

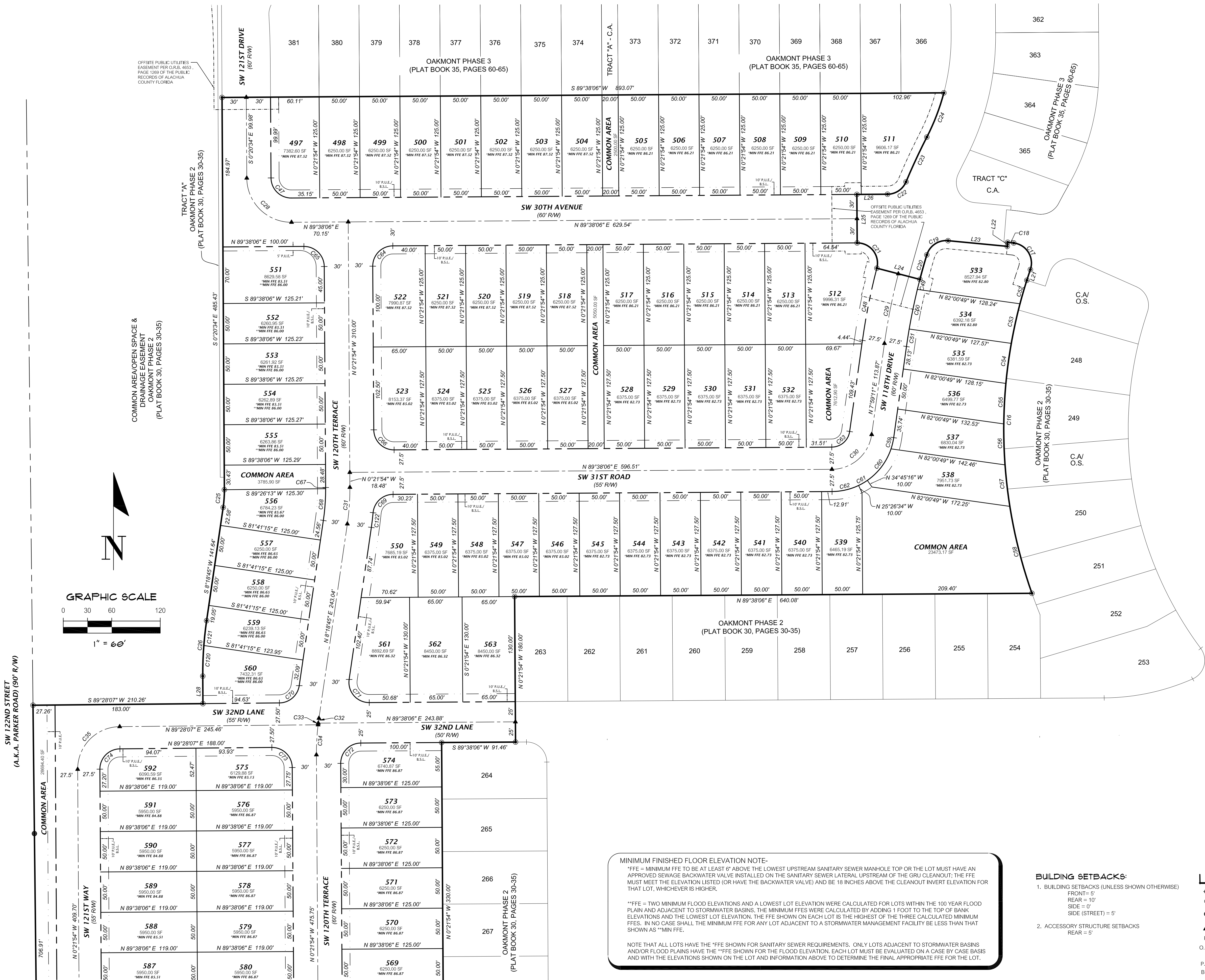
OAKMONT PHASE 4
A PLANNED DEVELOPMENT

LYING IN SECTION 13, TOWNSHIP 10 SOUTH, RANGE
18 EAST ALACHUA COUNTY, FLORIDA



11901 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1998 FLORIDA
CA-5075

PLAT BOOK __, PAGE __
SHEET TWO OF FOUR



CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C16	394.29'	609.00'	37°05'43"	204.33'	387.44'	S 0°56'00"E
C17	44.48'	25.00'	101°55'52"	30.83'	38.84'	N 32°02'19"W
C18	7.49'	280.00'	1°31'59"	3.75'	7.49'	N 83°46'14"W
C19	34.22'	25.00'	78°25'42"	20.40'	31.61'	S 56°14'51"W
C20	31.54'	736.50'	2°27'13"	15.77'	31.54'	S 15°48'24"W
C21	45.79'	25.00'	104°56'41"	32.55'	39.65'	N 37°53'34"W
C22	29.18'	25.00'	66°52'59"	16.51'	27.55'	N 56°11'38"E
C23	61.08'	791.50'	4°25'17"	30.55'	61.06'	S 24°57'45"W
C24	58.76'	272.50'	12°21'21"	29.50'	58.65'	N 20°59'43"E
C25	21.96'	145.00'	8°40'39"	11.00'	21.94'	S 3°58'25"W
C26	68.91'	455.00'	8°40'39"	34.52'	68.84'	S 3°58'25"W
C28	86.42'	55.00'	90°01'20"	55.02'	77.80'	S 45°21'14"E
C29	87.92'	764.00'	6°35'36"	44.01'	87.87'	S 11°16'59"W
C30	71.25'	50.00'	81°38'55"	43.20'	65.37'	N 48°48'38"E
C31	45.44'	300.00'	8°40'39"	22.76'	45.39'	S 3°58'25"E
C32	6.07'	300.00'	1°09'32"	3.03'	6.07'	S 7°43'59"W
C33	2.10'	300.00'	0°24'07"	1.05'	2.10'	N 6°57'09"E
C34	37.26'	300.00'	7°07'00"	18.66'	37.24'	S 3°11'36"W
C35	82.31'	52.50'	89°50'01"	52.35'	74.14'	S 44°33'06"W
C47	39.28'	25.00'	90°01'20"	25.01'	35.36'	S 45°21'14"E
C48	91.08'	791.50'	6°35'36"	45.59'	91.03'	S 11°16'59"W
C49	12.77'	736.50'	0°59'37"	6.39'	12.77'	S 14°04'58"W
