TYPICAL ASPHALT PAVEMENT SECTION

STANDARD DUTY

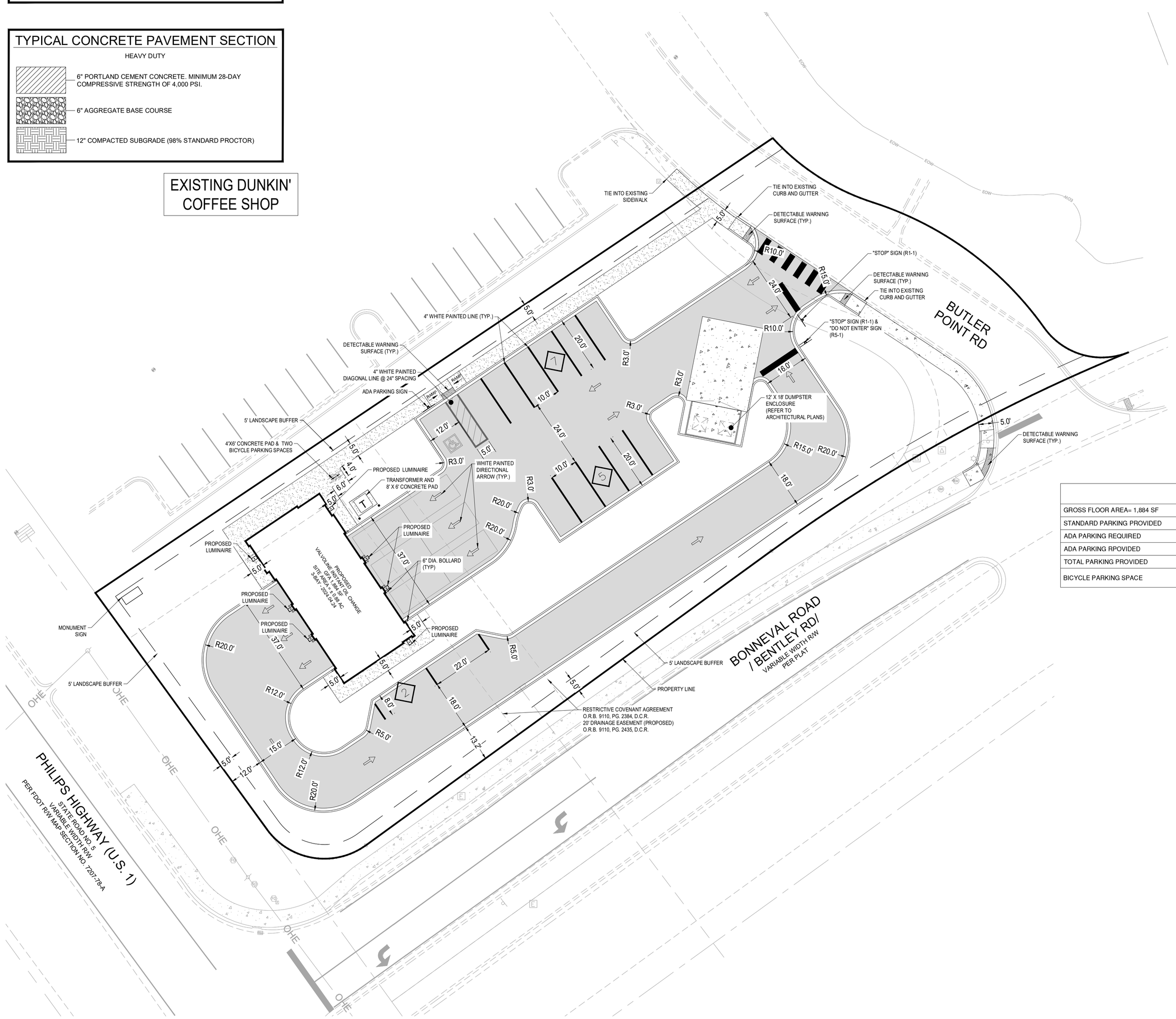
- 1.5" ASPHALT CONCRETE SURFACE COURSE
- 6" AGGREGATE BASE COURSE
- 12"COMPACTED SUBGRADE (98% STANDARD PROCTOR)

