May 14, 2012

Reference: Site Plan Application

Per our site plan review, dated May 3, 2012, please find enclosed the following documents in support of our application.

1. Site Plan
2. Warranty Deed for Dry Dock Enterprises, Inc. (Cindy & Eric Hammersand-Owners)
3. First Floor Plan
4. Second Floor Plan
5. Seating Chart: Prior to 5:00pm
6. Seating Chart: After 5:00pm
7. East Elevation – Note: location of downspouts
8. West Elevation – Note: building dimensions
9. Updated Signed & Sealed Survey – 05/08/2012: George F. Young, Inc.

Please let me know if you have any questions regarding the enclosed documents. I look forward to presenting our Site Plan Review Application to the Planning & Zoning Board on Tuesday, June 19, 2012.

Sincerely,

Eric Hammersand, Owner
Dry Dock Enterprises, Inc.
d/b/a Dry Dock Waterfront Grill
412 Gulf of Mexico Drive
Longboat Key, FL 34228

941-383-0102
Ehammersand2003@yahoo.com

Planning, Zoning & Building Department (941) 316-1966
501 Bay Isles Road
Longboat Key, Florida 34228
Fax Number: (941) 373-7938
Web: http://www.longboatkey.org

APPLICATION FOR SITE PLAN REVIEW

Date: 4-18-2012 New X Revised _____

Name of Development: Dry Duck Waterfront Grill

	Applicant	Engineer/Surveyor	Architect
Name	Eric Hammersand	George F Young, Inc	Tom Denslow
Address	412 Gulf of Mexico	10540 Portal Crossing	1348 Fruitville Rd Suite 204
City, State Zip	LBK 34228	Suite 105 Bradenton 34211	Sarasota 34236
Phone	941-383-0102 ext 5	941-747-2981	941-955-7354
Fax	941-383-9130	941-747-7234	
Mobile	941-587-3257		941-962-2351

Owner: Eric & Cynthia Hammersand Agent: N/A

Site Address: 412 Gulf of Mexico Drive Longboat Key, FL 34232

Zoning District: M-1 Sq. Ft. of Site: 98,183 % Lot Coverage: 39.52

Total Units: N/A Proposed Density: N/A

% Non-Open Space: 38.56 Max. Density Allowed: _____

Proposed Development for Existing and New Buildings

(Circle One)	Building	Building Use	Sq. Ft.	Height	# Floors	1st Floor Elv.
Existing/New	Building A	restaurant	1107	51'8"	2	11'
Existing/New	Building B					
Existing/New	Building C					
Existing/New	Building D					
Existing/New	Building E					

Parking Spaces Required: No change Parking Spaces Indicated: No change

Please check all that apply:

____ Attached hereto are the necessary approvals of the federal, state, county and regional agencies.

____ Public Hearing Required. If hearing required, comment: _____

____ Proposed site plan complies with the Comprehensive Plan and Zoning Code.

____ Proposed site plan complies with the Subdivision Ordinance and Town Code.

Amount of Performance Bond Required: _____

Amount of Maintenance Bond Required: _____

Date of Pre-application Meeting: _____

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing the subject type of development will be complied with whether specified herein or not, the granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state or local law regulating construction or the performance of construction.

Applicant's Signature: _____ **Date:** 04-18-2012
(if applicant is not the property owner, a property owner affidavit will be required)

At the conclusion of your plan review by the Town, you will be billed for additional staff time, Town Attorney cost, cost of advertising, and any other miscellaneous costs incurred with the processing of your application(s).

FOR STAFF USE ONLY

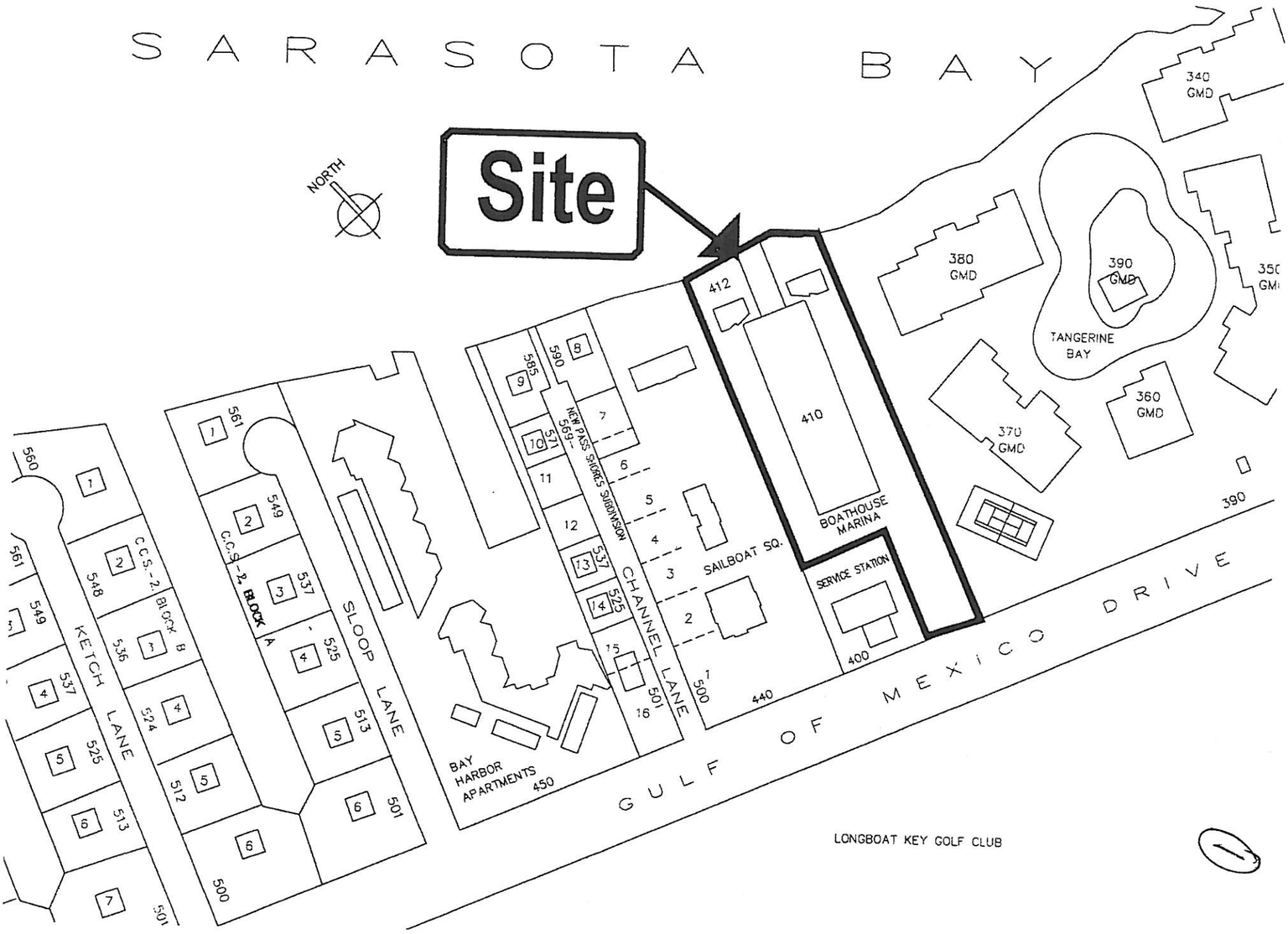
Application Fee: $ 3000.00 deposit* _____ Receipt # _____
(Application fee will be deducted from deposit)

