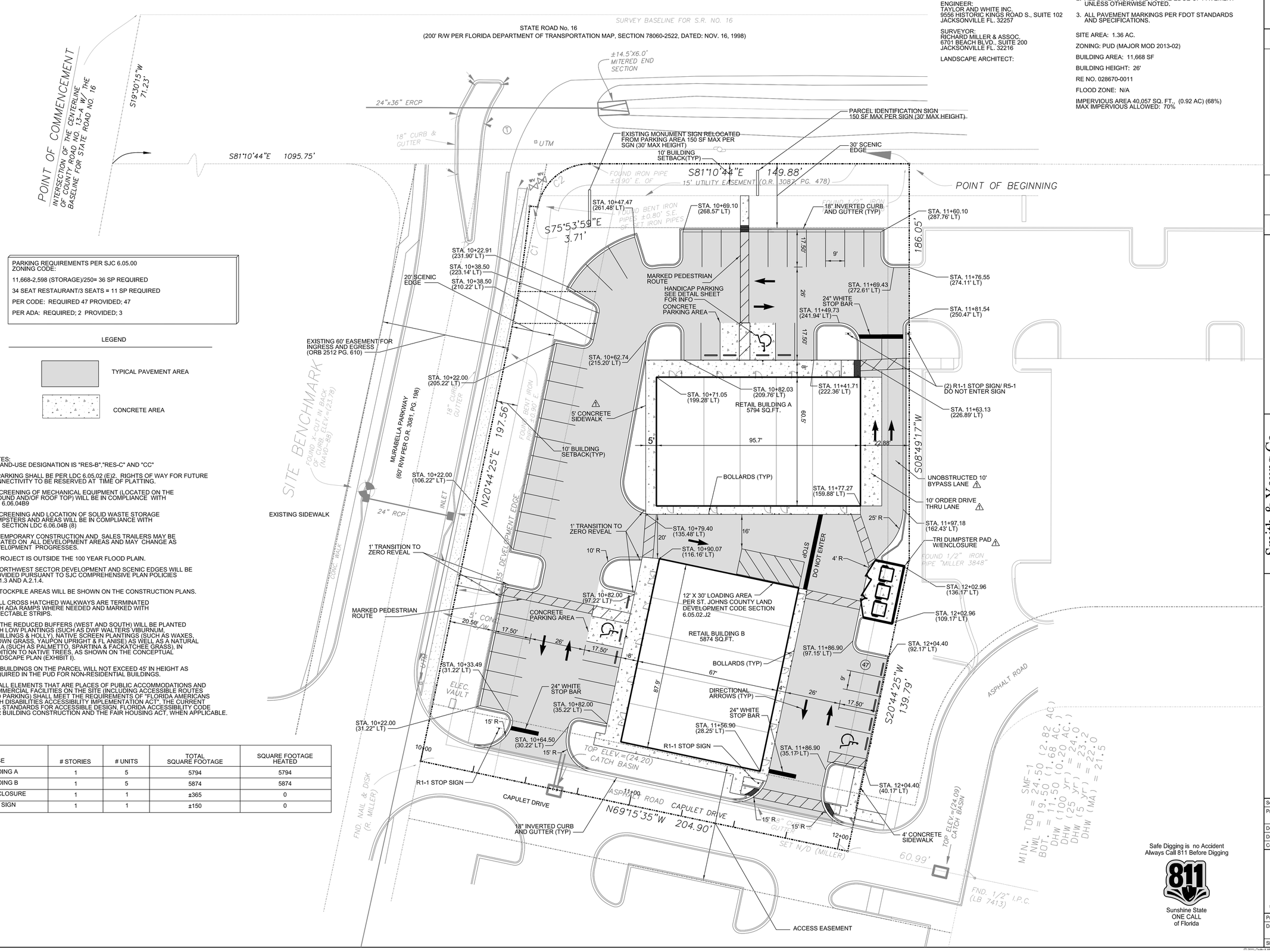
\TWACCTDC\Cadd\50151\5335 Murabella Retail Two - Smith & Young\Design\mrd2pan01.s | Plotted: 2/2/2016 9:24:21 AM



PARKING REQUIREMENTS PER SJC 6.05.00 ZONING CODE:

11,668-2,598 (STORAGE)/250= 36 SP REQUIRED

34 SEAT RESTAURANT/3 SEATS = 11 SP REQUIRED

PER CODE: REQUIRED 47 PROVIDED; 47

PER ADA: REQUIRED; 2 PROVIDED; 3

LEGEND

TYPICAL PAVEMENT AREA

CONCRETE AREA

NOTES:
1. LAND-USE DESIGNATION IS "RES-B","RES-C" AND "CC"

