

LEGEND:

ARC = ARC LENGTH	ESMT = EASEMENT	PVDE = PRIVATE DRAINAGE EASEMENT	TUE = TECHNOLOGY UTILITY ESMT
AC = ACRES	F = FIELD MEASURED	PRM = PERMANENT REFERENCE	TWP = TOWNSHIP
A/C = AIR CONDITIONER	FF = FINISHED FLOOR	MON = MONUMENT	WF = WOOD FENCE
ALUM = ALUMINUM	FND = FOUND	PUE = PUBLIC UTILITY EASEMENT	WM = WATER METER
ASPH = ASPHALT	FIR = FOUND IRON ROD		WV = WATER VALVE
BLK = BLOCK	FIP = FOUND IRON PIPE	PSM = PROFESSIONAL SURVEYOR & MAPPER	■ = FCM (FND. CONC. MONUMENT) SIZE AND No. DENOTED.
BNDY = BOUNDARY	LME = LAKE MAINTENANCE ESMT	R = RADIAL	□ = SCM (SET 4x4 CONC. MONUMENT #7832) No. DENOTED.
CL = CENTERLINE	LB = LICENSED BUSINESS	RES = RESIDENCE	▲ = FPKND (FND. NAIL & DISK) (No. DENOTED)
CB = CATCH BASIN	IP = IRON PIPE	RET = RETENTION-RETAINING	● = SPKND (SET NAIL & DISK) (LB 7832)
CH = CHORD	IRS = 5/8" IRON ROD SET No. DENOTED	RNG = RANGE	○ = FIR/FIP (FOUND IRON ROD OR IRON PIPE) SIZE AND No. DENOTED
CLF = CHAIN LINK FENCE	NR = NON-RADIAL	R/W = RIGHT OF WAY	○ = 5/8" IRON ROD CAP SET STAMPED 7832
CONC = CONCRETE	OUL = OVERHEAD UTILITY LINE	SE = SOUTHEAST	△ = SANITARY SERVICE
COR = CORNER	O.R. = OFFICIAL RECORD	SEC = SECTION	△ = WATER SERVICE
COV = COVERED	P/PB = PLAT/PLAT BOOK	SN = SET NAIL	△ = IRR SERVICE
CR = COUNTY ROAD	PC = POINT OF CURVATURE	SR = STATE ROAD	→ = FLOW ARROW
DE = DRAINAGE EASEMENT AREA	PCC = POINT OF COMPOUND CURVATURE	STY = STORY	▭ = HEAD WALL
DRA = DRAINAGE RETENTION AREA	PCP = PERMANENT CONTROL POINT	S/W = SIDEWALK	▭ = STORM STRUCTURE
ELEC = ELECTRIC	PI = POINT OF INTERSECTION	TEL = TELEPHONE	
ELEV = ELEVATION	POB = POINT OF BEGINNING	TOB = TOP OF BANK	
EOW = EDGE OF WATER		TRANS = TRANSFORMER	

NOTES:

- BEARINGS ARE BASED ON THE EASTERLY LINE OF SAID LOT 6358 BEING S.10°34'33"E.
- UNLESS OTHERWISE STATED THE PROPERTY DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- ABOVE GROUND IMPROVEMENTS INCLUDING BUILDING OVERHANGS HAVE NOT BEEN LOCATED EXCEPT AS SHOWN HEREON.
- THERE MAY BE ADDITIONAL EASEMENT AND RESTRICTIONS NOT SHOWN ON THIS DRAWING THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ACCORDING TO F.I.R.M. PANEL NO. 12115C0235G, THE PROPERTY IS LOCATED IN FLOOD ZONE "X" (REVISED 03-27-2024).
- THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY VARIOUS AGENCIES.
- REUSE OF THIS SURVEY FOR THE PURPOSES OTHER THAN WHICH IT WAS INTENDED WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- BUILDING SETBACK TO BE VERIFIED BY CLIENT.
- OWNER AND/OR CONTRACTOR TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO PERMITTING AND CONSTRUCTION.
- ELEVATIONS SHOWN HEREON ARE BASED ON N.G.V.D. 29 DATUM, CONVERSION FROM NGVD 29 TO NAVD 88 IS -1.08 FEET, CALCULATED FROM THE NGS VERTCON PROGRAM.

