



PROPOSED LEGEND

(F)	NO PARKING FIRE LANE SIGN
(P)	PEDESTRIAN CROSSING SIGN
(S)	STOP SIGN (30" x 30") (R1-1)
(S1)	STOP SIGN (36" x 36") (R1-1)
(DN)	DO NOT ENTER SIGN
(FDC)	FIRE DEPARTMENT CONNECTION SIGN THAT READS "NO PARKING FIRE DEPARTMENT CONNECTION"
(T1)	TRUCK ENTRANCE SIGN
(T4)	TRUCK EXIT SIGN (ARROW RIGHT)
(T5)	TRUCK EXIT SIGN (ARROW LEFT)
(NT)	NO TRUCKS SIGN
(OW)	ONE WAY SIGN
(YD)	YIELD SIGN
(RTO)	RIGHT TURN ONLY SIGN
(NLT)	NO LEFT TURN SIGN
(NU)	NO U-TURN SIGN
(BS)	BUS STOP SIGN
(DM)	DO NOT MOW BEYOND THIS POINT SIGN
(HC)	ACCESSIBLE PARKING SPACE W/ ACCESSIBLE PARKING SIGN
(CC)	DOUBLE CART CORRAL (3 TOTAL)
(DF)	DIRECTIONAL FLOW ARROWS REFER TO DETAIL
(LS)	12' x 40' LOADING SPACES
(SYSL4")	SINGLE YELLOW SOLID LINE / 4" WIDE
(SWSL4")	SINGLE WHITE SOLID LINE / 4" WIDE
(DYSL16")	DOUBLE YELLOW SOLID LINE - (THERMO.) / 6" WIDE
(DYSL6")	DOUBLE YELLOW SOLID LINE - 6" WIDE
(SWSL16")	SINGLE WHITE SOLID LINE - (THERMO.) / 6" WIDE
(B)	ASSOCIATE PARKING SPACES - SYSL4"
(16)	PATRON PARKING SPACES - SWSL4"
(BOC)	BACK OF CURB
(FOC)	FACE OF CURB
(HDC)	* HEAVY DUTY CONCRETE
(HDA)	* HEAVY DUTY ASPHALT OR * HEAVY DUTY CONCRETE
(SDA)	* STANDARD DUTY ASPHALT OR * STANDARD DUTY CONCRETE
(HCF)	6' HIGH CHAIN LINK FENCE

* NOTE: SEE SHEET C-13 FOR PAVEMENT MATERIALS.

SITE DATA

ZONING INFORMATION

ZONING DISTRICT: BPUD
PROPOSED USE: COMMERCIAL

LAND COVERAGE SUMMARY

AREA	PROVIDED	MAX. ALLOWED PER DA
IMPERVIOUS AREA:		
GROCERY TRACT:	160,984.15 S.F. ± (3.70 AC±) = 77.57% (BLDG & PAVT.)	90% / LOT
RETAIL TRACT:	160,984.15 S.F. ± (3.70 AC±) = 77.57% (BLDG & PAVT.)	
OUTPARCEL 1:	63,855.56 S.F. ± (1.47 AC±) = 54.44% (BLDG & PAVT.)	
OUTPARCEL 2:	42,123.04 S.F. ± (0.97 AC±) = 70.00% (DESIGNED)	
STORMWATER TRACT:	33,140.00 S.F. ± (0.76 AC±) = 80.00% (DESIGNED)	
TOTAL:	300,102.75 S.F. ± (6.90 AC±) = 38.83%	70% / OVERALL

OPEN SPACE:

GROCERY TRACT:	46,883.15 S.F. ± (1.07 AC±) = 22.56%
RETAIL TRACT:	53,819.86 S.F. ± (1.24 AC±) = 45.76%
OUTPARCEL 1:	18,052.73 S.F. ± (0.41 AC±) = 30.00%
OUTPARCEL 2:	8,285.00 S.F. ± (0.19 AC±) = 20.00%
STORMWATER TRACT:	346,892.71 S.F. ± (7.96 AC±) = 100.00%
TOTAL:	473,843.25 S.F. ± (10.87 AC±) = 61.17%

ALERT TO CONTRACTOR:

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

MISCELLANEOUS NOTES:

- REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- SEE SHEET C-13 FOR CONCRETE PAVEMENT JOINTING DETAIL.
- REFER TO SITE SPECIFIC NOTES SHEET, SHEET C-28 FOR ADDITIONAL INFORMATION.
- BASED ON REVIEW OF STATE DATA BASES, THE SITE IS NOT AFFECTED BY ANY HISTORICAL OR ARCHEOLOGICAL SITES.

