

# PLOT PLAN

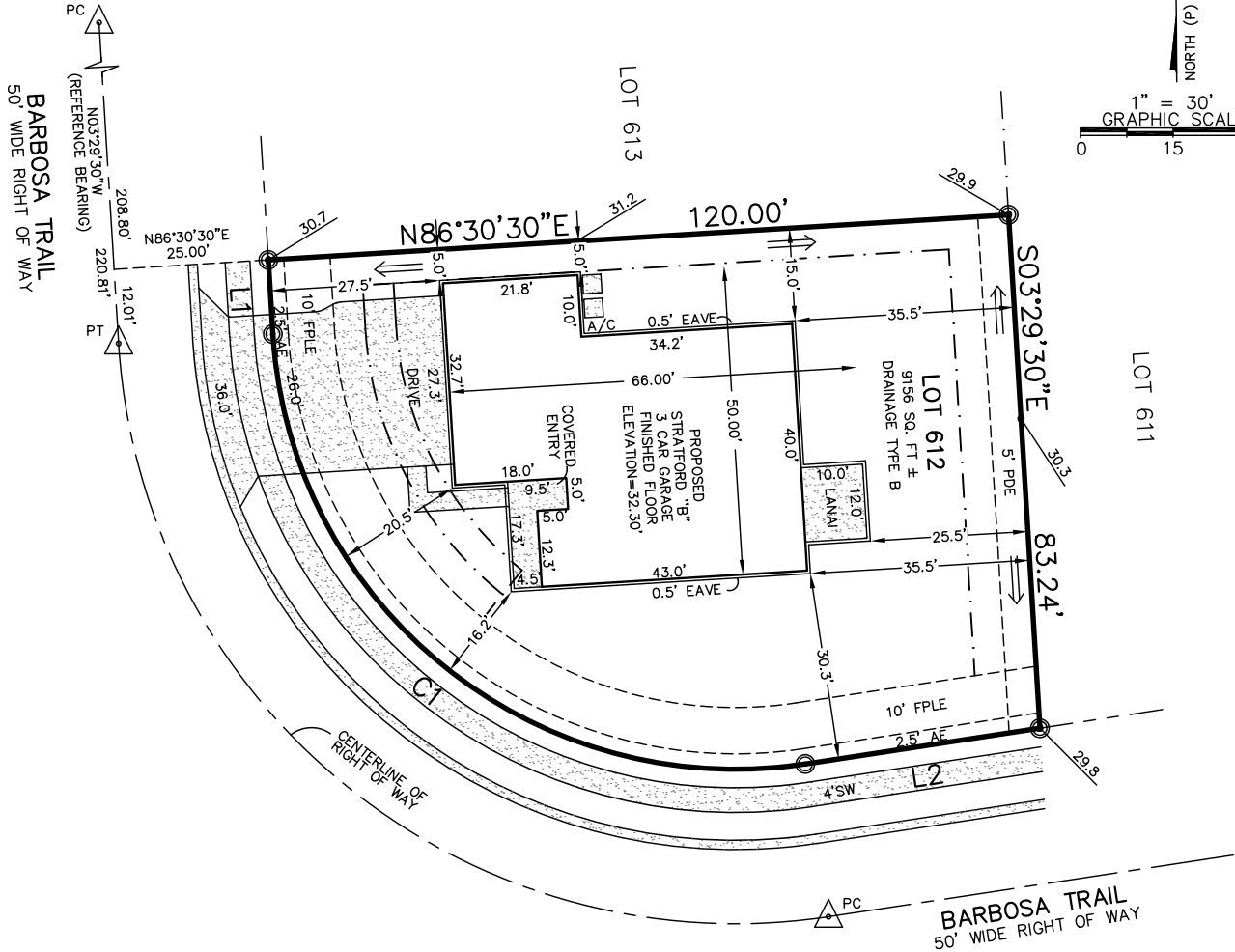
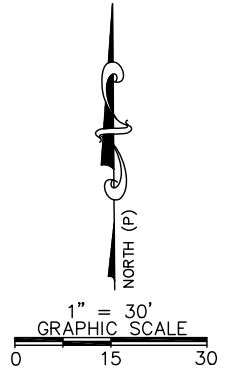
DESCRIPTION:(AS FURNISHED)

LOT 612, CORDOVA PALMS PHASE 4

AS RECORDED IN MAP BOOK 129, PAGE(S) 68-78, OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA.

