

LEGEND

	EXISTING RIGHT OF WAY
	EXISTING CONTOUR LINE
	OLD RIGHT OF WAY TO BE VACATED
	EXISTING ASPHALT PAVEMENT
	PROPOSED LOT LINE
	PROPOSED ASPHALT PAVEMENT
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	EXISTING FIRE HYDRANT
	PROPOSED BLOW OFF
	EXISTING STORM SEWER/CATCH BASIN
	EXISTING STORM SEWER WITH HEADWALL
	PROPOSED OUTFALL CONTROL STRUCTURE
	PROPOSED MITERED END SECTION
	EXISTING SANITARY SEWER MANHOLE/LINE
	PROPOSED SANITARY SEWER MANHOLE/LINE
	EXISTING SWALE FLOWLINE
	EXISTING BUILDING
	NOTES TO BE REMOVED
	(T.B.R.) DENOTES TO BE REMOVED
	PROPOSED SWALE GRADE
	PROPOSED STREET LIGHT
	NOTES TO BE REMOVED
	EXISTING SURFACE DRAINAGE FLOW

GENERAL NOTES:

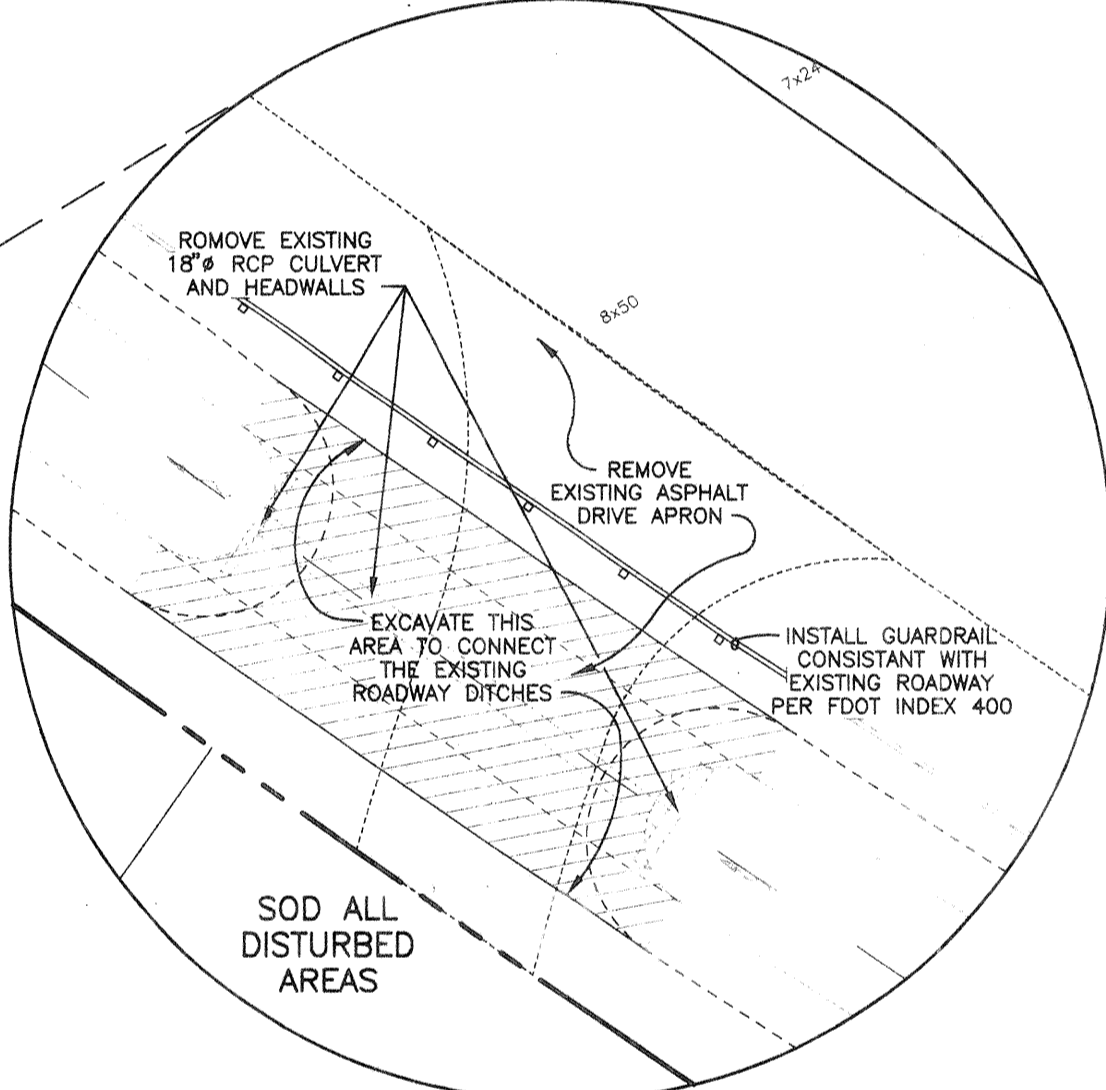
NOTES:

- 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). BASE FLOOD ELEVATION = 12.0 NGVD. (BOTH ZONES)
- ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM 1929.
- EXISTING INFORMATION SHOWN HEREON WAS TAKEN FROM THE TOWN OF LONGBOAT KEY WASTEWATER COLLECTION SYSTEM MAP AS PREPARED BY SMALLY, WELFORD & NIXEN (DATED 4-13-73, PROJECT 1217-S).
- SEE SHEETS 8, 9, & 10 FOR WATER, SEWER, & ROADWAY CONSTRUCTION DETAILS (PREVIOUSLY APPROVED BY THE TOWN OF LONGBOAT KEY P.W.D. ON NOVEMBER 1996).
- SEE EXHIBIT "B" OF ORDINANCE 98-08 FOR ALLOWABLE BULK AREA REQUIREMENTS.
- SEE THE LANDSCAPING PLAN FOR DETAILS OF THE SHELL PARKING/SIDEWALK ALONG FIREHOUSE ROAD.
- DEVELOPMENT OF LOTS #22, 27 ARE TO MAINTAIN EXISTING DRAINAGE PATTERNS AS SHOWN ON THIS SHEET.
- PAD ELEVATIONS INDICATED ON THIS SHEET REFERENCE GROUND ELEVATIONS FOR BUILDING PAD CONSTRUCTION.
- WATER AND SEWER SERVICES SHOWN ALONG LOT LINES ARE TO BE LOCATED WITHIN SIDE LOT UTILITY EASEMENTS AS PER RECORDED PLAT.
- PROPOSED AND EXISTING LINES, SERVICES, LIGHTS, TRANSFORMERS, DETAILS, ECT., FOR GTE, FP&L, GAS, AND CABLE TV ARE SHOWN ONLY ON SHEET #4A.

AREA BREAKDOWN:
(FOR DRAINAGE CALCULATION PURPOSES ONLY, SEE NOTE 6. ABOVE)

ROADWAY IMPERVIOUS AREA	12,192.68 SF
RESIDENTIAL BLDG FOOTPRINT AREAS: (27 LOTS) @ 2500 SF/LOT	= 67,500 SF
RESIDENTIAL LANA/POOL AREAS: (27 LOTS) @ 500 SF/LOT	= 13,500 SF
DRIVEWAY AREAS:	13,800 SF
COMMUNITY POOL/DECK AREA:	2,400 SF
TOTAL IMPERVIOUS AREA:	109,392.68 SF (34.48%)
TOTAL PERVIOUS AREA:	207,874.28 SF (65.52%)

NOTE: THE PIPE INVERTS AT O.C.S. STRUCTURES WERE MEASURED FROM THE RIM ELEVATION AND DO NOT MATCH THE INVERTS GIVEN IN THE AS-BUILT SURVEY



As Built Data Provided By:
Strayer Surveying & Mapping Inc.

6.18 Denotes Exist. Lot Grade As Of 12 Jan 2000

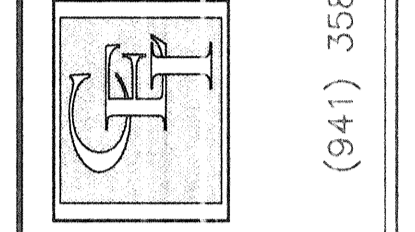
6.4 Denotes Exist. Lot Grades Added 2 June 2000

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.

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



PROJECT NO. 990303 DRAWN BY L.M. DATE 01 JUN 99

REVISIONS	DATE	BY
1. REVISIONS		
2. REVISIONS		
3. REVISIONS		
4. REVISIONS		
5. REVISIONS		
6. REVISIONS		
7. REVISIONS		
8. REVISIONS		
9. REVISIONS		
10. REVISIONS		
11. REVISIONS		
12. REVISIONS		
13. REVISIONS		
14. REVISIONS		
15. REVISIONS		
16. REVISIONS		
17. REVISIONS		
18. REVISIONS		
19. REVISIONS		
20. REVISIONS		
21. REVISIONS		
22. REVISIONS		
23. REVISIONS		
24. REVISIONS		
25. REVISIONS		
26. REVISIONS		
27. REVISIONS		
28. REVISIONS		
29. REVISIONS		
30. REVISIONS		
31. REVISIONS		
32. REVISIONS		
33. REVISIONS		
34. REVISIONS		
35. REVISIONS		
36. REVISIONS		
37. REVISIONS		
38. REVISIONS		
39. REVISIONS		
40. REVISIONS		
41. REVISIONS		
42. REVISIONS		
43. REVISIONS		
44. REVISIONS		
45. REVISIONS		
46. REVISIONS		
47. REVISIONS		
48. REVISIONS		
49. REVISIONS		
50. REVISIONS		

SEAL:

CONRAD BEACH SUBDIVISION
CONSTRUCTION PLANS

OVERALL SITE PLAN
DRAINAGE, WATER & SANITARY

SHEET 4 OF 10