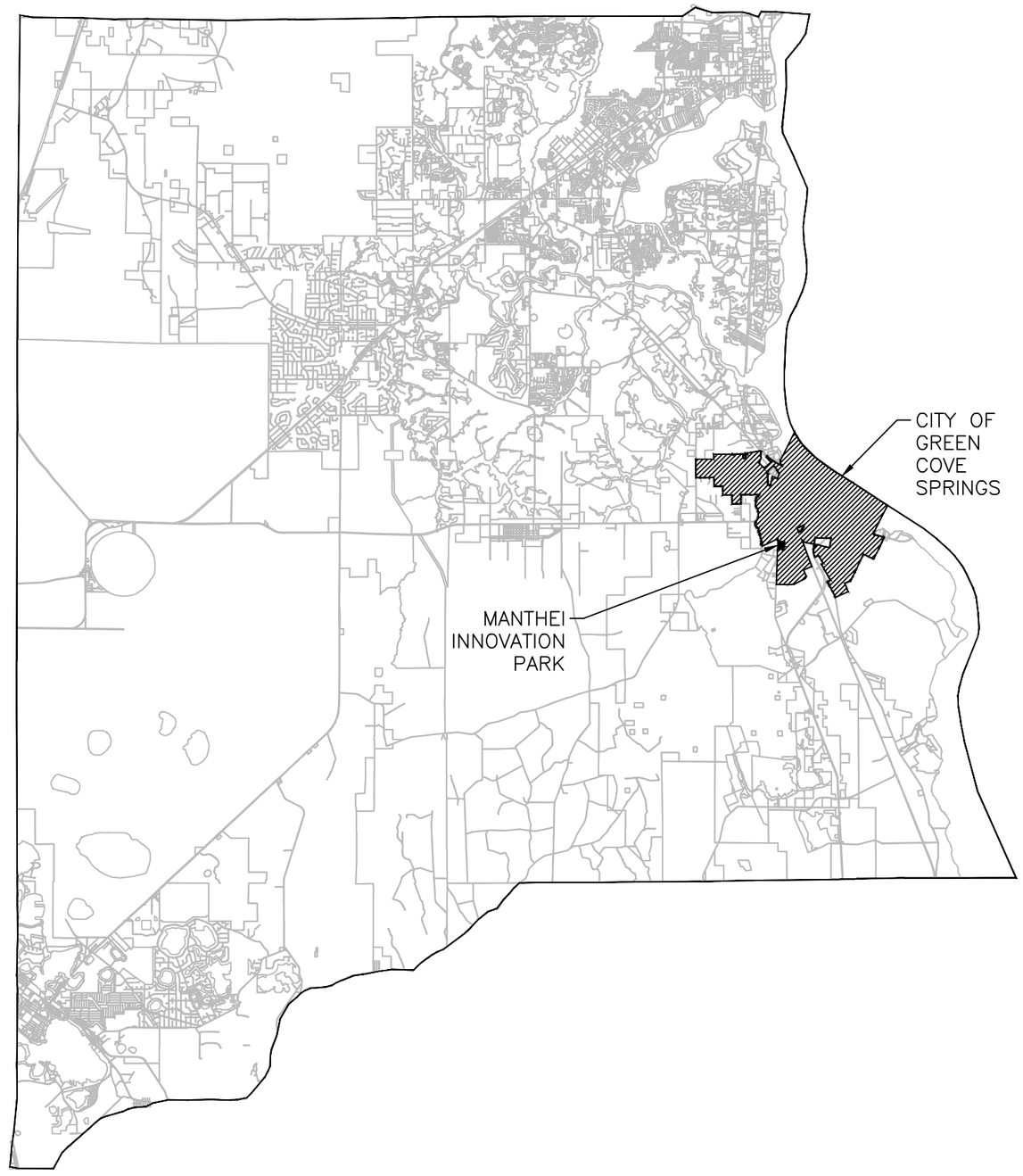
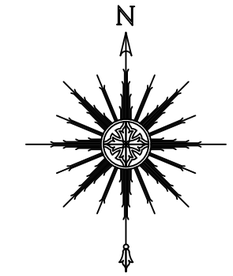




