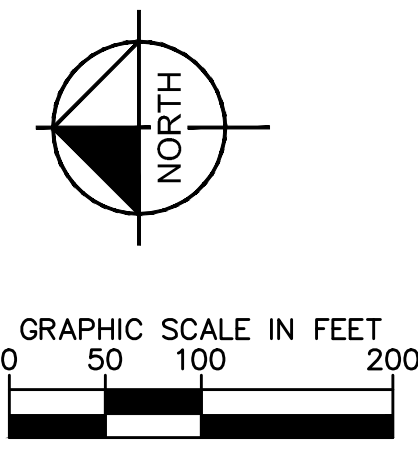


Plotted By: Smith, Scott - Sheet Set: 046265028 - Lem Turner. Layout: C300 - Master Site Plan. August 12, 2022 10:06:43am. K:\LAK-Civil\046265029 - Lem Turner\CADD\CONSTR\C300 MASTER SITE PLAN.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

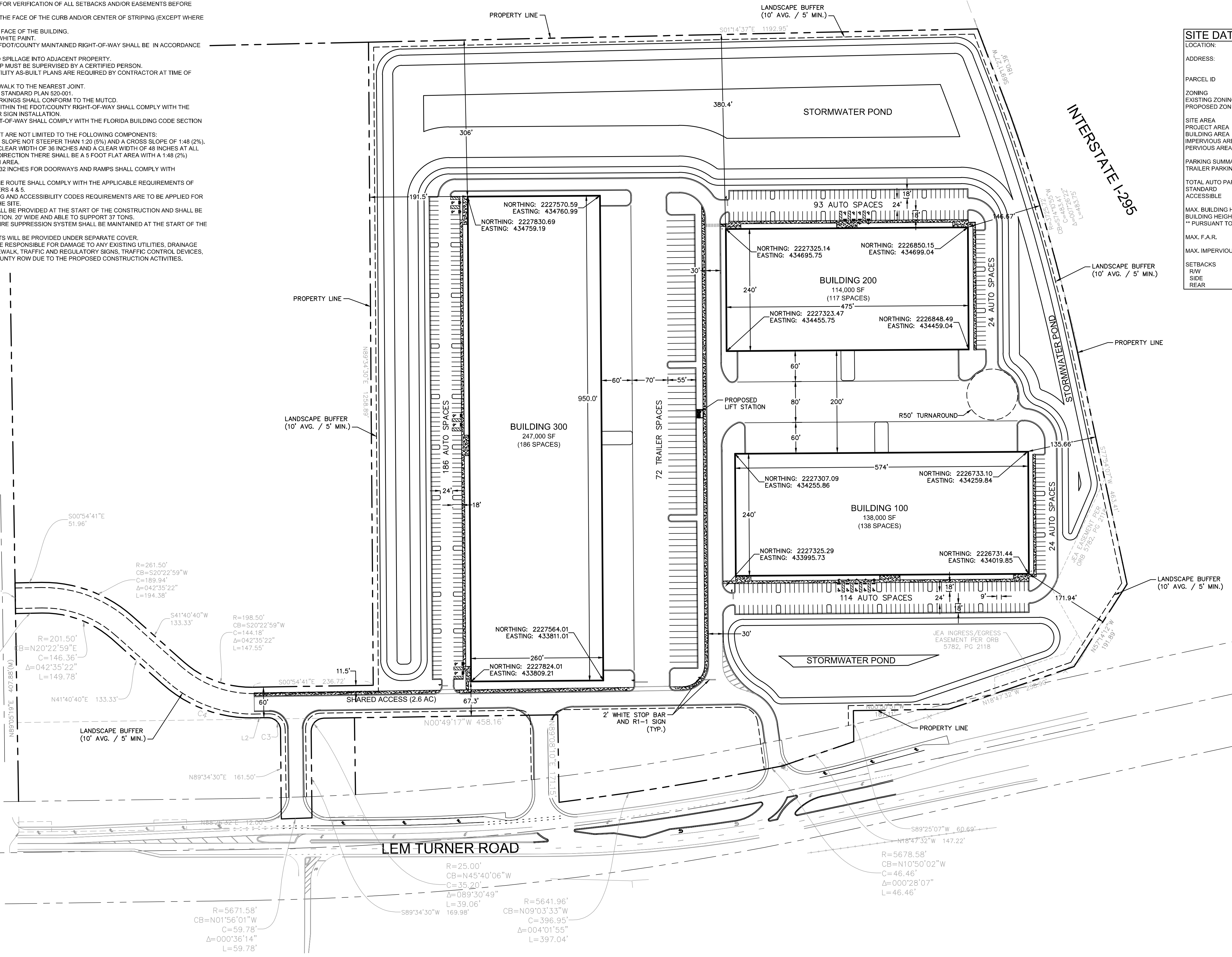
GENERAL NOTES:

1. A REGISTERED LAND SURVEYOR SHALL REPLACE SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, UPON COMPLETION OF WORK.
2. HANDICAP PARKING SPACES SHALL BE MARKED BY THE INTERNATIONAL HANDICAP SYMBOL AND EACH SPACE SHALL BE PROVIDED WITH A SIGN STATING "PARKING BY DISABLED PERMIT ONLY". ALL HANDICAP ACCESS POINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 6TH EDITION 2017 FLORIDA BUILDING AND ACCESSIBILITY CODES. FOR EVERY SIX HANDICAPPED SPACES, THERE MUST BE AT LEAST ONE VAN-ACCESSIBLE SPACE.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUBURNDALE STANDARDS.
4. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED, NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS AND/OR EASEMENTS BEFORE BEGINNING CONSTRUCTION.
6. ALL PARKING LOT DIMENSIONS ARE TO THE FACE OF THE CURB AND/OR CENTER OF STRIPING (EXCEPT WHERE SHOWN).
7. ALL BUILDING DIMENSIONS ARE TO THE FACE OF THE BUILDING.
8. PARKING STALLS TO BE MARKED WITH WHITE PAINT.
9. ALL PAVEMENT MARKINGS WITHIN THE FDOT/COUNTY MAINTAINED RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH FDOT/COUNTY STANDARDS.
10. LIGHTING TO BE NON-GLARE AND AVOID SPILLAGE INTO ADJACENT PROPERTY.
11. MAINTENANCE OF TRAFFIC (MOT) SET UP MUST BE SUPERVISED BY A CERTIFIED PERSON.
12. SIGNED AND SEALED DRAINAGE AND UTILITY AS-BUILT PLANS ARE REQUIRED BY CONTRACTOR AT TIME OF COMPLETION.
13. REMOVAL OF EXISTING CURB AND SIDEWALK TO THE NEAREST JOINT.
14. TYPE 'D' & 'F' CURB SHALL BE PER FDOT STANDARD PLAN 520-001.
15. ALL TRAFFIC SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MUTCD.
16. INSTALLATION OF ALL TRAFFIC SIGNS WITHIN THE FDOT/COUNTY RIGHT-OF-WAY SHALL COMPLY WITH THE CURRENT FDOT DESIGN STANDARD FOR SIGN INSTALLATION.
17. CURB RAMPS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH THE FLORIDA BUILDING CODE SECTION 11-4.7 CURB RAMPS.
18. ACCESSIBLE ROUTE SHALL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING COMPONENTS:
 - WALKING SURFACE WITH A RUNNING SLOPE NOT STEEPER THAN 1:20 (5%) AND A CROSS SLOPE OF 1:48 (2%).
 - WALKING SURFACES SHALL HAVE A CLEAR WIDTH OF 36 INCHES AND A CLEAR WIDTH OF 48 INCHES AT ALL TURNS, WHEN SIDEWALKS CHANGE DIRECTION THERE SHALL BE A 5 FOOT FLAT AREA WITH A 1:48 (2%) MAXIMUM SLOPE AT THE TRANSITION AREA.
 - MINIMUM WIDTH REQUIREMENTS OF 32 INCHES FOR DOORWAYS AND RAMPS SHALL COMPLY WITH FBC-ACCESSIBILITY 405.
 - ALL COMPONENTS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF FBC-A SECTION 206, 208 AND CHAPTERS 4 & 5.
19. THE 6TH EDITION 2017 FLORIDA BUILDING AND ACCESSIBILITY CODES REQUIREMENTS ARE TO BE APPLIED FOR THE DESIGN AND CONSTRUCTION OF THE SITE.
20. FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED AT THE START OF THE CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION 20' WIDE AND ABLE TO SUPPORT 37 TONS.
21. BUILDINGS THAT ARE CONNECTED TO FIRE SUPPRESSION SYSTEM SHALL BE MAINTAINED AT THE START OF THE CONSTRUCTION AND THROUGHOUT.
22. ANY REQUIRED OFF SITE IMPROVEMENTS WILL BE PROVIDED UNDER SEPARATE COVER.
23. THE CONTRACTOR/PERMITEE SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES, DRAINAGE STRUCTURES, SHARED USE PATH / SIDEWALK, TRAFFIC AND REGULATORY SIGNS, TRAFFIC CONTROL DEVICES, CURBS, AND PAVEMENT WITHIN THE COUNTY ROW DUE TO THE PROPOSED CONSTRUCTION ACTIVITIES.



SITE DATA			
LOCATION:	SECTION, TOWNSHIP S, RANGE E		
ADDRESS:	LEM TURNER ROAD AND WEST BELTWAY JACKSONVILLE, FLORIDA		
PARCEL ID:	019521-0020		
ZONING:	PUD 2006-0493		
EXISTING ZONING:	PUD		
PROPOSED ZONING:	PUD		
SITE AREA:	2,873,459 SF	± 65,966 AC	100%
PROJECT AREA:	1,759,677 SF	± 40.40 AC	61%
BUILDING AREA:	468,384 SF	± 10.753 AC	16%
IMPERVIOUS AREA:	366,856 SF	± 8.422 AC	13%
PERVIOUS AREA (OPEN SPACE):	2,038,219 SF	± 46.791 AC	71%
PARKING SUMMARY:	72 SPACES		
TRAILER PARKING:	72 SPACES		
TOTAL AUTO PARKING:	441 SPACES		
STANDARD ACCESSIBLE:	426		
ACCESSIBLE:	15		
MAX. BUILDING HEIGHT:	35 FT **		
BUILDING HEIGHT:	FT		
** PURSUANT TO SECTION 656.321.A.1.g			
MAX. F.A.R.:	0.163		
MAX. IMPERVIOUS AREA:	28%		
SETBACKS:			
R/W:	20 FT		
SIDE:	10 FT		
REAR:	10 FT		

SIGN LEGEND



NO.	REVISIONS	DATE	BY

Kimley-Horn

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 PHONE: 883-701-8702
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL

JASON A. LEWIS

FL LICENSE NUMBER: 62572

DATE: _____

KHA PROJECT: 046265029

DATE: 06/2022

SCALE: AS SHOWN

DESIGNED BY: _____

DRAWN BY: _____

CHECKED BY: _____

MASTER SITE PLAN

LEM TURNER
 PREPARED FOR
 DUVAL COUNTY

DUVAL COUNTY FL