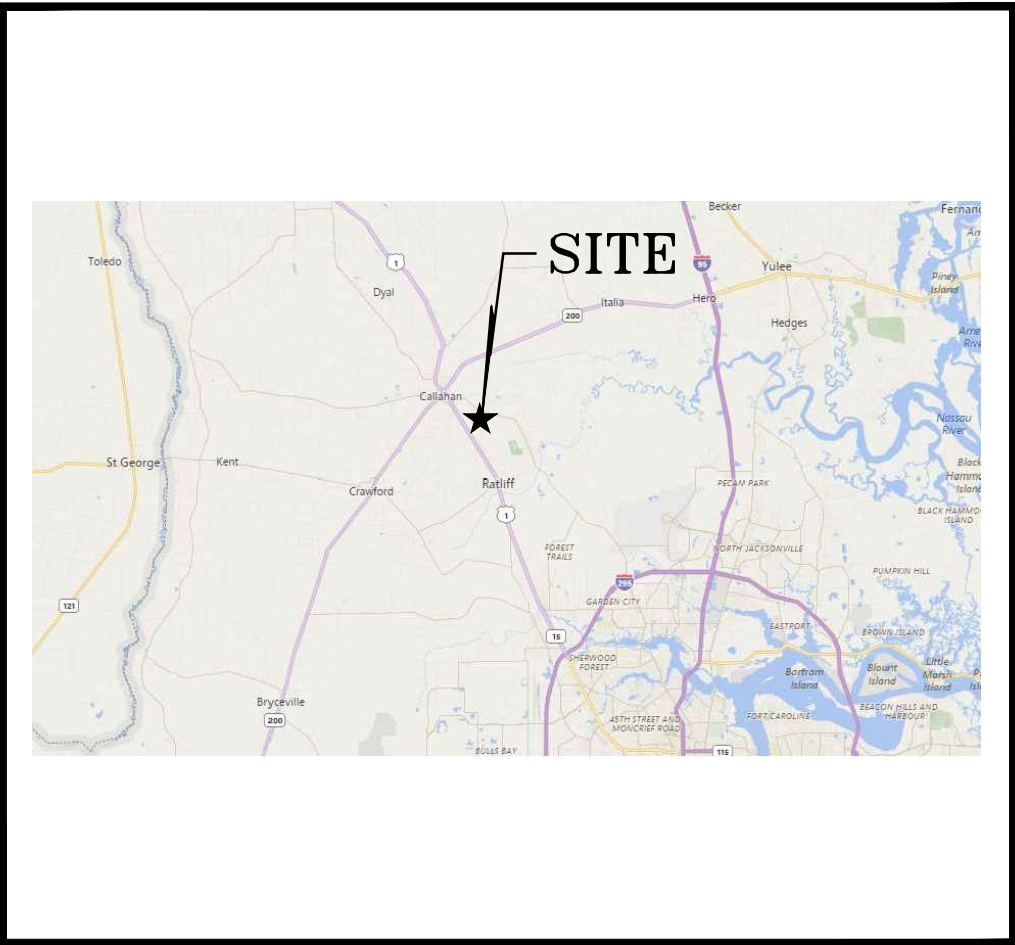
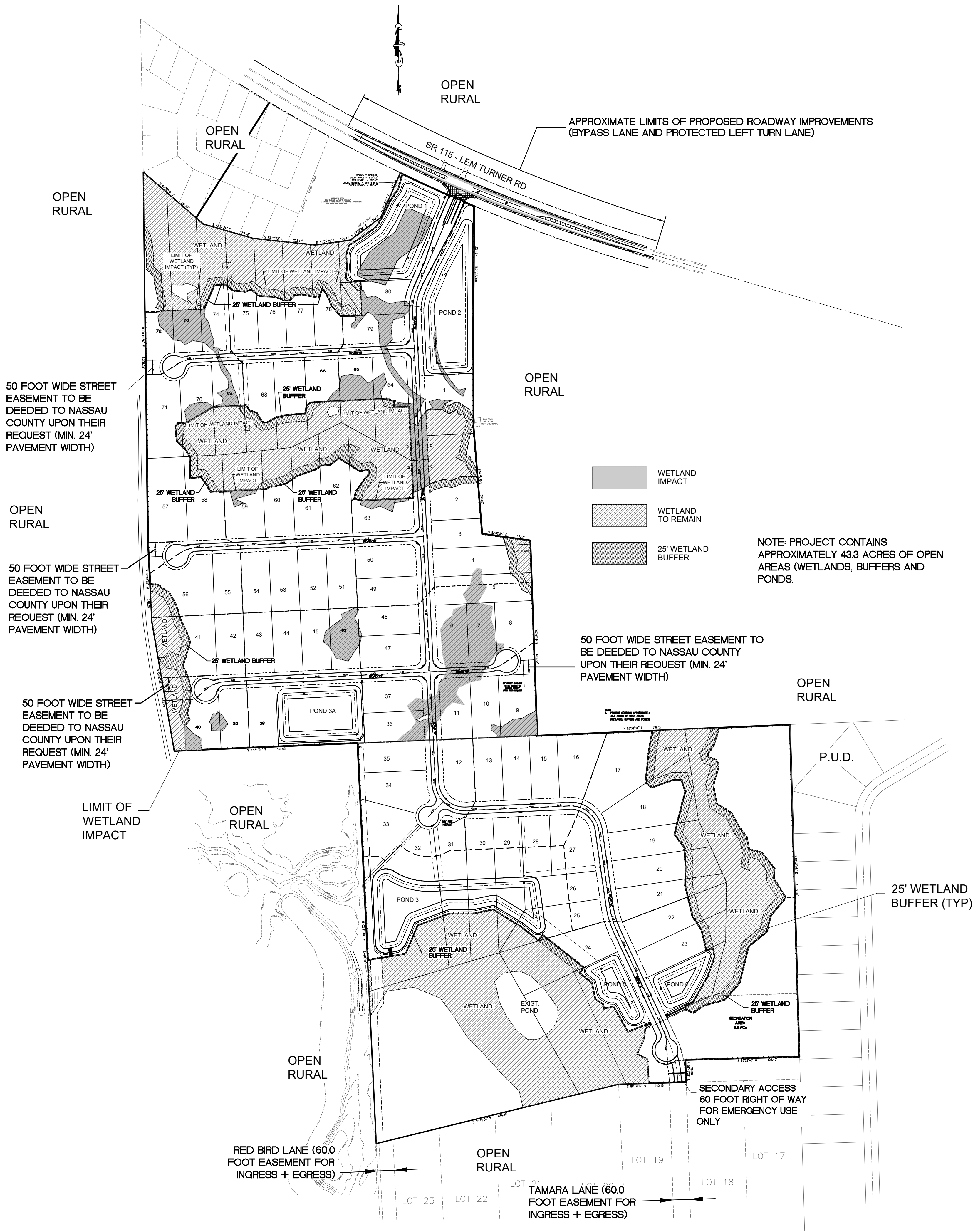
