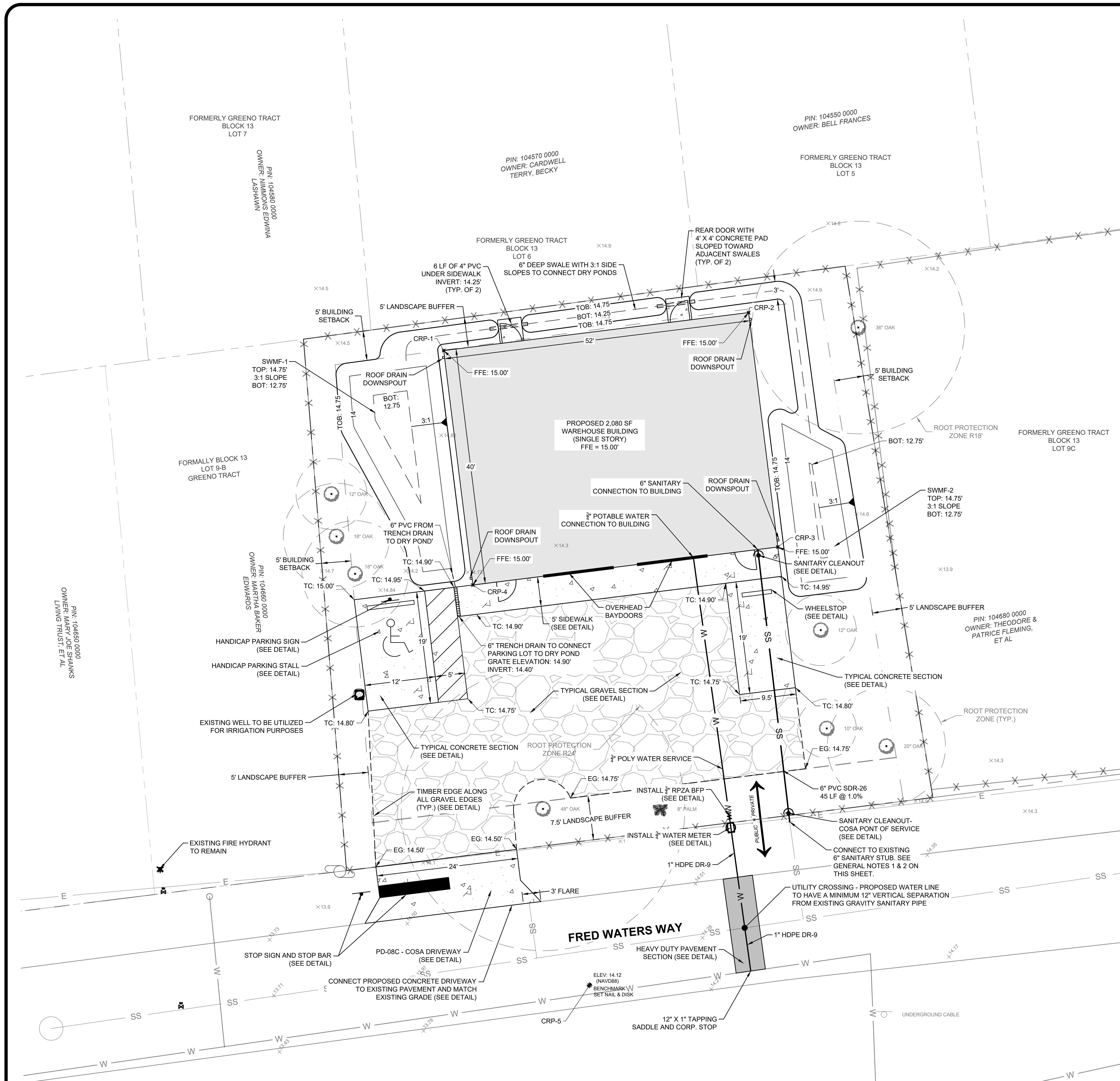
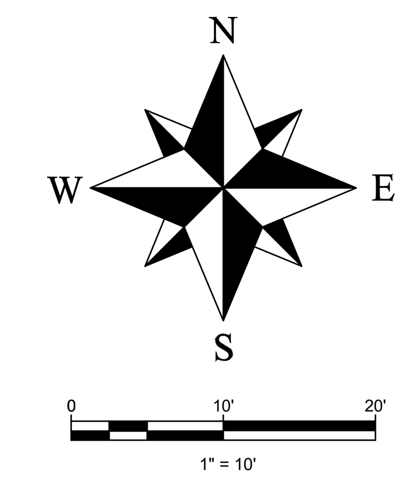


APPROVED

...s have been reviewed for compliance with the City of S... Land Use & Development Codes. Any deviation from th... ...ions related to the above codes must be reviewed an... ...by the Planning & Building Depart... ...ese plans...



EXISTING LEGEND

- PROPERTY / RIGHT OF WAY
- EXISTING FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- ROOT PROTECTION ZONE
- EXISTING TREE TO REMAIN

PROPOSED LEGEND

- BUILDING SETBACK
- LANDSCAPE BUFFER
- EDGE OF PAVEMENT
- WATER LINE
- SEWER PIPE

GENERAL NOTES:

1. EXISTING UNDERGROUND UTILITY LOCATIONS ARE BASED ON CITY OF ST AUGUSTINE GIS AND ARE AN APPROXIMATION OF EXACT LOCATION. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS TO EVALUATE EXISTING SANITARY LATERAL TO VERIFY IT IS IN GOOD WORKING ORDER AND SUFFICIENT FOR CONTINUED USE. CCTV MUST BE SUBMITTED TO COSA PUBLIC WORKS FOR REVIEW BEFORE SCHEDULING THE PRE-CONSTRUCTION MEETING.
3. ROOF DOWNSPOUTS SHALL BE INSTALLED AT ALL FOUR CORNERS OF THE PROPOSED BUILDING AND SHALL SURFACE DISCHARGE EAST AND WEST OF THE BUILDING INTO ADJACENT STORMWATER TREATMENT AREAS.
4. SOLID WASTE COLLECTION SHALL BE PROVIDED VIA ROLL-OFF CART SERVICE.

CONSTRUCTION REFERENCE POINT TABLE

POINT #	NORTHING	EASTING
CRP-1	2,020,913.32	551,367.83
CRP-2	2,020,919.75	551,419.43
CRP-3	2,020,880.06	551,424.38
CRP-4	2,020,873.63	551,372.78
CRP-5	2,020,805.85	551,392.51

HATCH LEGEND

	PROPOSED CONCRETE
	PROPOSED GRAVEL
	PROPOSED ASPHALT

PARKING CALCULATIONS

WAREHOUSE	=	1 SPACE PER	2,000 SF OF FLOOR AREA
BUILDING FLOOR AREA	=	2,080 SF	1 SPACES
TOTAL REQUIRED	=	1 SPACES	
TOTAL PROVIDED (INCLUDING ADA)	=	2 SPACES	
ADA REQUIRED	=	1 SPACES	
ADA PROVIDED	=	1 SPACES	

SITE DATA TABLE

TOTAL PROJECT AREA	8,725 SF	0.20 AC
EXISTING BUILDING	0 SF	
PROPOSED BUILDINGS	2,080 SF	
PROPOSED PAVEMENT	0 SF	
PROPOSED CONCRETE	754 SF	
PROPOSED GRAVEL	2,045 SF	
TOTAL IMPERVIOUS AREA	4,879 SF	
TOTAL PERVIOUS AREA	3,846 SF	
TOTAL IMPERVIOUS %	56%	
TOTAL PERVIOUS %	44%	
OPEN SPACE	5,891 SF	
MAXIMUM IMPERVIOUS SURFACE RATIO (ISR)	75%	
MAXIMUM FLOOR AREA RATIO (FAR)	80%	
FLOOR AREA	2,080 SF	
FLOOR AREA RATIO (FAR)	24%	
MAXIMUM BUILDING HEIGHT	35'	
FRONT/ SIDE/ REAR SETBACKS	0'/5'/5'	
ZONING	INDUSTRIAL/ WAREHOUSE (IW)	
FUTURE LAND USE	INDUSTRIAL	
PARCEL NUMBER(S)	104670 0000	
FLOOD ZONE	X	

CITY OF ST AUGUSTINE EST. 1565 NATION'S OLDEST CITY

FIRE HYDRANT FLOW TEST

Inspection ID:	4538
Facility ID:	WHYD000357
Location:	100 FRED WATERS WAY, Saint Augustine
Inspected Date:	Monday, November 8, 2021
Inspected By:	Stephens, Rawle

OBSERVATIONS & RESULTS

Calculated Fire Flow @ 20PSI:	**8824 Gallons**
Static Pressure:	74 PSI
Flow Pressure 1 Pitot:	58 PSI
Flow Pressure 2 Pitot:	48 PSI
Residual Pressure:	69 PSI
Observed Flow 1:	1278 GPM
Observed Flow 2:	1163 GPM
Minutes Flow Test Performed:	4 Minutes
Calculated Gallons Used for Flow Test:	9765 Gallons

Public Works Department - City Hall, 75 King Street, Lobby B, 4th Floor
PO Box 210, St. Augustine, FL 32085-0210 - (904) 825-1040 - utilconnect@citystaug.com

JEREMY W. CALLOWAY, P.E.
CA#34646 PE#70838

MAVERICK ENGINEERING
10 WILLOW WINDS PARKWAY
ST. JOHNS, FLORIDA 32259
(904) 655-6687

REVISIONS

#	DATE	DESCRIPTION
1	03-09-2022	REVISED PER COSA COMMENTS
2	05-07-2022	REVISED PER COSA COMMENTS
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DRAWING BY: PJS/PET
DESIGN BY: PJS
CHECKED BY: JWC
DATE: 12-15-2021
PROJECT #: 2120

SITE IMPROVEMENT PLAN

ATLANTIC PLUMBING

CITY OF ST. AUGUSTINE

PREPARED FOR:
DIMARE CONSTRUCTION