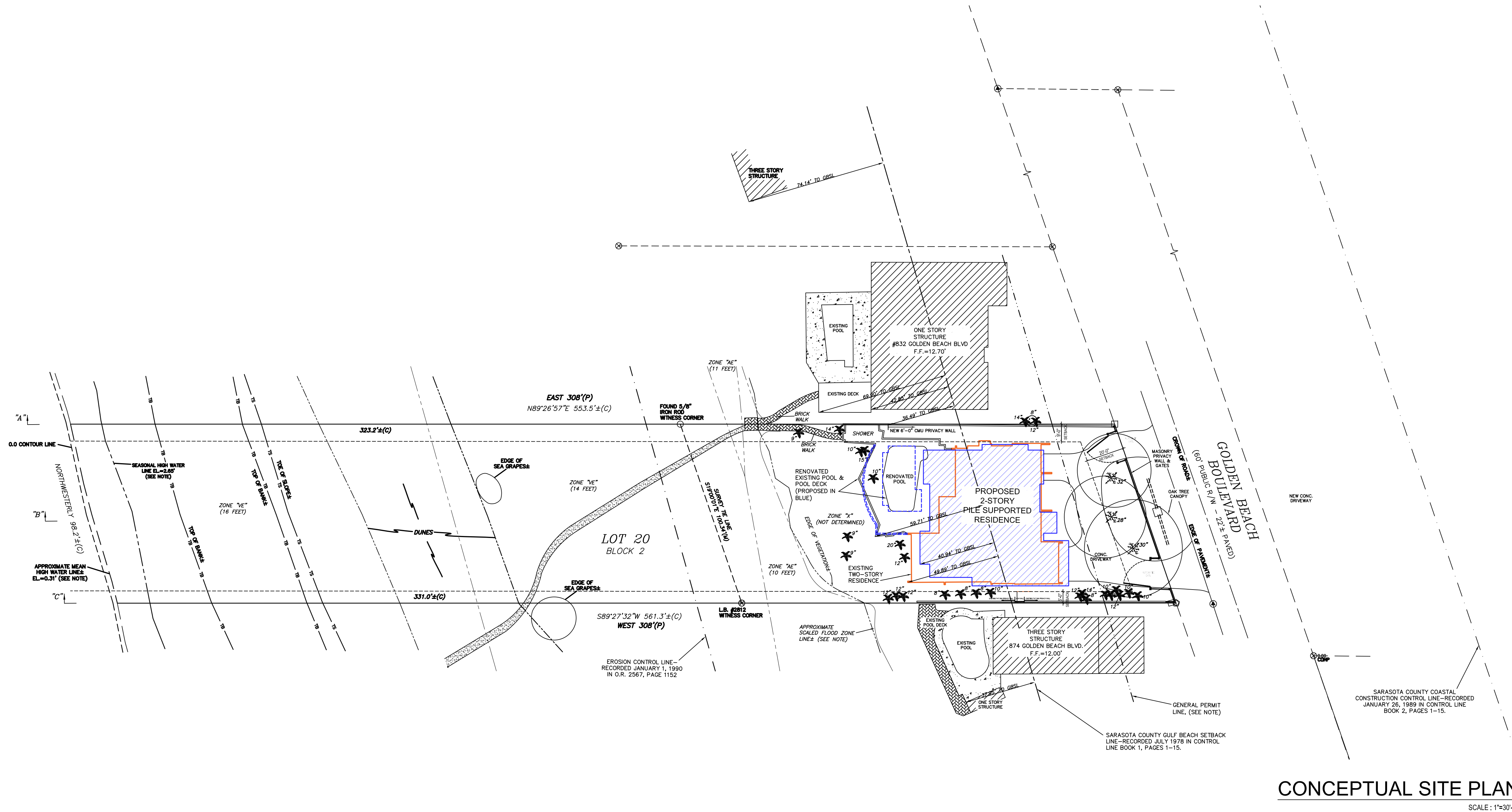




CONCEPTUAL SITE PLAN 
SCALE: 1"=30'-0"



