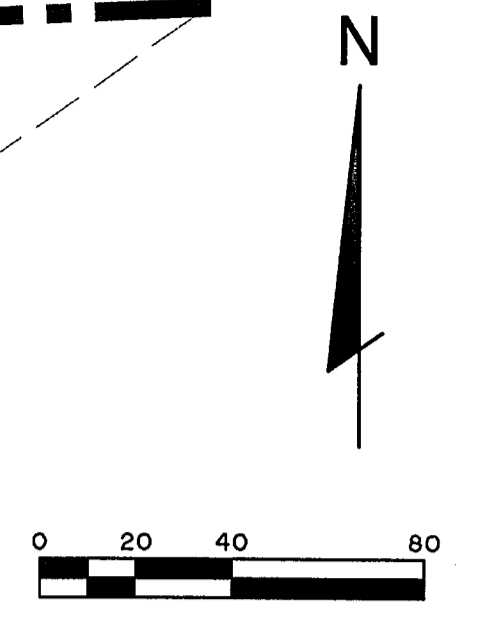
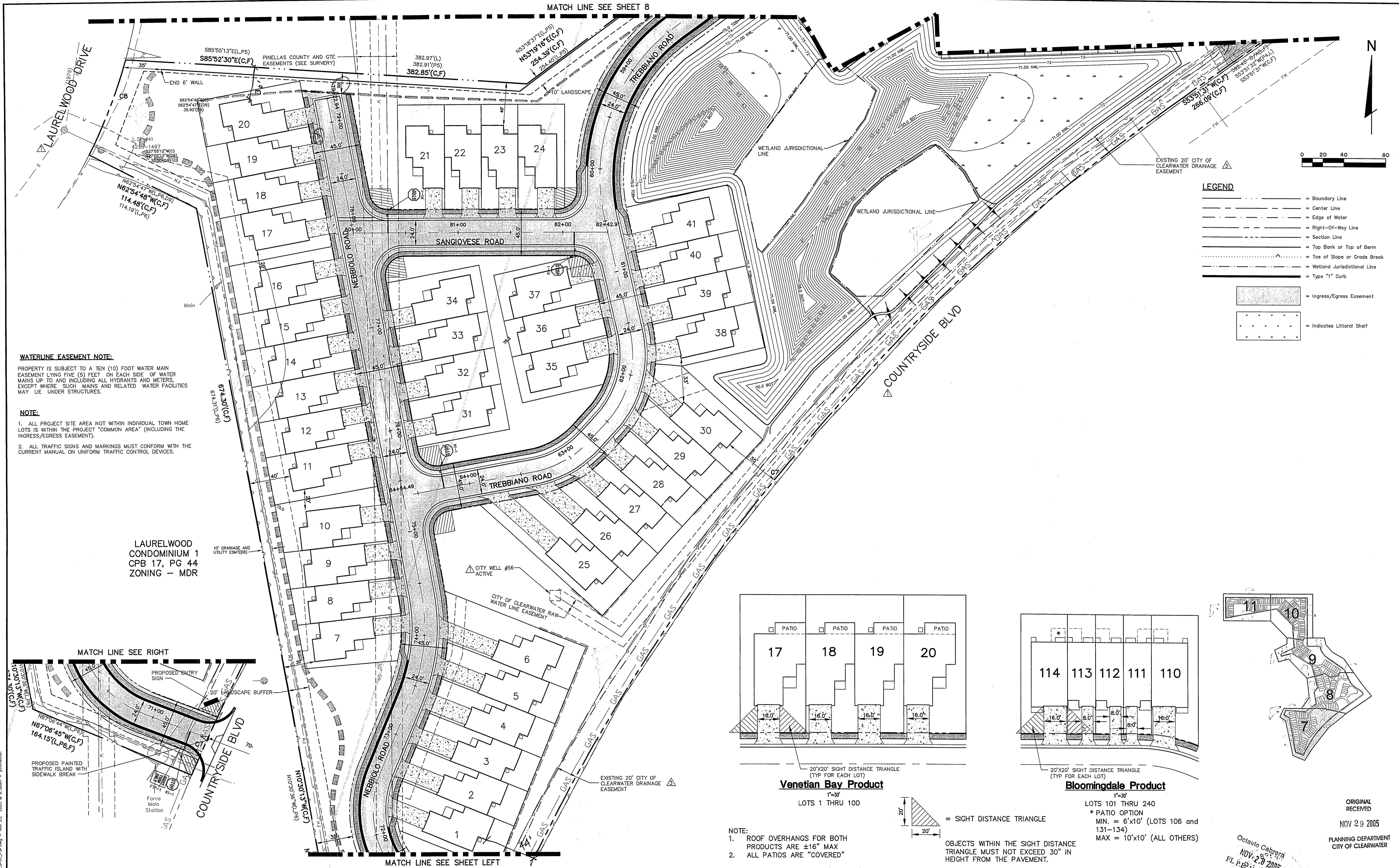


MATCH LINE SEE SHEET 8



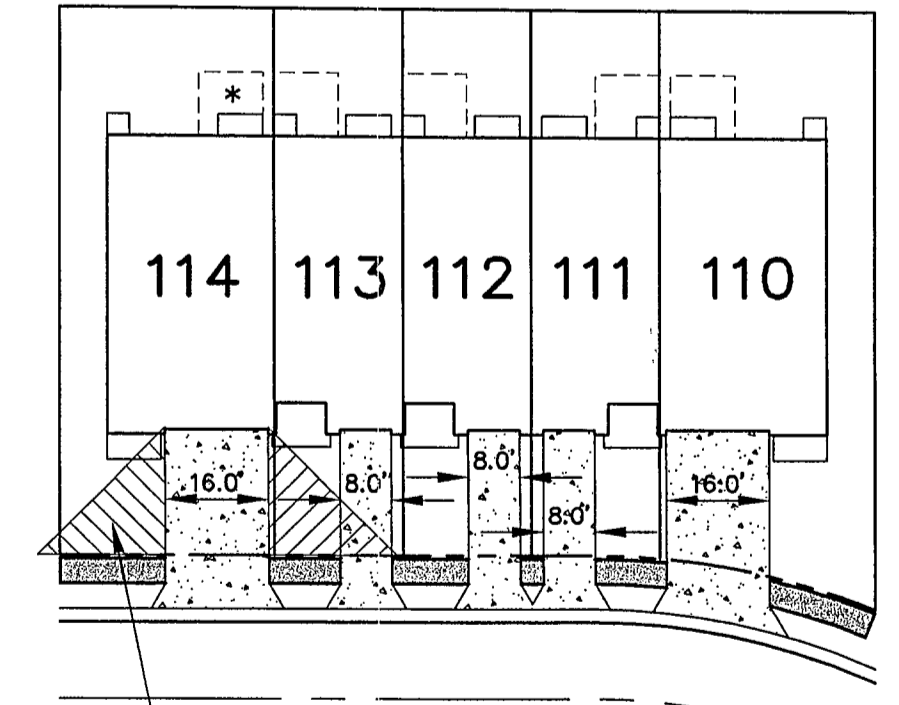
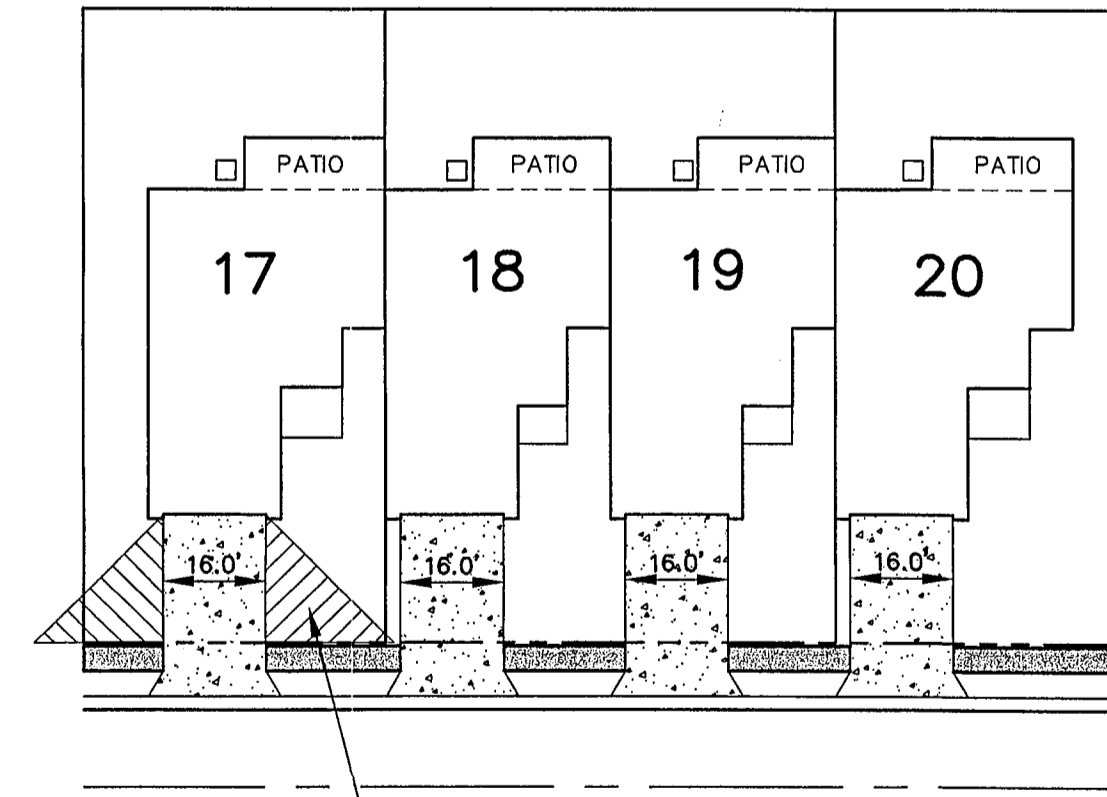
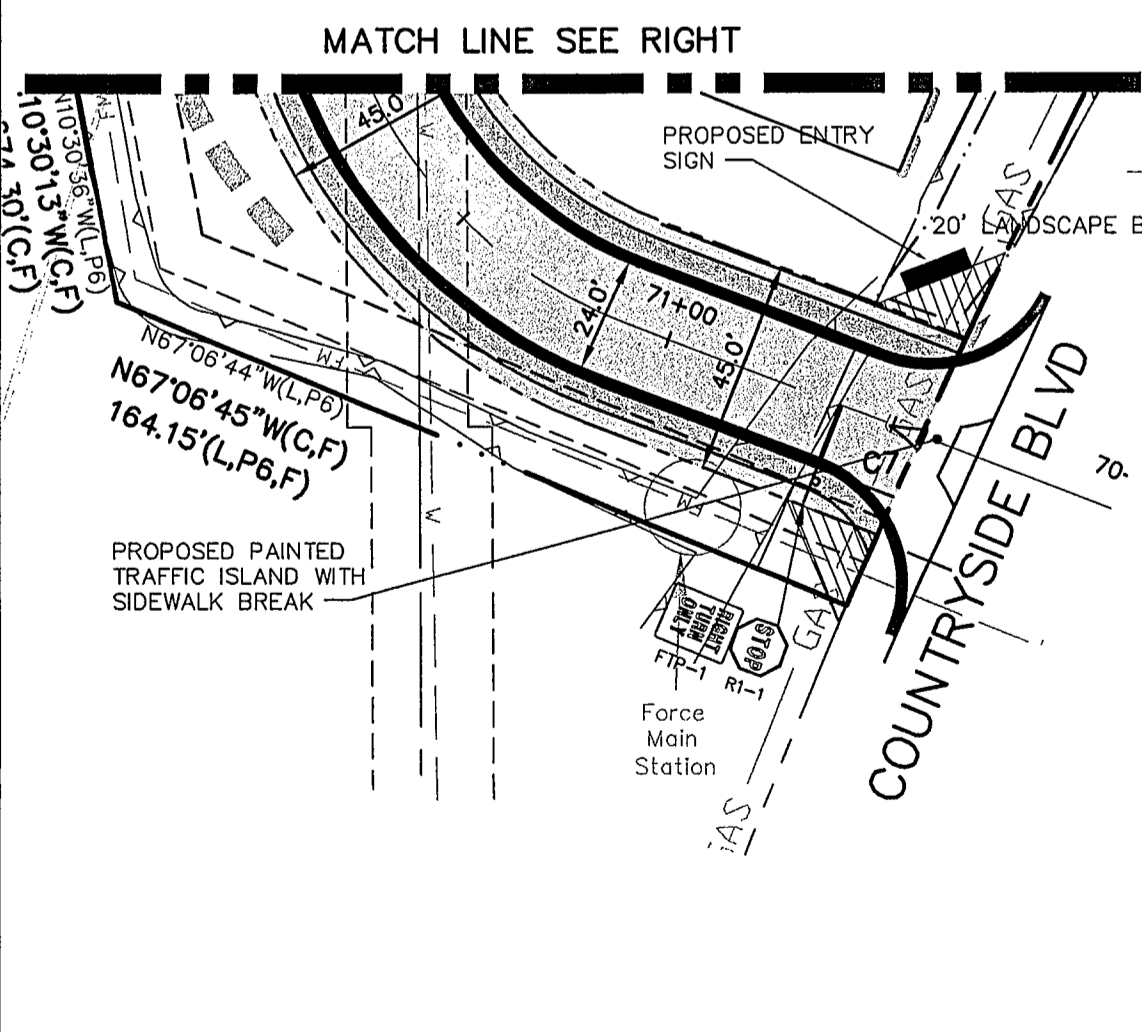
LEGEND

	= Boundary Line
	= Center Line
	= Edge of Water
	= Right-Of-Way Line
	= Section Line
	= Top Bank or Top of Barrn
	= Toe of Slope or Grade Break
	= Wetland Jurisdictional Line
	= Type "I" Curb
	= Ingress/Egress Easement
	= Indicates Littoral Shelf

WATERLINE EASEMENT NOTE:
 PROPERTY IS SUBJECT TO A TEN (10) FOOT WATER MAIN EASEMENT LYING FIVE (5) FEET ON EACH SIDE OF WATER MAINS UP TO AND INCLUDING ALL HYDRANTS AND METERS, EXCEPT WHERE SUCH MAINS AND RELATED WATER FACILITIES MAY LIE UNDER STRUCTURES.

