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CONSTRUCTION PLANS FOR THE GRANDE

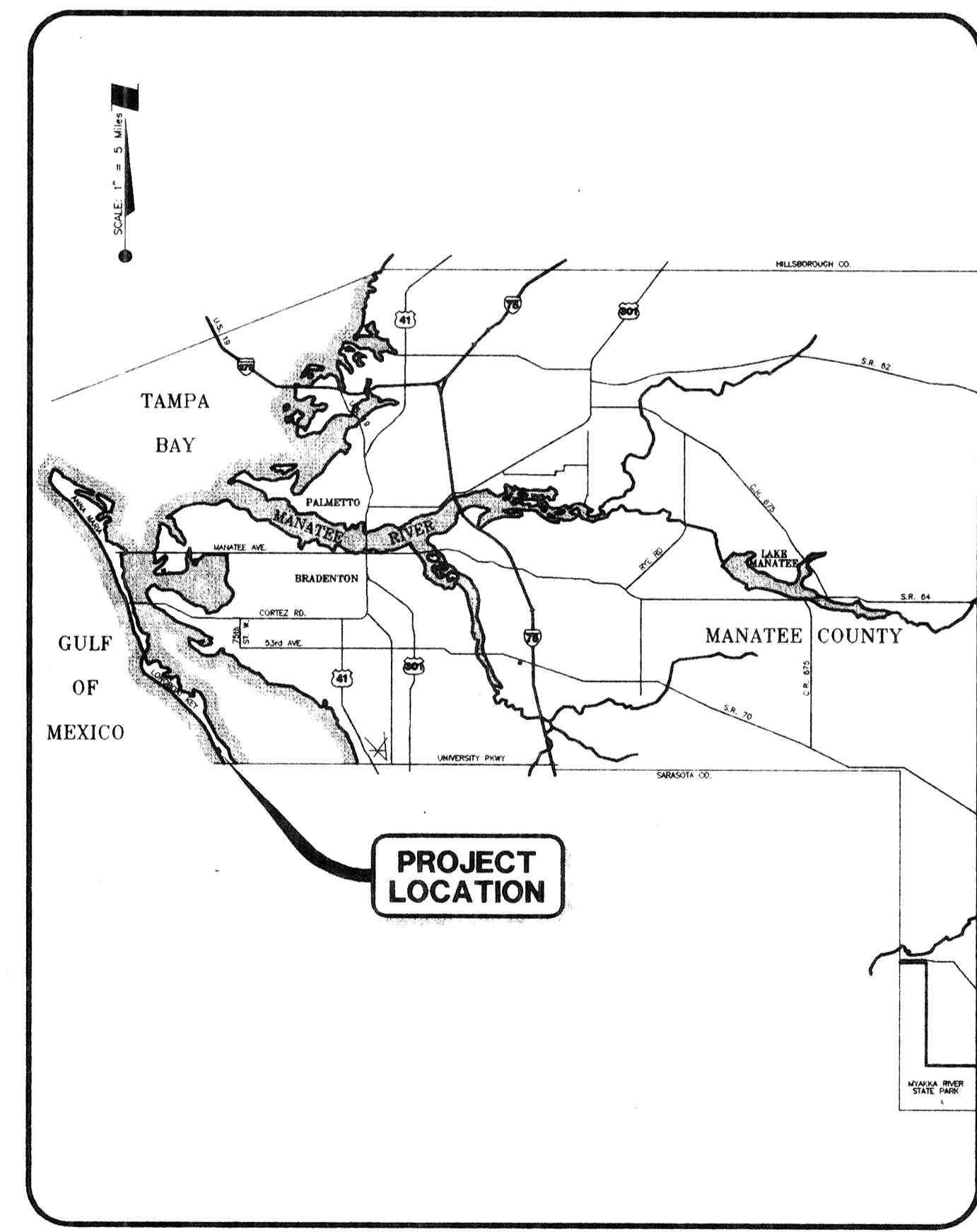
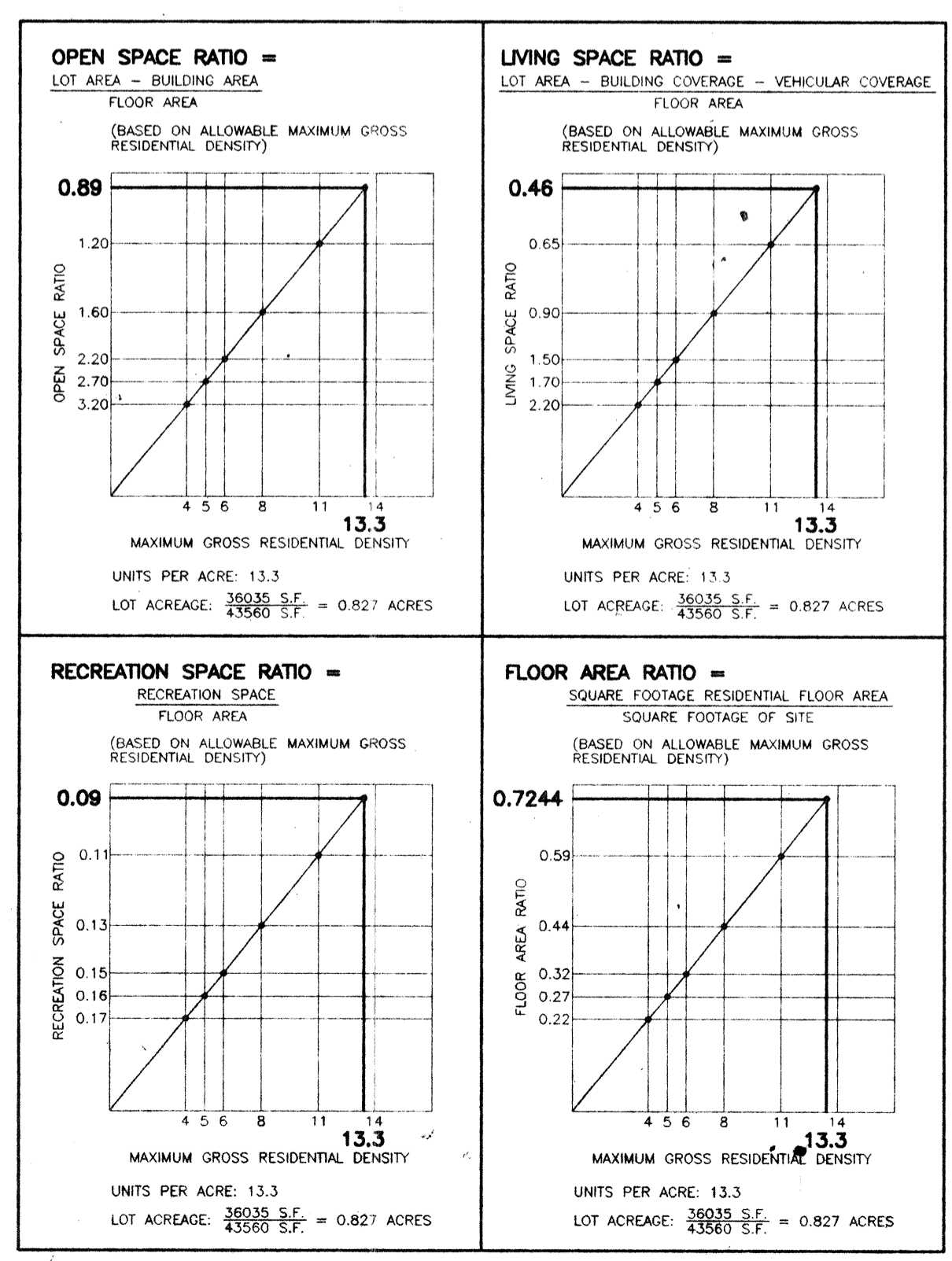
DEVELOPER / APPLICANT
WEDEBROCK DEVELOPMENTS L.C.
6350 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL. 34228
(941) 383-5543

