

CITY OF JACKSONVILLE NOTES

GENERAL

ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND COMPLY WITH ALL STANDARD CITY POLICIES AND PRACTICES. CITY APPROVAL IS CONTINGENT UPON ANY REQUIRED STATE OR FEDERAL PERMIT APPROVALS SUCH AS THOSE FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OR THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD).

UTILITY WORK

PLAN APPROVAL THROUGH DEVELOPMENT SERVICES DOES NOT INCLUDE UTILITIES. PROPOSED WATER, SEWER OR ELECTRIC CONSTRUCTION MUST BE APPROVED SEPARATELY THROUGH THE RESPECTIVE UTILITY COMPANY. IN MOST CASES, THIS WILL BE:

- WIA
- WIA TOWER - 4TH FLOOR
- WIA CONDUIT STREET
- JACKSONVILLE, FL 32202
- WWW.WIA.COM

WORK WITHIN THE RIGHT-OF-WAY

CITY: EXCEPT FOR NEW SUBDIVISION INFRASTRUCTURE CONSTRUCTION, ALL WORK PERFORMED WITHIN A CITY OF JACKSONVILLE RIGHT-OF-WAY OR EASEMENT REQUIRES A RIGHT-OF-WAY PERMIT. THE CONTRACTOR PERFORMING THE PROPOSED WORK MUST HAVE A CURRENT RIGHT-OF-WAY BOND ON FILE WITH DEVELOPMENT SERVICES. RIGHT-OF-WAY PERMIT APPLICATIONS ARE PROCESSED AT:

DEVELOPMENT SERVICES CUSTOMER SERVICE CENTER  
EDWARDS BIAL BUILDING, SECOND FLOOR  
214 N. HOUSTON ST.  
JACKSONVILLE, FL 32202  
(904) 255-2972  
WWW.CITYOFJACKSONVILLE.COM

STATE: ALL WORK PERFORMED WITHIN A STATE RIGHT-OF-WAY REQUIRES A PERMIT FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT). IT IS THE DEVELOPER'S RESPONSIBILITY TO OBTAIN REQUIRED FDOT PERMITS OR MAINTENANCE-OF-TRAFFIC APPROVALS FOR WORK WITHIN FDOT RIGHT-OF-WAYS. THE FDOT REGIONAL OFFICE CAN BE CONTACTED AT (800) 368-5200. ANY CHANGES TO THE APPROVED PLANS NEEDED FOR FDOT APPROVAL MUST BE SUBMITTED TO DEVELOPMENT SERVICES AS REVISIONS.

ADJACENT STATE ROADS:

RAILROAD: RAILROAD COMPANIES MAY REQUIRE SPECIAL APPROVALS OR PERMITS TO WORK WITHIN THEIR RIGHT-OF-WAYS. IT IS THE DEVELOPER'S RESPONSIBILITY TO OBTAIN PERMISSION FROM ANY RAILROAD RIGHT-OF-WAY OWNER BEFORE PERFORMING ANY WORK WITHIN THEIR RIGHT-OF-WAY.

STORMWATER

ANNUAL REPORTS IN COMPLIANCE WITH THE SJRWMD STORMWATER PERMITS ARE REQUIRED FROM THE MAINTENANCE ENTITY OF ALL STORMWATER MANAGEMENT FACILITIES. SEND COPIES OF THE REPORTS TO:

ENGINEERING AND CONSTRUCTION MANAGEMENT  
EDWARDS BIAL BUILDING, SEVENTH FLOOR  
214 N. HOUSTON ST.  
JACKSONVILLE, FL 32202  
WWW.CITYOFJACKSONVILLE.COM/WORKINGENGINEERING-AND-CONSTRUCTION-MANAGEMENT

THE OWNER OF ANY PROJECT ONE (1) ACRE OR LARGER IS REQUIRED TO PROVIDE A NOTICE OF INTENT (NOI) IN ACCORDANCE WITH CRITERIA SET FORTH IN THE CITY'S NPDES PERMIT WITHIN 48 HOURS OF BEGINNING CONSTRUCTION. SEND NOI AND NOI FEE TO:

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION  
WATER STORMWATER SERVICES CENTER, MAIL STATION 42519  
3800 SHILOH ROAD  
TALLAHASSEE, FLORIDA 32309-4251  
(904) 255-2972  
WWW.DEQ.STATE.FL.US/DESIGN/DESIGN/STORMWATER

THE CONTRACTOR SHALL CONTACT THE ENVIRONMENTAL QUALITY DIVISION, EROSION AND SEDIMENTATION CONTROL SECTION (ESD) TO PROVIDE VERIFICATION THAT APPLICABLE STORMWATER PERMITS HAVE BEEN OBTAINED AND TO SCHEDULE A PRE-CONSTRUCTION ESC SITE INSPECTION.

