# REZONE W/GENERAL DEVELOPMENT PLAN
## FOR
# PROSPECT ROAD SUBDIVISION

## GENERAL NOTES

1. TOTAL PROJECT AREA: ±41.78 AC (±45.98 TOTAL AC EXCLUDING ±4.2 AC)
2. EXISTING ZONING: A-1
3. PROPOSED ZONING: PDR
4. PROPOSED LAND USE IS A 143 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION (PRD-18-13(Z)(G).
5. ADJACENT ZONING: SEE PLANS
6. PID(S): PART OF 1962600001, 1962710008, 1962800007
7. EXISTING LAND USE: 6000, GRAZING CLASS I (1555), 6001, GRAZING CLASS I (1555), SINGLE FAMILY RESIDENCE (1554)
8. ADJACENT LAND USE: SEE PLANS
9. FLUC = RES-6/CPA
10. THERE ARE NO KNOWN HISTORIC SITES OR HISTORIC BUILDINGS LOCATED ON THE SITE.
11. FLOOD ZONES: ZONES 'A' AND 'AE', BASE FLOOD ELEVATION 18', PER FEMA MAP PANEL 12081C0317E EFFECTIVE DATE MARCH 17, 2014 AND MAP REVISION 16-04 8547P EFF. 12/22/2017.
    % OF SITE IN 100YR FLOODPLAIN= 89% (PER SHOOPMAN MODEL)
    % OF SITE IN 25YR FLOODPLAIN= 86% (PER SHOOPMAN MODEL)
12. THERE IS 1 KNOWN WETLAND ON-SITE WITH AN OVERALL AREA OF ±0.16 AC. THIS WETLAND IS TO BE MITIGATED ON-SITE WITHIN THE FLOODPLAIN COMPENSATION AREA.
    WETLAND ACREAGE: 0.16 ACRES
    WETLAND ACREAGE IMPACTED: 0.16 ACRES
13. TOTAL NUMBER OF UNITS: 143 (40'x120') LOTS TOTAL.
    GROSS RESIDENTIAL ACREAGE: 41.78 AC.
    GROSS RESIDENTIAL DENSITY: (TOTAL UNITS/GROSS RES. AC.) = 143/41.78 = 3.423 DU/AC.

    NET RESIDENTIAL ACREAGE: (41.78 AC - 12.84 AC.) = 28.94 AC
    NET RESIDENTIAL DENSITY: (TOTAL UNITS/NET RES. AC.) = 143/28.94 = 4.941 DU/AC.

    * APPLIES TO POOL CAGES ADJACENT TO ROADWAY AND GREENBELT BUFFERS, PURSUANT TO 401.3.D.11 OF THE LDC.

14. LOT STANDARDS:

| PRODUCT | UNITS | PROVIDED % OF TOTAL | BUILDING ENVELOPE (WIDTH x DEPTH) | FRONT SETBACKS | SIDE SETBACKS | REAR SETBACKS | WATERFRONT | WETLAND BUFFER | PERIMETER AND ROADWAY BUFFER |
|---|---|---|---|---|---|---|---|---|---|
| 40'x120' LOTS | 143 | 100.0% | PRIMARY 30'x85' | 20' W/SIDE LOAD GARAGE 25' W/FRONT LOAD GARAGE | 5' | 15'* | 30' FROM SHWL | 15'* | 20' ROADWAY 15' GREENBELT 15'* |

