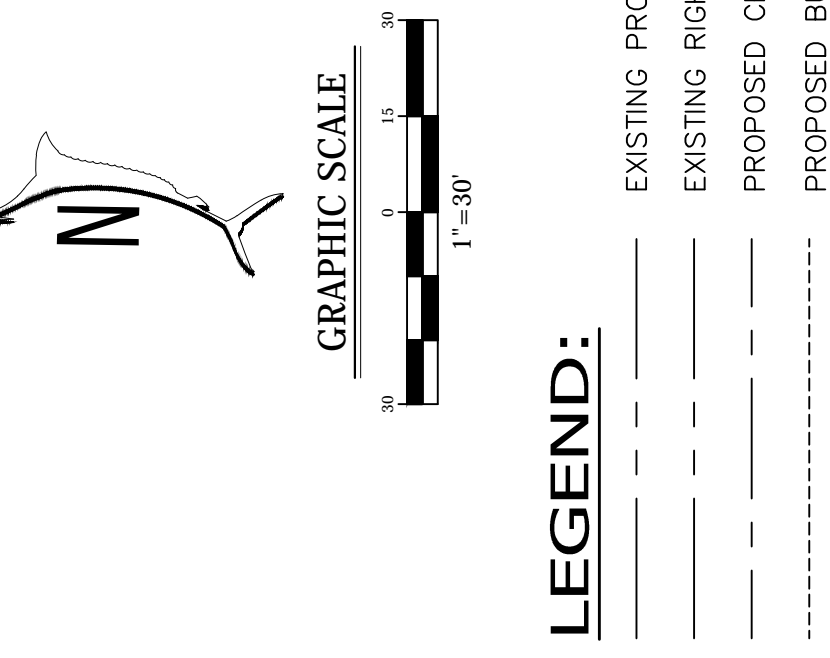


DRIVE AISLE CENTERLINE GEOMETRY				
LINE	DIRECTION	DISTANCE	CURVE	CHORD
L-1	N 03°51'54" W	349.70'	C-1 9.35'	25.00'
L-2	S 72°26'46" E	44.94'	C-2 22.33'	22.14'
L-3	N 86°08'06" E	225.14'		
L-4	N 03°51'54" W	60.00'		
L-5	N 86°08'06" E	164.25'		

SITE DATA TABLE	
TOTAL SITE	163,665 SF ~ 3.76 AC
PROPOSED BUILDING	11,016 SF
PROPOSED PAVEMENT/SIDWALK	27,614 SF
EXISTING STORMWATER POND	40,030 SF
TOTAL IMPERVIOUS	66,809 SF
TOTAL PERVIOUS	94,856 SF
OPEN SPACE	94,856 SF
% OPEN SPACE	58.0%
% BUILDING COVERAGE	6.7%
% IMPERVIOUS AREA	42.0%
FLOOR AREA RATIO	11.016 SF
BUILDING HEIGHT	MAX. 35'
PARCEL NUMBER(S)	1588883 0000
911 ADDRESS	0 SAN JOSE BLVD.
CURRENT ZONING	PUD (2014-137)
CURRENT LAND USE	NC
FEMA PANEL NUMBER	120077 0212 E

- KEY NOTES:**
- 4-1 PROPOSED CONCRETE SIDEWALK (SEE WIDTH AT KEYNOTE CALLOUT)
  - 4-2 STANDARD DUTY ASPHALT PAVEMENT
  - 4-3 DUMPFSTER ENCLOSURE (BY OTHERS)
  - 4-4 CONCRETE WHEEL STOP\*
  - 4-5 WHITE STOP BAR
  - 4-6 36" WHITE STOP BAR
  - 4-7 TRAFFIC FLOW ARROW\*
  - 4-8 APPROXIMATE LOCATION - PROJECT PYLON SIGN
  - 4-9 ADA PARKING SIGN
  - 4-10 SAWCUT AND MATCH EXISTING PAVEMENT
  - 4-11 CITY STANDARD CURB AND GUTTER
  - 4-12 MATCH/TIE INTO EXISTING CURB
  - 4-13 DO NOT ENTER SIGN RS-1
  - 4-14 24" DETECTABLE WARNING
  - 4-15 PEDESTRIAN CROSSWALK 12" SOLID WHITE SIDEWALK
  - 4-16 SIDEWALK CENTERLINE OF HIDDEN STAGECOACH DRIVE - CONTRACTOR TO VERIFY CENTERLINE GEOMETRY AND STAKE OUT BEFORE CONSTRUCTION (SEE GENERAL NOTE #12)
  - 4-17
  - 4-18
  - 4-19
- \* SEE SHEET 7.1 FOR DETAILS



**GENERAL SITE NOTES:**

- ALL SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS OF THE CITY OF JACKSONVILLE LAND DEVELOPMENT CODE.
- ALL WORK WITHIN THE FOOT RIGHT OF WAY SHALL CONFORM TO MOST CURRENT FOOT STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADI SHALL BE 5', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS FOR REFERENCE ONLY. SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS.
- MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35'.
- MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH CITY OF JACKSONVILLE LAND DEVELOPMENT CODE.
- DUMPFSTER SHALL BE SCREENED IN ACCORDANCE WITH CITY OF JACKSONVILLE LAND DEVELOPMENT.
- ALL SITE LIGHTING SHALL MEET REQUIREMENTS OF CITY OF JACKSONVILLE.
- PAVEMENT STRIPING AND SIGNAGE TO BE IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND MEET CITY OF JACKSONVILLE REQUIREMENTS. DETECTABLE WARNING PER CITY OF JACKSONVILLE REQUIREMENTS.
- ALL HANDICAP RAMPS SHALL MEET CURRENT ADA REQUIREMENTS AND INCLUDE DETECTABLE WARNING PER CITY OF JACKSONVILLE REQUIREMENTS.
- CONTRACTOR SHALL STAKE EACH STAGE OF WORK, HORIZONTAL AND VERTICAL, IN ADVANCE OF CONSTRUCTION TO ENSURE THAT NO CONFLICTS EXIST. CONTRACTOR SHALL NOTIFY GULFSTREAM DESIGN GROUP, LLC, IMMEDIATELY IF CONSTRUCTION IS NOT ACHIEVABLE AS DESIGNED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING & COORDINATING THE RELOCATION (IF REQUIRED) OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGES TO EXISTING UTILITIES, WHERE MUCK OR OTHER ORGANIC MATERIAL IS REMOVED, IT SHALL BE REPLACED BY GOOD QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE OWNER'S REPRESENTATIVE. THE ORGANIC MATERIAL SHALL BE PROPERLY USED AS FILLING WHEN MIXED WITH CLEAN GRAVELLY SOIL, AND APPROVED BY THE OWNER AND ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS AND/OR EXISTING EASEMENTS BEFORE BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER, ANY EXTRA WORK REQUESTED BY ANY REGULATORY AGENCY THAT IS NOT SHOWN ON THE PLANS. THIS EXTRA WORK MUST BE APPROVED BY THE ENGINEER AND THE OWNER BEFORE THE CONTRACTOR PROCEEDS WITH THE EXTRA WORK.
- PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL PERFORM SITE CLEAN-UP OPERATION FOR REMOVAL AND DISPOSAL OF ALL TRASH, DEBRIS, EXISTING PIPE, EXCESS MATERIAL AND EQUIPMENT OFFSITE.
- HANDICAP RAMPS SHALL BE INSTALLED AT ALL SIDEWALK-CURB INTERSECTIONS.
- AFTER APPROVAL, AND UPON COMPLETION OF THE PROPOSED PROJECT, THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY IN COMPLIANCE WITH CITY OF JACKSONVILLE REQUIREMENTS. THE AS-BUILT SURVEY SHALL BE SUBMITTED TO THE DISTRICT ENGINEER, DISTRICT (SR/MD) AND THE ENGINEER. THE AS-BUILT SURVEY SHALL BE CERTIFIED BY A PROFESSIONAL LAND SURVEYOR, ENGINEER TO PROVIDE ENGINEER'S CERTIFICATION TO CITY OF JACKSONVILLE WITH AS-BUILT SURVEY. SUBMITTAL OF THE AS-BUILT SURVEY TO CITY OF JACKSONVILLE MUST BE MADE AT LEAST 7 DAYS PRIOR TO THE DATE OF THE AS-BUILT SURVEY. THE AS-BUILT SURVEY SHALL BE MADE NECESSARY WORK AND AT LEAST 5 DAYS PRIOR TO THE FINAL INSPECTION BY CITY OF JACKSONVILLE INSPECTIONS, BUILDING DEPARTMENT, OR FIRE MARSHALL.
- CONTRACTOR SHALL SOD ALL DISTURBED AREAS UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT AND ABIDE BY ALL RECOMMENDATIONS.
- ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES ON THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF "FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY IMPLEMENTATION ACT", ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA BUILDING CODE - ACCESSIBILITY AND THE FAIR HOUSING ACT, WHEN APPLICABLE.

**PARKING CALCULATIONS**

COMMERCIAL USES - 1 SPACE PER EACH 1,000 SF  
 11,016 SF = 11 SPACES  
 TOTAL REQUIRED = 11 SPACES  
 TOTAL PROVIDED = 33 SPACES  
 (INCL. 2 HANDICAP SPACES)

**DESIGN PLANS FOR  
PRIME CARWASH  
HIDDEN STAGECOACH DRIVE  
SITE PLAN**

DUVAL COUNTY, FL

906 ANASTASIA BLVD., SUITE 517 AUSTIN, FLORIDA 32008  
 904.794.4231  
 matt@gulfstreamdesign.com

PROJECT NO: 16-029  
 ISSUE DATE: 08/04/16  
 DRAWING FILE: 602900  
 XREFS: 6029SURV, 6029TIB  
 DRAFTED BY: XSD  
 DESIGNED BY: MHL  
 CHECKED BY: MHL  
 SCALE: AS NOTED

NOT FIELD WITHOUT SCALE

