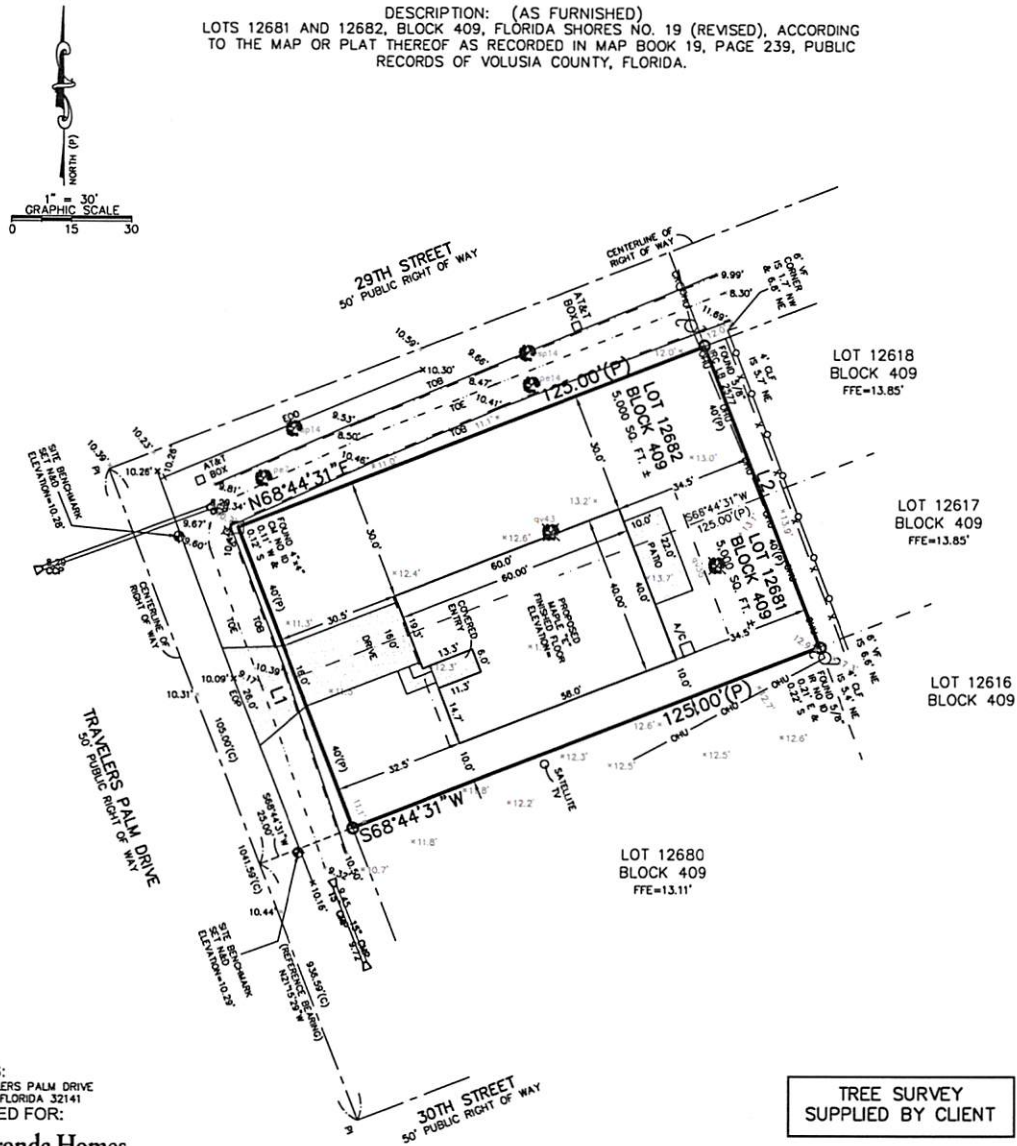


# PLOT PLAN

DESCRIPTION: (AS FURNISHED)  
LOTS 12681 AND 12682, BLOCK 409, FLORIDA SHORES NO. 19 (REVISED), ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 19, PAGE 239, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



ADDRESS:  
2903 TRAVELERS PALM DRIVE  
EDGEWATER, FLORIDA 32141

PREPARED FOR:



## BUILDING SETBACKS

FRONT: 30'  
REAR: 20'  
SIDE: 10'  
SIDE STREET: 30'

## NOTES:

- BUILDER WILL SOD ALL DISTURBED AREAS WITHIN THE RIGHT OF WAY.
- PROPOSED DRIVEWAY MATERIALS, WITHIN THE RIGHT OF WAY, SHALL BE 6" CONCRETE.
- THE DRIVEWAY & RIGHT OF WAY, MUST CONFORM TO THE EXISTING SWALE SHAPE AND PROVIDE FOR CONTINUED POSITIVE DRAINAGE.
- SHOW THE PROPOSED DRIVEWAY WIDTHS SHOWN AT THE R.O.W./ PROPERTY LINE AND AT ROAD EDGE.
- ELEVATIONS SHOWN ARE PER LOT GRADING PLANS PROVIDED BY THE CLIENT.
- ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
- FINISHED FLOOR ELEVATION TO BE A MINIMUM OF 18" ABOVE THE CROWN OF ADJACENT ROADWAY.