15. TOTAL OPEN SPACE REQUIRED: (25% x 41.78 AC.) = 10.45 AC.
    OPEN SPACE PROVIDED:
    WETLANDS AND BUFFERS = 0.40 AC.
    PROPOSED LAKES = 12.36 AC.
    (7.85 ACRES OF LAKES/WETLAND COUNT TOWARD OPEN SPACE)
    PERIMETER AND ROADWAY BUFFERS = 2.49 AC.
    OTHER OPEN SPACE TRACTS = 0.62 AC.
    (3.11 ACRES OF OPEN SPACE)
    TOTAL OPEN SPACE PROVIDED = 10.96 AC./41.78 AC. = 26.23%.
    (OPEN SPACE REQUIREMENT MET)
16. FINISHED FLOOR ELEVATION: 18" MIN. ABOVE CENTERLINE OF ROAD
17. ALL LOTS ADJACENT TO WETLAND BUFFERS SHALL BE MARKED WITH 2 SIGNS PER LOT INDICATING THAT THE AREA IS A WETLAND PRESERVE. ANY MAINTENANCE ACCESS POINTS SHALL ALSO BE MARKED WITH SIGNS AT EACH ACCESS POINT INDICATING THE AREA AS A WETLAND PRESERVE.
18. LOT UTILITY EASEMENTS (IN ACCORDANCE WITH SECTION 805 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE):
    FRONT: 10'
    SIDE: 5'
    REAR: 5'
19. MAXIMUM BUILDING HEIGHT: 35'.
20. ALL STREETS, STORM WATER MANAGEMENT FACILITIES AND DRAINAGE STRUCTURES SHALL BE PRIVATELY OWNED AND MAINTAINED.
21. CONSTRUCTION SCHEDULE:
    START DATE: UPON RECEIPT OF ALL AGENCY APPROVALS (APPROXIMATELY 1 SEPTEMBER, 2019)
    COMPLETION DATE: TWELVE MONTHS FROM START DATE (APPROXIMATELY 1 SEPTEMBER, 2020), BUT NOT TO EXCEED THE EXPIRATION OF THE CERTIFICATE OF LEVEL SERVICE
22. STATEMENT OF SCHOOL NEEDS: REQUEST FOR STATEMENT OF SCHOOL NEEDS HAS BEEN MADE TO THE MANATEE COUNTY SCHOOL BOARD.
23. LANDSCAPE DATA: SEE LANDSCAPE PLAN (IN ACCORDANCE WITH SECTION 701 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE).
24. ALL SIGNS SHALL BE IN ACCORDANCE WITH SECTION 6 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE.
25. THERE IS A PERENNIAL STREAM LOCATED ON THE SUBJECT SITE.
26. ALL EASEMENTS, DEDICATIONS, AND PRESERVATIONS WILL BE COMPLETED THROUGH THE FINAL PLAT
27. SANITARY SEWER COLLECTION SYSTEM TO BE DEDICATED TO MANATEE COUNTY AND WILL CONSIST OF GRAVITY MAIN, LIFT STATION AND FORCE MAIN CONNECTING TO THE EX. 12" HDPE FORCE MAIN ALONG PROSPECT ROAD.
28. WATER DISTRIBUTION SYSTEM TO BE DEDICATED TO MANATEE COUNTY AND WILL CONSIST OF A CONNECTION TO THE EX. 8' WATER MAIN LOCATED ALONG PROSPECT ROAD. THE SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH MANATEE COUNTY PUBLIC WORKS STANDARDS.
29. A PERMIT FOR THE WATER DISTRIBUTION SYSTEM IS REQUIRED FROM THE HEALTH DEPARTMENT PRIOR TO START OF CONSTRUCTION.
30. THE STORM WATER MANAGEMENT SYSTEM CONSISTS OF INLETS WITH RELATED PIPING, LAKES, WETLAND,AND CONTROL STRUCTURES AND WILL BE DESIGNED IN ACCORDANCE WITH MANATEE COUNTY PUBLIC WORKS STANDARDS AND MEET THE REQUIREMENTS OF CHAPTER 40D-4 OR 40D-40 FAC (SWFWMD).
31. ALL RESIDENTIAL UNITS WILL HAVE INDIVIDUAL CAN PICKUP FOR GARBAGE SERVICE AND RECYCLING BY WASTE HAULER.
32. ANY RECREATION AREA WILL BE ADA ACCESSIBLE AND MEET ALL STANDARD RECREATION DESIGN GUIDELINES.
33. IRRIGATION WATER SOURCE SHALL BE THE LOWEST QUALITY WATER SOURCE AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE WATER NEEDS FOR IRRIGATION
34. THE DEVELOPER SHALL ENCOURAGE INDIVIDUAL HOME OWNERS TO PARTICIPATE IN THE FLORIDA YARDS AND NEIGHBORHOOD PROGRAM BY DISSEMINATING PROGRAM INFORMATION TO INDIVIDUAL LOT OWNERS.
35. UNDERGROUND/ABOVEGROUND POLLUTANT STORAGE TANK INSTALLATION/REMOVAL MUST CONFORM TO THE REQUIREMENTS OF CHAPTERS 62-761, FLORIDA ADMINISTRATION CODE.
36. NO LIGHTING IS PROPOSED FOR THE SUBJECT SITE AT THIS TIME.
37. SIGNAGE AT THE ENTRANCE TO THE PROJECT IS PROPOSED AT THIS TIME AND WILL BE SUBMITTED SEPARATELY TO THE BUILDING DEPARTMENT.
38. THE PROJECT IS TO BE CONSTRUCTED IN ONE PHASE.
39. NO GROUND DISTURBING ACTIVITIES OR VEHICLE TRAVEL WILL OCCUR WITHIN THE DRIP LINE OF THE EXISTING TREES THAT WILL BE PRESERVED.
40. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE IS ONE (1) WELL LOCATED ON THE SUBJECT SITE THAT WILL REMAIN AND SERVE AS AN IRRIGATION SOURCE. IF ANY OTHER WELLS ARE DISCOVERED AND THE WELLS ARE NOT TO BE UTILIZED THEY WILL BE ABANDONED IN ACCORDANCE WITH ALL PERTINENT REGULATIONS.
41. NFPA 241: ACCESS FOR USE OF HEAVY FIRE FIGHTING EQUIPMENT SHALL BE PROVIDED TO THE IMMEDIATE JOB SITE AT THE START OF THE PROJECT AND MAINTAINED UNTIL COMPLETION.
42. NFPA 241: WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
43. NFPA 1-16.4.3.1.1: ALL REQUIRED HYDRANTS FOR THIS SITE SHALL BE APPROVED AND TESTED BY THE FIRE DEPARTMENT PRIOR TO ANY COMBUSTIBLES BEING INTRODUCED TO THIS SITE. AS SOON AS THE WATER SUPPLY IS AVAILABLE FOR TESTING, NOTIFICATION SHALL BE MADE TO THE FIRE DEPARTMENT. 1241.8.7.2.1.
44. THE PROJECT WILL BE A GATED COMMUNITY WHERE AUTOMATIC GATE OPENERS ARE USED, A MINIMUM OF TWO (2) OPENING FREQUENCIES SHALL BE PROVIDE:
    (A) DEDICATED TO EMERGENCY SERVICES USE: THIS FREQUENCY SHALL BE DETERMINED BY AHJ. THIS SHALL BE A MASTER FREQUENCY WHEREBY, THE EMERGENCY SERVICES SHALL BE ABLE TO OPEN ANY GATE WITHIN ITS JURISDICTION WITH ONE OPENER. THIS FREQUENCY SHALL BE AVAILABLE AND USED EXCLUSIVELY BY EMERGENCY SERVICES. PRIOR TO FINAL SITE PLAN APPROVAL, THE APPLICANT SHALL OBTAIN WRITTEN APPROVAL FROM EMS AND FIRE MARSHALL APPROVING THE SYSTEM
    (B) THE REMAINING FREQUENCY(S) SHALL BE FOR OWNER USE.
45. PRIOR TO FINAL PLAT APPROVAL, ALL "PERMANENT REFERENCE MONUMENTS" SHALL BE INSTALLED. PERMANENT CONTROL POINTS AND LOT CORNERS SHALL BE INSTALLED AND CERTIFIED BY AN OFFICIAL AFFIDAVIT WITHIN ONE (1) YEAR OF RECORDING OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.
46. ALL REQUIRED YARDS ARE DELINEATED ON THE PLANS.
47. ELEVATIONS SHOWN ON THESE PLANS REFER TO NAVD 1988 DATUM.
48. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE ENTIRE SITE SHALL BE EVALUATED FOR POTENTIAL HAZARDOUS MATERIAL LOCATIONS (I.E., HISTORICAL CATTLE DIPPING VATS, UNDERGROUND/ ABOVE GROUND STORAGE TANKS, OR BURIED DRUMS), BY A QUALIFIED ENVIRONMENTAL CONSULTANT. SHOULD EVIDENCE OF CONTAMINATION BE DISCOVERED, FURTHER INVESTIGATION WILL BE REQUIRED TO DETERMINE THE LEVEL OF CONTAMINATION AND+ APPROPRIATE REMEDIATION/MITIGATIVE MEASURES.
49. THE PROPOSED POTABLE WATER, RECLAIMED WATER AND OR AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
50. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED.
51. THE APPLICANT SHALL ADDRESS PERMITTING AND/OR STORM WATER FACILITIES FOR ANY OFFSITE ROADWAY IMPROVEMENTS WHICH ARE REQUIRED FOR ACCESS OR TRAFFIC CONCURRENCY ASSOCIATED WITH THIS PROJECT.
52. ANY OFFSITE IMPROVEMENTS WITHIN THE MANATEE COUNTY RIGHT-OF-WAY (ROW) AS REQUIRED ON THE APPROVED CONSTRUCTION PLANS AND FINAL SITE PLAN, AS APPLICABLE, SHALL REQUIRE A 'TEMPORARY TRAFFIC CONTROL PLAN' (TTCP) BASED ON THE MINIMUM STANDARD DETAIL 406.0 (ROAD/LANE CLOSURE PROCEDURES). THE TTCP SHALL BE SUBMITTED TO MR. KEN LABARR, INFRASTRUCTURE INSPECTIONS DIVISION MANAGER, PRIOR TO THE START OF SAID CONSTRUCTION. CONTACT MR. KEN LABARR AT (941) 708-4601. EXT. 7323 FOR SPECIFIC REQUIREMENTS.
53. PUBLIC SWIMMING POOLS AND SPAS SHALL MEET THE STANDARDS IN CHAPTER 64E-0, F.A.C., AND REQUIRE AN ANNUAL OPERATING PERMIT FROM THE HEALTH DEPARTMENT. PRIOR TO OPENING, CONTACT (941) 748-0747 EXT. 1340 FOR PLAN SUBMITTAL AND APPLICATION INFORMATION.

