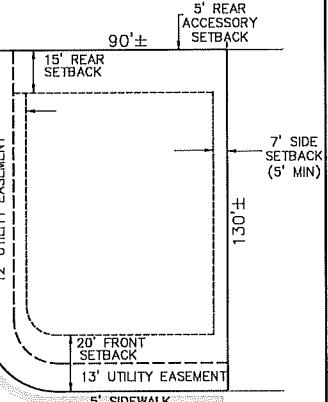
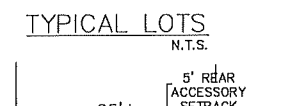
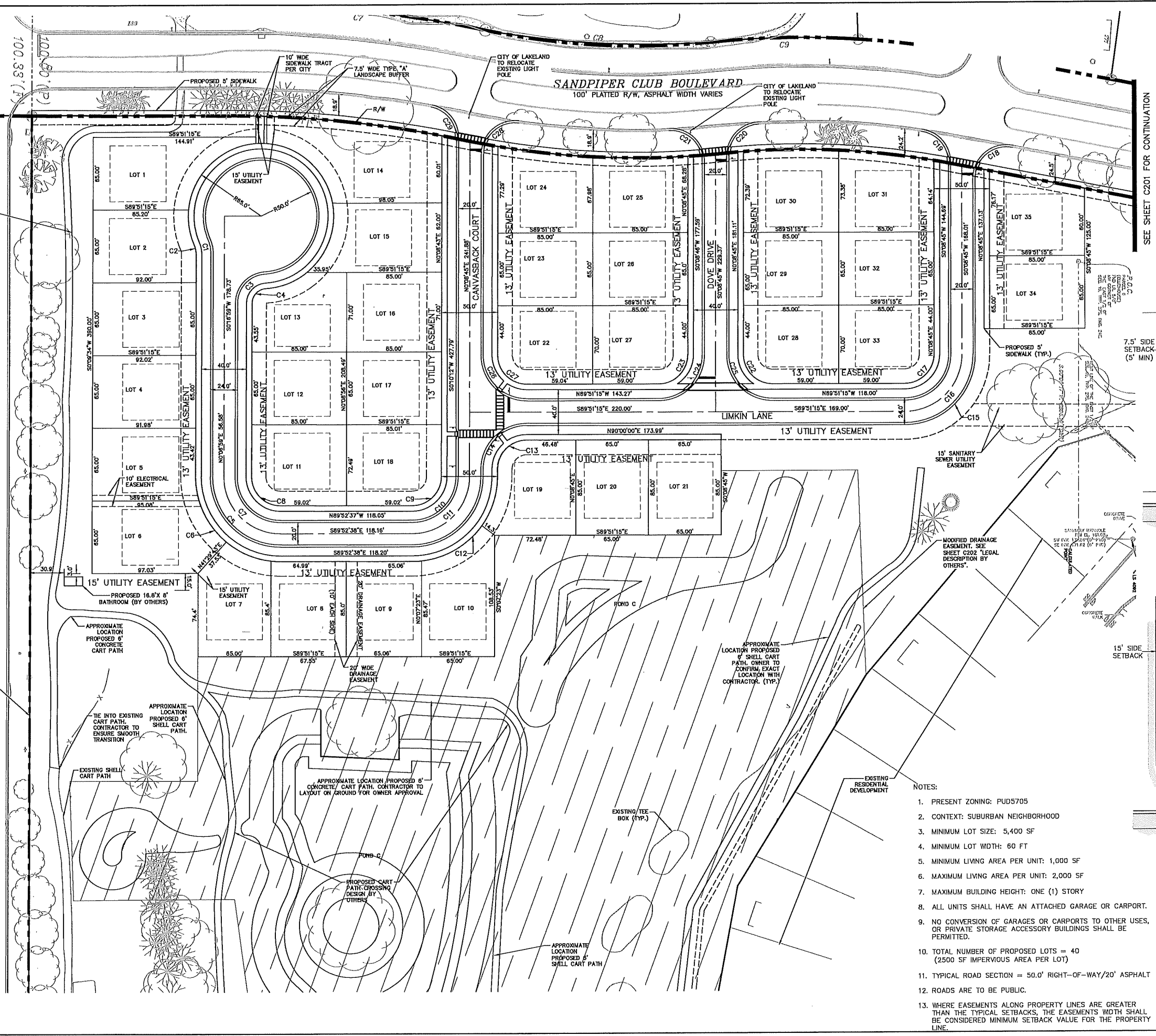


