Site Plan 8.31.20

August 31, 2020
Revised Exhibit 4
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0 CRYSTAL SPRINGS ROAD
PROPOSED OFFICE PARK
JACKSONVILLE, FLORIDA

SITE GEOMETRY PLAN

REV.	DATE	BY	DESCRIPTION

JOB NO. 20ENG004
DRAWN: MJP
CHECKED: MJP
SCALE: 1" = 40'
DRAWING NO. C200

SCALE 1" = 40'
0 20' 40' 80'

N

VICTORY LAKE DRIVE
EXISTING STOP SIGN AND STOP BAR
ADD SPECIAL EMPHASIS STRIPING TO EXISTING CROSSWALK PER FDOT INDEX 711-001
R=20'
R=20'
CRYSTAL SPRINGS ROAD (VARIABLE WIDTH RIGHT OF WAY)
EXISTING CONCRETE SIDEWALK
S89°26'26"W 656.07'
STOP
24'
PROPOSED 24" HIGH WHITE PAINTED LETTERING
PROPOSED 24" STOP BAR AND 36"X36" R1-1 STOP SIGN
PROPOSED SPEED HUMP
PROPOSED GROUND MONUMENT SIGN
HAMMOND BOULEVARD (VARIABLE WIDTH RIGHT OF WAY)
LOADING
24'
60'
86'
430'
PROPOSED SIDEWALK (TYPICAL)
PROPOSED OFFICE AND RETAIL BUILDING
60'
LOADING
PROPOSED 8' SCREEN FENCE
PROPOSED PAVEMENT (TYPICAL)
60'
OFFICE 40' 60'
OFFICE 40' 60'
OFFICE 40' 60'
OFFICE 40' 60'
OFFICE 40' 80'
OFFICE 40' 80'
OFFICE 40' 80'
OFFICE 40' 80'
OFFICE 40' 80'
OFFICE 40' 80'
OFFICE 40' 80'
OFFICE 40' 80'
42'
CHURCH (RR-ACRE)
SINGLE FAMILY RESIDENTIAL (RR-ACRE)
10' BUFFER LINE
S00°12'20"W 625.32'
N00°13'17"E 630.76'
SINGLE FAMILY RESIDENTIAL (RR-ACRE)
LOADING
36'
60'
OFFICE 40' 80'
OFFICE 40' 80'
OFFICE 40' 80'
OFFICE 40' 80'
PROPOSED STORMWATER POND
PROPOSED 8' VINYL SCREEN FENCE
PROPOSED ACCESS EASEMENT WITH TBC
20' BUILDING SETBACK
N89°24'37"E 663.00'
CHURCH (RR-ACRE)
SINGLE FAMILY RESIDENTIAL (RR-ACRE)
CHURCH (PBF-2)
SINGLE FAMILY RESIDENTIAL (PUD)

STATISTICAL SUMMARY

SITE AREA:	418,296 SF = 9.60 AC
TOTAL BUILDING AREA:	73,800 SF (18%)

ShayCore
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