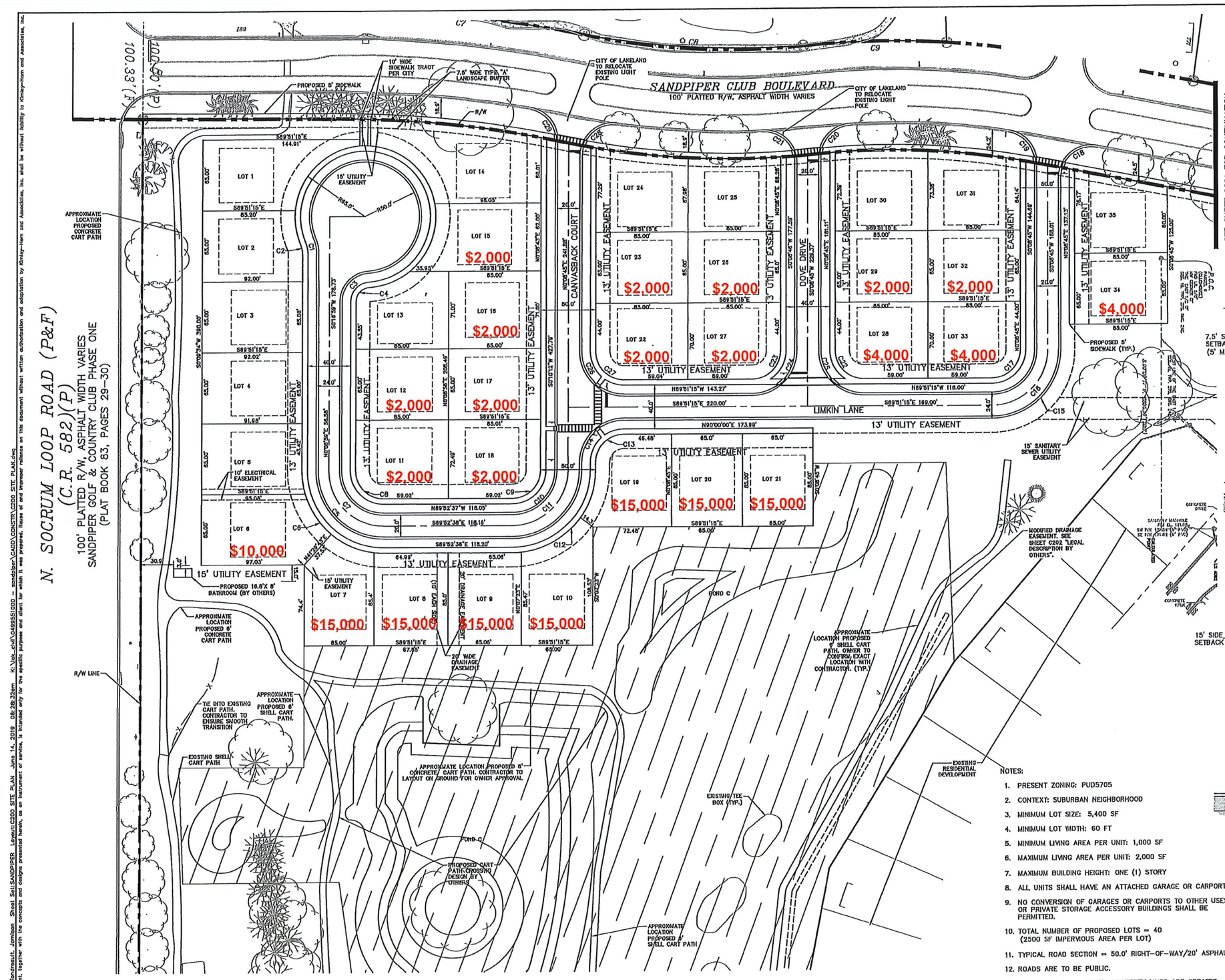
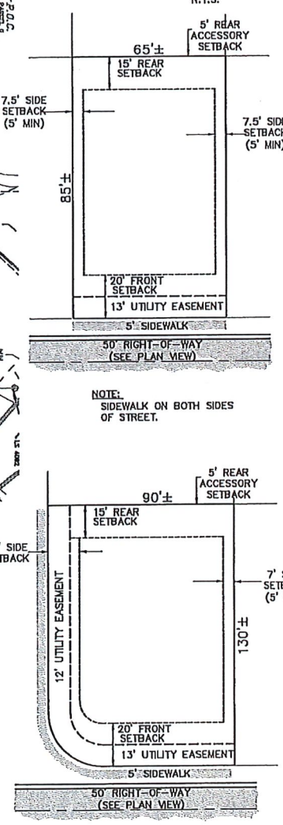


TYPICAL LOTS

N.T.S.