- LANDSCAPE PLANTER. REFER TO ARCH. PLANS FOR PLANTER DESIGN AND LANDSCAPE PLAN SHEETS FOR PROPOSED PLANT MATERIAL INFORMATION.
- MONUMENT SIGN. REFER TO RETAIL STORE ARCH. PLANS FOR SPECIFICATIONS.
- FLAG POLE W/ FOOTER FOUNDATION. REFER TO ARCH. PLANS FOR SPECIFICATIONS.
- 6" HIGH MASONRY DUMPSTER/SCREEN ENCLOSURE. COLOR AND DESIGN TO BE CONSISTENT WITH BUILDINGS. REFER TO ARCH. PLANS.
- LINE OF OVERHEAD CANOPY AT VESTIBULE ENTRANCE. REFER TO ARCH. PLANS.
- GREASE INTERCEPTOR. REFER TO ARCH./MEP PLANS FOR SPECIFICATIONS.
- ACCESSIBLE RAMP PER FOOT INDEX NO. 304 (TYP.) AND CITY SPECIFICATIONS. ALL CURB RAMPS SHALL BE INSTALLED WITH DETECTABLE WARNING SURFACE. REFER TO DETAIL SHEET C-12.
- CONCRETE TRANSFORMER PAD W/ PIPE BOLLARD PROTECTION (TYP. OF 4). CONTRACTOR TO COORDINATE WITH POWER COMPANY FOR REQUIREMENTS AND SPECIFICATIONS PRIOR TO INSTALLATION.
- CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL, SHEET C-13, TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE.
- SIPHONIC BREAK MANHOLE WITH 6" X 6" HEAVY DUTY CONCRETE APRON CENTERED ON MANHOLE LOCATION. CONTRACTOR SHALL ALSO INSTALL A NO PARKING ZONE 6' X 6' STRIPED AREA PAINTED SYSL4" AT 45° AT 1.5' O.C. AND BOUND BY SYSL4". REFER TO DETAIL, SHEET C-14.
- BUILDING LANDSCAPE AREA. REFER TO LANDSCAPE PLAN SHEETS FOR PROPOSED PLANT MATERIAL.
- INTEGRAL CURB ADJACENT TO HEAVY DUTY CONCRETE
- CONCRETE CURBING. CONTRACTOR SHALL DETERMINE WHETHER STANDARD 18" CURB & GUTTER, OR SPILL TYPE 18" CURB IS TO BE USED BASED ON ADJACENT PAVEMENT GRADE.
- 6" WIDE DECORATIVE CONCRETE CROSSWALK
- TYPE F CURB PER FOOT INDEX NO. 300.
- DROP CURB PER FOOT INDEX NO. 300.
- EXISTING DECORATIVE FENCING IS TO BE PROTECTED AND SAVED.
- TRANSITION CURB.
- NEATLY SAW-CUT, REMOVE & MATCH EXISTING CURB WITH A SMOOTH TRANSITION.
- NEATLY SAW CUT, REMOVE & MATCH EXISTING PAVEMENT AT APPROXIMATE LOCATION SHOWN (FIELD VERIFY).
- EXISTING SIDEWALK TO BE REMOVED.
- PROTECT & SAVE EXISTING PAVEMENT (TYP.).
- PROTECT & SAVE EXISTING CURB (TYP.).
- PROTECT & SAVE EXISTING CURB INLET.
- PROTECT & SAVE EXISTING CURB RAMP.
- PROTECT & SAVE EXISTING SIDEWALK (TYP.).

