

VIRGINIA CROSSING

SECTION 26, TOWNSHIP 28 SOUTH, RANGE 15 EAST

FINAL CONSTRUCTION PLANS

CITY OF DUNEDIN, FLORIDA

Prepared For:

HIGHMARK DEVELOPMENT GROUP, INC.

1430 VIRGINIA STREET
DUNEDIN, FLORIDA 34698
(813) 735-6100

Prepared By:



Landon, Moree & Associates, Inc.

CIVIL & ENVIRONMENTAL ENGINEERS PLANNERS - SURVEYORS

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PERMITS

PERMIT TYPE	NUMBER	APPROVED	SUBMITTED	EXPIRED
CITY OF DUNEDIN FINAL SITE PLAN	97-61.06 C/Z			
CITY OF DUNEDIN CNSTR. PLAN	97-61.06 C/Z			
SWFWMD ERP PERMIT	4417786.00	6-23-98	3-9-98	6-23-2003
FDEP SEWER PERMIT			6-23-98	
H.R.S. WATER PERMIT	0126411-023-DSGP		6-23-98	
P.C. R/W UTILIZATION PERMIT (VIRGINIA STREET CONNECTION)			6-15-98	
P.C. R/W UTILIZATION PERMIT (WATER MAIN CONNECTION)	98-0413U	7-13-98	6-15-98	1-13-98
P.C. R/W UTILIZATION PERMIT (FORCE MAIN CONSTRUCTION)	98-0743U	7-13-98	6-15-98	1-13-98
P.C. R/W UTILIZATION PERMIT (RECLAIMED WATER CONSTRUCTION)	98-0742U	7-13-98	6-15-98	1-13-98
CERTIFICATE OF CONCURRENCE				
ACOE	199702556(NW26)	6-17-98		12-13-98

UTILITY WARNING NOTE

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

PLAN INDEX

1. COVER SHEET
- 2A. PLAT CERTIFICATION SHEET
- 2B. PLAT (NORTH)
- 2C. PLAT (SOUTH)
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4. PAVING, GRADING, & DRAINAGE PLAN SOUTH
5. WATER & SANITARY SEWER PLAN NORTH
6. WATER & SANITARY SEWER PLAN SOUTH
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- 11A. BOARDWALK DETAILS w/ RIGHTS-OF-WAY
12. WATER & SANITARY SEWER DETAILS
13. WATER & SANITARY SEWER DETAILS
14. LIFT STATION DETAILS
15. OFFSITE FORCEMAIN ROUTE
16. TREE PRESERVATION PLAN (NORTH)
17. TREE PRESERVATION PLAN (SOUTH)

SITE DATA

GROSS SITE AREA: 30.91 ACRES MOL
GROSS RIGHTS-OF-WAY AREA: 4.77 ACRES MOL
NET SITE AREA: 26.14 ACRES MOL
PROPOSED NET DENSITY: 4.59 UNITS PER ACRE
PROPOSED GROSS DENSITY: 3.88 UNITS PER ACRE
IMPERVIOUS AREA = 12.55 ACRES (INC. ENTIRE BUILDING PADS)
RETENTION AREA = 3.42 ACRES
OPEN SPACE = 14.94 ACRES
PROPOSED ZONING: ... PR-1
PROPOSED LAND USE: RL (RESIDENTIAL LOW (2.5 - 5.0 UPA))
NUMBER OF LOTS: 121
MINIMUM LOT SIZE:
72 - SINGLE FAMILY ATTACHED VILLA 43.5' X 120'
49 - SINGLE FAMILY DETACHED HOUSE 52' X 120'
MAX. BUILDING HEIGHT: 35'
BUILDING SETBACKS: FRONT - 22 FEET
REAR - 15 FT.
SIDE - 7.5 FT.
EXCEPTIONS:
1) 20 FT. FRONT SETBACK LOTS 17,20,29,75
2) 15 FT. FRONT SETBACK LOTS 92 AND 121.
OWNER: AS OF JUNE 9, 1997
HIGHMARK DEVELOPMENT GROUP, INC.
1430 VIRGINIA STREET
DUNEDIN, FLORIDA 34698
PH. (813) 735-6100
ANDREW STRONG, PRESIDENT & SECRETARY
UTILITIES: WATER & SEWER - CITY OF DUNEDIN
ELECTRICAL - FLORIDA POWER CORPORATION
TELEPHONE - GENERAL TELEPHONE
CABLE - TIME WARNER CABLE, TCI, GTE MEDIA VENTURES CABLE TV.
GAS - CLEARWATER GAS
FLOOD ZONE: THIS PROPERTY LIES WITHIN FLOOD ZONES "A,B, & C" AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAP 125139-0069-C DATED JUNE 1, 1983 MINIMUM FINISHED FLOOR ELEV. = 30.50 NGVD
100 YEAR FLOOD PLAIN ENCROACHMENT:
TOTAL VOLUME OF FILL PLACED FROM EXISTING GRADE TO 100 YEAR FLOOD PLAIN ELEVATION (ELEV. 29.00) = 93,420 CU. FT.
TOTAL VOLUME OF COMPENSATING STORAGE CREATED BETWEEN 100 YEAR FLOOD PLAIN ELEVATION (ELEV. 29.00) AND SEASONAL HIGH WATER TABLE ELEVATION (ELEV. 26.00) = 257,904 CU. FT.

