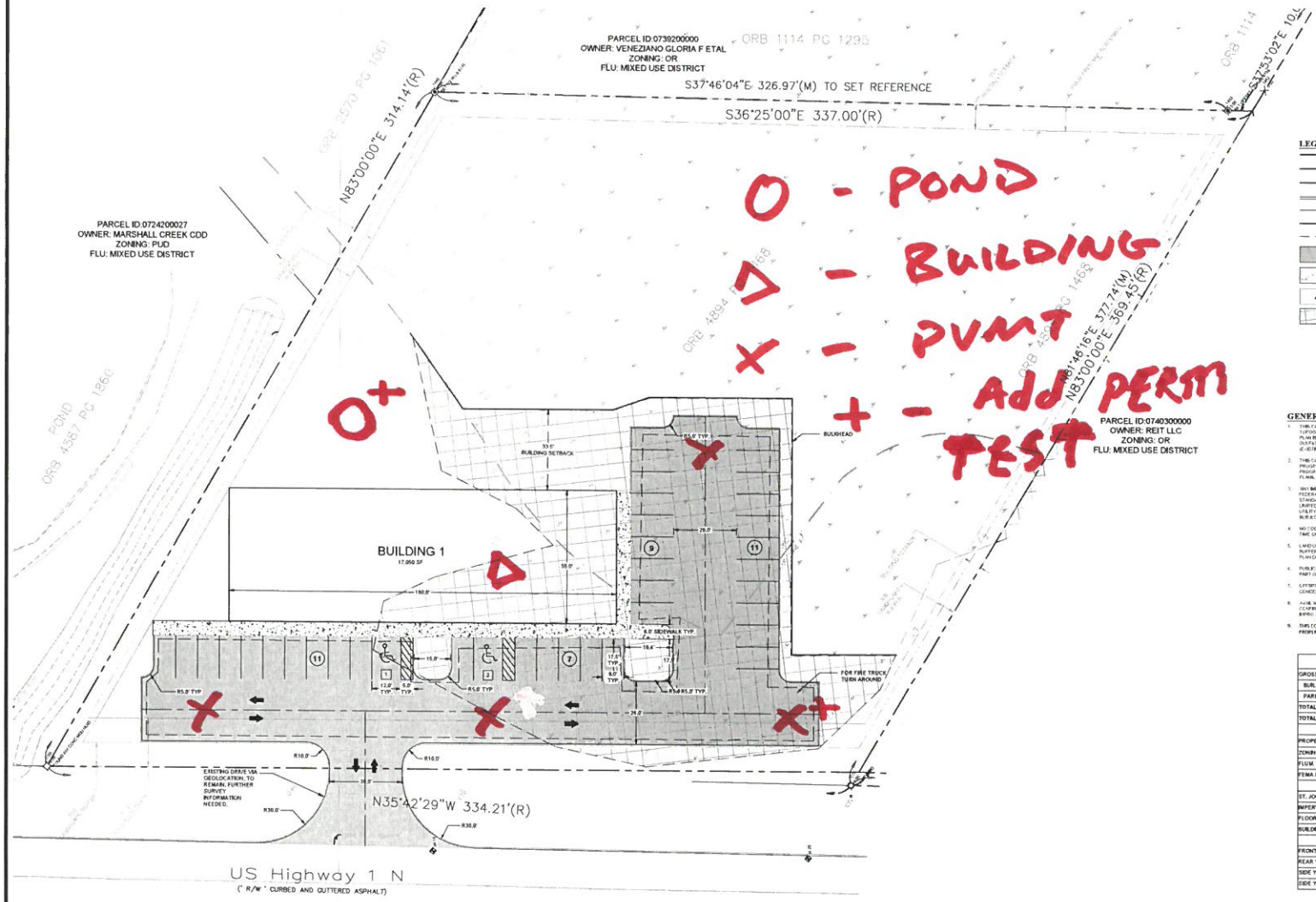

GENERAL CONCEPT NOTES

1. THIS CONCEPT PLAN WAS BEEN PREPARED WITHOUT THE BENEFIT OF A SPECIFIC BOUNDARY, TOPOGRAPHIC, UTILITY, WETLAND, OR TREE SURVEY. EXISTING INFORMATION SHOWN ON THIS PLAN IS BASED ON THE BEST AVAILABLE PUBLIC INFORMATION THAT COULD BE OBTAINED. GUILFORD AM DESIGN GROUP, LLC ACCEPTS NO LIABILITY FOR THE BASIS OF SURVEY DATA (EXISTING CONDITIONS) AS SHOWN ON THIS DRAWING.
2. THIS CONCEPTUAL PLAN WAS BEEN PREPARED FOR THE PURPOSE OF ESTABLISHING A DEVELOPMENT PROGRAM FOR MAXIMUM PUTTING YIELD OF THE PROPERTY. 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, MUNICIPAL REGULATORY AGENCIES LAND DEVELOPMENT CODES, DESIGN STANDARDS, AND REGULATIONS. THE PROPOSED IMPROVEMENTS AS SHOWN MAY NOT PUT LIMITED TO: LOT LINES, BUILDING FOOTPRINTS AND CONFIGURATION, PARKING LOT LOCATIONS, UTILITY LAYOUTS, LANDSCAPE IMPROVEMENTS, AND STORM WATER 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 ALLOWABLE 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 PLANNING BOARD PRESENTATIONS MAY BE REQUIRED AS A PART OF THESE REVIEW AND APPROVALS.
7. OFFSITE IMPROVEMENTS HAVE NOT BEEN FULLY CONSIDERED IN PREPARATION OF THIS CONCEPT PLAN.
8. AVAILABILITY OF UTILITIES OR OTHER PUBLIC SERVICES HAVE NOT BEEN VERIFIED AND CONFIRMATION THAT THE CONCEPT PLAN IS NOT IN CONFLICT WITH OTHER LOCAL OR STATE CAPITAL IMPROVEMENT PROJECTS WILL BE NECESSARY.
9. THIS CONCEPT PLAN IS DESIGNED AT THE OWNER'S RISK WITH THE ASSUMPTIONS THAT SAID PROPERTIES ARE SUITABLE FOR AN EXFILTRATION STORM WATER SYSTEM.

SITE DATA TABLE - SJC

GROSS PROPERTY AREA:	93,345.94 SF	2.14 AC
BUILDING FOOTPRINT AREA:	17,600 SF	0.40 AC
PARKING AND DRIVEWAYS:	20,225 SF	0.47 AC
TOTAL IMPERVIOUS AREA:	37,825 SF	0.87 AC
TOTAL PERVIOUS AREA:	55,520.94 SF	1.27 AC
PROPERTY ID NO:		073940-0000
ZONING:		CN
FLU M:		MIXED USE
FEMA FIRM PANEL NUMBER		12109C0195J
ST. JOHNS COUNTY	MAXIMUM	PROPOSED
IMPERVIOUS SURFACE AREA RATIO:	75.00%	40.52%
FLOOR AREA RATIO:	50.00%	18.85%
BUILDING HEIGHT:	10'	±30'
	MINIMUM	PROPOSED
FRONT YARD SETBACK (W)	20'	60'
REAR YARD SETBACK (E)	10'	158'
SIDE YARD SETBACKS (N)	9'	9'
SIDE YARD SETBACKS (S)	9'	133'

PARKING CALCULATIONS - SJC

USE	1 SPACE PER GROSS FLOOR AREA (SF)	PROPOSED BUILDING AREA (SF)	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES
BUSINESS/COMMERCIAL	500 SF	17,600 SF	36	36
ADA PARKING SPACES			2	2
TOTAL PARKING SPACES			38	38

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	07/02/25	ALB	REVISIONS PER CLIENT COMMENTS
2	11/18/25	ALB	REVISIONS PER CLIENT COMMENTS
3	01/14/26	ALB	REVISIONS PER TAM COMMENTS
4			
5			
6			
7			
8			

ENGINEERING PLANS
FOR
REIT US-1 NORTH
CONCEPT 1 NORTHERN LOT
SAINT JOHNS COUNTY, FLORIDA

811 Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

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PROJECT NO:	23-139
ISSUE DATE:	12/19/2025
DRAFTED BY:	ALB
DESIGNED BY:	RCM
CHECKED BY:	MHL

NOT VALID WITHOUT SEAL