

SHEET#
2 OF 2
NOT VALID
WITHOUT
SHEET 1 OF 2

PURPOSE OF SURVEY
PROPOSED SITE & DRAINAGE PLAN
BOUNDARY SURVEY

LELAND E. BEDWELL SURVEYING INC.

PROFESSIONAL LAND SURVEYORS, & MAPPERS-PSM#5884

3423 55TH DRIVE EAST, BRADENTON, FLORIDA, 34203
LICENSE # BUSINESS # LP713
OFFICE 941-753-9994
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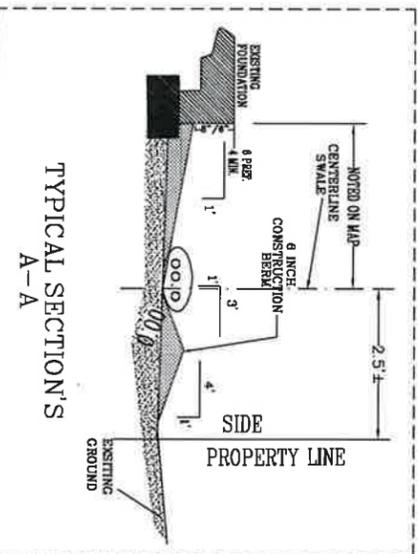
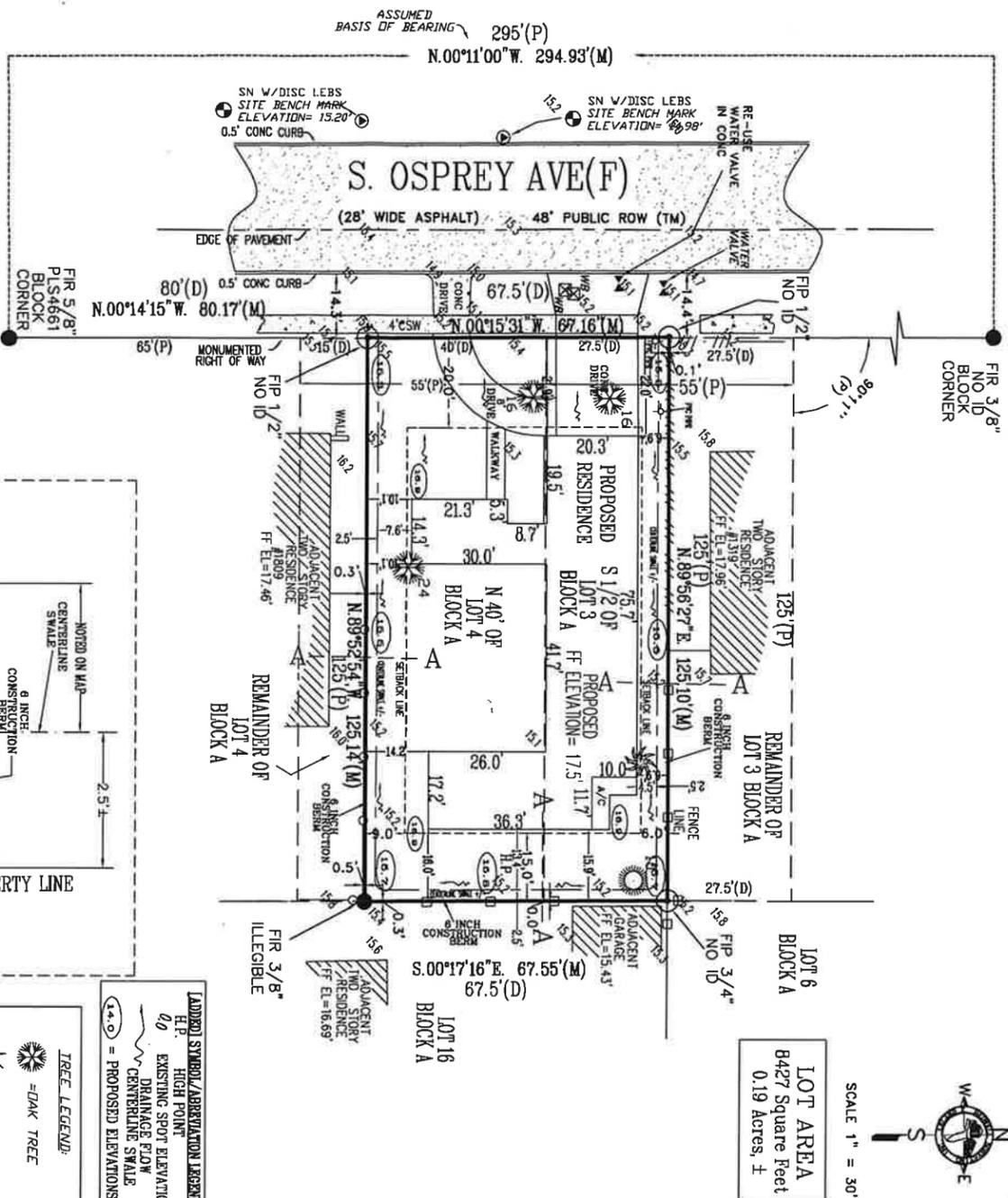
MAP OF SURVEY
BOUNDARY SURVEY & VISIBLE IMPROVEMENTS