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CONSULTANTS

MARK A. BEEBE AIA
2603032

PROJECT :

A NEW RESIDENCE FOR:
RAYMOND A. CAPONE, JR.
& MARTHA C. CAPONE
834 GOLDEN BEACH BLVD. VENICE, FL

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ISSUED FOR :

VARIANCE REQUEST
08.31.17

PROJECT No. :

No.	REVISION	DATE
△		
△		
△		
△		
△		
△		

DRAWN BY : SUH

CHECKED BY : MAB

DWG No. :

SCALE : 1" = 30'-0"

PLOT DATE : 08.31.2017

SHEET TITLE :

PROPOSED
CONCEPTUAL
SITE PLAN

SHEET NUMBER :

CSP-1

LEGEND
□ = CONCRETE MONUMENT FOUND, (SIZE & I.D. NOTED)
○ = 5/8" IRON ROD FOUND (I.D. NOTED)
● = 5/8" CAPED IRON ROD SET (L.B. #6639)
○ = NAIL & DISK (I.D. NOTED)
○ = IRON PIPE FOUND (NO I.D.)
(P) = PLAT DIMENSION
(M) = MEASURED DIMENSION
(C) = CALCULATED DIMENSION
(D) = DEEDED DIMENSION
(R) = RECORDED DIMENSION
U. & D. = UTILITY & DRAINAGE
L.B. = LICENSED SURVEYOR BUSINESS
L.S. = LAND SURVEYOR
P.T. = POINT OF TANGENCY
P.I. = POINT OF INTERSECTION
C.M. = CONC. MONUMENT
R/W = RIGHT-OF-WAY
C/L = CENTER LINE
O.H. = OVERHEAD UTILITY LINES
(TYP.) = TYPICAL
CONC. = CONCRETE
I.D. = IDENTIFICATION
A/C = AIR CONDITIONER
⊙ = UTILITY POLE
⊙ = CABLE TELEVISION RISER
⊙ = VERIZON HAND HOLE
= BACKFLOW PREVENTER
= WATER METER
= SANITARY CLEAOUT
= DRAINAGE GRATE INLET
T.B.M. = TEMPORARY BENCH MARK
F.F. = FINISHED FLOOR
GAR. = GARAGE ELEVATION
EL. = ELEVATION
+0.0' = ELEVATION
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
F.I.R.M. = FLOOD INSURANCE RATE MAP
INV. = INVERT ELEVATION
R.C.P. = REINFORCED CONCRETE PIPE
F.P.L. = FLOOD POWER & LIGHT
S.P.C. = STATE PLANE COORDINATES

SURVEYOR'S NOTES:

DESCRIPTION FURNISHED BY CLIENT.

THE SUBJECT PARCEL LIES WEST OF THE COASTAL CONSTRUCTION CONTROL LINE.

THE SURVEY AS SHOWN HEREON WAS MADE WITHOUT BENEFIT OF ABSTRACT OF TITLE, AND THEREFORE THE UNDERSIGNED AND STRAYER SURVEYING AND MAPPING, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREIN PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT, BUT IF THE SAME, OR ANY OF THEM ACTUALLY EXIST ARE IN EXISTENCE ON THE LAND SURVEYED, THEN IN THAT EVENT, THE SAME (S) ARE SHOWN HEREON.

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULT OF A SURVEY PERFORMED ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS AT THAT TIME.

REFERENCE: SURVEY PREPARED BY STRAYER SURVEYING AND MAPPING, INC., JOB #12-06-32, DATED 11/05/2013.
THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES CERTIFIED HEREON FOR THE EXPRESS PURPOSE STATED AND/OR CONTAINED IN THE CONTRACT BETWEEN STRAYER SURVEYING & MAPPING, INC. AND THE CLIENT FOR THIS PROJECT. COPYING, DISTRIBUTING, AND/OR USING THIS SURVEY, IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN CONSENT FROM STRAYER SURVEYING & MAPPING, INC. IS STRICTLY PROHIBITED AND VIOLATES THE SURVEYOR'S CERTIFICATION, SIGNATURE AND SEAL NULL AND VOID. ANY QUESTIONS CONCERNING THE CONTENT OR PURPOSE OF THIS DRAWING SHOULD BE DIRECTED TO STRAYER SURVEYING AND MAPPING, INC.