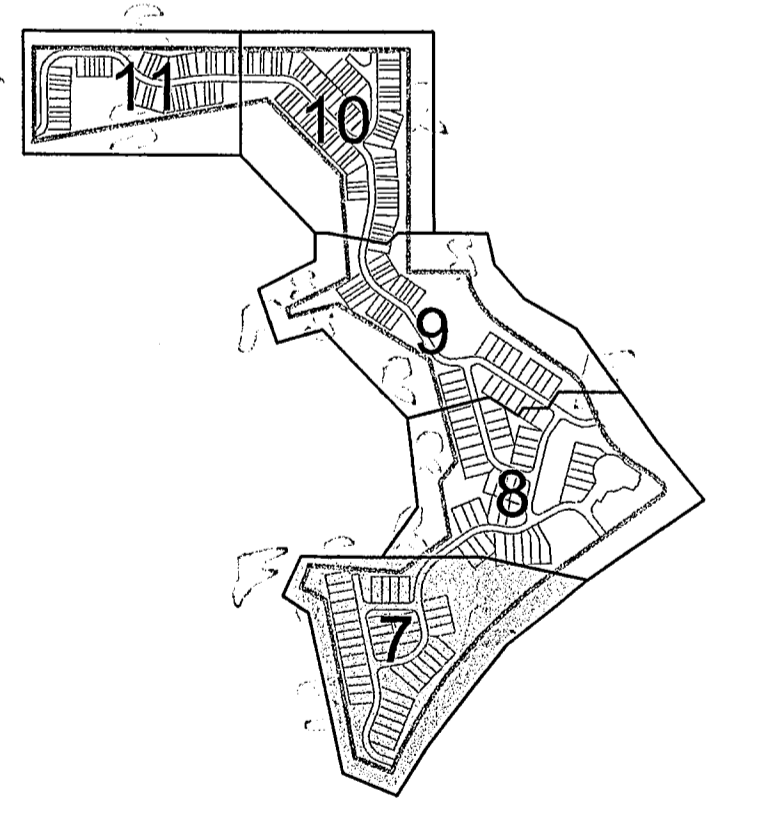
NOTE:
 1. ALL PROJECT SITE AREA NOT WITHIN INDIVIDUAL TOWN HOME LOTS IS WITHIN THE PROJECT "COMMON AREA" (INCLUDING THE INGRESS/EGRESS EASEMENT).
 2. ALL TRAFFIC SIGNS AND MARKINGS MUST CONFORM WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

LAURELWOOD CONDOMINIUM 1
 CPB 17, PG 44
 ZONING - MDR



- NOTE:**
1. ROOF OVERHANGS FOR BOTH PRODUCTS ARE ±16" MAX
 2. ALL PATIOS ARE "COVERED"

OBJECTS WITHIN THE SIGHT DISTANCE TRIANGLE MUST NOT EXCEED 30" IN HEIGHT FROM THE PAVEMENT.



ORIGINAL RECEIVED
 NOV 29 2005
 PLANNING DEPARTMENT
 CITY OF CLEARWATER

DESIGNED: O.C./J.B.
 DRAWN: J.S.
 CHECKED: E.M.
 DATE: 11/22/05

FLORIDA DESIGN CONSULTANTS, INC.
 ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
 3030 Starkey Blvd, New Port Richey FL 34655
 Tel: (727) 949-7588 • Fax: (727) 848-3648
 E.B. No. 7421

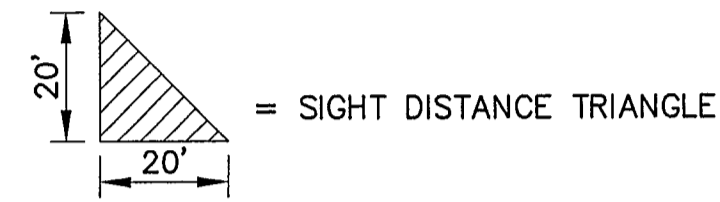
PREPARED FOR:
BEAZER HOMES TAMPA DIVISION
 2630 SOUTH FAULKENBURG ROAD, SUITE A
 RIVERVIEW, FLORIDA 33569
 PHONE: 813-663-9002 FAX: 813-663-9493

SHEET DESCRIPTION:
COSTA VERDE AT COUNTRYSIDE
 SITE PLAN

NO.	DATE	REVISIONS	APP'D BY
4	11/22/05	REVISED "TYP" BLDG PRODUCTS	
3	10/4/05	20' DRAINAGE EASEMENT NOTE ADDED	
2	8/16/05	REVISED PER CITY COMMENTS	
1	8/9/05	EXIST STREET NAMES AND WELL STATUS ADDED	

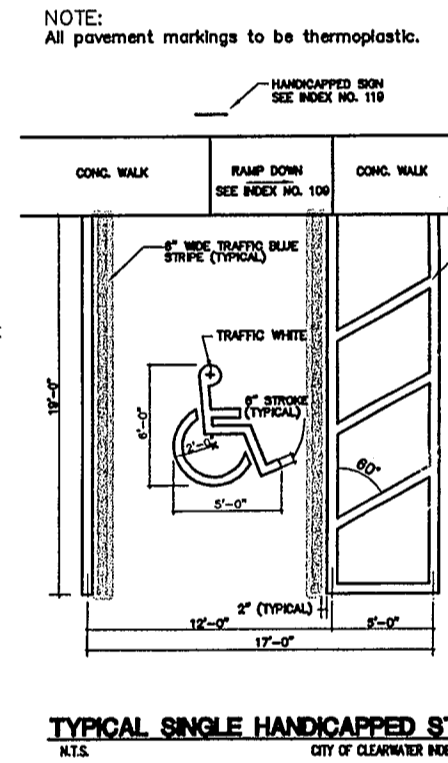
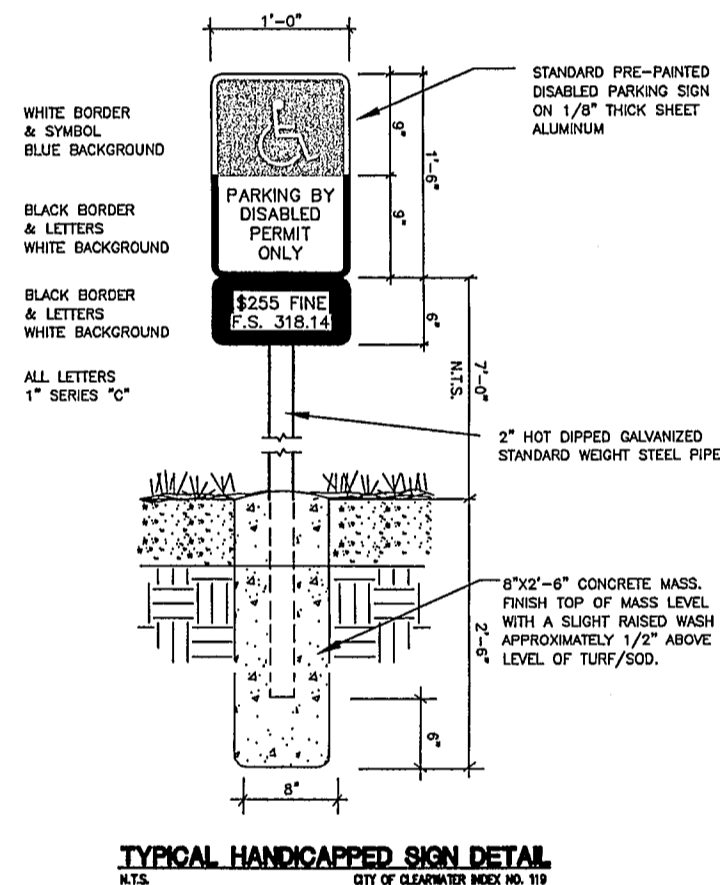
LEGEND

- = Boundary Line
- = Center Line
- = Edge of Water
- = Right-Of-Way Line
- = Section Line
- = Top Bank or Top of Berm
- = Toe of Slope or Grade Break
- = Wetland Jurisdictional Line
- = Type "1" Curb
- = Ingress/Egress Easement
- = Indicates Littoral Shelf



OBJECTS WITHIN THE SIGHT DISTANCE TRIANGLE MUST NOT EXCEED 30" IN HEIGHT FROM THE PAVEMENT.

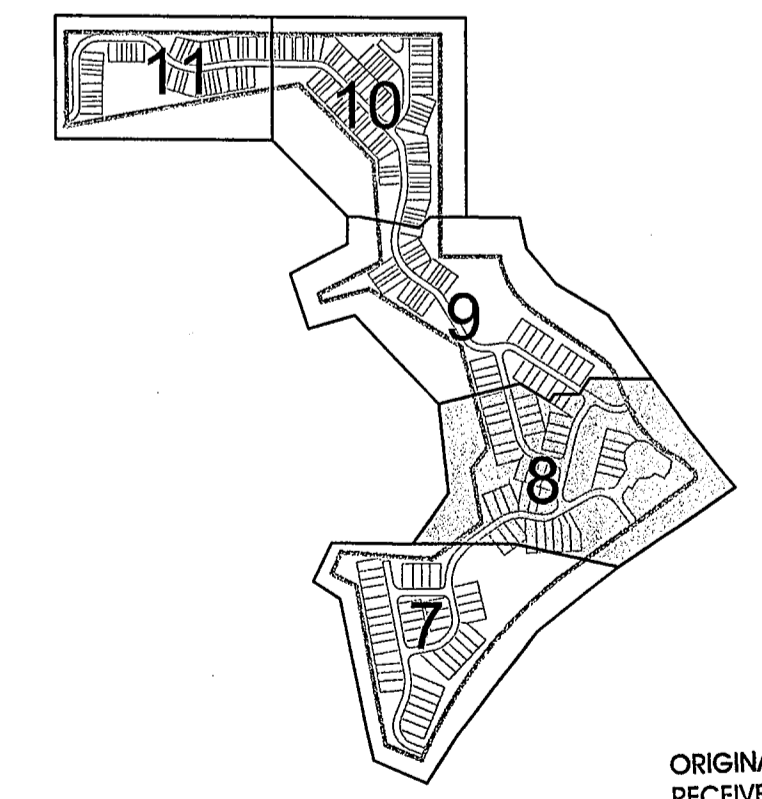
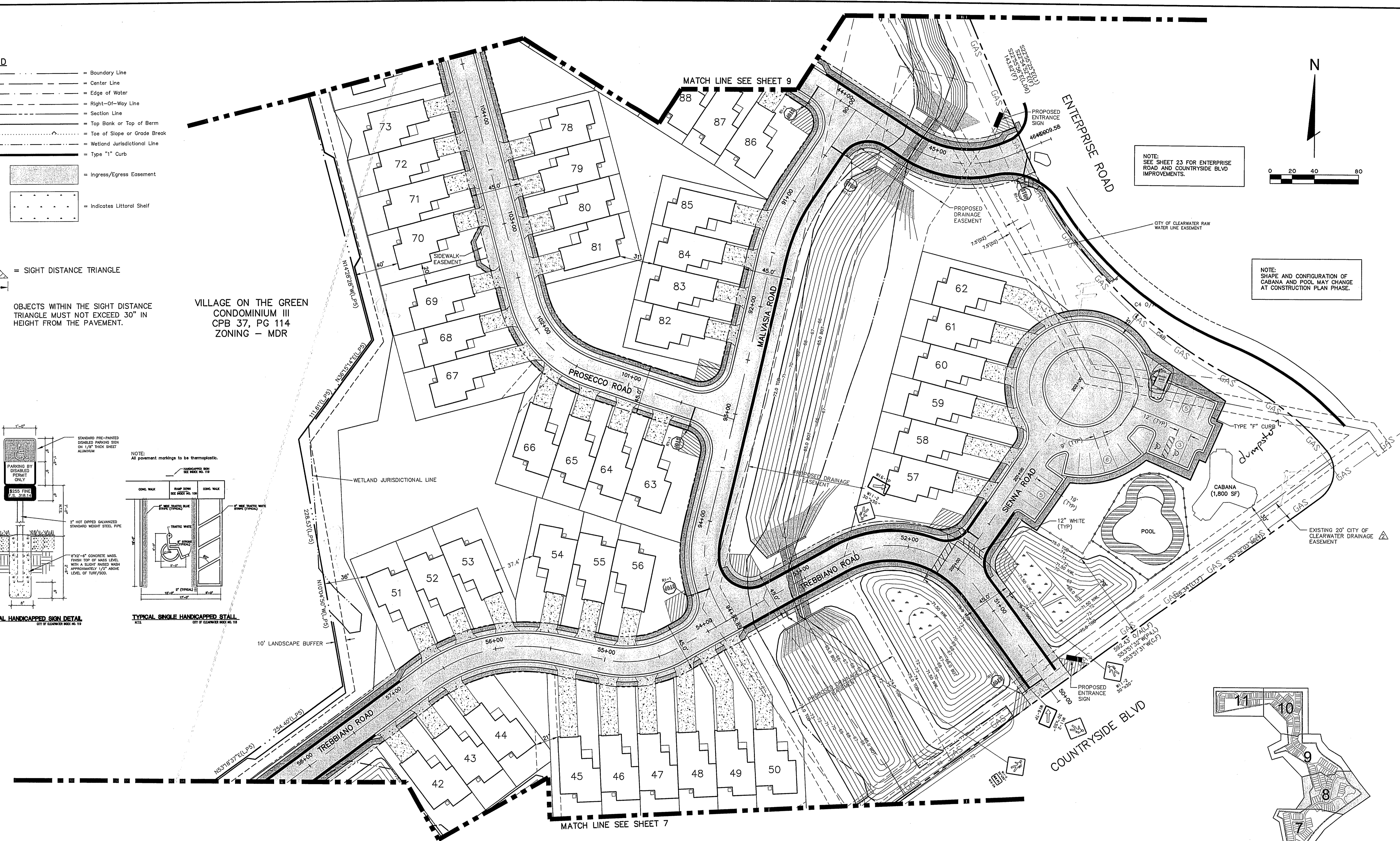
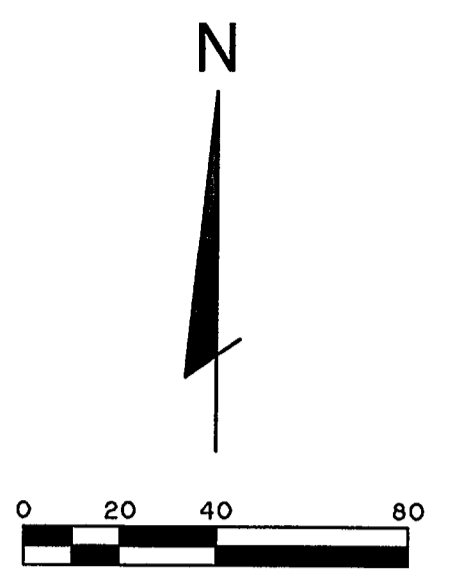
VILLAGE ON THE GREEN CONDOMINIUM III
 CPB 37, PG 114
 ZONING - MDR



NOTE: All pavement markings to be thermoplastic.