LEGAL DESCRIPTION AS FURNISHED

LOTS 6353, 6354, 6355, 6356, 6357' & 6358
 SKYE RANCH NEIGHBORHOOD SIX
 AS RECORDED IN PLAT BOOK 59, PAGE 175
 A SUBDIVISION IN
 SECTIONS 28 & 33, TWP 37S., RGE 19 E.
 SARASOTA COUNTY, FLORIDA.

FINAL DRAINAGE PLAN

ADDRESS:

10689, 10683, 10697, 10701, 10705, 10709
 ECLIPSE STREET,
 SARASOTA COUNTY, FLORIDA
 LOT SIZE: 15,397 SQ FT +-

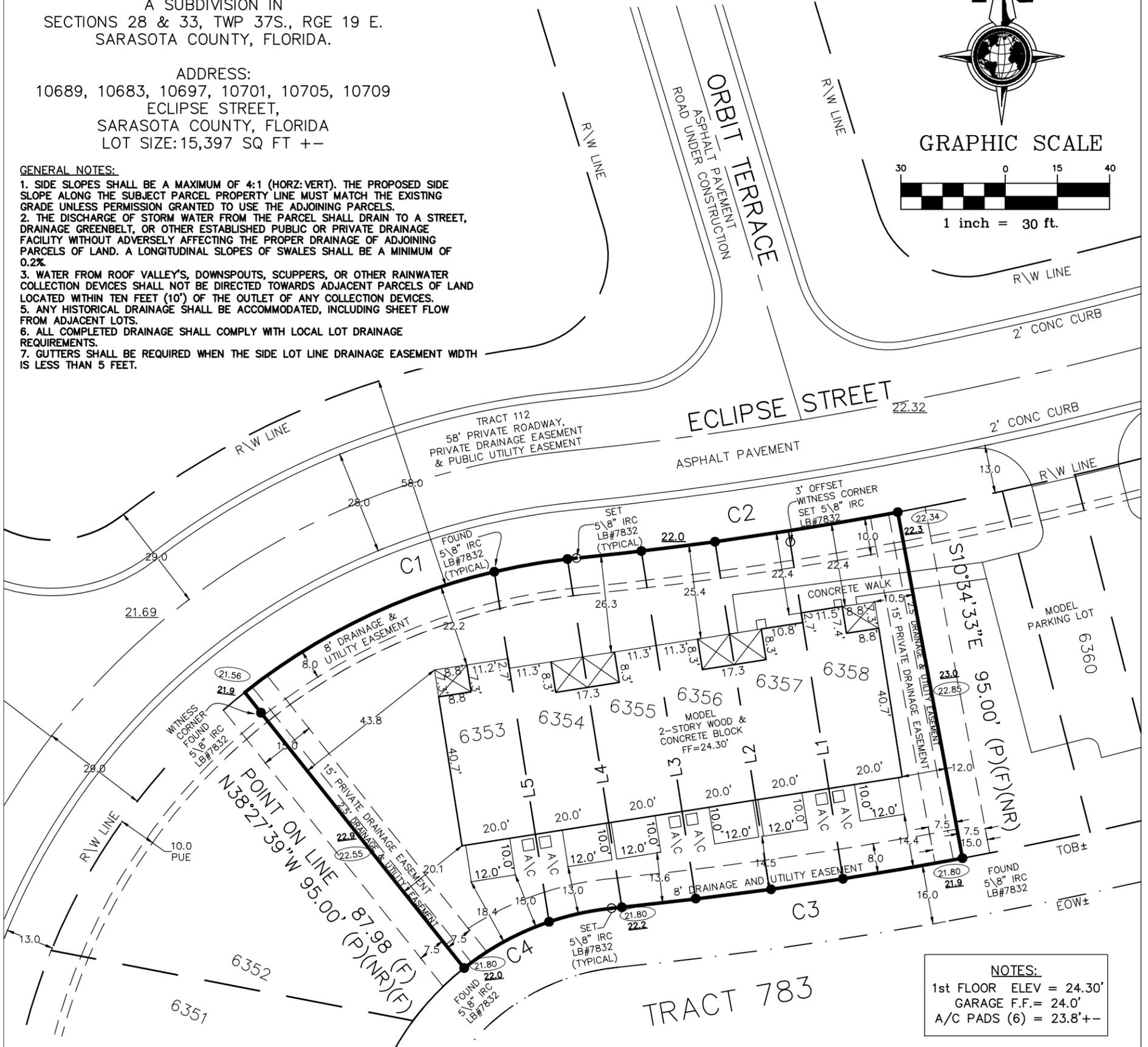
GENERAL NOTES:

