SITE PLAN

LOT 94 AS SHOWN ON MAP OF BARTRAM FARMS UNIT ONE PHASE ONE

AS RECORDED IN MAP BOOK 63, PAGES 14–18 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FL.

GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40 ft.

DENOTES PROPOSED CONCRETE
LW – DENOTES LEAD WALK

IMPERVIOUS COVERAGE		
IMPERVIOUS Sq. Ft.	LOT Sq. Ft.	%
8,598	118,113	7.3

BUILDING COVERAGE		
COVERED Sq. Ft.	LOT Sq. Ft.	%
5,738	118,113	4.6

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C1(P)	80.00	109.98	N82°42'10"E	101.52	78°45'57"

*FILL WILL BE LIMITED TO 3' MAX.

*ALL EQUIPMENT/EQUIPMENT PADS WILL BE (AT MINIMUM) THE SAME ELEVATION OF THE HOUSE.

BUILDING HEIGHT WILL BE 31.06'

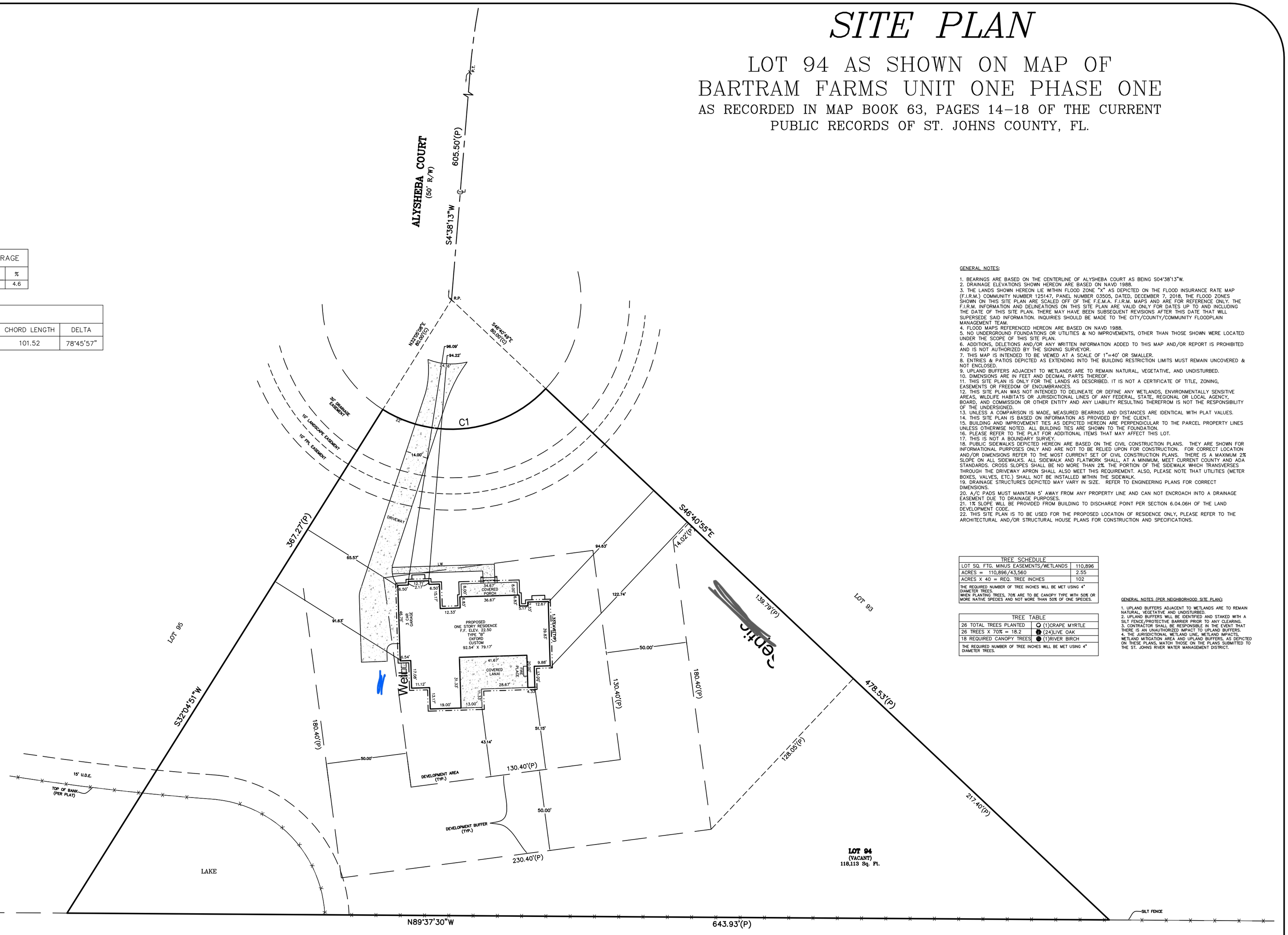
MAXIMUM BUILDING HEIGHT IS 35 FEET.

