

R.J. RHODES ENGINEERING, INC.
3307 Clark Road, Suite 201 Sarasota, FL. 34231
tel: (941) 924-1600

Project No.: 16117-1820

Letter of Transmittal

To: David Burdwood
C.Alan Anderson Architect, P.A.
3908 Midland Road
Sarasota, Florida 34231

Date: February 24, 2017
Via hand delivery 02/24/17

Re: 1820 Laurel Street, Sarasota, Florida

• Transmitted are the following items:

- 1) 5 signed sealed copies of Plot Plan/Drainage Plan
- 2) 5 signed and sealed copies of Driveway Plan
- 3) 5 signed and sealed boundary surveys.

Attachments:

LETTER	<input type="checkbox"/>
DRAWINGS	X
OTHER	<input type="checkbox"/>

Action Requested:

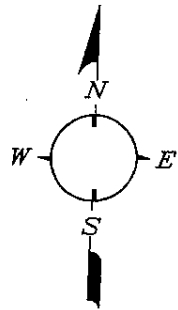
• FOR YOUR FILE	<input type="checkbox"/>
• AS REQUESTED	X
• FOR REVIEW	<input type="checkbox"/>
• FOR APPROVAL	<input type="checkbox"/>
• PLEASE RETURN	<input type="checkbox"/>

Remarks:

Signed: Ralph J. Rhodes
xc: File

If all enclosures are not received as indicated, please contact us immediately.

IN SECTION 19, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA
(NOT A SURVEY)



STORMWATER SURFACE FLOW DIRECTION

30.0
+ 46.2
BC
RCP
NGVD
PDE
DUE
W
CO
E
C
P
RC
C/L
NAVD
IRF
TBD

PROPOSED ELEVATION
EXISTING ELEVATION
BACK OF CURB
REINFORCED CONCRETE PIPE
NATIONAL GEODETIC VERTICAL DATUM
PRIVATE DRAINAGE EASEMENT
DRAINAGE UTILITY EASEMENT
WATER METER BOX
CLEAN OUT
ELECTRIC SERVICE BOX
CABLE TELEVISION SERVICE BOX
TELEPHONE RISER
RECLAIMED BOX
CENTERLINE
NORTH AMERICAN VERTICAL DATUM
IRON ROD FOUND
TO BE DETERMINED

BENCH MARK DATA:

SITE BM # 1 = SET 5/8" IRON ROD AND CAP STAMPED
"TRAV.PT. LB 6924", 5.2' NORTH OF THE SOUTH R/W OF
LAUREL STREET AND 2.2' EAST OF THE DEEDED EAST R/W OF
SOUTH OSPREY AVENUE. ELEVATION = 15.82'.(NOT PICTURED
DUE TO DRAWING SCALE)

SITE BM # 2 = FOUND NAIL & DISK STAMPED "LS 4519",
38.7' NORTH OF THE SOUTH R/W OF LAUREL STREET AND
+/- 293' EAST OF THE DEEDED EAST R/W OF SOUTH OSPREY
AVENUE. ELEVATION = 19.73'.
(NOT PICTURED DUE TO DRAWING SCALE)

LOT LINE BUILDING SETBACKS:

FRONT - 5'

SIDE - 5' MINIMUM

REAR - 5'

