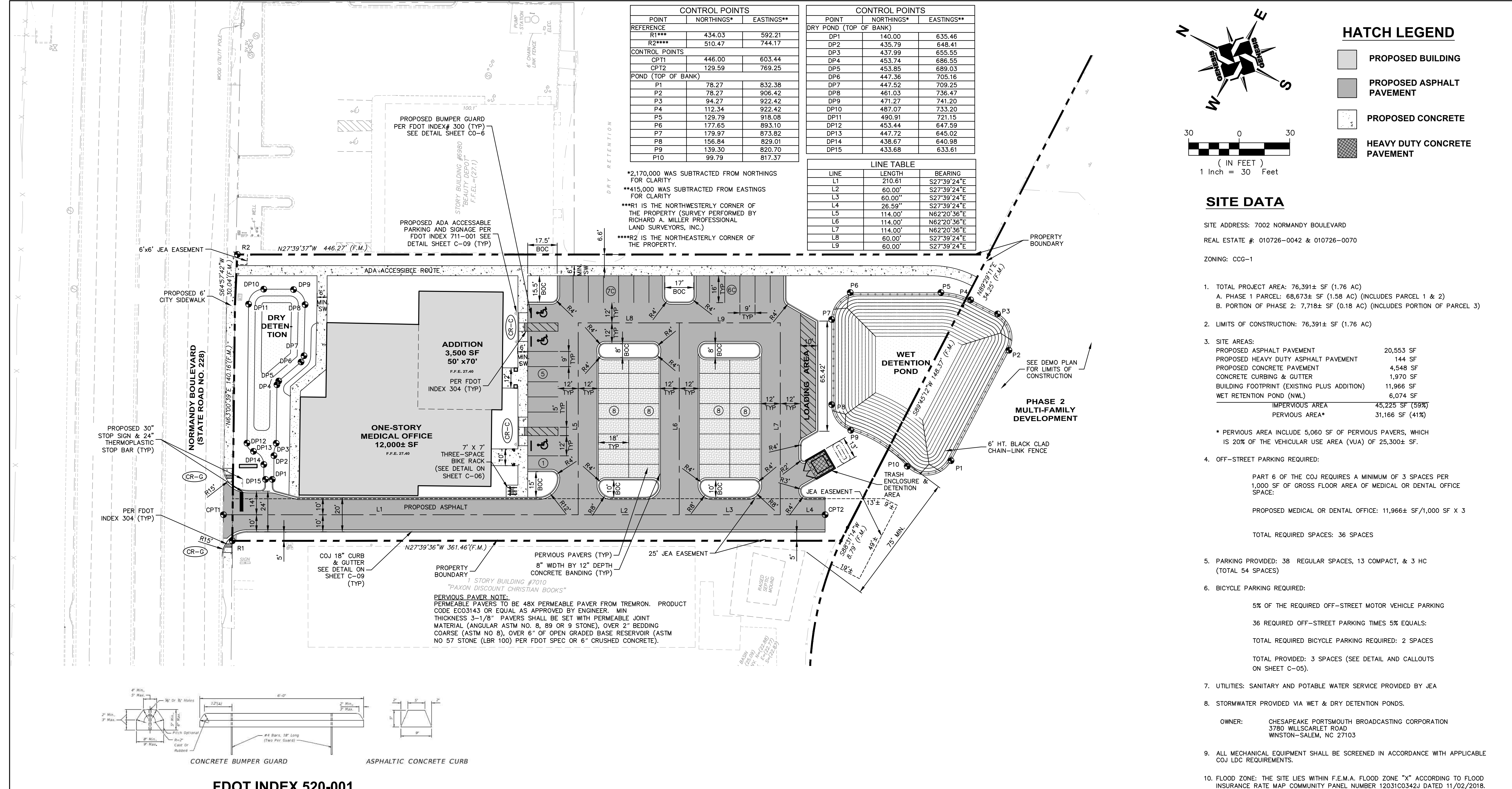


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CONTROL POINTS

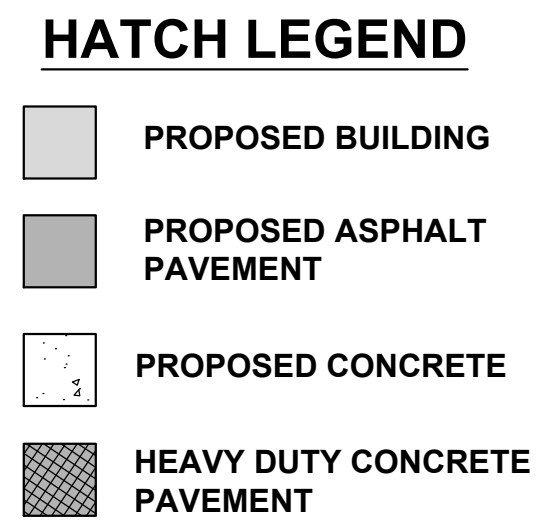
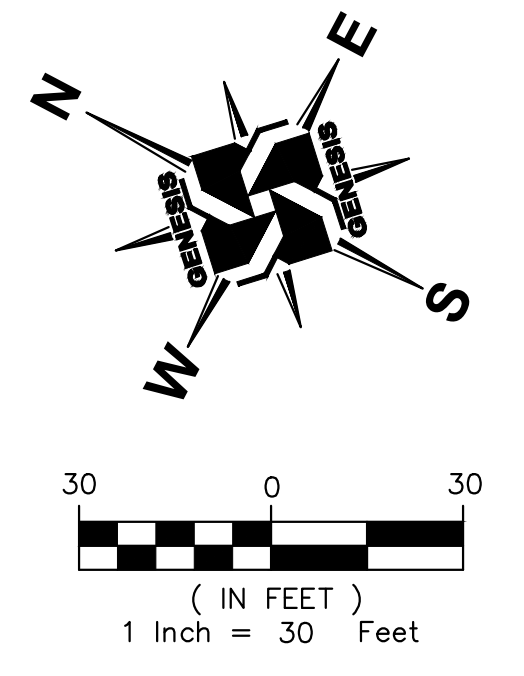
POINT	NORTHINGS*	EASTINGS**
R1***	434.03	592.21
R2****	510.47	744.17
CONTROL POINTS		
CPT1	446.00	603.44
CPT2	129.59	769.25
POND (TOP OF BANK)		
P1	78.27	832.38
P2	78.27	906.42
P3	94.27	922.42
P4	112.34	922.42
P5	129.79	918.08
P6	177.65	893.10
P7	179.97	873.82
P8	156.84	829.01
P9	139.30	820.70
P10	99.79	817.37

CONTROL POINTS

POINT	NORTHINGS*	EASTINGS**
DP1	140.00	635.46
DP2	435.79	648.41
DP3	437.99	655.55
DP4	453.74	686.55
DP5	453.85	689.03
DP6	447.36	705.16
DP7	447.52	709.25
DP8	461.03	736.47
DP9	471.27	741.20
DP10	487.07	733.20
DP11	490.91	721.15
DP12	453.44	647.59
DP13	447.72	645.02
DP14	436.67	640.98
DP15	433.68	633.61

LINE TABLE

LINE	LENGTH	BEARING
L1	210.61	S27°39'24"E
L2	60.00'	S27°39'24"E
L3	60.00'	S27°39'24"E
L4	26.59'	S27°39'24"E
L5	114.00'	N62°20'36"E
L6	114.00'	N62°20'36"E
L7	114.00'	N62°20'36"E
L8	60.00'	S27°39'24"E
L9	60.00'	S27°39'24"E

