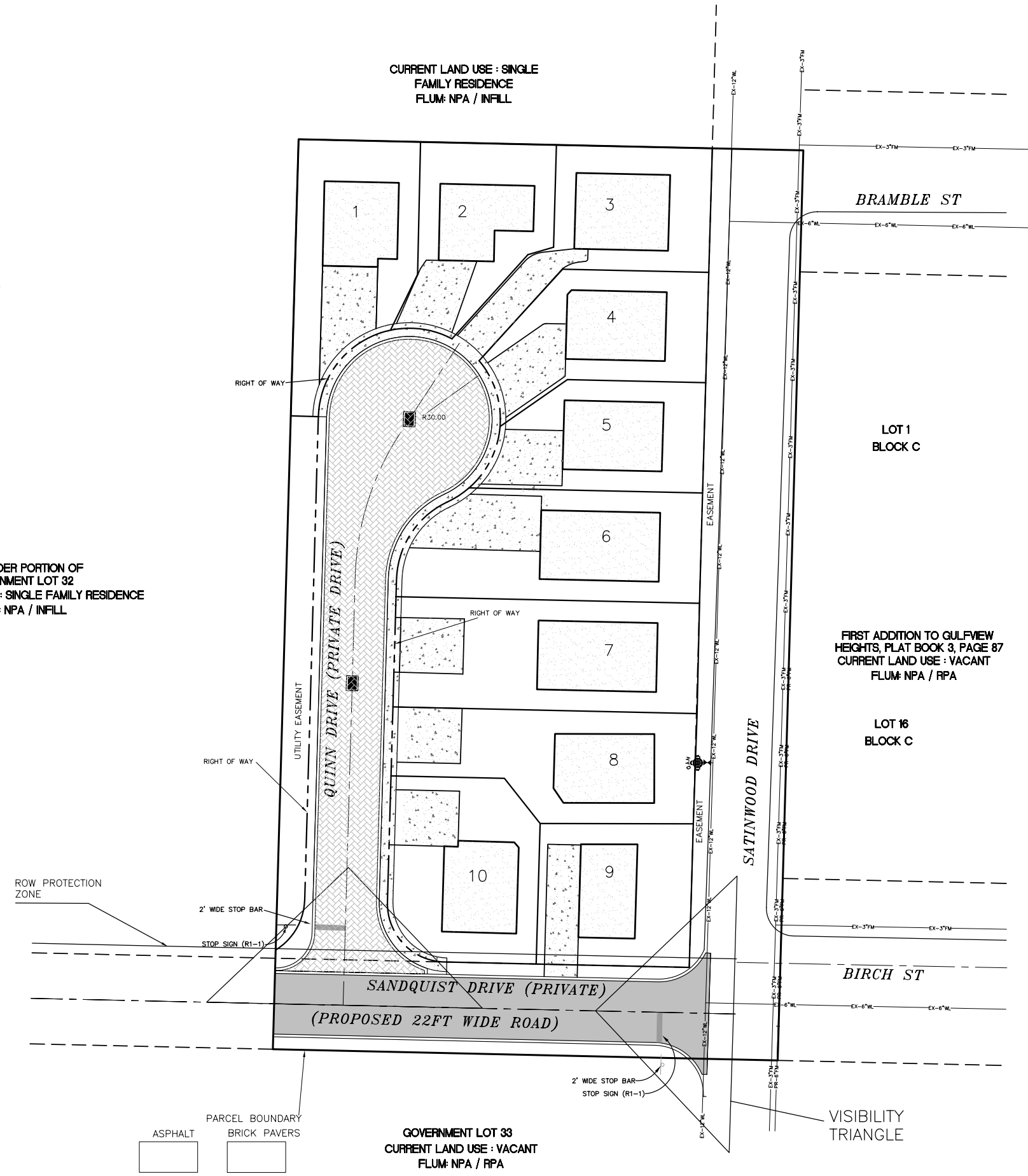


REMAINDER PORTION OF  
GOVERNMENT LOT 32  
CURRENT LAND USE : SINGLE FAMILY RESIDENCE  
FLUM: NPA / INFILL



ASPHALT  
BRICK PAVERS

GOVERNMENT LOT 33  
CURRENT LAND USE : VACANT  
FLUM: NPA / RPA

CURRENT LAND USE : SINGLE  
FAMILY RESIDENCE  
FLUM: NPA / INFILL

BRAMBLE ST

LOT 1  
BLOCK C

FIRST ADDITION TO GULFVIEW  
HEIGHTS, PLAT BOOK 3, PAGE 87  
CURRENT LAND USE : VACANT  
FLUM: NPA / RPA

LOT 16  
BLOCK C

BIRCH ST

SATINWOOD DRIVE

QUINN DRIVE (PRIVATE DRIVE)

SANDQUIST DRIVE (PRIVATE)  
(PROPOSED 22FT WIDE ROAD)