ACCESSORY STRUCTURE - 3' MINIMUM

AREA OF LOT: 5,882 SF±

AREA OF BUILDING FOOTPRINT: 2,006 SF±

DRIVEWAY AND ON-SITE SIDEWALK: 810 SF±

AREA OF POOL AND DECK: 1,329 SF±

SIDEWALK IN R/W NOT INCLUDING DRIVEWAY: TBD

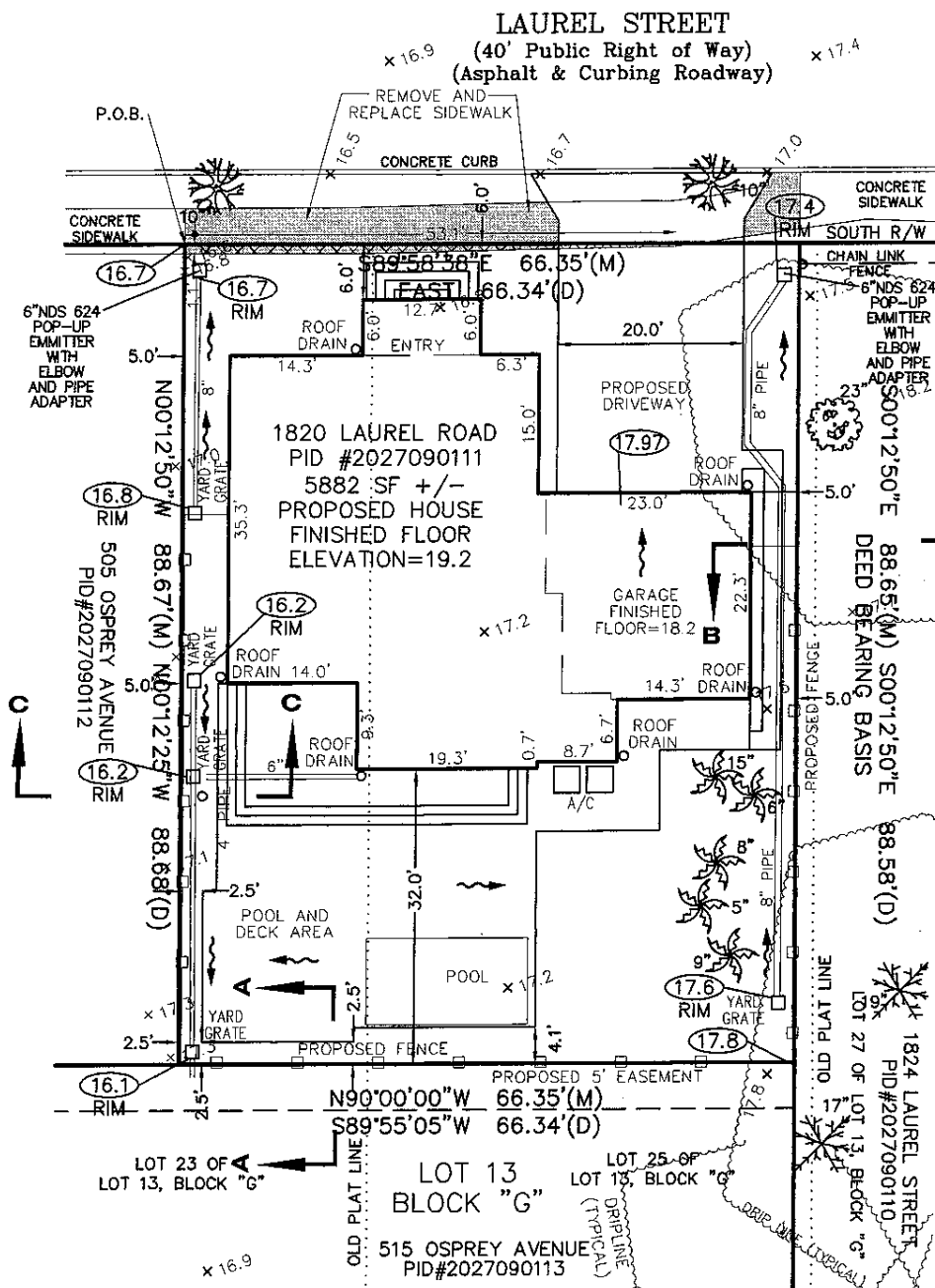
BUILDING COVERAGE THIS PLAN: 34.1%

ON-LOT IMPERVIOUS COVERAGE THIS PLAN

NOT INCLUDING DRIVEWAY PORTION IN R/W:

