

#### LEGEND

- PROPOSED COMMON AREA
- PROPOSED UPLAND BUFFER/CONSERVATION EASEMENT
- PROPOSED WETLAND AREA/CONSERVATION EASEMENT

#### BETTERMENT SWALE CONSTRUCTION SCHEDULE

THE FIRST LAND UNIT TO BE DEVELOPED FROM WITHIN A SEGMENT, WILL TRIGGER THE CONSTRUCTION OF THE ENTIRE BETTERMENT SWALE SEGMENT.

SAID LAND UNIT WILL ALSO BE RESPONSIBLE FOR OBTAINING A TOPOGRAPHIC SURVEY AND A TREE SURVEY OF ANY TREE WITHIN 20 FT. OF THE BETTERMENT SWALE PRIOR TO BUILDING PLAN APPROVAL.

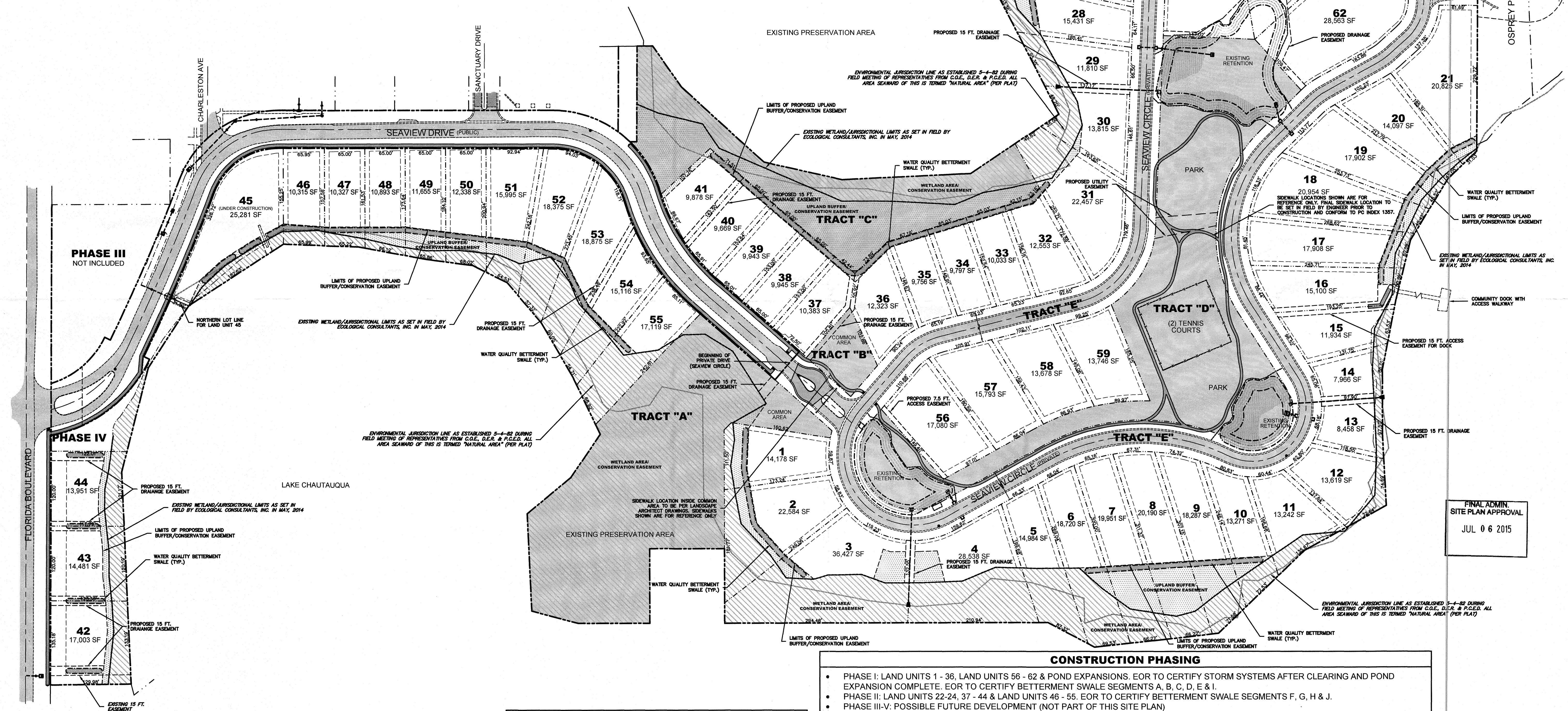
PLEASE SEE BELOW FOR SEGMENT DETAILS:

- SEGMENT A: LAND UNITS 1-3
- SEGMENT B: LAND UNITS 6-10
- SEGMENT C: LAND UNITS 15-21
- SEGMENT D: LAND UNITS 25-28
- SEGMENT E: LAND UNITS 31-36
- SEGMENT F: LAND UNITS 37-41
- SEGMENT G: LAND UNITS 46-50
- SEGMENT H: LAND UNITS 51-55
- SEGMENT I: LAND UNIT 45
- SEGMENT J: LAND UNITS 22-24

THE FIRST LAND UNIT TO BE DEVELOPED BETWEEN ADJACENT LOTS (42 & 43, 43 & 44) WILL BE RESPONSIBLE FOR OBTAINING A TOPOGRAPHIC SURVEY AND TREE SURVEY WITHIN 20 FEET OF THE BETTERMENT SWALES PRIOR TO BUILDING PLAN APPROVAL AND FOR CONSTRUCTING THE BETTERMENT SWALE ALONG THE PROPERTY LINE.

BETTERMENT SWALES TO MEANDER AROUND TREES. EXACT LOCATIONS TO BE SET IN FIELD BY ENGINEER OF RECORD AND APPROVED BY PINELLAS COUNTY. A HABITAT PERMIT WILL BE REQUIRED FOR THE BETTERMENT SWALE CONSTRUCTION.

PRIOR TO ISSUANCE OF A C.O. FOR EACH LAND UNIT WITHIN A SEGMENT, THE BETTERMENT SWALE SEGMENT IS SUBJECT TO INSPECTION AND APPROVAL BY PINELLAS COUNTY.



#### CONSERVATION EASEMENT NOTE

THE INTENT OF THE EASEMENT IS TO RETAIN THE EASEMENT AREA IN AN ESSENTIALLY NATURAL CONDITION. THE FOLLOWING ACTS OR ACTIVITIES ARE EXPRESSLY PROHIBITED WITHIN THE EASEMENT IN THE ABSENCE OF A SPECIFIC "PERMIT FROM THE GRANTEE":

- (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 THE 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 VEGETATION, 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.
- THE FOLLOWING RIGHTS ARE CONVEYED TO GRANTEE BY THIS EASEMENT:  
(A) TO ENTER UPON THE PROPERTY AT REASONABLE TIMES TO ENFORCE THE RIGHTS HEREIN GRANTED UPON PRIOR NOTICE TO GRANTOR, ITS HEIRS SUCCESSORS OR ASSIGNS AT THE TIME OF SUCH ENTRY.  
\*SUCH A PERMIT WILL NOT BE UNREASONABLY WITHHELD.

#### SITE DATA

- TOTAL AREA: 1,495,971 SF (34.34 ACRES)
- 62 PROPOSED LOTS

PROPOSED UPLAND BUFFER AREA: 116,521 SF  
(25 FT. UPLAND BUFFER AREA: 116,444 SF) (N/A)  
(33 FT. UPLAND BUFFER AREA: 153,918 SF) (N/A)  
(50 FT. UPLAND BUFFER AREA: 231,871 SF) (N/A)

TOTAL COMMON AREA: 309,904 SF (20.7% OF TOTAL AREA)  
• TRACT "A": 108,670 SF  
• TRACT "B": 8,063 SF  
• TRACT "C": 63,322 SF  
• TRACT "D": 129,849 SF (41.9% OF COMMON AREA)

#### CONSTRUCTION PHASING

- PHASE I: LAND UNITS 1 - 36, LAND UNITS 56 - 62 & POND EXPANSIONS. EOR TO CERTIFY STORM SYSTEMS AFTER CLEARING AND POND EXPANSION COMPLETE. EOR TO CERTIFY BETTERMENT SWALE SEGMENTS A, B, C, D, E & I.
- PHASE II: LAND UNITS 22-24, 37 - 44 & LAND UNITS 46 - 55. EOR TO CERTIFY BETTERMENT SWALE SEGMENTS F, G, H & J.
- PHASE III-V: POSSIBLE FUTURE DEVELOPMENT (NOT PART OF THIS SITE PLAN)

PRIOR TO ISSUANCE OF HABITAT PERMIT FOR ANY SITE WORK:

1. ISSUANCE OF TURTLE REMOVAL PERMIT MEETING ALL CONDITIONS OF FWC (IF APPROPRIATE)

PRIOR TO ISSUANCE OF 1ST C.O.: (OTHER THAN LOT 45)

1. STORMWATER SYSTEM TO BE CLEANED/REPAIRED AS NEEDED. EOR TO CERTIFY STORMWATER PONDS A, B AND C EXPANSIONS INCLUDING CONTROL STRUCTURE OUTFALL BAFFLE INSTALLATIONS. EOR TO CERTIFY STORMWATER SYSTEM CLEAN AND REPAIRED, AS NEEDED.

PRIOR TO ISSUANCE OF INDIVIDUAL LAND UNIT C.O.:

1. ANY ENHANCEMENT PLANTINGS REQUIRED FOR THAT INDIVIDUAL LAND UNIT TO BE COMPLETED.

PRIOR TO ISSUANCE OF 30TH C.O.:

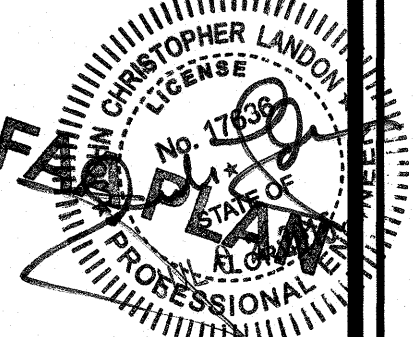
1. PEPPER TREE REMOVAL WITHIN COMMON AREA.
2. GOPHER TORTOISE MANAGEMENT PLAN FOR COMMON AREA.
3. SIDEWALK CONNECTION FROM LOT 45 TO FLORIDA BLVD & SIDEWALK ADJACENT TO TRACT "A".
4. ALL ENHANCEMENT PLANTINGS FOR COMMON AREAS MUST BE COMPLETED.

FOR PERMITTING ONLY

## TURTLE BEACH SITE PLAN

TURTLE BEACH LAND COMPANY, LLC  
2611 KEYSTONE ROAD, SUITE B-4  
TARPON SPRINGS, FLORIDA 34688

**LMA**  
Landon, Moore & Associates, Inc.  
Civil & Environmental Engineers - Planners - Surveyors  
31622 U.S. 19, SUITE 100, PALM HARBOR, FL 34684  
PH: 727.775.5014 FAX: 727.775.4594  
WWW.LMAENG.COM  
Toll Free: 1-800-262-7950



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OF 13

NOTICE TO CONTRACTOR/OWNER  
CONSTRUCTION IS NOT AUTHORIZED UNTIL PLANS HAVE BEEN ISSUED BY LANDON, MOORE & ASSOCIATES, INC. STAMPED FOR CONSTRUCTION

DESIGN: JPL Scale: 1" = 80'  
DRAWN: RFA Date: 10-31-2015  
CHECKED: JCL Job No.: 619-04

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