THERE ARE NO APPARENT ENCROACHMENTS OTHER THAN SHOWN, NO BOUNDARY LINE DISPUTES, EASEMENTS OR CLAIMS OF EASEMENTS OF WHICH WE HAVE KNOWLEDGE.

NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.

BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED COASTAL CONSTRUCTION CONTROL LINE BETWEEN RECORDED MONUMENTS C-02 AND C-03, BEING S. 27°42'11"E.

SYMBOL, CHARACTERS AND OR POSITIONS MAY NOT BE DEPICTED TO SCALE FOR CLARIFICATION PURPOSES.

SEASONAL HIGH WATER NOTE:

SEASONAL HIGH WATER LINE ELEVATION WAS DETERMINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF SURVEYING AND MAPPING, ELEVATION=+2.65' (N.A.V.D. 1988).

ELEVATION NOTE:

ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE SPECIFIED.

ELEVATIONS SHOWN HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK, A DISK IN A CONCRETE HEADWALL ALONG THE EAST R/W OF GARDENIA, ELEVATION=6.78' (N.G.V.D. 1929). A CONVERSION PROGRAM (CONPCON. 6.0) WAS USED TO CONVERT INTO N.A.V.D. 1988 DATUM.

MEAN HIGH WATER NOTE:

MEAN HIGH WATER LINE ELEVATION WAS DETERMINED AND PROCEDURE APPROVED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF SURVEYING & MAPPING JUNE 28, 2012, HAVING A MEAN HIGH WATER ELEVATION OF 0.31' (N.A.V.D. 1988).

TREE LEGEND

○ = ORNAMENTAL TREE (SIZE NOTED)
* = OAK TREE (SIZE NOTED)
* = PALM TREE (SIZE NOTED)

TREE NOTE:

TREE SPECIES INDICATED HEREON WERE IDENTIFIED TO THE BEST OF THIS FIRMS ABILITY. A PROFESSIONAL ARBORIST SHOULD BE CONSULTED FOR EXACT TREE SPECIES IDENTIFICATION AND CONDITION.

FPRN STATE PLANE COORDINATE NOTE:

BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AND COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE 45 REFERENCED TO NAD(83)-(2011)-(Epoch 2010.0000) AND WAS LOCATED USING THE FLORIDA PERMANENT REFERENCE NETWORK WITH REAL TIME KINEMATIC GPS.

GENERAL PERMIT LINE NOTE:

THE GENERAL PERMIT LINE WAS PROVIDED TO THIS FIRM BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF SURVEYING AND MAPPING AND WAS INSERTED INTO THIS SURVEY DRAWING BASED ON THE STATE PLANE COORDINATES PROVIDED. (NOT VERIFIED BY THIS FIRM)

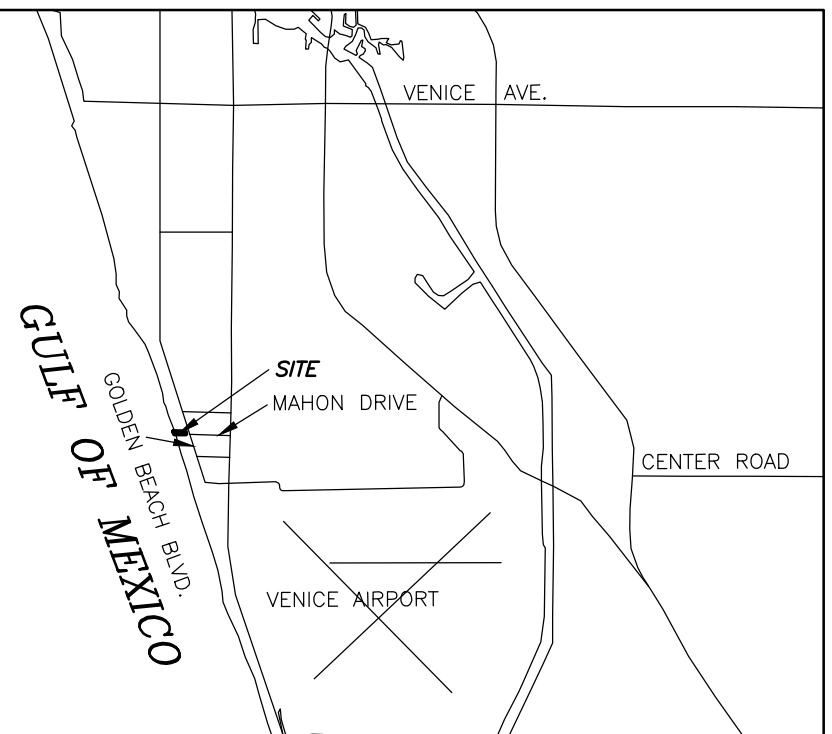
VEGETATION NOTE:

VEGETATION TYPES INDICATED WERE IDENTIFIED TO THE BEST OF ABILITY OF STRAYER SURVEYING & MAPPING. HOWEVER, A PROFESSIONAL ENVIRONMENTAL ENGINEER SHOULD BE CONSULTED FOR EXACT VEGETATION IDENTIFICATION.

SECTION 13, TOWNSHIP 39S., RANGE 18E.

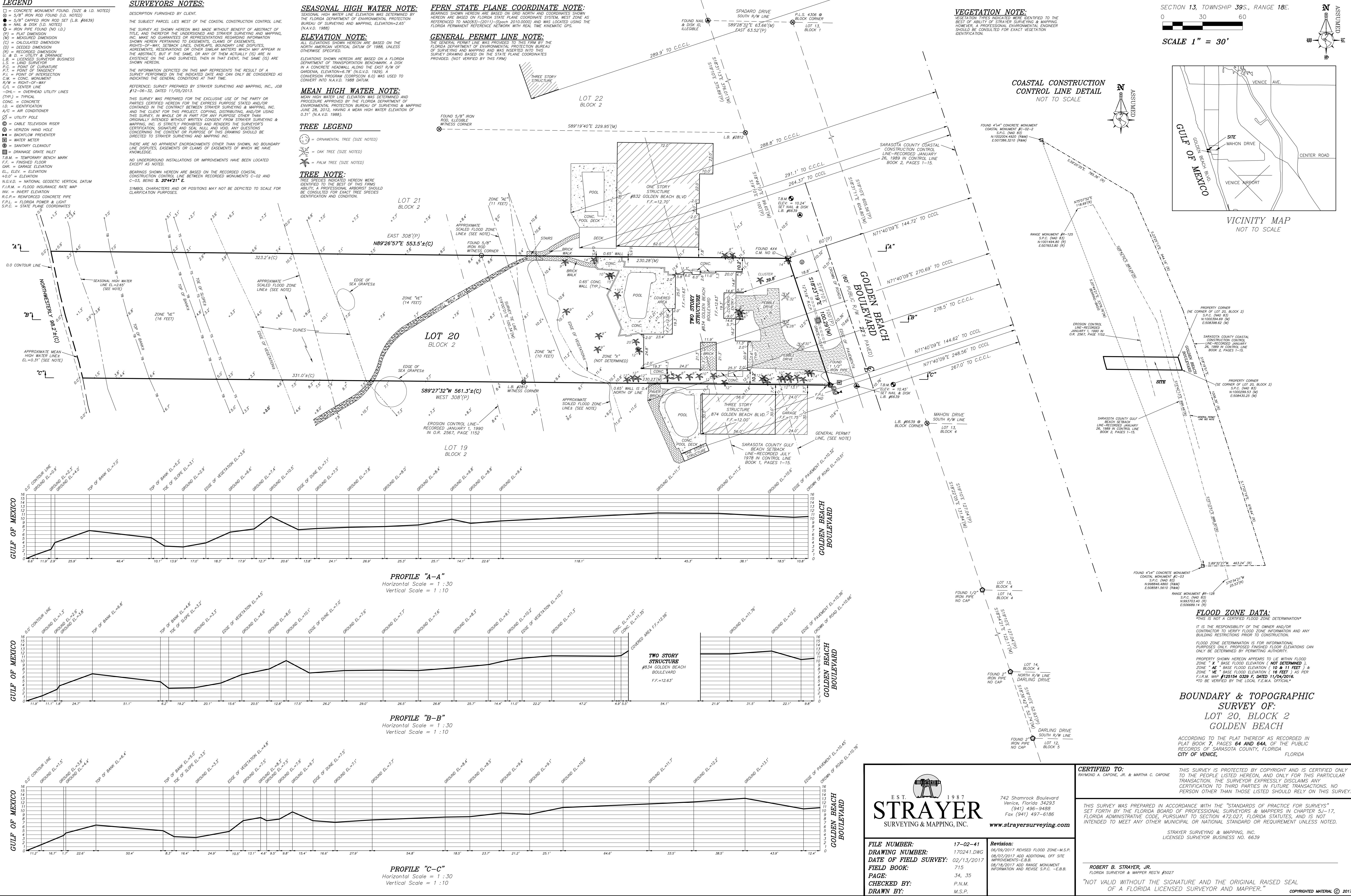


SCALE 1" = 30'



VICINITY MAP
NOT TO SCALE

COASTAL CONSTRUCTION CONTROL LINE DETAIL
NOT TO SCALE



FLOOD ZONE DATA:

THIS IS NOT A CERTIFIED FLOOD ZONE DETERMINATION

IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY FLOOD ZONE INFORMATION AND ANY BUILDING RESTRICTIONS PRIOR TO CONSTRUCTION.

FLOOD ZONE DETERMINATION IS FOR INFORMATIONAL PURPOSES ONLY. PROPOSED FINISHED FLOOR ELEVATIONS CAN ONLY BE DETERMINED BY PERMITTING AUTHORITY.

PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONE "X" - BASE FLOOD ELEVATION (NOT DETERMINED). ZONE "AE" - BASE FLOOD ELEVATION (10 & 11 FEET) & ZONE "VE" - BASE FLOOD ELEVATION (16 FEET) AS PER F.I.R.M. MAP #125154 0329 F, DATED 11/04/2016. *TO BE VERIFIED BY THE LOCAL F.E.M.A. OFFICE*

BOUNDARY & TOPOGRAPHIC SURVEY OF:
LOT 20, BLOCK 2
GOLDEN BEACH

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 64 AND 64A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA CITY OF VENICE, FLORIDA

