TO: Fred E. Marquis, County Administrator

THROUGH: Paul T. Cassel, Administrator DRS Department

FROM: Al Navaroli, Development Review Services Manager A.L.N.

SUBJECT: Ashley Downs (aka: Fox Chase Phase III)
SP# 1962.031 Final Site Plan
COC# 94-000101 DTD: 02-21-94
Parcel ID #: 30-27-16-00000-330-0200
Plan Distribution Date: July 17, 1995

DATE: September 1, 1995

RECOMMENDATION: Recommend Approval

LEGAL DESCRIPTION: A portion of the SW 1/4 of Section 30, Township 27S, Range 16E

The above referenced site plan has been processed through the Pinellas County site plan review system to include the following departments: Water Department, Sewer System Department, Planning Department, Development Review Services Department, and has been found to be in compliance with Pinellas County regulations.

Description: This site consists of 32.57 acres located on the north side of Bee Pond Road, lying west of Belcher Road. This plan proposes 77 multi-family units to be constructed in 12 two-story buildings Parking for 205 vehicles is provided (154 spaces are required) Adequate Open Space Recreation area is provided. Those problems cited by the Zoning Division have been resolved and final site plan approval is recommended. However, the Certificate of Occupancy cannot be issued until the Engineering and Environmental Management Divisions conditions have been satisfied. This site is zoned RPD-15 and identified by the Comprehensive Land Use Plan as Residential Medium and Preservation.

The applicant received preliminary/direct final site plan review for this project on June 26, 1995 and now submits this plan for final site approval. Due to Commission action of January 26, 1974, all final site plans will be approved administratively by the Pinellas County Administrator.

FINAL SITE PLAN

Approved 9/1/95

by _____
Fred E. Marquis
County Administrator

L Loveras, Baur & Stevens
29228 U.S. 19N.
Clearwater, Fl 34621

AN/CM/cm

Bldg 3 - 6 units 5/24/96
Bldg 2 - 6 units 6/17/96
Bldg 11 6 units 8-4-00
Bldg 8 " 9-19-00

SECTION 30 & 31, TOWNSHIP 27 SOUTH, RANGE 16 EAST

DETENTION AREA AND DRAINAGE DESIGN CRITERIA

THE DETENTION AREAS SHOWN HEREON WERE ORIGINALLY DESIGNED AS PART OF FOX CHASE WEST DEVELOPMENT TO ACCOMMODATE THE DIFFERENCE BETWEEN THE NATURAL RUN-OFF AND DEVELOPED RUN-OFF FOR A 10 YEAR STORM. PHASE I, PHASE II AND PORTIONS OF PHASE III HAVE BEEN CONSTRUCTED, AND ALL OF THE DRAINAGE/DETENTION SYSTEM IS ALREADY IN OPERATION. AT THE REQUEST OF PINELLAS COUNTY THIS SYSTEM HAS BEEN EVALUATED TO DETERMINE THE EFFECTIVENESS OF THE SYSTEM IN A 25 YEAR AND 100 YEAR STORM EVENT. 25 YEAR AND 100 YEAR FLOOD ELEVATIONS ARE SHOWN ON THE MAP AT THE RIGHT FOR EACH AFFECTED BASIN AND THE COMPLETE DRAINAGE STUDY HAS BEEN PREVIOUSLY APPROVED BY THE COUNTY.

The Rational Formula was employed:

PHASE I (Existing)

$Q = C \times I \times A$
$Q_{10}N = 0.20 \times 3.2 \times 19.38$
$Q_{10}N = 12.40$ c.f.s.
$Q_{10}N = 44,650$ Cu.Ft./hr.

$Q_{10}D = 0.55 \times 3.2 \times 19.38$
$Q_{10}D = 34.11$ c.f.s.
$Q_{10}D = 122,792$ Cu.Ft./hr.

Storage required = Q D - Q N
Storage required = 122,792 - 44,650
Storage required = 78,142 Cu.Ft.

PHASE II (Existing)

$Q = C \times I \times A$
$Q_{10}N = 0.20 \times 3.2 \times 13.35$
$Q_{10}N = 8.54$ c.f.s.
$Q_{10}N = 30,758$ Cu.Ft./hr

$Q_{10}D = 0.50 \times 3.2 \times$
$Q_{10}D = 21.36$ c.f.s.
$Q_{10}D = 76,896$ Cu.Ft./hr.

Storage required = Q D - Q N
Storage required = 76,896 - 30,758
Storage required = 46,138 Cu.Ft.

PHASE III (PROPOSED)

$Q = C \times I \times A$
$Q_{10}N = 0.20 \times 3.2 \times 32.5$
$Q_{10}N = 20.84$ c.f.s.
$Q_{10}N = 75,024$ Cu.Ft./hr.

$Q_{10}D = 0.50 \times 3.2 \times 32.57$
$Q_{10}D = 52.11$ c.f.s.
$Q_{10}D = 187,603$ Cu.Ft./hr.

Storage required = Q D - Q N
Storage required = 187,603 - 75,024
Storage required = 112,579 Cu.Ft.

COMMERCIAL AREA (FUTURE)

$Q = C \times I \times A$
$Q_{10}N = 0.20 \times 3.2 \times 11.06$
$Q_{10}N = 7.08$ c.f.s.
$Q_{10}N = 25,482$ Cu.Ft./hr.

$Q_{10}D = 0.65 \times 3.2 \times$
$Q_{10}D = 23.00$ c.f.s.
$Q_{10}D = 82,817$ Cu.Ft./hr.

Storage required = Q D - Q N
Storage required = 82817 - 25482
Storage required = 57335 Cu.Ft.

Total Storage Required = 294,194 Cu.Ft.

Storage Available:

Retention Area East = 222,000 Cu.Ft.
Retention Area North = 42,000 Cu.Ft.
Retention Area West = 1,040,400 Cu.Ft.
Total Storage Available = 1,304,400 Cu.Ft.
(for 444% of the required storage)

TOTAL GROSS PROPERTY AREA = 83.60 Ac.±
Less existing and proposed R/W's for Bee Pond Road (C.R. No. 87-E) and Belcher Road corridor = 7.24 Ac.±
Total Net Property Area = 76.36 Ac.±

TABULATION OF NOTES

USE	R.P.D.-15 ZONING PH. I AREA	PH. II AREA	PH. III AREA	C-2 ZONING PH. I AREA	PH. II AREA	PH. III AREA	AREA	TOTAL % OF TOTAL
Building floor area (includes porches and stairwells)	2.88 Ac.±	2.02 Ac.±	3.41 Ac.±	0.00 Ac.±	0.00 Ac.±	0.00 Ac.±	8.53 Ac.±	11.17%
Pavement area (includes walks, drives, tennis courts, and shuffleboard courts, pool area and parking)	4.70 Ac.±	3.00 Ac.±	3.87 Ac.±	0.20 Ac.±	0.20 Ac.±	0.00 Ac.±	12.20 Ac.±	15.97%
Permeable open space (includes natural and retention areas)	11.82 Ac.±	8.33 Ac.±	25.49 Ac.±	3.65 Ac.±	7.01 Ac.±	0.00 Ac.±	55.83 Ac.±	72.86%
TOTAL	19.38 Ac.±	13.35 Ac.±	32.57 Ac.±	3.85 Ac.±	7.21 Ac.±	0.00 Ac.±	76.36 Ac.±	100.00%

NOTE: All above tabulations are based on net site areas.

NOTES		PHASE I	PHASE II	PHASE III	TOTAL
1.	Number of buildings (includes recreation facilities)	17	8	23	48
2.	Number of units	176	168	187	530
3.	Density (based on R.P.D.-15 gross units)	9.18 units/ac.	12.58 units/ac.	5.74 units/ac.	[illegible] units/ac.
4.	Number of parking spaces (1.5 sp/unit min. req.)	300 (1.70 sp/unit)	262 (1.56 sp/unit)	385 (2.05 sp/unit)	945 (1.77 sp/unit)
5.	Recreation area (includes natural & retention areas)	5.99 Ac.± (30.9% of total)	2.26 Ac.± (16.9% of total)	20.31 Ac.± (62.36% of total)	28.56 Ac.± (43.74% of total)
6.	Maximum building height	2 story (24 ft.)	2 story (24 ft.)	3 story (34 ft.)	

NOTE: The above tabulations are based on the following net R.P.D. Phase I = 19.38 Ac.±; Phase II = 13.35 Ac.±; Phase III = 32.57 Ac.±; TOTAL = 65.30 Ac.±

7. Existing Pinellas County Land Use Plan designation = Residential Low
8. Existing Pinellas County Zoning = R.P.D.
9. R.P.D. MINIMUM SETBACKS
   25' Minimum to any public right-of-way
   25' Minimum to any private road (edge of pavement)
   25' Minimum perimeter
   15' Minimum between buildings
   NOTE: If a structure is more than 35' in height, there shall be an additional 1' setback at ground level for each additional 2' of height.

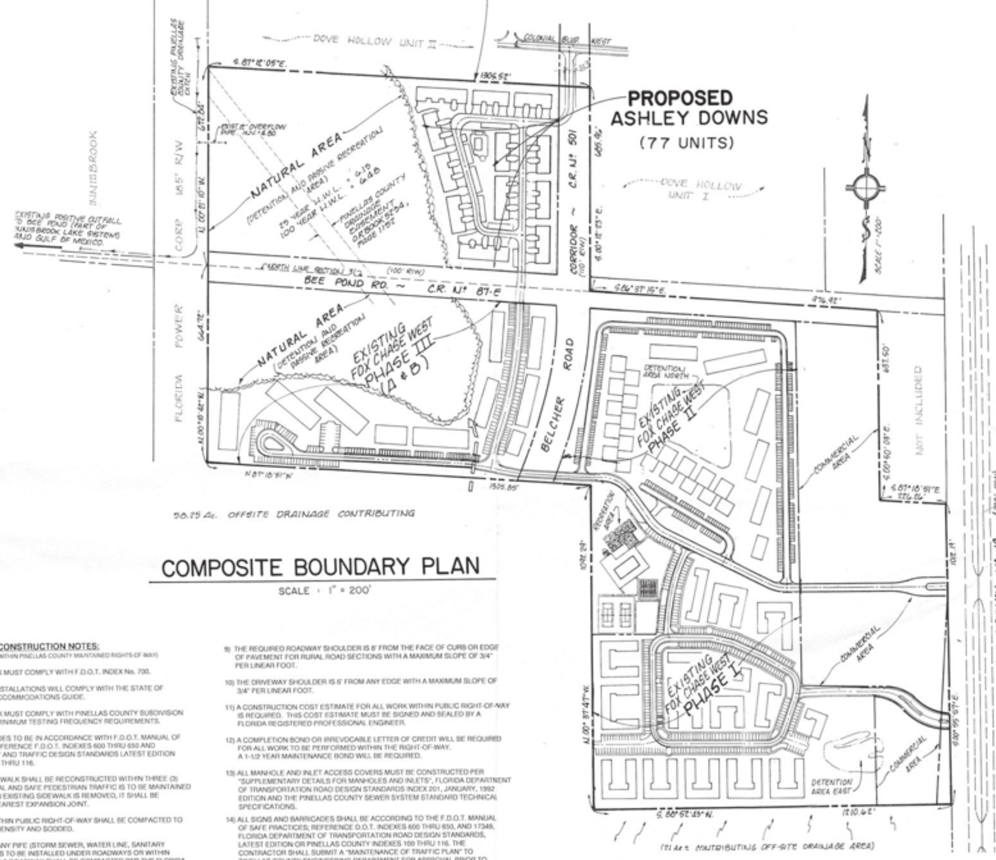
PARKING CALCULATION - ASHLEY DOWNS

77 UNITS x 1.5 SPACES / UNIT = 116 SPACES REQUIRED
210 SPACES PROVIDED

BUILDING HEIGHT - ASHLEY DOWNS

2 STORY - 34' HEIGHT (MAX.)

TOTAL BUILDING FOOTPRINT - ASHLEY DOWNS
1.94 ACRES, M.O.L.
84,200 S.F.



