PSF 23/24 On 24/26

N

GRAPHIC SCALE

0 40' 60' 80'

1" = 40'

POINT OF BEGINNING

S 88°00'00" W
299.84'

N 88°00'00" E 350.00'

ST-15 MES
INV:
34.20

ST-10 MES
INV:
35.12

18" RCP
38 LF @ 1.08%

24" RCP
60 LF @ 0.50%

CS-1 DI (TYPE C)
GRATE: 39.63
INV OUT: 35.29 (NW)

EXISTING CONTROL STRUCTURE
MAY BE REQUIRED TO BE MOVED

EXISTING FENCE TO
BE ADJUSTED TO
NEW TOP OF BANK

POND TOP OF BANK
TO BE ADJUSTED

EXISTING STORM PIPE
TO BE REMOVED

S 01°14'50" E
693.00'

60' INGRESS/EGRESS EASEMENT

45.00'

S 88°00'00" W

N 88°00'00" E 303.91'

ST-14 MES
INV: 35.20

OFFICIAL RECORDS BOOK 3864
PAGE 190

S 01°14'50" E
150.00'

S 88°00'00" W 304.02'

OFFICIAL RECORDS BOOK 1475
PAGE 115

N 01°14'50" W
150.00'

45' INGRESS/EGRESS EASEMENT

SS-3 SMH
RIM: 40.01
INV IN: 34.74 (S)
INV OUT: 34.54 (N)

399.93'

N 88°00'00" E 304.13'

559.89'

S 01°45'00" E
99.93'

FFE = 41.15

N 01°42'32" W
699.52'

SS-2 SMH
STA: 44+06.39, O/S: 31.32'L
RIM: 40.11
INV OUT: 35.45 (N)

DELTA=177°50'2612"
R=50.00'
L=155.20'
CB=N 03°04'47"
CH=99.98'

S 89°08'33" W 256.62'

42.68'

338.52'

FFE = 40.95

S 88°02'25" W 349.37'

N 01°45'00" W
1.24'

TAX PARCEL # 0882000000

ST-6 DMH
RIM: 39.52
WATER CONNECTION
TO BUILDING

ST-8 DMH
RIM: 40.71
INV IN: 30.10 (S)
INV OUT: 30.00 (NW)

60'

6'

17.5'

26'

63 TOTAL SPACES

WATER CONNECTION
TO BUILDING

WATER CONNECTION
TO BUILDING

CLEAN-OUT
INV: 35.71

535'
TO FENCE LINE
FROM SOUTH
PROPERTY LINE

CLEAN-OUT
INV: 36.18

RELOCATE FIRE HYDRANT

CLEAN-OUT
INV: 36.89

80 TOTAL SPACES

MIN. FFE = 41.15
TO MAKE SEWER WORK
WITHOUT LIFT STATION

WATER CONNECTION
TO BUILDING

CLEAN-OUT
INV: 37.64

S 00°00'00" W
350.00'

CLEAN-OUT
INV: 40.15

CLEAN-OUT
INV: 40.08

700.00'

OFFICIAL RECORDS BOOK 3150
PAGE 702

TAX PARCEL
0882070000

STRATTON BOULEVARD
(80' RIGHT-OF-WAY, PAVED)

SITE BENCHMARK
SET NAIL EAST FACE
OF POWER POLE
ELEVATION = 40.14

SITE BENCHMARK
SET NAIL & DISK, LB 8979
ON POWER POLE
ELEVATION = 39.14

STORM MANHOLE
UD#38.00
N INV: +32.79 18"x30" ERCP

STORM MANHOLE
UD#38.01
N INV: +32.96 18"x30" ERCP
W INV: +32.81 18"x30" ERCP

STORM MANHOLE
UD#38.02
N INV: +33.05 18"x24" ERCP
W INV: +33.05 18"x24" ERCP

STORM MANHOLE
UD#38.03
N INV: +32.91 18"x24" ERCP
W INV: +32.91 18"x24" ERCP

FOUND 4x4" CONCRETE MONUMENT NO I.D.

FOUND 4x4" CONCRETE MONUMENT (LB8979)

FOUND 4x4" CONCRETE MONUMENT LB 3913

DRAINAGE INLET
SE RCP IN INV +30.41
SW RCP IN INV +30.48

DRAINAGE INLET
NW RCP IN INV +31.17

8" VINYL FENCE

ASPHALT PAVEMENT

CONCRETE SIDEWALK/BACK OF CURB

DITCH

EDGE OF PAVEMENT

CROSS ACCESS EASEMENT

ROAD RIGHT-OF-WAY

SIDEWALK

CONCRETE SIDEWALK

REVISIONS

NO.	DATE	DESCRIPTION

DSGN BY: #####
DWG BY: #####
CHK BY: #####
DATE: #####
JOB No.: #####

Matthews | BCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

PREPARED FOR
####

SHEET No.:
#####
OF ####

S:\PROJECTS\25000\25027 - WHETSTONE COMMERCIAL\ENGR\DRAWINGS\EXHIBITS\NEW BUILDING LAYOUT.DWG, L1, 3/25/2025 8:56 AM, Dylan Soerkin, EI, MATTHEWS I DCCM, INC