RE: 163222-0000
EAST 80' OF LOT 4

RE: 163220-0000

RE: 163221-0000

RE: 163219-0000

RE: 163216-0000

RE: 163217-0000

RE: 163218-0000

LOT 2

30" CMP

NORTH 1 2 OF LOT 3

N 87°39'00" W 200.00'

10 FT LANDSCAPE BUFFER

S 02°05'30" E 1.59'

10 FT LANDSCAPE BUFFER

N 87°39'00" W 275.00'

10 FT LANDSCAPE BUFFER

N 02°50'07" W 98.42'

STORMWATER FACILITY

SOUTH 1 2 OF LOT 3

PROPOSED OFFICE BUILDING 9,375 SQ FT

S 02°05'03" E 96.83'

10 FT LANDSCAPE BUFFER

ST. JOHNS BLUFF ROAD
(50' RIGHT OF WAY)

10 FT LANDSCAPE BUFFER

S 87°39'00" W 473.73'

10 FT LANDSCAPE BUFFER

S 87°39'00" W 473.73'

RE: 163411-0010
LOT 20

AIRPORTTERRACE(PLATBOOK20,PAGE63)

RE: 163409-0000
LOT 18

RE: 163411-0000
LOT 19

PROPOSED 8 FT VINYL FENCE

10 FT LANDSCAPE BUFFER

PROPOSED OFFICE BUILDING 15,000 SQ FT

10 FT LANDSCAPE BUFFER

EXISTING CONC. APRON

EXISTING CONC. APRON

EXISTING CONC. SIDEWALK

10 FT LANDSCAPE BUFFER

LOT AREA	= 102,643 SQ. FT.
PARKING LOT AREA	= 38,515 SQ. FT.
PROPOSED BUILDINGS	= 24,375 SQ. FT.
PROPOSED CONC. SIDEWALK	= 4,753 SQ. FT.
TOTAL IMPERVIOUS AREA	= 67,643 SQ. FT.
TOTAL IMPERVIOUS	= 65 %
TOTAL OPEN SPACE(EXCL POND)	= 21,592 SQ. FT.
OPEN SPACE(EXCL POND)	= 21.04 %

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft. (24x36 FULL SIZE)
1 inch = 40 ft. (11x17 HALF SIZE)

AIRPORT TERRACE DRIVE
(60' RIGHT OF WAY)

December 23, 2020

Exhibit 4
Page 1 of 1

2670 ROSSELLE STREET, SUITE 8
JACKSONVILLE, FLORIDA 32204
PHONE: (904) 551-4945

ALPHA SOUTHEAST
C.A. NO. 29643

REYNOLD D. PETERSON
LICENSE
No. 84559
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:
REYNOLD D. PETERSON
P.E. NO. 84559
ON THE DATE ADJACENT TO THE SEAL
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON AN ELECTRONIC COPIES.

ST JOHNS 404 OFFICE COMPLEX
FOR
ST JOHNS 404

CONCEPTUAL SITE PLAN

REVISIONS

PLOT DATE:	12/23/2020
DRAWN BY:	
DESIGNED BY:	RDP
CHECKED BY:	RDP
SCALE:	AS NOTED
JOB NO.:	

SHEET NO.

Time: 12:30:33 PM Date: 12/23/2020 DWG Name: C:\Users\rpete\OneDrive - Alpha Southeast, Inc (1)_Projects 2020\St 404\Sht05_GEO.dwg