



SITE INFORMATION:
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 PARCEL ID No.: 11-30-20-264-000-0
 SITE ADDRESS: 1453 PINE STREET
 SITE ZONING: RP-2
 BUILDING USE: Residential

 OWNER: THOMAS & JACQUELINE MCHAFFIE

 BUILDER: GBGH CONSTRUCTION

 ENGINEER:
 R. Michael Latimer
 C/D Gary G. Allen Registered
 Land Surveyor, Inc.
 4101 Apalachee Parkway
 Tallahassee, Florida 32312
 Phone: 850-877-0541

 SURVEYOR:
 Gary G. Allen Registered Land Surveyor, Inc.
 4101 Apalachee Parkway
 Tallahassee, Florida 32312
 Phone: 850-877-0541

 UTILITIES:
 WATER: City of Tallahassee
 SEWER: City of Tallahassee
 ELECTRIC: City of Tallahassee

 RP-2 SETBACKS:
 FRONT: 15
 SIDE: 7.5
 CORNER: 15
 REAR: 25

FLOOD ZONE: This parcel lies in Zone 'X' as determined by the Flood Insurance Rate Maps for Leon County, Florida on Map Number 120144 0284 F DATED 08/18/09.

GENERAL NOTES:
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 (1) The purpose of this sketch is to show the location of existing structures, utilities, trees and grades and proposed structures and grading.
 (2) Elevations are based on Tallahassee Benchmarks on NAVD 88 datum. Benchmarks have been set on this property (see drawing for location).
 (3) Trees 12 inches or larger and dogwoods 4 inches or larger are shown on this drawing. It is possible that smaller trees or shrubs exist on or near this site but are not shown.
 (4) Only visible above ground utilities are shown on this drawing. It is possible that other above and below-ground utilities exist on or near the site but are not shown.

LEGEND (GENERAL)

F.C.M. = FOUND CONCRETE MONUMENT
 F.I.R. = FOUND IRON ROD
 F.I.P. = FOUND IRON PIPE
 S.C.M. = SET 4" X 4" CONC. MONUMENT W/ CAP #4016
 S.I.R. = SET IRON ROD WITH CAP #5509 (5/8" ROD)
 (P) = PLAT DISTANCE AND/OR BEARING
 (S) = SURVEY DISTANCE AND/OR BEARING
 (D) = DEED DISTANCE AND/OR BEARING
 (C) = CALCULATED DISTANCE AND/OR BEARING

LEGEND (BEARINGS)

N = NORTH
 S = SOUTH
 E = EAST
 W = WEST
 ° = DEGREES
 ' = MINUTES
 " = SECONDS

LEGEND (CURVES)

Δ = DELTA ANGLE
 R = RADIUS
 L = CURVE LENGTH
 CL = CHORD LENGTH
 CB = CHORD BEARING
 R/W = RIGHT OF WAY

LEGEND (DISTANCES)

ALL DISTANCES ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD = FEET

LEGEND (PROPOSED DEVELOPMENT)

---SF--- = SILT FENCE
 ---LC--- = LIMITS OF CLEARING
 ---TB--- = TREE BARRICADE
 ● = TREE TO REMAIN
 ✕ = TREE TO BE REMOVED
 ——— = EXISTING CONTOUR LINE
 ———✕——— = PROPOSED CONTOUR LINE
 ———→——— = PROPOSED DIRECTION OF FLOW
 PL = PROPERTY LINE

BENCHMARK—
 TOP OF IRON ROD
 ELEV.=159.72

LAND SURVEYING License LB #5509 CIVIL ENGINEERING License EB #5509			GARY G. ALLEN Registered Land Surveyor, Inc. 4101 Apalachee Parkway Tallahassee, Florida 32311		Phone: (850)-877-0541 Fax: (850)-877-0041 E-mail: garyallen05@comcast.net
DESCRIPTION: SITE PLAN - PROPERTY ON PINE STREET AS PER A METES & BOUNDS DESCRIPTION					
SECTION: 30	SURVEY DATE: 07/15/11	FOUNDATION ADDED: BY:			
TOWNSHIP: 1-NORTH	FIELD BOOK NUMBER: 788	FINAL ADDITIONS: BY:			
RANGE: 1-EAST	PAGE: 39	REVISION: BY:			
COUNTY: LEON	SCALE: 1"=20'	Unless it bears the signature and the original raised seal of a Florida Licensed Professional Engineer, this drawing, sketch or document is for informational purposes only and is not valid.			
RECORDED IN O.R. BOOK: 3028	DRAWING FILE NAME: 03-281SP2.dwg	This drawing along with any documents related to this project are instruments of this company and are for use solely with respect to this project. Unless provided by others, this company shall be deemed the author of these documents and shall retain all common law, statutory and otherwise reserved rights, including the copyright.			
PAGE: 1337	DWG DATE: 07/11/11	R. MICHAEL LATIMER, P.E. Professional Engineer Florida Registration No. 41970		Date: _____ SHEET 1 OF 1	
JOB No. 03-281					