Application and Plans Accepted By: _____ Date: _____

File Code/Number: _____

**Deposit required at time of formal submission*

At the conclusion of your plan review by the Town, you will be billed for additional staff time, Town Attorney cost, cost of advertising, and any other miscellaneous costs incurred with the processing of your application(s). Costs will be deducted from initial deposit. If costs exceed the initial deposit, you will be billed for the remaining costs incurred; or you will be refunded the unused portion of the deposit.


SARASOTA BAY
Site
NORTH
340 GMD
380 GMD
390 GMD
350 GMD
TANGERINE BAY
370 GMD
360 GMD
410
412
BOATHOUSE MARINA
SERVICE STATION
SAILBOAT SQ.
CHANNEL LANE
NEW PASS SHORES SUBDIVISION
SLOOP LANE
KETCH LANE
C.C.S.-2 BLOCK A
C.C.S.-2 BLOCK B
BAY HARBOR APARTMENTS
GULF OF MEXICO DRIVE
LONGBOAT KEY GOLF CLUB

(2)

W A R R A N T Y D E E D

THIS WARRANTY DEED made and executed this 1st day of January, 1990, by Alta Vista Ventures, Inc. , a Florida corporation, and having its principal place of business at 1005 South Orange Avenue, Sarasota, Florida 34236, hereinafter called the grantor, to Dry Dock Enterprises, Inc., whose post office address is 412 Gulf of Mexico Drive, whose Federal ID# is 59-2799280 hereinafter called Grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Units B1, B2, & B3, of THE BOATHOUSE ON LONGBOAT, A CONDOMINIUM, according to the Declaration of Condominium recorded in Official Records Book 1997, Page 2360, and as amended in Official Records Book 2158, Page 204, and according to the plat thereof recorded in Condominium Book 26, Pages 48 through 48E, and amended plat recorded in Condominium Book 28, Pages 19 through 19E, all of the Public Records of Sarasota County, Florida.

PARCEL I.D. NUMBERS: B1=0012-04-2001, B2=0012-04-2002, B3=0012-04-2003

SUBJECT TO restrictions, reservations, easements and zoning of record.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

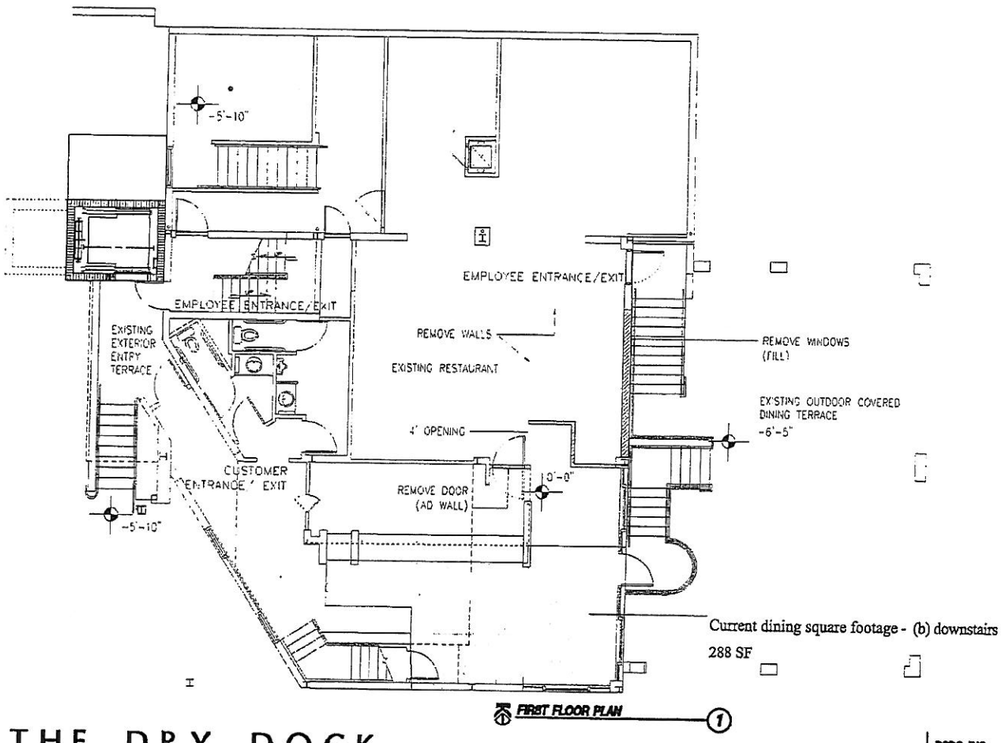
AND the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name, by its President thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Alta Vista Ventures, Inc.
a Florida corporation

By: _____
Barry R. Lewis
President



Current dining square footage - (b) downstairs

288 SF

THE DRY DOCK

DATE: MAY 10, 2012

DSDG, INC.

