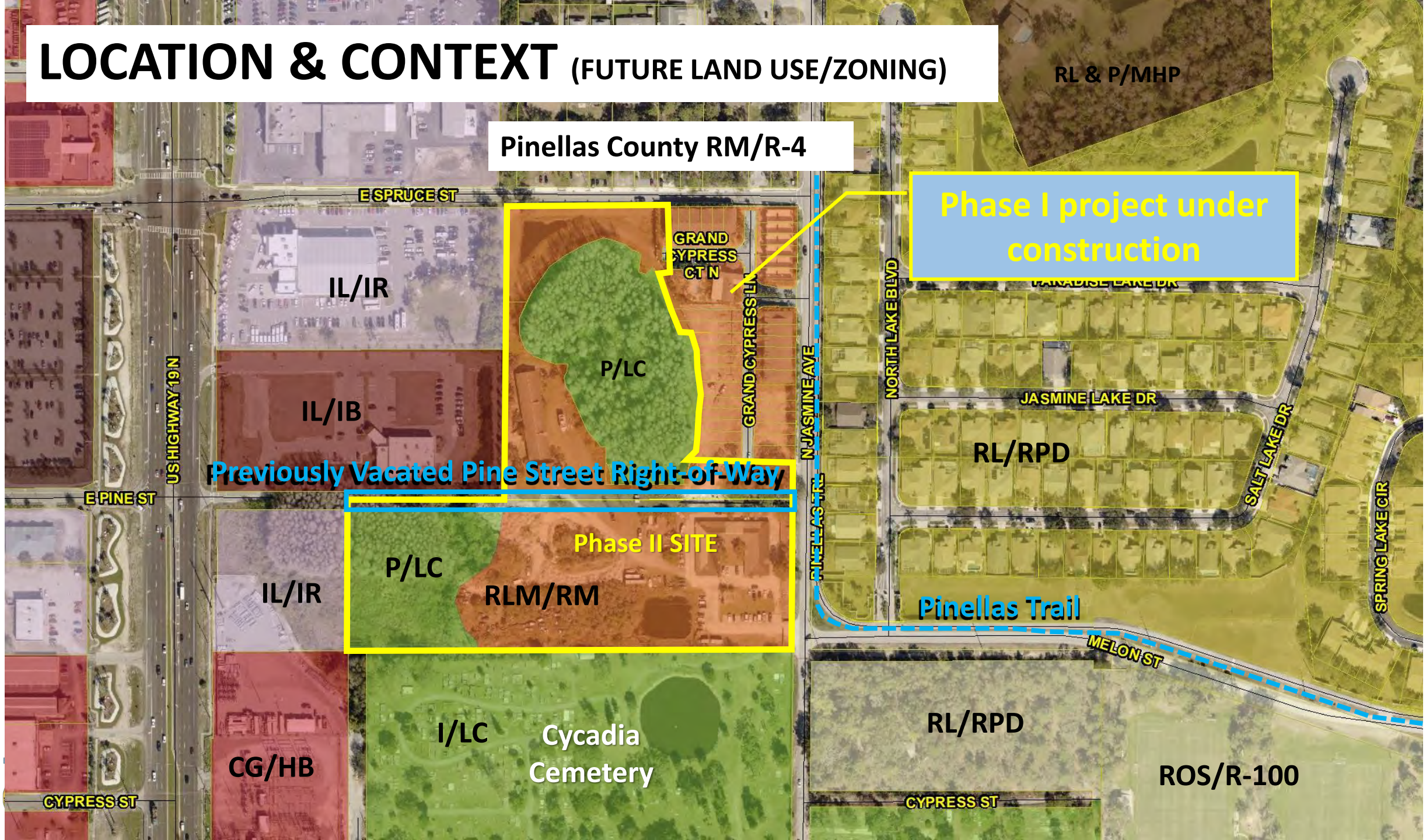
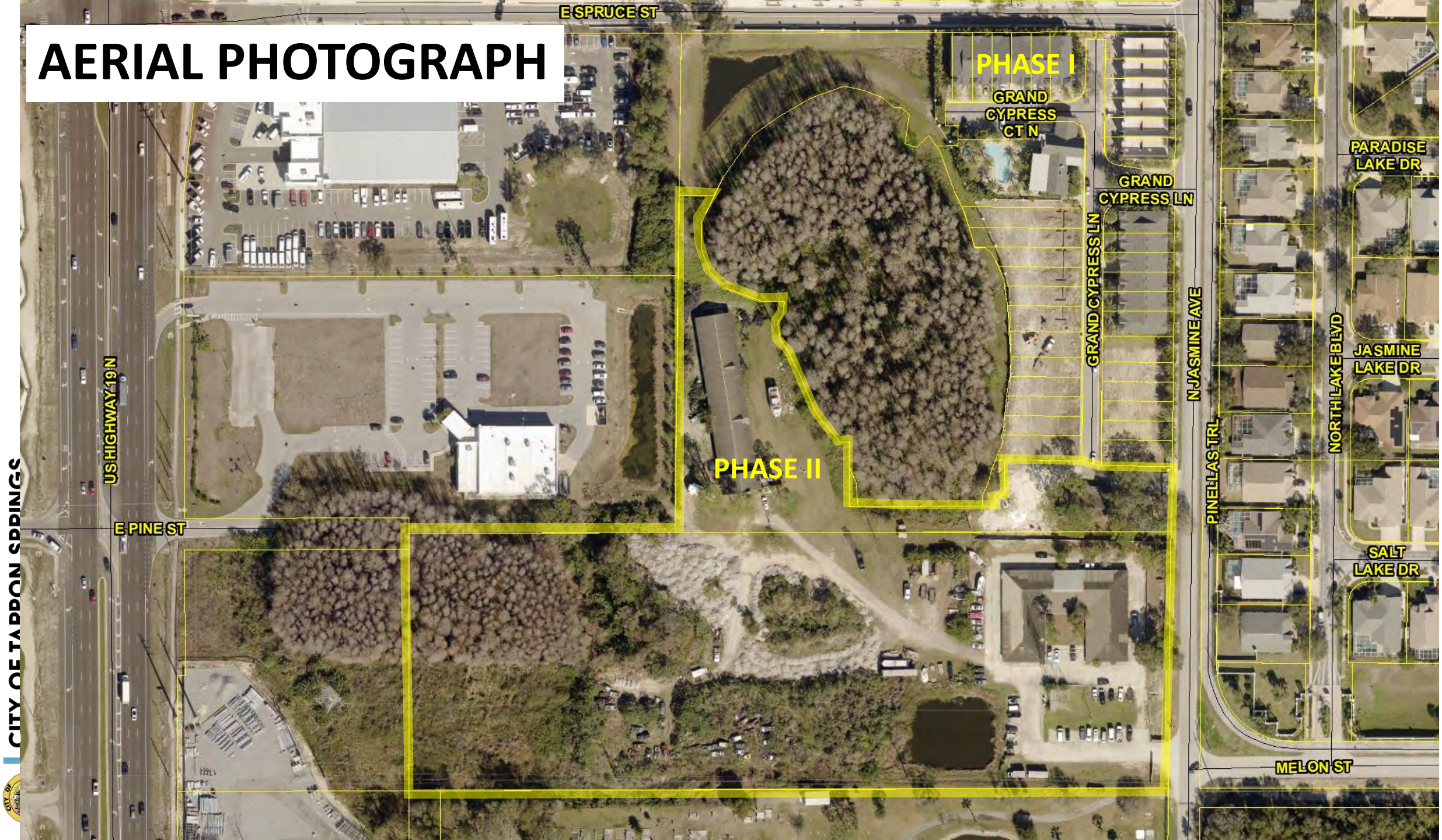
CYPRESS TRAILS OF TARPON SPRINGS PRELIMINARY PLANNED DEVELOPMENT #22-62

Planning & Zoning Board – June 20, 2022

Board of Commissioners – July 12, 2022 and July 26, 2022

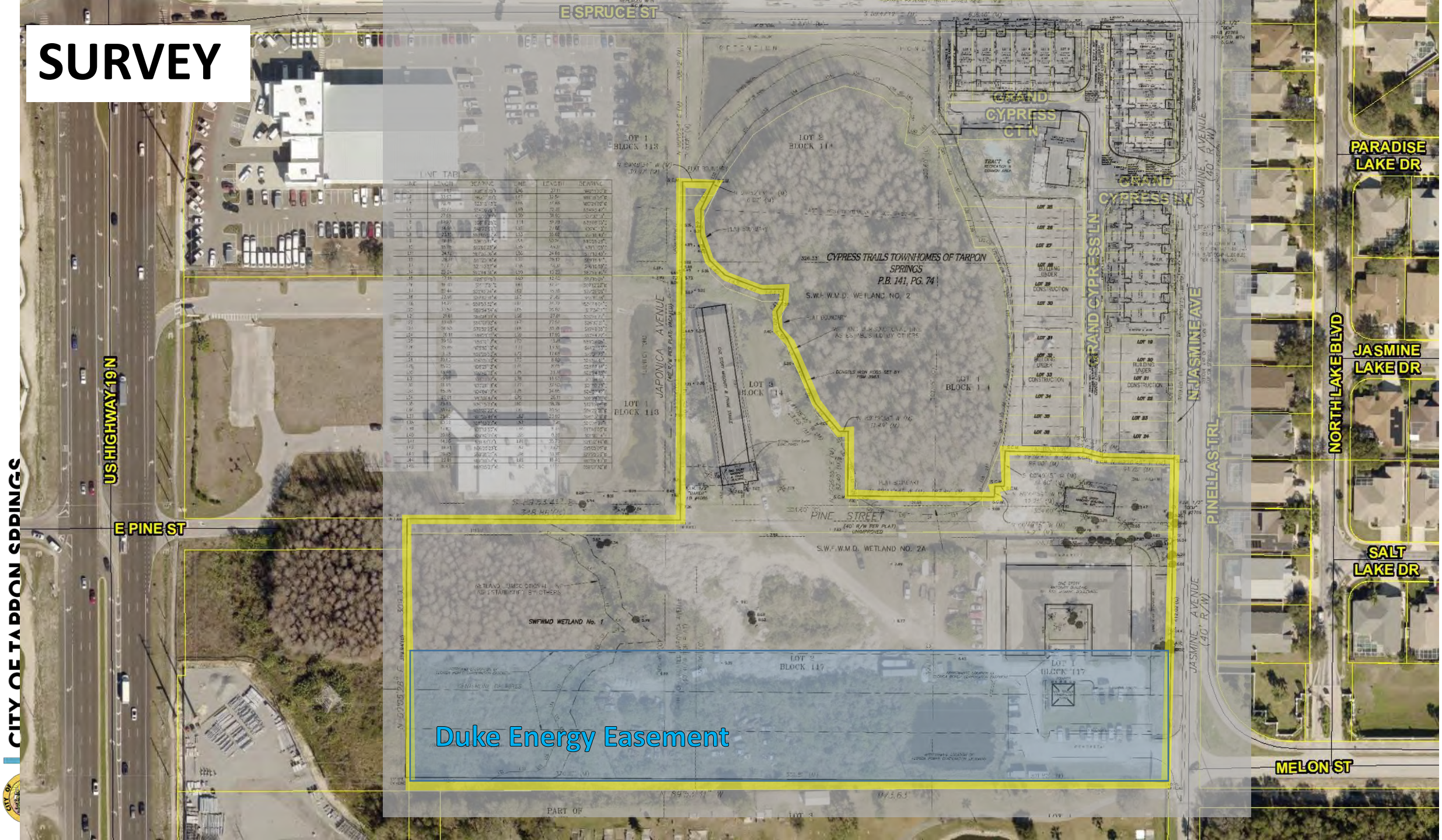

LOCATION & CONTEXT (FUTURE LAND USE/ZONING)
Pinellas County RM/R-4
RL & P/MHP
Phase I project under construction
E SPRUCE ST
GRAND CYPRESS CT N
GRAND CYPRESS LN
NORTH LAKE BLVD
PARADISE LAKE DR
JASMINE LAKE DR
SALT LAKE DR
SPRING LAKE CIR
N JASMINE AVE
PINELLAS TR
US HIGHWAY 19 N
E PINE ST
IL/IR
IL/IB
P/LC
Previously Vacated Pine Street Right-of-Way
Phase II SITE
P/LC
RLM/RM
IL/IR
RL/RPD
Pinellas Trail
MELON ST
CG/HB
I/LC
Cycadia Cemetery
RL/RPD
ROS/R-100
CYPRESS ST
CYPRESS ST

AERIAL PHOTOGRAPH



CITY OF TARPON SPRINGS

SURVEY


E SPRUCE ST
US HIGHWAY 19 N
E PINE ST
CITY OF TARPON SPRINGS
GRAND CYPRESS CTR N
GRAND CYPRESS CTR S
GRAND CYPRESS LN
JASMINE AVE
PINELLAS TRL
PARADISE LAKE DR
JASMINE LAKE DR
NORTH LAKE BLVD
SALT LAKE DR
MELON ST
JAPONICA AVENUE
PINE STREET
CYPRESS TRAILS TOWNHOMES OF TARPON SPRINGS
P.B. 141, PG. 74
S.W.F.W.M.D. WETLAND NO. 2
S.W.F.W.M.D. WETLAND NO. 2A
SWFWMD WETLAND No. 1
LOT 1 BLOCK 113
LOT 2 BLOCK 114
LOT 3 BLOCK 114
LOT 1 BLOCK 1
LOT 2 BLOCK 117
LOT 1 BLOCK 117
Duke Energy Easement

REQUEST

- **#21-133 – Cypress Trails Preliminary Planned Development**
  - **Ordinance 2022-06** – ***Rezoning*** to Residential Planned Development (RPD) and approval of ***Preliminary Planned Development*** for ***Phase II*** of Cypress Trails Townhomes
  - **Current Map Categories**
    - Residential Low Medium (RLM) Future Land Use Map category
    - Residential Multifamily zoning district
  - **Density Phases I and II combined**
    - Permitted: 122 dwelling units (RLM) – (uplands = 117.4, Wetlands = 4.78)
    - Proposed: 98 dwelling units (36 units in Phase I, 62 units in Phase II)
  - **Proposed Waivers for Phase II:**
    - Wetland Buffer
    - Setbacks
    - Building Facade Staggering
    - Light Pole Design

PROJECT HISTORY AND CURRENT PROPOSAL

- **Cypress Trails (2014-2017)**
  - Originally Processed as a Permitted project in the Residential Multi-Family Zoning (RM) District
  - Total of 95 townhome units proposed in 2 phases
  - Variance granted for reduced wetland setback for entire project (now expired)
  - Conditional use granted for alternative dimensional criteria for entire project (now expired)
  - ***Phase I (36 units)*** received Site Plan approval on March 3, 2015
  - ***Phase I*** plat recorded in 2017
  - ***Phase I*** townhomes are now under construction

	Phase I (existing)	Phase II (proposed)
Uplands	4.01 acres	7.73 acres
Wetlands	3.13 acres	1.65 acres
Totals:	7.14 acres	9.38 acres
Dwelling Units		
Maximum Permitted	43	79
Proposed	36 (under construction)	62
Side Yard	7.5 feet	7.5 feet
Corner Lot	7.5 feet	7.5 feet
Rear Yard	7.5 and 10	7.5 and 10
Staggered Facade	Not required in RM	Not proposed
Wetland Setback	0 to 15	0 to 15

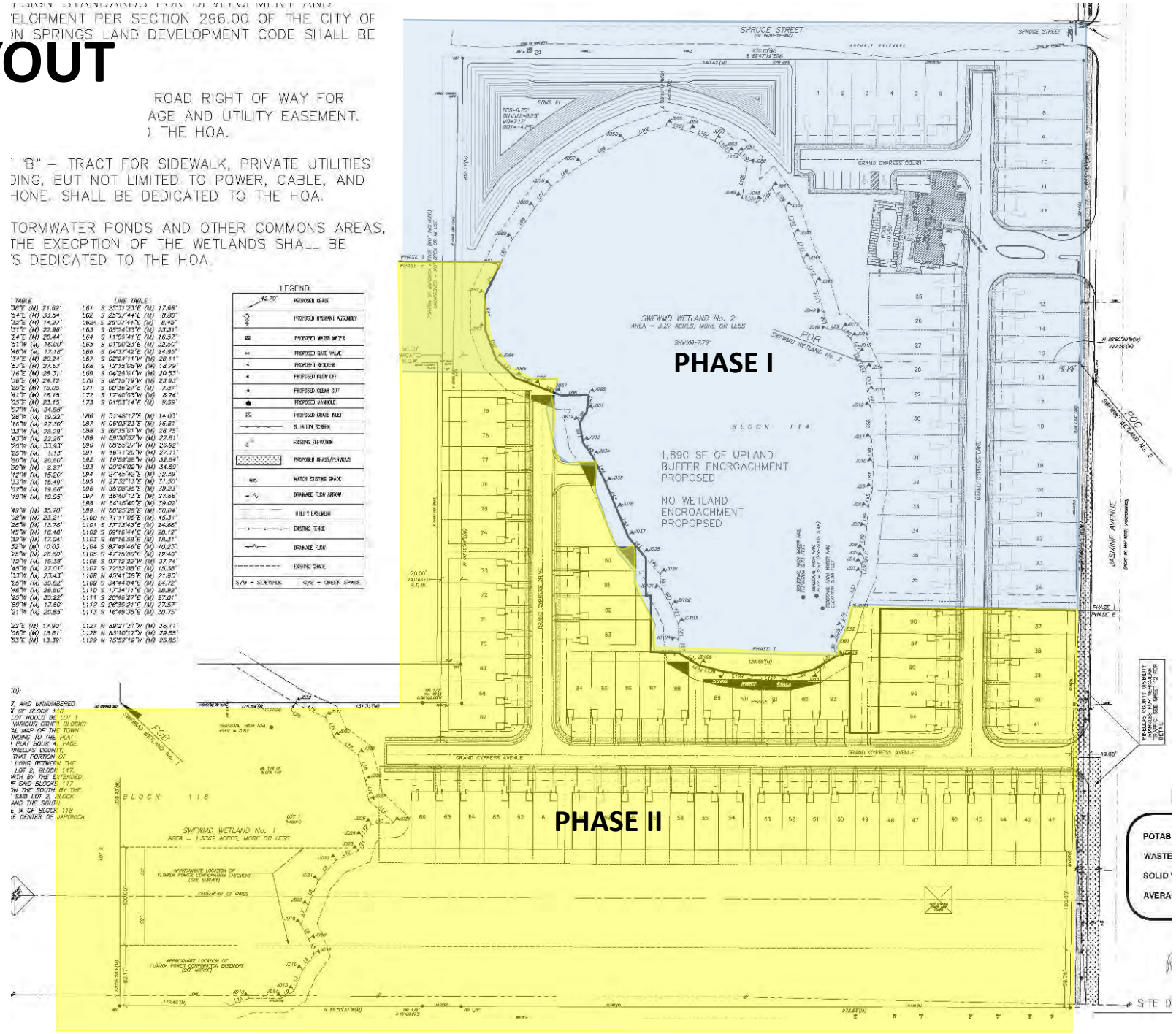
PROJECT HISTORY AND CURRENT PROPOSAL

Full Project Comparison	Original	Current
Dwelling Units	95 units Phase I: 36 units Phase II: 59 units	98 units Phase I: 36 units Phase II: 62 units
Wetland Impacts	0 acres	0 acres
Buffer Impacts	0.10 acres (4,388 square feet)	0.16 acres (7,131 square feet)

CURRENT WAIVER REQUESTS

RPD Standard	RPD Requirement	Phase II Proposed
Setbacks		
Side Yard	10 feet	7.5 feet
Corner Lot	15 feet	7.5 feet
Rear Yard	10 feet	7.5 feet for selected lots
Wetland Setback	50 feet	Minimum 0 feet
Staggered Effect	Minimum 2 feet	All 0 feet

DEVELOPMENT LAYOUT (FULL PROJECT)



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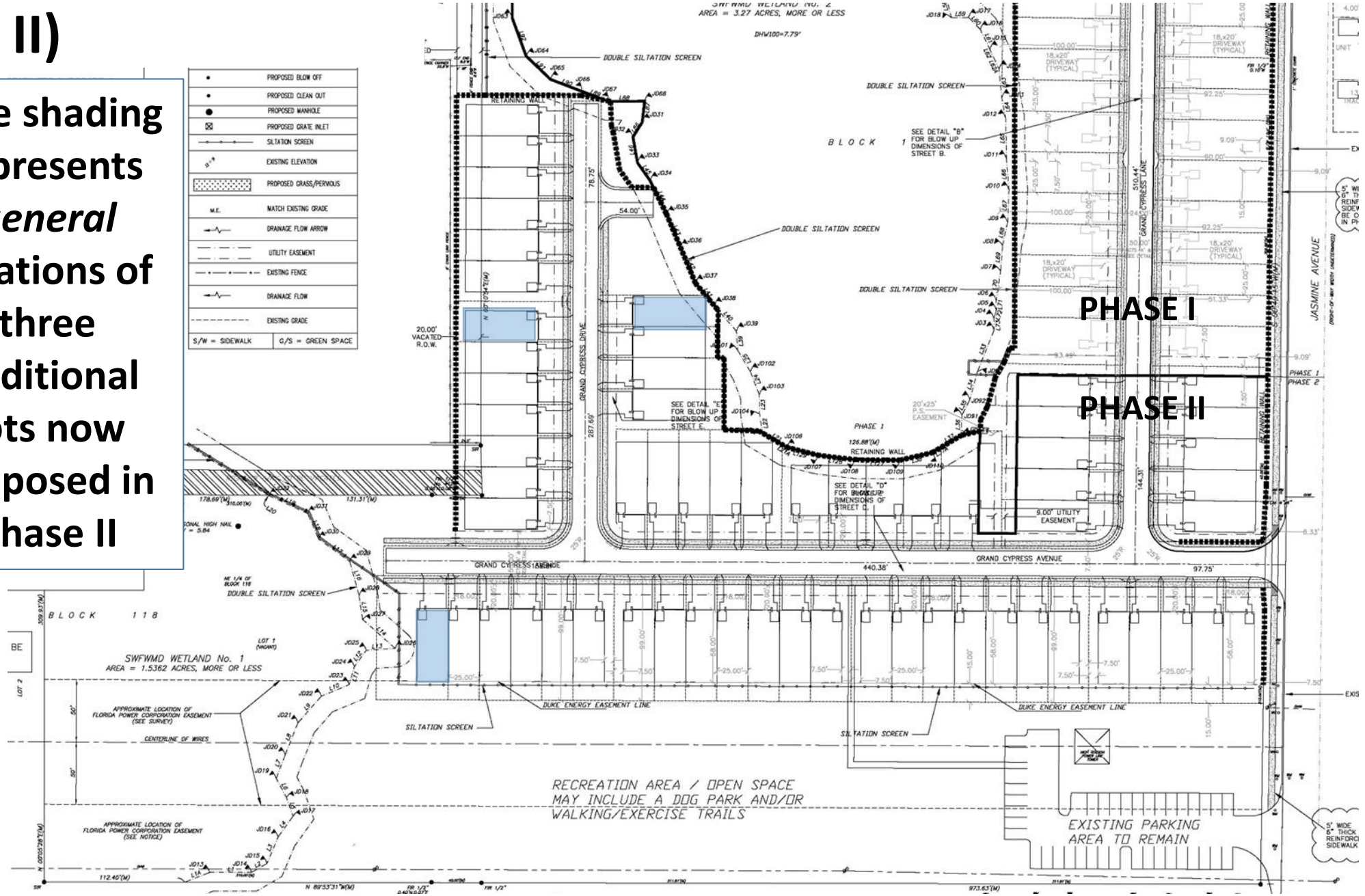
DEVELOPMENT LAYOUT (PHASE II)

Blue shading represents *general* locations of three additional lots now proposed in Phase II



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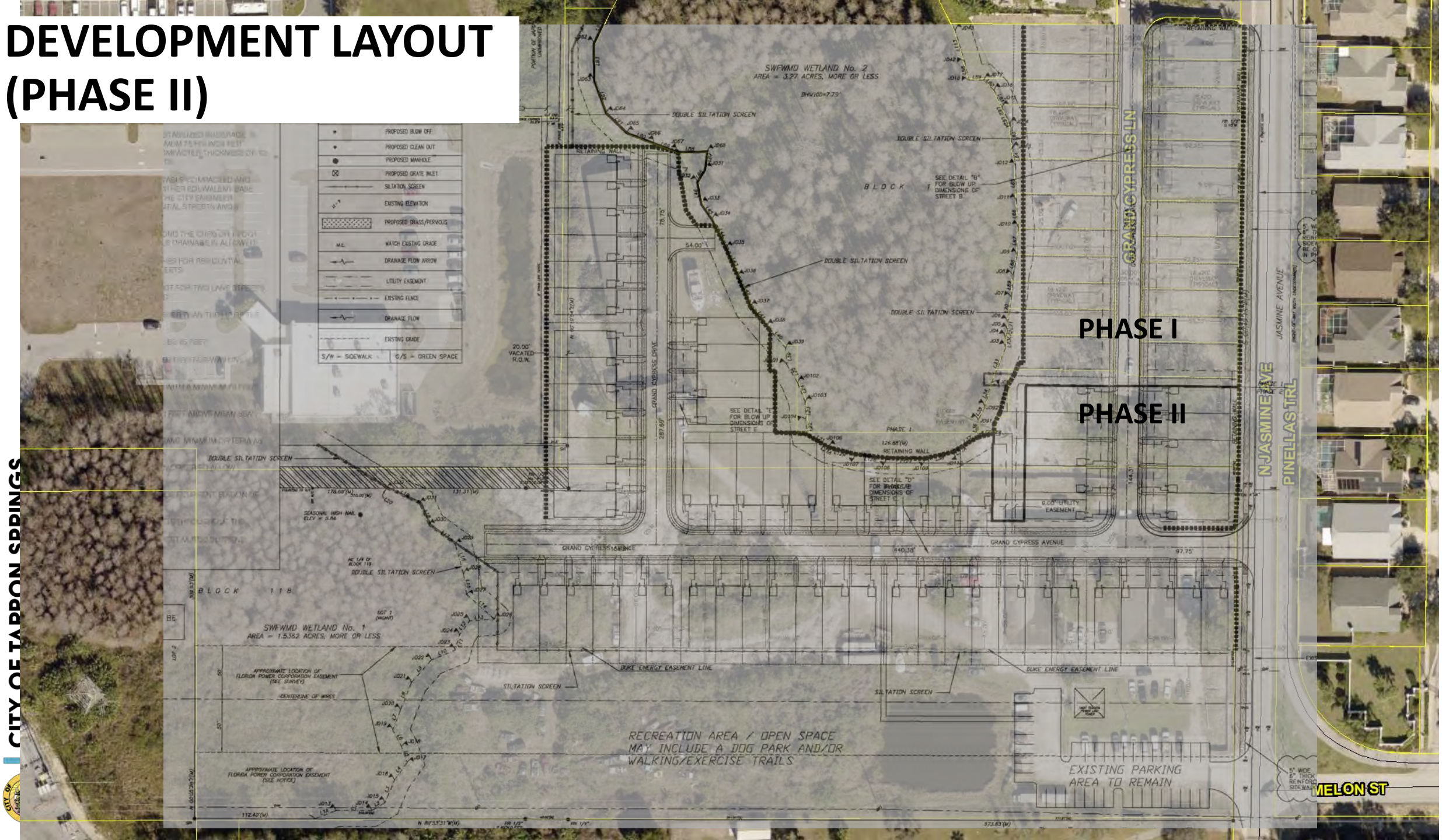
DEVELOPMENT LAYOUT (PHASE II)



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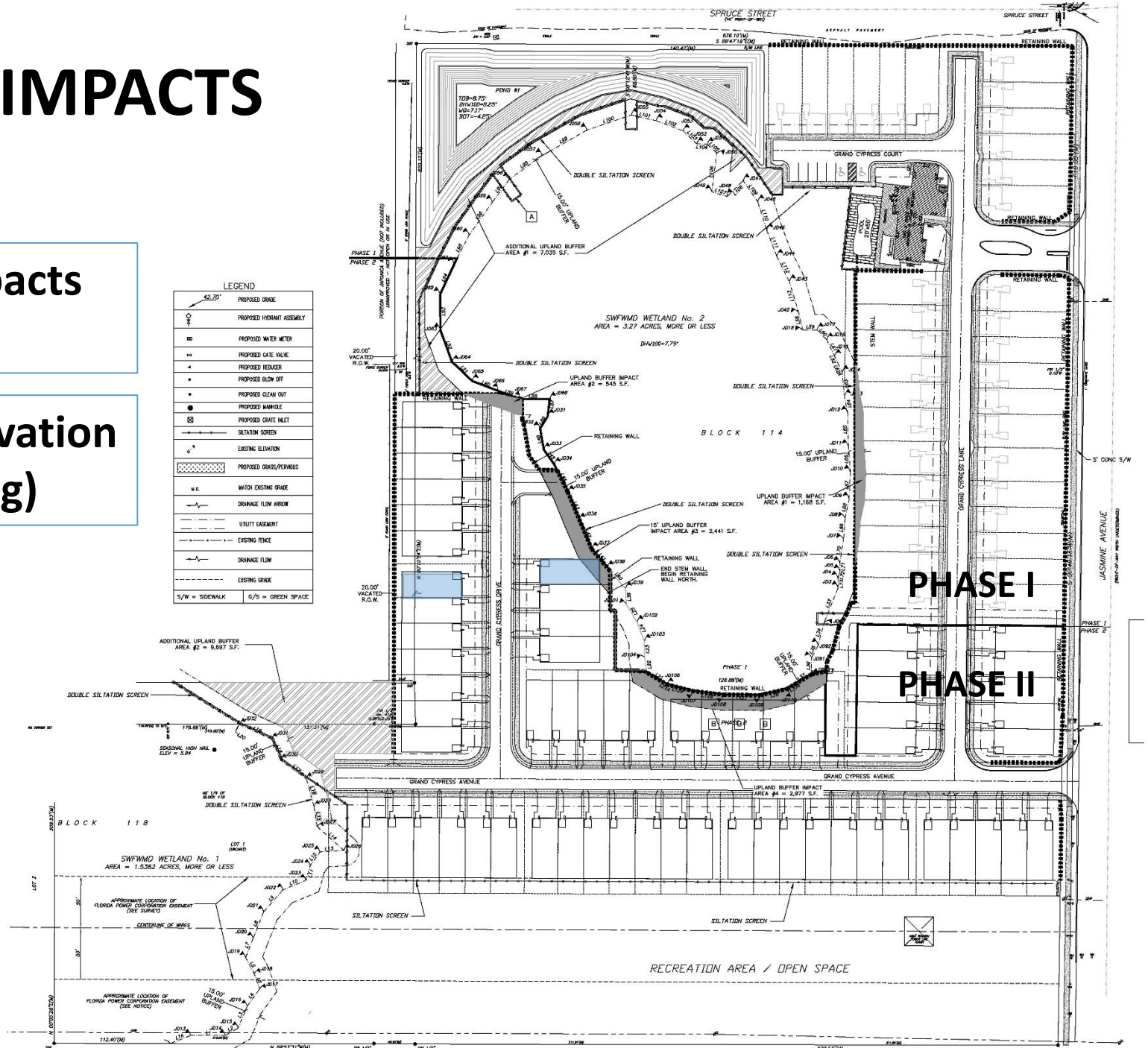
WETLAND BUFFER IMPACTS AND MITIGATION

Upland Buffer Impacts (solid shading)

Upland Buffer Reservation (diagonal shading)

Staff is recommending that upland buffer impacts be further reduced to the area proposed for the original project.



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TREE MITIGATION LANDSCAPE PLAN

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

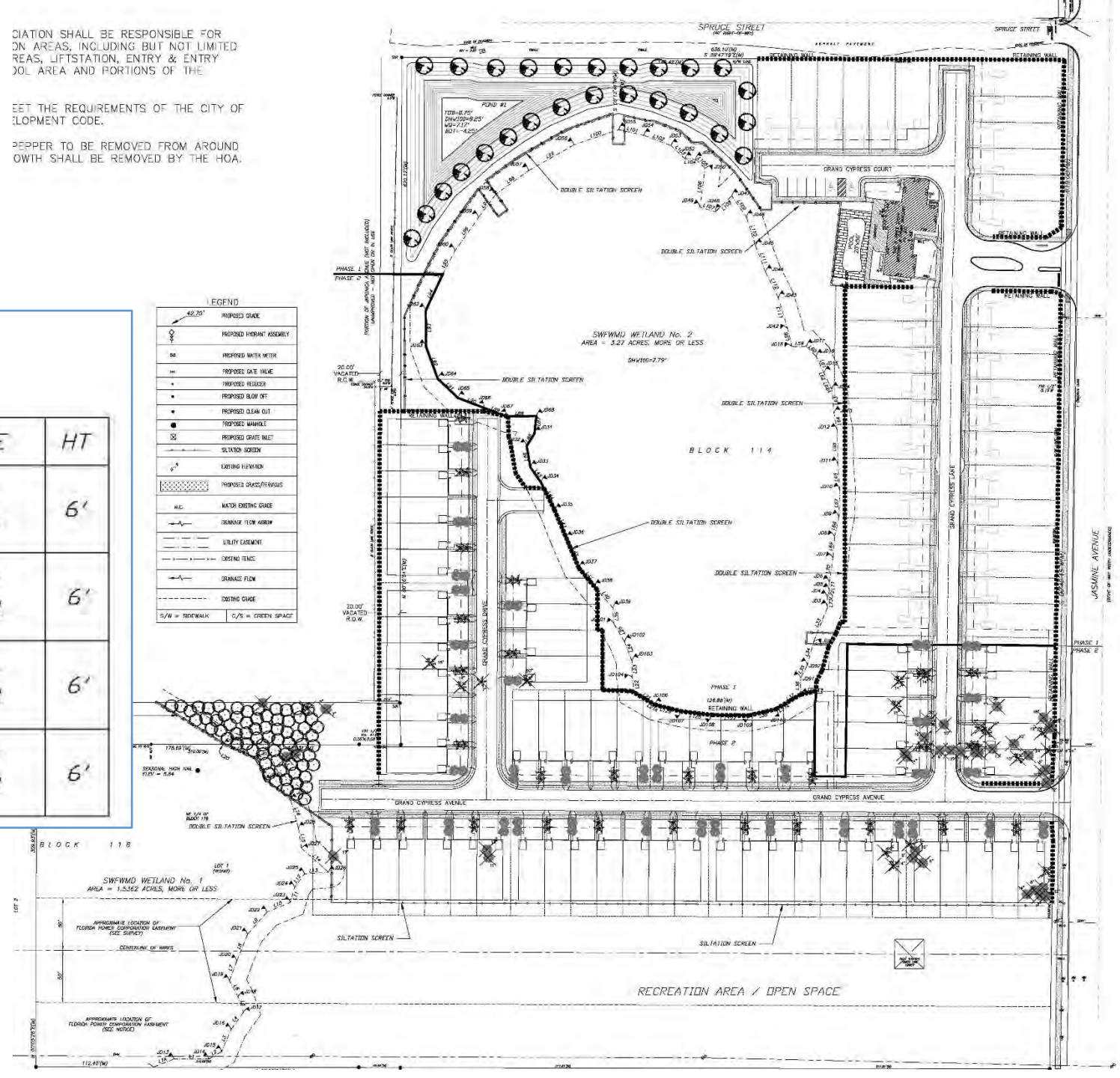
CIATION SHALL BE RESPONSIBLE FOR
ON AREAS, INCLUDING BUT NOT LIMITED
REAS, LIFTSTATION, ENTRY & ENTRY
OL AREA AND PORTIONS OF THE

EET THE REQUIREMENTS OF THE CITY OF
ELOPMENT CODE.

PEPPER TO BE REMOVED FROM AROUND
OWTH SHALL BE REMOVED BY THE HOA.

PLANTING SCHEDULE

SYMBOL		NAME	QT	SIZE	HT
	IA	Ilex x Attenuata East Palatka Holly	26	4" cal	6'
	TA	Taxodium Ascendens Pond Cypress	70	2" cal	6'
	IV	Ilex vomitoria Yaupon Holly	68	2" cal	6'
	PR	Phoenix roebelenii Robellini Palm	56	2" cal	6'



REVIEW CRITERIA – PRELIMINARY PLANNED DEVELOPMENT

1) Consistency with the Comprehensive Plan

Staff finds the proposed rezoning consistent with the RLM Future Land Use category and otherwise finds the project consistent with the Comprehensive Plan including buffer impacts.

2) Physical Character of the Site

The upland area of the property is disturbed and developed and the applicant has largely designed the project around the existing wetlands. The proposed use is appropriate to the character of the site and surrounding area.

3) Land Use Compatibility

The area is characterized by the U.S. Highway 19 developed commercial corridor to the west, Cycadia Cemetery to the south and a mix of housing types to the north and east. The proposed use is compatible with the area.

REVIEW CRITERIA – PRELIMINARY PLANNED DEVELOPMENT

4) Adequacy of Public Facilities

The applicant has provided facilities impacts information. Levels of service standards are generally met with recreation being proposed at the clubhouse and in the Duke Energy easement. The City has capacity and ability to serve this project.

5) Relation to Major Transportation Facilities

The project will generate 35 peak hour trips and is well situated for access to U.S. Highway 19 North and to Keystone Road via North Jasmine Avenue, East Spruce Street and Melon Street.

The bicycle and pedestrian system includes internal sidewalks on both sides of the streets, and, extension of the Jasmine Avenue sidewalk along the property line. It is noted that the nearby Pinellas Trail can be accessed from North Jasmine Avenue.

A second access is provided to North Jasmine Avenue at the southern end of the project.

REVIEW CRITERIA – PRELIMINARY PLANNED DEVELOPMENT

6) Environmental Design

Wetlands and Upland Buffer: The Phase II design includes:

- Request to waive City requirement of 50-foot buffer introduced under the RPD; Also requesting waiver of minimum 15-foot buffer as applied to Phase I.
- Proposal to mitigate buffer impacts on site.

Tree Mitigation and Landscaping: The tree mitigation and landscaping plan is not yet in full compliance with the Land Development Code. Staff is confident that compliance can be achieved on this site and would require a compliant plan at the time of Final Planned Development.

REVIEW CRITERIA – WAIVERS (LDC SECTION 83.00)

The applicant primarily cites the following in support of waivers:

- Superior Alternative: consistency with the Phase I design
- Protection of Significant Features: protection of on-site wetlands
- Deprivation of Reasonable Use and Technical Impracticality: primarily related to existing layout of Phase I as it affects physical continuation of Phase II layout.

Staff is in support of all waivers.

Item	LDC Requirement	Phase II Proposed
Setbacks		
Side Yard	10 feet	7.5 feet
Corner Lot	15 feet	7.5 feet
Rear Yard	10 feet	7.5 feet for selected lots
Wetland Setback	50 feet (RPD) 15 feet (§55.01(A)(2))	Minimum 0 feet
Staggered Effect	Minimum 2 feet	All 0 feet
Lighting Design	Per Section 163.10	Consistent with Phase I design

PRELIMINARY STAFF RECOMMENDATION

#22-06 – Rezoning & Preliminary Planned Development

Staff recommends approval of Ordinance 2022-06 with following specified waivers to the Preliminary Planned Development:

- Wetland buffer reduction;
- Side yard, corner lot and rear yard setback reductions;
- Waiver of frontage staggering requirement;
- Waiver of subdivision signage and lighting design standards.

PRELIMINARY STAFF RECOMMENDATION

#22-62 – Rezoning & Preliminary Planned Development

Staff recommends approval of Ordinance 2022-06 with conditions addressing:

1 – 4 Completion of Phase I features (e.g., clubhouse, signage, tree mitigation),

5 Requirements for submittal of a Final Planned Development including upland buffer reduction,

6 Requirement to submit a public art proposal,

7 – 8 Removal and property disposal of exotics/trash/debris,

9 Requirements for final draft Homeowner's Association declarations,

10 Requirement for consistent signage and lighting design,

11 Requirement to apply for rezoning of the Phase I development to Residential Planned Development,

12 Requirement for Phase I Certificates of Occupancy to be issued prior to any Certificates of Occupancy for Phase II, and,

13 Final Planned Development to be submitted within one year.

CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
[June 20, 2022 / July 12, 2022 / July 26, 2022]

STAFF REPORT – June 13, 2022

Application No. / Project Title:	#22-62 / Cypress Trails of Tarpon Springs
Staff:	Patricia L. McNeese, AICP, Principal Planner
Applicant / Owner:	Lindiakos Properties, Inc.
Property Size:	16.52 acres (combined phases) Phase I (under construction) = 7.14 acres Phase II (proposed) = 9.38 acres
Current Zoning:	RM (Residential Multifamily) LC (Land Conservation)
Proposed Zoning:	RPD (Residential Planned Development) RM (Residential Multifamily) LC (Land Conservation)
Current Land Use:	RLM (Residential Low Medium) and P (Preservation)
Proposed Land Use:	RLM (Residential Low Medium) and P (Preservation)
Location / Parcel ID:	615 and 625 North Jasmine Avenue / 12-27-15-89982-114-0300 and 12-27-15-89982-117-0100

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:
The applicant is seeking approval of Phase II of the Cypress Trails of Tarpon Springs. The Cypress Trails project was originally processed as a Site Plan approval in the Residential Multifamily zoning district. The original project proposed a total of 95 units in two phases. The original project received a variance approval on June 25, 2014 (Application No. 14-32) and a conditional use approval on March 3, 2015 (Resolution 2015-04). The applicant subsequently amended the project to request Site Plan approval of Phase I only which included 36 units. Phase I was approved under Resolution 2015-01 on March 3, 2015 (Application No. SPR 14-09). The Phase I plat was recorded on May 11, 2017 (Resolution 2017-03) and the Phase I townhomes are currently under construction. The variance and conditional use approvals previously granted allowed adjustments to the wetland and district setback requirements. Both of these approvals have expired. The applicant is ready to construct Phase II of the project and, based on staff's suggestion, has elected to process it as a Planned Development under Article V of the City's Land Development Code (LDC) in order to process all setback adjustments as waivers.

The Phase II project was reviewed by the Planning and Zoning Board on February 28, 2022 under Application #21-133. The project requested 66 units in Phase II resulting in a total of 102 units for the combined Cypress Trails Townhomes (Phase I + Phase II). The Planning and Zoning Board expressed several concerns and voted unanimously to recommend denial of the application. The applicant has since withdrawn application #21-133 and modified the project as presented below.

The applicant is now request Rezoning and Preliminary Planned Development approvals for 62 additional units in Phase II, resulting in a total buildout of 98 units for the combined Phase I and Phase II portions of the project. The new applicant includes modifications addressing the concerns of staff and the Planning and Zoning Board, summarized in the table below and explained further in this staff report:

Project Revisions to Address Planning and Zoning Concern with Previous Application #21-133

Concern	How Applicant Addressed Concern
The proposal is incomplete and proposed project changes offered during the February 28, 2022 hearing cannot be properly evaluated.	Proposed project changes now include additional parking, recreation area amenities, and removal of wetland impacts.
Wetland permits and comments from the Southwest Florida Water Management District are unknown and may change the site plan.	Wetland impacts have been removed.
Insufficient rationale provided for new wetland impacts and increased buffer impacts.	Wetland impacts have been removed. Buffer impacts have been reduced and will be mitigated. Staff is recommending that buffer impacts be further reduced.
Phase I construction deficiencies should be addressed or made a condition of approval.	The lift station deficiencies have been satisfied. The remainder of deficienies are recommended to remain as conditions to be satisfied prior to Final Planned Development approval (see below).
Issuance of a Certificate of Occupancy for the Clubhouse Building.	This is recommended to remain as a condition to be satisfied prior to Final Planned Development approval.
Installation of street signs and traffic control signage.	This is recommended to remain as a condition to be satisfied prior to Final Planned Development approval.
Installation of tree mitigation and landscape plantings for Phase I.	This is recommended to remain as a condition to be satisfied prior to issuance of any Certificate of Occupancy for Phase II buildings.
Issuance of any Certificates of Occupancy for Phase II buildings should be held until all Phase I buildings have received Certificates of Occupancy.	Recommended as a condition of approval.

PRELIMINARY STAFF RECOMMENDATION:
Staff recommends approval of Ordinance 2022-06 as presented by the applicant for the Cypress Trails Preliminary Planned Development. Staff recommends that the approved ordinance include the following waivers to the specified LDC requirements:

1. A waiver of Section 78.01(D)(6) to allow for a reduction of the required 50-foot wetland setback to a minimum of zero (0).

2. A waiver of Section 78.01(D)(6) to reduce side yard and rear yard setbacks for selected lots, as follows:
    - Side Yard = 7.5 feet
    - Corner Lot = 7.5 feet
    - Rear Yard = 7.5 feet for Lots 37 to 41 and for Lots 68 to 102

    and, to waive the frontage staggering requirement such that no frontage line staggering is required.

3. A waiver of Section 163.10(D) and 163.11 subdivision signage and lighting design standards.

Staff recommends that the approved ordinance include the following conditions:

1. The existing clubhouse built as part of Phase I shall be completed and a Certificate of Occupancy shall be issued for the building prior to the issuance of building permits for vertical construction of the Phase II project.
2. Street signs and traffic control signage shall be installed on the Phase I and Phase II projects prior to the issuance of building permits for vertical construction of the Phase II project.
3. All tree mitigation and landscaping requirements for the Phase I project must be installed and deemed in compliance prior to the issuance of a final Certificate of Occupancy for the Phase II project.
4. The applicant shall contract with a service to provide monthly maintenance of the wastewater lift station operation prior to the issuance of building permits for vertical construction of the Phase II project.
5. The following shall be submitted at the time of Final Planned Development application:
    a. A revised layout removing buffer impacts from the additional units on the west side of the project to remove at least 2,743 square feet from the proposed impacts thereby resulting in impacts that are equal to or less than original Phase II proposed project,
    b. Final draft Homeowners' Association Declarations,
    c. A conservation easement in favor of the City covering the wetlands and wetland buffer areas,
    d. A tree preservation/mitigation plan and landscaping plan that complies with the requirements of the Land Development Code and shows proposed planting treatments for all proposed upland buffer areas,
    e. Southwest Florida Water Management District (SWFWMD) permit for wetland buffer impacts and mitigation with approved plan set,
    f. Status of gopher tortoise presence on the property and plan for relocation,

g. A plan for the status of the existing on-site stormwater pond/borrow pit located in the Duke Energy easement shall be provided addressing whether the pond will be incorporated into the drainage plan, filled with clean fill, or safely secured.
h. Site plan details and approval from Duke Energy for the proposed parking area and recreation facilities to be located the power line easement,
i. Site plan and operational details for any access to North Jasmine Avenue that is proposed to be gated.
j. All other code requirements for Final Planned Development submittal.

6. A specific proposal addressing public art, and based on the full aggregate costs of Phase I and Phase II combined, shall be submitted to the Public Art Committee for approval in accordance with the requirements of Section 296.00 of the Land Development Code at the time of building permit submittal for vertical construction (townhome buildings).
7. All Brazilian pepper (*Schinus terebinthifolius*) and camphor tree (*Cinnamomum camphora*) shall be eradicated from the property as part of the site work and prior to the issuance of permits for vertical construction (townhome buildings).
8. All trash, debris and excess fill material shall be removed from the property and properly disposed of.
9. The final draft Homeowners' Association documents submitted at the time of Final Planned Development application must address the following:
    a. Maintenance of the wetland and wetland buffer areas including maintenance of planted areas, prohibitions on the following: use of the buffer area, dumping of vegetative or other debris, and alteration of topography or vegetation,
    b. Maintenance of the entire property including townhome lots free of Brazilian pepper (*Schinus terebinthifolius)* and camphor tree (*Cinnamomum camphora*) in perpetuity,
    c. Notification to owners that parking on the street is prohibited,
    d. Tree trimming maintenance standards in accordance with applicable building and fire codes,
    e. Notification to owners that parking/storage of recreational vehicles on site is prohibited,
    f. Notification to owners that utilities are master-metered and managed by the development.
10. Phase II site lighting and traffic control signage design shall match the Phase I design.
11. The applicant, as majority owner of Phase I, shall submit to the Board of Commissioners a petition to rezone Phase I from Residential Multifamily to Residential Planned Development prior to the issuance of any building permits for Phase II site work.
12. Certificates of Occupancy shall not be issued for any buildings in Phase II until the final Certificate of Occupancy for Phase I has been issued.
13. The Final Planned Development application shall be submitted within one year of the date of the Preliminary Planned Development approval.

CURRENT PROPERTY INFORMATION:

Use of Property:	warehouse/storage, auto repair
Site Features:	buildings, parking lot, vegetation
Vehicle Access:	The development is accessed from North Jasmine Avenue

SURROUNDING ZONING & LAND USE:

	Zoning	Land Use
North:	Pinellas County R-4 (One, Two & Three Family Residential) – Multifamily housinig	RM (Residential Medium)
South:	LC (Land Conservation) – Cycadia Cemetery	I (Institutional)
East:	RPD (Residential Planned Development) – single family residential	Residential Low (RL)
West:	IR (Industrial Restricted) – Duke Energy transmission facilities IB (Intensive Business) – medical offices	IL (Industrial Limited)

ZONING DISTRICT SUMMARY (EXISTING / PROPOSED):

Regulations	**Current Zoning:** RM	**Proposed Zoning:** RPD (Townhomes)	**Proposed Project**	**Complies?**
Maximum Density (in dwelling units)	RLM Total: 122 Uplands = 117.4 Wetlands = 4.78	RLM Total: 122 Uplands = 117.4 Wetlands = 4.78	98 units ***Phase I***: 36 approved ***Phase II***: 62 proposed	✓
Open Space Ratio	n/a	25% with no more than ½ of consisting of wetlands	Total open space of 8.78 acres	✓
Regulations	**Current Zoning:** RM	**Proposed Zoning:** RPD (Townhomes)	**Proposed Project**	**Complies?**
Lot Standards:				
Min. Lot Area	2,000 square feet	2,000 square feet	2,306 square feet	✓
Min. Lot Width	20 feet	20 feet	25 feet	✓
Min. Lot Depth	100 ft	n/a	n/a	✓
Max. Height	35 ft	35 ft	35 ft	✓
Setbacks:				
Front Yard	20 feet facing public street; 15 feet facing common drive	15 feet	20 feet	✓
Side Yard	7.5 feet	10 feet	7.5 feet	Waiver Requested

Regulations	Current Zoning: RM	Proposed Zoning: RPD (Townhomes)	Proposed Project	Complies?
Setbacks:				
Corner Lot	n/a	15 feet	7.5 feet	Waiver Requested
Rear Yard	15 feet	10 feet	7.5 feet for selected lots	Waiver Requested
Wetlands	15 feet	50 feet	0 feet	Waiver Requested
Min. Net Floor Area	900 square feet	900 square feet	1,450 square feet	✓
Rows of Units	n/a	Limit of 8 units in a row	Maximum of 7 units in a row	✓
Staggered Effect	n/a	Unit frontage staggered by 2 feet every 2 units	No staggering	Waiver Requested
Orientation of Units	n/a	Units to be oriented towards internal streets	All units oriented internally	✓

REVIEW STANDARDS / STAFF ANALYSIS – PRELIMINARY PLANNED DEVELOPMENT:
Section 79.00 of the Tarpon Springs Comprehensive Zoning and Land Development Code provides review criteria for Planned Developments. These standards, along with planning staff's analysis are provided below. It is noted that these standards also address the standards for review of zoning map amendments outlined in Section 207.03 of the LDC.

