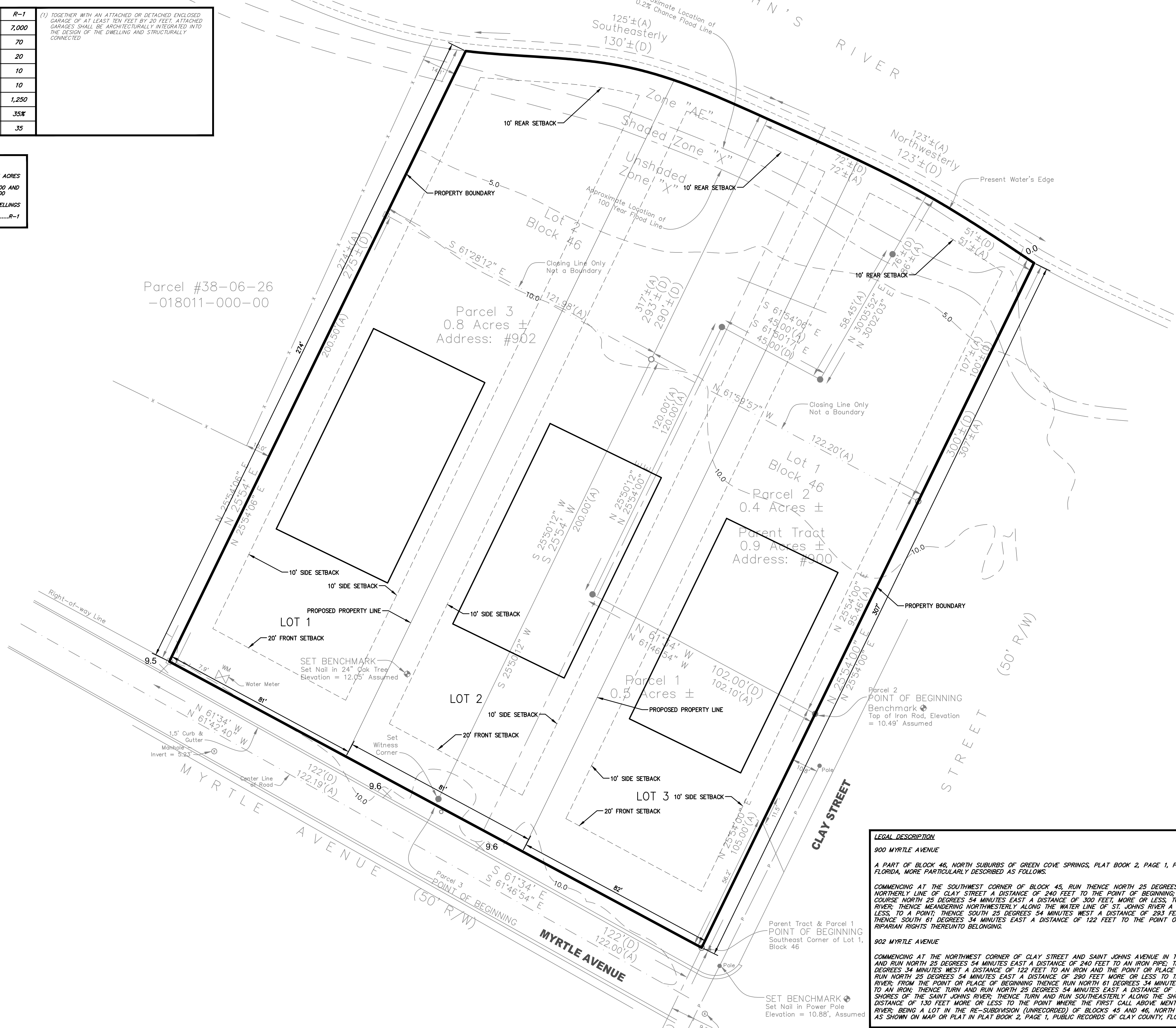


| DESIGN STANDARDS | R-1 |
|--------------------------------------|-------|
| MIN. LOT SIZE (SF) | 7,000 |
| MIN. LOT WIDTH (FEET) | 70 |
| MIN. REQUIRED FRONT YARD (FEET) | 20 |
| MIN. REQUIRED REAR YARD (FEET) | 10 |
| MIN. REQUIRED SIDE YARD (FEET) | 10 |
| MIN. LIVING AREA (SF) ⁽¹⁾ | 1,250 |
| MAX. LOT COVERAGE | 35% |
| MAX. STRUCTURE HEIGHT (FEET) | 35 |

⁽¹⁾ TOGETHER WITH AN ATTACHED OR DETACHED ENCLOSED GARAGE OF AT LEAST TEN FEET BY 20 FEET. ATTACHED GARAGES SHALL BE ARCHITECTURALLY INTEGRATED INTO THE DESIGN OF THE DWELLING AND STRUCTURALLY CONNECTED.