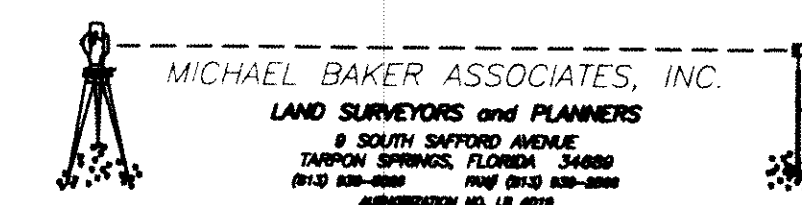
RECORD DRAWING

MAY 18 1999

RECORD DRAWING CERTIFICATION

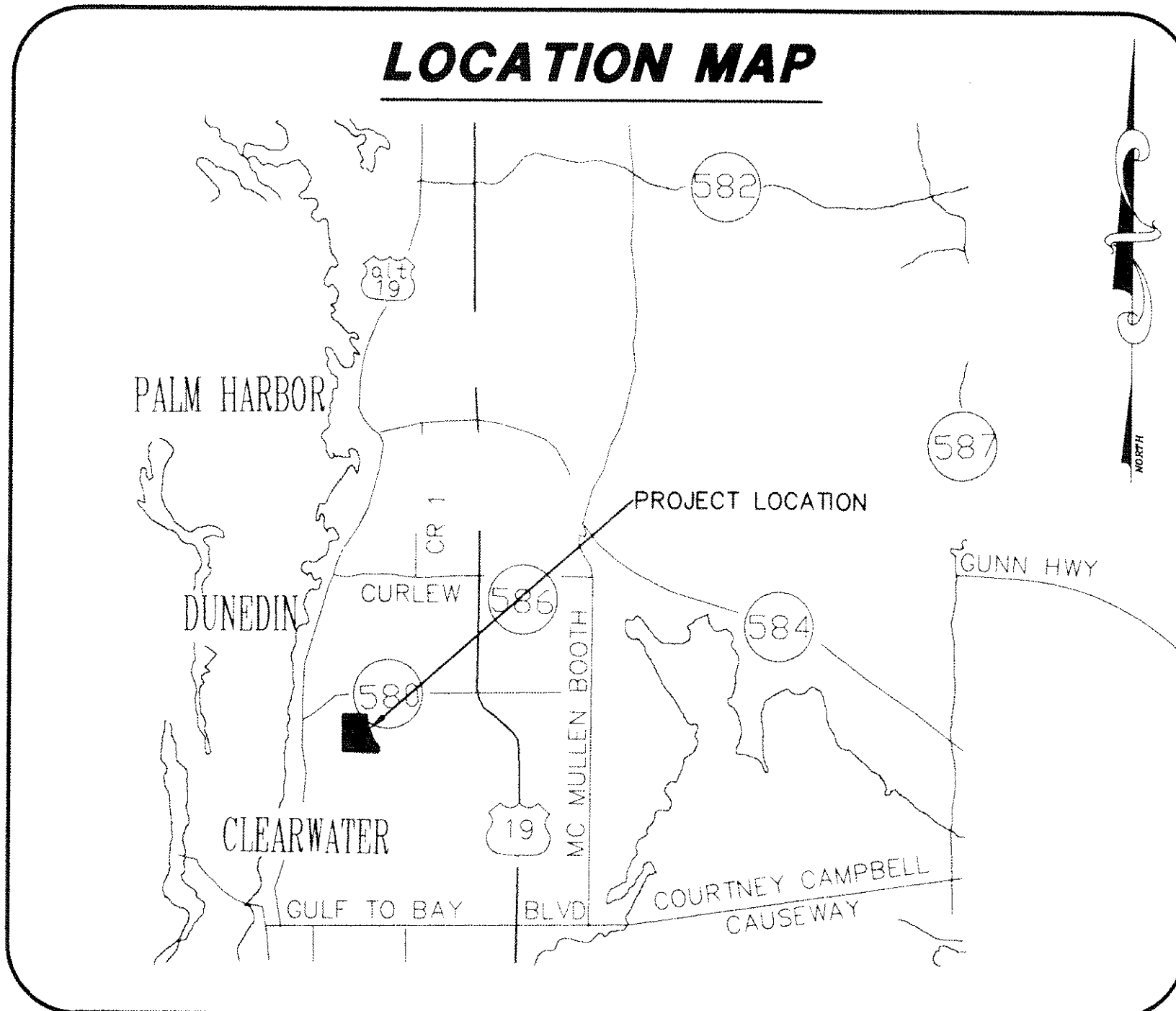
THESE RECORD DOCUMENTS HAVE BEEN PREPARED ON INFORMATION PROVIDED BY OTHERS. THE DESIGN PROFESSIONAL HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT. THE TERM "CERTIFICATION" AS USED HEREIN SHALL BE AS SET FORTH IN STATE RULE 61G15-18-011(4).