DS DG

THE DRY DOCK

DATE: JANUARY25, 2012

SECOND FLOOR PLAN

A1.20

DSDG, INC.

ARCHITECTURE
PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT

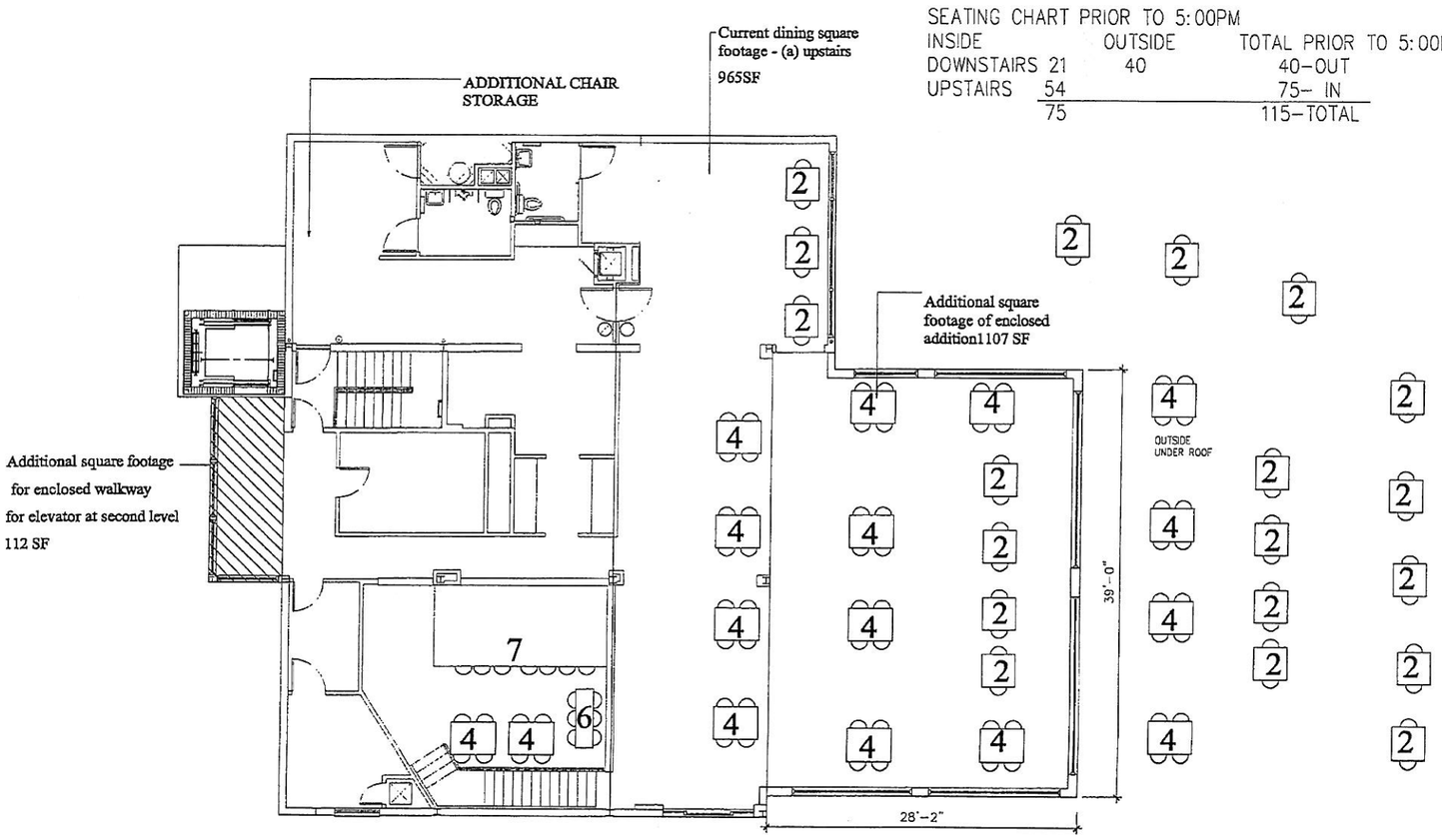
1348 FRUITVILLE ROAD; SUITE 204
SARASOTA, FLORIDA 34239
Tel: (941) 955-2442
Fax: (941) 955-7344
www.dsdg.com

DS
DG

© 2010 DSDG, INC.