2. PARKING SHALL BE PER LDC 6.05.02 (E)2. RIGHTS OF WAY FOR FUTURE CONNECTIVITY TO BE RESERVED AT TIME OF PLATTING.

3. SCREENING OF MECHANICAL EQUIPMENT (LOCATED ON THE GROUND AND/OF ROOF TOP) WILL BE IN COMPLIANCE WITH LDC 6.06.04B9

4. SCREENING AND LOCATION OF SOLID WASTE STORAGE DUMPSTERS AND AREAS WILL BE IN COMPLIANCE WITH LDC SECTION LDC 6.06.04B (8)

5. TEMPORARY CONSTRUCTION AND SALES TRAILERS MAY BE LOCATED ON ALL DEVELOPMENT AREAS AND MAY CHANGE AS DEVEL0PMENT PROGRESSES.

6. PROJECT IS OUTSIDE THE 100 YEAR FLOOD PLAIN.

7. NORTHWEST SECTOR DEVELOPMENT AND SCENIC EDGES WILL BE PROVIDED PURSUANT TO SJC COMPREHENSIVE PLAN POLICIES A.2.1.3 AND A.2.1.4.

8. STOCKPILE AREAS WILL BE SHOWN ON THE CONSTRUCTION PLANS.

9. ALL CROSS HATCHED WALKWAYS ARE TERMINATED WITH ADA RAMPS WHERE NEEDED AND MARKED WITH DETECTABLE STRIPS.

10. THE REDUCED BUFFERS (WEST AND SOUTH) WILL BE PLANTED WITH LOW PLANTINGS (SUCH AS DWF WALTERS VIBURNUM, SCHILLINGS & HOLLY). NATIVE SCREEN PLANTINGS (SUCH AS WAXES, CROWN GRASS, YAUPON UPRIGHT & FL ANISE) AS WELL AS A NATURAL AREA (SUCH AS PALMETTO, SPARTINA & FACKATCHEE GRASS). IN ADDITION TO NATIVE TREES, AS SHOWN ON THE CONCEPTUAL LANDSCAPE PLAN (EXHIBIT I).

11. BUILDINGS ON THE PARCEL WILL NOT EXCEED 45' IN HEIGHT AS REQUIRED IN THE PUD FOR NON-RESIDENTIAL BUILDINGS.

12. 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". THE CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THE FAIR HOUSING ACT, WHEN APPLICABLE.

⚠

ELEMENT #	TYPE/USE	# STORIES	# UNITS	TOTAL SQUARE FOOTAGE	SQUARE FOOTAGE HEATED
BLDG 1	RETAIL BUILDING A	1	5	5794	5794
BLDG 2	RETAIL BUILDING B	1	5	5874	5874
BLDG 3	DUMPSTER ENCLOSURE	1	1	±365	0
BLDG. 4	MONUMENT SIGN	1	1	±150	0

DEVELOPER:
SMITH & YOUNG CO.
3517-B US HIGHWAY 17
FLEMING ISLAND, FL. 32003

ENGINEER:
TAYLOR AND WHITE INC.
9556 HISTORIC KINGS ROAD S., SUITE 102
JACKSONVILLE FL. 32257

SURVEYOR:
RICHARD MILLER & ASSOC.
6701 BEACH BLVD., SUITE 200
JACKSONVILLE FL. 32216

LANDSCAPE ARCHITECT:

GENERAL NOTES:

1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. ALL PAVEMENT MARKINGS PER FDOT STANDARDS AND SPECIFICATIONS.

SITE AREA: 1.36 AC.

ZONING: PUD (MAJOR MOD 2013-02)

BUILDING AREA: 11,668 SF

BUILDING HEIGHT: 26'

RE NO. 028670-0011

FLOOD ZONE: N/A

IMPERVIOUS AREA 40,057 SQ. FT., (0.92 AC) (68%)
MAX IMPERVIOUS ALLOWED: 70%

Safe Digging is no Accident
Always Call 811 Before Digging

Sunshine State
ONE CALL
of Florida

Professional Engineer

No.	Date	Description	Initials
1	1-13-2016	Comments from the County	XX

REVISIONS

Geometry Plan

Smith & Young Co.
"The Markets @ Capulet"

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE

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Scale:	1"=20'
Project Manager:	B. Rohrer
Designer:	B. Rohrer
Drawn by:	R. Howard
Certificate of Auth:	7298
Project No.:	15335
Date:	February 2, 2016
Sheet No.:	9

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