

LEGAL DESCRIPTION:

LOT 37, BLOCK Z, SIXTH ADDITION TO GULF SHORES, AS RECORDED IN PLAT BOOK 23, PAGES 74 THROUGH 75, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BEARING:

BEARINGS ARE BASED UPON THE SOUTHERLY LINE LOT 37, S 48°20'14" W, PLATTED BEARING

ELEVATIONS:

ELEVATIONS DERIVED FROM DEPT. OF TRANSPORTATION G.P.S. NETWORK SYSTEM FTP SITE, N.A.V.D. '88 DATUM.

FLOOD ZONES:

PROPERTY APPEARS TO BE IN FLOOD ZONE "AE" PANEL #1203C-0191 SUFFIX "G" ACCORDING TO NATIONAL FLOOD INSURANCE RATE MAP, REVISED 9-3-2003. BASE FLOOD ELEVATION = 11.00', COASTAL "A"

SITE DATA TABLE:

GOVERNING MUNICIPALITY: MADEIRA BEACH
ZONING: R-1
PARCEL ID: 10-31-15-34416-026-0370
TOTAL SITE AREA: 0.13 ACRES (5,646 SF)

ZONING DISTRICT REQUIREMENTS:

MIN. LOT AREA: 5,000 SF
MIN. LOT WIDTH: 50 FT
MIN. LOT DEPTH: 80 FT
MAX. DENSITY: 7.5 UNITS PER ACRE
MIN. FRONT YARD SETBACK: 20 FT
MIN. FRONT YARD SETBACK (FROM R.O.W. LINE TO STRUCTURE): 30 FT
MIN. REAR YARD SETBACK: 15 FT
TOTAL SIDE YARD SETBACK: 15 FT
MAX. OVERALL HEIGHT: 40 FT
MAX. FAR: 0.80
MAX. STRUCTURE SURFACE AREA: 0.40
IMPERVIOUS SURFACE RATIO: 0.65

IMPERVIOUS SURFACE CALCULATION:

TOTAL SITE AREA: 5,646 SF

EXISTING IMPERVIOUS:

BUILDING: 2,088 SF
PARKING AND DRIVEWAY: 764 SF
PAVERS AND POOL: 862 SF

TOTAL EX. IMP.: 3,714 SF

EX. IMP. PERCENTAGE: 65.8%

PROPOSED IMPERVIOUS:

PROP. BUILDING: 2,136 SF
PAVERS: 141 SF
POOL AREA: 1,010 SF
CONCRETE: 87 SF

TOTAL PROP. IMP.: 3,374 SF

PROP. IMP. PERCENTAGE: 59.8%

PROP. LANDSCAPE CALCULATION:

TOTAL SITE AREA: 5,646 SF
TOTAL EX. LANDSCAPE: 1,932 SF

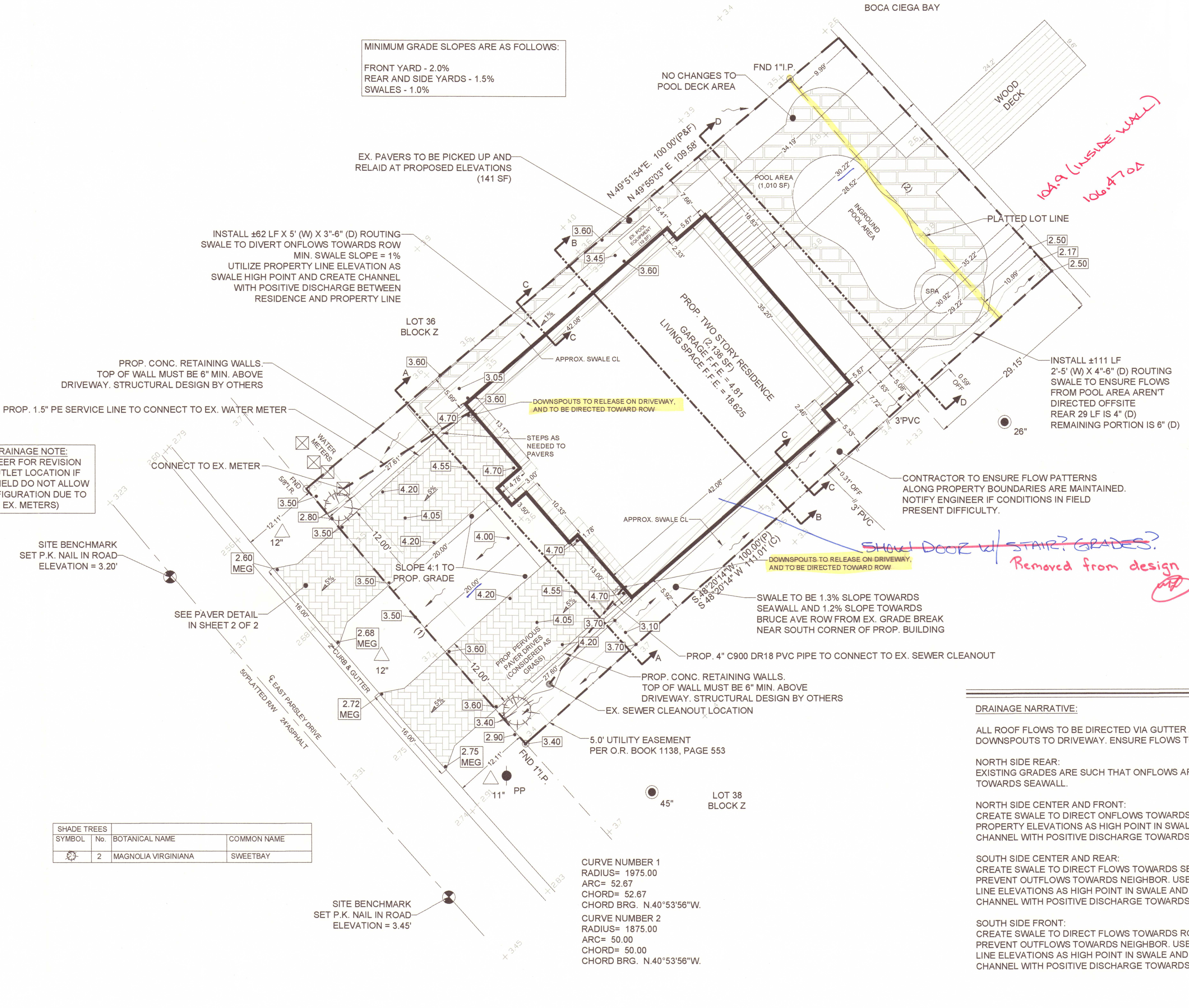
REQUIRED LANDSCAPE: 5,646 SF * 0.25 = 1,280 SF
PROP. LANDSCAPE: 2,272 SF