**SITE DATA SUMMARY**

**LEGAL DESCRIPTION:**

PARCEL ID # 02-35-20-34160-000-0321  
LEGAL DESCRIPTION  
A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 WEST, WALTON COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE GOVERNMENT LAND OFFICE MONUMENT MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 WEST, WALTON COUNTY, FLORIDA; THENCE GO SOUTH 01 DEGREES 38 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 990.52 FEET TO THE NORTHEAST CORNER OF GOVERNMENT LOT 32, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 38 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF GOVERNMENT LOT 32 FOR A DISTANCE OF 330.16 FEET; THENCE DEPARTING SAID EAST LINE OF GOVERNMENT LOT 32, 00 NORTH 88 DEGREES 44 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 32, A DISTANCE OF 183.00 FEET; THENCE GO NORTH 01 DEGREES 38 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 330.12 FEET TO THE NORTH LINE OF SAID GOVERNMENT LOT 32; THENCE SOUTH 88 DEGREES 44 MINUTES 45 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 183.00 FEET TO THE POINT OF BEGINNING. THIS PARCEL IS SUBJECT TO AN EASEMENT NOT EXCEEDING 33 FEET IN WIDTH, FOR ROADWAY AND UTILITIES PURPOSES, TO BE LOCATED ALONG THE EAST AND SOUTH BOUNDARIES OF SAID LAND.

**SITE DATA:**

FUTURE LAND USE MAP (FLUM) DESIGNATIONS  
SITE NEIGHBORHOOD PLANNING AREA / INFILL  
NORTH NEIGHBORHOOD PLANNING AREA / INFILL  
SOUTH NEIGHBORHOOD PLANNING AREA / RESIDENTIAL PRESERVATION  
EAST NEIGHBORHOOD PLANNING AREA / RESIDENTIAL PRESERVATION  
WEST NEIGHBORHOOD PLANNING AREA / INFILL  
CURRENT LAND USE  
SITE VACANT  
NORTH SINGLE FAMILY  
SOUTH VACANT  
EAST VACANT / SINGLE FAMILY  
WEST SINGLE FAMILY

**DENSITY:**

ACREAGE OF PROJECT: 1.39 ACRES  
DENSITY ALLOWED BY LDC: 8 UNITS PER ACRE (NPA/INFILL)  
DENSITY OF PROJECT ALLOWED: 1.39 ACRES X 8 UNITS PER ACRE = 11.12 (11 UNITS)  
DENSITY OF PROJECT: 10 UNITS OR 7.19 UNITS PER ACRE

**FLOOD ZONE INFORMATION:**

NOTE: THIS PARCEL IS LOCATED IN FLOOD ZONE X, AS DETERMINED BY SCALE FROM F.E.M.A. PANEL NUMBER 12131C 0701 F, PANEL 701 OF 763, DATED MARCH 7, 2000, WALTON COUNTY, FLORIDA.

**AREA SUMMARY:**

TOTAL AREA OF SITE 60,399.40 SF = 1.39 AC  
TOTAL PROPOSED BUILDING AREA 8,788.00 SF  
TOTAL PROPOSED ROAD / CURB AREA 7,607.00 SF  
TOTAL PROPOSED SIDEWALK AREA 1,631.40 SF  
TOTAL PROPOSED DRIVEWAY AREA 6,260.16 SF  
TOTAL PROPOSED IMPERVIOUS AREA = 24,286.56 SF

PROPOSED IMPERVIOUS SURFACE RATIO (ISR) = 40.20%

**SETBACK REQUIREMENTS: LDC 5.00.03.A.1**

GENERAL SETBACKS: SEE SITE PLAN AND SETBACK BUFFER PLAN FOR SPECIFIC SETBACKS  
FRONT BUILDING SETBACK: SEE SITE PLAN AND SETBACK & BUFFER PLAN FOR SPECIFIC SETBACKS  
REAR BUILDING SETBACK: 15' REQUIRED /15' PROVIDED  
SIDE BUILDING SETBACKS: 7.5' REQUIRED /7.5' PROVIDED

**LANDSCAPE BUFFER REQUIREMENTS: LDC 5.01.02.C.1&3**

RESIDENTIAL LANDSCAPE BUFFER: 10' REQUIRED / 10' PROVIDED

**OFF-STREET PARKING REQUIREMENTS: 5.01.01.A.1 & B.9**

TABULATION OF REQUIRED SPACES:  
TOTAL RESIDENTIAL SPACES REQUIRED = 20 SPACES (2 X 10 UNITS)

**RIGHT-OF-WAY / ROAD WIDTH PER LDC 5.04.02.C.2.a & c**

RIGHT-OF-WAY: 30.00'  
ROAD WIDTH: 22.00'  
ROW PROTECTION ZONE SATINWOOD DR 40' (20' EITHER SIDE OF CENTERLINE)

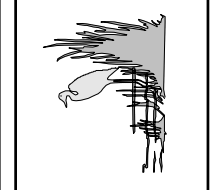
REVISION	DATE	COMMENTS
1	09/07/05	15' SETBACK

Seal:  
VAN R. BUTLER III, P.E.  
FL. REG. NO. 49456

GULF LANDING  
SITE PLAN  
Not valid unless bearing Engineer's embossed seal

Job No.:	
Date:	30 JUN 05
Scale:	1" = 20'
Designed:	VRB
Drawn:	BCB
Checked:	VRB
Sheet:	3 of 20

**BARNHILL BARNHILL & BARNHILL, LLC.**  
PROFESSIONAL ENGINEERS  
P.O. BOX 1159 PHONE: (850) 622-9567  
SANTA ROSA BEACH FAX: (850) 622-1276  
FLORIDA, 32459  
CERTIFICATE OF AUTHORIZATION NO. 26457



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