

SECTIONS 12, TOWNSHIP 30 S, RANGE 16 E
PINELLAS COUNTY, FLORIDA

LOTS 1 AND 2, ROYAL PALM PARK REPLAY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGES 33 - 41, OF THE PUBLIC RECORDS OF PHILLAS COUNTY, FLORIDA

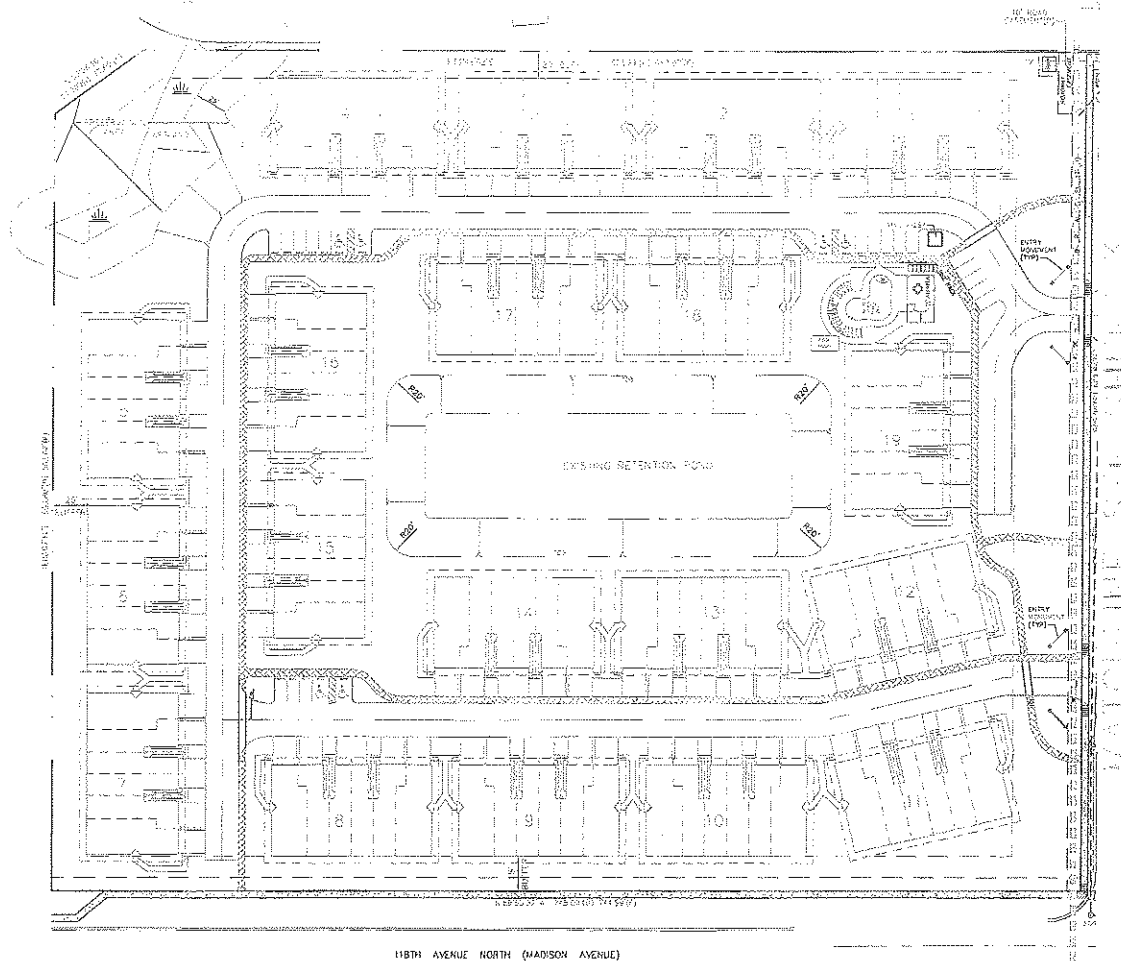
COVER SHEET
SITE DEVELOPMENT PLAN

<u>Zoning</u>	R-2		
<u>Site Area</u>	23.070 Acres (1,095,353 s.f.)		
<u>Flood Zone</u>	AE (EL. - 9) per FIRM Community Panel No. 17103/04-03, dated Sept. 3, 2003		
<u>Coastal High Hazard</u>	No		
<u>Land Use</u>	Existing	Vacant	
	Proposed	Multi-Story Residential (Townhouses & Multi-Story Residential)	
		16,000 s.f. Commercial (on ground floor of Multi-Story Residential)	
<u>Units</u>	114 units (Townhouses) - 238 units (Multi-Story Residential)		
<u>Gross Floor Area</u>	Proposed	658,408 s.f.	
<u>F.A.R.</u>	Proposed	0.65	
<u>Density</u>	Maximum	543 Residential Dwelling Units	
	Proposed	1696 Units/Acre (Townhouses) & 33.83 Units/Acre (Multi-Story Residential)	
<u>Parking</u>	<u>Townhouses</u>		
	Required	1.50 Spaces/Unit = 171 (8 Handicapped)	
	Proposed	2.24 Spaces/Unit = 252 (16 Handicapped)	
	<u>Multi-Story Residential</u>		
	Required	1.00 Spaces/Unit = 328 (16 Handicapped)	
	Proposed	1.44 Spaces/Unit = 471 (16 Handicapped) (30 Compact Spaces)	
	<u>Office</u>		
	Required	1.00 Space/200 s.f. = 50 (2 Handicapped)	
	Proposed	1.00 Space/200 s.f. = 50 (2 Handicapped)	
<u>Interior Parking Landscape Area</u>	33,454 s.f. (0.77 Ac)		
<u>Site Coverage</u>	<u>Buildings</u>	5,653 s.f.	244,164 s.f. (24.3%)
	<u>Paving</u>	6,605 s.f.	291,240 s.f. (29.0%)
	<u>Ponds</u>	1,422 s.f.	151,234 s.f. (15.0%)
	<u>Open Space</u>	8,463 s.f.	232,741 s.f. (23.1%)