SEATING CHART PRIOR TO 5:00PM

INSIDE	OUTSIDE	TOTAL PRIOR TO 5:00PM
DOWNSTAIRS 21	40	40–OUT
UPSTAIRS 54		75– IN
75		115–TOTAL



SECOND FLOOR PLAN 1

THE DRY DOCK

DATE: MAY 10, 2012

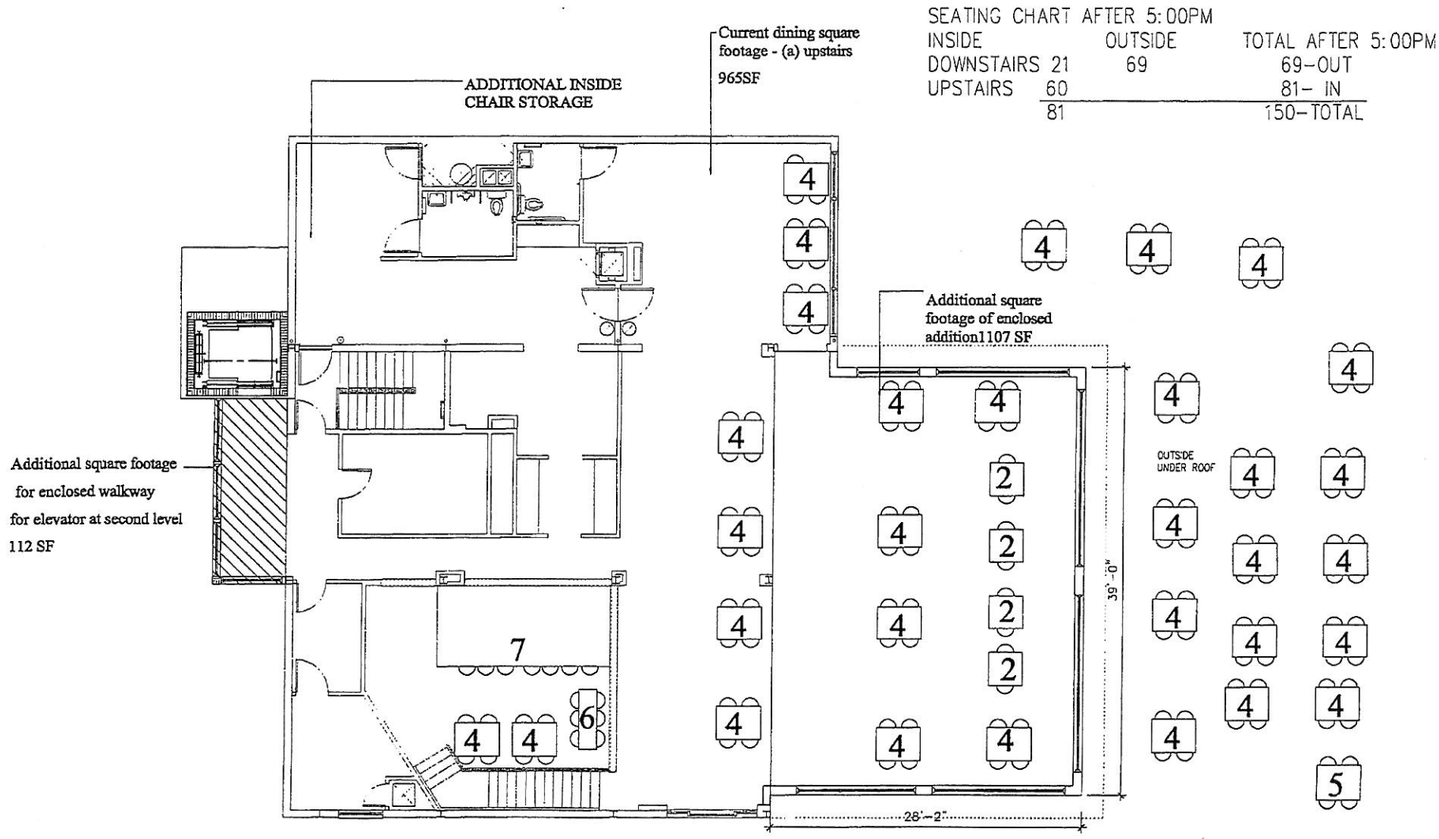
DSDG, INC.

DS DG

4

SEATING CHART AFTER 5:00PM

INSIDE	OUTSIDE	TOTAL AFTER 5:00PM
DOWNSTAIRS 21	69	69-OUT
UPSTAIRS 60		81- IN
81		150-TOTAL

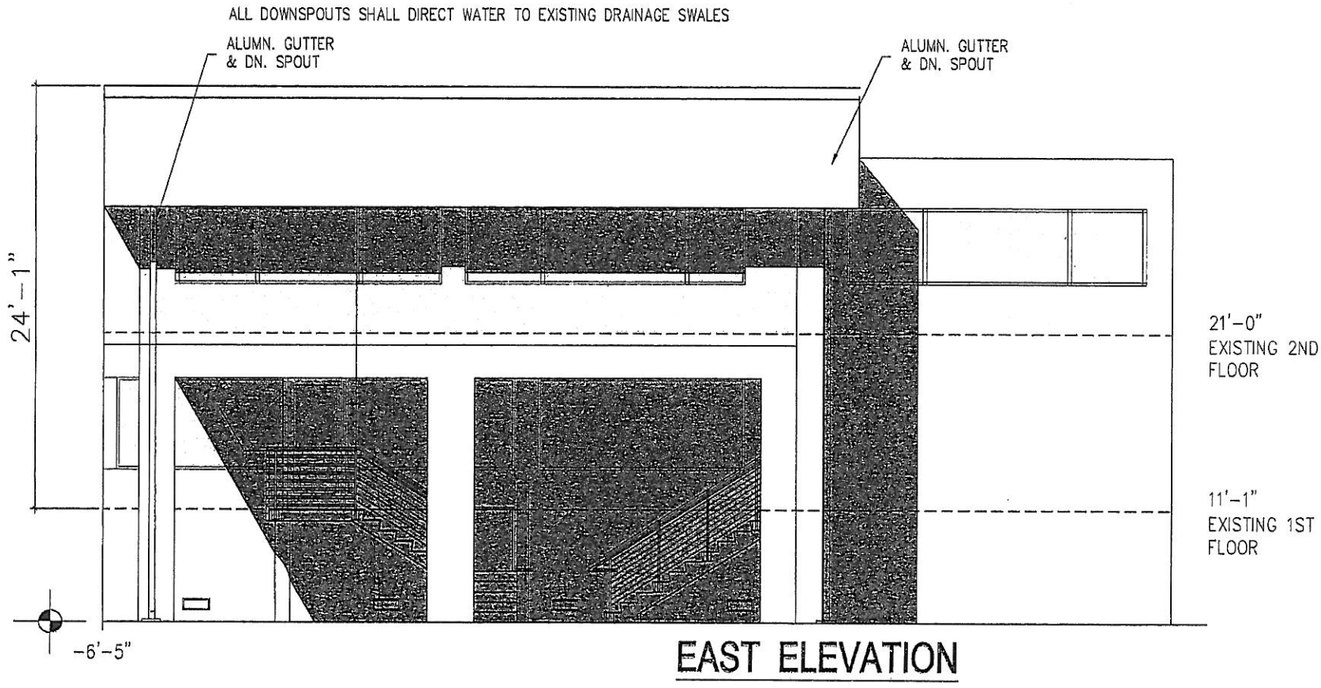


THE DRY DOCK

DATE: MAY 10, 2012

DSDG, INC.