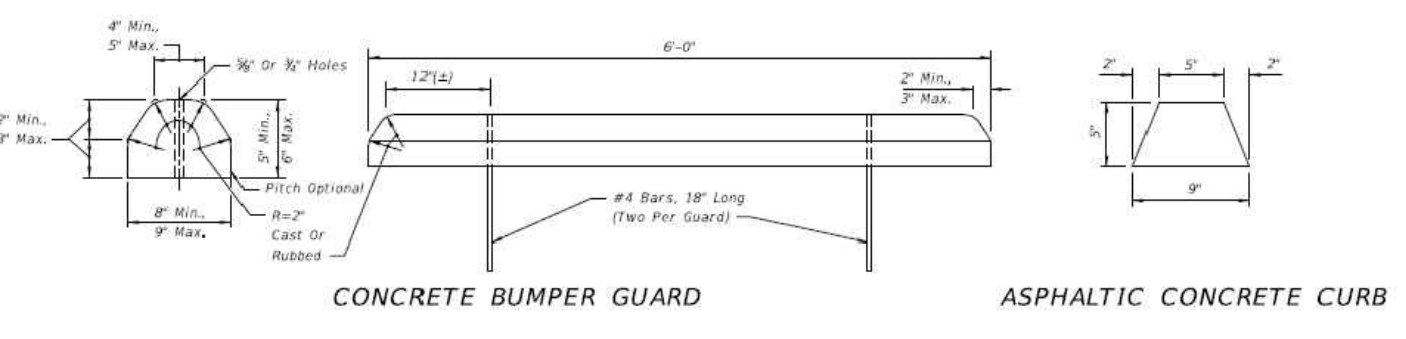


SITE DATA

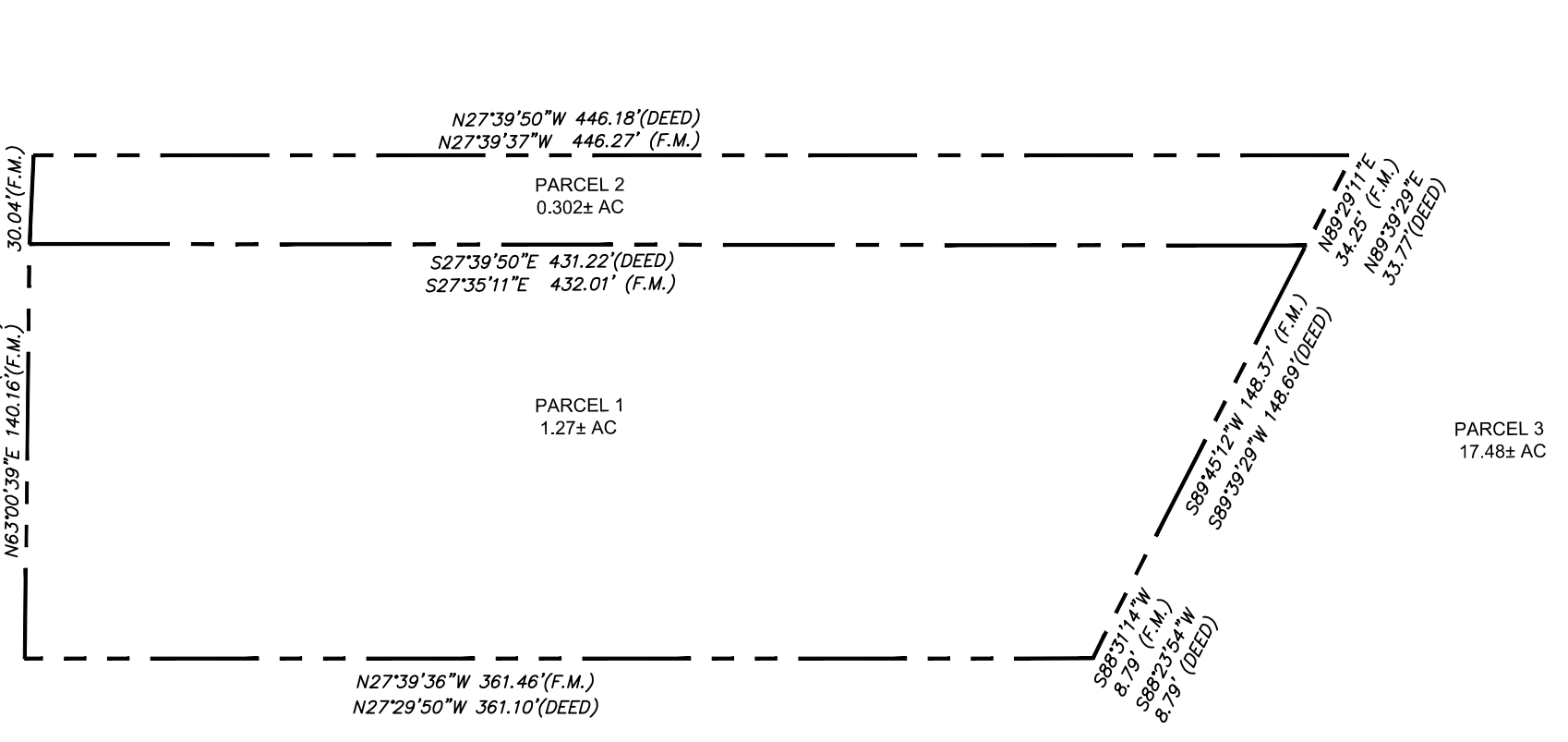
SITE ADDRESS: 7002 NORMANDY BOULEVARD
REAL ESTATE #: 010726-0042 & 010726-0070
ZONING: CCG-1

