

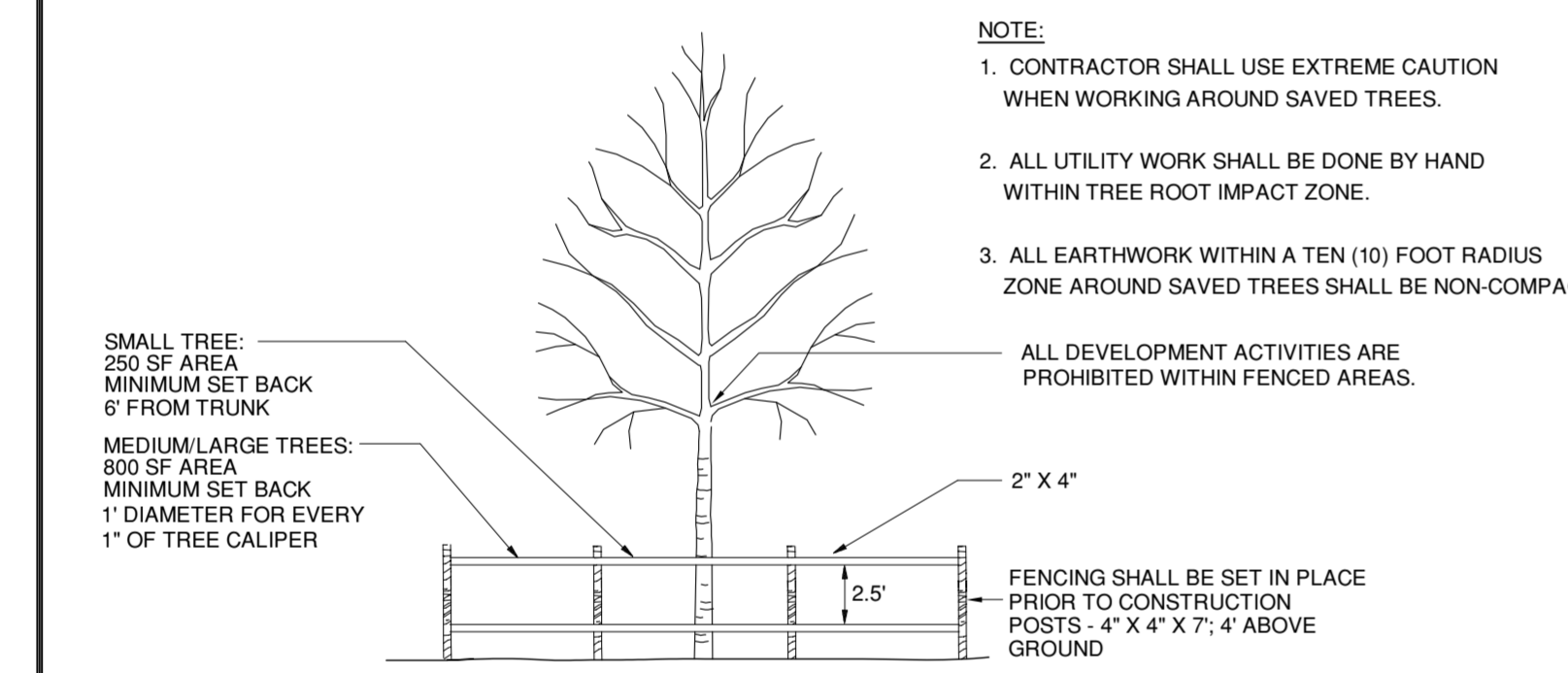
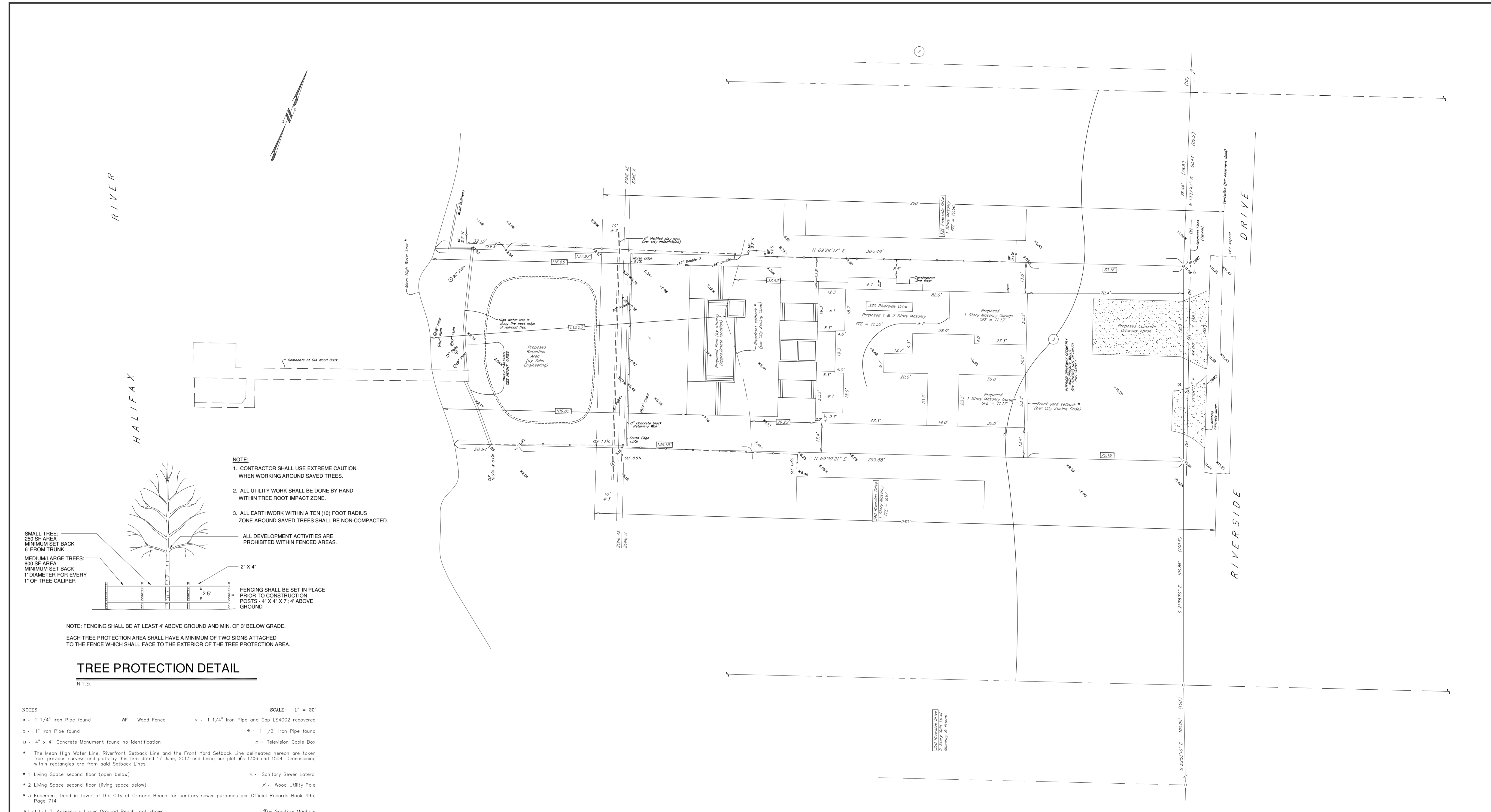
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A I B D