SITE ADDRESS
#1331 S OSPREY AVE
LOCATED IN
SARASOTA COUNTY, FLORIDA

FLOOD ZONE: X
COMMUNITY PANEL: 1215C-0183 P
EFFECTIVE DATE NOVEMBER 4, 2016
THE FLOOD INFORMATION PROVIDED IS FOR INFORMATIONAL
PURPOSES ONLY. THE SURVEYOR MAKES NO GUARANTEES AS
TO THE ACCURACY OF THE INFORMATION PROVIDED. THE
LOCAL P.E.M.A. AGENCY SHOULD BE CONTACTED FOR
VERIFICATION.

TOPOGRAPHIC SPOT ELEVATIONS
TREE SURVEY LOCATION
PROPOSED
SITE & DRAINAGE PLAN

- SITE DRAINAGE NOTES
1. Existing lot drainage shall be maintained and improved.
 2. Verify utility locations prior to excavations. All utilities to be underground.
 3. All site drainage to be directed by swale or other system to adjacent drainage facility. Surface slopes shall not exceed one (1) inch per foot.
 4. Where applicable, roof down spout shall discharge a min. of one foot from the building & be piped away by landscaping contractor underground to catch basin adjacent to street.



- LOADING SYMBOL/ABBREVIATION LEGEND**
- HP HIGH POINT
 - EO EXISTING SPOT ELEVATIONS
 - DR DRAINAGE FLOW
 - CS CENTERLINE SWALE
 - PROPOSED ELEVATIONS
- TREE LEGEND:**
- DAK TREE
 - PINE TREE
 - PALM TREE
 - UNKOWN TREE
 - CITRUS TREE
- NOTE: ALL SIZES SHOWN HEREIN INCHES IN DIAMETER.

SOURCE BENCH MARK ELEVATION DERIVED FROM SARASOTA BEACH MARK K-83 WITH A PUBLISHED ELEVATION OF 15.40 FEET. N.T.C.D 1929. ELEVATION WAS CONVERTED TO THE HAND 88 DATUM FROM HAND 29 DATUM - VIA THE US ARMY CORPS OF ENGINEERS CORROSION PROGRAM VERSION (9.01)

NOTICE:
ALL ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 AS REQUIRED BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR COASTAL PERMITTING.

CERTIFICATION:
SEE PAGE 1 OF 2 FOR SIGNATURE AND SEAL
THIS PAGE NOT VALID WITHOUT PAGE 1 OF 2
LELAND E. BEDWELL, PSM #5884

NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND ORIGINAL EMBOSSED SEAL.
SURVEY IS VALID FOR 365 DAYS. PLEASE REFER TO REVERSE SIDE OF SHEET 1 OF 2 FOR GENERAL NOTES & ABBREVIATIONS.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, RULE NO. 54-17, FLOIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

NO.	REVISIONS	DATE	BY	SEE SHEET 1 OF 2 FOR SYMBOLS, LEGENDS AND REPORT OF SURVEY
	PROPOSED DRAINAGE PLAN	4-2-2017		
	ADDITIONAL DRIVE WAY	5-24-2017		
				UNLESS VERIFIED AND APPROVED BY THE SURVEYOR, SIGNED HEREIN, APPROVED FOR CONSTRUCTION
		DATE	CHECKED	PROJECT#
		DRAWN BY: SH	BY:	16-822SP
		DATE DRAFTED: 12-6-16	SCALE: ENDS 30'	

