

EXISTING SITE CONDITIONS
 TOTAL PROPERTY ACREAGE OWNED BY THE DEVELOPER IS 3.921 ACRES. TOTAL PROJECT ACREAGE IS 6.091 ACRES (INCLUDES R/W IMPROVEMENTS). THE EXISTING ZONING IS "R-45P", AND THE EXISTING LAND USE IS VACANT RANGE LAND. THE EXISTING ZONING AND LAND USE OF PROPERTIES WITHIN 200 FT OF SITE BOUNDARIES ARE SHOWN ON SHEET 2/14. ALL KNOWN EXISTING EASEMENTS ARE SHOWN AND NOTED ON THIS SHEET. THERE ARE EXISTING AND PLATTED STREETS AND UTILITIES WITHIN THE PROJECT AREA FOR THIS DEVELOPMENT. ALL EXISTING MANMADE DITCHES ARE SHOWN ON THIS SHEET. THERE ARE NO EXISTING HISTORICAL SITES OR BUILDINGS WITHIN THE PROJECT AREA. THE APPROXIMATE LOCATION AND SIZE OF EXISTING AND PLATTED STREETS, DRAINAGEWAYS, AND UTILITIES ON CONTIGUOUS PROPERTIES IS SHOWN ON THIS PLAN. GENERAL TOPOGRAPHIC CONTOURS AT HALF FOOT INTERVALS ARE SHOWN ON THIS PLAN. THE SITE IS LOCATED WITHIN FLOOD ZONE "A13" PER F.I.R.M. PANEL #120126-0010B, LAST REVISED 15 AUGUST, 1983. THERE ARE NO SWFWMD JURISDICTIONAL WETLANDS LOCATED ON THIS SITE. THERE ARE NO EXISTING WELLS LOCATED ON THIS SITE. EXISTING PROTECTED TREES AS LOCATED BY ARE SHOWN ON SHEET #7, FOR PURPOSES OF CLARITY. 349 AUSTRALIAN PINE TREES (NUISANCE SPECIES) WERE COUNTEd ON-SITE BUT NOT LOCATED. ALL EXISTING NUISANCE SPECIES ARE TO BE REMOVED FROM SITE AND DISPOSED OF IN A PROPER MANNER CONSISTENT WITH TOWN OR COUNTY GUIDELINES. THE EXISTING ON-SITE DRAINAGE DITCH HAS BEEN CLASSIFIED BY SWFWMD AS AN "OTHER SURFACE WATERS", AS PER STAFF SITE VISIT ON 16 MAR 2004. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 7, TOWNSHIP 36 SOUTH, RANGE 17 EAST AS BEING S.02°51'47"E. (ASSUMED) TOPOGRAPHIC INFORMATION IS BASED ON THE FDOT BENCHMARK, LOCATED AS SHOWN ABOVE, HAVING A PUBLISHED ELEVATION OF 4.42 NGVD. ON-ATTACHED BOUNDARY SURVEY FOR LOCATION AND DESCRIPTION OF ALL LOT AND ADJACENT PROPERTY CORNER AND LINE MONUMENTATION. IN ACCORDANCE WITH CHAPTER 98 TREES OF THE TOWN CODE, ALL NUISANCE TREE SPECIES SHALL BE REMOVED FROM THE SITE. THIS SHALL BE DONE AT THE TIME OF SITE IMPROVEMENT/CONSTRUCTION. ADDITIONALLY, ALL OTHER TREES SHALL NOT BE REMOVED OR RELOCATED FROM THE SITE WITHOUT THE APPLICABLE TREE PERMITS. AT THE TIME OF SITE IMPROVEMENT/CONSTRUCTION, ALL RELOCATED AND REPLACEMENT TREES SHALL COMPLY WITH THE SPECIFICATIONS AS STATED IN CHAPTER 98 OF THE TOWN CODE.

