SITE PLAN CONSTRUCTION NOTES:

(01) PROPOSED 1-STORY 10,340 SF TRUCK SHOP BUILDING (SEE ARCHITECTURAL DRAWINGS), INSTALLED BY CONTRACTOR. PROPOSED BUILDING TO HAVE 3 SERVICE BAYS (1 TRUCK PER BAY) AND GENERATE 10 TRIPS PER DAY.

(02) ALL PROPOSED DIRECTIONAL AND PARKING STRIPING TO BE SAFETY YELLOW-UNLESS NOTED OTHERWISE (TYP).

(03) PROPOSED ADA PARKING STRIPING TO BE PER D.O.T. SPECIFICATIONS. FURNISHED AND INSTALLED BY CONTRACTOR.

(04) PROPOSED PAVEMENT SYMBOL AND LETTERING PER D.O.T. SPECIFICATIONS (TYP.) FURNISHED AND INSTALLED BY CONTRACTOR.

(05) PROPOSED 2'-0" CONCRETE BOLLARD FURNISHED, INSTALLED AND PAINTED BY CONTRACTOR (SEE CIVIL DWGS FOR SPECS.).

(06) PROPOSED 3'-0" CONCRETE BOLLARD FURNISHED, INSTALLED AND PAINTED BY CONTRACTOR (SEE CIVIL DWGS FOR SPECS.).

(07) PROPOSED PRE CAST CONCRETE WHEEL STOP PROVIDED AND INSTALLED BY CONTRACTOR. SEE SECTIONS AND DETAILS FOR SPECIFICATIONS. INSTALLED BY CONTRACTOR.

(08) PROPOSED TRAFFIC STRIPING 4" WIDE PAINTED (COLOR PER D.O.T. SPECIFICATIONS) PARALLEL STRIPES AT 16" O.C. FURNISHED AND INSTALLED BY CONTRACTOR.

(09) PROPOSED STANDARD SPILL CURB & GUTTER TO BE REPLACED AFTER DEMOLITION OF EXISTING CURB & GUTTER. (±91 LF) SEE SECTIONS AND DETAILS FOR SPECIFICATIONS. INSTALLED BY CONTRACTOR.

(10) PROPOSED STANDARD SPILL CURB & GUTTER TO BE REPLACED AFTER DEMOLITION OF EXISTING CURB & GUTTER. (±378 LF) SEE SECTIONS AND DETAILS FOR SPECIFICATIONS. INSTALLED BY CONTRACTOR.

(11) PROPOSED ADA PARKING SIGNAGE. (SEE ARCHITECTURAL DRAWINGS), INSTALLED BY CONTRACTOR.

(12) PROPOSED STANDARD SPILL CURB & GUTTER TO BE REPLACED AFTER DEMOLITION OF EXISTING CURB & GUTTER. (±30 LF) SEE SECTIONS AND DETAILS FOR SPECIFICATIONS. INSTALLED BY CONTRACTOR.

(13) PROPOSED 5'x5'x4" REINFORCED CONCRETE PAD UNDER PROPOSED HVAC UNIT. SEE SECTIONS AND DETAILS FOR SPECIFICATIONS. (REFER TO SIDEWALK CONCRETE SECTION.) INSTALLED BY CONTRACTOR.

(14) BENCHMARK #3. SET MAG NAIL AND DISC (LB 6018). ELEVATION 35.95 (NAVD 88).

(15) PROPOSED HVAC UNIT (SEE ARCHITECTURAL DRAWINGS), INSTALLED BY CONTRACTOR.

(16) PROPOSED 10' TRANSITION FROM STANDARD SPILL CURB AND GUTTER TO STANDARD CURB AND GUTTER TO MATCH EXISTING CURB AND GUTTER. INSTALLED BY CONTRACTOR.

(17) PROPOSED 10' TRANSITION FROM STANDARD SPILL CURB AND GUTTER TO MATCH EXISTING CURB AND GUTTER. INSTALLED BY CONTRACTOR.

(18) PROPOSED PROPANE TANK WITH CONCRETE PAD AND SCREENING FENCE. CONTRACTOR SHALL COORDINATE WITH UTILITY AND OWNER FOR FINAL SIZE, NUMBER, AND LOCATION OF TANK(S). CONTRACTOR SHALL COORDINATE WITH OWNER FOR SCREENING FENCE DETAILS. INSTALLED BY CONTRACTOR.

