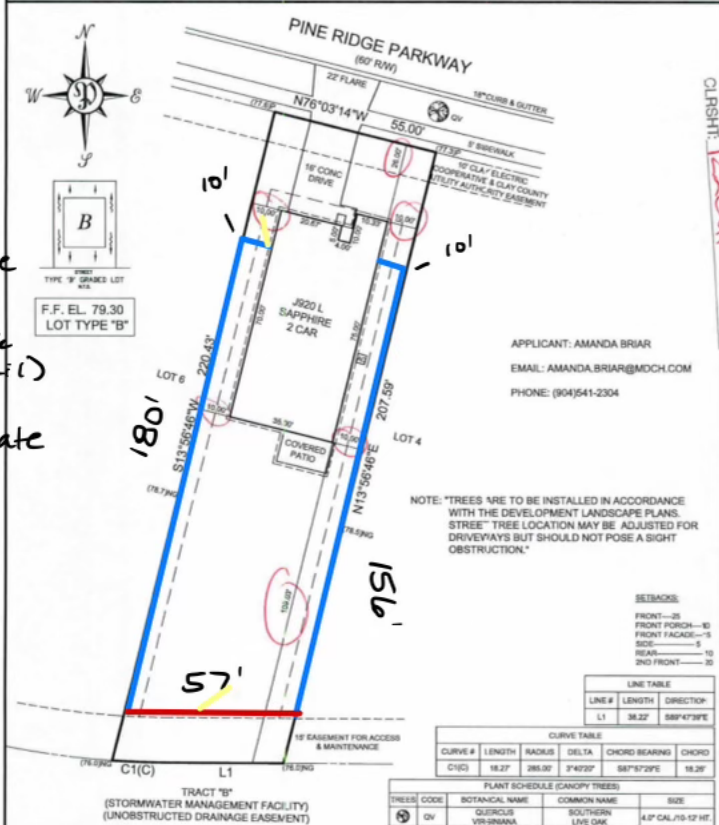


MAP SHOWING PLOT PLAN OF
 LOT 5 BLOCK - AS SHOWN ON MAP OF
 PINE RIDGE WEST

AS RECORDED IN PLAT BOOK 62 PAGES 47-52 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA

FOR: RICHMOND AMERICAN HOMES



● = 6' White Vinyl
 ● = 4' Black Atom (2m:1)
 — = 5' Gate

Clay County Planning & Zoning Division
 Site Plan is Approved Denied
 Date: 8/18/24
 By: [Signature]
 CLRSHT: 22021-002853

APPLICANT: AMANDA BRIAR
 EMAIL: AMANDA.BRIAR@MOCH.COM
 PHONE: (904)541-2304

NOTE: TREES ARE TO BE INSTALLED IN ACCORDANCE WITH THE DEVELOPMENT LANDSCAPE PLANS. STREET TREE LOCATION MAY BE ADJUSTED FOR DRIVEWAYS BUT SHOULD NOT POSE A SIGHT OBSTRUCTION.

SETBACKS:

FRONT—	25
FRONT PORCH—	10
FRONT FACADE—	5
SIDE—	5
REAR—	10
2ND FRONT—	30

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	38.22'	S88°47'30"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1(C)	18.22'	285.00'	3°47'27"	S87°57'29"E	18.28'

PLANT SCHEDULE (CANOPY TREES)

TREES CODE	BOTANICAL NAME	COMMON NAME	SIZE
QV	QUERULUS VULPINA	SOUTHERN LIVE OAK	4" CAL./10-12 HT.

PERRET AND ASSOCIATES, INC.
 1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 -- (904) 805-0030

ELEVATIONS SHOWN HEREON REFERENCE NAVD-83 UNLESS NOTED.
 THIS PROPERTY APPEARS TO BE WITHIN FLOOD ZONE "X" AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, FIRM 120084-0155E, DATED 03-17-2014.

COUNTY AS-BUILT TOLERANCE

DESCRIPTION	OVER	UNDER
F.F. EL.	8" MAX	0" MAX
LOT ELEVATIONS	3"	3"

LOT AREA	= 11,336	SQ. FT.
SLAB AREA	= 4,588	SQ. FT.
CONCRETE LAWN	= 228	SQ. FT.
CONCRETE DRIVE	= 1,144	SQ. FT.
BLD OCCUPIED	= 2,288	SQ. FT.
CONCRETE WALK	= 1,144	SQ. FT.
CONCRETE DRIVE & WALK	= 2,288	SQ. FT.
FRONT PUBLIC HW	= 1,144	SQ. FT.
AREA TO REGRASS/SEED	= 4,588	SQ. FT.
AREA TO REGRASS/SEED LOT	= 2,288	SQ. FT.
TOTAL TO REGRASS/SEED	= 4,588	SQ. FT.
GRASSING TYPE FOR LOT	= 3"	

LEGEND
 NO. AIR CONDITIONER
 B.L. BUILDING RESTRICTION LINE
 B.L.D. BUILDING
 C.L. CENTERLINE

NOTES:
 ALL L&L UNITS TO BE SCREENED W/ LANDSCAPING
 ALL SETBACKS ARE MEASURED TO THE WALLS
 BUILDING SHOWN HEREON WITH Y-CAMES

