

## Project Overview

Feb. 2023  
Project meets  
50' Wetland  
Setback



PROPOSED SITE PLAN



# TOPOGRAPHIC SURVEY

IN SECTION 37, TOWNSHIP 10 SOUTH, RANGE 31 EAST, & SECTION 00, TOWNSHIP 9 SOUTH, RANGE 30 EAST,  
FLAGLER COUNTY & ST. JOHNS COUNTY, FLORIDA

## LOCATION MAP



### ABBREVIATIONS

BHR = BESSERT, HAMMACK, & RUCKMAN, INC. (LB 6739)  
(C) = CALCULATED  
INV = INVERT  
ELEV = ELEVATION  
ID = IDENTIFICATION  
JBPRO = JBROWN PROFESSIONAL GROUP  
L = ARC LENGTH  
LB = LICENSED SURVEYING BUSINESS  
LS = LICENSED SURVEYOR  
MHW = MEAN HIGH WATER  
NAVD29 = NORTH AMERICAN VERTICAL DATUM OF 1929  
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PG. = PAGE  
PRM = PERMANENT REFERENCE MONUMENT  
PLS = PROFESSIONAL LAND SURVEYOR  
R/W = RIGHT-OF-WAY

TREES:  
LV = LIVE OAK  
PA = PALM

### SYMBOL LEGEND

BOUNDARY LINE  
TAX PARCEL LINE  
RIGHT-OF-WAY LINE  
EDGE OF MANGROVES  
EDGE OF WATER  
BUILDING OUTLINE  
FENCE LINE  
OHW  
EST  
OVERHEAD WIRE  
STORM SEWER LINE  
BENCHMARK  
CONCRETE MONUMENT  
IRON ROD - CAPPED  
NAIL AND DISK  
PIPE  
STORM SEWER MANHOLE  
WASTEWATER MANHOLE  
CLEANOUT  
WATER VALVE COVER  
BACKFLOW PREVENTER  
WATER METER  
ELECTRIC METER  
FIRE HYDRANT  
PUMP  
BOLLARD  
TRANSFORMER  
LIGHT POLE  
POWER POLE  
POWER POLE WITH TRANSFORMER  
GUY WIRE  
SINGLE POLE SIGN  
PIPE VENT  
WIRE PULL BOX  
TELEPHONE PEDESTAL/SERVICE BOX  
SERVICE BOX  
FLOODLIGHT  
FUEL TANK  
WATER FAUCET  
WETLAND FLAG  
OTHER MARKER  
TREE-SIZE(INCHES) AND SPECIES  
SPOT ELEVATION - SOFT SURFACE  
SPOT ELEVATION - HARD SURFACE  
CONTOUR LINES  
ASPHALT SURFACE  
CONCRETE SURFACE  
DECK SURFACE  
PAVER SURFACE  
CRUSHED LIMEROCK SURFACE

### SURVEYOR'S NOTES

- THIS IS NOT A BOUNDARY SURVEY. BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND WERE TAKEN ROM A BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY THE CLIENT AND CONDUCTED BY B.H.R., INC. (LB 6739) WITH A FIELD DATE OF JANUARY 28, 2004 AND SIGNED MAY 26, 2004. CALCULATED BEARINGS AND DISTANCES ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM (THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENTS).
- ALL ABBREVIATIONS, NOTES, AND SYMBOLS USED ARE IDENTIFIED ON THIS COVER SHEET.
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION CONTINUOUSLY OPERATING REFERENCE STATION "PEDR", WITH A PUBLISHED ELEVATION OF 91.15 FEET (GEOID 18).
- STATE PLANE COORDINATES ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT AND BASED ON THE U.S. NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION "PEDR" (RTCM CODE = 0253), WITH A PUBLISHED POSITION IN U.S. SURVEY FEET OF:  
NORTHING = 1,971,350.9425  
EASTING = 550,317.94136
- THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED BETWEEN 11/18/2021 AND 3/18/2022.
- NO UNDERGROUND UTILITIES WERE LOCATED IN THE COURSE OF THIS SURVEY. UNDERGROUND UTILITY LINE LOCATIONS ARE APPROXIMATE.
- ADDITIONAL ENCUMBRANCES MAY AFFECT THE SUBJECT PARCEL THAT DO NOT APPEAR ON THIS MAP.
- EASEMENTS DEPICTED ON THIS SURVEY WERE PROVIDED BY THE CLIENT OR ARE RECORDED IN AN ASSOCIATED PLAT. NO EASEMENT RESEARCH WAS CONDUCTED DURING THE COURSE OF THIS SURVEY.
- REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE.
- CORNER MARKERS SHOWN HEREON WERE FOUND DURING THE COURSE OF THIS SURVEY.
- THE MEAN HIGH WATER LINE (MHW) AS SHOWN IS FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY THE CLIENT AND CONDUCTED BY B.H.R., INC. (LB 6739) WITH A FIELD DATE OF JANUARY 28, 2004 AND SIGNED MAY 26, 2004. MHW WAS CONCLUDED TO BE 1.83 FEET AND REFERENCED TO THE VERTICAL DATUM OF 1929 (NAVD29).
- WETLAND LINE SHOWN HEREON IS BASED ON FOUND FLAGS SET BY OTHERS. WETLAND FLAG "A9" WAS NOT RECOVERED.

**JBPro**  
CIVIL ENGINEERING | LAND PLANNING  
SURVEYING | CONSTRUCTION SERVICES

3630 NW 43rd Street | Gainesville, Florida 32606  
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

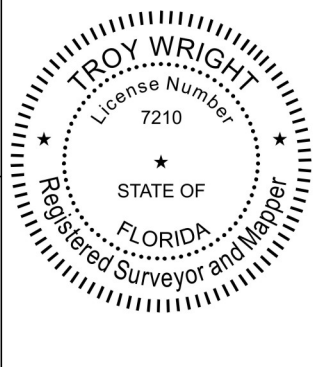
Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999  
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Florida License No. LS7210  
Certificate of Authorization No. LB8031

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VALID DIGITAL SIGNATURE IN ELECTRONIC FORM

**TROY V WRIGHT, PSM**  
Professional Surveyor and Mapper



TOPOGRAPHIC SURVEY	
CERTIFIED TO: 1. THE UNIVERSITY OF FLORIDA	Scale: 1"=60'
	Proj. No. 503-21-01
	Drawn: Z.TUCKER
	Checked: T.Wright
	Dwg. Name: 503-21-1-TS1
Dwg. Date: 04/07/2022	
Field Book: N/A	
Pages: N/A	
Sheet:	1 of 5



# TOPOGRAPHIC SURVEY

IN SECTION 37, TOWNSHIP 10 SOUTH, RANGE 31 EAST, & SECTION 00, TOWNSHIP 9 SOUTH, RANGE 30 EAST,  
FLAGLER COUNTY & ST. JOHNS COUNTY, FLORIDA

## SYMBOL LEGEND

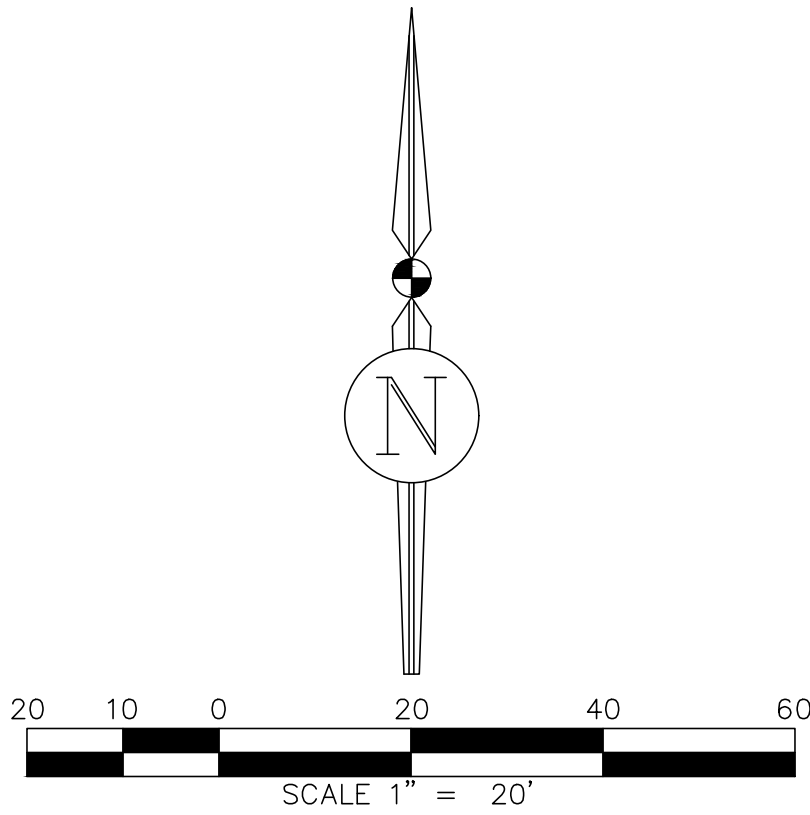
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- RIGHT-OF-WAY LINE
- EDGE OF MANGROVES
- EDGE OF WATER
- BUILDING OUTLINE
- FENCE LINE
- OHW
- EST
- OVERHEAD WIRE
- STORM SEWER LINE
- BENCHMARK
- CONCRETE MONUMENT
- IRON ROD - CAPPED
- NAIL AND DISK
- PIPE
- STORM SEWER MANHOLE
- WASTEWATER MANHOLE
- CLEANOUT
- WATER VALVE COVER
- BACKFLOW PREVENTER
- WATER METER
- ELECTRIC METER
- FIRE HYDRANT
- PUMP
- BOLLARD
- TRANSFORMER
- LIGHT POLE
- POWER POLE
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- GUY WIRE
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- WIRE PULL BOX
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- FLOODLIGHT
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- OTHER MARKER
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## TREES:

