

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:

SEA
SEA TOWER - 4TH FLOOR
81 W. GONDOL STREET
JACKSONVILLE, FL 32202
WWW.SEA-COMMUNICATIONS.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, 1ST FLOOR
214 N. HOUSTON ST.
JACKSONVILLE, FL 32202
(904) 255-8973
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, 1ST FLOOR
214 N. HOUSTON ST.
JACKSONVILLE, FL 32202
WWW.CITYOFJACKSONVILLE.COM

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 CONTROL CENTER, MAIL STATION 42019
1605 S.W. 11TH AVENUE, SUITE 300
TALLAHASSEE, FLORIDA 32310-4201
(904) 255-8973
WWW.FLORIDADEPARTMENTOFENVIRONMENTALPROTECTION.COM

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
467 NORTH ALA STREET, THIRD FLOOR
JACKSONVILLE, FL 32202
(904) 255-7222

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) _____
STOPYIELD (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://DPM.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 Design (CDD)
Date _____ Review (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.

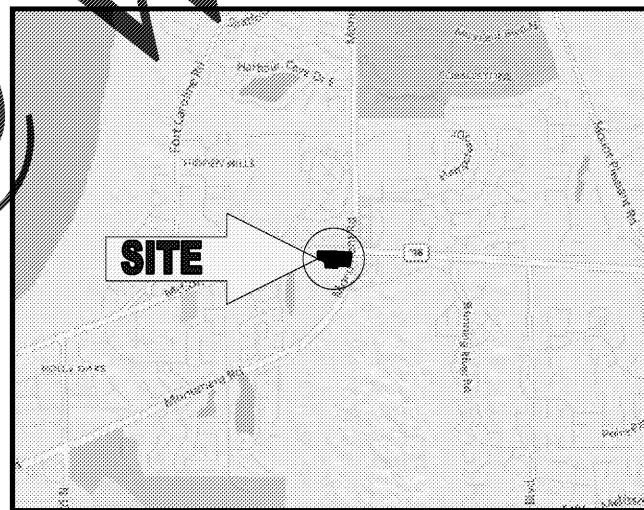
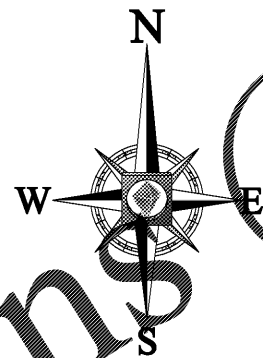
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE PERMITS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S 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 REQUIREMENTS.

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 NORTHD ALE BLVD., SUITE 300B
TAMPA, FLORIDA 33624

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

BohlerEngineering.com

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CONTACT INFORMATION

CONSULTANTS

- ENGINEERING**
BOHLER ENGINEERING FL LLC
3820 NORTHD ALE BLVD, SUITE 300B
TAMPA, FLORIDA 33624
(813) 812-4100
- BOUNDARY & TOPOGRAPHIC/ALTA SURVEY**
EBI SURVEYING
8415 SUNSTATE ST
TAMPA, FL 33634
(813) 886-0000
DATED: 06/07/2016
- GEOTECHNICAL INVESTIGATION REPORT**
NATIVE GEOTECHNICAL
2014 EDGEWATER DRIVE #246
ORLANDO, FL 32804
(407) 592-1443
- ARCHITECT**
FWH ARCHITECTS
3336 GRAND BLVD, SUITE 201
HOLIDAY, FL 34609
727-815-3336
- TRAFFIC**
LUNG'S & ASSOCIATES
5023 WEST LAUREL STREET
TAMPA, FL 33607
(813) 289-0009
- LANDSCAPE ARCHITECT**
BOHLER ENGINEERING FL LLC
3820 NORTHD ALE BLVD, SUITE 300B
TAMPA, FLORIDA 33624
ATIN KYLE STEELE
(813) 812-4100

OWNER

- BRIGHTWORK REAL ESTATE**
3708 W. SWANBY, SUITE 200
TAMPA, FL 33609
(813) 874-1700

GOVERNING AGENCIES

- CITY OF JACKSONVILLE**
214 N HOGAN ST SECOND FLOOR
JACKSONVILLE, FL 32202
(904) 255-8310
- ST. JOHNS WATER MANAGEMENT DISTRICT**
2379 BROAD ST
BROOKSVILLE, FL 34604
(352) 796-7211
- FDOT - DISTRICT 2**
2156 EDISON AVE
JACKSONVILLE, FL 32204
(904) 360-5457

END USER

- BRIGHTWORK REAL ESTATE**
3708 W. SWANBY, SUITE 200
TAMPA, FL 33609
(813) 874-1700

GENERAL PROJECT INFO

GENERAL
City Development Number 9286 001
Concurrency Application Number 94213.1
Property Appraiser Number (RE #) 167447-0200 & 167447-0100
Zoning Designation PUD
Zoning Application(s) (if any) N/A
PUD Ordinance Number 2017-221E
FIRM - Community - Panel 1203 IC0302H
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:

REVISIONS

REV	DATE	COMMENT	BY

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PERMIT SET

PROJECT No.: FLT170090
DRAWN BY: JDB
CHECKED BY: GRR
DATE: 11/29/2017
SCALE: AS NOTED
CAD LID: SDG

PROJECT:

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

BOHLER ENGINEERING
3820 NORTHD ALE BLVD., SUITE 300B
TAMPA, FLORIDA 33624
Phone: (813) 812-4100
Fax: (813) 812-4101
FLORIDA BUSINESS CERT. OF REG. NO. 30700
LANDSCAPE ARCHITECT BUSINESS LIC. NO. LC20090661

SHEET TITLE:
COVER SHEET
SHEET NUMBER:
C-1