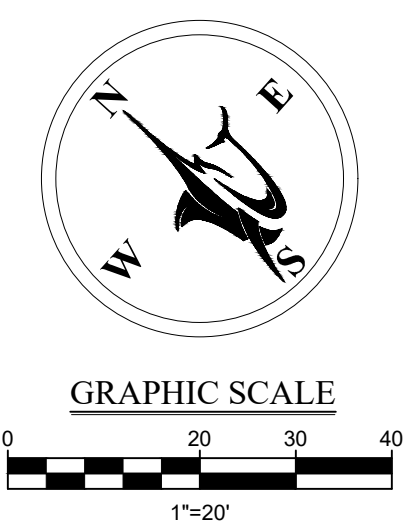
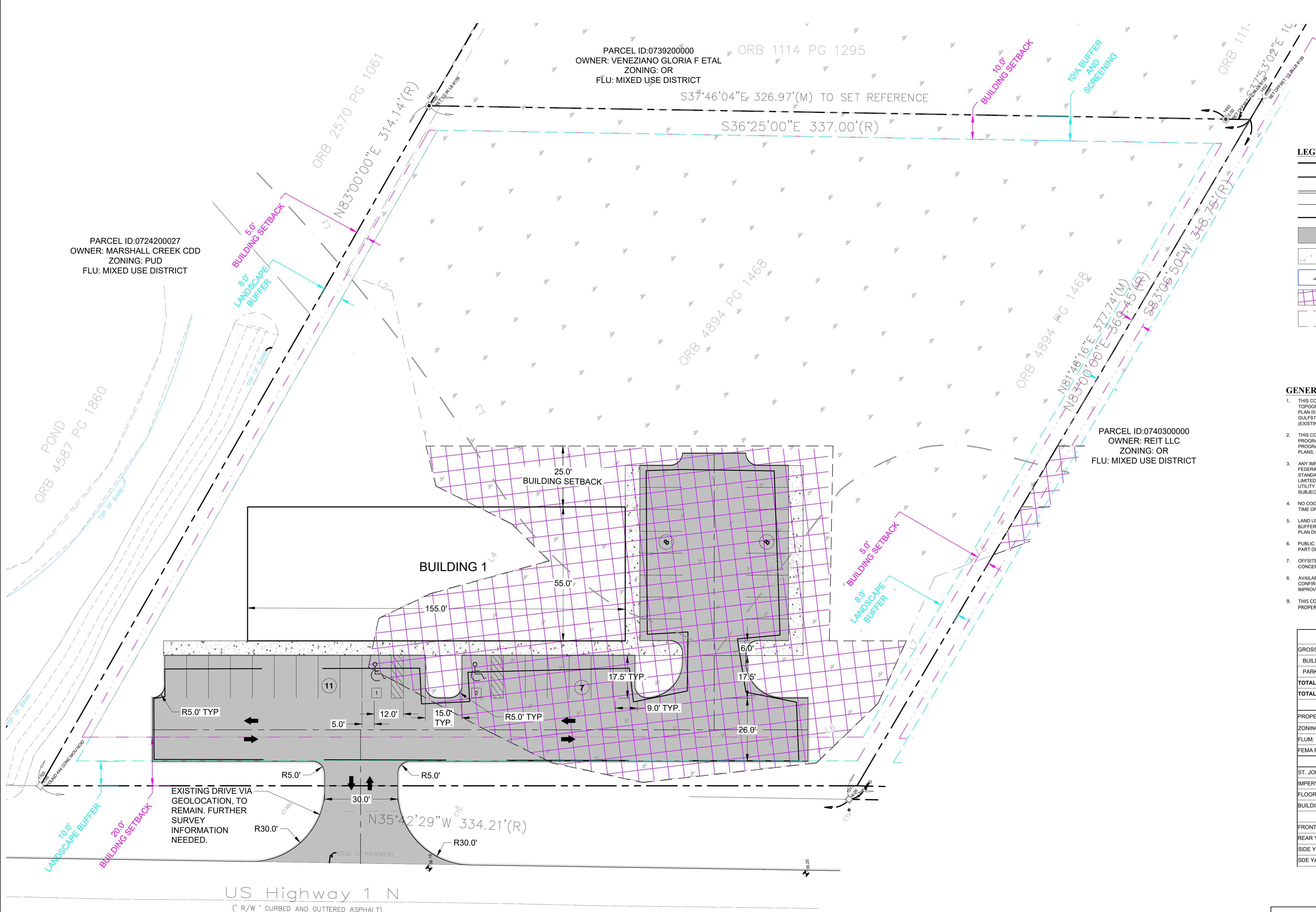


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LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING R/W LINE
---	PROPOSED CURB & GUTTER
---	PROPOSED CENTER LINE
---	PROPOSED BUILDING OUTLINE
---	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
---	PROPOSED CONCRETE SIDEWALK
---	EXISTING WETLAND (1.58 AC)
---	WETLAND IMPACT (.49 AC)
---	PROPOSED EXFILTRATION SYSTEM
#	PARKING COUNT
#	ADA PARKING COUNT