COMPOSITE BOUNDARY PLAN

SCALE : 1" = 200'

CONSERVATION EASEMENT NOTE: WITH THE INTENT OF RETAINING THE EASEMENT AREA IN AN ESSENTIALLY NATURAL CONDITION, AND PURSUANT TO FLORIDA STATUTE 704.06, THE FOLLOWING ACTS AND ACTIVITIES ARE EXPRESSLY PROHIBITED WITHIN THE AREA(S) DESIGNATED AS CONSERVATION EASEMENT IN THE ABSENCE OF A SPECIFIC PERMIT FROM THE EASEMENT HOLDER:

A) CONSTRUCTION OR THE PLACING OF ANY STRUCTURE OR MATERIALS ON OR ABOVE THE GROUND.

B) CONSTRUCTION OR PLACING OF UTILITIES, DRAINAGE FACILITIES, MITIGATION AREAS, OR TH PLANTING OF VEGETATION.

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 VETETATION, INCLUDING MOWING, PESTICIDE AND HERBICIDE USES.

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.

NOTHING IN THESE RESTRICTIONS SHALL PROHIBIT OR RESTRICT THE MAINTENANCE OF USES PERMITTED BY THE EASEMENT HOLDER.

PINELLAS COUNTY CONSTRUCTION NOTES:

(THIS APPLIES TO ALL WORK WITHIN PINELLAS COUNTY MAINTAINED RIGHTS-OF-WAY)

1) ALL PROPOSED WORK MUST COMPLY WITH F.D.O.T. INDEX No. 700.

2) ALL RIGHT-OF-WAY INSTALLATIONS WILL COMPLY WITH THE STATE OF FLORIDA UTILITIES ACCOMMODATIONS GUIDE.

3) ALL PROPOSED WORK MUST COMPLY WITH PINELLAS COUNTY SUBDIVISION REGULATIONS AND MINIMUM TESTING FREQUENCY REQUIREMENTS.

4) SIGNS AND BARRICADES TO BE IN ACCORDANCE WITH F.D.O.T. MANUAL OF SAFE PRACTICES; REFERENCE F.D.O.T. INDEXES 600 THRU 650 AND 17349 PER ROADWAY AND TRAFFIC DESIGN STANDARDS LATEST EDITION OR P.C. INDEXES 100 THRU 116.

5) ANY DISTURBED SIDEWALK SHALL BE RECONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL AND SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES. WHEN EXISTING SIDEWALK IS REMOVED, IT SHALL BE REMOVED TO THE NEAREST EXPANSION JOINT.

6) DISTURBED AREA WITHIN PUBLIC RIGHT-OF-WAY SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY AND SODDED.

7) ALL BACKFILL OVER ANY PIPE (STORM SEWER, WATER LINE, SANITARY SEWER, ETC.) THAT IS TO BE INSTALLED UNDER ROADWAYS OR WITHIN AN EMBANKMENT OF A ROADWAY SHALL BE COMPACTED PER THE FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS SECTION 125.8.3, 1991 EDITION (OR LATEST EDITION). THIS PARTICULAR SECTION SPECIFIES COMPACTION TO 100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

8) ALL WORK SHALL COMPLY WITH THE STATE OF FLORIDA TRENCH SAFETY MEASURES.

9) THE REQUIRED ROADWAY SHOULDER IS 8' FROM THE FACE OF CURB OR EDGE OF PAVEMENT FOR RURAL ROAD SECTIONS WITH A MAXIMUM SLOPE OF 3/4" PER LINEAR FOOT.

10) THE DRIVEWAY SHOULDER IS 6' FROM ANY EDGE WITH A MAXIMUM SLOPE OF 3/4" PER LINEAR FOOT.

11) A CONSTRUCTION COST ESTIMATE FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY IS REQUIRED. THIS COST ESTIMATE MUST BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER.

12) A COMPLETION BOND OR IRREVOCABLE LETTER OF CREDIT WILL BE REQUIRED FOR ALL WORK TO BE PERFORMED WITHIN THE RIGHT-OF-WAY. A 1-1/2 YEAR MAINTENANCE BOND WILL BE REQUIRED.

13) ALL MANHOLE AND INLET ACCESS COVERS MUST BE CONSTRUCTED PER "SUPPLEMENTARY DETAILS FOR MANHOLES AND INLETS", FLORIDA DEPARTMENT OF TRANSPORTATION ROAD DESIGN STANDARDS INDEX 201, JANUARY, 1992 EDITION AND THE PINELLAS COUNTY SEWER SYSTEM STANDARD TECHNICAL SPECIFICATIONS.

14) ALL SIGNS AND BARRICADES SHALL BE ACCORDING TO THE F.D.O.T. MANUAL OF SAFE PRACTICES; REFERENCE D.O.T. INDEXES 600 THRU 650, AND 17349, FLORIDA DEPARTMENT OF TRANSPORTATION ROAD DESIGN STANDARDS, LATEST EDITION OR PINELLAS COUNTY INDEXES 100 THRU 116. THE CONTRACTOR SHALL SUBMIT A "MAINTENANCE OF TRAFFIC PLAN" TO PINELLAS COUNTY ENGINEERING DEPARTMENT FOR APPROVAL PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WHENEVER ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:

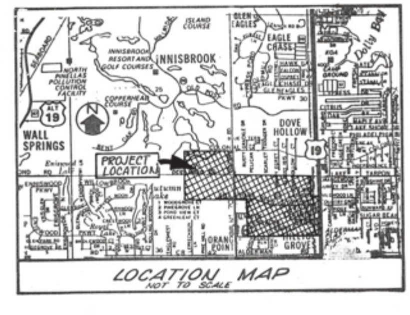
A) STREET IS CLOSED TO TWO WAY TRAFFIC FOR PERIODS EXCEEDING 15 MINUTES.
B) ONE PHYSICAL TRAFFIC LANE SUPPORTS TWO WAY TRAFFIC.
C) TRAFFIC LANE(S) NORMALLY DESIGNED TO HANDLE MOVEMENT IN ONE DIRECTION ARE RECHANNELED TO ACCOMMODATE AN OPPOSING MOVEMENT.

NOTE:
A F.D.O.T. DRIVEWAY PERMIT AND/OR UTILITIES LICENSE IS REQUIRED FOR ALL WORK WITHIN F.D.O.T. RIGHT-OF-WAY.

FLOOD PLANE NOTE:
THIS SITE LIES WITHIN A F.E.M.A. FLOOD ZONE "C", ZONE "B" AND ZONE A12 (EL.11), ACCORDING TO FIRM, COMMUNITY PANEL No.125135 0076C, DATED JUNE 1,1983.

NOTE:
ALL PROPOSED PAVEMENTS SHOWN HEREON ARE INTENDED TO BE PRIVATE, MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

TRANSPORTATION IMPACT FEE:
77 UNITS x $ 986.00 / UNIT = $ 75,922.00



DESCRIPTION:

Begin at the Northwest corner of Section 31, Township 27 South, Range 16 East (P.O.B.) and run North 0°17'43" West along the West section line of Section 30, Township 27 South, Range 16 East a distance of 672.49 feet; thence run South 87°12'00" East along the North line of the South ½ of the Southwest ¼ of the Southwest ¼ a distance of 1304.54 feet to a point on the 40 acre line; thence run South 0°10'32" East along the 40 acre line a distance of 685.70 feet to a Point on the North section line of said Section 31; thence run South 86°37'02" East along said Section line a distance of 977.91 feet; thence run South 0°49'35" East along the West line of the East ½ of the Northeast ¼ of the Northeast ¼ of the Northwest ¼ a distance of 638.08 feet; thence run South 87°18'19" East along the South line of the East ½ of the Northeast ¼ of the Northeast ¼ of the Northwest ¼ a distance of 226.55 feet to a Point on the Westerly Right-of-Way line of U.S. Highway #19; thence run South 0°54'-37" East long said Right-of-Way line a distance of 1012.19 feet; thence run South 88°53'12" West a distance of 1210.79 feet; thence run North 0°34'0" West along the 40 acre line a distance of 1092.29 feet; thence run North 87°18'36" West along the South line of the North ½ of the Northwest ¼ of the Northwest ¼ a distance of 1306.70 feet to a Point on the West section line of said Section 31; thence run North 0°14'23" West along said Section line a distance of 665.34 feet to the Point of Beginning. Containing 83.6 acres, more or less.

TOTAL GROSS PROPERTY ACREAGE = 83.60 Ac.±
PHASE III PROPERTY ACREAGE = 32.57 Ac.±

GENERAL NOTES:

1. ALL ELEVATIONS ARE BASED ON N.G.V. DATUM. CONTOUR INTERVAL = ONE FOOT.
2. ALL DIMENSIONS ARE APPROXIMATE, SUBJECT TO FIELD SURVEY.
3. ALL EXISTING UTILITIES SHALL BE LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
4. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE, TAKEN FROM COUNTY ATLAS SHEETS, "AS-BUILT" PLANS, AND FIELD INFORMATION. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES, BOTH PUBLIC AND PRIVATE, 48 HOURS PRIOR TO COMMENCING CONSTRUCTION SO THEY MAY STAKE THE EXACT LOCATION OF ANY AND ALL FACILITIES THEY MAY HAVE AFFECTING CONSTRUCTION.
6. THIS SITE IS WITHIN THE PINELLAS COUNTY WATER AND SANITARY SEWER SERVICE AREA.

FINAL SITE PLAN
Approved 9/1/95
by [signature]
County Administrator
Fred E. Marquis

SITE PLAN REVIEW FORM
ZONING DIVISION
1962.031
Type of Plan: Rev
Date Received: 2-14-95
Zoning: RPD-15
L.U.: RL
Zoning Case #
L.U. Case #
B.O.A. Case #

NOTE :
ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN PINELLAS COUNTY LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES.