6



EAST ELEVATION

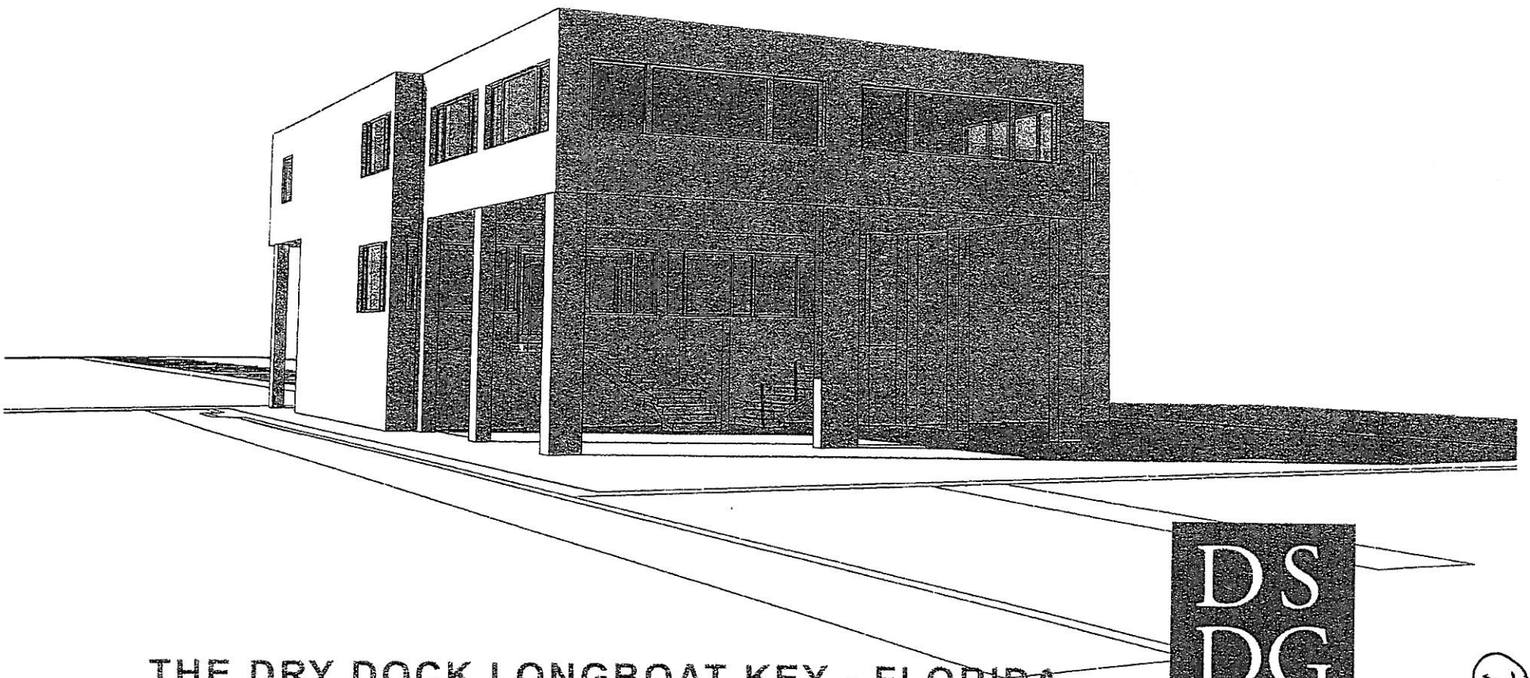
7

THE DRY DOCK

DATE: JUNE 01, 2012

DSDG, INC.
ARCHITECTURE
PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT
1542 FRUITVILLE ROAD; SUITE 204
SARASOTA, FLORIDA 34236
Tel: (941) 366-0642
Fax: (941) 366-7664
www.dsdg.com
AA 0000000

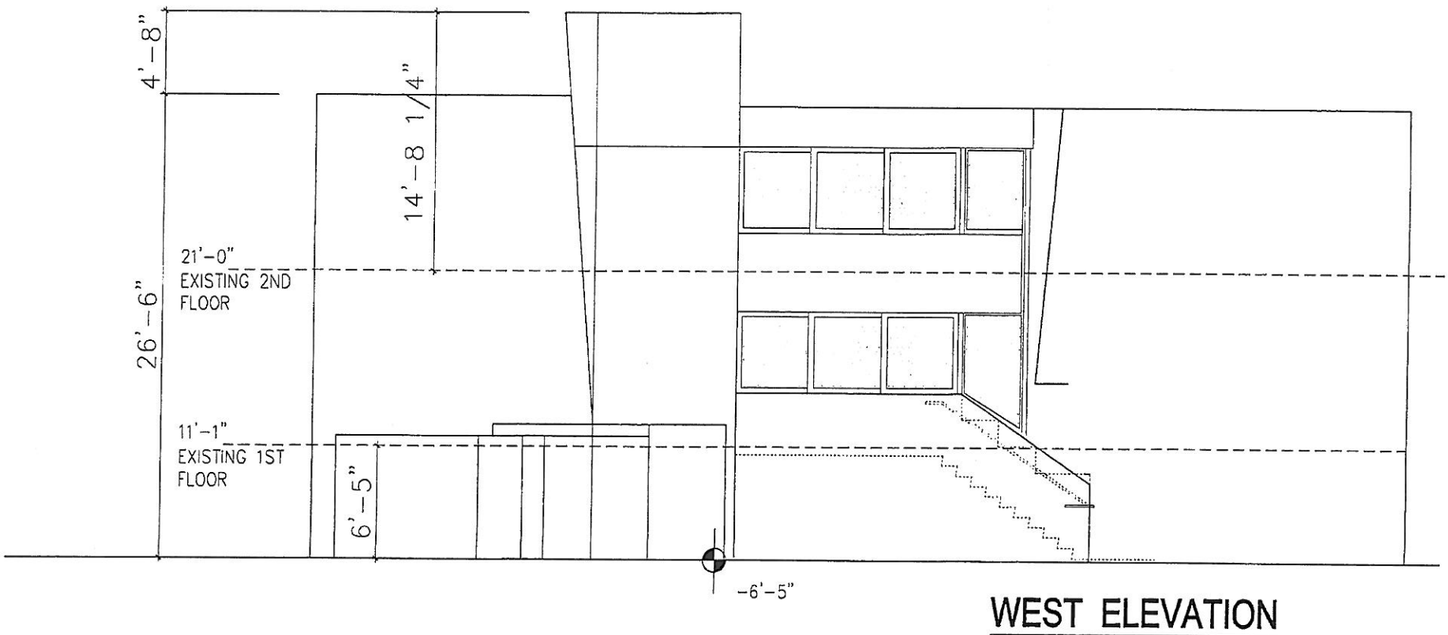
© 2011 DSDG, INC.



THE DRY DOCK LONGBOAT KEY - FLORIDA

DS
DG

4



WEST ELEVATION

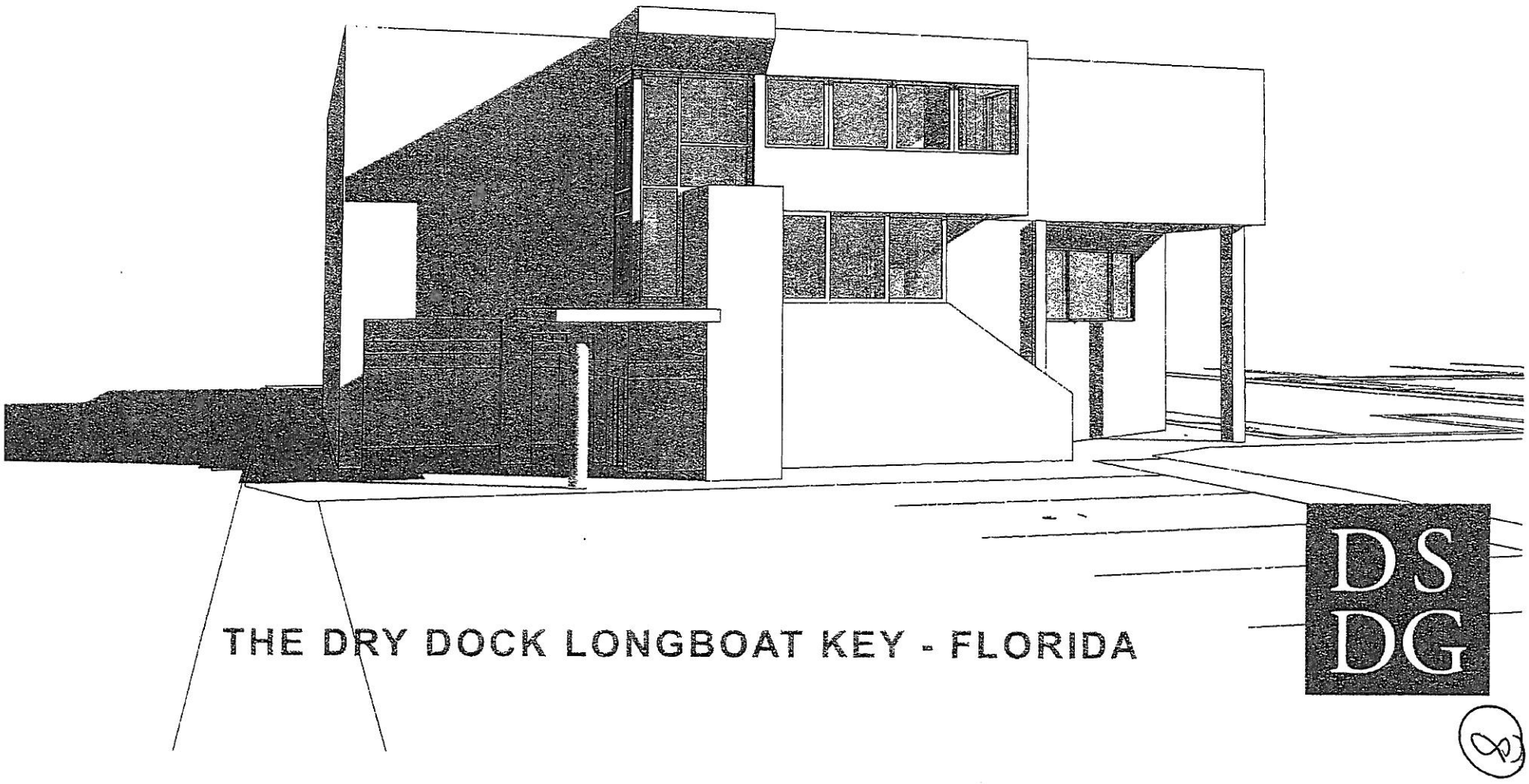
THE DRY DOCK

DATE: JANUARY25, 2012

DSDG, INC.

