

GENERAL DATA REQUIREMENTS

1) MAXIMUM DENSITY PER TOWN OF LONGBOAT KEY ZONING CODE (R-6MX).

PROJECT AREA = 5.8 ACRES
 PERMITTED DENSITY = 6.0 UNITS/ACRE (34 UNITS)
 PROPOSED DENSITY = 21 UNITS/5.8 = 3.62 D.U./ACRE

2) MAXIMUM FLOOR AREA RATIO PER 158.102 (C) (1) ZONING CODE.

26,755 S.F. x 3 = 80,265 S.F. (SEE UNIT CALCULATIONS BELOW)
 PROJECT AREA = 252,648 S.F.
 FLOOR AREA RATIO = FLOOR AREA/PROJECT AREA
 FLOOR AREA RATIO = 80,265/252,648 = 0.32
 MAXIMUM ALLOWABLE FLOOR AREA RATIO = 0.32

UNIT FLOOR AREA CALCULATIONS (PER BUILDING)

UNIT TYPE	SQUARE FEET	NO. OF UNITS	TOTAL S.F.
01	3,290	3	9,870
02	3,676	3	11,028
03	5,857	1	5,857
TOTAL		7	26,755

3) MINIMUM OPEN SPACE RATIO PER 158.102 (C) (2) ZONING CODE.

OPEN SPACE RATIO = (PROJECT AREA - BUILDING COVERAGE)/FLOOR AREA
 PROJECT AREA = 252,648 S.F.
 FLOOR AREA = 80,265 S.F.
 BUILDING COVERAGE = 35,519 S.F.
 OPEN SPACE RATIO = (252,648 - 35,519)/80,265 = 2.70
 MINIMUM REQUIRED OPEN SPACE RATIO = 2.2

4) MINIMUM LIVING SPACE RATIO PER 158.102 (C) (2) ZONING CODE.

LIVING SPACE RATIO = (PROJECT AREA - BUILDING COVERAGE - VEHICULAR COVERAGE)/FLOOR AREA
 PROJECT AREA = 252,648 S.F.
 BUILDING COVERAGE = 35,519 S.F.
 VEHICULAR COVERAGE = 42,977 S.F.
 FLOOR AREA = 80,265 S.F.
 LIVING SPACE RATIO = (252,648 - 35,519 - 42,977)/80,265 = 2.17
 MINIMUM REQUIRED LIVING SPACE RATIO = 1.5

5) MINIMUM RECREATION SPACE RATIO PER 158.102 (C) (2) ZONING CODE.

RECREATION SPACE RATIO = RECREATION SPACE/FLOOR AREA
 POOL SPACE = 7,744 S.F.
 CLUB HOUSE AREA = 7,259 S.F.
 TOTAL RECREATION SPACE = 15,003 S.F.
 FLOOR AREA = 80,265 S.F.
 RECREATION SPACE RATIO = 15,003/80,265 = 0.18
 MINIMUM REQUIRED RECREATION SPACE RATIO = 0.15

6) MINIMUM OPEN SPACE REQUIREMENT PER 158.102 (C) (2) ZONING CODE.

PROJECT OPEN SPACE = [(PROJECT AREA - BUILDING COVERAGE - DRIVEWAYS - POOLS)/PROJECT AREA] x 100
 PROJECT AREA = 252,648 S.F.
 BUILDING COVERAGE = 35,519 S.F.
 DRIVEWAYS = 42,977 S.F.
 POOLS = 4,294 S.F.
 PROJECT OPEN SPACE = [(252,648 - 35,519 - 42,977 - 4,294)/252,648] x 100
 PROJECT OPEN SPACE = 67.2%
 MINIMUM REQUIRED PROJECT OPEN SPACE = 50%

7) MAXIMUM BUILDING COVERAGE PER 158.102 (C) (2) ZONING CODE.

BUILDING COVERAGE = (BUILDING COVERAGE/PROJECT AREA) x 100
 BUILDING COVERAGE = 35,519 S.F.
 PROJECT AREA = 252,648 S.F.
 BUILDING COVERAGE = (35,519/252,648) x 100 = 14.1%
 MAXIMUM BUILDING COVERAGE ALLOWED = 30%

8) OFF-SITE PARKING REQUIREMENTS PER 158.102 (C) (2) ZONING CODE.

