

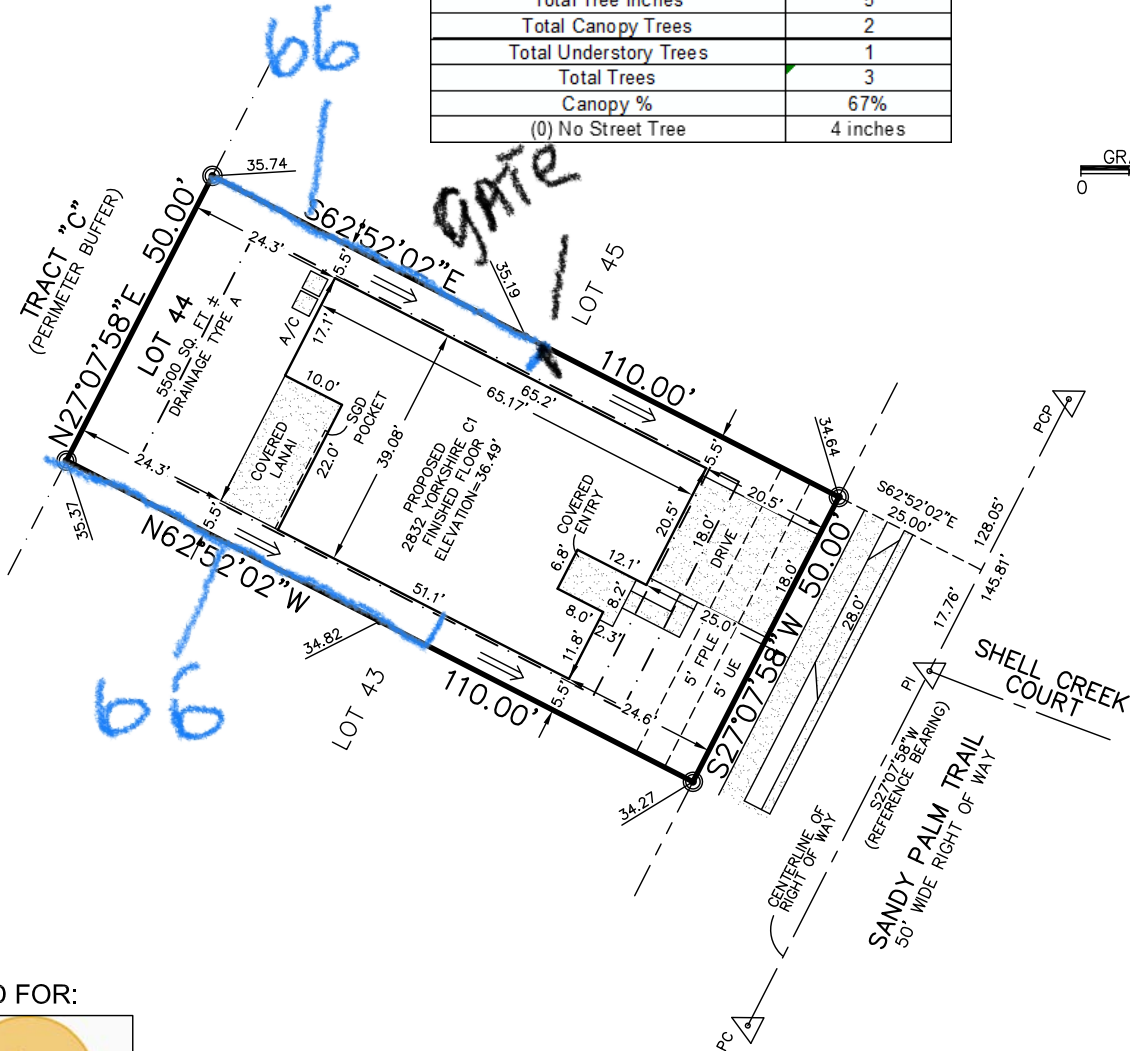
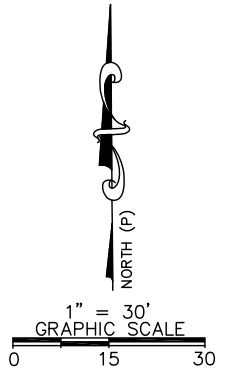
PLOT PLAN

DESCRIPTION:(AS FURNISHED)

LOT 44, ROLLING HILLS

AS RECORDED IN MAP BOOK 117, PAGE(S) 44-47, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Plot Plan	
Lot % of Acre (W/O Easement)	11%
Req'd Inches: Acre % x 40 in. per Acre	5
Required r/w inches	0
Lot Specific Tree List	
(1) Live Oak or equivalent	3 inches
(1) Magnolia Oak or equivalent	2 inches
Total Tree Inches	5
Total Canopy Trees	2
Total Understory Trees	1
Total Trees	3
Canopy %	67%
(0) No Street Tree	4 inches



PREPARED FOR:



BUILDING SETBACKS

FRONT: 15'
GARAGE: 20'
REAR: 10'
SIDE: 5'
SIDE STREET: 16'



NOTES:

- PROPOSED ELEVATIONS SHOWN HEREON ARE BASED ON THE APPROVED ENGINEERING PLANS PREPARED BY MATTHEWS DESIGN GROUP.
- 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**

ON LOT CALCULATIONS

LOT	= 5,500	SQ. FT.
LIVING AREA	= 1,578	SQ. FT.
GARAGE	= 618	SQ. FT.
ENTRY	= 74	SQ. FT.
LANAI	= 220	SQ. FT.
PATIO	= 0	SQ. FT.
DRIVEWAY	= 369	SQ. FT.
A/C PAD	= 18	SQ. FT.
WALKWAY	= 40	SQ. FT.
IMPERVIOUS	= 53%	
SOD	= 2,917	SQ. FT.
SOD	= 2,583	SQ. FT.

OFF LOT CALCULATIONS

RIGHT OF WAY	= 575	SQ. FT.
DRIVE APRON	= 69	SQ. FT.
PUBLIC S/W	= 200	SQ. FT.
SOD	= 306	SQ. FT.
TOTALS		
AREA	= 6,075	SQ. FT.
DRIVEWAY	= 438	SQ. FT.
SIDEWALK	= 240	SQ. FT.
SOD	= 2,889	SQ. FT.

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
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
FPL-E	FLORIDA POWER & LIGHT EASEMENT

FLOOD NOTE:

I HAVE EXAMINED THE F.I.R.M. MAP NO. FM12109C0377J, DATED 12/07/2018, 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 SANDY PALM TRAIL BEING S27°07'58"W, PER PLAT.

(FIELD DATE:) _____
SCALE: 1" = 30 FEET
APPROVED BY: EGT
JOB NO. 221105 LOT 44
DRAWN BY: MAM

REVISED: _____
ADD CROSSWALK 6/28/23 CA
PLOT PLAN 06/06/2023 GO

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