1. **Consistent with the Comprehensive Plan.** *The Planned Development shall be found consistent with the goals, objectives, and policies of the Comprehensive Plan in effect at the time of the review.*

   Staff Analysis: The proposed RPD zoning designation is consistent with the intent and density/intensity standards of the current RLM (Residential Low Medium) Future Land Use Map (FLUM) category. The applicant wishes to build out the current development but has added three (3) lots to the original 2-phased proposal raising the original 95-unit total to 98 units. The proposed development been determined to be generally consistent with the goals, objectives, and policies of the City's Comprehensive Plan. Further detail regarding environmental impacts and public art are provided below.

   Wetland / Buffer Impacts
   The original 95-unit project proposed no wetland impacts and a total of 4,388 square feet (0.10 acres) of buffer impacts for the combined phases. The current request proposes no wetland impacts and a combined total of 7,131 square feet (0.16 acres) of buffer impacts (Phase I and Phase II combined), an increase of 2,743 square feet (0.06 acres) over the original project. The applicant has added three (3) units over the 59 units originally requested for a total of 62 new units. The increased upland buffer impacts appear to result from the new units and the

reconfigured roadway T-turnaround on Grand Cypress Drive (west side of project). The applicant proposes to mitigate for the buffer impacts with the provision of 16,732 square feet of new additional upland buffer (a 2.3 to 1 mitigation ratio). Staff supports the reduction of the upland buffer below the minimum 15-foot setback standard set by the Comprehensive Plan (Coastal Management Policy 1.1.3) consistent with the original proposed project. However, additional upland buffer impacts to accommodate new units cannot be supported. Staff feels that the applicant can further configure the project to remove the new buffer impacts on the west side along Grand Cypress Drive by:

- moving the "t-turnaround" south as shown on the original layout,
- reducing the size of the four units along the east side of Grand Cypress Drive,
- reducing the size of one or more units west of Grand Cypress Drive, if necessary.

Staff is recommending a condition requiring the revised project to be submitted with the Final Planned Development application. This is consistent with the goal of accommodating the Phase II project buildout consistent with Phase I, as discussed in the applicant's rationale. See staff analysis of waiver requests in this report for further detail.

Public Art

The applicant has stated that a public art project was accepted by the Public Art Committee prior to construction of Phase I. According to the minutes of the Public Art Committee meeting of October 18, 2016, the applicant presented the selected artist, Olson Ignacio Marin and "Mr. Marin provided samples of his work and ideas for art at Cypress Trails" with the art proposed to be located on the development's privacy wall along Jasmine Avenue. The details of the art (rendering, budget and specifications) required pursuant to Section 296.00 were not provided and still need to be approved by the committee. A condition of Preliminary Planned Development approval has been recommended to ensure that the applicant completes the public art process.

2. **Physical Character of the Site.** *Planned Development District sites shall be suitable in location, area, and character for the uses and structures proposed.*

Staff Analysis: The upland area of the project site exists now as a disturbed/developed property. The property is challenging from a technical design standpoint due to the large cypress wetland situated in the center of it and a Duke Energy easement traversing the south side. The applicant has designed the project to surround the wetland. The site is bordered by single family and multifamily development to the north and east. To the west is a medical office and a portion of the Duke Energy transmission yard, both oriented towards U.S. Highway 19 North. The City of Tarpon Spring's Cycadia Cemetery borders the property to the south. The Duke Energy easement bordering the south edge of the property provides over 160 feet of buffer between the project and the cemetery. The proposed buildout of Phase II will be consistent in character with the Phase I project and with the surrounding mix of housing products in the area.

3. **Land Use Compatibility.** *Planned Development Districts shall establish a gradual transition of intensities between varying land uses and protect against the potential for the development of incompatible land uses. Nonresidential uses shall be designed to protect residential areas from encroachment.*

Staff Analysis: The development on the east side of the U.S. Highway 19 North corridor in this area consists mainly of low to moderate transportation trip generators. A large portion of this highway frontage is occupied by the automobile dealership, medical offices and the Duke Energy transmission yard. East of the highway and southeast of the project site lie the Cycadia and Rose Hill cemeteries and the City of Tarpon Springs Sports Complex. To the east and northeast approaching Salt Lake and Keystone Road are single family (smaller lot), multifamily, townhome and manufactured/mobile home developments. The proposed completion of the Cypress Trails townhomes is expected to introduce a compatible and appropriate housing type into this environment. It borders industrial and intensive business land to the west that is occupied by existing uses. Those uses are relatively benign and non-intrusive with respect to daily activity and will be known to prospective townhome buyers. The distance of 160+ feet separating the south edge of the development from the Cycadia cemetery, along with the orientation of townhomes away from the cemetery will help to ensure the compatibility of these two uses. The townhome housing product on a limited lot size will help to curb any potential incompatible neighborhood activity that might otherwise impact the cemetery operation.

4. **Adequacy of Public Facilities.** *Planned Development Districts shall be so located that the existing public facilities are maximized to serve the uses proposed.*

Staff Analysis: This applicant has submitted a Certificate of Concurrency application for Phase II. The table below lists the anticipated public facility impacts:

Facility	Proposed Phase II Impacts
Potable water	23,100 gallons per day
Sanitary sewer	19,800 gallons per day
Solid waste	80 tons per year
Transportation	454 trips per day; 35 peak hour trips
Drainage	Handled on site
Hurricane Shelter	1,080 square feet of required space

The property is currently served with existing public facilities, including potable water, wastewater, solid waste pick-up, and reclaimed water. Stormwater runoff will be handled on site. The preliminary drainage solution for this project has been accepted. The applicant will be submitting all documentation for final stormwater handling at the Final Planned Development stage. All utilities, roadway, and drainage infrastructure within the development are proposed to be private. The Phase I development is master-metered for utilities and Phase II will likewise be master-metered. Solid waste for the entire development is handled by curbside pick-up. The applicant has submitted a hurricane shelter analysis that shows sufficient existing shelter capacity.

The project includes a community clubhouse and pool, built in Phase I that will be accessible to the Phase II residents as well. For additional recreational facilities the applicant has indicated on the plan set that the area under the Duke Energy easement will be maintained as “Recreation Area / Open Space” and “may include a dog park and/or walking/exercise trails.” The City’s Comprehensive Plan Recreation Element recognizes a deficiency in mini-park/tot lot type parks,

although Section 122.01 of the LDC does not specify a Level of Service standard for this type of facility.

5. **Relation to Major Transportation Facilities.** *Planned Development Districts shall be located with respect to thoroughfare streets identified on the applicable Comprehensive Plan and mass transit facilities. The design shall not create excessive traffic on minor streets in residential neighborhoods outside the District.*

Staff Analysis: As shown in the facilities impacts table above, the Phase II project should generate 35 peak hour trips. This property has easy access to U.S. Highway 19 North and to Keystone Road via North Jasmine Avenue, East Spruce Street and Melon Street. This immediate area is not served by public transit.

Bicycle and Pedestrian System

Section 78.01 of the LDC requires that residential planned developments include "Internal and external walkways, sidewalks, and/or bicycle paths" with emphasis on a "circulation system which provides movement between major destinations internal or external to the project..." There are sidewalk connections provided throughout the project internally. The applicant proposes to extend the sidewalk along the west side of North Jasmine Avenue along the property frontage. There is also access to the Pinellas Trail connection running along Melon Street from North Jasmine Avenue. The applicant received a waiver of the requirement to build a sidewalk along East Spruce Street (Board of Adjustment Application #14-32) but there is an existing sidewalk located on the north side of the street.

Second Access

Section 129.00(C)(3) requires residential developments in excess of 50 units to provide a secondary means of access where feasible. The project's primary access was built in Phase I and is located on North Jasmine Avenue. A second full access will also be provided to North Jasmine Avenue at the southern end of the project as an extension of "Grand Cypress Avenue." Since townhome units front this access driveway directly, the applicant will need to address how gating location/operation and stacking distance will work for entry. If these standards cannot be addressed to the City's satisfaction, the second access may be revised to function as an emergency-only access.

Additional Parking/Third Access

The applicant proposes an additional parking area at the south end of the project in the Duke Energy easement area using an existing driveway on Jasmine Avenue. Residents and visitors will be able to park there and walk to Grand Cypress Avenue via a planned sidewalk to access the development. The additional parking is in excess of the amount required by the LDC. The driveway access is existing and is slightly offset from the Melon Street alignment across Jasmine Avenue. As a small parking lot for use by the residents, this proposal is acceptable. The applicant will be required to provide more detail at the time of Final Planned Development, including Duke Energy approval of parking in the easement, and the plan for security and vehicular movements in this area related to Jasmine Avenue and the Melon Street intersection. Staff does not have significant concerns with regard to stacking distance for entry to this parking lot, but if the entrance is gated, the applicant will need to address configuration and operation

for vehicle ingress. The applicant will also need to address the installation of landscape buffers for this parking lot subject to Duke Energy easement restrictions.

6. **Environmental Design.** *The Planned Development shall be designed to take advantage of the natural features and topography of the site, preserve natural resources, and protect archeological or historic sites.*

Staff Analysis:

Upland Buffer Impacts

The property contains cypress wetlands, including a large one in the approximate center, and a smaller one at the southwest corner. The applicant has stated that the Southwest Florida Water Management (SWFWMD) permit applications for this project are active and that the wetland jurisdictional line is still current and accepted by SWFWMD. The applicant is also requesting a waiver of the City-required 50-foot wetland buffer (see waiver requests below) and waiver of portions of the 25-foot buffer required by the Southwest Florida Water Management District (SWFWMD). To compensate for the SWFWMD-required buffer impacts, the amount of total upland buffer area has been increased elsewhere on the site. Staff is recommending the further reduction of upland buffer impacts. Fill material deposited for lot creation will be stabilized with a retaining wall to prevent future erosion into adjacent wetlands.

Tree Mitigation and Landscaping

It appears that the applicant will be able to comply with Section 133.00 of the LDC regarding tree preservation and with Section 134.00, Landscaping Requirements. The current presented plan is incomplete and not in compliance with the landscaping code, but staff is confident that it can be revised to reflect a compliant plan with the submittal of the Final Planned Development. It appears that the applicant will be able to mitigate tree removal on an inch for inch basis on site for Phase II. The Phase I project is not in compliance due to the prevalence of palm trees which exceed the maximum 25% allowable trees for mitigation. Section 134.04(B) of the landscaping code requires a minimum of two trees planted per lot. The latest landscape plan revision is unclear, showing a plan for yaupon holly trees at the front of each property and in close proximity to each other and to planned utilities. The City will continue to work with the applicant to develop a plan with appropriate species and tree placement to resolve these issues for submittal of the Final Planned Development. A condition of approval has been recommended to require updated landscaping and tree mitigation plans to be submitted at the time of Final Planned Development.

REVIEW STANDARDS / STAFF ANALYSIS – WAIVERS:

Section 83.00 of the Tarpon Springs Comprehensive Zoning and Land Development Code provides standards for the waiver or modification by the Board of Commissioners of any design requirement of the Land Development Code. No waiver or modification may be granted unless one or more of the following circumstances exist:

(1) **Superior Alternative.** *Where the development will provide an alternative which will achieve the purposes of the requirement through clearly superior design, efficiency, or performance.*

(2) **Protection of Significant Features.** *Where the waiver or modification is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic sites, or public facilities related to the development site.*

(3) **Deprivation of Reasonable Use.** *Where the strict application of the requirement would effectively deprive the owner of all reasonable use of the land, due to its unusual size, shape, topography, natural conditions, or location provided.*
(4) **Technical Impracticality.** *Where strict application of the requirement would be technically impractical in terms of engineering, design, or construction practices which will be realized.*
(5) **No Relationship to the Development or Its Impacts.** *Where all or any part of the requirement has no relationship to the development, or to the impact of the development on the public facilities, land use, traffic, or environment of the neighborhood and the general community, due to the location, scale, or type of development involved.*

The applicant has requested three waivers. Each waiver request, along with planning staff's analysis, are provided below:

1. **LDC Section 78.01(D)(6) – 50-Foot Wetland Buffer**
The LDC requires a 50-foot buffer in the Residential Planned Development district adjacent to wetlands and waterbodies. The applicant is proposing a buffer that ranges from zero (0) to 15 feet with some extended buffer areas. The applicant has cited precedence of previous approvals, continuity with Phase I and challenging site conditions as justification for this waiver. The applicant mainly cites superior alternatives, deprivation of reasonable use and technical impracticality as reasons the waiver is requested. The applicant did note that the street and utility layout already installed in Phase I limits the options for extending that layout into Phase II so consistency with the original planned layout is needed. The Phase I and II plans did receive a variance to the 15-foot wetland setback required under Section 55.01(A)(2), but Phase II was not built at that time and the variance has expired.

Staff Analysis: Staff is supportive of the request to reduce the 50-foot buffer. This standard has been introduced with the proposed rezoning to Residential Planned Development district based on staff's recommendation to the applicant. It is noted that the 50-foot requirement of the Residential Planned Development and is intended to be incorporated into a design for new planned developments. This is an existing half-built project that was not originally designed as a planned development. The design framework for Phase II is predicated on the existing Phase I development, designed under the Residential Multifamily zoning district and LDC standards. Staff agrees that a reduction of the 50-foot requirement is reasonable in this case due to the site configuration and wetlands layout, and, due to the desire to be consistent with the Phase I and original development layout as much as possible.

Reduction of the buffer beyond the originally required 15-foot setback is also supported by staff for the specific locations given the proposed buffer mitigation, challenging configuration of the wetlands, and general consistency of Phase II with the original development design. Staff is recommending that the buffer impacts proposed be further reduced. The upland buffer mitigation is proposed in areas that are not directly adjacent to residences (southwest corner and north area near the stormwater pond) creating some habitat value that is less likely to be disturbed over the long term. There is also validity to the applicant's statement that the existing built Phase I layout of streets, utilities and lot depths would be significantly affected in Phase II and its connection to Phase I should the buffer requirements be enforced.

2. LDC Section 78.01(D)(6) – Setbacks and Staggering

The applicant has requested a waiver of the side, corner and rear yard setbacks (see Zoning District Summary table). The applicant would also like to be relieved of the requirement to stagger the unit frontage lines. The applicant's primary reason for this waiver request is build Phase II consistent with the existing Phase I design and setbacks.

Staff Analysis: Staff is in support of this waiver request mainly due to the fact that it will keep the development appearance, function and layout consistent throughout Phase I and Phase II. The staggering standard was introduced with the proposed rezoning proposal to Residential Planned Development district based on staff's recommendation to the applicant.

3. LDC Section 163.10 and 163.11 – Lighting Design

The LDC specifies design standards for subdivision signage and lighting. The applicant has requested that design standards used in Phase I be allowed to continue into Phase II to create a uniform appearance. The Phase I street lighting has been installed and appears to consist of metal or concrete decorative coated poles with globe fixtures on top.

Staff Analysis: Staff supports this waiver of the signage and lighting design to provide for consistency with Phase I.

TECHNICAL REVIEW COMMITTEE:

The Technical Review Committee (TRC) reviewed the project on June 9, 2022, for completeness and conformance with the Comprehensive Zoning and Land Development Code and the Comprehensive Plan. The TRC concurs that the recommended conditions of approval enumerated in this report (see pages 2-3) should be adopted to address their outstanding concerns with the project.

PUBLIC CORRESPONDENCE:

The property owners within 500 feet were sent written notification in accordance with Section 206.00(J)(4) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code and Chapter 166.041, Florida Statutes. Notice was advertised in the *Tampa Bay Times. Staff has not received any responses to these notices.*

ATTACHMENTS:

1. Slide Presentation
2. Survey
3. Narrative
4. Tree Survey and Arborist's Report
5. Protected Species Report
6. Hurricane Shelter Capacity and Demand Analysis
7. Plans Set
8. Approved Phase I Site Plan
9. Phase I Plat
10. Draft Ordinance 2022-06

CYPRESS TRAILS OF TARPON SPRINGS
RPD PRELIMINARY DEVELOPMENT PLAN

LAND USE PLANNING REPORT

Presented to:
City of Tarpon Springs
324 E. Pine Street
Tarpon Springs, Florida 34689

Prepared for:

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222 E. Tarpon Avenue
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May 13, 2022

CYPRESS TRAILS OF TARPON SPRING
RPD PRELIMINARY DEVELOPMENT PLAN

LAND USE PLANNING REPORT

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1. INTRODUCTION

Lindiakos Properties, Inc., the Applicant, is the owner of a 16.52 acre site that is contiguous and under single ownership. The property is bounded on the east by Jasmin Avenue, on the north by Spruce Street on the south by Cycadia Cemetery and on the west by commercial properties that front on Highway US 19. The property has excellent access to both Highway US 19 and Tarpon Avenue due to the expansion and connection of Spruce Street which was constructed in conjunction with Phase I of the development project. The property also has direct access to the Pinellas County trail via a broad walkway along Jasmin Avenue and the 22.7 acre Sports Complex/Discovery Playground which provides lighted Sports Fields, Concession Stands, pavilions, picnic tables bleachers and bathrooms. Major additional amenities, including downtown Tarpon Springs, the Sponge Docks and beaches such as Fred Howard Park and Sunset Beach are a short drive away from Cypress Trails of Tarpon Springs.

2. DESCRIPTION OF THE PROJECT

Description of the Project

The existing gated entryway for Cypress Trails is off North Jasmin Avenue. Internal roads are private and all driveways are constructed with brick pavers. A second Emergency Vehicle Access point to Grand Cypress Avenue of Phase II will be provided as shown on the engineering - *See Site Construction Plans - Sheet 3 of 18 (Coordinate Geometry Plan).* The entryway will be gated with full access. The existing driveway in the Duke Easement will remain available for overflow parking.

The community is heavily landscaped and professional landscape designed. Phase 1 of the subject property has been improved with 36 single family attached homes in 6 building comprised of groupings of 6 single family units. The homes are two story and are solid brick construction including impact windows and sliders. All homes are 2,230 square feet in size and include a two car garage and balconies. The community is served by a 6,654 square foot clubhouse, fitness center and resort style pool. *Exhibit A – Building Façade and Pool Area* illustrate the style, quality and character of the community and homes. The pool and recreational amenities are also shown.

Future Phase II of the development is currently used primarily for storage. There are three existing buildings on the property and a shed. The western most building consist of a one story masonry and frame stable and a two story masonry frame building both built in 1979. The stable consists of 2,360 total gross square feet and the residential building comprises a total of 2,208 square feet. The eastern most building is 14,660 square feet in size and was built in 1985. The building is currently used for offices and warehouse purposes. All of these buildings are

close to the end of their structural and economic life. All building will be demolished as part of the Phase II development as shown on Sheet 2 of 18 of the Site Construction Plans – Existing Site / Demo Plan. The current underutilization of this property and limited ad valorem taxes generated by the Phase II land support the transformation of this site to its' "highest and best use" which is for residential development use as exemplified in Phase I. (MAP 1 –SUBJECT PROPERTY)

EXHIBIT A – BUILDING ELEVATION AND POOL

Development History - Phase I

Cypress Trails of Tarpon Springs was originally approved as an alternative dimension plan conditional use permit project to construct a 95 unit multi-family residential development located along Jasmin Avenue between Spruce Street and Tarpon Avenue. The project was originally conceived, planned and reviewed as a single development (RESOLUTION NO. 2015-04). As a condition of approval the applicant filed to vacate a portion of Pine Street Right-of Way, east of US Highway 19 to Jasmine Street. The purpose of the ROW Vacation was to allow development of the Cypress Trails (Site Plan #14-09) as a contiguous single property under unified ownership. (ORDINACE 2014-18).

Due to review and timing issues related to the Duke Energy easement along the southern portion of the property a decision was made by the applicant and City of Tarpon Springs staff to process the approval in two phases. The Planning and Zoning Board held a public hearing on this application for site plan approval at their meeting of January 12, 2015 and voted to approve the site plan subject to only three conditions. The primary condition was that the owner amend the application for site plan approval to include only the area depicted as Phase I and that the Board of Commissioners approve with stipulations or deny the application. Phase I of the development was approved by the Board of Commissioners (RESOLUTION NO. 2015-01). Since that time the matters related to the Duke Energy easement have been resolved.

Phase II is a continuation of the Cypress Trails of Tarpon Springs. The current site plan design and engineering is consistent with previous planning review and approvals. In Short:

1. The subject project was originally conceived, planned, designed and engineered as a single unified project.
2. The design of Phase II is largely established based upon the planning, design and engineering standard that guided the process in Phase I.
3. The planning and design and engineering of Phase II are consistent with and a logical extension of Phase I and rely on the waivers and variances approved during Phase I as requested in Phase II.
4. The environmental and site conditions that existed at the time of the original plan submission and approvals are largely the same today. The Phase II plan and requested waivers, are based upon the same finding of facts, planning rational and justification that lead to the approval of Phase I.

The main difference between Phase I and Phase II is that we are currently seeking approvals under a Residential Planned Development review (RPD) process rather than an alternative dimension plan conditional use permit. Regardless of what approval process is followed the need for housing in the City of Tarpon Springs is clearly demonstrated by public demand. Housing is a public purpose. The existence of Phase I provides a clear, real life demonstration of the character and nature of the project. Its' success in the market place speaks to its approval and acceptance by the public and the communities housing need for Phase II.

Current Request

The Applicant is currently requesting Preliminary Site Plan Approval for Phase II and Rezoning to RPD for the entire property. Existing Phase I consists of 36 units and Phase II proposes 62 additional units for total project of 98 units. Phase II will be generally identical in unit type, design, floor area, setbacks and aesthetics as Phase I. Phase I has been favorable received by home buyers in Tarpon Springs and is largely sold out. Phase II is experiencing similar interest. The photographs provided in *Exhibit A* above of completed Phase I units are representative of what will be built in Phase II. The success of Phase I is due to the desirability of Tarpon Springs as a community to both new and existing residence and the character, energy saving features, design, quality and value of the development and homes.

Land Use and Zoning

The current submittal seeks Residential Planned Development (RPD) approval for Phase I and Phase II. This section of the report will address the requirements set out in Section 81.00, Section 78.01 and Section 83.00 of the Land Development Code (LDC). The applicant was informed that staff would support processing the project as a Planned Development to facilitate resolution of waiver and variance requests and staff comments during review.

UPDATED AND CURRENT PROPOSAL

The Planning and Zoning Board heard this application on February 28, 2022. In response to the issues raised by the Planning and Zoning Board, staff and the public the applicant has revised its site plan to respond to these concerns and moved to address many of the outstanding issues in Phase I. Additional items that have not been addressed will be addressed and completed prior to Final Planned Development approval.

The key concern of staff was the encroachment and impacts of lots into the Wetland. Based upon staffs report, staff generally agrees with the applicants request for code waivers based upon a desire to be consistent with Phase I design and planning rationale. In response the applicant met with planning staff (April 28, 2022) and has modified the previous proposal to the current 98 lots resulting in the elimination of any encroachment into the wetland area of the site.

As state above there is no Wetland Encroachment proposed. The plan does propose 1,890 square feet of Buffer Encroachment. Sheet 16 of 18 of the plan shows the total upland buffer required is 63,450 square feet. The proposed plan provides 65,920 square feet or 2,470 in excess of that required. Upon Completion of construction all upland buffer areas, including the additional buffer areas created, are to remain undisturbed in perpetuity. These buffers shall be conveyed to all homeowners via the homeowner's documents.

Supporting Rationale

The supporting rationale for the requested 3 additional lot as compared to the original 95 unit Phase II plan is based upon the provisions of Appendix A. Comprehensive Zoning and Land Use Code City of Tarpon Springs / 55.00 WETLANDS PROTECTION.

The exact limits of the wetlands have been determined by field-surveyed boundary line sealed by a Florida Registered Surveyor and has been approved by SWFWMD as shown on the development plan.

No development activity shall be undertaken in a wetland area unless specifically authorized by the provision of this code. There is no wetland incursion proposed. The City Commission does have the authority to allow the reduction of the wetland buffers given that the proposed lots do not encroach into the wetlands. In addition the applicant is providing / creating additional upland buffers. The development has previously been approved to go to zero setback for upland buffers.

The applicant is also providing deed restrictions (HOA Documents) and a conservation easements (Survey Document / Instrument) to protect and maintain the wetland. The applicant will be providing an easement to the City of Tarpon Springs for Phase II as it has previously done for Phase I.

Phase 1 - Outstanding Items

The approval of Phase II will be conditioned upon the completion of Phase I items as listed by Planning Staff, however, the applicant has already addressed the following items:

Clubhouse Construction – Certificate of Occupancy expected in 2 weeks.

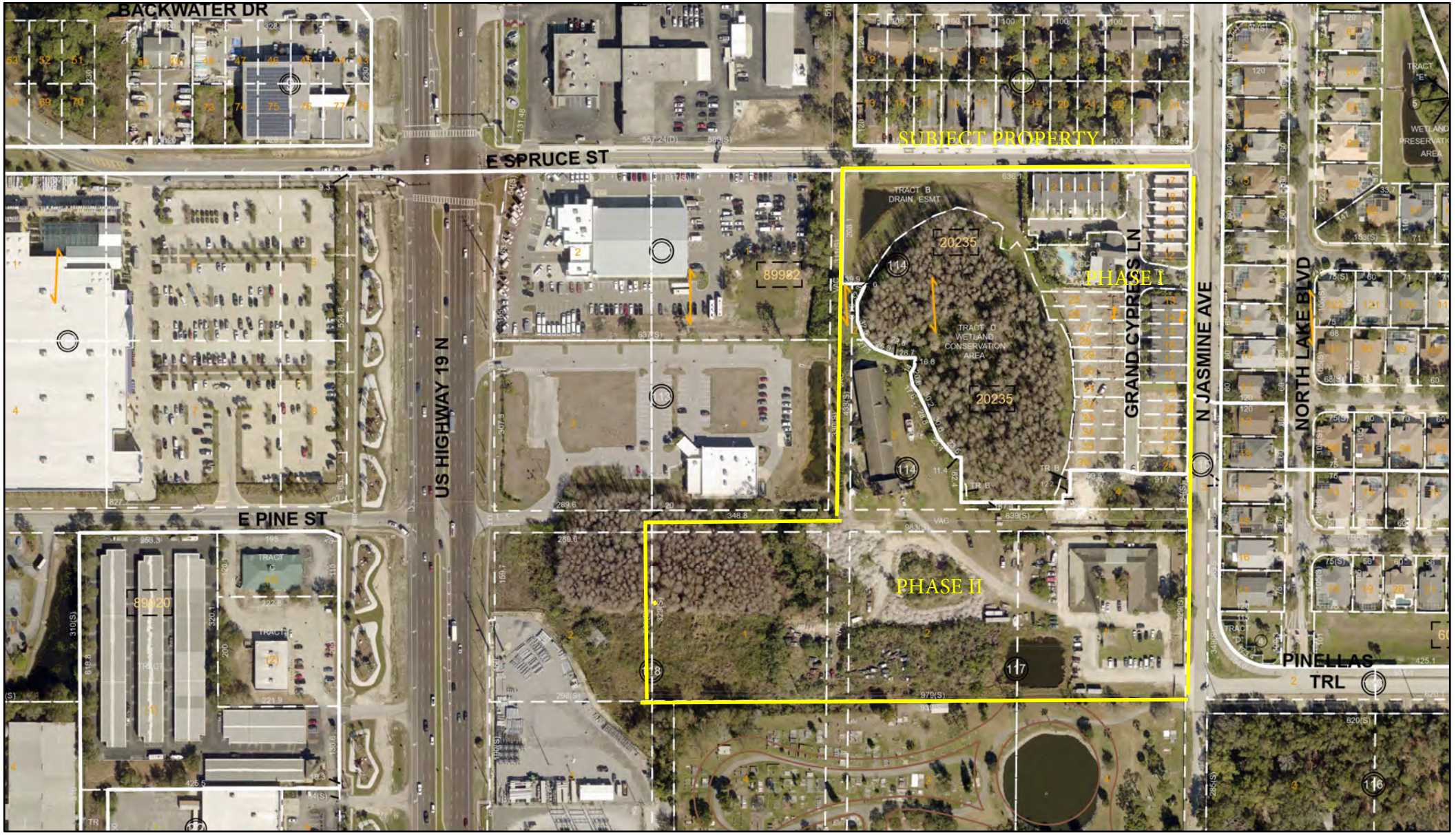
Street signs and Traffic control signs – to be installed in 1 week. (Stop Sign and Street Name Signs)

Community Open Space and Recreation Area – planned improvements - Dog Park, exercise /walking trails in the area of the Duke Easement.

Additional Resident Overflow Parking – To be located in the Duke Easement Area as shown on existing survey.

Proposed Wetland and Buffer Impacts – Revised Plan is based upon no encroachment in wetlands and creation of additional upland buffers.

MAP 1 - SUBJECT PROPERTY



October 26, 2021

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0 0.04 0.07 0.15 km

Land Use

The City of Tarpon Springs Future Land Use Map 2025 (Amended for Ordinance 2012-07) shows a land use designation of Residential Low Medium (RLM) and Preservation (P) for the subject property. The Pinellas County Countywide Comprehensive Plan is consistent with the City of Tarpon Springs Plan in designating the property RLM and P. Policy 2.2.5 Residential Low Medium (RLM) (0-10 units/gross acre) states that: The Residential Low Medium Land Use Category is intended for areas in close proximity of urban activity centers, and is generally intended for areas that are to be developed in a low medium density residential manner. This category is generally intended to serve as a transition between low density and high density residential areas. Given the proximity of the property to US Highway 19 Commercial to the west and Residential uses to the east, Constructed Phase I and Proposed Phase II are consistent with the Goals, Objectives and Policies detailed in the City of Tarpon Springs Comprehensive Land Use Plan. The approval of Phase II is a continuation and consistent with the same planning rationale that applied to the approval of Phase I. No Land Use Amendment is required.

Zoning

The subject property is currently zoned RM-10 and LC. Phase I was reviewed and approved as an alternative dimension plan. An alternative dimension plan provides for zoning dimensional criteria as set out in Section 25.04 to be modified to accommodate unique projects that do not conform to the traditional zoning dimensional criteria or those developments located within unusual or difficult project sites. Prior planning review, requests for variance and alternative dimension plan approval were granted given the challenging nature, conditions and character of the subject property. These physical and environmental conditions have not changed and apply equally to Phase II. The option to proceed under Alternative Dimension Plan guidelines was reviewed in light of an alternative option – Rezoning to Residential Planned Development (RPD) District.

The purpose and Intent of the Residential Planned Development (RPD) District is to provide an alternative method of land development not available within the framework of other zoning districts. In addition, RPD zoning works well for sites that would normally be difficult to develop due to site specific natural features as found on the subject property while maintaining a high level of planning control resulting in the most beneficial use of the site and promoting compatibility with adjoining neighborhoods.

Based upon all previous planning review, Variance Board, Planning and Zoning Committee reviews and City Commission approvals Cypress Trails of Tarpon Springs meets the conditions and criteria to qualify for relief of strict dimensional requirements. It is understood that this is a

new application. However, it should be noted that previous planning review, P&Z and Variance Board as well as City Commissions approvals have set the precedent for the standards and design of Phase II. Former approvals, and proceedings serve as an authoritative rule and pattern in the current request upon which the applicant relies upon to move forward with Phase II. Given that the alternative dimension plan conditional use permit has expired the applicant had the option of re-applying for alternative dimension plan conditional use permit or requesting a rezoning to RPD. After consultation with City of Tarpon Springs planning staff it was concluded that the request for rezoning to RPD would be the most time effective and productive option for all parties.

3. PRELIMINARY DEVELOPMENT PLAN REVIEW

Section 81 – Preliminary Development Plan Review

The following Information has been submitted with this application:

(1) Accurate survey of boundary, existing conditions, and existing rights-of-way. – *Completed and signed and sealed by Guy Hale, Land Surveying, PLS No. 4626 (electronic copy sent to staff)*
(2) Title of the project. *Cypress Trails of Tarpon Springs*
(3) Date, scale (1" = 60 or larger), north arrow, legend, location map. *Scale 1" = 50 ft.*
(4) Sheet size 24 x 36 inches maximum.
(5) Multiple sheets if necessary with match lines clearly shown.
(6) Total site acreage: *16.52*

TABLE 1 - UPLAND AND SUBMERGED ACERAGE			
UPLAND AND SUBMERGED ACREAGE	***Phase 1***	***Phase 2***	***Total***
Upland acreage	*4.01*	*4.18*	*8.19*
Submerged Land	*4.1*	*0.12*	*4.78*
Duke Easement	*0*	*4.11*	*3.55*
Total Acers	***8.11***	***8.41***	***16.52***

(7) Existing contours at 5 foot intervals. – *See Site Construction Plans - Sheet 2 of 18 (Existing Site / Demolition Plan) Shown on plan*
(8) Proposed contours at 5 foot intervals. – *See Site Construction Plans - (Existing Drainage Basin Plan)*
(9) Number and gross density of all dwelling unit types by area or phase. Maximum density potential 122 units / Proposed 98 units.

TABLE 2 - NUMBER AND GROSS DENSITY OF DWELLING UNITS			
GROSS DENSITY OF DWELLING UNITS	**Phase I**	**Phase II**	**Total**
Units	36	62	98
Total Acres	8.11	8.41	16.52
Gross Density - units per acre	4.44	7.37	5.93

(10) Approximate dimensions and location of all proposed lot lines. – *See Site Construction Plans - Sheet 3 of 18 (Coordinate Geometry Plan)*

(11) Designation of all proposed setbacks. – *See Site Construction Plans - Sheet 3 of 18 (Coordinate Geometry Plan)*
Front Set Back – 20 ft. (Facing a public R.O.W)
Front Set Back – 15 ft. (Facing a common drive, courtyard or private parking)
Side Yard Setback – 7.5 ft.
Rear Yard Setback – 15 ft. (Lot 42 – 67)
Rear Yard Setback – 7.5 ft. (Lot 37 – 41 & 68 – 80)
Rear Yard Setback – 10 ft. (Lot 80 – 98)

(12) Designation and/or calculation of all proposed buffers and open space. – *See Site Construction Plans - Sheet 16 of 18 (Wetland and Upland Buffer Compensation and Landscape Plan) Area of 15 ft. Buffer Impact = 7,131 sq. ft.*
Area of additional upland buffer (13,212 sq. ft. undisturbed / 3,520 fill sloped area.

(13) Dimensions and locations of all structures. – *See Site Construction Plans - Sheet 2 of 18 (Existing Site / Demolition Plan)*

(14) Preliminary drainage solution. – *See Site Construction Plans - Sheet 5 of 18 ((Proposed Stormwater Drainage Plan) & Sheet 7 of 18 (Proposed Drainage Basin Plan)*

(15) Designation of all building heights. – *Max 35 feet*

(16) Floor area and floor area ratio of all nonresidential uses. – *N/A*

(17) Preliminary landscaping details. – *See Site Construction Plans - Sheet 17 of 18 (Tree Removal / Landscape Plan)*

(18) Vehicular circulation, parking, and loading. – Circulation and parking plan established during Phase 1
Roads are 20 feet wide.
Private roads maintained by HOA. *(Included in HOA Documents)*
Main Entrance and Emergency Entrance - *See Site Construction Plans - Sheet 3 of 18 (Coordinate Geometry Plan)*
No on-street parking (Included in HOA Documents)
Parking Requirements - See Site Construction Plans/ Notes and Information
Parking Requirements - Sheet 3 of 18 (Coordinate Geometry Plan)
Narrative also provided regarding parking provided and required by code.

Each Unit has two spaces per driveway and 2 spaces in garage.
Community parking provided at pool and club house.

(19) Phasing plan including starting and completion dates for each phase. – *See Site Construction Plans - Sheet 1 & 3 of 18 (Title Page & Coordinate Geometry Plan) Completion of Phase I – January 2023, Beginning of Phase II – 2022, Completion Date subject to market, estimated 2025*

(20) Preliminary utility plan and engineering – *See Site Construction Plans - Sheet 8 of 18 (Proposed Potable Water & Sanitary Sewer)*
See Site Construction Plans - Sheet 5 of 18 (Proposed Stormwater Drainage Plan)

(21) Flood plain designation and requirements. – *See Site Construction Plans - Sheet 7 of 18 (Proposed Drainage Basin Plan).*

(22) Preliminary architectural renderings and styles. – *Same as in Phase I, See Exhibit "A" for elevation of existing and proposed* architectural renderings and styles. *Architectural plans attached.*

Section 78.01 – Residential Planned Development (RPD) District

Existing Phase I consists of thirty six single family attached units. There are 6 units in each building. Proposed Phase II consists of 62 single family attached units as detailed in TABLE 3.

TABLE 3 - SUMMARY OF BUILDING TYPES						
	Phase I & II	Units	Units	# Buildings	# Buildings	Phase I & II
BUILDING TYPE	Units	Phase I	Phase II	By Type Phase I	By Type Phase II	# Buildings
4 Unit Building	4	0	4	0	1	1
5 Unit Building	25	0	25	0	5	5
6 Unit Building	48	36	12	6	2	8
7 Unit Building	21	0	21	0	3	3
Total:	**98**	**36**	**62**	**6**	**11**	**17**

(A) **Permitted Uses**

(3) Public Parks and Recreation Facilities

(4) Single Family Attached – 17 building, total 98 units, comprised of 4, 5,6 and 7 unit buildings

(D) **Design Standards**

(1) Minimum project size: No minimum.

(2) The maximum density is determined by the underlying land use designation of the Maximum density potential 122 units / Proposed 98 units.
City or countywide comprehensive plans whichever is more restrictive. – *See Table 2*

(3) Transfers of density are allowed from one portion of the site to another in order to conserve open space provided that no real increase in density over that permitted by the applicable Comprehensive Plan occurs for the site as a whole – No transfer of density. Site plan is below permitted unit yield.

(6) A minimum buffer area of 50 feet from wetlands, the mean high water mark of all waterbodies, and jurisdictional lines is required. In cases where jurisdictional lines do not coincide with waterbodies the most restrictive setback shall apply. This requirement does not apply to the construction of docks, gazebos, recreation areas or facilities, boardwalks, and water dependent uses. Waivers from the minimum buffer area may be considered by the Board of Commissioners provided the location, size, and intensity of the uses are clearly delineated on the site plan. The buffer shall not apply to new waterbodies designed as a part of the project for amenities or retention purposes, and manmade waterbodies not tidally influenced or jurisdictional. – Waiver requested based upon precedent of previous approvals / site conditions. The previously granted minimum buffer area for Phase I and the required minimum buffer for Phase II is 50 feet. The waiver was granted during the Phase I approval process based upon the same physical, environmental and design conditions that are present in the current Phase II review. This waiver will provide continuity for Phase II with the development of Phase I.

(7) Open space shall be provided at the rate of 25% of the gross site acreage. However, no more than ½ of the open space requirement can consist of waterbodies, wetlands, and jurisdictional areas. – Total Opens Space is 212.59 percent above that required.

TABLE 4 - OPEN SPACE CALCULATION	**Acres**	**Acres**	**Acres**	**Allocated to**
OPEN SPACE CALCULATION	**Phase I**	**Phase II**	**Total**	**Requirement**
Total Site Area	7.14	9.38	16.52	
Requirement - Section 78.01 = 25%			4.13	
Waterbodies, Wetlands, Jurisdictional	3.13	1.65	4.78	
1/2 of Requirement	1.565	0.825	2.39	2.39
Open Space	1.74	4.65	6.39	6.39
Total Open Space Provided				**8.78**
% Over Required:				**212.59%**

(8) Internal and external walkways, sidewalks, and/or bicycle paths shall be provided in appropriate locations in accordance with the approved site plan. The emphasis shall be on a circulation system which provides movement between major destinations internal or external to the project, and one which is carefully coordinated with the provision of open space. – Phase II is a continuation and

completion of the circulation system for Cypress Trails of Tarpon Springs. - *See Site Construction Plans - Sheet 3 of 18 Coordinated Geometry Plan) and sheet 12 of 18 (Additional Details).*

(9) Screened and secure storage for recreational vehicles – N/A

(10) Private roads shall be designed in accordance with City specifications in terms of pavement width, easement width, and construction standards. – *See Site Construction Plans - Sheet 12 of 18 (Site Construction Plans).*

(11) Conservation and preservation areas shall be maintained as required by local, state and federal regulations. – *See Ownership and Maintenance of Common Elements (The HOA will be responsible for the maintenance of roads and common areas.)*

(12) Residential units shall be oriented toward internal streets and pedestrian systems, away from adjoining roads and land uses. - *See Site Construction Plans - Sheet 3 of 18 (Coordinated Geometry Plan)*

(13) Prior to final plan approval, documents and other assurances satisfactory to the City shall be provided which establish the continued operation and maintenance of private common improvements and open space. These areas and facilities shall not be provided, operated, or maintained at general public expense, and will not incur future expense to the taxpayers of the City. – *See Ownership and Maintenance of Common Elements.*

(E) **Dimensional Regulations**

(1) The designation of all minimum yards shall be noted on the site plan. – *See Site Construction Plans - Sheet 3 of 18 (Coordinated Geometry Plan)/ Notes and Information Table*

(6) Single Family Attached Dwellings

(a) Minimum Lot Area = 2,000 square feet
(b) Minimum Lot Width = 20 feet
(c) Maximum Height = 35 feet
(d) Minimum Floor Area = 900 square feet
(e) Minimum Yards:

1. Front = 15 feet
2. Side = 10 feet (end lots only)
3. Corner lot side = 15 feet
4. Rear = 10 feet

(f) No more than 8 units shall be attached in a single row.

(g) To create a staggered effect, no more than 2 contiguous units shall be built with a common front building line, and the minimum difference in building setback line shall be 2 feet. To create diversity, varied facades are also encouraged.

Table 5 below provides a comparison of the Dimensional Regulations standards for the Residential Planned Development District (RPD) / Single Family Attached Dwellings. The requested waivers are reasonable and supported to insure that Phase II is consistent and works harmoniously with Phase I. In addition, the applicant is well below the potential density count for the total site area.

TABLE 5 - COMPARISON OF REQUIRED AND PROPOSED DIMENSIONAL REQUIREMENTS				
Standard	**RPD - Single Family Attached**	**Proposed Project**	**Waiver**	**Basis of Request**
Single Family Attached	**Requirements**	**Requirements**	**Requested**	
Minimum Lot Area	2,000 square feet	2,306 Minimum	None	
Minimum Lot Width	20 feet	25	None	
Maximum Height	**35 feet**	35	None	
Minum Floor Area	900 square feet	1,450	None	
Minimum Yards				
Front	15 feet	20	None	
Side	10 feet			Continuity with Phase I and previous waivers
Rear	10 feet	7.5	7.5	Continuity with Phase I and previous waivers
Lot 37 to 41	*10 feet*	7.5	7.5	Continuity with Phase I and previous waivers
Lot 68 to 80	*10 feet*	7.5	7.5	Continuity with Phase I and previous waivers
Lot 81 to 98	*10 feet*	10	None	
Lot 42 to 67	*10 feet*	15	None	
Corner Lot Side	15 feet	7.5	7.5	Continuity with Phase I and previous waivers
No More than 8 units attached	8	4, 5, 6, 7 unit buildings	None	
Wetland Buffer Setback	50 feet	0	0	Appendix A. 55.00 Wetland Protection
				Continuity with Phase I and previous waivers
Staggard Effect	2 feet Staggard	0	0	Continuity with Phase I and previous waivers
	every 2 contiguous units			

The existing land use Medium (RLM) provides a maximum density of 10 units/gross acre. The subject development including Phase I and Phase II has a combined gross density of 8.35 units per acre. The RLM Maximum provides for 122 units. The subject project consists of 98 units in total or 24 units below the maximum permitted.

WAIVERS

Section 83.00 WAIVERS of the LDC provides that in connection with the approval of a Preliminary or Final Development Plan, the Board of Commissioners may waive or modify any design requirement of the Land Development Code. It further requires that no waiver or modification may be granted unless one or more of the following circumstances exist:

(1) Superior Alternatives
(2) Protection of Significant Features
(3) Deprivation of Reasonable Use
(4) Technical Impracticality

(5) No Relationship to the Development or Its Impacts

The specific waivers requested have been detailed in *Table 5 – Comparison of Required and Proposed Dimensional Requirements. The applicant basis the request for the subject modification and waivers upon the existence of the* following circumstances:

(1) **Superior Alternatives** – Phase I was processed and approved under an alternative dimension plan conditional use permit. Given that it had expired the applicant had the option of re-applying for an alternative dimension plan conditional use permit or requesting a rezoning to RPD. After consultation with City of Tarpon Springs planning staff it was concluded that the request for rezoning to RPD would be the most time effective and productive option for all parties. In short, the superior alternative.

(2) **Protection of Significant Features** – The subject property contains wetland areas and habitat that impose design constraints and the need to provide flexibility to create a viable development plan while *designing with nature* to achieve optimal plan design and environmental protection. The applicant worked closely with City of Tarpon Springs staff and the Southwest Florida Water Management District in developing an environmental sensitive plan and provides mitigation to more than offset against minimal impacts.

(3) **Deprivation of Reasonable Use -** The unusual configuration of the site and the presence of environmental and manmade constraints do not allow for double-loaded streets on the site without modification of the lot depths. Phase II of the plan is consistent and compatible with the use and character of Phase I. The strict application of code requirements would deprive the applicant of reasonable use of the property and would be inconsistent with Phase I.

(4) **Technical Impracticality –** The engineering design and construction of water, sewer and storm sewer systems are predicated upon a continuation of Phase I design and engineering in Phase II. Strict application of the requirement would be technically impractical in terms of engineering, design, and construction practices, due to the unusual size, shape, topography, natural conditions, and location of the land.

In addition, the unusual conditions creating the impracticality are not personal to, nor the result of, the actions of the developer or property owner or their predecessors. The conditions that existed in Phase I are the same that support the current request.

Historic Precedence

In regard to the question of factors and existing conditions justifying requested waivers and variances, the Tarpon Springs Board of Adjustment heard testimony and reviewed all the evidence for the original application (Application #14-32) on June 25, 2014. Based upon the evidence concluded that:

- The need for the requested variances arise from unique physical constraints of the property (extensive onsite wetlands, a 100' Duke Energy easement and insufficient right of way for a sidewalk).
- Special characteristics associated with this property have not been self-created nor have resulted from any action by the applicant. The requested variance is the minimum necessary to allow a townhome project to be constructed on the site.
- The granting of the variance would not extend a special privilege to the applicant that others would not enjoy with a property that had similar characteristics.
- The granting of the variance will allow the applicant to enjoy the same legally recognized property rights as other homes in the area.
- The granting of the request would improve property values, support the character of this district, and have a positive upon the public interest, health, safety, and welfare.
- The analysis of this request is based upon the physical characteristics of the applicant's property. There are no financial or health issues associated with the application.
- The applicant's request conforms to the general intent of the LDC and the policies of the Comprehensive Land Use Plan.

Based upon these findings of fact the applicant was granted the variance by a 5 – 0 vote by the Board of Adjustment. The applicant believes that these findings are as true today as they were then. There have been only minor changes made to the plan.

4. OWNERSHIP AND MAINTENANCE OF COMMON ELEMENTS

The Cypress Trails Community Association of Tarpon Springs, Phase I has been established and is controlled by the following documents:

Articles of Incorporation Cypress Trails Community Association, of Tarpon Springs, Fl, Inc.
BK: 19611 PG: 633 05/01/2017
Declarant: Lindiakos Properties, Inc. a Florida corporation not for profit

Bylaws of Cypress Trails Community Association of Tarpon Springs, Fl, Inc., A Nonprofit Corporation
BK: 19675 PG: 2121 06/21/2017

Declaration of Protective Covenants, Restrictions and Easements for Cypress Trails
BK: 19675 PG: 2131 06/21/2017

Cypress Trails Townhomes of Tarpon Springs
BK: 141 PG: 74 05/11/2017

Cypress Trails of Tarpon Springs is a private gated contiguous development owned by one entity. The initial control of the development and Community Association are in the hands of the applicant. The applicant has amended these documents to include Phase II and will insure that prior to final plan approval, that these documents and other assurances satisfactory to the City shall be provided which establish the continued operation and maintenance of private common improvements and open space. Further assurance shall be provided that these areas and facilities shall not be provided, operated, or maintained at general public expense, and will not incur future expense to the taxpayers of the City of Tarpon Springs.

5. COMPLIANCE WITH PUBLIC ART CODE

The artist, Olson Ignacio, has been selected and approved by the Public Art Committee during Phase I of Cypress Trails of Tarpon Springs. The art work is to be created on the entire wall of the development. This art work cannot begin until the entire portion of the Phase II wall has been completed. The art work will be completed by the applicant during Phase II of the project.

6. RECREATIONAL VEHICLE STORAGE

The Applicant does not intend to provide a recreational vehicle storage area on the site and will not allow the parking of recreational vehicles on the site.

7. SUMMARY

The Applicant has submitted a revised and complete application based upon recent input and concerns expressed by the Planning and Zoning Board, staff and the public. The development plans submitted and this report respond to these concerns and address many of the outstanding issues in Phase I. The application is composed of all of the submittal documents and supplemental document. All of the documents have been prepared by experts in their respective fields of land use planning, engineering, surveying, environmental sciences and architectural design. The Preliminary Development Plan is in compliance with the Comprehensive Land Use Plan and all of the City's requirements for the Residential Planned Development (RPD) zoning request. Finally, based upon the finding of facts it is the consultants opinion that the requested variances meet the standards and requirements of the Land Development Code as confirmed by previous approvals for Phase I. Phase II is a logical extension and completion for the development of the entire subject property. The proposed development helps to meets a clear and demonstrated public need in the City of Tarpon Springs for additional housing.