- GENERAL CONCEPT NOTES**
- THIS CONCEPT PLAN HAS BEEN PROVIDED WITHOUT THE BENEFIT OF A SPECIFIC BOUNDARY, TOPOGRAPHIC, UTILITY, WETLAND, OR TREE SURVEY. EXISTING INFORMATION SHOWN ON THIS PLAN IS BASED ON THE BEST AVAILABLE PUBLIC INFORMATION THAT COULD BE OBTAINED. GULFSTREAM DESIGN GROUP, LLC ACCEPTS NO LIABILITY FOR THE BASIS OF SURVEY DATA (EXISTING CONDITIONS AS SHOWN ON THIS DRAWING).
 - THIS CONCEPTUAL PLAN HAS BEEN PREPARED FOR THE BENEFIT OF ESTIMATING A DEVELOPMENT PROGRAM FOR MAXIMUM POTENTIAL YIELD OF THE PROPERTY. THE ACTUAL DEVELOPMENT PROGRAM MAY BE DIFFERENT UPON PREPARATION OF DESIGN CALCULATIONS/CONSTRUCTION PLANS, CLIENT CONSTRUCTION BUDGET AND REGULATORY AGENCY REVIEW.
 - ANY IMPROVEMENTS TO BE INCLUDED IN FINAL ENGINEERING PLANS MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATORY AGENCIES LAND DEVELOPMENT CODES, DESIGN STANDARDS AND REGULATIONS. THE PROPOSED IMPROVEMENTS AS SHOWN INCLUDING BUT NOT LIMITED TO: LOT LINES, BUILDING FOOTPRINTS AND COMPONENTS, PARKING LOT FACILITIES, UTILITY LAYOUTS, LANDSCAPE/AMENITIES AND STORM WATER MANAGEMENT FACILITIES ARE SUBJECT TO CHANGE BASED UPON REGULATORY AGENCY REVIEW.
 - NO COORDINATION WITH REGULATORY AGENCIES IS ASSUMED TO HAVE BEEN PERFORMED AT THE TIME OF CREATION OF THIS PLAN.
 - LAND USE ALLOWABLE USES, ZONING/DENSITY, COMPATIBILITY WITH ADJACENT SITES, SETBACKS, BUFFERS, OR OTHER PLANNING AND ZONING REGULATIONS MAY REQUIRE MODIFICATIONS TO THIS PLAN DURING THE FINAL DESIGN PROCESS.
 - PUBLIC HEARINGS AND/OR OTHER LOCAL REVIEW BOARD PRESENTATIONS MAY BE REQUIRED AS A PART OF THESE REVIEWS AND APPROVALS.
 - OFFSITE IMPROVEMENTS HAVE NOT BEEN WHOLLY CONSIDERED IN PREPARATION OF THIS CONCEPT PLAN.
 - AVAILABILITY OF UTILITIES OR OTHER PUBLIC SERVICES HAVE NOT BEEN VERIFIED, AND CONFIRMATION THAT THE CONCEPT IS NOT IN CONFLICT WITH OTHER LOCAL OR STATE CAPITAL IMPROVEMENT PROJECTS WILL BE NECESSARY.
 - THIS CONCEPT PLAN IS DESIGNED AT THE OWNERS RISK WITH THE ASSUMPTIONS THAT SAID PROPERTIES ARE SUITABLE FOR AN EXFILTRATION STORM WATER SYSTEM.

SITE DATA TABLE - SJC

GROSS PROPERTY AREA:	93,345.94 SF	2.14 AC
BUILDING FOOTPRINT AREA:	17,050 SF	0.39 AC
PARKING AND DRIVEWAYS:	13,723 SF	0.32 AC
TOTAL IMPERVIOUS AREA:	30,773 SF	0.71 AC
TOTAL PERVIOUS AREA:	62,572.94 SF	1.44 AC

PROPERTY ID NO:	073940-0000
ZONING:	CN
FLUM:	MIXED USE
FEMA FIRM PANEL NUMBER	12109C0195J

ST. JOHNS COUNTY	MAXIMUM:	PROPOSED
IMPERVIOUS SURFACE AREA RATIO:	75.00%	32.97%
FLOOR AREA RATIO:	50.00%	18.27%
BUILDING HEIGHT:	10'	±30'
FRONT YARD SETBACK (W)	20'	59.5'
REAR YARD SETBACK (E)	10'	164.5'
SIDE YARD SETBACKS (N)	5'	17.1'
SIDE YARD SETBACK (S)	5'	112.2'

PARKING CALCULATIONS - SJC

USE	1 SPACE PER GROSS FLOOR AREA (SF)	PROPOSED BUILDING AREA (SF)	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES
BUSINESS/COMMERCIAL	500 SF	17,050 SF	35	34
ADA PARKING SPACES			2	2
TOTAL PARKING SPACES			35	36

REVISIONS

NO.	DATE	BY	DESCRIPTION	REVISIONS PER CLIENT COMMENTS
1	01/02/23	ALB		
2	01/13/23	ALB		
3				
4				
5				
6				
7				
8				
9				

ENGINEERING PLANS FOR REIT US-1 NORTH CONCEPT 1 NORTHERN LOT
 SAINT JOHNS COUNTY, FLORIDA



NOT FOR CONSTRUCTION

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PROJECT NO:	22-139
ISSUE DATE:	12/19/2022
DRAFTED BY:	ALB
DESIGNED BY:	RCM
CHECKED BY:	MHL

NOT VALID WITHOUT SEAL
 2 OF 3