0 10,000 20,000

SCALE: 1" = 10,000'
SCALE: 1" = 20,000'
FOR: 22"x34" SHEET
FOR: 11"x17" SHEET

TOCOI Engineering, LLC
714 NORTH ORANGE AVENUE, GREEN COVE SPRINGS, FL 32043
PH: 904-215-1388 E.B. NUMBER: 26383

ENGINEER OF RECORD
CHARLES SOHM

FLORIDA
REGISTRATION NUMBER:
79289

SITE IMPROVEMENTS
FOR
TRUEMONT MATERIALS

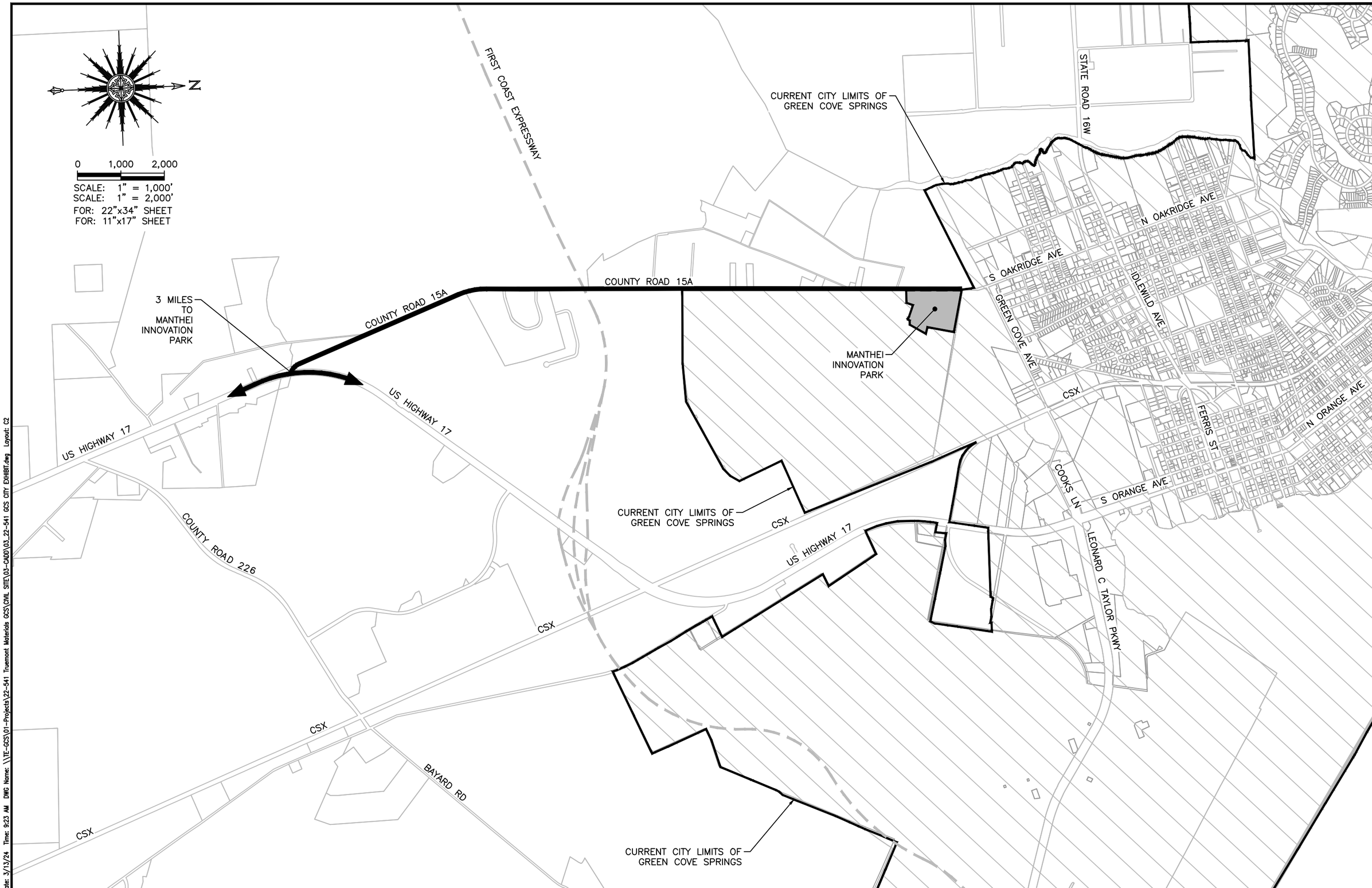
CONCEPT DESIGN

REVISIONS

PLOT DATE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
SCALE:
JOB NO.:

