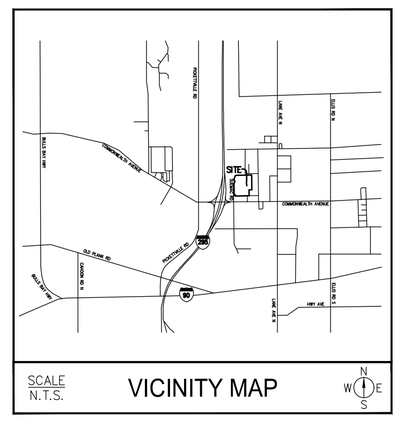
LEGEND	
●	FOUND 5/8" IRON ROD (IDENTIFICATION AS NOTED)
●	FOUND 1/2" IRON PIPE (IDENTIFICATION AS NOTED)
○	SET 1/2" IRON PIPE (LB 1704)
■	FOUND CONCRETE MONUMENT (SIZE & TYPE AS NOTED)
□	SET 4"X4" CONCRETE MONUMENT (LB 1704)
X	SET X-CUT
⊙	SET MAG NAIL & DISK (LB 1704)
●	FOUND MAG NAIL & DISK (IDENTIFICATION AS NOTED)
I.P.	IRON PIPE
I.R.	IRON ROD
C.M.	CONCRETE MONUMENT
LB	LICENSED BUSINESS
FFE	FINISHED FLOOR ELEVATION
BLDG	BUILDING
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
CONC.	CONCRETE
EL.	ELEVATION
INV.	INVERT
ELEC.	ELECTRIC
JEA	JACKSONVILLE ELECTRIC AUTHORITY
FPL	FLORIDA POWER & LIGHT
FH	FIRE HYDRANT
BFP	BACKFLOW PREVENTER
EM	ELECTRIC METER
WM	WATER METER
CO	CLEANOUT
DCO	STORM DRAIN CLEANOUT
SCO	SANITARY SEWER CLEANOUT
HH	HAND HOLE (TYPE AS NOTED)
CL	CENTER LINE
INT	INTERSECTION
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
EOP	EDGE OF PAVEMENT
BOC	BACK OF CURB
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
WL-A1	WETLAND FLAG NUMBER
SQ.FT.	SQUARE FOOT
⚑	WETLAND FLAG
-x-	FENCE, AS NOTED, W/TIES TO FACE
	LOCATED TREE, AS NOTED
	LIGHT POLE
	SIGN
	CONCRETE POWER POLE
	WOOD POWER POLE
	GUY WIRE AND ANCHOR
GV	GAS VALVE
SV	SEWER VALVE
WV	WATER VALVE
	BACKFLOW PREVENTER
	SEWER STUBBOUT
	PROPOSED DRAINAGE ARROW
FH	FIRE HYDRANT
S	SANITARY SEWER MANHOLE
D	STORM DRAINAGE MANHOLE
E	ELECTRIC MANHOLE
B	BOLLARD

LEGEND

- LANDSCAPE BUFFER LIMITS
- EXISTING EASEMENT
- PROPERTY LINE
- PROPOSED FENCE
- PROPOSED OPEN STORAGE AND DISPLAY

MAGNETIC



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = ft.40

STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT

EDGE OF WATER

TOP OF EMBANKMENT

TOP OF BANK (PER PLAT)

TOP OF BANK

N89°57'55"E 638.55'(M)(P)

15' UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT

7.5' UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT

BENCHMARK: SET 1/2" IRON ROD & RED CAP LB1704 EL.=28.86(NAVD'88)

TRACT "A"

N21°11'28"E 191.84'(M)

EXISTING FIRE HYDRANT PER JEA GIS AND JEA PROVIDED AS-BUILTS 389' TO BLDG CORNER

PUD

PIECE OF CONCRETE WALK

OPEN TRACTOR AND TRAILER STORAGE

PROPOSED DRIVEWAY

PROPOSED 5' CONCRETE WALK

36.0

PROPOSED MONUMENT SIGN

40' X 60' SERVICE CANOPY

60.0

SALES/ SERVICE/ ADMIN/ PARTS 90' X 85' 7,650 s.f

35.0

4 HC & 6 VISITOR

6 VISITOR

PARTS WAREHOUSE 90' X 120' 10,800 s.f.

90' X 15' PARTS CANOPY

45.0

TRACT "B"

20' CANOPY

27' BAY

PARTS STORAGE ROOM

30' BAY

40 X 125' WASH CANOPY

BENCHMARK: SET 1/2" IRON ROD & RED CAP LB1704 EL.=25.25(NAVD'88)

20' CANOPY

14 DOUBLE BAYS + PARTS STORAGE ENCLOSED 85' X 317' 26,945 s.f.

40' X 40' MAN CAVE

15' MAINTENANCE & ACCESS EASEMENT

(2) ROLL-OFF DUMPSTERS & (1) 10X10 DUMPSTERS

S00°09'42"W 583.75'(M)(P)

TOP OF BANK

CCG-1

ORB 10743, PAGE 1161

N00°22'52"E 459.44'(M)(P)

SUEMAC ROAD - (60' R/W)

CONCRETE WALK

EDGE OF PAVEMENT

7.5' JEA EASEMENT (O.R. 10447, PAGE 489)

EXISTING FIRE HYDRANT PER JEA GIS AND JEA PROVIDED AS-BUILTS 409' TO BLDG CORNER

PROPOSED 6' X 20' SIGN

20'X60' JEA EASEMENT (O.R. 10447, PAGE 489)

15'X15' JEA E.E

TRACT "G" (LIFT STATION)

JEA-Z PER O.R. 10447, PAGE 489)

PROPOSED MONUMENT SIGN

TRACT "H"

7.5' JEA EASEMENT (O.R. 10447, PAGE 489)

10'X22' JEA UTILITY EASEMENT

N89°50'18"W 534.04'(M)(P)

CURB INLET (STRUCTURE FULL OF WATER)

EXISTING FIRE HYDRANT

PROPOSED 6' X 20' SIGN

OPEN TRACTOR STORAGE AND SALES DISPLAY

6.0 (TYP.)

14 EMPLOYEE

24.0

18.0 (TYP)

9.0 (TYP)

15' UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT

N89°50'18"W 114.39'(M)(P)

PROPOSED 6' HIGH FENCE OR HEDGE 85% OPAQUE MIN.

S00°18'50"W 230.00'(M)(P)

TRACT "

(FIRE STA

PBF-1

CONCRETE WALK

BACK OF CURB

EDGE OF PAVEMENT

SANDYMAC ROAD (60' R/W)

FOUND BENT IRON PIPE N 64°06'40" E, 0.44' FROM SET IRON

EXISTING FIRE HYDRANT 460' TO BLDG CORNER

CCG-1

CCG-1

DRAWING NO. 1

DRAWINGS LACKING THE SIGNATURE AND EMBOSSED SEAL OF THE ENGINEER ARE FOR INFORMATIONAL PURPOSES ONLY

James K. Johns P.E. # 55938

JOB NO.	9204
DRAWN BY:	JNP
DATE:	10/15/2019
SCALE:	1"= 40'

CITY COJMA FDEP WMD TOWN JEA COUNTY FDOT SJRWMD

REV.	DATE	REVISIONS

CONCEPTUAL PLAN 3

N.G. WADE TRACT V

FOR

SOLID ROCK
ENGINEERING CONSULTANTS, INC.
"CIVIL ENGINEERING FROM THE GROUND DOWN"
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EMAIL: Johns@SolidRockEngineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 9891