



SITE DATA		
TOTAL SITE	16.36 AC	112,636 SF
TOTAL DEVELOPABLE UPLANDS AREA	2.74 AC	119,474 SF
WETLANDS	13.62 AC	963,163 SF
MAX ER	524,477 SF	75%
MAX LOT COVERAGE BY BUILDINGS (NON-RESIDENTIAL)	142,527 SF	30%
MAX LOT COVERAGE BY BUILDINGS (RESIDENTIAL)	213,791 SF	30%
ZONING	OR	
PLUM	RESIDENTIAL-4 & MIXED USE	
PARCEL NUMBER(S)	038400010	
911 ADDRESS	8166 STATE ROAD 207	
TERRA PANEL NUMBER	120004653	
FLOOD ZONE	ZONE AE & AE FLOODWAY	
MAX BUILDING HEIGHT	35'	
MINIMUM YARD REQUIREMENTS	FRONT	25 FEET
	SIDE	10 FEET
	BACK	15 FEET

HATCH LEGEND	
WETLANDS	
WETLAND BUFFER	

<b>MATTHEWS   DCCM</b> P.O. BOX 3126, 7 WALLDO STREET ST. AUGUSTINE, FL 32084 PHONE: 321.286.4547 INTX@MJDCCM.COM		REGISTERED ENGINEER EDWARD CALDWELL, P.E., S.E. 120004653																																												
CONCEPT 2 (JAX) SR 207 ST. JOHNS COUNTY MSM PROPERTY INVESTMENTS, LLC	REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>09-19-2023</td> <td>RAM</td> <td>INITIAL DESIGN</td> </tr> <tr> <td>2</td> <td>09-19-2023</td> <td>RAM</td> <td>REVISED DESIGN</td> </tr> <tr> <td>3</td> <td>09-19-2023</td> <td>RAM</td> <td>REVISED DESIGN</td> </tr> <tr> <td>4</td> <td>09-19-2023</td> <td>RAM</td> <td>REVISED DESIGN</td> </tr> <tr> <td>5</td> <td>09-19-2023</td> <td>RAM</td> <td>REVISED DESIGN</td> </tr> <tr> <td>6</td> <td>09-19-2023</td> <td>RAM</td> <td>REVISED DESIGN</td> </tr> <tr> <td>7</td> <td>09-19-2023</td> <td>RAM</td> <td>REVISED DESIGN</td> </tr> <tr> <td>8</td> <td>09-19-2023</td> <td>RAM</td> <td>REVISED DESIGN</td> </tr> <tr> <td>9</td> <td>09-19-2023</td> <td>RAM</td> <td>REVISED DESIGN</td> </tr> <tr> <td>10</td> <td>09-19-2023</td> <td>RAM</td> <td>REVISED DESIGN</td> </tr> </tbody> </table>	NO.	DATE	BY	DESCRIPTION	1	09-19-2023	RAM	INITIAL DESIGN	2	09-19-2023	RAM	REVISED DESIGN	3	09-19-2023	RAM	REVISED DESIGN	4	09-19-2023	RAM	REVISED DESIGN	5	09-19-2023	RAM	REVISED DESIGN	6	09-19-2023	RAM	REVISED DESIGN	7	09-19-2023	RAM	REVISED DESIGN	8	09-19-2023	RAM	REVISED DESIGN	9	09-19-2023	RAM	REVISED DESIGN	10	09-19-2023	RAM	REVISED DESIGN	SHEET NO. 23062
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