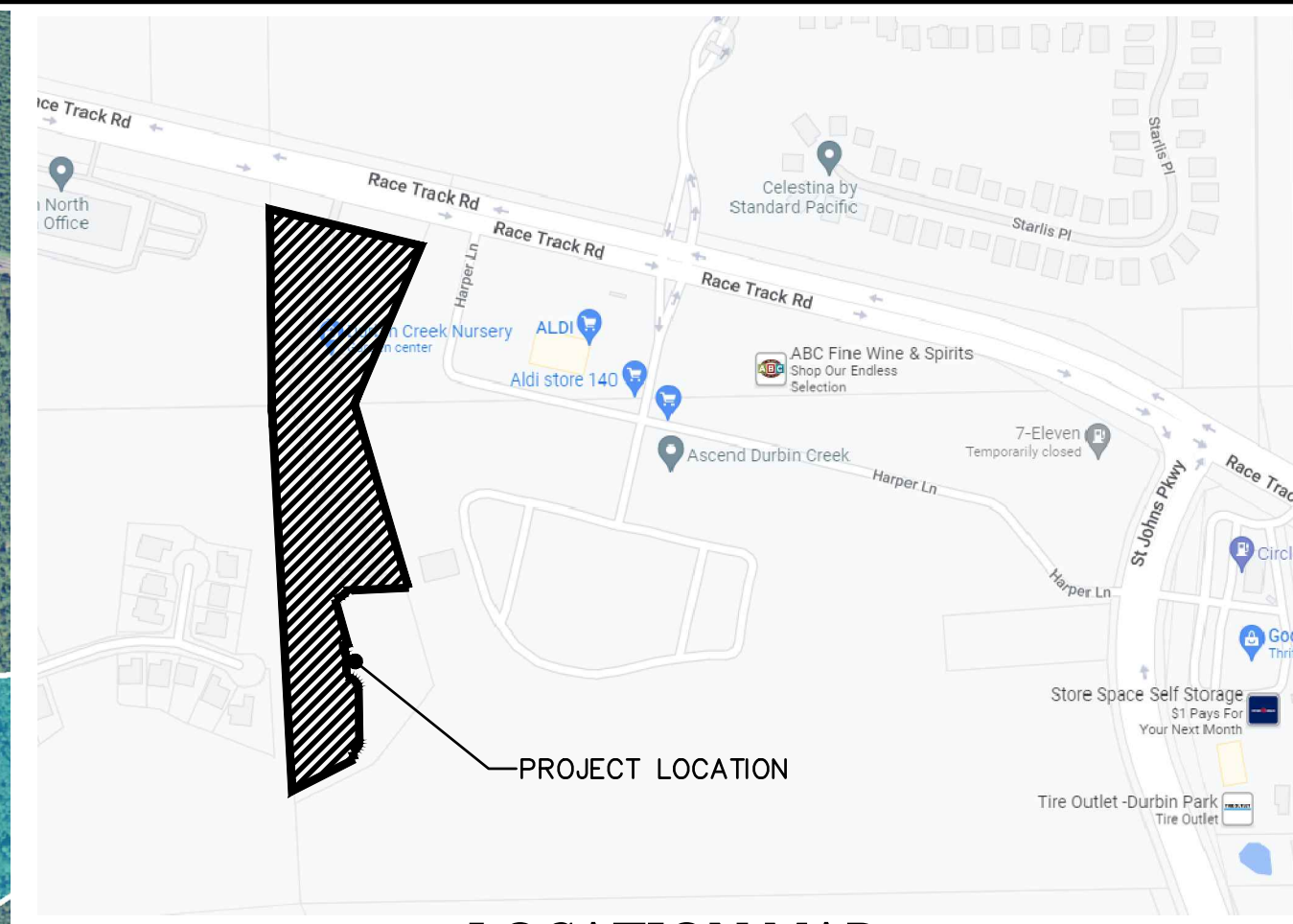


FLOOD MAP

SJC PIN: 0057500010
FEMA FLOOD ZONE: X



LOCATION MAP



(IN FEET)
1 inch = 100 ft.

LEGEND

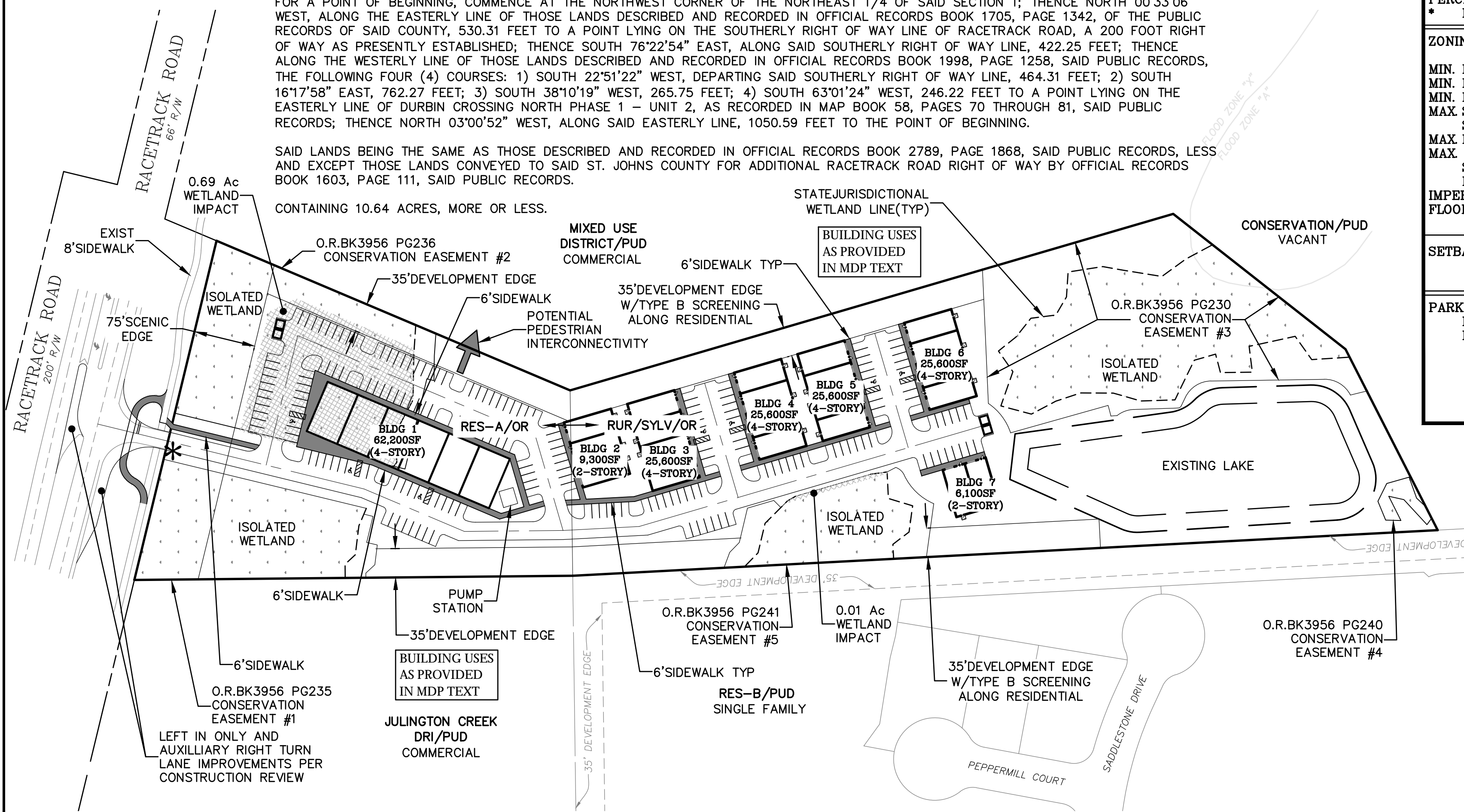
- = WETLAND/CONSERVATION EASEMENT
- = WETLAND IMPACTS
- = EXISTING UPLAND BUFFER/CONSERVATION EASEMENT
- = GENERAL LOCATION OF PROJECT SIGNAGE (SEE SIGNAGE NOTE)

LEGAL DESCRIPTION

A PORTION OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE NORTH 00°33'06" WEST, ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1705, PAGE 1342, OF THE PUBLIC RECORDS OF SAID COUNTY, 530.31 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF RACETRACK ROAD, A 200 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH 76°22'54" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 422.25 FEET; THENCE ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1998, PAGE 1258, SAID PUBLIC RECORDS, THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 22°51'22" WEST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, 464.31 FEET; 2) SOUTH 16°17'58" EAST, 762.27 FEET; 3) SOUTH 38°10'19" WEST, 265.75 FEET; 4) SOUTH 63°01'24" WEST, 246.22 FEET TO A POINT LYING ON THE EASTERLY LINE OF DURBIN CROSSING NORTH PHASE 1 - UNIT 2, AS RECORDED IN MAP BOOK 58, PAGES 70 THROUGH 81, SAID PUBLIC RECORDS; THENCE NORTH 03°00'52" WEST, ALONG SAID EASTERLY LINE, 1050.59 FEET TO THE POINT OF BEGINNING.

SAID LANDS BEING THE SAME AS THOSE DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2789, PAGE 1868, SAID PUBLIC RECORDS, LESS AND EXCEPT THOSE LANDS CONVEYED TO SAID ST. JOHNS COUNTY FOR ADDITIONAL RACETRACK ROAD RIGHT OF WAY BY OFFICIAL RECORDS BOOK 1603, PAGE 111, SAID PUBLIC RECORDS.

CONTAINING 10.64 ACRES, MORE OR LESS.



SITE DATA	
PROJECT SIZE	= 10.64 Ac.
WETLANDS	= 3.30 Ac.
UPLAND AREA	= 7.34 Ac.
PERCENTAGE OF UPLANDS	= 69 %
WETLAND IMPACT	= 0.70 Ac.
DEVELOPMENT AREA (INCLUDING IMPACTS)	= 8.15 Ac.
WETLAND PRESERVED	= *2.60 Ac.
PERIMETER BUFFER	= *1.08 Ac.
EXISTING POND	= *1.35 Ac.
OTHER GREEN SPACE	= *2.10 Ac.
TOTAL OPEN SPACE	= 7.13 Ac.
PERCENTAGE OF OPEN SPACE	= 67 %
* INCLUDED IN OPEN SPACE TOTAL	
ZONING	= PUD
MIN. LOT AREA	= N/A SF
MIN. LOT WIDTH	= N/A Ft.
MIN. LOT DEPTH	= N/A Ft.
MAX SF NON-RESIDENTIAL	= 180,000SF
SF NON-RESIDENTIAL PROVIDED	= 180,000SF
MAX LOT COVERAGE BY BLDG	= 65 %
MAX. HEIGHT OF STRUCTURES	= 40 Ft.
STRUCTURES OVER 35' HEIGHT SHALL BE PROTECTED WITH AUTOMATIC SPRINKLER SYSTEM	
IMPERVIOUS SURFACE RATIO (ISR)	= 70 %
FLOOR AREA RATIO (FAR)	= 50 %
SETBACKS FRONT	= 75 Ft.
REAR	= 35 Ft.
SIDE	= 35 Ft.
PARKING SUMMARY PARKING WILL BE PER ST. JOHNS COUNTY LAND DEVELOPMENT CODE 6.05.02.E (TABLE 6.17)	

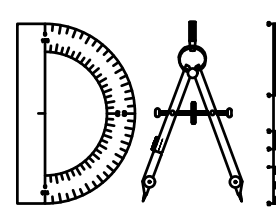
SIGNAGE NOTE:
PROJECT SIGNAGE SHALL MEET SIC LDC ARTICLE VII REQUIREMENTS AND COMPLY WITH SECTION 7.10.00 RACE TRACK ROAD SIGNS

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 NO.: _____
FILE NUMBER: _____

REVISIONS		
NO.	DATE	DESCRIPTION

DESIGNED BY: MR
DRAWN BY: MR
CHECKED BY: DMT
SCALE: 1" = 100'
DATE: April 11, 2024
PROJ. NO.: 0022-13



Dunn & Associates, Inc.

CIVIL ENGINEERS / LAND PLANNERS
8647 Baypine Road Building 1, Suite 200
Jacksonville, Florida 32256
Phone: (904)363-8916 Fax: (904)363-8917

RACE TRACK ROAD COMMERCIAL

FOR:
ALSOP

ST. JOHNS COUNTY, FLORIDA
MASTER DEVELOPMENT PLAN

Sheet No. 1 of 1

MDP-1

DWG. NO.

VINCENT J. DUNN ENGINEER NO. 39442
DAVID M. TAYLOR ENGINEER NO. 44164
GLEN R. WIEGER ENGINEER NO. 81419
CERTIFICATE OF AUTHORIZATION NO. 27169