- TOTAL PROJECT AREA: 76,391± SF (1.76 AC)
A. PHASE 1 PARCEL: 68,673± SF (1.58 AC) (INCLUDES PARCEL 1 & 2)
B. PORTION OF PHASE 2: 7,718± SF (0.18 AC) (INCLUDES PORTION OF PARCEL 3)
- LIMITS OF CONSTRUCTION: 76,391± SF (1.76 AC)
- SITE AREAS:
PROPOSED ASPHALT PAVEMENT: 20,553 SF
PROPOSED HEAVY DUTY ASPHALT PAVEMENT: 144 SF
PROPOSED CONCRETE PAVEMENT: 4,548 SF
CONCRETE CURBING & GUTTER: 1,970 SF
BUILDING FOOTPRINT (EXISTING PLUS ADDITION): 11,966 SF
WET RETENTION POND (NWL): 6,074 SF
IMPERVIOUS AREA: 45,225 SF (59%)
PERVIOUS AREA*: 31,166 SF (41%)
* PERVIOUS AREA INCLUDE 5,060 SF OF PERVIOUS PAVERS, WHICH IS 20% OF THE VEHICULAR USE AREA (VUA) OF 25,300± SF.

- OFF-STREET PARKING REQUIRED:
PART 6 OF THE COJ REQUIRES A MINIMUM OF 3 SPACES PER 1,000 SF OF GROSS FLOOR AREA OF MEDICAL OR DENTAL OFFICE SPACE:
PROPOSED MEDICAL OR DENTAL OFFICE: 11,966± SF / 1,000 SF X 3
TOTAL REQUIRED SPACES: 36 SPACES
- PARKING PROVIDED: 38 REGULAR SPACES, 13 COMPACT, & 3 HC (TOTAL 54 SPACES)
- BICYCLE PARKING REQUIRED:
5% OF THE REQUIRED OFF-STREET MOTOR VEHICLE PARKING
36 REQUIRED OFF-STREET PARKING TIMES 5% EQUALS:
TOTAL REQUIRED BICYCLE PARKING REQUIRED: 2 SPACES
TOTAL PROVIDED: 3 SPACES (SEE DETAIL AND CALLOUTS ON SHEET C-05).
- UTILITIES: SANITARY AND POTABLE WATER SERVICE PROVIDED BY JEA
- STORMWATER PROVIDED VIA WET & DRY DETENTION PONDS.
- OWNER: CHESAPEAKE PORTSMOUTH BROADCASTING CORPORATION
3750 WILLSARLET ROAD
WINSTON-SALEM, NC 27103
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH APPLICABLE COJ LDC REQUIREMENTS.
- FLOOD ZONE: THE SITE LIES WITHIN F.E.M.A. FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12031C0342J DATED 11/02/2018.
- SURVEY REFERENCE: SITE WAS SURVEYED BY RICHARD A. MILLER PROFESSIONAL LAND SURVEYORS, DATED ON AUGUST 6, 2019.



