



LEGEND

- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- EXISTING CONTOUR LINE
- EXISTING PROPERTY LINE
- EXISTING ASPHALT PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER/CATCH BASIN
- EXISTING STORM SEWER WITH HEADWALL
- PROPOSED OUTFALL CONTROL STRUCTURE
- PROPOSED METERED END SECTION
- EXISTING SANITARY SEWER MANHOLE/LINE
- PROPOSED SANITARY SEWER MANHOLE/LINE
- DENOTES EXISTING SWALE FLOWLINE
- DENOTES EXISTING GROUND GRADE
- DENOTES EXISTING BUILDING

NOTES:

- BEARINGS SHOWN HEREON REFER TO THE CENTERLINE OF STATE ROAD #789 BEING N 03°03'36" E, PER STATE OF FLORIDA RIGHT-OF-WAY MAP SECTION 1308-176, SHEET 5, DATED 10-15-56.
- THE SUBJECT LAND LIES IN ZONES "A-13" AND "V-17" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 125126-0005-D (DATED 5/18/92). SUBJECT TO VERIFICATION.
- ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM 1929.
- "AS-BUILT" INFORMATION SHOWN HEREON WAS TAKEN FROM THE TOWN OF LONGBOAT KEY WASTEWATER COLLECTION SYSTEM MAP AS PREPARED BY SMALLY, WELFORD & NALVEN (DATED 4-13-73, PROJECT 1217-S).

DEVELOPMENT DATA

DEVELOPER: LONGBEACH I, INC.
 330 S. PINEAPPLE AVE., SUITE #206
 SARASOTA, FL 34236
 (941) 365-7336

ENGINEER: CYRIX ENGINEERING, INC.
 5887 WHITFIELD AVENUE
 SARASOTA, FL 34243
 (941) 358-8812

SURVEYOR: LEO MILLS & ASSOCIATES
 820 8th AVE WEST
 PALMETTO, FL 34221
 (941) 722-2460

POTABLE WATER SUPPLIER: MANATEE COUNTY UTILITIES
 SANITARY SEWER SUPPLIER: MANATEE COUNTY UTILITIES
 POTABLE WATER SERVICE BY: TOWN OF LONGBOAT KEY P.W.D.
 SANITARY SEWER SERVICE BY: TOWN OF LONGBOAT KEY P.W.D.
 STORMWATER FACILITIES: PROPOSED DRY RETENTION POND
 FLOOD ZONE: ZONE "A-13 & V-17, PANEL #125126-0005-D

PROPERTY ZONING: RSF-3 (BLOCK #43) & RMF-3 (BLOCK #44)
 PROJECT NAME: CONRAD BEACH SUBDIVISION
 INTENDED USE: RESIDENTIAL
 SITE VEGETATION: PINE/PALMETTO UPLANDS
 PROPERTY AREA: 7.28 ACRES

BOUNDARY CURVE DATA

Curve Number	Radius	Delta	Arc	Chord	Chord Brg.
Curve Number 1	1055.52'	03°57'22"	72.88'	72.87'	S.16°28'35"E.
Curve Number 2	51.55'	83°35'00"	75.21'	68.71'	S.03°03'11"W.
Curve Number 3	30.00'	140°04'09"	73.34'	56.39'	N.65°07'14"W.
Curve Number 4	1055.52'	14°13'38"	262.10'	261.42'	S.02°12'02"E.
Curve Number 5	19.77'	120°39'26"	41.64'	34.36'	N.74°49'36"W.
Curve Number 6	1778.87'	16°31'47"	513.20'	511.43'	S.05°58'03"E.

CYRIX ENGINEERING, INC.
 Engineers & Surveyors
 5887 Whitfield Avenue
 Sarasota, Fla 34243

(941) 358-8812 (ph) * (941) 358-8909 (fax)

PROJECT NO. 980030
 CHECKED BY: J.M.P.
 DRAWN BY: L.D.M.
 DATE: 01 JUN 99

REVISIONS	DATE	BY

SEAL:

J. Mark Privette PE, No. 43394
 JUN 14 2000
 Date

CONRAD BEACH SUBDIVISION
 CONSTRUCTION PLANS

OVERALL SITE PLAN
 EXISTING CONDITIONS

E:\CONRAD\CONRAD-03F Tue Apr 20 16:35:27 1999 C.P.U. J.W.C.
 HP DesignPlot 230 Default:HP DesignPlot-HP-6/2 devices v3.0. NOT 4.2 -by HP

Record Drawing 'Drainage & Utilities' 19 Aug 99