Housing is a public purpose and necessary to meet the current and future needs of the community. The approval of Phase II of Cypress Trails of Tarpon Springs will help to meet this need and promote the public health, safety and welfare by providing quality housing for current and future residence as well as ad-valorem taxes to support the services that all Tarpon Springs depends upon. The proposed development is the most compatible and highest and best use of the subject property and will prove to be a long term asset and benefit to the City of Tarpon Springs and its residents.

SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION:

LOTS 1, 2, 3 AND 4, IN BLOCK 114, OF OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK G, PAGE 800, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.
ALSO
THAT PORTION OF THE EAST ONE HALF OF VACATED ROAD RIGHT-OF-WAY LYING TO THE WEST OF SAID LOTS 2 AND 3.
ALSO
LOTS 1 AND 2, BLOCK 117, AND THE UNNUMBERED LOT COMPRISING THE NE ¼ OF BLOCK 118, WHICH SAID UNNUMBERED LOT WOULD BE LOT 1 IF NUMBERING SCHEME IN VARIOUS OTHER BLOCKS WERE CARRIED OUT, OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 79, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF VACATED JAPONICA AVENUE LYING BETWEEN THE NE ¼ OF BLOCK 118 AND LOT 2, BLOCK 117, AND BOUNDED ON THE NORTH BY THE EXTENDED NORTH BOUNDARY LINES OF SAID BLOCKS 117 AND 118, AND BOUNDED ON THE SOUTH BY THE SOUTH BOUNDARY LINE OF SAID LOT 2, BLOCK 117, EXTENDED WESTERLY AND THE SOUTH BOUNDARY LINE OF THE NE ¼ OF BLOCK 118 EXTENDED EASTERLY TO THE CENTER OF JAPONICA AVENUE.

LESS AND EXCEPT:

THAT PORTION PLATTED AS CYPRESS TRAILS TOWNHOMES OF TARPON SPRINGS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 141, PAGE 74 THROUGH 77. PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

NORTH PLAT

GRAPHIC SCALE
1"=50'
50 0 25 50 100 200

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	1.13	S58°18'25"E	L46	27.11	N46°11'20"W
L2	33.93	S65°11'20"E	L47	32.54	N19°59'58"W
L3	22.26	S23°15'43"E	L48	34.69	N00°24'02"W
L4	30.73	S54°06'29"E	L49	32.39	N24°45'42"E
L5	27.98	S15°25'10"E	L50	31.50	N27°32'13"E
L6	19.22	S08°16'28"E	L51	39.23	N35°08'35"E
L7	34.98	S48°23'07"E	L52	27.66	N36°40'13"E
L8	23.15	S86°05'05"W	L53	39.02	N54°16'40"E
L9	16.15	S36°15'41"W	L54	50.04	N60°25'28"E
L10	15.05	S16°02'25"W	L55	45.31	N71°11'05"E
L11	24.12	S67°33'36"W	L56	24.68	S77°13'43"E
L12	28.31	S41°20'16"W	L57	28.12	S69°16'44"E
L13	27.67	S21°40'57"W	L58	18.31	S46°16'59"E
L14	20.24	S20°44'34"W	L59	10.23	S87°49'46"E
L15	17.18	S28°10'46"E	L60	12.40	S47°15'06"E
L16	16.00	S19°17'51"E	L61	37.74	S07°12'22"W
L17	20.44	S35°42'24"W	L62	15.59	S72°32'08"E
L18	22.96	S22°42'31"W	L63	21.89	N45°41'38"E
L19	14.27	S59°53'32"W	L64	24.72	S34°44'04"E
L20	33.54	S89°54'54"W	L65	28.92	S17°34'11"E
L21	21.61	S68°34'36"W	L66	27.01	S20°46'27"E
L22	10.03	S59°07'32"W	L67	27.57	S26°30'21"E
L23	26.50	S76°52'25"W	L68	30.75	S16°49'35"E
L24	36.11	N89°21'31"W	L69	17.90	S13°44'22"E
L25	29.55	N83°10'17"W	L70	13.81	N89°27'06"E
L26	25.85	N75°52'12"W	L71	13.30	S44°21'53"E
L27	2.28	N59°05'50"W	L72	17.68	S25°31'23"E
L28	20.60	N59°05'50"W	L73	8.80	S25°07'44"E
L29	15.20	N08°29'12"W	L74	8.45	S25°07'44"E
L30	15.49	N00°48'33"W	L75	23.31	S05°24'33"E
L31	19.66	N21°11'57"W	L76	16.57	S11°09'41"E
L32	19.95	N30°26'19"W	L77	32.50	S01°00'23"E
L33	15.38	N04°04'12"W	L78	24.95	S04°37'42"E
L34	27.01	N41°08'45"W	L79	26.11	S02°24'11"W
L35	23.43	N39°45'33"W	L80	18.79	S12°15'08"W
L36	30.82	N23°27'25"W	L81	20.53	S04°29'01"W
L37	28.80	N21°55'48"W	L82	23.93	S08°15'19"W
L38	30.22	N26°03'25"W	L83	7.81	S00°36'27"E
L39	17.60	N35°12'50"W	L84	6.74	S17°40'03"W
L40	20.85	N09°40'21"W	L85	9.59	S01°03'14"E
L41	14.03	N31°48'17"E	L86	35.70	S21°52'49"W
L42	16.81	N06°03'23"E	L87	23.21	S15°05'08"W
L43	28.75	S89°35'01"W	L88	13.76	S27°25'26"W
L44	22.81	N69°30'57"W	L89	16.40	S02°06'45"W
L45	26.92	N68°55'27"W	L90	17.14	S59°07'32"W

LEGEND
P.O.C. = Point of Commencement
P.O.B. = Point of Beginning
PRM = Permanent Reference Monument
(P) = Data per Description
(M) = Measured Data
(F) = Field Data
PG.(s) = Page (s)
O.R. = Official Record Book
P.B. = Plat Book
R/W = Right-of-way
F/T = Fence Tie
FIR = Found Iron Rod
FOP = Found Iron Pin (No Cap)
FN/D = Found Nail & Disc
FCM = Found Concrete Monument (no number)
S.I.R. = Set Iron & Cap 1/2" L.S. #4626
LB = Corporate Certificate Number
P.L.S. = Professional Land Surveyor
C/S = Concrete
℄ = Centerline
PP = Wood Power Pole
BFP = Backflow Preventor
SN/D = Set Nail & Disc PLS

X0.00 = ELEVATION NAVD88
-E- = Overhead Wires
= Fire Hydrant
S = Sanitary Manhole
D = Storm Manhole
-W- = Waterline Paint
= Water Valve
MES = Metered End Section
= Light Pole
-G- = Gas Paint Mark
GAS = Gas Marker Sign
= Grease Manhole
= PALM TREE
= OAK TREE
= PINE TREE
= Backflow Preventer
V = Verizon Box
TV = Cable TV
W = Water Valve
R = Reclaimed Water Valve
R = Reclaimed Water Meter
E = Electric Box
ICV = Irrigation Valve

GUY HALE, LAND SURVEYING
406 So. Arcturas Ave. Suite One
Clearwater, FL 33765
BOUNDARY – TOPOGRAPHIC – CONSTRUCTION STAKEOUT
PH: (727) 734-4266 GHsurveyor@gmail.com

SURVEYOR'S CERTIFICATE
CERTIFIED AS A SPECIFIC PURPOSE SURVEY UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR DIGITALLY SIGNED, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

08-15-21
GUY D. HALE, PLS No.4626 DATE

SPECIFIC PURPOSE SURVEY
TO DELINEATE EXITING TREES AS REQUESTED

DATE OF FIELD SURVEY:08-15-21

Revisions			
No.	Date	Description	By
4			
3			
2			
1			

DRAWING#	2021186.DWG
Checked by	GDH
Drawn by	GDH
Project No.	2021186

PAGE 1 OF 1

Tree Report Date 10-25-21
Location, Cypress Trails Townhomes of Tarpon Springs
Prepared by, Richard Hague, ISA Certified Arborist, Certification # SO-1017A

* Trunk diameters corrected by the arborist are designated with ©

Tree #	DBH	Species	Condition	Canopy radius	Status
1-	18" ©	Longleaf Pine	Healthy trunk and canopy	30'	Located in bldg. pad Exempt
2-	24" ©	Longleaf Pine	Healthy trunk and canopy	50'	Exceeds 18" DBH replacement
3-	10"	Bluejack Oak	Thin canopy	20'	replacement
4-	16"	Bluejack Oak	Thin canopy	25'	Located in driveway Exempt
5-	14"	Longleaf Pine	Healthy trunk and canopy	25'	Located in bldg pad Exempt
6-	14"	Longleaf Pine	Healthy trunk and canopy	30'	Located in driveway Exempt
7-	30" ©	Live Oak	Severe trunk damage and heart rot decay at 3' above grade, structural defect	45'	Exempt condition
8-	15"	Longleaf Pine	Natural bow to N/W	30'	Located in driveway Exempt
9-	18"	Longleaf Pine	Natural bow to S/E	30'	Located in bldg pad Exempt
10-	16"	Live Oak	Unbalanced canopy, bow to N.	45'	Located in bldg pad Exempt
11-	14" ©	Longleaf Pine	Healthy trunk and canopy	30'	Located in bldg pad Exempt

Tree #	DBH	Species	Condition	Canopy R.	Status
12-	16" ©	Live Oak	Thin canopy, OHW conflict	40'	Located in bldg pad Exempt
13-	18"	Live Oak	Healthy, canopy over road	50'	Located in bldg pad Exempt
14-	16"	Cabbage Palm	6' CT	Typ	Located in bldg pad Exempt
15-	8"	Live Oak	OHW conflict, topped, no canopy	none	Located in bldg pad Exempt
16-	8"	Laurel Oak	Poor condition, trunk damage, thin canopy	15'	Located in bldg pad Exempt
17-	14" ©	Laurel Oak	Lean over road, healthy canopy	25'	Replace
18-	14"	Longleaf Pine	Healthy trunk and canopy	25'	Located in bldg pad Exempt
19-	18"	Bluejack Oak	Trunk damage, poor structure and condition	15'	Located in bldg pad Exempt
20-	14" ©	Live Oak	Bow to S/E over road	40'	Located in bldg pad Exempt
21-	16" ©	Laurel Oak	Healthy Canopy	35'	Located in bldg pad Exempt
22-	10" ©	Live Oak	Healthy Canopy	35'	Located in bldg pad Exempt
23-	7"	Live Oak	Poor structure, canopy crowding	15'	Located in bldg pad Exempt
24-	12" ©	Laurel Oak	Healthy canopy	35'	Located in bldg pad Exempt

Tree #	DBH	Species	Condition	Canopy R.	Status
25-	28" ©	Laurel Oak	OHW conflict, multiple pruning wounds, decline	45'	Located in bldg pad, Exceeds 18" Replace
26-	12"	Longleaf Pine	Bow to S., lightning damage, unbalanced canopy	20'	Located in bldg pad, Exempt
27-	16" ©	Laurel Oak	OHW conflict, bow to S, unbalanced canopy	30'	Located in bldg pad, Exempt
28-	11"	Laurel Oak	OHW conflict, multiple pruning events, bow to S.	20'	Located in driveway Exempt
29-	10"	Laurel Oak	OHW conflict, bow to S.	20'	Located in driveway Exempt
30-	5"	Laurel Oak	80% dead	none	Located in driveway Exempt
31-	8"	Bluejack Oak	OHW conflict, bow to S. root heaving,unbalanced	20'	Danger, condition Exempt
32-	14" ©	Laurel Oak	OHW conflict, bow to S.	20'	Replace
33-	9"	Live Oak	OHW conflict, bow to S.	20'	Replace
34-	14"	Laurel Oak	OHW conflict, bow to S.	20'	Located in bldg pad Exempt
35-	12"	Laurel Oak	OHW conflict, bow to S.	20'	Located in bldg pad Exempt
36-	16" ©	Longleaf Pine	Healthy trunk and canopy	30'	Located in bldg pad Exempt
37-	12"	Cabbage Palm	8' CT	Typ	Located in bldg pad Exempt

Tree #	DBH	Species	Condition	Canopy R.	Status
38-	12"	Cabbage Palm	10' CT	Typ	Replace
39-	10"	Laurel Oak	Bow to N. canopy crowding, unbalanced	30'	Located in bldg pad Exempt
40-	9"	Laurel Oak	Canopy crowding, sucker growth	25'	Located in bldg pad Exempt
41-	9"	Laurel Oak	Bow to S/E, canopy crowded	25'	Located in bldg pad Exempt
42-	22"	Longleaf Pine	Healthy trunk and canopy	40'	Located in bldg pad but exceeds 18" Replace
43-	7"	Queen Palm	12 CT	Typ	Exempt Species
44-	16" ©	Longleaf Pine	Healthy trunk and canopy	35'	Located in driveway Exempt
45-	18"	Longleaf Pine	Healthy trunk and canopy	40'	Located in bldg pad Exempt
46-	13"	Live Oak	Poor structure	20'	Located in bldg pad Exempt
47-	11"	Live Oak	Poor structure	15'	Located in bldg pad Exempt
48-	7"	Live Oak	Bow to S/W	10'	Save
49-	5"	Camphor	Poor structure, heavy vines	10'	Save

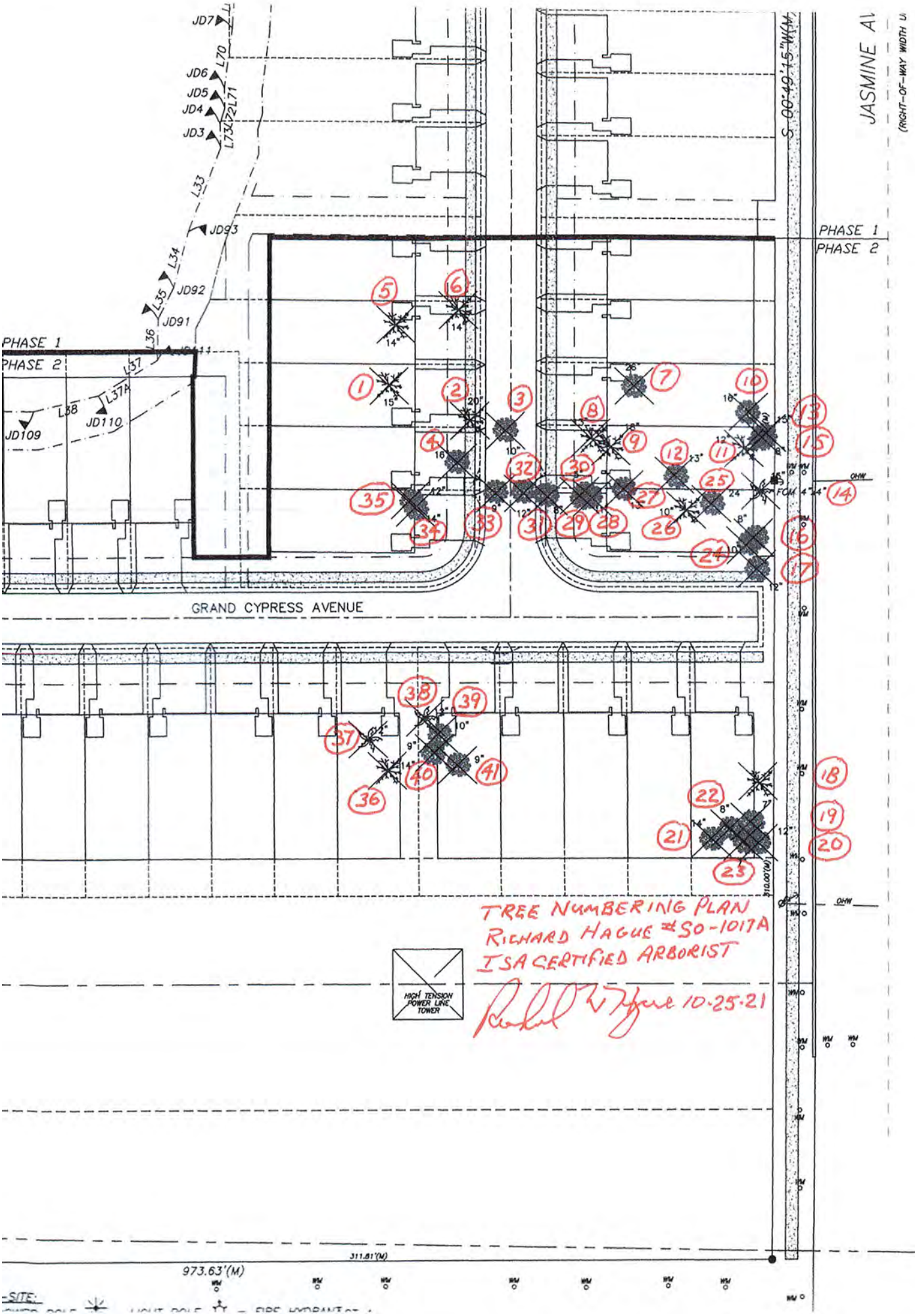
Tree #	DBH	Species	Condition	Canopy R.	Status
50-	12"	Cabbage Palm	12' CT, heavy vines	Typ	Save
51-	12" ©	Live Oak	Severe lean, trunk damage,	20'	Save
52-	12" ©	Laurel Oak	Healthy	30'	Save
53-	12" ©	Laurel Oak	Healthy	30'	Save
54-	17"	Laurel Oak	Healthy	30'	Located in bldg pad exempt

Inspection was conducted at ground level and only obvious defects are noted.
This opinion is valid for 6 months after signature date.
Refer to sheet 17 of 18 Site Construction Plans, Tree Removal / Landscape Plan
Tree numbering plan prepared by Richard Hague

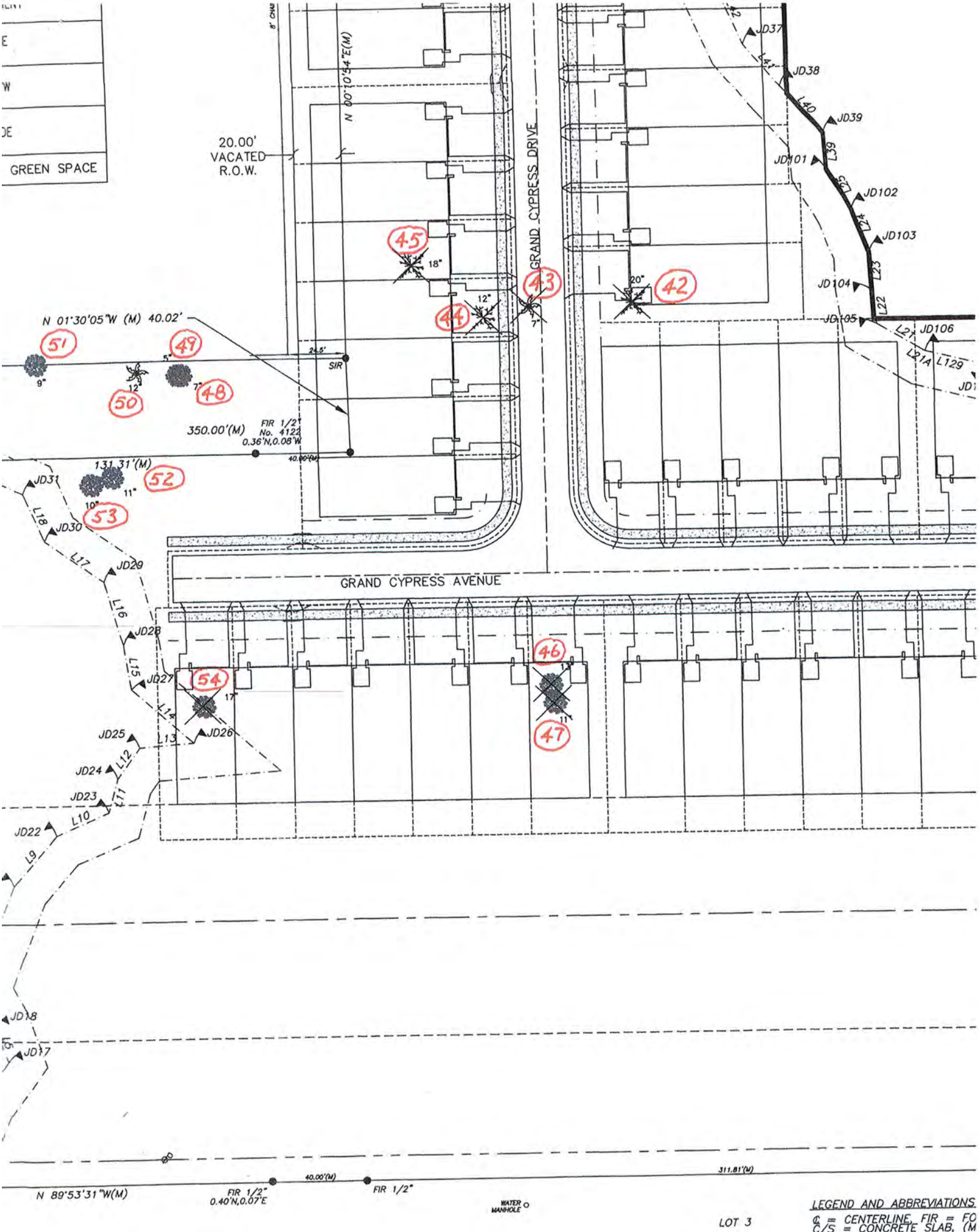
Richard Hague, ISA Certified Arborist

Richard R. Hague 10-25-21

treehug48@msn.com
727-240-8350


JD7
JD6
JD5
JD4
JD3
JD93
JD92
JD91
JD110
JD109
L70
L71
L72
L73
L33
L34
L35
L36
L37
L37A
L38
PHASE 1
PHASE 2
JASMINE AV
(RIGHT-OF-WAY WIDTH U
S 00°49'15"W(M)
GRAND CYPRESS AVENUE
OHW
FCM
311.81'(M)
973.63'(M)
HIGH TENSION POWER LINE TOWER
TREE NUMBERING PLAN
RICHARD HAGUE #SO-1017A
ISA CERTIFIED ARBORIST
10-25-21
-SITE:

T6 TNC AT



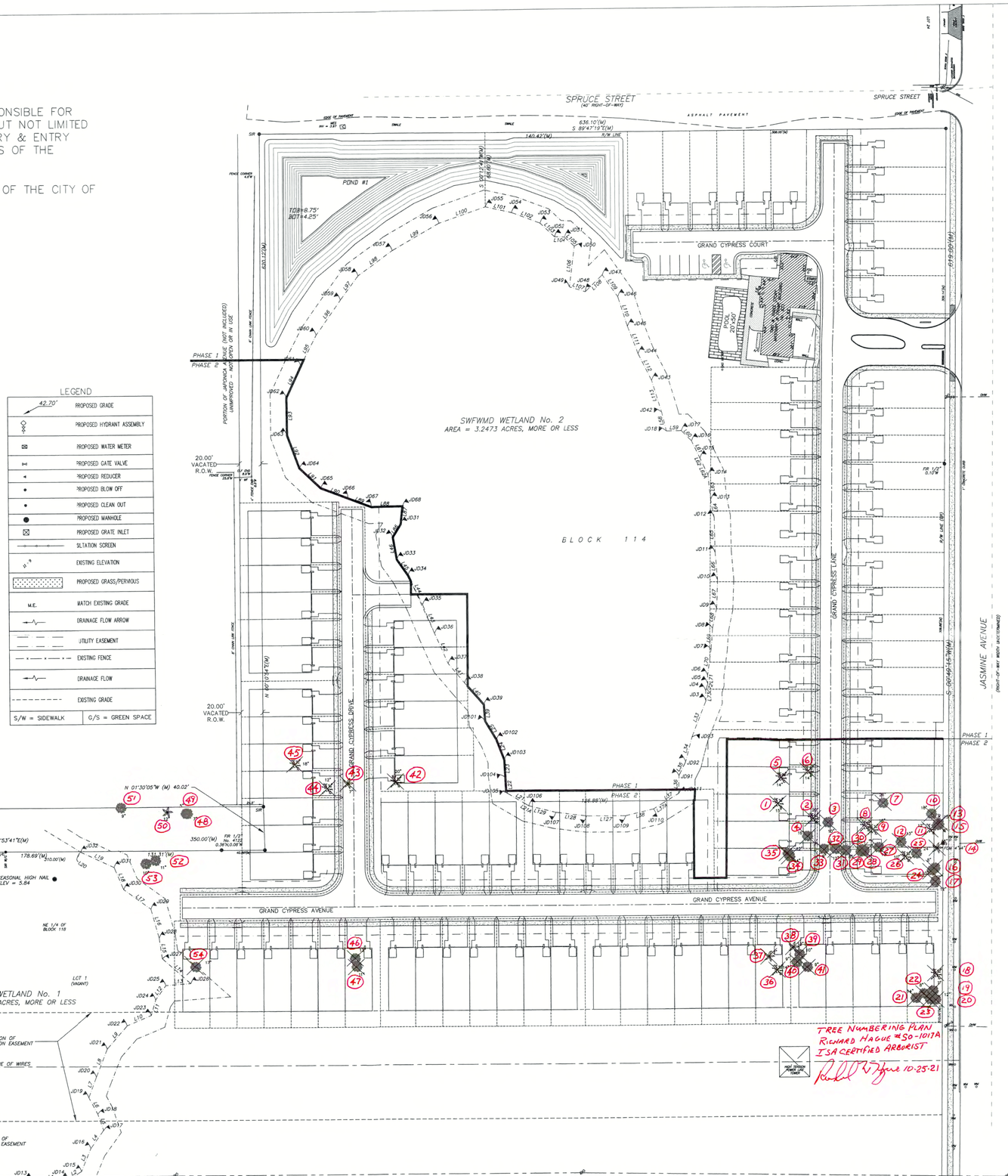
LEGEND AND ABBREVIATIONS

℄ = CENTERLINE, FIR = FO
C/S = CONCRETE SLAB, (M
PCP = PERMANENT CONTRO
R/W = RIGHT OF WAY, N =
CONC = CONCRETE, SIR =

ADDITIONAL NOTES:

1) THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL COMMON AREAS, INCLUDING BUT NOT LIMITED TO THE ROADWAYS, POND AREAS, LIFTSTATION, ENTRY & ENTRY FEATURES, CLUBHOUSE & POOL AREA AND PORTIONS OF THE WETLAND BUFFERS.

2) ENTRY SIGNAGE SHALL MEET THE REQUIREMENTS OF THE CITY OF TARPON SPRINGS LAND DEVELOPMENT CODE.



LEGEND

42.70'	PROPOSED GRADE
	PROPOSED HYDRANT ASSEMBLY
	PROPOSED WATER METER
	PROPOSED GATE VALVE
	PROPOSED REDUCER
	PROPOSED BLOW OFF
	PROPOSED CLEAN OUT
	PROPOSED MANHOLE
	PROPOSED GRATE INLET
	SILTATION SCREEN
	EXISTING ELEVATION
	PROPOSED GRASS/PERVIOUS
M.E.	MATCH EXISTING GRADE
	DRAINAGE FLOW ARROW
	UTILITY EASEMENT
	EXISTING FENCE
	DRAINAGE FLOW
	EXISTING GRADE
S/W = SIDEWALK	G/S = GREEN SPACE

TREE REPLACEMENT CALCULATIONS (PHASE II):
EXISTING NON-EXEMPT TREES

HARDWOOD REMOVAL
171 REQUIRED REPLACEMENT INCHES = 43-4" TREES

PALM REMOVAL
43 REQUIRED REPLACEMENT INCHES = 43-1" PALMS

LOT TREES
1 TREE PER LOT x 66 LOTS = 66 TREES

TOTAL REQUIRED TREES
66 + 43 + 43 = 152 TREES SHALL BE PROVIDED

THE REQUIRED NUMBER OF TREES IS SUBJECT TO CHANGE IF ANY NON-EXEMPT TREES HAVE BEEN DETERMINED BY THE CITY, OR A CERTIFIED ARBORIST, TO BE DEAD OR DISEASED PRIOR TO REMOVAL.

ALL REPLACEMENT TREE SPECIES SHALL BE FROM THE CITY OF TARPON SPRINGS APPROVED TREE LIST.

= PALM TREE
= OAK TREE
= PINE TREE

NORTH
SCALE: 1" = 50.00'

LEGEND AND ABBREVIATIONS FOR EXISTING AND OFF-SITE:
Δ/S CENTERLINE, FIR = FOUND IRON ROD, ☼ = POWER POLE, ☆ = LIGHT POLE, ⊕ = FIRE HYDRANT, ⊠ = CONCRETE SLAB, (M) = MEASURED, (D) = PER DEED, (P) = PER PLAT, Ⓦ = WATER METER, PCP = PERMANENT CONTROL POINT, A/C = AIR CONDITIONER, ⊳ = GUY ANCHOR, ⋈ = WATER VALVE, R/W = RIGHT OF WAY, N = NORTH, S = SOUTH, E = EAST, W = WEST, OHW = OVERHEAD WIRES, CONC = CONCRETE, SIR = SET 1/2" IRON ROD No. 4086, (BR) = BEARING REFERENCE, PWR = ELECTRIC BOX, W/C = WITNESS CORNER, PRM = PERMANENT REFERENCE MONUMENT, LFE = LOWEST FLOOR ELEVATION, 0'-00 = -0.00 = EXISTING ELEVATION, LB = LICENSED BUSINESS, BFP = BACKFLOW PREVENTER, SMH = SANITARY MANHOLE

SITE CONSTRUCTION PLANS

TREE REMOVAL / LANDSCAPE PLAN SHEET 17 OF 18	CYPRESS TRAILS TOWNHOMES OF TARPON SPRINGS TARPON SPRINGS, FLORIDA

REV	DATE	DESCRIPTION	SUBMITTAL DATE: / SCALE: 1" = 50.00'
	07/23/21	REVISED PER TRC COMMENTS	

RAM A. GOEL, Ph.D., P.E.
CONSULTING CIVIL ENGINEER
10329 CROSS CREEK BLVD, SUITE 'P'
TAMPA, FLORIDA 33647
P: 727-420-4796
RAM A. GOEL, Ph.D., P.E. #47431
NOT VALID UNLESS EMBOSSED WITH A RAISED SEAL

ARMSTRONG ENVIRONMENTAL SERVICES, INC.
P.O. Box 518
Safety Harbor, Florida 34695
(727) 726-8896
aes_sh@msn.com

January 12, 2022

Richard C. Kelley, President
RC Kelley Civil Design Services
490 Kirkland Circle
Dunedin, FL 34698

via email: rckelleyes@gmail.com

RE: Protected Species Survey of Cypress Trails Townhomes of Tarpon Springs, Phase 2

Dear Mr. Kelley:

As you requested, attached is the Protected Species Survey for the above-mentioned project located in Tarpon Springs, Pinellas County, Florida. Please review this report and if you have any questions, please feel free to call.

Sincerely,

Martin S. Armstrong, Ph.D.
President

Enclosures

cc: AES File 740-001

Cypress Trails Townhomes of Tarpon Springs, Phase 2
Protected Species Survey

INTRODUCTION

Armstrong Environmental Services, Inc. (AES) conducted the field work on December 13 & 20, 2021 for the above-mentioned project located at 625 N. Jasmine Avenue, Tarpon Springs, FL. The Parcel ID's of the project area are 12-27-15-89982-114-0300 (625 N. Jasmine Avenue 1.98 acres) and 12-27-15-89982-117-0100 (615 N. Jasmine Avenue, 7.42 acres). This is Phase 2 of a Townhome project in Tarpon Springs.

Task 1.0 – Protected Species Survey: AES conducted pedestrian transects throughout the site to determine the presence or potential presence of State and Federally Listed Species (endangered, threatened and/or species of special concern) such as the bald eagle, Sherman fox squirrel, scrub jay, blue indigo, black bear, gopher tortoises, scrub jays, listed wading bird species, and/or bird rookeries and the southeastern American kestrel. AES identified the activity (potentially active or abandoned) status of gopher tortoise burrows and other protected species (endangered, threatened or species of special concern) as listed by the US Fish and Wildlife Service (USFWS) and the Florida Fish and Wildlife Conservation Commission (FWC). AES will discuss the four (4) options available for development of the property and relocation of gopher tortoises. If other protected species are observed utilizing the habitats on the site, AES will provide an inventory and discussion of wildlife encountered on-site and identify the management considerations for each species encountered and the potential development constraints.

EXISTING CONDITIONS

The eastern portion of this project is a commercial/retail building with parking areas. The southern and western portion of this project is under a Duke Power Easement that has been utilized as a dump site for years. Piles of fill, trash and concrete rubble are found throughout this area with soil disturbance evident everywhere. The northern portion of this site was a horse boarding facility that has been recently used to house construction equipment. Phase 1 of this project is located north and east of the subject site. The Tarpon Springs Cemetery is located south of the site. Commercial businesses (Ford Dealership, etc.) fronting US 19 are adjacent to the western rear lot line of the project.

HABITAT/LAND USE

There are six (6) distinctive land uses found on this site according to the Florida Land Use Cover Classification System (FLUCCS). Please refer to the FLUCCS Map for the location of each land use identified below.

140 – Commercial & Services: The concrete buildings occupy 95% of this area with slash pine, laurel oak and cabbage palm growing between the various buildings.

166 – Holding Pond: West of the commercial area is a borrow pit/stormwater treatment pond probably constructed for the runoff from the commercial area.

190 – Open Land: This area has been disturbed but mainly functions as a parking area for trucks and trailers. The herbaceous understory is dominated by Bahia grass.

251 – Horse Farm: This is an abandoned horse stable that is now being used for storage of construction material.

621 – Cypress wetland: This cypress wetland is located at the west end of the project. The trees in the southern half of this wetland have been removed, presumably for Duke Power expansion.

743 – Spoil Area: This area has been a dumping ground for fill, trash, concrete and construction debris. Some of the piles are over 20' above grade.

SOILS

The Pinellas County Soil Survey identifies two soil types in the project area, as follows. Please refer to the Soil Survey aerial overlay map.

(4) Astatula soils and urban land, 0 to 5 percent slopes: This Excessively Drained soil is found on Ridges and hills on Marine Terraces. The depth to water table is greater than 80".

(17) Myakka soils and urban land: This Poorly Drained soil in Flatwoods on Marine Terraces. The depth to water table is 6 to 18".

PROTECTED SPECIES SURVEY

AES conducted pedestrian transects on a 20' grid throughout the site to determine the presence or potential presence of State and Federally Listed Species (endangered, threatened and/or species of special concern) such as the bald eagle, Sherman fox squirrel, scrub jay, blue indigo, black bear, gopher tortoises, scrub jays, listed wading bird species, and/or bird rookeries and the southeastern American kestrel. The only protected species observed utilizing the site is the Gopher Tortoise (*Gopherus polyphemus*); one (1) potentially active burrow was found on or adjacent to the site at the extreme west end within the stockpiled fill pile. The location of this burrow is shown on an aerial overlay of the site.

Other protected species (endangered, threatened or species of special concern) as listed by the US Fish and Wildlife Service (USFWS) and the Florida Fish and Wildlife Conservation Commission (FWC) were not observed on the site. There are three (3) documented active bald eagle nests within 2 miles of the site as listed by the Audubon Bald Eagle Locator web site:

Nest PI-045, located 1.7 miles NW of site; occupied in 2021 survey.
Nest PI-034, located 0.75 miles S of site; occupied in 2021 survey.
Nest PI-073, located 0.75 miles ENE of site; occupied in 2021 survey.

Please note that there is sufficient open water habitat surrounding this area to support these bald eagles; Lake Tarpon, Salt Lake, Anclote River, Gulf of Mexico, etc. Also note that there is no open water habitat on site with the exception of a small man-made borrow pit located under the Duke Power lines. Therefore, we can safely estimate that development of the subject parcel will not have any effect on these three active bald eagle nests.

Other species observed (or their nests, dens, etc) on the site during the field work are black crow, cottontail rabbit, nut hatch, ground dove, mourning dove, blue jay, and cardinal.

Please note that there are only forested wetlands on the site, so wading bird habitat or those species supported by that habitat is not a consideration in this report.

A survey was also conducted to document the presence of any protected plant species within the project area. This survey was also conducted on December 13 and 20, 2021. No plant species listed by the Florida Department of Agriculture and Consumer Services (DACS) were observed during the survey.

RECOMMENDATIONS

The four (4) options available for development of the property and relocation of gopher tortoises consist of the following:

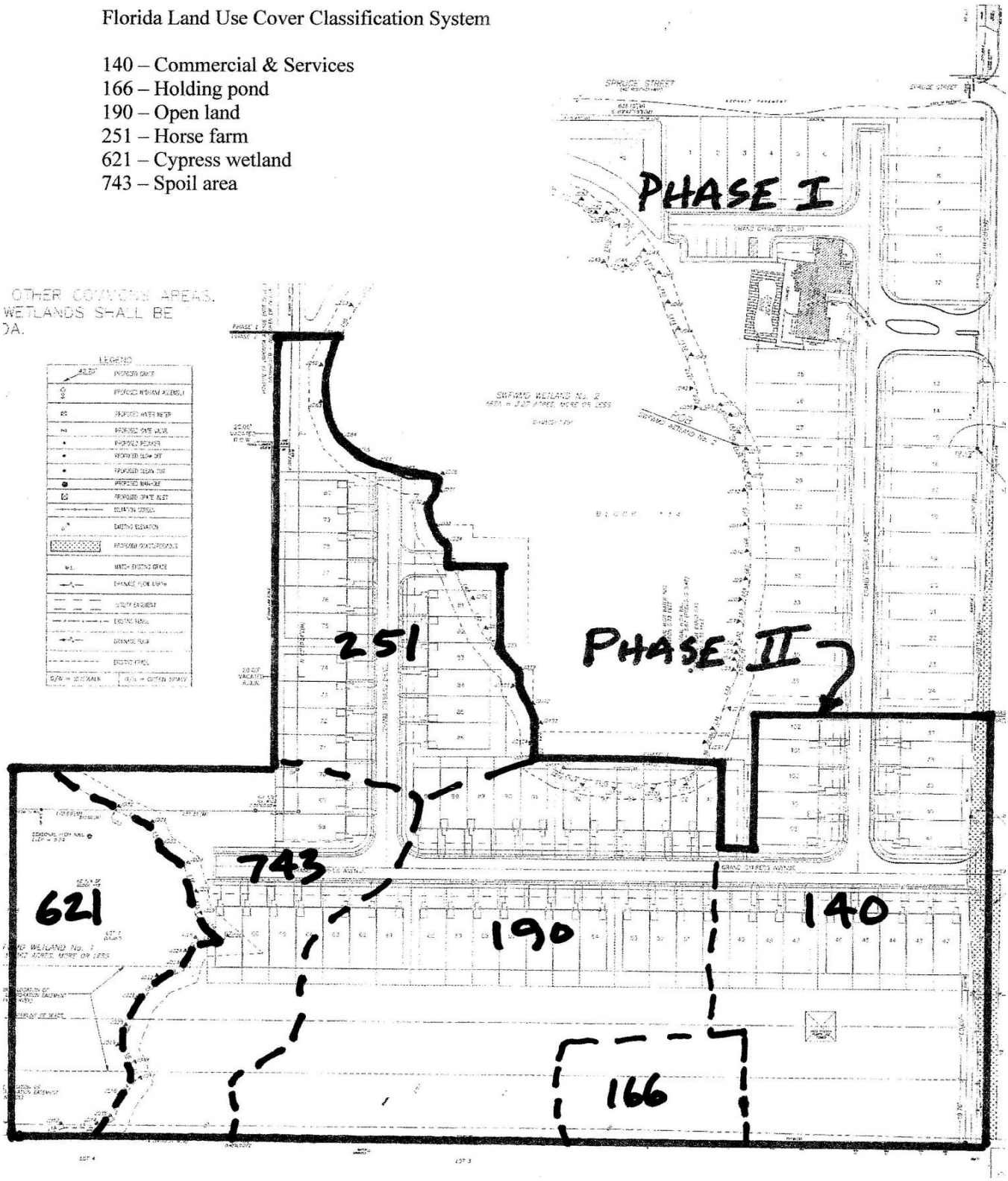
1. Relocate the gopher tortoises to an on-site area that will be designated as a conservation easement.
2. Develop greater than 25 feet from the burrow opening
3. Null hypothesis or no development on the site.
4. Relocate the gopher tortoises off-site to a Florida Fish and Wildlife Conservation Commission (FWC) approved Gopher Tortoise Relocation Site.

Based on these four options, I would recommend the owner of this parcel choose option 1; relocate the gopher tortoise into the Duke Power easement. An initial assessment as to the true activity of this burrow should be conducted prior to making any permit applications. Once it has been determined that the observed gopher tortoise burrow is potentially active and is within the development area, we can then determine the best route to perform the site development without impacting this species.

Cypress Trails Townhomes of Tarpon Springs, Phase 2
Habitat/FLUCCS Map

Florida Land Use Cover Classification System

140 – Commercial & Services
166 – Holding pond
190 – Open land
251 – Horse farm
621 – Cypress wetland
743 – Spoil area



Soil Map—Pinellas County, Florida
(Cypress Trails TH of Tarpon Springs Phase 2)
82° 44' 22" W
82° 44' 6" W
329200
329240
329280
329320
329360
329400
329440
329480
329520
329560
329600
E Pine St
N Jasmine Ave
North Lake Blvd
4
17
4
4
Soil Map may not be valid at this scale.
Map Scale: 1:1,960 if printed on A landscape (11" x 8.5") sheet.
N
Meters
0 25 50 100 150
Feet
0 50 100 200 300
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

Tarpon Springs Dialysis
GRAND CYPRESS AVENUE
JASMINE AVENUE
RECREATION AREA
Gopher Tortoise Burrow Location (Approximate)

EXHIBIT 2 - PINELLAS COUNTY EMERGENCY MANAGEMENT SHELTER CAPACITY / UTILIZATION REVIEW

Shelter Space Demand
Cypress Trails

Total Number of Residential Units	101	
Persons Per Household	2.14	
Total Population	216.14	
Residents Seeking Shelter	54.035	0.25

Shelter Capacity / Utilization	Capacity (15sq. Ft. per person)	Usage (Hurricane Irma)	Usage Proportion	Estimated Capacity
Tarpon Springs Middle School **501 N. Florida Avenue, Tarpon Springs**	1464	683		
Brooker Creek Elementry School **3139 Forelock Road, Tarpon Springs**	869	N/A		
East Lake High School **1300 Silver Eagle Drive, Tarpon Springs**	2855	N/A		
Carwise Middle School **3301 Bently Drive, Palm Harbor**	2373	1734		
Palm Harbor University High School **1900 Omaha Street, Palm Harbor**	3600	1800		
Palm Harbor Middle School **1800 Tampa Raod, Palm Harbor**	1743	N/A		
	12904		56.70%	43.30% 5587
Demand for Shelter:	**54**			
Supply for Shelter:	**5533**			

CONCLUSION: MORE THAN ADEQUATE SUPPLY OF SHELTER

NOTE:
ART DESIGN STANDARDS FOR DEVELOPMENT AND REDEVELOPMENT PER SECTION 296.00 OF THE CITY OF TARPON SPRINGS LAND DEVELOPMENT CODE SHALL BE MET

TRACT DESIGNATIONS:
TRACT "A" – A PRIVATE ROAD RIGHT OF WAY FOR INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENT. SHALL BE DEDICATED TO THE HOA.

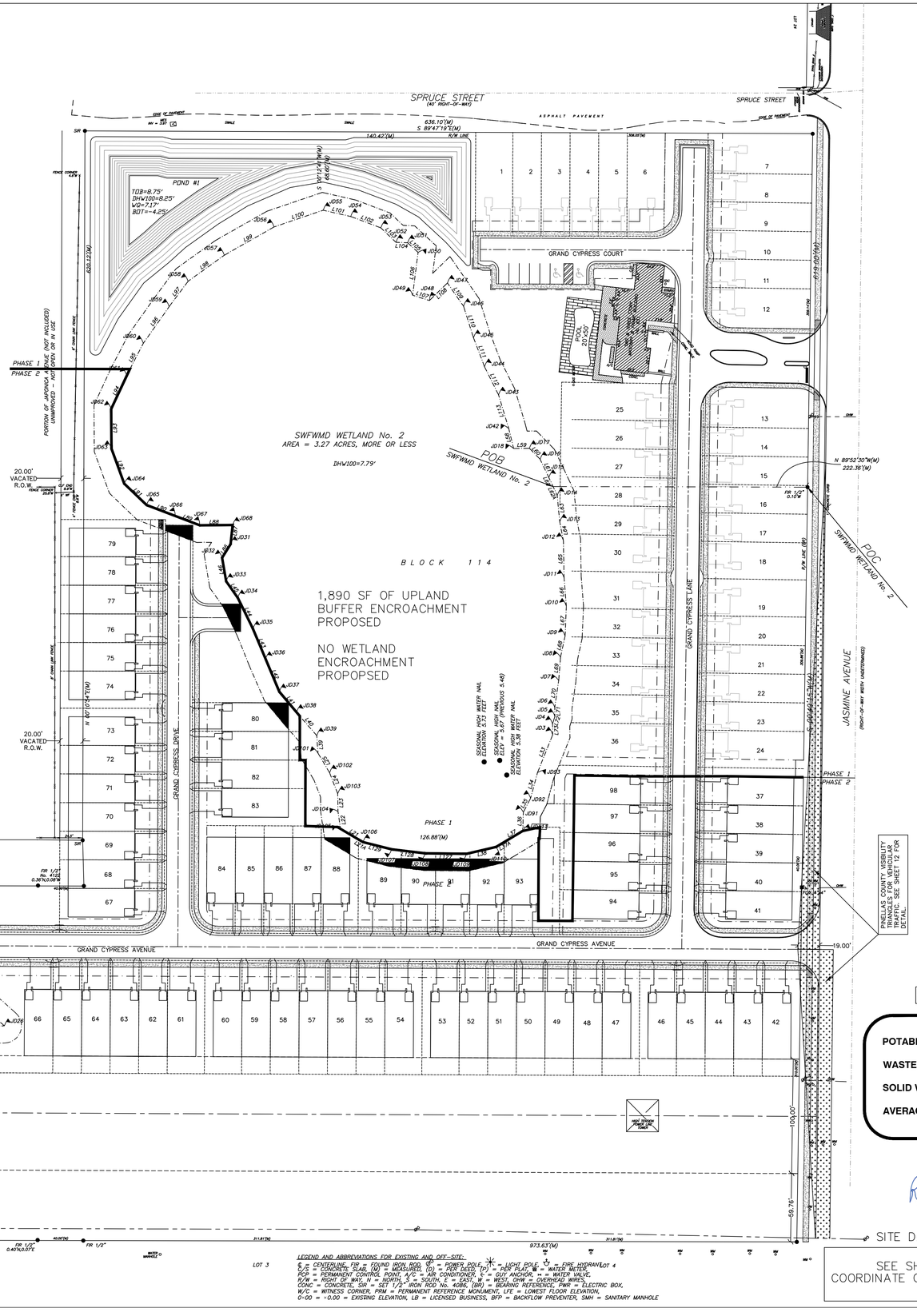
TRACT "B" – TRACT FOR SIDEWALK, PRIVATE UTILITIES INCLUDING, BUT NOT LIMITED TO POWER, CABLE, AND TELEPHONE. SHALL BE DEDICATED TO THE HOA.

ALL STORMWATER PONDS AND OTHER COMMONS AREAS, WITH THE EXECPTION OF THE WETLANDS SHALL BE TRACTS DEDICATED TO THE HOA.