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Wetland Line Table		
Line #	Length	Direction
L1	23.21	S55° 09' 36.96"W
L2	23.99	S52° 33' 09.25"W
L3	19.14	S29° 58' 48.88"W
L4	27.21	S73° 13' 11.58"W
L5	15.24	S50° 20' 52.69"W
L6	41.77	S60° 46' 44.87"W
L7	26.06	S64° 27' 47.93"W
L8	31.68	S75° 30' 39.62"W
L9	32.42	S76° 30' 26.00"W
L10	44.88	N72° 57' 21.36"W
L11	27.91	S47° 21' 38.47"W
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L14	14.68	S50° 01' 24.71"W
L15	15.59	S24° 55' 09.04"W
L16	29.49	S12° 54' 20.85"W
L17	37.64	S00° 30' 24.92"W
L18	45.54	S04° 44' 37.64"W
L19	17.24	S46° 45' 38.75"W
L20	23.09	S53° 58' 23.43"W
L21	32.15	S59° 26' 14.03"W
L22	25.81	S46° 18' 10.88"W
L23	26.43	S14° 04' 24.86"W
L24	19.99	S10° 43' 31.62"W

MHW LINE PER BHR SURVEY (2004)  
ELEV. = 1.83' (NAVD 29)

5/8" JBPRO TRAV PT  
NORTHING: 1940111.42'  
EASTING: 587740.57'  
ELEVATION: 2.73'

MATCH LINE SHEET 2  
MATCH LINE SHEET 4

TOPOGRAPHIC SURVEY

**JBPro**

REGISTERED PROFESSIONAL SURVEYOR - FLORIDA  
LICENSE NO. 15,000-1152, (Category: Professional Surveying)  
Professional Seal: 15,000-1152, (Category: Professional Surveying)  
Title: Professional Land Surveyor

Scale: 1"=20'

