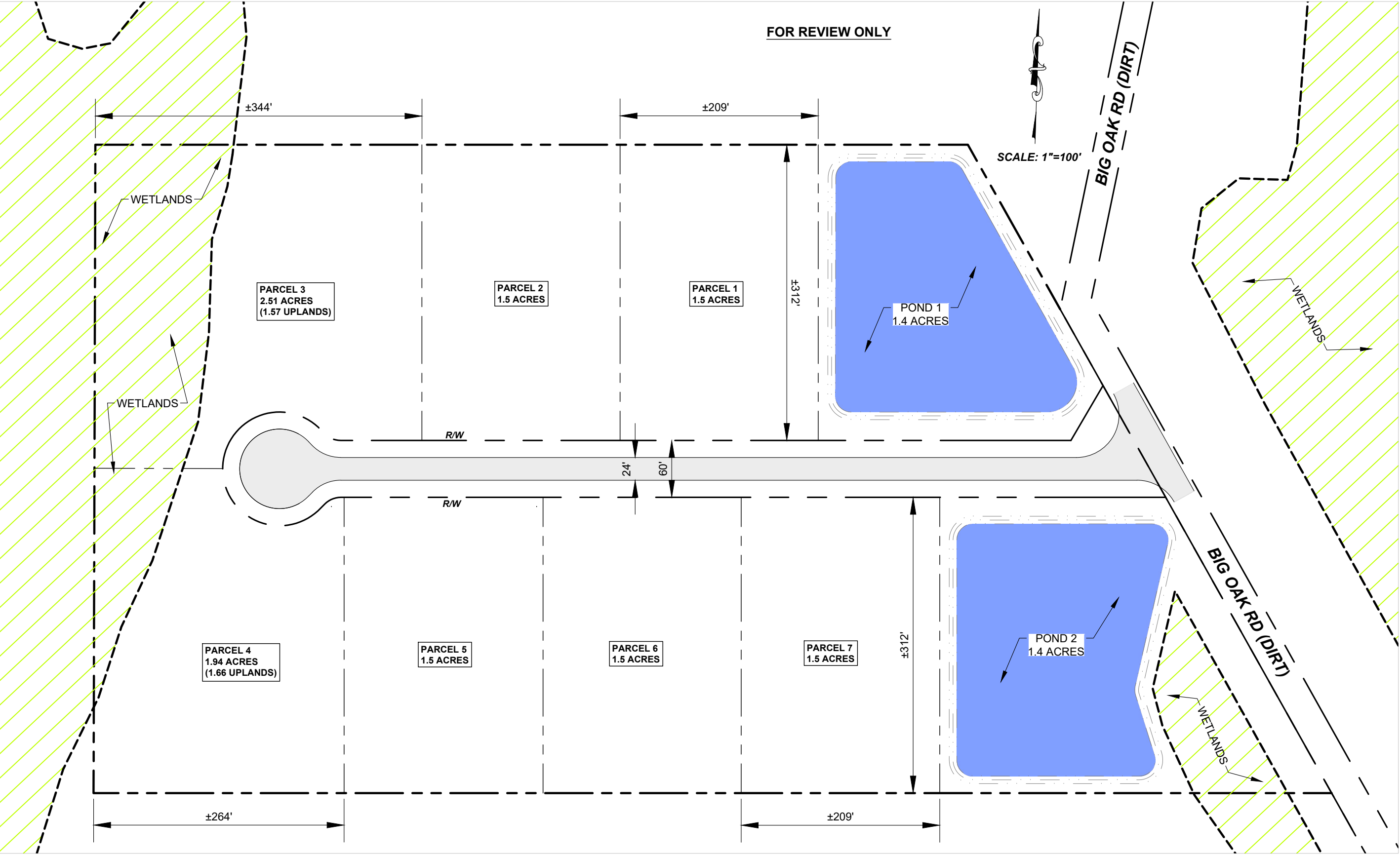


FOR REVIEW ONLY

SCALE: 1"=100'



