

OVERALL
S88°00'38"E 624.03'(L)
S89°21'39"E 624.03'(C)

FOLIO:
016252-9766

FOLIO:
018984-0000

FOLIO:
018977-0310

OVERALL
S89°16'46"W 838.52'(C)
WEST 838.52'(L)

FOLIO:
018980-0000

CONCEPT LAYOUT "11"

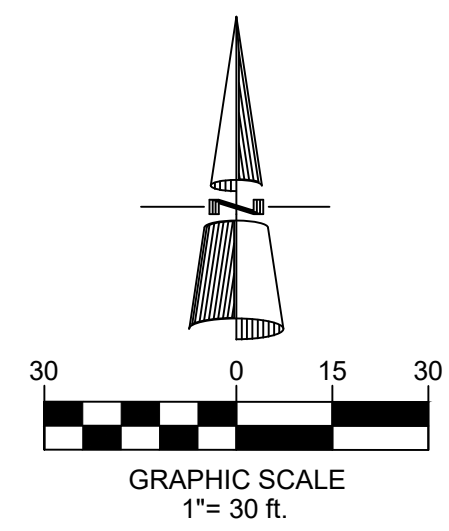
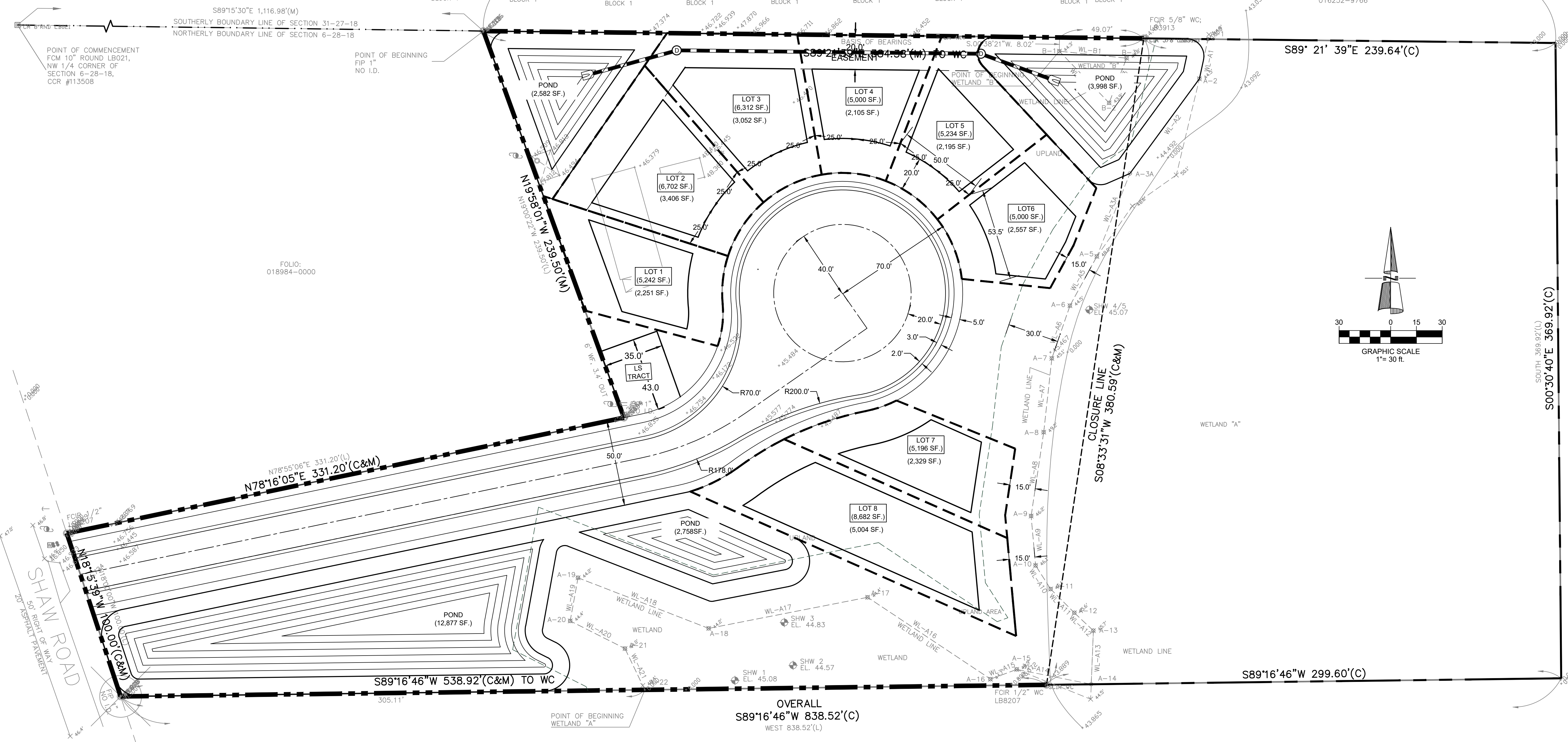
- 30' WIDE WETLAND BUFFER
- LOT 5,000 SF. (MIN.), LOT SIZE VARIES
- FRONT/REAR SET BACK 20', SIDE SETBACK 5'
- 50' WIDE PRIVATE RIGHT-OF-WAY
- OFFSET CUL-DE-SAC
- 20' WIDE DRIVEWAY (2' GUTTER BOTH SIDE NOT INCLUDED)
- NUMBER OF LOT: 6

CONCEPTUAL PLAN NOTES

- THE CONCEPT REPRESENTED HEREIN IDENTIFIED A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNERS. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVAL.
- THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION ONLY AND NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON PERFORMANCE OF ADDITIONAL DUE DILIGENCE.
- THE CONCEPTUAL PLAN UTILIZES ROUGH AND PRELIMINARY GRADING TO DETERMINE LAYOUT AND ROADWAY FEASIBILITY. BUILDING LAYOUT AND ROADWAYS MAY BE SUBJECT TO CHANGE UPON FINAL GRADING OF THE SITE.

SITE NOTES

- ALL WORK SHALL COMPLY WITH ALL LOCAL GOVERNING JURISDICTIONS, STATE OF FLORIDA, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
- ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER & ENGINEER OF RECORD, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
- ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
- ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
- BASE COURSE MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO "STATE OF FLORIDA TRANSPORTATION STANDARD SPECIFICATIONS", CURRENT EDITION.
- CONTRACTOR IS RESPONSIBLE FOR ACCURATE CONSTRUCTION AND SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULES, SLOPED PAVING, EXIT PORCHES, RAMPS & TRUCK DOCKS, COURTYARDS AND COURTYARD FEATURES, STAIRS, ARCHITECTURAL RAMPS, GAZEBOS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND PLANTER AND COURTYARD DRAINAGE PIPE LAYOUT.
- ALL DISTURBED AREAS WITHIN SIDEWALK/ CURB AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
- ALL DIMENSION ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- THE PROPOSED DEVELOPMENT SHALL NOT IMPACT GROUND AND SURFACE WATER FLOWS ADJACENT TO THE SITE.
- THE PROPOSED DEVELOPMENT SHALL NOT IMPACT ANY FLOODWAYS ADJACENT TO THE SITE.
- BASED ON FLORIDA BUILDING CODE (2017) THIS SITE IS LOCATED IN A ZONE OF ZERO SEISMIC PROBABILITY.
- ALL SIDEWALKS SHALL HAVE A WIDTH OF 5 FEET, UNLESS OTHERWISE NOTED.
- ALL RADI SHALL BE 3 FEET, UNLESS OTHERWISE NOTED.



NO.	DATE	REVISION DESCRIPTION
DESIGNED BY:	SK	DATE: 1-10-2024
CHECKED BY:	AT	JOB NO.: 23-119
APPROVED BY:	CO	

XX-XX-20XX

CONCEPT LAYOUT
"11"

SHAW SUBDIVISION

OTERO ENGINEERING
C O N S U L T I N G I N E N G I N E E R S

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