- SIDE SLOPES SHALL BE A MAXIMUM OF 4:1 (HORZ:VERT). THE PROPOSED SIDE SLOPE ALONG THE SUBJECT PARCEL PROPERTY LINE MUST MATCH THE EXISTING GRADE UNLESS PERMISSION GRANTED TO USE THE ADJOINING PARCELS.
- THE DISCHARGE OF STORM WATER FROM THE PARCEL SHALL DRAIN TO A STREET, DRAINAGE GREENBELT, OR OTHER ESTABLISHED PUBLIC OR PRIVATE DRAINAGE FACILITY WITHOUT ADVERSELY AFFECTING THE PROPER DRAINAGE OF ADJOINING PARCELS OF LAND. A LONGITUDINAL SLOPES OF SWALES SHALL BE A MINIMUM OF 0.2%.
- WATER FROM ROOF VALLEYS, DOWNSPOUTS, SCUPPERS, OR OTHER RAINWATER COLLECTION DEVICES SHALL NOT BE DIRECTED TOWARDS ADJACENT PARCELS OF LAND LOCATED WITHIN TEN FEET (10') OF THE OUTLET OF ANY COLLECTION DEVICES.
- ANY HISTORICAL DRAINAGE SHALL BE ACCOMMODATED, INCLUDING SHEET FLOW FROM ADJACENT LOTS.
- ALL COMPLETED DRAINAGE SHALL COMPLY WITH LOCAL LOT DRAINAGE REQUIREMENTS.
- GUTTERS SHALL BE REQUIRED WHEN THE SIDE LOT LINE DRAINAGE EASEMENT WIDTH IS LESS THAN 5 FEET.



GRAPHIC SCALE

1 inch = 30 ft.



NOTES:
 1st FLOOR ELEV = 24.30'
 GARAGE F.F. = 24.0'
 A/C PADS (6) = 23.8'+-

Line #	Direction	Length
L1	N8°52'47"W	95.00'(P)
L2	N8°52'47"W	95.02'
L3	N8°52'47"W	95.06'
L4	N8°52'47"W	95.12'
L5	N8°52'47"W	95.62'

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	32°45'13"	171.00'	97.75'	N67°54'58"E	96.43'
C2	4°52'08"	1029.00'	87.44'	N.81°51'31"E	87.41'
C3	4°52'08"	1124.00'	95.51'	S81°51'31"W	95.48'
C4	19°44'16"	76.00'	26.18'	S61°24'29"W	26.05'

SARASOTA COUNTY NOTE:
 DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, 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.
 -REF UDC CODE 124-236.B.2.F

REVISIONS:	CERTIFIED TO:
REVISED ADDRESS 7/2/25 JP	TAYLOR MORRISON HOMES
ADDED ELEV, PB & PG 08-01-2025 BS	
FORM SPOT 09-04-2025 BS	
FINAL DRAINAGE 02-06-2026 BS	

SURVEYOR'S CERTIFICATION
 I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE REPRESENTATION OF THE INFORMATION SHOWN HEREON.

ATWELL
 866.850.4200 www.atwell-group.com
 CERTIFICATE OF AUTHORIZATION LB 0007832
 6813 STATE ROAD 70 EAST, BRADENTON, FLORIDA 34203
 (941) 748-8340 (941) 896-9938 FAX

DATE OF FIELD SURVEY: 04-08-2025
 DATE OF CERTIFICATION: 02-06-2026

DALTON R. CROSS, PSM No.7329
 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DALTON R. CROSS., P.S.M.

Drawn By: BS	Checked By: GDS	Party Chief: SO'M	JOB #: 25001657	Scale: 1"=30'	Field Book: 1862	Page: 47	25001657
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