LINE TABLE		LINE TABLE	
L1A	N 68°34'36"E (M) 21.62'	L61	S 25°31'23"E (M) 17.68'
L1	N 89°54'54"E (M) 33.54'	L62	S 25°07'44"E (M) 8.80'
L2	N 59°53'32"E (M) 14.27'	L62A	S 25°07'44"E (M) 8.45'
L3	N 22°42'31"E (M) 22.96'	L63	S 05°24'33"E (M) 23.31'
L4	N 35°42'24"E (M) 20.44'	L64	S 11°09'41"E (M) 16.57'
L5	N 19°17'51"W (M) 16.00'	L65	S 01°00'23"E (M) 32.50'
L6	N 28°10'46"W (M) 17.18'	L66	S 04°37'42"E (M) 24.95'
L7	N 20°44'34"E (M) 20.24'	L67	S 02°24'11"W (M) 26.11'
L8	N 21°40'57"E (M) 27.67'	L68	S 12°15'08"W (M) 18.79'
L9	N 41°20'16"E (M) 28.31'	L69	S 04°29'01"W (M) 20.53'
L10	N 67°33'36"E (M) 24.12'	L70	S 08°15'19"W (M) 23.93'
L11	N 16°02'25"E (M) 15.05'	L71	S 00°36'27"E (M) 7.81'
L12	N 36°15'41"E (M) 16.15'	L72	S 17°40'03"W (M) 6.74'
L13	N 86°05'05"E (M) 23.15'	L73	S 01°03'14"E (M) 9.59'
L14	N 48°23'07"W (M) 34.98'		
L15	N 08°16'28"W (M) 19.22'	L86	N 31°48'17"E (M) 14.03'
L16	N 40°27'16"W (M) 27.30'	L87	N 06°03'23"E (M) 16.81'
L17	N 31°07'33"W (M) 28.29'	L88	S 89°35'01"W (M) 28.75'
L18	N 23°15'43"W (M) 22.26'	L89	N 69°30'57"W (M) 22.81'
L19	N 65°11'20"W (M) 33.93'	L90	N 68°55'27"W (M) 26.92'
L20	N 58°18'25"W (M) 1.13'	L91	N 46°11'20"W (M) 27.11'
L21	N 59°05'50"W (M) 20.60'	L92	N 19°59'58"W (M) 32.54'
L21A	N 59°05'50"W (M) 2.27'	L93	N 00°24'02"W (M) 34.69'
L22	N 08°29'12"W (M) 15.20'	L94	N 24°45'42"E (M) 32.39'
L23	N 00°48'33"W (M) 15.49'	L95	N 27°32'13"E (M) 31.50'
L24	N 21°11'57"W (M) 19.66'	L96	N 35°08'35"E (M) 39.23'
L25	N 30°26'19"W (M) 19.95'	L97	N 36°40'13"E (M) 27.66'
		L98	N 54°16'40"E (M) 39.02'
L33	S 21°52'49"W (M) 35.70'	L99	N 60°25'28"E (M) 20.04'
L34	S 15°05'08"W (M) 23.21'	L100	N 71°11'05"E (M) 45.31'
L35	S 27°25'26"W (M) 13.76'	L101	S 77°13'43"E (M) 24.68'
L36	S 02°06'45"W (M) 16.46'	L102	S 69°16'44"E (M) 28.12'
L37	S 59°07'32"W (M) 17.04'	L103	S 46°16'59"E (M) 18.31'
L37A	S 59°07'32"W (M) 10.03'	L104	S 87°49'46"E (M) 10.23'
L38	S 76°52'25"W (M) 26.50'	L105	S 47°15'06"E (M) 12.40'
L39	N 04°04'12"W (M) 15.38'	L106	S 07°12'22"W (M) 37.74'
L40	N 41°08'45"W (M) 27.01'	L107	S 72°32'08"E (M) 15.38'
L41	N 39°45'33"W (M) 23.43'	L108	N 45°41'38"E (M) 21.95'
L42	N 23°27'25"W (M) 30.82'	L109	S 34°44'04"E (M) 24.72'
L43	N 21°56'48"W (M) 28.80'	L110	S 17°34'11"E (M) 28.92'
L44	N 26°03'25"W (M) 30.22'	L111	S 20°46'27"E (M) 27.01'
L45	N 35°12'50"W (M) 17.60'	L112	S 26°30'21"E (M) 27.57'
L46	N 09°40'21"W (M) 20.85'	L113	S 16°49'35"E (M) 30.75'
L58	S 13°44'22"E (M) 17.90'	L127	N 89°21'31"W (M) 36.11'
L59	N 89°27'06"E (M) 13.81'	L128	N 83°10'17"W (M) 29.55'
L60	S 44°21'53"E (M) 13.39'	L129	N 75°52'12"W (M) 25.85'

LEGEND

42.70'	PROPOSED GRADE
	PROPOSED HYDRANT ASSEMBLY
	PROPOSED WATER METER
	PROPOSED GATE VALVE
	PROPOSED REDUCER
	PROPOSED BLOW OFF
	PROPOSED CLEAN OUT
	PROPOSED MANHOLE
	PROPOSED GRATE INLET
	SILTATION SCREEN
x'-9	EXISTING ELEVATION
	PROPOSED GRASS/PERVIOUS
M.E.	MATCH EXISTING GRADE
	DRAINAGE FLOW ARROW
	UTILITY EASEMENT
	EXISTING FENCE
	DRAINAGE FLOW
	EXISTING GRADE
S/W = SIDEWALK	G/S = GREEN SPACE



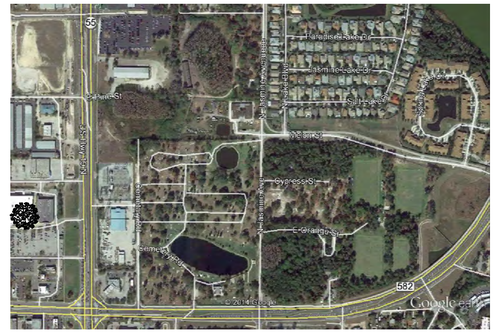
DESCRIPTION (AS FURNISHED):

LOTS 1 AND 2, BLOCK 117, AND UNNUMBERED LOT COMPRISING THE NE ¼ OF BLOCK 118, WHICH SAID UNNUMBERED LOT WOULD BE LOT 1 IF NUMBERING SCHEME IN VARIOUS OTHER BLOCKS WERE CARRIED OUT, OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 79, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF VACATED JAPONICA AVENUE LYING BETWEEN THE NE ¼ OF BLOCK 118 AND LOT 2, BLOCK 117, AND BOUNDED ON THE NORTH BY THE EXTENDED NORTH BOUNDARY LINES OF SAID BLOCKS 117 AND 118, AND BOUNDED ON THE SOUTH BY THE SOUTH BOUNDARY LINE OF SAID LOT 2, BLOCK 117, EXTENDED WESTERLY AND THE SOUTH BOUNDARY LINE OF THE NE ¼ OF BLOCK 118 EXTENDED EASTERLY TO THE CENTER OF JAPONICA AVENUE.

LEGEND AND ABBREVIATIONS FOR EXISTING AND OFF-SITE:
℄ = CENTERLINE, FIR = FOUND IRON ROD, ⊕ = POWER POLE, ☼ = LIGHT POLE, ☄ = FIRE HYDRANT, C/S = CONCRETE SLAB, (D) = MEASURED, (D1) = PER DEED, (P) = PER PLAT, ◉ = WATER METER, PCP = PERMANENT CONTROL POINT, A/C = AIR CONDITIONER, ℄ = GUY ANCHOR, ⋈ = WATER VALVE, R/W = RIGHT OF WAY, N = NORTH, S = SOUTH, E = EAST, W = WEST, OHW = OVERHEAD WIRES, CONC = CONCRETE, SIR = SET 1/2" IRON ROD No. 4086, (BR) = BEARING REFERENCE, PWR = POWER, E/B = ELECTRIC BOX, W/C = WITNESS CORNER, PRM = PERMANENT REFERENCE MONUMENT, LFE = LOWEST FLOOR ELEVATION, 0.00 = -0.00 = EXISTING ELEVATION, LB = LICENSED BUSINESS, BFP = BACKFLOW PREVENTER, SMH = SANITARY MANHOLE

SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST

LOCATION MAP



TITLE SHEET	SHEET 1
EXISTING SITE/DEMO PLAN	SHEET 2
COORDINATE GEOMETRY PLAN	SHEET 3
GRADING PLAN	SHEET 4
STORMWATER PLAN	SHEET 5
EXISTING DRAINAGE BASIN PLAN	SHEET 6
PROPOSED DRAINAGE BASIN PLAN	SHEET 7
POTABLE WATER AND SANITARY SEWER PLAN	SHEET 8
PUMP STATION DETAIL	SHEET 9
CROSS SECTIONS & UTILITY DETAILS	SHEET 10–A
UTILITY DETAILS	SHEET 10–B
PAVING,GRADING & STORMWATER DETAILS	SHEET 11
DETAILS	SHEET 12
DETAILS	SHEET 13
~~PROPOSED FORCE MAIN PLAN & PROFILE~~ NOT USED	SHEET 14
PROPOSED FORCE MAIN PLAN & PROFILE	SHEET 15
WETLAND UPLAND BUFFER COMPENSATION PLAN	SHEET 16
TREE REMOVAL / LANDSCAPE PLAN	SHEET 17
TREE INVENTORY	SHEET 17a
CROSS SECTIONS	SHEET 18
SWPPP PLANS	
NPDES 1	SHEET 1
NPDES 2	SHEET 2

NORTH
SCALE: 1" = 50.00'

FACILITIES DATA TABLE - PH II

POTABLE WATER USAGE = 22,200 GALLONS PER DAY

WASTEWATER USAGE = 19,000 GALLONS PER DAY

SOLID WASTE DISPOSAL = 77 TONS PER YEAR

AVERAGE DAILY VEHICLE TRIPS = 32 PM PEAK HOUR TRIPS

RAM A. GOEL LICENSE No. 47431 STATE OF FLORIDA PROFESSIONAL ENGINEER

SITE DATA

SEE SHEET 3
COORDINATE GEOMETRY PLAN

SITE CONSTRUCTION PLANS

TITLE SHEET
SHEET 1 OF 18

CYPRESS TRAILS TOWNHOMES
OF TARPON SPRINGS
TARPON SPRINGS, FLORIDA

SUBMITTAL DATE:

REV	DATE	DESCRIPTION
	05/06/22	REVISED TO AVOID ALL WETLAND IMPACTS

SCALE: 1" = 50.00'

NORTH

RAM A. GOEL, Ph.D., P.E.
10329 CROSS CREEK BLVD, SUITE 'F'
TAMPA, FLORIDA 33647
P: 727-420-4796

RAM A. GOEL, Ph.D., P.E.
CONSULTING CIVIL ENGINEER

RAM A. GOEL, Ph.D., P.E. #47431
NOT VALID UNLESS EMBOSSED WITH A RAISED SEAL

DESCRIPTION (SWFWMD WETLAND No. 1):

A PORTION OF THE NORTHEAST 1/4 OF BLOCK 118, OFFICIAL MAP OF TARPON SPRINGS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK G, PAGE 800, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING TWENTY-FOUR (24) COURSES:

1) ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, S 89°53'41"E, 178.69 FEET;
2) LEAVING SAID NORTH LINE, S 58°18'25"E, 1.13 FEET;
3) S 65°11'20"E, 33.93 FEET; 4) S 23°15'43"E, 22.26 FEET;
5) S 54°06'29"E, 30.73 FEET; 6) S 15°25'10"E, 27.98 FEET;
7) S 08°16'28"E, 19.22 FEET; 8) S 48°23'07"E, 34.98 FEET;
9) S 86°05'05"W, 23.15 FEET; 10) S 36°15'41"W, 16.15 FEET;
11) S 16°02'25"W, 15.05 FEET; 12) S 67°33'36"W, 24.12 FEET;
13) S 41°20'16"W, 28.31 FEET; 14) S 21°40'57"W, 27.67 FEET;
15) S 20°44'34"W, 20.24 FEET; 16) S 28°10'46"E, 17.18 FEET;
17) S 19°17'51"E, 16.00 FEET; 18) S 35°42'24"W, 20.44 FEET;
19) S 22°42'31"W, 22.96 FEET; 20) S 59°53'32"W, 14.27 FEET;
21) S 89°54'54"W, 33.54 FEET; 22) S 68°34'36"W, 21.62 FEET, TO THE SOUTH LINE OF SAID NORTHEAST 1/4;
23) ALONG SAID SOUTH LINE, N 89°53'31"W, 112.40 FEET, TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4;
24) ALONG THE WEST LINE OF SAID NORTHEAST 1/4, N 00°05'28"E, 309.93 FEET,

TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINS 1.5362 ACRES, MORE OR LESS.

DESCRIPTION (SWFWMD WETLAND No. 2):

PORTIONS OF LOTS 1, 2, 3, AND 4, BLOCK 114, OFFICIAL MAP OF TARPON SPRINGS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK G, PAGE 800, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE NORTH LINE OF SAID LOT 4, N 89°52'30"W, 222.36 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING SIXTY-FOUR (64) COURSES:

1) LEAVING SAID NORTH LINE, S 25°07'44"E, 8.45 FEET;
2) S 05°24'33"E, 23.31 FEET; 3) S 11°09'41"E, 16.57 FEET;
4) S 01°00'23"E, 32.50 FEET; 5) S 04°37'42"E, 24.95 FEET;
6) S 02°24'11"W, 26.11 FEET; 7) S 12°15'08"W, 18.79 FEET;
8) S 04°29'01"W, 20.53 FEET; 9) S 08°15'19"W, 23.93 FEET;
10) S 00°36'27"E, 7.81 FEET; 11) S 17°40'03"W, 6.74 FEET;
12) S 01°03'14"E, 9.59 FEET; 13) S 21°52'49"W, 35.70 FEET;
14) S 15°05'08"W, 23.21 FEET; 15) S 27°25'26"W, 13.76 FEET;
16) S 02°06'45"W, 16.46 FEET; 17) S 59°07'32"W, 17.04 FEET,
TO THE NORTH RIGHT-OF-WAY LINE OF UNIMPROVED PINE STREET;
18) ALONG SAID NORTH RIGHT-OF-WAY LINE, N 89°53'40"W, 126.88 FEET;
19) LEAVING SAID RIGHT-OF-WAY LINE, N 59°05'50"W, 20.60 FEET;
20) N 08°29'12"W, 15.20 FEET; 21) N 00°48'33"W, 15.49 FEET;
22) N 21°11'57"W, 19.66 FEET; 23) N 30°26'19"W, 19.95 FEET;
24) N 04°04'12"W, 15.38 FEET; 25) N 41°08'45"W, 27.01 FEET;
26) N 39°45'33"W, 23.43 FEET; 27) N 23°27'25"W, 30.82 FEET;
28) N 21°55'48"W, 28.80 FEET; 29) N 26°03'25"W, 30.22 FEET;
30) N 35°12'50"W, 17.60 FEET; 31) N 09°40'21"W, 20.85 FEET;
32) N 31°48'17"E, 14.03 FEET; 33) N 06°03'23"E, 16.81 FEET;
34) S 89°35'01"W, 28.75 FEET; 35) N 69°30'57"W, 22.81 FEET;
36) N 68°55'27"W, 26.92 FEET; 37) N 46°11'20"W, 27.11 FEET;
38) N 19°59'58"W, 32.54 FEET; 39) N 00°24'02"W, 34.69 FEET;
40) N 24°45'42"E, 32.39 FEET; 41) N 27°32'13"E, 31.50 FEET;
42) N 35°08'35"E, 39.23 FEET; 43) N 36°40'13"E, 27.66 FEET;
44) N 54°16'40"E, 39.02 FEET; 45) N 60°25'28"E, 50.04 FEET;
46) N 71°11'05"E, 45.31 FEET; 47) S 77°13'43"E, 24.68 FEET;
48) S 69°16'44"E, 28.12 FEET; 49) S 46°16'59"E, 18.31 FEET;
50) S 87°49'46"E, 10.23 FEET; 51) S 47°15'06"E, 12.40 FEET;
52) S 07°12'22"W, 37.74 FEET; 53) S 72°32'08"E, 15.38 FEET;
54) S 72°32'08"E, 15.38 FEET; 55) N 45°41'38"E, 21.95 FEET;
56) S 34°44'04"E, 24.72 FEET; 57) S 17°34'11"E, 28.92 FEET;
58) S 20°46'27"E, 27.01 FEET; 59) S 26°30'21"E, 27.57 FEET;
60) S 16°49'35"E, 30.75 FEET; 61) S 13°44'22"E, 17.90 FEET;
62) N 89°27'06"E, 13.81 FEET; 63) S 44°21'53"E, 13.39 FEET;
64) S 25°07'44"E, 8.80 FEET,

TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINS 3.2473 ACRES, MORE OR LESS.

DESCRIPTION (SWFWMD WETLAND No. 2A):

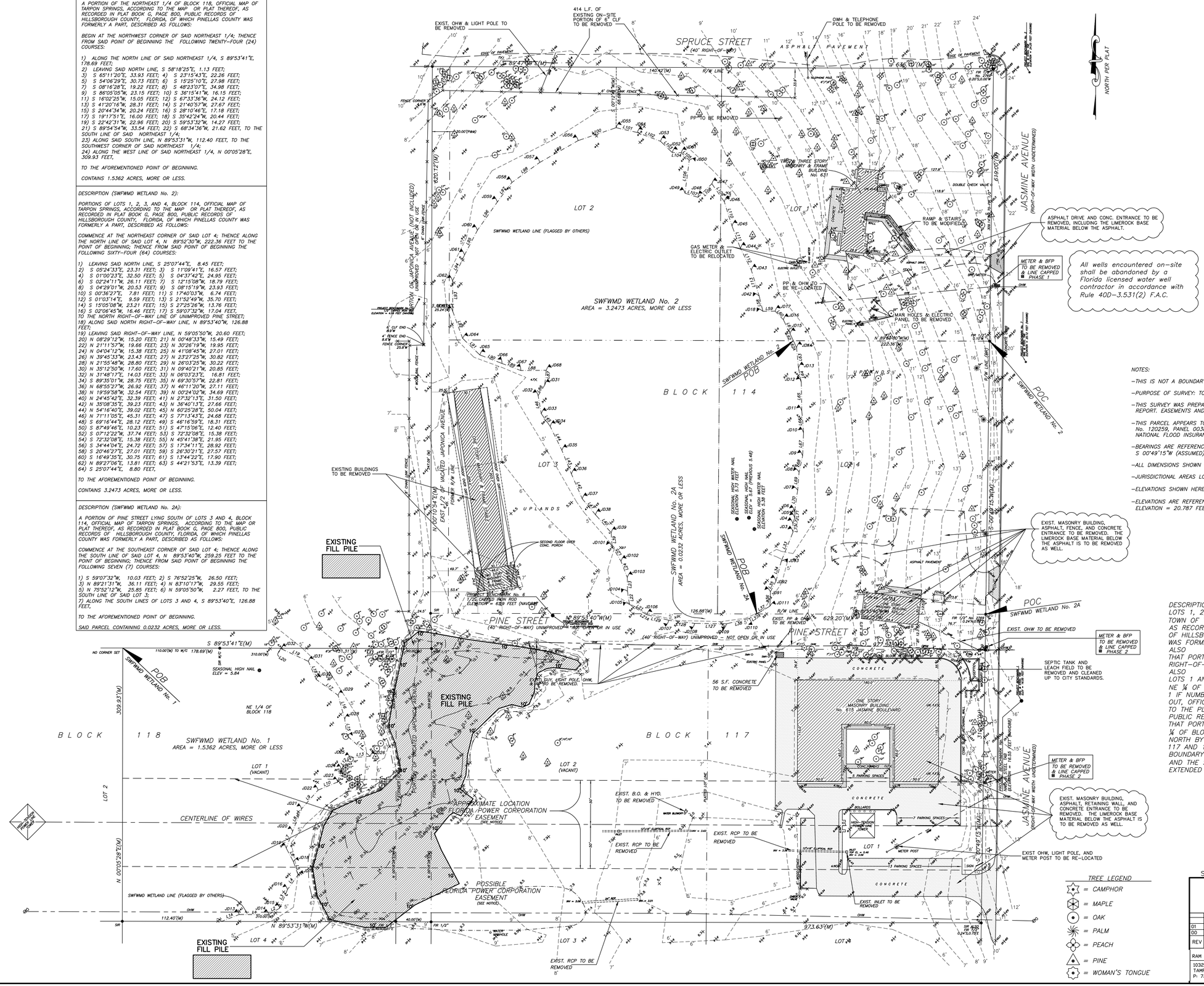
A PORTION OF PINE STREET LYING SOUTH OF LOTS 3 AND 4, BLOCK 114, OFFICIAL MAP OF TARPON SPRINGS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK G, PAGE 800, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE SOUTH LINE OF SAID LOT 4, N 89°53'40"W, 259.25 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING SEVEN (7) COURSES:

1) S 59°07'32"W, 10.03 FEET; 2) S 76°52'25"W, 26.50 FEET;
3) N 89°21'31"W, 36.11 FEET; 4) N 83°10'17"W, 29.55 FEET;
5) N 75°52'12"W, 25.85 FEET; 6) N 59°05'50"W, 2.27 FEET, TO THE SOUTH LINE OF SAID LOT 3;
7) ALONG THE SOUTH LINES OF LOTS 3 AND 4, S 89°53'40"E, 126.88 FEET,

TO THE AFOREMENTIONED POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.0232 ACRES, MORE OR LESS.



LINE TABLE			LINE TABLE		
L1A	N 68°34'36"E (M)	21.62'	L61	S 25°31'23"E (M)	17.68'
L1	N 89°54'54"E (M)	33.54'	L62	S 25°07'44"E (M)	8.80'
L2	N 59°53'32"E (M)	14.27'	L62A	S 25°07'44"E (M)	8.45'
L3	N 22°42'31"E (M)	22.96'	L63	S 05°24'33"E (M)	23.31'
L4	N 35°42'24"E (M)	20.44'	L64	S 11°09'41"E (M)	16.57'
L5	N 19°17'51"W (M)	16.00'	L65	S 01°00'23"E (M)	32.50'
L6	N 28°10'46"W (M)	17.18'	L66	S 04°37'42"E (M)	24.95'
L7	N 20°44'34"E (M)	20.24'	L67	S 02°24'11"W (M)	26.11'
L8	N 21°40'57"E (M)	27.67'	L68	S 12°15'08"W (M)	18.79'
L9	N 41°20'16"E (M)	28.31'	L69	S 04°29'01"W (M)	20.53'
L10	N 67°33'36"E (M)	24.12'	L70	S 08°15'19"W (M)	23.93'
L11	N 16°02'25"E (M)	15.05'	L71	S 00°36'27"E (M)	7.81'
L12	N 36°15'41"E (M)	16.15'	L72	S 17°40'03"W (M)	6.74'
L13	N 86°05'05"E (M)	23.15'	L73	S 01°03'14"E (M)	9.59'
L14	N 48°23'07"W (M)	34.98'			
L15	N 08°16'28"W (M)	19.22'	L86	N 31°48'17"E (M)	14.03'
L16	N 40°27'16"W (M)	27.30'	L87	N 06°03'23"E (M)	16.81'
L17	N 31°07'33"W (M)	28.29'	L88	S 89°35'01"W (M)	28.75'
L18	N 23°15'43"W (M)	22.26'	L89	N 69°30'57"W (M)	22.81'
L19	N 65°11'20"W (M)	33.93'	L90	N 68°55'27"W (M)	26.92'
L20	N 58°18'25"W (M)	1.13'	L91	N 46°11'20"W (M)	27.11'
L21	N 59°05'50"W (M)	20.60'	L92	N 19°59'58"W (M)	32.54'
L21A	N 59°05'50"W (M)	2.27'	L93	N 00°24'02"W (M)	34.69'
L22	N 08°29'12"W (M)	15.20'	L94	N 24°45'42"E (M)	32.39'
L23	N 00°48'33"W (M)	15.49'	L95	N 27°32'13"E (M)	31.50'
L24	N 21°11'57"W (M)	19.66'	L96	N 35°08'35"E (M)	39.23'
L25	N 30°26'19"W (M)	19.95'	L97	N 36°40'13"E (M)	27.66'
			L98	N 54°16'40"E (M)	39.02'
L33	S 21°52'49"W (M)	35.70'	L99	N 60°25'28"E (M)	50.04'
L34	S 15°05'08"W (M)	23.21'	L100	N 71°11'05"E (M)	45.31'
L35	S 27°25'26"W (M)	13.76'	L101	S 77°13'43"E (M)	24.68'
L36	S 02°06'45"W (M)	16.46'	L102	S 69°16'44"E (M)	28.12'
L37	S 59°07'32"W (M)	17.04'	L103	S 46°16'59"E (M)	18.31'
L37A	S 59°07'32"W (M)	10.03'	L104	S 87°49'46"E (M)	10.23'
L38	S 76°52'25"W (M)	26.50'	L105	S 47°15'06"E (M)	12.40'
L39	N 04°04'12"W (M)	15.38'	L106	S 07°12'22"W (M)	37.74'
L40	N 41°08'45"W (M)	27.01'	L107	S 72°32'08"E (M)	15.38'
L41	N 39°45'33"W (M)	23.43'	L108	N 45°41'38"E (M)	21.95'
L42	N 23°27'25"W (M)	30.82'	L109	S 34°44'04"E (M)	24.72'
L43	N 21°55'48"W (M)	28.80'	L110	S 17°34'11"E (M)	28.92'
L44	N 26°03'25"W (M)	30.22'	L111	S 20°46'27"E (M)	27.01'
L45	N 35°12'50"W (M)	17.60'	L112	S 26°30'21"E (M)	27.57'
L46	N 09°40'21"W (M)	20.85'	L113	S 16°49'35"E (M)	30.75'
L58	S 13°44'22"E (M)	17.90'	L127	N 89°21'31"W (M)	36.11'
L59	N 89°27'06"E (M)	13.81'	L128	N 83°10'17"W (M)	29.55'
L60	S 44°21'53"E (M)	13.39'	L129	N 75°52'12"W (M)	25.85'

NOTES:

–THIS IS NOT A BOUNDARY SURVEY. NO CORNERS HAVE BEEN SET.

–PURPOSE OF SURVEY: TO SHOW JURISDICTIONAL AREAS.

–THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE AND UP–TO–DATE TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST OTHER THAN AS SHOWN HEREON.

–THIS PARCEL APPEARS TO LIE IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY No. 120259, PANEL 0038 G, MAP No. 12103C0038G, EFFECTIVE DATE: SEPTEMBER 3, 2003, NATIONAL FLOOD INSURANCE PROGRAM, FEDERAL EMERGENCY MANAGEMENT AGENCY.

–BEARINGS ARE REFERENCED TO THE WEST RIGHT–OF–WAY LINE OF JASMINE AVENUE, BEING S 00°49'15"W (ASSUMED).

–ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS OF FEET.

–JURISDICTIONAL AREAS LOCATED AND SHOWN HEREON WERE FLAGGED BY OTHERS.

–ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

–ELEVATIONS ARE REFERENCED TO PINELLAS COUNTY BENCHMARK "SRD 293". ELEVATION = 20.787 FEET (NGVD29) CONVERTED TO ELEVATION = 19.94 FEET (NAVD88).

DESCRIPTION (OVERALL, AS FURNISHED):
LOTS 1, 2, 3, AND 4, IN BLOCK 114, OF OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS", ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK G, PAGE 800 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.
ALSO
THAT PORTION OF THE EAST ONE HALF OF VACATED ROAD RIGHT–OF–WAY LYING TO THE WEST OF SAID LOTS 2 AND 3.
ALSO
LOTS 1 AND 2, BLOCK 117, AND UNNUMBERED LOT COMPRISING THE NE ¼ OF BLOCK 118, WHICH SAID UNNUMBERED LOT WOULD BE LOT 1 IF NUMBERING SCHEME IN VARIOUS OTHER BLOCKS WERE CARRIED OUT, OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 79, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF VACATED JAPONICA AVENUE LYING BETWEEN THE NE ¼ OF BLOCK 118 AND LOT 2, BLOCK 117, AND BOUNDED ON THE NORTH BY THE EXTENDED NORTH BOUNDARY LINES OF SAID BLOCKS 117 AND 118, AND BOUNDED ON THE SOUTH BY THE SOUTH BOUNDARY LINE OF SAID LOT 2, BLOCK 117, EXTENDED WESTERLY AND THE SOUTH BOUNDARY LINE OF THE NE ¼ OF BLOCK 118 EXTENDED EASTERLY TO THE CENTER OF JAPONICA AVENUE.

TREE LEGEND
= CAMPHOR
= MAPLE
= OAK
= PALM
= PEACH
= PINE
= WOMAN'S TONGUE

SITE CONSTRUCTION PLANS

EXISTING SITE / DEMOLITION PLAN
SHEET 2 OF 18

CYPRESS TRAILS TOWNHOMES OF TARPON SPRINGS
TARPON SPRINGS, FLORIDA

SUBMITTAL DATE:

REV	DATE	DESCRIPTION
01	01/24/14	SWFWMD COMMENTS
00	11/02/13	INITIAL SWFWMD SUBMITTAL

SCALE: 1" = 50.00'

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P: 727-420-4796

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NOT VALID UNLESS EMBOSSED WITH A RAISED SEAL

ROW NOTES:

1. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN THE PINELLAS COUNTY LAND DEVELOPMENT CODE, ZONING AND/OR RELATED ORDINANCE, AND MINIMUM TESTING FREQUENCY REQUIREMENTS. SAFE PEDESTRIAN ACCESS SHALL BE MAINTAINED AT ALL TIMES.
2. SAW CUT EDGE OF PAVEMENT PRIOR TO REMOVAL OF EXISTING DRIVEWAYS AS WELL AS PRIOR TO THE CONSTRUCTION OF THE NEW DRIVEWAYS.
3. COMPACTION FOR PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99 (100%)
4. DISTURBED AREAS IN THE RIGHT OF WAY SHALL BE COMPACTED 100% OF THE MAXIMUM DENSITY AND SODDED
5. ANY PORTION OF THE RIGHT OF WAY THAT SUSTAINS EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF PINELLAS COUNTY DEPARTMENT ON ENVIRONMENT AND INFRASTRUCTURE, SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE IN A MATTER SPECIFIED BY PINELLAS COUNTY DEI.
6. ALL WORK WITHIN THE STATE RIGHT OF WAY SHALL BE PERFORMED SUNDAY THRU THURSDAY 8:00PM - 5:30AM.
7. LANE CLOSURES ON PARK BOULEVARD MUST BE RESTRICTED TO THE OFF-PEAK HOURS BETWEEN 9AM - 4PM MONDAY THRU FRIDAY.
8. DRIVEWAYS MUST BE CONSTRUCTED IN ACCORDANCE WITH FDOT 515.
9. ALL SIDEWALKS MUST BE 5' WIDE, 6" THICK, REINFORCED CONCRETE AT 3000 PSI.
10. DETECTABLE WARNING MATS SHALL BE PREFORMED, GLUED AND ANCHORED TO THE FINISH SURFACE OF THE CONCRETE DESIGN.

MAINTENANCE OF TRAFFIC NOTES:

1. FOR VEHICULAR MAINTENANCE OF TRAFFIC REFER TO FDOT INDEX NO. 603.
2. FOR PEDESTRIAN MAINTENANCE OF TRAFFIC REFER TO FDOT INDEX NO. 660.

NOTE:

BUILDING ENVELOPES AS SHOWN ARE INCLUSIVE OF ALL PORCHES AND BALCONIES.

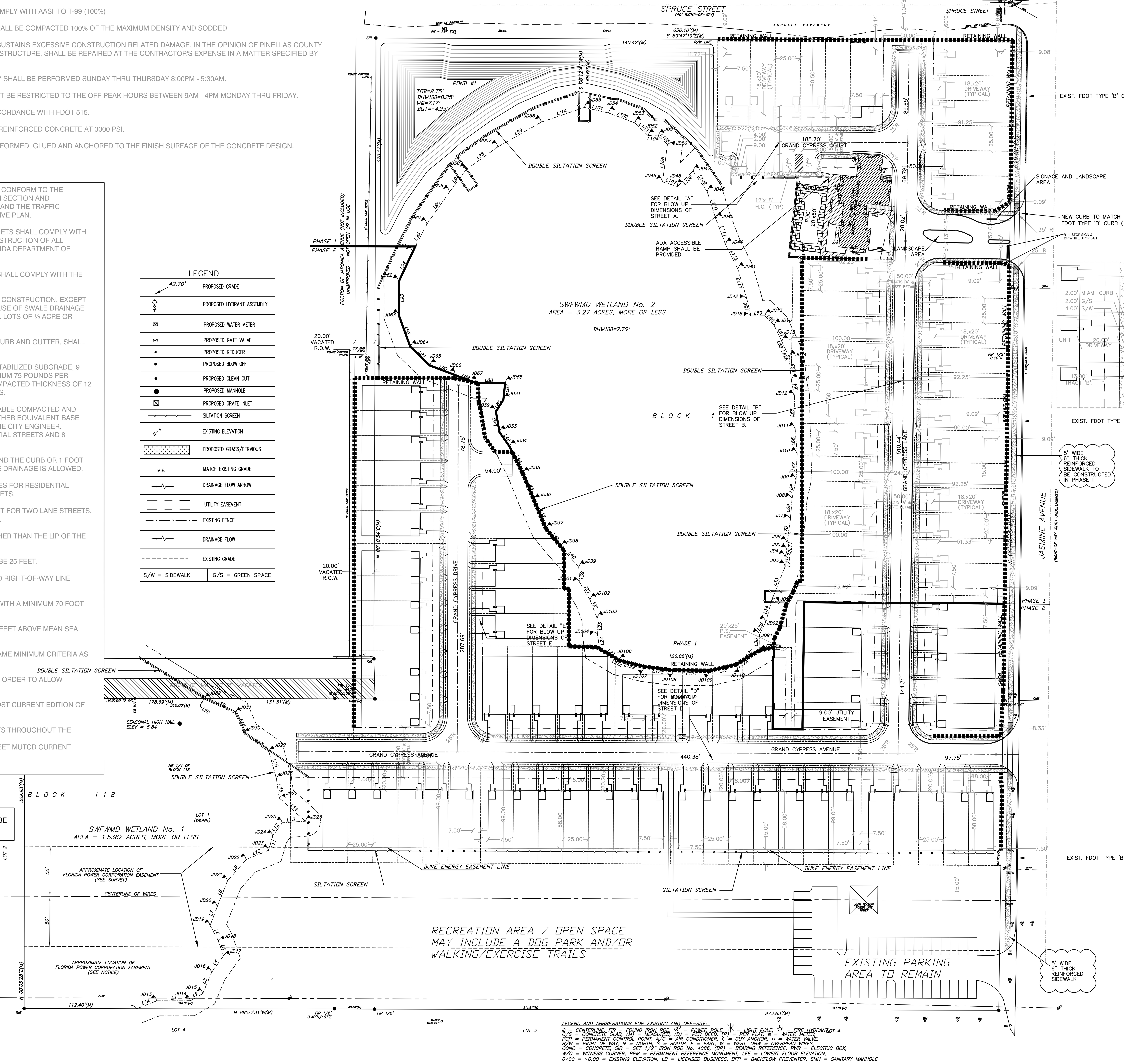
ADDITIONAL NOTES

STREET RIGHT-OF-WAY REQUIREMENTS SHALL CONFORM TO THE RIGHT-OF-WAY RESERVATION AND DEDICATION SECTION AND SUBDIVISION DESIGN SECTION OF THIS CODE, AND THE TRAFFIC CIRCULATION ELEMENT OF THE COMPREHENSIVE PLAN.
(B)
THE CONSTRUCTION OF ALL COLLECTOR STREETS SHALL COMPLY WITH PINELLAS COUNTY STANDARDS, AND THE CONSTRUCTION OF ALL ARTERIAL STREETS SHALL COMPLY WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
(C)
THE CONSTRUCTION OF ALL LOCAL STREETS SHALL COMPLY WITH THE FOLLOWING MINIMUM CRITERIA:
(1)
ALL STREETS SHALL BE OF CURB AND GUTTER CONSTRUCTION, EXCEPT THAT THE CITY ENGINEER MAY APPROVE THE USE OF SWALE DRAINAGE FOR SUBDIVISIONS WHICH SERVE RESIDENTIAL LOTS OF ½ ACRE OR MORE.
(2)
THE MINIMUM PAVEMENT WIDTH, INCLUDING CURB AND GUTTER, SHALL BE 24 FEET.
(3)
ALL STREETS SHALL BE COMPACTED WITH A STABILIZED SUBGRADE, 9 INCHES COMPACTED THICKNESS WITH A MINIMUM 75 POUNDS PER SQUARE INCH FLORIDA BEARING VALUE. A COMPACTED THICKNESS OF 12 INCHES IS REQUIRED FOR INDUSTRIAL STREETS.
(4)
ALL STREETS SHALL HAVE A BASE OF ACCEPTABLE COMPACTED AND FULLY PRIMED LIMEROCK. SOIL CEMENT OR OTHER EQUIVALENT BASE COURSE MATERIAL SHALL BE APPROVED BY THE CITY ENGINEER. THICKNESS SHALL BE 6 INCHES FOR RESIDENTIAL STREETS AND 8 INCHES FOR INDUSTRIAL STREETS.
(5)
STABILIZATION SHALL EXTEND 6 INCHES BEYOND THE CURB OR 1 FOOT BEYOND ALL PAVEMENT EDGES WHERE SWALE DRAINAGE IS ALLOWED.
(6)
SURFACE THICKNESS SHALL BE 1 AND ½ INCHES FOR RESIDENTIAL STREETS AND 2 INCHES FOR INDUSTRIAL STREETS.
(7)
PAVEMENT CROWN SHALL BE ¼ INCH PER FOOT FOR TWO LANE STREETS. INVERTED CROWNS SHALL NOT BE PERMITTED.
(8)
FINISH PAVEMENT SHALL BE ¼ TO ½ INCH HIGHER THAN THE LIP OF THE CURB GUTTER.
(9)
MINIMUM PAVEMENT RADIUS RETURNS SHALL BE 25 FEET.
(10)
THAT AREA FROM THE CURB TO THE REQUIRED RIGHT-OF-WAY LINE SHALL BE SODDED TO FDOT SPECIFICATIONS.
(11)
ALL DEAD-END STREETS SHALL BE PROVIDED WITH A MINIMUM 70 FOOT DIAMETER RADIUS TURN-AROUND.
(12)
MINIMUM PAVEMENT ELEVATION SHALL BE 5.0 FEET ABOVE MEAN SEA LEVEL.
(13)
PRIVATE STREETS SHALL COMPLY WITH THE SAME MINIMUM CRITERIA AS PUBLIC STREETS.
(14)
ALL GATED ENTRIES SHALL HAVE KNOX BOX IN ORDER TO ALLOW EMERGENCY VEHICLE ACCESS.
(15)
ALL STRUCTURES MUST COMPLY WITH THE MOST CURRENT EDITION OF THE FLORIDA BUILDING CODES.
(16)
SIGNS SHALL BE ERECTED ALONG THE STREETS THROUGHOUT THE SUBDIVISION STATING
"NO ON-STREET PARKING". ALL SIGNAGE TO MEET MUTCD CURRENT EDITION.

NOTE: ALL 6" WIDE UP-RIGHT CURB TO BE INSTALLED FLUSH WITH PAVEMENT.

LEGEND

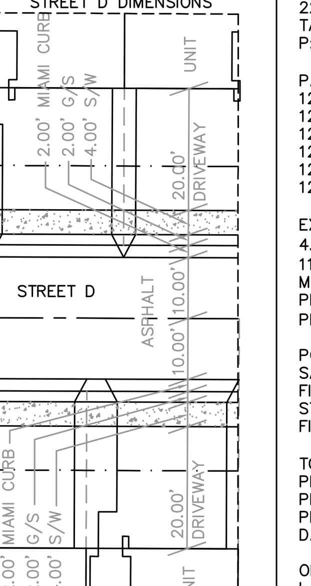
42.70'	PROPOSED GRADE
	PROPOSED HYDRANT ASSEMBLY
	PROPOSED WATER METER
	PROPOSED GATE VALVE
	PROPOSED REDUCER
	PROPOSED BLOW OFF
	PROPOSED CLEAN OUT
	PROPOSED MANHOLE
	PROPOSED GRATE INLET
	SILTATION SCREEN
	EXISTING ELEVATION
	PROPOSED GRASS/PERVIOUS
M.E.	MATCH EXISTING GRADE
	DRAINAGE FLOW ARROW
	UTILITY EASEMENT
	EXISTING FENCE
	DRAINAGE FLOW
	EXISTING GRADE
S/W = SIDEWALK	G/S = GREEN SPACE



LEGEND AND ABBREVIATIONS FOR EXISTING AND OFF-SITE:
℄ = CENTERLINE, FIR = FOUND IRON ROD, = POWER POLE, = LIGHT POLE, = FIRE HYDRANT, C/S = CONCRETE SLAB, (M) = MEASURED, (D) = PER DEED, (P) = PER PLAT, = WATER METER, PCP = PERMANENT CONTROL POINT, A/C = AIR CONDITIONER, = GUY ANCHOR, = WATER VALVE, R/W = RIGHT OF WAY, N = NORTH, S = SOUTH, E = EAST, W = WEST, OHW = OVERHEAD WIRES, CONC = CONCRETE, SIR = SET 1/2" IRON ROD No. 4086, (BR) = BEARING REFERENCE, PWR = ELECTRIC BOX, W/C = WITNESS CORNER, PRM = PERMANENT REFERENCE MONUMENT, LFE = LOWEST FLOOR ELEVATION, 0×00 = ×0.00 = EXISTING ELEVATION, LB = LICENSED BUSINESS, BFP = BACKFLOW PREVENTER, SMH = SANITARY MANHOLE

SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST

DETAIL "D"
STREET D DIMENSIONS



NOTES AND INFORMATION:

PROPERTY OWNER:
MANUEL N. LINDIAKOS
222 EAST TARPON AVENUE
TARPON SPRINGS, FL 34689
P: 727-938-2933

PARCEL ID(S):
12-27-15-89982-114-0100
12-27-15-89982-114-0200
12-27-15-89982-114-0300
12-27-15-89982-114-0410
12-27-15-89982-117-0100
12-27-15-89982-118-0200

EXISTING ZONING (CITY OF TARPON SPRINGS): RM-10 & LC
4.80 AC OF LC – ALLOWS 4.8 UNITS (1 PER ACRE)
11.72 AC OF RM-10 – ALLOWS 117.2 UNITS (10 PER ACRE)
MAX. DENSITY = 117.2 + 4.8 = 122 UNITS.
PROPOSED 98 UNITS.
PROPOSED DENSITY = 98 UNITS / 16.52 Ac = 5.93 UNITS/ACRE

POTABLE WATER SERVICE PROVIDED BY: CITY OF TARPON SPRINGS
SANITARY SEWER SERVICE PROVIDED BY: CITY OF TARPON SPRINGS
FIRE SERVICE PROVIDED BY: CITY OF TARPON SPRINGS
STREET LIGHTING PROVIDED & MAINTAINED BY: DUKE ENERGY
FIRE PROTECTION: FIRE HYDRANTS

TOTAL PROJECT BOUNDARY / SIZE = 16.52 ACRES
PROJECT TO BE COMPLETED IN 2 PHASES AS INDICATED ON SITE PLAN
PHASE I IS FULLY APPROVED AND CONSTRUCTION IS UNDERWAY
PHASE II SHALL COMMENCE WITHIN 5 YEARS FROM DATE OF CONSTRUCTION PLAN APPROVAL

ON SITE EASEMENTS: SEE CERTIFIED SURVEY
LANDSCAPE REQUIREMENTS: SEE LANDSCAPE PLANS

PROPOSED USE/ZONING: TOWNHOMES (RESIDENTIAL)/RPD
GARBAGE DISPOSAL FACILITIES TO BE LOCATED INSIDE BUILDINGS
GARBADE DISPOSAL BY PICKUP SERVICE

FUGITIVE DUST TO BE CONTROLLED BY ON-SITE WATERING OF CONSTRUCTION AREA BY CONTRACTOR ON AN AS NEEDED BASIS.

NO ON-SITE BURNING TO BE ALLOWED.

FLOOD ZONE "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 12103C0038G SEPTEMBER 3, 2003.

EXISTING DATA:	*PROPOSED DATA (PH I / PH II):*
TOTAL SITE AREA = 16.52 ACRES	*TOTAL SITE AREA = 16.52 ACRES*
BUILDING AREA = 0.66 ACRES	*BUILDING AREA = 1.20 / 2.20*
PAVEMENT AREA: 1.18 ACRES	*PAVEMENT AREA = 1.07 / 0.88*
TOTAL IMP AREA = 1.84 ACRES	*TOTAL IMP AREA = 2.27 / 3.08*
PERVIOUS AREA: 14.68 ACRES	*PERVIOUS AREA: 1.74 / 4.65*
WETLAND AREA: 4.78 ACRES	*WETLAND AREA: 3.13 / 1.65 AC*

SINGLE FAMILY ATTACHED DWELLINGS (BUILDING SETBACKS):

FRONT = 20 FEET FACING A PUBLIC RIGHT-OF-WAY;
15 FEET FACING A COMMON DRIVE, COURTYARD OR PRIVATE PARKING AREA

SIDE = SEVEN AND ONE-HALF FEET

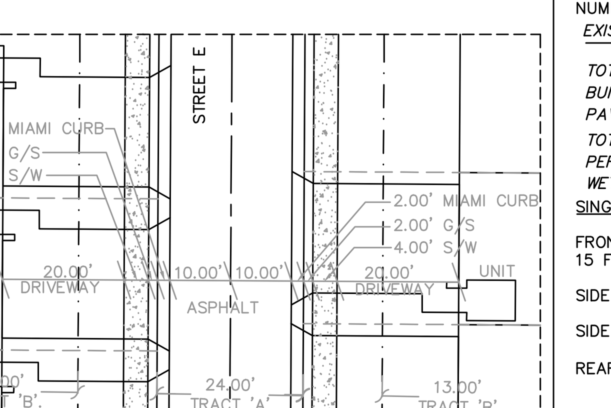
SIDE STREET = SEVEN AND ONE-HALF FEET

REAR = 15 FEET (LOTS 42-67);
7.5 FEET (LOTS 37-41 & 68-79);
10 FEET (80-98)

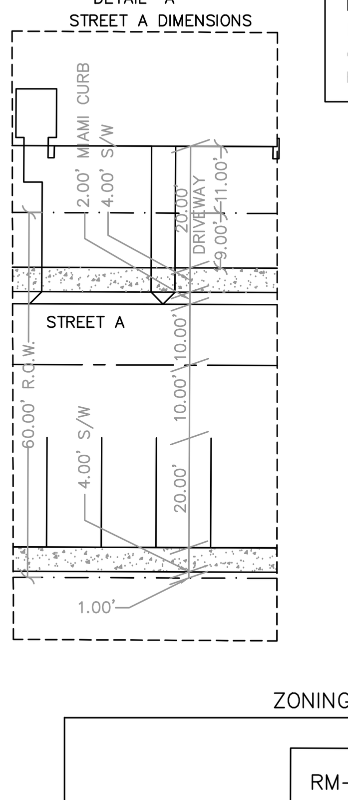
PARKING REQUIREMENTS:

REQUIRED PARKING = 1.75 SPACES PER UNIT x 98 UNITS = 172 SPACES
PROVIDED PARKING = 2 SPACES PER UNIT x 98 UNITS = 196 SPACES
MAX. F.A.R. RATIO = 40% – .4 x 16.52 Ac. = 6.61 Ac. MAX
PROPOSED F.A.R. RATIO = 20.58% – 3.40 Ac / 16.52 Ac = 0.2058
I.S.R. RATIO = 5.35 AC / 16.52 AC = 32.38%
OPEN SPACE = (16.52 AC – 7.74 AC) / 16.52 AC = 53.15%
HEIGHT = NOT TO EXCEED 35 FEET

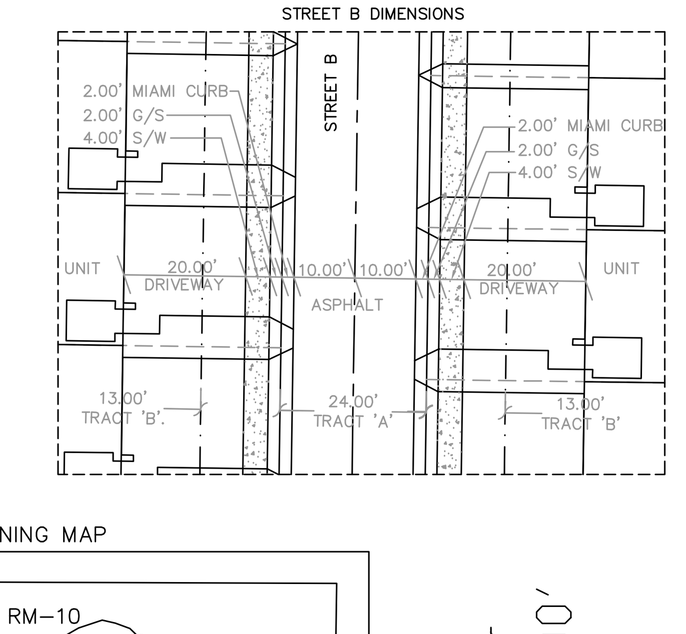
DETAIL "E"
STREET E DIMENSIONS



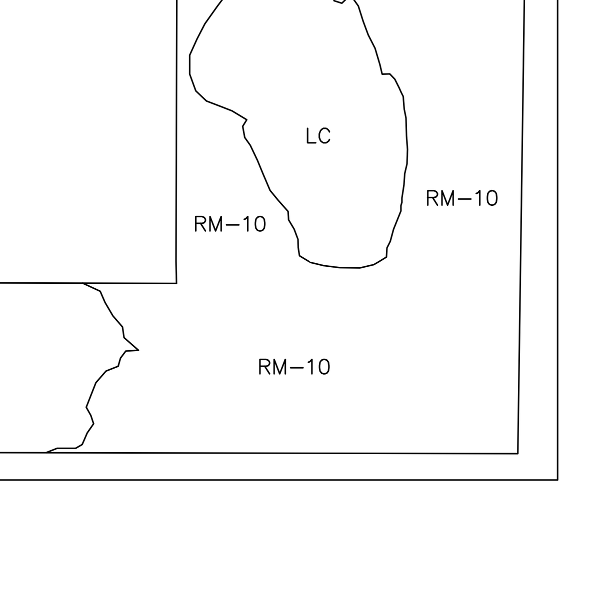
DETAIL "A"
STREET A DIMENSIONS



DETAIL "B"
STREET B DIMENSIONS



ZONING MAP



NORTH
SCALE: 1" = 50.00'

SITE CONSTRUCTION PLANS

COORDINATE GEOMETRY PLAN SHEET 3 OF 18	CYPRESS TRAILS TOWNHOMES OF TARPON SPRINGS TARPON SPRINGS, FLORIDA

REV	DATE	DESCRIPTION
	05/06/22	REVISED TO AVOID ALL WETLAND IMPACTS

SUBMITTAL DATE:
SCALE: 1" = 50.00'

RAM A. GOEL, Ph.D., P.E.
10329 CROSS CREEK BLVD, SUITE 'P'
TAMPA, FLORIDA 33647
P: 727-420-4796

RAM A. GOEL, Ph.D., P.E.
CONSULTING CIVIL ENIGINEER

RAM A. GOEL, Ph.D., P.E. #47431

NOT VALID UNLESS EMBOSSED WITH A RAISED SEAL

SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST

LEGEND

42.70'	PROPOSED GRADE
	PROPOSED HYDRANT ASSEMBLY
	PROPOSED WATER METER
	PROPOSED GATE VALVE
	PROPOSED REDUCER
	PROPOSED BLOW OFF
	PROPOSED CLEAN OUT
	PROPOSED MANHOLE
	PROPOSED GRATE INLET
	SILTATION SCREEN
x'-0"	EXISTING ELEVATION
	PROPOSED GRASS/PERVIOUS
M.E.	MATCH EXISTING GRADE
	DRAINAGE FLOW ARROW
	UTILITY EASEMENT
	EXISTING FENCE
	DRAINAGE FLOW
	EXISTING GRADE
S/W = SIDEWALK	G/S = GREEN SPACE

NOTE: ALL BUILDINGS TO HAVE GUTTERS AND DOWN SPOUTS DIRECTED TO STREETS

SPRUCE STREET (40' RIGHT-OF-WAY)

GRAND CYPRESS COURT

GRAND CYPRESS AVENUE

GRAND CYPRESS DRIVE

JASMINE AVENUE (ROAD RIGHT-OF-WAY WIDTH UNDETERMINED)

BLOCK 114

BLOCK 118

SWFWMD WETLAND No. 2
AREA = 3.27 ACRES, MORE OR LESS
DHW100=7.79'

SWFWMD WETLAND No. 1
AREA = 1.5362 ACRES, MORE OR LESS

POND #1
TOB=8.75'
DHW100=8.25'
W/Q=7.17
BOT=-4.25±

START WALL TOW= 9.3'
11.0'± MATCH EXISTING
CONSTRUCT SWALE MIN. TOB 7.3 BOT 6.7
1' WIDE BERM
GRADE TO DRAIN
SILTATION SCREEN
PHASE 1
PHASE 2
TOB SWALE EL. = 7.5'
BOT SWALE EL. = 5.0'
20.00' VACATED R.O.W.
RETAINING WALL
STEM WALL
ASPHALT PAVEMENT
SEASONAL HIGH NAIL ELEV = 5.84
APPROXIMATE LOCATION OF FLORIDA POWER CORPORATION EASEMENT (SEE SURVEY)
CENTERLINE OF WIRES
APPROXIMATE LOCATION OF FLORIDA POWER CORPORATION EASEMENT (SEE NOTICE)
SWALE TO CARRY ANY OFF-SITE DRAINAGE TO UPLAND BUFFER LINE @ EL= 5.3±
EL= 5.3' M.E.
24.0± MATCH EXISTING GRADE = TOW
20.0' = PROPOSED GRADE
21.5± MATCH EXISTING GRADE = TOW
15.5' = PROPOSED GRADE
END WALL TOW= 15.5'
2' YELLOW DETECTABLE SURFACE AND RAMP PER FDOT 304 (CR-F)
3' VALLEY GUTTER
19.9'± MATCH EXISTING GRADE = TOW
13.9' = PROPOSED GRADE
16.5'± MATCH EXISTING GRADE = TOW
10.5' = PROPOSED GRADE
15.8± MATCH EXISTING GRADE = TOW
9.8' = PROPOSED GRADE
16.0'± MATCH EXISTING GRADE = TOW
10.0' = PROPOSED GRADE
END WALL TOW= 12.5'
END WALL BOT= 10.0'

INSTALL A VELOCITY DISSIPATOR AT EVERY M.E.S.

