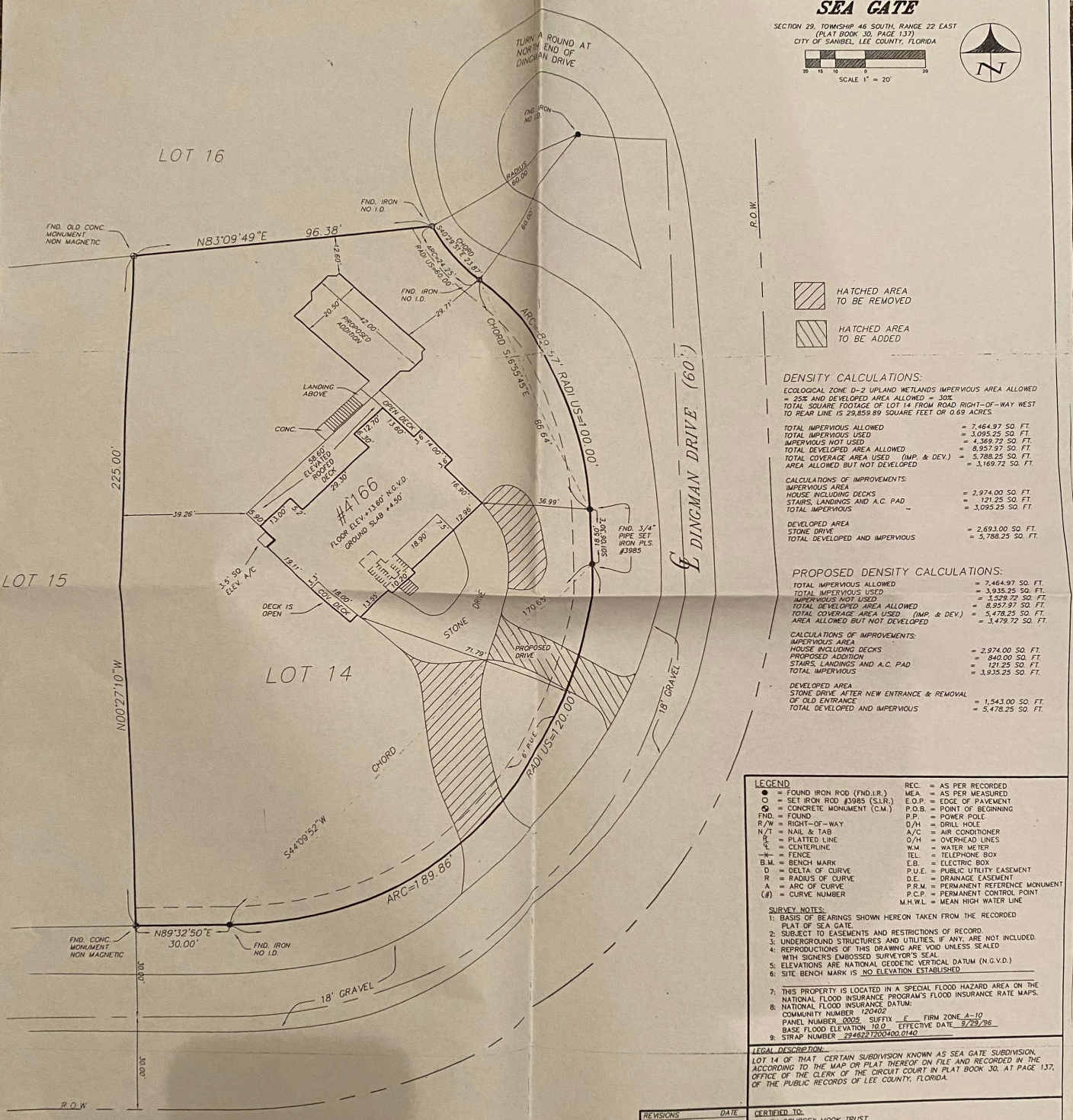
Extra

SITE PLAN WITH DENSITY
4166 DINGMAN DRIVE
LOT 14
SEA GATE

SECTION 29, TOWNSHIP 46 SOUTH, RANGE 22 EAST
(PLAT BOOK 30, PAGE 137)
CITY OF SANIBEL, LEE COUNTY, FLORIDA

SCALE 1" = 20'



HATCHED AREA TO BE REMOVED

HATCHED AREA TO BE ADDED

DENSITY CALCULATIONS:

ECOLOGICAL ZONE D-2 UPLAND WETLANDS IMPERVIOUS AREA ALLOWED = 25% AND DEVELOPED AREA ALLOWED = 30%
TOTAL SQUARE FOOTAGE OF LOT 14 FROM ROAD RIGHT-OF-WAY WEST TO REAR LINE IS 29,859.89 SQUARE FEET OR 0.69 ACRES.

TOTAL IMPERVIOUS ALLOWED	= 7,464.97 SQ. FT.
TOTAL IMPERVIOUS USED	= 3,095.25 SQ. FT.
IMPERVIOUS NOT USED	= 4,369.72 SQ. FT.
TOTAL DEVELOPED AREA ALLOWED	= 8,957.97 SQ. FT.
TOTAL COVERAGE AREA USED (IMP. & DEV.)	= 5,788.25 SQ. FT.
AREA ALLOWED BUT NOT DEVELOPED	= 3,169.72 SQ. FT.