PROPOSED BUILDING PAD ELEVATION: XX.XX'

THE APPLICANT/OWNER/CONTRACTOR SHALL IMMEDIATELY CONTACT ST. JOHNS COUNTY LOT GRADING STAFF SHOULD MODIFICATIONS TO THE DRAINAGE PLAN BE REQUIRED DURING SITE DEVELOPMENT, BASED ON ACTUAL FIELD CONDITIONS.

Reviewed by Dick D'Souza, E.I. Phone 904–209–0792, email: ddsouza@sjcfl.us
Environmental Planning * Reviewed
PNZ * Reviewed
Comments by Eric Clark 904–209–0684 eclark@sjcfl.us

Environmental Planning * Reviewed
PNZ * Reviewed



GENERAL NOTES:

1. BEARINGS ARE BASED ON THE CENTERLINE OF ALYSHEBA COURT AS BEING S04°38'13"W.
2. DRAINAGE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988.
3. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 125147, PANEL NUMBER 03505, DATED, DECEMBER 7, 2018. THE FLOOD ZONES SHOWN ON THIS SITE PLAN ARE SCALED OFF OF THE F.E.M.A. F.I.R.M. MAPS AND ARE FOR REFERENCE ONLY. THE F.I.R.M. INFORMATION AND DELINEATIONS ON THIS SITE PLAN ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE DATE OF THIS SITE PLAN. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES SHOULD BE MADE TO THE CITY/COUNTY/COMMUNITY FLOODPLAIN MANAGEMENT TEAM.
4. FLOOD MAPS REFERENCED HEREON ARE BASED ON NAVD 1988.
5. NO UNDERGROUND FOUNDATIONS OR UTILITIES & NO IMPROVEMENTS, OTHER THAN THOSE SHOWN WERE LOCATED UNDER THE SCOPE OF THIS SITE PLAN.
6. ADDITIONS, DELETIONS AND/OR ANY WRITTEN INFORMATION ADDED TO THIS MAP AND/OR REPORT IS PROHIBITED AND IS NOT AUTHORIZED BY THE SIGNING SURVEYOR.
7. THIS MAP IS INTENDED TO BE VIEWED AT A SCALE OF 1"=40' OR SMALLER.
8. ENTRIES & PATIOS DEPICTED AS EXTENDING INTO THE BUILDING RESTRICTION LIMITS MUST REMAIN UNCOVERED & NOT ENCLOSED.
9. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
10. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
11. THIS SITE PLAN IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
12. THIS SITE PLAN WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, AND COMMISSION OR OTHER ENTITY AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
13. UNLESS A COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH PLAT VALUES.
14. THIS SITE PLAN IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.
15. BUILDING AND IMPROVEMENT TIES AS DEPICTED HEREON ARE PERPENDICULAR TO THE PARCEL PROPERTY LINES UNLESS OTHERWISE NOTED. ALL BUILDING TIES ARE SHOWN TO THE FOUNDATION.
16. PLEASE REFER TO THE PLAT FOR ADDITIONAL ITEMS THAT MAY AFFECT THIS LOT.
17. THIS IS NOT A BOUNDARY SURVEY.
18. PUBLIC SIDEWALKS DEPICTED HEREON ARE BASED ON THE CIVIL CONSTRUCTION PLANS. THEY ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE RELIED UPON FOR CONSTRUCTION. FOR CORRECT LOCATION AND/OR DIMENSIONS REFER TO THE MOST CURRENT SET OF CIVIL CONSTRUCTION PLANS. THERE IS A MAXIMUM 2% SLOPE ON ALL SIDEWALKS. ALL SIDEWALK AND FLATWORK SHALL, AT A MINIMUM, MEET CURRENT COUNTY AND ADA STANDARDS. CROSS SLOPES SHALL BE NO MORE THAN 2% THE PORTION OF THE SIDEWALK WHICH TRANSVERSES THROUGH THE DRIVEWAY APRON SHALL ALSO MEET THIS REQUIREMENT. ALSO, PLEASE NOTE THAT UTILITIES (METER BOXES, VALVES, ETC.) SHALL NOT BE INSTALLED WITHIN THE SIDEWALK.
19. DRAINAGE STRUCTURES DEPICTED MAY VARY IN SIZE. REFER TO ENGINEERING PLANS FOR CORRECT DIMENSIONS.
20. A/C PADS MUST MAINTAIN 5' AWAY FROM ANY PROPERTY LINE AND CAN NOT ENCROACH INTO A DRAINAGE EASEMENT DUE TO DRAINAGE PURPOSES.
21. 1% SLOPE WILL BE PROVIDED FROM BUILDING TO DISCHARGE POINT PER SECTION 6.04.06H OF THE LAND DEVELOPMENT CODE.
22. THIS SITE PLAN IS TO BE USED FOR THE PROPOSED LOCATION OF RESIDENCE ONLY, PLEASE REFER TO THE ARCHITECTURAL AND/OR STRUCTURAL HOUSE PLANS FOR CONSTRUCTION AND SPECIFICATIONS.