Plotted By: Tondocoull, Jamison. Sheet Set: SANDPIPER. Layout: C200 SITE PLAN. June 14, 2019. 08:28:32am. K:\Vek_civil\0499551000 - sandpiper\CADD\CONSTR\C200 SITE PLAN.dwg. This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

N. SOCRUM LOOP ROAD (P&F)
(C.R. 582)(P)
 100' PLATTED R/W, ASPHALT WIDTH VARIES
 SANDPIPER GOLF & COUNTRY CLUB PHASE ONE
 (PLAT BOOK 83, PAGES 29-30)

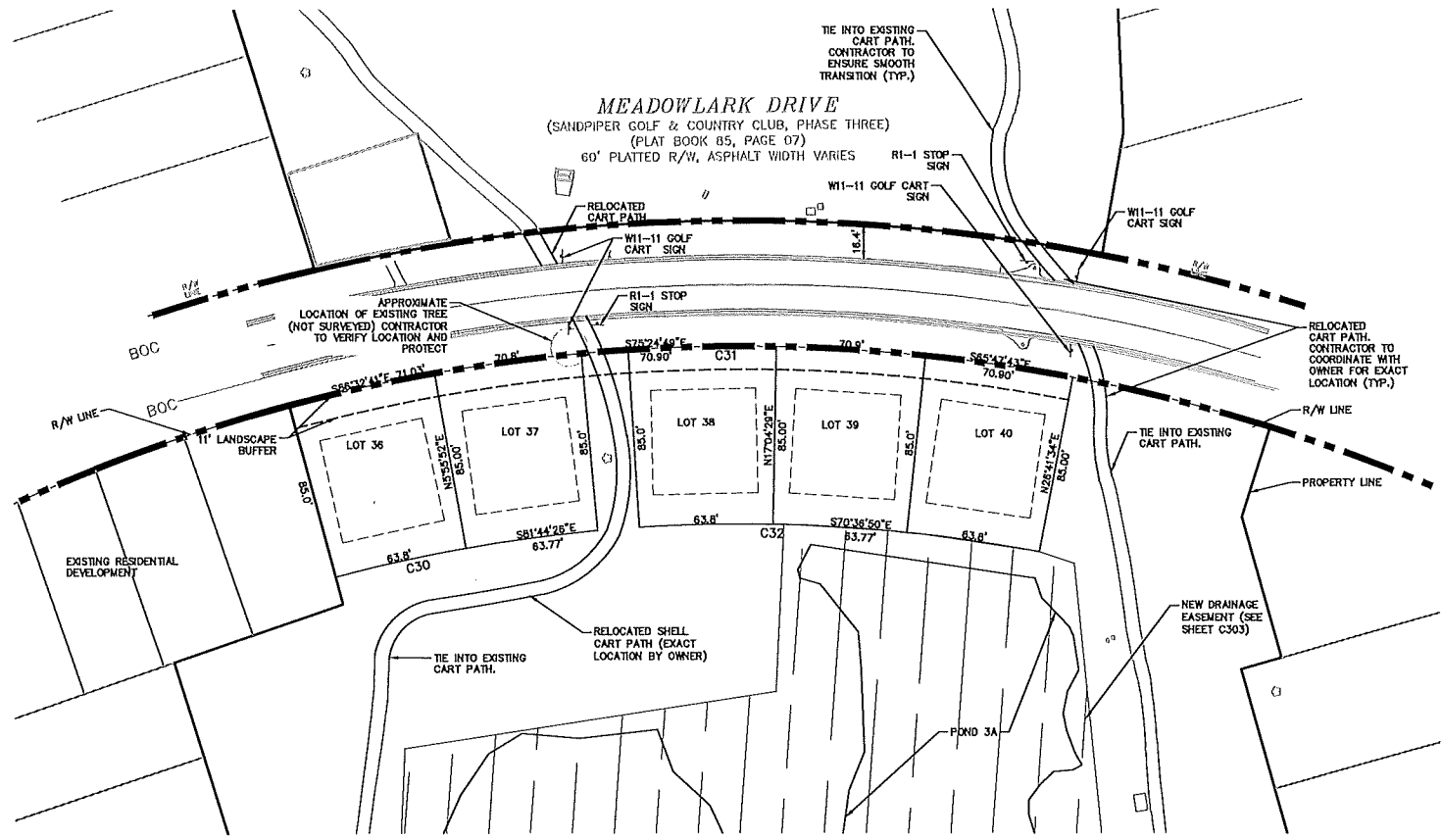


- NOTES:
1. PRESENT ZONING: PUD5705
 2. CONTEXT: SUBURBAN NEIGHBORHOOD
 3. MINIMUM LOT SIZE: 5,400 SF
 4. MINIMUM LOT WIDTH: 60 FT
 5. MINIMUM LIVING AREA PER UNIT: 1,000 SF
 6. MAXIMUM LIVING AREA PER UNIT: 2,000 SF
 7. MAXIMUM BUILDING HEIGHT: ONE (1) STORY
 8. ALL UNITS SHALL HAVE AN ATTACHED GARAGE 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.

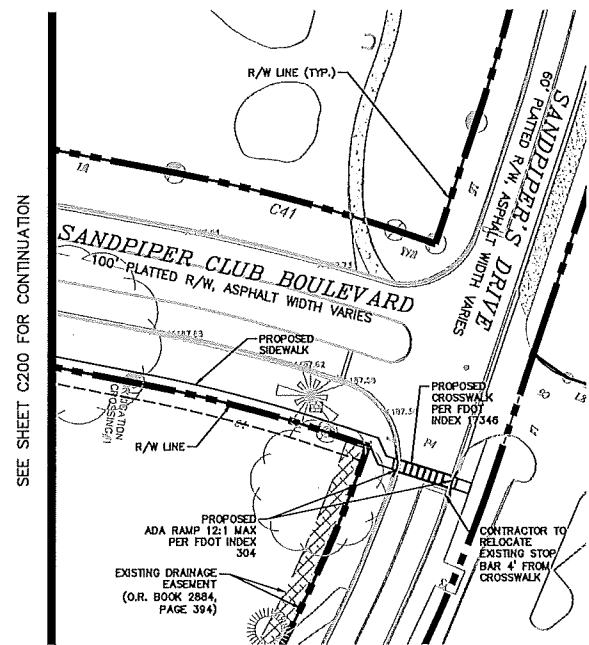
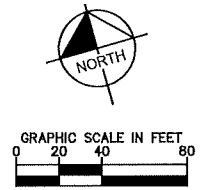
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 Know what's below. Call before you dig.
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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<p>PROJECT: SANDPIPER 2019 PREPARED FOR: D COURSE DEVELOPMENT, LLC CITY OF LAKELAND</p>	<p>DATE: JUNE 2019 SCALE: AS SHOWN DESIGNED BY: JRT DRAWN BY: JRT CHECKED BY: ETH</p>
<p>PROFESSIONAL: ELISA T. HARDEN FL LICENSE NUMBER: 65710</p>	<p>DATE: _____ REVISIONS: _____ DATE: _____</p>

Plotted By: Tondocault, Jamison - Sheet: S01 SANDPIPER - Layout: C201 SITE PLAN June 14, 2019 08:28:35am K:\ok_civil\049551000 - sandpiper\CADD\CONSTR\C201 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°25'36"	96.19'



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KHA PROJECT 049551000	DATE JUNE 2019	SCALE AS SHOWN	DESIGNED BY JRT	DRAWN BY JRT	CHECKED BY ETH	DATE	BY
Kimley»Horn							
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LOT LAYOUT							
SANDPIPER 2019 PREPARED FOR D COURSE DEVELOPMENT, LLC CITY OF LAKELAND, FL							
SHEET NUMBER C201							