VELOCITY DISSIPATOR DETAIL

8"X16" CONC. BLOCK CEMENTED IN PLACE
6" THICK REINFORCED CONC. SPILLWAY
8"X16" CONC. BLOCK CEMENTED IN PLACE

NORTH
SCALE: 1" = 50.00'

LEGEND AND ABBREVIATIONS FOR EXISTING AND OFF-SITE:
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SITE CONSTRUCTION PLANS

PROPOSED GRADING PLAN

SHEET 4 OF 18

CYPRESS TRAILS TOWNHOMES OF TARPON SPRINGS
TARPON SPRINGS, FLORIDA

SUBMITTAL DATE:

REV	DATE	DESCRIPTION
	05/06/22	REVISED TO AVOID ALL WETLAND IMPACTS

SCALE: 1" = 50.00'

NORTH

RAM A. GOEL, Ph.D., P.E.
10329 CROSS CREEK BLVD, SUITE 'F'
TAMPA, FLORIDA 33647
P: 727-420-4796

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CONSULTING CIVIL ENGINEER

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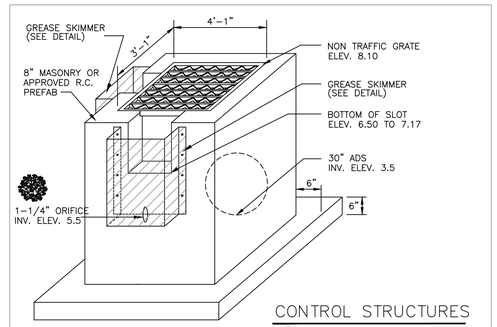
NOT VALID UNLESS EMBOSSED WITH A RAISED SEAL

SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST

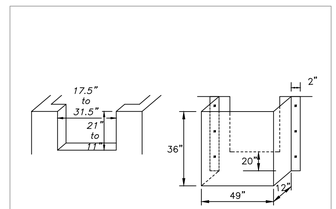
G.I. = GUTTER INLET TYPE V PER F.D.O.T.– FY 2012/2013 STANDARD INDEX 221. SEE SHEET 13 FOR DETAILS.

LEGEND

42.70'	PROPOSED GRADE
	PROPOSED HYDRANT ASSEMBLY
	PROPOSED WATER METER
	PROPOSED GATE VALVE
	PROPOSED REDUCER
	PROPOSED BLOW OFF
	PROPOSED CLEAN OUT
	PROPOSED MANHOLE
	PROPOSED GRATE INLET
	SILTATION SCREEN
X'-Y'	EXISTING ELEVATION
	PROPOSED GRASS/PERVIOUS
M.E.	MATCH EXISTING GRADE
	DRAINAGE FLOW ARROW
	UTILITY EASEMENT
	EXISTING FENCE
	DRAINAGE FLOW
	EXISTING GRADE
S/W = SIDEWALK	G/S = GREEN SPACE



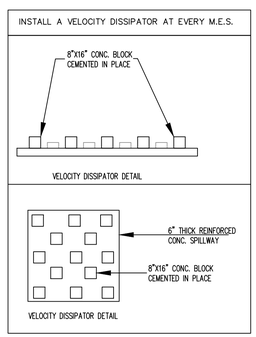
CONTROL STRUCTURES
N.T.S. (NEW AND EXIST)(POND 1)



GREASE BAFFLE TO BE 1/4" THICK ALUMINUM w/STAINLESS STEEL ANCHORS

SLOT & GREASE BAFFLE DETAILS
N.T.S. (2–SIDES)(POND 1)

INSTALL A VELOCITY DISSIPATOR AT EVERY M.E.S.



NORTH
SCALE: 1" = 50.00'

SITE CONSTRUCTION PLANS

PROPOSED STORMWATER DRAINAGE PLAN
SHEET 5 OF 18

CYPRESS TRAILS TOWNHOMES OF TARPON SPRINGS
TARPON SPRINGS, FLORIDA

SUBMITTAL DATE:

REV	DATE	DESCRIPTION
	05/06/22	REVISED TO AVOID ALL WETLAND IMPACTS

SCALE: 1" = 50.00'

RAM A. GOEL, Ph.D., P.E.
10329 CROSS CREEK BLVD, SUITE 'F'
TAMPA, FLORIDA 33647
P: 727-420-4796

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LEGEND AND ABBREVIATIONS FOR EXISTING AND OFF-SITE:
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DESCRIPTION (SWFWMD WETLAND No. 1):

A PORTION OF THE NORTHEAST 1/4 OF BLOCK 118, OFFICIAL MAP OF TARPON SPRINGS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK G, PAGE 800, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING TWENTY-FOUR (24) COURSES:

1) ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, S 89°53'41"E, 178.69 FEET;
2) LEAVING SAID NORTH LINE, S 58°18'25"E, 1.13 FEET;
3) S 65°11'20"E, 33.93 FEET; 4) S 23°15'43"E, 22.26 FEET;
5) S 54°06'29"E, 30.73 FEET; 6) S 15°25'10"E, 27.98 FEET;
7) S 08°16'28"E, 19.22 FEET; 8) S 48°23'07"E, 34.98 FEET;
9) S 86°05'05"W, 23.15 FEET; 10) S 36°15'41"W, 16.15 FEET;
11) S 16°02'25"W, 15.05 FEET; 12) S 67°33'36"W, 24.12 FEET;
13) S 41°20'16"W, 28.31 FEET; 14) S 21°40'57"W, 27.67 FEET;
15) S 20°44'34"W, 20.24 FEET; 16) S 28°10'46"E, 17.18 FEET;
17) S 19°17'51"E, 16.00 FEET; 18) S 35°42'24"W, 20.44 FEET;
19) S 22°42'31"W, 22.96 FEET; 20) S 59°53'32"W, 14.27 FEET;
21) S 89°54'54"W, 33.54 FEET; 22) S 68°34'36"W, 21.62 FEET, TO THE SOUTH LINE OF SAID NORTHEAST 1/4;
23) ALONG SAID SOUTH LINE, N 89°53'31"W, 112.40 FEET, TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4;
24) ALONG THE WEST LINE OF SAID NORTHEAST 1/4, N 00°05'28"E, 309.93 FEET,

TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINS 1.5362 ACRES, MORE OR LESS.

DESCRIPTION (SWFWMD WETLAND No. 2):

PORTIONS OF LOTS 1, 2, 3, AND 4, BLOCK 114, OFFICIAL MAP OF TARPON SPRINGS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK G, PAGE 800, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE NORTH LINE OF SAID LOT 4, N 89°52'30"W, 222.36 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING SIXTY-FOUR (64) COURSES:

1) LEAVING SAID NORTH LINE, S 25°07'44"E, 8.45 FEET;
2) S 05°24'33"E, 23.31 FEET; 3) S 11°09'41"E, 16.57 FEET;
4) S 01°00'23"E, 32.50 FEET; 5) S 04°37'42"E, 24.95 FEET;
6) S 02°24'11"W, 26.11 FEET; 7) S 12°15'08"W, 18.79 FEET;
8) S 04°29'01"W, 20.53 FEET; 9) S 08°15'19"W, 23.93 FEET;
10) S 00°36'27"E, 7.81 FEET; 11) S 17°40'03"W, 6.74 FEET;
12) S 01°03'14"E, 9.59 FEET; 13) S 21°52'49"W, 35.70 FEET;
14) S 15°05'08"W, 23.21 FEET; 15) S 27°25'26"W, 13.76 FEET;
16) S 02°06'45"W, 16.46 FEET; 17) S 59°07'32"W, 17.04 FEET,
TO THE NORTH RIGHT-OF-WAY LINE OF UNIMPROVED PINE STREET;
18) ALONG SAID NORTH RIGHT-OF-WAY LINE, N 89°53'40"W, 126.88 FEET;
19) LEAVING SAID RIGHT-OF-WAY LINE, N 59°05'50"W, 20.60 FEET;
20) N 08°29'12"W, 15.20 FEET; 21) N 00°48'33"W, 15.49 FEET;
22) N 21°11'57"W, 19.66 FEET; 23) N 30°26'19"W, 19.95 FEET;
24) N 04°04'12"W, 15.38 FEET; 25) N 41°08'45"W, 27.01 FEET;
26) N 39°45'33"W, 23.43 FEET; 27) N 23°27'25"W, 30.82 FEET;
28) N 21°55'48"W, 28.80 FEET; 29) N 26°03'25"W, 30.22 FEET;
30) N 35°12'50"W, 17.60 FEET; 31) N 09°40'21"W, 20.85 FEET;
32) N 31°48'17"E, 14.03 FEET; 33) N 06°03'23"E, 16.81 FEET;
34) S 89°35'01"W, 28.75 FEET; 35) N 69°30'57"W, 22.81 FEET;
36) N 68°55'27"W, 26.92 FEET; 37) N 46°11'20"W, 27.11 FEET;
38) N 19°59'58"W, 32.54 FEET; 39) N 00°24'02"W, 34.69 FEET;
40) N 24°45'42"E, 32.39 FEET; 41) N 27°32'13"E, 31.50 FEET;
42) N 35°08'35"E, 39.23 FEET; 43) N 36°40'13"E, 27.66 FEET;
44) N 54°16'40"E, 39.02 FEET; 45) N 60°25'28"E, 50.04 FEET;
46) N 71°11'05"E, 45.31 FEET; 47) S 77°13'43"E, 24.68 FEET;
48) S 69°16'44"E, 28.12 FEET; 49) S 46°16'59"E, 18.31 FEET;
50) S 87°49'46"E, 10.23 FEET; 51) S 47°15'06"E, 12.40 FEET;
52) S 07°12'22"W, 37.74 FEET; 53) S 72°32'08"E, 15.38 FEET;
54) S 72°32'08"E, 15.38 FEET; 55) N 45°41'38"E, 21.95 FEET;
56) S 34°44'04"E, 24.72 FEET; 57) S 17°34'11"E, 28.92 FEET;
58) S 20°46'27"E, 27.01 FEET; 59) S 26°30'21"E, 27.57 FEET;
60) S 16°49'35"E, 30.75 FEET; 61) S 13°44'22"E, 17.90 FEET;
62) N 89°27'06"E, 13.81 FEET; 63) S 44°21'53"E, 13.39 FEET;
64) S 25°07'44"E, 8.80 FEET,

TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINS 3.2473 ACRES, MORE OR LESS.

DESCRIPTION (SWFWMD WETLAND No. 2A):

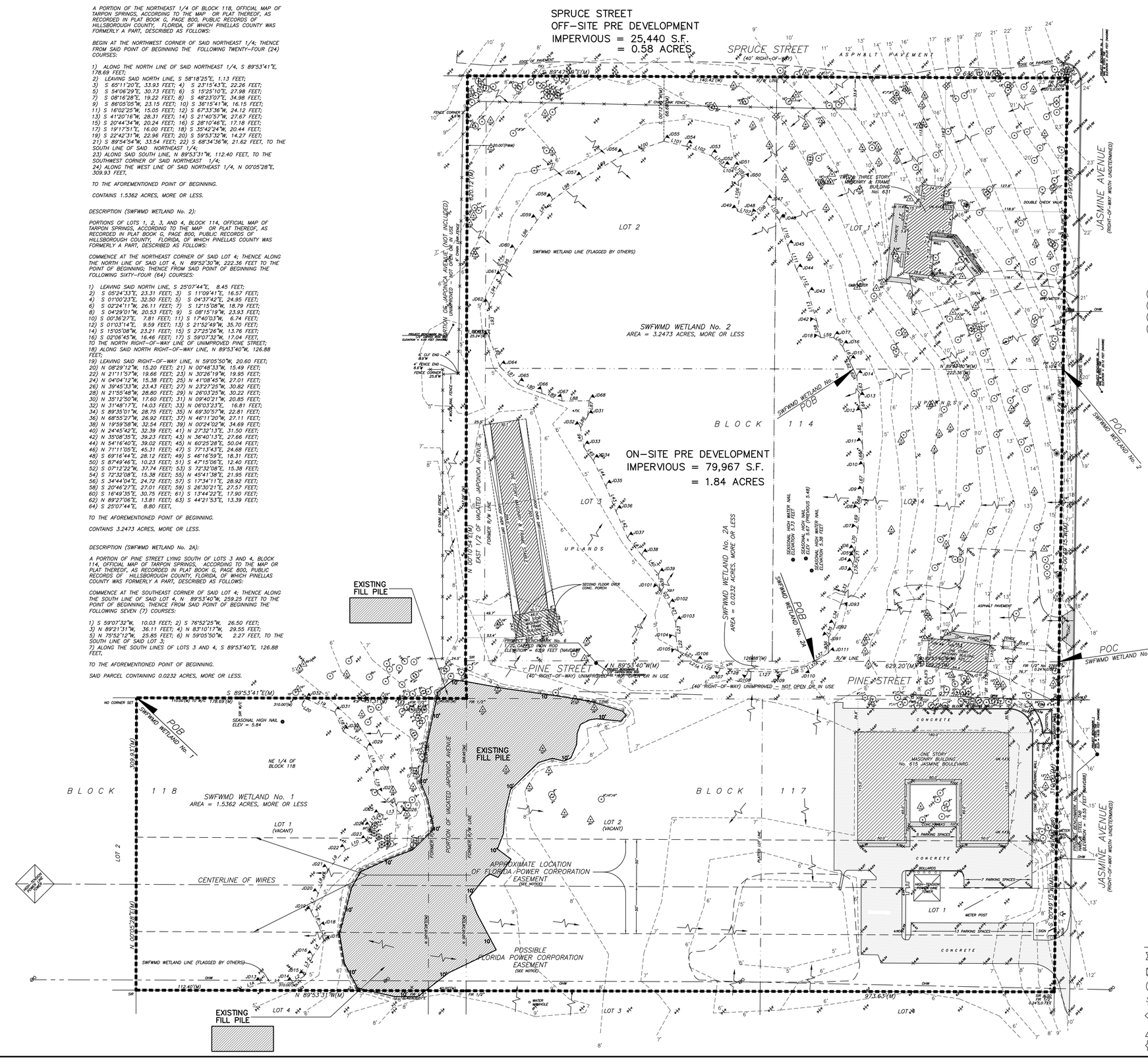
A PORTION OF PINE STREET LYING SOUTH OF LOTS 3 AND 4, BLOCK 114, OFFICIAL MAP OF TARPON SPRINGS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK G, PAGE 800, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE SOUTH LINE OF SAID LOT 4, N 89°53'40"W, 259.25 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING SEVEN (7) COURSES:

1) S 59°07'32"W, 10.03 FEET; 2) S 76°52'25"W, 26.50 FEET;
3) N 89°21'31"W, 36.11 FEET; 4) N 83°10'17"W, 29.55 FEET;
5) N 75°52'12"W, 25.85 FEET; 6) N 59°05'50"W, 2.27 FEET, TO THE SOUTH LINE OF SAID LOT 3;
7) ALONG THE SOUTH LINES OF LOTS 3 AND 4, S 89°53'40"E, 126.88 FEET,

TO THE AFOREMENTIONED POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.0232 ACRES, MORE OR LESS.



LINE TABLE			LINE TABLE		
L1A	N 68°34'36"E (M)	21.62'	L61	S 25°31'23"E (M)	17.68'
L1	N 89°54'54"E (M)	33.54'	L62	S 25°07'44"E (M)	8.80'
L2	N 59°53'32"E (M)	14.27'	L62A	S 25°07'44"E (M)	8.45'
L3	N 22°42'31"E (M)	22.96'	L63	S 05°24'33"E (M)	23.31'
L4	N 35°42'24"E (M)	20.44'	L64	S 11°09'41"E (M)	16.57'
L5	N 19°17'51"W (M)	16.00'	L65	S 01°00'23"E (M)	32.50'
L6	N 28°10'46"W (M)	17.18'	L66	S 04°37'42"E (M)	24.95'
L7	N 20°44'34"E (M)	20.24'	L67	S 02°24'11"W (M)	26.11'
L8	N 21°40'57"E (M)	27.67'	L68	S 12°15'08"W (M)	18.79'
L9	N 41°20'16"E (M)	28.31'	L69	S 04°29'01"W (M)	20.53'
L10	N 67°33'36"E (M)	24.12'	L70	S 08°15'19"W (M)	23.93'
L11	N 16°02'25"E (M)	15.05'	L71	S 00°36'27"E (M)	7.81'
L12	N 36°15'41"E (M)	16.15'	L72	S 17°40'03"W (M)	6.74'
L13	N 86°05'05"E (M)	23.15'	L73	S 01°03'14"E (M)	9.59'
L14	N 48°23'07"W (M)	34.98'			
L15	N 08°16'28"W (M)	19.22'	L86	N 31°48'17"E (M)	14.03'
L16	N 40°27'16"W (M)	27.30'	L87	N 06°03'23"E (M)	16.81'
L17	N 31°07'33"W (M)	28.29'	L88	S 89°35'01"W (M)	28.75'
L18	N 23°15'43"W (M)	22.26'	L89	N 69°30'57"W (M)	22.81'
L19	N 65°11'20"W (M)	33.93'	L90	N 68°55'27"W (M)	26.92'
L20	N 58°18'25"W (M)	1.13'	L91	N 46°11'20"W (M)	27.11'
L21	N 59°05'50"W (M)	20.60'	L92	N 19°59'58"W (M)	32.54'
L21A	N 59°05'50"W (M)	2.27'	L93	N 00°24'02"W (M)	34.69'
L22	N 08°29'12"W (M)	15.20'	L94	N 24°45'42"E (M)	32.39'
L23	N 00°48'33"W (M)	15.49'	L95	N 27°32'13"E (M)	31.50'
L24	N 21°11'57"W (M)	19.66'	L96	N 35°08'35"E (M)	39.23'
L25	N 30°26'19"W (M)	19.95'	L97	N 36°40'13"E (M)	27.66'
			L98	N 54°16'40"E (M)	39.02'
L33	S 21°52'49"W (M)	35.70'	L99	N 60°25'28"E (M)	50.04'
L34	S 15°05'08"W (M)	23.21'	L100	N 71°11'05"E (M)	45.31'
L35	S 27°25'26"W (M)	13.76'	L101	S 77°13'43"E (M)	24.68'
L36	S 02°06'45"W (M)	16.46'	L102	S 69°16'44"E (M)	28.12'
L37	S 59°07'32"W (M)	17.04'	L103	S 46°16'59"E (M)	18.31'
L37A	S 59°07'32"W (M)	10.03'	L104	S 87°49'46"E (M)	10.23'
L38	S 76°52'25"W (M)	26.50'	L105	S 47°15'06"E (M)	12.40'
L39	N 04°04'12"W (M)	15.38'	L106	S 07°12'22"W (M)	37.74'
L40	N 41°08'45"W (M)	27.01'	L107	S 72°32'08"E (M)	15.38'
L41	N 39°45'33"W (M)	23.43'	L108	N 45°41'38"E (M)	21.95'
L42	N 23°27'25"W (M)	30.82'	L109	S 34°44'04"E (M)	24.72'
L43	N 21°55'48"W (M)	28.80'	L110	S 17°34'11"E (M)	28.92'
L44	N 26°03'25"W (M)	30.22'	L111	S 20°46'27"E (M)	27.01'
L45	N 35°12'50"W (M)	17.60'	L112	S 26°30'21"E (M)	27.57'
L46	N 09°40'21"W (M)	20.85'	L113	S 16°49'35"E (M)	30.75'
			L58	S 13°44'22"E (M)	17.90'
L59	N 89°27'06"E (M)	13.81'	L127	N 89°21'31"W (M)	36.11'
L60	S 44°21'53"E (M)	13.39'	L128	N 83°10'17"W (M)	29.55'
			L129	N 75°52'12"W (M)	25.85'

SITE CONSTRUCTION PLANS

EXISTING DRAINAGE BASIN PLAN SHEET 6 OF 18	CYPRESS TRAILS TOWNHOMES OF TARPON SPRINGS TARPON SPRINGS, FLORIDA
	SUBMITTAL DATE:
01 01/24/14 SWFWMD COMMENTS 00 11/02/13 INITIAL SWFWMD SUBMITTAL	NORTH
REV DATE DESCRIPTION	SCALE: 1" = 50.00'

RAM A. GOEL, Ph.D., P.E.
10329 CROSS CREEK BLVD, SUITE 'F'
TAMPA, FLORIDA 33647
P: 727-420-4796

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CONSULTING CIVIL ENGINEER

RAM A. GOEL, Ph.D., P.E. #47431
NOT VALID UNLESS EMBOSSED WITH A RAISED SEAL

SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST

SPRUCE / ROHE STREET
OFF-SITE POST DEVELOPMENT
IMPERVIOUS = 103,400 S.F.
= 2.37 ACRES

SPRUCE STREET
(40' RIGHT-OF-WAY)

SPRUCE STREET

ASPHALT PAVEMENT

636.10'(M)
S 89°47'19"E(M)

BASIN 10

BASIN POND #1
TOB=8.75'
DHW100=8.25'
W/Q=7.17'
BOTT=-4.25'

BASIN 10

WETLAND BASIN

GRAND CYPRESS COURT

POOL
20.50'

PHASE 1
PHASE 2

SWFWMD WETLAND No. 2
AREA = 3.27 ACRES, MORE OR LESS

DHW100=7.79'

WETLAND BASIN

WETLAND BASIN

BASIN 10

BASIN # 10
AREA= 4.01 AC.

20.00'
VACATED
R.O.W.

BLOCK 114

BASIN 20

BASIN 10

GRAND CYPRESS LANE

JASMINE AVENUE
(RIGHT-OF-WAY WIDTH UNDETERMINED)

BASIN 20

GRAND CYPRESS DRIVE

20.00'
VACATED
R.O.W.

WETLAND BASIN

BASIN 10

PHASE 1
PHASE 2

PHASE 1
126.88'(M)

PHASE 2

BASIN 20

GRAND CYPRESS AVENUE

GRAND CYPRESS AVENUE

BASIN 20

BASIN # 20
AREA= 4.18 AC.

NO CORNER SET

178.69'(M)

310.00'(M)

131.31'(M)

SEASONAL HIGH NAIL
ELEV = 5.84

NE 1/4 OF
BLOCK 118

BLOCK 118

309.93'(M)

LOT 1
(VACANT)

SWFWMD WETLAND No. 1
AREA = 1.5362 ACRES, MORE OR LESS

LOT 2

APPROXIMATE LOCATION OF
FLORIDA POWER CORPORATION EASEMENT
(SEE SURVEY)

CENTERLINE OF WIRES

50'

50'

APPROXIMATE LOCATION OF
FLORIDA POWER CORPORATION EASEMENT
(SEE NOTICE)

N 00°05'28"E(M)

112.40'(M)

N 89°53'31"W(M)

FIR 1/2"
0.40'N,0.07'E

FIR 1/2"

973.63'(M)

LOT 4

LOT 3

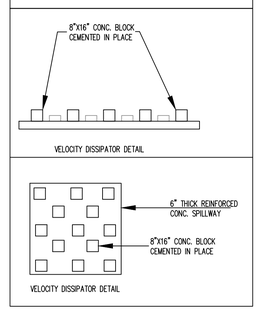
HIGH VOLTAGE
POWER LINE
TOWER

LEGEND

42.70'	PROPOSED GRADE
	PROPOSED HYDRANT ASSEMBLY
	PROPOSED WATER METER
	PROPOSED GATE VALVE
	PROPOSED REDUCER
	PROPOSED BLOW OFF
	PROPOSED CLEAN OUT
	PROPOSED MANHOLE
	PROPOSED GRATE INLET
	SILTATION SCREEN
x'-0"	EXISTING ELEVATION
	PROPOSED GRASS/PERVIOUS
M.E.	MATCH EXISTING GRADE
	DRAINAGE FLOW ARROW
	UTILITY EASEMENT
	EXISTING FENCE
	DRAINAGE FLOW
	EXISTING GRADE
S/W = SIDEWALK	G/S = GREEN SPACE

LEGEND AND ABBREVIATIONS FOR EXISTING AND OFF-SITE:
℄ = CENTERLINE, FIR = FOUND IRON ROD, Ø = POWER-POLE, ☼ = LIGHT POLE, ⊕ = FIRE HYDRANT,
C/S = CONCRETE SLAB, (M) = MEASURED, (D) = PER DEED, (P) = PER PLAT, WM = WATER METER,
PCP = PERMANENT CONTROL POINT, A/C = AIR CONDITIONER, ∈ = GUY ANCHOR, WV = WATER VALVE,
R/W = RIGHT OF WAY, N = NORTH, S = SOUTH, E = EAST, W = WEST, OHW = OVERHEAD WIRES,
CONC = CONCRETE, SIR = SET 1/2" IRON ROD No. 4086, (BRG) = BEARING REFERENCE, PWR = ELECTRIC BOX,
W/C = WITNESS CORNER, PRM = PERMANENT REFERENCE MONUMENT, LFE = LOWEST FLOOR ELEVATION,
0.00 = -0.00 = EXISTING ELEVATION, LB = LICENSED BUSINESS, BFP = BACKFLOW PREVENTER, SMH = SANITARY MANHOLE

INSTALL A VELOCITY DISSIPATOR AT EVERY M.E.S.



NORTH
SCALE: 1" = 50.00'

SITE CONSTRUCTION PLANS

PROPOSED DRAINAGE BASIN PLAN

SHEET 7 OF 18

CYPRESS TRAILS TOWNHOMES
OF TARPON SPRINGS
TARPON SPRINGS, FLORIDA

SUBMITTAL DATE:

REV	DATE	DESCRIPTION
	05/06/22	REVISED TO AVOID ALL WETLAND IMPACTS

SCALE: 1" = 50.00'

NORTH

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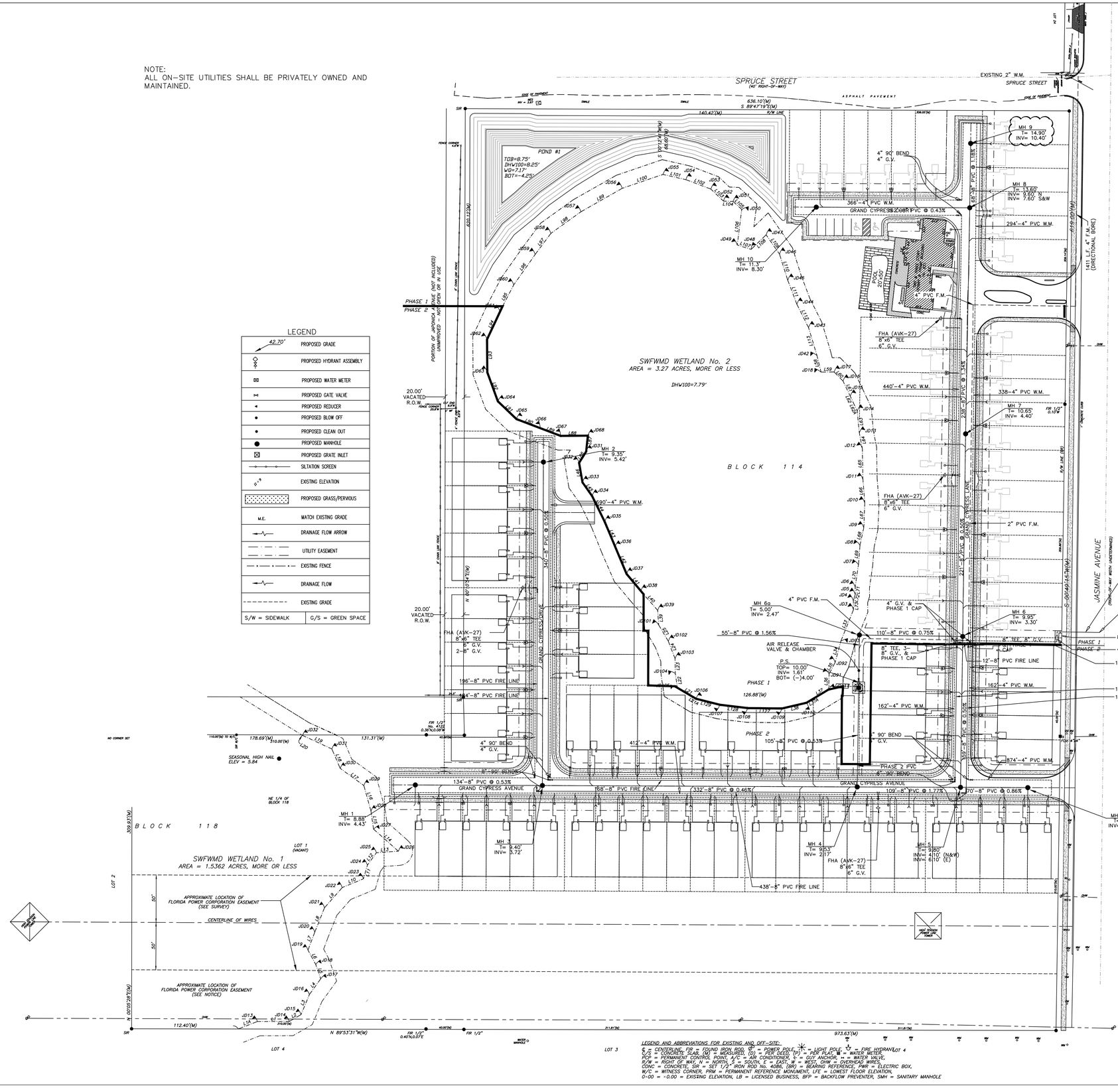
NOTE:
ALL ON-SITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.

LEGEND

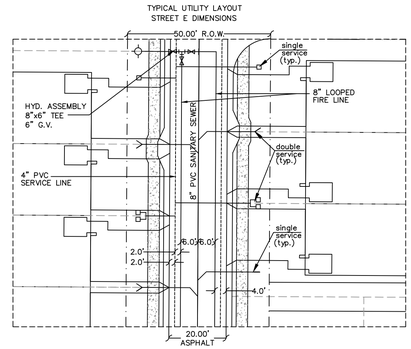
42.70'	PROPOSED GRADE
	PROPOSED HYDRANT ASSEMBLY
	PROPOSED WATER METER
	PROPOSED GATE VALVE
	PROPOSED REDUCER
	PROPOSED BLOW OFF
	PROPOSED CLEAN OUT
	PROPOSED MANHOLE
	PROPOSED GRATE INLET
	SILTATION SCREEN
	EXISTING ELEVATION
	PROPOSED GRASS/PERVIOUS
M.E.	MATCH EXISTING GRADE
	DRAINAGE FLOW ARROW
	UTILITY EASEMENT
	EXISTING FENCE
	DRAINAGE FLOW
	EXISTING GRADE
S/W = SIDEWALK	G/S = GREEN SPACE



LEGEND AND ABBREVIATIONS FOR EXISTING AND OFF-SITE:
℄ = CENTERLINE, FIR = FOUND IRON ROD, ⌀ = POWER POLE, ☼ = LIGHT POLE, ☆ = FIRE HYDRANT, ⊠ = WATER METER, PCP = PERMANENT CONTROL POINT, A/C = AIR CONDITIONER, ⊄ = GUY ANCHOR, ⋈ = WATER VALVE, R/W = RIGHT OF WAY, N = NORTH, S = SOUTH, E = EAST, W = WEST, OHW = OVERHEAD WIRES, CONC = CONCRETE, SIR = SET 1/2" IRON ROD No. 4086, (BR) = BEARING REFERENCE, PWR = POWER, ELEC = ELECTRIC BOX, W/C = WITNESS CORNER, PRM = PERMANENT REFERENCE MONUMENT, LFE = LOWEST FLOOR ELEVATION, 0-00 = -0.00 = EXISTING ELEVATION, LB = LICENSED BUSINESS, BFP = BACKFLOW PREVENTER, SMH = SANITARY MANHOLE

SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST

TYPICAL UTILITY LAYOUT
STREET E DIMENSIONS



IRRIGATION NOTES:

1) IRRIGATION SERVICE SHALL BE PROVIDED TO EACH UNIT AND IN COMMON AREAS.
2) IRRIGATION WATER SHALL BE OBTAINED BY SHALLOW WELLS OR RECLAIMED WATER.
3) IF WELLS ARE NOT POSSIBLE AND RECLAIMED WATER IS NOT AVAILABLE, CONNECTIONS SHALL BE MADE TO THE POTABLE WATER SYSTEM.
4) IF RECLAIMED WATER OR POTABLE WATER IS USED FOR IRRIGATION, 1" METERS SHALL BE PROVIDED FOR EACH UNIT AND IN COMMON AREAS.
5) IF POTABLE WATER IS USED FOR IRRIGATION, METERS SHALL NOT BE CONNECTED TO THE FIRE LINE.
6) IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED IRRIGATION CONTRACTOR.

NOTE:
THRUST BLOCKS ARE REQUIRED AT ALL BENDS.

NORTH
SCALE: 1" = 50.00'

SITE CONSTRUCTION PLANS

PROPOSED POTABLE WATER & SANITARY SEWER
SHEET 8 OF 18

CYPRESS TRAILS TOWNHOMES OF TARPON SPRINGS
TARPON SPRINGS, FLORIDA

SUBMITTAL DATE:

REV	DATE	DESCRIPTION
	05/06/22	REVISED TO AVOID ALL WETLAND IMPACTS

SCALE: 1" = 50.00'

NORTH

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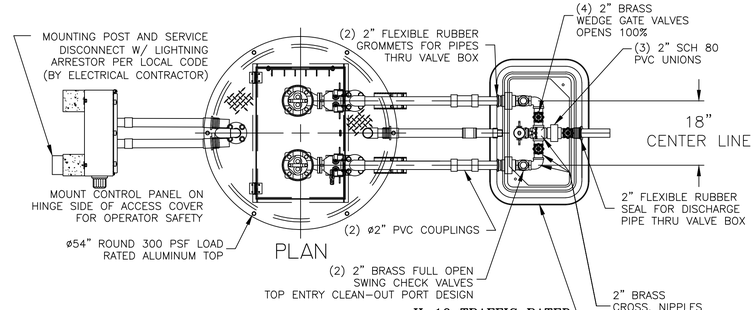
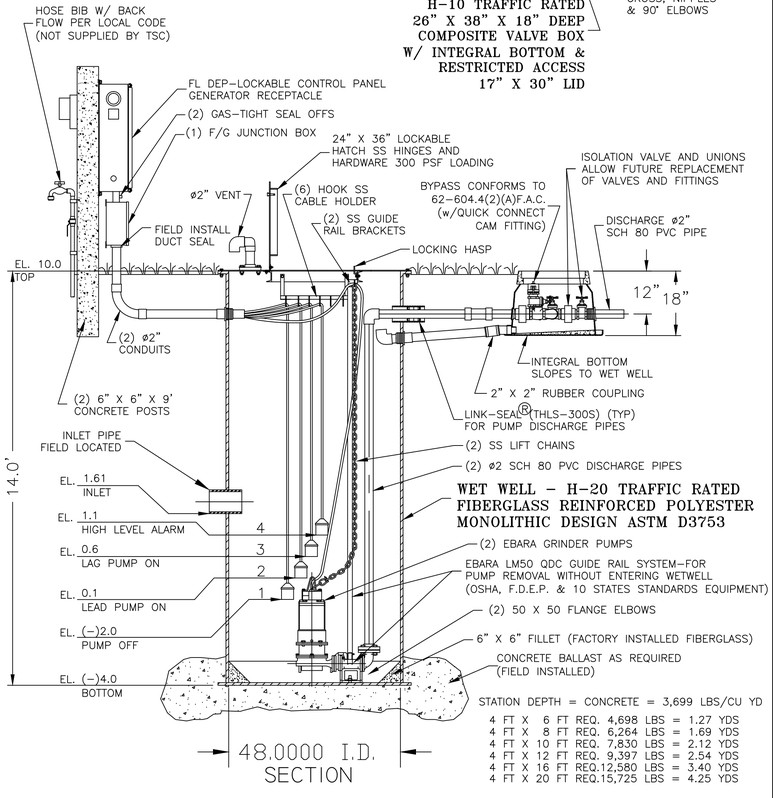


H-10 TRAFFIC RATED 26" X 38" X 18" DEEP COMPOSITE VALVE BOX W/ INTEGRAL BOTTOM & RESTRICTED ACCESS 17" X 30" LID



STATION DEPTH = CONCRETE = 3,699 LBS/CU YD

4 FT X 6 FT REQ. 4,698 LBS = 1.27 YDS
4 FT X 8 FT REQ. 6,264 LBS = 1.69 YDS
4 FT X 10 FT REQ. 7,830 LBS = 2.12 YDS
4 FT X 12 FT REQ. 9,397 LBS = 2.54 YDS
4 FT X 16 FT REQ.12,580 LBS = 3.40 YDS
4 FT X 20 FT REQ.15,725 LBS = 4.25 YDS

EBARA SEWAGE GRINDER PUMP 48" DUPLEX STATION - 2" PIPING WITH SLIDE RAIL SYSTEM, V.B. AND F.D.E.P. PANEL TSC PRE-FAB PUMP SOLUTIONS©

MODEL TSC2-48.0 R9.dwg ©

2. GROUT FILLET (1 TO 1 SLOPE TO "HOPPER" BOTTOM)
1. HOSE BIBB WITH REDUCED PRESSURE BACK FLOW PREVENTER

FIELD INSTALL BY CONTRACTOR

JOB: _____

_____

QS: _____

GENERAL NOTES

FURNISH AND INSTALL EBARA SUBMERSIBLE GRINDER PUMPS:

DESIGN CONDITION:

MODEL	50 DGFU	3 HP	HP
GPM	80	54.09	FT/TDH
VOLTAGE	230	THREE	PHASE
DISCHARGE	2"	137 mm	IMPELLER

SEWAGE GRINDER PUMP: RATED FOR TWENTY (20) STARTS PER HOUR.

2. AIR FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS F INSULATION.
3. DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE / SILICON CARBIDE) LOCATED OUT OF THE PUMPAGE, IN A SEPARATE OIL FILLED CHAMBER.
4. HIGH TEMPERATURE BALL BEARINGS B-10 RATING OF 60,000 HOURS, UPPER BEARING - SINGLE ROW AND LOWER BEARINGS - DOUBLE ROW TYPE.
5. PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSEPOWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.
6. SINGLE PHASE MOTORS SHALL BE DUAL WOUND, CAPACITOR START-RUN AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260). THREE PHASE MOTORS SHALL BE DUAL WOUND AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260) OR OPERATE ON 460 VOLT BY CHANGING THE MOTOR LEADS INSIDE THE PUMP.

FIBERGLASS WET WELL: SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE. THE ENTIRE FIBERGLASS WET WELL SHALL HAVE A DYNAMIC LOAD RATING OF 16,000 FT/LBS. EACH UNIT MUST BE SERIAL NUMBERED TO IDENTIFY THE TEST PROCEDURE. ASTM D 3753 & H-20 SPECIFICATIONS SHALL BE REQUIRED AS MINIMUM.

ALUMINUM HATCH: TSC MODEL-54R (54") ROUND WITH 24" X 36" LOCKABLE HATCH, REINFORCED FOR LOAD RATING OF 300 LBS/FT WITH HOLD OPEN SAFETY ARM, LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.

VALVE BOX: FIBERGLASS COMPOSITE (H-10 TRAFFIC RATED) WITH INTEGRAL BOTTOM. (FOR 1 1/4" AND 2" DISCHARGE PIPING SXS HEADER SYSTEM) SHALL BE 26" X 38" X 18" WITH 17" X 30" LIMITED ACCESS LID

ACCESSORIES: #304 S/S - GUIDE RAILS, UPPER GUIDE RAIL BRACKETS, CABLE HOLDER, ANCHOR BOLTS AND PUMP LIFTING CHAINS.

VALVES : SHALL BE SEWAGE SERVICE DESIGN BRASS SWING CHECK VALVES WITH TOP ENTRY CLEAN-OUT PORT AND BRASS WEDGE GATE VALVES OPEN 100%.

PIPING: 2" SCHEDULE 80 PVC.

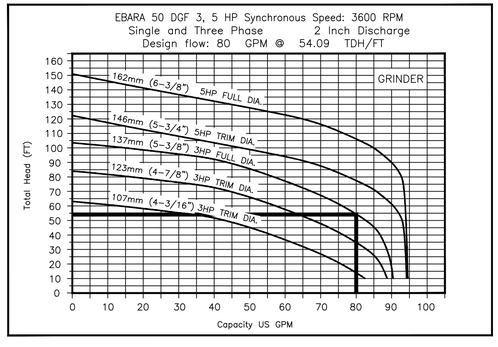
FLOAT SWITCHES: UL LISTED SJ ELECTRO MODEL (SJ 30 SWENO).

PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, JUNCTION BOX, FLOAT SWITCHES, ALUMINUM HATCH AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.

THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, SLIDE RAIL ASSEMBLIES AND DISCHARGE PIPING ASSEMBLED BY TECHNICAL SALES CORPORATION READY TO SHIP FOR FIELD INSTALLATION. THE MANUFACTURER OF PRE-FAB PUMP SOLUTIONS©:

TECHNICAL SALES CORPORATION, 4621 N. HALE AVE TAMPA, FL 33614 (813)876-9256

Ebara Submersible Pumps



PUMP PERFORMANCE CURVE

CONTROL PANEL -SHALL CONFORM TO FL DEP 64-604.42(A)

CONTROL PANEL SHALL BE TSC MODEL # 38-D IN NEMA 4X FIBERGLASS ENCLOSURE. THE PANEL SHALL MEET STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), ENVIRONMENTAL PROTECTION COMMISSION (EPC) AND LOCAL CODE REQUIREMENTS GOVERNING PRIVATE LIFT STATIONS.

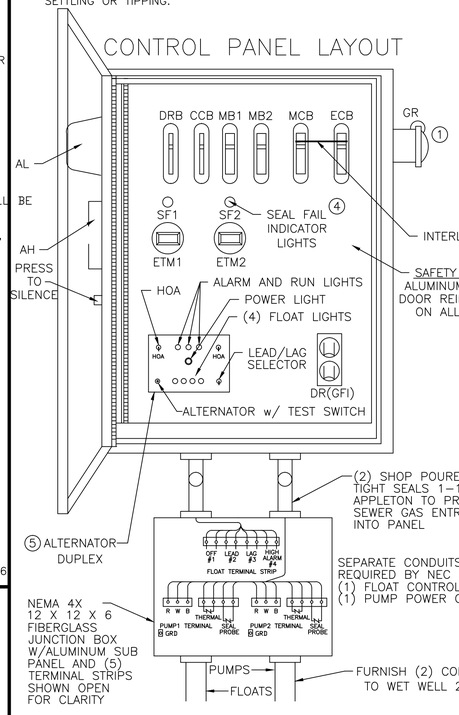
FLOAT SWITCHES AND CONTROL SYSTEM SHALL BE UL LISTED AND INTRINSICALLY SAFE. ALL COMPONENTS SHALL BE UL LISTED.

A JUNCTION BOX IS REQUIRED, WITH SHOP POURED SEALS BETWEEN BOX AND CONTROL PANEL TO PREVENT SEWER GAS ENTRY INTO CONTROL PANEL.

ELECTRICAL CONTRACTOR TO PROVIDE SERVICE DISCONNECT WITH LIGHTNING ARRESTOR MOUNTED PER LOCAL CODES.

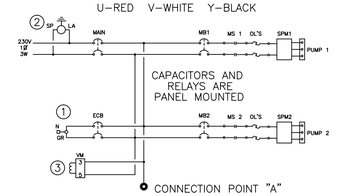
THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.

CONTROL PANEL LAYOUT



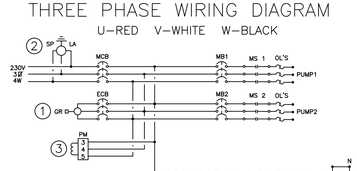
SINGLE PHASE WIRING DIAGRAM

U-RED V-WHITE Y-BLACK

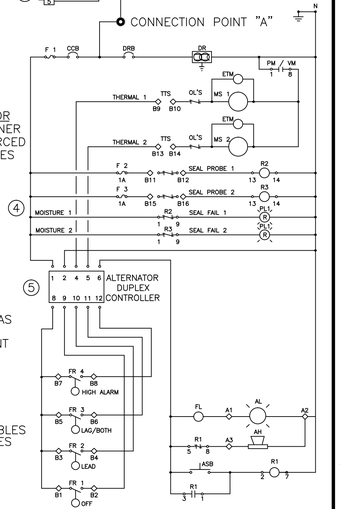


THREE PHASE WIRING DIAGRAM

U-RED V-WHITE W-BLACK



PANEL WIRING DIAGRAM



LEGEND

	AH	ALARM HORN
	AL	ALARM LIGHT
	ASB	ALARM SILENCE BUTTON
(5)	ATS	ALTERNATOR W/ TEST SWITCH
	CCB	CONTROL CIRCUIT BREAKER
	DR	DUPLEX RECEPTACLE
	DRB	DUPLEX RECEPTACLE BREAKER
	ECB	EMERGENCY CIRCUIT BREAKER
	ETM	ELAPSED TIME METER
	F	FUSE
	FL	FLASHER
	FS	FLOAT SWITCH (REGULATOR)
(1)	GR	GENERATOR RECEPTACLE
	GRD	GROUND
	HOA	HAND-OFF-AUTOMATIC SELECTOR
	LA	LIGHTNING ARRESTOR
	MB	MOTOR BREAKER
	MCB	MAIN CIRCUIT BREAKER
	MS	MOTOR STARTER
	N	NEUTRAL
	OL'S	OVERLOAD HEATERS
(3)	PM	PHASE MONITOR
	PTS	PUMP TERMINAL STRIP
	R	RELAY
	RC	RUN CAPACITOR
	RD	DISCHARGE RESISTOR
	RL	PUMP RUN INDICATORS
	RTS	REGULATOR TERMINAL STRIP
	SC	START CAPACITOR
(4)	SF	SEAL FAIL (SHAFT)
	SR	START RELAY
(2)	SP	SURGE PROTECTOR
	TTS	THERMAL TERMINAL STRIP

PANELS SHALL CONFORM TO FLORIDA DEP 64-604.400

(1) GENERATOR RECEPTACLE FOR EMERGENCY POWER CONNECTION WITH INTERLOCK

(2) SURGE PROTECTION AND LIGHTNING PROTECTION ON ALL INCOMING LEGS

(3) PHASE PROTECTION SHALL BE PROVIDED

(4) SHAFT SEAL FAIL DETECTION

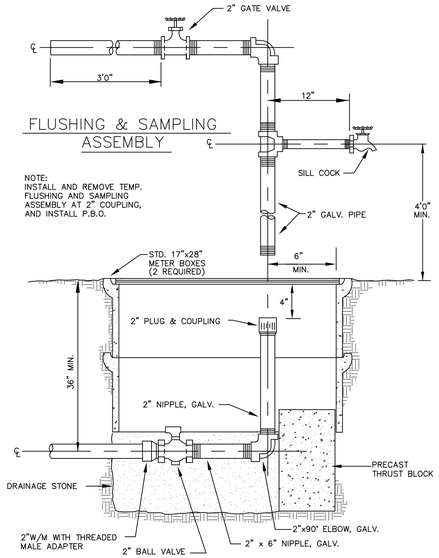
(5) ALTERNATOR w/ TEST SWITCH

PANEL MANUFACTURER SHALL BE A 'UL' LISTED SHOP.

TSC DUPLEX GRINDER PUMP STATION
FIBERGLASS WET WELL

TECHNICAL SALES CORPORATION
TSC PRE-FAB PUMP SOLUTIONS©
WATERWORKS & WASTEWATER SPECIALTIES
Representing Innovative Manufacturers
MODEL TSCE2-48.0©
4621 N. HALE AVENUE PH (813)876-9256
TAMPA, FL 33614 FAX (813)874-1194
EMAIL: Sales@TSCTampa.com
REV-9 SCALE: N.T.S.

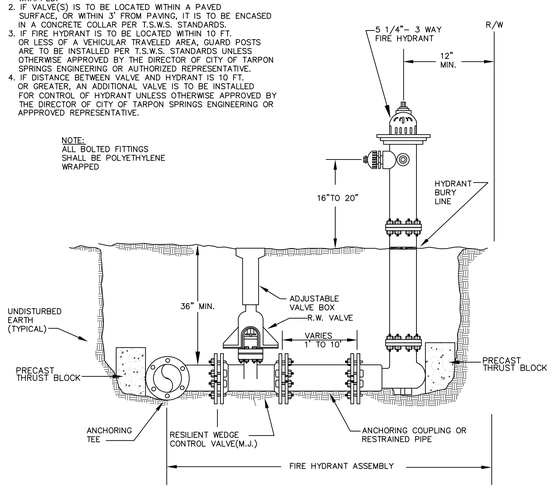
48" DUPLEX GRINDER STATION-2" PIPING W/ SLIDE RAIL SYSTEM, VALVE BOX AND F.D.E.P. PANEL TSCE2-48.0 R9©



FLUSHING & SAMPLING ASSEMBLY

NOTE:
INSTALL AND REMOVE TEMP. FLUSHING AND SAMPLING ASSEMBLY AT 2" COUPLING, AND INSTALL P.B.O.

