LOT GRADING: LEGEND LOT 102 LOT GENERALLY GRADES TO BACK OF B.R.L BUILDING RESTRICTION LINE LOT. SEE NEIGHBORHOOD SITE PLAN SHEETS 43-57 IN CIVIL PLANS FOR REUSE WATER SERVICE R DRAINAGE DIVIDE. WATER SERVICE **NOTES:** THIS IS NOT A SURVEY. LOT DIMENSIONS, UTILITIES AND OTHER PROPOSED IMPROVEMENTS, 10' REAR AS SHOWN HEREON, WERE TAKEN SETBACK FROM ENGINEERING PLANS. THIS LOT FIT BOOK SKETCH IS NOT FULL AND COMPLETE UPLAND WITHOUT THE ACCOMPANIED **PRESERVATION** SIGNED AND SEALED SURVEYOR'S REPORT FOR RIVER LANDING. SEE SURVEYOR'S REPORT, AS STATED IN NOTE 3 ABOVE, FOR B.R.L ADDITIONAL SURVEYOR'S NOTES, COMPANY, COMPLETE BUILDING RESTRICTION LIMITS, AND PROFESSIONAL SURVEYOR AND 10' MIN SIDE MAPPER INFORMATION. SETBACK V63*38'41"E 248.6C *SEE EAGLE HABITAT MANAGEMENT PLAN 50% OF MATURE CANOPY & -30% OF THE UNDER BRUSH WITHIN THE 660' BALD EAGLE ZONE TO BE PRESERVED 10' MIN SIDE **SETBACK** 242.03 – 110**'** – R.L B.R.L LOT 101 LOT 102 LOT 103 B.R.L 7.5' JEA EASEMENT 10' X 10' 2.5' ACCESS JEA-ELECTRIC 50' FRONT EASEMENT **EASEMENT SETBACK** (TRANSFORMER) 4' CONCRETE SIDEWALK C131 ◐₃

SHELL RIDGE LANE

RIGHT OF WAY LINE -

DRAINAGE CURB INLET -



-LIGHT POLE

18" MIAMI CURB

& GUTTER