TYPICAL CONCRETE PAVEMENT SECTION

HEAVY DUTY

- 6" PORTLAND CEMENT CONCRETE, MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
- 6" AGGREGATE BASE COURSE
- 12" COMPACTED SUBGRADE (98% STANDARD PROCTOR)

EXISTING DUNKIN' COFFEE SHOP



GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BOWMAN CONSULTING GROUP, LTD., INC., DATED 01/15/2025, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH THE DUVAL COUNTY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE DUVAL COUNTY SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE FDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM THE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.
11. REFER TO GEOTECHNICAL ENGINEERING REPORT BY UNIVERSAL ENGINEERING SERVICES DATED 07/23/2024 FOR PAVEMENT RECOMMENDATIONS.
12. ALL DUMPSTER PADS/SOLID WASTE FACILITIES WILL BE SCREENED IN ACCORDANCE WITH LDC SECTION 6.06.04.B.8.
13. SCREENING EQUIPMENT (LOCATED ON THE GROUND AND/OR ROOF TOP) WILL BE IN COMPLIANCE WITH LDC SECTION 6.06.04.B.9. (SCREENING REQUIREMENTS ARE REQUIRED TO BE SHOWN ON SITE PLAN AND LANDSCAPE PLANS

PARKING CALCULATION

GROSS FLOOR AREA= 1,884 SF	2 SPACES + 4 SPACES / SERVICE BAY	REQUIRED PARKING SPACES = 14
STANDARD PARKING PROVIDED		13
ADA PARKING REQUIRED		1
ADA PARKING RPOVIDED		1
TOTAL PARKING PROVIDED		14
BICYCLE PARKING SPACE	1 SPACE/ 20,000 SF GFA/ 2 SPACES MINIMUM	REQUIRED PARKING SPACES = 2

PROPOSED LEGEND

- BUILDING
- CONCRETE SIDEWALK
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 6" CURB & 12" GUTTER (6" REVEAL)
- 6" CURB & 12" GUTTER (0" REVEAL - FLUSH)
- PARKING SPACE COUNT
- LIMITS OF DISTURBANCE

EXISTING LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- EASEMENT LINE (VARIOUS)
- 1.5' CURB & GUTTER
- CONCRETE SIDEWALK
- TREES
- CONCRETE UTILITY POLE
- DRAINAGE GRATE INLET
- ELECTRIC BOX
- ELECTRIC METER
- LIGHT POLE
- SIGN
- WOOD UTILITY POLE
- UG. FIBER OPTIC MARKER
- TRANSFORMER
- FOUND CONCRETE MONUMENT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N

WHEN VERTICAL CONSTRUCTION BEGINS, FIRE DEPT ACCESS IS REQUIRED:

A) FIRE DEPT ACCESS ROADS SHALL BE PROVIDED AT THE START OF THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, CHP 16).

B)FIRE DEPT ACCESS ROAD SHALL BE UNOBSTRUCTED 20 FEET WIDE, STABILIZED SURFACE TO SUPPORT 80,000 LBS AND PROVIDE TURNAROUND FOR A 50 FOOT FIRE APPARATUS. (NFPA 1, CHP 18).

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

Bowman

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STIE PLAN

VALVOLINE INSTANT OIL CHANGE

7250 BONNEVAL R.
JACKSONVILLE, FLORIDA 32256

CITY OF JACKSONVILLE

DUVAL COUNTY

MISC PROJECT #
150174-01-035

PLAN STATUS

DATE	DESCRIPTION	
--	NC	--
DESIGN	DRAWN	CHKD

SCALE	1" = 20'
JOB No.	150174-01-035
DATE	April 18, 2025

STIE PLAN

SHEET No. C-3.0

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April 18, 2025 10:05am
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FILE NAME: 150174-01-035 - SITE PLAN - PDD.dwg

Exhibit 4
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