

PLOT PLAN

DESCRIPTION: (AS FURNISHED)

LOT 38, TALICHET AT VENEZIA NORTH

AS RECORDED IN PLAT BOOK 73, PAGE(S) 78-81, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

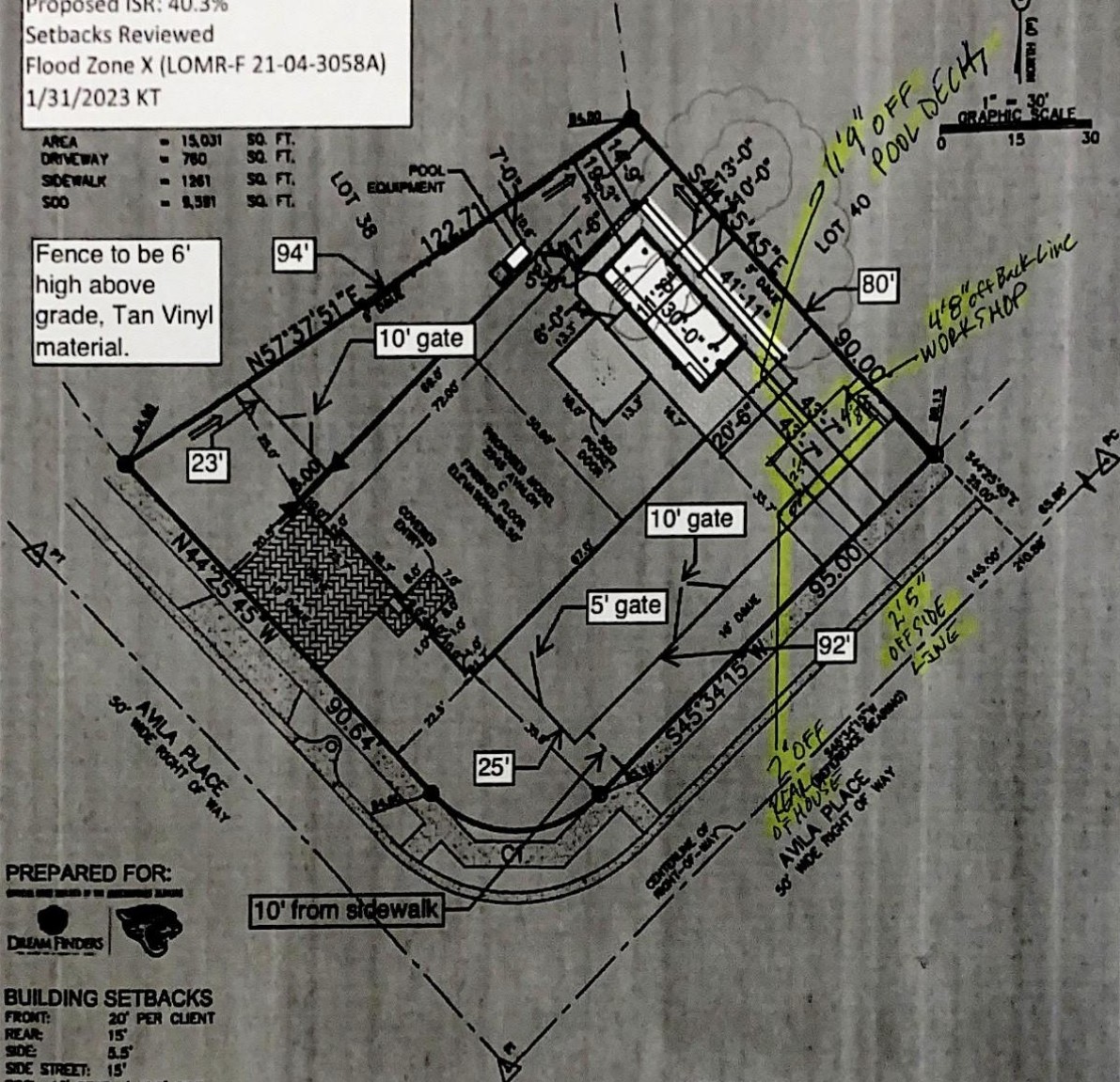
Zoning Review:

Lot Area: 12,126 sf
 Pool/Patio Area: +/- 860 sf (reduced per revised site plan)
 Total Impervious Area: +/- 4,881 sf
 Existing ISR: 33%
 Proposed ISR: 40.3%
 Setbacks Reviewed
 Flood Zone X (LOMR-F 21-04-3058A)
 1/31/2023 KT

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	28.27'	25.00'	99°00'00"	S89°25'48"E	38.36'

AREA	= 15,031	SQ. FT.
DRIVEWAY	= 760	SQ. FT.
SIDEWALK	= 1261	SQ. FT.
SOO	= 9,391	SQ. FT.

Fence to be 6' high above grade, Tan Vinyl material.



PREPARED FOR:
 DREAM FINDERS

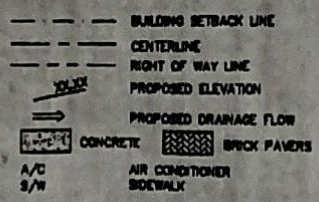
BUILDING SETBACKS
 FRONT: 20' PER CLIENT
 REAR: 15'
 SIDE: 5.5'
 SIDE STREET: 15'
 POOL: 10' REAR / 12.5' SIDE

NOTES:
 1. PROPOSED ELEVATIONS SHOWN HEREON ARE BASED ON THE APPROVED ENGINEERING PLANS PREPARED BY BESH.
 2. ELEVATIONS ARE BASED ON NAVD 1988 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. MAP NO. 12088C048E, DATED 12/18/12, 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



LEGEND:

- PI POINT OF INTERSECTION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- RP RADIUS POINT
- PRC POINT OF REVERSE CURVATURE
- PCP PERMANENT CONTROL POINT
- TP TYPICAL
- CS CONCRETE SLAB
- (P) PER PLAT
- (C) CALCULATED
- PB PLAT BOOK
- PG PAGES
- PS SQ. FT. SQUARE FEET
- F.E.M.A. FEDERAL EMERGENCY MANAGEMENT AGENCY
- F.I.R.M. FLOOD INSURANCE RATE MAP
- NAVD NORTH AMERICAN VERTICAL DATUM
- DAUE DRAINAGE & UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT

SURVEYOR NOTES:
 1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT

