



**NORTH POINT
PHASE 1**

GENERAL GEOMETRY NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CITY OF JACKSONVILLE REQUIREMENTS, LATEST EDITION.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS SHOWN OTHERWISE ON PLANS.
3. CURB AND GUTTER SHALL BE CONSTRUCTED ON-SITE. REFER TO PLAN FOR SIZE AND TYPE. SEE SHEET C-510 FOR DETAILS.
4. THE BUILDING CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS. IF DIMENSIONS DIFFER FROM THOSE SHOWN STAKEOUT CONTACT THE PROJECT ENGINEER PRIOR TO CONSTRUCTION.
5. ALL PERMANENT MARKINGS SHALL BE EXTRUDED THERMOPLASTIC AND MEET THE CURRENT CITY AND FOOT STANDARD SPECIFICATIONS, LATEST EDITION.
6. SEE SHEET C-001 FOR GENERAL NOTES.
7. ALL BUILDING TIES AND DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL.

SITE DEVELOPMENT SUMMARY:

SITE AREA = 2.26 ACRES
ZONING = PUD
BUILDING AREA:
GROCERY = 16,783 SF
RETAIL = 7,017 SF
TOTAL BUILDING AREA = 23,800 SF
RETENANCE FUND = 14,760 SF (15%)
OFFSITE FUND = 14,760 SF (15%)
REQUIRED PARKING:
23,800 SF / 1,000 SF X 3 SPACES = 71 SPACES
PROVIDED PARKING:
STANDARD = 124 SPACES
HANDICAP = 4 SPACES
TOTAL = 128 SPACES

LEGEND

	RETAINING WALL
	PROPERTY LINE
	FENCE (CHAINLINK)
	FENCE (WOODEN)
	BR L
	EASEMENT
	CURB & GUTTER
	CENTERLINE
	LOT LINE
	POND (TOB)
	BUFFER
	WETLAND BUFFER
	GRAVEL
	CONCRETE
	PAVEMENT (STANDARD DUTY)
	PAVEMENT (HEAVY DUTY)

Commercial Development

**North Point Town Center
Phase 2**

Moncrief Road,
Jacksonville, Florida

Sheet Name
**Site
Geometry
Plan**

Sheet Number
C-110

Project Number
15-092

No.	Date	Revision
1	11/08/18	SHR

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