

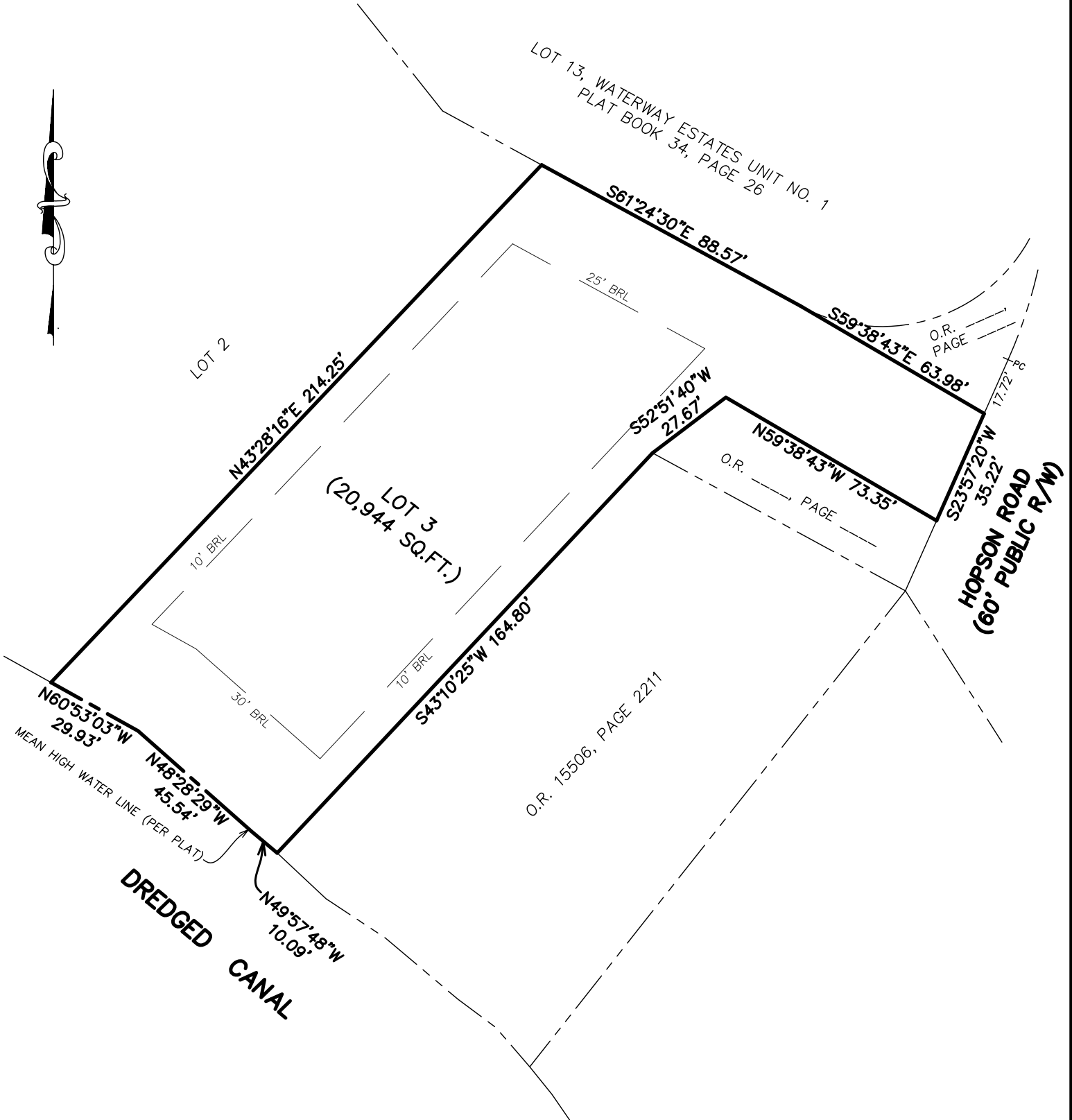
MAP SHOWING PLOT PLAN OF LOT 3 AS SHOWN ON MAP OF CHANNEL COVE

AS RECORDED IN PLAT BOOK ___, PAGES ___ THROUGH ___ OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

NOTES:

1. BEARING REFERENCE: BEARING SHOWN ON RIGHT OF WAY HEREON IS THE SAME AS THE ABOVE MENTIONED PLAT.
2. THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONE "AE" AS SCALED FROM THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 120078-0416H, DATED JUNE 3, 2013.
3. BUILDING RESTRICTION LINES (BRL) SHOWN HEREON ARE PER PROVIDED ENGINEERING PLANS.

LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
BRL	BUILDING RESTRICTION LINE
SQ.FT.	SQUARE FEET



FOR: SALTMARSH II, LLC

DATE: OCTOBER 3, 2013

SCALE: 1"=40'

C:\DWG\A-Lots\Duval_County\Channel_Cove\LOT_3-PP.dwg\C

PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS
1643 NALDO AVE., JACKSONVILLE, FL., 32207
(904) 396-2623 LB NO. 1704

MEAN HIGH WATER
LINE PER FLAT

DREDGED CANAL

DS
KL

LOT COVERAGE:

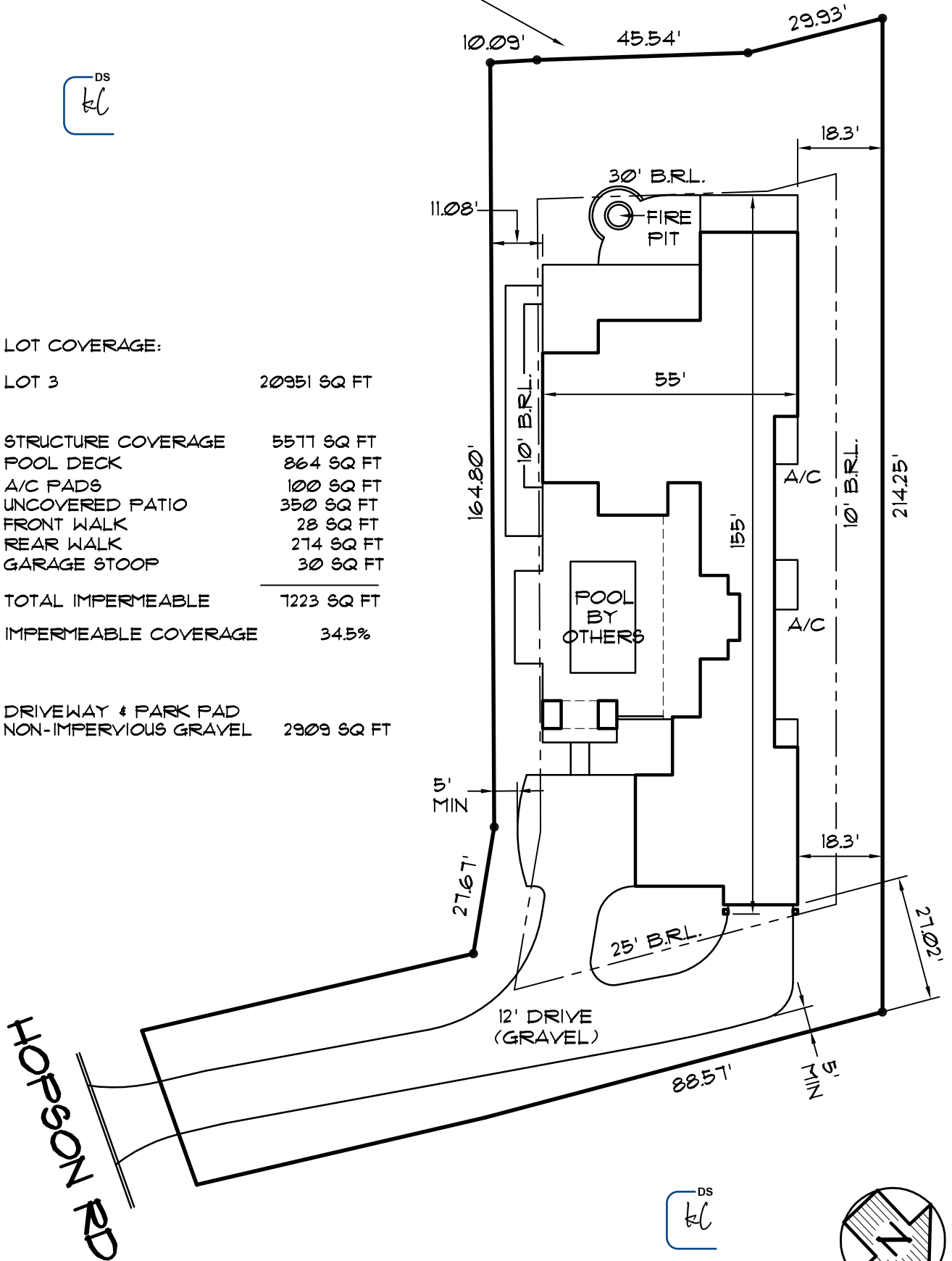
LOT 3 20951 SQ FT

STRUCTURE COVERAGE 5577 SQ FT
 POOL DECK 864 SQ FT
 A/C PADS 100 SQ FT
 UNCOVERED PATIO 350 SQ FT
 FRONT WALK 28 SQ FT
 REAR WALK 274 SQ FT
 GARAGE STOOP 30 SQ FT

TOTAL IMPERMEABLE 7223 SQ FT

IMPERMEABLE COVERAGE 34.5%

DRIVEWAY & PARK PAD
 NON-IMPERVIOUS GRAVEL 2909 SQ FT



DS
KL



KLAYBOR & associates, inc.
RESIDENTIAL DESIGNERS

1999 Wells Road • Suite C • Orange Park, FL 32073
 Tel : (904) 272-5339

SCALE 1" = 30'-0"	
DATE 6/12/2014	DRAWN BY JBF
JOB NO. 14-1027	PLAN NO. K1462

LOT #3
 CHANNEL COVE
 DUVAL CO, FL
 PLAT BOOK ___ PG. ___

MEAN HIGH WATER
LINE PER PLAT

DREDGED CANAL

HOPSON RD