## CONSTRUCTION NOTES

1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH MANATEE COUNTY PUBLIC WORKS STANDARDS, ALL APPLICABLE CODE REQUIREMENTS, AND ALL PERMITS ISSUED FOR THE SUBJECT PROJECT.
2. THE CONTRACTOR SHALL NOTIFY FLORIDA ONE CALL, FPL, AND ALL UTILITY COMPANIES PRIOR TO THE START OF ANY WORK BOTH ON-SITE AND OFF-SITE SO THAT THE EXACT LOCATION OF EXISTING UTILITIES CAN BE DETERMINED AND ALL APPROPRIATE ADJUSTMENTS CAN BE MADE.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION AND CONTINUED SERVICE OF ALL EXISTING UTILITIES.
4. ALL FACILITIES HEREIN HAVE BEEN DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA ACCESSIBILITY CODE AND THE AMERICANS WITH DISABILITIES ACT.
5. ALL TRAFFIC CONTROL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO FDOT AND MUTCD STANDARDS. CONTROL STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE FOR STREETS AND HIGHWAYS.
6. ANY PROPOSED DEVIATIONS FROM THE APPROVED PLANS WILL BE REQUESTED IN WRITING AND APPROVAL GIVEN BY ALL PERMITTING AGENCIES AND THE ENGINEER OF RECORD.
7. ALL SURFACE WATER DISCHARGES SHALL COMPLY WITH ALL STATE WATER QUALITY STANDARDS AND ANY APPLICABLE REQUIREMENTS.
8. INSTALL PROPERTY CORNER MONUMENTS AT GRADE ON ALL LOT CORNERS TO INSURE PROPER LOT GRADING/DRAINAGE.
9. LANDSCAPING SHALL NOT BE PERMITTED WITHIN ANY DRAINAGE OR DRAINAGE MAINTENANCE AREAS.
10. REMOVAL OF ALL EXOTIC NUISANCE PLANT SPECIES FROM UPLAND PORTIONS OF THE SITE SHALL BE COMPLETED PRIOR TO FINAL PLAT APPROVAL, IN ACCORDANCE WITH SECTION 701.4.E OF THE LDC.
11. PRIOR TO DEVELOPMENT-RELATED LAND CLEARING ACTIVITIES, ALL APPLICABLE COUNTY APPROVALS MUST BE OBTAINED THROUGH THE PLANNING DEPT.
12. BURNING OF TREES OR BRANCHES IS REQUIRED FOR LAND CLEARING, A BURN PERMIT MUST BE FIRST OBTAINED FROM THE ENVIRONMENTAL MANAGEMENT DEPARTMENT. NO BURN PERMITS WILL BE ISSUED UNTIL FINAL SITE PLANS AND CONSTRUCTION PLANS ARE APPROVED.
13. ALL APPROPRIATE RECREATION COMPONENTS SHALL MEET THE FOLLOWING INDUSTRY STANDARDS: INTERNATIONAL PLAY EQUIPMENT MANUFACTURES ASSOCIATION ((IPEMA), U.S. CONSUMER PRODUCT SAFETY COMMISSION (CPSC), AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM), AMERICANS WITH DISABILITIES ACT.
14. ACCESS FOR USE OF OF HEAVY FIRE FIGHTING EQUIPMENT SHALL BE PROVIDED TO THE IMMEDIATE JOB SITE AT THE START OF THE PROJECT AND MAINTAINED UNTIL COMPLETION.
15. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO BUILDING CONSTRUCTION.
16. ALL REQUIRED FIRE HYDRANTS FOR THIS SITE SHALL BE APPROVED AND TESTED BY THIS DEPARTMENT PRIOR TO ANY COMBUSTIBLES BEING INTRODUCED TO THIS SITE. AS SOON AS THE WATER SUPPLY IS AVAILABLE FOR TESTING, NOTIFICATION SHALL BE MADE TO THIS DEPARTMENT
17. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS AND THE MANATEE COUNTY TRANSPORTATION DEPARTMENT - HIGHWAY, TRAFFIC AND STORM WATER STANDARDS.
18. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANATEE COUNTY TRANSPORTATION DEPARTMENT - HIGHWAY & STORM WATER STANDARDS WITHIN PUBLICLY MAINTAINED WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS.
19. THIS PROJECT SHALL BE IN COMPLIANCE WITH LDC SECTION 700 FOR TREE REMOVAL AND REPLACEMENT.

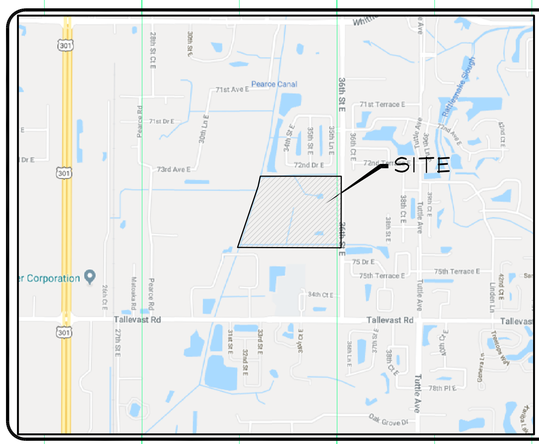
## 143 UNIT SINGLE FAMILY SUBDIVISION

## PROJECT TEAM


**CLIENT:**
Belleair Capital Group
2265 N. McMullen Booth Rd.
Clearwater, FL 33759
(727) 560-7827

**CIVIL ENGINEER:**
CAVOLI Engineering, Inc.
5824 Bee Ridge Road, #325
Sarasota, FL 34233
(941) 927-3647
Fax: (941) 927-3646

**SURVEYOR:**
Brigham/Allen Land Surveying
807 U.S. Highway 41 Bypass South
Suite E. - Venice, Florida 34285
(941) 493-4430
Fax: (800) 447-7402


**SCALE: NTS**
**SECTION(S): 29**
**TOWNSHIP: 35S**
**RANGE: 18E**
**LATITUDE: 27° 24' 34" N**
**LONGITUDE: 82° 31' 12" W**


CAVOLI Engineering, Inc.
Consulting Civil Engineers
FL Cert. of Auth. No. 8875
5824 Bee Ridge Road, #325, Sarasota, FL 34233
(941) 927-3647
Fax: (941) 927-3646
email: info@cavoliengineering.com