	<u>Preservation Area</u>	2,292 s.f.	95,975 s.f. (9.0%)
	<u>Total</u>	<u>23,070 s.f.</u>	<u>1,005,353 s.f. (100%)</u>
	<i>* Includes lots, such as pool deck, walkways, and driveways</i>		
	<i>* Includes Multi-Story Residential and townhouse units without carport</i>		
<u>Building Height</u>	48 Feet Max		
<u>Setbacks</u>	Front	25 ft.	
	Rear	20 ft.	
	Side	20 ft.	

13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818
Fax: (727) 524-6090



Y:\PHILLIPS\Rev 006.dwg (24-000)Pester PlotDrawings\EDC Plans\04-009 EDC EDP.dwg, EDC-2, 3/01/2010 3:51:53 PM, Golder DSO\MS ICL SC



40 20 0 20 40
SCALE: 1" = 40'

118TH AVENUE NORTH (MADISON AVENUE)	Gulf Coast Consulting, Inc. 11000 11th Avenue North St. Petersburg, Florida 33716-4807 Phone: (727) 424-1111 Fax: (727) 424-1112	GRADY PRIDGEN, INC. 9741 International Court North St Petersburg, Florida 33716-4807 PHONE: (727) 424-1111 FAX: (727) 424-1112	MADISON SITE DEVELOPMENT PLAN	THIS PLAN AND ALL INFORMATION HEREON ARE THE PROPERTY OF GRADY PRIDGEN, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GRADY PRIDGEN, INC.	<table border="1"> <tr> <td>DATE</td><td>02/22/00</td><td>REV</td><td>REV PER CITY OF ST. PETERSBURG COMMENTS</td><td>BY</td><td>DATE</td></tr> <tr> <td>1</td><td>02/22/00</td><td>REV PER CITY OF ST. PETERSBURG COMMENTS</td><td></td><td></td><td>7/1/00</td></tr> </table>	DATE	02/22/00	REV	REV PER CITY OF ST. PETERSBURG COMMENTS	BY	DATE	1	02/22/00	REV PER CITY OF ST. PETERSBURG COMMENTS			7/1/00
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1	02/22/00	REV PER CITY OF ST. PETERSBURG COMMENTS			7/1/00												