2"PERMANENT BLOW OFF ASSEMBLY



NOTES:
1. ALL BOLTED FITTINGS ARE TO BE POLYETHYLENE WRAPPED.
2. IF VALVE(S) IS TO BE LOCATED WITHIN A PAVED SURFACE, OR WITHIN 3' FROM PAVING, IT IS TO BE ENCASED IN A CONCRETE COLLAR PER T.S.W.S. STANDARDS.
3. IF FIRE HYDRANT IS TO BE LOCATED WITHIN 10 FT. OR LESS OF A VEHICULAR TRAVELED AREA, GUARD POSTS ARE TO BE INSTALLED PER T.S.W.S. STANDARDS UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF CITY OF TARPON SPRINGS ENGINEERING OR AUTHORIZED REPRESENTATIVE.
4. IF DISTANCE BETWEEN VALVE AND HYDRANT IS 10 FT. OR GREATER, AN ADDITIONAL VALVE IS TO BE INSTALLED FOR CONTROL OF HYDRANT UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF CITY OF TARPON SPRINGS ENGINEERING OR APPPROVED REPRESENTATIVE.

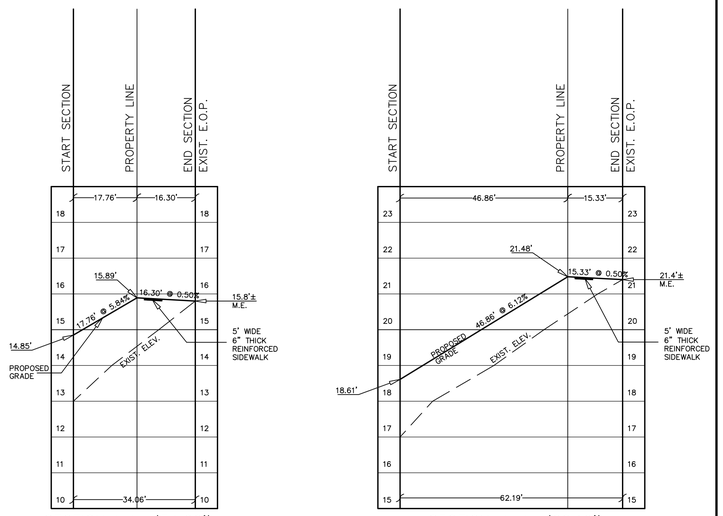
NOTE:
ALL BOLTED FITTINGS SHALL BE POLYETHYLENE WRAPPED

FIRE HYDRANT ASSEMBLY

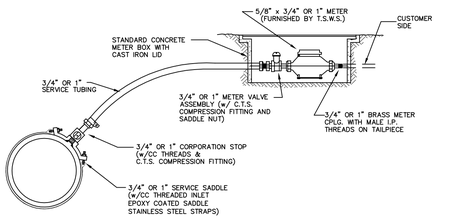
PIPE SIZE	TYPE FITTING					
	90°	45°	22 1/2°	11 1/4°	DEAD–END	TEE
2"	3	1	1	1	4	1
3"	3	1	1	1	4	1
4"	3	1	1	1	4	1
6"	4	2	1	1	6	1
8"	5	2	1	1	9	2
10"	6	3	1	1	10	3
12"	7	3	2	1	11	5
16"	8	4	2	1	14	8
20"	9	4	2	1	18	11
24"	10	4	2	1	22	13
30"	12	5	3	2	26	17
36"	13	6	3	2	30	21
42"	14	6	3	2	34	25
48"	15	7	3	2	38	29
54"	16	7	4	2	40	32

TABLE APPLIES TO 20 FOOT PIPE LENGTHS @ 150 P.S.I.G. TEST PRESSURE WITH 30 INCHES OF COVER OVER PIPE. NUMBERS SHOWN IN TABLE ARE THE NUMBER OF JOINTS FOR EACH SIDE OF FITTING.

EFFLUENT AND POTABLE WATER MAIN RESTRAINED JOINT REQUIREMENTS

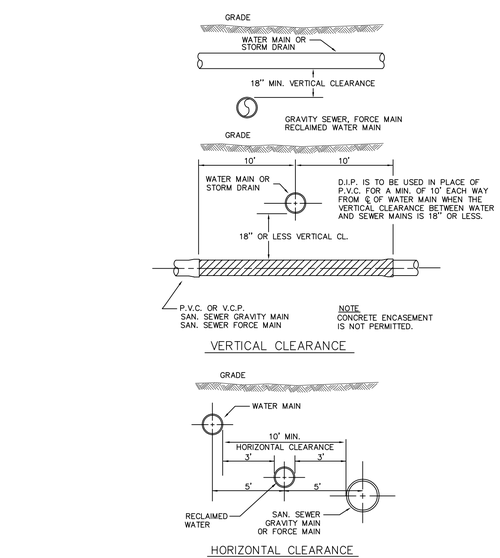


SCALE:
1"=2' VERTICAL
1"=20' HORIZONTAL

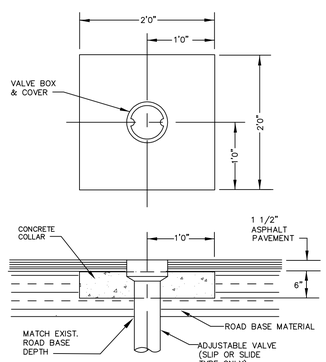


NOTES:
1. ALL CORPORATION STOPS TO BE FOR USE WITH OR 9 (C.T.S.) P.B. TUBING.
2. SERVICE SADDLE REQUIRED FOR ALL P.V.C. TAPS.
3. METER ONLY, TO BE FURNISHED BY T.S.W.S.
4. METER BOXES SHALL BE CONCRETE PER T.S.W.S. SPECIFICATIONS.
5. CORPORATION STOPS SHALL BE TAPPED DIRECTLY INTO DUCTILE IRON PIPE. NO TAPPING SADDLE IS REQUIRED.

3/4" OR 1" SERVICE DETAIL

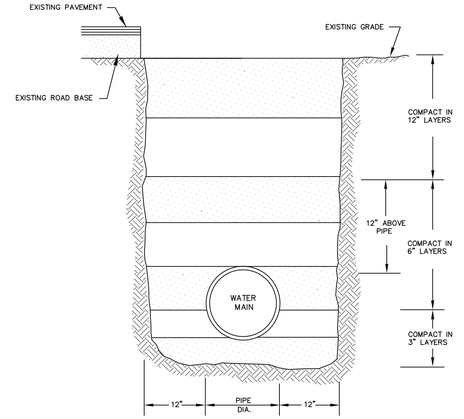


POTABLE WATER MAIN, RECLAIMED WATER MAIN & SANITARY SEWER CLEARANCES



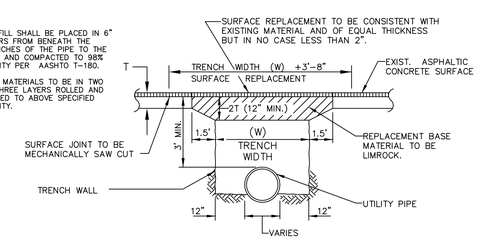
CONCRETE COLLAR

NOTE:
1. TRENCHES LOCATED UNDER PAVEMENT SHALL BE COMPACTED TO 100% OF MAXIMUN DENSITY BY A.A.S.H.T.O. T–99, METHOD C.
2. TRENCHES NOT LOCATED UNDER PAVEMENT SHALL BE COMPACTED TO A FIRMNESS EQUAL TO THAT OF THE SOIL ADJACENT TO THE TRENCH.
3. REPLACEMENT OF PAVED SURFACES SHALL BE MADE IN ACCORDANCE TO APPLICABLE LOCAL REGULATIONS.

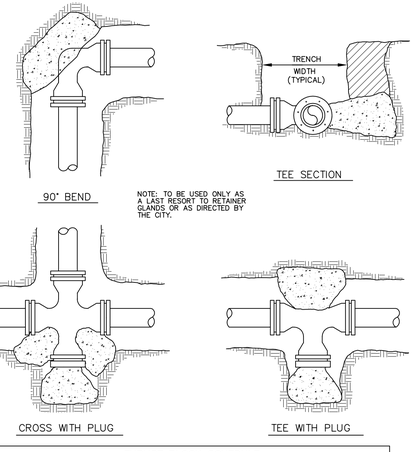


TRENCH BACKFILL DETAIL

NOTES:
1. BACKFILL SHALL BE PLACED IN 6" LAYERS FROM BENEATH THE HAUNCHES OF THE PIPE TO THE BASE AND COMPACTED TO 98% DENSITY PER AASHTO T–180.
2. BASE MATERIALS TO BE IN TWO OR THREE LAYERS ROLLED AND TAMPED TO ABOVE SPECIFIED DENSITY.



CITY OF TARPON SPRINGS STANDARD ROADWAY OPEN CUT DETAIL



THRUST BLOCK SCHEDULE												
PIPE CLASS 150 P.S.I.		SOIL BEARING 2,000 P.S.F.							CONCRETE 2,500 P.S.I./			
PIPE SIZE		4"	6"	8"	10"	12"	16"	20"	24"	30"	36"	42"	48"
BLOCK AREA IN SQ. FEET	TEE	1.0	2.1	3.8	5.9	8.5	15.1	23.6	33.9	53.0	76.3	103.9	135.7
	22 1/2°	.36	.83	1.5	2.3	3.3	5.9	9.2	13.2	20.7	29.8	40.6	53.0
	45°	.72	1.6	2.9	4.5	6.5	11.5	18.0	26.0	40.6	58.5	79.6	103.9
	90°	1.3	3.0	5.3	8.3	12.0	21.3	33.3	48.0	75.0	108.0	147.0	192.0

THRUST BLOCK DETAIL

MUST BE APPROVED BY CITY PRIOR TO USE.

SITE CONSTRUCTION PLANS

CROSS SECTIONS & UTILITY DETAILS

SHEET 10–A OF 18

CYPRESS TRAILS TOWNHOMES OF TARPON SPRINGS
TARPON SPRINGS, FLORIDA

SUBMITTAL DATE:

REV	DATE	DESCRIPTION
01	01/24/14	SWFWMD COMMENTS
00	11/02/13	INITIAL SWFWMD SUBMITTAL

RAM A. GOEL, Ph.D., P.E.
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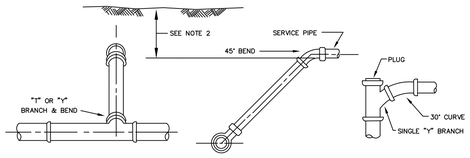
P: 727-420-4796

RAM A. GOEL, Ph.D., P.E.
CONSULTING CIVIL ENGINEER

RAM A. GOEL, Ph.D., P.E. #47431
NOT VALID UNLESS EMBOSSED WITH A RAISED SEAL

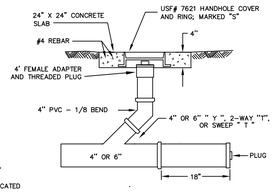
NOTE

1. RISERS SHALL BE INSTALLED ON ALL WYES (BOTH PRESENT & FUTURE SERVICES) TO PROVIDE DEPTH AT SERVICE NOT OVER 4.0' EXCEPT WHERE OTHERWISE REQUIRED.
2. MINIMUM CUT UNDER ROADWAY – 4.0'.
   MINIMUM CUT AT PROPERTY LINE – 3.0' OR AS REQUIRED FOR SERVICE.
3. RISERS SHALL PREFERABLY FOLLOW SLOPE OF BANK TO REQUIRED DEPTH.
4. RISER MATERIAL SHALL BE THE SAME AS MAIN MATERIAL.



SERVICE CONNECTION – DETAIL

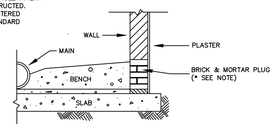
ALTERNATE DETAIL AT TOP OF RISER



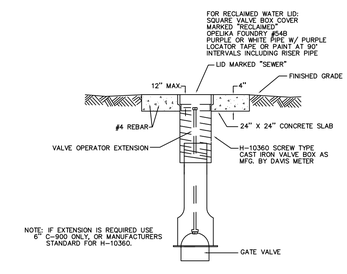
NOTE:
1 CLEANOUT ASSEMBLY MAY HAVE CEMENT WELD JOINTS USF# 7621 REQUIRED IF LOCATED IN SIDEWALK OR DRIVEWAY.

CLEANOUT DETAIL

* NOTE
OPENING IN MANHOLE WALL AT ELEVATION AND DIRECTION AS SPECIFIED ON PLANS SHALL BE SIZED TO RECEIVE AN 8" PIPE UNLESS OTHERWISE NOTED AND PLUGGED WITH BRICK AND MORTAR. THE MANHOLE INVERT AND BENCH SHALL ALSO BE CONSTRUCTED. THE PLUGGED HOLE SHALL BE PLASTERED AND COATED AS SPECIFIED ON STANDARD MANHOLE DETAIL.

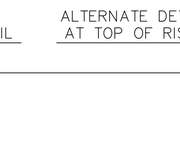


MANHOLE INLET PLUG DETAIL



VALVE BOX DETAIL

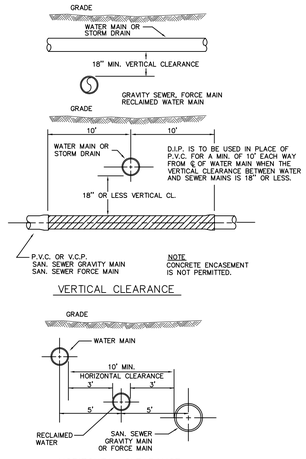
NOTE: TO BE USED ONLY AS A LAST RESORT TO RETAINER GLANDS, OR AS DIRECTED BY THE CITY.



THRUST BLOCK SCHEDULE													
PIPE CLASS 150 P.S.I.		SOIL BEARING 2,000 P.S.F.								CONCRETE 2,500 P.S.I./			
PIPE SIZE		4"	6"	8"	10"	12"	16"	20"	24"	30"	36"	42"	48"
BLOCK AREA IN SQ. FEET	TEE	1.0	2.1	3.8	5.9	8.5	15.1	23.6	33.9	53.0	76.3	103.9	135.7
	22 1/2°	.36	.83	1.5	2.3	3.3	5.9	9.2	13.2	20.7	29.8	40.6	53.0
	45°	.72	1.6	2.9	4.5	6.5	11.5	18.0	26.0	40.6	58.5	79.6	103.9

THRUST BLOCK DETAIL

MUST BE APPROVED BY CITY PRIOR TO USE.



VERTICAL CLEARANCE

HORIZONTAL CLEARANCE

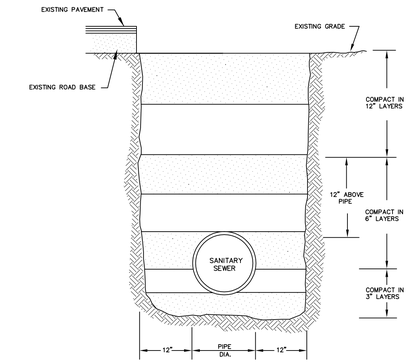
POTABLE WATER MAIN, RECLAIMED WATER MAIN & SANITARY SEWER CLEARANCES

PIPE SIZE	TYPE FITTING					
	TEE	DEAD–END	90°	45°	22 1/2°	11 1/4°
4"	1	4	2	1	1	1
6"	1	5	2	1	1	1
8"	1	6	2	1	1	1
10"	1	7	3	1	1	1
12"	1	8	3	2	1	1
16"	3	11	4	2	1	1
20"	5	13	5	2	1	1
24"	6	15	5	2	1	1
30"	9	17	6	3	2	1
36"	11	20	7	3	2	1
42"	13	22	7	3	2	1
48"	15	24	8	4	2	1
54"	17	26	8	4	2	1

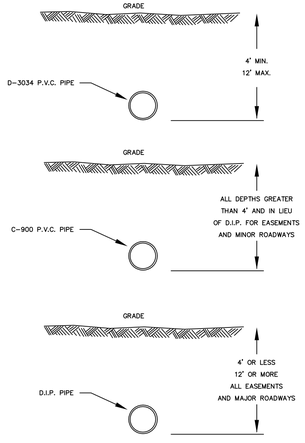
TABLE APPLIES TO 20 FOOT PIPE LENGTHS @ 100 P.S.I.G. TEST PRESSURE WITH 30 INCHES OF COVER OVER PIPE. NUMBERS SHOWN IN TABLE ARE THE NUMBER OF JOINTS FOR EACH SIDE OF FITTING.

FORCE MAIN RESTRIANED JOINT REQUIREMENTS

NOTE:
1. TRENCHES LOCATED UNDER PAVEMENT SHALL BE COMPACTED TO 100% OF MAXIMUN DENSITY BY A.A.S.H.T.O. T-99, METHOD C.
2. TRENCHES NOT LOCATED UNDER PAVEMENT SHALL BE COMPACTED TO A FIRMNESS EQUAL TO THAT OF THE SOIL ADJACENT TO THE TRENCH.
3. REPLACEMENT OF PAVED SURFACES SHALL BE MADE IN ACCORDANCE TO APPLICABLE LOCAL REGULATIONS.

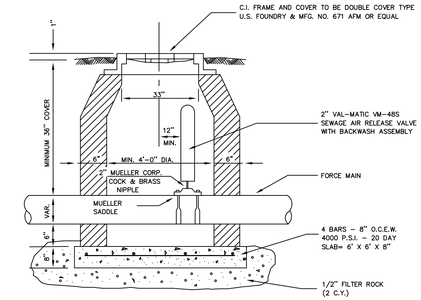


TRENCH BACKFILL DETAIL



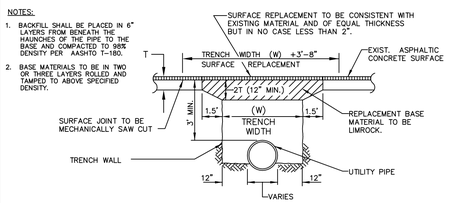
DEPTH LIMITATIONS OF SANITARY SEWER PIPE

NOTE: PRECAST MANHOLES SHALL BE USED AND SHALL BE CONSTRUCTED TO STANDARD MANHOLE SPECIFICATIONS.

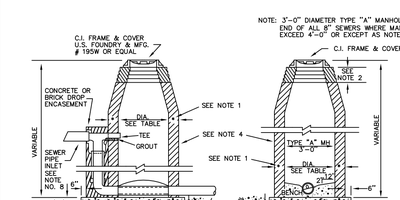


AIR RELEASE VALVE MANHOLE

NOTES:
1. BACKFILL SHALL BE PLACED IN 6" LAYERS FROM BENEATH THE HAUNCHES OF THE PIPE TO THE TOP AND COMPACTED TO 98% DENSITY PER AASHTO T-180.
2. BASE MATERIALS TO BE IN TWO OR THREE LAYERS ROLLED AND TAMPED TO ABOVE SPECIFIED DENSITY.



CITY OF TARPON SPRINGS STANDARD ROADWAY OPEN CUT DETAIL



NOTE: 3'–0" DIAMETER TYPE "A" MANHOLE SHALL BE USED AT THE END OF ALL 8" SEWERS WHERE MANHOLE DEPTH DOES NOT EXCEED 4'–0" OR EXCEPT AS NOTED OTHERWISE IN PLANS.

NOTE:
1. PRECAST WALL THICKNESS SHALL BE 6" FOR ALL DEPTHS AND REINFORCED PER ASTM C-478 AND WITH CONCRETE CONSISTING OF 4000 PSI AT 28 DAYS, TYPE II PORTLAND CEMENT.
2. ALL RISER UNITS SHALL HAVE A MINIMUM HEIGHT OF 12" WITH THE CONCENTRIC CONE SET BETWEEN 2 1/2" AND 14 1/4" BELOW THE BOTTOM OF MANHOLE COVER FRAME.
3. ALL TONGUE AND GROOVE JOINTS SHALL BE JOINED AND COMPLETELY SEALED WITH RAM-NEC PER STANDARD SPECIFICATION.
4. ALL INTERIOR AND EXTERIOR MANHOLE SURFACES SHALL BE PREPARED FOR COATING AND COATED PER STANDARD SPECIFICATION.
5. SUBMITTAL FOR APPROVAL SHALL BE MADE OF PRECAST MANHOLE SHOP DRAWINGS, MANHOLE FRAMES AND COVERS, METHODS TO BE USED IN SEALING, JOINING AND COATING MANHOLE SECTIONS BEFORE CONSTRUCTION BEGINS.
6. GASKETED MANHOLE CONNECTORS SHALL BE SUBMITTED TO PINELLAS COUNTY PRIOR TO USE. FOR GROUTED CONNECTION USING PVC PIPE, A SUITABLE ADAPTER REQUIRED.
7. "FLAT TOP" OR HORIZONTAL SLAB MANHOLE TOPS ARE NOT PERMITTED ON 3' OR 4' DIAMETERS.
8. AN OUTSIDE OR INSIDE PVC DROP CONNECTION IS REQUIRED WHERE INLET IS GREATER THAN 2' ABOVE MH INVERT. A FLUME SHALL BE CONSTRUCTED ON DROPS 2' OR LESS ABOVE MH INVERT.

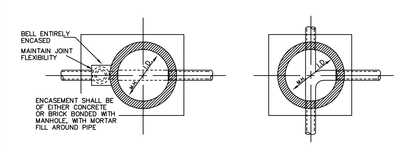


TABLE	
DIA.	FOR PIPES
4'–0"	24" & UNDER
5'–0"	30" & 36"
6'–0"	42" & OVER

DROP MANHOLE

STANDARD MANHOLE

TYPE & DESIGNATION NOTES:

1. DUCTILE IRON PIPE (D.I.) (NO SIZE LIMIT)
   CL 50(MIN.), (150 PSI), ANSI A21.51(AWWA C-151)
   ALL PIPE SHALL BE COATED OUTSIDE WITH COAL TAR PITCH DOUBLE CEMENT LINED FOR SIZES UP TO 10" DIAMETER POLYETHYLENE LINED (40 MIL) FOR PIPE 12" AND LARGER
   ALL PIPE SHALL HAVE A GREEN POLYETHYLENE WRAP (8 MIL MIN.)
   CONFORM TO ASTM D-1248–CB
2. FITTINGS (D.I.)
   ANSI A21.4 (AWWA C–104)
   JOINTS: a. PUSH–ON ——— ANSI A21.10 (AWWA C–110)
   b. MECHANICAL ——— ANSI A21.11 (AWWA C–110/C–111)
   c. FLANGED ——— ANSI A521.10/B161 (AWWA C–110)
   d. BELL & SPIGOT ——— ANSI A21.10 (AWWA C–110)
3. POLYVINYL CHLORIDE PIPE (PVC)
   ASTM D1784/D1785 (SDR–35) FORCEMAIN(12" DIA OR LESS)
   ASTM D1784 (C–900)
   JOINTS: PUSH–ON ———ASTM D1869, RUBBER GASKET
4. POLYETHYLENE PIPE (PE)
   ASTM D1238/D1248/D1693 CONDITION–C
   (PE–2306/3406),(100 PSI MIN),(SDR–18 OR LESS)

CONTRACTOR SHALL PROVIDE FOR APPROXIMATE 6" ADJUSTMENT OF RIM ELEVATION BY USE OF BRICK & NON–SHRINK MORTAR BETWEEN MANHOLE FRAME AND MANHOLE SLAB OR MANHOLE WALL.

SITE CONSTRUCTION PLANS

UTILITY DETAILS

SHEET 10–B OF 18

CYPRESS TRAILS TOWNHOMES OF TARPON SPRINGS
TARPON SPRINGS, FLORIDA

SUBMITTAL DATE:

REV	DATE	DESCRIPTION
01	01/24/14	SWFWMD COMMENTS
00	11/02/13	INITIAL SWFWMD SUBMITTAL

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P: 727-420-4796

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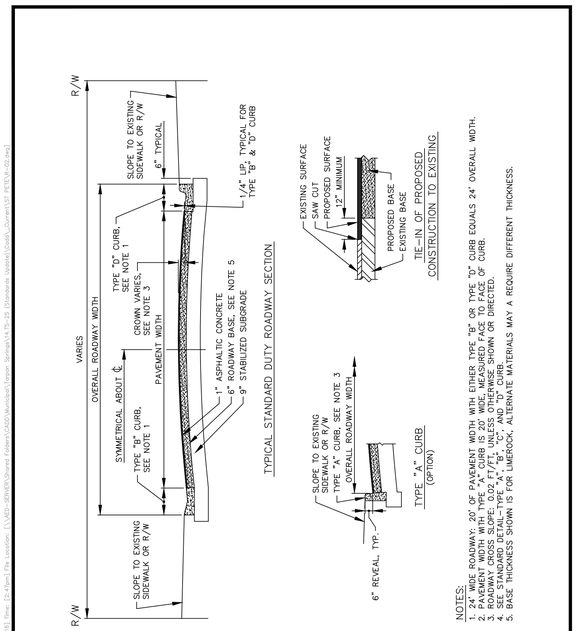
NOT VALID UNLESS EMBOSSED WITH A RAISED SEAL

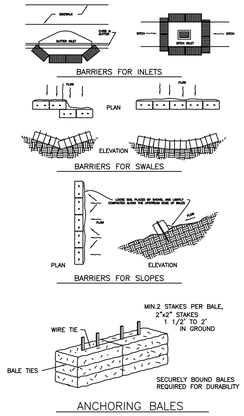


TYPICAL STANDARD DUTY ROADWAY SECTION

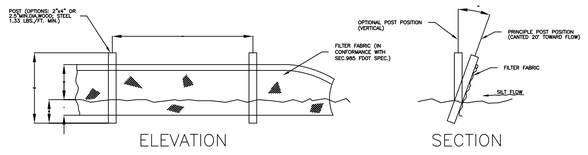
TYPE "A" CURB (OPTION)

NOTES:
1. 24' WIDE ROADWAY: 20' OF PAVEMENT WIDTH WITH EITHER TYPE "B" OR TYPE "D" CURB EQUALS 24' OVERALL WIDTH.
2. PAVEMENT WIDTH WITH TYPE "A" CURB IS 20' WIDE, MEASURED FACE TO FACE OF CURB.
3. ROADWAY CROSS SLOPE: 0.02 FT/FT, UNLESS OTHERWISE SHOWN OR DIRECTED.
4. SEE STANDARD DETAIL R-08 FOR TYPE "A", "B", "C", AND "D" CURB.
5. BASE THICKNESS SHOWN IS FOR LIMEROCK; ALTERNATE MATERIALS MAY A REQUIRE DIFFERENT THICKNESS.

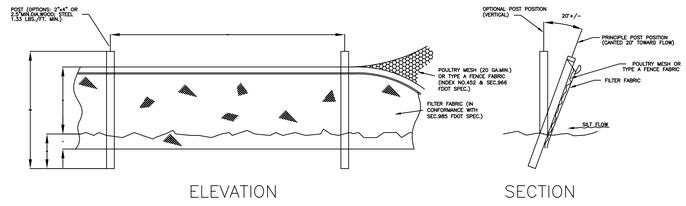
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	STANDARD DUTY ROADWAY DETAIL	DATE 12/15/15 · INDEX R-02 · SCALE N.T.S. · SHEET 1 OF 1



NOTES:
- For additional information and details, see F.D.O.T. Index No.102.
- Unless specified, silt fences may be used in lieu of hay barriers.
- Additional posts and rails may be necessary to secure and support barriers.
- Additonal barrier lengths may be required by the County Engineer or by regulatory agencies.



TYPE III SILT FENCE



TYPE IV SILT FENCE

NOTES:
- For additional information and details, see F.D.O.T. Index No.102.
- Unless specified, hay barriers may be used in lieu of silt fences.
- Additional posts and rails may be necessary to secure and support barriers.
- Additonal fence lengths may be required by the County Engineer or by regulatory agencies.

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANANT BODIES OF WATER.

SILT FENCES

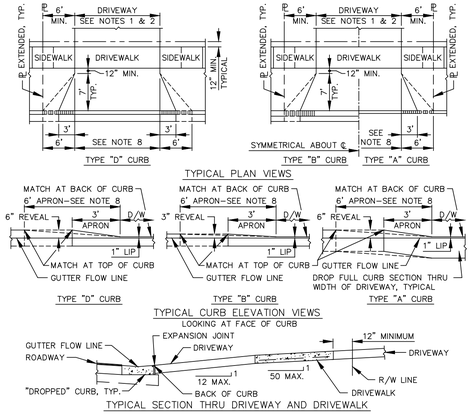
HAY BALE BARRIER

NOTES PERTAINING TO SWALES:

SWALES SHALL BE PROVIDED WITH PERMANENT EROSION PROTECTION. SUCH PROTECTION MAY BE TURF, USING AN APPROVED TYPE GRASS. THE SWALES SHALL BE SODDED A LATERAL DISTANCE EXTENDING FROM WITHIN ONE FOOT OF THE TOP OF THE SWALE BACKSLOPE.

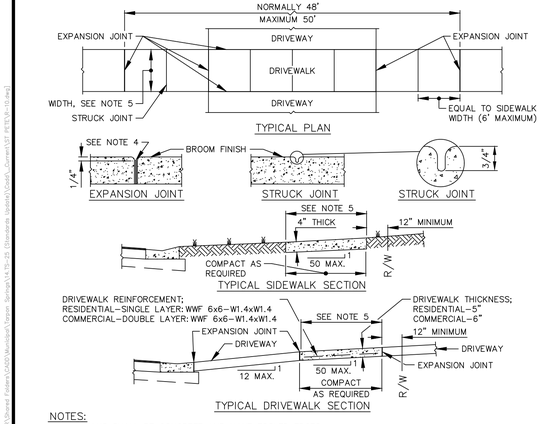
NOTE:

WHERE SIDE YARD SWALES AND OTHER SWALES ARE REQUIRED, SIDE SLOPES SHALL NOT BE STEEPER THAN FIVE TO ONE.
TO LOWEST FLOOR LEVEL SHALL NOT BE LESS THAN EIGHT INCHES. VERTICAL RISE FROM HIGH POINT OF SWALE



NOTES:
1. DRIVEWAY WIDTHS: 10' MINIMUM TO 20' MAXIMUM, STANDARD.
2. IF EXISTING DRIVEWAY IS LESS THAN 10' WIDE AT THE R/W LINE: REPLACEMENT WIDTH AT BACK OF SIDEWALK SET AT 10' WIDE, THEN TAPER 1:6 TO MATCH EXISTING WIDTH.
3. ALL RESIDENTIAL CONCRETE DRIVES SHALL BE PLACED ON A COMPACTED SUBGRADE AND SHALL BE A MINIMUM OF 5" THICK REINFORCED WITH A SINGLE LAYER OF WWF 6x6-W1.4xW1.4.
4. ALL CONCRETE SHALL BE 3000 psi @ 28 DAYS MINIMUM.
5. ALL ASPHALTIC CONCRETE DRIVEWAYS SHALL BE PLACED ON A MINIMUM 5" COMPACTED LIMEROCK OR SHELL BASE OVER A COMPACTED SUBGRADE, AS APPROVED BY THE ENGINEER. ASPHALTIC DRIVES SHALL BE A MINIMUM 1" THICK OF DOT TYPE S-III ASPHALTIC CONCRETE, OR OTHER ASPHALTS WITH APPROVAL BY THE ENGINEER.
6. ALL BRICK DRIVEWAYS SHALL BE PLACED ON A 1" COMPACTED SAND BED OVER A MINIMUM 5" COMPACTED SHELL SUBGRADE.
7. NO DRIVEWAYS SHALL BE ALLOWED IN CURB RADII.
8. WHEN THE SIDEWALK ABUTS THE CURB THE WING SHALL BE 6' WIDE AS SHOWN.
9. FOR DROPPED CURB REQUIREMENTS, SEE STANDARD DETAIL-TYPE "A", "B", "C", AND "D" CURB.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	RESIDENTIAL DRIVEWAY CONSTRUCTION DETAIL	DATE 12/15/15 · INDEX R-08 · SCALE N.T.S. · SHEET 1 OF 1



NOTES:
1. SIDEWALKS SHALL BE CONCRETE AND HAVE TOOLED EDGES.
2. RESTORATION AND UTILITY CUTS SHALL BE A MINIMUM FULL PANEL BETWEEN EXISTING JOINTS.
3. EXPANSION JOINTS SHALL BE INSTALLED WHERE SHOWN AND AT 50' MAXIMUM SPACING.
4. EXPANSION JOINTS SHALL CONSIST OF CONTINUOUS 1/2"x6" MINIMUM, BITUMINOUS EXPANSION STRIP.
5. SIDEWALKS SHALL CONFORM TO CITY CODE AS FOLLOWS: SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL MAJOR ARTERIAL AND COLLECTOR STREETS; ON THE NORTH AND WEST SIDES OF OF ALL LOCAL STREETS, COMMERCIAL SERVICE STREET; AND LOCAL STREETS LEADING TO SCHOOLS, PARKS, SHOPPING CENTERS, CHURCHES, AND OTHER PUBLIC FACILITIES. SIDEWALK WIDTHS SHALL BE NOT LESS THAN THE FOLLOWING:
   A-6' ALONG ARTERIAL AND COLLECTOR ROADWAYS.
   B-4' ALONG ROADWAYS NOT DESIGNATED ON TRAFFIC CORRIDORS MAP, IN RESIDENTIAL AND INDUSTRIAL ZONES.*
   C-5' ALONG ROADWAYS NOT DESIGNATED ON THE TRAFFIC CORRIDORS MAP, IN COMMERCIAL AND OFFICE ZONES.*
   D-4' FOR PEDESTRIAN CROSSWALKS.
   E-12' FOR PEDESTRIAN/BICYCLE JOINT USE.
   *-ALL SIDEWALKS ABUTTING CURBS SHALL BE 6' WIDE, MININUM.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	SIDEWALK AND DRIVEWALK CONSTRUCTION DETAIL	DATE 12/15/15 · INDEX R-10 · SCALE N.T.S. · SHEET 1 OF 1

THE CONSTRUCTION OF PAVEMENT WITHIN PINELLAS OCUNTY RIGHT-OF-WAY MUST MEET THE FOLLOWING CRITERIA:

ASPHALTIC CONCRETE - 2" (PC-1)
BASE - 8" F.D.O.T. CERTIFIED COMPACTED TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180
SUBBASE - 12" STABILIZED TO 40 LBR AND COMPACTED TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180

OVERLAY EXISTING ROAD WITH 150# PER SQUARE YARD OF 3" "PC-1" TO INCLUDE ANY LEVELING NECESSARY TO MEET PINELLAS COUNTY ASPHALT SPECIFICATIONS.

OLD ROADWAY SHALL BE MILLED 1-1/2" PRIOR TO OVERLAY.

FLOWABLE FILL IS TO BE USED AT SANITARY SEWER CUT LOCATION.

MILL AND OVERLAY TOTAL SITE ALONG ORANGE STREET.

WATER METERS AND CONNECTIONS TO BE OUTSIDE OF THE ENTRANCE ROAD.

NO STORM WATER DRAINAGE TO BE DIRECTED TO ORANGE STREET.

SITE CONSTRUCTION PLANS

PAVING, GRADING, & STORMWATER DETAILS
Sheet 11 of 18

CYPRESS TRAILS TOWNHOMES OF TARPON SPRINGS
TARPON SPRINGS, FLORIDA

REV	DATE	DESCRIPTION
01	01/24/14	SWFWMD COMMENTS
00	11/02/13	INITIAL SWFWMD SUBMITTAL

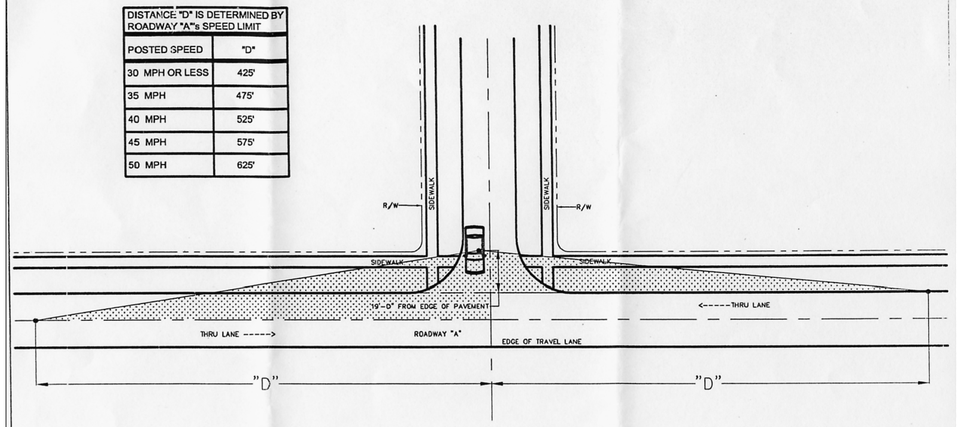
SUBMITTAL DATE:
SCALE: N.T.S.

RAM A. GOEL, Ph.D., P.E.
10329 CROSS CREEK BLVD, SUITE 'F'
TAMPA, FLORIDA 33647
P: 727-420-4796

RAM A. GOEL, Ph.D., P.E.
CONSULTING CIVIL ENGINEER
RAM A. GOEL, Ph.D., P.E. #47431
NOT VALID UNLESS EMBOSSED WITH A RAISED SEAL

USER: [Steven Tomes] Date: [May 22, 2018] Time: [2:47pm] File Location: [\\LMD-SERVER\Shared Folders\CAD\Manitou\Transp. Springs\14.75-23 Standards Update\Cover\Cover\SHT PETE\R-02.dwg]

DISTANCE "D" IS DETERMINED BY ROADWAY "A"s SPEED LIMIT	
POSTED SPEED	"D"
30 MPH OR LESS	425'
35 MPH	475'
40 MPH	525'
45 MPH	575'
50 MPH	625'

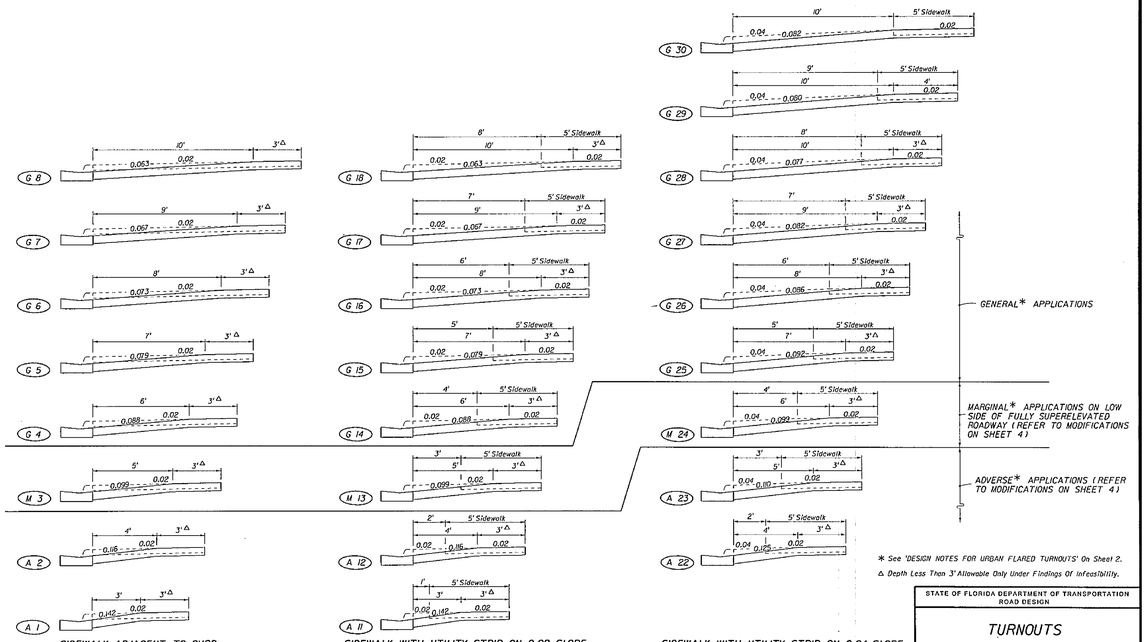


PINELLAS COUNTY, FLORIDA
ENGINEERING DEPARTMENT

DRAWN BY:	CHECKED BY:	REV	BY
FDB	PHJ		

VISIBILITY TRIANGLE FOR ROADWAY TRAFFIC

DATE 04/02
CONTRACT No. XXXXX
SHT. 1 OF 1



SIDEWALK ADJACENT TO CURB
SIDEWALK WITH UTILITY STRIP ON 0.02 SLOPE
SIDEWALK WITH UTILITY STRIP ON 0.04 SLOPE

DRIVEWAY SECTIONS ON CURBED FACILITIES WITH SIDEWALKS

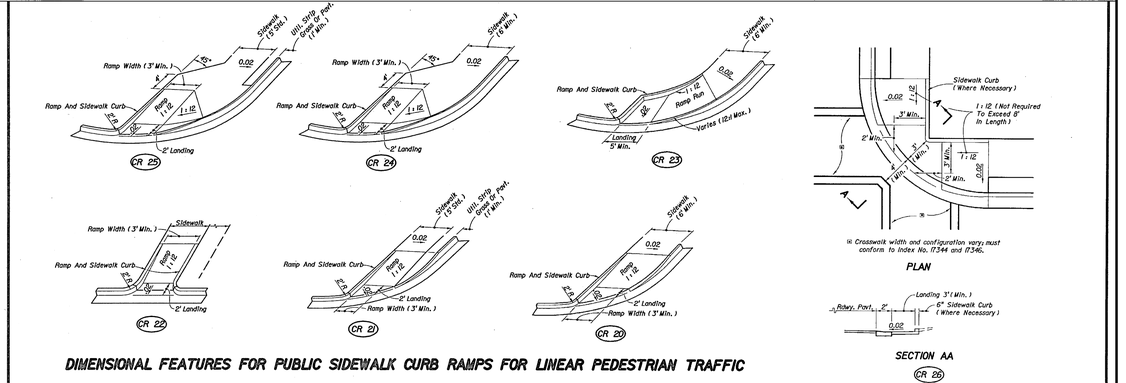
* See 'DESIGN NOTES FOR URBAN FLARED TURNOUTS' On Sheet 2.
△ Depth Less Than 3' Allowable Only Under Findings Of Infeasibility.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
ROAD DESIGN

TURNOUTS

	Names	Dates
Designed By	JIG/JWS	9/93
Drawn By	SSF	9/93
Checked By	JIG/TCL	9/93

Approved By: Stanley A. Hicks, State Highway Design Engineer
Revision: 00 | Sheet No.: 3 of 6 | Index No.: 515

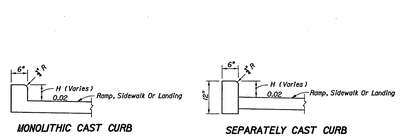


* Crosswalk width and configuration vary, must conform to Index No. 17344 and 17346.

PLAN
SECTION AA

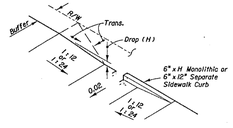
DIMENSIONAL FEATURES FOR PUBLIC SIDEWALK CURB RAMPS FOR LINEAR PEDESTRIAN TRAFFIC

DIMENSIONAL FEATURES FOR PUBLIC SIDEWALK COMBINED CORNER RAMPS UNDER CONDITIONS OF INFEASIBILITY



MONOLITHIC CAST CURB
SEPARATELY CAST CURB

RAMP AND SIDEWALK CURB OPTIONS



Construct Sidewalk Curb In Absence Of Adequate Buffer, Maintainable Surface Contour, Abutting Structure, Or When Called For In The Plans Or Standards

BACK OF SIDEWALK CURB OR BUFFER TRANSITION

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

PUBLIC SIDEWALK CURB RAMPS

	Names	Dates
Designed By	STAFF	10/94
Drawn By	MM	10/94
Checked By	JHG	10/94

Approved By: Stanley A. Hicks, Roadway Design Engineer
Revision: 04 | Sheet No.: 4 of 5 | Index No.: 304

SITE CONSTRUCTION PLANS

ADDITIONAL DETAILS
Sheet 12 of 18

CYPRESS TRAILS TOWNHOMES OF TARPON SPRINGS
TARPON SPRINGS, FLORIDA

SUBMITTAL DATE:

REV	DATE	DESCRIPTION
01	01/24/14	SWFWMD COMMENTS
00	11/02/13	INITIAL SWFWMD SUBMITTAL

SCALE: N.T.S.

RAM A. GOEL, Ph.D., P.E.
10329 CROSS CREEK BLVD, SUITE 'P'
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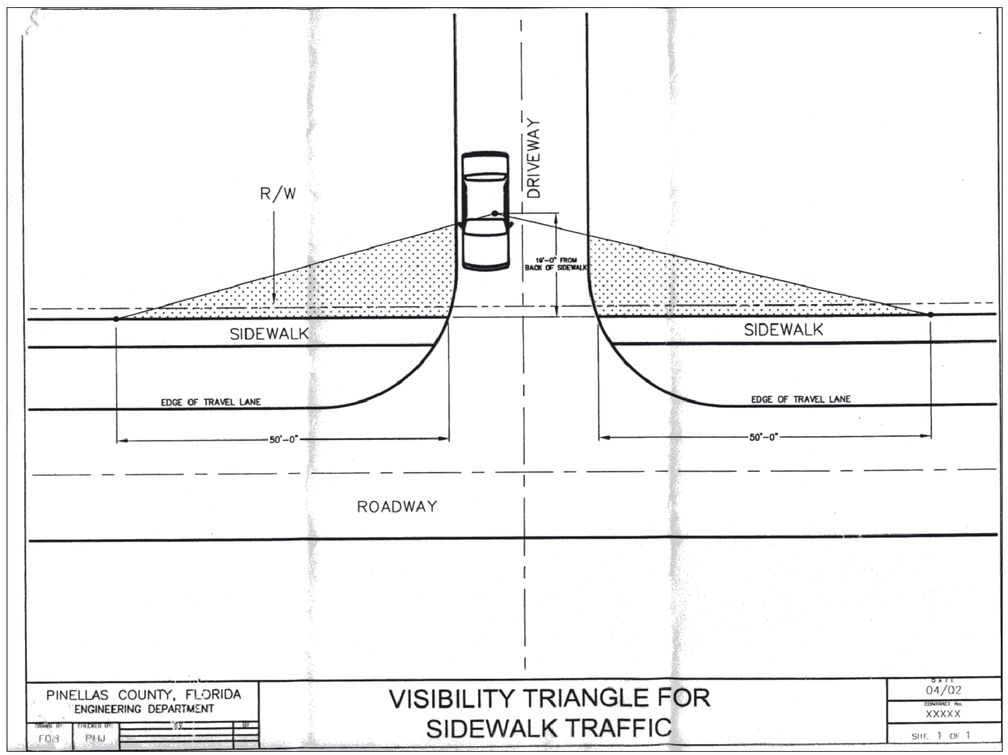
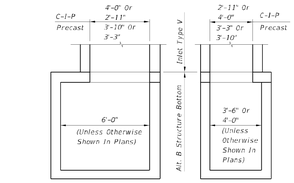


PINELLAS COUNTY, FLORIDA
ENGINEERING DEPARTMENT

DRAWN BY:	CHECKED BY:	REV	BY
FDB	PHJ		

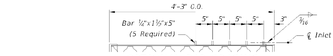
VISIBILITY TRIANGLE FOR SIDEWALK TRAFFIC

DATE 04/02
CONTRACT No. XXXXX
SHT. 1 OF 1

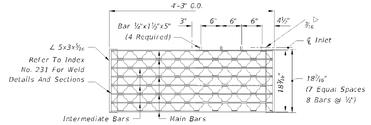


NOTE: Alt. B Structure Bottom Only. See Index No. 200 for structure bottom details and hole reinforcement. (For Pipes 30" Dia. And Larger)

INLET WITH STRUCTURE BOTTOM



OPTIONAL BAR SPACING



TWO REQUIRED PER INLET

5" Steel Grate: Main Bars 5"x⅜"
Intermediate Bars 1½"x⅜"
Reticuline Bars 1⅛"x⅜"
Steel Grate : Manufactured By Borzen, Florida Steel, U.S. Foundry Irving, Reliance, Greulich (Or Equal).

STEEL GRATE

GENERAL NOTES

1. This inlet is suitable for village swales, ditches, or other areas subject to heavy wheel loads, minimum debris. This inlet may be placed in areas subject to occasional pedestrian traffic such as landscaped areas and pavement areas where pedestrians can walk around the inlet. This inlet is not for use in a bicycle way.
2. When alternate "G" grate is specified in plans, the grate is to be hot dip galvanized after fabrication.
3. All reinforcing is Grade 60 bars with 2" min. cover unless otherwise noted. See Index No. 201 for equivalent area of welded wire fabric. Cut or bend bars out of way of pipe to clear pipe 1½".
4. All exposed edges and corners shall be ½" chamfer or tooled to ½" radius.
5. All dimensions are for both precast and cast-in-place inlets unless otherwise noted.
6. For supplementary details see Index No. 201.
7. Inlet to be paid for under the contract unit price for Inlets (Gutter Type V), EA

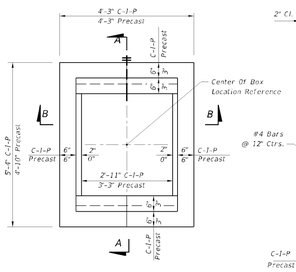
RECOMMENDED MAXIMUM PIPE SIZES

Inlet Inside Width	Pipe Size
2'-11" Or 3'-3"	24"
4'-0" Or 3'-10"	30"

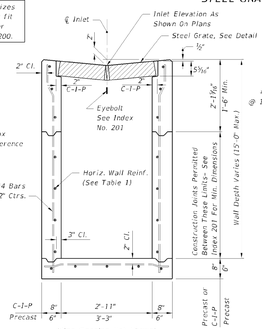
Note: Recommended sizes are for concrete pipe. Sizes for other types of pipe must be verified for fit in accordance with Index No. 201. For larger pipe see bottom detail above and Index No. 200.