## INDEX OF DRAWINGS


1 COVER SHEET
2 AERIAL W/ SITE PLAN
3 EXISTING CONDITIONS/SDEMOLITION PLAN
4 GENERAL DEVELOPMENT PLAN


## LEGEND

| | | | |
|---|---|---|---|
| EX MH | EXISTING MANHOLE | MH #5 ● | PROPOSED MANHOLE |
| EX F. HYD. | EXISTING FIRE HYDRANT | FF 36.75 | PROPOSED FINISH FLOOR ELEVATION |
| 33x 91 | EXISTING SPOT GRADE | FH #2 | PROPOSED FIRE HYDRANT |
| | OVERLAND DRAINAGE FLOW DIRECTION | 6" PVC WM (TYP) | PROPOSED WATER MAIN SIZE WITH SPECIFICATION (POLYVINYL CHLORIDE PIPE) |
| | PAVEMENT DRAINAGE FLOW DIRECTION | WM | PROPOSED WATER MAIN |
| (34.00) | PROPOSED SPOT GRADE | D.E. | PROPOSED DOUBLE SANITARY SEWER SERVICE |
| D.E. | PROPOSED DRAINAGE EASEMENT | | PROPOSED SINGLE SANITARY SEWER SERVICE |
| CB #5 ■ | PROPOSED CATCH BASIN | | PROPOSED DOUBLE WATER SERVICE |
| JB ● | PROPOSED JUNCTION BOX | | PROPOSED SINGLE WATER SERVICE |
| E/W W/ RIP-RAP INV. 29.05 | PROPOSED END WALL WITH RIP-RAP AND INVERT | FM | PROPOSED FORCEMAIN |
| 57 LF 36" RCP AT 1.72% | PROPOSED LINEAR FEET OF REINFORCED CONCRETE PIPE AND SLOPE PERCENTAGE | (TYP) | TYPICAL |
| INV. | PROPOSED INVERT | ♿ | PROPOSED HANDICAP PARKING SPACE |
| BM ✚ | BENCHMARK | 6" CL. MIN. | 6" CLEAR MINIMUM |
| — · · — | SEASONAL HIGH/NORMAL WATER LINE | ▬ ▬ | PROPOSED DRAINAGE BASIN |
| ——— | PROPOSED RIGHT-OF-WAY | — — — | PROPOSED EASEMENT (SEE PLANS FOR TYPE) |

APPROVAL TYPE: GENERAL DEVELOPMENT PLAN PROJECT NAME: PROSPECT ROAD SUBDIVISION

APPROVED: _____ DATE _____ PDR-18-13(P) FILE NUMBER

PROJECT PLANNER (PD) _____
PROJECT ENGINEER (PW) _____
CONCURRENCY (PD) _____
NATURAL RESOURCES DEPT. _____
ENVIRONMENTAL HEALTH _____
FIRE DISTRICT _____
OWNER/AGENT _____

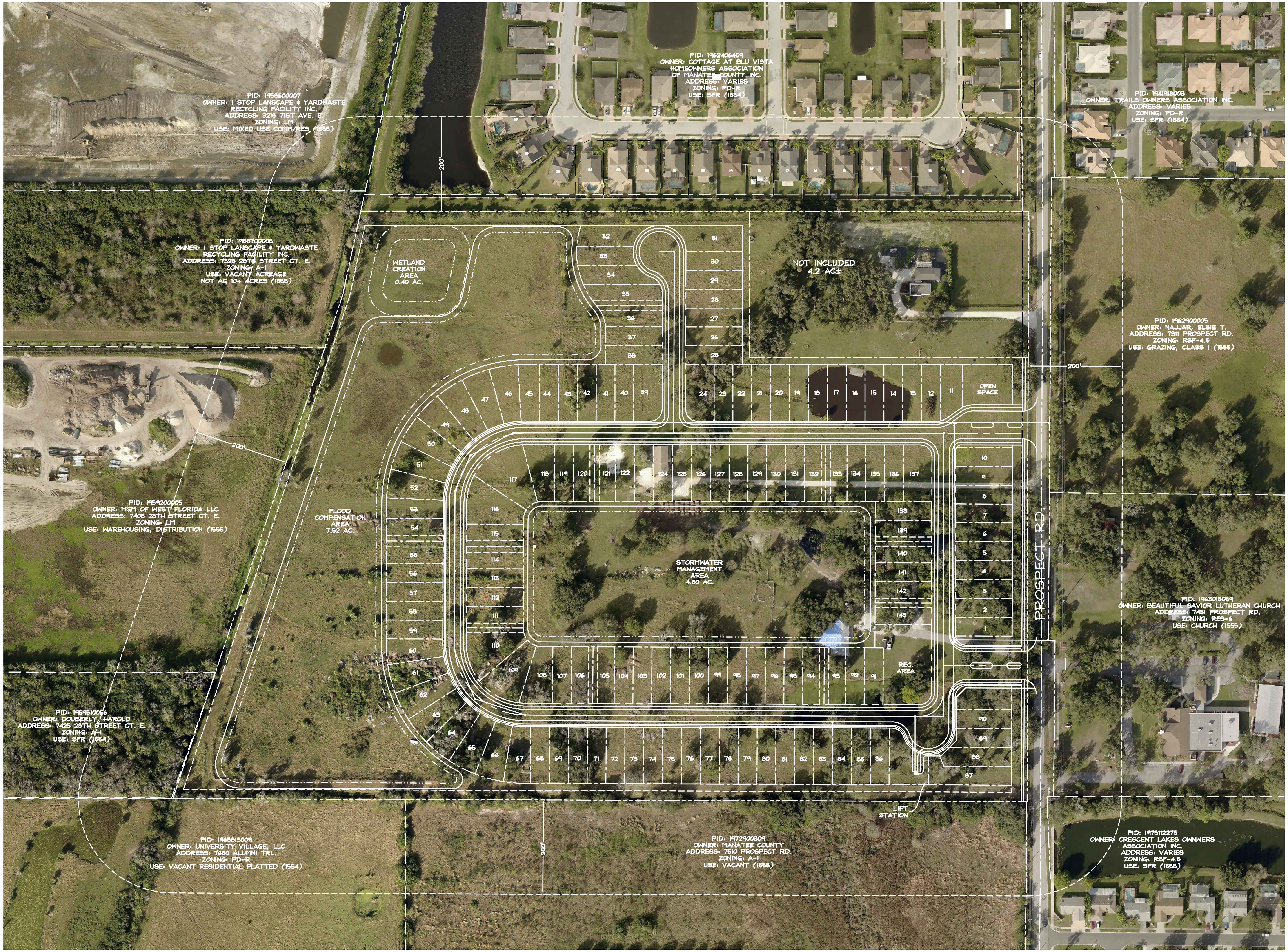
ATTENTION: THE COMBINATION OF THIS SIGNED PLAN AND ACCOMPANYING APPROVAL LETTER CONSTITUTES THE COMPLETE APPROVAL DOCUMENT. BOTH DOCUMENTS SHOULD BE PROVIDED TO INTERESTED PARTIES AND SUBMITTED WITH ANY BUILDING PERMIT APPLICATION.

