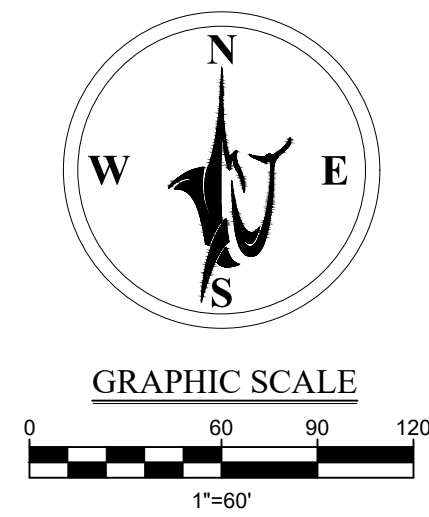


1. THIS CONCEPT PLAN HAS BEEN PROVIDED WITH THE BENEFIT OF A SURVEY FROM STEPHEN SPENCE, PSM DATED 05/06/2024. THE CONCEPT PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT REGARDING ENVIRONMENTAL SERVICES INC DATED JUNE 9, 2025. EXISTING INFORMATION SHOWN ON THIS PLAN IS BASED ON THE BEST AVAILABLE 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.
2. THIS CONCEPTUAL PLAN HAS BEEN PREPARED FOR THE BENEFIT OF ESTIMATING A DEVELOPMENT PROGRAM FOR THE MINIMUM FUNDAMENTAL INFORMATION OF THE PROJECT. THE ACTUAL DEVELOPMENT PROGRAM MAY BE DIFFERENT UPON PREPARATION OF DESIGN CALCULATIONS/CONSTRUCTION PLANS, CLIENT CONSTRUCTION BUDGET AND REGULATORY AGENCY REVIEW.
3. 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 CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, EROSION CONTROL MEASURES, AND COMPONENTS. PARKING LOT FACILITIES, UTILITY LAYOUTS, LANDSCAPE/PLANTINGS AND STORMWATER MANAGEMENT FACILITIES ARE SUBJECT TO CHANGE BASED UPON REGULATORY AGENCY REVIEW.
4. NO COORDINATION WITH REGULATORY AGENCIES IS ASSUMED TO HAVE BEEN PERFORMED AT THE TIME OF CREATION OF THIS PLAN.
5. LAND USE/AVAILABLE 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.
6. PUBLIC HEARINGS AND/OR OTHER LOCAL REVIEW BOARD PRESENTATIONS MAY BE REQUIRED AS A PART OF THESE REVIEWS AND APPROVALS.
7. OFFSITE IMPROVEMENTS HAVE NOT BEEN WHOLLY CONSIDERED IN PREPARATION OF THIS CONCEPT PLAN.
8. 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.
9. ALL MECHANICAL EQUIPMENT SCREENING WILL MEET THE REQUIREMENTS OF THE CITY OF PALATKA LAND DEVELOPMENT CODE.
10. SOLO WASTE SCREENING WILL MEET THE REQUIREMENTS OF THE CITY OF PALATKA LAND DEVELOPMENT CODE.
11. ALL OUTSIDE STORAGE YARDS MUST BE FENCED PER THE CITY OF PALATKA REQUIREMENTS.
12. PRIOR TO TRANSFER OF PROPERTY OWNERSHIP (REAL, LAND OR CHARGE IN OWNERSHIP) FOR ANY PORTIONS OF THE PROPOSED OR CONSTRUCTED BUILDING, OWNERSHIP DOCUMENTS MUST BE SUBMITTED TO THE BUILDING DEPARTMENT IN ORDER TO MAKE SURE OWNERSHIP DOES NOT VIOLATE BUILDING CODE.
13. ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES ON THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF "FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY IMPLEMENTATION ACT", ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA ACCESSIBILITY CODE FOR BUILDINGS CONSTRUCTION AND THE FAIR HOUSING ACT, WHEN APPLICABLE.
14. ALL SIGNS WILL MEET THE REQUIREMENTS OF THE CITY OF PALATKA STANDARDS.
15. APPROXIMATE LOCATION OF PROJECT SIGNAGE SHOWN HEREIN.



EXISTING

- PROPERTY LINE
- RW LINE
- WETLAND LINES
- WETLANDS
- DRAINAGE EASEMENT
- ASPHALT PAVEMENT

PROPOSED

- CURB & GUTTER
- CENTER LINE
- BUILDING
- LOT SETBACK
- LOT LINE
- SETBACK DIMENSION (XX')
- BUFFER DIMENSION (XX')
- STANDARD DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- 20' DRAINAGE EASEMENT
- ACTIVE RECREATION

CONCEPT SITE DATA TABLE		
GROSS PROPERTY AREA:	728,323 SF	16.72 AC
PROJECT AREA:	728,323 SF	16.72 AC
PROPERTY ID NO:	02-10-02-0000-0420-0000	
EXISTING PUTNAM COUNTY ZONING:		IL
EXISTING PUTNAM COUNTY FLUM:		US
PROPOSED CITY OF PALATKA ZONING:		-
PROPOSED CITY OF PALATKA FLUM:		-
FEMA FIRM PANEL NUMBER	12107C0191C	
	MAXIMUM:	PROPOSED
IMPERVIOUS SURFACE AREA RATIO:	75.00%	-
FLOOR AREA RATIO:	75.00%	-
BUILDING HEIGHT:	35'	-

LOT COUNT TABLE				
USE	DIMENSIONS OF LOTS	TOTAL PROVIDED LOTS		
LOT	40'X110'	78		

INTERNAL SINGLE FAMILY LOT CRITERIA (40')				
LOT CRITERIA	UNIT TYPE	MINIMUM	PROPOSED	
LOT LENGTH	40' UNIT	---	110-FT	
LOT WIDTH	40' UNIT	40-FT	40-FT	
LOT SIZE	40' UNIT	4,400 S.F.	4,400 S.F.	
FRONT BUILDING SETBACK REQUIREMENT	40' UNIT	25-FT	25-FT	
SIDE BUILDING SETBACK REQUIREMENT	40' UNIT	5-FT	5-FT	
REAR BUILDING SETBACK REQUIREMENT	40' UNIT	20-FT	20-FT	

EXTERNAL PROPERTY LINE BUFFERS & SETBACKS	
BUFFERS & SETBACKS	MINIMUM:
FRONT SCREENING BUFFER (W):	20'C
SIDE SCREENING BUFFER (W):	30'C
SIDE SCREENING BUFFER (N):	30'C & 20'C
FRONT SCREENING BUFFER (S):	20'C
REAR SCREENING BUFFER (E):	20'C
FRONT BUILDING SETBACK (W):	35'
SIDE BUILDING SETBACK (N,S,W):	15'
REAR BUILDING SETBACK (E):	15'

REVISIONS		
NO.	DATE	BY
1	DATE	NAME
2	DATE	NAME
3	DATE	NAME
4	DATE	NAME
5	DATE	NAME
6	DATE	NAME
7	DATE	NAME
8	DATE	NAME
9	DATE	NAME
0	DATE	NAME

YIELD ANALYSIS PLAN FOR SHERWOOD LANDING SINGLE FAMILY SITE PLAN CITY OF PALATKA, FLORIDA



PRELIMINARY
ENGINEERING PLANS



PROJECT NO:	24-040
ISSUE DATE:	08-21-2025
DRAFTED BY:	TDP
DESIGNED BY:	MHL
CHECKED BY:	MHL
NOT VALID WITHOUT SEAL	