- CURB & GUTTER CONCRETE ISLAND (TYP.). SEE GENERAL SITE NOTE 27 ON SHEET C-28
- 6" WIDE CONCRETE WALK-THRU W/ CURB & GUTTER AND DETECTABLE WARNING SURFACE. WARNING SURFACE SHALL BE INSTALLED ADJACENT TO VEHICLE TRAVEL LANE.
- STRIPED AREA PAINTED WITH SYSL6" AT 45° AT 2' O.C. BOUNDED BY SYSL6".
- ON-SITE 5' WIDE CONCRETE SIDEWALK PER PLANS/WORK SPECIFICATIONS (TYP.).
- OFF-SITE 5' WIDE CONCRETE SIDEWALK PER FOOT INDEX NO. 310 (TYP.)
- ACCESSIBLE CURB RAMP PER FOOT INDEX NO. 304 (TYP.).
- NEW CONCRETE SIDEWALK SHALL MATCH EXISTING AT APPROXIMATE LOCATION SHOWN. CONTRACTOR TO FIELD VERIFY NEAREST CONTROL JOINT LOCATION AND MATCH AT THAT POINT WITH SMOOTH TRANSITION.
- OUTDOOR SEATING AREA FOR FUTURE TENANT SPACE. REFER TO RETAIL STORE ARCH. PLANS FOR SPECIFICATIONS.
- CONCRETE WHEEL STOPS PER FOOT INDEX NO. 300.
- 15' WIDE HEAVY DUTY CONCRETE PAVEMENT AREA IN FRONT OF BALE / PALLET, ORGANIC DUMPSTER AREA AND COMPACTOR PAD.
- PROPOSED DECORATIVE ENTRANCE FENCING TO MATCH CONSTRUCTION OF EXISTING FENCING OF DEVELOPMENT.
- 6" DIA. PIPE BOLLARD. REFER TO DETAIL, SHEET C-12.
- DRIVE LANE CENTER LINE STRIPE, 6" LONG STRIPE WITH 18" GAUS (SYSL4").
- 6" HIGH CHAIN LINK FENCE. REFER TO DETAIL, SHEET C-12.
- (2) 4' 2-WAY SWING GATES. REFER TO DETAIL, SHEET C-12.
- PEDESTRIAN CROSSWALK WITH 6" WIDE WHITE REFLECTIVE PAINT STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2' O.C. BOUND BY 8" WHITE REFLECTIVE PAINT STRIPE, UNLESS NOTED OTHERWISE, SEE PLAN VIEW FOR LENGTH (REFER TO DETAIL, SHEET C-12A).
- BICYCLE RACK (2 RACKS, 6 BICYCLES PER RACK). REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS
- "YIELD" PAINTED WHITE ON PAVEMENT (TYP.). REFER TO DETAIL, SHEET C-12A.
- "STOP" PAVEMENT MESSAGE SHALL BE PAINTED WHITE (TYP.). REFER TO DETAIL, SHEET C-12A.
- 4" WIDE X 130' LONG YELLOW TRUCK ALIGNMENT STRIPING (TYP.). STRIPES SHALL BE SPACED 10' O.C. CENTERED ON DOCK DOORS AND PAINTED WITH SYSL4" ALKYD PETROLEUM BASED PAINT (2 COATS).
- PROPOSED PARCEL LINE
- ACCESSIBLE SYMBOL PAINTED WHITE REFLECTIVE PAINT ON PAVEMENT (TYP.). REFER TO DETAIL SHEET C-12A.
- 10' X 15' STRIPED AREA PAINTED SYSL4" AT 45° AT 2' O.C. AT JOB CRANE LOCATION. REFER TO ARCH. PLANS FOR DETAILS.