DS
DG

8



THE DRY DOCK LONGBOAT KEY - FLORIDA

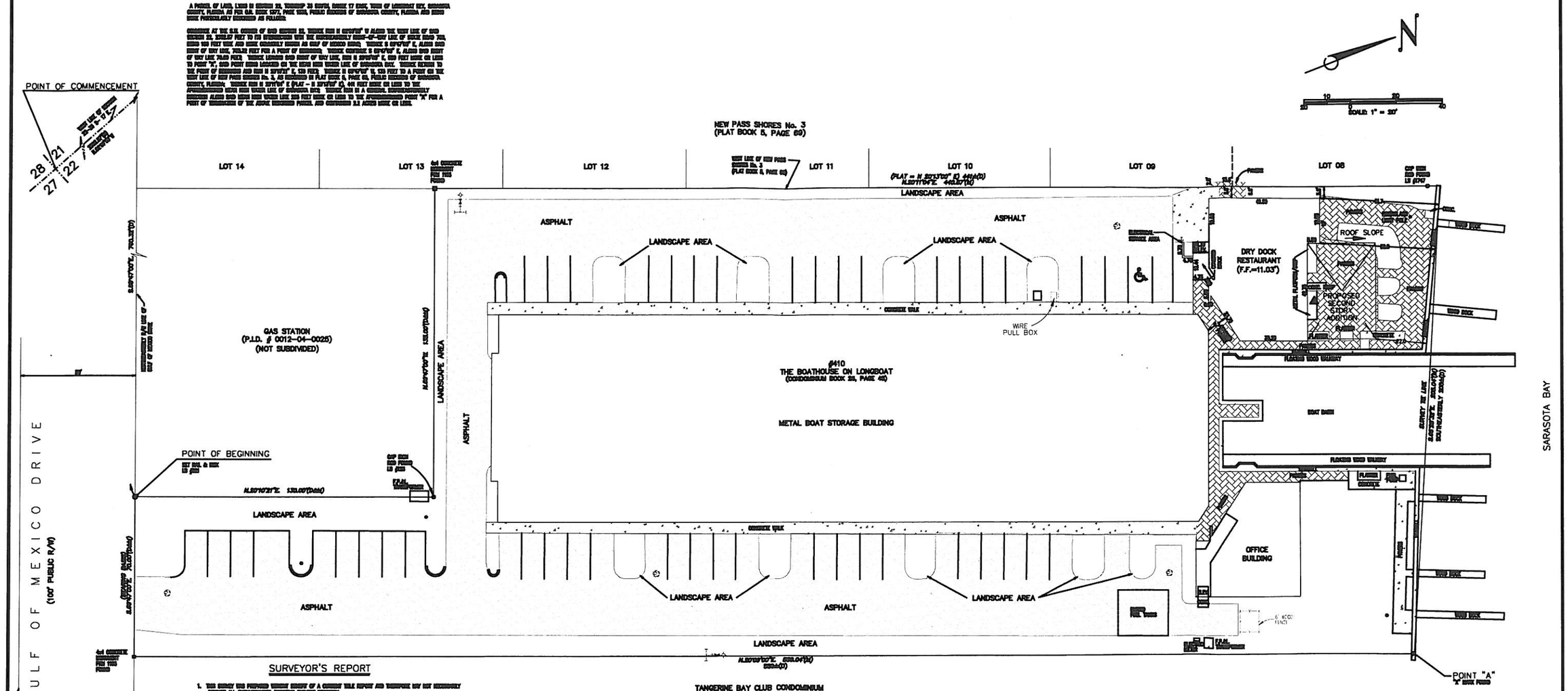
DS
DG

8

DESCRIPTION

A PARCEL OF LAND, LYING IN SECTION 22, TOWNSHIP 36 SOUTH, RANGE 17 EAST, TOWN OF LONGBOAT KEY, SARASOTA COUNTY, FLORIDA AS PER O.R. BOOK 1372, PAGE 1020, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF SAID SECTION 22; THENCE RUN N 00°07'00" W ALONG THE WEST LINE OF SAID SECTION 22, SCALED FEET TO THE INTERSECTION WITH THE ESTIMATED NORTH-OF-WAY LINE OF GULF OF MEXICO DRIVE 70', BEING 100 FEET WIDE AND MORE COMMONLY KNOWN AS GULF OF MEXICO DRIVE; THENCE S 89°47'00" E, ALONG SAID RIGHT OF WAY LINE, 70.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 89°47'00" E, ALONG SAID RIGHT OF WAY LINE 70.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, RUN N 00°07'00" E, 100 FEET MORE OR LESS TO POINT "A", SAID POINT BEING LOCATED ON THE MEAN HIGH WATER LINE OF SARASOTA BAY; THENCE RETURN TO THE POINT OF BEGINNING AND RUN N 89°47'00" E, 130 FEET; THENCE N 00°07'00" W, 130 FEET TO A POINT ON THE WEST LINE OF NEW PASS SHORES No. 3, AS RECORDED IN PLAT BOOK 5, PAGE 69, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE RUN N 89°47'00" E (PLAT – N 89°47'00" E), 446 FEET MORE OR LESS TO THE APPROXIMATE MEAN HIGH WATER LINE OF SARASOTA BAY; THENCE RUN IN A GENERAL SOUTHEASTERLY DIRECTION ALONG SAID MEAN HIGH WATER LINE 205 FEET MORE OR LESS TO THE APPROXIMATED POINT "A" FOR A POINT OF TERMINATION OF THE ABOVE DESCRIBED PARCEL AND CONTAINING 2.2 ACRES MORE OR LESS.



SURVEYOR'S REPORT

1. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES AFFECTING SUBJECT PROPERTY.
2. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN. FOUNDATIONS BEHIND THE SURFACE OF THE GROUND THAT MAY ENCROACH MAY NOT HAVE BEEN LOCATED.
3. THE LOCATION AND EXISTENCE OF UNDERGROUND UTILITIES AND UNDERGROUND FOUNDATIONS OR ANY OTHER FEATURES ASSOCIATED TO SUBJECT PROPERTY (IF ANY) WAS NOT ASCERTAINED AS PART OF THIS SURVEY, EXCEPT AS SHOWN.
4. BEARINGS BASED ON PLAT LINE AS SHOWN.
5. SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.
6. SITE CONTAINS 98,183 SQUARE FEET, MORE OR LESS.
7. SOURCE OF INFORMATION: THIS DOCUMENT IS AN INFORMATION OF SURVEY IN RESPECT OF THE PROJECT TO WHICH IT APPLIES AND ANY SURVEY WITHOUT WRITTEN VERIFICATION OR CERTIFICATION BY GEORGE F. YOUNG, INC. (G.F.Y.) FOR THE SPECIFIC PURPOSE REFERRED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LOSS. EXTENSIONS OF G.F.Y. AND USERS EMAIL REPRESENT AND SHALL REMAIN GFY TRADE ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES RESULTING AFTERWARD FROM ALTERED COPY OR OTHERWISE MODIFIED. ANY SUCH VERIFICATION OR ADAPTATION WILL ENTITLE G.F.Y. TO FURTHER COMPENSATION AT RATES TO BE AGREED UPON BY USER AND G.F.Y.
8. THE EXPRESSED RISK OF THE LAND, AS CLASSIFIED IN THE FLORIDA MINIMUM TECHNICAL STANDARDS (5J17-6-FAC), IS SUBURBAN. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY ACHIEVED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE FOR THIS SURVEY WAS FOUND TO EXCEED THIS REQUIREMENT.
9. ELEVATIONS, IF ANY, ARE BASED ON THE CITY OF LONGBOAT KEY BENCH MARK No. 19-02 WITH AN ELEVATION OF 11.037', NATIONAL VERTICAL DATUM OF 1929.
10. PROPERTY IS SHOWN IN FLOOD ZONE "A-07", ELEVATION 11', PER THE TOWN OF LONGBOAT KEY FLOOD INSURANCE RATE MAP No. 12029C-0208-G, DATED AUG. 18, 1992 WITH AN INDEX DATE OF MAY 18, 1992. IT IS ADVISED THAT THE CLIENT CONTACT THE TOWN OF LONGBOAT KEY TO VERIFY MINIMUM BASE FLOOD ELEVATIONS REPORT ANY ERRORS OR OMISSIONS.
11. INFORMATION FOR PROPOSED STRUCTURE PROVIDED BY PERMANENT ROOF STRUCTURE TERRACE PLAN, DATED 3-20-03, PREPARED BY NEIL LOUIS SCHUFFIN / NEIL RUSH, 500 VAN LUNE, LONGBOAT KEY, FL. 34228, (941)383-4000.

Lot Coverage Calculations (maximum 40%)

	Existing	Proposed
Buildings	33,192	
Impermeable Planters		
Overhangs > 3'	4,280	
Entries/Stairs	63	
Roofed porch/lanai	25	1,239
Caged room		
Elevated A/C pads		
Other		
Total Lot Coverage (Existing & Prop.)	37,560	1,239
Total Lot Coverage Percentage: 38,799 / 98,183 = 39.52%		

Non-Open Space Calculations (maximum 50%)

	Existing	Proposed
Driveway	23,017	
Parking	11,028	
Walkways (incl. pavers)	1,348	
Patios, slabs, etc.	992	
At-grade A/C pads		
Open deck/terrace	2,622	-1,239
Other	88	
Total Non-Open Space (Existing & Prop)	39,095	-1,239
Non-Open Space Percentage: 37,856 / 98,183 = 38.56%		

LEGEND:

- —EXISTING FIRE HYDRANT
- —EXISTING LIGHT POLE
- —EXISTING SANITARY MANHOLE
- LB—LICENSED BUSINESS
- LS—LAND SURVEYOR
- PRM—PERMANENT REFERENCE MONUMENT
- AFF—ABOVE FINISHED FLOOR

I HEREBY CERTIFY: THAT THIS BOUNDARY SURVEY REPRESENTS A FIELD SURVEY PERFORMED ON [illegible] 20, 2002 UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

GEORGE F. YOUNG, INC.
(LICENSED BUSINESS 6664)
10540 PORSHA, CROSSING, SUITE 103
BRADENTON, FLORIDA 34211

F. PETER LUTZ, JR.
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE #4450

"THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

FIELD BOOK 304
PAGE 68

REVISED NO	BY	DATE	DESCRIPTION
1	R.B.	9-19-02	ADD LIMITED TOPO
2	P.L.	9-23-02	REVISE COVERAGE CALCULATIONS PER THE TOWN OF L.B.K.
3	R.S.	6/20/03	REVISE COVERAGE CALCULATIONS
4	R.S.	4/5/04	REVISED NON-OPEN SPACE CALCULATIONS
5	R.S.	8/27/04	ADDED BUILDING ADDITION-FINAL SURVEY
6	R.W.	8/10/07	UPDATE BOUNDARY & IMPROVEMENTS
7	KCW	12/8/08	UPDATE SURVEY
8	M.K.	1/15/09	REVISE CALCULATION CHARTS
9	M.K.	3/13/09	REVISE CALCULATION CHARTS RE: PROP. ROOF STRUCTURE
10	P.L.	8/08/12	ADD BUILDING ADDITION-SECOND FLOOR

George F. Young, Inc.
ARCHITECTURE • ENGINEERING • ENVIRONMENTAL • LANDSCAPE • PLANNING • SURVEYING • MARINE ENGINEERING • SANIBELL • NORTH PALM BEACH • ST. PETERSBURG • SARASOTA • TAMPA
ENGINEERING BUSINESS NO. EB-0000881 • SURVEYING BUSINESS NO. LB-0000881
10540 PORSHA, CROSSING, SUITE 103 BRADENTON, FLORIDA 34211
Since 1919 PHONE (941) 747-3101 • FAX (941) 747-7334 • E-MAIL

F. PETER LUTZ, JR., P.S.M. NO. 5506

DATE

TASK	INITIALS	DATE
DESIGN		
DRAWN	P.L.	08/05/02
CHECKED	D.R.H.	08/05/02
QUALITY OK		
SCALE	1"=20'	

PREPARED FOR:
DRY DOCK RESTAURANT

DRY DOCK RESTAURANT AT THE BOATHOUSE ON LONGBOAT KEY

BOUNDARY SURVEY

JOB NO. 0273007604

SHEET NO. SP-01