ASHLEY DOWNS

(FORMERLY KNOWN AS FOX CHASE WEST PHASE III "C" REVISED)

INDEX OF DRAWINGS

SHEET No.	DESCRIPTION
1	COVER SHEET
2	LAYOUT PLAN AND TREE SURVEY
3	PAVING AND DRAINAGE PLAN
4	WATER AND SANITARY SEWER PLAN
5	SANITARY SEWER PROFILES
6	PAVING AND DRAINAGE TYPICAL DETAILS
7	WATER AND SANITARY SEWER TYPICAL DETAILS
8	SITE CONSTRUCTION SPECIFICATIONS
9	LANDSCAPE PLAN

NO.	DATE	REVISIONS	DWN.	CKD.	APP.
4	7-3-95	REVISED TABULATIONS, ETC. PER STAFF COMMENTS	BJH		
3	5-16-95	REVISE LAYOUT AS PER OWNER'S REQUEST	BJH		
2	9-15-94	PER PINELLAS COUNTY STAFF COMMENTS	BJH		
1	5-27-94	PER PINELLAS COUNTY REQUIREMENTS	L.L.		

ASHLEY DOWNS
(FORMERLY KNOWN AS FOX CHASE WEST PHASE III "C" REVISED)
COVER SHEET
PINELLAS COUNTY — FLORIDA

PREPARED FOR:
MR. ROGER HARRIS
BLUEBELL, INC.
1140C ORANGE TREE
CIRCLE WEST
PALM HARBOR, FL. 34684
PHONE: (813) 785-6944

DATE: 2-4-94
DES. T.S. RADCLIFFE
DRN. L.L.
CKD.
SCALE: AS SHOWN

APPROVED BY:
S. "SANDY" LLOVERAS
FLA. ENGINEER'S REG. No. 8508
FLA. LAND SURVEYOR'S No. 1762

LLOVERAS, BAUR & STEVENS
CONSULTING ENGINEERS — LAND SURVEYORS
1-813-784-3965 FAX No. (813) 784-8153
COUNTRY VILLA PLAZA 29229 U.S. 19 N. CLEARWATER, FLORIDA 34621

SHEET 1 OF 9

S.P. #1962.031

FINAL SITE (CONSTRUCTION) PLANS

JOB NO. 18947

N SECTION30&31, TOWNSHIP 27 SOUTH, RANGE 16 EAST

DOVE HOLLOW UNIT II

DOVE HOLLOW UNIT I

NATURAL RETENTION AREA (PASSIVE RECREATION AREA) PROPOSED CONSERVATION EASEMENT

FOR CONTINUATION SEE OFF-SITE LAYOUT PLAN THIS SHEET LOWER LEFT.

0' 25' 50' 100' SCALE IN FEET

4' CONC. WALK

PRIMROSE WAY

FOX HUNT DRIVE

BELCHER ROAD CORRIDOR - C.R. No. 501

BEE POND ROAD - C.R. No. 87-E

FOX CHASE WEST PHASE III B

ABBREVIATION LEGEND

BB	BOTTOM OF BANK
BC	BACK OF CURB
C.B.	CATCH BASIN
CO	CLEANOUT
CONC.	CONCRETE
C.M.P.	CORRUGATED METAL PIPE
DB	DITCH BOTTOM
D.B.D.I.	DITCH BOTTOM DROP INLET
D.I.	DROP INLET
DS	DOWNSPOUT
EX	EDGE OF PAVEMENT
EXIST.	EXISTING
F.F.	FINISHED FLOOR
F.H.	FIRE HYDRANT
GND	GROUND
G.V.	GATE VALVE
HC	HANDICAP
H.E.R.C.P.	HORIZONTAL ELLIPTICAL R.C.P.
HP	HIGH POINT
INV.	INVERT
J.B.	JUNCTION BOX
L.F.	LINEAL FEET
LP	LOW POINT
L.S.	LANDSCAPE
M.E.S.	MITERED END SECTION
M.H.	MANHOLE
PP	POWER POLE
R.C.P.	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
S/D	SUB-DRAIN (UNDERDRAIN)
SB	TOP OF BANK
TW	TOP OF WALL
WL	EDGE OF WALK
WM	WATER METER
WV	WATER VALVE

GENERAL LEGEND

EXISTING	DENOTES	PROPOSED
	Right-of-Way or Property Line	
	Spot Elevation	
	Contour	
	Pavement	
	Storm Drainage	
	Sanitary Gravity Main	
	Water Main	
	Sub-Drain	
	Water Meter	

TREE LEGEND

SYMBOL	DENOTES
O	OAK
△	PINE
O	CYPRESS
C	MYRTLE
⊠	MAGNOLIA
⊠	OTHER AS NOTED
●	DEAD
⊗	TREE TO REMAIN

SIZES AS NOTED

NOTE: ONLY TREES 4" DBH AND LARGER ARE SHOWN HEREON.

CONSERVATION EASEMENT NOTE:
WITHIN THE AREA OF DEDICATED THE EASEMENT AREA IN AN ESSENTIALLY NATURAL CONDITION, AND PURSUANT TO FLORIDA STATUTE 704.06, THE FOLLOWING ACTS AND ACTIVITIES ARE EXPRESSLY PROHIBITED WITHIN THE AREAS DESIGNATED AS CONSERVATION EASEMENT IN THE ABSENCE OF A SPECIFIC PERMIT FROM THE EASEMENT HOLDER:

A) CONSTRUCTION OR THE PLACING OF ANY STRUCTURE OR MATERIALS ON OR ABOVE THE GROUND.

B) CONSTRUCTION OR PLACING OF UTILITIES, DRAINAGE FACILITIES, RECREATION AREAS, OR THE PLANTING OF VEGETATION.

C) THE PLACEMENT OF ANY MATERIAL SUCH AS TRASH OR WASTE WHICH IS INCONSISTENT WITH THE PURPOSE OF THE CONSERVATION EASEMENT.

D) PLACEMENT, REMOVAL OR DISTRIBUTION OF TREES, SHRUBS OR OTHER VEGETATION, INCLUDING MOWING, PRUNING AND HARVESTING USES.

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 SUCH AND WILDLIFE HABITAT PRESERVATION.

NOTHING IN THESE RESTRICTIONS SHALL PROHIBIT OR RESTRICT THE MAINTENANCE OF USES PERMITTED BY THIS EASEMENT HEREUNDER.

PINELLAS COUNTY DRAINAGE EASEMENT O.R. BOOK 5234, PAGE 1152

NOTE: NO TREES WITHIN THE AREA SHOWN THUS ▨ SHALL BE REMOVED.

NORMAL WATER LEVEL ELEVATION = 4.80

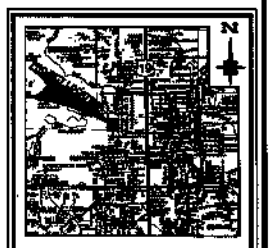
NOTE: ALL TREES WITHIN BUFFER AREA AND CONSERVATION EASEMENT SHALL REMAIN.

NOTE: ALL TREES WITHIN BEE POND ROAD AND BELCHER ROAD CORRIDOR SHALL REMAIN.

NOTE: NO TREES WITHIN THE AREA SHOWN THUS ▨ SHALL BE REMOVED.

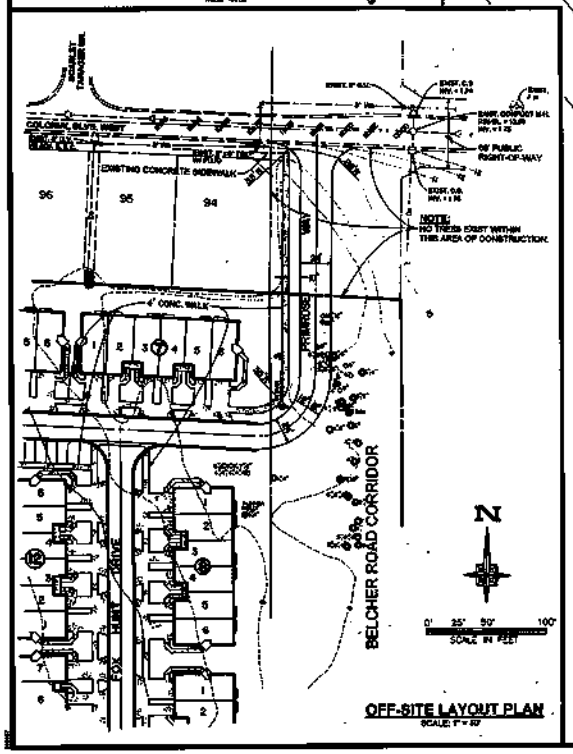
NOTE: DRAINAGE SWALES SHALL BE CONSTRUCTED OUTSIDE OF THE 20 CANOPY DRIPLINE OF ALL OAKS AND OUTSIDE OF THE COMPLETE CANOPY OF ALL PINES DESIGNATED TO REMAIN.

NOTE: FOR LOCATION OF EROSION CONTROL SEE SHEET No. 5



Location Map
Not To Scale

FINAL ADMINISTRATIVE SITE PLAN APPROVAL
Date 9/1/95



OFF-SITE LAYOUT PLAN
SCALE: 1" = 50'

NOTE TO CONTRACTOR:
TREE BARRICADES AND EROSION PROTECTION!
RECORDED TREE BARRICADE AND EROSION PROTECTION MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. ENCROACHMENT INTO OR FAILURE TO MAINTAIN THIS RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE FINE(S) AND/OR PERMIT REVOCATION AS PROVIDED BY ORDINANCE 89-16 AS AMENDED BY ORDINANCE 90-64.

IPS PINE BEETLE NOTE:
PINELLAS COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT RECOMMENDS THE APPLICATION OF AN APPROVED INSECTICIDE TO PINE TREES FOR PROTECTION FROM THE IPS PINE BEETLE PRIOR TO ANY CONSTRUCTION ACTIVITY.

GENERAL NOTES:
1. ALL ELEVATIONS SHOWN ARE BASED ON N.G.V. DATUM. CONTOUR INTERVAL = ONE FOOT.
2. ALL DIMENSIONS SHOWN ARE APPROXIMATE, SUBJECT TO FIELD SURVEY.
3. ALL EXISTING UTILITIES SHALL BE LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
4. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE, TAKEN FROM ATLAS SHEETS, "AS BUILT" PLANS AND FIELD INFORMATION. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES, BOTH PUBLIC AND PRIVATE, 48 HOURS PRIOR TO COMMENCING CONSTRUCTION SO THEY MAY STAKE THE EXACT LOCATION OF ANY AND ALL FACILITIES THEY MAY HAVE AFFECTING CONSTRUCTION.
6. THIS SITE LIES WITHIN THE PINELLAS COUNTY WATER AND SANITARY SEWER SERVICE AREA.

