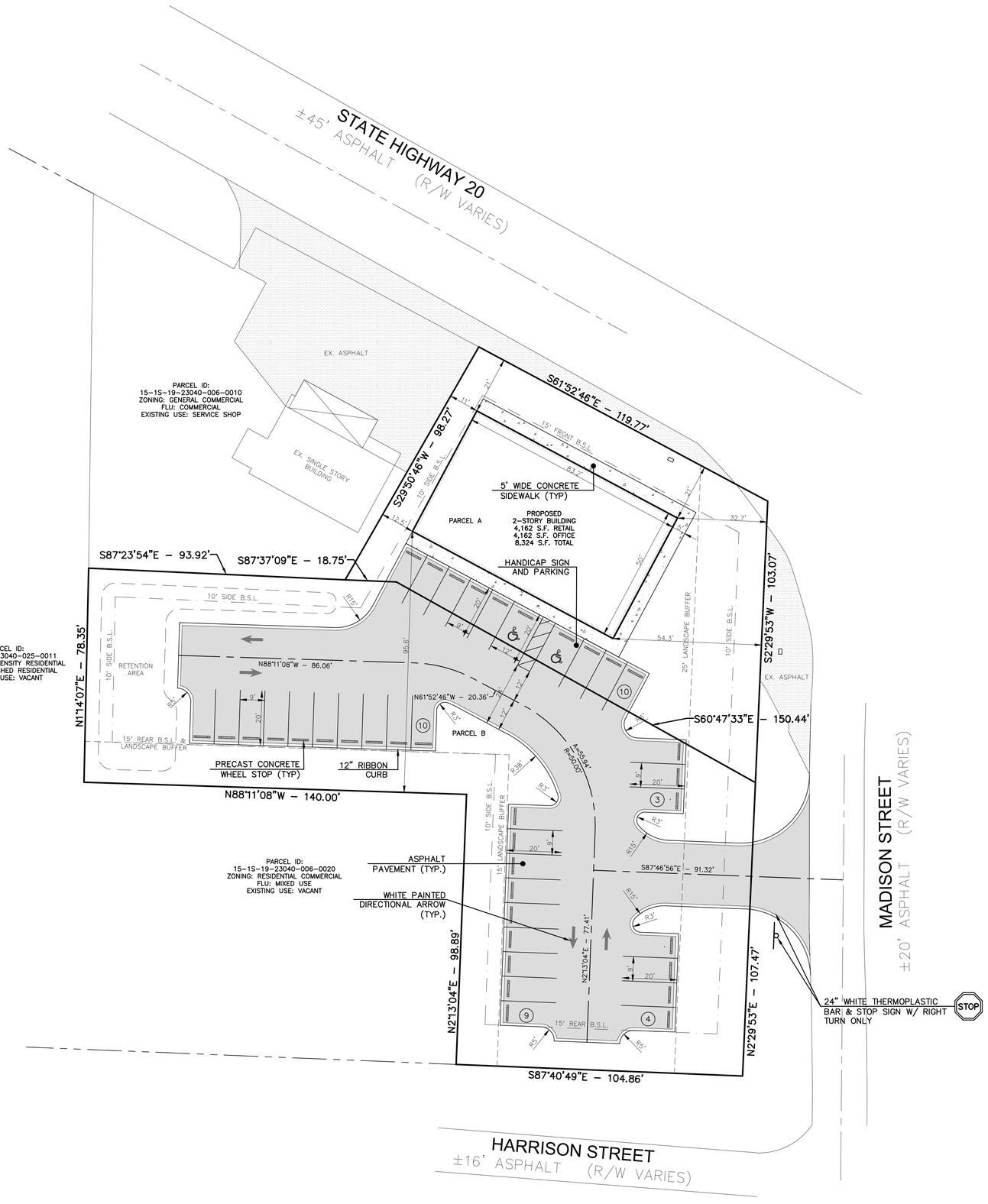

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GRAPHIC SCALE

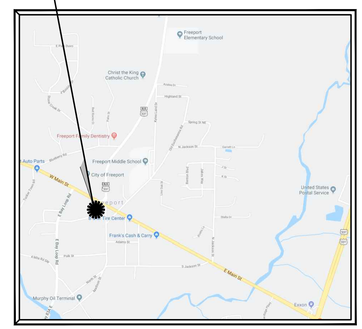
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOTES

1. SURVEY PROVIDED BY GUSTIN, COTHERN, & TUCKER IN. SEE BOUNDARY /TOPOGRAPHIC SURVEY FOR MORE INFORMATION REGARDING SURVEY REFERENCES AND DATUMS.
2. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DIMENSIONS AND DETAILS.
3. PAVEMENT DIMENSIONS ARE MEASURED TO THE BACK OF CURB.
4. DISTANCES SHOWN ALONG CURVES ARE ARC LENGTHS.
5. THIS PARCEL IS LOCATED IN FLOOD ZONE "X", NO MINIMUM FLOOR ELEVATION REQUIRED, AS DETERMINED BY SCALE FROM F.E.M.A. PANEL NUMBER 12131C0557G, DATED SEPTEMBER 29, 2010, WALTON COUNTY, FLORIDA.
6. DEVELOPER SHALL BE RESPONSIBLE FOR SUBMITTING THE NOTICE OF CONSTRUCTION COMMENCEMENT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING CONSTRUCTION ON A MINIMUM OF A WEEKLY BASIS. CONTRACTOR TO PROVIDE JP ENGINEERING WITH A SURVEYED AS-BUILT, INCLUDING ELEVATIONS AND UNDERGROUND IMPROVEMENTS. UPON SATISFACTORY COMPLETION OF THE PROJECT, JP ENGINEERING WILL BE RESPONSIBLE FOR SUBMITTING THE AS-BUILT CERTIFICATION TO THE NWFWMD.

PROJECT LOCATION



VICINITY MAP

NOT RELEASED FOR CONSTRUCTION

LEGAL DESCRIPTION

(O.R. BOOK 2184, PAGE 217
PARCEL "A"
COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 6, ACCORDING TO THE PLAN OF THE TOWN OF FREEPORT BY W.J. STEPHENS AS RECORDED IN PUBLIC RECORDS OF WALKTON COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD #20 AND WEST OF MADISON STREET AS NOW EXISTS, SAID POINT ALSO BEING ON THE WEST LINE OF THE SE ¼ OF THE NW ¼ OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 19 WEST; THENCE SOUTH 89 DEGREES 06 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF LOT 1, BLOCK 6 OF SAID PLAT OF THE TOWN OF FREEPORT, 94.25 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, NORTH 28 DEGREES 20 MINUTES 21 SECONDS EAST, 96.68 FEET TO A POINT OF THE SOUTH R/W LINE OF SAID STATE ROAD #20; THENCE SOUTH 60 DEGREES 59 MINUTES 22 SECONDS EAST, ALONG SAID SOUTH R/W LINE OF SAID MADISON STREET/ THENCE SOUTH 0 DEGREES 14 MINUTES 55 SECONDS EAST, ALONG SAID R/W 98.23 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1 BLOCK 6; THENCE DEPARTING SAID SOUTH LINE NORTH 61 DEGREES 42 MINUTES 39 SECONDS WEST, 169.49 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 06 MINUTES 09 SECONDS WEST ALONG SAID NORTH LINE, 18.75 FEET TO THE POINT OF BEGINNING.