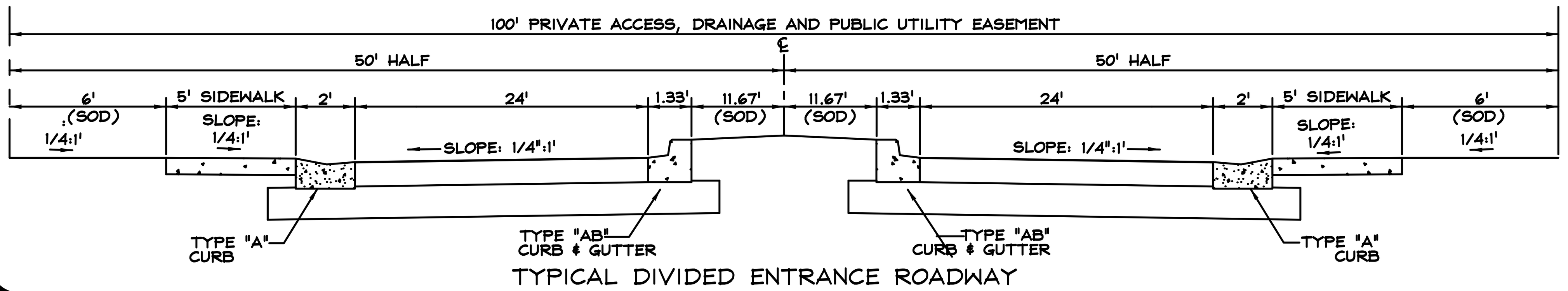
STATE OF FLORIDA
JOHN F. CAVOLI
No. 48692
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN F. CAVOLI, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ELECTRONIC COPIES.

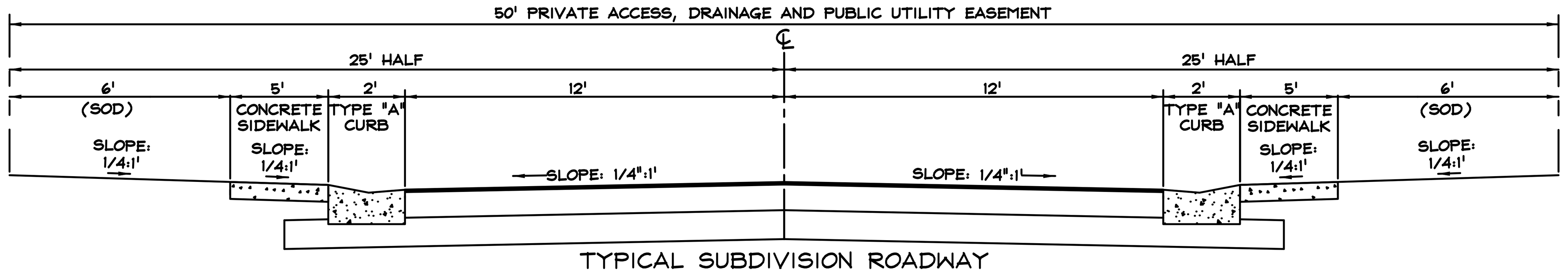
Digitally signed by John F Cavoli
DN: c=US, o=Cavoli Enigneering Inc, 01668875B5CF00001C6D, cn=John F Cavoli
Date: 2019.02.28 14:14:52 -05'00'

JOHN F. CAVOLI, P.E.
FL LICENSE NO.: 48692

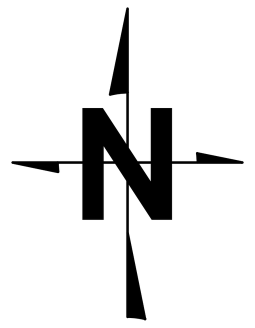



TYPICAL DIVIDED ENTRANCE ROADWAY




TYPICAL SUBDIVISION ROADWAY



SCALE IN FEET


CAVOLI Engineering, Inc.
Consulting Civil Engineers
FL Cert. of Auth. No. 8875
7357 International Place, Suite 101, Sarasota, FL 34240 email: cavoliengineer@aol.com
(941) 907-7007
Fax: (941) 907-7008


CLIENT: BELLEAIR CAPITAL GROUP

PROJECT: PROSPECT ROAD SUBDIVISION

SHEET: AERIAL W/ SITE PLAN

| NO. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER COUNTY COMMENTS | 9/28/18 | EZ |

Digitally signed by John F Cavoli
DN: c=US, o=Cavoli Enigneering Inc, ou=A01427D0000016687585C F00001C6D, cn=John F Cavoli
Date: 2019.02.28 14:15:19 -05'00'

JOHN F. CAVOLI, P.E. FL LICENSE NO.: 48692

SCALE 1" = 100'