S.P. #1962.031

INDEX OF DRAWINGS

SHEET No.	DESCRIPTION
1.	COVER SHEET
2.	LAYOUT PLAN AND TREE SURVEY
3.	PAVING AND DRAINAGE PLAN
4.	WATER AND SANITARY SEWER PLAN
5.	SANITARY SEWER PROFILES
6.	PAVING AND DRAINAGE TYPICAL DETAILS
7.	WATER AND SANITARY SEWER TYPICAL DETAILS
8.	SITE CONSTRUCTION SPECIFICATIONS
9.	LANDSCAPE PLAN

No.	DATE	REVISIONS	DRAWN	CHKD	APP'D
1	10-3-94	REVISED LOWEST PADS OF BUILDING			
2	11-8-94	REVISED PAVING & DRAINAGE PLAN			
3	12-7-94	REVISED PAVING & DRAINAGE PLAN			
4	12-21-94	REVISED PAVING & DRAINAGE PLAN			
5	1-23-95	REVISED PAVING & DRAINAGE PLAN			
6	2-27-95	REVISED PAVING & DRAINAGE PLAN			
7	3-24-95	REVISED PAVING & DRAINAGE PLAN			
8	4-24-95	REVISED PAVING & DRAINAGE PLAN			
9	5-24-95	REVISED PAVING & DRAINAGE PLAN			
10	7-31-95	REVISED PAVING & DRAINAGE PLAN			

ASHLEY DOWNS

(FORMERLY KNOWN AS FOX CHASE WEST PHASE III"C" REVISED)

LAYOUT PLAN AND TREE SURVEY

PINELLAS COUNTY FLORIDA

PREPARED FOR: MELCHER HARRIS BURRELL, INC. 11480 ORANGE TREE CIRCLE WEST PALM HARBOR, FL. 34684 PHONE: (813) 785-6944

DATE: 2-4-94
DES.: T.A. RIECLIFFE
DRN.: T.A.R./D.B.J.L.
CHK.:
SCALE: 1" = 30'
JOB No. 18947

APPROVED BY: SANDY LLOVERAS
P.E. REGISTRATION No. 9629
P.L.S. REGISTRATION No. 3763

LLOVERAS, BAUR & STEVENS
ENGINEERS – SURVEYORS – PLANNERS
Phone (813) 784-3996 Fax (813) 784-8525
34655 U.S. HIGHWAY 19 N. CLEARWATER, FLORIDA 34621

SHEET 2 of 9

FINAL SITE (CONSTRUCTION) PLANS

JOB No. 18947

N SECTION30&31, TOWNSHIP 27 SOUTH, RANGE 16 EAST

DOVE HOLLOW UNIT II

DENOTES UPLAND PRESERVATION AREA (22,167 S.F.)

NOTE: DRAINAGE SWALES SHALL BE CONSTRUCTED OUTSIDE OF THE 50' CANOPY DRIPLINE OF ALL OAKS AND OUTSIDE OF THE COMPLETE CANOPY OF ALL PINES DESIGNATED TO REMAIN.

NOTE: SEASONAL HIGH WATER TABLE ELEVATION VARIES. EL. 4.00 TO EL. 5.0 ±.

FOR CONTINUATION SEE OFF-SITE LAYOUT PLAN #20 SHEET LOWER LEFT

ABBREVIATION LEGEND

BM	BOTTOM OF BANK
BC	BACK OF CURB
C.G.	CATCH GRATE
CO	CLEANOUT
CONC.	CONCRETE
C.M.P.	CORRUGATED METAL PIPE
DI	DITCH BOTTOM
D.B./D.I.	DITCH BOTTOM DROP INLET
D.I.	DROP INLET
EL	ELEVATION
EP	EDGE OF PAVEMENT
EXIST.	EXISTING
F.F.	FINISHED FLOOR
F.H.	FIRE HYDRANT
GND.	GROUND
G.V.	GATE VALVE
HP	HANDICAP
H.E.R.C.P.	HORIZONTAL ELLIPTICAL R.C.P.
HP	HIGH POINT
INV	INVERT
J.B.	JUNCTION BOX
L.F.	LINEAL FEET
LP	LOW POINT
LTG	LIGHT POLE
M.E.S.	MITERED END SECTION
MH	MANHOLE
PP	POWER POLE
R.C.P.	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
S/D	SUB-DRAIN (UNDERDRAIN)
TB	TOP OF BANK
TW	TOP OF WALL
WK	EDGE OF WALK
WM	WATER METER
WV	WATER VALVE

GENERAL LEGEND

EXISTING	DENOTES	PROPOSED
	Right-of-Way or Property Line	
	Spot Elevation	
	Contour	
	Pavement	
	Storm Drainage	
	Sanitary Gravity Main	
	Water Main	
	Stub Well	
	Sub-Drain	
	Water Meter	

SECTION A-A (LOOKING NORTH) SCALE: 1"=5' VERT. 1"=10' HORIZ.

SECTION B-B (LOOKING NORTH) SCALE: 1"=5' VERT. 1"=10' HORIZ.

SECTION D-D (LOOKING WEST) SCALE: 1"=5' VERT. 1"=10' HORIZ.

SECTION E-E (LOOKING WEST) SCALE: 1"=5' VERT. 1"=10' HORIZ.

NATURAL RETENTION AREA (PASSIVE RECREATION AREA)

PROPOSED CONSERVATION EASEMENT

PROPOSED DRAINAGE EASEMENT

LIMIT OF CONSERVATION AREA EASEMENT

JURISDICTIONAL LINE AS FIELD STAKED 9/94

PROPOSED GRAVITY WALL SEE DETAIL, SHEET No. 6.

EROSION CONTROL LINE (TYP.) SEE DETAIL SHEET No. 6

MITERED END SECTION INV. = 5.00

EMBANKMENT END RIP-RAP (SEE DETAIL SHEET No. 6)

130 L.F. - 18" x 36" R.C.P. @ 0.22 % GR.

DOUBLE WING C.B. No. 1 B.C. EL. = 7.34 INV. E. = 6.39 INV./W. = 6.38

STEM WALL (TYP.) SEE DETAIL, THIS SHEET.

NORMAL WATER LEVEL = 4.59

JURISDICTIONAL LINE AS FIELD STAKED 9/94

EROSION CONTROL LINE (TYP.) SEE DETAIL SHEET No. 6

LIMIT OF CONSERVATION AREA EASEMENT

J.B. No. 1 FOU EL. = 6.30 INV. E. = 6.21 INV. W. = 6.14

STEM WALL (SEE DETAIL THIS SHEET)

PINELLAS COUNTY DRAINAGE EASEMENT O.R. BOOK 6254, PAGE 1162

BEE POND ROAD - C.R. No. 87-E

JURISDICTIONAL LINE AS FIELD STAKED 9/94

C.B. No. 3 B.C. EL. = 9.54 INV. S.E. = 6.64 INV. S. = 6.70 INV. W. = 6.49

C.B. No. 4 B.C. EL. = 9.64 INV. N. = 6.37

C.B. No. 5 B.C. EL. = 8.37 INV. W. = 6.06

STORM OVER SANITARY #2 STORM INV. = 6.63 SANITARY INV. = 5.60 CLEARANCE = 0.7' ±

NOTE: A PINELLAS COUNTY DRIVEWAY PERMIT/ UTILITIES LICENSE IS REQUIRED FOR ALL WORK WITHIN PINELLAS COUNTY RIGHT-OF-WAY.

BELCHER ROAD CORRIDOR - C.R. No. 501

DOVE HOLLOW UNIT I

MITERED END SECTION INV. = 5.00

76 L.F. - 18" R.C.P. @ 0.50 % GR.

STORM OVER SANITARY STORM INV. = 5.00 SANITARY INV. = 3.97 CLEARANCE = 0.7' ±

STORM OVER SANITARY STORM INV. = 5.51 SANITARY INV. = 5.51 CLEARANCE = 0.2' ±

100 L.F. - 18" R.C.P. @ 0.28% GR.

NOTE: ALL TREES WITHIN SUFFER AREA AND CONSERVATION EASEMENT SHALL REMAIN.

NOTE: ALL TREES WITHIN THE POND ROAD AND BELCHER ROAD CORRIDOR SHALL REMAIN.

NOTE: ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN PINELLAS COUNTY LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES.

NOTE: ALL SIDEWALK CONNECTIONS TO ROADWAYS SHALL BE IN ACCORDANCE WITH 1991 ADA REQUIREMENTS. SEE DETAIL SHEET No. 6.

NOTE: ALL PROPOSED PAVEMENTS SHOWN HEREON ARE INTENDED TO BE PRIVATE, MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

Location Map

Not To Scale

TYPICAL STEM WALL SECTION

NOT TO SCALE

SECTION F-F (LOOKING NORTH) SCALE: 1"=5' VERT. 1"=10' HORIZ.

SECTION G-G (LOOKING NORTH) SCALE: 1"=5' VERT. 1"=10' HORIZ.

SECTION H-H (LOOKING NORTH) SCALE: 1"=5' VERT. 1"=10' HORIZ.

SECTION C-C (LOOKING NORTH) SCALE: 1"=5' VERT. 1"=10' HORIZ.

GENERAL NOTES:

1. ALL ELEVATIONS SHOWN ARE BASED ON N.G.V.D. DATUM. CONTOUR INTERVAL = ONE FOOT.
2. ALL DIMENSIONS SHOWN ARE APPROXIMATE, SUBJECT TO FIELD SURVEY.
3. ALL EXISTING UTILITIES SHALL BE LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
4. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE, TAKEN FROM ATLAS SHEETS, "AS BUILT" PLANS AND FIELD INFORMATION. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES, BOTH PUBLIC AND PRIVATE, 48 HOURS PRIOR TO COMMENCING CONSTRUCTION SO THEY MAY STAKE THE EXACT LOCATION OF ANY AND ALL FACILITIES THEY MAY HAVE APPROVING CONSTRUCTION.
6. THIS SITE LIES WITHIN THE PINELLAS COUNTY WATER AND SANITARY SEWER SERVICE AREA.

PARKING CALCULATION - ASHLEY DOWNS

77 UNITS X 1.5 SPACES/UNIT = 116 SPACES REQUIRED

116 SPACES PROVIDED

BUILDING HEIGHT

2 STORY - 30' HEIGHT (MAX.)

CONSERVATION EASEMENT NOTE:

THE PURPOSE OF THE CONSERVATION EASEMENT AREA IS AN ESSENTIALLY NATURAL CONDITION, AND PERMANENT TO PLANTED WITHIN THIS, THE FOLLOWING ACTS AND ACTIVITIES ARE EXPRESSLY PROHIBITED UNLESS THE PROPOSED OBJECT IS ON CONSERVATION EASEMENT IN THE ABSENCE OF A SPECIFIC PERMIT FROM THE EASEMENT HOLDER:

A) CONSTRUCTION OR THE PLACING OF ANY STRUCTURE OR MOBILE HOME OR ON ANGLE THE GROUND.

B) CONSTRUCTION OR PLACING OF UTILITIES, DRAINAGE FACILITIES, MITIGATION AREAS, OR THE PLANTING OF VEGETATION.

C) THE PLACEMENT OF ANY MATERIAL, SUCH AS TRASH OR WASTE TYPES (D-HAZARDOUS TYPE) THE INTENT OF THE CONSERVATION EASEMENT.