THIS PLOT PLAN IS INTENDED FOR PERMITTING PURPOSES ONLY. THIS IS NOT INTENDED FOR THE CONSTRUCTION OF THE PROPOSED HOUSE. REFER TO HOUSE PLAN AND OPTION LIST FOR CONSTRUCTION. ALL BUILDING SET BACK LINES SHOWN HEREON IS PER DATA FURNISHED BY CLIENT AND IS FOR INFORMATIONAL PURPOSES ONLY.

FLOOD NOTE:  
I HAVE EXAMINED THE F.I.R.M. MAP NO. 12127C0685L, DATED 09-29-2017, AND FOUND THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ABOVE INFORMATION. PLEASE CONTACT THE LOCAL F.E.M.A. AGENCY FOR VERIFICATION.

BEARING BASIS:  
BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF TRAVELERS PALM DRIVE, WHICH BEARS N21°52'29"W, PER PLAT.

(FIELD DATE): 03/21/23

SCALE: 1" = 30' FEET

APPROVED BY: EGT

JOB NO. 210528

LOT 12681-12682, BLOCK 409

DRAWN BY: JMH

REVISED:

PLOT PLAN 04-12-23 JMH

BOUNDARY & TOPO 03-21-23 AAM

## TREES

ddd - DEAD/DYING/DISEASED  
pa - SLASH PINE  
sp - CABBAGE PALM  
q - LAUREL OAK  
qv - LIVE OAK

Line #	Direction	Length
L1	N21°15'29"W	80.00'
L2	N21°15'29"W	80.00'

## ON LOT CALCULATIONS

LOT	= 10,000	SQ. FT.
LIVING AREA	= 1,875	SQ. FT.
GARAGE	= 414	SQ. FT.
ENTRY	= 68	SQ. FT.
LANAI	= 0	SQ. FT.
PATIO	= 220	SQ. FT.
DRIVEWAY	= 488	SQ. FT.
A/C PAD	= 9	SQ. FT.
WALKWAY	= 34	SQ. FT.
IMPERVIOUS	= 31%	
SOD	= 3109	SQ. FT.
OFF LOT CALCULATIONS	= 8,891	SQ. FT.
RIGHT OF WAY	= 3899	SQ. FT.
DRIVE APRON	= 304	SQ. FT.
PUBLIC S/W	= 0	SQ. FT.
SOD	= 3,595	SQ. FT.
TOTALS		
AREA	= 13,899	SQ. FT.
DRIVEWAY	= 792	SQ. FT.
SIDEWALK	= 34	SQ. FT.
SOD	= 10,486	SQ. FT.

## LEGEND:

OHU	OVERHEAD UTILITY LINE	PI	POINT OF INTERSECTION
---	BUILDING SETBACK LINE	PC	POINT OF CURVATURE
---	CENTERLINE	PT	POINT OF TANGENCY
---	RIGHT OF WAY LINE	PR	RADIUS POINT
38.60	PROPOSED ELEVATIONS PER CIVIL ENGINEER	PRC	POINT OF REVERSE CURVATURE
XX.XX	PROPOSED ELEVATION	PCC	POINT OF COMPOUND CURVATURE
XX.XX	EXISTING ELEVATION	CS	TYPICAL CONCRETE SLAB
---	PROPOSED DRAINAGE FLOW	(P)	PER PLAT
---	CONCRETE	(C)	CALCULATED
		(R)	RECORD DATA
		(M)	MEASURED DATA
		SQ. FT.	SQUARE FEET
A/C	AIR CONDITIONER	F.E.M.A.	FEDERAL EMERGENCY MANAGEMENT AGENCY
S/W	SIDEWALK	F.I.R.M.	FLOOD INSURANCE RATE MAP
EQP	EDGE OF PAVEMENT	NAVD	NORTH AMERICAN VERTICAL DATUM
RWM	REGULAM WATER METER	DAME	DRAINAGE & UTILITY EASEMENT
TR	TELEPHONE RISER	MEG	MATCH EXISTING GRADE
TRANS	TRANSFORMER	EL	ELEVATION
WD	WATER BOB	EG	EXISTING GRADE
PP	POWER POLE	ECMP	ELLIPTICAL CORRUGATED METAL PIPE
FFE	FINISHED FLOOR ELEVATION	CHW	CONCRETE HEAD WALL
---	COMMUNICATION RISER	EP	EDGE OF PAVEMENT
---	GUY ANCHOR	EL	ELEVATION
---	STORM INLET	FTE	FINISHED FLOOR ELEVATION
---	STORM MANHOLE	FND	FOUND
---	UTILITY POLE	ID	IDENTIFICATION
---	WATER METER	INV	INVERT
---	CORRUGATED METAL PIPE	IR	IRON ROD
---	CONCRETE	LB	LICENSED BUSINESS
---	WOOD FENCE	PC	POINT OF CURVATURE
---	WATER METER	WF	WOOD FENCE
		SB	SITE BENCHMARK
		SET 1/2"	SET 1/2" IRON ROD & CAP
		LB 8393	LB 8393
		PH	FIRE HYDRANT
		SM	SANITARY MANHOLE

TREE SURVEY  
SUPPLIED BY CLIENT

**ASM**  
AMERICAN SURVEYING  
& MAPPING, INC.  
NDSS NATIONAL DUE  
DILIGENCE SERVICES  
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.  
221 Circle Drive, Marietta, GA 30067  
407-426-7979  
americansurveyingandmapping.com

SURVEYOR NOTES:  
1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.  
2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.  
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**PRELIMINARY**

E. GLENN TURNER PSM # 5643

DATE