JOB NO. BCAP01

SHEET 2

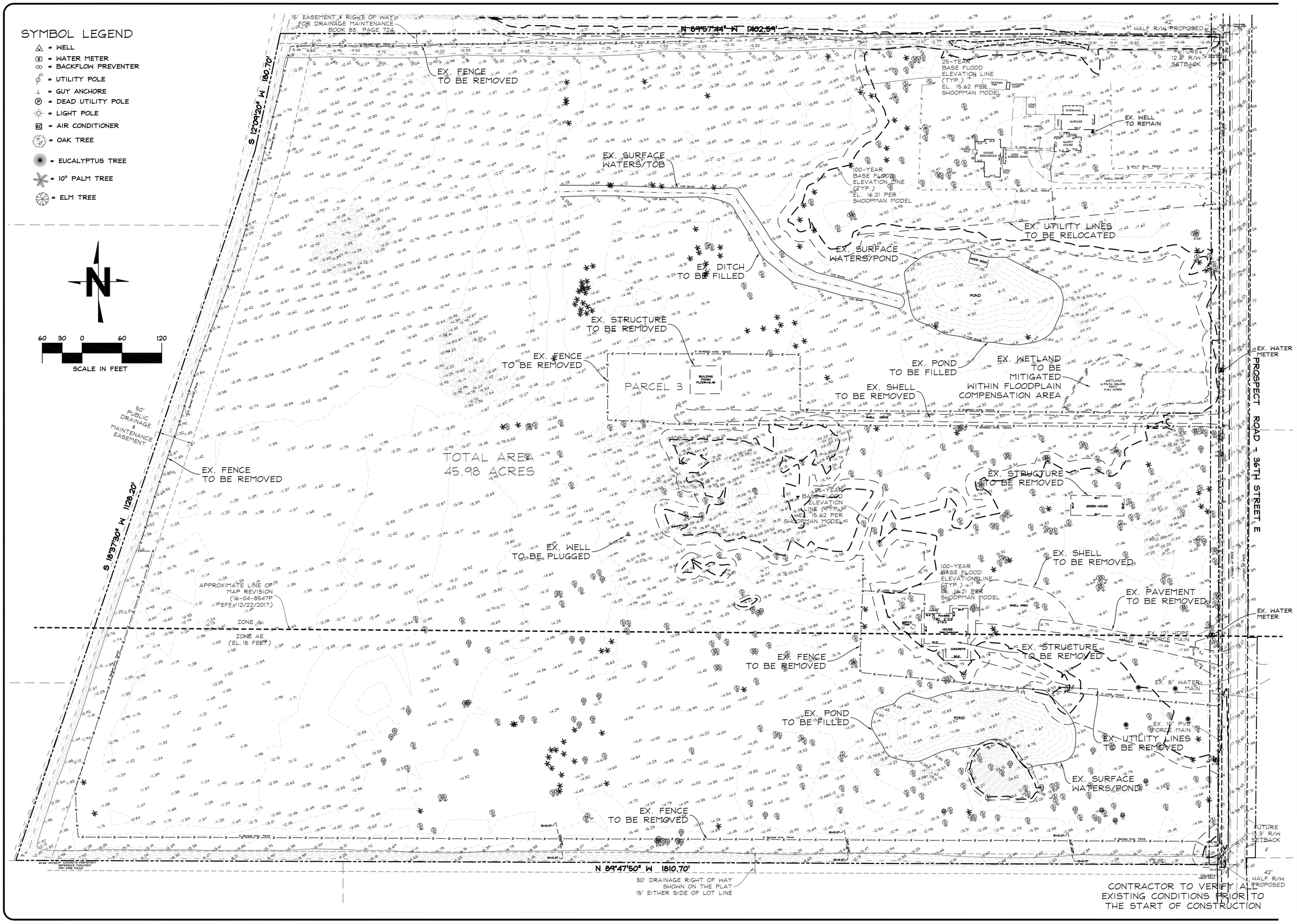
## SYMBOL LEGEND

- = WELL
- = WATER METER
- = BACKFLOW PREVENTER
- = UTILITY POLE
- = GUY ANCHORE
- = DEAD UTILITY POLE
- = LIGHT POLE
- = AIR CONDITIONER
- = OAK TREE
- = EUCALYPTUS TREE
- = 10" PALM TREE
- = ELM TREE

N

60 30 0 60 120

SCALE IN FEET




CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION


AVOLI Engineering, Inc.
Consulting Civil Engineers
FL Cert. of Auth. No. 8815
5824 Bee Ridge Road, #325, Sarasota, FL 34233-5065
(941) 927-3647
Fax: (941) 927-3646
email: info@cavolienginneering.com


CLIENT: BELLEAIR CAPITAL GROUP

PROJECT: PROSPECT ROAD SUBDIVISION

SHEET: EXISTING CONDITIONS/DEMOLITION PLAN

| NO. | REVISIONS | DATE | BY |
|---|---|---|---|
| 2 | PER COUNTY COMMENTS | 11/27/18 | EZ |
| 1 | PER COUNTY COMMENTS | 9/28/18 | EZ |

Digitally signed by John F Cavoli
DN: cn=John F Cavoli, c=Cavoli Engineering Inc., ou=A01427D000001658F58 5C6000012C0, c=John F Cavoli
Date: 2019.02.28 14:15:31 -05'00'