SHEET NO.
C1

Date: 3/13/24 Time: 9:11 AM DWG Name: \\TE-GCS\01-Projects\22-541 Truemont Materials GCS\CIVIL SITE\03-CADD\03_22-541 GCS CITY EXHIBIT.dwg Layout: C1



TOCOI Engineering, LLC
714 NORTH ORANGE AVENUE, GREEN COVE SPRINGS, FL 32043
PH: 904-215-1388 E.B. NUMBER: 26383

ENGINEER OF RECORD
CHARLES SOHM
FLORIDA
REGISTRATION NUMBER: 79289

SITE IMPROVEMENTS FOR TRUEMONT MATERIALS

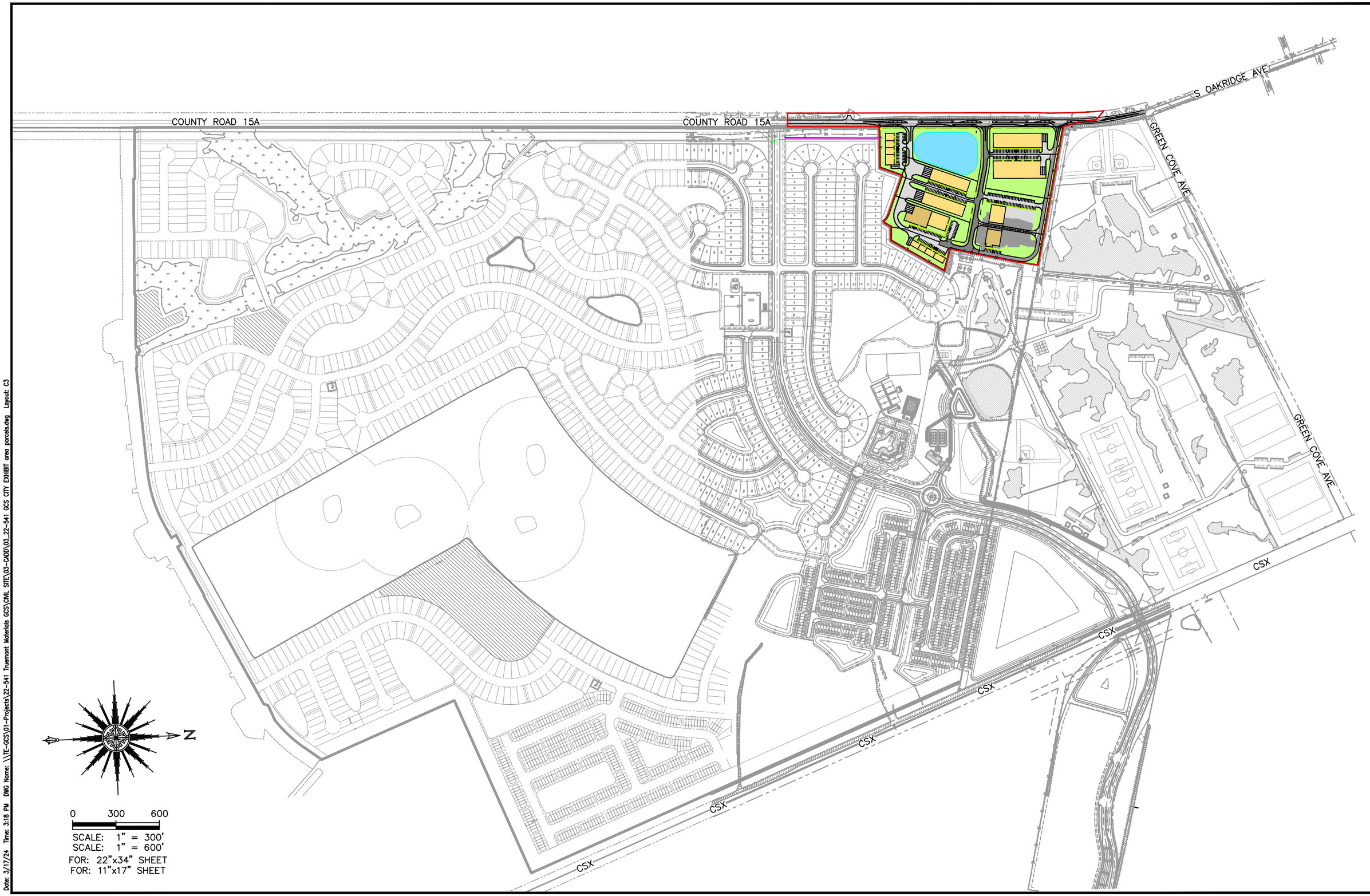
CONCEPT DESIGN

REVISIONS

PLOT DATE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
SCALE:
JOB NO.:

SHEET NO.
C2

Date: 3/13/24 Time: 9:23 AM DWG Name: \\TE-GCS\01-Projects\22-541 Truemont Materials GCS\CIVIL SITE\03-CADD\03_22-541 GCS CITY EXHIBIT.dwg Layout: C2



Date: 3/17/24 Time: 3:18 PM DWG Name: \\TE-GCS\01-Projects\22-541 Truemont Materials GCS\CIVIL SITE\03-CADD\03_22-541 GCS CITY EXHIBIT area parcels.dwg Layout: C3

TOCOI Engineering, LLC
714 NORTH ORANGE AVENUE, GREEN COVE SPRINGS, FL 32043
PH: 904-215-1308 E.B. NUMBER: 26383

ENGINEER OF RECORD
CHARLES SOHM
FLORIDA
REGISTRATION NUMBER:
79289

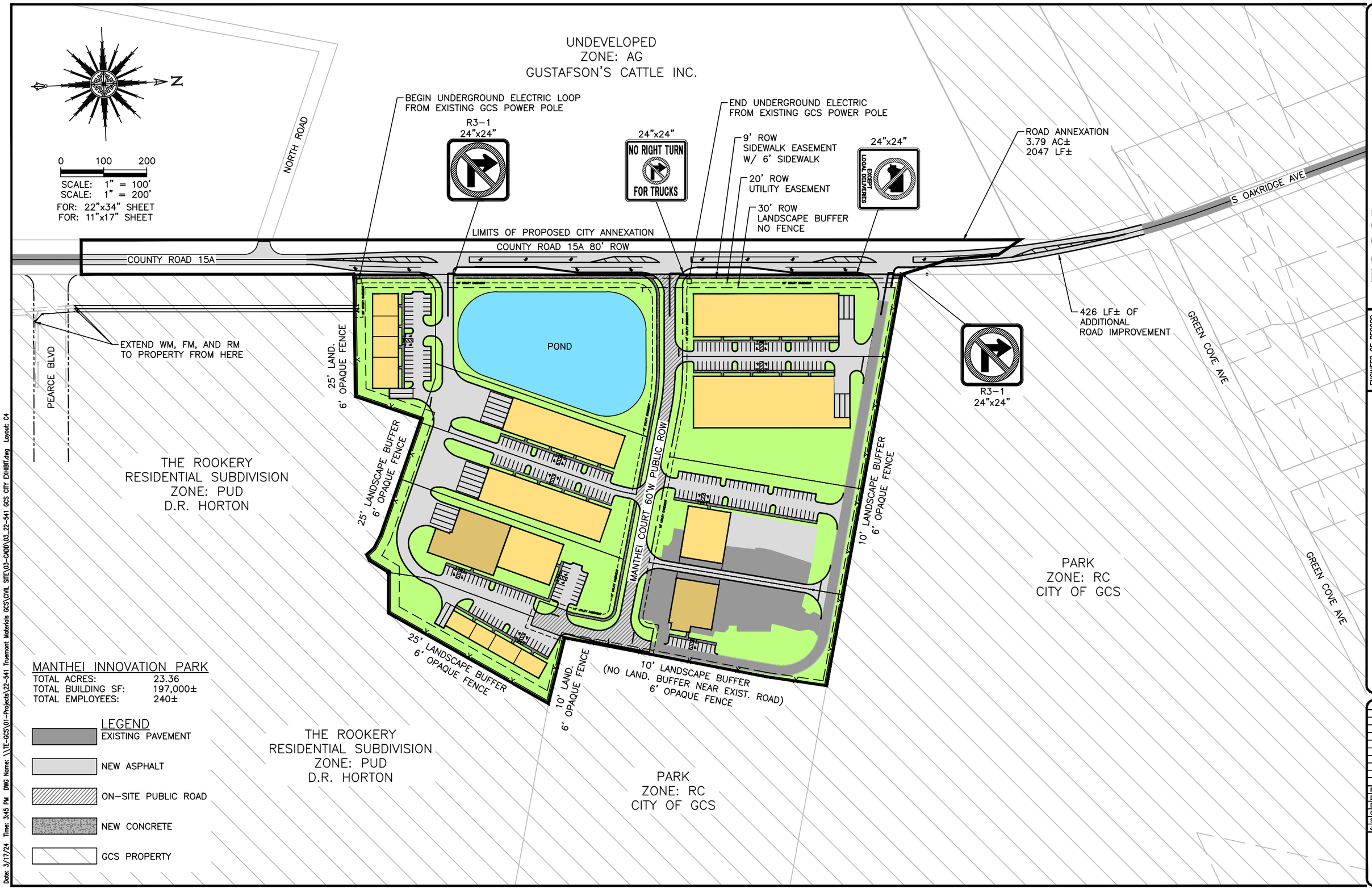
SITE IMPROVEMENTS
FOR
TRUEMONT MATERIALS

