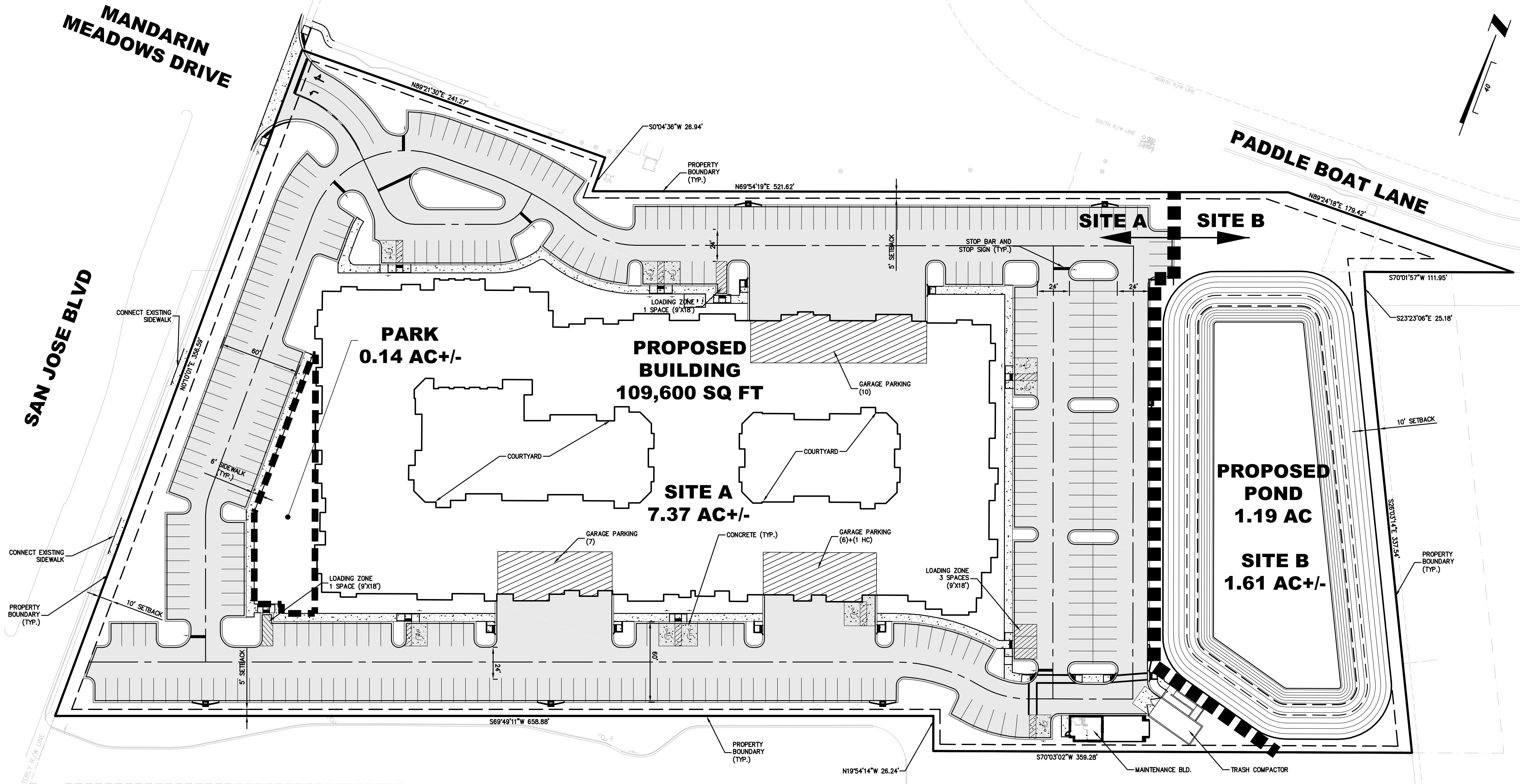


MANDARIN MEADOWS DRIVE

PADDLE BOAT LANE

SAN JOSE BLVD



PARK 0.14 AC+/-

PROPOSED BUILDING 109,600 SQ FT

SITE A 7.37 AC+/-

PROPOSED POND 1.19 AC  
SITE B 1.61 AC+/-

ATLAS PHYSICAL THERAPY & SPORTS MEDICINE, INC

MANDARIN SOUTH DENTISTRY

NEMETZ DENTAL ASSOCIATES

**LEGEND**

[Pattern]	ASPHALT PAVEMENT
[Pattern]	BLACK CONCRETE PAVEMENT
[Pattern]	CONCRETE PAVEMENT
[Pattern]	PAVEMENT GARAGE
[Pattern]	LOADING ZONE

- GENERAL NOTES**
- SEE DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
  - NO AREAS ARE WITHIN THE 100 YEAR FLOOD PLAIN.
  - TEMPORARY USES MAY INCLUDE CONSTRUCTION TRAILERS, WHICH WILL NOT BE LOCATED IN ANY REQUIRED BUFFER OR SETBACK.
  - SCREENING OF MECHANICAL EQUIPMENT SHALL BE IN COMPLIANCE WITH LDC SEC. 6.06.04B(9).
  - SCREENING AND LOCATION OF SOLID WASTE STORAGE DUMPSTERS AND AREAS WILL BE IN COMPLIANCE WITH LDC SECTION 6.06.04B(8).
  - APPROVAL OF THESE PLANS DO NOT INCLUDE APPROVAL FOR PRIVATE UNDERGROUND WATER MAIN, HYDRANTS, AND FIRE SPRINKLER MAINS. CONTACT FIRE MARSHAL'S OFFICE. FOR GATED COMMUNITIES, A KEY SWITCH IS REQUIRED.
  - PLEASE CALL THE FIRE MARSHAL'S OFFICE (209-1740, OPTION 1) TO OBTAIN A KNOX FORM. FOR ALL ACCESS TO BUILDINGS, A KEYED VAULT IS REQUIRED. PLEASE CALL FIRE MARSHAL'S OFFICE TO OBTAIN A FAILSAFE FORM. (NFPA 1.10.12).

**PARKING REQUIREMENTS**

**OFF-STREET PARKING REQUIREMENTS**  
1.35 SPACES PER UNIT PER PUD  
(260 UNITS X 1.35) = 351 REQUIRED SPACES  
PROVIDED = 394 SPACES (INCLUDES 10 HC SPACES)

**ACCESSIBLE PARKING REQUIREMENTS**  
\*\* PER FLORIDA STATUTE 316.1955 & 316.1956  
\*\* PER ADAAG 208.2

TOTAL PARKING IN LOT	REQUIRED ACCESSIBLE SPACES
301-400	8
401-500	9
501-1000	2 PERCENT OF TOTAL (EACH LOT)

REQUIRED = 8 SPACES  
PROVIDED = 10 SPACES

**OFF-STREET LOADING ZONE REQUIREMENTS**  
\*\* PER SEC. 656.60  
260 UNITS / 50 = 5.2 SPACES REQUIRED  
5 PROVIDED

**BICYCLE PARKING REQUIREMENTS**  
2% OF THE REQUIRED OFF STREET PARKING  
2% X 391 = 8  
PARKING REQUIRED = 8 SPACE  
PARKING PROVIDED = 8 SPACE

**DEVELOPMENT SUMMARY**

A. PROJECT NAME: SAN JOSE APARTMENTS  
B. ZONING DESIGNATION: PUD  
C. PUD ORDINANCE NUMBER:  
D. CITY DEVELOPMENT NUMBER:  
E. OWNER/DEVELOPER NAME, ADDRESS, PHONE NUMBER  
MANDARIN PROPERTIES I, LLC  
129 N PATTERSON ST.  
VALDOSTA, GA 31601  
F. ENGINEER NAME, ADDRESS, PHONE NUMBER  
ANDREW HOLLEY, P.E.  
ENGLAND-THIMS & MILLER, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FLORIDA 32258  
PHONE: (904) 642-8990  
G. DATA SUMMARY  
1. TOTAL PROJECT AREA: 8.98 AC  
2. BUILDINGS: 1  
3. PARKING: 394 SURFACE SPACES (10 HC), 23 GARAGE  
4. TOTAL PARKING: 394 SPACES  
5. SQUARE FOOTAGE OF BUILDING: 109,600  
6. TOTAL IMPERVIOUS AREA: 5.82 AC (65% OF PARCEL)  
7. REAL ESTATE NUMBER: 158188 000, 158188 0010, 158187 0000, 159136 0010, 159135 000, 159137 0000  
H. SITE DESCRIPTION  
1. VEGETATION: UNDEVELOPED  
2. DRAINAGE: EXISTING POND ON SITE, DISCHARGE CORMORANT BRANCH  
I. UTILITY SERVICES  
3. WETLANDS: XXXX  
4. FEMA FLOOD ZONE: X  
1. SEWAGE TREATMENT JEA  
2. WATER SUPPLY JEA  
3. ELECTRICITY JEA

PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

ETM No. 20-001  
DRAWN BY: JC  
DESIGNED BY: MSS  
CHECKED BY: AAH  
DATE: MAY 2020

England-Thims & Miller, Inc.  
14775 Old St. Augustine Road  
Jacksonville, FL 32258  
TEL: (904) 642-8990  
FAX: (904) 646-9485  
REG. #2584 LC 0000316

**ETM**  
VISION • EXPERIENCE • RESULTS

**MASTER SITE PLAN**  
**SAN JOSE APARTMENTS**  
**MANDARIN PROPERTIES I, LLC**

DRAWING NUMBER  
**4**

PLOTTED: July 9, 2020 - 10:50 AM, BY: Mike Smith