PROJECT SUMMARY

- TOTAL SITE AREA..... 1.63 ACRES
- PARCEL ID..... 38-06-26-018009-000-00 AND 38-06-26-018010-000-00
- DEVELOPMENT..... 3 SINGLE FAMILY DETACHED DWELLINGS
- EXISTING AND PROPOSED ZONING..... R-1



LEGAL DESCRIPTION

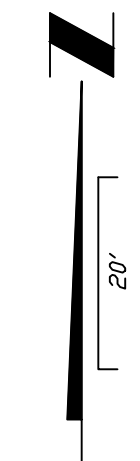
900 MYRTLE AVENUE

A PART OF BLOCK 46, NORTH SUBURBS OF GREEN COVE SPRINGS, PLAT BOOK 2, PAGE 1, PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 45, RUN THENCE NORTH 25 DEGREES 54 MINUTES EAST, ALONG THE NORTHERLY LINE OF CLAY STREET A DISTANCE OF 240 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAME COURSE NORTH 25 DEGREES 54 MINUTES EAST A DISTANCE OF 300 FEET, MORE OR LESS; TO THE WATER LINE OF ST. JOHNS RIVER; THENCE MEANDERING NORTHWESTERLY ALONG THE WATER LINE OF ST. JOHNS RIVER A DISTANCE OF 123 FEET, MORE OR LESS; TO A POINT; THENCE SOUTH 25 DEGREES 54 MINUTES WEST A DISTANCE OF 293 FEET, MORE OR LESS; TO A POINT; THENCE SOUTH 61 DEGREES 34 MINUTES EAST A DISTANCE OF 122 FEET TO THE POINT OF BEGINNING, TOGETHER WITH ALL RIPARIAN RIGHTS THEREUNTO BELONGING.

902 MYRTLE AVENUE

COMMENCING AT THE NORTHWEST CORNER OF CLAY STREET AND SAINT JOHNS AVENUE IN THE CITY OF GREEN COVE SPRINGS AND RUN NORTH 25 DEGREES 54 MINUTES EAST A DISTANCE OF 240 FEET TO AN IRON PIPE; THENCE TURN AND RUN NORTH 61 DEGREES 34 MINUTES WEST A DISTANCE OF 122 FEET TO AN IRON AND THE POINT OR PLACE OF BEGINNING; THENCE TURN AND RUN NORTH 25 DEGREES 54 MINUTES EAST A DISTANCE OF 290 FEET MORE OR LESS TO THE SHORES OF THE SAINT JOHNS RIVER; FROM THE POINT OR PLACE OF BEGINNING THENCE RUN NORTH 61 DEGREES 34 MINUTES WEST A DISTANCE OF 122 FEET TO AN IRON; THENCE TURN AND RUN NORTH 25 DEGREES 54 MINUTES EAST A DISTANCE OF 275 FEET MORE OR LESS TO THE SHORES OF THE SAINT JOHNS RIVER; THENCE TURN AND RUN SOUTHEASTERLY ALONG THE SHORE OF THE SAINT JOHNS RIVER A DISTANCE OF 130 FEET MORE OR LESS TO THE POINT WHERE THE FIRST CALL ABOVE MENTIONED REACHES THE SAINT JOHNS RIVER; BEING A LOT IN THE RE-SUBDIVISION (UNRECORDED) OF BLOCKS 45 AND 46, NORTH SUBURBS, GREEN COVE SPRINGS, AS SHOWN ON MAP OR PLAT IN PLAT BOOK 2, PAGE 1, PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.



| No. | DATE | REVISION |
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MASTER SITE PLAN

OWENS LOT

PREPARED FOR
DAVID OWENS

AUSTIN T. RAY
P.E. NUMBER: 93523
REG. ENGINEER

PROJECT NO.: 23-16
DATE: OCTOBER 2023
SCALE: 1" = 20'
SHEET 4

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