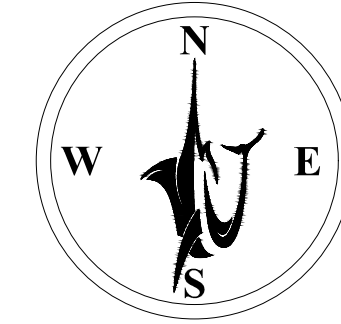
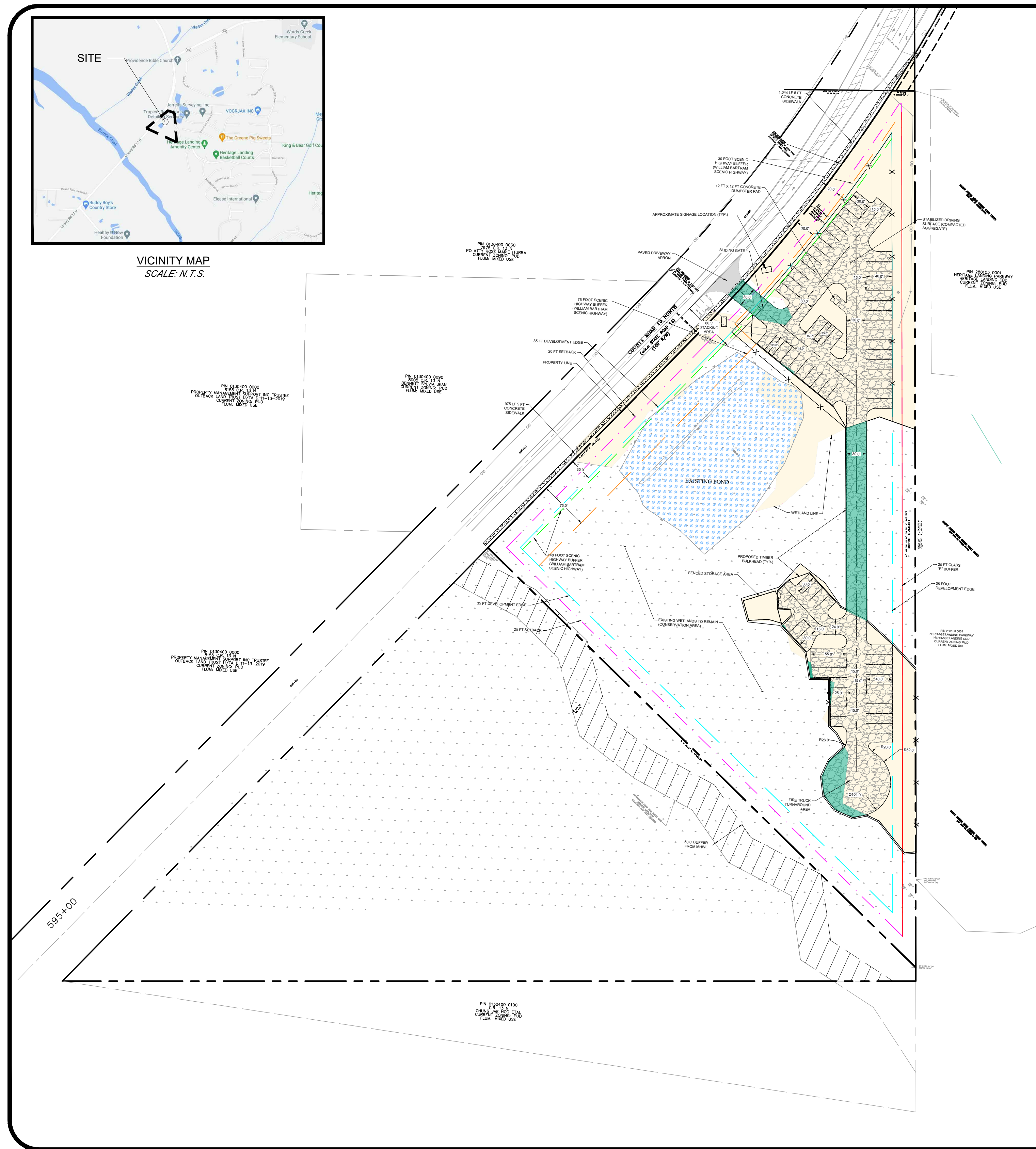
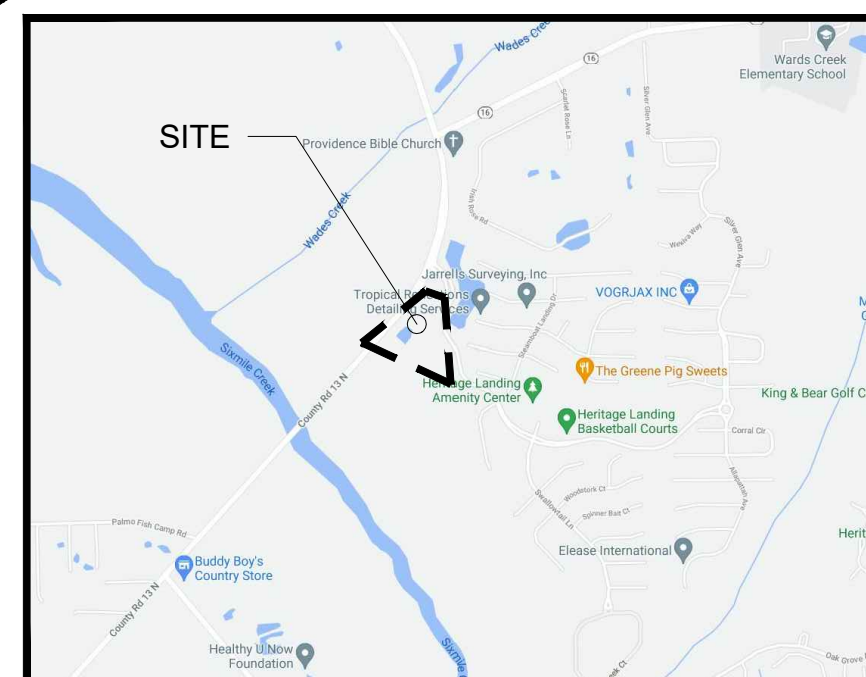


LEGEND

- | | |
|---|--|
|  | EXISTING PROPERTY LINE |
|  | EXISTING R/W LINE |
|  | PROPOSED EDGE OF DRIVE |
|  | PROPOSED CENTER LINE |
|  | PROPOSED 8' SECURITY FENCE |
|  | PROPOSED WETLAND IMPACT AREA (14,572 SF) |
|  | PROPOSED STANDARD DUTY ASPHALT PAVEMENT |
|  | PROPOSED GRAVEL DRIVE |

SITE DATA TABLE - SJC

GROSS PROPERTY AREA:	435,600.00 SF	10.00 AC
NET DEVELOPABLE PROJECT AREA:	435,600.00 SF	10.00 AC
BUILDING FOOTPRINT AREA:	0 SF	0.00 AC
PARKING AND DRIVEWAYS:	89,564 SF	2.06 AC
SIDEWALK AREA:	4875	0.11 AC
TOTAL IMPERVIOUS AREA:	94,439.33 SF	2.17 AC
TOTAL PERVIOUS AREA:	341,160.67 SF	7.83 AC
PROPERTY ID NO:	1304000808	
ZONING:		OF
OPEN SPACE:	341,160.67 SF	78.32%
FLOOD:		R/S
FEMA FIRM PANEL NUMBER		12109C0158.
ST. JOHNS COUNTY PUD	MAXIMUM:	PROPOSED
IMPERVIOUS SURFACE AREA RATIO:	60.00%	21.68%
FLOOR AREA RATIO:	60.00%	0.00%
BUILDING HEIGHT:		0' ±30'
	MINIMUM	PROPOSED
FRONT YARD SETBACK	20'	40'
REAR YARD SETBACK	20'	86'
SIDE YARD SETBACK	20'	35'

PARKING CALCULATION:

USE: BOAT AND RV STORAGE
TOTAL SPACES REQUIRED: 0 (NO BUILDINGS PROPOSED)
TOTAL SPACES PROVIDED: 67 STORAGE SPACES + 1 STORAGE AREA
(INCLUDES 0 ADA SPACES, NO BUILDINGS PROPOSED)

NOTES:

3. SECURITY FENCING TO BE PROVIDED AROUND PERIMETER OF STORAGE AREAS PER LDC
4. SOLID WASTE STORAGE DUMPSTERS AND AREAS SCREENING
5. PRIOR TO TRANSFER OF PROPERTY OWNERSHIP (REAL LAND OR CHANGE IN OWNERSHIP) FOR ANY PORTIONS OF THE APPROVED OR CONSTRUCTED BUILDING, OWNERSHIP DOCUMENTS MUST BE FILED WITH THE BUILDING DEPARTMENT IN ORDER TO MAKE SURE SUCH OWNERSHIP DOES NOT VIOLATE BUILDING CODE.
6. ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS ARE SUBJECT TO THE BUILDING DEPARTMENT ON THE SITE INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF "FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY IMPLEMENTATION ACT", ADA STANDARDS FOR BUILDING DESIGN AND CONSTRUCTION, AND THE FLORIDA BUILDING CONSTRUCTION AND THE FAIR HOUSING ACT, WHEN APPLICABLE.
7. ALL PROPOSED SIGNAGE SHALL MEET PUD AND SJC LDC REQUIREMENTS.
8. NO EMPLOYEE QUARTERS ARE PROPOSED AS OF THE DATE OF THIS MAP DP
9. APPROXIMATE LOCATION OF PROJECT SIGNAGE SHOWN HEREIN.
10. ALL OUTDOOR LIGHTING SHALL BE DIRECTIONAL, AND SHALL NOT SHINE DIRECTLY ON ADJACENT PROPERTIES

THE MASTER DEVELOPMENT PLAN MAP IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE PUD/PRD AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

APPROVED: _____
DATE: _____
ORDINANCE NUMBER: _____
FILE NUMBER: _____

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	08-11-2021	ELS	REVISED PER ST. JOHNS COUNTY COMMEN
2	12-10-2021	GO	REVISED PER BOCC MEETING
3	####	####	#####
4	####	####	#####
5	####	####	#####
6	####	####	#####
7	####	####	#####

MASTER DEVELOPMENT PLAN
FOR
8000 COUNTY ROAD 13N
JCHS ASSOCIATES, LLC



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matt@gulfstreamdesign.com

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PROJECT NO:	20-069
ISSUE DATE:	05-21-2021
DRAFTED BY:	GRQ
DESIGNED BY:	MHL
CHECKED BY:	MHL

NOT VALID WITHOUT SEAL