CONCEPT DESIGN

REVISIONS

PLOT DATE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
SCALE:
JOB NO.:

SHEET NO.
C3



MANTHEI INNOVATION PARK

TOTAL ACRES:	23.36
TOTAL BUILDING SF:	197,000±
TOTAL EMPLOYEES:	240±

LEGEND

- EXISTING PAVEMENT
- NEW ASPHALT
- ON-SITE PUBLIC ROAD
- NEW CONCRETE
- GCS PROPERTY

TOCOI Engineering, LLC
714 NORTH ORANGE AVENUE, GREEN COVE SPRINGS, FL 32043
PH: 904-215-1308 E.B. NUMBER: 26383

ENGINEER OF RECORD
CHARLES SOHM
FLORIDA REGISTRATION NUMBER: 79289

SITE IMPROVEMENTS FOR TRUEMONT MATERIALS

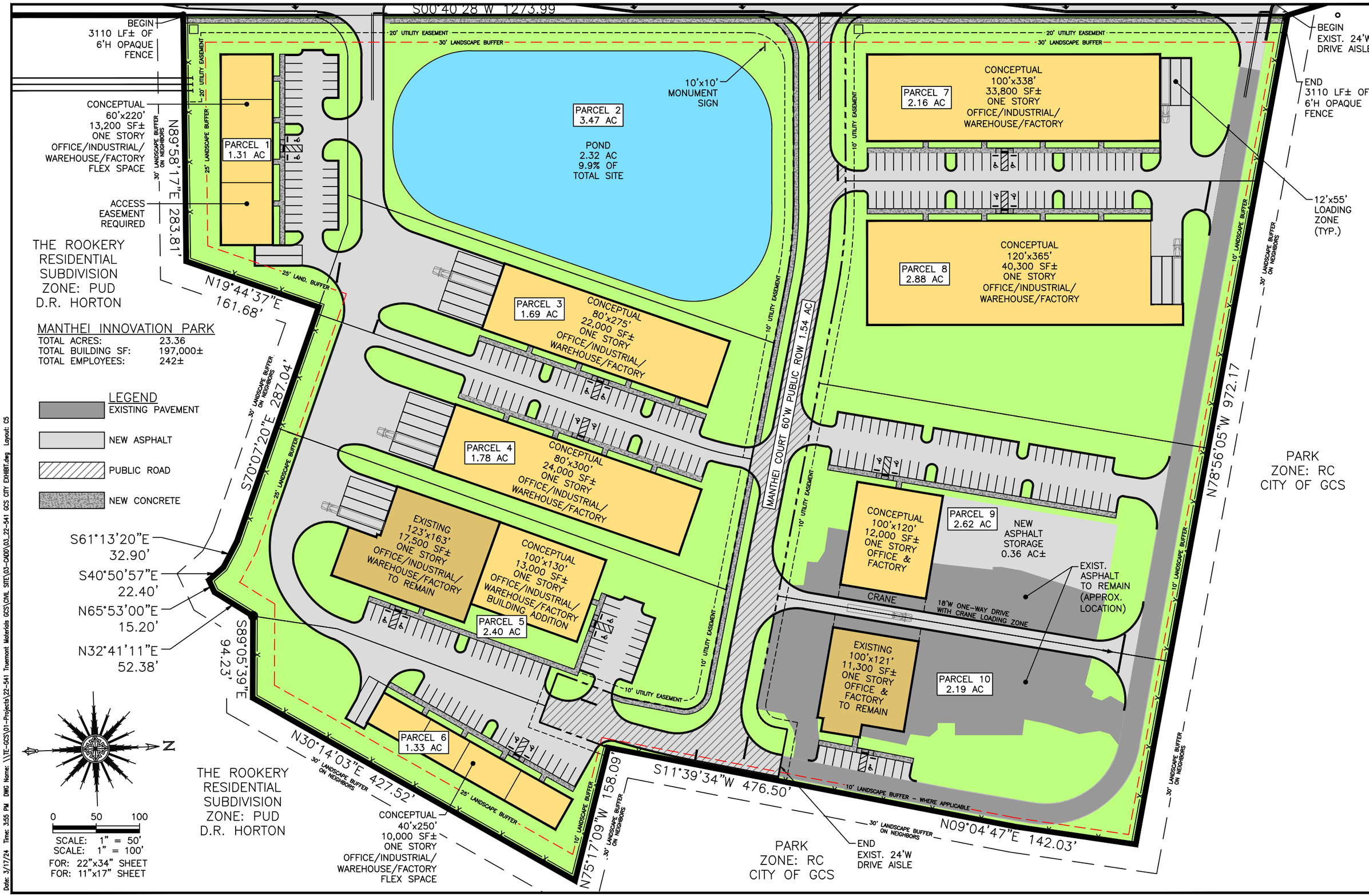