NOTE: SEE SHEET 23 FOR ENTERPRISE ROAD AND COUNTRYSIDE BLVD IMPROVEMENTS.

NOTE: SHAPE AND CONFIGURATION OF CABANA AND POOL MAY CHANGE AT CONSTRUCTION PLAN PHASE.



K:\183\Proj\Costa Verde\Plan\SitePlan\183_S02_PSP.dwg - Nov 23, 2005 @ 8:35am - Jhonatan

DESIGNED	O.C.J.B.
DRAWN	J.S.
CHECKED	F.M.
A.P.P.	

FLORIDA DESIGN CONSULTANTS, INC.
 ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
 3030 Storkley Blvd, New Port Richey, FL 34655
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 E.B. No. 7421

PREPARED FOR:
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 2630 SOUTH FAULKENBURG ROAD, SUITE A
 RIVERVIEW, FLORIDA 33569
 PHONE: 813-663-9002 FAX: 813-663-9493

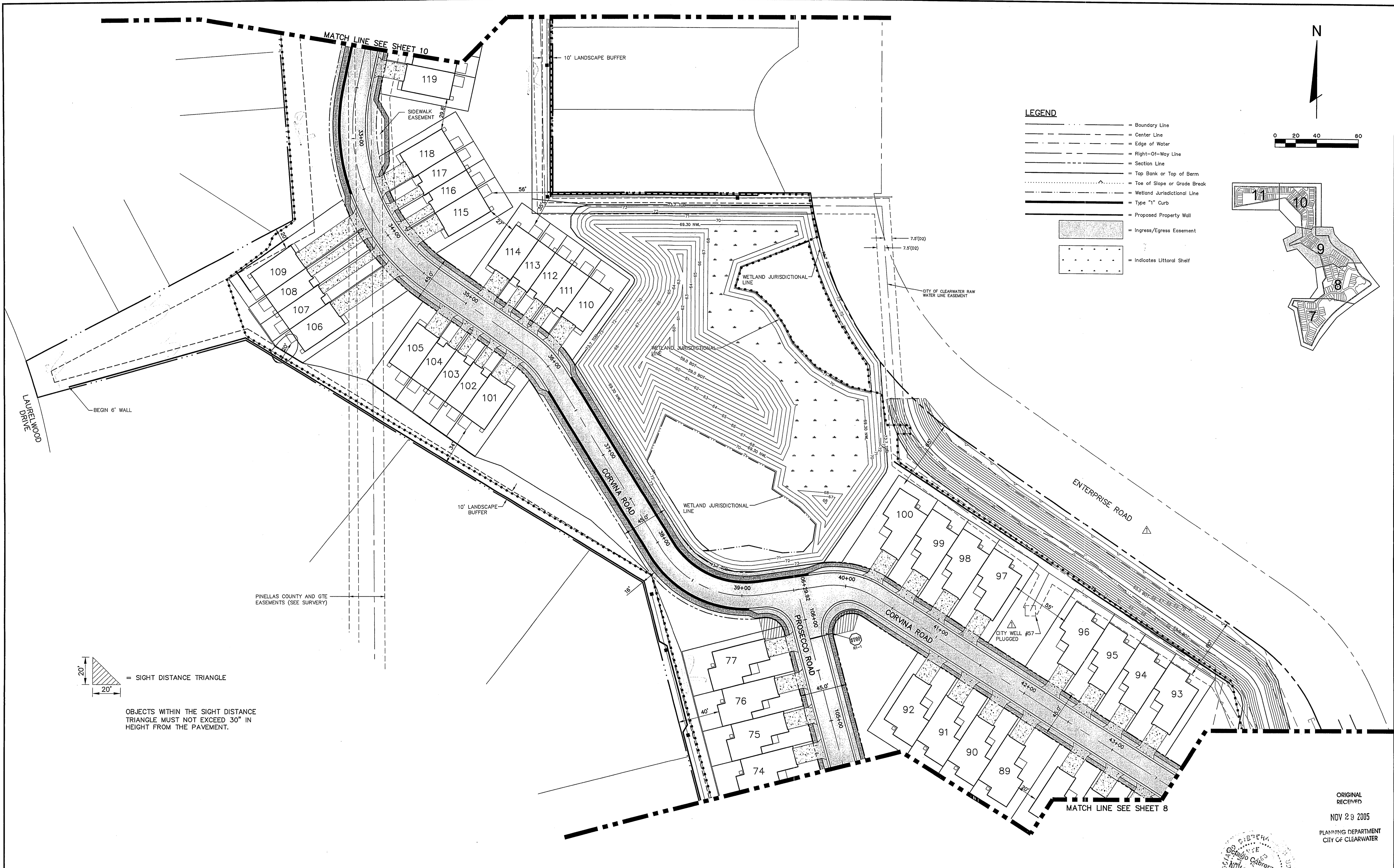
SHEET DESCRIPTION:
COSTA VERDE AT COUNTRYSIDE
SITE PLAN

NO.	DATE	REVISIONS	APP'D BY
1	8/16/05	REVISED PER CITY COMMENTS	<i>[Signature]</i>
			DATE: 10-22-04

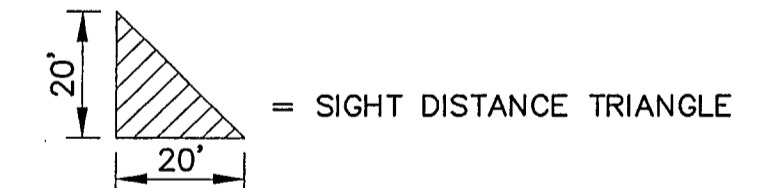
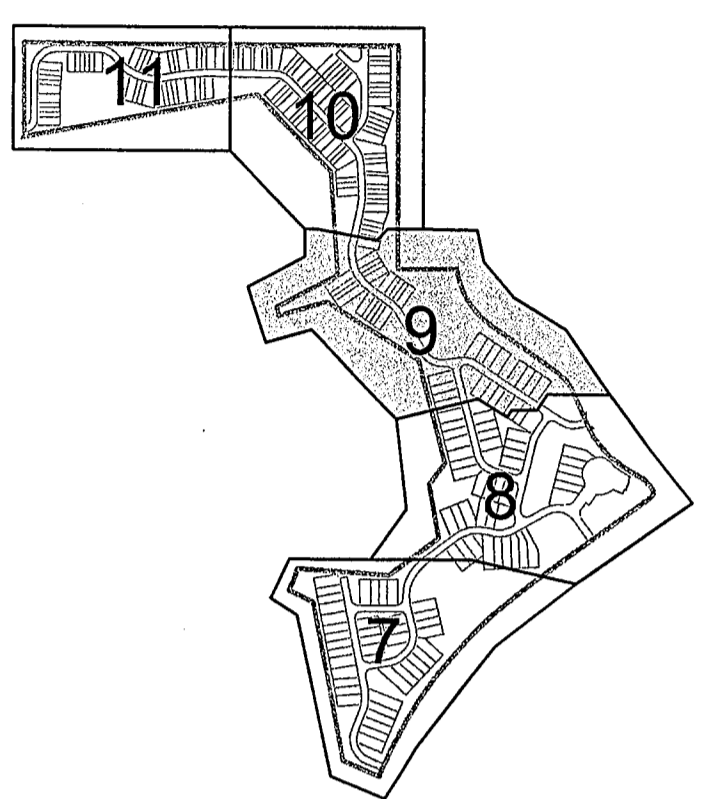
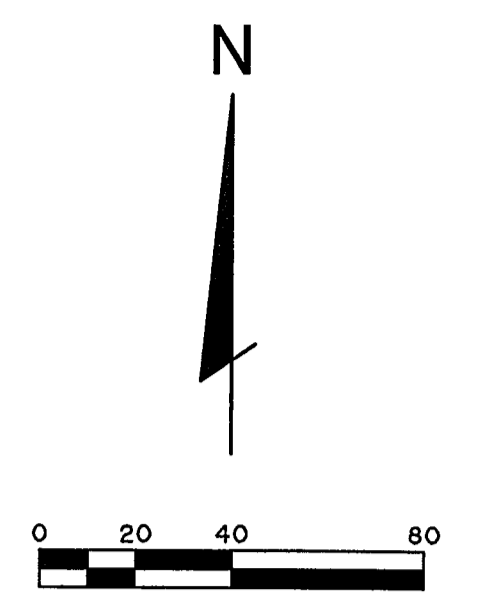
ORIGINAL RECEIVED
 NOV 29 2005
 PLANNING DEPARTMENT
 CITY OF CLEARWATER

JOB NO.	282-02
EPN	169
F.B. & PG.	8
SHT.	8
DATE	10-22-04
APP'D BY	35

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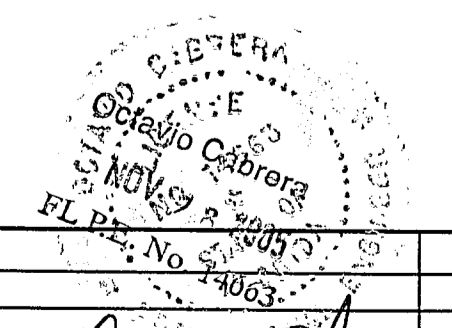


- LEGEND**
- Boundary Line
 - - - Center Line
 - - - Edge of Water
 - - - Right-Of-Way Line
 - - - Section Line
 - - - Top Bank or Top of Berm
 - - - Toe of Slope or Grade Break
 - - - Wetland Jurisdictional Line
 - - - Type "1" Curb
 - - - Proposed Property Wall
 - [Hatched Box] Ingress/Egress Easement
 - [Dotted Box] Indicates Littoral Shelf



OBJECTS WITHIN THE SIGHT DISTANCE TRIANGLE MUST NOT EXCEED 30" IN HEIGHT FROM THE PAVEMENT.

ORIGINAL RECEIVED
NOV 23 2005
PLANNING DEPARTMENT
CITY OF CLEARWATER



DESIGNED O.C.J.B.	THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.
DRAWN J.S.	
CHECKED E.M.	
DATE	

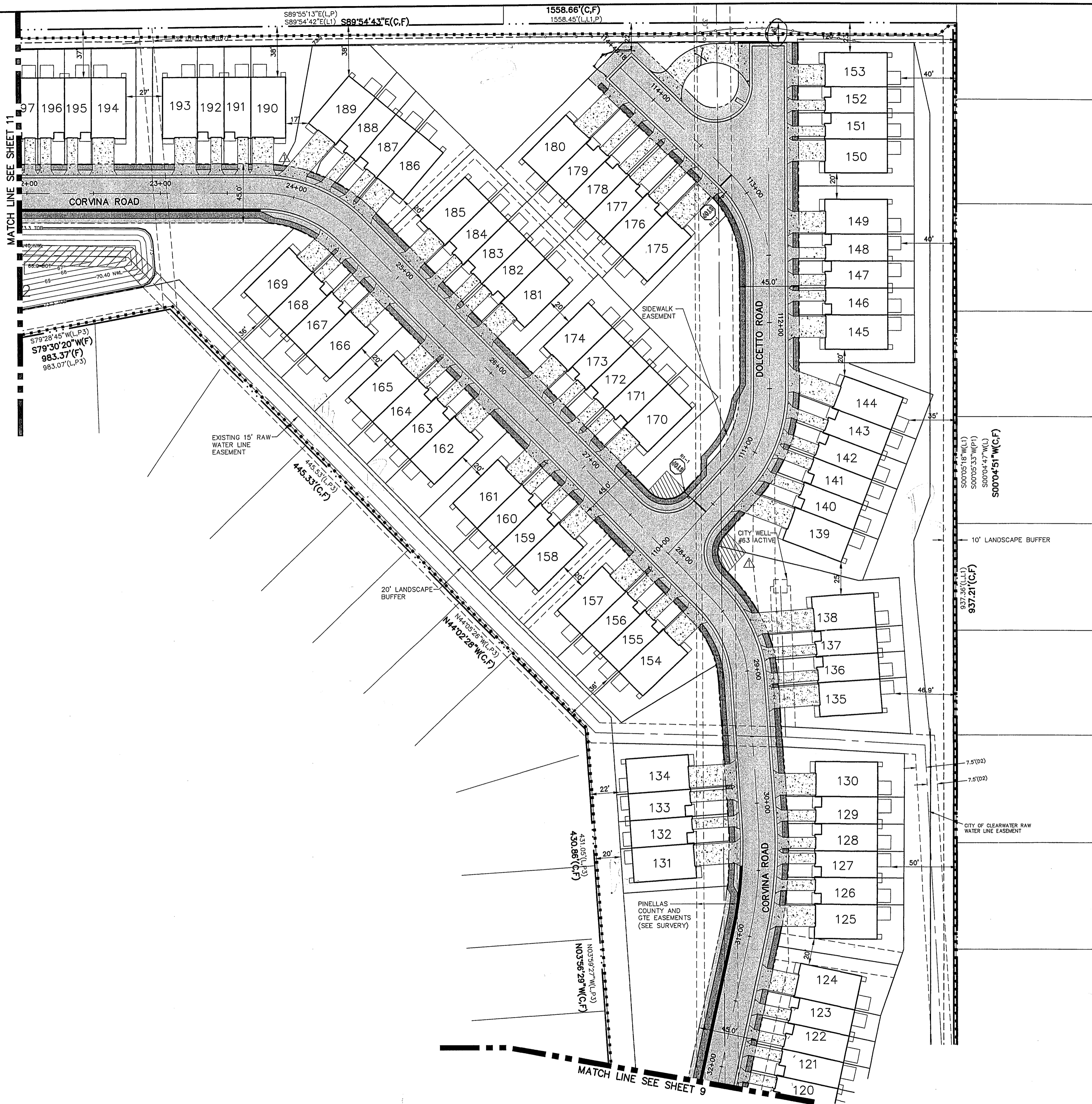
FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
3030 Starkey Blvd, New Port Richey FL 34655
Tel: (727) 849-7588 - Fax: (727) 848-3648
E.B. No. 7421

PREPARED FOR:
BEAZER HOMES TAMPA DIVISION
2630 SOUTH FAULKENBURG ROAD, SUITE A
RIVERVIEW, FLORIDA 33569
PHONE: 813-663-9002 FAX: 813-663-9493

