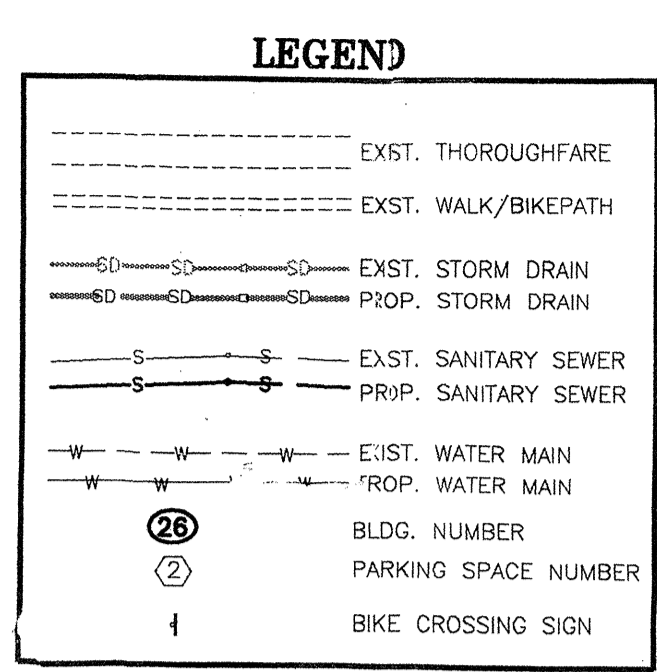
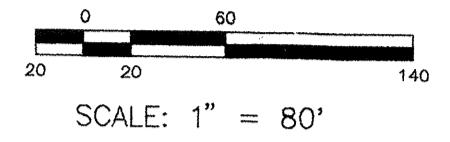


FAIRWAY BAY
M.F. "A"
25.88 AC.

PARKING CALCULATIONS PER 158.128(D):
SPACES REQUIRED: = 94
EXIST SPACES = 36
NEW SPACES = 64
SPACES PROVIDED: = 100



- GENERAL INFORMATION**
- NAME: EMERALD POINTE SOUTH
 - OWNER: EMERALD POINTE DEVELOPMENT CORP.
4243D NORTH LAKE BLVD.
PALM BEACH GARDENS, FL 33410
(???)
 - ENGINEER: Esber & Associates
5914 Palmer Blvd.
Sarasota, FL 34232
(941) 379-8851
 - ARCHITECT: The Evans Group
1030 N. Orange Avenue, Suite 200
Orlando, FL 32801
(407) 849-6310
 - LANDSCAPE ARCHITECT:
Trent Cully Landscape Contractor
P.O. BOX 21695
Sarasota, FL 34276
 - WASTEWATER SYSTEM: Town of Longboat Key and
Manatee County Utility Systems
 - WATER DISTRIBUTION SYSTEM: Town of Longboat Key and
Manatee County Utility Systems
 - DRAINAGE SYSTEM: Surface water runoff to swales and inlets with flow to
detention area within the Islands Golf Course.
 - All construction in accordance with applicable provisions of the Town of Longboat Key
Tree Ordinance.
 - Zoning: PD (Parcel MF "C-D") with a maximum density of 5.51 dwelling units per
acre. A maximum of 56 dwelling units allowed.
 - PROPOSED: 42 units on the 10.16 acre parcel - 4.13 dwelling units per acre, zoned for
56 dwelling units per acre.
 - Allowable Zoning Code Requirements:
Maximum Density = 5.51 D.U./acre
Maximum Floor Area Ratio = 0.32
Minimum Open Space Ratio = 2.20
Minimum Living Space Ratio = 1.50
Minimum Recreation Space Ratio = 0.15
Minimum Open Space = 50%
Maximum Building Coverage = 30%
 - Proposed Project Parameters:
Density = 4.13 D.U./acre
Floor Area Ratio = 0.24
Open Space Ratio = 3.19
Living Space Ratio = 2.55
Recreation Space Ratio = 0.175
Open Space = 61.2%
Building Coverage = 23.4%



- NOTE:**
- F.E.M.A. FLOOD ZONE A13 (EL.11).
DATUM: N.G.M.D.
 - FINISH FLOOR ELEV. = 11.0
 - MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH SECTION 158.102 (B) (3)
OF THE TOWN OF LONGBOAT KEY ZONING CODE.
 - OPEN SPACE PROPOSED AS PER THE DEFINITION OF SECTION 158.102 (F) HAVE BEEN
CALCULATED TO BE 61.2% WITH THE MINIMUM REQUIREMENT BEING 50%.
 - DRIVEWAYS HAVE BEEN DESIGNED TO PROVIDE 2 CAR ACCESS INTO EACH DWELLING
UNIT (MINIMUM RADII PER AASHTO STANDARDS).
 - GRADED SLOPES SHALL BE MAXIMUM 4:1.
- ARCHITECTURAL DEFINITION:**
- EXTERIOR MATERIALS SHALL BE CONCRETE BLOCK CONSTRUCTION
WITH CEMENTICIOUS RENDERING FINISH.
 - ELEVATION OF STRUCTURES TO BE ACCOMPLISHED USING FILL.
 - HEIGHT OF BUILDING = 30' ABOVE B.F.E.
 - THE BUILDING ENVELOPES AS SHOWN WILL INCLUDE THE BUILDING OVERHANGS.

Bldg. No.	Envelope	Floor Area	Bldg. Coverage
13 Amber	4,000	2,517	2,835
14 Emerald	4,000	2,348	2,741
15 Topaz-Rev.	3,600	2,392	3,246
16 Emerald-Rev.	4,000	2,348	2,645
17 Topaz-Rev.	3,600	2,392	3,246
18 Topaz (Seg)	3,600	2,392	3,246
19 Amber-Rev. (Seg)	3,600	2,517	2,835
20 Topaz	3,960	2,392	3,246
21. Emerald-Rev.	3,960	2,348	2,741
22. Amber	3,960	2,517	2,835
23. Amber (Seg)	3,600	2,517	2,835
24. Amber-Spec.	3,658	2,517	2,935
25. Emerald-Rev.	3,600	2,348	2,835
26. Amber	3,600	2,517	2,835
27. Topaz-Rev.	3,600	2,392	3,246
28. Amber	3,618	2,517	2,735
	59,956	38,971	44,302

(Seg) = Side Exit Garage (alternate garage door location)

EMERALD POINTE SOUTH
SITE DEVELOPMENT PLAN
GENERAL SITE PLAN

DATE	DESCRIPTION
7-31-99	PHASE 3 DATA

ESBER & ASSOCIATES
Engineers • Surveyors
5914 Palmer Blvd., Sarasota, FL 34232
(941) 379-8851 • Fax (941) 379-0550

APPROVED: *[Signature]*
ENGINEER OF RECORD DATE
NOT ISSUED FOR CONSTRUCTION

PROJECT NO: F11906
SHEET NO: C-2

[Handwritten Signature]
1/24/03