BOUNDARY CURVE/LINE TABLES

CURVE	DELTA	ARC	RADIUS	CHORD BEARING	CHORD
C1	44°59'57"	23.56'	30.00'	S.19°38'12"W.	22.96'
C2	51°19'04"	26.87'	30.00'	S.87°47'43"W.	25.98'
C3	282°28'08"	147.99'	30.00'	N.47°51'50"W.	37.50'
C4	51°19'04"	26.87'	30.00'	S.16°28'38"W.	25.98'
C5	45°02'10"	23.58'	30.00'	S.64°39'16"W.	22.98'
C6	89°57'52"	82.81'	40.00'	N.47°50'43"W.	58.55'
C7	123°39'50"	64.75'	30.00'	N.70°19'22"E.	57.43'
C8	146°22'18"	76.64'	30.00'	S.19°38'12"W.	22.96'
C9	33°37'42"	17.61'	30.00'	N.19°40'58"W.	17.36'
C10	56°20'10"	29.50'	30.00'	N.64°39'54"W.	28.30'
C11	75°28'27"	39.52'	30.00'	N.49°26'07"E.	36.72'
C12	98°10'55"	51.41'	30.00'	S.46°13'40"W.	45.35'
C13	8°08'47"	4.27'	30.00'	N.88°45'16"W.	4.26'

LINE	BEARING	DISTANCE
L1	N.42°08'10"E.	11.81'
L2	S.42°08'10"W.	11.79'

LEGAL DESCRIPTION
 LOTS 21 AND 22 OF COQUINA BEACH SUBDIVISION, BLOCK D, AS RECORDED IN PLAT BOOK 1, PAGE 203 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
 TOGETHER WITH:
 LOTS 1, 2, 7 & 8, OF COQUINA BEACH SUBDIVISION, BLOCK E, AS RECORDED IN PLAT BOOK 1, PAGE 203 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
 TOGETHER WITH:
 LOTS 3, 8 AND LOTS 10 THROUGH 23, AND 25 THROUGH 27 COQUINA BEACH SUBDIVISION, BLOCK F, AS RECORDED IN PLAT BOOK 1, PAGE 203 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LEGEND

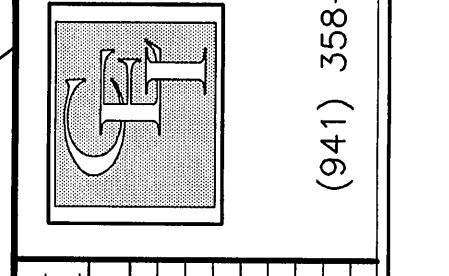
EXISTING

- RIGHT-OF-WAY
- ADJACENT LOT LINE
- POTABLE WATER MAIN
- FIRE HYDRANT ASSEMBLY
- SANITARY MAIN (GRAVITY)
- SANITARY FORCE MAIN
- STORM PIPING W/M.E.S.
- TOP OF BANK
- TOE OF SLOPE
- DRAINAGE DITCH
- SIDEWALK W/CONTROL JOINTS
- ROADWAY CENTER LINE
- ASPHALT PAVEMENT

ADDITIONAL PLAN NOTES:

- SEE SHEET #3 FOR DEVELOPMENT DATA AND HORIZONTAL CONTROL PLAN.
- SEE SHEET #4 FOR PROPOSED WATER AND SEWER LAYOUT.
- SEE SHEET #5 FOR MASTER STORMWATER PLAN AND SHEET #6 FOR DRAINAGE/GRADING PLAN.
- SEE SHEET #7 FOR EXISTING TREES, BEST MANAGEMENT CONTROL PRACTICES AND SE&C DEVICES/PLAN.

CYRIX ENGINEERING, INC.
 Engineers & Surveyors
 1144 Tallevast Rd., #1111
 Sarasota, Fla 34243



PROJECT NO. 010030
 DRAWN BY J.M.P.
 DATE 01 APRIL 2004
 CHECKED BY J.M.P.
 DATE 01 APRIL 2004
 REVISIONS PER TOWN COMMENTS

SEAL: J. Mark Covatta PE, No. 43394, State of Florida
 Date

COQUINA BEACH SUBDIVISION

EXISTING CONDITIONS PLAN

SHEET 2 OF 16