

SITE PLAN NOTES:

OVERHANG PROTECTION IS REQUIRED WHEN LOCATED LESS THAN 5' FROM THE PROPERTY LINE. SEE ROOF PLAN FOR PROTECTION LOCATIONS AND INFORMATION.

OVERHANG PROTECTION IS **NOT** REQUIRED FOR THIS LOT.

ALL SIDEWALK AND FLATWORK SHALL, AT A MINIMUM, MEET CURRENT DUVAL 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, UTILITIES (METER BOXES, VALVES, ETC.) SHALL NOT BE INSTALLED WITHIN THE SIDEWALK.

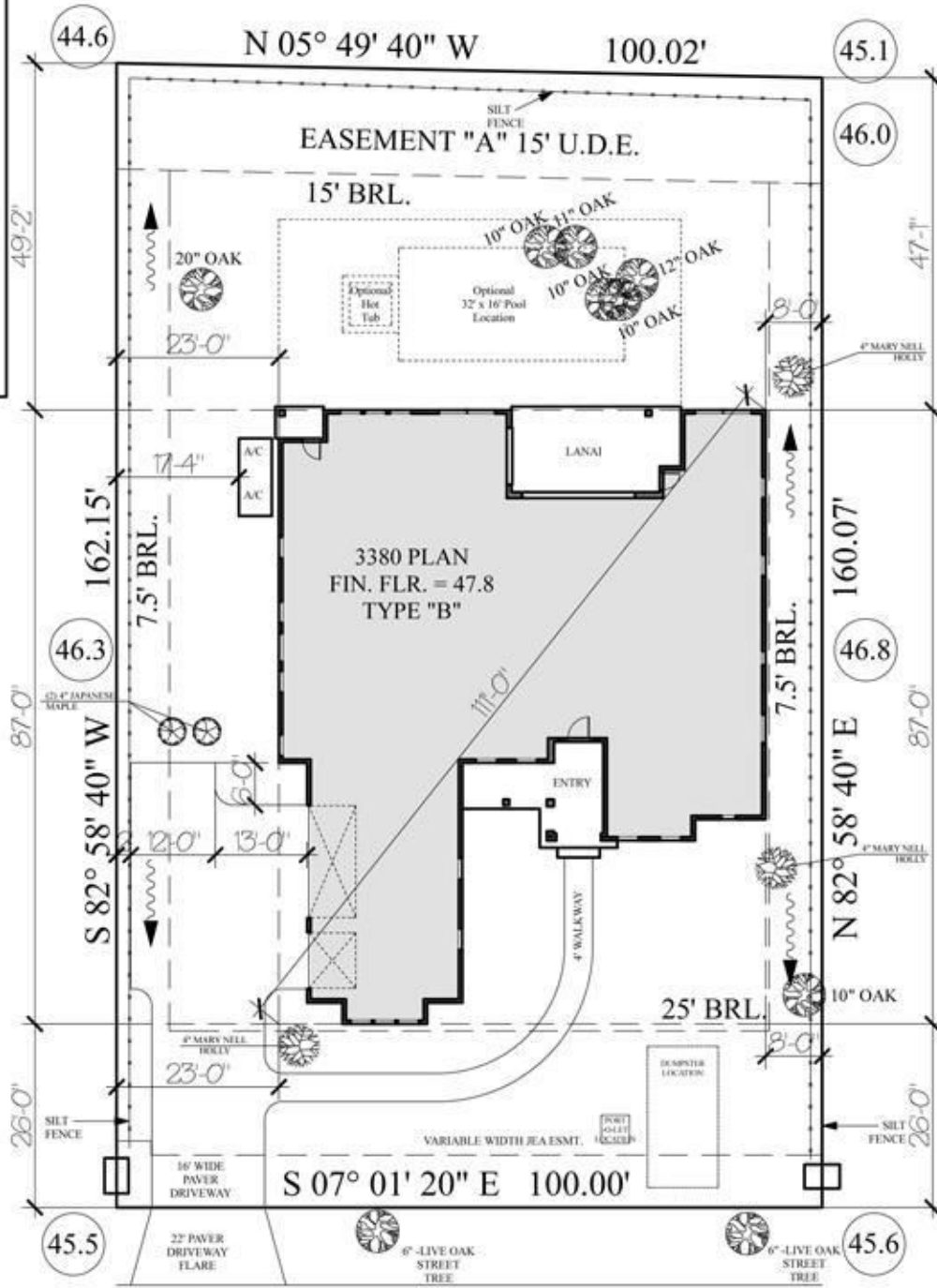
SETBACKS ARE MEASURED TO THE FOUNDATION WALL.

70% OF ALL TREES TO BE CANOPY TREES. ONLY 50% ARE TO BE OF ONE SPECIES.

THIS LOT IS LOCATED IN FEMA FLOOD ZONE "X".

GRADING AWAY FROM HOUSE SHALL BE A MINIMUM OF 1%.

SITE PLAN



AREA TAB	
LOT S.F. TOTAL	15,909.00
LOT S.F. (FROM P.L. TO CURB ≈ 12.0')	1,100.00
HOUSE FOOTPRINT S.F.	4,624.00
DRIVEWAY S.F.	1,222.00
DRIVEWAY APRON S.F.	210.00
POOL S.F.	0.00
COMMUNITY SIDEWALK S.F.	0.00
HOUSE WALKWAY S.F.	277.00
PLANTING BEDS S.F. (ALLOWANCE)	2,000.00
SOD S.F.	8,676.00
EASEMENTS (NOT IN TREE CALCS.)	0
BUFFERS (NOT TO BE SODDED)	0
BUILDING COVERAGE	29%
TOTAL LOT COVERAGE	36%

HUNTERSTON LANE (50' PRIVATE ROW)

DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND AND BEING IN SECTION 8, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE CORNER AT THE NORTHWESTLY CORNER OF HUNTERSTON LANE (A 50-FOOT PRIVATE RIGHT-OF-WAY AS ESTABLISHED BY THE PLAT OF GLEN KERNAN EAST AND CENTURY CLUB UNIT TWENTY FIVE AS RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY AT PLAT BOOK 88, PAGE 3 PARCELS 1) AND NOW IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID HUNTERSTON LANE, SAID CURVE BEING CONCAVE WESTWARD AND HAVING A RADIUS OF 234.55 FEET, A CORNER BEARING AND DISTANCE OF SOUTH 14°22'27" EAST, 98.61 FEET TO THE POINT OF INTERSECTION OF SAID CURVE, THENCE SOUTH 07°01'20" EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 438.19 FEET TO A POINT OF CURVATURE, THENCE CONTINUE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID WESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE EASTWARD AND HAVING A RADIUS OF 1750.00 FEET, A CORNER BEARING AND DISTANCE OF SOUTH 07°01'20" EAST, 144.25 FEET TO THE POINT OF INTERSECTION OF SAID CURVE, THENCE SOUTH 07°01'20" EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 614.49 FEET TO A POINT FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING FIRST DESCRIBED RUN THENCE SOUTH 07°01'20" EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 498.00 FEET, THENCE SOUTH 07°04'40" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, 342.15 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN COMMON PROPERTY DESCRIBED IN CONVEY "50" IN DEED RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY IN BOOK 15645, PAGE 875, THENCE, IN A NORTHERLY DIRECTION ALONG SAID WESTERLY EASTERLY LINE, NORTH 57°04'40" WEST, 348.00 FEET, THENCE NORTH 07°04'40" EAST, DEPARTING SAID WESTERLY EASTERLY LINE, 348.00 FEET TO THE POINT OF BEGINNING.