C50	50.11'	736.50'	3°53'54"	25.07'	50.10'	S 11°38'13"W
C51	21.87'	736.50'	1°42'04"	10.93'	21.87'	S 8°50'13"W
C52	30.30'	608.99'	2°51'04"	15.15'	30.30'	S 16°11'20"W
C53	50.16'	608.99'	4°43'10"	25.10'	50.15'	S 12°24'13"W
C54	50.01'	608.99'	4°42'20"	25.02'	50.00'	S 7°41'28"W
C55	50.21'	609.00'	4°43'25"	25.12'	50.19'	S 2°58'36"W
C56	50.75'	609.00'	4°46'28"	25.39'	50.73'	S 1°46'20"E
C57	51.68'	609.01'	4°51'43"	25.85'	51.66'	S 6°35'26"E
C58	111.17'	609.00'	10°27'34"	55.74'	111.02'	S 14°15'05"E
C59	14.34'	77.50'	10°36'18"	7.19'	14.32'	N 13°17'20"E
C60	49.58'	77.50'	36°39'15"	25.67'	48.74'	N 36°55'07"E
C61	12.60'	77.50'	9°18'42"	6.31'	12.58'	N 59°54'05"E
C62	33.92'	77.50'	25°04'40"	17.24'	33.65'	N 77°05'46"E
C63	32.06'	22.50'	81°38'55"	19.44'	29.42'	N 48°48'38"E
C64	39.27'	25.00'	90°00'00"	25.00'	35.36'	S 44°38'06"W
C65	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 45°21'54"W
C66	39.27'	25.00'	90°00'00"	25.00'	35.36'	S 45°21'54"E
C67	1.52'	270.00'	0°19'25"	0.76'	1.52'	N 0°12'12"W
C68	39.37'	270.00'	8°21'14"	19.72'	39.33'	N 4°08'08"E
C69	36.87'	25.00'	84°30'00"	22.71'	33.62'	S 47°23'06"W
C70	35.41'	25.00'	81°09'22"	21.41'	32.52'	N 48°53'26"E
C71	43.06'	25.00'	98°40'39"	29.10'	37.93'	S 41°01'35"E
C72	39.27'	25.00'	90°00'00"	25.00'	35.36'	S 44°38'06"W
C73	39.34'	25.00'	90°09'59"	25.07'	35.41'	N 45°26'54"W
C74	39.20'	25.00'	89°50'01"	24.93'	35.30'	S 44°33'06"W
C120	37.94'	455.00'	4°46'38"	18.98'	37.93'	S 2°01'25"W
C121	30.97'	455.00'	3°54'01"	15.49'	30.97'	S 6°21'44"W

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L21	N 18°16'14"E	13.95'
L22	S 5°27'42"W	5.00'
L23	S 84°32'18"E	73.64'
L24	S 75°25'13"E	55.00'
L25	S 0°21'54"E	60.00'
L26	N 89°38'06"E	37.94'
L27	S 8°18'45"W	141.64'
L28	S 0°21'54"E	34.03'

MINIMUM FINISHED FLOOR ELEVATION NOTE-

"FFE" = MINIMUM FFE TO BE AT LEAST 6" ABOVE THE LOWEST UPSTREAM SANITARY SEWER MANHOLE TOP OR THE LOT MUST HAVE AN APPROVED SEWAGE BACKWATER VALVE INSTALLED ON THE SANITARY SEWER LATERAL UPSTREAM OF THE GRU CLEANOUT; THE FFE MUST MEET THE ELEVATION LISTED (OR HAVE THE BACKWATER VALVE) AND BE 18 INCHES ABOVE THE CLEANOUT INVERT ELEVATION FOR THAT LOT, WHICHEVER IS HIGHER.

"FFE" = TWO MINIMUM FLOOD ELEVATIONS AND A LOWEST LOT ELEVATION WERE CALCULATED FOR LOTS WITHIN THE 100 YEAR FLOOD PLAIN AND ADJACENT TO STORMWATER BASINS. THE MINIMUM FFEs WERE CALCULATED BY ADDING 1 FOOT TO THE TOP OF BANK ELEVATIONS AND THE LOWEST LOT ELEVATION. THE FFE SHOWN ON EACH LOT IS THE HIGHEST OF THE THREE CALCULATED MINIMUM FFEs. IN NO CASE SHALL THE MINIMUM FFE FOR ANY LOT ADJACENT TO A STORMWATER MANAGEMENT FACILITY BE LESS THAN THAT SHOWN AS "MIN FFE."

NOTE THAT ALL LOTS HAVE THE "FFE" SHOWN FOR SANITARY SEWER REQUIREMENTS. ONLY LOTS ADJACENT TO STORMWATER BASINS AND/OR FLOOD PLAINS HAVE THE "FFE" SHOWN FOR THE FLOOD ELEVATION. EACH LOT MUST BE EVALUATED ON A CASE BY CASE BASIS AND WITH THE ELEVATIONS SHOWN ON THE LOT AND INFORMATION ABOVE TO DETERMINE THE FINAL APPROPRIATE FFE FOR THE LOT.

BUILDING SETBACKS:

- BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
FRONT = 5'
REAR = 10'
SIDE = 0'
SIDE (STREET) = 5'
- ACCESSORY STRUCTURE SETBACKS
REAR = 5'

LEGEND:

- PLAT BENCHMARK
- FOUND 5/8" STEEL REBAR & CAP
MARKED "P.R.M. LB 5075"
- SET 5/8" STEEL REBAR AND CAP
MARKED "P.R.M. LB 5075"
- SET NAIL & DISK (STAMPED CHW PCP LB 5075)
- R/W = RIGHT-OF-WAY
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- P.U.E. = PUBLIC UTILITIES EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- ID = IDENTIFICATION
- P.R.M. = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT REFERENCE MONUMENT
- C.A. = COMMON AREA
- O.S. = OPEN SPACE
- SF = SQUARE FEET
- B.S.L. = BUILDING SETBACK LINE
- MIN. = MINIMUM
- FFE = FINISHED FLOOR ELEVATION
- PAGE = PAGE