



L1 S 60°15'00" W 100.00'(P)
 S 60°15'00" W 99.77'(M)
 L2 S 60°15'00" W 04.69'(P)
 S 60°56'03" W 04.69'(C)

Revision: Normal High Water Line - 03/23/22 - BMJ
 Revision: Updated Survey - 03/17/22 - ADS
 Revision: Updated Survey - 11/01/21 - TCK

-Site Benchmark Information-

#1
 Found Nail & Disc "LB 7623" in Sidewalk
 Elevation: 107.44'
 #2
 Found Nail & Disc "LB 7623" in Sidewalk
 Elevation: 107.96'

-Benchmark Information-

Seminole County Benchmark
 Benchmark No.: 8012714
 Benchmark Elevation: 108.65'
 (Elevations are based upon NAVD 88 Datum)

Existing Dock: 1,110 Sq. Ft.
 Proposed Dock Extension: 615 Sq. Ft.
 Total Area: 1,725 Sq. Ft.

GENERAL NOTES KEY:

THIS IS NOT A SURVEY. MJS, INC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY. THE OWNER AND CONTRACTOR ARE TOTALLY RESPONSIBLE FOR PLACING THE BUILDING ON THE PROPERTY.

POOL DESIGN AND LOCATION SHOWN ARE ONLY SUGGESTED. THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR FINAL POOL DESIGN AND LOCATION.

LANDSCAPING DESIGN BY OTHERS

MJS, INC. ASSUMES NO RESPONSIBILITY FOR SEPTIC DESIGN OR LOCATION. SEPTIC IF SHOWN ON PLANS IS PER BUILDER OR OWNER REQUIREMENTS. SEPTIC SYSTEMS ARE TO BE DESIGNED AND LOCATED PER DEPT. OF HEALTH REQUIREMENTS OR AS PER GOVERNING CODES.

NOTE:
THE DRAINAGE MUST BE DIRECTED TOWARDS A DRAINAGE EASEMENT WITH A POSITIVE OUTFALL OR TO THE ROADWAY R/W. INCREASE OR CREATION OF "WATER PONDING" TO ADJACENT PROPERTIES IS PROHIBITED.

NOTE:
PROPOSED IMPROVEMENTS WILL HAVE MINIMAL IMPACT TO EXISTING RUNOFF DRAINAGE PATTERNS. NO FILL WILL BE IMPORTED TO SITE EXCEPT FOR RESIDENCE FOUNDATION.

Digitally signed by Edward R. Shinskie
Date: 2024.02.19 08:56:51

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ISSUE DATE: 06/21/2023

PROJ. REVS	REVISIONS
09/25/2023	
02/15/2024	

PROJECT: 22-0183-01
SCALE: AS NOTED
DRAWN BY: JML
DESIGNED BY: MJS

DISCLAIMER:
 THE SCOPE OF WORK FOR THIS DRAWING IS TO PROVIDE A PROPOSED LAYOUT TO ENSURE HOUSE FITMENT ON THE LOT AND COVERS THE FULL EXTENT OF MJS RESPONSIBILITY. IT IS THE RESPONSIBILITY OF THE BUILDER, SURVEY COMPANY, CIVIL ENGINEER (IF APPLICABLE) AND HOMEOWNER TO VERIFY ALL DIMENSIONS, B.F.E. & F.F.E. FOR THE ACTUAL PLACEMENT OF THE HOUSE. MJS DESIGNERS GROUP AND THE ENGINEER OF RECORD WILL NOT BE HELD LIABLE FOR ANY WORK COMPLETED OUTSIDE OF THIS SCOPE OF WORK.

Site Layout
 SCALE 1" = 20'-0"

ISSUE DATE: 06/21/2023
 PROJECT: 22-0183-01
 SCALE: AS NOTED
 DRAWN BY: JML
 DESIGNED BY: MJS
 SITE LAYOUT
 S-01

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND MJS, INC. MUST BE NOTIFIED IN WRITING OF ANY CHANGES TO THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS.