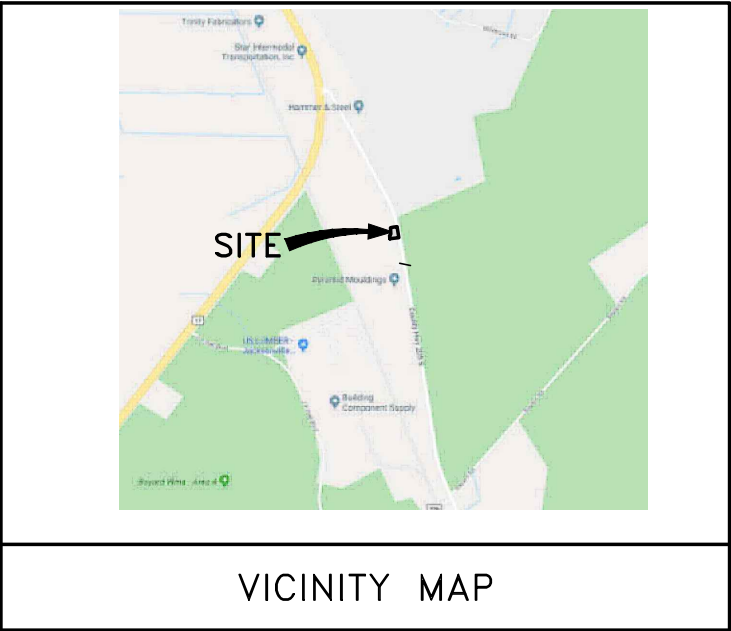


SITE DEVELOPMENT PLANS
FOR
CR 209 WAREHOUSES

CR 209 SOUTH
GREEN COVE SPRINGS, FLORIDA

PREPARED FOR:
RCWW, LLC
5641 DIANTHUS STREET
GREEN COVE SPRINGS, FLORIDA 32043

SITE INFORMATION	SITE LOCATION	PARKING REQUIREMENTS:
<u>OWNER</u> RCWW, LLC 5641 DIANTHUS STREET GREEN COVE SPRINGS, FL 32043	4604 CR 209S # 38-06-26-016513-001-00 GREEN COVE SPRINGS, FLORIDA	OFFICE 500 SF 2 SPACES 1.0 SPACES PER 250 SF WAREHOUSE 9,500 SF 10 SPACES 1.0 SPACES PER 1,000 SF
<u>AGENT</u> BLACK CREEK ENGINEERING, INC. 3900 PASO FINO ROAD GREEN COVE SPRINGS, FL 32043 PHONE: (904) 759-8930	<u>SITE AREAS:</u> TOTAL PROJECT AREA: 1.79 ACRES (77,972 SF) NEW BUILDING AREA: 10,000 SF FLOOR AREA RATIO: 12.0% NEW PAVEMENT AREA: 11,523 SF NEW GRAVEL AREA: 21,395 SF SITE IMPERVIOUS %: 55.0%	TOTAL REQUIRED PARKING: 12 SPACES PROPOSED PARKING: 12 SPACES TOTAL HANDICAP PARKING: 1 SPACES TOTAL PARKING PROVIDED: 13 SPACES



SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS AND DEMOLITION PLAN
4	GEOMETRIC CONTROL PLAN
5	GRADING AND DRAINAGE PLAN
6	CONSTRUCTION DETAILS
7	CONSTRUCTION DETAILS
8	EROSION AND SEDIMENT CONTROL DETAILS
9	LANDSCAPE PLAN
10	LANDSCAPE DETAILS
11	LIFE SAFETY PLAN
12	ON-SITE SEWAGE DISPOSAL DETAILS

This item has been electronically signed and sealed by Colin D. Groff, P.E. on 1/28/2026 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Colin D. Groff

Digitally signed by Colin D. Groff
DN: OU=P.E., O="Black Creek Engineering, Inc.", CN=Colin D. Groff, E=cdgroff@bellsouth.net
Reason: I am approving this document with my legally binding signature
Location:
Date: 2026.01.28 19:36:16-05'00'

THE DESIGNER EXPRESSLY RESERVES HIS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THIS DRAWING. THIS DRAWING, PLAN & DESIGNS ARE NOT TO BE REPRODUCED, COPIED OR USED IN ANY MANNER NOR SHALL THEY BE DISTRIBUTED TO ANY OTHER PARTY THAN AS LISTED WITHOUT EXPRESSED WRITTEN PERMISSION AND CONSENT OF BLACK CREEK ENGINEERING, INC.

1. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH O.S.H.A. REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTORS BID.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUB-SURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR IS ALSO URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THE PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO CONSTRUCTION OF THE PROJECT.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EITHER CONDUCT ANY FIELD EXPLORATION OR ACQUIRE ANY GEOTECHNICAL ASSISTANCE REQUIRED TO ESTIMATE THE AMOUNT OF UNSUITABLE MATERIAL THAT WILL REQUIRE REMOVAL AND/OR TO ESTIMATE THE AMOUNT OF OFF SITE BORROW THAT WILL BE REQUIRED.
4. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER AND THE CITY FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY THE OWNER AND THE CITY.
5. ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) UNITED STATES COAST AND GEODETIC SURVEY (U.S.C. & G.S.)
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE REQUIRED FOR THE PROJECT.
7. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN CITY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION AND REPAIR.
8. "AS-BUILT" DRAWINGS - AS-BUILTS TO THE CITY AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION, AND SUBMITTAL OF "AS-BUILT" DRAWINGS IN ACCORDANCE WITH CURRENT CITY STANDARDS AND SPECIFICATIONS AND FDEP REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROCESS THE "AS-BUILT" DRAWINGS FOR APPROVAL BY THE ENGINEER. 10. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
11. ALL CLEARING AND GRUBBING REQUIRED FOR ALL ROADWAY, UTILITIES, DITCHES, AND BERMS INCLUDED IN THIS PROJECT AND THE CLEARING AND GRUBBING OF ALL RIGHT-OF-WAY OR EASEMENTS SHALL BE CONSIDERED AS PART OF THE PROJECT. 12. ALL AREAS SHOWN TO BE FILLED SHALL BE CLEARED AND GRUBBED IN ACCORDANCE WITH CITY STANDARDS AND SHALL BE FILLED WITH CLEAN STRUCTURAL FILL COMPACTED AND TESTED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
13. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.
14. ALL DEBRIS RESULTING FROM ALL SITE WORK ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR.
15. ALL EXCESS SUITABLE AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR OWNER.
16. ALL EXISTING TREES TO REMAIN SHALL BE PRESERVED AND PROTECTED.
17. BURNING OF TREES, BRUSH, AND OTHER MATERIAL SHALL BE APPROVED, PERMITTED BY AND COORDINATED WITH CITY FIRE MARSHAL & STATE FORESTRY SERVICE.
18. ROADWAY UNDERDRAINS SHALL BE AS REQUIRED ON THE PLANS OR AS MAY BE DETERMINED NECESSARY BE THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF HIGH GROUND WATER CONDITIONS ARE PRESENT DURING THE PREPARATION OF THE ROADWAY SUB-BASE.
19. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS NOTED OTHERWISE ON PLANS.
20. THIS PROPERTY IS SITUATED IN FLOOD ZONE: X

1. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND IMPROVEMENTS SHOWN ON THE DRAWINGS IS BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO THE ACTUAL LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THE DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITIES AND IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR AND SHALL REPAIR OR PAY FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH HE SHALL CONNECT.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL MATERIALS TO THE ENGINEER FOR REVIEW AND APPROVAL, AND PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY PIPE, FITTINGS, APPURTENANCES OR STRUCTURES.
3. UNSUITABLE MATERIALS UNDER WATER, SEWER PIPE, STORM PIPE OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL, PROPERLY COMPACTED.
4. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.
5. ALL WATER AND SEWER CONSTRUCTION WITHIN THE COUNTY SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES.
6. ALL WATER LINES CROSSING SANITARY AND STORM SEWER LINES, AS WELL AS VALVES AND FITTINGS, MUST HAVE MINIMUM 18" VERTICAL SEPARATION. IF THIS CANNOT BE OBTAINED, THE WATER MAIN MUST BE CONSTRUCTED OF DUCTILE IRON PIPE FOR A DISTANCE OF 10' EITHER SIDE OF SANITARY OR STORM SEWER MAIN, OR INSTALL WATER MAIN IN D.I. SLEEVE MIN. LENGTH 20' CENTERED, ENDS OF SLEEVE TO BE GROUT FILLED, IN EITHER CASE, MINIMUM OF 6" OF VERTICAL SEPARATION SHALL BE MAINTAINED.
7. RESTRAINING JOINTS ARE REQUIRED IN ACCORDANCE WITH UTILITY STANDARDS WHERE WATER MAINS ARE TERMINATED AND AT ALL BENDS AND TEES.
8. UNLESS OTHERWISE NOTED, ALL WATER MAIN 2" OR SMALLER SHALL BE SDR 9 POLY TUBING AND N.F.S.P.W. RATED AND SEWER FORCEMAINS SCHEDULE 80 PVC.
9. THE CONTRACTOR SHALL OBTAIN ALL PERMITS TO COMPLETE THE CONSTRUCTION.

3. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED AS PER SPECIFICATIONS. ALL DISTURBED AREAS IN PUBLIC ROW SHALL BE SODDED.
2. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
3. LOCATION, EXISTENCE OR NON-EXISTENCE OF ANY UTILITY DOES NOT CONSTITUTE RESPONSIBILITY BY THE ENGINEER.
4. THE CONTRACTOR SHALL NOTIFY THE UTILITY OWNER PRIOR TO CONSTRUCTION FOR VERIFICATION AND LOCATION OF ANY UTILITY.
5. GRADES SHOWN ON PLANS ARE FINISHED GRADES UNLESS OTHERWISE NOTED.
6. SHOULD THE SURFACE OR SUB-SURFACE CONDITIONS VARY FROM WHAT IS SHOWN ON THESE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
7. ALL ELEVATIONS AND GRADES REFER TO NATIONAL GEODETIC SURVEY DATUM.
8. CARE SHALL BE EXERCISED TO AVOID DAMAGE TO EXISTING ABOVE AND IN-GROUND UTILITIES INCLUDING TELEPHONE, WATER, CABLE, ELECTRIC AND SEWER LINES.
9. CONTRACTOR SHALL PROVIDE DRAINAGE AS-BUILT DRAWINGS BY A REGISTERED SURVEYOR TO INCLUDE THE FOLLOWING:
A) SIDE GRADES B) PIPE INVERTS C) DRIVEWAY GRADES
10. SOD ALL SIDE SLOPES GREATER THAN 4:1.
11. INSTALL CONSTRUCTION SIGNS & EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION.

THESE PLANS INDICATE THE MINIMUM EROSION & SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (F.D.E.P.) CHAPTER 6. THE CONTRACTOR SHALL PROVIDE EROSION PROTECTION AND TURBIDITY CONTROL AS REQUIRED TO INSURE CONFORMANCE TO STATE AND FEDERAL WATER QUALITY STANDARDS AND MAY NEED TO INSTALL ADDITIONAL CONTROLS TO CONFORM TO AGENCIES REQUIREMENTS. IF A WATER QUALITY VIOLATION OCCURS, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL DAMAGE AND ALL COSTS WHICH MAY RESULT INCLUDING LEGAL FEES, CONSULTANT FEES, CONSTRUCTION COSTS AND FINES.

2. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS AND SPECIFICATIONS AND THE FDEP SPECIFICATIONS.
3. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.
4. IF DEWATERING CAPACITY REQUIRES A CONSUMPTIVE USE PERMIT (C.U.P.) IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
5. 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR WILL SUBMIT A "NOTICE OF INTENT" TO THE EPA IN ACCORDANCE WITH NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM RULES AND REGULATIONS, IF REQUIRED. EPA IN ACCORDANCE WITH NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM RULES AND REGULATIONS, IF REQUIRED.
6. DURING CONSTRUCTION, ALL CONTRACTORS SHALL BE RESPONSIBLE FOR THE PREVENTION OF DOWNSTREAM/TURBIDITY/SILTATION THROUGH THE USE OF HAY BALES, SCREENS, SILTATION BASINS, CHEMICAL FLOCCULATION AND/OR ANY OTHER SUITABLE MEANS REQUIRED TO MEET FLORIDA STREAM STANDARDS. SEED AND MULCH ALL DISTURBED AREAS, SOD AS REQUIRED TO CONTROL EROSION THROUGH FINAL INSPECTION AND TO PRODUCE A UNIFORM STAND OF GRASS THROUGHOUT.

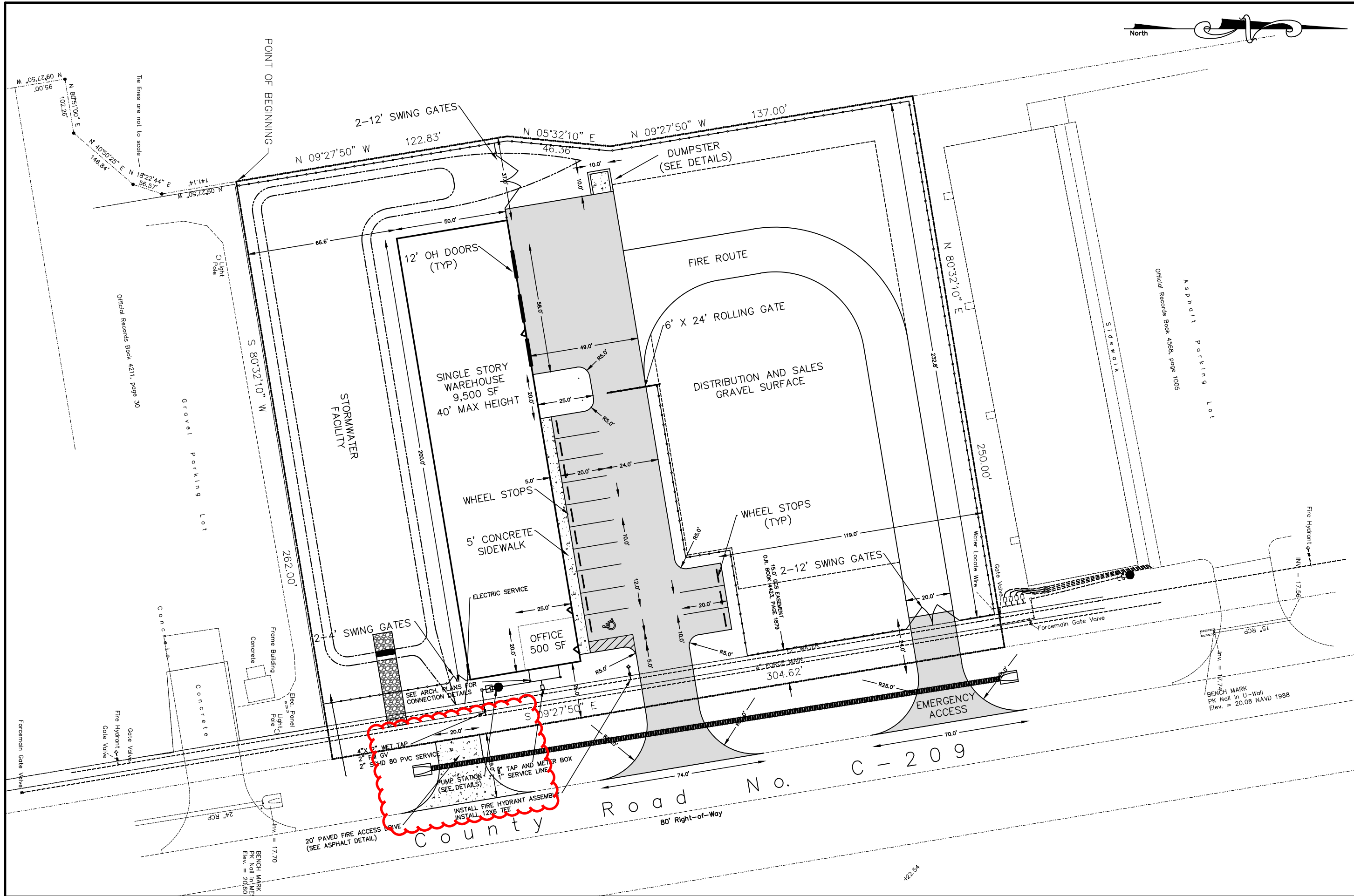
- FIVE DAYS BEFORE THE FINAL INSPECTION, 2 SETS OF SIGNED AND SEALED AS-BUILTS AND 1 ELECTRONIC COPY ARE TO BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. THEY FOLLOWING ARE THE GENERAL AS BUILT REQUIREMENTS:
2. AS-BUILTS SHALL BE SUBMITTED ON THE APPROVED GRADING/DRAINAGE PLAN PROVIDED BY THE ENGINEER OF RECORD FOR THE PROJECT.
3. ALL DRAINAGE STRUCTURES OUTSIDE OF THE ROADWAY SHALL BE LOCATED FROM BACK OF CURB AND THE PROPERTY LINE ADJACENT TO THE STRUCTURE.
4. ALL UNDERDRAIN AND STORM DRAIN LINES SHALL HAVE THE ELEVATIONS, SIZES, SLOPES, AND LENGTHS VERIFIED BOTH INSIDE AND OUTSIDE OF THE ROADWAY.
5. ALL PONDS SHALL BE CROSS-SECTIONED SHOWING THE BOTTOM, MID SLOPE, NORMAL WATER LINE AS DEPICTED BY EXISTING CONDITIONS AND TOP OF BANK.
6. ALL SWALES SHALL BE LOCATED AND CROSS-SECTIONED EVERY 25'. ELEVATIONS ARE TO BE BOTH TOP OF SLOPE AND CENTERLINE.
7. THE ROADWAY SHALL BE CROSS-SECTIONED EVERY 100' AND 50' ON ALL CURVES. THE CROSS SECTIONS SHALL INCLUDE ALL PC'S, PVI'S, PT'S AND CURB RETURNS.
8. ALL CUL-DE-SAC CURBING SHALL BE SURVEYED EVERY 25' AROUND STARTING AT THE BACK OF THE CUL-DE-SAC.
9. A BENCHMARK SHALL BE LOCATED ON EACH SHEET
10. AS-BUILTS SHALL BE SIGNED IN BY THE COMPANY DROPPING THEM OFF. IF REVISIONS ARE REQUIRED, THAT COMPANY WILL BE NOTIFIED TO PICK THEM UP FOR REVISION. ONCE REVISIONS HAVE BEEN MADE, THE DOCUMENTS SHALL BE SIGNED BACK IN.
11. SUBMIT ONE DIGITAL AS-BUILT AS A DGN OR DXF FILE (STANDARD DIGITAL EXCHANGE FORMAT AUTOCAD ETC.) IN CD ORDVD.
12. AS-BUILT MUST BE IN FLORIDA STATE PLANE COORDINATE SYSTEM USING THE NAD 83 DATUM AT A 1: 1 DRAWING SCALE IN US SURVEY FEET PROJECTED COORDINATE SYSTEM: NAD_1983_STATEPLANE_FLORIDA_EAST_FIPS_0901_FEET PROJECTION: TRANSVERSE_MERCATOR FALSE_BASTING: 656166.66666667 FALSE_NORTHING: 0.00000000 CENTRAL_MERIDIAN: -81.00000000 SCALE_FACTOR: 0.99994118 LATITUDE_OF_ORIGIN: 24.33333333 LINEAR UNIT: FOOT_US (0.304801) GEOGRAPHIC COORDINATE SYSTEM: GCS NORTH_AMERICAN_1983 DATUM: D_NORTH_AMERICAN_1983 PRIME_MERIDIAN: 0 STATE PLANE COORDINATES FOR AT LEAST TWO BOUNDARY CORNERS OF PROPOSED AS-BUILT DRAWING MUST BE SHOWN. THESE COORDINATES SHALL BE DERIVED FROM FIELD MEASUREMENTS IN CONFORMITY WITH F.S.CHAPTER 472 AND F.A.C. RULE 61G17-6.0051(2) WHICH REFERENCES 61G17-6.003(1). FURTHER SUB-SECTIONS IN 61G17-6.003 WHICH APPLY ARE (L)(A),(B) AND (E). SURVEY ACCURATE COORDINATE DATA IS REQUIRED PREMISED UPON THE INTENDED USE (IE RESOURCE GRADE DATA IS NOT ACCEPTABLE) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES.
13. ADJOINING/EXISTING STREETS MUST BE CLEARLY SHOWN AND LABELED.
14. NO EXTERNAL REFERENCE FILES ATTACHED
15. RECORDED SUBDIVISION NAME AS PER PLAT SHALL BE LABELED ON THE AS-BUILT.
16. ALL STORM SEWERS, PONDS AND OUTFALL AND STRUCTURES ARE TO BE CLEARLY LABELED.
17. THE ENGINEER WILL BE RESPONSIBLE FOR ANY ROTATION AND/OR TRANSLATION, BASE ON THE COORDINATE DATA SUBMITTED.

1. CALL FIRE PREVENTION@ (904) 284-7703 AT LEAST FORTY EIGHT HOURS IN ADVANCE FOR ALL INSPECTIONS
2. THIS SITE WILL BE SERVED BY A TANKER TRUCK AND THE STRUCTURE WILL BE CONSTRUCTED WITH THE APPROPRIATE ALARMS PER THE NFPA CODE.
3. FIRE PROTECTION LINE SHALL BE INSTALL WITH A LICENSE FIRE PROTECTION CONTRACTOR.
4. IF REQUIRED, FIRE DEPARTMENT CONNECTION FOR FIRE SPRINKLER SYSTEM SHALL NOT BE LOCATED ON THE BUILDING AND SHALL BE 5' STORZ CONNECTION.
5. IF REQUIRED, THE BACK FLOW PREVENTER SHALL BE PROTECTED FROM FREEZING WEATHER.
6. IF REQUIRED, FIRE PROTECTION LINE SHALL BE INSTALLED AS PER NFPA 24.
 - a. ALL JOINTS ACCESSORIES TO FIRE PROTECTION LINE SHALL BE THOROUGHLY COATED WITH AN ASPHALT OR OTHER CORROSION RETARDING MATERIAL AFTER INSTALLATION NFPA 24- 10.3.6.2
 - b. NOTIFY FIRE PREVENTION FOR INSPECTION AFTER COMPLETION OF ASSEMBLY OF FIRE PROTECTION LINE IN TRENCH
7. FIRE PROTECTION LINE INSTALLING CONTRACTOR SHALL HAVE CONTRACTORS MATERIAL AND TEST CERTIFICATE(S) READILY AVAILABLE AFTER COMPLETION OF FIRE PROTECTION LINE HYDROSTATIC TEST NFPA 24-10.10.2
8. FIRE PREVENTION SHALL WITNESS FLUSHING OF FIRE PROTECTION LINE
9. CLEARANCES OF 7½ FT. IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT AND FIRE PROTECTION APPLIANCE, AND WITH 4FT. TO THE REAR OF THE HYDRANT AND FIRE PROTECTION APPLIANCE.
10. CONTACT FIRE PREVENTION BUREAU FOR PERMIT CARD.

SHEET 2	JOB NO. : 25--002	CR 209 WAREHOUSES CITY OF GREEN COVE SPRINGS RWLL, LLC GENERAL NOTES	 BLACK CREEK ENGINEERING, INC. 3900 PLASO PINO ROAD GREEN COVE SPRINGS, FL 32043 PHONE (904) 759-8930 AUTHORIZATION NO. 27946	NO. REVISIONS BY DATE
	DATE: 3/20/2025			
	DRAWN BY : Cdg			
	CHECKED BY : Cdg			
	APPROVED BY : Cdg			
	SCALE : NTS			

NOT ISSUED FOR CONSTRUCTION

THE DESIGNER EXPRESSLY RESERVES HIS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THIS DRAWING. THIS DRAWING, PLAN & DESIGNS ARE NOT TO BE REPRODUCED, COPIED OR USED IN ANY MANNER NOR SHALL THEY BE DISTRIBUTED TO ANY OTHER PARTY THAN AS LISTED WITHOUT EXPRESSED WRITTEN PERMISSION AND CONSENT OF BLACK CREEK ENGINEERING, INC.



COLIND, GROFF, P.E. REG. NO. 47609	
DATE	07/16/28
BY	CdG
REVISIONS	
NO.	1
REVISED PER CITY COMMENTS	

BLACK CREEK ENGINEERING, Inc.
 3600 PASO FINO ROAD
 GREEN COVE SPRINGS, FLORIDA 32043
 PHONE (904) 759-8830
 AUTHORIZATION NO. 27946

CR 209 WAREHOUSES
 CITY OF GREEN COVE SPRINGS
 ROWW, LLC

GEOMETRIC PLAN

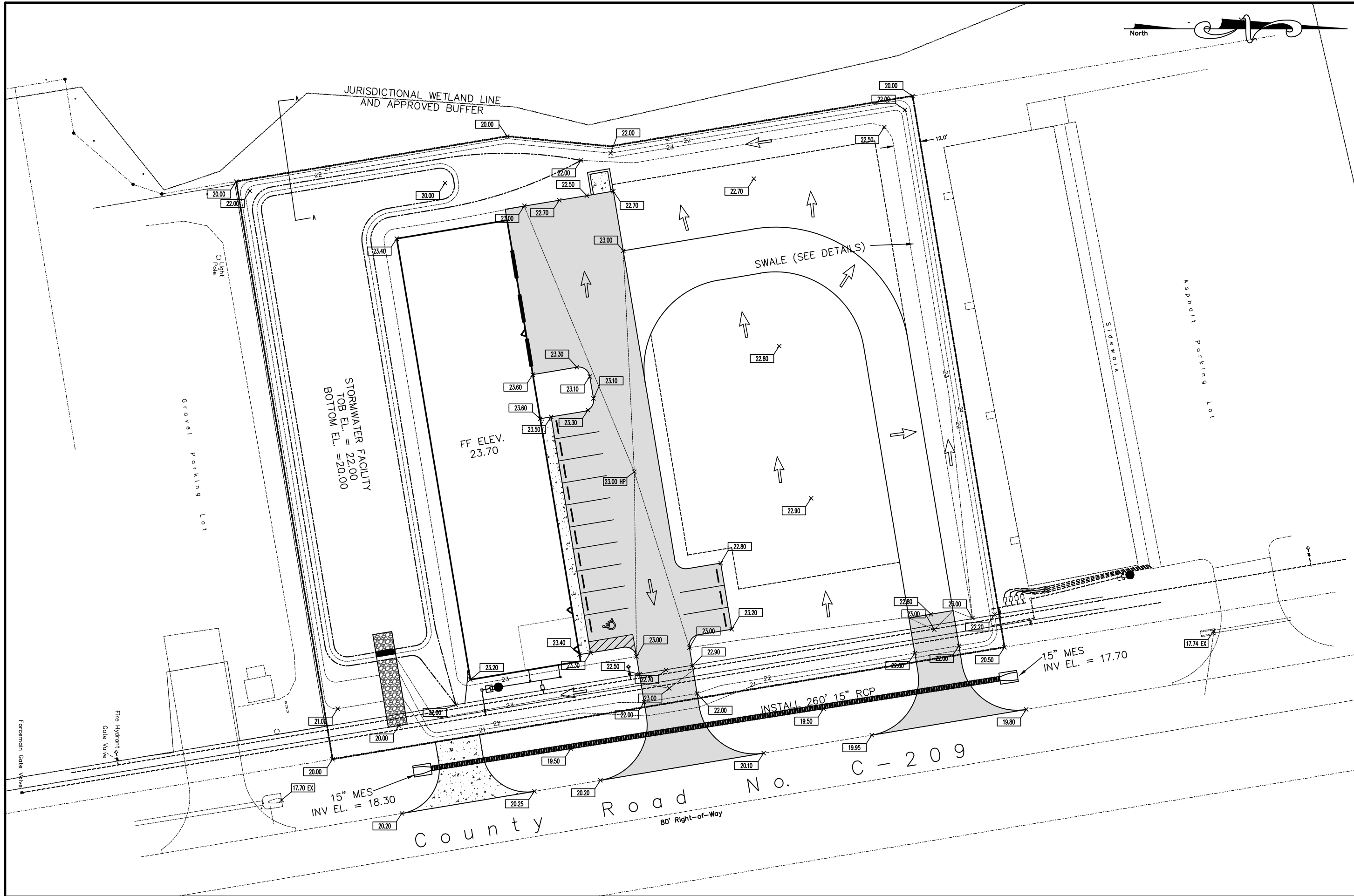
JOB NO. : 25-002
DATE: 3/20/2025
DRAWN BY : CdG
CHECKED BY : CdG
APPROVED BY : CdG
SCALE : 1"=40'

SHEET

4

THE DESIGNER EXPRESSLY RESERVES HIS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THIS DRAWING. THIS DRAWING, PLAN & DESIGNS ARE NOT TO BE REPRODUCED, COPIED OR USED IN ANY MANNER NOR SHALL THEY BE DISTRIBUTED TO ANY OTHER PARTY THAN AS LISTED WITHOUT EXPRESSED WRITTEN PERMISSION AND CONSENT OF BLACK CREEK ENGINEERING, INC.

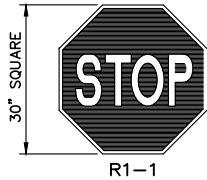
NOT ISSUED FOR CONSTRUCTION



COLIND, GROFF, P.E. REG. NO. 47609	
NO.	DATE
1	11/18/25
2	07/16/26
REVISIONS	
REVISED PROPOSED SITE ELEVATIONS	
REVISED PER CITY COMMENTS	
BLACK CREEK ENGINEERING, INC.	
3600 PASO FINO ROAD 32043	
GREEN COVE SPRINGS, FLORIDA	
PHONE (904) 759-8830	
AUTHORIZATION NO. 27946	
CR 209 WAREHOUSES	
CITY OF GREEN COVE SPRINGS	
ROW, LLC	
PAVING AND DRAINAGE PLAN	
JOB NO. : 25-002	DATE: 3/20/2025
DRAWN BY : CdG	CHECKED BY : CdG
APPROVED BY : CdG	SCALE : 1"=40'
SHEET	
5	

THE DESIGNER EXPRESSLY RESERVES HIS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THIS DRAWING. THIS DRAWING, PLAN & DESIGNS ARE NOT TO BE REPRODUCED, COPIED OR USED IN ANY MANNER NOR SHALL THEY BE DISTRIBUTED TO ANY OTHER PARTY THAN AS LISTED WITHOUT EXPRESSED WRITTEN PERMISSION AND CONSENT OF BLACK CREEK ENGINEERING, INC.

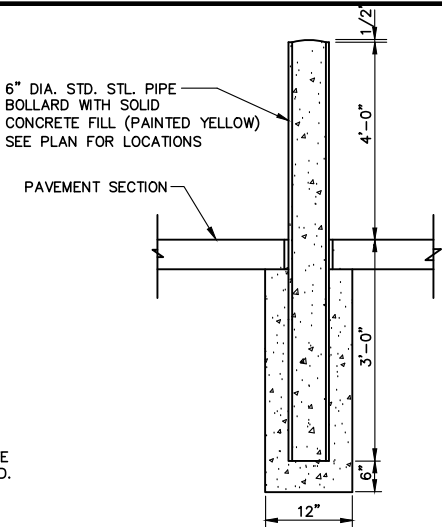
NOT ISSUED FOR CONSTRUCTION



NOTE:
THE STOP SIGN SHALL BE OCTAGON WITH WHITE MESSAGE AND BORDER ON A RED BACKGROUND.
THE POSTS AND BRACKETS WILL BE PER FDOT STANDARD INDEX 11860 AND 11861.

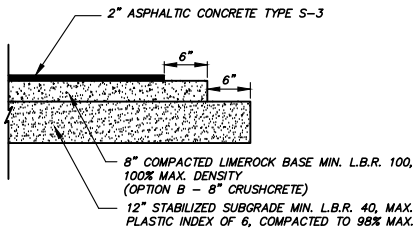
STOP SIGN DETAIL

NOT TO SCALE



BOLLARD DETAIL

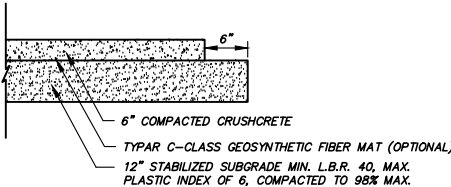
NOT TO SCALE



PAVEMENT ALTERNATE #1

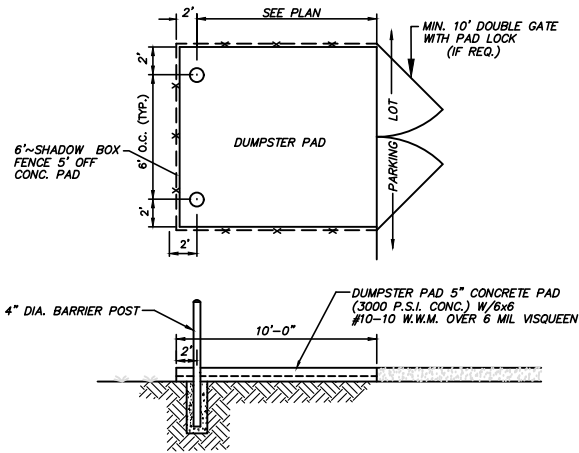
ASPHALT PAVEMENT DETAILS

NOT TO SCALE



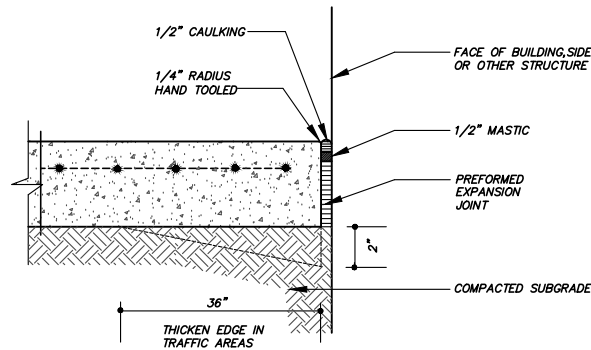
GRAVEL DETAILS

NOT TO SCALE

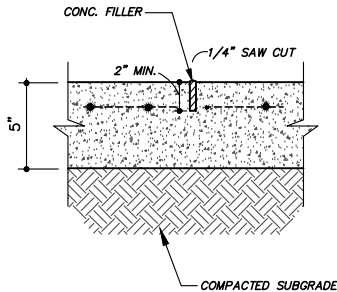


DUMPSTER PAD DETAIL

NOT TO SCALE



ISOLATION JOINT DETAIL



SAWCUT JOINT DETAIL

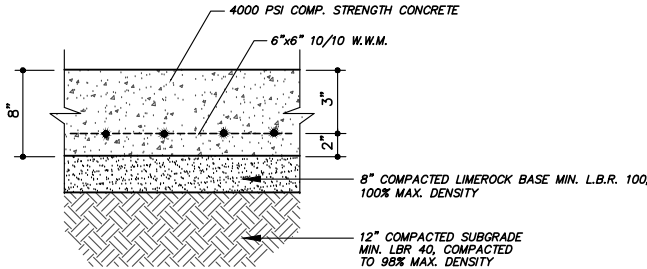
SAWCUT JOINTS AT 10' O.C. (MAX.)

CONC. FILLER
VULKEM 45 JOINT MATERIAL TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. PROVIDE LIGHT GRAY COLOR TO MATCH CONC. SAW CUT MUST BE COMPLETED WITHIN 24 HOURS OF POUR.

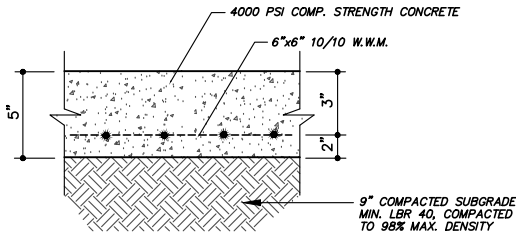
NOTE: THOROUGHLY CLEAN JOINT OF ALL SAND, SOIL AND MISCELLANEOUS DEBRIS. APPLY MASKING TAPE ALONG SIDES OF JOINT FOR TEMPORARY PROTECTION. DURING SEALANT APPLICATIONS APPLY FULL BEAD OF VULKEM 45 POURABLE SEALANT AND TOOL LIGHTLY. REMOVE TAPE IMMEDIATELY. SEE PLAN FOR LOCATIONS.

ALTERNATE CONCRETE PAVEMENT DETAILS

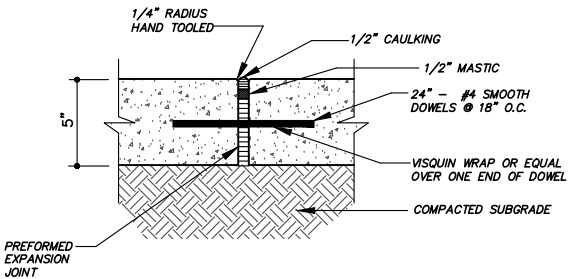
NOT TO SCALE



HEAVY DUTY

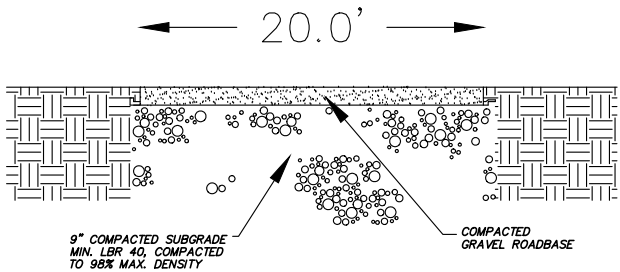


STANDARD PAVEMENT SECTIONS



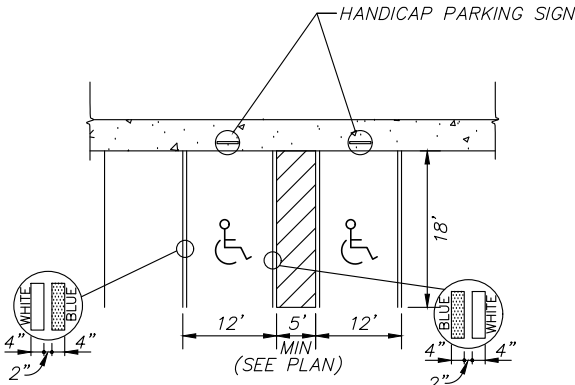
EXPANSION JOINT DETAIL

EXPANSION JOINTS AT 25 O.C. (MAX.)



FIRE LANE DETAIL

NOT TO SCALE

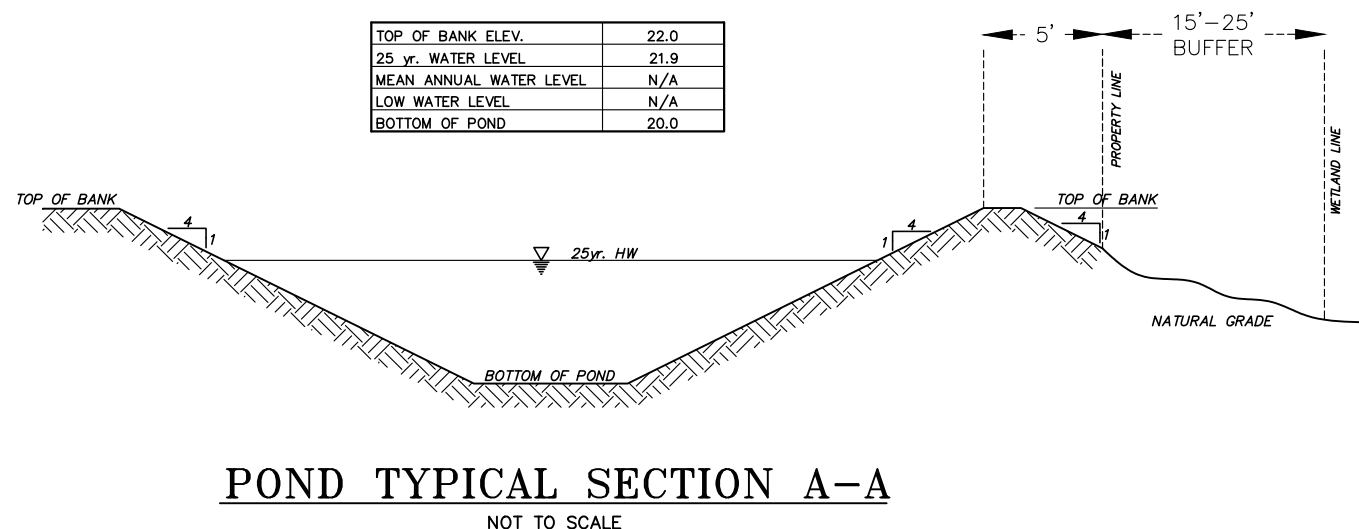
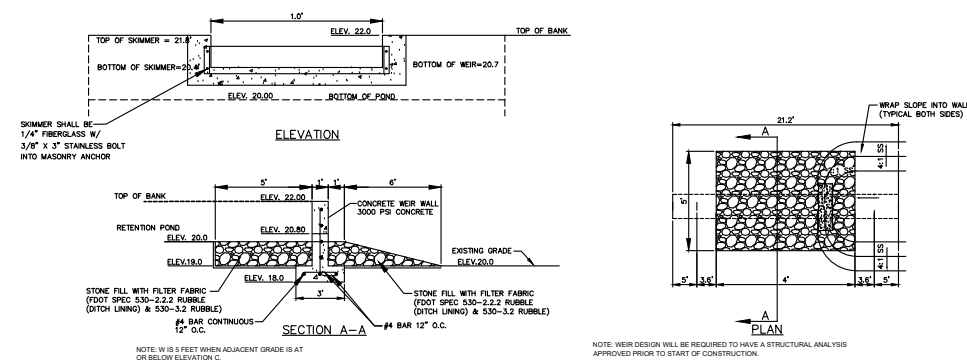
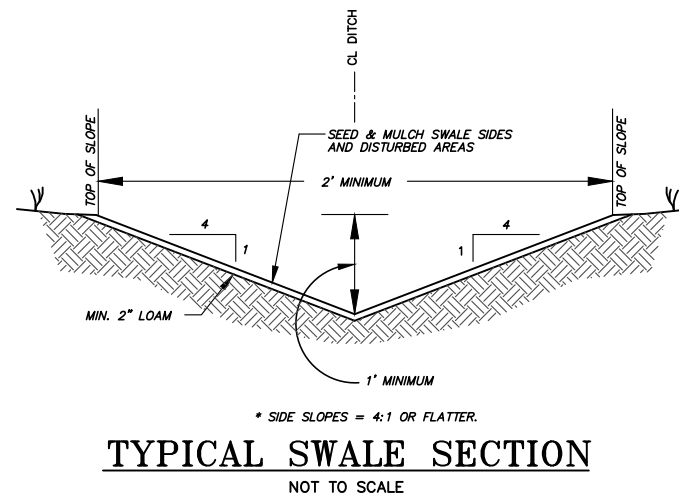
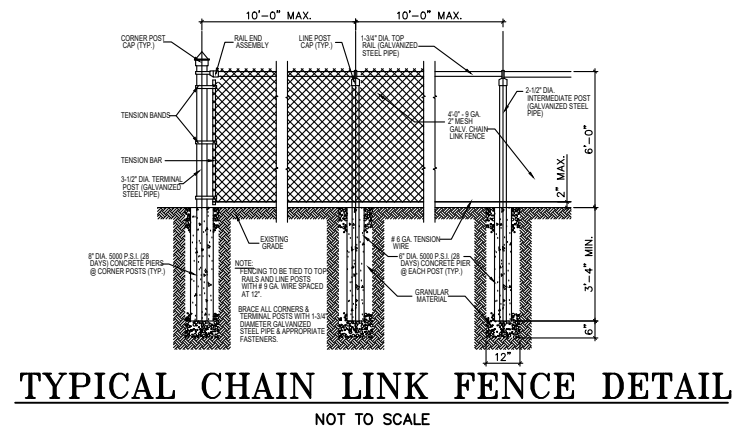
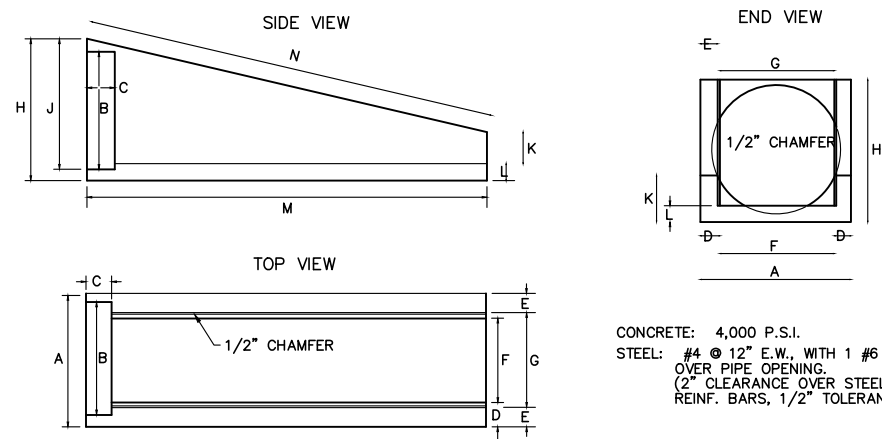


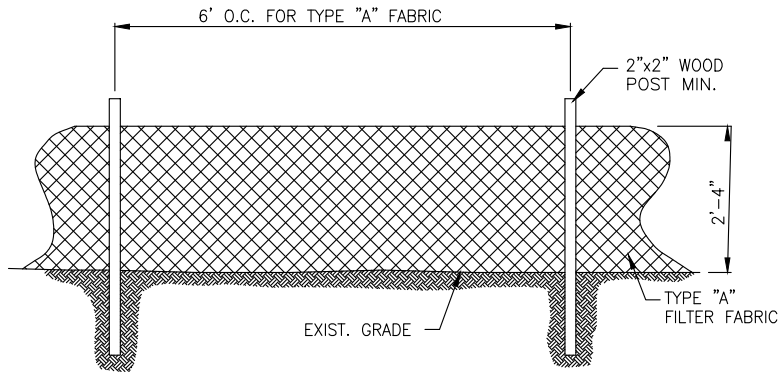
NOTE
EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY OR THE CAPTION "PARKING BY DISABLED PERMIT ONLY", OR BEARING BOTH SUCH SYMBOLS AND CAPTION. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL HANDICAPPED PARKING SPACES MUST BE DESIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION.

HANDICAP PARKING DETAIL

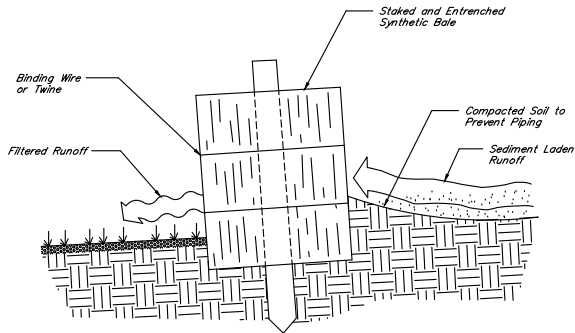
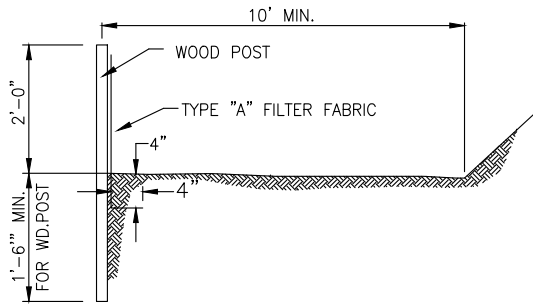
NOT TO SCALE

SHEET		JOB NO. : 25-002		CR 209 WAREHOUSES		BLACK CREEK ENGINEERING, INC.		NO.		REVISIONS		BY		DATE	
6		DATE: 3/20/2025		CITY OF GREEN COVE SPRINGS				1		REVISED PER CITY COMMENTS		Cdg		07/16/28	
		DRAWN BY : Cdg		RCWW, LLC											
		CHECKED BY : Cdg													
		APPROVED BY : Cdg													
		SCALE : NTS		CONSTRUCTION DETAILS											
						3000 PASEO FINO ROAD GREEN COVE SPRINGS FLORIDA 32043 PHONE (904) 759-8930									
						AUTHORIZATION NO. 27946									



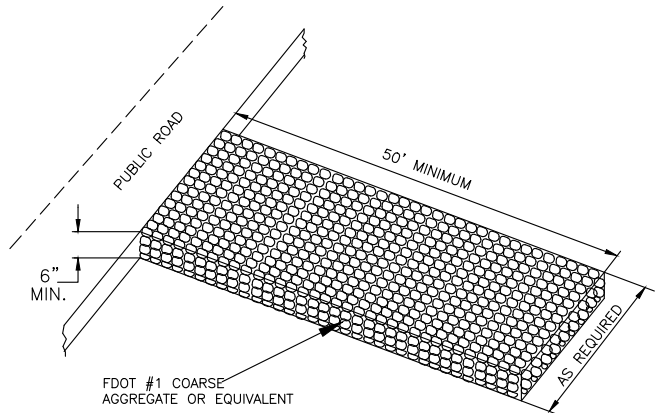


TEMPORARY SILT FENCE



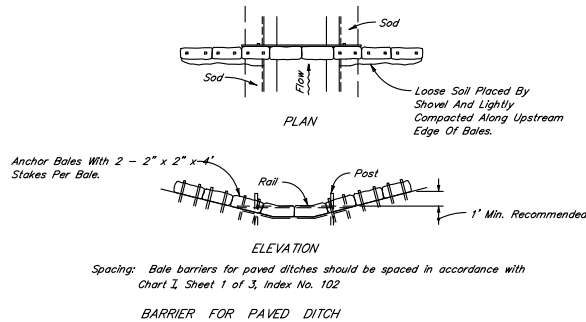
CROSS-SECTION OF A PROPERLY INSTALLED SYNTHETIC BALE

STAKED EROSION CONTROL BALE

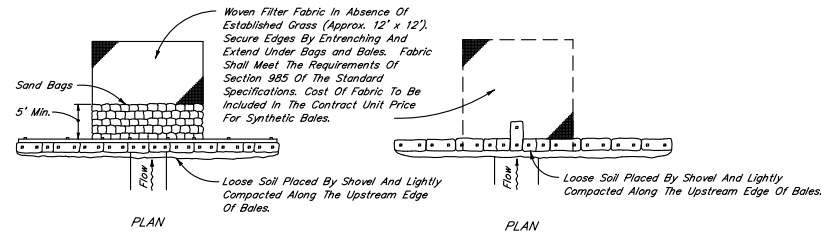


STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



BARRIER FOR PAVED DITCH

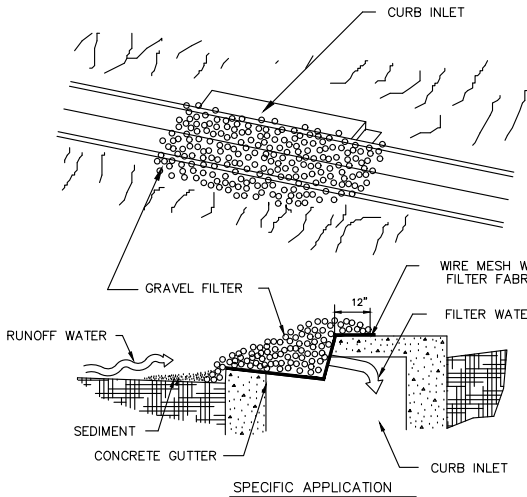


TYPE II

BARRIER FOR UNPAVED DITCHES

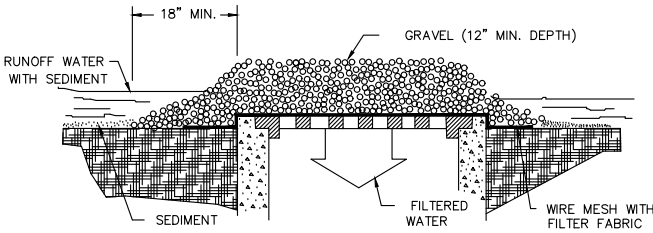
TYPE I

SYNTHETIC BALE BARRIERS TYPE I & II



GRAVEL CURB INLET SEDIMENT FILTER

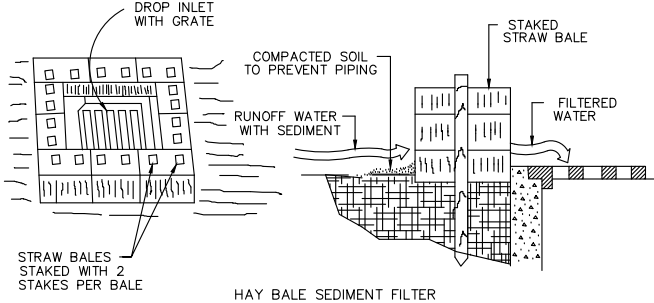
THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.



GRAVEL AND WIRE MESH DROP INLET SEDIMENT FILTER

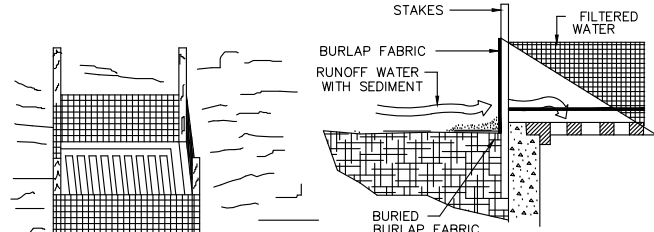
GRAVEL INLET SEDIMENT TRAP

N.T.S.



HAY BALE SEDIMENT FILTER

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 cfs) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.



FABRIC SEDIMENT FILTER

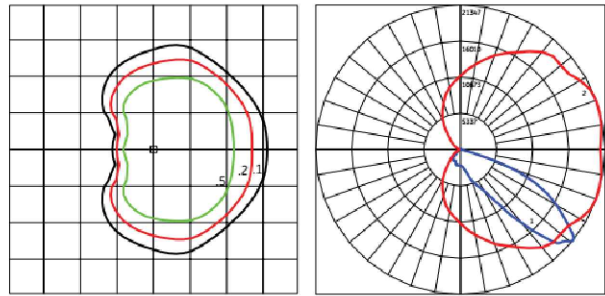
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 cfs) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

DROP INLET SEDIMENT TRAP

N.T.S.

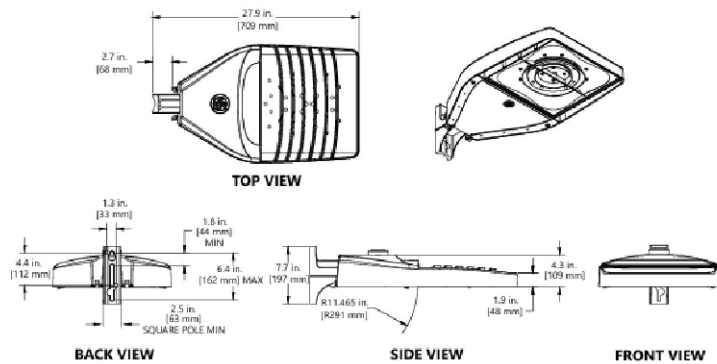
JOB NO. : 25-002		CR 209 WAREHOUSES		 BLACK CREEK ENGINEERING, INC.		COLIN D. GROFF, P.E. REG. NO. 47609	
DATE: 3/20/2025		CITY OF GREEN COVE SPRINGS		3900 PASO PINO ROAD GREEN COVE SPRINGS, FL 32043			
DRAWN BY : Cdg		RCWM, LLC		GREEN COVE SPRINGS, FL 32043			
CHECKED BY : Cdg				PHONE (904) 759-8830			
APPROVED BY : Cdg				AUTHORIZATION NO. 27946			
SCALE : NTS		STORMWATER POLLUTION PREVENTION PLAN					

EALS Type III - Asymmetric Wide (K3)
31,000 Lumens, 5000K (EALS02_K3AW750...IES)



Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade
— Vertical plane through horizontal angle of maximum candlepower at 20°
— Vertical plane through horizontal angle of 51°

UNIVERSAL ARM MOUNT: D1



OUTDOOR LIGHTING DETAILS

QUANTITY %	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (HT x SP)	TYPE / WATER ZONE
8	●	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	FG, 2.5" CAL., 12' HT., 5' SPR.	CT / M,L
9	●	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	FG, 2.5" CAL., 10' HT., 5' SPR.	CT / L
4	●	ACER RUBRUM	RED MAPLE	FG, 2.5" CAL., 10' HT., 5' SPR.	CT / H,M
18	●	MYRICA CERIFERA	WAX MYRTLE	FG, 2.2" CAL., 8' HT., 5' SPR.	UST / M,L
40	●	VIBURNUM OBOVATUM	VIBURNAMAN	3 GAL, 2' HT, 1' SPR, 3' OC	SH / H,L

NOTES:

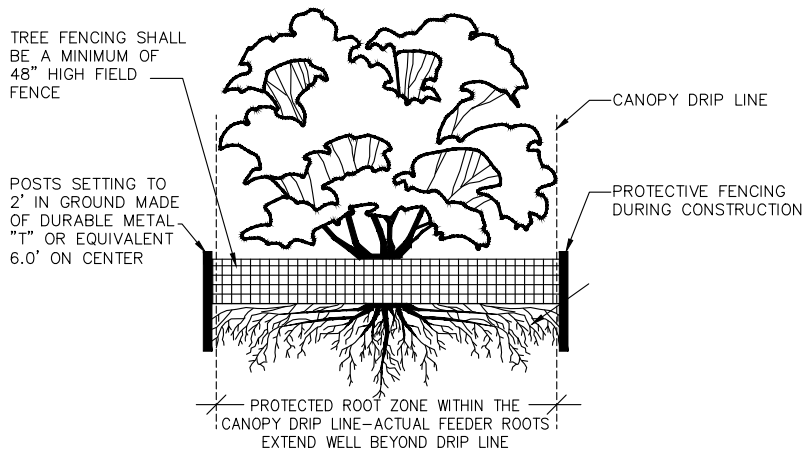
- HOSE BIBS ARE PROVIDED FOR IRRIGATION REQUIREMENTS.
- PLANT MATERIALS SHALL BE FLORIDA NO. 1 GRADE MATERIALS.
- ALL DISTURBED AREAS SHALL HAVE ESTABLISHED GRASS AT COMPLETION.
- CANOPY TREES SHALL HAVE A MINIMUM PLANTING AREA 5' FROM THE TRUNK
- UNDERSTORY TREES SHALL HAVE A MINIMUM PLANTING AREA 2.5' FROM THE TRUNK

TREE REQUIREMENT CALCULATIONS:

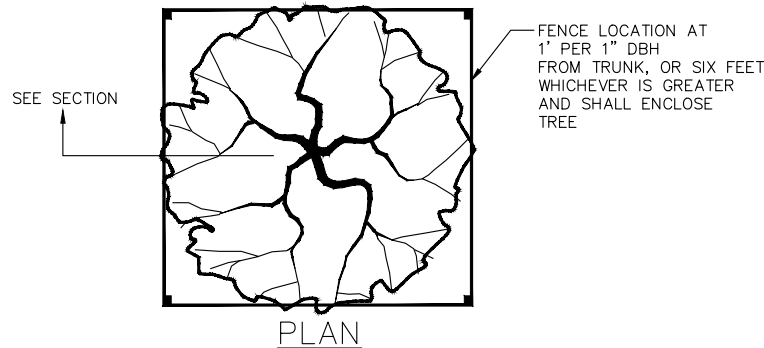
PERIMETER LANDSCAPING: 1,123' / 50' = 23 SHADE OR CANOPY TREES REQ.
PARKING AREA LANDSCAPING: 4 PARKING ISLANDS * 1 CT/ISLAND = 4 CANOPY TREES REQUIRED OR,
INTERIOR LANDSCAPING: 10,500 SF/1,500 SF + 67,372 SF/4,000 SF = 17 TREES REQ

TOTAL TREES REQUIRED: 14 CANOPY TREES / 14 UNDERSTORY TREES
TOTAL TREES PROVIDED: 21 CANOPY TREES / 18 UNDERSTORY TREES

CANOPY / UNDERSTORY TREE PROPORTIONAL CALC. = 27 TOTAL TREES REQUIRED / 2 = 14 UNDERSTORY TREES



SECTION



TREE PROTECTION DETAIL
N.T.S.

NOTE: NONE OF THE b&b TREES ARE TO BE STAKED UNLESS INDICATED

TYPICAL B&B TREE

NOTE: ALL TREES SHOULD BE PRUNED ONLY AFTER INSTALLATION AND WATERING-IN THE TREE - PRUNE TO GROWER'S SPECIFICATIONS

NOTE: ALL TREES SHALL COMPLY WITH THE AMERICAN STANDARDS FOR NURSERY STOCK - INCLUDING TREE PIT DEPTH AND WIDTH

PLASTIC SPIRAL TREE PROTECTION

SHREDDED HARDWOOD BARK MULCH
2" MIN COVER TO EDGE OF ROOT BALL

70-100 MUDDLE RING

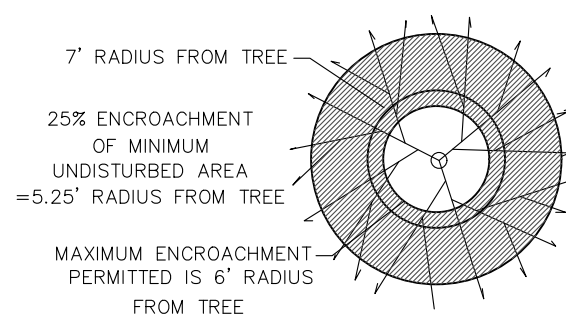
TREE BALL

PLANTING SOIL

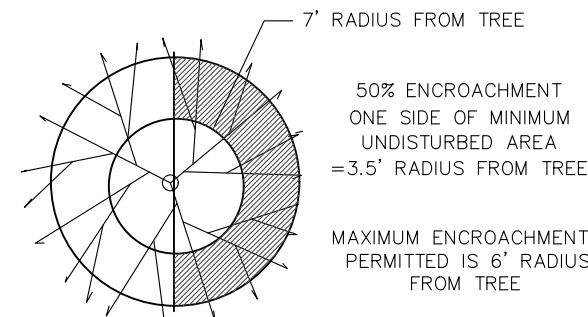
CONSTRUCTION SOIL

NOTE: IN SOME CASES THE MULCH IS ONLY A SPECIFIED DIAMETER - SEE PLANS AND SPECIFICATION FOR FURTHER COORDINATION OF MULCHING

BALLED & BURLAPPED DECIDUOUS TREE DETAIL
N.T.S.



25% ENCROACHMENT
25% INTO MINIMUM DISTURBED AREA

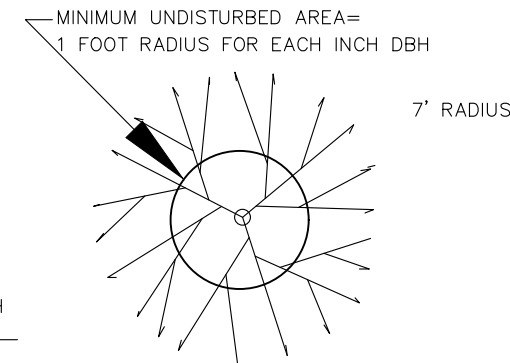


50% ENCROACHMENT
25% INTO MINIMUM DISTURBED AREA

MAXIMUM ENCROACHMENT OPTIONS

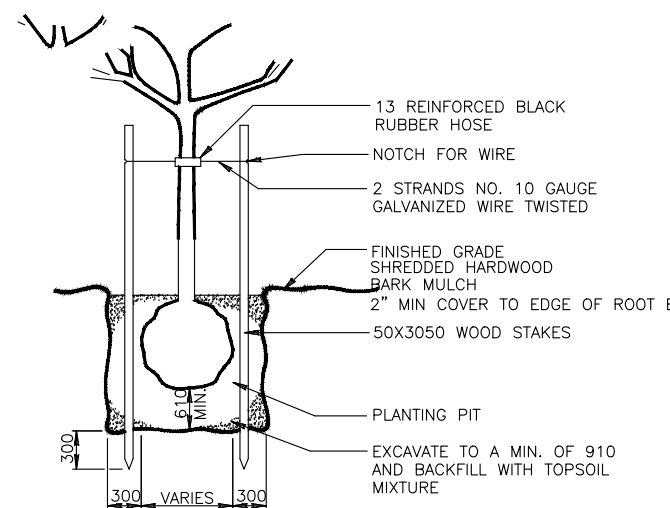


ELEVATION



PLAN VIEW

MINIMUM UNDISTURBED AREA



SHRUBS & STAKED TREES
N.T.S.

COLIND GROFF, P.E.
REG. NO. 47609

NO.	DATE	BY	REVISIONS
1			REVISED PER CITY COMMENTS

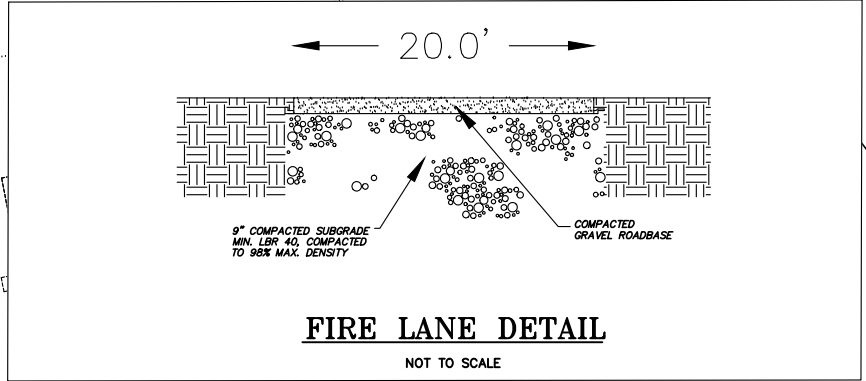
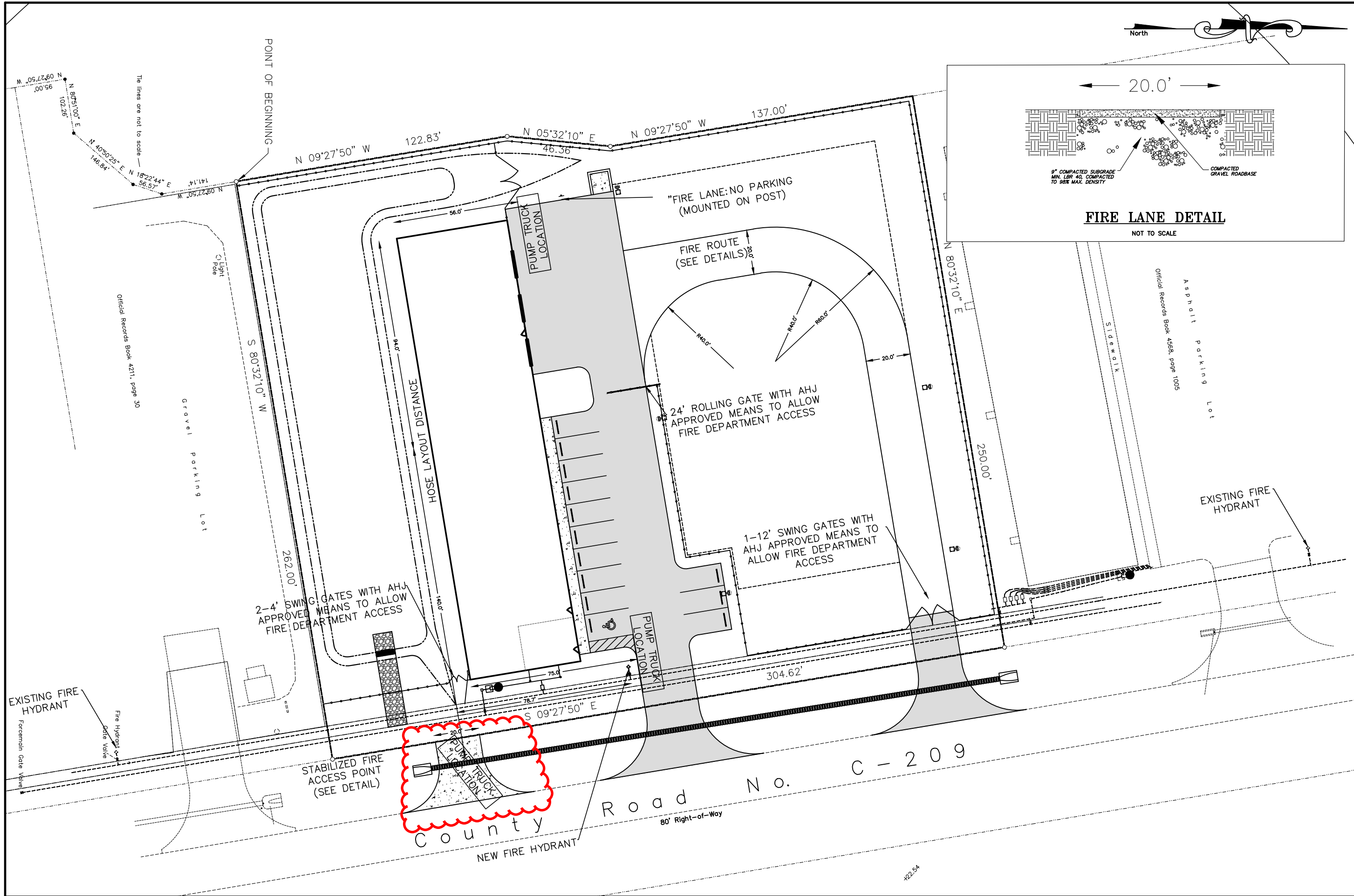
BLACK CREEK ENGINEERING, Inc.
3600 PASO FINO ROAD
GREEN COVE SPRINGS, FLORIDA 32043
PHONE (904) 759-8830
AUTHORIZATION NO. 27946

CR 209 WAREHOUSES
CITY OF GREEN COVE SPRINGS
ROW, LLC

LANDSCAPE & LIGHTING DETAILS

JOB NO. : 25-002
DATE: 3/20/2025
DRAWN BY : Cdg
CHECKED BY : Cdg
APPROVED BY : Cdg
SCALE : NTS

SHEET
10



COLIND, GROFF, P.E. REG. NO. 47609	
DATE	07/16/26
BY	CdG
REVISIONS	
NO.	1
REVISED PER CITY COMMENTS	ADDED FIRE ACCESS DRIVE
NO.	2
REVISED PER CITY COMMENTS	
BLACK CREEK ENGINEERING, INC. 3600 PASO FINO ROAD GREEN COVE SPRINGS, FLORIDA 32043 PHONE (904) 759-8830 AUTHORIZATION NO. 27946	
CR 209 WAREHOUSES CITY OF GREEN COVE SPRINGS CR 209, LLC	
LIFE SAFETY PLAN	
JOB NO. : 25-002	DATE: 3/20/2025
DRAWN BY : CdG	CHECKED BY : CdG
APPROVED BY : CdG	SCALE : 1"=40'
SHEET	
11	

THE DESIGNER EXPRESSLY RESERVES HIS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THIS DRAWING. THIS DRAWING, PLAN & DESIGNS ARE NOT TO BE REPRODUCED, COPIED OR USED IN ANY MANNER NOR SHALL THEY BE DISTRIBUTED TO ANY OTHER PARTY THAN AS LISTED WITHOUT EXPRESSED WRITTEN PERMISSION AND CONSENT OF BLACK CREEK ENGINEERING, INC.

NOT ISSUED FOR CONSTRUCTION

THE DESIGNER EXPRESSLY RESERVES HIS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THIS DRAWING. THIS DRAWING, PLAN & DESIGNS ARE NOT TO BE REPRODUCED, COPIED OR USED IN ANY MANNER NOR SHALL THEY BE DISTRIBUTED TO ANY OTHER PARTY THAN AS LISTED WITHOUT EXPRESSED WRITTEN PERMISSION AND CONSENT OF BLACK CREEK ENGINEERING, INC.