ENVIRONMENTAL QUALITY DIVISION  
487 NORTH ALA STREET, THIRD FLOOR  
JACKSONVILLE, FL 32202  
(904) 255-2222

FIRE MARSHALL

PLAN REVIEW AND APPROVAL DOES NOT RELIEVE THE CONTRACTOR OF COMPLYING WITH ALL APPLICABLE STATE FIRE CODES.

UNDERGROUND MAINS AND HYDRANTS SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.

UNDERGROUND CONTRACTOR SHALL SUBMIT TO THE FIRE MARSHALL FOR APPROVAL COMPLETE SPECS FOR ALL UNDERGROUND PIPE AND FITTINGS RELATING TO FIRE PROTECTION PRIOR TO INSTALLATION AND INSPECTION. CONTRACTOR SHALL INCLUDE MANUFACTURER'S NAME AND PIPE ID ALONG WITH CONTRACTOR'S STATE LICENSE NUMBER.

LANDSCAPE

A SITE WORK PERMIT IS REQUIRED FOR THIS PROJECT.

TREE FUND PAYMENT IS DUE: \_\_\_\_\_ INCHES AT \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
ARTICLE 25 FUNDS ARE DUE: \_\_\_\_\_ INCHES AT \$ \_\_\_\_\_ = \$ \_\_\_\_\_

TRAFFIC ENGINEERING

TRAFFIC SIGNS

METRO NAME (EACH) \_\_\_\_\_  
STANDARD (EACH) \_\_\_\_\_  
STOP/YIELD (EACH) \_\_\_\_\_  
DESIGN (PER PLAT) 1 PER PLAT  
INSTALLATION (PER HOUR) 1 PER 2 SIGNS (ROUNDED UP)

STREETLIGHTS REQUIRED

NOTE: TRAFFIC SIGN COSTS CHANGE FROM TIME TO TIME. CONSULT ATTACHMENT 8 OF THE LAND DEVELOPMENT PROCEDURES MANUAL (HTTP://LDPM.JAXDEV.COM) FOR THE CURRENT RATES BEFORE PAYING FOR ANY SIGN INSTALLATIONS.

NO LANE CLOSURES ALLOWED FROM 7 A.M. TILL 9 A.M. AND FROM 4 P.M. TILL 6 P.M.

PLAN APPROVAL

Date	Development Services Director (DSM)
Date	Reviewer (Reviewer)

PLAN APPROVAL IS VALID FOR FIVE YEARS AFTER THE INITIAL APPROVAL DATE. REVISIONS MADE AFTER THE INITIAL APPROVAL DATE DO NOT EXTEND THIS FIVE-YEAR TIME FRAME.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE PERMITS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND TO MAINTAIN COMPLIANCE WITH ALL APPLICABLE REGULATORY AGENCIES.

# SITE CONSTRUCTION PLANS FOR BRIGHTWORK REAL ESTATE



LOCATION OF SITE

2500 MONUMENT RD, JACKSONVILLE  
SECTION 39, TOWNSHIP 2 S, RANGE 28 E  
DUVAL COUNTY, FL 32225



VICINITY MAP

1" = 2,000'