D) ALTERING, REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION, BUILDING SIGNS, FENCES AND NEIGHBOR USES.

E) EXCAVATION OR OTHER REMOVAL OF MATERIAL.

F) USES EXCEPT FOR THE PURPOSE THAT REMAIN THE AREA OWNED 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.

NOTHING IN THESE RESTRICTIONS SHALL PROHIBIT OR RESTRICT THE MAINTENANCE OF USES PERMITTED BY THE EASEMENT HOLDER.

NOTE TO CONTRACTOR: TREE BARRICADES AND EROSION PROTECTION:

COMMON TREE BARRICADE AND EROSION PROTECTION MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. ENCROACHMENT INTO OR FAILURE TO MAINTAIN WILL RESULT IN ENFORCEMENT ACTION BY THE MAY INCLUDE CITATIONS AND/OR PERMIT REVOCATION AS PROVIDED BY ORDINANCE 89-76 AS AMENDED BY ORDINANCE 89-80.

SPS FREE SHEETS NOTE:

PINELLAS COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT RECOMMENDS THE APPLICATION OF AN APPROVED PESTICIDE TO THE TREES FOR PROTECTION FROM THE SPS FREE SHEETS PRIOR TO ANY CONSTRUCTION ACTIVITY.

TREE LEGEND

SYMBOL	DENOTES
	OAK
	PINE
	CYPRESS
	MYRTLE
	MAGNOLIA
	OTHER AS NOTED
	DEAD
	TREE TO REMAIN

SIZES AS NOTED

NOTE: ONLY TREES 4" DIAM. AND LARGER ARE SHOWN HEREON.

FOX CHASE WEST PHASE III B

INDEX OF DRAWINGS

SHEET No.	DESCRIPTION
1.	COVER SHEET
2.	LAYOUT PLAN AND TREE SURVEY
3.	PAVING AND DRAINAGE PLAN
4.	WATER AND SANITARY SEWER PLAN
5.	SANITARY SEWER PROFILES
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7.	WATER AND SANITARY SEWER TYPICAL DETAILS
8.	SITE CONSTRUCTION SPECIFICATIONS
9.	LANDSCAPE PLAN

FINAL ADMINISTRATIVE SITE PLAN APPROVAL

Date 9/1/95

DATE	REVISIONS
9/1/95	ADDED SHEET 9 - LANDSCAPE PLAN
8/31/95	REVISED SHEET 1 - COVER SHEET
8/31/95	REVISED SHEET 2 - LAYOUT PLAN AND TREE SURVEY
8/31/95	REVISED SHEET 3 - PAVING AND DRAINAGE PLAN
8/31/95	REVISED SHEET 4 - WATER AND SANITARY SEWER PLAN
8/31/95	REVISED SHEET 5 - SANITARY SEWER PROFILES
8/31/95	REVISED SHEET 6 - PAVING AND DRAINAGE TYPICAL DETAILS
8/31/95	REVISED SHEET 7 - WATER AND SANITARY SEWER TYPICAL DETAILS
8/31/95	REVISED SHEET 8 - SITE CONSTRUCTION SPECIFICATIONS
8/31/95	REVISED SHEET 1 - COVER SHEET
DATE	REVISIONS

ASHLEY DOWNS

(FORMERLY KNOWN AS FOX CHASE WEST PHASE III "C" REVISED)

PAVING AND DRAINAGE PLAN

PINELLAS COUNTY FLORIDA

PROJECT NO. 91-0-0-0 INVERS BUSSELL, INC. THOMPSONANGE TREE CROSS WEST PALM HARBOR, FL. 34683 PHONE: (813) 786-4044

DATE: 7-4-94 SCALE: 1"=5' VERT. 1"=10' HORIZ. DWN.: R.E.W. CHK.: R.E.W. DRAWN BY: R.E.W. SCALE: 0-50' JOB No.

APPROVED BY: S. SANDY LLOVERAS P.E. REGISTRATION NO. 19962 P.L.S. REGISTRATION NO. 1766

LLOVERAS, BAUR & STEVENS ENGINEERS - SURVEYORS - PLANNERS Phone: (813) 791-3000 Fax: (813) 791-3153 2020 S.E. Highway 19 N. CLEARWATER, FLORIDA 34621

SHEET 3 OF 9

S.P. #1962.031

FINAL SITE (CONSTRUCTION) PLANS

JOB No. 18947

OFF-SITE PAVING & DRAINAGE PLAN

SCALE: 1" = 50'

STORM OVER SANITARY STORM INV. = 5.00 SANITARY INV. = 3.07 CLEARANCE = 3.1' ±

MITERED END SECTION INV. = 5.00

76 L.F. - 18" R.C.P. @ 0.50 % GR.

MITERED END SECTION INV. = 5.00

EXISTING CONCRETE SIDEWALK

BELCHER ROAD

SECTION I-I (LOOKING NORTH) SCALE: 1" = 5' VERT. 1" = 10' HORIZ.

N SECTION30&31, TOWNSHIP 27 SOUTH, RANGE 16 EAST

DOVE HOLLOW UNIT II

DOVE HOLLOW UNIT I

BEE POND ROAD - C.R. No. 87-E

BELCHER ROAD CORRIDOR - C.R. No. 501

FOX CHASE WEST PHASE III B

NATURAL RETENTION AREA (PASSIVE RECREATION AREA) PROPOSED CONSERVATION EASEMENT

PINELLAS COUNTY DRAINAGE EASEMENT O.R. BOOK 5234, PAGE 1952

30 L.F.-2" S.R.D.-21 P.V.C. WATER SERVICE CONDUIT

M.H. No. 1 — RIM EL. = 11.24, INV. E. = 3.52, INV. W. = 3.52, INV. S. = 3.57

M.H. No. 2 — RIM EL. = 10.29, INV. N. = 4.32, INV. W. = 4.22

M.H. No. 3 — RIM EL. = 9.34, INV. E. = 4.53, INV. W. = 4.63, INV. S. = 4.63

M.H. No. 4 — RIM EL. = 9.75, INV. N. = 5.90, INV. W. = 5.90

M.H. No. 5 — RIM EL. = 9.35, INV. E. = 5.75

M.H. No. 6 — RIM EL. = 9.36, INV. E. = 5.20, INV. N. = 5.80

M.H. No. 7 — RIM EL. = 10.40, INV. S.E. = 5.90

M.H. No. 8 — RIM EL. = 9.55, INV. E. = 5.45, INV. W. = 5.45

140 L.F. - 8" D.I.P. @ 0.40 % GR.

225 L.F. - 8" D.I.P. @ 0.40 % GR.

280 L.F. - 10" P.V.C. @ 0.25 % GR.

STORM OVER SANITARY

STORM INV. = 6.87, SANITARY INV. = 5.87, CLEARANCE = 0.2' +/-

STORM OVER SANITARY

STORM INV. = 6.91, SANITARY INV. = 5.54, CLEARANCE = 0.2' +/-

STORM OVER SANITARY

STORM INV. = 6.60, SANITARY INV. = 5.00, CLEARANCE = 0.1' +/-

SANITARY SEWER VELOCITIES:
USING MANNING'S EQUATION WITH N = 0.015,
10" @ 0.25 % GR. =2.91 f.p.s.
8" @ 0.40 % GR. = 2.16 f.p.s.

NOTE:
ALL TREES WITHIN BUFFER AREA AND CONSERVATION EASEMENT SHALL REMAIN.

NOTE:
ALL TREES WITHIN SIE POND ROAD AND BELCHER ROAD CORRIDOR SHALL REMAIN.

NOTE:
DRAINAGE SWALES SHALL BE CONSTRUCTED OUTSIDE OF THE 2/3 CANOPY DRIPLINE OF ALL OAKS AND OUTSIDE OF THE COMPLETE CANOPY OF ALL PINES DESIGNATED TO REMAIN.

NOTE:
ALL WATER MAINS ARE TO BE RUN "POLD" SERVICE TAPS FOR EACH UNIT WILL BE INSTALLED BY BUILDING PLUMBER AT TIME OF BUILDING CONSTRUCTION

NOTE:
SANITARY SEWERS AS SHOWN HEREON ARE DESIGNED AT MINIMUM GRADES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THESE FACILITIES AT THE GRADES INDICATED HEREON.

NOTE:
ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN PINELLAS COUNTY LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES.

FINAL ADMINISTRATIVE SITE PLAN APPROVAL
9/1/95

ABBREVIATION LEGEND

BB	BOTTOM OF BANK
BC	BACK OF CURB
C.B.	CATCH BASIN
CO	CLEANOUT
CONC.	CONCRETE
C.M.P.	CORRUGATED METAL PIPE
DI	DROP INLET
D.S.D.I.	DROP BOTTOM DROP INLET
D.I.	DROP INLET
DUR.	DURATION
EP	EDGE OF PAVEMENT
EXIST.	EXISTING
F.F.	FINISHED FLOOR
F.H.	FIRE HYDRANT
GND.	GROUND
G.V.	GATE VALVE
HC	HANDICAP
H.E.R.C.P.	HORIZONTAL ELLIPTICAL R.C.P.
HP	HIGH POINT
INV.	INVERT
J.B.	JUNCTION BOX
L.F.	LINEAL FEET
LP	LOW POINT
LSP	LIGHT POLE
M.E.S.	MITERED END SECTION
MJ.V.	MARKER
PP	POWER POLE
R.C.P.	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
S/D	SUB-DRAIN (UNDERDRAIN)
TB	TOP OF BANK
TW	TOP OF WALL
W/C	CURB OF WALK
WM	WATER METER
WV	WATER VALVE
TBO	TEMPORARY BLOW-OFF

GENERAL LEGEND

EXISTING	DENOTES	PROPOSED
	Right-of-Way or Property Line	
	Spot Elevation	
	Contour	
	Pavement	
	Storm Drainage	
	Sanitary Gravity Main	
	Water Main	
	Sub-Drain	
	Water Meter	

TREE LEGEND

SYMBOL	DENOTES
	OAK
	PINE
	CYPRESS
	MYRTLE
	MAGNOLIA
	OTHER AS NOTED
	DEAD
	TREE TO REMAIN

SIZES AS NOTED

NOTE:
ONLY TREES 4" D.B.H. AND LARGER ARE SHOWN HEREON.

OFF-SITE UTILITY DETAIL

(SCALE: 1" = 50')

CONSTRUCT NEW MANHOLE OVER EXISTING GRAVITY SEWER. CUT & PATCH EXISTING PAVEMENT & CURB.

100 LB. PER SQUARE YARD TYPE PC-8 OVERLAY, 20' EACH SIDE OF OPEN CUT. INCLUDE ANY LEVELING NECESSARY TO MEET PINELLAS COUNTY SPECS. SEE PAVEMENT C.T.'S REPAIR DETAIL. (SEE DETAIL SHT. No. 6)

NOTE:
A PINELLAS COUNTY UTILITIES LICENSE IS REQUIRED FOR ALL WORK WITHIN PREVIOUSLY DEDICATED RIGHT-OF-WAY.