NO.	DATE	REVISIONS

PROJECT NO.	Y23 - 1306
DRAWN BY:	EID
CHECKED BY:	MJY
DATE:	12/12/23



145 Hilden Road, Unit 108
Ponte Vedra, FL 32081
(904) 342-5199
CERTIFICATE OF AUTHORIZATION NO. 28658

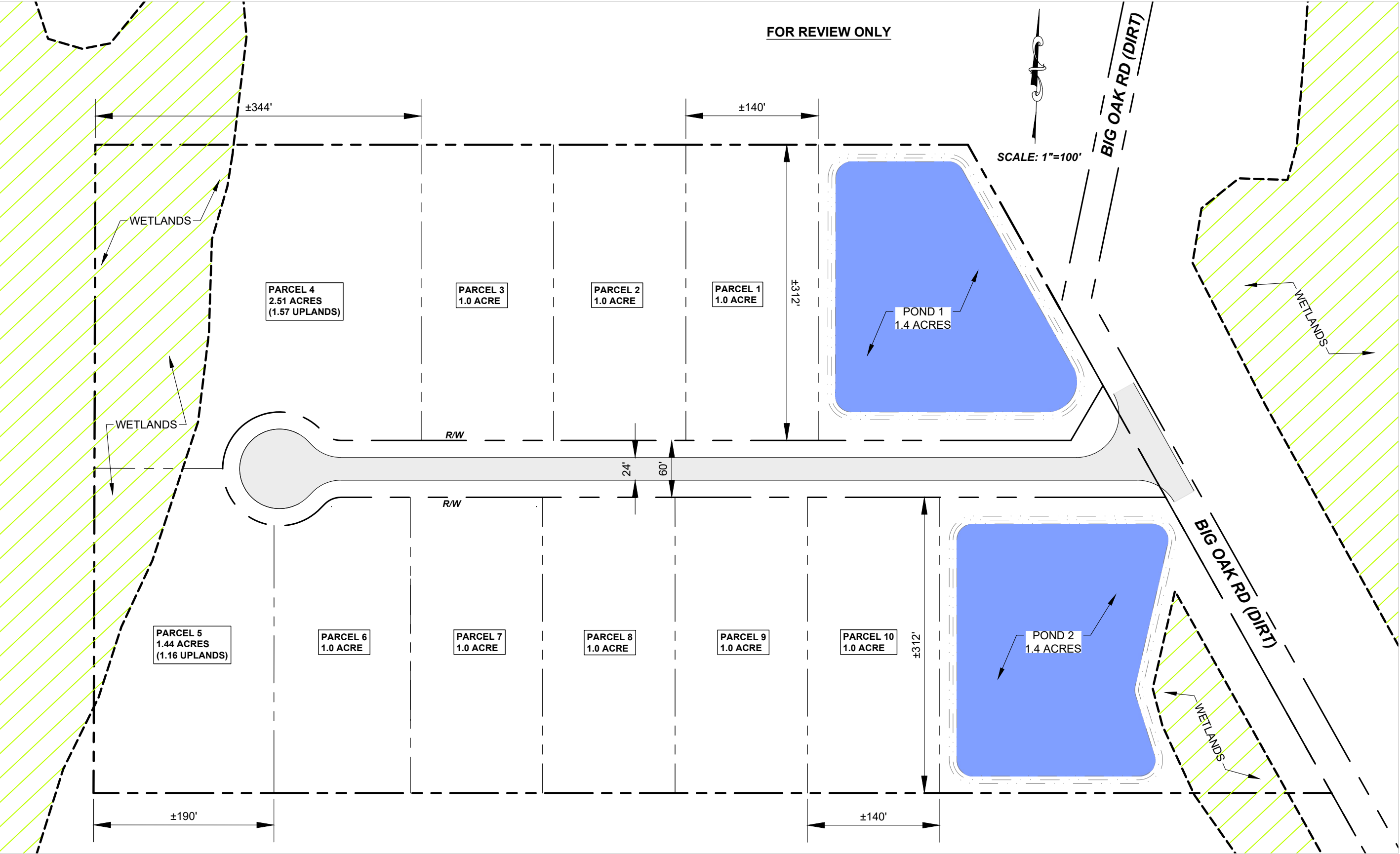
MICHAEL J. YURO, P.E.
FLORIDA P.E. LICENSE NO. 65247
REGISTERED PROFESSIONAL

BIG OAK ROAD - PRELIMINARY SKETCH
PREPARED FOR:
HERSEY INVESTMENT GROUP
PARCEL LAYOUT 1

SHEET NO.
1

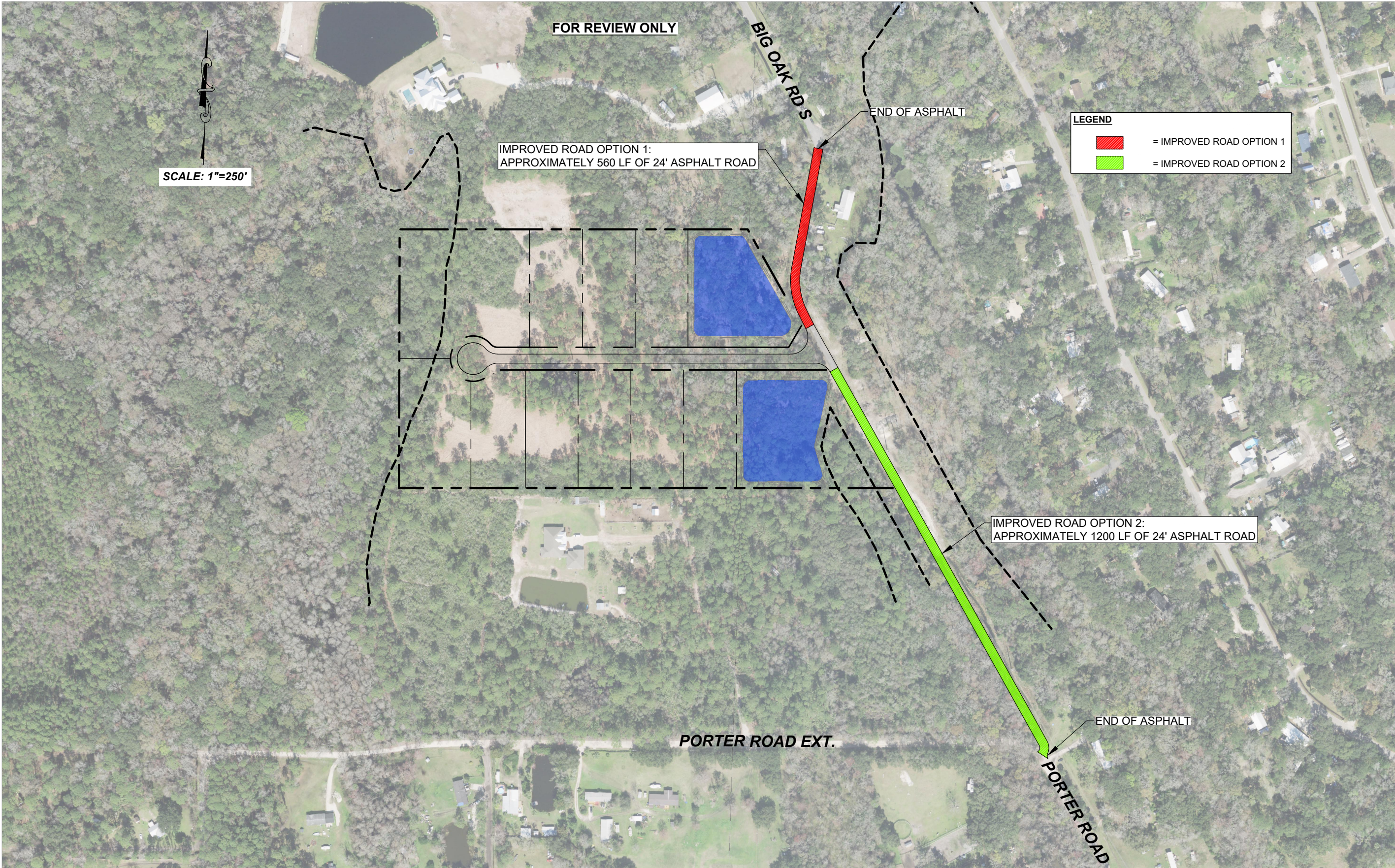
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SCALE: 1"=100'



