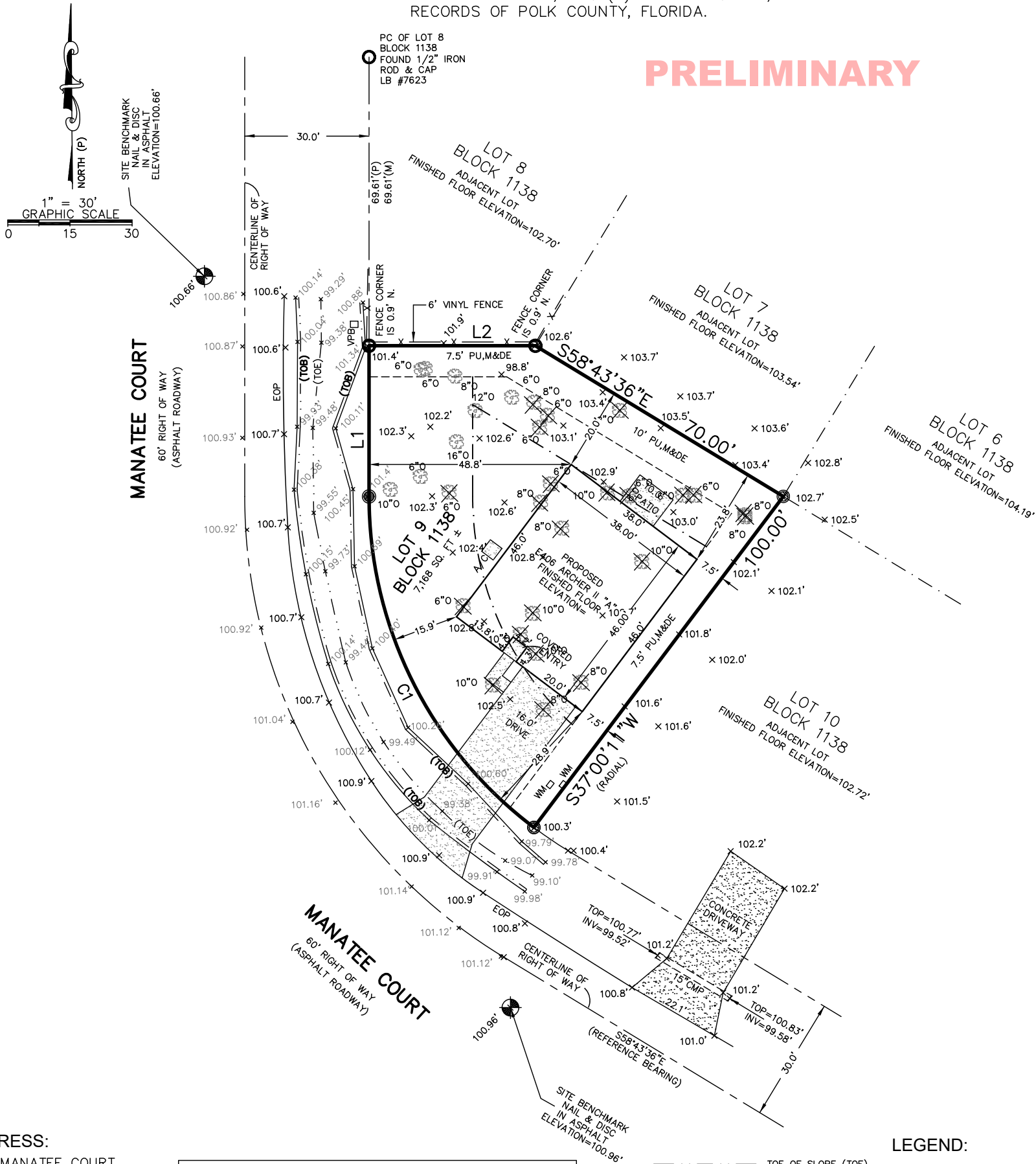


PLOT PLAN

DESCRIPTION:(AS FURNISHED)

LOT 9 BLOCK 1138 POINCIANA NEIGHBORHOOD 5, VILLAGE 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE(S) 19 THROUGH 28, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PRELIMINARY



ADDRESS:

1946 MANATEE COURT
POINCIANA, FLORIDA 34759

PREPARED FOR:



BUILDING SETBACKS

FRONT: 25'
REAR: 20' (PIE SHAPE CORNER LOTS ARE 10')
SIDE: 7.5'
SIDE STREET: 20'(20' FOR OSCEOLA & 15' FOR POLK)

NOTES:

- ELEVATIONS SHOWN ARE PER LOT GRADING PLANS PROVIDED BY THE CLIENT.
- ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
- ELEVATION SHOWN HEREON ARE BASED ON POLK COUNTY BENCHMARK #881002, ELEVATION=83.34' NAVD 88 DATUM.

THIS PLOT PLAN IS INTENDED FOR PERMITTING PURPOSES ONLY. THIS IS NOT INTENDED FOR THE CONSTRUCTION OF THE PROPOSED STRUCTURE. THE CONTRACTOR AND/OR OWNER ARE REQUIRED TO VERIFY ALL SETBACKS, BUILDING DIMENSIONS, AND LAYOUT SHOWN HEREON PRIOR TO ANY CONSTRUCTION.

