Conerstone Classical Academy

PUD / Site Plan for Site Improvements

2360 Saint Johns Bluff Road

Jacksonville, Duval County, FL 32246

CORNERSTONE CLASSICAL ACADEMY

811 Know what's below. Call before you dig.

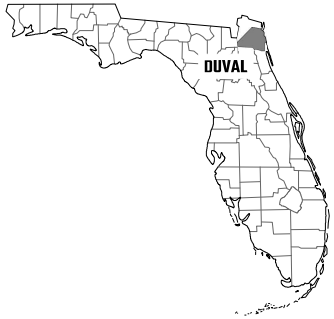
UTILITY WARNING!!

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE, NO GUARANTEE EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY EXISTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

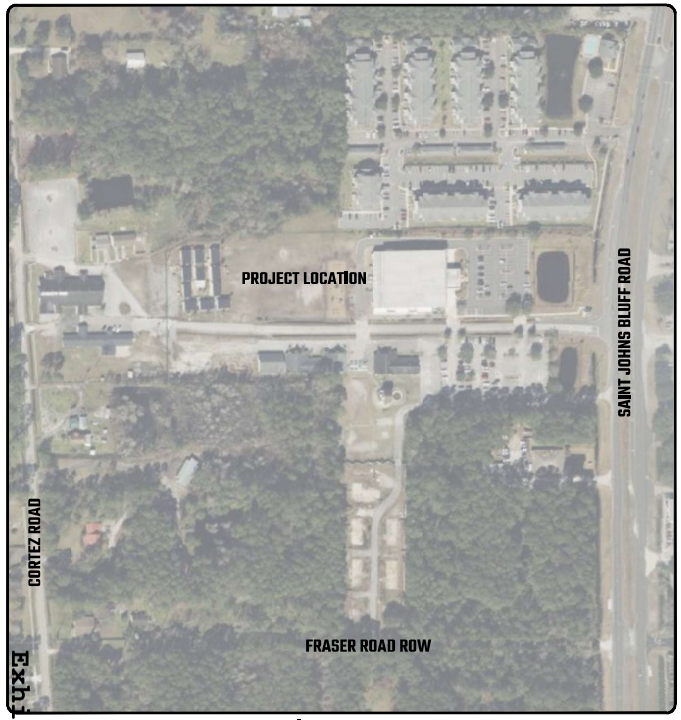
PROPERTY DESCRIPTION:

TRACT 1:
THE FOLLOWING DESCRIBED PROPERTY LYING AND SITUATED IN THE COUNTY OF DUVAL, STATE OF FLORIDA, TO WIT:
LOT 14, 7 AND 8, BLOCK 61, ROBINWOOD ACRES, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 6, 6A AND 6B, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
TRACT 2:
LOTS 9, 10 AND 11, BLOCK 61, ROBINWOOD ACRES, UNIT NO. 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 25 AND 25A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
TRACT 3:
LOTS 8, 9, 10, 11, 12 AND 13, BLOCK 71, AND THAT PORTION OF CROMWELL ROAD (A 60 FOOT RIGHT OF WAY) CLOSED BY ORDINANCE NO. 80-405-163 BEING BOUND ON THE NORTH BY THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 13 AND BOUND ON THE SOUTH BY THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 8, ALL IN ROBINWOOD ACRES, UNIT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 43, 43A AND 43B, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
TOGETHER WITH THE WESTERLY 100 FEET OF FRASER ROAD (A 60 FOOT RIGHT OF WAY) AS CLOSED BY ORDINANCE NO. 2007-556-E, AS RECORDED IN OFFICIAL RECORDS BOOK 13948, PAGE 728 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
LESS AND EXCEPT THAT PART RECORDED IN OFFICIAL RECORDS BOOK 14180, PAGE 1585 AND OFFICIAL RECORDS BOOK 15824, PAGE 776.

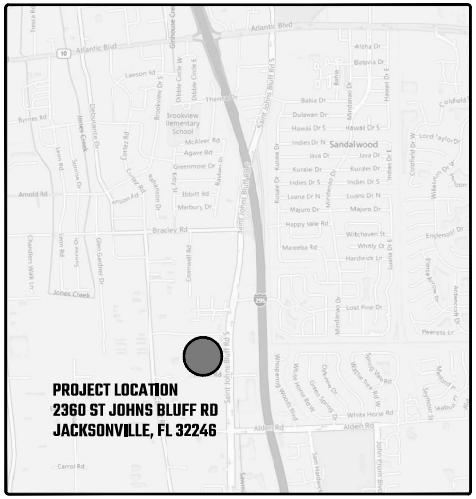
ALSO DESCRIBED BY SURVEY AS FOLLOWS:
A TRACT OF LAND LOCATED IN SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 11, BLOCK 61, ROBINWOOD ACRES, UNIT NO. 2 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 25, THENCE ALONG THE WESTERLY RIGHT OF WAY OF ST. JOHNS BLUFF THE FOLLOWING TWO (2) COURSES: 1) 203.54 FEET IN A SOUTHERLY DIRECTION ALONG A NON-TANGENT CURVE TURNING TO THE LEFT, HAVING A CENTRAL ANGLE OF 07°16'21", WITH A RADIUS OF 1530.28 FEET, HAVING A CHORD BEARING OF S.23°22'44" W. AND A CHORD DISTANCE OF 203.38 FEET; 2) S.20°29'34" E., 286.27 FEET; THENCE LEAVING SAID RIGHT OF WAY RUNNING S.89°39'55" W., 510.22 FEET; THENCE S.00°48'05" W., 600.54 FEET TO THE NORTH RIGHT OF WAY OF FRASER ROAD; THENCE ALONG SAID NORTH RIGHT OF WAY, S.89°39'55" W., 201.60 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY RUNNING N.00°13'50" E., 708.42 FEET; THENCE S.89°39'55" W., 455.00 FEET; THENCE N.00°13'50" E., 220.54 FEET; THENCE S.89°44'42" W., 181.84 FEET; THENCE N.00°15'58" E., 964.85 FEET TO THE POINT OF BEGINNING. CONTAINING 701,864 SQUARE FEET OR 16.11 ACRES MORE OR LESS.



COUNTY MAP
NOT TO SCALE



OVERALL SITE PLAN
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

ARCHITECT

ROWE ARCHITECTS

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CONTACT: ROBT ANDERSEN, PE
P/F: 813.405.4334
www.priority-eng.com

PROJECT NO. 22-0017

OWNER

CORNERSTONE CLASSICAL ACADEMY
LINDSAY B. HOYT - PRESIDENT
2360 SAINT JOHNS BLUFF ROAD
JACKSONVILLE, FLORIDA 32246

LIST OF DRAWINGS

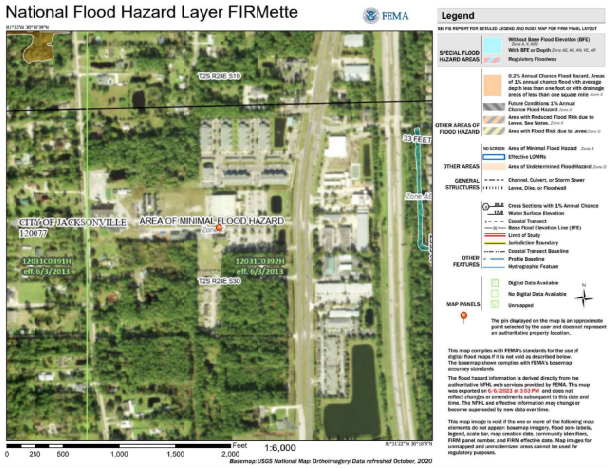
SHEET No.	SHEET TITLE
C-100	COVER SHEET
C-200	PUD SITE PLAN
C-201	EXISTING CONDITIONS PLAN WITH AERIAL OVERLAY

PROJECT DESCRIPTION:

THE SUBJECT PROPERTY CONSISTS OF APPROXIMATELY 16.20 ACRES AND IS LOCATED AT #2360 SAINT JOHNS BLUFF ROAD AND CAN BE IDENTIFIED BY THE FOLLOWING PARCEL IDENTIFICATION NUMBER: 16036-0070. THE SUBJECT PROPERTY IS ZONED PUD AND THE CURRENT USE IS DESCRIBED AS INSTITUTIONAL. MOST OF THE EXISTING INFRASTRUCTURE WILL REMAIN ON THE NORTH SIDE OF THE PROPERTY WITH THE EXCEPTION OF A NEW SOCCER FIELD THAT WILL REQUIRE THE REMOVAL OF THE PORTABLE BUILDING. ADDITIONALLY, MINOR PAVEMENT AND DRAINAGE IMPROVEMENTS WILL BE INCORPORATED IN THE DESIGN TO HELP FACILITATE TRAFFIC FLOW AND DRAINAGE CONCERNS. THE SOUTHERLY TRIANGLE PORTION OF THE PROPERTY WILL CONTAIN A PROPOSED EXPANSION AND UPPER SCHOOL BUILDING THAT WILL REQUIRE NEW INFRASTRUCTURE TO SUPPORT THE IMPROVEMENTS. PHASE II OF THE PROJECT WILL INCLUDE A FUTURE EXPANSION IN THE GYM AREA AND FRASER ROAD (50' WIDE ROW) IMPROVEMENTS TO CITY AND COUNTY STANDARDS WESTERLY TOWARDS CORTEZ ROAD, APPROXIMATELY 1,000 LINEAR FEET OF ROAD AND DRAINAGE IMPROVEMENTS.

FLOODPLAIN NOTE:

THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12031C0392H, COMMUNITY PANEL NO. 0392, DUVAL COUNTY, FLORIDA, DATED JUNE 3, 2013 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ANY DEPICTION SHOWN HAVE BEEN DIGITALLY TRANSLATED FROM DFIRM DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER (HTTPS://MSC.FEMA.GOV).



PRIORITY ENGINEERING, LLC

Engineer's Seal

ROBERT M. ANDERSEN LICENSE No. 60097 STATE OF FLORIDA PROFESSIONAL ENGINEER

Certification

(1) This medium has been electronically signed and sealed by Robert M. Andersen, PE, using a Digital Signature.

(2) Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Robert M. Andersen, State of Florida, Professional Engineer, License No. 60097.
This item has been electronically signed and sealed by Robert M. Andersen, PE, located on the Digital Signature.

North | SCALE

Project
CONERSTONE CLASSICAL ACADEMY SCHOOL

Project Location
2360 ST JOHNS BLUFF ROAD
JACKSONVILLE, FL 32246

Sheet Name
COVER SHEET

PRELIMINARY - NOT FOR CONSTRUCTION

Revisions

REV	ISSUED FOR	ISSUE DATE	BY

Date:	6/8/23
Reviewed By:	BSF
ENG/CADD:	BH
Checked By:	KMA
PE Project No.	22-0017
Sheet No.	T-100

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