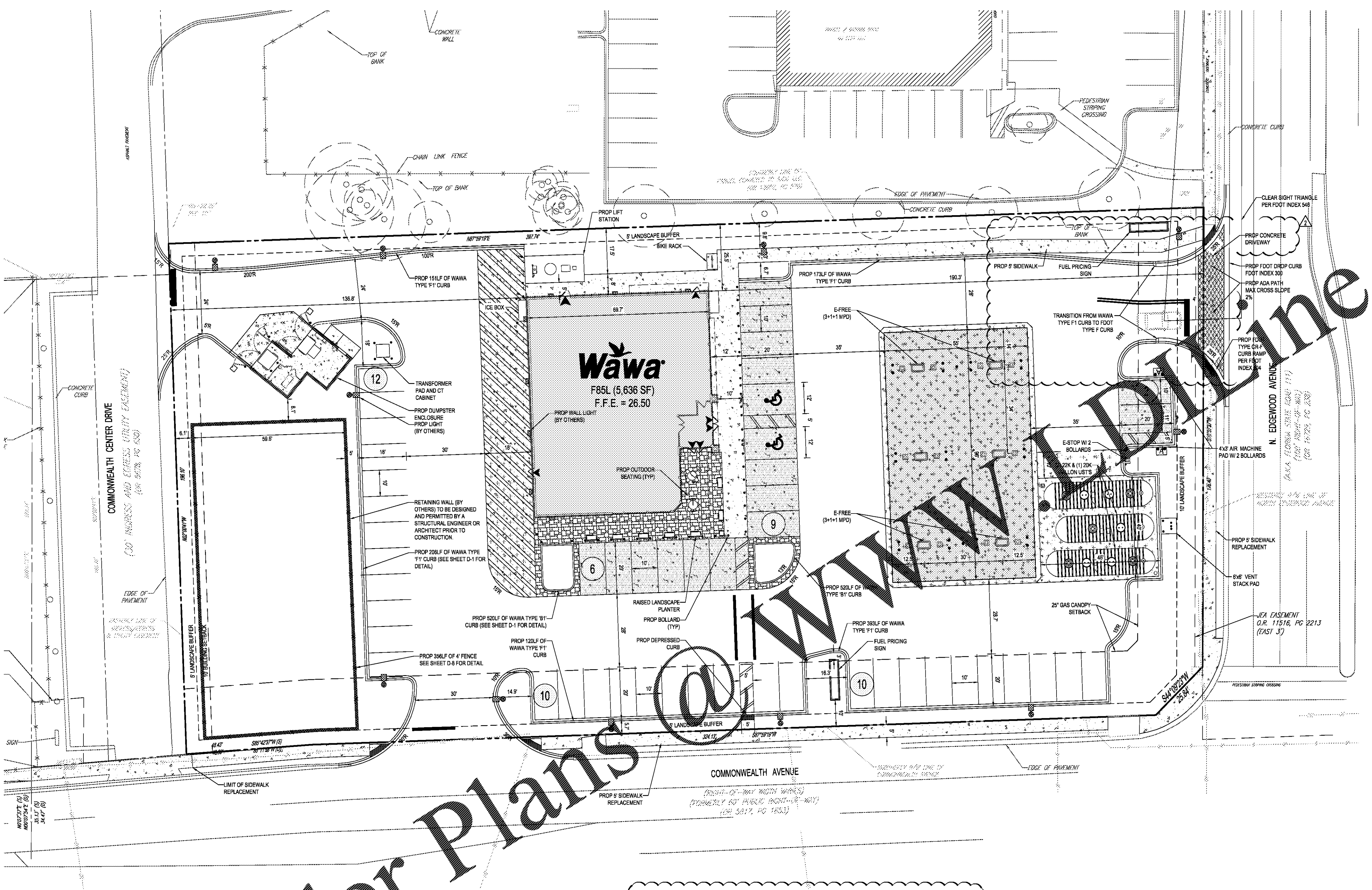

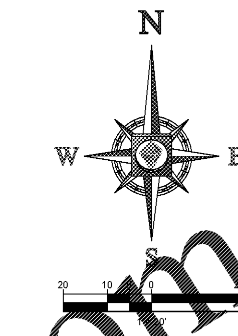

LEGEND

TYPICAL NOTE TEXT	NOTE
ONSITE PROPERTY LINE / R.O.W. LINE	
NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
PROP. BUFFER	
PROP. SETBACK	
EXIST. OVERHEAD WIRE	
PROP. PARKING COUNT	#
PROP. SIGN	
PROP. BUILDING ENTRANCES	
PROP. 4" CONCRETE SIDEWALK	
PROP. 6" STANDARD DUTY CONCRETE	
PROP. 8" HEAVY DUTY CONCRETE	
PROP. STAMPED CONCRETE	