CALCULATIONS OF IMPROVEMENTS:

IMPERVIOUS AREA	
HOUSE INCLUDING DECKS	= 2,974.00 SQ. FT.
STAIRS, LANDINGS AND A.C. PAD	= 121.25 SQ. FT.
TOTAL IMPERVIOUS	= 3,095.25 SQ. FT.
DEVELOPED AREA	
STONE DRIVE	= 2,693.00 SQ. FT.
TOTAL DEVELOPED AND IMPERVIOUS	= 5,788.25 SQ. FT.

PROPOSED DENSITY CALCULATIONS:

TOTAL IMPERVIOUS ALLOWED	= 7,464.97 SQ. FT.
TOTAL IMPERVIOUS USED	= 3,935.25 SQ. FT.
IMPERVIOUS NOT USED	= 3,529.72 SQ. FT.
TOTAL DEVELOPED AREA ALLOWED	= 8,957.97 SQ. FT.
TOTAL COVERAGE AREA USED (IMP. & DEV.)	= 5,478.25 SQ. FT.
AREA ALLOWED BUT NOT DEVELOPED	= 3,479.72 SQ. FT.

CALCULATIONS OF IMPROVEMENTS:

IMPERVIOUS AREA	
HOUSE INCLUDING DECKS	= 2,974.00 SQ. FT.
PROPOSED ADDITION	= 840.00 SQ. FT.
STAIRS, LANDINGS AND A.C. PAD	= 121.25 SQ. FT.
TOTAL IMPERVIOUS	= 3,935.25 SQ. FT.
DEVELOPED AREA	
STONE DRIVE AFTER NEW ENTRANCE & REMOVAL OF OLD ENTRANCE	= 1,543.00 SQ. FT.
TOTAL DEVELOPED AND IMPERVIOUS	= 5,478.25 SQ. FT.

LEGEND

●	= FOUND IRON ROD (FND.I.R.)	REC.	= AS PER RECORDED
○	= SET IRON ROD #3985 (S.I.R.)	MEA.	= AS PER MEASURED
⊗	= CONCRETE MONUMENT (C.M.)	E.O.P.	= EDGE OF PAVEMENT
FND.	= FOUND	P.O.B.	= POINT OF BEGINNING
R/W	= RIGHT-OF-WAY	P.P.	= POWER POLE
N/T	= NAIL & TAB	D/H	= DRILL HOLE
P.L.	= PLATTED LINE	A/C	= AIR CONDITIONER
℄	= CENTERLINE	O/H	= OVERHEAD LINES
-x-	= FENCE	W.M.	= WATER METER
B.M.	= BENCH MARK	TEL.	= TELEPHONE BOX
D	= DELTA OF CURVE	E.B.	= ELECTRIC BOX
R	= RADIUS OF CURVE	P.U.E.	= PUBLIC UTILITY EASEMENT
A	= ARC OF CURVE	D.E.	= DRAINAGE EASEMENT
(#)	= CURVE NUMBER	P.R.M.	= PERMANENT REFERENCE MONUMENT
		P.C.P.	= PERMANENT CONTROL POINT
		M.H.W.L.	= MEAN HIGH WATER LINE

SURVEY NOTES:
1: BASIS OF BEARINGS SHOWN HEREON TAKEN FROM THE RECORDED PLAT OF SEA GATE.
2: SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
3: UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
4: REPRODUCTIONS OF THIS DRAWING ARE VOID UNLESS SEALED WITH SIGNER'S EMBOSSED SURVEYOR'S SEAL.
5: ELEVATIONS ARE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.)
6: SITE BENCH MARK IS NO ELEVATION ESTABLISHED
7: THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS.
8: NATIONAL FLOOD INSURANCE DATUM:
COMMUNITY NUMBER 120402
PANEL NUMBER 0005 SUFFIX F FIRM ZONE A-10
BASE FLOOD ELEVATION 10.0 EFFECTIVE DATE 9/29/96
9: STRAP NUMBER 29462217200400.0140

LEGAL DESCRIPTION:
LOT 14 OF THAT CERTAIN SUBDIVISION KNOWN AS SEA GATE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN PLAT BOOK 30, AT PAGE 137, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

REVISIONS	DATE

CERTIFIED TO:
JUDITH DEMPSEY HOOK TRUST
HENDERSON, FRANKLIN, STARNES & HOLT, P.A.
REALTY TITLE SERVICES OF SANIBEL, LTD.
CHICAGO TITLE INSURANCE COMPANY

JOB #03147

PREPARED BY: FD
SANIBEL SURVEYS, INC.
1460 COURT PLACE
SANIBEL, FL 33957
(239) 472-0095

Valid only with embossed seal

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61617-6 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.0027 OF THE FLORIDA STATUTES.

BY: _____
WALTER L. FRASER, P.L.S. #3985

FIELD COMPLETION DATE: 8/09/03