CONCEPT DESIGN

REVISIONS

PLOT DATE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
SCALE:
JOB NO.:

SHEET NO.
C4

Date: 3/17/24 Time: 3:45 PM DWG Name: \\TE-GCS\01-Projects\22-541 Truemont Materials GCS\CIVIL SITE\03-CADD\03_22-541 GCS CITY EXHIBIT.dwg Layout: C4



TOCOL Engineering, LLC
714 NORTH ORANGE AVENUE, GREEN COVE SPRINGS, FL 32043
PH: 904-215-1388 E.B. NUMBER: 26383

ENGINEER OF RECORD
CHARLES SOHM
FLORIDA
REGISTRATION NUMBER: 79289

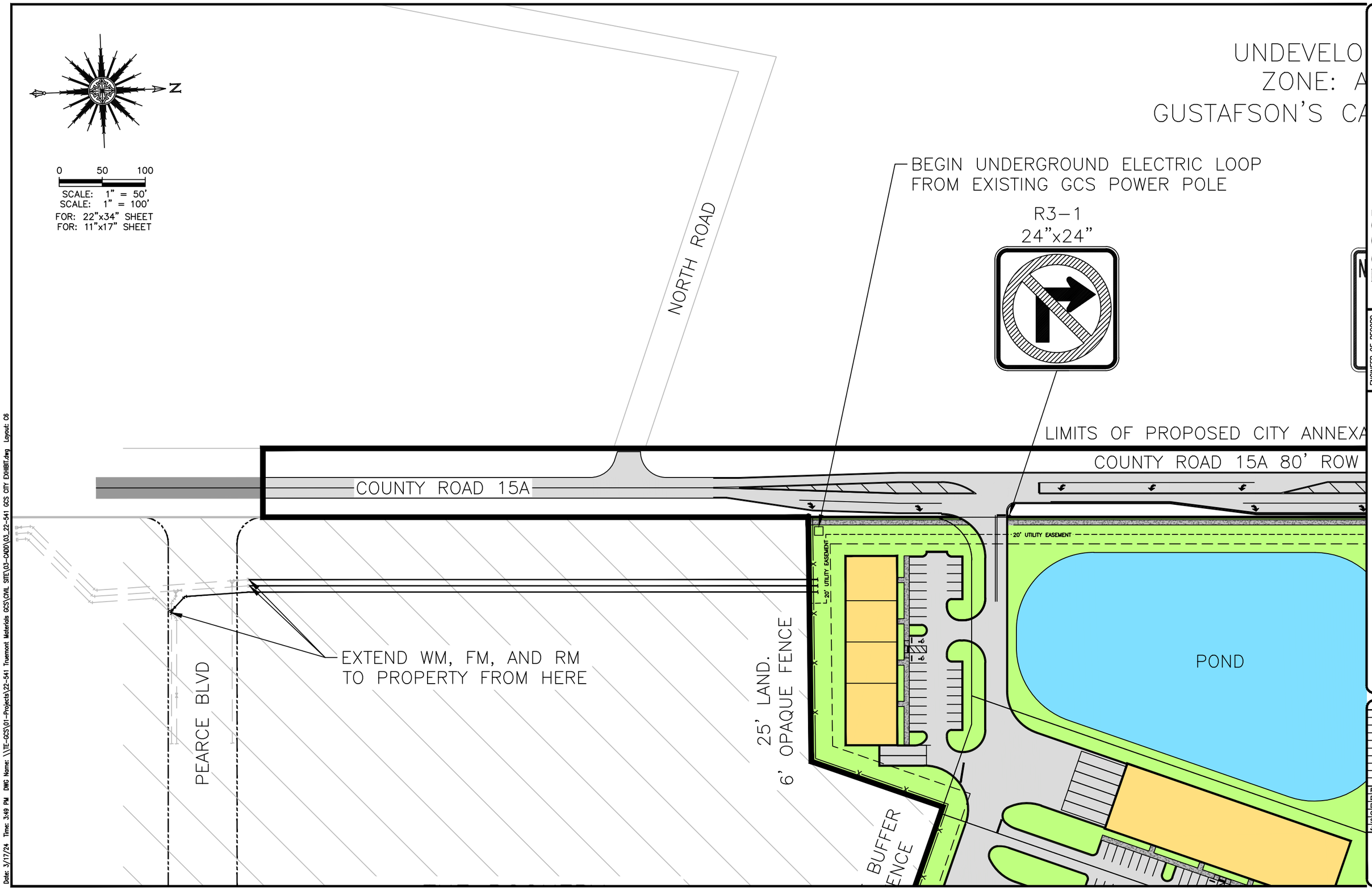
SITE IMPROVEMENTS FOR TRUEMONT MATERIALS
CONCEPT DESIGN

REVISIONS

PLOT DATE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
SCALE:
JOB NO.:

SHEET NO.
C5

Date: 3/17/24 Time: 3:55 PM DWG Name: \\TE-GCS\01-Projects\22-541 Truemont Materials GCS\CIVIL SITE\03-CADD\03_22-541 GCS CITY EXHIBIT.dwg Layout: C5



TOCOL Engineering, LLC
714 NORTH ORANGE AVENUE, GREEN COVE SPRINGS, FL 32043
PH: 904-215-1388 E.B. NUMBER: 26383

ENGINEER OF RECORD
CHARLES SOHM
FLORIDA
REGISTRATION NUMBER:
79289

SITE IMPROVEMENTS
FOR
TRUEMONT MATERIALS

CONCEPT DESIGN

REVISIONS

PLOT DATE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
SCALE:
JOB NO.:

SHEET NO.
C6

Date: 3/17/24 Time: 3:49 PM DWG Name: \\TE-GCS\01-Projects\22-541 Truemont Materials GCS\CIVIL SITE\03-CADD\03_22-541 GCS CITY EXHIBIT.dwg Layout: C6

PED
G
ATTLE INC.

END UNDERGROUND ELECTRIC
FROM EXISTING GCS POWER POLE

24"x24"

O RIGHT TURN

FOR TRUCKS

9' ROW
SIDEWALK EASEMENT
W/ 6' SIDEWALK

20' ROW
UTILITY EASEMENT

30' ROW
LANDSCAPE BUFFER
NO FENCE

24"x24"

EXCEPT
LOCAL DELIVERIES

ROAD ANNEXATION
3.79 AC±
2047 LF±

TION

S OAKRIDGE AVE

20' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

426 LF± OF
ADDITIONAL
ROAD IMPROVEMENT

GREEN COVE AVE

R3-1
24"x24"

LIC ROW

FFER
E

N

0 50 100

SCALE: 1" = 50'
SCALE: 1" = 100'
FOR: 22"x34" SHEET
FOR: 11"x17" SHEET

TOCOI Engineering, LLC
714 NORTH ORANGE AVENUE, GREEN COVE SPRINGS, FL 32043
PH: 904-215-1388 E.B. NUMBER: 26383

ENGINEER OF RECORD
CHARLES SOHM

FLORIDA
REGISTRATION NUMBER:
79289

SITE IMPROVEMENTS
FOR
TRUEMONT MATERIALS

CONCEPT DESIGN

REVISIONS

PLOT DATE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
SCALE:
JOB NO.:

SHEET NO.
C7

Date: 3/17/24 Time: 3:49 PM DWG Name: \\TE-GCS\01-Projects\22-541 Truemont Materials GCS\CIVIL SITE\03-CADD\03_22-541 GCS CITY EXHIBIT.dwg Layout: C7