HORIZONTAL WALL REINFORCING SCHEDULE (TABLE 1)

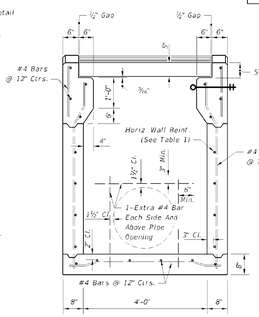
WALL DEPTH	SCHEDULE	AREA (in²/Ft.)	MAX. SPACING BARS	MAX. SPACING WWF
0' - 5'	A12	0.20	12"	8"
5' - 9'	A6	0.20	6"	5"
9' - 12'	A4	0.20	4"	3"
9' - 15'	B5.5	0.24	5½"	5"



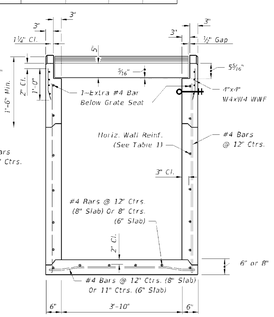
PLAN
(CAST-IN-PLACE INLET SHOWN WITHOUT GRATE; PRECAST INLET SIMILAR)



SECTION BB
(CAST-IN-PLACE INLET SHOWN PRECAST INLET SIMILAR)

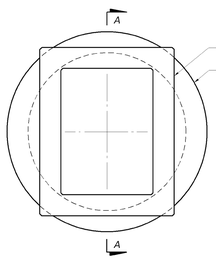


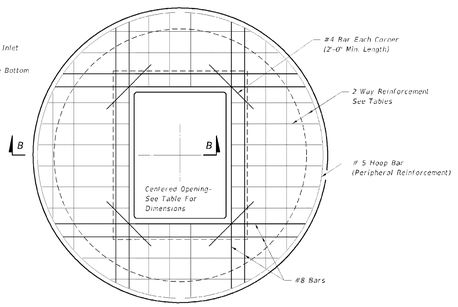
SECTION AA
(CAST-IN-PLACE INLET)



SECTION AA
(PRECAST INLET)

LAST REVISION	DESCRIPTION:	FDOT DESIGN STANDARDS FY 2012/2013	GUTTER INLET TYPE V	INDEX NO.	SHEET NO.
07/01/10				221	1





TOP SLAB REINFORCING DIAGRAM

TOP SLAB OPENINGS

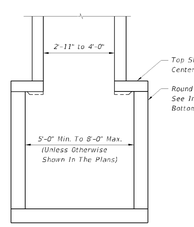
DIAMETER	OPENING SIZE MIN.	OPENING SIZE MAX.
5'-0" To 8'-0"	2'-11" x 4'-0"	3'-3" x 5'-10"

TOP SLAB REINFORCING SCHEDULE

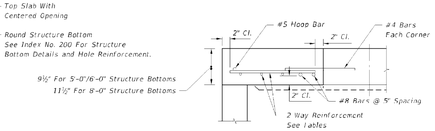
SCHEDULE	GRADE 60 (BAR) OR 65 KSI & 70 KSI (WIRE FABRIC) In²/Ft.
A	0.20
B	0.24
C	0.37
D	0.53
E	0.73
F	1.06
G	1.45

TOP SLAB WITH CENTERED OPENING

SLAB DEPTH	SLAB THICKNESS	REINFORCING (2 WAYS) SCHEDULE
SIZE: 5'-0"		
≥0.5' <30'	9½"	C
30'-40'	9½"	D
SIZE: 6'-0"		
0.5' < 8'	9½"	N
8' < 18'	9½"	C
18' < 30'	9½"	D
30' < 37'	9½"	E
37'-40'	9½"	G
SIZE: 8'-0"		
≥0.5' < 9'	11½"	C
9' < 15'	11½"	D
15' < 23'	11½"	E
23' < 33'	11½"	F
33'-40'	11½"	G



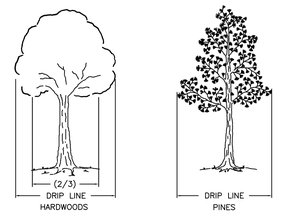
SECTION AA



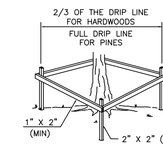
SECTION BB

ALT. A STRUCTURE BOTTOM FOR INLET TYPE V

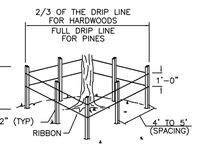
LAST REVISION	DESCRIPTION:	FDOT DESIGN STANDARDS FY 2012/2013	GUTTER INLET TYPE V	INDEX NO.	SHEET NO.
0701/05				221	2



REQUIRED DISTANCES FROM TREE TRUNK



TYPE A BARRIER



TYPE B BARRIER

SPECIAL NOTES:

1. NO TREE SHALL BE REMOVED UNLESS SPECIFICALLY TAGGED FOR REMOVAL BY THE ENGINEER.
2. THE CONTRACTOR SHALL TAKE SPECIAL CARE NOT TO DAMAGE TREES THAT ARE TO REMAIN.
3. ROOTS GREATER THAN 1" DIAMETER SHALL NOT BE CUT UNLESS OTHERWISE APPROVED BY THE ENGINEER.
4. TREE ROOTS OF 1" DIAMETER OR LARGER THAT NEED TO BE CUT SHALL BE CUT NEATLY.
5. STOCKPILED MATERIALS OR UNNECESSARY VEHICULAR TRAFFIC SHALL NOT BE ALLOWED OVER ANY TREE ROOTS SYSTEM.
6. TYPE-A BARRIER OR TYPE-B BARRIER SHALL BE CONSTRUCTED WHEN CALLED FOR ON PLANS OR AS DIRECTED BY THE ENGINEER. BARRIERS SHALL BE MAINTAINED IN PLACE UNTIL REMOVAL IS DIRECTED BY THE ENGINEER.
7. COST OF ALL TREE BARRICADES SHALL BE INCLUDED IN PAY ITEM 120-1100 (GRADING).

TREE PROTECTION

PC 1111

SITE CONSTRUCTION PLANS

ADDITIONAL DETAILS
Sheet 13 of 18

CYPRESS TRAILS TOWNHOMES
OF TARPON SPRINGS
TARPON SPRINGS, FLORIDA

SUBMITTAL DATE:

REV	DATE	DESCRIPTION
01	01/24/14	SWFWMD COMMENTS
00	11/02/13	INITIAL SWFWMD SUBMITTAL

SCALE: N.T.S.

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RAM A. GOEL, Ph.D., P.E.
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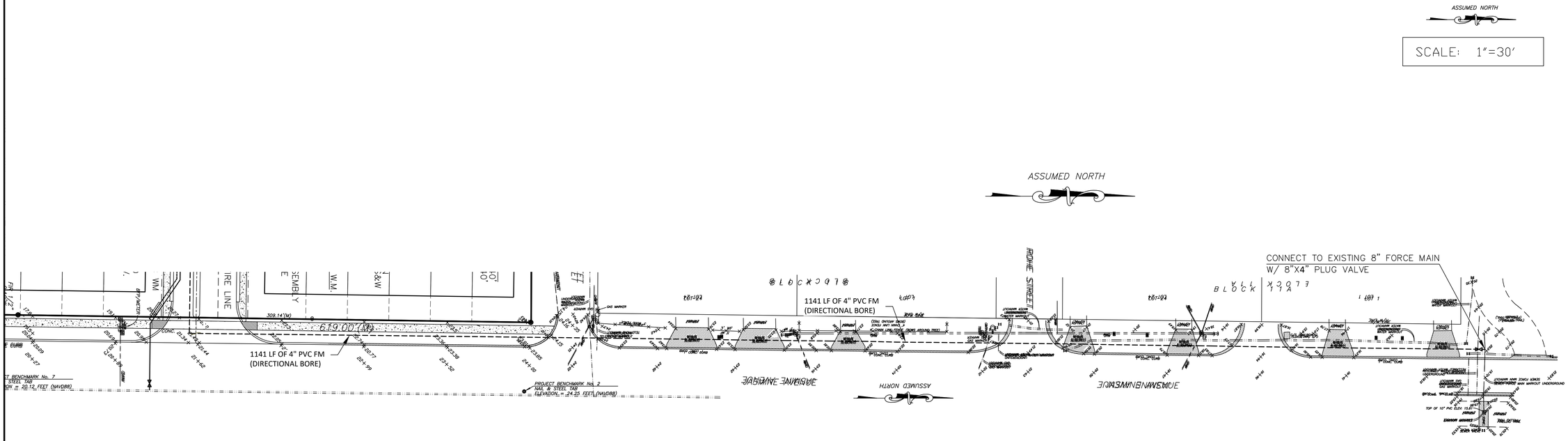
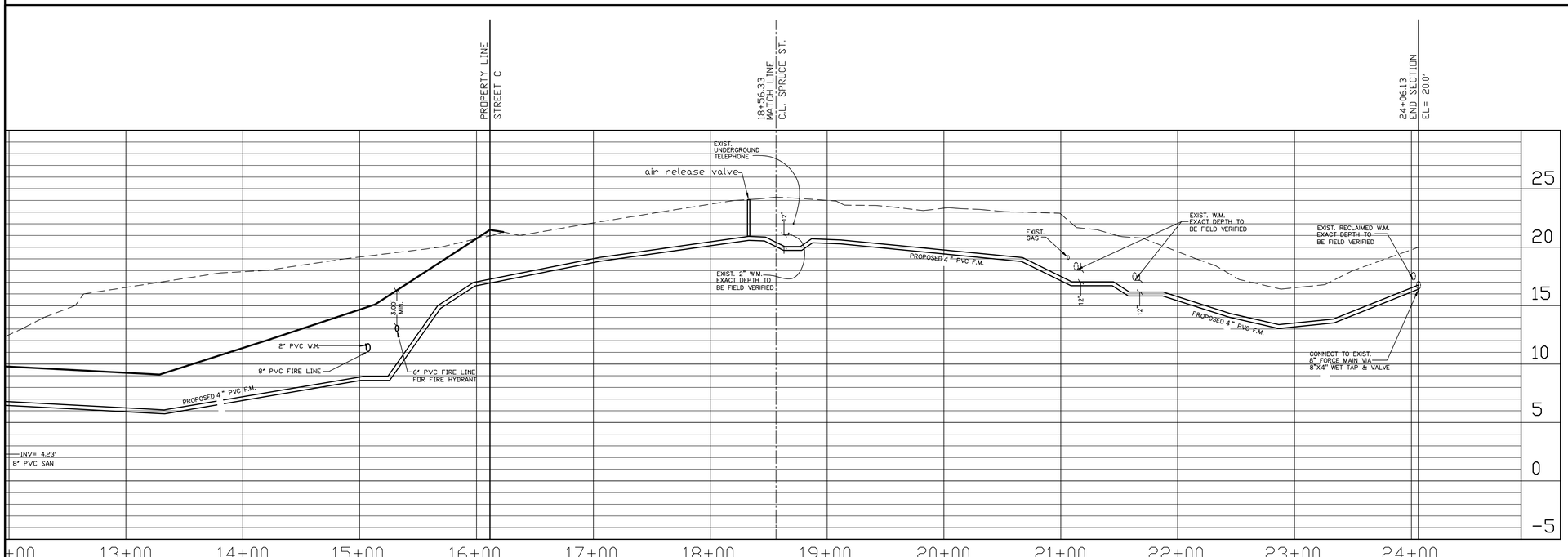
NOT VALID UNLESS EMBOSSED WITH A RAISED SEAL





UTILITY NOTES:

THERE IS TO BE A MINIMUM OF **18"** VERTICAL SEPARATION BETWEEN ALL UTILITIES AT CROSSINGS.

THERE IS TO BE A MINIMUM 3.0' VERTICAL COVER ON THE PROPOSED FORCE MAIN.

PROPOSED FORCE MAIN WILL GO OVER OR UNDER ALL EXISTING UTILITY CROSSINGS DEPENDENT UPON MINIMUM VERTICAL COVERAGE TO PROPOSED OR EXISTING ELEVATIONS.

HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

SITE CONSTRUCTION PLANS

PROPOSED SANITARY FORCE MAIN
SHEET 15 OF 18

CYPRESS TRAILS TOWNHOMES OF TARPON SPRINGS
TARPON SPRINGS, FLORIDA

SUBMITTAL DATE:

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01	01/24/14	SWFWMD COMMENTS
00	11/02/13	INITIAL SWFWMD SUBMITTAL

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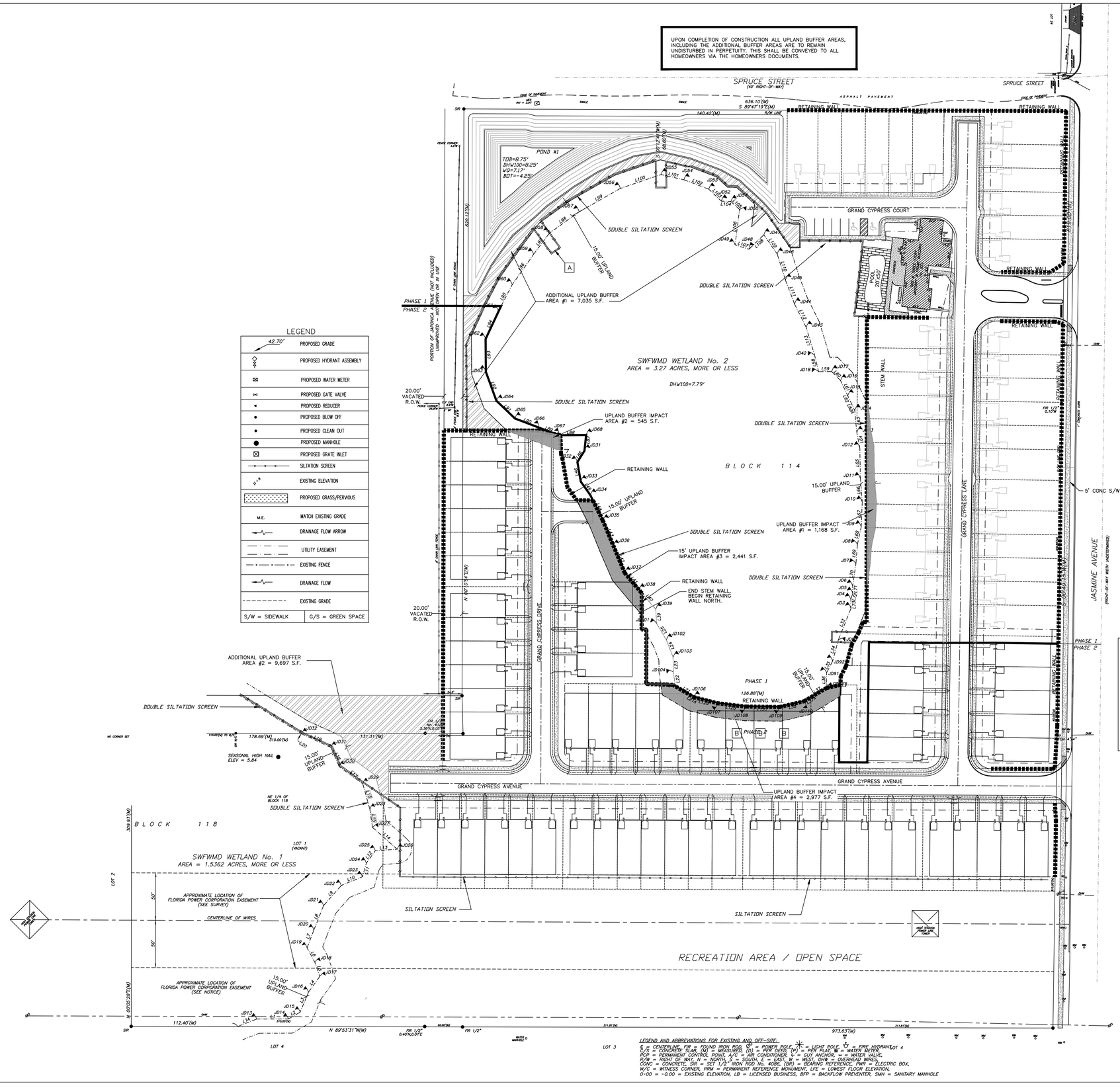
UPON COMPLETION OF CONSTRUCTION ALL UPLAND BUFFER AREAS, INCLUDING THE ADDITIONAL BUFFER AREAS ARE TO REMAIN UNDISTURBED IN PERPETUITY. THIS SHALL BE CONVEYED TO ALL HOMEOWNERS VIA THE HOMEOWNERS DOCUMENTS.



LEGEND

42.70'	PROPOSED GRADE
	PROPOSED HYDRANT ASSEMBLY
	PROPOSED WATER METER
	PROPOSED GATE VALVE
	PROPOSED REDUCER
	PROPOSED BLOW OFF
	PROPOSED CLEAN OUT
	PROPOSED MANHOLE
	PROPOSED GRATE INLET
	SILTATION SCREEN
5.9	EXISTING ELEVATION
	PROPOSED GRASS/PERVIOUS
M.E.	MATCH EXISTING GRADE
	DRAINAGE FLOW ARROW
	UTILITY EASEMENT
	EXISTING FENCE
	DRAINAGE FLOW
	EXISTING GRADE
S/W = SIDEWALK	G/S = GREEN SPACE

SIGNAGE DETAIL FOR ENVIRONMENTAL PROTECTIONAREA

NTS

BUFFER IMPACT / CREATION TABLE

25' UPLAND BUFFER REQUIRED = 49,188 S.F. (37,788 + 11,400)
UPLAND BUFFER IMPACT = 7,131 S.F. (AREAS #1 - #4)
ADDITIONAL UPLAND BUFFER REQUIRED = 14,262 S.F. (F.L.)
TOTAL UPLAND BUFFER REQUIRED = 63,450 S.F.
15' UPLAND BUFFER PROVIDED = 29,574 S.F.
ADDITIONAL BUFFER PROVIDED = 16,732 S.F. (AREAS #1 - #2)
TOTAL UPLAND BUFFER PROVIDED = 65,920 S.F.

NORTH
SCALE: 1" = 50.00'

AREA OF 15' UPLAND BUFFER IMPACT = 7,131 S.F.

AREA OF ADDITIONAL UPLAND BUFFER = 16,732 S.F. (13,212 S.F. UNDISTURBED / 3,520 FILL SLOPED AREA)

LEGEND AND ABBREVIATIONS FOR EXISTING AND OFF-SITE:
℄ = CENTERLINE, FIR = FOUND IRON ROD, ⌀ = POWER POLE, ☼ = LIGHT POLE, ⍟ = FIRE HYDRANT, C/S = CONCRETE SLAB, (M) = MEASURED, (D) = PER DEED, (P) = PER PLAT, W = WATER METER, PCP = PERMANENT CONTROL POINT, A/C = AIR CONDITIONER, ⍙ = GUY ANCHOR, ⋈ = WATER VALVE, R/W = RIGHT OF WAY, N = NORTH, S = SOUTH, E = EAST, W = WEST, OHW = OVERHEAD WIRES, CONC = CONCRETE, SIR = SET 1/2" IRON ROD No. 4086, (BR) = BEARING REFERENCE, PWR = ELECTRIC BOX, W/C = WITNESS CORNER, PRM = PERMANENT REFERENCE MONUMENT, LFE = LOWEST FLOOR ELEVATION, 0.00 = -0.00 = EXISTING ELEVATION, LB = LICENSED BUSINESS, BFP = BACKFLOW PREVENTER, SMH = SANITARY MANHOLE

SITE CONSTRUCTION PLANS

WETLAND UPLAND BUFFER COMPENSATION AND LANDSCAPE PLAN SHEET 16 OF 18	CYPRESS TRAILS TOWNHOMES OF TARPON SPRINGS TARPON SPRINGS, FLORIDA

REV	DATE	DESCRIPTION
	05/06/22	REVISED TO AVOID ALL WETLAND IMPACTS

SUBMITTAL DATE:

SCALE: 1" = 50.00'

NORTH

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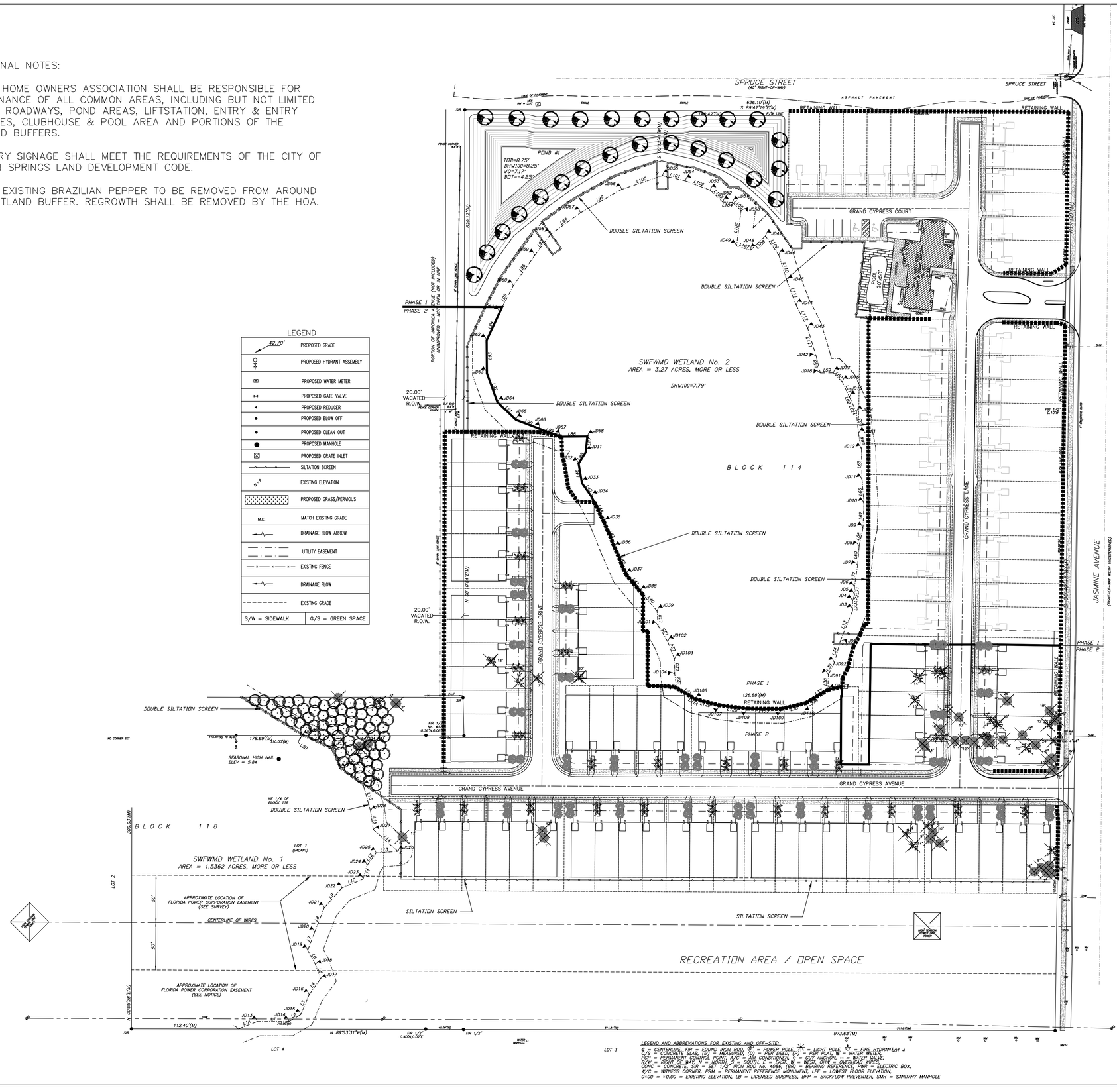
ADDITIONAL NOTES:

1) THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL COMMON AREAS, INCLUDING BUT NOT LIMITED TO THE ROADWAYS, POND AREAS, LIFTSTATION, ENTRY & ENTRY FEATURES, CLUBHOUSE & POOL AREA AND PORTIONS OF THE WETLAND BUFFERS.

2) ENTRY SIGNAGE SHALL MEET THE REQUIREMENTS OF THE CITY OF TARPON SPRINGS LAND DEVELOPMENT CODE.

3) ALL EXISTING BRAZILIAN PEPPER TO BE REMOVED FROM AROUND THE WETLAND BUFFER. REGROWTH SHALL BE REMOVED BY THE HOA.



LEGEND

42.70'	PROPOSED GRADE
	PROPOSED HYDRANT ASSEMBLY
	PROPOSED WATER METER
	PROPOSED GATE VALVE
	PROPOSED REDUCER
	PROPOSED BLOW OFF
	PROPOSED CLEAN OUT
	PROPOSED MANHOLE
	PROPOSED GRATE INLET
	SILTATION SCREEN
41.9	EXISTING ELEVATION
	PROPOSED GRASS/PERVIOUS
M.E.	MATCH EXISTING GRADE
	DRAINAGE FLOW ARROW
	UTILITY EASEMENT
	EXISTING FENCE
	DRAINAGE FLOW
	EXISTING GRADE
S/W = SIDEWALK	G/S = GREEN SPACE

LEGEND AND ABBREVIATIONS FOR EXISTING AND OFF-SITE:
℄ = CENTERLINE, FIR = FOUND IRON ROD, ☼ = POWER POLE, ☀ = LIGHT POLE, ☆ = FIRE HYDRANT, LOT 4
C/S = CONCRETE SLAB, (M) = MEASURED, (D) = PER DEED, (P) = PER PLAT, W = WATER METER,
PCP = PERMANENT CONTROL POINT, A/C = AIR CONDITIONER, ⊏ = GUY ANCHOR, ⋈ = WATER VALVE,
R/W = RIGHT OF WAY, N = NORTH, S = SOUTH, E = EAST, W = WEST, OHW = OVERHEAD WIRES,
CONC = CONCRETE, SIR = SET 1/2" IRON ROD No. 4086, (BR) = BEARING REFERENCE, PWR = ELECTRIC BOX,
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0'-00 = +0.00 = EXISTING ELEVATION, LB = LICENSED BUSINESS, BFP = BACKFLOW PREVENTER, SMH = SANITARY MANHOLE

SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST

PLANTING SCHEDULE

SYMBOL		NAME	QT	SIZE	HT
	IA	Ilex x Attenuata East Palatka Holly	26	4" cal	6'
	TA	Taxodium Ascendens Pond Cypress	70	2" cal	6'
	IV	Ilex vomitoria Yaupon Holly	68	2" cal	6'
	PR	Phoenix roebelenii Robellini Palm	56	2" cal	6'

TREE REPLACEMENT CALCULATIONS (PHASE II):
EXISTING NON-EXEMPT TREES

TREE REMOVAL
171 REQUIRED REPLACEMENT INCHES

LOT TREES
2 TREES PER LOT x 62 LOTS = 124 TREES
TWO PALM TREES PER LOT x 28 LOTS = 56 PROVIDED
TWO YAUPON HOLLY TREES PER LOT x 34 LOTS = 68 PROVIDED

TOTAL TREES PROVIDED FOR PHASE II
(70) 2" POND CYPRESS + (26) 4" E.P. HOLLY = 244 INCHES

THE REQUIRED NUMBER OF TREES IS SUBJECT TO CHANGE IF ANY NON-EXEMPT TREES HAVE BEEN DETERMINED BY THE CITY, OR A CERTIFIED ARBORIST, TO BE DEAD OR DISEASED PRIOR TO REMOVAL.

ALL REPLACEMENT TREE SPECIES SHALL BE FROM THE CITY OF TARPON SPRINGS APPROVED TREE LIST.

ALL TREES SHALL BE GRADE FLORIDA #1 OR BETTER, IN A 15-GAL POT, HAVE A MINIMUM 1-1/2" DIAMETER MEASURED 12" ABOVE GROUND, WITH A MINIMUM CROWN OF 2' AND A MINIMUM HEIGHT OF 6' UPON PLANTING.

PALM TREES, WHEN USED, SHALL BE PLANTED IN GROUPS OF 3 INDIVIDUAL PLANTS, AND SHALL NOT CONSTITUTE MORE THAN 25% OF THE REQUIRED TREES.

TOTAL REQUIRED TREES = 113 + 124 = 237 TREES
237 TREES x 25% = 59 PALM TREES MAX ALLOWED; 56 PROVIDED

= PALM TREE
= OAK TREE
= PINE TREE

NORTH
SCALE: 1" = 50.00'

SITE CONSTRUCTION PLANS

TREE REMOVAL / LANDSCAPE PLAN

SHEET 17 OF 18

CYPRESS TRAILS TOWNHOMES OF TARPON SPRINGS
TARPON SPRINGS, FLORIDA

SUBMITTAL DATE:

REV	DATE	DESCRIPTION
	05/06/22	REVISED TO AVOID ALL WETLAND IMPACTS

SCALE: 1" = 50.00'

NORTH

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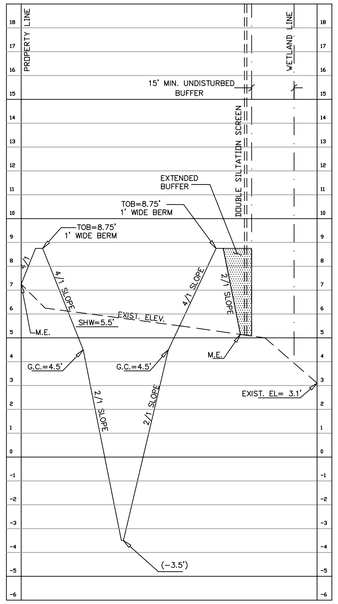
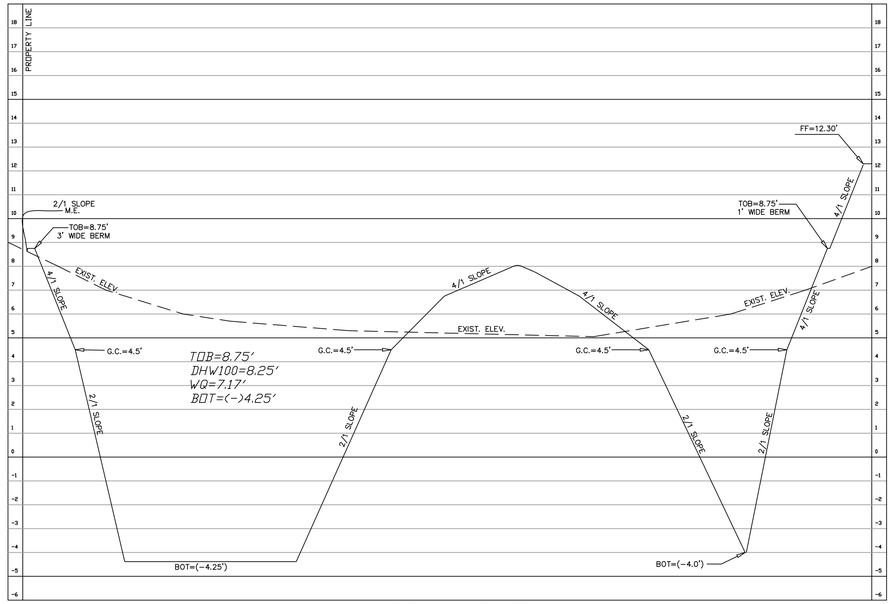


SECTION A-A (124.07')



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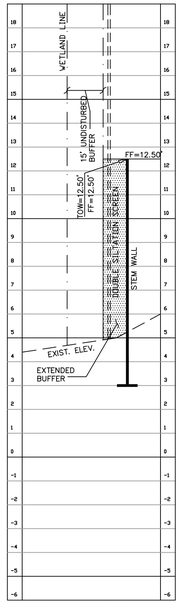

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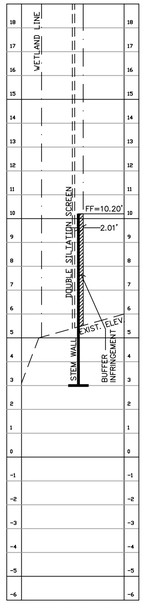

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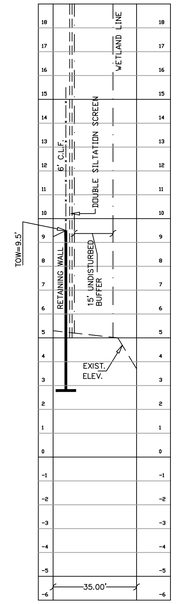

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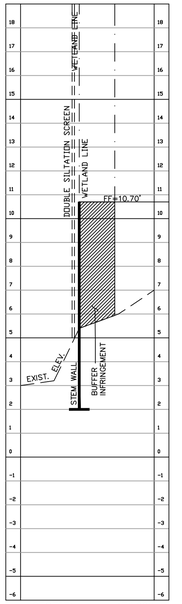
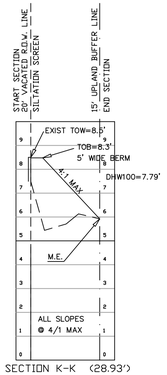
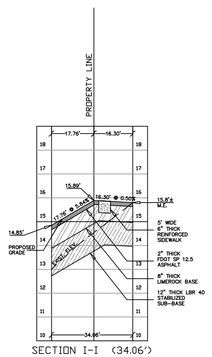


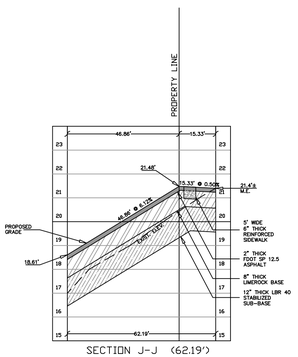
SECTION H-H (56.00')



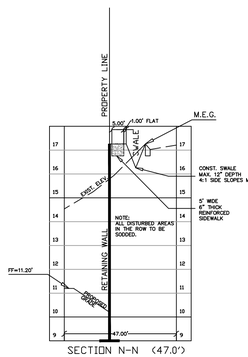
SECTION K-K (28.93')



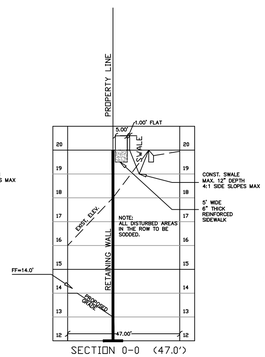
SECTION I-I (34.06')



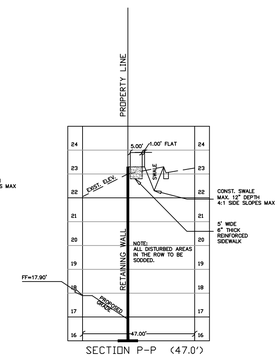
SECTION J-J (62.19')



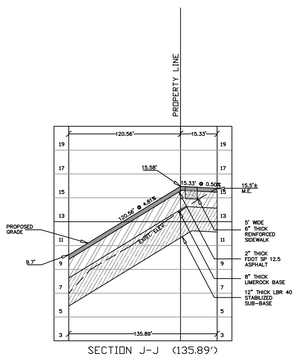
SECTION N-N (47.0')



SECTION 0-0 (47.0')



SECTION P-P (47.0')



SECTION J-J (135.89')

SCALE:

1"=3' VERTICAL
1"=30' HORIZONTAL

SITE CONSTRUCTION PLANS

CROSS SECTIONS

SHEET 18 OF 18

CYPRESS TRAILS TOWNHOMES OF TARPON SPRINGS
TARPON SPRINGS, FLORIDA

SUBMITTAL DATE:

REV	DATE	DESCRIPTION
01	01/24/14	SWFWMD COMMENTS
00	11/02/13	INITIAL SWFWMD SUBMITTAL

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DENNIS M. SIMPSON, P.E.
CONSULTING CIVIL ENGINEER

DENNIS M. SIMPSON, P.E. # 44143
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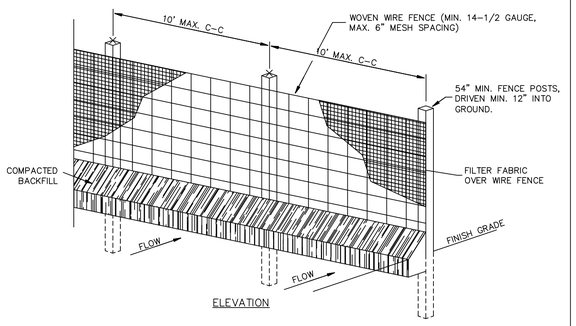
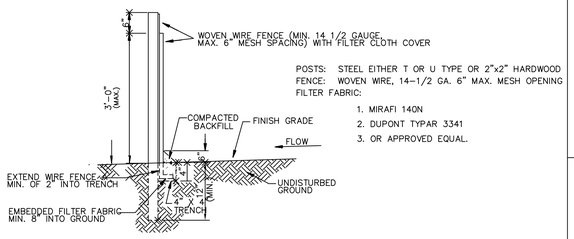


ELEVATION



POSTS: STEEL EITHER T OR U TYPE OR 2"x2" HARDWOOD
FENCE: WOVEN WIRE, 14-1/2 GA. 6" MAX. MESH OPENING
FILTER FABRIC:

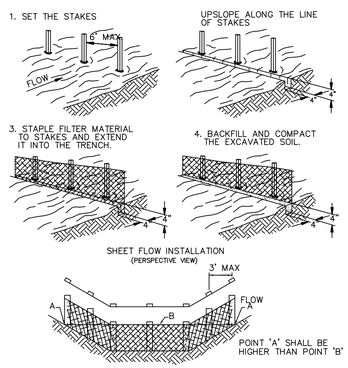
1. MIRAFI 140N
2. DUPONT TYPAR 3341
3. OR APPROVED EQUAL.

CROSS-SECTION

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO HALF THE HEIGHT OF THE SILT FENCE.

SEDIMENTATION/SILT FENCE W/ WIRE SUPPORT

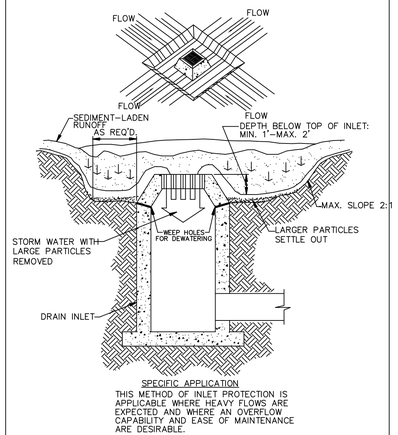
N.T.S.



NOTE: INSTALL IN ACCORDANCE WITH SILT FENCE DETAIL, EXCEPT AS NOTED ABOVE.

SEDIMENTATION/SILT FENCE WITHOUT WIRE SUPPORT

N.T.S.

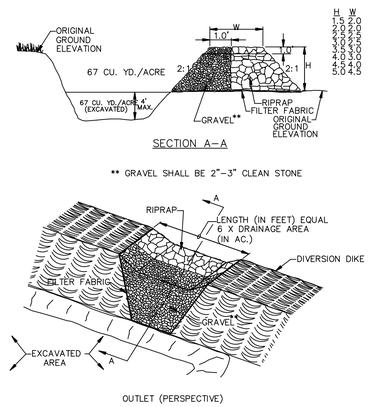


SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED AND WHERE AN OVERFLOW CAPABILITY AND EASE OF MAINTENANCE ARE DESIRABLE.

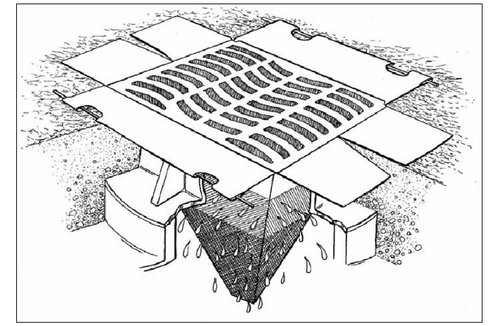
EXCAVATED INLET SEDIMENT TRAP

N.T.S.



TEMPORARY SEDIMENT TRAP

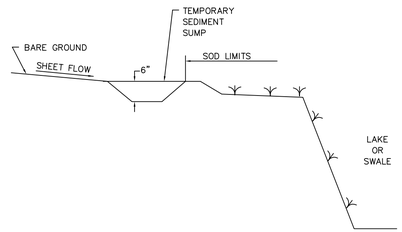
N.T.S.



AN ACF ENVIRONMENTAL PRODUCT (INSTALATION PER MANUFACTURER'S SPEC)

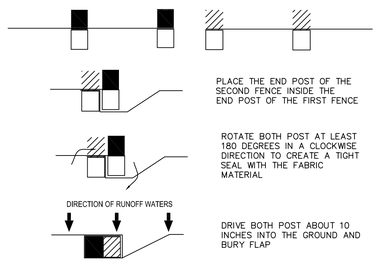
SILTSACK

N.T.S.

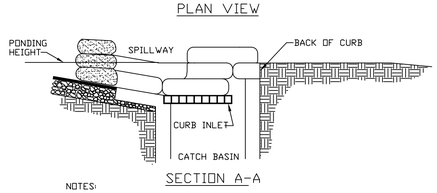


TEMPORARY SEDIMENT SUMP

N.T.S.



ATTACHING TWO SILT FENCES



PLAN VIEW

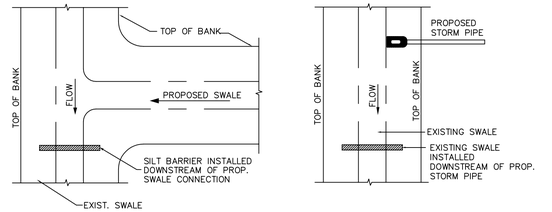
SECTION A-A

NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW
4. INSPECT BARRIERS AND REMOVE SEDIMENT AS NECESSARY. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY

CURB INLET PROTECTION DETAIL

N.T.S.

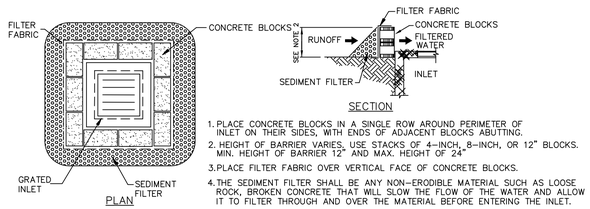


SILT BARRIER AT CONNECTION OF SWALE TO EXISTING SWALE

N.T.S.

SILT BARRIER AT CONNECTION OF STORM PIPE TO EXISTING SWALE

N.T.S.



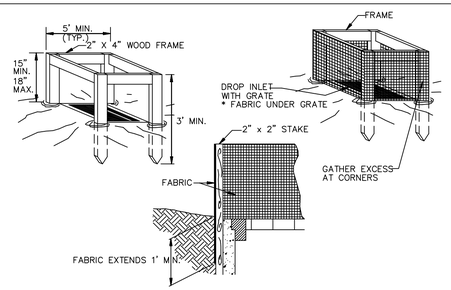
SECTION

1. PLACE CONCRETE BLOCKS IN A SINGLE ROW AROUND PERIMETER OF INLET ON THEIR SIDES, WITH ENDS OF ADJACENT BLOCKS ABUTTING.
2. HEIGHT OF BARRIER VARIES, USE STACKS OF 4-INCH, 8-INCH, OR 12" BLOCKS. MIN. HEIGHT OF BARRIER 12" AND MAX. HEIGHT OF 24"
3. PLACE FILTER FABRIC OVER VERTICAL FACE OF CONCRETE BLOCKS.
4. THE SEDIMENT FILTER SHALL BE ANY NON-ERODIBLE MATERIAL SUCH AS LOOSE ROCK, BROKEN CONCRETE THAT WILL SLOW THE FLOW OF THE WATER AND ALLOW IT TO FILTER THROUGH AND OVER THE MATERIAL BEFORE ENTERING THE INLET.

BLOCK AND AGGREGATE INLET SEDIMENT FILTER

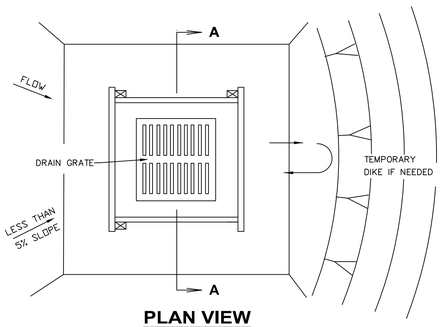
N.T.S.

NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

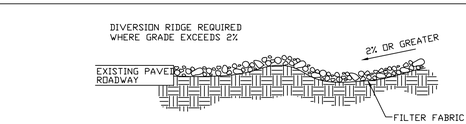


SILT FENCE INLET PROTECTION

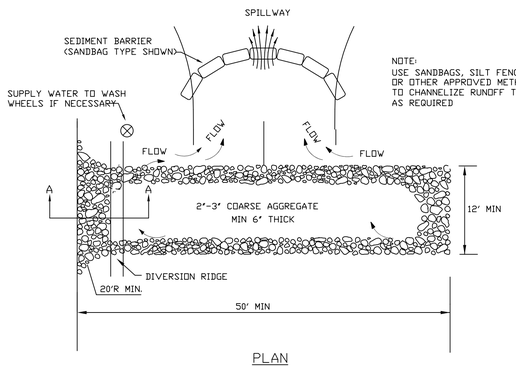
N.T.S.



PLAN VIEW



SECTION A-A



PLAN

NOTE:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY CONSTRUCTION ACCESS DETAIL

N.T.S.

SITE CONSTRUCTION PLANS

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
STORMWATER POLLUTION PREVENTION PLAN

SHEET 1 OF 2

CYPRESS TRAILS TOWNHOMES OF TARPON SPRINGS
TARPON SPRINGS, FLORIDA

SUBMITTAL DATE:

REV	DATE	DESCRIPTION
01	01/24/14	SWFWMD COMMENTS
00	11/02/13	INITIAL SWFWMD SUBMITTAL

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NOT VALID UNLESS EMBOSSED WITH A RAISED SEAL

DESCRIPTION OF PURPOSE AND TYPES OF SOIL DISTURBING ACTIVITIES:

SOIL DISTURBING ACTIVITIES WILL INCLUDE: CLEARING AND GRUBBING; INSTALLING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER AND OTHER EROSION AND SEDIMENT CONTROLS THROUGHOUT THE SITE; GRADING; STORM SEWER, UTILITIES AND BUILDING FOUNDATIONS; CONSTRUCTION OF CURB AND PARKING LOT; PREPARATION FOR FINAL PLANTING AND SEEDING.

SEQUENCE OF MAJOR EVENTS:

1. INSTALL STAKED SILT FENCE AS INDICATED ON THE CONSTRUCTION PLANS.
2. EXCAVATE PONDS FOR SEDIMENT TRAPS FOR SITE RUNOFFS.
3. BEGIN BUILDING CONSTRUCTION.
4. CONSTRUCT DIVERSION SWALES AROUND PERIMETER OF SITE TO PONDS, AS NECESSARY.
5. INSTALL STORM SEWER SYSTEM AND ITS SILTATION PROTECTION, UTILITIES AND OUT FALL STRUCTURES.
6. STABILIZE PARKING LOT.
7. CONSTRUCT CURB, BASE AND ASPHALT.
8. COMPLETE FINAL SITE GRADING.
9. INSTALL PERMANENT LANDSCAPING ON SITE. REPAIR ANY WASHED OUT AREAS.
10. WHEN CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE EROSION PROTECTION DEVICES AND PLACE SOD AS NECESSARY.

NAME OF RECEIVING WATERS:

POLLUTION REDUCTION CONTROLS

EROSION AND SEDIMENT CONTROLS

STABILIZATION PRACTICES

WIND EROSION STABILIZATION – THE CONTRACTOR SHALL DENUDE ONLY AREAS WHERE IT IS EXPECTED TO BE GRADED OR ALTERED WITHIN A REASONABLE TIME FRAME. ALL PERVIOUS AREAS OF THE SITE INCLUDED IN GRADING THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE GRADED AND PREPARED WITH A COMBINATION OF SOD AND/OR SEEDING AND MULCHING. PAD AREAS WITHIN FUTURE UNITS WHERE EARTHWORK IS COMPLETED SHALL BE COMPLETELY SEEDED AND MULCHED. AREAS WHERE CONSTRUCTION OPERATIONS WILL BE CONTINUOUS, FUGITIVE DUST SHALL BE MANAGED BY APPLYING A WATER SPRAY TO SATURATE THE SURFACE SOILS ON A DAILY BASIS (OR AS NEEDED) TO MAINTAIN MINIMAL DUST TRANSPORT. FUGITIVE DUST SHALL BE MONITORED CONTINUOUSLY AND ADDITIONAL MEASURES MAY NEED TO BE TAKEN TO CONTROL OFF SITE TRANSPORT OF UNACCEPTABLE LEVELS OF DUST.

TEMPORARY STABILIZATION – TOP OF SOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 21 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASS AND MULCH OR OTHER APPROVED MEANS, NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY. GRASS SEED SHALL BE A MIXTURE OF 20 PARTS OF BERMUDA AND 80 PARTS OF PENSACOLA BAHIA. THE SEPARATE TYPES OF SEED USED SHALL BE THOROUGHLY DRY MIXED IMMEDIATELY BEFORE SOWING. SEED WHICH HAS BECOME WET SHALL NOT BE USED. THE MULCH MATERIAL USED SHALL NORMALLY BE DRY MULCH. DRY MULCH SHALL BE STRAW OR HAY CONSISTING OF OAT, RYE OR WHEAT STRAW, OR OF PANGOLA, PEANUT, COASTAL BERMUDA OR BAHIA GRASS HAY. ONLY UNDETERIORATED MULCH WHICH CAN BE READILY CUT INTO THE SOIL. SHALL BE USED. AREAS OF THE SITE WHICH ARE TO BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING STABILIZATION AND BASE.

PERMANENT STABILIZATION – DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD NO LATER THAN 14 DAYS AFTER LAST CONSTRUCTION ACTIVITY.

STRUCTURAL PRACTICES

EROSION PROTECTION – DURING THE CONSTRUCTION PHASES, APPROPRIATE PRACTICES INCLUDING, BUT NOT LIMITED TO SILT FENCE BARRIERS, HAY BALES AND WATERING OR OTHER METHODS NECESSARY WILL BE IMPLEMENTED TO CONTROL FUGITIVE DUST. SEDIMENT BASINS – THE STORM WATER MANAGEMENT AREAS (RETENTION AREAS) WILL SERVE AS SEDIMENT BASINS DURING THE CONSTRUCTION PERIOD. AT THE CONTRACTOR' DISCRETION, THE SEDIMENT BASINS WILL BE CONSTRUCTED TO THE DESIGN CROSS-SECTION OR A MINIMUM OF 2-FEET BELOW EXISTING GROUND TO ALLOW THE SILT TO BE COLLECTED AND REMOVED PRIOR TO COMPLETION OF THE GRADING.

