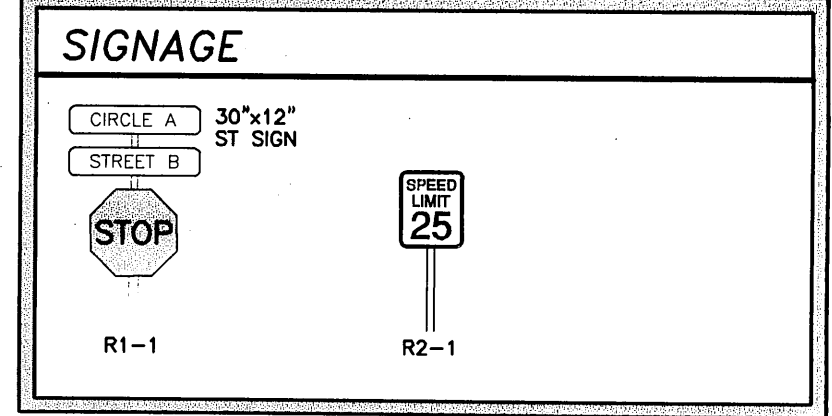
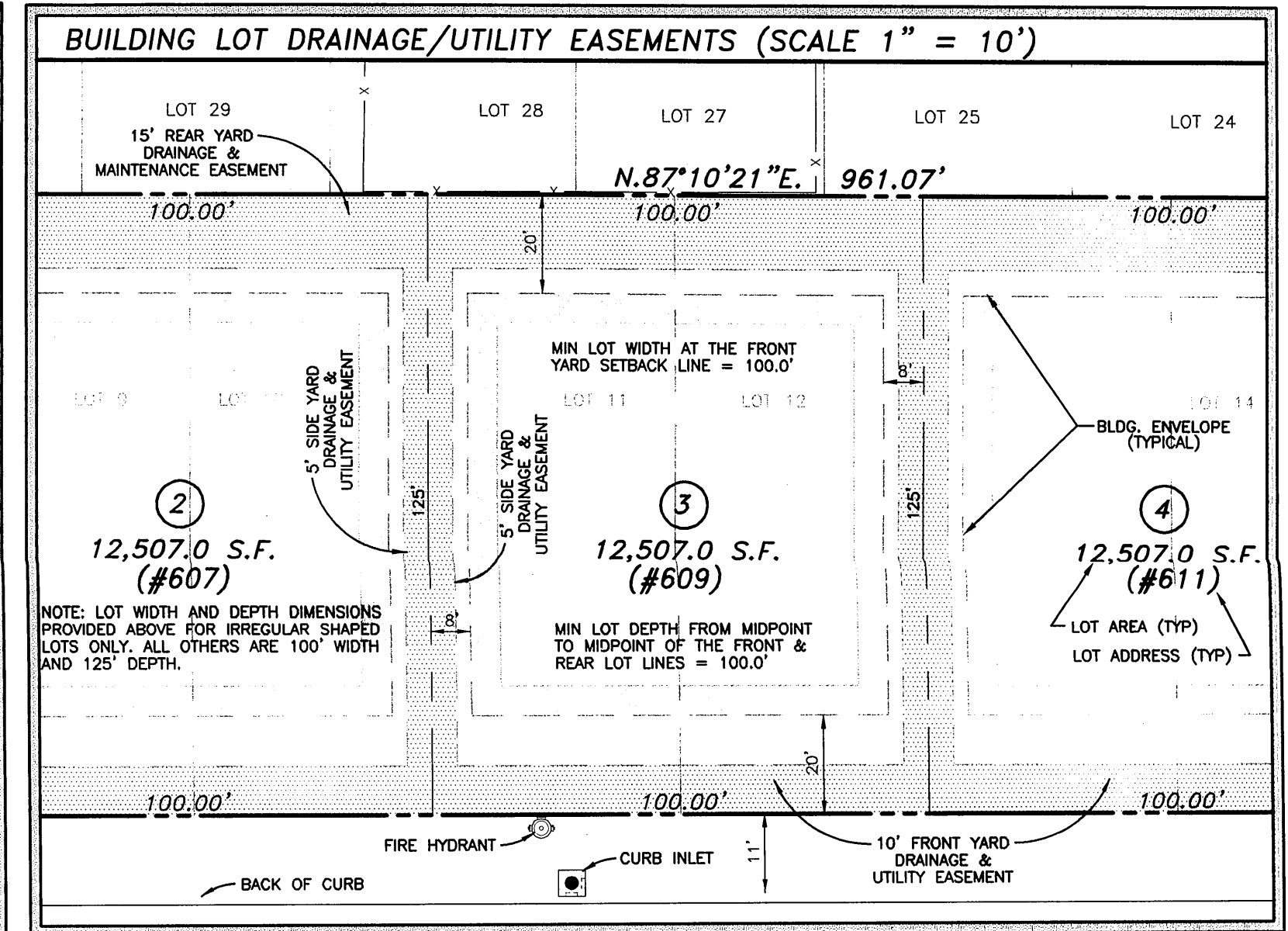