647 DRIVEWAY + 2006 HOUSE + 1,329 POOL DECK/5882

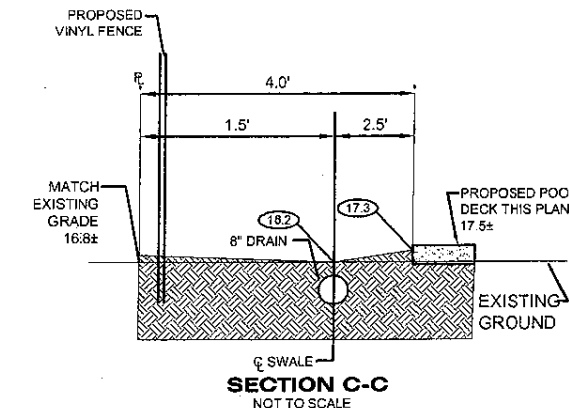
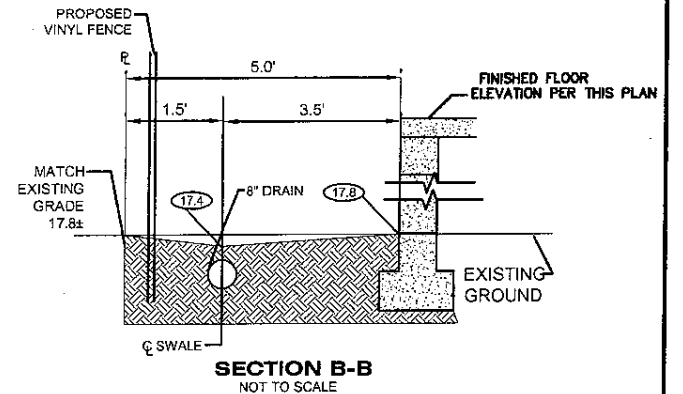
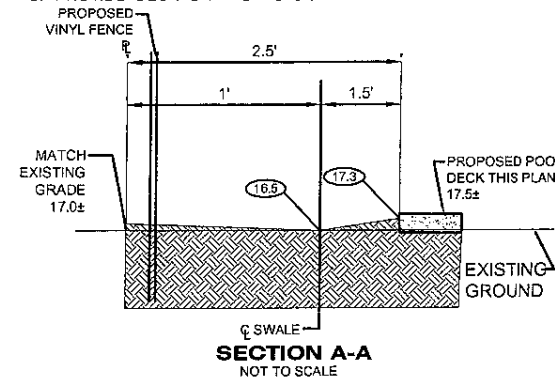
SF= 67.7%




LEGAL DESCRIPTION: (PER PROPERTY APPRAISER PID # 2027090111)

COMMENCE AT THE SOUTHEAST INTERSECTION OF LAUREL STREET AND OSPREY AVENUE; THENCE EAST ALONG THE SOUTH RIGHT OF WAY OF LAUREL STREET 10 FEET TO THE EAST LINE OF WESTERLY 10 FEET OF LOT 21; THENCE CONTINUE EAST ALONG SAID SOUTH RIGHT OF WAY 66.34' FEET FOR THE P.O.B.; THENCE CONTINUE EAST ALONG SAID RIGHT OF WAY 66.34' FEET; THENCE S00°12'50"E 88.58' FEET; THENCE S89°55'05"W 66.35' FEET; THENCE N00°12'25"W A DISTANCE OF 88.68' FEET TO THE POINT OF BEGINNING, BEING PART OF LOTS 23 & 25, SUBDIVISION OF LOT 13, BLOCK "G", SUBDIVISION OF BLOCKS G & H, PLAT OF SARASOTA, RECORDED IN PLAT BOOK A, PAGE 57, ALSO BEING A PORTION OF LANDS DESCRIBED IN ORI 2015126167 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

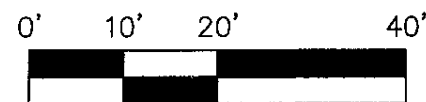
1. THE MAXIMUM FRONT YARD SLOPE SHALL BE FOUR FEET (4') HORIZONTAL TO ONE FOOT (1') VERTICAL. SLOPES SHALL BE HELD TO SIX FEET (6') HORIZONTAL TO ONE FOOT (1') VERTICAL OR FLATTER WHERE PRACTICAL.
2. MAXIMUM SIDE AND REAR SIDE SLOPES SHALL BE FOUR FEET (4') HORIZONTAL TO ONE FOOT (1') VERTICAL.
3. EXISTING DRAINAGE SHALL BE MAINTAINED OR IMPROVED.
4. WATER FROM ROOF VALLEYS, DOWNSPOUTS, SCUPPERS OR OTHER RAINWATER COLLECTION DEVICES SHALL NOT BE DIRECTED TOWARDS ADJACENT PARCELS OF LAND WITHIN TEN FEET (10') OF THE TERMINUS OF SAID COLLECTION DEVICES. ALL ROOF RUNOFF SHALL BE DIRECTED TOWARDS THE STREET.
5. NO SPRINKLER HEADS, PLANTS OR ORGANIC MATERIAL WITHIN FIVE FEET (5') OF FOUNDATION.
6. BOUNDARY AND TOPOGRAPHY INFORMATION WAS TAKEN FROM SURVEY.
7. SUBJECT PROPERTY LIES IN FLOOD ZONE "X" PER NEW FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 12115C0133F, EFFECTIVE DATE 11/04/2016.
8. CONSTRUCT FINISH GROUND SURFACE OUTSIDE OF AND ADJACENT TO BUILDING TO AT LEAST 8 INCHES BELOW FINISH FLOOR. SLOPE FINISH GROUND SURFACE AWAY FROM STRUCTURE 6 INCHES VERTICALLY IN 10 INCHES HORIZONTAL OR EQUIVALENT.
9. PROVIDE DECK DRAINS AS DETAILED AND SLOPE DECK TO POSITIVELY DRAIN. CONNECT DRAINS TO PROPOSED DRAINAGE SYSTEM.