(19) PROPOSED STANDARD SPILL CURB & GUTTER TO BE REPLACED AFTER DEMOLITION OF EXISTING CURB & GUTTER. (±73 LF) SEE SECTIONS AND DETAILS FOR SPECIFICATIONS. INSTALLED BY CONTRACTOR.

(20) PROPOSED FIRE HYDRANT ASSEMBLY WITH 2'x2"x6" CONCRETE PAD. (SEE SHEET C6.0 FOR DETAIL)

(21) PROPOSED 8' TALL DUMPSTER ENCLOSURE/EQUIPMENT/STORAGE AREA. (SEE ARCHITECTURAL DRAWINGS), INSTALLED BY CONTRACTOR. MATERIALS TO BE CMU (SOUTH), CHAIN LINK WITH PRIVACY SLATS (NORTH & EAST). DUMPSTER AND MECHANICAL EQUIPMENT SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH ST. JOHN'S COUNTY LDC SECTION 6.06.04B(8-9).

(22) PROPOSED 10.33'x13'x8" REINFORCED CONCRETE PAD UNDER FIRE PUMP ENCLOSURE. SEE SECTIONS AND DETAILS FOR SPECIFICATIONS. (REFER TO TRASH ENCLOSURE CONCRETE SECTION.) INSTALLED BY CONTRACTOR.

(23) TEN (10) PROPOSED SOUTHERN LIVE OAKS SPACED AT 20 FEET. CALIPER MUST BE A MINIMUM OF 2". HEIGHT MUST BE A MINIMUM OF 10'. IRRIGATION BY PROPOSED HOSE BIB. REFER TO SHEET C6.0.

(24) RELOCATED CREPE MYRTLES. UTILIZE EXISTING IRRIGATION SYSTEM OR WATERING TRUCK FOR ESTABLISHMENT.

SITE INFORMATION

PIN:	1409800010
PARCEL:	2-1 AND 5
SECTION:	S2
TOWNSHIP:	T9S
RANGE:	R29E
LEGAL DESC:	2-1 & 5 PART OF NE 1/4 LYING E OF I-95 & N OF SR206 OR3881/1202
OWNER:	SPIRIT FJ SMF SPE LLC.
USE:	SERVICE STATION
ZONING:	CHT (COMMERCIAL, HIGHWAY AND TOURIST)
ACREAGE:	929132.98 SF (21.33 AC)
TOTAL PROJECT AREA:	668868 SF (1.54 AC)

SALES AREA (EXTERIOR)

TOTAL SALES FLOOR AREA (SFA)	
AUTO FUEL CANOPY:	3,188.71 SF
SUNSHINE FUEL CANOPY:	2,540.46 SF
TRUCK FUEL CANOPY:	4,633.33 SF
TOTAL SFA:	10,362.50 SF

PARKING

TOTAL PARKING

REQUIRED = 1/300 * GFA = 1/300 * 30,178 = 61 SPACES

REQUIRED = 1/1000 * SFA = 1/1000 * 10,363 = 11 SPACES

TOT. REQ'D = 61 + 11 = 72 SPACES

PROPOSED = 120 AUTO, RV SPACES & 100 TRUCK SPACES

TOTAL REQ'D ADA	7 SPACES
TOTAL PROPOSED ADA	9 SPACES

SITE REQUIREMENTS:	REQUIRED	PROPOSED
MIN. LOT WIDTH	100 FT	686.67 FT
MIN. LOT AREA	15,000 SF	929,132.98 SF
MAX. FLOOR AREA RATIO	50%	3.2%
MAX. IMPERVIOUS RATIO	75%	53.35%
MIN. SETBACKS		
FRONT SETBACK	15'	249.6'
SIDE SETBACK	15'	503.6 (WEST)
		433.01 (EAST)
REAR SETBACK	15'	25'
MAX. HEIGHT	40 FT	22'-3.5"
EXIST BUILDING AREA	--	15,205 SF
PROP BUILDING AREA	--	25,545 SF
PAVED AREA	--	470,163 SF
IMPERVIOUS AREA	--	495,708 SF
NUMBER OF FLOORS	--	1

SITE INFORMATION TABLE NOTES:

1. SFA DENOTES SALES FLOOR AREA. SFA WAS CALCULATED USING THE AREA UNDERNEATH FUEL CANOPIES AND THE SUNSHINE FUEL SERVICE AREAS.