BOUNDARY AND TREE SURVEY PREPARED BY:



REFER TO PLAT FOR ANY AND ALL HORIZONTAL CONTROL AND DIMENSIONS, i.e. EASEMENTS, RIGHTS-OF-WAY AND LOTS.

LOCATION MAP



LEGAL DESCRIPTION

DESCRIPTION (AS PROVIDED)
A PARCEL OF LAND IN PINELLAS COUNTY, FLORIDA, CONTAINING 31.22 ACRES M.O.L., AND BEING LEGALLY DESCRIBED AS FOLLOWS:
THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LESS THE SOUTH 50 FEET AND THE WEST 11 FEET THEREOF FOR ROAD RIGHTS-OF-WAY, IN SECTION 26, TOWNSHIP 28 SOUTH, RANGE 15 EAST, LESS AND EXCEPT THE FOLLOWING PORTION THEREOF CONVEYED TO PINELLAS COUNTY BY DEED RECORDED IN D.R. BOOK 6862, AT PAGE 926, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE N. 88°30'13" E., A DISTANCE OF 880.55 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26, THENCE N. 00°48'06" E., A DISTANCE OF 50.04 FEET ALONG A LINE BEING 50.04 FEET M.O.L. WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26, TO THE NORTHERLY RIGHT-OF-WAY LINE OF VIRGINIA AVENUE, A 30 FOOT M.O.L. RIGHT-OF-WAY PER D.R. BOOK 3802, PAGES 108-109, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N. 00°48'06" E., 200.16 FEET ALONG A LINE BEING 50.04 FEET M.O.L. WESTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4, THENCE N. 00°48'06" E., 286.48 FEET, THENCE N. 71°51'12" E., 656.59 FEET TO A POINT, BEING 1100 FEET M.O.L. WESTERLY OF THE AFORESAID EAST LINE, THENCE N. 00°48'06" E., 300.00 FEET ALONG A LINE BEING 1100 FEET M.O.L. WESTERLY OF AN PARALLEL WITH SAID EAST LINE TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4, THENCE S. 88°30'13" E., 1100.55 FEET ALONG THE AFORESAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, TO THE NORTHEAST CORNER OF THE SAID SOUTHEAST 1/4 OF SOUTHEAST 1/4, THENCE S. 00°48'06" E., 1565.26 FEET ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, TO A POINT, BEING 50 FEET M.O.L. NORTHERLY OF THE AFORESAID SOUTH LINE OF THE SOUTHEAST 1/4, THENCE N. 88°30'13" E., 880.55 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE AS PER AFORESAID D.R. 3802, PAGES 108-109, SAID LINE BEING 50 FEET M.O.L. NORTHERLY OF AND PARALLEL WITH SAID SOUTH LINE OF SOUTHEAST 1/4, TO THE POINT OF BEGINNING.

DESCRIPTION (PER SURVEY)
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 26 AND RUN ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 26, IN 88°30'13" E., A DISTANCE OF 880.55 FEET, THENCE LEAVING SAID BOUNDARY AND RUN N. 00°48'06" E., A DISTANCE OF 50.04 FEET TO THE POINT OF BEGINNING.

THENCE FROM SAID POINT THE FOLLOWING SEVEN (7) COURSES:

1) N. 88°30'13" E., 1280.54 FEET. 2) N. 00°24'27" E., 1308.04 FEET.
3) S. 88°59'56" E., 850.94 FEET. 4) S. 00°48'06" E., 300.00 FEET.
5) S. 71°51'12" E., 656.59 FEET. 6) S. 00°48'06" E., 286.48 FEET.
7) S. 00°48'06" E., 200.16 FEET.

TO THE AFORESAID POINT OF BEGINNING.

CONTAINS 30.9146 ACRES, MORE OR LESS.

NOTES:

- BEARINGS REFERENCED TO THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 15 EAST, BEING N. 88°30'13" E. (ASSUMED)
- ELEVATIONS ARE REFERENCED TO PINELLAS COUNTY BENCH MARK FOUND ON TOP OF THE NORTHEAST CORNER OF THE CONCRETE GUARDRAIL OF BRIDGE LOCATED ON KEENE ROAD AND A NORTH OF ITS INTERSECTION WITH VIRGINIA STREET BEING A BRASS DISK WITH DRIVE NAIL. ELEVATION = 34.88 FEET. (AS PER COUNTY)
- THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A COMPLETE AND UP-TO-DATE TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.

GENERAL NOTES

1. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET FORTH IN THE CITY OF DUNEDIN LAND DEVELOPMENT, ZONING, AND/OR RELATED ORDINANCES AND SPECIFICATIONS AS APPLICABLE.
2. ALL OFFSITE DESIGN AND CONSTRUCTION WITHIN PINELLAS COUNTY RIGHTS-OF-WAY MUST CONFORM TO THE MINIMUM STANDARDS SET FORTH IN THE PINELLAS COUNTY LAND DEVELOPMENT, ZONING, AND/OR RELATED ORDINANCES AND SPECIFICATIONS AS APPLICABLE.

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