**THIS IS NOT A SURVEY
THIS IS A PLOT PLAN ONLY**

FLOOD NOTE:

I HAVE EXAMINED THE F.I.R.M. COMMUNITY MAP NO 12105C0385H, DATED DECEMBER 22, 2016, AND FOUND THE SUBJECT PROPERTY APPEARS TO LIE 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. AGENT FOR VERIFICATION.

BEARING BASIS:

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MANATEE COURT, BEING S58°43'36"E, PER PLAT.

(FIELD DATE:) 02-10-26

REVISED:

SCALE: 1" = 30 FEET

APPROVED BY: EGT

JOB NO. 241218 LOT 9 BLK. 1138

DRAWN BY: GO

PRELIM 3/11/26 GO

PRELIM 3/10/26 GO

BOUNDARY & TOPOGRAPHIC
02-10-26 CC

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	92.46'	100.00'	52°58'27"(C) 52°58'35"(P)	N26°29'13"W	89.20'

Line Table		
Line #	Direction	Length
L1	N00°00'00"E	36.36'
L2	N90°00'00"E	40.14'

Tree legend	
O	OAK TREE

Tree Table		
Size/Type	Count	
6" O	12	
8" O	9	
10" O	6	
12" O	1	
14" O	1	
16" O	1	

ON LOT CALCULATIONS

LOT	= 7,168	SQ. FT.
LIVING AREA	= 1,328	SQ. FT.
GARAGE	= 402	SQ. FT.
ENTRY	= 18	SQ. FT.
LANAI	= 0	SQ. FT.
PATIO	= 80	SQ. FT.
DRIVEWAY	= 443	SQ. FT.
A/C PAD	= 12	SQ. FT.
WALKWAY	= 31	SQ. FT.
IMPERVIOUS	= 32%	
	= 2314	SQ. FT.
SOD	= 4,854	SQ. FT.
OFF LOT CALCULATIONS		
RIGHT OF WAY	= 2818	SQ. FT.
DRIVE APRON	= 361	SQ. FT.
PUBLIC S/W	= 0	SQ. FT.
SOD	= 2,457	SQ. FT.
TOTALS		
AREA	= 9,986	SQ. FT.
DRIVEWAY	= 804	SQ. FT.
SIDEWALK	= 31	SQ. FT.
SOD	= 7,311	SQ. FT.

LEGEND:

- TOE OF SLOPE (TOE)
- TOP OF BANK (TOB)
- OHU OVERHEAD UTILITY LINE
- BUILDING SETBACK LINE
- CENTERLINE
- RIGHT OF WAY LINE
- PROPOSED ELEVATIONS PER CIVIL ENGINEER
- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED DRAINAGE FLOW
- CONCRETE
- A/C AIR CONDITIONER
- S/W SIDEWALK
- EOP EDGE OF PAVEMENT
- RWM RECLAIM WATER METER
- TR TELEPHONE RISER
- TRANS TRANSFORMER
- WB WATER BIBB
- PP POWER POLE
- FFE FINISHED FLOOR ELEVATION
- COMMUNICATION RISER
- GUY ANCHOR
- STORM INLET
- STORM MANHOLE
- UTILITY POLE
- WATER METER
- CMP CORRUGATED METAL PIPE
- CONC CONCRETE
- WF WOOD FENCE
- WM WATER METER
- PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT
- VPB VERIZON PULL BOX
- PI TREE(S) TO BE REMOVED
- PC POINT OF INTERSECTION
- PT POINT OF CURVATURE
- RP POINT OF TANGENCY
- PRC RADIUS POINT
- PCC POINT OF REVERSE CURVATURE
- TYP POINT OF COMPOUND CURVATURE
- CS TYPICAL
- (P) CONCRETE SLAB
- (C) PER PLAT
- (R) CALCULATED
- (M) RECORD DATA
- SQ. FT. MEASURED DATA
- F.E.M.A. SQUARE FEET
- F.I.R.M. FEDERAL EMERGENCY MANAGEMENT AGENCY
- NAVD FLOOD INSURANCE RATE MAP
- D&UE NORTH AMERICAN VERTICAL DATUM
- MEG DRAINAGE & UTILITY EASEMENT
- EL MATCH EXISTING GRADE
- EG ELEVATION
- ECMP EXISTING GRADE
- CHW ELLIPTICAL CORRUGATED METAL PIPE
- EP CONCRETE HEAD WALL
- EL EDGE OF PAVEMENT
- FFE ELEVATION
- FND FINISHED FLOOR ELEVATION
- ID FOUND
- INV IDENTIFICATION
- IR INVERT
- LB IRON ROD
- PC LICENSED BUSINESS
- WF POINT OF CURVATURE
- WF WOOD FENCE
- SB SITE BENCHMARK
- LB SET 1/2" IRON ROD & CAP
- FH LB 6393
- FS FIRE HYDRANT
- S SANITARY MANHOLE

- SURVEYOR NOTES:**
- 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.
 - NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
 - NOT VALID WITHOUT THE AUTHENTIC ELECTRONIC SIGNATURE AND THE AUTHENTIC ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PRELIMINARY

E. GLENN TURNER PSM # 5643

DATE