Proj. No: 503-21-01

Drawn: Z. TUCKER

Checked: T. WRIGHT

Dwg. Name: 503-21-01-TS1

Dwg. Date: 04/07/2022

Field Book: N/A

Pages: N/A

Sheet: 2 of 5



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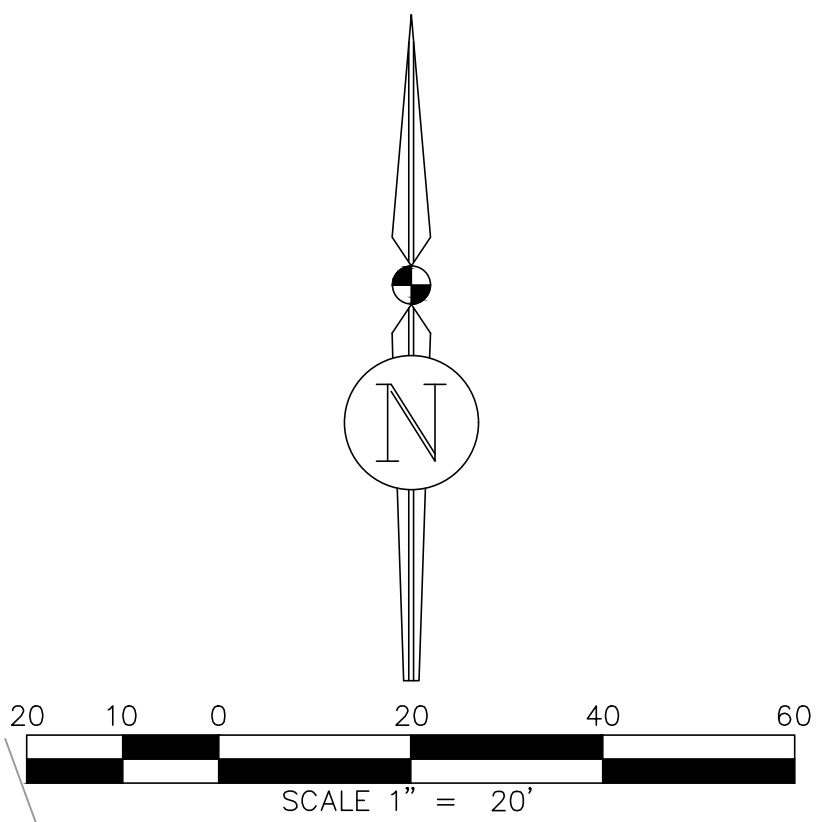
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TOPOGRAPHIC SURVEY	
<b>JBPro</b> J.B. BROWN PROFESSIONAL GROUP, INC. 10000 US Highway 1, Suite 100, Jacksonville, Florida 32216 Phone: (904) 381-1111 Fax: (904) 381-1112 www.jbpro.com	Scale: 1"=20' Proj. No.: 503-21-01 Drawn: Z. TUCKER Checked: T. WRIGHT Dwg. Name: 503-21-01-TS1 Dwg. Date: 04/07/2022 Field Book: N/A Pages: N/A Sheet: 3 of 5



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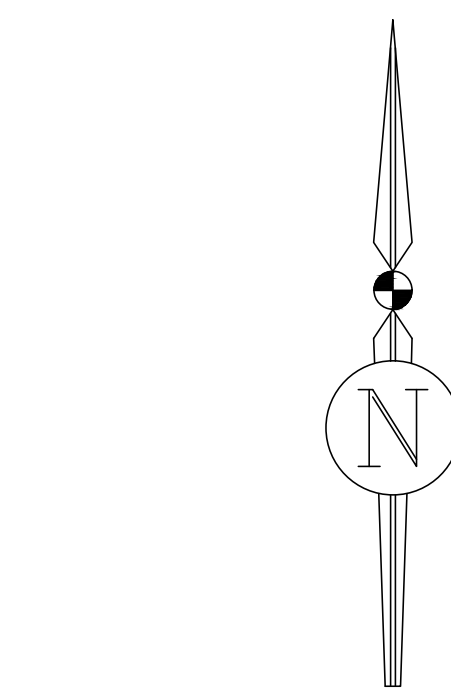
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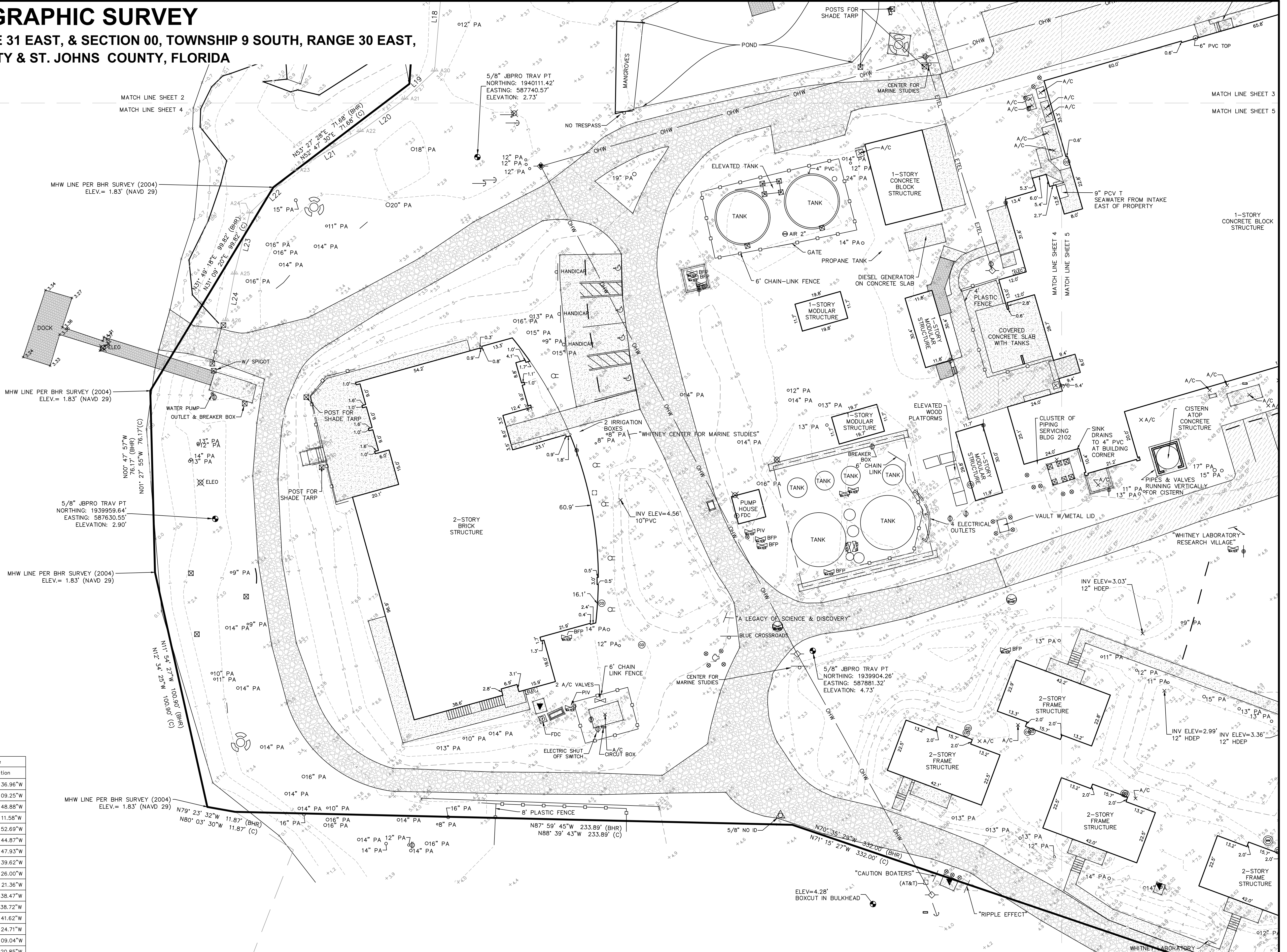
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20 10 0 20 40 60  
SCALE 1" = 20'