FDOT INDEX 520-001

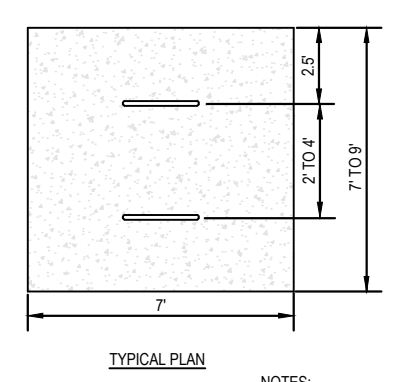


LEGAL DESCRIPTION

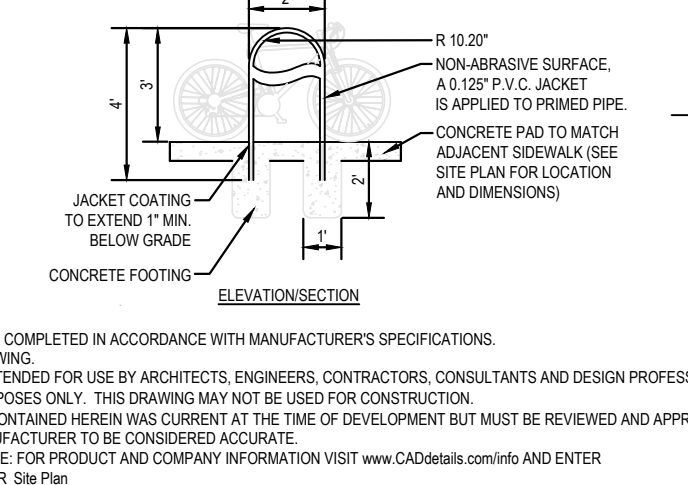
PARCEL 1:
A PORTION OF THE WILLIAM SILOX DONATION, SECTION 39, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF REFERENCE, COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY PROLONGATION OF THE CENTERLINE OF LA MARCHE DRIVE, AS SHOWN ON PLAT OF NORMANDY-UNIT 2, RECORDED IN PLAT BOOK 26, PAGE 47, CURRENT PUBLIC RECORDS OF SAID COUNTY, WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD (STATE ROAD NO. 228), AS SAID RIGHT OF WAY LINE NOW EXISTS, AND RUN S. 65°55'00" W., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 390.00 FEET TO A POINT OF CURVATURE; RUN THENCE SOUTHWESTERLY, ALONG SAID RIGHT OF WAY LINE AND THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 17,138.8 FEET, AN ARC DISTANCE OF 561.31 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS VOLUME 5794, PAGE 866, PUBLIC RECORDS OF SAID COUNTY FOR POINT OF BEGINNING, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF S. 64°15'43" W., 561.29 FEET; FROM THE POINT OF BEGINNING THIS DESCRIBED, RUN S. 27°39'50" E., ALONG THE NORTHEASTERLY LINE OF SAID OFFICIAL RECORDS VOLUME 5794, PAGE 866, AND ALONG THE SOUTHEASTERLY PROJECTION THEREOF, A DISTANCE OF 431.22 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS VOLUME 5300, PAGE 935, PUBLIC RECORDS OF SAID COUNTY; RUN THENCE S. 89°39'29" W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 148.69 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 8.79 FEET, TO THE SOUTHWESTERLY LINE OF OFFICIAL RECORDS BOOK 6421, PAGE 743, SAID CURRENT PUBLIC RECORDS, SAID CURVE BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF S. 88°23'54" W., 8.79 FEET; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF OFFICIAL RECORDS BOOK 6421, PAGE 743 AND THE SOUTHWESTERLY LINE OF OFFICIAL RECORDS BOOK 5568, PAGE 1891, SAID CURRENT PUBLIC RECORDS, N. 27°39'50" W., 361.10 FEET TO THE AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD, SAID RIGHT OF WAY LINE BEING A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 17,138.8 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 140.02 FEET, SAID CURVE BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF N. 63°21'46" W., 30.01 FEET.
CONTAINING 1.27 ACRES MORE OR LESS.

