

LEGEND

- PROPERTY LINE
- - - - - BUFFER ZONE
- - - - - WETLAND BOUNDARY
- - - - - EAGLE NEST PROTECTION ZONE
- VEHICLE TRAFFIC DIRECTION
- [Hatched Box] EXISTING ACCESS EASEMENT TO RESIDENTIAL PARCEL
- [Hatched Box] UTILITY EASEMENTS
- [Hatched Box] DRAINAGE EASEMENT



RESIDENCES AT GRANDE BAY DEVELOPMENT CONCEPT PLAN

THIS IS A BINDING DEVELOPMENT CONCEPT PLAN.

SITE DATA

SITE AREA: 13.33 ACRES (579,780 SF)
 MAXIMUM BUILDING COVERAGE ALLOWED: 173,934 SF 30%
 BUILDING COVERAGE PROVIDED: 170,197 SF 29.4%
 MINIMUM OPEN SPACE REQUIRED: 173,934 SF 30%
 OPEN SPACE PROVIDED: 322,000 SF 55.5%

RESIDENTIAL UNITS

ALLOWED: 13 UNITS PER ACRE/169 TOTAL UNITS
 PROVIDED: 11.6 UNITS PER ACRE/152 TOTAL UNITS

IMPERVIOUS AREA: 68,000 SF 11.7%
 PERVIOUS AREA: 941,583 SF 58.9%
 BUILDING AREA: 170,197 SF 29.4%

PARKING REQUIRED: 335 SPACES
 PARKING PROVIDED: 358 SPACES

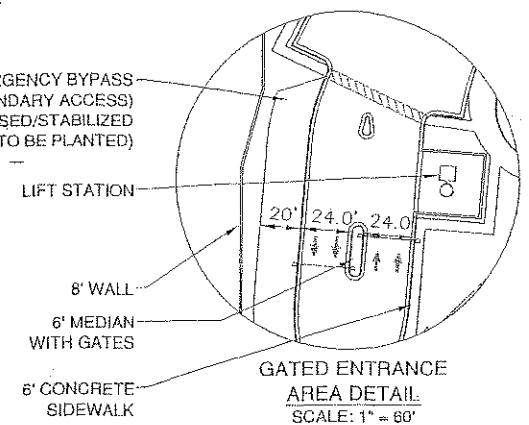
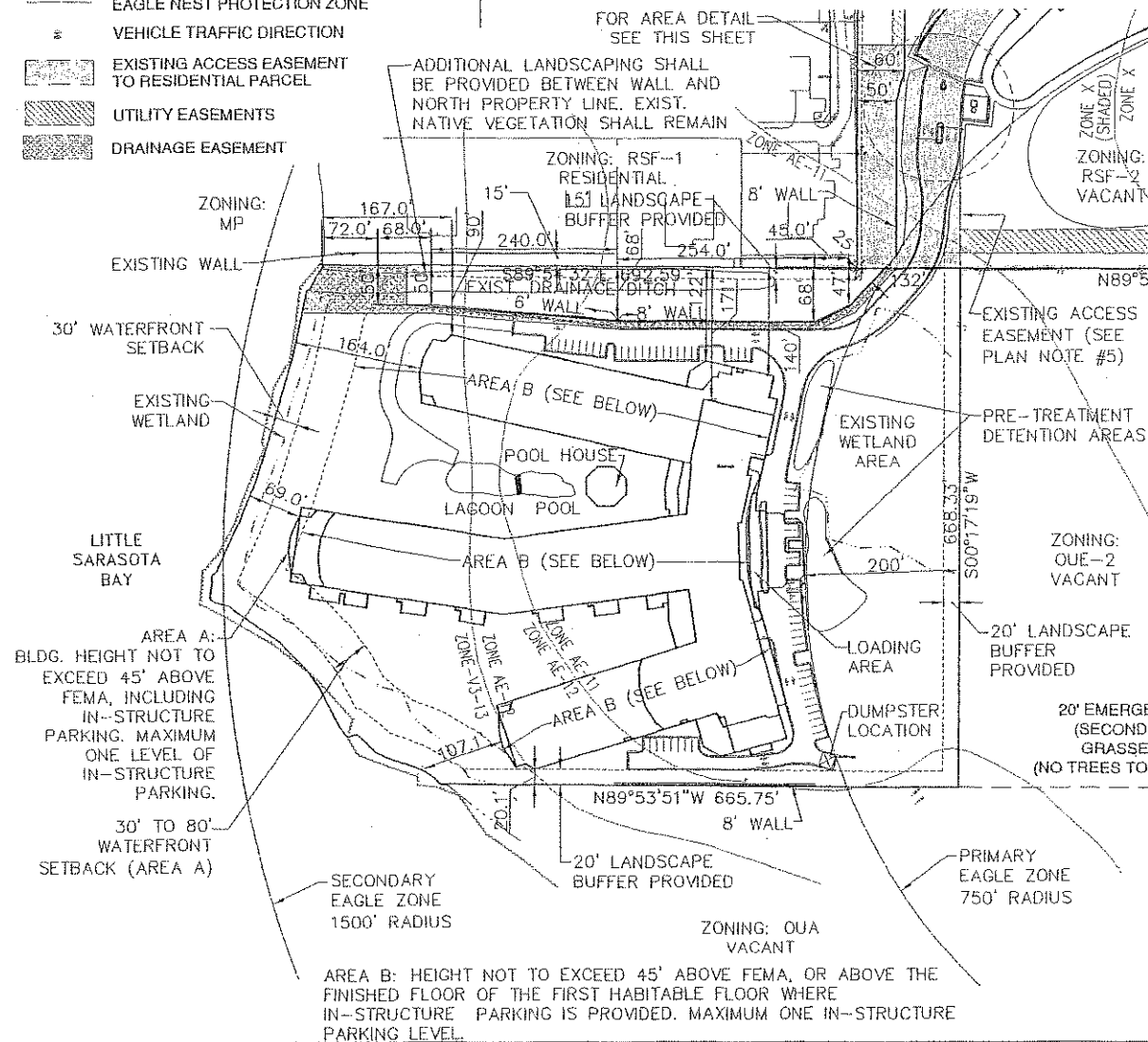
EXISTING USE: VACANT LAND
 APPROVED USE: MULTIFAMILY
 EXISTING ZONING: OUA (OPEN USE AGRICULTURE)
 APPROVED ZONING: RMF-3 (MULTIFAMILY RESIDENTIAL)