STORM WATER MANAGEMENT

STORM WATER DRAINAGE WILL BE PROVIDED BY A CURB, STORM WATER AND CATCH BASIN SYSTEM FOR THE DEVELOPED AREAS. THE AREAS NOT DEVELOPED SHALL BE GRADED TO LESS THAN 2% SLOPES AND HAVE PERMANENT SEEDING OR PLANTINGS. WHEN CONSTRUCTION IS COMPLETE THE SITE WILL DRAIN TO STORM WATER PONDS THAT WERE UTILIZED AS THE TEMPORARY SEDIMENT BASINS DURING THE CONSTRUCTION PROCESS. ANY ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSTRUCT AL RETENTION/DETENTION AREAS IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS.

SPECIFIED OTHER CONTROLS

WASTE DISPOSAL

WASTE MATERIALS – ALL WASTE MATERIAL SHALL BE COLLECTED AND CONTAINED IN A CONTROLLED AREA PURSUANT TO STATE AND LOCAL SOLID WASTE REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS GENERATED FROM CONSTRUCTION IS TO BE REMOVED FROM THE SITE AND DISPOSED OF APPROPRIATELY. NO CONSTRUCTION MATERIALS SHALL BE BURIED ON SITE. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES SHALL BE POSTED IN THE ON SITE OFFICE TRAILER AND THE CONSTRUCTION MANAGER RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS SHALL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE – IF ENCOUNTERED, ALL WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY STATE AND/LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE – ALL SANITARY WASTE SHALL BE COLLECTED FROM PORTABLE UNITS BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE AND LOCAL CODES AND REGULATIONS.

OFF SITE VEHICLE TRACKING

STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED TO HELP REDUCE OFF SITE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREETS SHALL BE CLEANED AS NEEDED TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE SITE SHALL BE COVERED WITH A TARPAULIN AT ALL TIMES.

TIMING OF CONTROL MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, STAKED SILT FENCE, STABILIZED CONSTRUCTION ENTRANCES AND SEDIMENT BASINS SHALL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 21 DAYS SHALL BE STABILIZED WITH A TEMPORARY GRASS AND MULCH WITHIN 14 DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY THAT AREA SHALL BE STABILIZED WITH PERMANENT SOD. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE TRAPS AND THE STAKED SILT FENCES SHALL BE REMOVED.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

THE STORM WATER POLLUTION PREVENTION PLAN REFLECTS THE SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) REQUIREMENTS FOR STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL AS ESTABLISHED BY SWFWMD STORM WATER MANAGEMENT PRACTICES MANUAL AND THE FLORIDA ADMINISTRATIVE CODE, CHAPTER 40D -4 AND 40D-40. TO ENSURE COMPLIANCE, THIS PLAN WAS PREPARED IN ACCORDANCE WITH SWFWMD'S "BASIS OF REVIEW FOR SURFACE WATER MANAGEMENT PERMIT APPLICATIONS WITHIN THE SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT".

MAINTENANCE INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THESE ARE THE INSPECTION AND MAINTENANCE PRACTICES THAT SHALL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROL:

1. ALL CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 0.5-INCHES OR GREATER BY A CONTRACTORS REPRESENTATIVE.
2. ALL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.
3. BUILT UP SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE SILT FENCE.
4. SILT FENCE SHALL BE INSPECTED REGULARLY FOR DEPTH OF SEDIMENT AND TEARS TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
5. THE SEDIMEXD BASETING SHALL BE INSPECTED DEPTH OF SEDIMENT AND BUILD UP OF SEDIMENT SHALL BE REMOVED WHEN IT REACHES 10% OF THE DESIGN CAPACITY OR AT THE END OF THE JOB.
6. TEMPORARY AND PERMANENT GRASSING AND MULCHING AND SODDING SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS AND HEALTHY GROWTH.
7. A MAINTENANCE INSPECTION REPORT SHALL BE MADE AFTER EACH INSPECTION BY THE CONTRACTOR AND SHALL BE KEPT IN AN ACTIVE LOG READILY AVAILABLE AT THE JOB SITE.
8. EITHER THE SITE SUPERINTENDENT OR HIS DESIGNEES SHALL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE, REPAIR ACTIVITIES AND COMPLETING THE INSPECTION AND MAINTENANCE REPORT.
9. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES SHALL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY SHALL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ON SITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGE

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

1. WATER FROM WATER LINE FLUSHING.
2. PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
3. UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION). ALL NON-STORM WATER DISCHARGES SHALL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

NON-STORM WATER DISCHARGE

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES SHALL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

CONCRETE
DETERGENTS
PAINTS (ENAMEL AND LATEX) METAL STUDS
GLASS
TAR
SAND
FERTILIZERS
PETROLEUM BASED PRODUCTS AND FUELS
CLEANING SOLVENTS
WOOD
MASONRY BLOCK
ROOFING SHINGLES
STONE

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING
THE FOLLOWING GOOD HOUSEKEEPING PRACTICES SHALL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT. AN EFFORT SHALL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO COMPLETE THE PROJECT. ALL MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND IF POSSIBLE, UNDER A ROOF OR OTHER CONTAINED ENCLOSURE. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL MANUFACTURE'S LABELED CONTAINERS. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURE. WHENEVER POSSIBLE, ALL OF THE PRODUCT SHALL BE USED BEFORE DISPOSING OF THE CONTAINER. MANUFACTURE'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED. THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON SITE.

HAZARDOUS PRODUCTS
THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS. PRODUCTS SHALL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURE'S OR LOCAL AND STATE RECOMMENDED METHODS OF PROPER DISPOSAL SHALL BE FOLLOWED.

PETROLEUM PRODUCTS
ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ON SITE SHALL BE APPLIED ACCORDINGLY TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS
FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNT RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE SHALL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS
ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT SHALL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURES' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS. CONCRETE TRUCKS: CONTRACTOR SHALL DESIGNATE AN AREA FOR DISCHARGE OF SURPLUS CONCRETE OR DRUM WASH WATER AND SHALL INSTALL A CONTAINMENT BERM AROUND THIS AREA TO PREVENT RUNOFF TO THE REMAINDER OF THE SITE. HARD DEBRIS SHALL BE DISPOSED OF BY CONTRACTOR UPON COMPLETION OF THE PROJECT.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURES' RECOMMENDED METHODS FOR SPILL CLEAN UP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEAN UP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEAN UP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC AND METAL TRASH CONTAINERS.

ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH HAZARDOUS SUBSTANCE.

SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.

THE SPILL PREVENTION PLAN SHALL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND THE CLEAN UP PROCEDURES FOR FUTURE USE. A DESCRIPTION OF THE SPILL, ITS CAUSE AND THE CLEAN UP MEASURES SHALL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS SHALL BE THE SPILL PREVENTION AND CLEAN UP COORDINATOR. HE OR SHE SHALL DESIGNATE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEAN UP TRAINING. THESE INDIVIDUALS SHALL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEAN UP. THE NAMES OF THE RESPONSIBLE SPILL PERSONNEL SHALL BE POSTED IN THE MATERIAL STORAGE AREA OR IN THE OFFICE TRAILER ON SITE, IF APPLICABLE.

NOTICE OF TERMINATION

A NOTICE OF TERMINATION SHALL BE SUBMITTED TO THE FDEP AFTER THE CONSTRUCTION HAS BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION.

POLLUTION PREVENTION PLAN CERTIFICATION

TO THE BEST OF MY KNOWLEDGE, I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINES AND IMPRISONMENT FOR KNOWING VIOLATIONS.

OWNER:_____

NAME:_____ TITLE:_____

SIGNATURE:_____ DATE:_____

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

SIGNATURE	COMPANY NAME AND ADDRESS	RESPONSIBLE FOR
SIGNATURE:_____ NAME:_____ DATE:_____	COMPANY:_____ ADDRESS:_____ _____ PHONE:_____	GENERAL CONTRACTOR
SIGNATURE:_____ NAME:_____ DATE:_____	COMPANY:_____ ADDRESS:_____ _____ PHONE:_____	TEMPORARY AND PERMANENT STABILIZATION
SIGNATURE:_____ NAME:_____ DATE:_____	COMPANY:_____ ADDRESS:_____ _____ PHONE:_____	STABILIZED CONSTRUCTION ENTRANCE, EARTH DIKES, SEDIMENT BASIN

SITE CONSTRUCTION PLANS

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
STORMWATER POLLUTION PREVENTION PLAN
SHEET 2 OF 2

CYPRESS TRAILS TOWNHOMES
OF TARPON SPRINGS
TARPON SPRINGS, FLORIDA

SUBMITTAL DATE:

REV	DATE	DESCRIPTION
01	01/24/14	SWFWMD COMMENTS
00	11/02/13	INITIAL SWFWMD SUBMITTAL

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NOT VALID UNLESS EMBOSSED WITH A RAISED SEAL

RESOLUTION NO. 2015-01

A RESOLUTION OF THE CITY OF TARPON SPRINGS, FLORIDA APPROVING APPLICATION #14-09 FOR SITE PLAN APPROVAL FOR A MULTI-FAMILY HOUSING PROJECT TO BE LOCATED ALONG JASMINE AVENUE BETWEEN SPRUCE STREET AND TARPON AVENUE; PROVIDING FOR FINDINGS; PROVIDING FOR A CERTIFICATE OF CONCURRENCY; PROVIDING FOR CONDITIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property owner has submitted an application for site plan approval to construct a 95-unit multi-family residential development in two phases to be located along Jasmine Avenue between Spruce Street and Tarpon Avenue; and,

WHEREAS, the Planning and Zoning Board held a public hearing on this application at their meeting of January 12, 2015 and voted to approve the site plan subject to conditions; and,

WHEREAS, the property owner has amended the application for site plan approval to include only that area depicted as Phase 1; and,

WHEREAS, pursuant to Section 210.03 C (4) of the Comprehensive Zoning and Land Development Code, the Board of Commissioners must approve, approve with stipulations, or deny the application.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

SECTION 1: FINDINGS

1. That Phase 1, as depicted on the site plan and as conditioned, is operationally self-sufficient in terms of the provision of infrastructure and services.

2. That Phase 1, as depicted on the site plan and as conditioned, meets the requirements of applicable sections of the Comprehensive Zoning and Land Development Code (LDC).

3. That Phase 1, as depicted on the site plan and as conditioned, is consistent with the Tarpon Springs Comprehensive Plan.

4. That Phase 1, as depicted on the site plan and as conditioned, demonstrates that required facilities and services will be available at the prescribed level of service standards concurrent with the impact of the development and has received a Certificate of Concurrency pursuant to Section 122.00 of the LDC.

SECTION 2: SITE PLAN APPROVAL

That Phase 1, as depicted on the site plan prepared by Lindiakos Properties, Inc., is hereby approved on property legally described as follows:

See Sketch and Legal Description depicted in Attachment.

SECTION 3. CONDITIONS

That the approval granted in Section 2 above is subject to the following conditions:

1. Contingent upon approval of the Pine Street right-of-way vacation #14-33; and,
2. Contingent upon approval of the Conditional Use Permit for alternative dimension plan #14-74; and,
3. Prior to the approval of any site plan application for Phase 2, a development agreement addressing the timing, design, configuration and funding of stormwater improvements for Phase 2, among other items, shall be approved.

SECTION 4. EFFECTIVE DATE

This Resolution shall become effective upon adoption.

PASSED and ADOPTED this 3rd day of March, 2015.

DAVID O. ARCHIE, MAYOR

JEFF LARSEN, COMMISSIONER

TOWNSEND TARAPANI, COMMISSIONER

DAVID BANTHER, COMMISSIONER

REA SIEBER, COMMISSIONER

MOTION BY: COMMISSIONER LARSEN
SECOND BY:COMMISSIONER BANTHER

VOTE ON MOTION

COMMISSIONER SIEBER	Absent
COMMISSIONER BANTHER	Yes
COMMISSIONER TARAPANI	Absent
COMMISSIONER LARSEN	Yes
MAYOR ARCHIE	Yes

ATTEST:

IRENE S. JACOBS, CMC
CITY CLERK & COLLECTOR

APPROVED AS TO FORM:

JAY DAIGNEAULT
CITY ATTORNEY

RECORDED IN
PUBLIC RECORDS PINELLAS COUNTY FL
BK: 141 PG:74,
05/11/2017 at 09:28 AM,
KEN BURKE, CLERK OF COURT AND COMPTROLLER

RECORDED IN PUBLIC RECORDS PINELLAS COUNTY FL
BK:141 PG:74-77
05/11/2017 at 09:28 AM,
KEN BURKE, CLERK OF COURT AND COMPTROLLER

SUBDIVISION PLAT
PLAT BOOK: 141 PAGE:74

CYPRESS TRAILS TOWNHOMES OF TARPON SPRINGS

A SUBDIVISION OF LAND BEING A REPLAT OF LOT 1, AND A PORTION OF LOTS 2, 3 AND 4, IN BLOCK 114; A PORTION OF THE EAST ONE HALF OF VACATED ROAD RIGHT OF WAY LYING TO THE WEST OF SAID LOT 2, OF OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, AS RECORDED IN DEED BOOK G, PAGE 800, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; LYING IN SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA.

DESCRIPTION:

LOT 1, AND A PORTION OF LOTS 2, 3 AND 4, IN BLOCK 114, OF OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK G, PAGE 800, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

ALSO

A PORTION OF THE EAST ONE HALF OF VACATED ROAD RIGHT-OF-WAY LYING TO THE WEST OF SAID LOT 2.

ALL BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 1, BLOCK 114, OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK G, PAGE 800, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; THENCE S.00°49'15"W., ALONG THE EAST LINE OF LOTS 1 AND 4, OF BLOCK 114, OF SAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, FOR 557.00 FEET; THENCE LEAVING SAID EAST LINE OF LOT 4, N.89°10'45"W., FOR 91.75 FEET; THENCE N.76°36'33"W., FOR 25.62 FEET; THENCE N.89°10'45"W., FOR 99.50 FEET; THENCE S.00°49'15"W., FOR 44.60 FEET; THENCE N.89°44'59"W., FOR 12.25 FEET; THENCE S.00°49'15"W., FOR 14.21 FEET; THENCE N.89°43'54"W., FOR 187.49 FEET; THENCE N.00°20'55"E., FOR 82.40 FEET; THENCE N.89°39'38"W., FOR 11.49 FEET; THENCE N.41°08'45"W., FOR 23.59 FEET; THENCE N.39°45'33"W., FOR 23.43 FEET; THENCE N.23°27'25"W., FOR 30.82 FEET; THENCE N.21°55'48"W., FOR 28.80 FEET; THENCE N.26°03'25"W., FOR 30.22 FEET; THENCE N.35°12'50"W., FOR 17.60 FEET; THENCE N.09°40'21"W., FOR 20.85 FEET; THENCE N.31°48'17"E., FOR 14.03 FEET; THENCE N.06°03'23"E., FOR 16.81 FEET; THENCE S.89°35'01"W., FOR 28.75 FEET; THENCE N.69°30'57"W., FOR 22.81 FEET; THENCE N.68°55'27"W., FOR 26.92 FEET; THENCE N.46°11'20"W., FOR 27.11 FEET; THENCE N.19°59'58"W., FOR 32.54 FEET; THENCE N.00°24'02"W., FOR 34.69 FEET; THENCE N.24°45'42"E., FOR 32.39 FEET; THENCE N.27°32'13"E., FOR 6.07 FEET; THENCE N.89°48'34"W., FOR 39.97 FEET TO THE CENTERLINE OF VACATED JAPONICA AVENUE; THENCE N.00°10'54"E., ALONG THE CENTERLINE OF VACATED JAPONICA AVENUE, FOR 208.12 FEET; THENCE S.89°47'19"E., ALONG THE NORTH LINES OF SAID LOTS 2 AND 1, BOTH OF BLOCK 114, OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, RESPECTIVELY, FOR 636.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 322,604 SQUARE FEET OR 7.4059 ACRES, MORE OR LESS.

CLOSURE: 0.0045'

DEDICATION:

"LINDIAKOS PROPERTIES, INC.", HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, WHICH IS HEREBY PLATTED AS "CYPRESS TRAILS TOWNHOMES OF TARPON SPRINGS", AND THAT THEY PERMIT THE CITY OF TARPON SPRINGS, FLORIDA, TO USE ALL UTILITY, DRAINAGE AND INGRESS/EGRESS EASEMENTS CREATED BY THIS PLAT, AS SHOWN AND DEPICTED HEREON.

"LINDIAKOS PROPERTIES, INC." ("OWNER AND GRANTOR") DOES FURTHER GRANT, CONVEY AND DEDICATE TRACTS A AND B, AS SHOWN AND DEPICTED HEREON TO THE "CYPRESS TRAILS TOWNHOMES OF TARPON SPRINGS HOME OWNERS ASSOCIATION" ("ASSOCIATION"), SAID "ASSOCIATION" SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF. SAID TRACTS SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL LOT OWNERS, TENANTS AND THEIR ASSIGNS.

"OWNER AND GRANTOR" DOES FURTHER GRANT, CONVEY AND DEDICATE TO THE CITY OF TARPON SPRINGS, FLORIDA, A PERPETUAL EASEMENT OVER AND ACROSS ALL PRIVATE STREET RIGHTS-OF-WAY WHICH ARE SHOWN HEREON AS TRACT A, FOR ANY AND ALL GOVERNMENTAL PURPOSES INCIDENTAL THERETO.

"OWNER AND GRANTOR" DOES FURTHER PERMANENTLY GRANT TO DUKE ENERGY, INC. AND THEIR PARENT ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES), THEIR RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES, AND ANY OTHER PROVIDER OF UTILITY SERVICES ("GRANTEE") THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS, AS SHOWN ON AND WITHIN THE PLAT AND DESIGNATED AS UTILITY "EASEMENTS" FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY AND ALL NECESSARY FIXTURES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS OR OTHER UTILITIES ("GRANTEE FACILITIES" OR "FACILITIES"). THE GRANTEE SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, UNDERGROWTH OR OVERHANGING BRANCHES WITHIN THE UTILITY EASEMENTS OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN THE UTILITY EASEMENTS AREA, NOR MAY THE UTILITY EASEMENTS AREA BE PHYSICALLY ALTERED TO (1) REDUCE THE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF GRANTEE FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR; (4) CREATE A HAZARD. TO HAVE AND TO HOLD THE EASEMENT FOREVER, WE ACKNOWLEDGE HAVING THE FULL POWER TO CONVEY THIS UTILITY EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS, BY, THROUGH OR UNDER GRANTOR BUT NOT OTHERWISE.

Owner: LINDIAKOS PROPERTIES, INC., A FLORIDA CORPORATION

By: _____
MANUEL NICHOLAS LINDIAKOS
PRESIDENT AND SECRETARY

Witness: _____ Witness: _____
Signature Signature
EDWARD C. ELLIOTT PENNY SCALES
Printed Name Printed Name

ACKNOWLEDGMENT OF OWNER:

STATE OF FLORIDA
COUNTY OF PINELLAS } S.S.

I HEREBY CERTIFY THAT ON THIS 5th DAY OF APRIL, 2017, BEFORE ME PERSONALLY APPEARED MANUEL NICHOLAS LINDIAKOS, AS PRESIDENT AND SECRETARY OF LINDIAKOS PROPERTIES, INC., A FLORIDA CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION, WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE PURPOSES HEREON MENTIONED, WHO ☐ DID ☒ DID NOT TAKE AN OATH.

IN WITNESS WHEREOF, MY HAND AND OFFICIAL SEAL THIS DAY AND YEAR AFORESAID.

_____
NOTARY PUBLIC,
STATE OF FLORIDA, AT LARGE

PRINTED NAME MARIA A PANTESIS
MY COMMISSION EXPIRES: 12/23/2018

CONFIRMATION OF ACCEPTANCE:

CYPRESS TRAILS TOWNHOMES OF TARPON SPRINGS HOME OWNERS ASSOCIATION, INC., JOINS IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING MAINTENANCE OF THE PRIVATE ROADS, AS WELL AS THE PRIVATE ACCESS, PPRIVATE INGRESS/EGRESS, AND PRIVATE DRAINAGE EASEMENTS SITUATED ON THIS PLAT.

CYPRESS TRAILS TOWNHOMES OF TARPON SPRINGS HOME OWNERS ASSOCIATION, INC.

BY: _____
MANUEL NICHOLAS LINDIAKOS
PRESIDENT

WITNESS: _____ WWITNESS _____
SIGNATURE SIGNATURE
EDWARD C. ELLIOTT PENNY SCALES
PRINTED NAME PRINTED NAME

ACKNOWLEDGMENT OF HOMEOWNERS ASSOCIATION:

STATE OF FLORIDA
COUNTY OF PINELLAS } S.S.

I HEREBY CERTIFY THAT ON THIS 5th DAY OF APRIL, 2017, BEFORE ME PERSONALLY APPEARED MANUEL NICHOLAS LINDIAKOS, AS PRESIDENT OF CCYPRESS TRAILS TOWNHOMES OF TARPON SPRINGS HOME OWNERS ASSOCIATION, INC., WHO IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION, WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE PURPOSES HEREON MENTIONED, WHO ☐ DID ☒ DID NOT TAKE AN OATH.

IN WITNESS WHEREOF, MY HAND AND OFFICIAL SEAL THIS DAY AND YEAR AFORESAID.

_____
NOTARY PUBLIC,
STATE OF FLORIDA, AT LARGE

PRINTED NAME MARIA A PANTESIS
MY COMMISSION EXPIRES: 12/23/2018

SURVEYOR'S NOTES:

1. THE BASIS OF BEARINGS IS THE WEST RIGHT-OF-WAY LINE OF JASMINE AVENUE BEING S 00°49'15" W (ASSUMED).

2. PLATTED UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

3. THE WETLAND JURISDICTIONAL LINE SHOWN HEREON WAS ESTABLISHED BY OTHERS, AND IS AS SHOWN ON A SPECIFIC PURPOSE SURVEY PREPARED BY MICHAEL BAKER ASSOCIATES LAST REVISION DATE APRIL 30, 2007.

4. PRINTED DIMENSIONS SHOWN ON THE PLAT SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.

5. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING. THE TARPON SPRINGS BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 12103C0038G, HAVING AND EFFECTIVE DATE OF SEPTEMBER 3, 2003.

6. ALL PUBLIC UTILITY EASEMENTS MUST PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OR AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

7. NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

8. SEE SHEET 4 FOR CONSERVATION EASEMENT NOTES.

CITY COMMISSION APPROVAL

STATE OF FLORIDA
COUNTY OF PINELLAS } S.S.

ACCEPTED AND APPROVED BY THE BOARD OF CITY COMMISSIONERS OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA, THIS 10th DAY OF April, 2017.

_____ _____
MARK G. LECOURIS CHRIS ALAHOUZOS
CITY MANAGER MAYOR

_____ _____
JAY DAIGNEAULT IRENE JACOBS
CITY ATTORNEY CITY CLERK

CERTIFICATE OF APPROVAL BY COUNTY CCLERK:

STATE OF FLORIDA
COUNTY OF PINELLAS } S.S.

I, KEN BURKE, CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS OR PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 141, PAGE(S) 74 - 77 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS 11th DAY OF May, 2017. @ 9:28 am

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY: _____
DEPUTY CLERK
Cody Ley
PRINTED NAME

CERTIFICATE OF CONFORMITY:

REVIEWED FOR CONFORMITY IN ACCORDANCE TO CHAPTER 177, PART 1, FLORIDA STATUTES

_____ 4.7.17
MICHAEL F. CORNNELL DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER LS 4987
ECHEZABAL & ASSOCIATES, INC.
LB 6429

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT ON MARCH 27, 2014, THIS PROPERTY WAS SURVEYED UNDER MY SUPERVISION, THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THIS PLAT IS A TRUE REPRESENTATION OF THE LANDS DESCRIBED AND SHOWN, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS INDICATED HEREON IN ACCORDANCE WITH THE STATUTES OF THE STATE OF FLORIDA THERE-UNTO APPERTAINING, AND THAT ALL LOT CORNERS WILL BE SET IN ACCORDANCE WITH FLORIDA STATUTES SECTION 177.091(9). I ALSO HEREBY CERTIFY THAT THE MATERIALS AND COMPOSITION OF THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA SSTATUTES

_____
EDWARD C. ELLIOTT, P.S.M.
STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NUMBER LS3983
ARCTURUS GROUP, LLC
2328 U.S. HIGHWAY 19
HOLIDAY, FLORIDA, 34691
(727) 940-8888
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB8069

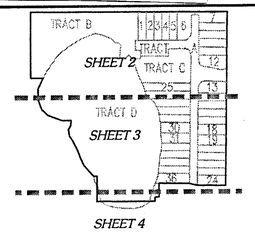
DATE OF FIELD SURVEY: MARCH 27, 2014
DATE OF P.R.M. INSTALLATION: DECEMBER 1, 2016

ARCTURUS GROUP, LLC
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2328 U.S. HIGHWAY 19, HOLIDAY, FLORIDA 34691
727-940-8888 FAX 727-940-3549
CERTIFICATE OF AUTHORIZATION LB 8069

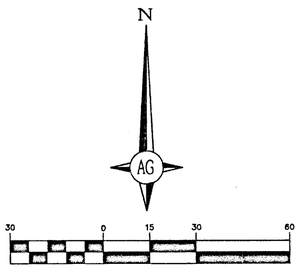
SUBDIVISION PLAT
PLAT BOOK: 141 PAGE:75

CYPRESS TRAILS TOWNHOMES OF TARPON SPRINGS

A SUBDIVISION OF LAND BEING A REPLAT OF LOT 1, AND A PORTION OF LOTS 2, 3 AND 4, IN BLOCK 114; A PORTION OF THE EAST ONE HALF OF VACATED ROAD RIGHT OF WAY LYING TO THE WEST OF SAID LOT 2, OF OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, AS RECORDED IN DEED BOOK G, PAGE 800, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; LYING IN SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA.



MAP KEY



GRAPHIC SCALE

UNOFFICIAL

N. LINE LOT 2, BLOCK 114, OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS

℄ SPRUCE STREET
(40' R/W – PREVIOUSLY DEDICATED, NOT A PART OF THIS PLAT)

N. LINE LOT 1, BLOCK 114, OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS

P.O.B.
N.E. COR. LOT 1, BLOCK 114
"OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS"

20.00'

S 89°47'19" E 636.10'

5.00' GAS & UTILITY EASEMENT

TRACT B
DRAINAGE EASEMENT

WETLAND BUFFER LINE

WETLAND BUFFER DRAINAGE EASEMENT

WETLAND JURISDICTIONAL LINE AS ESTABLISHED BY OTHERS

WETLAND BUFFER DRAINAGE EASEMENT

WETLAND BUFFER LINE

12.50' INGRESS/EGRESS, UTILITY & DRAINAGE EASEMENT

GRAND CYPRESS COURT NORTH

TRACT A
COMMON AREA – INGRESS/EGRESS, DRAINAGE & UTILITY EASEMENT

SEE DETAIL "C" ON SHEET 4

TRACT C
RECREATION & COMMON AREA

3.50'INGRESS/EGRESS, UTILITY & DRAINAGE EASEMENT

LOT 1 BLOCK 114

LOT 2 BLOCK 114

LOT 1 BLOCK 113

CENTERLINE OF VACATED JAPONICA AVENUE (40' R/W PER PLAT)

E 1/2 OF VACATED JAPONICA AVENUE

N 00°10'54" E 208.12'

N 89°48'34" W 39.97'

TRACT D
WETLAND CONSERVATION EASEMENT AREA

EAST – WEST CENTERLINE OF SEC. 7-27-16

SEE DETAIL "B" ON SHEET 4

WETLAND BUFFER DRAINAGE EASEMENT

WETLAND BUFFER LINE

GRAND CYPRESS LANE

S 89°10'45" E 104.25'

5.00' WALL, LANDSCAPE & GAS UTILITY EASEMENT

JASMINE AVENUE
W. R/W LINE OF JASMINE AVE. (BASIS OF BEARINGS)

℄ JASMINE AVENUE
(40' R/W – PREVIOUSLY DEDICATED, NOT A PART OF THIS PLAT)
E. LINE LOT 1, BLOCK 114, OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS

S 00°49'15" W 557.00'

E. 1/4 CORNER OF SECTION 7-27-16
F.I.R. 5/8" (CAP ILLEGIBLE) PER C.C.R 102253

N 87°53'13" W 1068.42'

MATCH LINE - SEE SHEET 3

ABBREVIATIONS AND SYMBOL LEGEND

COR.	=	CORNER
LB	=	FLORIDA CERTIFICATE OF AUTHORIZATION
O/A	=	OVERALL
P.B.	=	PLAT BOOK
P.C.P.	=	PERMANENT CONTROL POINT
P.O.B.	=	POINT OF BEGINNING
P.R.M.	=	PERMANENT REFERENCE MONUMENT
PG.	=	PAGE
R/W	=	RIGHT OF WAY
S.C.M.	=	SET CONCRETE MONUMENT
S.I.R.	=	SET IRON ROD
S.N.D.	=	SET NAIL & DISK
C.C.R.	=	CERTIFIED CORNER RECORD
F.I.R.	=	FOUND IRON ROD (SIZE INDICATED)
○	=	LOT CORNER – S.I.R. 1/2" "ARCTURUS GROUP LB 8069"
●	=	P.C.P. – S.N.D. "ARCTURUS GROUP PCP LB 8069"
⊡	=	P.R.M. – S.C.M. 4"x 4" "ARCTURUS GROUP PRM LB 8069"

LINE TABLE		
LINE	BEARING	LENGTH
L48	N 00°24'02" W	34.69'
L49	N 24°45'42" E	32.39'
L50	N 27°32'13" E	31.50'
L51	N 35°08'35" E	39.23'
L52	N 36°40'13" E	27.66'
L53	N 54°16'40" E	39.02'
L54	N 60°25'28" E	50.04'
L55	N 71°11'05" E	45.31'
L56	S 77°13'43" E	24.68'
L57	S 69°16'44" E	28.12'
L58	S 46°16'59" E	18.31'
L59	S 87°49'46" E	10.23'
L60	S 47°15'06" E	12.40'
L61	S 07°12'22" W	37.74'
L62	S 72°32'08" E	15.59'

LINE TABLE		
LINE	BEARING	LENGTH
L63	N 45°41'38" E	21.89'
L64	S 34°44'04" E	24.72'
L65	S 17°34'11" E	28.92'
L66	S 20°46'27" E	27.01'
L67	S 26°30'21" E	27.57'
L68	S 16°49'35" E	30.75'
L69	S 13°44'22" E	17.90'
L99	S 89°46'16" E	5.88'
L100	S 89°46'16" E	7.00'
L101	N 00°13'44" E	18.00'
L102	N 00°13'44" E	7.84'
L103	N 90°00'00" E	28.11'
L104	N 34°44'04" W	16.49'
L105	N 34°44'04" W	8.23'
L106	N 00°13'44" E	22.50'

LINE TABLE		
LINE	BEARING	LENGTH
L107	N 80°15'54" E	5.08'
L108	S 89°46'16" E	9.71'
L109	S 89°10'45" E	12.50'
L110	S 89°10'45" E	12.50'
L111	N 00°12'41" E	9.85'
L112	N 00°49'15" E	3.00'
L126	N 27°32'13" E	6.07'
L127	N 27°32'13" E	25.43'
L148	N 26°30'21" W	21.01'
L149	N 26°30'21" W	6.56'
L154	S 00°49'15" W	35.47'
L155	S 02°42'09" W	27.98'
L156	N 16°49'35" W	9.23'
L157	N 16°49'35" W	21.52'

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	BEARING	CHORD
C1	22.50'	22.50'	89°24'30"	N 45°31'29" E	31.66'
C2	22.50'	22.50'	71°30'07"	N 34°55'49" W	26.29'
C3	23.85'	23.85'	50°27'17"	N 69°59'57" E	20.33'
C4	76.62'	76.62'	12°56'27"	S 78°18'11" E	17.27'
C5	115.13'	115.13'	10°48'16"	N 77°14'06" W	21.68'
C6	19.78'	19.78'	83°27'29"	S 40°54'30" E	26.33'
C7	24.00'	24.00'	91°47'13"	S 46°42'51" W	34.47'
C8	24.64'	24.64'	21°16'49"	N 71°46'06" W	9.10'

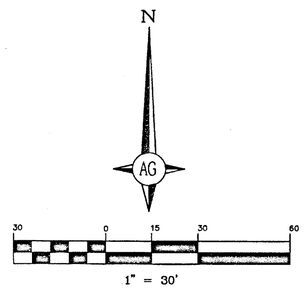
NOTICE: This plat as recorded in its graphic form, is the official depiction of the subdivided lands described hereon and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.

ARCTURUS GROUP, LLC
CIVIL ENGINEERS – PLANNERS – SURVEYORS
2328 U.S. HIGHWAY 19, HOLIDAY, FLORIDA 34691
727-940-8888 FAX 727-940-3549
CERTIFICATE OF AUTHORIZATION LB 8069

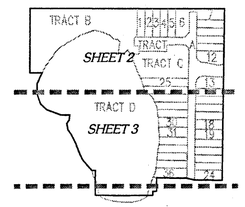
SUBDIVISION PLAT
PLAT BOOK: 141 PAGE:76

CYPRESS TRAILS TOWNHOMES OF TARPON SPRINGS

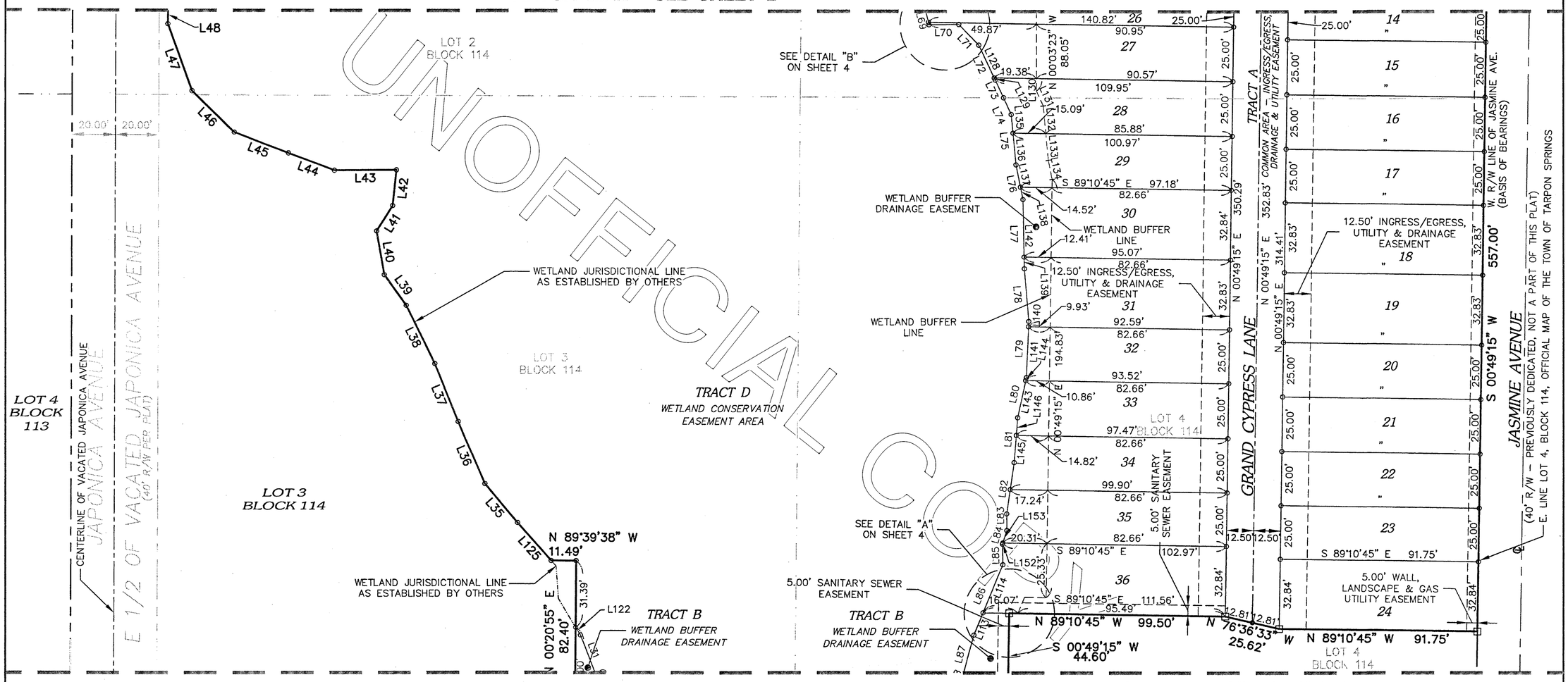
A SUBDIVISION OF LAND BEING A REPLAT OF LOT 1, AND A PORTION OF LOTS 2, 3 AND 4, IN BLOCK 114; A PORTION OF THE EAST ONE HALF OF VACATED ROAD RIGHT OF WAY LYING TO THE WEST OF SAID LOT 2, OF OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, AS RECORDED IN DEED BOOK G, PAGE 800, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; LYING IN SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA.



GRAPHIC SCALE



MAP KEY



ABBREVIATIONS AND SYMBOL LEGEND

COR.	=	CORNER
LB	=	FLORIDA CERTIFICATE OF AUTHORIZATION
O/A	=	OVERALL
P.B.	=	PLAT BOOK
P.C.P.	=	PERMANENT CONTROL POINT
P.O.B.	=	POINT OF BEGINNING
P.R.M.	=	PERMANENT REFERENCE MONUMENT
PG.	=	PAGE
R/W	=	RIGHT OF WAY
S.C.M.	=	SET CONCRETE MONUMENT
S.I.R.	=	SET IRON ROD
S.N.D.	=	SET NAIL & DISK
o	=	LOT CORNER – S.I.R. 1/2" "ARCTURUS GROUP LB 8069"
•	=	P.C.P. – S.N.D. "ARCTURUS GROUP PCP LB 8069"
⊡	=	P.R.M. – S.C.M. 4"x 4" "ARCTURUS GROUP PRM LB 8069"

LINE TABLE		
LINE	BEARING	LENGTH
L31	N 21°11'57" W	19.66'
L32	N 30°26'19" W	19.95'
L33	N 04°04'12" W	15.38'
L34	N 41°08'45" W	27.01'
L35	N 39°45'33" W	23.43'
L36	N 23°27'25" W	30.82'
L37	N 21°55'48" W	28.80'
L38	N 26°03'25" W	30.22'
L39	N 35°12'50" W	17.60'
L40	N 09°40'21" W	20.85'
L41	N 31°48'17" E	14.03'
L42	N 06°03'23" E	16.81'
L43	S 89°35'01" W	28.75'
L44	N 69°30'57" W	22.81'
L45	N 68°55'27" W	26.92'
L46	N 46°11'20" W	27.11'

LINE TABLE		
LINE	BEARING	LENGTH
L47	N 19°59'58" W	32.54'
L48	N 00°24'02" W	34.69'
L69	S 13°44'22" E	17.90'
L70	N 89°27'06" E	13.81'
L71	S 44°21'53" E	13.30'
L72	S 25°31'23" E	17.68'
L73	S 25°07'44" E	8.80'
L74	S 25°07'44" E	8.45'
L75	S 05°24'33" E	23.31'
L76	S 11°09'41" E	16.57'
L77	S 01°00'23" E	32.50'
L78	S 04°37'42" E	24.95'
L79	S 02°24'11" W	26.11'
L80	S 12°15'08" W	18.79'
L81	S 04°29'01" W	20.53'
L82	S 08°15'19" W	23.93'

LINE TABLE		
LINE	BEARING	LENGTH
L83	S 00°36'27" E	7.81'
L84	S 17°40'03" W	6.74'
L85	S 01°03'14" E	9.59'
L86	S 21°52'49" W	35.70'
L87	S 15°05'08" W	23.21'
L113	N 21°52'49" E	11.37'
L114	N 21°52'49" E	24.33'
L122	N 30°26'19" W	4.24'
L123	N 30°26'19" W	15.71'
L124	N 41°08'45" W	3.42'
L125	N 41°08'45" W	23.59'
L128	N 25°31'23" W	16.56'
L129	N 25°31'23" W	1.12'
L130	S 00°03'23" E	5.70'
L131	S 25°07'44" E	7.34'
L132	S 05°24'33" E	12.78'
L133	S 05°24'33" E	12.39'

LINE TABLE		
LINE	BEARING	LENGTH
L134	S 11°09'41" E	9.06'
L135	S 05°24'33" E	8.53'
L136	S 05°24'33" E	14.78'
L137	S 11°09'41" E	10.54'
L138	S 11°09'41" E	6.03'
L139	S 01°00'23" E	5.55'
L140	S 02°24'11" W	2.45'
L141	S 02°24'11" W	23.66'
L142	S 01°00'23" E	26.95'
L143	N 12°15'08" E	17.41'
L144	N 12°15'08" E	1.38'
L145	N 04°29'01" E	12.581'
L146	N 04°29'01" E	7.95'
L152	N 17°40'03" E	0.57'
L153	N 17°40'03" E	6.17'

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ARCTURUS GROUP, LLC
CIVIL ENGINEERS – PLANNERS – SURVEYORS
2328 U.S. HIGHWAY 19, HOLIDAY, FLORIDA 34691
727-940-8888 FAX 727-940-3549
CERTIFICATE OF AUTHORIZATION LB 8069

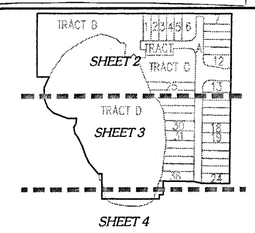
SUBDIVISION PLAT
PLAT BOOK: 141 PAGE: 77

CYPRESS TRAILS TOWNHOMES OF TARPON SPRINGS

A SUBDIVISION OF LAND BEING A REPLAT OF LOT 1, AND A PORTION OF LOTS 2, 3 AND 4, IN BLOCK 114; A PORTION OF THE EAST ONE HALF OF VACATED ROAD RIGHT OF WAY LYING TO THE WEST OF SAID LOT 2, OF OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, AS RECORDED IN DEED BOOK G, PAGE 800, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; LYING IN SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA.

N

30 0 15 30 60
1" = 30'
GRAPHIC SCALE



MATCH LINE - SEE SHEET 3

LOT 3 BLOCK 114

TRACT B
WETLAND BUFFER DRAINAGE EASEMENT

TRACT D
WETLAND CONSERVATION EASEMENT AREA

WETLAND JURISDICTIONAL LINE AS ESTABLISHED BY OTHERS

20.00' 20.00'

51.00' L121 1.30

L119 N 89°43'54" W 187.49' L115 0.82 L117 L150 L151

159.59'

S 00°49'15" W 44.60'

LOT 4 BLOCK 114

N 00°20'55" E 82.40'

PINE STREET
(40' R/W – UNIMPROVED)

40.00'

WETLAND JURISDICTIONAL LINE AS ESTABLISHED BY OTHERS

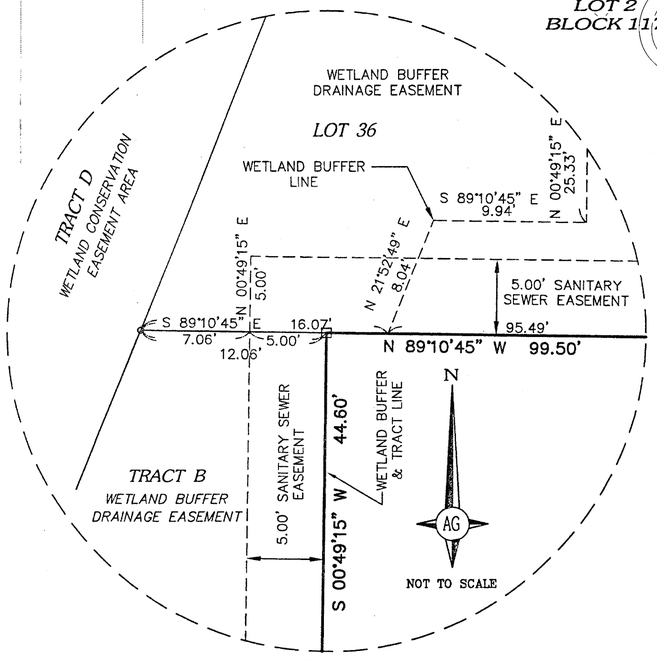
PINE STREET
(40' R/W – UNIMPROVED)

LINE TABLE		
LINE	BEARING	LENGTH
L30	N 00°48'33" W	15.49'
L88	S 27°25'26" W	13.76'
L115	N 02°06'45" E	13.68'
L117	S 89°43'54" E	16.09'
L119	N 89°43'54" W	11.81'
L121	N 08°29'12" W	13.73'
L150	S 00°49'15" W	14.21'
L151	N 89°44'59" W	12.25'

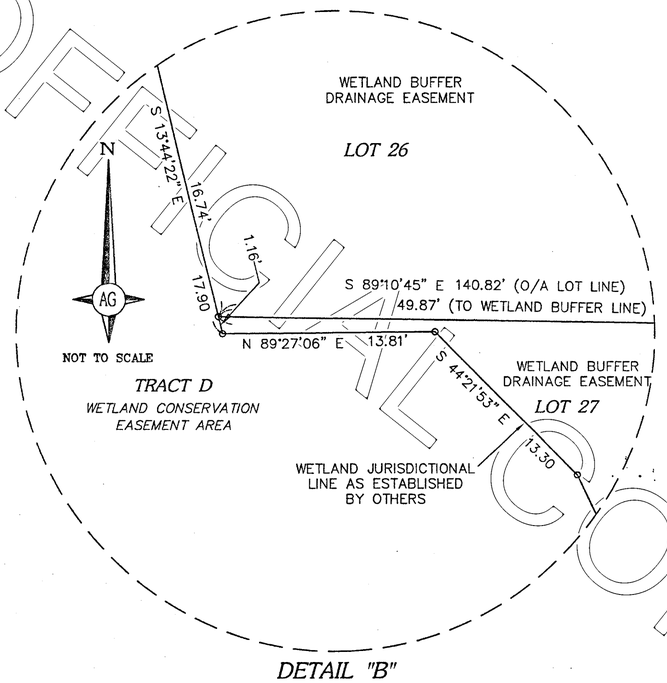
JASMINE AVENUE
(40' R/W – PREVIOUSLY DEDICATED, NOT A PART OF THIS PLAT)
℄ 20.00'

LOT 2 BLOCK 117

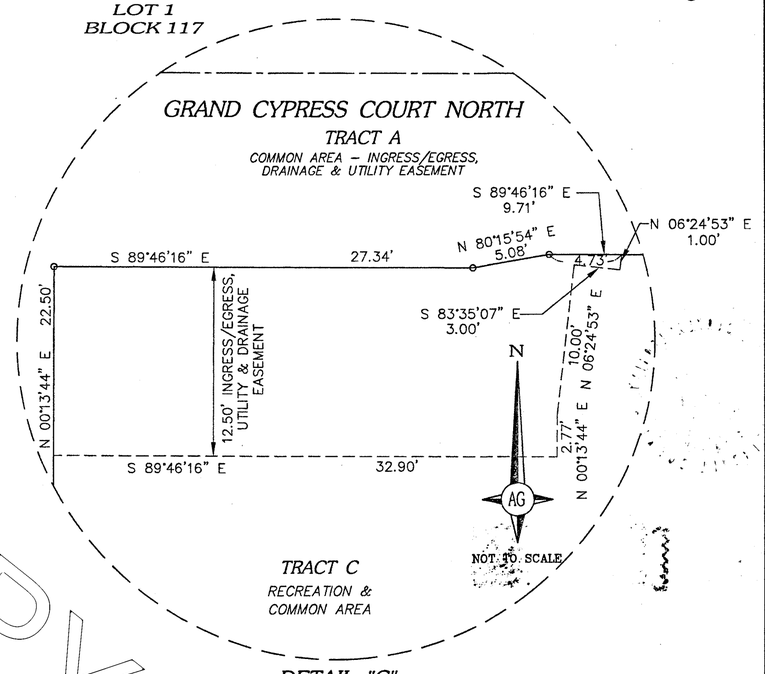
LOT 1 BLOCK 117



DETAIL "A"



DETAIL "B"



DETAIL "C"

UNOFFICIAL COPY

CONSERVATION EASEMENT NOTES:

WITH THE INTENT OF THE EASEMENT IS TO RETAIN THE WETLANDS IN THE EASEMENT AREA IN A NATURAL CONDITION, THE FOLLOWING ACTS OR ACTIVITIES ARE EXPRESSLY PROHIBITED WITHIN THE EASEMENT:

A. Construction or the placing of any structure or materials on or above the ground within the wetlands.

B. Construction or placing of utilities, drainage facilities, mitigation areas, or the planting of vegetation within the wetlands. Exceptions may be made to this with the written permission or permit of the grantee in cases clearly in the public interest or where the natural functions of the easement area are not negatively impacted.

C. The placement of any material such as trash or waste which is inconsistent with the intent of the conservation easement.

D. Placement, removal or destruction of trees, shrubs or other vegetation, including mowing, pesticide and herbicide uses. This includes the trimming, alteration, defoliation or destruction of mangroves. Exceptions may be made with written permission of the grantee for the removal of exotic species.

E. Excavation or other removal of material.

F. Uses except for the purposes that permit the area defined by the easement to remain in an essentially natural condition.

G. Any activity detrimental to drainage, flood control, water conservation, erosion control, soil conservation or fish and wildlife habitat preservation.

THE FOLLOWING RIGHTS ARE CONVEYED TO THE GRANTEE BY THIS EASEMENT:

A. To enter upon the property at reasonable times to enforce the rights herein granted upon prior notice to grantor, its heirs, successors, or assigns, at the time of such entry; and

B. To enjoin any activity on or use the property that is inconsistent with the purpose of this Conservation Easement and to enforce the restoration of such areas or features of the property that may be damaged by the inconsistent activity or use.

ABBREVIATIONS AND SYMBOL LEGEND

LB	=	FLORIDA CERTIFICATE OF AUTHORIZATION
O/A	=	OVERALL
P.B.	=	PLAT BOOK
P.C.P.	=	PERMANENT CONTROL POINT
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S.I.R.	=	SET IRON ROD
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o	=	LOT CORNER – S.I.R. 1/2" "ARCTURUS GROUP LB 8069"
•	=	P.C.P. – S.N.D. "ARCTURUS GROUP PCP LB 8069"
⊡	=	P.R.M. – S.C.M. 4"x 4" "ARCTURUS GROUP PRM LB 8069" (UNLESS OTHERWISE NOTED)
℄	=	CENTERLINE

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