NOTES:

1. PRESENT ZONING: PUD5705
2. CONTEXT: SUBURBAN NEIGHBORHOOD
3. MINIMUM LOT SIZE: 5,400 SF
4. MINIMUM LOT WIDTH: 60 FT
5. MINIMUM LIVING AREA PER UNIT: 1,000 SF
6. MAXIMUM LIVING AREA PER UNIT: 2,000 SF
7. MAXIMUM BUILDING HEIGHT: ONE (1) STORY
8. ALL UNITS SHALL HAVE AN ATTACHED GARAGE OR CARPORT.
9. NO CONVERSION OF GARAGES OR CARPORTS TO OTHER USES, OR PRIVATE STORAGE ACCESSORY BUILDINGS SHALL BE PERMITTED.
10. TOTAL NUMBER OF PROPOSED LOTS = 40 (2500 SF IMPERVIOUS AREA PER LOT)
11. TYPICAL ROAD SECTION = 50.0' RIGHT-OF-WAY/20' ASPHALT
12. ROADS ARE TO BE PUBLIC.
13. WHERE EASEMENTS ALONG PROPERTY LINES ARE GREATER THAN THE TYPICAL SETBACKS, THE EASEMENTS WIDTH SHALL BE CONSIDERED MINIMUM SETBACK VALUE FOR THE PROPERTY LINE.

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811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn
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WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
ELISA T. HARDEN
FL LICENSE NUMBER 65710
DATE: ____

KHA PROJECT 049551000
DATE JUNE 2019
SCALE AS SHOWN
DESIGNED BY JRT
DRAWN BY JRT
CHECKED BY ETH

LOT LAYOUT

SANDPIPER 2019

PREPARED FOR
D COURSE DEVELOPMENT, LLC
CITY OF LAKELAND FL

SHEET NUMBER
C200

Plotted By:Tandrewski, Jamison Sheet Set:SANDPIPER Layout:C200 SITE PLAN June 14, 2019 08:28:32am K:\lak_civil\049551000 - sandpiper\CADD\CONSTR\C200 SITE PLAN.dwg
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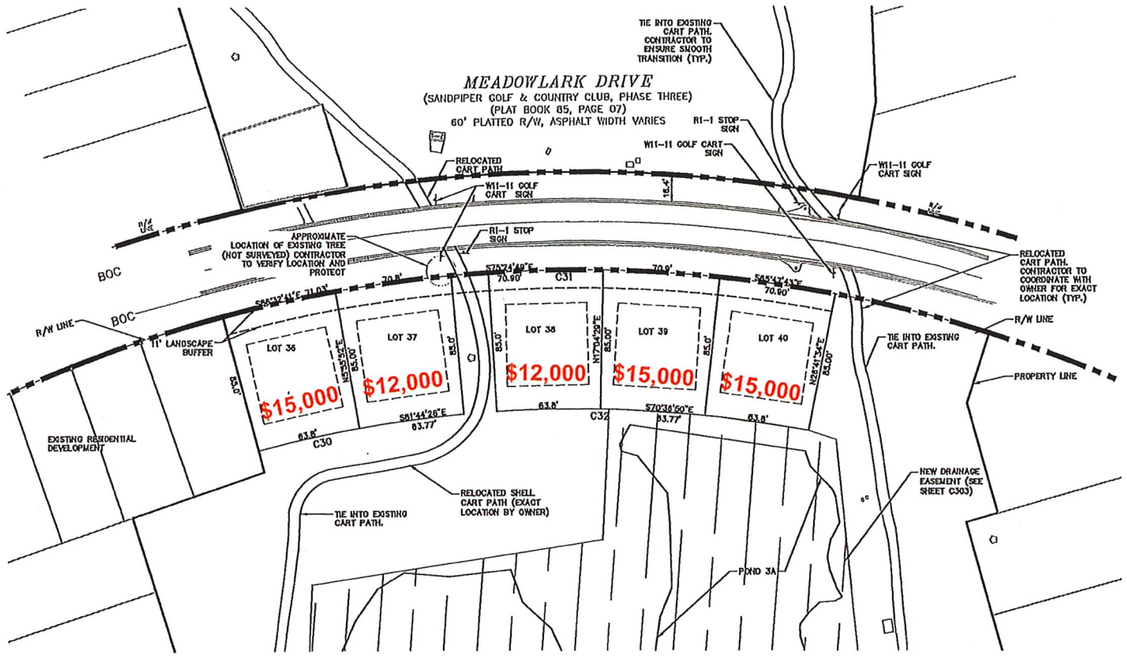
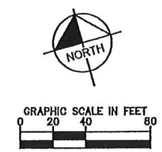
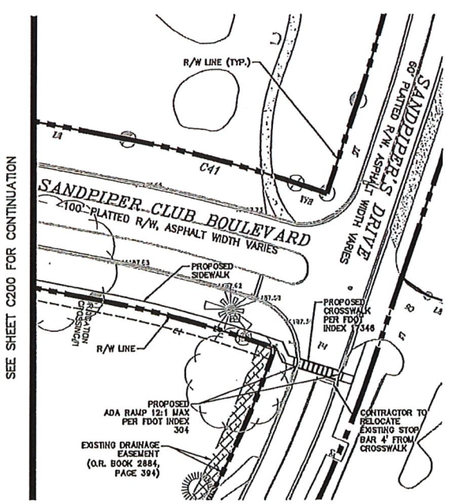


CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	26.83'	9.39'	N10°48'56"W	9.35'	20°03'25"	4.75'
C2	26.00'	10.29'	S11°10'40"E	10.22'	22°40'29"	5.21'
C3	26.01'	39.15'	S43°18'52"W	35.55'	86°14'03"	24.35'
C4	13.00'	19.58'	N43°19'07"E	17.78'	86°19'04"	12.19'
C5	63.00'	98.97'	S44°52'26"E	89.10'	90°00'00"	63.00'
C6	76.01'	119.39'	S44°52'16"E	107.49'	90°00'00"	76.01'
C7	51.00'	80.11'	S44°52'37"E	72.12'	90°00'00"	51.00'
C10	41.00'	64.40'	N45°07'23"E	57.98'	90°00'00"	41.00'
C11	51.00'	80.11'	N45°07'23"E	72.12'	90°00'00"	51.00'
C12	76.00'	124.22'	N43°17'51"E	110.85'	93°39'03"	81.00'
C13	26.00'	42.51'	N43°18'32"E	37.93'	93°40'25"	27.72'
C14	41.00'	64.40'	S45°08'45"W	57.98'	89°59'59"	41.00'
C15	63.00'	98.96'	N45°08'45"E	89.10'	90°00'00"	63.00'
C16	51.00'	80.11'	S45°08'45"W	72.12'	90°00'00"	51.00'
C17	26.00'	40.84'	N45°08'45"E	36.77'	90°00'00"	26.00'
C18	28.00'	35.47'	S65°45'57"W	33.14'	72°34'20"	20.56'
C19	28.00'	35.18'	N45°22'44"W	32.91'	71°58'55"	20.34'
C20	28.00'	34.81'	S51°36'15"W	32.61'	71°13'31"	20.06'
C21	28.00'	34.40'	N57°44'18"W	32.28'	70°23'39"	19.75'
C22	26.00'	40.84'	S44°51'15"E	36.77'	90°00'00"	26.00'
C23	26.00'	40.84'	N45°08'45"E	36.77'	90°00'00"	26.00'
C24	41.00'	64.40'	N45°08'45"E	57.98'	90°00'00"	41.00'
C25	41.00'	64.40'	S44°51'15"E	57.98'	90°00'00"	41.00'
C26	39.12'	33.43'	S24°30'41"E	32.42'	48°57'28"	17.81'
C27	26.00'	40.85'	S44°50'33"E	36.78'	90°01'24"	26.01'
C28	28.00'	33.03'	S62°55'21"W	31.15'	67°35'12"	18.74'
C29	28.00'	33.85'	N43°32'19"W	31.83'	69°15'53"	19.34'
C30	760.00'	127.58'	N84°08'39"W	127.43'	9°37'05"	63.94'
C31	845.00'	474.32'	N72°52'25"W	468.12'	32°09'42"	243.59'
C32	760.00'	191.37'	N70°36'50"W	190.86'	14°25'38"	96.19'





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Plotted By:Tondreault, Jamison Sheet Set:SANDPIPER Layout:C201 SITE PLAN June 14, 2019 08:28:36am K:\tpa_civil\049551000 - sandpiper\CADD\CONSTR\C200 SITE PLAN.dwg
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