(O.R. BOOK 2184, PAGE 218)
PARCEL "B"
THE PART OF LOT 1 AND THE EAST 1/2 OF LOT 2 OF BLOCK 6 ACCORDING TO THE PLAN OF TOWN OF FREEPORT BY W.J. STEPHENS AS RECORDED IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA, LYING WEST OF MADISON STREET AS NOW EXISTS, DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SAID LOT 1 AS THE POINT OF BEGINNING (P.O.B.) SAID POINT ALSO BEING ON THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 19 WEST. THENCE SOUTH 89 DEGREES 06 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, 113.0 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 61 DEGREES 42 MINUTES 29 SECONDS EAST, 169.49 FEET TO A POINT WHERE THE SOUTH LINE OF LOT 1 INTERSECTS THE WEST R/W LINE OF MADISON STREET, THENCE SOUTH 0 DEGREES 14 MINUTES 55 SECONDS EAST ALONG SAID WEST R/W, 100.0 FEET TO THE SOUTH LINE OF SAID LOT 2. THENCE NORTH 89 DEGREES 06 MINUTES 19 SECONDS WEST ALONG SAID SOUTH LINE, 122.70 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID LOT 2. THENCE NORTH ALONG SAID WEST LINE, 100.0 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1, THENCE NORTH 89 DEGREES 06 MINUTES 14 SECONDS WEST, 140.0 FEET TO THE SW CORNER OF SAID LOT 1; SAID POINT BEING ON SAID WEST LINE OF SAID SE 1/4 OF NW 1/4, THENCE NORTH ALONG SAID WEST LINE, 78.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.615 ACRE MORE OR LESS.

PROJECT STATISTICS

PARCEL ID#. 15-1S-19-23040-006-001A
15-1S-19-23040-006-0011
OVERALL SITE. . . . . ±37,934 SF / 0.87 AC
ZONING. . . . . GENERAL COMMERCIAL/RESIDENTIAL COMMERCIAL
FLU. . . . . COMMERCIAL
FLOOD ZONE "X" & FIRM NUMBER 12131C0557G SEP. 29, 2010 (SEE NOTE 5)

	CITY OF FREEPORT ALLOWED/REQUIRED	PROVIDED
FLOOR AREA RATIO	3.00	0.22
IMPERVIOUS SURFACE AREA	70% (MAX)	52.8%
BUILDING	4,162 SF	
PARKING/DRIVE	14,742 SF	
CONCRETE	1,132 SF	
TOTAL	20,036 SF	
OPEN SPACE	30% (MIN)	47.2%
SETBACKS		
FRONT SETBACK	15'	21'
SIDE SETBACK	10'	11'
REAR SETBACK	15'	95.6'
LANDSCAPE BUFFERS		
FRONT BUFFER	N/A	N/A
SIDE BUFFER (E)	25'	25' (MIN.)
SIDE BUFFER (W)	15'	15' (MIN.)
REAR BUFFER	N/A	N/A
OFF STREET PARKING		
PARKING SPACES (INCLUDES 2 HANDICAPPED 12' X 20')	34*	36

*MOST APPLICABLE/INTENSIVE USE, "ALL RETAIL" AND "OFFICES", WAS USED TO DETERMINE PARKING REQUIREMENTS
(1 PER 250 S.F. = 8,324/250 = 33.3 SPACES = 34 SPACES REQUIRED)

LEGEND

EXISTING ASPHALT
CONCRETE
ASPHALT
RIGHT-OF-WAY LINE
PROPERTY LINE
CENTERLINE
BUILDING SETBACK LINE (B.S.L.)
LANDSCAPE BUFFER
WHEEL STOP
LIGHT FIXTURES
HANDICAPPED PARKING
PARKING COUNT (4)

JP Engineering
Civil Engineering/Land Planning
1859a US Hwy 331 S, Freeport, FL 32439 ~ (850) 460-7279
Certificate of Authorization #: 27014
Matthew A. Parker PE# 68177

SITE PLAN

THE CROSSROADS

REVISIONS:			
DATE: 12/20/2019	SCALE: 1" = 20'	FILE NO.: 2019-028	
DRAWN: JTJ	CHECKED: TLJ	APPROVED: MRP	

Sheet 3 of 3
DWG. NO. 03

Z:\JP-Projects\2019-028 Yellow Building\DWG\2019-028 Yellow Building.dwg, 03-SITE, 12/20/2019 11:34:09 AM, Tyler Jernigan