TREE SCHEDULE	
LOT SQ. FTG. MINUS EASEMENTS/WETLANDS	110,896
ACRES = 110,896/43,560	2.55
ACRES X 40 = REQ. TREE INCHES	102
THE REQUIRED NUMBER OF TREE INCHES WILL BE MET USING 4" DIAMETER TREES. WHEN PLANTING TREES, 70% ARE TO BE CANOPY TYPE WITH 50% OR MORE NATIVE SPECIES AND NOT MORE THAN 50% OF ONE SPECIES.	

TREE TABLE	
26 TOTAL TREES PLANTED	(1)CRAPE MYRTLE
26 TREES X 70% = 18.2	(24)LIVE OAK
18 REQUIRED CANOPY TREES	(1)RIVER BIRCH
THE REQUIRED NUMBER OF TREE INCHES WILL BE MET USING 4" DIAMETER TREES.	

GENERAL NOTES (PER NEIGHBORHOOD SITE PLAN):

1. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
2. UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH A SILT FENCE/PROTECTIVE BARRIER PRIOR TO ANY CLEARING.
3. CONTRACTOR SHALL BE RESPONSIBLE IN THE EVENT THAT THERE IS AN UNAUTHORIZED IMPACT TO UPLAND BUFFERS.
4. THE JURISDICTIONAL WETLAND LINE, WETLAND IMPACTS, WETLAND MITIGATION AREA AND UPLAND BUFFERS, AS DEPICTED ON THESE PLANS, MATCH THOSE ON THE PLANS SUBMITTED TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

LEGEND:

B.R.L. – DENOTES BUILDING RESTRICTION LIMITS EOW – DENOTES EDGE OF WATER
FND – DENOTES FOUND BOC – DENOTES BACK OF CURB ELEV. – DENOTES ELEVATION
EOP – DENOTES EDGE OF PAVEMENT F.F. – DENOTES FINISH FLOOR
R/W – DENOTES RIGHT OF WAY ORB – DENOTES OFFICIAL RECORD BOOK
R.P. – DENOTES RADIUS POINT NG – DENOTES NATURAL GROUND/GRADE
P.C.C. – DENOTES POINT OF COMPOUND CURVATURE JEA–E – DENOTES JEA EASEMENT
CL INT. – DENOTES CENTERLINE INTERSECTION (NR) – DENOTES NON–RADIAL
P.I. – DENOTES POINT OF INTERSECTION DB – DENOTES DEED BOOK
P.C. – DENOTES POINT OF CURVATURE VOL – DENOTES VOLUME
P.R.C. – DENOTES POINT OF REVERSE CURVATURE
PK NAIL – DENOTES PARKER KRYLON NAIL P.T. – DENOTES POINT OF TANGENCY
P.S.M. – DENOTES PROFESSIONAL SURVEYOR AND MAPPER
P.L.S. – DENOTES PROFESSIONAL LAND SURVEYOR CERT. – DENOTES CERTIFICATION
N.T.S. – DENOTES NOT TO SCALE N/A – DENOTES NOT APPLICABLE/AVAILABLE
GAR. – DENOTES GARAGE A/C – DENOTES AIR CONDITION
E.E. – DENOTES ELECTRIC EASEMENT C.C.U.A. – DENOTES CLAY COUNTY UTILITY AUTHORITY
U.E. – DENOTES UTILITY EASEMENT EASE.(E) – DENOTES EASEMENT
D.E. – DENOTES DRAINAGE EASEMENT
U.D.E. – DENOTES UNOBSTRUCTED DRAINAGE EASEMENT
C.E.C. – DENOTES CLAY ELECTRIC COOPERATIVE
F.P.&L. – DENOTES FLORIDA POWER AND LIGHT
SJRWMD – DENOTES ST JOHNS RIVER WATER MANAGEMENT DISTRICT
LOMA – DENOTES LETTER OF MAP AMENDMENT
(C)LOMR(F) – DENOTES (CONDITIONAL) LETTER OF MAP REVISION (FILL)
N.G.V.D. – DENOTES NATIONAL GEODETIC VERTICAL DATUM
N.A.V.D. – DENOTES NORTH AMERICAN VERTICAL DATUM
F.E.M.A. – DENOTES FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. – DENOTES FLOOD INSURANCE RATE MAP
C – DENOTES CURVE L – DENOTES LINE
(P) – DENOTES PLAT (D) – DENOTES DEED
(M) – DENOTES MEASURED (R) – DENOTES RADIAL
(C) – DENOTES CALCULATED REBAR – DENOTES IRON ROD
I.P. – DENOTES IRON PIPE I.D. – DENOTES IDENTIFICATION
FB – DENOTES FIELD BOOK PG – DENOTES PAGE(S)
NO. – DENOTES NUMBER T.O.B. – DENOTES TOP OF BANK
MH – DENOTES MANHOLE –/–/– DENOTES BREAK LINE
▫ – DENOTES 4"X4" CONCRETE MONUMENT IDENTIFICATION AS NOTED
■ – DENOTES 4"X4" CONCRETE MONUMENT LB #6991
○ – DENOTES 5/8" REBAR SET LB #6991
⊛ – DENOTES IRON MARKER FOUND IDENTIFICATION AS NOTED ℄ – DENOTES CENTERLINE
LB# – DENOTES LICENSE BUSINESS NUMBER NSP – DENOTES NEIGHBORHOOD SITE PLAN
LGP – DENOTES LOT GRADING PLAN FFP – DENOTES FROM FURTHEST PROJECTION
MEG – DENOTES MATCH EXISTING GRADE GSD – DENOTES GARAGE SERVICE DOOR SLAB

PREPARED FOR: KYLE & KRISTIE CORNELIUS

CERTIFIED TO: KYLE & KRISTIE CORNELIUS

REVISION	DATE	BY	CK'D	FB/PG	DESCRIPTION

DRAWN BY: MEB/RR
CHECKED BY: JLC
F.I.R.M. FLOOD ZONE X
ELEVATION: N/A
PANEL NO.: 125147 0350J 12/7/18
FB/PG: N/A

BARTRAM TRAIL SURVEYING, INC.
LAND SURVEYORS – PLANNERS – LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE 106
GREEN COVE SPRINGS, FL 32043
PHONE (904) 284–2224
FAX (904) 284–2258
CERTIFICATE OF AUTHORIZATION LB #6991

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I HEREBY CERTIFY, that this survey graphically represents the results of a field survey made under my responsible direction and complies with the latest Standards of Practice for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 5J–17 F.A.C.; Pursuant to section 472.027, Florida statues, subject to all notes and notations shown hereon.

N/A — FIELD WORK COMPLETED
N/A — MAP ORIGINALLY SIGNED
N/A
THOMAS P. HUGHES, P.L.S.
STATE OF FLORIDA LICENSE NUMBER LS 3507

NOTATION:
The survey hereon was made without benefit of abstract or search of title, and therefore the undersigned and Bartram Trail Surveying make no Certifications regarding information shown or not shown hereon pertaining to easements, claims of easements, Rights–of–way, setback lines, overlaps, Boundary Line disputes, agreements, reservations or other similar matters which may appear in the abstract, or search.

This survey is prepared and certified for the exclusive use of the client named hereon and the survey map and report of the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

DATE: 7/7/23
SCALE: 1"=40'
SHEET 1 OF 1
PROJECT NO. 2440–23–001
REVISION: