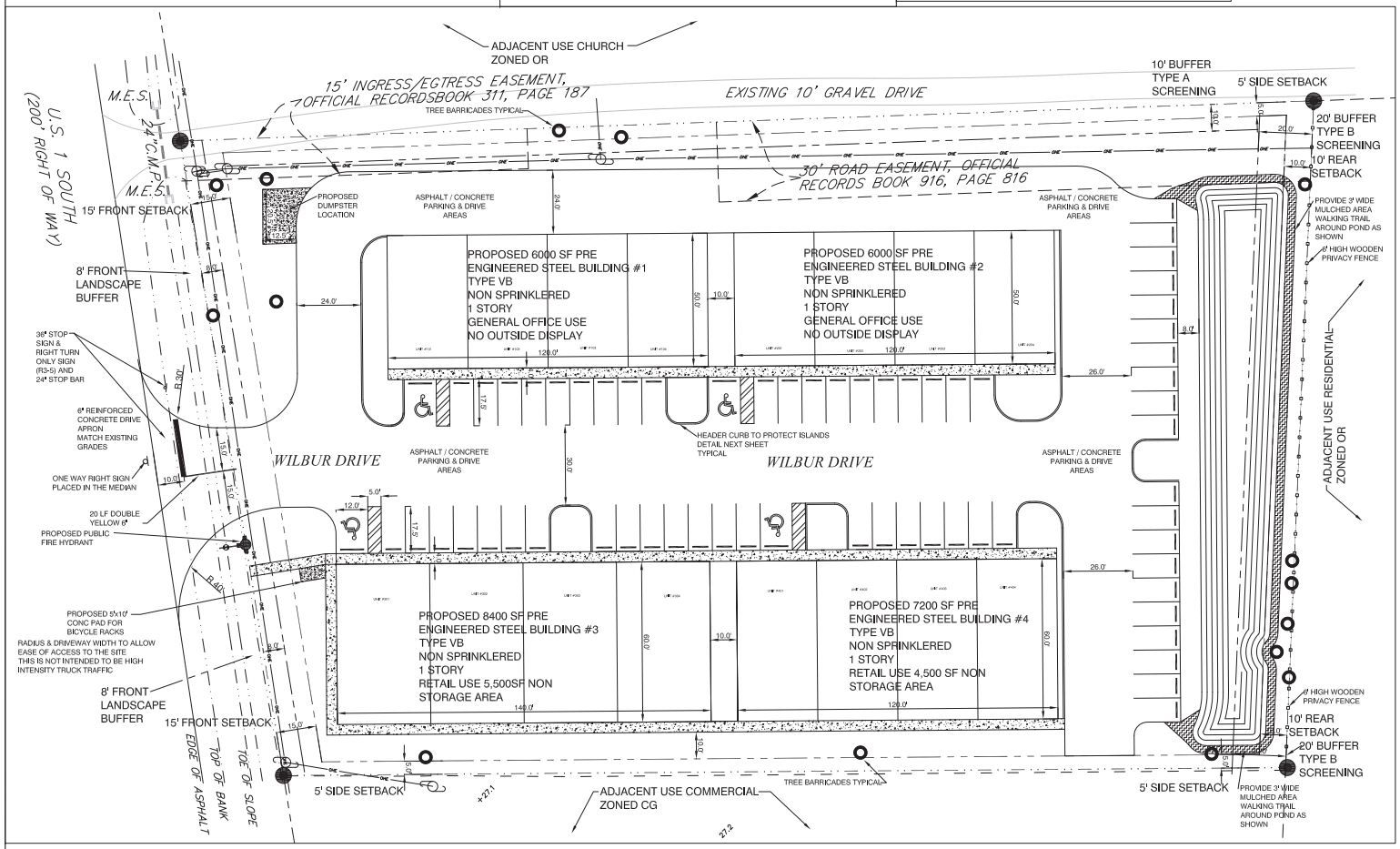
LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE OF LOT SEVEN (7) ON EAST CORNER OF A.A. WELLS LAND, RUNNING NORTH ON SAID A.A. WELLS 220 YARDS TO A STAKE; THENCE EAST 465 FEET T A STAKE; THENCE SOUTH 220 YARDS TO A STAKE ON SOUTH BOUNDARY LINE OF OT 7; THENCE ALONG SAID SOUTH BOUNDARY LINE WEST TO PLACE OF BEGINNING, SAID ABOVE DESCRIBED LOT BEING SITUATED IN SECTION 35, TOWNSHIP 8 SOUTH OF RANGE 30 EAST, AND CONTAINING 7 ACRES, MORE OR LESS AND IS THE SAME LAND CONVEYED BY HORACE A. REYES ET UX TO M.A. PELLICER BY DEED DATED DECEMBER 22, 1926 AND RECORDED IN DEED BOOK 81, PAGE 544, ET SEQ., OF THE ST. JOHNS COUNTY, FLORIDA PUBLIC RECORDS.

LESS AND EXCEPT THE SOUTH 400 FEET OF THE FOLLOWING DESCRIBED PROPERTY; BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE OF LOT SEVEN (7) ON EAST CORNER OF A.A. WELLS LAND, RUNNING NORTH ON SAID A.A. WELLS LINE 220 YARDS TO A STAKE; THENCE EAST 465 FEET TO A STAKE; THENCE SOUTH 220 YARDS TO A STAKE ON SOUTH BOUNDARY LINE OF LOT 7; THENCE ALONG SAID BOUNDARY LINE WEST TO PLACE OF BEGINNING, SAID ABOVE DESCRIBED LOT BEING SITUATED IN SECTION 35, TOWNSHIP 8 SOUTH OF RANGE 30 EAST, AND CONTAINING 7 ACRES, MORE OR LESS, AND IS THE SAME LAND CONVEYED BY HORACE A. REYES ET UX TO M.A. PELLICER BY DEED DATED DECEMBER.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



SITE DATA TABLE FOR PROJECT LIMITS			
TOTAL SITE			
EXIST WETLANDS	0 SF	0 AC	0 %
EXIST UPLANDS	97,648.86SF	2.24AC	100%
TOTAL SITE	97,648.86SF	2.24AC	100%
SITE DEVELOPMENT DATA			
PARKING AREA CONC OR ASPHALT	35,876SF	0.82AC	36%
BUILD #1	6,000SF		
BUILD #2	6,000SF		
BUILD #3	8,400SF		
BUILD #4	7,200SF		
TOTAL BUILD AREA	27,600SF	0.63 AC	(FAR = 28%)
IMPERVIOUS AREA	63,476SF	1.45AC	
			(ISR = 65%)
PERVIOUS AREA	34,172SF	0.78AC	35%

THERE WILL NOT BE ANY EXTERIOR LIGHTING ADDED ON THIS PROJECT SITE AT THIS TIME. IN THE EVENT IN THE FUTURE IF LIGHTING IS CONSTRUCTED IT WILL BE IN ACCORDANCE WITH THE LDC. SEC. 6.09.00

ZONING:	CG
FUTURE LAND USE:	MIXED
PARCEL ID:	183260-0000
MAX ISR	70%
MAX FAR	50%
REQUIRED SETBACKS	FRONT 15', SIDE 5', REAR 10'
MAX ALLOWABLE HEIGHT:	40'
PROPOSED HEIGHT	30'

NOTES:

1. SUBMITTAL OF AS-BUILT SITE SURVEY, INCLUDING SENOVIMARKS, IS REQUIRED IN COMPLIANCE WITH SECTION 6.04.03 OF THE LAND DEVELOPMENT CODE AND SECTION 1.5 AS-BUILT OF THE DEPARTMENT REVIEW MANUAL PRIOR TO SCHEDULING A FINAL INSPECTION OF THE BUILDING BY THE BUILDING DEPARTMENT AND THE FIRE MARSHALL.

2. ST. JOHNS COUNTY DEVELOPMENT REVIEW INSPECTOR SHALL BE CONTACTED 24 HOURS PRIOR TO ALL NECESSARY SITE WORK INSPECTIONS AND 5 DAYS PRIOR TO THE FINAL INSPECTION.

3. THE REQUIRED PARKING:

12,000 SF GENERAL OFFICE USE	@ 1SPACE / 500 SF	= 24 SPACES
10,000 SF GENERAL OFFICE USE	@ 1SPACE / 250 SF	= 40 SPACES

TOTAL REQUIRED PARKING 64 SPACES

TOTAL PROVIDED PARKING 64 SPACES INC 4 HC INCLUDED

4. THE 100 YEAR FLOOD PLAIN DOES NOT INFLUENCE THIS PROJECT SITE.

5. MAXIMUM HEIGHT OF ALL BUILDINGS WILL NOT EXCEED 40 FEET.

6. SCREENING OF SOLID WASTE RECEPTACLES SHALL BE IN ACCORDANCE WITH LDC, SECTION 6.06.04(B)
SCREENING OF ALL MECHANICAL EQUIPMENT SHALL BE IN ACCORDANCE WITH LDC, SECTION 6.06.04(B)

7. FOR ALL DETECTABLE WARNING SURFACES FOR SIDEWALK LOCATIONS THAT ENTER DRIVE AREAS UNDER THE JURISDICTION OF ST. JOHNS COUNTY SHALL BE A COUNTY APPROVED YELLOW COLORED COMPOSITE MATERIAL ANCHORED IN THE CONCRETE SIDEWALK RAMP. ANCHORED COMPOSITE WARNING AREA INSERTS ARE TO BE COLORED "SAFETY YELLOW" ARE TO BE SET INTO THE CONCRETE AND ARE TO BE FLUSH WITH CONCRETE SURFACE ALONG ALL FOUR SIDES. DESIGN DIMENSIONS OF DETECTABLE WARNING AREA SHALL CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX 304, SHEETS 1 THROUGH 6, AND 28 CODE OF FEDERAL REGULATION (CFR) PART 36, APPENDIX A LATEST REVISION, AS WELL AS APPLICABLE COUNTY REQUIREMENTS. LDC SECTION 6.04.02.C.

8. A PRECONSTRUCTION MEETING IS TO BE SCHEDULED PRIOR TO CONSTRUCTION. THE MEETING WILL BE HELD IN CONJUNCTION WITH THE ST. JOHNS COUNTY DEVELOPMENT REVIEW INSPECTOR. THE CONTRACTOR SHOULD BE PRESENT TO THE SITE ACTIVITY. HOWEVER, IF THE PROJECT FALLS OUTSIDE OF THE SJCUD JURISDICTION OR DOES NOT REQUIRE UTILITY WORK PLEASE CONTACT CARL DOLES, DEVELOPMENT REVIEW SUPERVISOR @ 904-209-4178 OR CDOLES@SJCFL.US AT LEAST 48 HOURS IN ADVANCE TO SCHEDULE A MEETING.

9. BLANK INTENTIONALLY

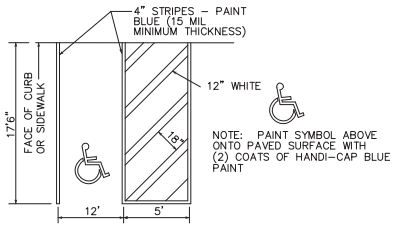
10. ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), THE AMERICAN DISABILITY ACT ACCESSIBILITY GUIDELINES (ADAAG) ESTABLISHED BY FLORIDA LAW AND 28 CFR PART 36, AND THE FAIR HOUSING ACT IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.

11. SIGN TO BE IN COMPLIANCE WITH LDC SECTION 7.00.24.C.

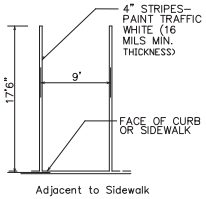
FIRE PROTECTION NOTES

1. ALL FIRE HYDRANTS TO OPEN COUNTER CLOCKWISE
2. APPROVAL OF THESE PLANS DO NOT INCLUDE APPROVAL FOR PRIVATE UNDERGROUND WATER MAIN, HYDRANTS, AND FIRE SPRINKLER MAINS.
3. IF A PRIVATE HYDRANT IS INSTALLED WITHOUT A FIRE MARSHAL PERMIT, THIS WILL HOLD UP YOUR AS-BUILT AND REQUIRE THE WATERMAIN TO BE DUG UP AFTER BURIED
4. OWNER ACKNOWLEGDES THAT WHEN VERTICAL CONSTRUCTION BEGINS, FIRE DEPT ACCESS IS REQUIRED.
ACCESS ROADS ARE TO BE PROVIDED AT THE START OF THE PROJECT AND ARE TO BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION.
ACCESS ROAD TO BE UNOBSTRUCTED 20 WIDE, STABILIZED SURFACE TO SUPPORT 80,000 LBS AND PROVIDE TURNAROUND FOR A 37 FEET APPARATUS
5. ALL BFPS TO BE FREEZE PROTECTED
6. BFPS SERVING FIRE SPRINKLER SYSTEM IS REQUIRED TO BE ELECTRONICALLY MONITORED
7. FDC IS TO 5" STORZ CONNECTION WITH 30° DOWNWARD DEFLECTION

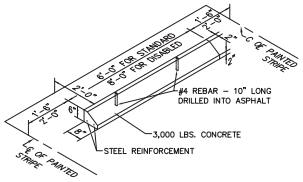
GATED ENTRANCE A KEY SWITCH IS REQUIRED,
TO ALLOW ACCESS 24 HRS IF PADLOCK OR SPECIAL LOCK IS NEEDED,
OBTAIN FAILSAFE FORM FROM FIRE MARSHALS OFFICE



DISABLED PARKING



STRIPING DETAIL



WHEEL STOP

Revisions | Date

65 LEWIS BLVD
ST. AUGUSTINE, FLORIDA 32084
904-814-7633
RGM Engineering, Inc.

RUSSELL OFFICE COMMERCIAL COMPLEX

OVERALL SITE PLAN

2025.01.15 09:24:36 -05'00'
ROBERT MORGEN JR., P.E.
1-5-25