CURVE	DELTA	ARC	RADIUS	CHORD BEARING	CHORD
C1	98°10'55"	51.41'	30.00'	S.46°13'40"W	45.35'
C2	45°02'10"	23.58'	23.00'	S.64°39'16"W	22.98'
C3	89°57'52"	62.81'	30.00'	N.47°50'43"W	56.55'
C4	33°37'42"	17.61'	49.00'	N.19°40'38"W	17.36'
C5	75°28'27"	39.52'	30.00'	N.49°26'07"E	36.72'
C6	08°08'47"	04.27'	30.00'	N.88°45'16"W	04.27'

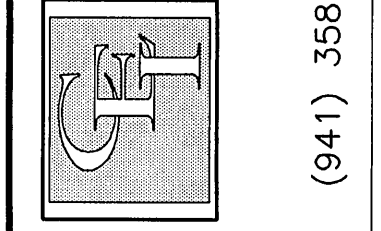


LEGEND	
<b>EXISTING</b>	
---	RIGHT-OF-WAY
---	ADJACENT LOT LINE
---	POTABLE WATER MAIN
---	FIRE HYDRANT ASSEMBLY
---	SANITARY MAIN (GRAVITY)
---	STORM PIPING W/M.E.S.
---	DRAINAGE DITCH
---	SIDWALK W/CONTROL JOINTS
---	ROADWAY CENTER LINE
---	ASPHALT PAVEMENT
<b>PROPOSED</b>	
---	PROPERTY LINE
---	RIGHT-OF-WAY
---	LOT/UNIT LINE
---	BUILDING SETBACK
---	WATER MAIN & GATE VALVE
---	FIRE HYDRANT ASSEMBLY
---	WATER SERVICE
---	SANITARY SEWER & MANHOLE
---	SANITARY SERVICE
---	CURB INLET AND STORM PIPE
---	D.B.I. AND STORM SEWER PIPE
---	JUNCTION BOX & STORM PIPE
---	ASPHALT PAVEMENT W/ CURB

DEVELOPMENT DATA	
TOTAL EXISTING PROPERTY ACREAGE:	2.801 ACRES
PROPOSED R/W VACATION AREA:	+0.058 ACRES
TOTAL LOT DEVELOPMENT AREA:	2.859 ACRES
TOTAL NEW ROAD R/W TO BE IMPROVED:	+1.539 ACRES
TOTAL DEVELOPMENT AREA:	4.398 ACRES
TOTAL EXIST. ROAD R/W TO BE IMPROVED:	0.723 ACRES
TOTAL PROJECT AREA:	5.121 ACRES
EXISTING NUMBER OF LOTS:	20 LOTS
EXISTING DENSITY (20 DU/2.801 AC):	7.14 UNITS/AC
PROPOSED NUMBER OF LOTS:	8 LOTS
PROPOSED DENSITY (8 DU/2.859 AC):	2.80 UNITS/AC
FLOOD ZONE CATEGORY:	"A13"
EXISTING ZONING:	"R-45"
VACANT:	65,813.0 SF
PROPOSED LAND USE:	RESIDENTIAL S.F.
WATER SERVICE:	CENTRAL WATER
SEWER COLLECTION:	SANITARY SEWER
ELECTRIC:	FP&L
TELEPHONE:	VERIZON
COMMUNICATIONS:	CAN PICK-UP
GAS:	
<b>CHARACTER OF INTENDED USE:</b>	
THE PROPOSED DEVELOPMENT IS A REPLAT OF 20 EXISTING 50' WIDE RESIDENTIAL LOTS INTO 8 SINGLE FAMILY RESIDENTIAL LOTS MEETING THE R-45 ZONING BULK AREA REQUIREMENTS (SEC 158.145). INCLUDED IN THIS DEVELOPMENT IS THE INSTALLATION & CONSTRUCTION OF ROADS, WATER, SEWER AND DRAINAGE INFRASTRUCTURE SYSTEMS. IN ADDITION, THE VACATION AND SUBSEQUENT DRAINAGE IMPROVEMENTS FOR PYRUS AVE. IS INCLUDED IN THE SCOPE OF THIS DEVELOPMENT.	
<b>ADDITIONAL PLAN NOTES/SUPPLEMENTAL INFORMATION</b>	
1) SEE SHEET #3 FOR DEVELOPMENT DATA AND HORIZONTAL CONTROL PLAN.	5) EXISTING OVERHEAD UTILITIES AND POLES TO BE REMOVED BY FP&L, AND LINES RELOCATED FOR UNDERGROUND SERVICE.
2) SEE SHEET #4 FOR PROPOSED WATER AND SEWER LAYOUT.	6) ALL CONSTRUCTION TO BE PERFORMED AND CONSTRUCTED IN ACCORDANCE WITH THE PERTINENT TOWN OF LONGBOAT KEY STANDARDS.
3) SEE SHEET #5 FOR MASTER STORMWATER PLAN AND SHEET #6 FOR DRAINAGE/GRADING PLAN.	7) SEE SHEETS #13, #14 AND #15 FOR PLAN AND PROFILES OF WATER AND SEWER LINES.
4) 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.	018030	DRAWN BY	J.M.P.	DATE	12 APRIL 2004
CHECKED BY	J.M.P.	REVISIONS		DATE	
REVISED PER TOWN COMMENTS		CHANGES PER TOWN OF LONGBOAT KEY		13 JUL 04	DDW
REVISED PERMANENT LAYOUT PER TOWN OF LONGBOAT KEY				28 JUL 04	DDW
				01 MAY 05	DDW

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

**COQUINA BEACH SUBDIVISION**

**HORIZONTAL CONTROL PLAN**