PARCEL 2:
FOR A POINT OF REFERENCE, COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY PROLONGATION OF THE CENTERLINE OF LA MARCHE DRIVE, AS SHOWN ON PLAT OF NORMANDY-UNIT 2, RECORDED IN PLAT BOOK 26, PAGE 47, CURRENT PUBLIC RECORDS OF SAID COUNTY, WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD (STATE ROAD NO. 228), AS SAID RIGHT OF WAY LINE NOW EXISTS, AND RUN S. 65°55'00" W., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 390.00 FEET TO A POINT OF CURVATURE; RUN THENCE SOUTHWESTERLY, ALONG SAID RIGHT OF WAY LINE AND THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 17,138.8 FEET, AN ARC DISTANCE OF 561.31 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS VOLUME 5794, PAGE 866, PUBLIC RECORDS OF SAID COUNTY FOR POINT OF BEGINNING, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF S. 64°15'43" W., 561.29 FEET; FROM THE POINT OF BEGINNING, RUN S. 27°39'50" E., ALONG THE NORTHEASTERLY LINE OF SAID OFFICIAL RECORDS VOLUME 5794, PAGE 866, AND ALONG THE SOUTHWESTERLY PROJECTION THEREOF, A DISTANCE OF 431.22 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS VOLUME 5300, PAGE 935, PUBLIC RECORDS OF SAID COUNTY; RUN THENCE S. 89°39'29" W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 148.69 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 8.79 FEET, TO THE SOUTHWESTERLY LINE OF OFFICIAL RECORDS BOOK 6421, PAGE 743, SAID CURRENT PUBLIC RECORDS, SAID CURVE BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF S. 88°23'54" W., 8.79 FEET; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF OFFICIAL RECORDS BOOK 6421, PAGE 743 AND THE SOUTHWESTERLY LINE OF OFFICIAL RECORDS BOOK 5568, PAGE 1891, SAID CURRENT PUBLIC RECORDS, N. 27°39'50" W., 361.10 FEET TO THE AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD, SAID RIGHT OF WAY LINE BEING A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 17,138.8 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 140.02 FEET, SAID CURVE BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF N. 63°21'46" W., 30.01 FEET.
CONTAINING 1.27 ACRES MORE OR LESS.

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CYCLESAFE, INC.
5211 CASCADE RD SE, SUITE 210
GRAND RAPIDS, MI 49546
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PHONE: (616) 954-9977
FAX: (616) 954-0290
www.cycleSAFE.com



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 596 Plan.

U RACK BICYCLE RACK (THE RAPID)
N.T.S.

GENESIS | HALFF
6621 SOUTHPOINT DRIVE N., SUITE 300, JACKSONVILLE, FL 32216
Phone 904.730.9360 www.GenesisHalf.com
FL CA 26000365

CHESAPEAKE PORTSMOUTH
BROADCASTING CORPORATION

PROJECT NAME: NORMANDY MIXED-USE DEVELOPMENT (PHASE I)
SHEET NUMBER: C-06
PROJECT NUMBER: 8682-0004
MAO
CHECKED BY: JL
DESIGNED BY: JL
NO. DATE DESCRIPTION
REVISIONS
SCALE: 1" = 30'
PLAN DATE: JAN. 8, 2020
DRAWN BY: JL