CERTIFIED TO:

RAYMOND A. CAPONE, JR. & MARTHA C. CAPONE

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PEOPLE LISTED HEREON, AND ONLY FOR THIS PARTICULAR TRANSACTION. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO THIRD PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY ON THIS SURVEY.

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR SURVEYS" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND IS NOT INTENDED TO MEET ANY OTHER MUNICIPAL OR NATIONAL STANDARD OR REQUIREMENT UNLESS NOTED.

STRAYER SURVEYING & MAPPING, INC.
LICENSED SURVEYOR BUSINESS NO. 6639

ROBERT B. STRAYER, JR.
FLORIDA SURVEYOR & MAPPER REG# 56027

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

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www.strayersurveying.com

FILE NUMBER: 17-02-41
DRAWING NUMBER: 170241.DWG
DATE OF FIELD SURVEY: 06/07/2017 ADD ADDITIONAL OFF SITE IMPROVEMENTS-E.B.B.
FIELD BOOK: 02/13/2017
PAGE: 715
CHECKED BY: P.M.
DRAWN BY: M.S.P.

Revision:
06/09/2017 REVISED FLOOD ZONE-M.S.P.
08/07/2017 ADD ADDITIONAL OFF SITE IMPROVEMENTS-E.B.B.
08/18/2017 ADD RANGE MONUMENT INFORMATION AND REVISE S.P.C. -E.B.B.