SPACES REQUIRED 1.5 SPACES PER DWELLING UNIT PLUS 1 SPACE PER 5 UNITS OR PORTION THERE OF (21 UNITS x 1.5) + (21/5) = 35.7 = 36 SPACES REQUIRED

PROPOSED INTERIOR PARKING PROVIDED = 45 SPACES

PROPOSED EXTERIOR PARKING PROVIDED = 14 SPACES

PROPOSED TOTAL = 59 SPACES OR 2.81 SPACES PER UNIT

9) ACCESSORY USE FLOOR AREA RATIO PER ORD. 2000-02

ACCESSORY USE RATIO = (FLOOR AREA ACCESSORY BUILDINGS / FLOOR AREA BUILDINGS 1,2 & 3) x 100
 FLOOR AREA ACCESSORY BUILDINGS = 4,102 S.F.
 FLOOR AREA BUILDINGS 1,2 & 3 = 80,265 S.F.
 ACCESSORY USE RATIO = (4,102 / 80,265) x 100 = 5.1%
 MAXIMUM ACCESSORY USE FLOOR AREA RATIO (DETACHED) = 25%

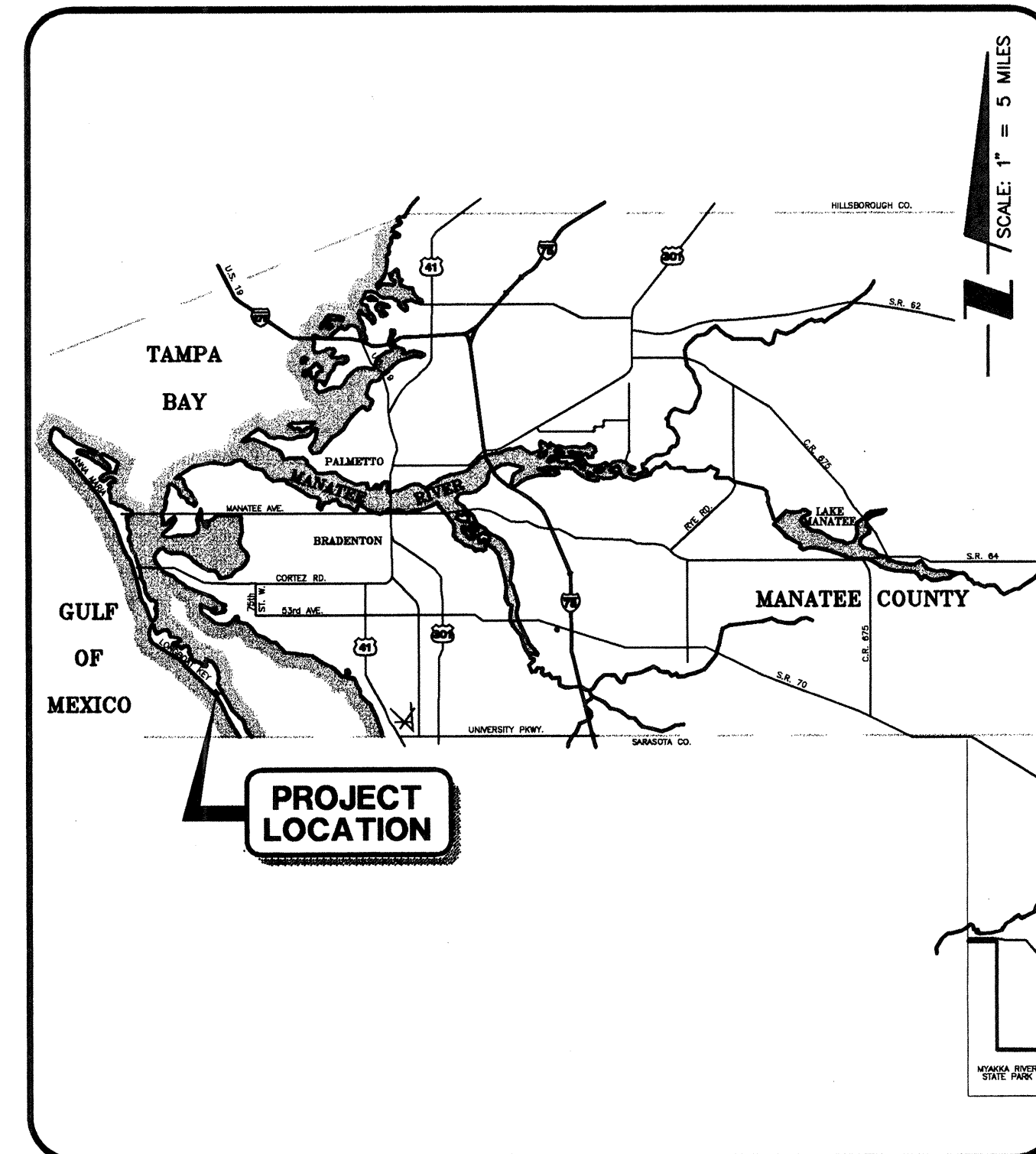
SUMMARY OF ZONING CODE REQUIREMENTS

CRITERIA	PROPOSED	ALLOWED/REQUIRED
DENSITY	3.62 D.U./AC.	6 D.U./AC.
FLOOR AREA RATIO	0.32	0.32 (MAX.)
OPEN SPACE RATIO	2.70	2.21 (MIN.)
LIVING SPACE RATIO	2.17	1.50 (MIN.)
RECREATION SPACE RATIO	0.18	0.15 (MIN.)
OPEN SPACE REQUIREMENT	67.2%	50% (MIN.)
BUILDING COVERAGE	14.1%	30% (MAX.)
MAXIMUM BUILDING HEIGHT	SEE ARCHITECTURAL PLANS	SEE ARCHITECTURAL PLANS

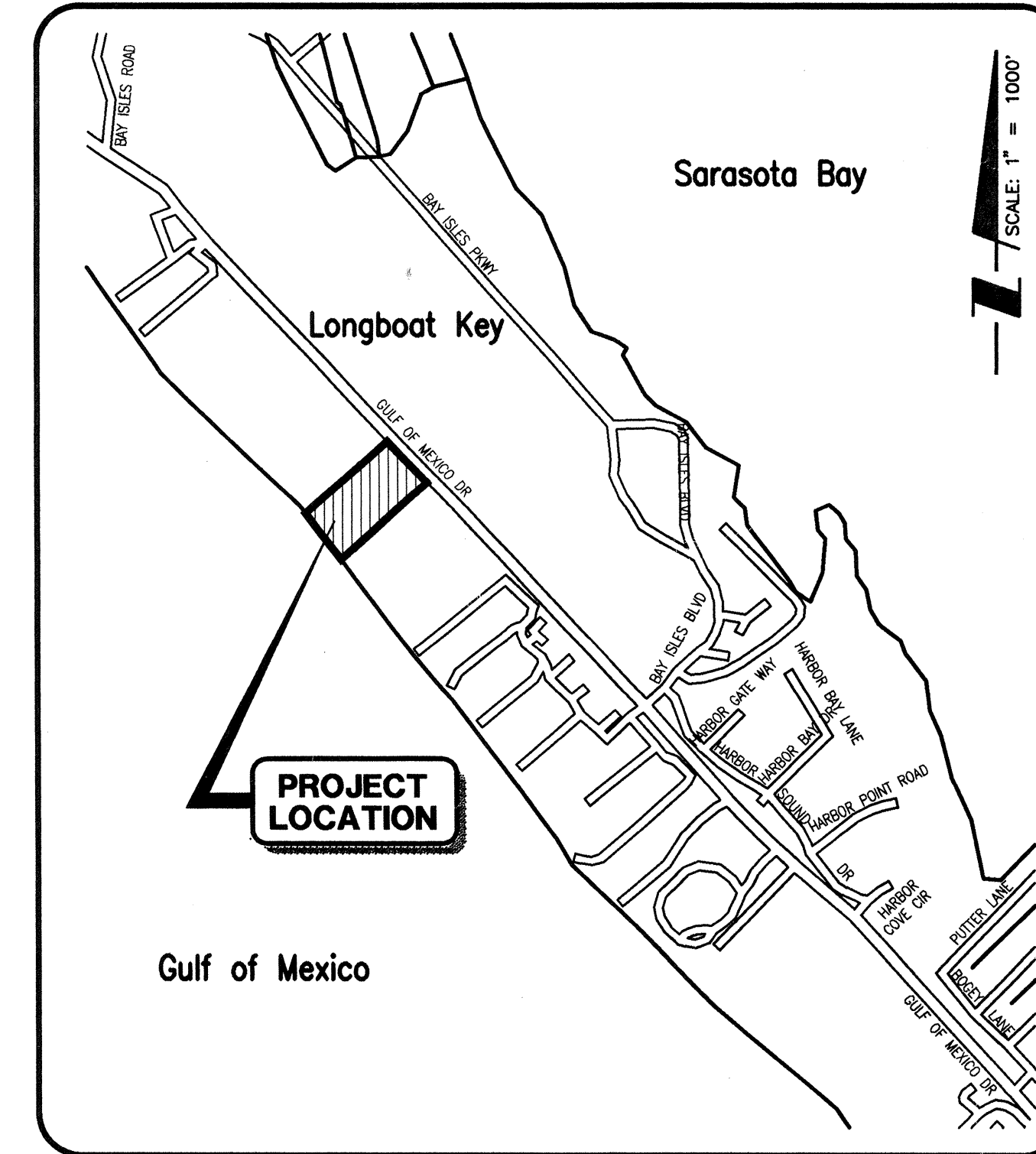
THE PROVISION AND MAINTENANCE OF THE COMMON ELEMENTS OF THE PROJECT WILL BE DEFINED IN THE CONDOMINIUM DOCUMENTS, ARTICLES OF INCORPORATION AND BY-LAWS.

CIVIL CONSTRUCTION PLANS FOR
EN PROVENCE
 2121 GULF OF MEXICO DRIVE
 PART OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 17 EAST,
 TOWN OF LONGBOAT KEY
 SARASOTA COUNTY, FLORIDA

A DEVELOPMENT BY
LAURELTON MERRICK CORPORATION
 c/o U.S. ASSETS GROUP
 1343 MAIN STREET, SUITE 302
 SARASOTA, FL 34236
 (941) 365-7334



LOCATION MAP



SITE MAP

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
1 OF 2	BOUNDARY SURVEY
2 OF 2	TOPOGRAPHIC SURVEY
2	SITE PLAN
3	PAVING AND GRADING PLAN
4	DRAINAGE AND UTILITY PLAN
5	SANITARY PROFILES
6	CROSS SECTIONS
7	DRAINAGE DETAILS
8	PAVING DETAILS
9	WATER DISTRIBUTION CONSTRUCTION DETAILS
10	WATER DISTRIBUTION CONSTRUCTION DETAILS
11	WASTEWATER COLLECTION CONSTRUCTION DETAILS
12	BEST MANAGEMENT PRACTICES DETAILS

NO.	DATE	DESCRIPTION	BY
12/5/00		REVISED PER TOWN OF LONGBOAT KEY COMMENTS	DKL/1239
8/15/00		ADD YARD DRAINS WEST OF POOL DECK - REVISE GRADES	DKL/1239
6/27/00		ADD FULL DEPTH PAVEMENT SECTION	DKL/1239
6/7/00		REVISE PER TOWN OF LONGBOAT KEY AND F.D.O.T. COMMENTS	DKL/1239

STATUS : REVISIONS

PROJECT MANAGER MILLARD J. YODER P.E.	PROJECT ENGINEER KRISTOPHER A. WILHOTT E.I.T.	PROJECT SURVEYOR JOHN P. FISHER S.L.S.
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CHECKED BY _____ DATE _____

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PROJECT NUMBER
03317-000-000-FLFCP

DATE
APRIL 2000

INDEX NUMBER
D-03317-000-000-000020

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