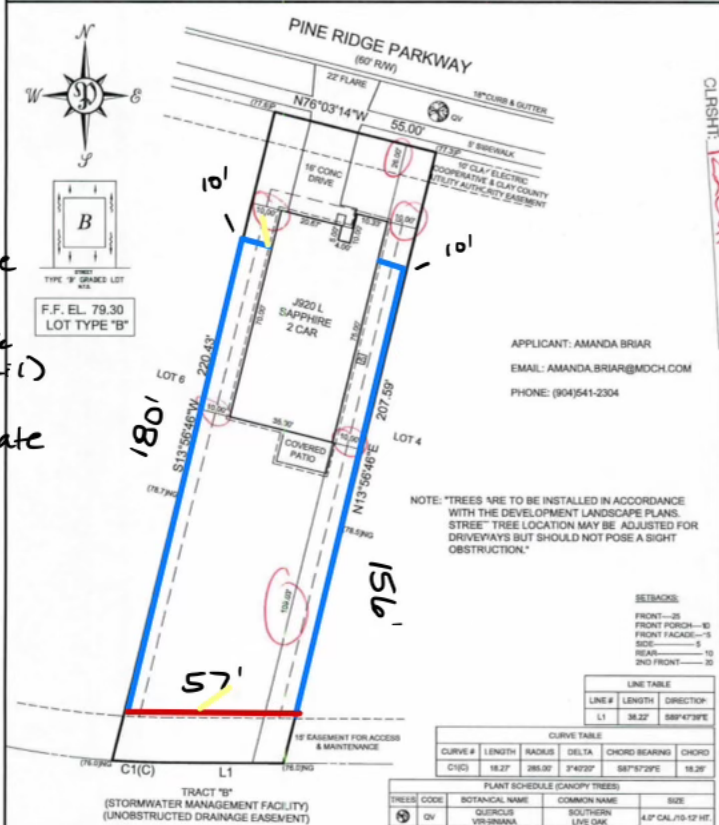


MAP SHOWING PLOT PLAN OF
 LOT 5 BLOCK - AS SHOWN ON MAP OF
 PINE RIDGE WEST

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@MCOH.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	QUERCUS VIRGINIANA	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	= 11,336.00 SQ. FT.
SLAB AREA	= 4,588.00 SQ. FT.
CONCRETE LAWN	= 229.00 SQ. FT.
CONCRETE DRIVE	= 1,145.00 SQ. FT.
CONCRETE DRIVE	= 1,145.00 SQ. FT.
CONCRETE DRIVE & WALK	= 2,290.00 SQ. FT.
ENTIRE CONCRETE IN LOT	= 4,588.00 SQ. FT.
LOT IMPERVIOUS	= 4,588.00 SQ. FT.
FRONT PUBLIC ROW	= 1,145.00 SQ. FT.
AREA TO BE GRADED IN ROW	= 458.00 SQ. FT.
AREA TO BE GRADED IN LOT	= 4,130.00 SQ. FT.
TOTAL TO BE GRADED	= 4,588.00 SQ. FT.
GRASSING TYPE FOR LOT	= 3"

LEGEND

- NO. AIR CONDITIONER
- B.L. BUILDING RESTRICTION LINE
- B.L.D. BUILDING RESTRICTION LINE
- 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



SCALE: 1"=40'
 DATE OF SURVEY: 08-02-2024
 ORDER NO: 2024-2751