LANDSCAPE PERCENTAGE: 40.2%

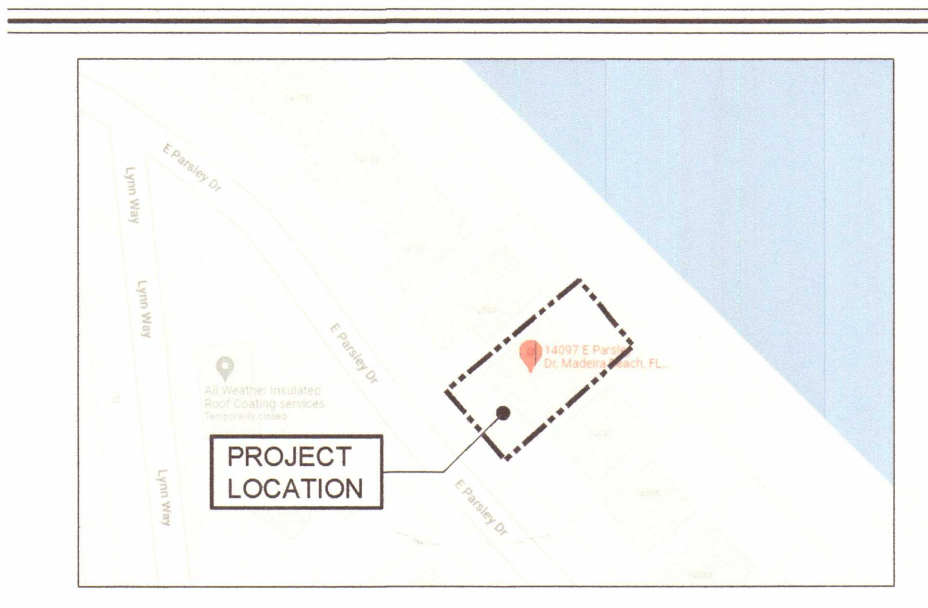
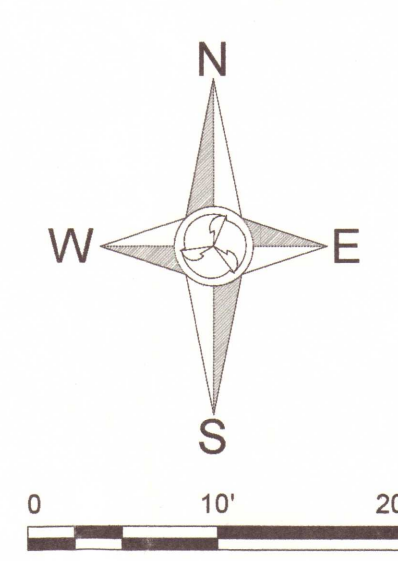
LEGEND table with symbols for AIR CONDITIONER, BEARING REFERENCE, CALCULATED, CONCRETE MONUMENT, etc.

WATER METER DRAINAGE NOTE: CONTACT ENGINEER FOR REVISION TO DRAINAGE OUTLET LOCATION IF CONDITIONS IN FIELD DO NOT ALLOW PROPOSED CONFIGURATION DUE TO SPACE BETWEEN EX. METERS)

MINIMUM GRADE SLOPES ARE AS FOLLOWS:
FRONT YARD - 2.0%
REAR AND SIDE YARDS - 1.5%
SWALES - 1.0%



SHADE TREES table with columns: SYMBOL, No., BOTANICAL NAME, COMMON NAME. Includes Magnolia virginiana.



- DRAINAGE CONSTRUCTION NOTES:
1. ALL ON-SITE CONSTRUCTION SHALL COMPLY WITH PINELLAS COUNTY AND STATE CODES.
2. VERIFY ALL LOCATIONS, ELEVATIONS, AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
3. ARRANGE SEQUENCE OF ACTIVITIES TO PROVIDE SOIL EROSION PROTECTION AND PREVENT OFF-SITE STORMWATER RUNOFF. SILT CURTAINS ON PERIMETER.
4. GRADING SHALL BE COMPLETED WITHIN 0.1 FEET TOLERANCE OF ELEVATIONS INDICATED ON PLANS.
5. ALL NEW SLOPES AND STORMWATER SWALES SHALL BE SODDED.

PROJECT NARRATIVE:
PROPOSED HOME RAISE. 1ST FLOOR IS THE GARAGE FLOOR USED FOR PARKING AND STORAGE AT 4.81' ELEVATION. 2ND FLOOR IS AT 17.44' ELEVATION. EXISTING RESIDENCE IS BEING RAISED AND ADDITIONAL SPACES ADDED. DRIVEWAY IS RECONFIGURED

SURVEY PROVIDED BY:
DON WILLIAMSON & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS
LB # 6845
5020 GUNN HIGHWAY SUITE 220 A
TAMPA, FL 33624
PHONE: (813) 265-4795
FAX: (813) 264-6062
WILLIAMSONSURVEYING@VERIZON.NET
FIELD DATE: 4-10-2021
JOB NUMBER: 21-350

UTILITY NOTES:
EXISTING SITE IS CONNECTED TO WATER/SEWER. PROPOSED SITE WILL USE SAME CONNECTIONS.
ELECTRIC SERVICE TO HOUSE MUST BE UNDERGROUND.

- LANDSCAPE NOTES:
THE PERIMETER LANDSCAPING FOR RESIDENTIAL MULTIFAMILY OR COMMERCIAL SHALL BE AS FOLLOWS:
1. THE EXTERIOR OF ALL VEHICULAR USE AREAS SHALL BE LANDSCAPED WITH A BUFFER STRIP WHICH IS AT LEAST FIVE FEET IN WIDTH. SUCH BUFFER STRIPS SHALL INCLUDE ONE TREE FOR EACH 35 LINEAR FEET, OR FRACTION THEREOF, OF PERIMETER. THESE TREES MAY BE PLANTED IN CLUSTERS OR GROUPINGS AND NOT NECESSARILY IN AN EQUIDISTANT ROW PLANTING. HEDGES OR OTHER DURABLE LANDSCAPE BARRIERS SHALL BE INSTALLED IN SUCH A MANNER AS TO SCREEN THE VEHICULAR USE AREA FROM THE PUBLIC RIGHT-OF-WAY, IF APPLICABLE.
2. TREES OR PALMS HAVING A AVERAGE MATURE CROWN SPREAD OF LESS THAN 15 FEET MAY BE GROUPED SO AS TO CREATE THE EQUIVALENT OF 15-FOOT SPREAD. ALL REQUIRED TREES, OTHER THAN PALMS, SHALL BE A MINIMUM OF EIGHT FEET IN HEIGHT AT TIME OF PLANTING. IF PALMS ARE USED, THEY SHALL CONSIST OF NO MORE THAN 50 PERCENT OF THE TOTAL TREE REQUIREMENT AND SHALL HAVE A MINIMUM OF TEN FEET OF CLEAR WOOD AT PLANTING.

DRAINAGE NARRATIVE:
ALL ROOF FLOWS TO BE DIRECTED VIA GUTTER AND DOWNSPOUTS TO DRIVEWAY. ENSURE FLOWS TOWARDS ROW.
NORTH SIDE REAR: EXISTING GRADES ARE SUCH THAT ONFLOWS ARE DIRECTED TOWARDS SEAWALL.
NORTH SIDE CENTER AND FRONT: CREATE SWALE TO DIRECT ONFLOWS TOWARDS ROW. USE PROPERTY ELEVATIONS AS HIGH POINT IN SWALE AND CREATE CHANNEL WITH POSITIVE DISCHARGE TOWARDS STREET.
SOUTH SIDE CENTER AND REAR: CREATE SWALE TO DIRECT FLOWS TOWARDS SEAWALL AND PREVENT OUTFLOWS TOWARDS NEIGHBOR. USE PROPERTY LINE ELEVATIONS AS HIGH POINT IN SWALE AND CREATE CHANNEL WITH POSITIVE DISCHARGE TOWARDS SEAWALL.
SOUTH SIDE FRONT: CREATE SWALE TO DIRECT FLOWS TOWARDS ROW AND PREVENT OUTFLOWS TOWARDS NEIGHBOR. USE PROPERTY LINE ELEVATIONS AS HIGH POINT IN SWALE AND CREATE CHANNEL WITH POSITIVE DISCHARGE TOWARDS ROW.



APPROVED Planning & Zoning
Signature: FAD/BUTTS
Date: 2/14/23

ENGINEER'S CERTIFICATION
MICHAEL J. NOLAN
FL. ENG. # 9407
Professional Engineer
Signature: Michael J. Nolan
Date: 1/15/23

EEC ENVIRONMENTAL ENGINEERING CONSULTANTS, INC.
CONSULTING ENGINEERS AND ENVIRONMENTAL SCIENTISTS
ENGINEERING BUSINESS NUMBER - 2948
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PROPOSED DRAINAGE PLAN
SKILL ARCHITECTURE
14097 E PARSLEY DRIVE
MADEIRA BEACH, FL 33708
DATE: JUNE 2022
SCALE: 1" = 10'
JOB NUMBER: 2022109
SHEET: 1 OF 2

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