Ralph J. Rhodes, P.E. 31861
2-24-17

Date



SCALE 1"=20'
THIS MAP IS INTENDED TO BE
DISPLAYED AT A SCALE OF 1"=20'

PROJECT NUMBER: 16117-1820 OSPREY

DRAWN BY: BSB

DATE: 12-22-16

FIELD BOOK/PAGE : 32/33

R.J.
RHODES ENGINEERING
INC.

Consulting Civil Engineering & Land Surveying

3307 Clark Road, Suite 201

Sarasota, FL, 34231

Phone: 941-924-1600

Surveying & Mapping Business #LB 6924 Engineering Business #8120

[illegible]

IN SECTION 19, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA

LEGAL DESCRIPTION: BEGINNING AT THE INTERSECTION OF LAUREL STREET AND OSPREY AVENUE; THENCE EAST ALONG THE SOUTH RIGHT OF WAY OF LAUREL STREET 10 FEET TO THE EAST LINE OF WESTERLY 10 FEET OF LOT 21; THENCE CONTINUE EAST ALONG SAID SOUTH RIGHT OF WAY 66.34' FEET FOR THE P.O.B.; THENCE CONTINUE EAST ALONG SAID RIGHT OF WAY 66.34' FEET; THENCE S00°12'50"E 88.58' FEET; THENCE S89°55'05"W 66.35' FEET; THENCE N00°12'25"W A DISTANCE OF 88.68' FEET TO THE POINT OF BEGINNING. BEING PART OF LOTS 23 & 25, SUBDIVISION OF LOT 13, BLOCK "G", SUBDIVISION OF BLOCKS G & H, PART OF SARASOTA, RECORDED IN PLAT BOOK A, PAGE 57, ALSO BEING A PORTION OF LANDS DESCRIBED IN ORI 2015126167 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