NO.	DATE	REVISIONS	PROJECT NO.	Y23 - 1306		145 Hilden Road, Unit 108 Ponte Vedra, FL 32081 (904) 342-5199	MICHAEL J. YURO, P.E. FLORIDA P.E. LICENSE NO. 65247 REGISTERED PROFESSIONAL	BIG OAK ROAD - PRELIMINARY SKETCH PREPARED FOR: HERSEY INVESTMENT GROUP PARCEL LAYOUT 2	SHEET NO.
			DRAWN BY:	EID					
			CHECKED BY:	MJY					
			DATE:	12/12/23					2

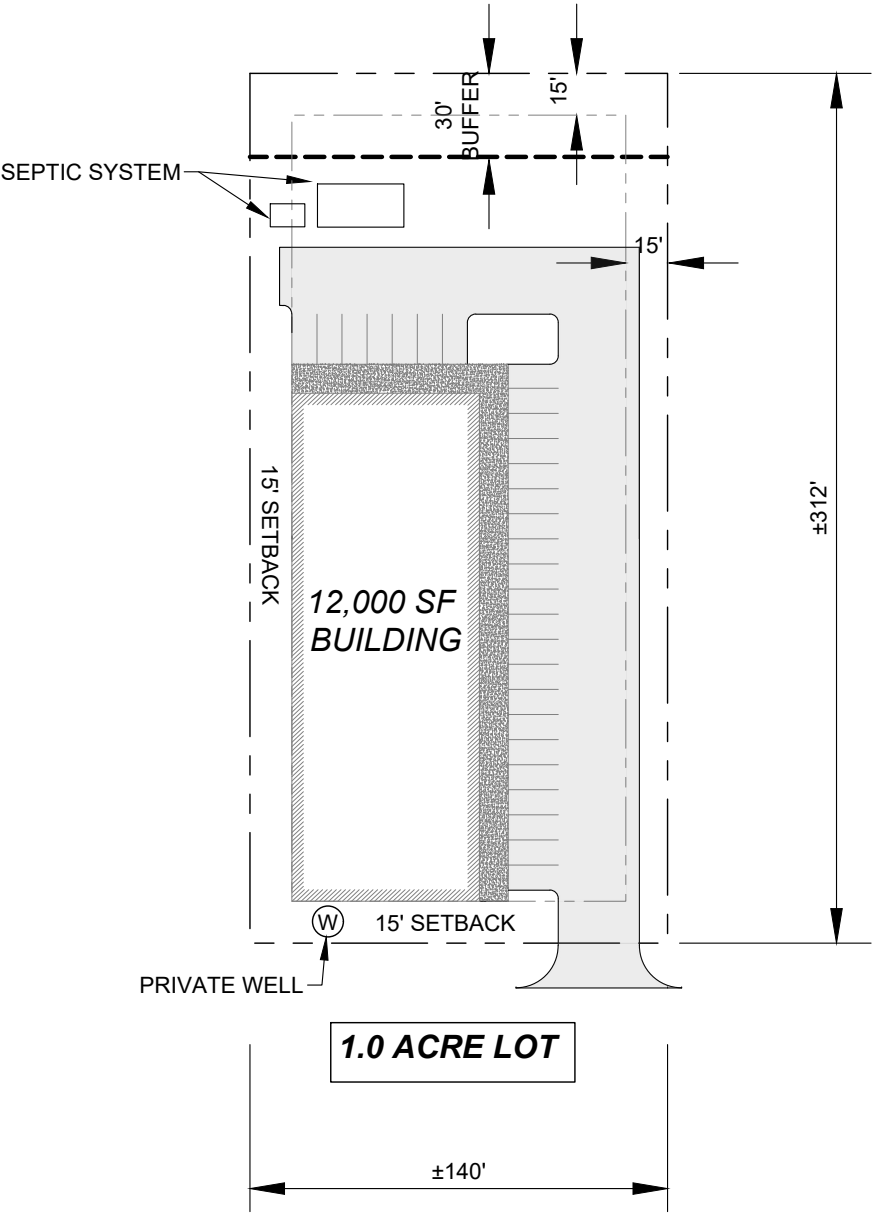
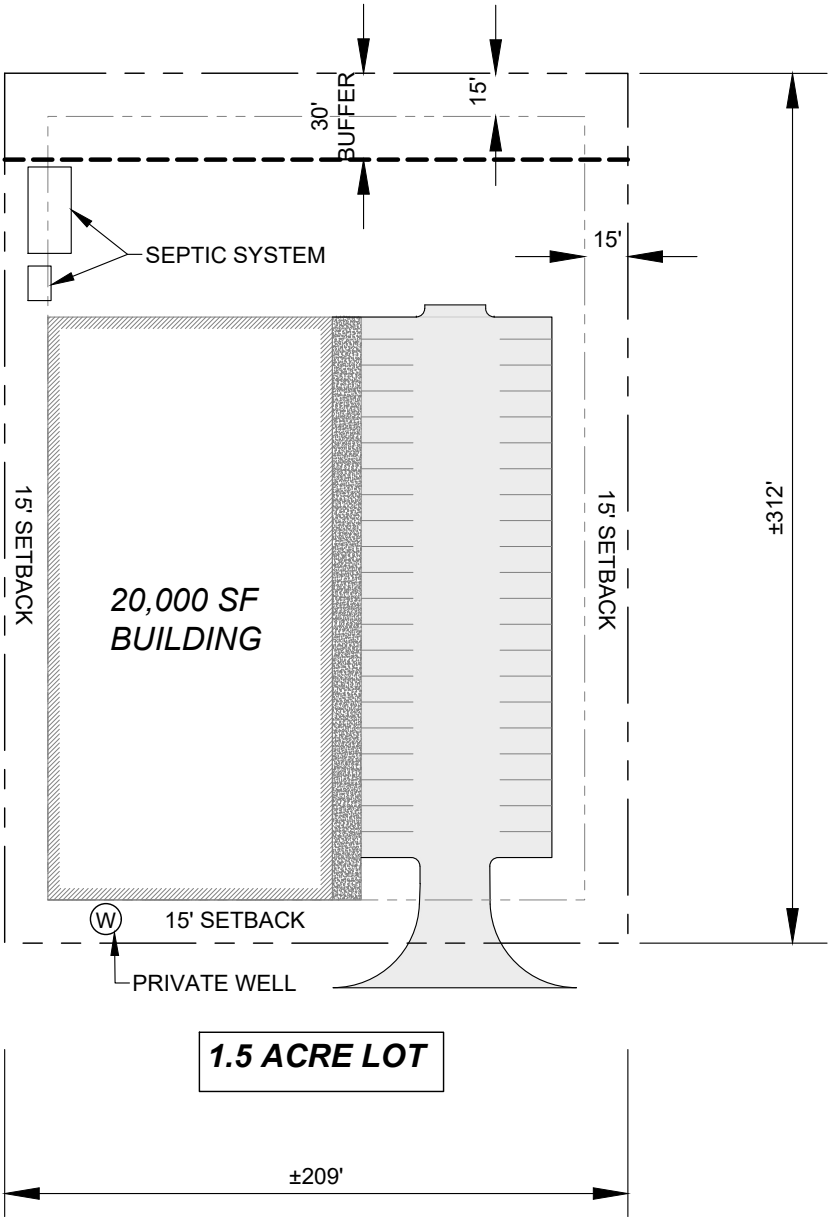
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.




