DEED DESCRIPTION

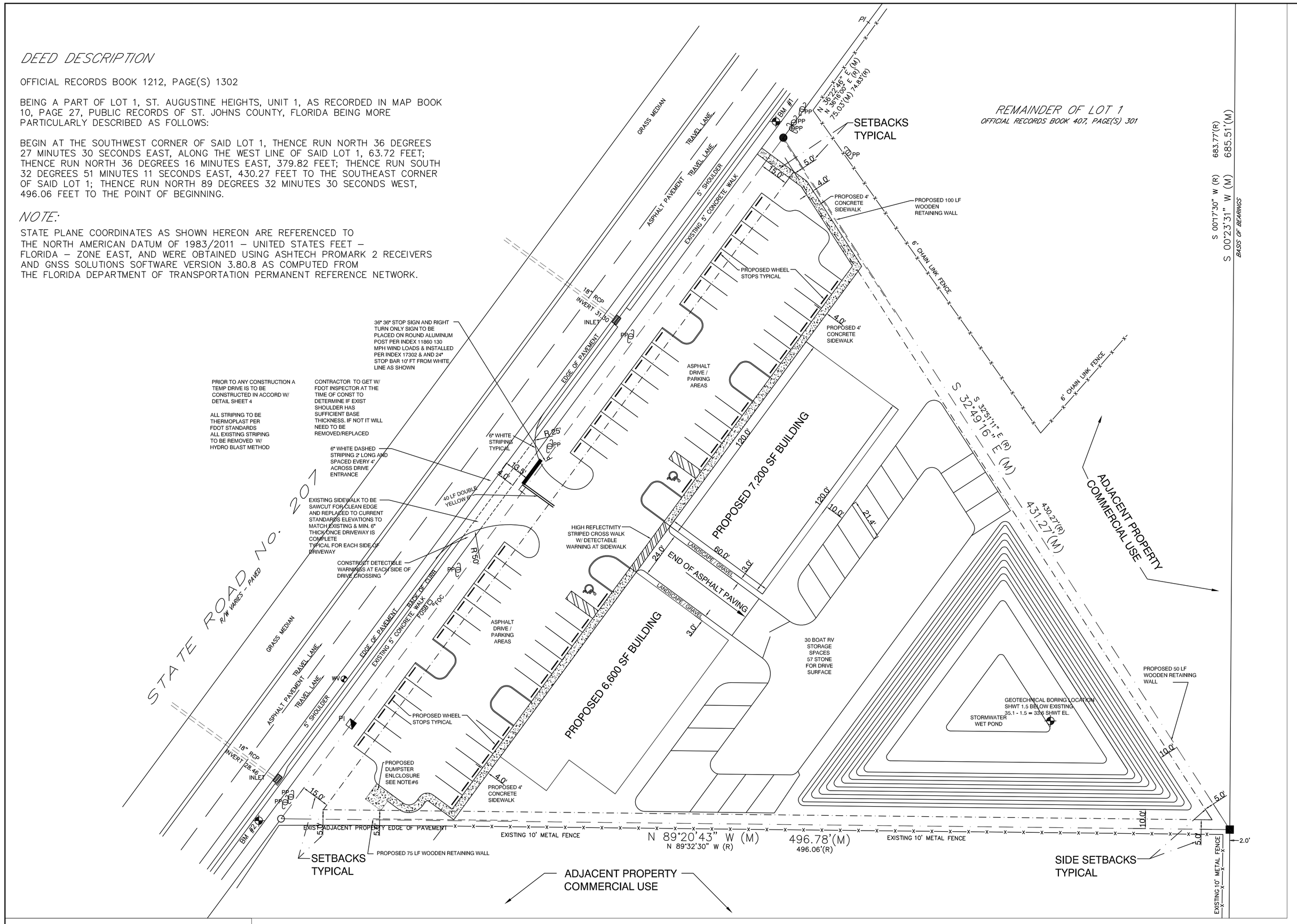
OFFICIAL RECORDS BOOK 1212, PAGE(S) 1302

BEING A PART OF LOT 1, ST. AUGUSTINE HEIGHTS, UNIT 1, AS RECORDED IN MAP BOOK 10, PAGE 27, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE RUN NORTH 36 DEGREES 27 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, 63.72 FEET; THENCE RUN NORTH 36 DEGREES 16 MINUTES EAST, 379.82 FEET; THENCE RUN SOUTH 32 DEGREES 51 MINUTES 11 SECONDS EAST, 430.27 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE RUN NORTH 89 DEGREES 32 MINUTES 30 SECONDS WEST, 496.06 FEET TO THE POINT OF BEGINNING.

NOTE:

STATE PLANE COORDINATES AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983/2011 – UNITED STATES FEET – FLORIDA – ZONE EAST, AND WERE OBTAINED USING ASHTECH PROMARK 2 RECEIVERS AND GNSS SOLUTIONS SOFTWARE VERSION 3.80.8 AS COMPUTED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK.



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

SITE DATA TABLE FOR PROJECT LIMITS			
TOTAL SITE			
EXIST WETLANDS	0 SF	0 AC	0%
EXIST UPLANDS	89,325SF	2.0AC	100%
TOTAL SITE	89,325SF	2.0AC	100%
SITE DEVELOPMENT DATA			
IMPACTED WETLANDS	0SF	0AC	0%
RESULTANT UPLANDS	89,325SF	2.0AC	100%
BUILDING	13,800SF	0.32AC	(FAR)16%
PAVEMENT / SIDEWALK	21,527SF	0.49AC	24%
TOTAL IMPERVIOUS AREA	35,327SF	0.81AC	(ISR)40%
BOAT RV STORAGE AREA 57 STONE PERVIOUS AREA	14150SF	0.32AC	16%

THERE WILL NOT BE ANY EXTERIOR LIGHTING ON THIS PROJECT SITE AT THIS TIME, IN THE EVENT IN THE FUTURE 8' LIGHTING IS CONSTRUCTED IT WILL BE IN ACCORDANCE WITH THE LDC, SEC. 6.09.01

ZONING:	CG
FUTURE LAND USE:	MIXED USE
PARCEL ID:	099050-0000
MAX ISR	70%
MAX FAR	50%
REQUIRED SETBACKS	FRONT 15', SIDE 5', REAR 10'
MAX HEIGHT:	40'
PROPOSED HEIGHT	24'

BUILDINGS TO BE USED FOR OFFICE
RETAIL
HOURS OF OPERATION WILL BE 8AM TO 5PM

NOTES:

1. SUBMITTAL OF AS-BUILT SITE SURVEY, INCLUDING BENCHMARKS, IS REQUIRED IN COMPLIANCE WITH SECTION 6.04.00 OF THE LAND DEVELOPMENT CODE AND SECTION 15, "AS-BUILTS", OF THE DEVELOPMENT 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;

REQUIRED PARKING IS FOR USE TO BE CONSERVATIVE RETAIL SPACE @ 1 SPACE PER 250 SF ==> 13,800 / 250 = 55.2 SPACES

PROVIDED PARKING IS 56 SPACES WITH 2 HC SPACES INCLUDED.

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

5. MAXIMUM HEIGHT OF ALL BUILDINGS WILL NOT EXCEED 35 FEET.

6. SCREENING OF SOLID WASTE RECEPTACLES SHALL BE IN ACCORDANCE WITH LDC, SECTION 6.06.04B8
SCREENING OF ALL MECHANICAL EQUIPMENT SHALL BE IN ACCORDANCE WITH LDC, SECTION 6.06.04B9

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 SUFACE 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.

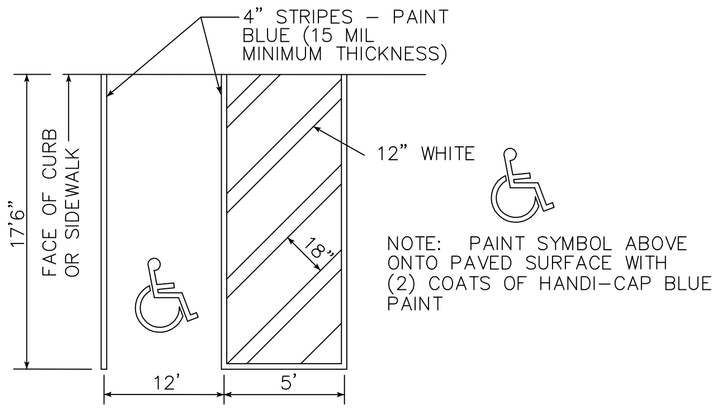
8. A PRECONSTRUCTION MEETING IS TO BE SCHEDULED PRIOR TO CONSTRUCTION

9. THERE WILL NOT BE A CONSTRUCTION TRAILER USED ON THIS PROJECT

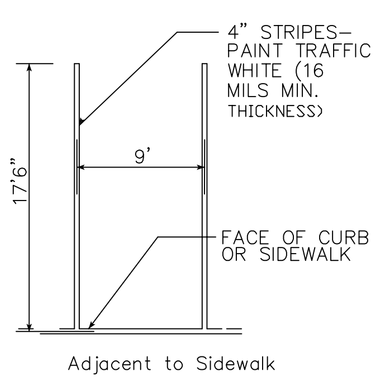
10. ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDINGACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), THE AMERICAN DISABILITY ACT ACCESSIBLITY GUIDLINES (ADAAG) ESTABLISHED BY FLORIDA LAW AND 28 CFR PART 36, AND THE FAIR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

11. SIGN TO BE IN COMPLIANCE WITH LDC SECTION 7.02.04.C. SIGN NOT TO EXCEED 150 SF OF ADA AND HEIGHT OF NOT MORE THAN 20'

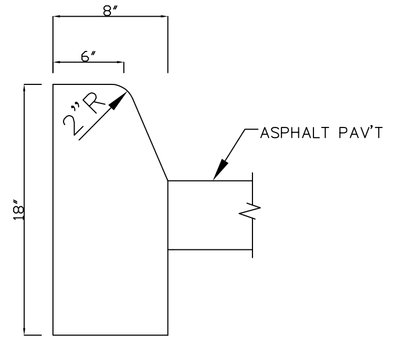
N
W E
S
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.



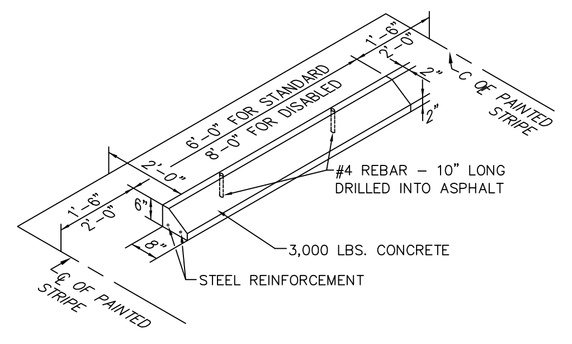
DISABLED PARKING



STRIPING DETAIL



FDOT TYPE "D" CONCRETE CURB



WHEEL STOP

Revisions	Date

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

RGM Engineering, Inc.

TRINCA CENTER

OVERALL SITE PLAN

ROBERT G. MORGEN JR., P.E.
#58118

8-6-24