

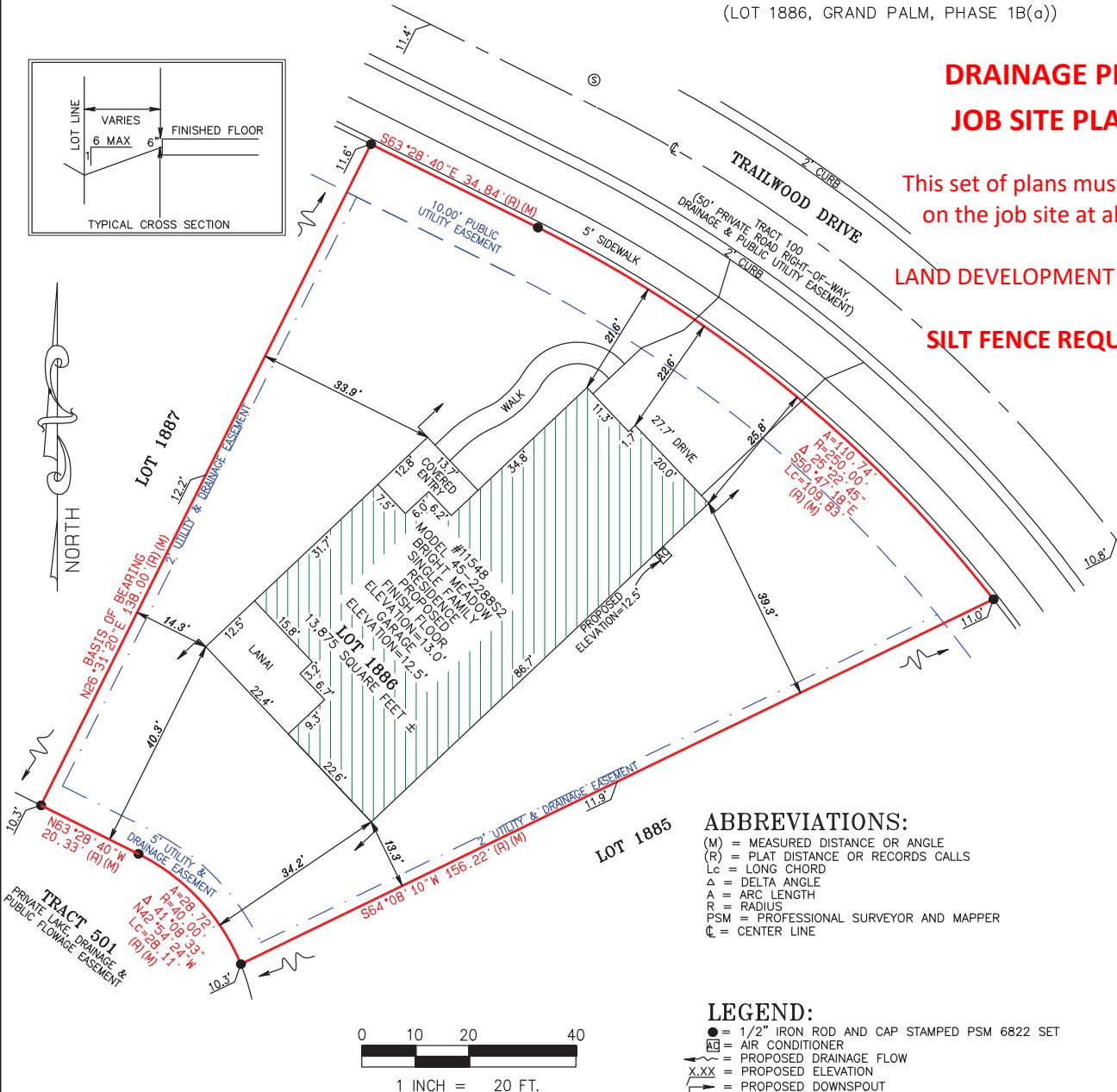
LOT DRAINAGE PLAN
(LOT 1886, GRAND PALM, PHASE 1B(a))