MAXIMUM HEIGHT ALLOWED: 57'-0"

MAXIMUM HEIGHT PROVIDED: 55'-0"

PLAN NOTES:

1. NO EXISTING WATER LINES, FIRE HYDRANTS OR SANITARY SEWER LINES.
2. WALL LOCATION MAY VARY TO AVOID TREES.
3. SITE LIGHTING AND SIGN LOCATIONS TO BE DETERMINED DURING SITE PLAN REVIEW ACCORDING TO SARASOTA COUNTY ORDINANCES.
4. ACCESS TO THE RESIDENCES AT GRANDE BAY IS OVER AN EXISTING ACCESS EASEMENT BETWEEN THIS PARCEL AND TAMAMI TRAIL. SEE EXISTING CONDITIONS MAP FOR LOCATION OF THE EASEMENT.



ATWELL-HICKS

Engineering • Surveying • Planning
 Environmental • Water/Wastewater
 4301 ANCHOR PLAZA, PKWY., SUITE 125, TAMPA, FL 33634
 www.atwell-hicks.com
 MICHIGAN ILLINOIS OHIO FLORIDA
 866 850 4200 Certificate of Authorization #26204

CLIENT: BAYONNE DEVELOPMENT, LLC
 PROJECT: RESIDENCES AT GRANDE BAY
 DEVELOPMENT CONCEPT PLAN
 LOCATION: SECTION 28
 TOWN 37 SOUTH RANGE 18 EAST
 SARASOTA COUNTY, FLORIDA

DATE: FEBRUARY 3, 2005

41

SCALE: 1" = 150 FEET

DR. JMS GH. AJG

P.L.M. J. LAPORTE

JOB: 05031078.30

FILE NO. 3616-002-01

1 OF 1