NOTE TO CONTRACTOR:
TREE BARRICADES AND EROSION PROTECTION
REQUIRED TREE BARRICADE AND EROSION PROTECTION MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. ENCROACHMENT INTO OR FAILURE TO MAINTAIN WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR PERMIT REVOCATION AS PROVIDED BY ORDINANCE 89-10 (SS AMENDED BY ORDINANCE 89-62)

IPS PINE BEETLE NOTE:
PINELLAS COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT RECOMMENDS THE APPLICATION OF AN APPROVED INSECTICIDE TO PINE TREES FOR PROTECTION FROM WILD PINE BEETLE PRIOR TO ANY CONSTRUCTION ACTIVITY.

GENERAL NOTES:

1. ALL ELEVATIONS SHOWN ARE BASED ON N.G.V. DATUM. CONTOUR INTERVAL = ONE FOOT.
2. ALL DIMENSIONS SHOWN ARE APPROXIMATE, SUBJECT TO FIELD SURVEY.
3. ALL EXISTING UTILITIES SHALL BE LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
4. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE, TAKEN FROM ATLAS SHEETS, "AS BUILT" PLANS AND FIELD INFORMATION. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES, BOTH PUBLIC AND PRIVATE, 48 HOURS PRIOR TO COMMENCING CONSTRUCTION SO THEY MAY STAKE THE EXACT LOCATION OF ANY AND ALL FACILITIES THEY MAY HAVE AFFECTING CONSTRUCTION.
6. THIS SITE LIES WITHIN THE PINELLAS COUNTY WATER AND SANITARY SEWER SERVICE AREA.

S.P. #1962.031

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9.	LANDSCAPE PLAN

Location Map
Not To Scale

No.	DATE	REVISIONS	DRN.	CHK.	APP.
1	9-5-95	PER PINELLAS COUNTY COMMENTS	KLW	[illegible]	[illegible]
2	9-13-95	PER PINELLAS COUNTY COMMENTS	KLW	[illegible]	[illegible]
3	9-15-95	PER PINELLAS COUNTY COMMENTS	KLW	[illegible]	[illegible]
4	9-18-95	PER PINELLAS COUNTY COMMENTS	KLW	[illegible]	[illegible]
5	9-21-95	PER PINELLAS COUNTY COMMENTS	KLW	[illegible]	[illegible]
6	9-26-95	PER PINELLAS COUNTY COMMENTS	KLW	[illegible]	[illegible]
7	9-28-95	PER PINELLAS COUNTY COMMENTS	KLW	[illegible]	[illegible]
8	10-4-95	PER PINELLAS COUNTY COMMENTS	KLW	[illegible]	[illegible]

ASHLEY DOWNS

(FORMERLY KNOWN AS FOX CHASE WEST PHASE III"C" REVISED)

WATER AND SANITARY SEWER PLAN

PINELLAS COUNTY FLORIDA

PREPARED FOR: MR. ROGER HARRIS, BLUEBELL, INC., 1140C ORANGE TREE CIRCLE WEST, PALM HARBOR, FL. 34684, PHONE: (813) 785-6644

DATE: 7-7-95 | DR.: [illegible] | CHK.: [illegible] | SCALE: 1" = 50' | JOB No. 18947

APPROVED BY: S. PRANDT LLOVERAS, P.E. FLORIDA REGISTRATION No. 6616, R.A. FLORIDA REGISTRATION No. 1765

LLOVERAS, BAUR & STEVENS
ENGINEERS – SURVEYORS – PLANNERS
Phone: (813) 784-3468 Fax: (813) 784-3473
20520 U.S. HIGHWAY 19 N. CLEARWATER, FLORIDA 34624

SHEET 4 OF 9

FINAL SITE (CONSTRUCTION) PLANS

JOB No. 18947

N SECTION30&31, TOWNSHIP 27 SOUTH, RANGE 16 EAST

DOVE HOLLOW UNIT II

TREE WELL AERATION SYSTEM

NOTES:

1= SOIL SEPARATOR TO BE WATER AND GAS PERMEABLE MATERIAL (TERRA 100 OR APPROVED EQUAL)

2= POROUS PACKOUT TO BE C.O.E. SAND 2.0 #3 MINERAL, EXTERNAL GRADE 0.25 .20 TO .05 MM.

TREE WELL AERATION SYSTEM

RETAINING WALL DETAIL

TREE WELL DETAIL

LANDSCAPE LEGEND

QUANT	SYMBOL	DESCRIPTION
10	A	LIVE OAK (QUERCUS VIRGINIANA)
34		VIBURNUM HEDGE (VIBURNUM DONAFRIESIANUM)
24	B	TRIBE LIGUSTRUM (LIGUSTRUM LUCIDUM)
12	C	YAUPON HOLLY (ILEX VOMITORIA)
24	D	WAX MYRTLE (MYRICA CERIFERA)
14	E	LAUREL OAK (QUERCUS LAURIFOLIA)
11	F	DAHOON HOLLY (ILEX CASSINE)
12	G	SWEET BAY (MAGNOLIA VIRGINIANA)
12	M	RED MAPLE (ACER RUBRUM)
9	J	WAX MYRTLE (MYRICA CERIFERA)
45		TREE TO REMAIN

HOPE-102 REPLANTS = 42 TREES TO REMAIN/TO BE PLANTED WITHIN AREA TO BE PLANTED WITH GROUNDCOVER @ 5' O.C. (LIRIOPE SPICATA-LILY TURF, MYRTHA SAGGO-COREOPSIS)

NOTE:
ALL TREES MUST BE 1-1/2" CALIPER, 8' HIGH AT TIME OF PLANTING. HEDGE MATERIAL SHALL BE PLANTED AT 60" O.C. AND SHALL BE 24" TALL AT TIME OF PLANTING. HEDGES SHALL BE MAINTAINED AT A MINIMUM OF HEIGHT. GROUNDCOVER SHALL BE BARE ROOT NURSERY STOCK. ALL PLANTINGS SHALL BE FLORIDA GRADE No. 1 OR BETTER AND SHALL MEET PINELLAS COUNTY REQUIREMENTS.

TOTAL SITE AREA = 1,828,044 S.F.
NATURAL RETENTION AREA (PASSIVE RECREATION AREA) = 748,789 S.F.
NET AREA = 379,545 S.F.
NUMBER OF REPLANT TREES REQUIRED =
379,545 S.F. / 10,000 x 8 = 136 TREES
TOTAL TREES REQUIRED = 136
THIS PLAN RETAINS 43 NATIVE TREES (EXCLUSIVE OF THE BUFFER AREA. THEREFORE, 93 TOTAL TREES ARE REQUIRED TO BE PLANTED.

IRRIGATION SYSTEMS SHALL UTILIZE LOW VOLUME DESIGN SUCH AS LOW TRAJECTORY HEADS OR BUBBLER HOSES TO PROVIDE DIRECT APPLICATION AND LOW EVAPORATION AND MUST HAVE A RAIN SENSOR DEVICE OR SWITCH WHICH WILL OVERRIDE THE IRRIGATION CYCLE OF THE SPRINKLER SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. WATER SUPPLY SHALL BE PIPED TO EACH INDIVIDUAL PLANTER ISLAND, AND BIND CABS. SHALL ANY PLANTED VEGETATION AREA BE MORE THAN 50' FROM A WATER SUPPLY HOSE BIBB. SHALLOW WELLS, OPEN SURFACE WATER BODIES, OR RECLAIMED WATER SHALL BE USED (UNLESS UNAVAILABLE) AS A SOURCE OF IRRIGATION WATER.

NOTE:
ALL TREES WITHIN BUFFER AREA AND CONSERVATION EASEMENT SHALL REMAIN.

JURISDICTIONAL LINE - AS FIELD STAKED 9/93

JURISDICTIONAL LINE - AS FIELD STAKED 9/94

NATURAL RETENTION AREA (PASSIVE RECREATION AREA) PROPOSED CONSERVATION EASEMENT

PRIMROSE WAY

FOX HUNT DRIVE

BELCHER ROAD CORRIDOR - C.R. No. 501 (50' PUBLIC RIGHT-OF-WAY)

BEE POND ROAD - C.R. No. 87-E (50' PUBLIC RIGHT-OF-WAY)

FOX CHASE WEST PHASE III B

FOR CONTINUATION SEE OFF-SITE LAYOUT PLAN TO THE SHEET LOWER LEFT

SCALE IN FEET 0' 25' 50' 100'

Location Map
Not To Scale

DOVE HOLLOW UNIT I

FINAL ADMINISTRATIVE SITE PLAN APPROVAL
Date 9/1/95

RECEIVED JUL 24 1995 PINELLAS COUNTY ZONING DIVISION

NOTE:
ALL TREES WITHIN BEE POND ROAD AND BELCHER ROAD CORRIDOR SHALL REMAIN.

HARDWOODS — PINES

TYPICAL REQUIRED PROTECTIVE BARRIER WITHIN PINELLAS COUNTY

WHY A BARRIER?

1. TO PROTECT ALL THE ABOVE GROUND PORTIONS OF THE TREE FROM MECHANICAL DAMAGE
2. TO PROTECT THE ROOTS NEAR TREE FROM COMPACTION AND PRESENT ROOT DAMAGE.
3. TO PROVIDE PERMANENT AND PARTIAL PROTECTION OF TREE'S FRIENDS TO EQUIPMENT OPERATORS AND CONTRACTORS.

TO MAKE IT WORK:

1. PLACE NO HEAVY EQUIPMENT INSIDE BARRIER; ONLY HAND LABOR.
2. PLACE NO CONSTRUCTION MATERIAL OR SOIL DEPOSITS INSIDE BARRIER AREA.

BY OBSERVING THESE TWO SIMPLE RULES A TREE'S CHANCE FOR SURVIVAL ARE GREATLY IMPROVED.

SPECIFICATION OF INSTALLING A BARRIER.

1. MINIMUM RADIUS TO BE PROTECTED
   A. HARDWOODS - 30 OF THE DRIPLINE OR 6', WHICHEVER IS GREATER.
   B. PINES - DRIPLINE OR 6', WHICHEVER IS GREATER.
2. METHOD OF ERECTION (SEE DIAGRAM)
   A. MINIMUM HEIGHT OF UPRIGHTS - 4' AND NO LESS THAN 2 x 2" LUMBER.
   B. UPRIGHTS SHOULD HAVE HORIZONTAL BRACINGS AT THE TOP AND 12" BELOW THE TOP.
   C. UPRIGHTS SHOULD BE SPACED AT NO MORE THAN 7' - 8' INTERVALS.
   D. HORIZONTAL MEMBERS OF NO LESS THAN 1 x 2" LUMBER.