2
3



LEGAL DESCRIPTION

[illegible][illegible]

LEGENDS & SYMBOLS

□ = FPC BOX	→ = GET ANCHOR	* = LP	△ = UXF	□ = GPC RES
⊗ = WB	+ = FREE HYDRANT	⊗ = GP	× = FP	⊙ = DATV
× = WV	⊙ = MES	⊞ = FOUO		
⊙ = RWY	⊙ = G			

NOT TESTING ELEVATION

[illegible]

SUBTYPERS NOTES

- 4) SEE LISTING FOR STANDARDS AND/OR APPROXIMATIONS.
- 5) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FIELD SEARCH
- 6) NO INSTRUMENTS OF MEASURE REFLECTING OMISSIONS, TOLERANCES OR POINT-OF-VIEW WERE FURNISHED TO THE UNDERGROUND. LACKS OTHERWISE KNOWN HEREON.
- 7) ALL EXISTING FOUNDATIONS, STRUCTURES, INSTALLATION OR IMPROVEMENTS HAVE BEEN LOCATED UNDER OBTAINING SURFACE HEREON.
- 8) THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL REGISTERED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 9) THIS IS AN ORIGINAL INSTRUMENT THAT MAY NOT BE REPRODUCED ON THIS PLAT OR MAP THAT MAY BE FILED IN THE PUBLIC RECORDS OF THIS COUNTY.
- 10) DATES OF MEASUREMENT ARE IN FEET OR DECIMAL OF A FOOT UNLESS OTHERWISE INDICATED.
- 11) THIS SURVEY IS VALID FOR NO DAYS.
- 12) ADDITIONAL INFORMATION OBTAINED FROM THIS SURVEY ARE BASED ON RECORDS DATA OBTAIN FROM "DEEDS, EASEMENTS, " MORTGAGE " MAP, PUBLIC RECORDS.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY MAP WAS MADE UNDER MY DIRECTION ON THE DATE SHOWN AND THAT IT ACHIEVES THE MINIMUM TECHNICAL STANDARDS PER THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPS IN CHAPTER 81G17-8, IN PURSUANT TO FLORIDA ADMINISTRATION CODE, SECTION 472.027, FLORIDA STATUTES.

ERROR. A. AYUSO. P.S.M. 25955

FIELD SHEET NO. XX	REVISIONS		CERTIFIED TO:
SURVEY FIELD DATE: XX-XX-XX	DATE:	COMMENTS	
DRAWN BY: XXX	XX-XX-XX		
CHECK BY: XXX			
PROJECT NUMBER 501-1000			