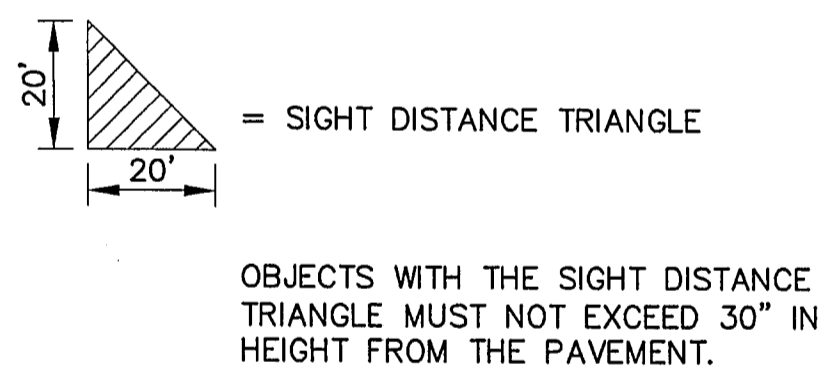
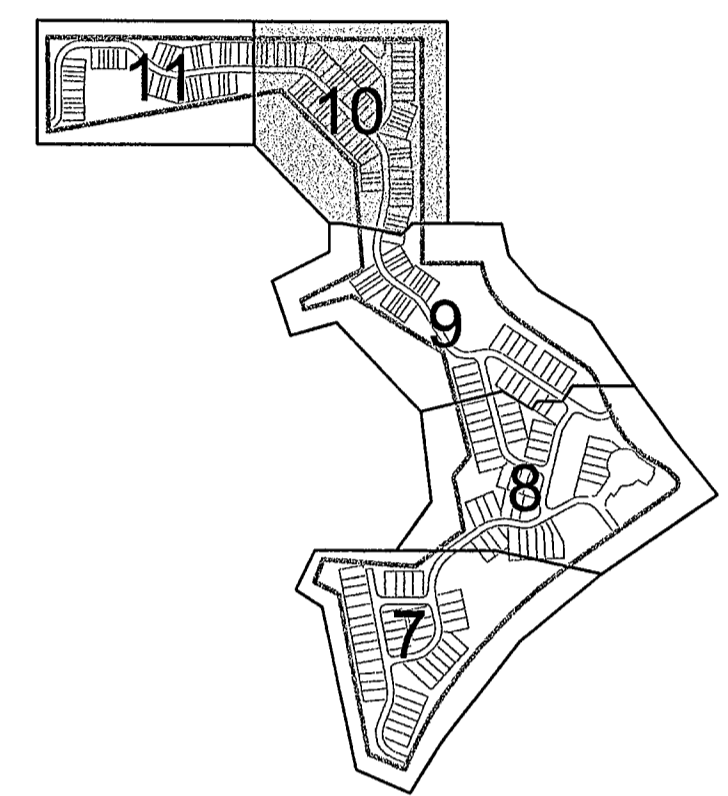
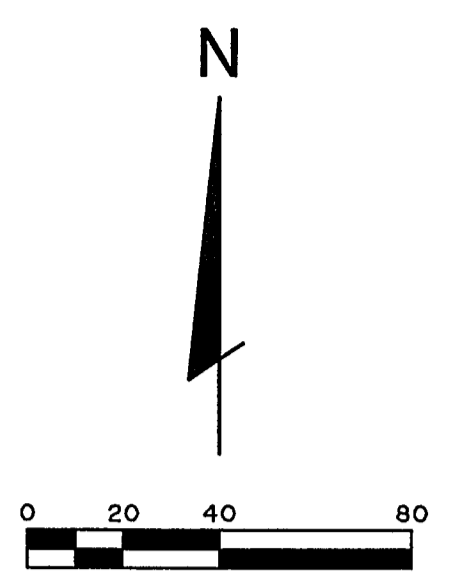
SHEET DESCRIPTION:
**COSTA VERDE AT COUNTRYSIDE
SITE PLAN**

NO.	DATE	REVISIONS	APPROVED BY	JOB NO. 282-02	EPN 169	SHT. 9
2	8/16/05	REVISED PER CITY COMMENTS	<i>[Signature]</i>			
1	8/9/05	EXIST STREET NAMES AND WELL STATUS ADDED.				
DATE: 10-22-04						OF 35

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- LEGEND**
- Boundary Line
 - Center Line
 - Edge of Water
 - Right-Of-Way Line
 - Section Line
 - Top Bank or Top of Berm
 - Toe of Slope or Grade Break
 - Wetland Jurisdictional Line
 - Type "1" Curb
 - Existing Easement To Be Vacated
 - [Hatched Box] = Ingress/Egress Easement
 - [Dotted Box] = Indicates Littoral Shelf



DESIGNED
O.C./J.B.

DRAWN
J.S.

CHECKED
E.M.

O.C.

FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS

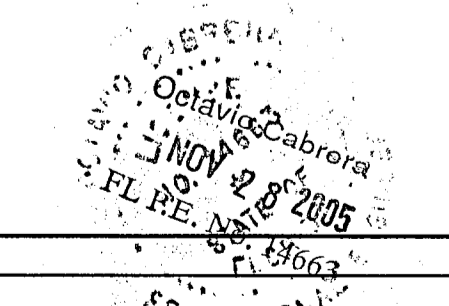
3030 Starkey Blvd., New Port Richey, FL 34655
Tel: (727) 649-7588 - Fax: (727) 648-3648

E.B. No. 7421

PREPARED FOR:
BEAZER HOMES TAMPA DIVISION
2630 SOUTH FAULKENBURG ROAD, SUITE A
RIVERVIEW, FLORIDA 33569
PHONE: 813-663-9002 FAX: 813-663-9493

SHEET DESCRIPTION:
**COSTA VERDE AT COUNTRYSIDE
SITE PLAN**

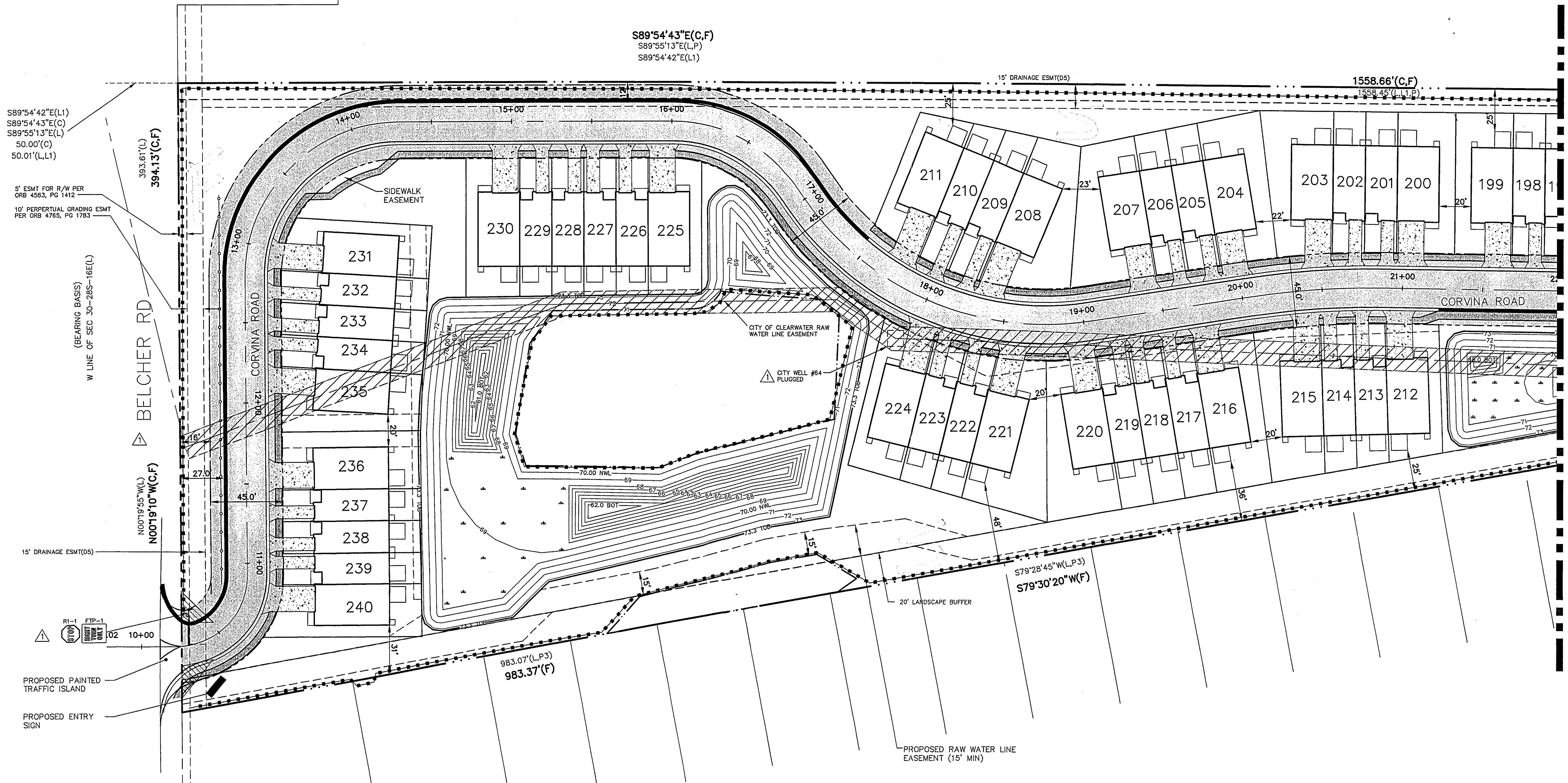
JOB NO. 282-02		SHT. 10
LOT 169		
DATE: 8/9/05		DATE: 10-22-04
REVISED PER CITY COMMENTS		
WELL STATUS ADDED. LOT 169 DRIVEWAY AMENDED		OF 35



ORIGINAL RECEIVED
NOV 29 2005
PLANNING DEPARTMENT
CITY OF CLEARWATER

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CURVE	RADIUS	CENTRAL ANGLE	BEARING	CHORD	
C1	87.00	33.74	82.64	N51°30'27"E	60.38
C2	49.00	24.94	29.01	N43°50'51"E	38.78
C3	23.00	24.03	21.20	N28°42'38"E	20.80
C4	73.00	25.87	7.81	S22°32'55"W	7.87
C5	73.00	27.11	34.65	S19°45'54"W	34.32
C6	117.00	29.19	184.44	S44°50'22"W	165.92
C7	73.00	27.09	72.87	S27°22'27"W	89.84
C8	73.00	14.28	18.45	N82°45'52"W	18.40
C9	117.00	29.43	113.82	N82°17'54"W	109.88
C10	73.00	41.18	92.86	N45°33'59"E	81.43
C11	158.00	14.09	38.89	S41°18'51"E	38.79
C12	202.00	10.21	54.50	S47°38'12"E	54.11
C13	202.00	10.21	54.50	S55°31'13"E	54.51
C14	202.00	10.21	54.50	S73°16'37"E	20.14
C15	202.00	10.21	54.50	S73°16'37"E	19.86
C16	202.00	10.21	54.50	S85°46'44"E	28.65
C17	202.00	10.21	54.50	S85°27'37"E	33.62
C18	158.00	12.12	33.89	S91°50'17"E	33.82
C19	158.00	12.12	33.89	S72°30'21"E	20.04
C20	158.00	12.12	33.89	S64°42'45"E	20.18
C21	158.00	12.12	33.89	S54°40'07"E	35.64
C22	158.00	11.18	31.03	N86°17'22"E	30.88
C23	522.00	2.31	18.99	S81°43'40"W	18.97
C24	478.00	1.93	15.36	S81°13'00"W	15.36
C25	522.00	2.31	18.99	S83°37'07"W	18.97
C26	522.00	2.31	18.99	S83°37'07"W	18.97
C27	522.00	2.31	18.99	S88°59'28"W	18.98
C28	522.00	2.31	18.99	S88°59'28"W	18.98
C29	478.00	1.93	15.36	S89°53'37"W	15.34
C30	478.00	1.93	15.36	S89°53'37"W	15.34
C31	478.00	1.93	15.36	S87°30'27"W	20.04
C32	478.00	1.93	15.36	S87°30'27"W	19.10
C33	73.00	27.09	34.41	N75°59'49"W	34.10
C34	117.00	29.19	184.44	N73°20'56"W	165.92
C35	73.00	18.71	23.81	N63°13'59"W	23.81
C36	117.00	29.19	184.44	N63°13'59"W	15.52
C37	117.00	29.19	184.44	N46°14'30"W	17.15
C38	18.00	83.17	29.31	N89°18'59"E	28.17
C39	18.00	83.17	29.31	N89°18'59"E	28.17
C40	73.00	45.08	57.81	N22°44'08"W	58.03
C41	117.00	29.19	184.44	N20°50'32"E	12.85
C42	117.00	29.19	184.44	N11°30'12"E	12.78
C43	117.00	29.19	184.44	N02°58'50"E	10.10
C44	117.00	29.19	184.44	N02°58'50"E	10.10
C45	117.00	29.19	184.44	N02°58'50"E	10.10
C46	117.00	29.19	184.44	N02°58'50"E	10.10
C47	18.00	83.17	29.31	N22°44'08"W	17.98
C48	18.00	83.17	29.31	N22°44'08"W	17.98
C49	122.00	18.07	38.61	N29°48'54"W	38.45
C50	78.00	30.73	4.28	N42°28'41"W	4.28
C51	78.00	30.73	4.28	N42°28'41"W	4.28
C52	122.00	18.07	38.61	N45°30'51"W	34.93
C53	122.00	18.07	38.61	N45°30'51"W	20.71
C54	122.00	18.07	38.61	N45°30'51"W	20.14
C55	78.00	30.73	4.28	N45°30'51"W	20.71
C56	322.00	1.20	7.56	N00°40'22"E	7.56
C57	278.00	1.39	8.88	N03°14'42"E	8.88
C58	322.00	1.20	7.56	N03°14'42"E	33.60
C59	322.00	1.20	7.56	N09°58'37"E	24.48
C60	158.00	2.14	8.34	N17°28'44"E	8.34
C61	158.00	2.14	8.34	N17°28'44"E	59.78
C62	158.00	2.14	8.34	S05°04'19"E	119.89
C63	158.00	2.14	8.34	S05°04'19"E	14.81
C64	158.00	2.14	8.34	S28°09'21"E	20.00
C65	158.00	2.14	8.34	S28°09'21"E	33.51
C66	158.00	2.14	8.34	S39°10'24"E	20.00
C67	202.00	1.57	6.11	S49°23'57"E	20.00
C68	202.00	1.57	6.11	S49°23'57"E	35.87
C69	117.00	29.19	184.44	S49°23'57"E	2.82
C70	117.00	29.19	184.44	S49°23'57"E	33.58
C71	73.00	18.71	23.81	N45°30'51"E	18.99
C72	117.00	29.19	184.44	N45°30'51"E	10.98
C73	73.00	18.71	23.81	N35°12'13"W	9.17
C74	73.00	18.71	23.81	N35°12'13"W	80.81
C75	117.00	29.19	184.44	N28°25'09"E	18.99
C76	117.00	29.19	184.44	N28°25'09"E	17.79
C77	18.00	83.17	29.31	N28°25'09"E	2.88
C78	18.00	83.17	29.31	N28°25'09"E	21.82
C79	117.00	29.19	184.44	N28°25'09"E	47.39
C80	117.00	29.19	184.44	N28°25'09"E	15.40
C81	117.00	29.19	184.44	N28°25'09"E	24.38
C82	18.00	118.02	37.28	S44°51'28"W	30.97
C83	117.00	29.19	184.44	S44°51'28"W	5.46
C84	117.00	29.19	184.44	S44°51'28"W	35.71
C85	117.00	29.19	184.44	S44°51'28"W	30.80
C86	117.00	29.19	184.44	S44°51'28"W	32.45
C87	73.00	18.71	23.81	S43°13'42"E	20.33
C88	18.00	83.17	29.31	N27°12'18"E	20.31
C89	18.00	83.17	29.31	N27°12'18"E	8.19
C90	18.00	175.38	5.53	N83°05'58"W	5.81
C91	18.00	175.38	5.53	N83°05'58"W	19.89
C92	18.00	175.38	5.53	N83°05'58"W	19.89
C93	202.00	1.57	6.11	S13°30'02"W	1.04
C94	202.00	1.57	6.11	S13°30'02"W	44.82
C95	202.00	1.57	6.11	S29°30'00"W	26.08
C96	158.00	2.14	8.34	S31°43'30"W	55.82
C97	158.00	2.14	8.34	N02°58'50"E	21.98
C98	18.00	183.95	5.39	N47°22'39"W	5.78
C99	18.00	80.00	28.27	S78°25'09"W	25.48
C100	117.00	29.19	184.44	S78°25'09"W	10.78
C101	73.00	18.71	23.81	S84°49'33"E	69.11
C102	117.00	29.19	184.44	S92°43'32"E	64.92
C103	18.00	118.02	37.28	S81°00'17"E	30.92
C104	118.00	83.81	159.81	N77°42'36"W	145.97
C105	36.00	83.81	81.88	N77°42'36"W	74.91
C106	117.00	29.19	184.44	N65°00'00"E	14.80
C107	117.00	29.19	184.44	N78°43'28"E	35.83
C108	117.00	29.19	184.44	S88°28'41"E	36.70
C109	117.00	29.19	184.44	N87°18'46"E	35.59
C110	172.00	14.98	42.38	N85°48'22"W	42.27
C111	128.00	18.42	41.29	N89°45'58"W	41.60
C112	172.00	14.98	42.38	S80°02'11"W	42.52
C113	172.00	14.98	42.38	S87°02'00"W	35.38
C114	172.00	14.98	42.38	S73°52'55"W	24.98
C115	128.00	20.20	45.49	S70°42'28"W	45.22
C116	128.00	20.20	45.49	S68°46'59"W	18.74
C117	158.00	15.91	179.74	S60°23'30"W	170.21
C118	202.00	1.57	6.11	S24°57'18"W	190.15
C119	18.00	223.28	22.24	S33°54'23"E	21.26
C120	18.00	205.24	8.57	N73°33'38"E	8.54
C121	18.00	253.49	8.03	N42°33'38"W	7.86
C122	18.00	72.18	24.89	S50°09'11"E	23.97
C123	18.00	100.41	31.63	S39°50'59"W	27.72
C124	18.00	51.88	18.22	N83°39'15"W	15.68
C125	18.00	89.90	28.72	S55°24'42"E	28.62
C126	73.00	37.25	47.88	N60°58'02"E	48.83
C127	117.00	29.19	184.44	N60°58'02"E	48.48
C128	117.00	29.19	184.44	N60°58'02"E	2.31
C129	117.00	29.19	184.44	N15°47'33"E	18.23
C130	117.00	29.19	184.44	N28°25'09"E	35.77
C131	117.00	29.19	184.44	N40°52'52"E	8.50
C132	117.00	29.19	184.44	N51°10'27"E	35.54
C133	117.00	29.19	184.44	N69°40'00"E	38.85
C134	18.00	80.00	28.27	S34°35'14"W	25.50
C135	202.00	1.57	6.11	N02°47'48"W	47.60
C136	202.00	1.57	6.11	N02°47'48"W	35.64
C137	202.00	1.57	6.11	N18°03'43"E	27.40
C138	158.00	15.91	179.74	N11°45'56"E	45.74
C139	158.00	15.91	179.74	S38°00'00"E	38.01
C140	73.00	38.42	45.78	S03°30'18"W	45.88
C141	73.00	44.63	58.91	S41°48'50"E	66.98
C142	117.00	29.19	184.44	S23°28'03"E	166.98
C143	18.00	78.50	24.88	N40°58'02"E	23.02