BEFORE START:

1. BARRIERS ARE TO BE ERECTED AROUND REMAINING TREES BEFORE CONSTRUCTION, GRADING, OR ANY TREES ARE REMOVED.
2. BARRIERS ARE TO REMAIN IN PLACE UNTIL ALL PAVING, CONSTRUCTION IS DONE AND HEAVY EQUIPMENT IS OUT OF THE AREA.

IF YOU HAVE ANY QUESTIONS, PLEASE CALL THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AT 462-4751.

No.	DATE	REVISIONS	DRAWN	CHECKED
1	8/1/95	PER PINELLAS COUNTY ZONING DIVISION		
2	7/11/95	PER PINELLAS COUNTY ZONING DIVISION		
3	6/12/95	PER PINELLAS COUNTY ZONING DIVISION		
4	5/15/95	PER PINELLAS COUNTY ZONING DIVISION		
5	3/27/95	PER PINELLAS COUNTY ZONING DIVISION		
6	3/7/95	PER PINELLAS COUNTY ZONING DIVISION		
7	2/7/95	PER PINELLAS COUNTY ZONING DIVISION		
8	1/4/95	PER PINELLAS COUNTY ZONING DIVISION		
9	12/20/94	PER PINELLAS COUNTY ZONING DIVISION		

ASHLEY DOWNS

(FORMERLY KNOWN AS FOX CHASE WEST PHASE III"C" REVISED)

LANDSCAPE PLAN

PINELLAS COUNTY — FLORIDA

PREPARED FOR: BELCHER HARRIS BLUEBELL, INC. (1440C ORANGE TREE CIRCLE WEST PALM HARBOR, FL 34684 PHONE: (813) 785-9944

DATE: 3-21-94 SCALE: 1" = 40' JOB No. 18947

APPROVED BY: S. PERRY LLOVERAS P.E. ENGINEERS REGISTRATION No. 20362 P.S. SURVEYOR'S REGISTRATION No. 1795

LLOVERAS, BAUR & STEVENS
ENGINEERS – SURVEYORS – PLANNERS
Phone: (813) 784-3948 Fax: (813) 784-3143
2500 N.E. HIGHWAY 19 N. CLEARWATER, FLORIDA 34621

SHEET 9 OF 9

OFF-SITE LAYOUT PLAN
SCALE: 1" = 50'

TREE LEGEND

SYMBOL	MEANING
	OAK
	PINE
	OVERVIEW
	NATIVE
	MAGNOLIA
	OTHER AS NOTED
	DEAD
	TREE TO REMAIN

SIZES AS NOTED

NOTE: ONLY TREES 4" DBH AND LARGER ARE SHOWN HEREON.

GENERAL LEGEND

FEATURE	GRAPHIC	FEATURE	GRAPHIC
Right-of-Way or Property line		Spot Elevation	
Contour		Pavement	
Storm Drainage		Sanitary Sewer Main	
Water Main		Sub-Basin	
Water Meter			

NOTE TO CONTRACTOR:
TREE BARRICADES AND EROSION PROTECTION:
REQUIRED TREE BARRICADE AND EROSION PROTECTION MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. BARRICADE REMOVAL AND OR FAILURE TO MAINTAIN WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR FORCE REMOVAL AS PROVIDED BY ORDINANCE 89-46 (AS AMENDED BY ORDINANCE 89-84).

IPS PINE BEETLE NOTE:
PINELLAS COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT RECOMMENDS THE APPLICATION OF AN APPROVED INSECTICIDE TO PINE TREES FOR PROTECTION FROM THE IPS PINE BEETLE PRIOR TO ANY CONSTRUCTION ACTIVITY.

GENERAL NOTES:

1. ALL ELEVATIONS SHOWN ARE BASED ON N.G.V. DATUM. CONTOUR INTERVAL = ONE FOOT.
2. ALL DIMENSIONS SHOWN ARE APPROXIMATE, SUBJECT TO FIELD SURVEY.
3. ALL EXISTING UTILITIES SHALL BE LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
4. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE, TAKEN FROM ATLAS SHEETS, "AS BUILT" PLANS AND FIELD INFORMATION. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES, BOTH PUBLIC AND PRIVATE, 48 HOURS PRIOR TO COMMENCING CONSTRUCTION SO THEY MAY STAKE THE EXACT LOCATION OF ANY AND ALL FACILITIES THEY MAY HAVE AFFECTING CONSTRUCTION.
6. THIS SITE LIES WITHIN THE PINELLAS COUNTY WATER AND SANITARY SEWER SERVICE AREA.

INDEX OF DRAWINGS

SHEET No.	DESCRIPTION
1.	COVER SHEET
2.	LAYOUT PLAN AND TREE SURVEY
3.	PAVING AND DRAINAGE PLAN
4.	WATER AND SANITARY SEWER PLAN
5.	SANITARY SEWER PROFILES
6.	PAVING AND DRAINAGE TYPICAL DETAILS
7.	WATER AND SANITARY SEWER TYPICAL DETAILS
8.	SITE CONSTRUCTION SPECIFICATIONS
9.	LANDSCAPE PLAN

ABBREVIATION LEGEND

S.P. #1962.031

FINAL SITE (CONSTRUCTION) PLANS

JOB No. 18947

N SECTION 30 & 31, TOWNSHIP 27 SOUTH, RANGE 16 EAST

DOVE HOLLOW UNIT II

DENOTES UPLAND PRESERVATION AREA (22,167 S.F.)

NATURAL RETENTION AREA
PRIMARY RESERVATION AREA
PROPOSED CONSERVATION EASEMENT

BEE POND ROAD - C.R. No. 87-E

BELCHER ROAD CORRIDOR - C.R. No. 501

DOVE HOLLOW UNIT I

FOX CHASE WEST PHASE III B

ABBREVIATION LEGEND

BB	BOTTOM OF BANK
BC	BACK OF CURB
C.B.	CATCH BASIN
CO	CLEANOUT
CONC.	CONCRETE
C.M.P.	CORRUGATED METAL PIPE
DB	DROP BOTTOM
D.B.D.I.	DROP BOTTOM DROP INLET
D.I.	DROP INLET
EL	ELEVATION
EP	EDGE OF PAVEMENT
EXIST.	EXISTING
F.F.	FINISHED FLOOR
F.H.	FIRE HYDRANT
GND	GROUND
G.V.	GATE VALVE
IE	INVERT ELEVATION
H.E.R.C.P.	HORIZONTAL ELLIPTICAL R.C.P.
HP	HIGH POINT
INV	INVERT
J.B.	JUNCTION BOX
L.F.	LINEAR FEET
LP	LOW POINT
TP	TOP OF WALL
U.E.S.	UTILITY EASEMENT
U.S.	UNDERGROUND SECTION
M.H.	MANHOLE
PP	POWER POLE
R.C.P.	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
S.D.	SUB-DRAIN (CONDITIONAL)
TC	TOP OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
EW	EDGE OF WALK
WM	WATER METER
WV	WATER VALVE

GENERAL LEGEND

Existing	Others	Proposed
	Right-of-Way or Property Line	
	Spot Elevation	
	Contour	
	Pavement	
	Storm Drainage	
	Sanitary Gravity Main	
	Water Main	
	Sign Wall	
	Sub-Drain	
	Water Meter	

GENERAL NOTES:

1. ALL ELEVATIONS SHOWN ARE BASED ON N.G.V.D. DATUM. CONTOUR INTERVAL = ONE FOOT.
2. ALL DIMENSIONS SHOWN ARE APPROXIMATE, SUBJECT TO FIELD SURVEY.
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5. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES, BOTH PUBLIC AND PRIVATE, 48 HOURS PRIOR TO COMMENCING CONSTRUCTION SO THEY MAY STAKE THE EXACT LOCATION OF ANY AND ALL FACILITIES THEY MAY HAVE AFFECTING CONSTRUCTION.
6. THIS SITE LIES WITHIN THE PINELLAS COUNTY WATER AND SANITARY SEWER SERVICE AREA.

NOTE: ALL TREES WITHIN BUFFER AREA AND CONSERVATION EASEMENT SHALL REMAIN.

NOTE: ALL WORK AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN PINELLAS COUNTY LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES.

NOTE: ALL SIDEWALK CONNECTIONS TO ROADWAYS SHALL BE IN ACCORDANCE WITH 1991 ADA REQUIREMENTS. SEE DETAIL SHEET No. 6.

NOTE: ALL PROPOSED PAVEMENTS SHOWN HEREON ARE INTENDED TO BE PRIVATE, MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

PARKING CALCULATION - ARM BY DOWNS

77 UNITS x 1.5 SPACE/UNIT = 115 SPACES REQUIRED
266 SPACES PROVIDED

BUILDING HEIGHT

2 STORY - 34' HEIGHT (MAX.)

TREE LEGEND

Symbol	Species
	OAK
	PINE
	CYPRESS
	MYRTLE
	MAGNOLIA
	OTHER AS NOTED
	DEAD
	TREE TO REMAIN

SIZES AS NOTED

NOTE: ONLY TREES 4" D.B.H. AND LARGER ARE SHOWN HEREON.

INDEX OF DRAWINGS

Sheet No.	Description
1.	COVER SHEET
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7.	WATER AND SANITARY SEWER TYPICAL DETAILS
8.	SITE CONSTRUCTION SPECIFICATIONS
9.	LANDSCAPE PLAN

Location Map

Not To Scale

JUL 2 - 1995
PINELLAS COUNTY ZONING DIVISION

TYPICAL STEM WALL SECTION

NOT TO SCALE

OFF-SITE PAVING & DRAINAGE PLAN

SCALE: 1" = 50'

NOTE: A PINELLAS COUNTY DRIVEWAY PERMIT/ UTILITIES LICENSE IS REQUIRED FOR ALL WORK WITHIN PINELLAS COUNTY RIGHT-OF-WAY.