BOUNDARY SURVEY

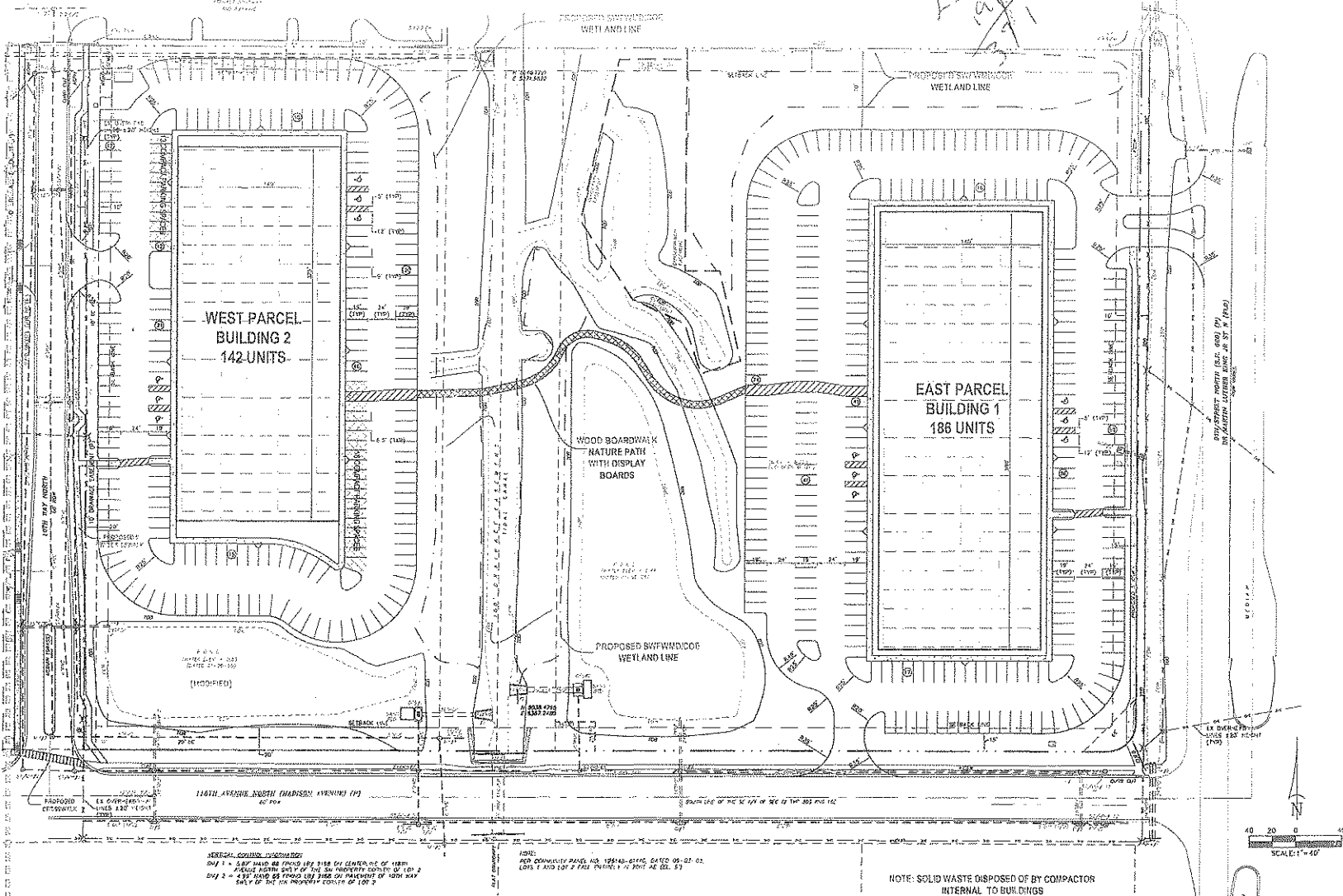
CLIENTS NAME SURVEY

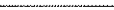
FLOOD ZONE: "XX"
COMMUNITY PANEL
No. XXXXX-XXXX
DATED: XX-XX-XX

INFORMATION SHOWN HEREON BY NO MEANS
REPRESENT A DETERMINATION ON WHETHER
PROPERTIES WILL OR WILL NOT FLOOD AND
WITHIN THE BOUNDARIES IF THIS PLAT MAY

AYUSO SURVEYING, INC.
PROFESSIONAL SURVEYOR'S & MAPPER'S LB #7101
3861 62ND AVENUE NORTH SUITE J
PINEHILLS PARK, FLORIDA 33701
727-628-2399 OR 528-1838, FAX 727-528-2088

MATCHLINE SEE SHEET 2



Sheet No. 200 100 50 25 10 5 2 1	 Gulf Coast Consulting, Inc. Land Development Consulting 30000 Highway 19, Suite 100 St. Petersburg, FL 33716 Phone: (727) 321-1111 Fax: (727) 321-1112	GRADY PRIDGEN, INC. 9741 International Court North St. Petersburg, Florida 33716-4807 PH: (727) 425-1671 FAX: (727) 425-6334
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 MADISON SITE DEVELOPMENT PLAN | DATE: 04/01/09 BY: J. HART CHECKED BY: J. HART APPROVED BY: J. HART DATE: 04/01/09 | | | | | |---|---------|---|---| | 1 | 5/22/09 | REV FOR CITY OF ST. PETERSBURG COMMENTS | 3 | | 2 | 7/21/09 | | 3 | |