- 1). DIMENSIONS ARE IN U.S. STANDARD FEET AND INCHES UNLESS OTHERWISE NOTED.
- 2). ALL PHYSICAL IMPROVEMENTS SHOWN WITHOUT DIMENSIONS ARE FOR INFORMATIONAL PURPOSES ONLY. THEY SHOULD NOT BE USED FOR ANY CONSTRUCTION MEASUREMENTS OR REFERENCE POINTS.
- 3). FOUNDATION LINE BELOW THE SURFACE OF THE GROUND IS NOT REFLECTED IF APPLICABLE.
- 4). NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
- 5). SUBJECT TO RESTRICTIONS, DEDICATION, COVENANTS, RIGHTS OF WAY AND EASEMENTS OF RECORD NOT PROVIDED TO THIS SURVEY FIRM.
- 6). VISIBLE USES ONTO THIS PROPERTY ARE DELINEATED ON THIS MAP OF SURVEY.
- 7). TIES ARE TO PLAT BOUNDARIES UNLESS OTHERWISE NOTED.
- 8). THIS SURVEY DID NOT ATTEMPT TO DETECT POTENTIAL BOUNDARY INCONSISTENCIES SUCH AS HIATUSES, GAP, GORES OR OVERLAPS IN DESCRIPTIONS OF SURROUNDING PROPERTIES. THE SURVEY SHOWN HEREON IS BASED ON A PARCEL SPLIT LEGAL DESCRIPTION FROM THE PROPERTY APPRAISERS WEB SITE. NO OTHER RECORDED DOCUMENTS WERE PROVIDED AT THE TIME OF THE SURVEY.
- 9). THIS SURVEY IS NOT INTENDED TO DELINEATE THE REGULAR JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD OR COMMISSION, OR OTHER ENTITY.
- 10). THE LOCATION OF TREES, UTILITIES, OR ANY OTHER PERTINENT ATTRIBUTES AFFECTING SUBJECT PROPERTY NOT ABSTRACTED AS PART OF THIS SURVEY EXCEPT AS SHOWN.
- 11). USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE CERTIFIED TO WILL BE AT THEIR SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
- 12). UNLESS OTHERWISE NOTED, ALL BEARINGS AND DISTANCES SHOWN HEREON WERE COMPUTED FROM A REDUNDANCY OF FIELD MEASUREMENTS USING ELECTRONIC MEASURING SYSTEMS AND COMPUTER MAPPING TECHNOLOGY.
- 13). BOUNDARY SURVEY ACCURACY EXCEEDS 1:7,500. ACCURACY OF DIMENSIONS FROM BUILDING CORNERS TO BOUNDARY IS 0.1' +/-.
- 14). BEARING AND DISTANCE CALLS SHOWN HEREON MAP OF SURVEY WERE FOUND TO BE PLAT AND MEASURED, UNLESS OTHERWISE NOTED.
- 15). BEARINGS ARE BASED ON AN ASSUMED DATUM UNLESS OTHERWISE INDICATED ON THIS SKETCH OF SURVEY.(SEE DRAWING FOR BASIS OF BEARING).
- 16). ELEVATIONS SHOWN HEREON REFER TO NGVD29 DATUM. ORIGINATING BENCHMARK USED WAS CITY OF SARASOTA BM F-12, A SQUARE CUT IN SIDEWALK SE CORNER OF MORRILL ST. & OSPREY AVE. PUBLISHED ELEVATION = 19.10' NGVD29
- 17). SUBJECT PROPERTY LIES IN FLOOD ZONE "X" PER NEW FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 12115C0133F, EFFECTIVE DATE 11/04/2016.
- 18). ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY WITHOUT THE WRITTEN CONSENT IS PROHIBITED.
- 19). © COPY RIGHTED MATERIALS 2016 ALL RIGHTS RESERVED BY R.J. RHODES ENGINEERING, INC.

DATE OF INITIAL FIELD SURVEY: 7/01/2016

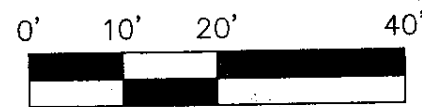
I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED, THAT THE SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY DATA MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE AS IT PERTAINS TO BOUNDARY SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SECTION 472.027, FLORIDA STATUTES

BENCH MARK DATA:

SITE BM # 1 = SET 5/8" IRON ROD AND CAP STAMPED
"TRAV.PT. LB 6924", 5.2' NORTH OF THE SOUTH R/W OF
LAUREL STREET AND 2.2' EAST OF THE DEEDED EAST R/W OF
SOUTH OSPREY AVENUE. ELEVATION = 15.82'. (NOT PICTURED
DUE TO DRAWING SCALE)

SITE BM # 2 = FOUND NAIL & DISK STAMPED "LS 4519",
38.7' NORTH OF THE SOUTH R/W OF LAUREL STREET AND
+/- 293' EAST OF THE DEEDED EAST R/W OF SOUTH OSPREY
AVENUE. ELEVATION = 19.73'.
(NOT PICTURED DUE TO DRAWING SCALE)



SCALE 1"=20'
THIS MAP IS INTENDED TO BE
DISPLAYED AT A SCALE OF 1"=20'

PROJECT NUMBER: 16117-1820 OSPREY

DRAWN BY: BSB

DATE: 12-22-16

FIELD BOOK/PAGE : 32/33

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



Sarasota, FL. 34231 Phone: 941-924-1600
Surveying & Mapping Business #LB 6924 Engineering Business #8120