NO.	DATE	REVISIONS	PROJECT NO.	Y23 - 1306	 <div>145 Hilden Road, Unit 108 Ponte Vedra, FL 32081 (904) 342-5199</div> <div>CERTIFICATE OF AUTHORIZATION NO. 28658</div>	MICHAEL J. YURO, P.E. FLORIDA P.E. LICENSE NO. 65247 REGISTERED PROFESSIONAL	BIG OAK ROAD - PRELIMINARY SKETCH PREPARED FOR: HERSEY INVESTMENT GROUP IMPROVED ROAD OPTIONS	SHEET NO.
			DRAWN BY:	EID				3
			CHECKED BY:	MJY				
			DATE:	12/12/23				

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FOR REVIEW ONLY



NOTE:
THESE SITE PLAN DRAWINGS ARE NOT PART OF ANY DESIGN
AND ARE ONLY TO DEPICT POTENTIAL LAYOUTS THAT CAN FIT
IN THE LOT DIMENSIONS CURRENTLY SHOWN

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			DRAWN BY:	EID					4
			CHECKED BY:	MJY					
			DATE:	12/12/23					
					CERTIFICATE OF AUTHORIZATION NO. 28658				

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NOTES:

LOT REQUIREMENTS

1. BUILDING SETBACKS TO BE 15' FOR IW ZONING
2. LOT BUFFER TO BE 30' WITH A "C" SCREENING STANDARD DUE TO NEIGHBORING RESIDENTIAL LOTS.
SCREENING STANDARD "C" INCLUDES PLANTING A ROW OF EVERGREEN CANOPY TREES W/ A MINIMUM SIX(6) FOOT HIGH MASONRY WALL LOCATED IN THE BUFFER. SEE SJC LDC SEC. 6.06.04 FOR BUFFER & SCREENING REQUIREMENTS

UTILITY REQUIREMENTS

1. INDIVIDUAL WELLS AND SEPTIC SYSTEMS FOR EACH LOT ARE RECOMMENDED.
INDIVIDUAL WELLS SHALL ALSO PROVIDE FIRE SUPPRESSION WATER IF PERMITTED BY COUNTY **(PRE-APPLICATION MEETING REQUIRED FOR FINAL DETERMINATION)**
ALTERNATIVE FIRE SUPPRESSION MAY BE REQUIRED.
2. SJC LDC SPECIFIES THAT IF A PROJECT IS WITHIN A HALF MILE OF A UTILITY PROVIDER,
UTILITY CONNECTION IS REQUIRED. COORDINATION WITH CITY OF ST. AUGUSTINE UTILITIES
IS REQUIRED TO CONFIRM IF PROJECT IS WITHIN THIS LIMIT.

ACCESS ROAD

1. COORDINATION WITH COUNTY IS REQUIRED TO DETERMINE IF IMPROVING THE
ACCESS ROAD IS REQUIRED OR ALLOWED

PONDS

1. PONDS SHOWN ARE BASED ON LOTS HAVING AN AVERAGE OF 75% IMPERVIOUS AREA
2. THE POND DIMENSIONS AND SIZES SHOWN ARE APPROXIMATE ONLY AND
WILL LIKELY ADJUST BASED ON NEW GEOTECHNICAL, SURVEY, AND WETLAND DATA

WETLAND INFO


1. WETLAND BOUNDARIES SHOWN ARE FROM ONLINE SOURCES; A FORMAL
WETLAND DETERMINATION WILL BE REQUIRED BEFORE FINAL DESIGN

SURVEY INFO

1. NO SURVEY INFO WAS USED TO MAKE THESE DRAWINGS;
A TOPOGRAPHIC SURVEY WILL BE REQUIRED BEFORE FINAL DESIGN

GEOTECHNICAL INFO

1. A GEOTECHNICAL EVALUATION WILL BE REQUIRED BEFORE FINAL DESIGN

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