CORE STATES GROUP
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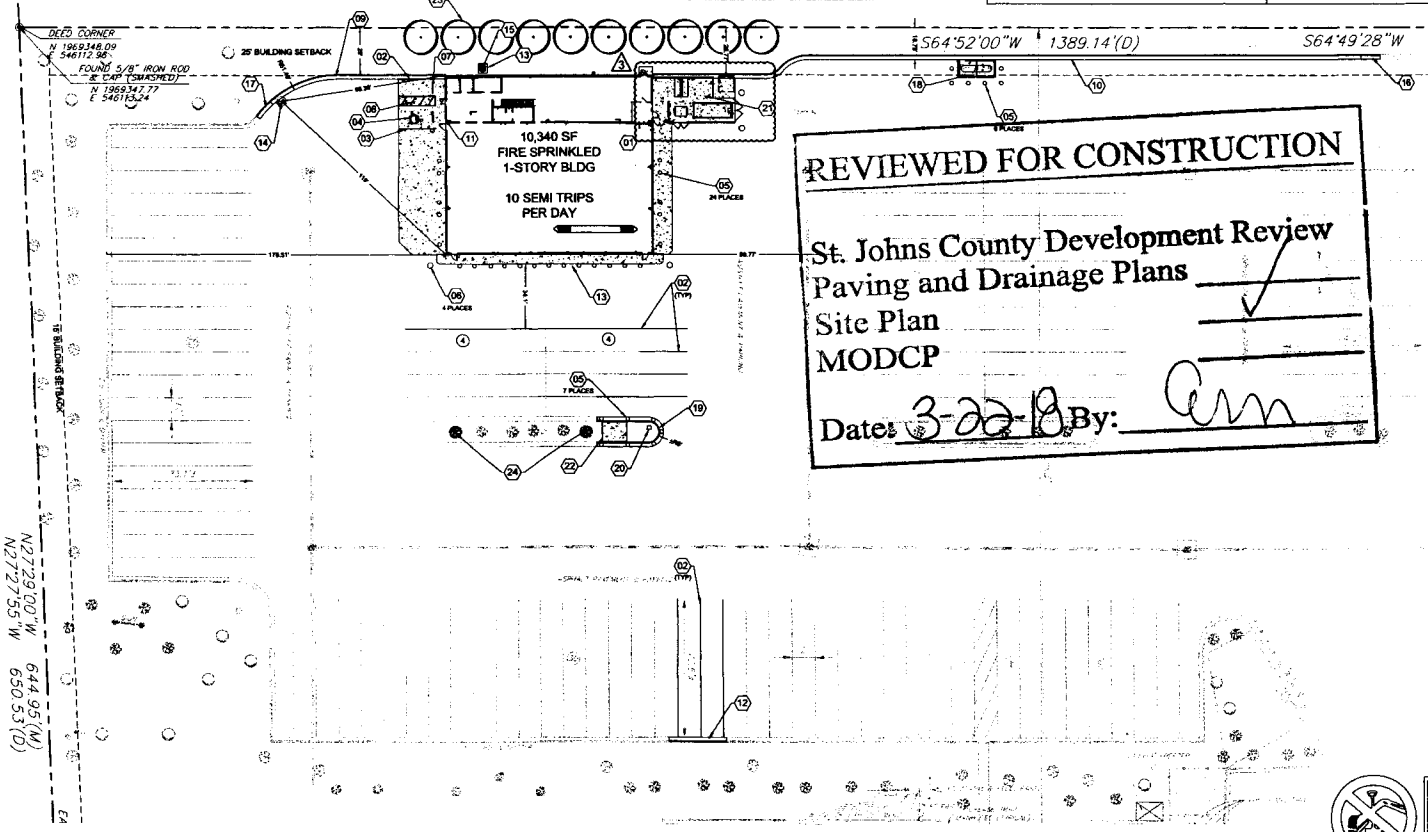