NOTES

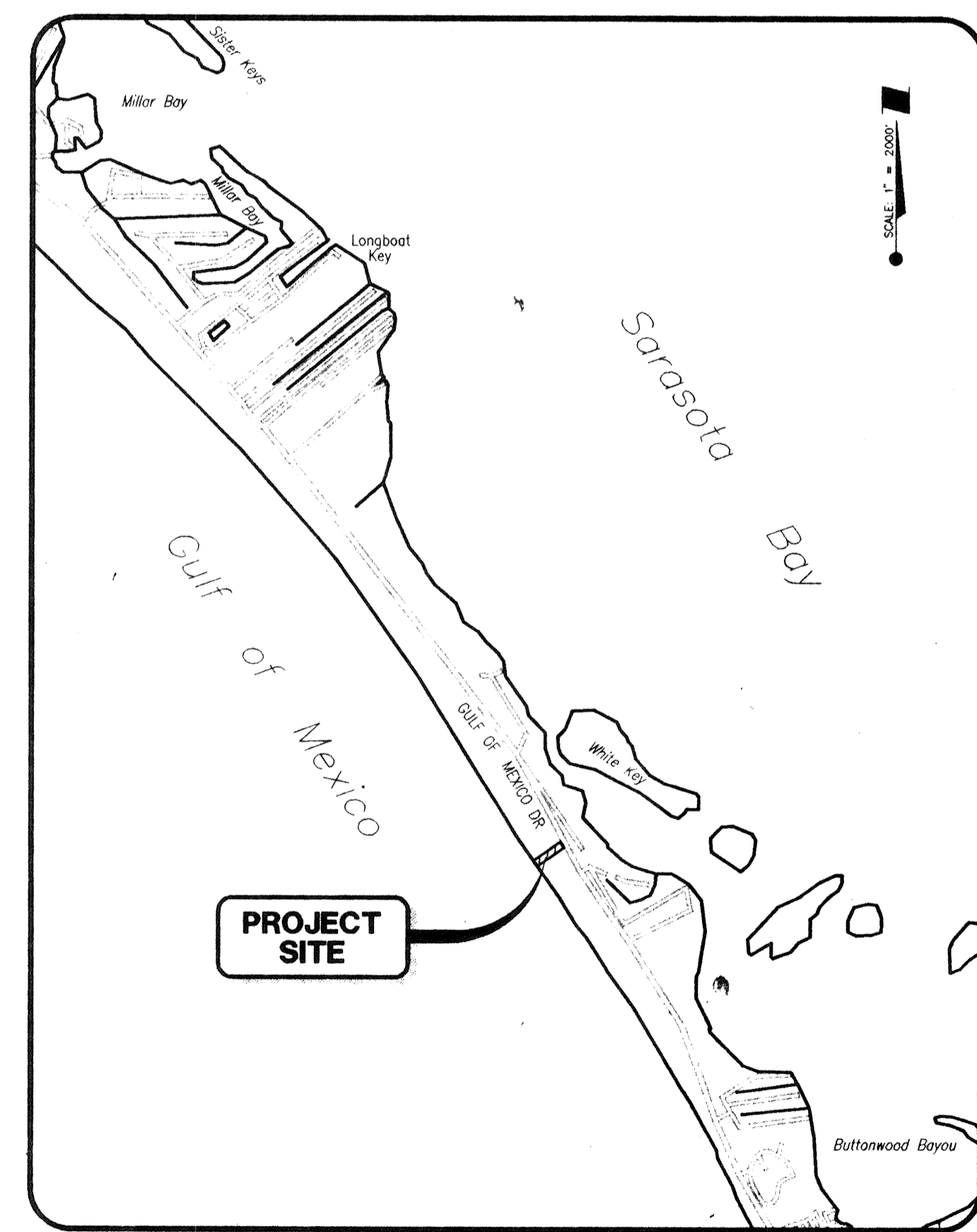
- THE ZONING AND SITE DEVELOPMENT PLAN CRITERIA, STANDARDS AND PARAMETERS FOR THIS SITE WERE ESTABLISHED BY A 1985 FEDERAL COURT JUDGEMENT AND THE DEVELOPMENT CONCEPT PLAN FOR THIS PROJECT DATED DECEMBER 27, 1995 AND APPROVED BY THE TOWN ON JANUARY 19, 1996.
- TOTAL SITE AREA IS 0.827 ACRES.