APPROVED BY
APPROVAL DATE

ASHLEY DOWNS

(FORMERLY KNOWN AS FOX CHASE WEST PHASE III-C REVISED)

PAVING AND DRAINAGE PLAN

PINELLAS COUNTY FLORIDA

PREPARED FOR: MR. ROGER HINES, RUSSELL, INC., THING CHANGE TREE, CIRCLE WEST, PALM HARBOR, FL. 34684, PHONE: (813) 785-5044

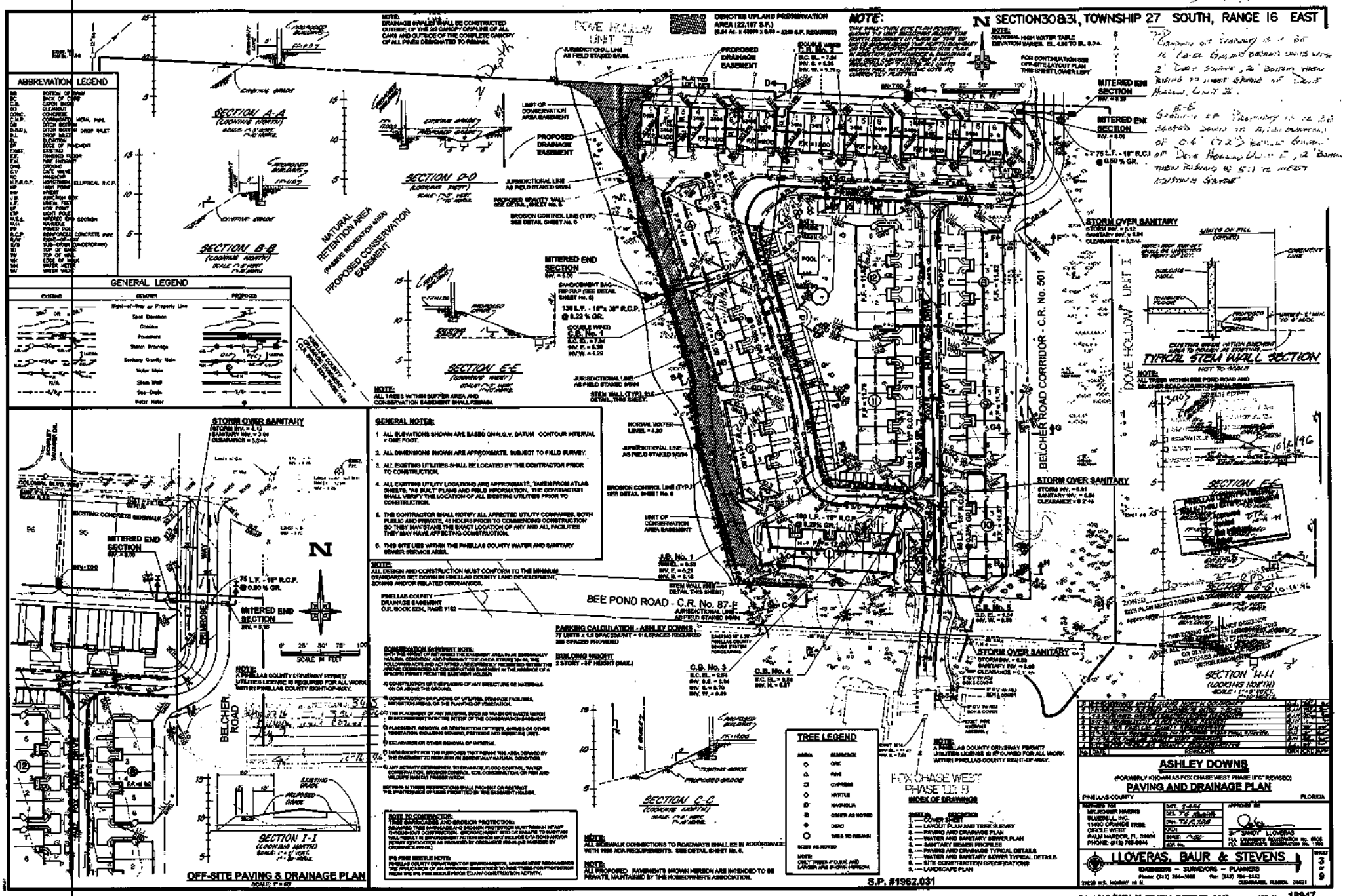
PREPARED BY: SANDY LLOVERAS, No. 16920, REGISTERED No. 16920, No. SURVEYOR REGISTRATION No. 1763

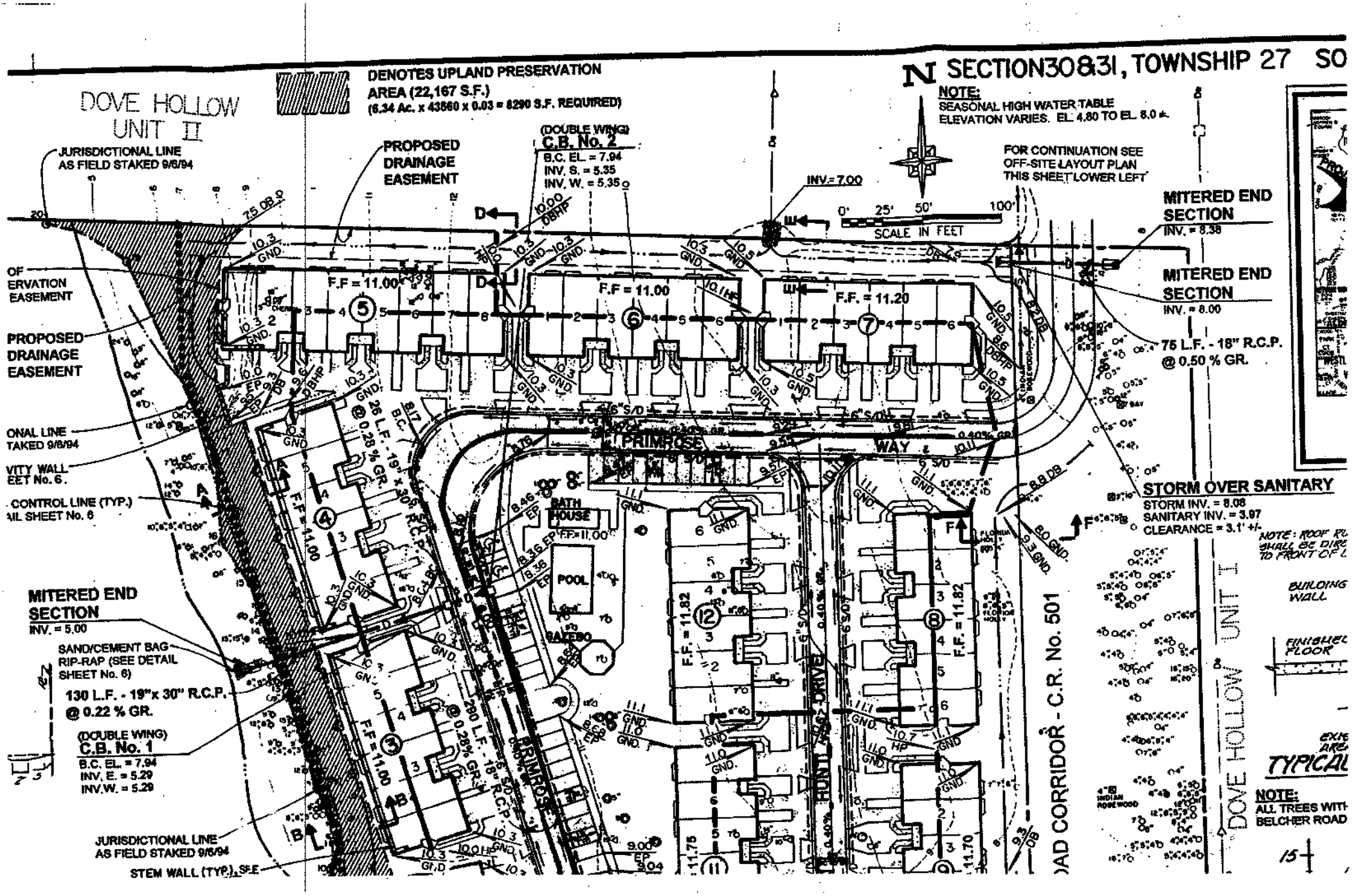
LLOVERAS, BAUR & STEVENS
ENGINEERS - SURVEYORS - PLANNERS
Phone: (813) 791-3440 Fax: (813) 791-2110
2828 U.S. HIGHWAY 19 N. CLEARWATER, FLORIDA 34621

S.P. #1962.031

FINAL SITE (CONSTRUCTION) PLANS

Sub Sheet 7/9/95 JOB No. 12947


SECTION 30 & 31, TOWNSHIP 27 SOUTH, RANGE 16 EAST
ABBREVIATION LEGEND
GENERAL LEGEND
SECTION A-A
SECTION B-B
SECTION C-C
SECTION D-D
SECTION E-E
SECTION F-F
SECTION G-G
SECTION H-H
SECTION I-I
TYPICAL STEM WALL SECTION
NATURAL RETENTION AREA
PROPOSED CONSERVATION EASEMENT
DOVE HOLLOW UNIT II
DOVE HOLLOW UNIT I
BELCHER ROAD CORRIDOR - C.R. No. 501
BEE POND ROAD - C.R. No. 87-E
BELCHER ROAD
FOX CHASE WEST PHASE III B
POOL
STORM OVER SANITARY
MITERED END SECTION
OFF-SITE PAVING & DRAINAGE PLAN
GENERAL NOTES:
TREE LEGEND
INDEX OF DRAWINGS
ASHLEY DOWNS
(FORMERLY KNOWN AS FOX CHASE WEST PHASE III C REVISED)
PAVING AND DRAINAGE PLAN
PINELLAS COUNTY
FLORIDA
LLOVERAS, BAUR & STEVENS
ENGINEERS - SURVEYORS - PLANNERS
S.P. #1962.031
FINAL SITE (CONSTRUCTION) PLANS (WALK-THRU SITE PLAN)
JOB No. 18947


DOVE HOLLOW UNIT II
DENOTES UPLAND PRESERVATION AREA (22,167 S.F.)
(6.34 Ac. x 43560 x 0.03 = 8290 S.F. REQUIRED)
SECTION 30 & 31, TOWNSHIP 27 SO
NOTE:
SEASONAL HIGH WATER TABLE ELEVATION VARIES. EL. 4.80 TO EL. 8.0
FOR CONTINUATION SEE OFF-SITE LAYOUT PLAN THIS SHEET LOWER LEFT
SCALE IN FEET
JURISDICTIONAL LINE AS FIELD STAKED 9/6/94
PROPOSED DRAINAGE EASEMENT
(DOUBLE WING) C.B. No. 2
B.C. EL. = 7.94
INV. S. = 5.35
INV. W. = 5.35
INV. = 7.00
MITERED END SECTION
INV. = 8.38
MITERED END SECTION
INV. = 8.00
75 L.F. - 18" R.C.P. @ 0.50 % GR.
F.F = 11.00
F.F = 11.20
F.F. = 11.82
PRIMROSE WAY
BATH HOUSE
POOL
GAZEBO
STORM OVER SANITARY
STORM INV. = 8.08
SANITARY INV. = 3.97
CLEARANCE = 3.1' +/-
MITERED END SECTION
INV. = 5.00
SAND/CEMENT BAG RIP-RAP (SEE DETAIL SHEET No. 6)
130 L.F. - 19"x 30" R.C.P. @ 0.22 % GR.
(DOUBLE WING) C.B. No. 1
B.C. EL. = 7.94
INV. E. = 5.29
INV.W. = 5.29
JURISDICTIONAL LINE AS FIELD STAKED 9/6/94
STEM WALL (TYP.)
PROPOSED DRAINAGE EASEMENT
CONTROL LINE (TYP.)
VITY WALL
EET No. 6.
ONAL LINE
TAKED 9/6/94
OF
ERVATION
EASEMENT
FRONT DRIVE
AD CORRIDOR - C.R. No. 501
DOVE HOLLOW UNIT I
BUILDING WALL
FINISHED FLOOR
TYPICAL
NOTE:
ALL TREES WITH
BELCHER ROAD
15