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FLORIDA LICENSE NO. 15,000  
FLORIDA LICENSE NO. 15,000

3/20/2022 10:00 AM  
3/20/2022 10:00 AM  
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TAX PARCEL -  
06-10-31-0000-01010-0130

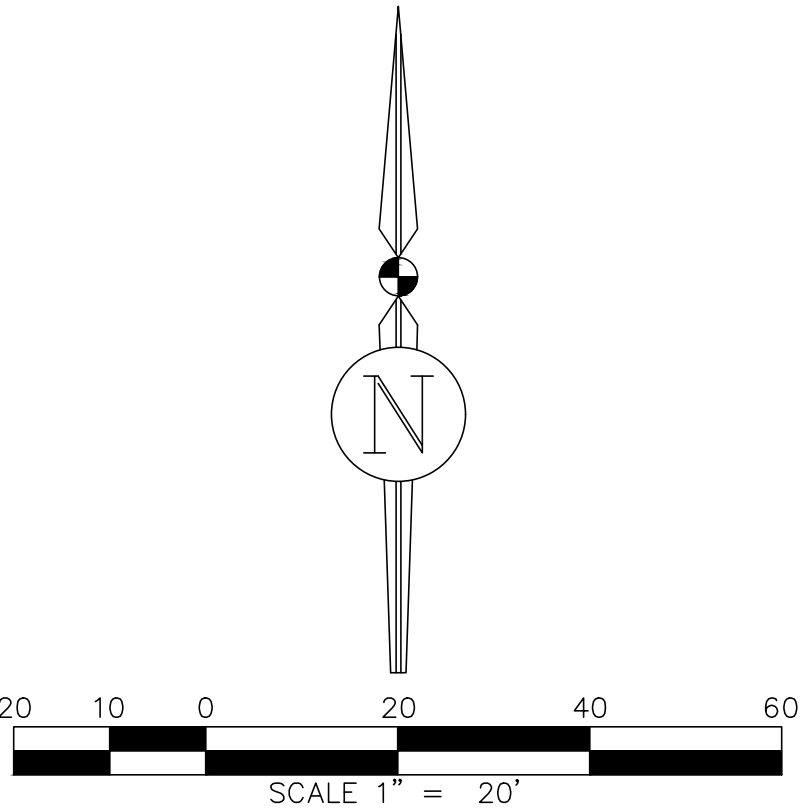
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