RATIO	REQUIRED RATIO PER 1979 LONGBOAT KEY ZONING CODE	PROVIDED RATIO	
		PROPOSED	ALTERNATE DRIVE ENTRANCE PLAN
OPEN SPACE	0.89 (MIN.)	0.97	0.97
LIVING SPACE	0.46 (MIN.)	0.70	0.70
RECREATION SPACE	0.09 (MIN.)	0.14	0.14
FLOOR AREA	0.7244 (MAX.)	0.7244	0.7244

- THE SITE IS ZONED R-3MX.
- TOPOGRAPHIC CONTOURS AND TREE LOCATIONS ARE BASED ON FIELD SURVEY INFORMATION OBTAINED BY WILSON, MILLER, BARTON, & PEEK IN 1996.
- THERE ARE NO KNOWN HISTORIC SITES OR STRUCTURES LOCATED ON THIS SITE.
- THIS SITE IS LOCATED WITHIN FLOOD ZONES V17 (EL. 16'), V17 (EL. 13'), A13 (EL. 12') AND A13 (EL. 11') AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR LONGBOAT KEY, COMMUNITY PANEL NO. 125126-0005-D, REVISED MAY 18, 1992.
- THERE ARE NO DESIGNATED PUBLIC USE AREAS ON THIS SITE.
- STORMWATER MANAGEMENT FACILITIES SHALL BE PRIVATELY MAINTAINED BY THE CONDOMINIUM ASSOCIATION.
- SETBACKS: FRONT YARD IS 40' AND THE SIDE YARD IS 35' (BOTH YARDS) AND 15' (ONE YARD).
- THIS PROJECT WILL BE SERVED BY LONGBOAT KEY FOR SEWAGE & POTABLE WATER.
- ALL STATE AND FEDERAL PERMITS REQUIRED, HAVE BEEN, OR WILL BE, APPLIED FOR BY THE OWNER OR HIS AGENT(S).
- ESTIMATED AVERAGE DAILY TRAFFIC VOLUME:
8 UNITS AT 5.86 TPD/UNIT = 47 TPD
ESTIMATED AVERAGE PEAK HOURLY TRAFFIC VOLUME:
IN = 3; OUT = 1 (IN THE P.M.)
THESE ESTIMATES ARE BASED UPON THE RESIDENTIAL/CONDOMINIUM/TOWNHOUSES LAND USE (CATEGORY 230) GENERATION TABLES AS FOUND IN TRIP GENERATION PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS, FIFTH EDITION, 1991.



LOCATION MAP



VICINITY MAP

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	BOUNDARY SURVEY
3	PROJECT AERIAL
4	SITE PLAN
5	UTILITY PLAN
6	PAVING, GRADING AND DRAINAGE DETAILS
7	UTILITY DETAILS
8	BEST MANAGEMENT PRACTICES DETAILS
8A	SITE DIAGRAMS (NOT A CONSTRUCTION PLAN)
9	OFF-SITE SWALE IMPROVEMENTS

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	01/02/97	ADDED SHEET NO. 9	PVR
2	10/24/96	REVISED ENTRY DRIVE PER F.D.O.T. MEMORANDUM DATED 10-8-96	MJS

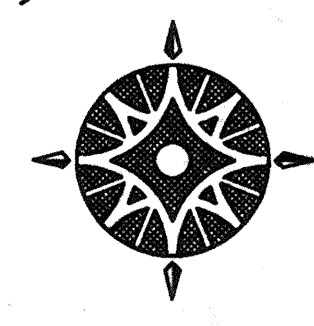
PROJECT SURVEYOR: JOHN H. FISHER P.S.M.
PROJECT MANAGER: MILLARD J. YODER P.E.
PROJECT ENGINEER: JOHN F. CAVOLI P.E.

CHECKED BY: _____ DATE: _____

WILSON, MILLER, BARTON & PEEK, INC.

ENGINEERS • SURVEYORS • PLANNERS • ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS • CONSTRUCTION MANAGERS

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PROJECT NUMBER
1804-5

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DATE
JUNE 1996