JAMES C. LUCIA
 RESIDENTIAL DESIGN

luciac@luciacdesign.com

Lucia



TREE PROTECTION DETAIL

N.T.S.

NOTE:
 1. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING AROUND SAVED TREES.
 2. ALL UTILITY WORK SHALL BE DONE BY HAND WITHIN TREE ROOT IMPACT ZONE.
 3. ALL EARTHWORK WITHIN A TEN (10) FOOT RADIUS ZONE AROUND SAVED TREES SHALL BE NON-COMPACTED.
 ALL DEVELOPMENT ACTIVITIES ARE PROHIBITED WITHIN FENCED AREAS.

FENCING SHALL BE SET IN PLACE PRIOR TO CONSTRUCTION POSTS: 4" X 4" X 7' 4" ABOVE GROUND

NOTE: FENCING SHALL BE AT LEAST 4" ABOVE GROUND AND MIN. OF 3" BELT GRADE.
 EACH TREE PROTECTION AREA SHALL HAVE A MINIMUM OF TWO SIGNS ATTACHED TO THE FENCE WHICH SHALL FACE TO THE EXTERIOR OF THE TREE PROTECTION AREA.

NOTES:

SCALE: 1" = 20'

- 1 1/4" Iron Pipe found
- WF - Wood Fence
- 1 1/4" Iron Pipe and Cap LS4002 recovered
- 1" Iron Pipe found
- 1 1/2" Iron Pipe found
- 4" x 4" Concrete Monument found no identification
- Δ - Television Cable Box
- The Mean High Water Line, Riverfront Setback Line and the Front Yard Setback Line delineated hereon are taken from previous surveys and plats by this firm dated 17 June, 2013 and being our plat #s 1306 and 1304. Dimensioning within rectangles are from said Setback Lines.
- 1 Living Space second floor (open below)
- 2 Living Space second floor (living space below)
- 3 Easement Deed in favor of the City of Ormond Beach for sanitary sewer purposes per Official Records Book 495, Page 714
- Sanitary Sewer Lateral
- Wood Utility Pole
- Sanitary Manhole
- Water Meter
- Metal Fence
- Chain Link Fence
- Garage Floor Elevation
- Finished Floor Elevation
- Bearings are assumed based on the northerly line of the parcel delineated hereon, bearing N 69°29'37" E.
- Elevations are on North American Vertical Datum of 1988 based on the monument "79-89-A64", published elevation 11.03'.
- SBM 1 - Site Bench Mark 1 - nail in wood utility pole, elevation = 12.32 feet
- U - Unknown tree type
- SBM 2 - Site Bench Mark 2 - Box Cut set, elevation = 11.26 feet
- LS - Licensed Surveyor
- The westerly water boundary of this property may be subject to change due to natural or man made causes. The Mean High Water Line depicted hereon has a field date of 6-17-13. Mean high water elevation is -0.06 feet taken from L48903, Control Tide Station Location, I.D. 872-0854 at the Granada Bridge.
- No search or examination of title has been done on the subject property and absolutely no warranties, expressed or implied are made with respect to the state of title or any other aspect thereof.
- This survey and plat not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- There may be additional restrictions and/or other matters not shown hereon that may be found in the public records of this county, Florida.

PLAT OF BOUNDARY SURVEY OF:
 SOUTH 88 FEET OF NORTH 166.5 FEET OF LOT 3, WEST OF RIVERSIDE DRIVE AND RIPARIAN RIGHTS, ASSESSORS' SUBDIVISION OF ORMOND BEACH, AS PER MAP BOOK 3, PAGE 78, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Description taken from Official Records Book 2828, page 1226.

The above described property is in zone "X" and "AS" (S) per the Flood Insurance Rate Map, Community Number 123156, Map and Panel Number 12127C0218K, dated 29 September, 2017. Said zones are approximately delineated hereon.

CERTIFICATE:

This is to certify that the plot delineated hereon is in compliance with the Standards of Practice per Sections 5J-17.050 to 5J-17.053, Florida Administrative Code pursuant to Section 472.027 of the Florida Statutes.

30 April, 2019
 (field date)

John J. Matejka, III, P.S.M. #4002
 Licensed Business #6883

ASSESSOR'S LOWER ORMOND BEACH, LOT 3	
FOR: COLEMAN GOODMOT CONSTRUCTION 619 NORTH BEACH STREET DAYTONA BEACH, FLORIDA	BY: J. J. MATEJKA & ASSOCIATES, INC. PROFESSIONAL SURVEYORS & MAPPERS 408 HARVEY AVENUE DAYTONA BEACH, FLORIDA
PLAT #19XB	

SITE PLAN
 SCALE: 1" = 20.0'

CUSTOM DESIGN FOR THE:
DESAI RESIDENCE
 380 RIVERSIDE DRIVE
 ORMOND BEACH, FL 32176

DATE: 03-26-2019
 SCALE: NOTED
 DRAWN: EML
 JOB:
 SHEET: 1
 OF SHEETS