S89°54'42"E(L1)
S89°54'43"E(C)
S89°55'13"E(L)
50.00'(C)
50.01'(L1)

393.61(L)
394.13'(C,F)

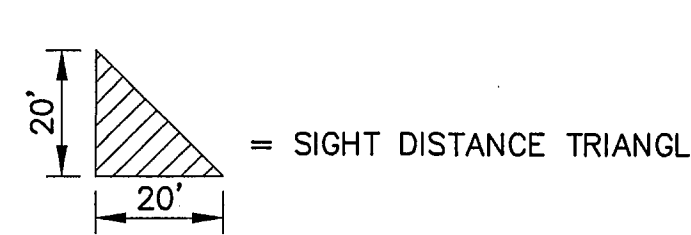
5' ESMT FOR R/W PER ORB 4563, PG 1412
10' PERPETUAL GRADING ESMT PER ORB 4765, PG 1783

(BEARING BASIS)
W LINE OF SEC 30-28S-18E(L)

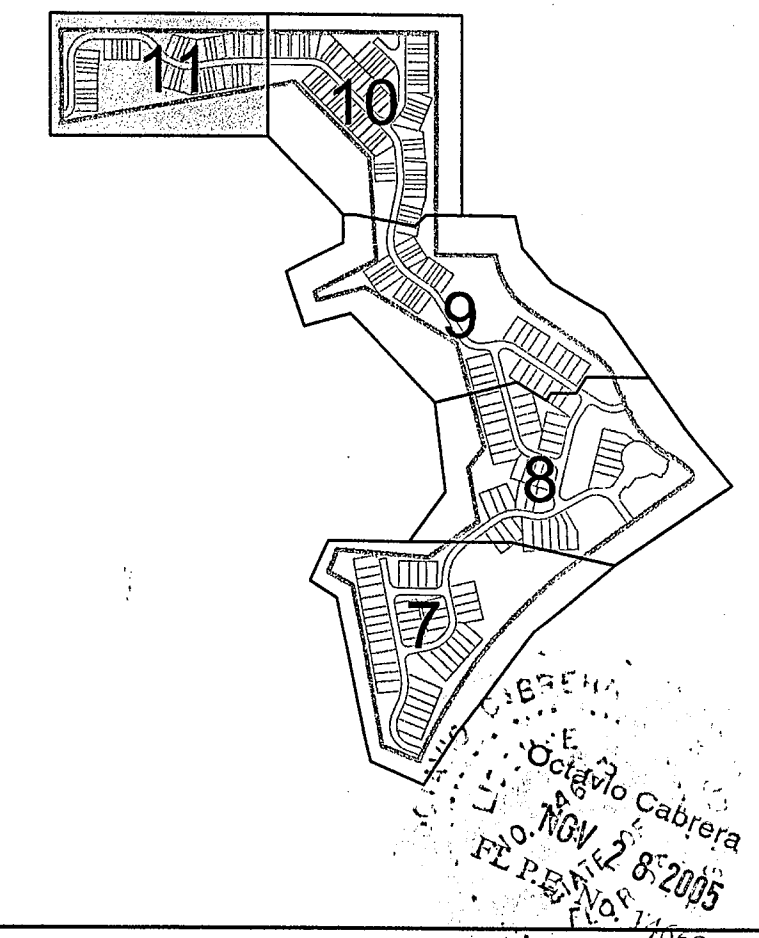
15' DRAINAGE ESMT(DS)

PROPOSED PAINTED TRAFFIC ISLAND

PROPOSED ENTRY SIGN



- LEGEND**
- Boundary Line
 - Center Line
 - - - Edge of Water
 - - - Right-Of-Way Line
 - - - Section Line
 - - - Top Bank or Top of Berm
 - - - Toe of Slope or Grade Break
 - - - Wetland Jurisdictional Line
 - - - Type "I" Curb
 - - - Existing Easement To Be Vacated
 - - - Ingress/Egress Easement
 - - - Indicates Littoral Shelf



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CITY OF CLEARWATER

DESIGNED O.C./J.B.	THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.	PREPARED FOR: BEAZER HOMES TAMPA DIVISION 2630 SOUTH FAULKENBURG ROAD, SUITE A RIVERVIEW, FLORIDA 33569 PHONE: 813-663-9002 FAX: 813-663-9493	SHEET DESCRIPTION: COSTA VERDE AT COUNTRYSIDE SITE PLAN	JOB NO. 282-02
DRAWN J.S.				DATE 8/16/05
CHECKED F.M.				REVISIONS 1 8/5/05 STREET NAMES AND WELL STATUS ADDED.
				DATE 10-22-04
				NO. 11
				DATE 10-22-04
				NO. 35

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PLANT LIST - TYPICAL TOWNHOME GROUP AS SHOWN

SYMBOL	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE / NOTES	SPACING
TREES/PALMS					
OA	6	QUERCUS VIRGINIANA	LIVE OAK	10' HT, 2 1/2" CAL.	AS SHOWN
MG	3	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	10' HT, 2 1/2" CAL.	AS SHOWN
LI	5	LAGERSTROEMIA INDICA	GRAPE MYRTLE	8' HT, 2" CAL.	AS SHOWN
PLANTS/SHRUBS					
JP	255	JUNIPERUS CHINENSIS 'PARSONII'	PARSON'S JUNIPER	3 GAL., 12" X 18", FULL	2' ON CENTER
HS	25	HIBISCUS ROSA-SINENSIS	HIBISCUS	3 GAL., 24" X 24", FULL	3' ON CENTER
DV	151	DIETES VEGETA	AFRICAN IRIS	1 GAL., 14" HT, FULL	2' ON CENTER
RI	172	RAPHIOLEPIS INDICA	DUF. INDIAN HAWTHORN	3 GAL., 14" X 14", FULL	2' ON CENTER
JM	84	JASMINUM MULTIFLORUM	DOUNY JASMINE	3 GAL., 22" X 22", FULL	3' ON CENTER
VS	72	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3 GAL., 24" X 24", FULL	3' ON CENTER
LC	11	LOROPETALUM CHINENSE RUBRUM	LOROPETALUM	3 GAL., 20" X 20", FULL	3' ON CENTER
CA	33	CRINUM SPECIES	CRINUM LILY	3 GAL., 24" X 24", FULL	4' ON CENTER
SOD ST. AUGUSTINE FLORATAM					

GENERAL NOTES

SEE SHEET LA3 FOR TREE REPLACEMENT REQUIREMENTS FOR OVERALL PROJECT.
 SEE SHEET LA14 FOR GENERAL LANDSCAPE NOTES AND DETAILS.
 ANY PLANT MATERIAL WITHIN THE SITE TRIANGLES MUST BE INSTALLED AND MAINTAINED AT A MAXIMUM OF 30" IN HEIGHT OR HAVE A MINIMUM 8' CLEAR TRUNK.

IRRIGATION GENERAL NOTES

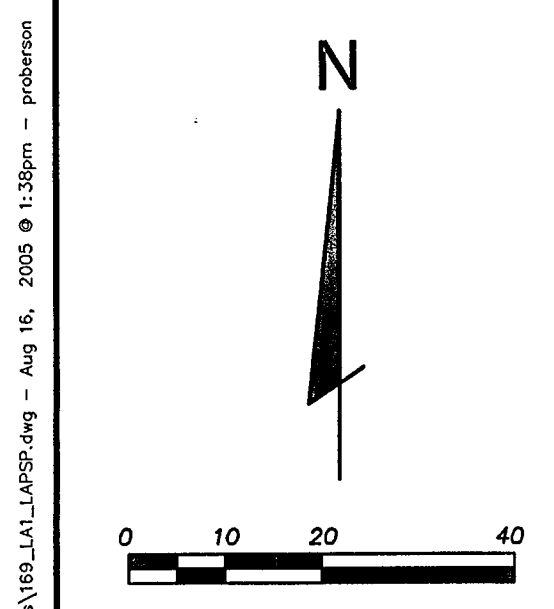
- NO PLANTING SHALL OCCUR UNTIL THE UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS INSTALLED AND FULLY FUNCTIONAL. THE IRRIGATION SYSTEM IS TO SUPPLY 100% COVERAGE TO ALL REQUIRED LANDSCAPE PLANT MATERIAL.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADJUST WATERING AMOUNTS AND FREQUENCY TO ENSURE PROPER ESTABLISHMENT OF ALL PLANT MATERIAL.
- THE CONTRACTOR SHALL BE FAMILIAR WITH BOTH PROPOSED AND EXISTING SITE CONDITIONS SUCH AS UTILITIES, PLANT MATERIALS AND ARCHITECTURAL ELEMENTS IN ORDER TO AVOID CONFLICTS DURING INSTALLATION.
- THE CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES AND SHRUBS ON SITE AND ADJACENT TO THE SITE, THAT MAY OR MAY NOT BE INDICATED ON THE PLANS.
- THE CONTRACTOR SHALL INSTALL THE IRRIGATION SYSTEM IN CONFORMANCE TO ALL APPLICABLE CITY OF CLEARWATER, STATE AND REGIONAL REGULATIONS AND CODES.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND ADJUSTED TO AVOID OVERSPRAY AND RUNOFF ONTO SIGNS, BUILDINGS, WALLS, WALKWAYS, ROADWAY PAVEMENT OR OTHER IMPERVIOUS SURFACES.
- THE IRRIGATION SYSTEM CONTROLLER SHALL HAVE PROGRAM FLEXIBILITY SUCH AS REPEAT CYCLES AND MULTIPLE PROGRAM CAPABILITIES AND HAVE A BATTERY BACK-UP SYSTEM TO RETAIN IRRIGATION PROGRAMS. THE IRRIGATION CONTROL SYSTEM SHALL BE EQUIPPED WITH AN OPERABLE RAIN SENSOR (HUNTER MINI-CLICK) SHUTOFF DEVICE EXPOSED TO UNOBSTRUCTED RAINFALL.
- THE IRRIGATION SYSTEM SHOULD BE DESIGNED TO "STANDARDS AND SPECIFICATIONS FOR TURF AND LANDSCAPE IRRIGATION SYSTEMS", FOURTH EDITION, 2000, AND ANY AMENDMENTS, BY THE FLORIDA IRRIGATION SOCIETY.
- SPRAY HEAD LAYOUT SHALL PROVIDE FOR PROPER HEAD TO HEAD COVERAGE. SPRINKLER SPACING SHALL NOT TO EXCEED 55% OF THE SPRINKLER'S DIAMETER OF COVERAGE.
- THE IRRIGATION CONTRACTOR SHALL ASCERTAIN THE IRRIGATION SYSTEM REQUIREMENTS FOR GPM AND PSI DEMAND AND INSTALL PROPER WATER SOURCE CAPABLE OF MEETING THE DEMAND WITHIN THE ALLOWABLE WATERING TIMES. THE POINT OF CONNECTION OF THE IRRIGATION SYSTEM TO BE DETERMINED.
- FINAL IRRIGATION ZONES SHALL BE SIZED TO PROVIDE PROPER WATER FLOW AND EFFICIENCY THROUGH THE IRRIGATION SYSTEM.
- WIRE CONNECTIONS FOR ELECTRIC CONTROL VALVES ARE TO BE MADE WITH NORTHSTAR WATERPROOF SPLICE KITS (3M DBT).
- MAINLINE PIPE IS TO BE INSTALLED A MINIMUM OF 18" BELOW FINISH GRADE. LATERAL LINE PIPE IS TO BE INSTALLED A MINIMUM OF 12" BELOW FINISH GRADE.
- THE IRRIGATION CONTROLLER SHALL HAVE PROPER LIGHTNING PROTECTION INSTALLED PER MANUFACTURE AND APPLICABLE CODES.
- CONTROL VALVE WIRES SHALL RUN UNDER THE MAINLINE PIPE.
- THE MAINLINE PIPE AND SLEEVES ARE TO BE SCHEDULE 40 PVC. LATERAL LINE PIPE IS TO BE CLASS 160 PVC. IRRIGATION PIPE SHALL BE PROPERLY SIZED TO A MAXIMUM OF 5 FEET PER SECOND OF WATER VELOCITY FLOW THROUGH THE IRRIGATION SYSTEM.
- NO IRRIGATION COMPONENTS, MAINLINE PIPING, LATERAL PIPING OR TRENCHING SHALL OCCUR WITHIN THE PROTECTED ZONE OF EXISTING TREES.

ORIGINAL

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AUG 18 2005
 PLANNING DEPARTMENT
 CITY OF CLEARWATER

APPROVED
 AUG 16 2005
 STATE



DESIGNED	PDR
DRAWN	PDR
CHECKED	PDR
A.C.	

FLORIDA DESIGN CONSULTANTS, INC.
 ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
 3030 Starkey Blvd, New Port Richey FL 34655
 Tel: (727) 849-7988 - Fax: (727) 849-3649
 E.B. No. 7421
 L.C. No. 26000206

PREPARED FOR:
BEAZER HOMES TAMPA DIVISION
 2630 SOUTH FAULKENBURG ROAD, SUITE A
 RIVERVIEW, FLORIDA 33569
 PHONE: 813-663-9002 FAX: 813-663-9493

SHEET DESCRIPTION:
**COSTA VERDE AT COUNTRYSIDE
 TYPICAL "BLOOMINGDALE" TOWNHOME
 LANDSCAPE PLAN**

NO.	DATE	REVISIONS	APPRO BY
1	8/12/05	REV. EX. TREE INFO., ADD FENCE/WALL, POND TREES	
			DATE: 6/30/05

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PLANT LIST - TYPICAL TOWNHOME GROUP AS SHOWN

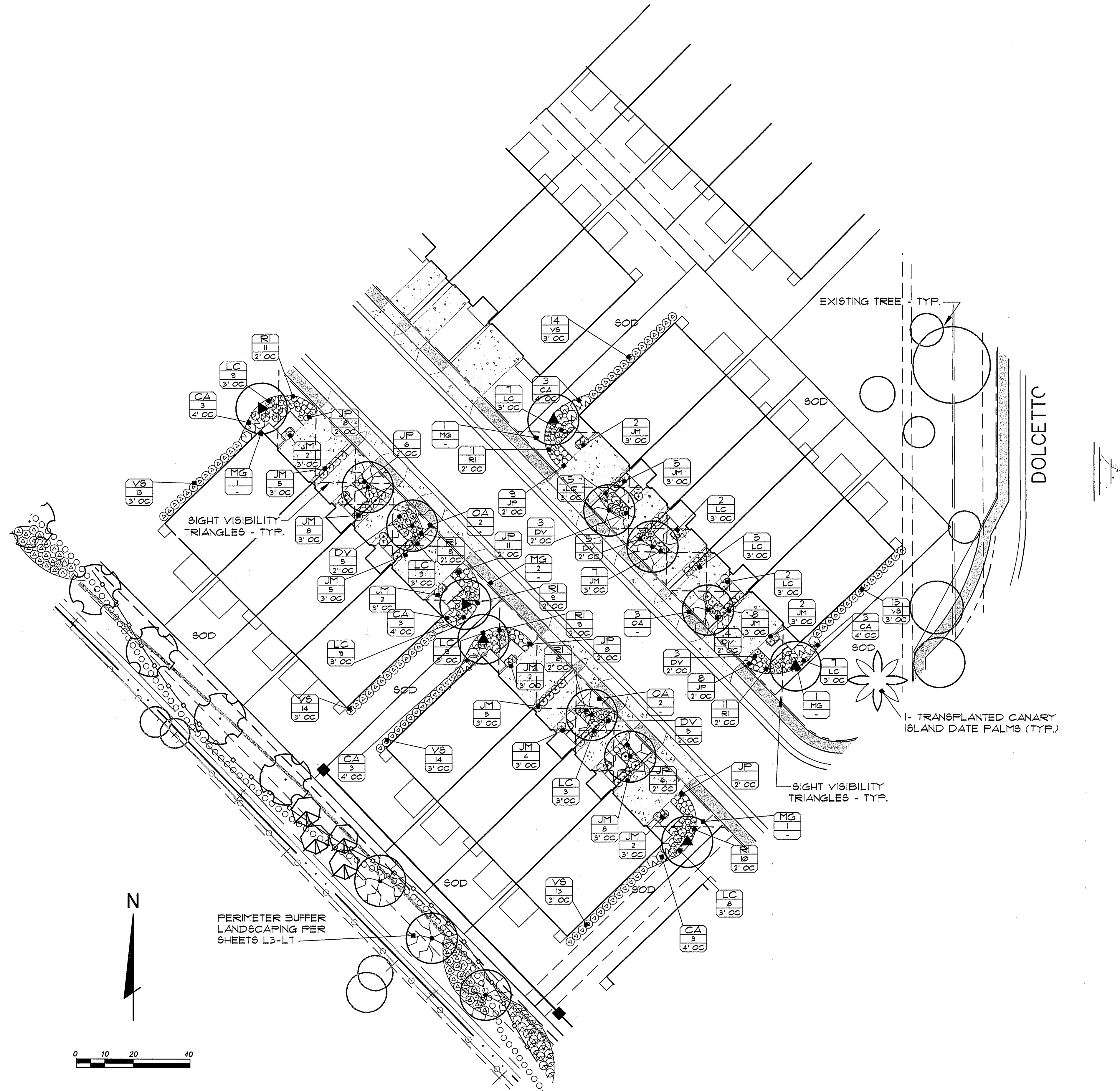
SYMBOL	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE / NOTES	SPACING
TREES/PALMS					
OA	11	QUERCUS VIRGINIANA	LIVE OAK	14' HT., 3" CAL., 8' CLEAR TRUNK	AS SHOWN
MG	6	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	10' HT., 2 1/2" CAL.	AS SHOWN
PLANTS/SHRUBS					
JP	63	JUNIPERUS CHINENSIS 'PARSONII'	PARSON'S JUNIPER	3 GAL., 12" X 18", FULL	2' ON CENTER
DV	25	DIETES VEGETA	AFRICAN IRIS	1 GAL., 14" HT., FULL	2' ON CENTER
RI	11	RAFHOLEPIS INDICA	DUF. INDIAN HAITHORN	3 GAL., 14" X 14", FULL	2' ON CENTER
JM	67	JASMINUM MULTIFLORUM	DOUNEY JASMINE	3 GAL., 22" X 22", FULL	3' ON CENTER
VS	83	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3 GAL., 24" X 24", FULL	3' ON CENTER
LC	69	LOROPETALUM CHINENSE RUBRUM	LOROPETALUM	3 GAL., 20" X 20", FULL	3' ON CENTER
CA	18	CRINUM SPECIES	CRINUM LILY	3 GAL., 24" X 24", FULL	4' ON CENTER
SOD					
ST. AUGUSTINE 'FLORATAM'					

GENERAL NOTES

SEE SHEET LA3 FOR TREE REPLACEMENT REQUIREMENTS FOR OVERALL PROJECT.
 SEE SHEET LA14 FOR GENERAL LANDSCAPE NOTES AND DETAILS.
 ANY PLANT MATERIAL WITHIN THE SITE TRIANGLES MUST BE INSTALLED AND MAINTAINED AT A MAXIMUM OF 30" IN HEIGHT OR HAVE A MINIMUM 8' CLEAR TRUNK.

IRRIGATION GENERAL NOTES

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ORIGINAL

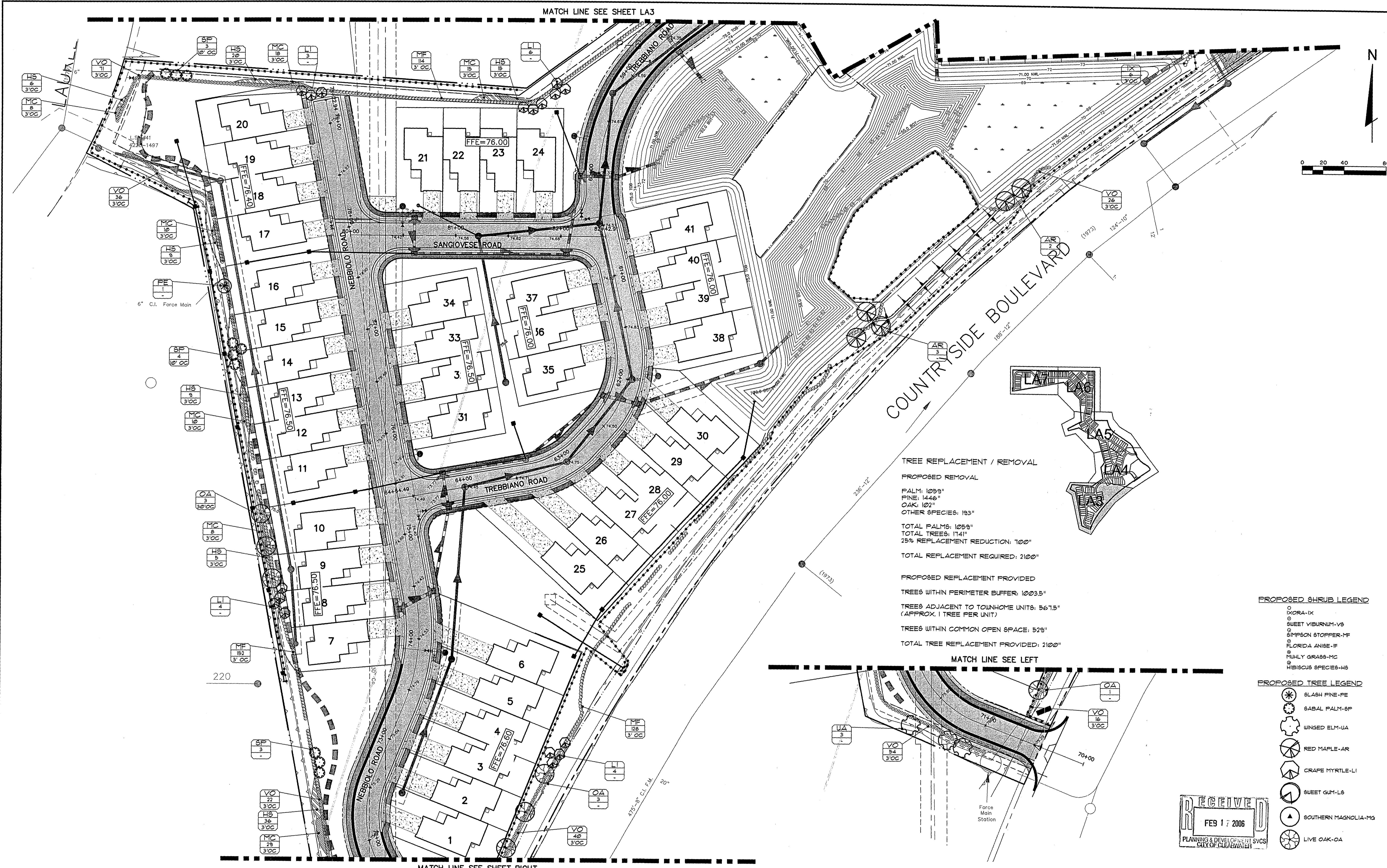
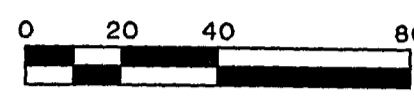
RECEIVED
 AUG 18 2005
 PLANNING DEPARTMENT
 CITY OF CLEARWATER

APPROVED
 AUG 16 2005

DESIGNED: PDR DRAWN: PDR CHECKED: PDR O.C.	THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.	FLORIDA DESIGN CONSULTANTS, INC. ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS 3030 Storkley Blvd, New Port Richey FL 34655 Tel. (727) 849-7588 - Fax. (727) 848-3648	PREPARED FOR: BEAZER HOMES TAMPA DIVISION 2630 SOUTH FAULKENBURG ROAD, SUITE A RIVERVIEW, FLORIDA 33569 PHONE: 813-663-9002 FAX: 813-663-9493	SHEET DESCRIPTION: COSTA VERDE AT COUNTRYSIDE TYPICAL "VENETIAN BAY" TOWNHOME LANDSCAPE PLAN	JOB NO.: 282-02 SHEET: 169 F.S. & P.S.	LA2
					DATE: 8/12/05 REV. EX. TREE INFO., ADD FENCE/WALL, POND TREES	DATE: 6/30/05

K:\Veg\Jobs\Landscaping\109_LA2_LA3.dwg - Aug 16, 2005 @ 11:40am - proberson
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MATCH LINE SEE SHEET LA3



TREE REPLACEMENT / REMOVAL

PROPOSED REMOVAL

PALM: 1059"
PINE: 1446"
OAK: 102"
OTHER SPECIES: 193"
TOTAL PALMS: 1059"
TOTAL TREES: 1741"
25% REPLACEMENT REDUCTION: 100"
TOTAL REPLACEMENT REQUIRED: 2100"

PROPOSED REPLACEMENT PROVIDED

TREES WITHIN PERIMETER BUFFER: 1003.5"
TREES ADJACENT TO TOWNHOME UNITS: 567.5"
(APPROX. 1 TREE PER UNIT)
TREES WITHIN COMMON OPEN SPACE: 529"
TOTAL TREE REPLACEMENT PROVIDED: 2100"

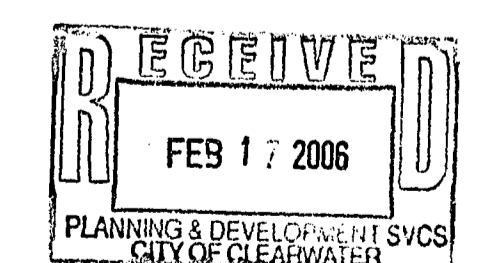
MATCH LINE SEE LEFT

PROPOSED SHRUB LEGEND

- KORA-IX
- SWEET VIBURNUM-V8
- SIMPSON STOPPER-MF
- FLORIDA ANISE-IF
- MUHLY GRASS-MC
- HIBISCUS SPECIES-H8

PROPOSED TREE LEGEND

- ⊗ SLASH PINE-FE
- ⊗ SABAL PALM-8P
- ⊗ WINGED ELM-UA
- ⊗ RED MAPLE-AR
- ⊗ CRAPE MYRTLE-LI
- ⊗ SWEET GUM-L8
- ⊗ SOUTHERN MAGNOLIA-MG
- ⊗ LIVE OAK-OA



MATCH LINE SEE SHEET RIGHT

DESIGNED	PDR
DRAWN	PDR/JAS
CHECKED	PDR
DATE	

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3030 Starkey Blvd, New Port Richey FL 34655
Tel: (727) 849-7588 - Fax: (727) 848-3648
E.B. No. 7421
L.C. No. 26000206

PREPARED FOR:
BEAZER HOMES TAMPA DIVISION
2630 SOUTH FAULKENBURG ROAD, SUITE A
RIVERVIEW, FLORIDA 33569
PHONE: 813-663-9002 FAX: 813-663-9493

SHEET DESCRIPTION:
**COUNTRYSIDE EXECUTIVE GOLF COURSE
PERIMETER BUFFER PLAN**

NO.	DATE	REVISIONS	APP'D BY

Octavio Cabrera
FEB 16 2006
FL, PE, No. 3400
JOB NO. 576-01
SHT. LA3
DATE: 10/22/04
APP'D BY: LAI

1/15/2006 11:15am - gdl

LEGEND

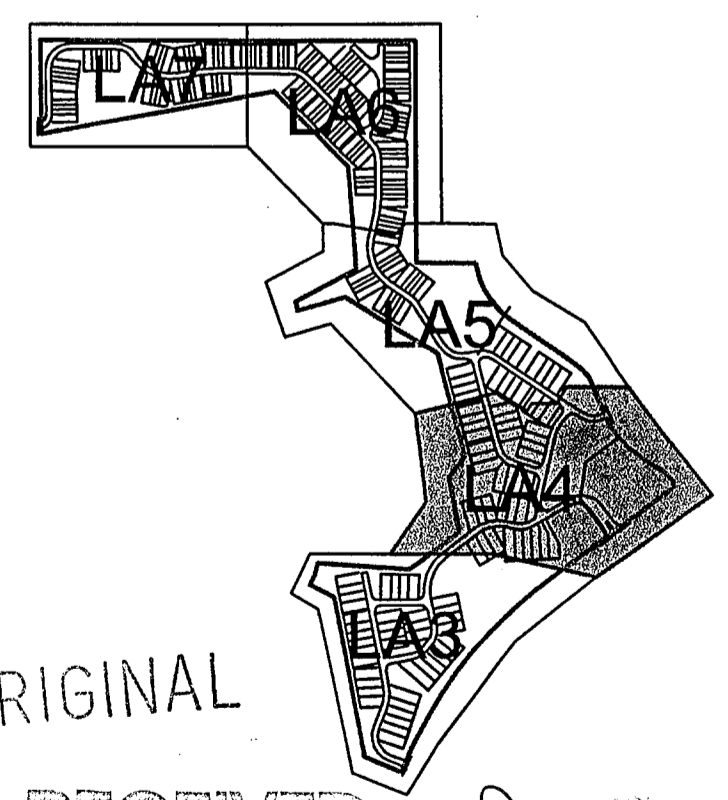
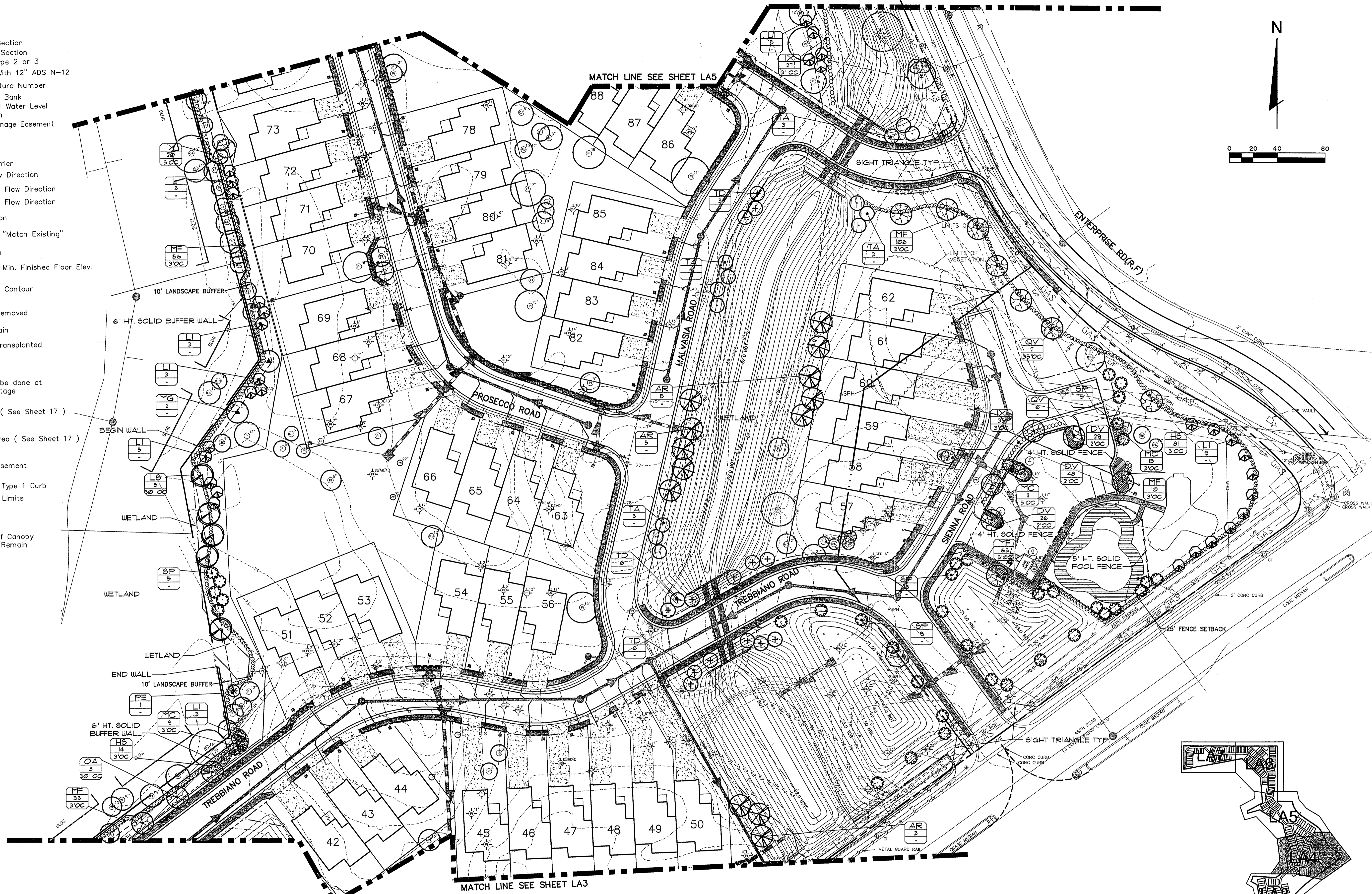
- = Proposed Storm Sewer
- = Proposed Flared End Section
- = Proposed Mitered End Section
- = Proposed Curb Inlet type 2 or 3
- = Proposed Yard Drain With 12" ADS N-12
- = Proposed Storm Structure Number
- = Proposed Pond Top of Bank
- = Proposed Pond Normal Water Level
- = Proposed Pond Bottom
- = Proposed Limits of Drainage Easement
- = Existing Contour
- = Proposed Contour
- = Proposed Silt Fence
- = Proposed Turbidity Barrier
- = Overland Drainage Flow Direction
- = Concentrated Drainage Flow Direction
- = Hard Surface Drainage Flow Direction
- = Proposed Spot Elevation
- = Proposed Elevation to "Match Existing"
- = Existing Spot Elevation
- = Lot Grading Type and Min. Finished Floor Elev.
- = Proposed Grading Pad Contour
- = Existing Tree To Be Removed
- = Existing Tree To Remain
- = Existing Tree To Be Transplanted
- = "Wood Utility Pole"
- = Pond Littoral Shelf
- = Planting Design to be done at construction plan stage
- = Wetland Impact Area (See Sheet 17)
- = Wetland Excavation Area (See Sheet 17)
- = Proposed Drainage Easement
- = Indicates Location of Type 1 Curb
- = Wetland Jurisdictional Limits
- = Grading Break Line
- = Pond Boring
- = Approximate Limits of Canopy for Existing Tree to Remain

PROPOSED SHRUB LEGEND

- LORAX
- SWEET VIBURNUM-VS
- IMPSON STOPPER-MF
- FLORIDA ANISE-IF
- MUHLY GRASS-MC
- HIBISCUS SPECIES-HS

PROPOSED TREE LEGEND

- SLASH PINE-PE
- SABAL PALM-SP
- WINGED ELM-UA
- RED MAPLE-AR
- GRAPE MYRTLE-LI
- SWEET GUM-LG
- SOUTHERN MAGNOLIA-MG
- LIVE OAK-OA
- POND CYPRESS-TA
- BALD CYPRESS-TD



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RECEIVED

AUG 18 2005

PLANNING DEPARTMENT
CITY OF CLEARWATER

APPROVED
AUG 16 2005
[Signature]

DESIGNED: PDR
DRAWN: PDR
CHECKED: PDR
DATE: 8/12/05

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ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
3030 Storkley Blvd, New Port Richey FL 34655
Tel: (727) 849-7588 - Fax: (727) 848-3649
E.B. No. 7421
L.C. No. 26000206

PREPARED FOR:
BEAZER HOMES TAMPA DIVISION
2630 SOUTH FAULKENBURG ROAD, SUITE A
RIVERVIEW, FLORIDA 33569
PHONE: 813-663-9002 FAX: 813-663-9493

SHEET DESCRIPTION:
**COSTA VERDE AT COUNTRYSIDE
PERIMETER BUFFER PLAN**

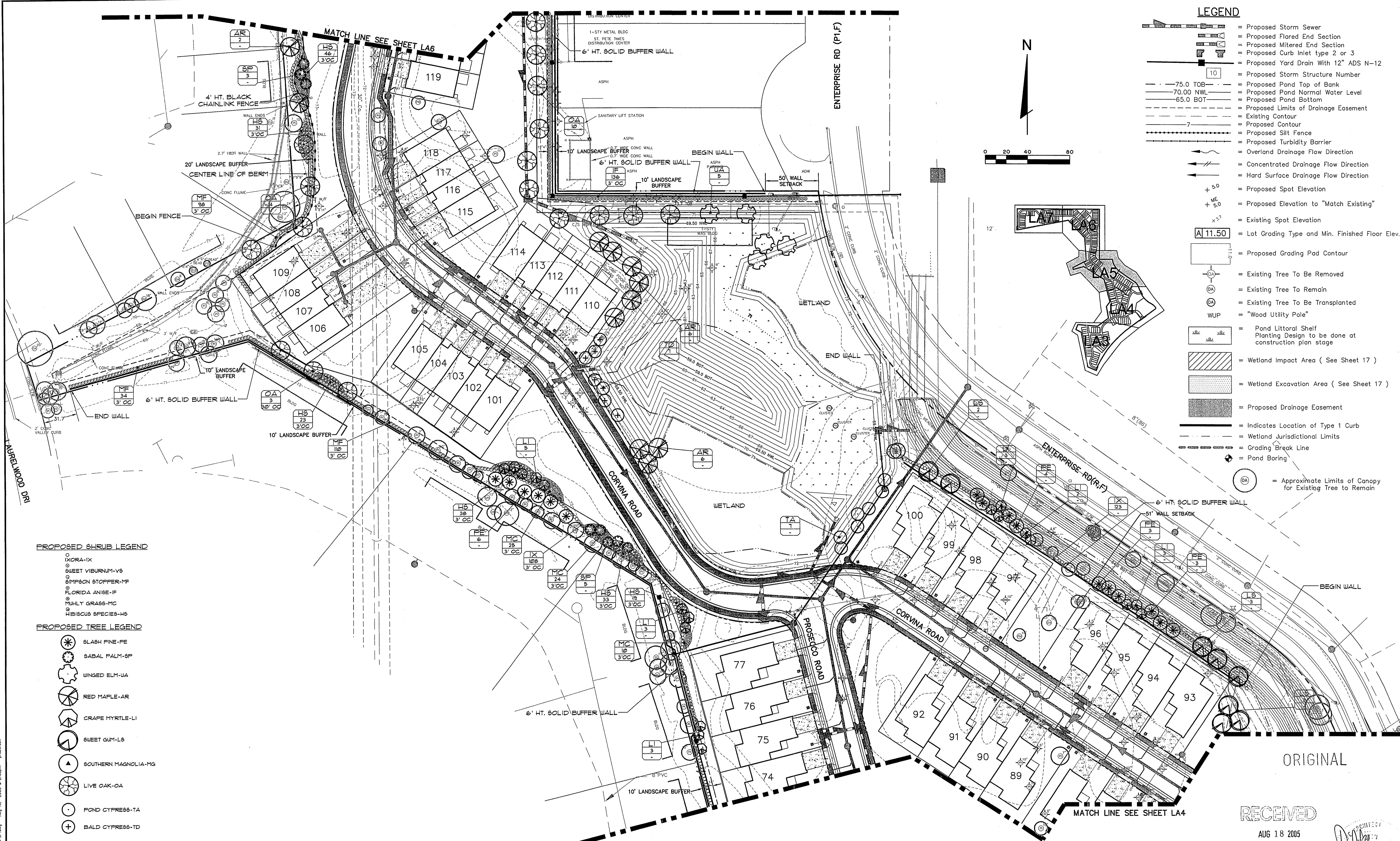
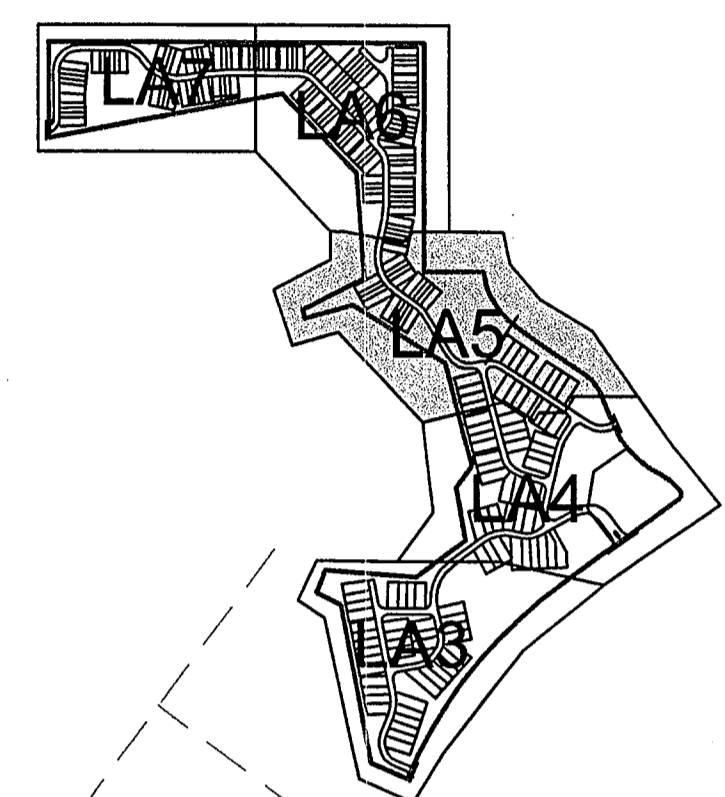
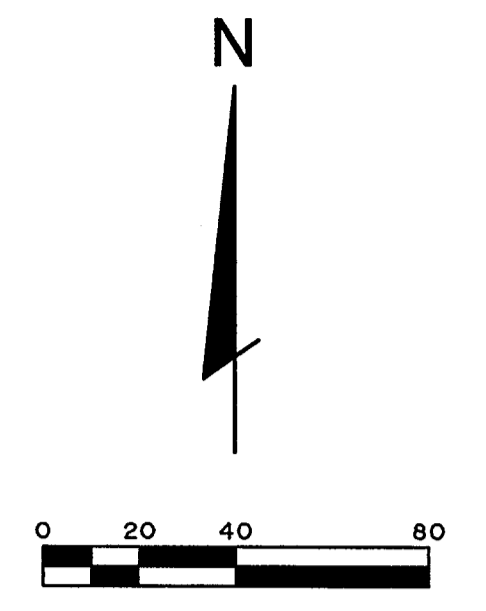
JOB NO.	262-02	DATE	6/30/05
EPN	169	DATE	6/30/05
REV.	1	DATE	8/12/05
REV. EX.	REV. EX. TREE INFO., ADD FENCE/WALL, POND TREES	DATE	6/30/05
NO.	DATE	REVISIONS	APPROVED BY

C:\Users\pdr\Desktop\Projects\Costa Verde\LA4_LAI14.dwg - Aug 16, 2005 @ 11:59am - pdr

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LEGEND

- = Proposed Storm Sewer
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- = "Wood Utility Pole"
- = Pond Littoral Shelf
- = Planting Design to be done at construction plan stage
- = Wetland Impact Area (See Sheet 17)
- = Wetland Excavation Area (See Sheet 17)
- = Proposed Drainage Easement
- = Indicates Location of Type 1 Curb
- = Wetland Jurisdictional Limits
- = Grading Break Line
- = Pond Boring
- = Approximate Limits of Canopy for Existing Tree to Remain



PROPOSED SHRUB LEGEND

- KORA-IX
- SWEET VIBURNUM-VS
- SIMPSON STOPPER-MF
- FLORIDA ANISE-IF
- MUHLY GRASS-MC
- HIBISCUS SPECIES-HS

PROPOSED TREE LEGEND

- SLASH PINE-PE
- SABAL PALM-SP
- WINGED ELM-UA
- RED MAPLE-AR
- GRAPE MYRTLE-LI
- SWEET GUM-LB
- SOUTHERN MAGNOLIA-MG
- LIVE OAK-OA
- POND CYPRESS-TA
- BALD CYPRESS-TD

ORIGINAL

RECEIVED

AUG 18 2005

PLANNING DEPARTMENT
CITY OF CLEARWATER

APPROVED
AUG 16 2005

DESIGNED	THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.
DRAWN	
CHECKED	
DATE	

FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
3030 Starkey Blvd., New Port Richey FL 34655
Tel: (727) 849-7588 • Fax: (727) 849-3649
E.B. No. 7421
L.C. No. 26000206

PREPARED FOR:
BEAZER HOMES TAMPA DIVISION
2630 SOUTH FAULKENBURG ROAD, SUITE A
RIVERVIEW, FLORIDA 33569
PHONE: 813-663-9002 FAX: 813-663-9493

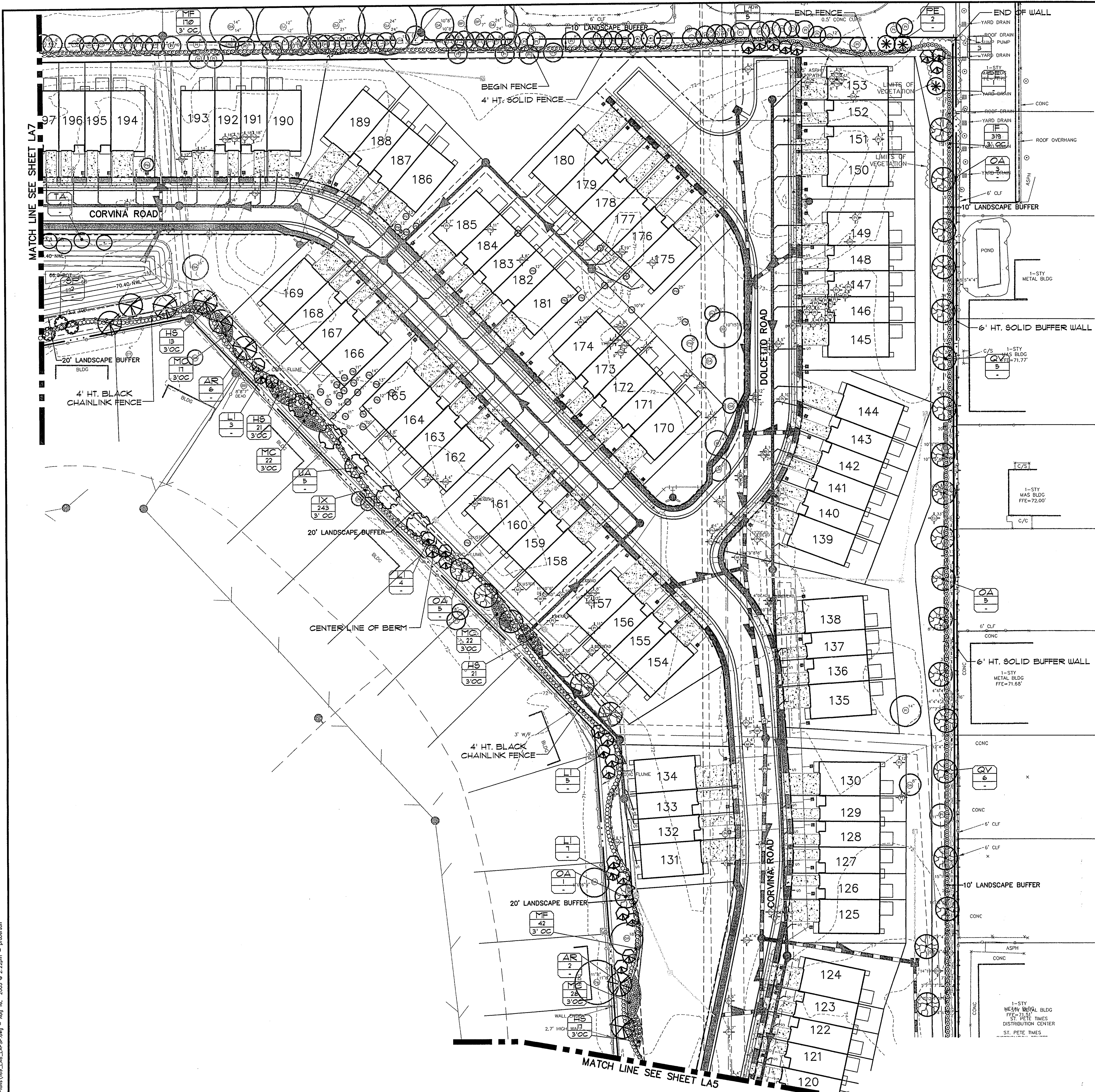
SHEET DESCRIPTION:
COSTA VERDE AT COUNTRYSIDE PERIMETER BUFFER PLAN

NO.	DATE	REVISIONS	APPROVED BY
1	8/12/05	REV. EX. TREE INFO., ADD FENCE/WALL, POND TREES	

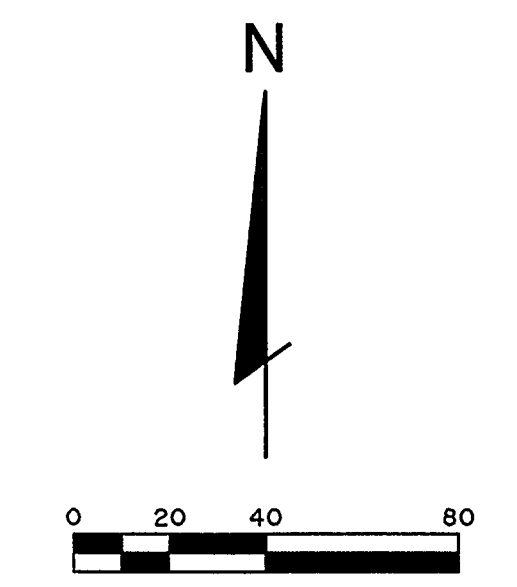
JOB NO.	282-02	SHEET NO.	LA5
EPN	169		
F.B. & P.O.			LA14
DATE	6/30/05		

C:\Users\paul.vanderkoope\Documents\Projects\Costa Verde\LA5_LAP10.dwg - Aug 16, 2005 @ 2:05pm - profession

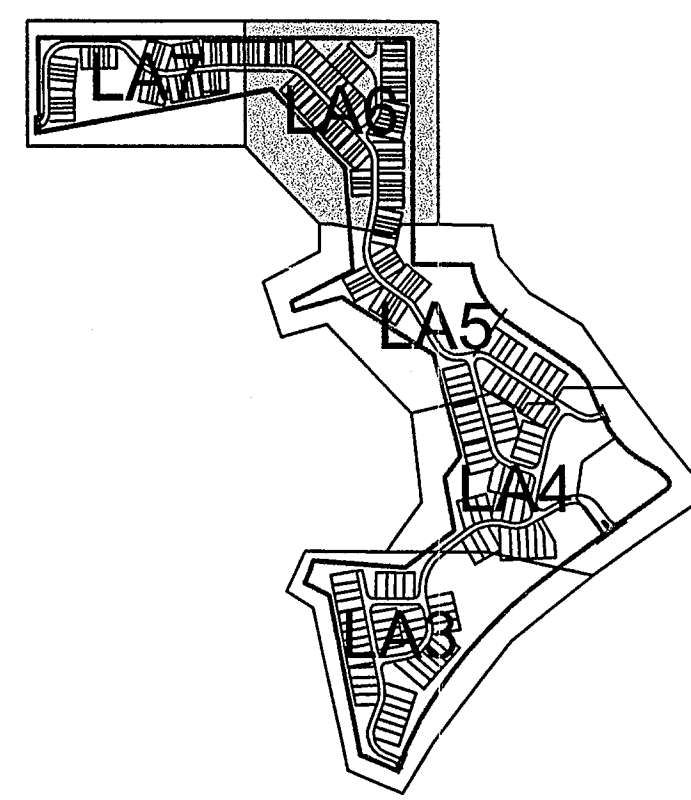
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- LEGEND**
- Proposed Storm Sewer
 - Proposed Flared End Section
 - Proposed Mitered End Section
 - Proposed Curb Inlet type 2 or 3
 - Proposed Yard Drain With 12" ADS N-12
 - Proposed Storm Structure Number
 - 75.0 TOB
 - 70.00 NWL
 - 65.0 BOT
 - Proposed Limits of Drainage Easement
 - Existing Contour
 - Proposed Contour
 - Proposed Silt Fence
 - Proposed Turbidity Barrier
 - Overland Drainage Flow Direction
 - Concentrated Drainage Flow Direction
 - Hard Surface Drainage Flow Direction
 - Proposed Spot Elevation
 - Proposed Elevation to "Match Existing"
 - Existing Spot Elevation
 - Lot Grading Type and Min. Finished Floor Elev.
 - Proposed Grading Pad Contour
 - Existing Tree To Be Removed
 - Existing Tree To Remain
 - Existing Tree To Be Transplanted
 - "Wood Utility Pole"
 - Pond Littoral Shelf
Planting Design to be done at construction plan stage
 - Wetland Impact Area (See Sheet 17)
 - Wetland Excavation Area (See Sheet 17)
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- PROPOSED SHRUB LEGEND**
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 - SWEET VIBURNUM-VS
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CITY OF CLEARWATER

APPROVED
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DESIGNED: PDR
DRAWN: PDR
CHECKED: PDR

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SHEET DESCRIPTION:
**COSTA VERDE AT COUNTRYSIDE
PERIMETER BUFFER PLAN**

JOB NO.	282-02	DATE	8/12/05
SPN	169	REV. EX.	REV. EX. TREE INFO., ADD FENCE/WALL, POND TREES
SHT.	LA6	DATE	6/30/05
NO.		DATE	
NO.		DATE	

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