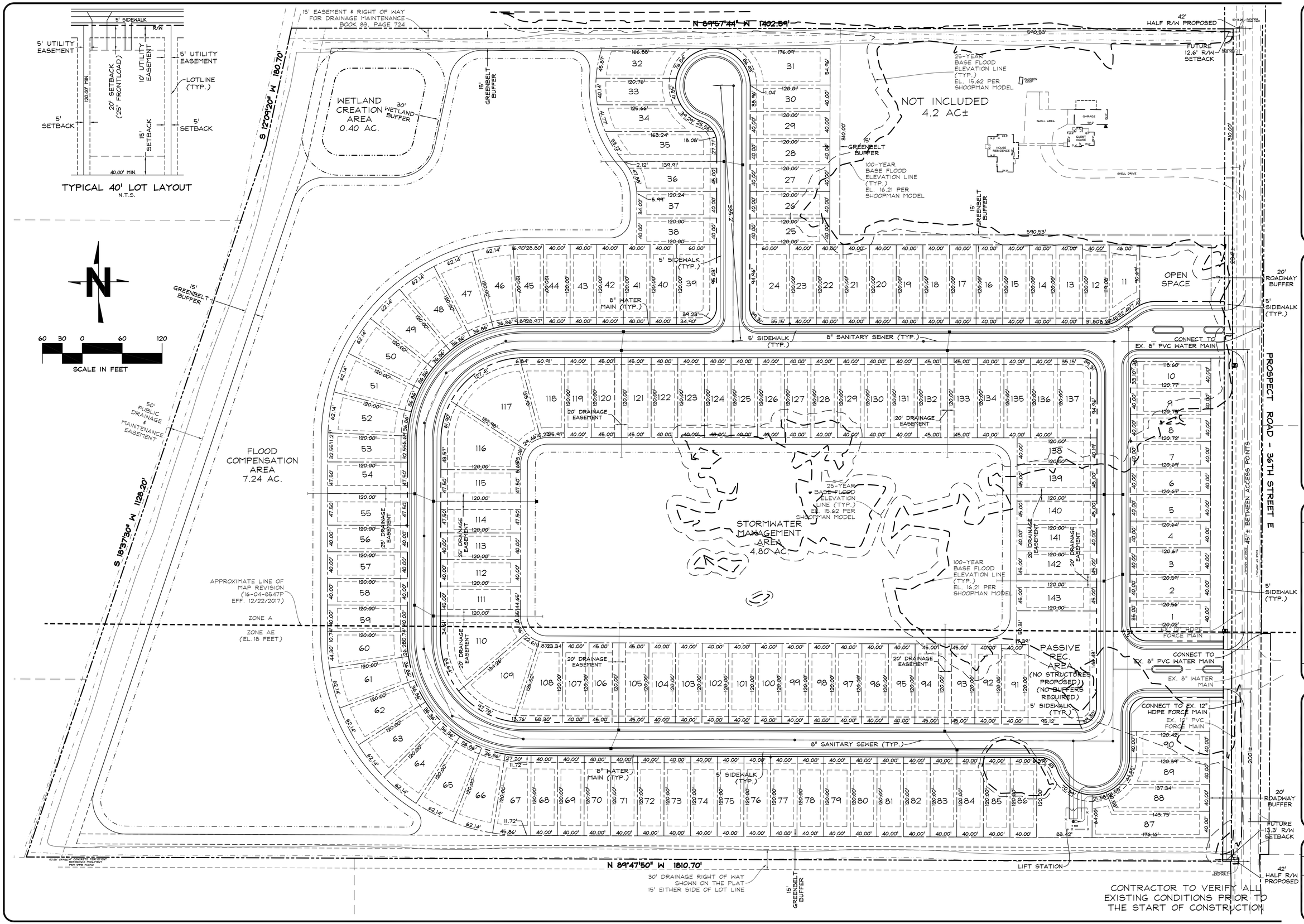
STATE OF FLORIDA JOHN F. CAVOLI JR. LICENSE NO. 34447

"NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER"

SCALE 1" = 60'

JOB NO. BCAP01

SHEET 3





AVOLI Engineering, Inc.
Consulting Civil Engineers
FL Cert. of Auth. No. 8815
5824 Bee Ridge Road, #325, Sarasota, FL 34233-5065
(941) 927-3647
Fax: (941) 927-3646
email: info@avolienginneering.com


CLIENT: BELLEAIR CAPITAL GROUP

PROJECT: PROSPECT ROAD SUBDIVISION

SHEET: GENERAL DEVELOPMENT PLAN

| NO. | REVISIONS | DATE | BY |
|---|---|---|---|
| 3 | Per County Comments | 2/26/19 | JFC |
| 2 | PER COUNTY COMMENTS | 11/27/18 | EZ |
| 1 | PER COUNTY COMMENTS | 9/28/18 | EZ |

Digitally signed by John F Cavoli
DN: c=US, o=Cavoli Engineering Inc, ou=A01410D0000016687818 5CF00001D5D, cn=John F Cavoli
Date: 2019.02.28 14:15:43 -05'00'

THE DRAWING, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY AVOLI ENGINEERING, INC. ARE INSTRUMENTS OF SERVICE THROUGH THE EXECUTIVE AND LEGISLATIVE PROCEDURES OF THE PROFESSION. THEY ARE NOT TO BE ASSIGNED TO OTHERS WITHOUT THE WRITTEN CONSENT OF AVOLI ENGINEERING, INC.

SCALE 1" = 60'

JOB NO. BCAP01

SHEET 4