SITE DATA

PARCEL ID/FOLIO NUMBER	048980-0010
SITE ADDRESS	1004 EDGEWOOD AVE
JURISDICTION	CITY OF JACKSONVILLE
ZONING	CCG-1
FUTURE LAND USE	COMMUNITY/GENERAL COMMERICAL
FEMA ZONE	X
PROPOSED DEVELOPMENT SITE AREA	76,414 SF (1.754 AC)
EXISTING BUILDING AREA	4,832 SF (0.111 AC)
EXISTING VUA	43,476 SF (0.998 AC)
EXISTING GREEN SPACE	24,831 SF (0.570 AC)
EXISTING IMPERVIOUS AREA	51,583 SF (1.184 AC)
PROPOSED BUILDING AREA	5,636 SF (0.129 AC)
PROPOSED VUA	43,955 SF (1.009AC)
PROPOSED GREEN SPACE	20,015 SF (0.460AC) (26%)
PROPOSED IMPERVIOUS AREA	56,399 SF (1.294 AC) (74%)
REQUIRED PARKING SPACES	(6 SP/1000 SF) x 5,636 SF =34 SPACES
PROVIDED PARKING SPACES (10'X20')	47 SPACES
PROVIDED PARKING SPACES (11'X20')	1 SPACE
PROVIDED ADA SPACES (12'X20')	2 SPACES
TOTAL SPACES PROVIDED	49 SPACES
PROVIDED FLOOR AREA RATIO	
MAXIMUM BUILDING HEIGHT	60'
PROVIDED BUILDING HEIGHT	33'
PROVIDED CANOPY HEIGHT	25'-4"
REQUIRED BICYCLE PARKING	1
PROVIDED BICYCLE PARKING	5
BUILDING SETBACKS	
FRONT (ROW)	0' BUILDING/25' GAS CANOPY
REAR	10'
SIDE	0'
LANDSCAPE BUFFER REQUIRMENTS	
FRONT	10'
SIDE	5'
REAR	5'

SITE NOTES:

1. ALL DIMENSIONS ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
2. ALL RADII DIMENSIONS ARE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES AND SHALL BE PERMITTED SEPARATELY.
4. A RIGHT OF WAY PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
5. CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE OR SCREENING, ETC
6. IN THE EVENT THE PROJECT IS TERMINATED PRIOR TO CONSTRUCTION COMPLETION, THE PROJECT SHALL BE BROUGHT TO GRADE, SEEDED AND ALL DEBRIS AND MATERIALS SHALL BE HAULED OFF-SITE AND DUMPED AT A STATE OF FLORIDA APPROVED FACILITY.
7. ANY DAMAGED SIDEWALK OR CURB WITHIN THE R.O.W. SHALL BE REMOVED AND REPLACED.
8. ALL DISTURBED AREAS WITHIN THE R.O.W. WILL BE SODDED.
9. STANDARD INDICES REFER TO THE LATEST VERSION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS"
10. THE SOLID WASTE COMMERCIAL IMPACT FEE SHALL BE CALCULATED, DUE AND PAYABLE WITHIN 30 DAYS OF PERMANENT ELECTRIC SERVICE ACTIVATION.

ADA ACCESSIBILITY NOTES:

1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
4. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE RW OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
5. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
6. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

FEMA MAP INFORMATION:

THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12031C0353H FOR CITY OF JACKSONVILLE, FLORIDA, COMMUNITY , DATED JUNE 3, 2013 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

FDOT GENERAL NOTES:

1. ALLOWABLE LAND CLOSURE HOURS : 9:30AM TO 3:00PM & 7:00PM TO 6:30AM.
2. ALL WORK PERFORMED WITHIN THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING PUBLICATIONS: STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, FDOT STANDARDS INDEX (ENGLISH), FDOT PLANS PREP MANUAL, FDOT FLEXIBLE PAVEMENT DESIGN MANUAL FOR NEW CONSTRUCTION AND PAVEMENT REHABILITATION.
3. SHOULD A CONFLICT ARISE BETWEEN THE DETAILS SHOWN IN THE PLANS AND THE DEPARTMENT OF TRANSPORTATION STANDARDS THE ENGINEER/PERMITTEE SHALL IMMEDIATELY CONFER WITH THE DEPARTMENTS ENGINEER IN ORDER TO RESOLVE THE DISCREPANCY. IN NO CASE WILL ANYTHING LESS THAN THE DEPARTMENTS MINIMUM STANDARD BE ALLOWED.
4. ALL TRAFFIC STRIPING AND MARKINGS ARE TO BE LEAD-FREE, NON-SOLVENT BASE THERMOPLASTIC.
5. REMOVAL OF EXISTING STRIPING SHALL BE ACCOMPLISHED USING THE "HYDRO-BLAST" METHOD. IF THIS PROCESS DAMAGES/SCARS PAVEMENT, THEN THE PAVEMENT SHALL BE MILLED AND RESURFACED PER FDOT STANDARDS.
6. EXISTING PAVEMENT SHOULD SHALL BE REMOVED FULL DEPTH PRIOR TO WIDENING OF THE ROADWAY.
7. ALL CURB AND GUTTER AND SIDEWALK WILL BE REMOVED AND REPLACED JOIN TO JOINT.
8. TEMPORARY STABLIZED SIDEWALK AT END OF WORK DAY AND OPEN TO FOOT TRAFFIC AT THE END OF WORK DAY. PERMANENT REPAIR WITHIN 7 DAYS. SIDEWALK REPLACEMENT FROM JOINT TO JOINT.
9. ALL DISTURBED AREA WITH THE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY WILL RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING AREA DISTURBED (BAHIA IN RURAL, BERMUDA IN URBAN)
10. BURNING OF MATERIAL AND/OR DEBRIS IS PROHIBITED WITHIN FDOT RIGHT-OF-WAY.
11. ALL LANES MUST BE OPENED FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OR THE EVACUATED OR EVENT.

MOT NOTES:

1. NOTIFY THE TRAFFIC ENGINEERING DIVISION, RONALD THIGPEN (255-8704) OR MAIN OFFICE (255-7533) A MINIMUM OF 5 WORKING DAYS PRIOR TO IMPLEMENTATION OF THE MOT.
2. THE PROJECT WORK HOURS SHALL BE BETWEEN 7:00 AM AND 7:00PM ON RESIDENTIAL STREETS AND 9:00 AM AND 4:00PM ON COLLECTOR OR ARTERIAL STREETS.
3. THE CONTRACTOR SHALL CONFIRM THAT EXISTING SIGNAGE WILL NOT POSE A CONFLICT FOR WORK ZONE TRAFFIC CONTROL. THE CONTRACTOR SHALL COVER OR REMOVE ALL SIGNAGE IN CONFLICT WITH THE TRAFFIC CONTROL DURING CONSTRUCTION OPERATIONS.
4. ACCESS TO SIDE STREETS, PRIVATE AND COMMERCIAL DRIVEWAYS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
5. NO LANE CLOSURES ARE ALLOWED FROM 7:00 AM TO 9:00 AM AND 4:00 PM TO 7:00 PM MONDAY THROUGH FRIDAY.
6. THE CITY OF JACKSONVILLE PROHIBITS MID-BLOCK CROSSINGS OF PEDESTRIANS. WHEN AN ALTERNATE PAVED PEDESTRIAN ROUTE IS NOT FEASIBLE, THE CONTRACTOR SHALL MAINTAIN A 4FT WIDE PEDESTRIAN PATHWAY IN ACCORDANCE WITH FDOT INDEX 660.

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
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REVISIONS

REV	DATE	COMMENT	BY
1	01/08/18	PER CITY & JEA COMMENTS	JRT
2	03/06/18	PER CITY & FDOT COMMENTS	JRT
3	04/16/18	PER FDOT COMMENTS	JRT
4	01/28/20	FORCE MAIN & IRRIGATION REVISION	ASZ
5	02/11/20	EQD COMMENTS	ASZ
6	09/25/20	PER WAWA	KM

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PROJECT No.:	FLT170064
DRAWN BY:	JRT
CHECKED BY:	ASZ
DATE:	9/26/20
SCALE:	AS NOTED
CAD I.D.:	SP2

PROJECT:

Wawa

FOR

BRIGHTWORK REAL ESTATE

LOCATION OF SITE
1004 EDGEWOOD AVE NORTH
JACKSONVILLE, FL 32254
CITY OF JACKSONVILLE

BOHLER ENGINEERING
3820 NORTHDALE BLVD., SUITE 300B
TAMPA, FLORIDA 33624
Phone: (813) 812-4100
Fax: (813) 812-4101
FLORIDA BUSINESS CERT. OF AUTH. No. 30780
LANDSCAPE ARCHITECT BUSINESS LIC. No LC26000551

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

C-4

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