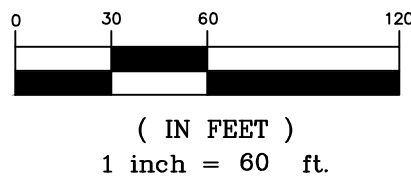
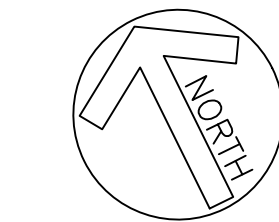
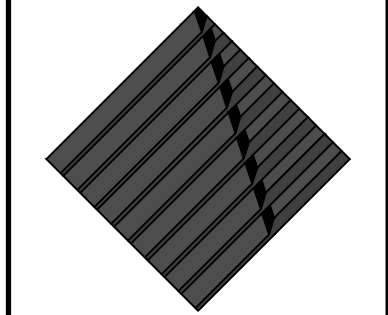


SITE AREAS	
	ACRES
SITE AREA	27.80



No	Revisions	By
1		
2		
3		
4		

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD, SUITE 3 | JACKSONVILLE FLORIDA 32217
Ph. (904) 730-2223 | Fx. (904) 730-3226
Herry A. Vorne, Jr., No. 45949



UNLESS THIS DRAWING BEARS THE EMPRESSED SEAL OF A FLORIDA REGISTERED ENGINEER ACTING AS, IT IS FOR AUTHORIZED AGENT FOR VIVA ENGINEERS, INC., IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN PREPARED IN ACCORDANCE WITH STANDARD DESIGN PRACTICES. THE DESIGNER HAS NOT CONDUCTED DESIGN CONTROL RULES FOR OTHERS THAT HAVE BEEN UNDERTAKEN BY OTHERS (i.e. COUNTY, STATE, FEDERAL, etc.) HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR SUCH STORMWATER FACILITIES. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION OR CONTAMINATION RESULTING FROM THE REQUIREMENT FOR RETENTION AND TREATMENT OF STORMWATER.

CHESTER ROAD WAREHOUSE
 SITE PLAN
 DUVAL COUNTY FLORIDA

Date: 10/20
Designer: HAV
Job #: JOB#
Drawn: CMW
Scale:
Sheet: 4 of 14

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N 82°02'00" W	160.56'	L4	N 02°52'00" W	104.00'	L7	N 63°43'11" W	157.10'	L10	S 07°54'00" W	326.41'	L13	N 72°44'17" W	75.59'	L16	S 07°54'00" W	464.05'
L2	N 82°05'20" W	104.00'	L5	N 07°54'00" E	402.09'	L8	S 07°54'00" W	483.59'	L11	N 72°44'17" W	61.81'	L14	N 07°54'00" E	288.91'	L17	S 07°54'00" W	362.83'
L3	N 82°05'20" W	104.00'	L6	N 63°43'11" W	157.10'	L9	S 07°54'00" W	365.93'	L12	N 72°44'17" W	105.40'	L15	N 07°54'00" E	57.00'			

TOTAL SITE AREA:		27.80 AC
TOTAL LOTS		N/A
PHASING:	DEVELOPMENT TO BE BUILT IN ONE PHASE, SUBJECT TO DESIGN & ENGINEERING	
CURRENT ZONING / FUTURE LAND USE:		IW/IIW
% BLDG COVERAGE TO SITE AREA:		0.41%
REAL ESTATE NO.:		37-2N-27-0000-0001-0100
STORMWATER MANAGEMENT:		ON-SITE
STORMWATER MANAGEMENT AREA:		2.49 AC
ELECTRIC SERVICE:		FPL
FIRE PROTECTION:		LOCAL FIRE HYDRANT
NEAREST HYDRANT:		PROVIDED ON SITE
FEMA FLOOD PANEL NO.:		12089C0218G
FLOOD ZONE:		"X"
EXISTING WETLANDS ON SITE:		18.43 AC
PROPOSED IMPACTS / PRESERVE AREA:		4.61 / 13.82 AC
TRAFFIC COUNT: TBD - WILL NOT REQUIRE TURN LANE		
UTILITIES: CONNECTION TO LOCAL WATER MAIN AND SANITARY		