**DRAINAGE PLAN
JOB SITE PLANS**

This set of plans must be kept
on the job site at all times

LAND DEVELOPMENT SERVICES

SILT FENCE REQUIRED



SURVEYOR'S NOTES:

1. THIS IS A LOT DRAINAGE PLAN SHOWING A VACANT LOT WITH A PROPOSED HOUSE, DRIVE, WALK, COVERED ENTRY, LANAI AND ELEVATIONS.
2. THIS LOT DRAINAGE PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR ANY OTHER TITLE INFORMATION. NEITHER BRIGHAM/ALLEN LAND SURVEYING NOR THIS SURVEYOR, HAS PERFORMED A TITLE SEARCH TO DETERMINE ANY OWNERSHIP OR EASEMENTS OF RECORD. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS OF RECORD, WHICH ARE NOT SHOWN.
3. NO IMPROVEMENTS, OTHER THAN THOSE NOTED, ARE SHOWN ON THIS LOT DRAINAGE PLAN. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, SUBSURFACE UTILITIES, FOUNDATIONS, TREES, SPRINKLER SYSTEMS, LANDSCAPE FEATURES, ETC., ARE NOT SHOWN UNLESS OTHERWISE NOTED.
4. GOVERNMENTAL LANDS, JURISDICTIONAL LANDS OR LANDS OF SPECIAL ENVIRONMENTAL CONCERN (SUCH AS WETLANDS, SURFACE WATER PROTECTION AREA, LISTED SPECIES ETC.) ARE NOT SHOWN UNLESS OTHERWISE NOTED.
5. THIS LOT DRAINAGE PLAN IS NOT INTENDED TO BE PROOF OF OWNERSHIP AND IS NOT A GUARANTEE OR WARRANTY OF OWNERSHIP OF ANY KIND, AND SURVEYOR ACCEPTS NO LIABILITY FOR ANY COSTS OR DAMAGES ARISING IN THE DEFENSE, PROOF OF, OR LOSS OF OWNERSHIP OF ANY OR ALL OF THE LANDS SHOWN AND DESCRIBED ON THIS SURVEY.
6. BEARINGS SHOWN HEREON ARE ASSUMED, AND REFER TO THE NORTHWEST LINE OF LOT 1886 AS BEING N26°31'20"E, BETWEEN THE TWO MONUMENTS DEFINING SAID LINE AS SHOWN HEREON.
7. ELEVATIONS SHOWN HEREON ARE BASED FROM GRADING PLANS PROVIDED BY KIMLEY HORN PROJECT 048119030, DATED DEC. 2019, BASED UPON NGVD29 (NATIONAL GEODETIC VERTICAL DATUM OF 1929).
8. FINISH FLOOR AND DRAINAGE ELEVATIONS ESTABLISHED BY ENGINEER OF RECORD.
9. BUILDING ORIENTATION SUPPLIED BY CLIENT.
10. DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR THE LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE CODE.
11. GUTTERS SHALL BE REQUIRED WHEN THE SIDE LOT LINE DRAINAGE EASEMENT WIDTH IS LESS THAN 5 FEET. WATER FROM ROOF VALLEY'S DOWNSPOUTS, SCUPPERS, OR OTHER RAINWATER OR COLLECTION DEVICES SHALL NOT BE DIRECTED TOWARDS ADJACENT PARCELS OF LAND LOCATED WITHIN TEN (10) FEET OF THE TERMINUS OF SUCH COLLECTION DEVICES.
12. GUTTERS SHALL BE INSTALLED WHEN THE SIDE LOT LINE DRAINAGE EASEMENT WIDTH IS LESS THAN 5 FEET.

DESCRIPTION:

LOT 1886, GRAND PALM, PHASE 1B(a), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 225, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TITLE: LOT DRAINAGE PLAN

PREPARED FOR: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

SKETCH NO.: BA #804027 SCALE: 1"=20'

FIELD BOOK: NA PAGE: NA

DRAWN BY: RRP CHECKED BY: BAP