- PEDESTRIAN CROSSWALK STRIPING PER FOOT INDEX NO. 17346 (TYP.).
- DIRECTIONAL ARROW PER FOOT INDEX NO. 17346 (TYP.).
- 6" YELLOW SOLID THERMOPLASTIC STRIPING PER FOOT INDEX NO. 17346
- 6" WHITE SOLID THERMOPLASTIC STRIPING PER FOOT INDEX NO. 17346
- 6" WHITE 6-10" SKIP THERMOPLASTIC STRIPING PER FOOT INDEX NO. 17346
- PROPOSED CONCRETE SLAB W/ 4" THICK NON-REINFORCED 3,500 PSI CONCRETE FOR BACK FLOW ASSEMBLY ACCESS & MAINTENANCE.
- CONCRETE ACCESSIBLE RAMP WITHIN BUILDING SIDEWALK. LANDING AREA SHALL BE FLUSH W/ SURROUNDING PAVEMENT GRADE. DETECTABLE WARNING SURFACE SHALL BE INSTALLED PER FOOT INDEX NO. 304. REFER TO ARCH. PLANS FOR SPECIFICATIONS.
- PROPOSED 8" HIGH DURATECH SCREENING WALL OR APPROVED EQUAL. COLOR TO BE CONSISTENT WITH PROPOSED BUILDINGS. SEE DETAIL SHEET C-7E.
- PROPOSED CONTECH (KEYSTONE) COMPACT III STABILIZED EARTH RETAINING WALL, OR APPROVED EQUAL. COLOR TAN W/ HEWSTONE FINISH. SEE DETAIL SHEET C-7D.
- PROPOSED 6" THICK, 10' WIDE ENTRANCE WALKWAY. SEE DETAIL ON SHEET C-13, OR APPROVED EQUAL, TAN COLOR / HEW STONE.
- CONCRETE ACCESSIBLE RAMP SHALL BE FLUSH WITH SURROUNDING PAVEMENT GRADE. DETECTABLE WARNING SURFACE SHALL BE INSTALLED PER FOOT INDEX NO. 304. REFER TO ARCH. PLANS FOR SPECIFICATIONS.
- ON-SITE 6' WIDE CONCRETE SIDEWALK PER PLANS/WORK SPECIFICATIONS (TYP.)
- FUTURE OUTPARCEL DRIVEWAY LOCATION
- DIRECTIONAL ARROWS SHALL BE WHITE THERMOPLASTIC PER FOOT INDEX NO. 17346 WITHIN ACCESS DRIVES CONNECTING TO RIGHT-OF-WAY.
- "ONLY" PAINTED WHITE ON PAVEMENT. REFER TO DETAIL ON SHEET C-12A.
- FIRE LANE STRIPING. SEE DETAIL SHEET C-12.
- W-BEAM GUARDRAIL PER FOOT INDEX 400 W/ 6" SPACING ON CENTER.
- 3' WIDE TYPE I TRAFFIC SEPARATOR PER FOOT INDEX NO. 302
- PROPOSED 14' x 3' CONCRETE WHEELCHAIR ACCESSORY PAD
- PROPOSED 14' x 7' CONCRETE PAD AND BUS SHELTER TO SUPPORT VOTRAN STOP #2103 (PER VOTRAN SPECS.) (SEE DETAILS ON SHEET C-12B)
- INSPECTION PORT FOR UNDERGROUND STORMWATER SYSTEM (TYP. OF 15)
- CONTRACTOR TO COORDINATE WITH DUKE ENERGY TO HAVE THEM REMOVE AND RELOCATE EXISTING LIGHT POLE/JUNCTION BOX.
- PROPOSED LOCATION OF RELOCATED EXISTING LIGHT POLE BY DUKE ENERGY.
- PROPOSED LIGHT POLE BY DUKE ENERGY TO MATCH EXISTING.
- CONTRACTOR TO RELOCATE EXISTING LIGHT POLE IN CONFLICT WITH PROPOSED DRIVEWAY
- CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING SIGNAL JUNCTION BOX IN CONFLICT WITH DRIVE AND INSTALLING NEW SIGNAL JUNCTION BOX IN ACCORDANCE WITH FOOT REQUIREMENTS OUTSIDE OF DRIVE. (TYP. OF 2)

NOTE:
1. BUILDING SHALL COMPLY WITH TWO-WAY RADIO COMMUNICATION ENHANCEMENT SYSTEMS FOR PUBLIC SERVICE NFPAI CHAPTER 11 OF FLORIDA FIRE PREVENTION CODE 5TH EDITION.



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Designed by:	R.N.C.	Checked by:	M.D.S.	Approved by:	H.L.W.	Date:	8/7/15	Job No.:	W9403	Revision	By
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SITE DIMENSION PLAN
DEBARY GROCERY / RETAIL DEVELOPMENT
 @ N.E. CORNER OF U.S. 17-92 AND N. PINE MEADOW DRIVE
 STORE NO. 3606-00, DEBARY, FLORIDA

Sheet No.
C-5



J:\W9403\Civil\DWG\Design\W9403 - C-5 S.D.P. Aug 11, 2015 - 5:17pm rcaupier