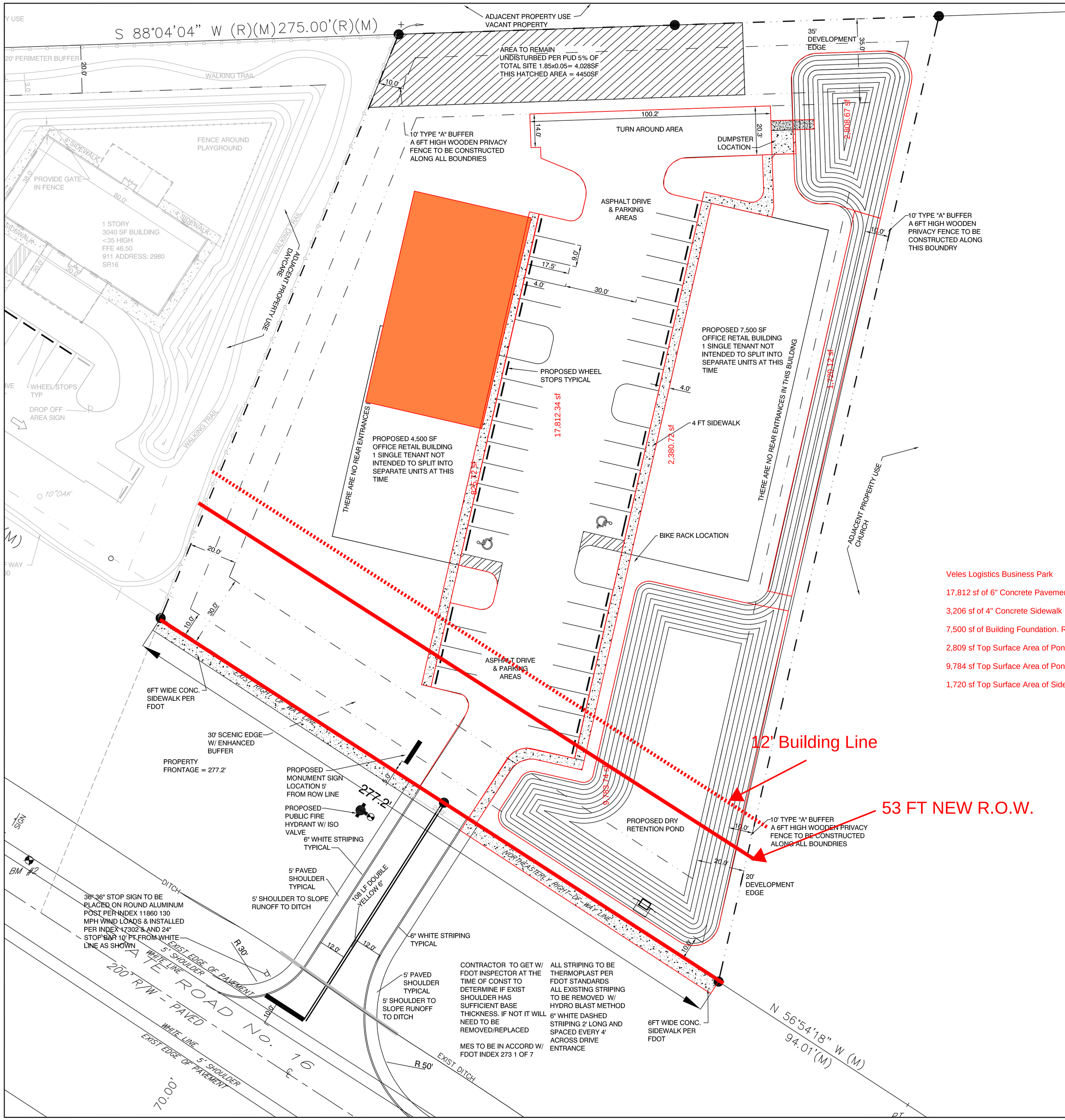

Veles Logistics Business Park

17,812 sf of 6" Concrete Pavement

3,206 sf of 4" Concrete Sidewalk

7,500 sf of Building Foundation. Retail Shell Building 1

2,809 sf Top Surface Area of Pond 2, 9 ft deep

9,784 sf Top Surface Area of Pond 1, 8 ft deep

1,720 sf Top Surface Area of Side Open Ditch 3 ft deep

LEGAL DESCRIPTION

PARCEL 1:

COMMENCING AT THE NORTHEAST FORNER OF GOVERNMENT LOT 4, SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE SOUTH 33 DEGREES 05 MINUTES WEST, ALONG THE LINE OF PROPERTY OF BARRA, 227.5 FEET TO THE CENTER LINE OF STATE ROAD NO. 16; THENCE SOUTH 56 DEGREES 55 MINUTES EAST, ON SAID CENTER LINE, 300 FEETY; THENCE NORTH 22 DEGREES 10 MINUTES 51 SECONDS EAST 132.39 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTH 22 DEGREES 10 MINUTES 51 SECONDS EAST 262.44 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 275 FEET EASTERLY FROM THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 4; THENCE NORTH 88 DEGREES 04 MINUTES 04 SECONDS EAST, ON SAID NORTH LINE OF SECTION 6, A DISTANCE OF 115 FEET; THENCE SOUTH 61 DEGREES 13 MINUTES 04 SECONDS WEST 344.81 FEET; THENCE NORTH 56 DEGREES 55 MINUTES WEST, ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16, SAID RIGHT OF WAY LINE BEING 130 FEET, AS MEASURED PERPENDICULARLY, FROM THE CENTER LINE OF SAID STATE ROAD, 140.63 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE SOUTH 33 DEGREES 05 MINUTES WEST, ALONG THE LINE OF PROPERTY OF BARRA, 227.5 FEET TO THE CENTER LINE OF STATE ROAD NO. 16; THENCE SOUTH 56 DEGREES 55 MINUTES EAST, ON SAID CENTER LINE 455 FEET; THENCE NORTH 16 DEGREES 13 MINUTES 04 SECONDS EAST 135.84 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTH 16 DEGREES 13 MINUTES 04 SECONDS EAST 344.81 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 390 FEET EASTERLY FROM THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 4; THENCE NORTH 88 DEGREES 04 MINUTES 04 SECONDS EAST, ON SAID NORTH LINE OF SECTION 6, A DISTANCE OF 110 FEET; THENCE SOUTH 12 DEGREES 53 MINUTES WEST 412.31 FEET; THENCE NORTH 56 DEGREES 55 MINUTES WEST, ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16, SAID RIGHT OF WAY LINE BEING 130 FEET, AS MEASURED PERPENDICULARLY, FROM THE CENTER LINE OF SAID STATE ROAD, 136.58 FEET TO THE POINT OF BEGINNING.

SITE DATA TABLE FOR PROJECT LIMITS

TOTAL SITE			
EXIST WETLANDS	0 SF	0 AC	0 %
EXIST UPLANDS	80,570SF	1.85AC	100%
TOTAL SITE	80,570SF	1.85AC	100%

SITE DEVELOPMENT DATA			
IMPACTED WETLANDS	0SF	0AC	0%
RESULTANT UPLANDS	80,570SF	1.85AC	100%
NEW BUILDING 1	7,500SF	0.17AC	9%
NEW BUILDING 2	4,500SF	0.10AC	5%
TOTAL BUILDING AREA	12,000SF	0.27AC	(FAR)15%
PAVEMENT / SIDEWALK	17,799SF	0.41AC	28%
TOTAL IMPERVIOUS AREA	29,799SF	0.68AC	(ISR)36%
STORM POND	11113SF	0.26AC	14%
OPEN AREA	50,771SF	1.17AC	63%

ZONING: PUD
FUTURE LAND USE: MIXED USE
PARCEL ID: 087410-0000,087410-0030
MAX ISR 75%
MAX FAR 70%
REQUIRED SETBACKS FRONT 30', EAST SIDE 20', WEST SIDE 20', REAR / NORTH 35'
MAX HEIGHT: 35'
PROPOSED HEIGHT 24'
PUD ORDINANCE # 2021-22

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 WATERMAIB 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 LENGTH OF THE CONSTRUCTION
ACCESS ROAD TO BE UNOBSTRUCTED 20' WIDE, STABILIZED SURFACE TO SUPPORT 80,000 LBS AND PROVIDE TURNAROUND FOR A 50' FIRE APPARATUS

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:

FOR OFFICE USE REQUIRED PARKING
1 SPACE PER 300 SF 7500SF / 300 = 25 SPACES
1 SPACE PER 300 SF 4500SF / 300 = 15 SPACES
TOTAL REQUIRED PARKING = 40 SPACES

PROVIDED PARKING IS 40 SPACES WITH 2 HC SPACE INCLUDED. ALL SPACES CONSTRUCTED IN ACCORD WITH LDC 6.05.02.H

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 ACCESSIBILITY 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.

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. 6.09.01

AS PER ORDINANCE 2021-22 EACH BUILDING IS TO BE DESIGNED COMPATIBLE WITH THE ARCHITECTURE OF THE SURROUNDING COMMERCIAL COMMUNITY. REFER TO SECTION A OF THE ORDINANCE FOR MORE DETAILS

N
W E
S
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Date	Revisions

65 LEWIS BLVD
ST. AUGUSTINE, FLORIDA 32084
904-814-7633
C.A. #30799

RGM Engineering, Inc.

VELES LOGISTICS BUSINESS PARK

OVERALL SITE PLAN

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

10-6-22