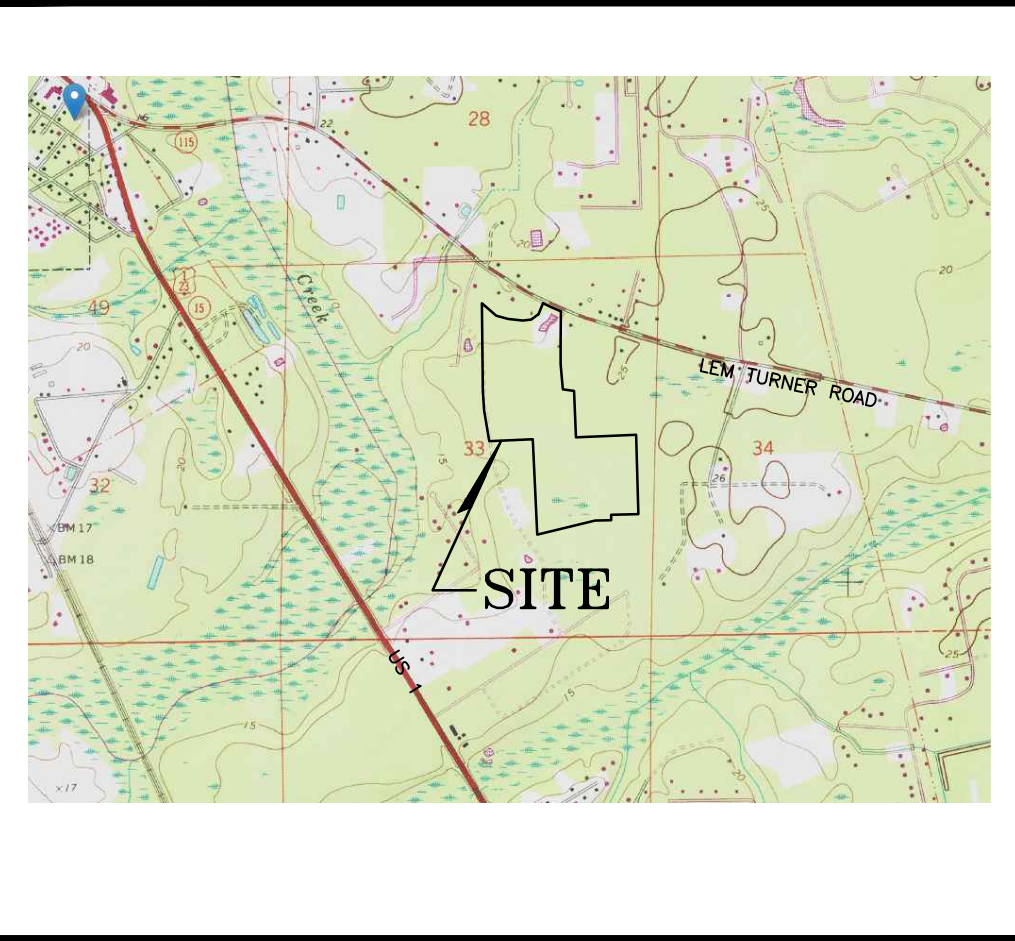




VICINITY MAP-NASSAU COUNTY



LOCATION PLAN

SITE SUMMARY

GREENE MAGNOLIA ESTATES  
(SINGLE FAMILY)

- OWNER/DEVELOPER:**  
KEN GREENE CONTRACTING, LLC  
KENNETH L. GREENE  
54221 EVERGREEN TRAIL  
CALLAHAN FL. 32011  
PHONE: (904) 813-9187
- ENGINEER:**  
HILL, BORING & ASSOCIATES, INC.  
8825 PERIMETER PARK BLVD., SUITE 201  
JACKSONVILLE, FL 32216  
PHONE: (904) 281-1121  
FAX: (904) 281-0971
- SURVEYOR:**  
A AND J LAND SURVEYORS, INC.  
5847 LUELLA STREET  
JACKSONVILLE, FLORIDA 32207  
PHONE: (904) 346-1733
- EXISTING VEGETATION:**  
PINES AND HARDWOODS
- ZONING/PUD:**  
RS-1
- SITE SUMMARY:**  
  
**TYPICAL LOT SIZES:** 100'x215'  
  
**MIN. LOT AREA:** 21,500 SF  
  
**BUILDING SET BACK INFORMATION:**  
FRONT = 30' TO FACE OF BUILDING, AND  
30' TO FACE OF GARAGE  
  
SIDE = 10'  
REAR = 15'  
  
**MAXIMUM SITE COVERAGE:** 50%  
  
**MAXIMUM HEIGHT OF PRIMARY STRUCTURE:** 35'  
  
**7. TOTAL OF ANTICIPATED PHASES/UNITS = 1**  
  
**8. WATER SUPPLY:**  
PRIVATE WELL  
  
**9. SEWER SERVICE:**  
PRIVATE SEPTIC SYSTEM  
  
**10. ELECTRICAL SERVICE:**  
FLORIDA POWER AND LIGHT  
  
**11. FIRE PROTECTION:**  
DRY HYDRANT SYSTEM  
  
**12. FLOOD ZONE:**  
ZONE "X"  
(FIRM PANEL No. 316 OF 510)  
  
**13. DEV. NO.** -  
  
**14. REAL ESTATE NO.** 33-2N-25-0000-0007-0050  
33-2N-25-0000-0007-0070  
04-1N-25-279E-0019-0020  
04-1N-25-279E-0016-0000

NOTE:  
THIS IS A CONCEPTUAL SITE PLAN. LOT LINES, SIZES, ROADWAY LAYOUTS, RIGHT OF WAY, AND STORM WATER PONDS MAY BE ADJUSTED FOR ENGINEERING, GEOMETRY AND ANY GOVERNMENTAL AGENCY REQUIREMENTS AND AS SITE PLANNING REQUIRES.

| REVISIONS |      | BY:         |
|-----------|------|-------------|
| NO.       | DATE | DESCRIPTION |
|           |      |             |
|           |      |             |
|           |      |             |
|           |      |             |

VICTOR N. CALVERT  
REGISTERED PROFESSIONAL ENGINEER  
CERTIFICATE OF AUTHORIZATION  
NO. 27570

|              |             |
|--------------|-------------|
| DESIGNED BY: | VC          |
| DRAWN BY:    | RNS         |
| CHECKED BY:  | V. CALVERT  |
| SCALE:       | 1" = 200'   |
| DATE:        | MARCH, 2022 |
| PROJ. NO.:   | 0119-800    |

**Hill, Boring & Associates, Inc.**  
CIVIL ENGINEERS / LAND PLANNERS  
8825 PERIMETER PARK BLVD., SUITE 201, JACKSONVILLE, FLORIDA 32216  
PHONE: (904) 281-1121 FAX: (904) 281-0971  
E-MAIL: hboring@gmail.com

**GREENE MAGNOLIA ESTATES**  
FOR:  
KEN GREENE CONTRACTOR, LLC  
NASSAU COUNTY, FLORIDA  
SKETCH PLAN