



LEGEND

- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- EXISTING PROPERTY LINE
- OLD RIGHT OF WAY TO BE VACATED
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY TO BE VACATED
- PROPOSED ROADWAY EASEMENT
- PROPOSED DRAINAGE, UTILITY & MAINTENANCE EASEMENT
- PROPOSED ACCESS, DRAINAGE & UTILITY EASEMENT

NOTES:

- BEARINGS SHOWN HEREON REFER TO THE CENTERLINE OF STATE ROAD #789 BEING N 0°3'36" E, PER STATE OF FLORIDA RIGHT-OF-WAY MAP SECTION 1308-176, SHEET 5, DATED 10-15-96.
- 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). BASE FLOOD ELEVATION = 12.0 NGVD. (BOTH ZONES)
- EXISTING BOUNDARY, TOPOGRAPHIC, AND OTHER FIELD DATA; SHOWN ON THESE PLANS WAS PROVIDED BY LEO MILLS & ASSOCIATES ON THEIR SURVEY (JOB #84154) LAST UPDATED ON 8/20/97.

DEVELOPMENT DATA

DEVELOPER: FRANK FOLSOM SMITH
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
620 8th AVE WEST
PALMETTO, FL 34221
(941) 722-2460

POTABLE WATER PROVIDED BY: TOWN OF LONGBOAT KEY UTILITIES
SANITARY SEWER PROVIDED BY: TOWN OF LONGBOAT KEY UTILITIES
STORMWATER FACILITIES: PROPOSED DRY RETENTION PONDS

FLOOD ZONE: ZONE "A-13 & V-17, PANEL #125126-0005-D
BASE FLOOD ELEVATION = 12.0 N.G.V.D. (BOTH ZONES)

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

PROPERTY AREA: 7.28 ACRES
PROJECT AREA: 6.07 ACRES (LESS LOTS #22...27)
PROPOSED NUMBER OF LOTS: 27
PROPOSED DENSITY: 27/7.28 = 3.71 UNITS/ACRE
PROPOSED RECREATIONAL OPEN SPACE: 21,581.77 SF

BOUNDARY CURVE DATA

Curve Number 1

Radius= 195.00'
Delta= 83°35'00"
Arc= 284.47'
Chord= 259.91'
Chord Brg.= N.03°03'11"E.

Curve Number 2

Radius= 1005.52'
Delta= 15°24'19"
Arc= 270.36'
Chord= 269.55'
Chord Brg.= S.02°47'15"E.

Curve Number 3

Radius= 1778.87'
Delta= 21°24'47"
Arc= 664.82'
Chord= 660.96'
Chord Brg.= S.03°31'32"E.

LOT CURVE DATA

No.	Radius	Delta	Arc
4	1005.53'	01°22'39"	24.17'
5	1005.53'	12°32'59"	220.25'
6	1005.53'	01°28'44"	25.94'
7	1778.87'	07°08'37"	221.78'
8	1778.87'	00°47'14"	24.44'
9	1778.87'	01°18'45"	40.75'
10	1778.87'	01°22'13"	42.54'
11	1778.87'	00°36'14"	18.75'
12	1778.87'	01°56'08"	60.09'
13	1778.87'	01°53'40"	58.82'
14	1778.87'	01°51'28"	57.68'
15	1778.87'	01°49'30"	56.66'
16	1778.87'	02°41'00"	83.31'
17	195.00'	04°44'24"	16.13'
18	195.00'	63°19'38"	215.53'
19	195.00'	15°30'14"	52.76'
20	30.00'	139°43'10"	73.16'
21	1055.52'	14°13'38"	262.10'
22	1793.87'	07°00'45"	219.55'
23	1055.52'	01°36'51"	29.74'
24	19.77'	120°37'37"	41.62'

CYRIX ENGINEERING, INC.
Engineers & Surveyors
5887 Whitfield Avenue
Sarasota, Fla 34243
(941) 358-8812 (ph) * (941) 358-8909 (fax)

PROJECT NO. 98060
DRAWN BY: LDM
DATE: 10 MAY 99
CHECKED BY: J.M.P.
REVISIONS: _____
DATE: _____
BY: _____
EXEMPTS. ON PRELIMINARY PLAN: _____
EXEMPTS. ON REVISIONS: _____
Per Plan Of Longboat Key

SEAL:

CONRAD BEACH SUBDIVISION CONSTRUCTION PLANS

OVERALL SITE PLAN
HORIZONTAL CONTROL

SHEET 3 OF 10

Record Drawing 'Drainage & Utilities' 19 Aug 99

F:\CONRAD\CONRAD.dwg, Tue Aug 24, 10:48:48 AM, 1999, C. B. J., J. W. F.,
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