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	124.58'	75.00'	95°10'17"	N51°04'38"W	110.74'

Line Table		
Line #	Direction	Length
L1	N03°29'30"W	12.01'
L2	S81°20'14"W	38.40'



## PREPARED FOR:

OFFICIAL HOME BUILDER OF THE JACKSONVILLE JAGUARS



## TREE INCHES TABLE

LOT NO.	MIN. LOT WIDTH (FT)	BUILDABLE AREA (S.F.)	TOTAL TREE INCHES REQUIRED	TOTAL INCHES PROVIDED
612	53'	7117	7	7

## LEGEND:

- BUILDING SETBACK LINE
- CENTERLINE
- RIGHT OF WAY LINE
- xx.xx PROPOSED ELEVATION
- ⇒⇒⇒ PROPOSED DRAINAGE FLOW
- CONCRETE
- A/C AIR CONDITIONER
- S/W SIDEWALK
- PI POINT OF INTERSECTION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- RP RADIUS POINT
- PRC POINT OF REVERSE CURVATURE
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- TYP TYPICAL
- CS CONCRETE SLAB
- (P) PER PLAT
- (C) CALCULATED
- PB PLAT BOOK
- PGS PAGES
- SQ. FT. SQUARE FEET
- F.E.M.A. FEDERAL EMERGENCY MANAGEMENT AGENCY
- F.I.R.M. FLOOD INSURANCE RATE MAP
- NAVD NORTH AMERICAN VERTICAL DATUM
- D&UE DRAINAGE & UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- AE ACCESS EASEMENT
- FPL FLORIDA POWER AND LIGHT EASEMENT

## BUILDING SETBACKS

- FRONT: 15'
- GARAGE: 20'
- REAR: 10'
- SIDE: 5'
- SIDE STREET: 10'

## NOTES:

- PROPOSED ELEVATIONS SHOWN HEREON ARE BASED ON THE APPROVED ENGINEERING PLANS PREPARED BY ENGLAND-THIMS & MILLER, INC.
- ELEVATIONS ARE BASED ON NAVD 1988 DATUM.

THIS PLOT PLAN IS INTENDED FOR PERMITTING PURPOSES ONLY. THIS IS NOT INTENDED FOR THE CONSTRUCTION OF THE PROPOSED STRUCTURE. THE CONTRACTOR AND/OR OWNER ARE REQUIRED TO VERIFY ALL SETBACKS, BUILDING DIMENSIONS, AND LAYOUT SHOWN HEREON PRIOR TO ANY CONSTRUCTION.

**THIS IS NOT A SURVEY  
THIS IS A PLOT PLAN ONLY**

## FLOOD NOTE:

I HAVE EXAMINED THE F.I.R.M. MAP NO. 12109C0285J, DATED 12/07/18, AND FOUND THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ABOVE INFORMATION. PLEASE CONTACT THE LOCAL F.E.M.A. AGENT FOR VERIFICATION.

## BEARING BASIS:

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF BARBOSA TRAIL BEING N03°29'30"W, PER PLAT.

(FIELD DATE:)

SCALE: 1" = 30 FEET

APPROVED BY: EGT

JOB NO. 251024 LOT 612

DRAWN BY: BMW

REVISED:

ADD EAVES 02/05/26 DI

PLOT PLAN 11/17/25 PR

## ON LOT CALCULATIONS

LOT	=	9,156	SQ. FT.
LIVING AREA	=	1,504	SQ. FT.
GARAGE	=	705	SQ. FT.
ENTRY	=	103	SQ. FT.
LANAI	=	120	SQ. FT.
PATIO	=	0	SQ. FT.
DRIVEWAY	=	712	SQ. FT.
A/C PAD	=	18	SQ. FT.
WALKWAY	=	61	SQ. FT.
IMPERVIOUS	=	35%	
SOD	=	3223	SQ. FT.
SOD	=	5,933	SQ. FT.

## OFF LOT CALCULATIONS

RIGHT OF WAY	=	2116	SQ. FT.
DRIVE APRON	=	220	SQ. FT.
PUBLIC S/W	=	731	SQ. FT.
SOD	=	1,165	SQ. FT.
<b>TOTALS</b>			
AREA	=	11,272	SQ. FT.
DRIVEWAY	=	932	SQ. FT.
SIDEWALK	=	792	SQ. FT.
SOD	=	7,098	SQ. FT.

## SURVEYOR NOTES:

- THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- NOT VALID WITHOUT THE AUTHENTIC ELECTRONIC SIGNATURE AND THE AUTHENTIC ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

E. GLENN TURNER PSM # 5643

FOR THE FIRM

DATE