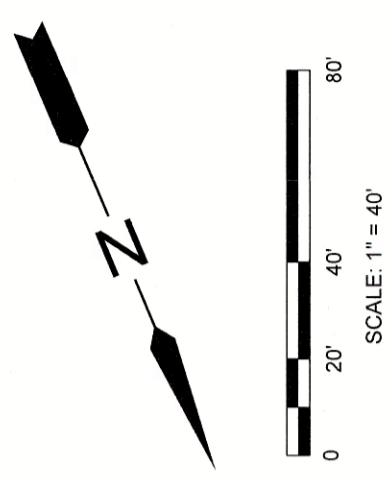


EMERALD OAK APARTMENTS
 NORTH PORT, FL
 PREPARED FOR:
 EMERALD OAK APARTMENTS LLC
 4520 SOUTH BISCAYNE DRIVE
 NORTH PORT, FL 34287

SITE PLAN
 PROJECT NAME:
 EMERALD OAKS APARTMENTS
 NORTH PORT, FL
 SHEET NAME:

PROJECT NUMBER:
 RIZ01-20
 SHEET NUMBER:
 C-5.0

AMAD SITTI, PE
 Florida License No. 88174
 THIS PLAN IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR A
 VALIDATED ELECTRONIC SIGNATURE FOR DIGITAL DOCUMENTS.



BUILDING COVERAGE

(10) NEW TYPE A BUILDINGS (3,846 SF)	38,460 SF
(9) NEW TYPE B BUILDINGS (3,816 SF)	11,448 SF
(7) EXISTING BUILDINGS WITH GARAGES (6,242 SF)	26,694 SF
CLUBHOUSE AND LAUNDRY (3,326 SF)	3,326 SF
	62,928 SF
SITE AREA = 7.78 AC	338,897 SF
BUILDING COVERAGE	24.5%

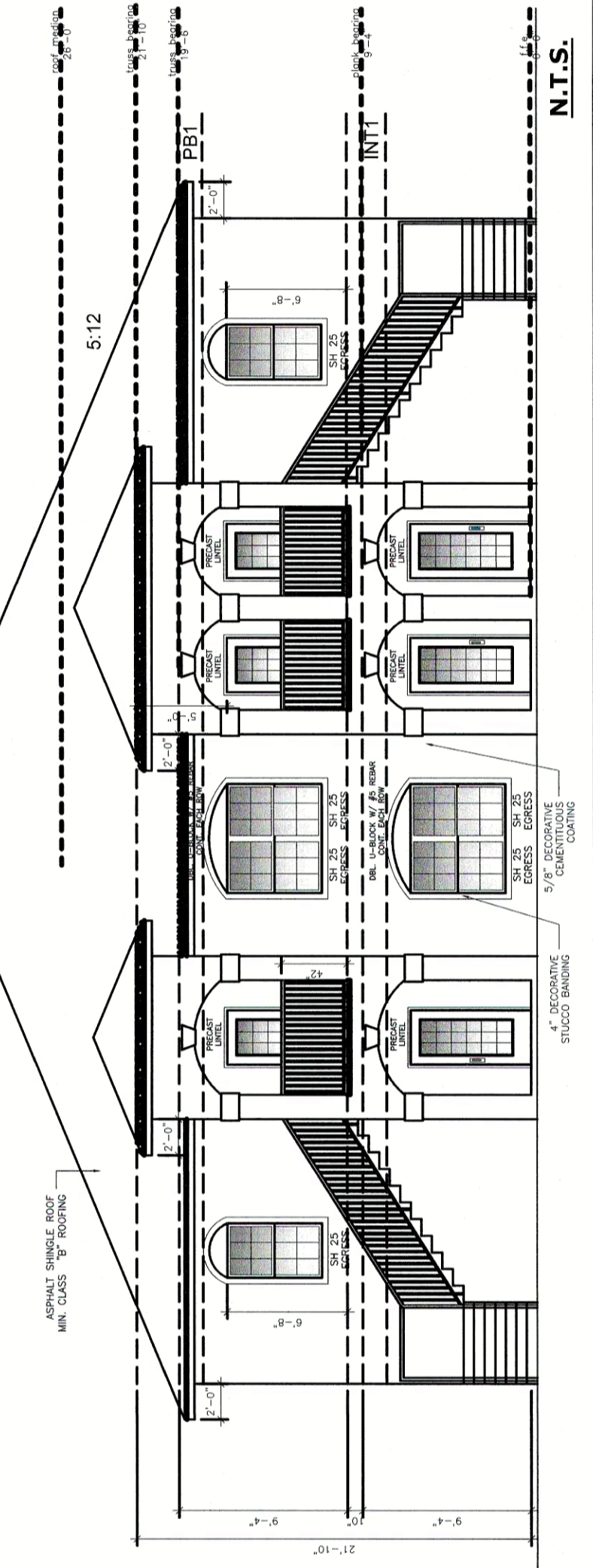
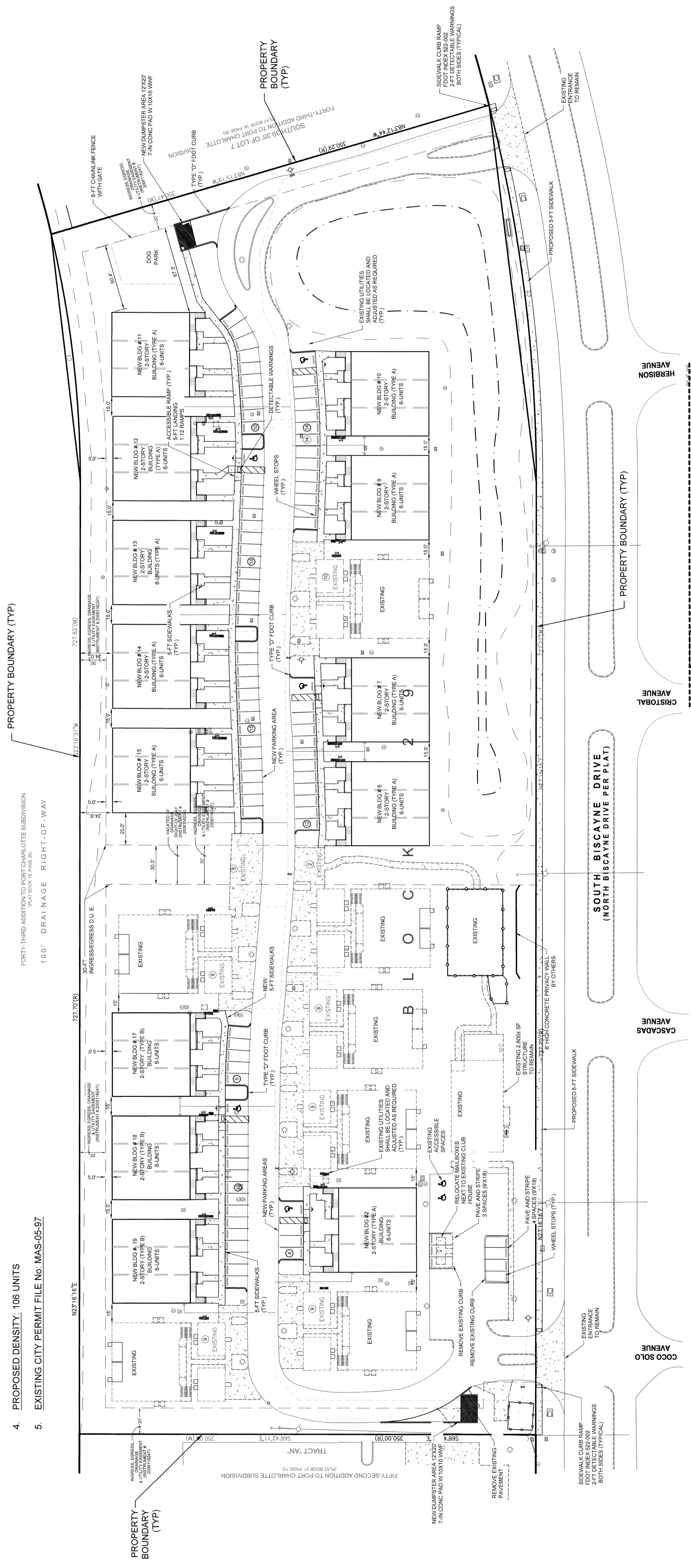
DWELLING UNITS SUMMARY

UNITS	1,288 SF ±	1,425 SF ±
13 BLDGS (6 ZONING) NEW UNITS		
7 BLDGS (4 ZONING) EXISTING		
TOTAL UNITS	140,442 SF ± (AC)	

PARKING SUMMARY

USE	PARKING RATIO	REQUIRED PARKING	AVAILABLE PARKING
79 UNITS NEW MULTIFAMILY	1.5 SPACES PER UNIT	117	80
28 UNITS EXISTING		42	70 (EXISTING)
GUEST PARKING	1 SPACE PER 100 DU	16	17 (EXISTING)
MANAGER OFFICES IN EXISTING CLUBHOUSE STRUCTURE	1 SPACE PER 250 SF (UP TO 2,000 SF)	2	2 (EXISTING)
TOTALS		185 REQUIRED	185 PROVIDED

- SITE DATA:**
- PROPERTY ZONED: RESIDENTIAL MULTIFAMILY (RML)
 - PROPERTY AREA: 7.78± ACRES
 - ALLOWABLE DENSITY: 15 UNITS PER ACRE = 117 UNITS
 - PROPOSED DENSITY: 106 UNITS
 - EXISTING CITY PERMIT FILE NO: MAS-05-97



- PROJECT NOTES:**
- ANY CRACKS OR DAMAGE TO THE SIDEWALK, DRIVEWAY APRON, ROADWAY, STREET-TREES, LIGHTING, METER BOXES, BACKFLOW PREVENTERS, CLEAN-OUTS, STORM-WATER STRUCTURES, OR VALVES WILL NEED TO BE REPAIRED.
 - ANY IMPROVEMENTS TO THE SIDEWALK INCLUDING ADA REQUIREMENTS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - PAVEMENT PAINT USED FOR THIS WORK SHALL CONFORM WITH THE REQUIREMENTS OF SECTION 971-12 OF FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, OR, AT THE CONTRACTOR'S OPTION, FAST DRY TRAFFIC PAINT, AS SPECIFIED IN D.O.T. SPECIFICATIONS. SECTION 971-13, MAY BE USED.



INF-21-75
 PERMIT SET
 N.T.S.