REVIEWED FOR CONSTRUCTION

St. Johns County Development Review

Paving and Drainage Plans

Site Plan

MODCP

Date: 3-22-18 By:

SITE NOTES:

1. ALL EXISTING, EXTERIOR LIGHTING IS IN PLACE, NO LIGHTING IS PROPOSED AND THE EXISTING LIGHTING CONFORMS TO ST. JOHNS COUNTY LAND DEVELOPMENT CODE SECTIONS 6.0819.D AND 6.09.00.
2. THE PROPOSED BUILDING INCLUDES XX SERVICE BAYS AND CAN ANTICIPATE XX TRUCK TRIPS PER DAY. THE EXPECTED TOTAL FACILITY TRIP WILL NOT INCREASE.
3. IN THE EVENT THAT UNEXPECTED ARCHEOLOGICAL RESOURCES ARE ENCOUNTERED DURING GROUND DISTURBING ACTIVITIES, ALL WORK SHALL HALT AND THE ST. JOHNS COUNTY ENVIRONMENTAL DIVISION, CULTURAL RESOURCES OFFICE CONTACTED IMMEDIATELY.
4. SUBMITTAL OF AS-BUILT SITE SURVEY, INCLUDING BENCHMARKS, IS REQUIRED IN COMPLIANCE WITH SECTION 6.04.00 OF THE ST JOHNS COUNTY LAND DEVELOPMENT CODE AND SECTION 15, "AS-BUILTS", OF THE DEVELOPMENT REVIEW MANUAL PRIOR TO SCHEDULING A FINAL INSPECTION OF THE BUILDING BY THE BUILDING DEPARTMENT AND THE FIRE MARSHAL.
5. ST. JOHNS COUNTY DEVELOPMENT REVIEW INSPECTOR SHALL BE CONTACTED 24 HOURS PRIOR TO ALL NECESSARY SITE WORK INSPECTIONS AND 5 DAYS PRIOR TO TIME FINAL INSPECTION.
6. ALL EXISTING EXTERIOR LIGHTING IS IN PLACE AND WILL NOT BE DISTURBED. NO EXTERIOR LIGHTING IS PROPOSED AND THE EXISTING EXTERIOR LIGHTING IS CONSISTENT WITH SJC LDC, SECTION 6.08.19.D, LDC SECTION 6.09.02.A, AND LDC SECTION 6.09.02.D.

LEGEND

STANDARD CURB & GUTTER — CONCRETE
PROPERTY LINE — NO PARKING AREA STRIPING
PROPOSED PARKING STALLS — CHAIN LINK FENCE
SCREENING WALL

CALL "811, ONE CALL" PROTECTION SERVICE (2) DAYS PRIOR TO ANY DIGGING
NOTE: IT IS THE CONTRACTOR'S RESPONSIBILITY FOR CONTACTING "ONE CALL" PRIOR TO ANY DEMOLITION OR CONSTRUCTION BEGINS.

NOTE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL UTILITIES, VAULTS, UNDERGROUND STRUCTURES, ETC. BEFORE DEMOLITION OR CONSTRUCTION BEGINS. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR/REPLACE ANY DAMAGED UTILITIES, STRUCTURES, ETC. DURING DEMOLITION AND CONSTRUCTION.

SITE PLAN
1" = 30'

GRAPHIC SCALE 1" = 30'

CRAIG J. CARDEN LICENSE No. 72054 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/21/18

PILOT FLYING J
DESIGN DEPARTMENT
1 PILOT PLAZA
KNOXVILLE, TENNESSEE 37909
(865) 588-7488

SITE PLAN

FLYING J TRAVEL CENTER
950 STATE ROAD 206
ST. AUGUSTINE, FLORIDA 32086

DATE: 07/06/17	DRAWN BY:DMP	PROJECT: 68-170

DATE:	REV:	REVISION DESCRIPTION:	INIT.:
10/31/17	1	AHJ REVIEW COMMENTS	R.E.S.
12/20/17	2	AHJ REVIEW COMMENTS	R.D.B.
07/24/18	3	AHJ REVIEW COMMENTS	

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SHEET: C3.0