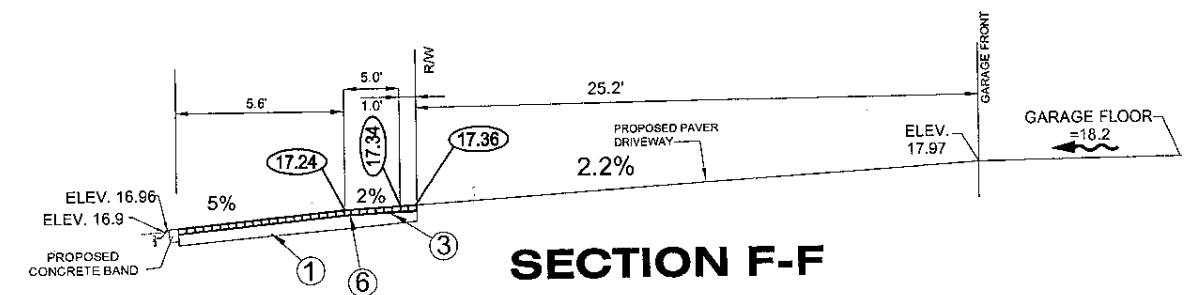
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IN SECTION 19, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA
(NOT A SURVEY)

LEGAL DESCRIPTION: (PER PROPERTY APPRAISER PID # 202705071)
 COMMENCE AT THE SOUTHEAST INTERSECTION OF LAUREL STREET AND OSPREY AVENUE; THENCE EAST ALONG THE SOUTH
 RIGHT OF WAY OF LAUREL STREET 10 FEET TO THE EAST LINE OF WESTERLY 1/2 OF LOT 21; THENCE CONTINUE EAST
 ALONG SAID SOUTH RIGHT OF WAY 66.34 FEET FOR THE P.O.B.; THENCE CONTINUE EAST ALONG SAID RIGHT OF WAY 66.34
 FEET; THENCE S00°12'50"E 88.58 FEET; THENCE S89°55'05"W 66.35 FEET; THENCE N00°12'25"W A DISTANCE OF 88.68 FEET
 TO THE POINT OF BEGINNING, BEING PART OF LOTS 23 & 25, SUBDIVISION OF LOT 1, BLOCK "C", SUBDIVISION OF BLOCKS G
 & H, PLAT OF SARASOTA, RECORDED IN PLAT BOOK A, PAGE 57, ALSO BEING A PORTION OF LANDS DESCRIBED IN ORI
 2015126167 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

1820 LAUREL STREET, SARASOTA, FLORIDA

	STORMWATER SURFACE FLOW DIRECTION
	PROPOSED ELEVATION, NGVD 1929
X 19.0	EXISTING ELEVATION, NGVD 1929
BC	BACK OF CURB
F.F.E.	FINISHED FLOOR ELEVATION
EL.	ELEVATION
SF.	SQUARE FEET
BM	BENCHMARK
PCP	PERMANENT CONTROL POINT NAIL & DISK
	WATER METER BOX
	PROPOSED MAILBOX LOCATION
R/W	RIGHT-OF-WAY LINE



SECTION F-F

SCALE: H: 1"=10'
V: 1"=10'

NOTE: IN RIGHT-OF-WAY, INSTALL DRIVEWAY PER CITY STANDARDS (EDCM) ST-11, ST-12, AND ST-13. ALL WORK PER CITY OF SARASOTA STANDARDS

- ① 4" CONCRETE BASE, 3000 PSI
- ③ 1"MIN. TO 1.5" MAX.
SAND BEDDING"
- ⑥ BRICK PAVER, NOT SLIPPERY
- ⑦ CONCRETE BOND BAND 6" WIDE, 7 ½" TO 10" DEEP
(SEE PLAN VIEW)

Ralph J. Rhodes, P.E. 31861.

2-24-17

DATE _____



THIS MAP IS INTENDED TO BE
DISPLAYED AT A SCALE OF 1"=10'

PROJECT NUMBER: 16117-1820 LAUREL	DRAWN BY: BSB
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DATE: 01-26-17

**R.J.
RHODES ENGINEERING
INC.**

Consulting Civil Engineering & Land Surveying

3307 Clark Road, Suite 201
Sarasota, FL 34231 Phone: 941-924-1600

Sarasota, FL 34231 Phone: 941-924-1888
 Surveying & Mapping Business #LB 6924 Engineering Business #8120

[illegible]