3820 NORTHDALE BLVD., SUITE 300B  
TAMPA, FLORIDA 33624

Phone: (813) 812-4100  
Fax: (813) 812-4101

BohlerEngineering.com

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CONTACT INFORMATION

CONSULTANTS	OWNER
<ul style="list-style-type: none"> <li>ENGINEERING: BOHLER ENGINEERING FL, LLC, 3820 NORTHDALE BLVD, SUITE 300B, TAMPA, FLORIDA 33624 (813) 812-4100</li> <li>BOUNDARY &amp; TOPOGRAPHIC/ALTA SURVEY: EBI SURVEYING, 8415 SUNSTATE ST, TAMPA, FL 33634 (813) 886-0000, DATED: 06/07/2016</li> <li>GEOTECHNICAL INVESTIGATION REPORT: NATIVE GEOTECHNICAL, 2014 EDGEWATER DRIVE #246, ORLANDO, FL 32804 (407) 242-1443</li> <li>ARCHITECT: FWH ARCHITECTS, 3336 GRAND BLVD, SUITE 201, HOLLEY, FL 34690 727-815-3336</li> <li>TRAFFIC: ENGS &amp; ASSOCIATES, 5023 WEST LAUREL STREET, TAMPA, FL 33607 (813) 289-0035</li> <li>LANDSCAPE ARCHITECT: BOHLER ENGINEERING FL, LLC, 3820 NORTHDALE BLVD, SUITE 300B, TAMPA, FLORIDA 33624, ATIN KYLE STEELE (813) 812-4100</li> </ul>	<ul style="list-style-type: none"> <li>BRIGHTWORK REAL ESTATE, 3708 W. SIWAY, SUITE 200, TAMPA, FL 33609 (813) 874-1700</li> </ul>
GOVERNING AGENCIES	END USER
<ul style="list-style-type: none"> <li>CITY OF JACKSONVILLE, 214 N HOGAN ST SECOND FLOOR, JACKSONVILLE, FL 32202 (904) 255-8310</li> <li>ST. JOHNS WATER MANAGEMENT DISTRICT, 2379 BROAD ST, BROOKSVILLE, FL 34604 (352) 796-7211</li> <li>FDOT - DISTRICT 2, 2156 EDISON AVE, JACKSONVILLE, FL 32204 (904) 360-5457</li> </ul>	<ul style="list-style-type: none"> <li>BRIGHTWORK REAL ESTATE, 3708 W. SIWAY, SUITE 200, TAMPA, FL 33609 (813) 874-1700</li> </ul>

GENERAL PROJECT INFO

GENERAL	PROPERTY APPRAISER
City Development Number	9288 001
Concurrency Application Number	94213.1
Property Appraiser Number (RE #)	167447-0208 & 167447-0100
Zoning Designation	PUD
Zoning Application(s) (if any)	N/A
PUD Ordinance Number	2017-221E
FIRM - Community - Panel	12031C0302H
Flood Zones (Show in Plans)	ZONE X
Base Flood Elev. (Show in Plans)	N/A
Vertical Datum Used for Project	NAVD 1988
JEA Availability Number	2016-0748
SUBDIVISION	
PSD Number	N/A
City or Private Inspection	N/A
Public or Private Roads	N/A
Subdivision ("911") Disk Provided?	N/A
NON-SUBDIVISION	
North American Industry Classification System (NAICS)	N/A
Impervious Area (Sq. Ft.)	28,889

PLAN APPROVAL IS SUBJECT TO THE FOLLOWING NOTES AND CONDITIONS:

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**BOHLER ENGINEERING**  
SITE CIVIL AND CONSULTING ENGINEER ARCHITECTURE  
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES  
 \* ALTA/ACSM SURVEYING \* TAMPA, FL \* MIAMI, FL \* FT. LAUDERDALE, FL \* JACKSONVILLE, FL \* DAYTONA BEACH, FL \* GAITHERSBURG, MD \* CHAMLOTTE, NC  
 \* SOUTHERN NEW JERSEY \* BALTIMORE, MD \* CHARLOTTE, NC  
 \* WEST VIRGINIA \* PITTSBURGH, PA \* TAMPA, FL  
 \* PITTSBURGH, PA \* PITTSBURGH, PA \* TAMPA, FL  
 \* BOSTON, MA \* PITTSBURGH, PA \* TAMPA, FL  
 \* NEW YORK, NY \* PITTSBURGH, PA \* TAMPA, FL  
 \* WASHINGTON, DC \* WASHINGTON, DC \* WASHINGTON, DC

REVISIONS			
REV	DATE	COMMENT	BY

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PERMIT SET

PROJECT No.	FL170090
DRAWN BY:	JOB
CHECKED BY:	GRR
DATE:	11/29/2017
SCALE:	AS NOTED
CAD LID:	SDB

FOR  
**BW**  
**McCORMICK, LLC**  
LOCATION OF SITE  
McCORMICK RD  
JACKSONVILLE, FL  
CITY OF JACKSONVILLE

**BOHLER ENGINEERING**  
3820 NORTHDALE BLVD., SUITE 300B  
TAMPA, FLORIDA 33624  
Phone: (813) 812-4100  
Fax: (813) 812-4101  
FLORIDA BUSINESS CERT. OF AUTH. NO. 30700  
LANDSCAPE ARCHITECT BUSINESS LIC. NO. LC20090861

**GREGORY ROBERT ROTH**  
LICENSE  
No. 74560  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
12/5/2017

SHEET TITLE:  
**COVER SHEET**

SHEET NUMBER:  
**C-1**