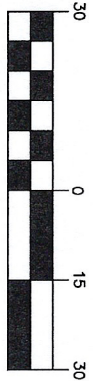


SITE PLAN

LOT 432 AS SHOWN ON MAP OF WHISPER CREEK PHASE 4 UNIT B AS RECORDED IN MAP BOOK 83, PAGES 49-58 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FL.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

■ DENOTES PROPOSED CONCRETE

SOD BREAKDOWN	ALL MEASUREMENTS ESTIMATED
TOTAL LOT AREA	6,403 Sq. Ft.
R/W TO CURB	538 Sq. Ft.
GROSS SOD AREA	6,941 Sq. Ft.
DEDUCTIONS	1,843 Sq. Ft.
FOUNDATION SLAB	593 Sq. Ft.
DRIVEWAY	32 Sq. Ft.
LEAD WALK	128 Sq. Ft.
SIDEWALK AREA	16 Sq. Ft.
A/C PAD(S) & GARAGE	16 Sq. Ft.
WATER/CONSERVATION	0 Sq. Ft.
SERVICE DOOR SLAB	2,612 Sq. Ft.
TOTAL DEDUCTIONS	2,612 Sq. Ft.
NET SOD AREA	4,329 Sq. Ft.

IMPERVIOUS COVERAGE			
IMPERVIOUS Sq. Ft.	LOT Sq. Ft.	%	
2,289 Sq. Ft.	6,403 Sq. Ft.	35.2%	

BUILDING COVERAGE			
COVERED Sq. Ft.	LOT Sq. Ft.	%	
1,843 Sq. Ft.	6,403 Sq. Ft.	28.7%	

****SETBACKS****
ORDINANCE 2008-101: MINIMUM CLEARANCE OF 7' BETWEEN EAVE SHALL BE MAINTAINED. PROJECTIONS AS DEFINED IN SECTION 5.07.03(1), (1) OF THE UFG SHALL BE ALLOWED WITHIN ANY SETBACK WITH A 6" RAMP (SINGLE FAMILY CONVENTIONAL).

MAXIMUM BUILDING COVERAGE IS 50%

ST. JOHNS COUNTY BUILDING DEPT
JOB COPY
REVIEWED SET OF PLANS
MUST BE ON JOB SITE ON DAY
OF REQUESTED INSPECTIONS

ST. JOHNS COUNTY
GROWTH MANAGEMENT
APPROVED SITE PLAN
THIS PLAN MUST BE ON JOB SITE
AT FINAL INSPECTION
BY: TS DATE: 3-4-20

STRUCTURE PLACEMENT
PER APPROVED SITE PLAN
IS NOT VERIFIED BY ANY
STANDARD COUNTY INSPECTION

WEATHERED EDGE DRIVE
(54' PUBLIC R/W)
555'51.28" W
555'51.28" W

*NO MORE THAN 50% OF THE IRRIGATED AREA OF THE LOT SHALL BE HIGH VOLUME IRRIGATION NOT MORE THAN 30 GALLONS PER HOUR.
SILT FENCE WILL BE PROVIDED ALONG PROPERTY LINE IN BEST PLACE FOR THE EROSION CONTROL.

GENERAL NOTES (PER NEIGHBORHOOD SITE PLAN):
1. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN

FEB 20 2020