

# CONSTRUCTION PLANS FOR ROOSEVELT SQUARE

## JACKSONVILLE, FLORIDA

### MARCH 2019

PREPARED BY:



**OWNER**

ROOSEVELT SQUARE LIMITED LIABILITY LIMITED PARTNERSHIP  
ONE PEACHTREE POINT  
1545 PEACHTREE STREET, SUITE 250  
ATLANTA, GEORGIA 30309

**DEVELOPER**

JOHN K. DEWBERRY  
ONE PEACHTREE POINT  
1545 PEACHTREE STREET, SUITE 250  
ATLANTA, GEORGIA 30309  
PHONE: (404) 888-7971

**ENGINEER**

MARK DOWST & ASSOCIATES, INC.  
MARK DOWST, P.E.  
536 N HALIFAX, SUITE 100  
DAYTONA BEACH, FLORIDA 32118  
PHONE: (386) 258-7999 FAX: (386) 257-4310

**LANDSCAPE ARCHITECT**

STANTEC CONSULTING SERVICES, INC.  
KEVIN MANGAN  
5801 PELICAN BAY BOULEVARD SUITE 300  
NAPLES, FLORIDA 34108  
PHONE (239) 649-4040 FAX (239) 643-5716

VICINITY MAP



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TENANT LEGEND

OP1 CAR WASH	3,420 S.F.	SUITE 401	1,400 S.F.
OP2 LONGHORN	5,000 S.F.	SUITE 402	1,025 S.F.
OP3 CHIC-FIL-A	4,211 S.F.	SUITE 403	1,400 S.F.
OP4 TACO BELL&KFC	4,600 S.F.	SUITE 404	4,000 S.F.
SUITE 100 AT&T	1,200 S.F.	SUITE 405	900 S.F.
SUITE 100A LENS-CRAFTERS	2,400 S.F.	SUITE 406	1,524 S.F.
SUITE 102 HALLMARK	3,950 S.F.	SUITE 407 CHASE	2,295 S.F.
SUITE 103 PUBLIX	51,420 S.F.	SUITE 408 METRO DINER	3,705 S.F.
SUITE 200	40,000 S.F.	SUITE 415	3,720 S.F.
SUITE 230	3,000 S.F.	SUITE 420	1,800 S.F.
SUITE 231	6,000 S.F.	SUITE 425	1,800 S.F.
SUITE 232	3,000 S.F.	SUITE 430	1,800 S.F.
SUITE 300	2,702 S.F.	SUITE 435	5,400 S.F.
SUITE 302 WEST MARINE	8,120 S.F.	SUITE 440	1,800 S.F.
SUITE 303	4,000 S.F.	SUITE 445	1,800 S.F.
SUITE 304 UPS	1,750 S.F.	SUITE 450	2,520 S.F.
SUITE 305 GREAT CLIPS	1,540 S.F.	SUITE 455	4,611 S.F.
SUITE 306-307	2,587 S.F.	SUITE 500	2,338 S.F.
SUITE 308 IRIEAFIX	1,200 S.F.	SUITE 505 MOE'S	1,200 S.F.
SUITE 309 AUDIBEL	1,200 S.F.	SUITE 510 PANERA BREAD	4,570 S.F.
SUITE 310 NEW CHINA	1,200 S.F.	SUITE 520	2,777 S.F.
SUITE 311 SUPERJUTS	1,200 S.F.	SUITE 530 OKINAWA	5,688 S.F.
SUITE 312 NAIL GLAMOUR	1,200 S.F.	SUITE 540	3,000 S.F.
SUITE 313-314 FUJI SUSHI	1,950 S.F.	SUITE 550	2,700 S.F.
SUITE 315-316	3,900 S.F.	SUITE 570 ULTA	12,250 S.F.
SUITE 318 ORANGE THEORY	3,253 S.F.	SUITE 575 STEIN MART	46,021 S.F.
SUITE 319 SPRINT	2,060 S.F.	SUITE 598	4,570 S.F.
SUITE 400	4,870 S.F.	SUITE 599	4,686 S.F.
	3,800 S.F.		

BUILDING PERMIT APPLICATION DATA

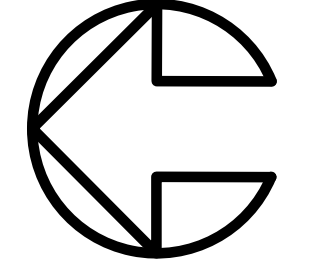
- PROPERTY REAL ESTATE NUMBERS = 093937 0000, 93305-0000, 93520-0000 AND 93812-0000.
- TOTAL IMPERVIOUS AREA = 803,404 S.F. + 261,360 S.F. = 1,064,764 S.F.
- STANDARD INDUSTRIAL CODE = 820
- PARCEL APPEARS TO FALL IN FLOOD ZONES "X" AND "AE" (BASE FLOOD ELEVATION 4) AS SCALED FROM FLOOD INSURANCE RATE MAP PANEL NUMBER 12031C036-1J, 2J, 3J, 4J CITY OF JACKSONVILLE, DATED 11-02-18.
- CITY DEVELOPMENT NUMBER = 3449
- MARK DOWST AND ASSOCIATES, INC.  
PHONE: (386) 258-7999  
FAX: (386) 257-4310

SITE DATA

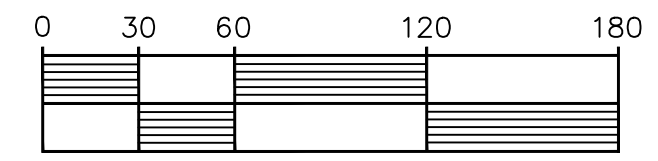
EXISTING ZONING: CCG1 & CRO  
SITE AREA: 28.40 ACRES  
TOTAL PERVIOUS AREA = 111,513 S.F. = 2.56 ACRES = 10%  
TOTAL IMPERVIOUS AREA = 1,125,155 S.F. = 25.83 ACRES = 90%  
(ASSUMES 0.49 ACRE PARCEL AND 2.11 ACRE PARCEL AS IMPERVIOUS)  
TOTAL EXISTING FLOOR AREA = 311,220 S.F.  
DEMOED FLOOR AREA = 100,536 S.F.  
PROPOSED FLOOR AREA = 93,275 S.F.  
TOTAL FLOOR AREA = (311,220 - 100,536 + 93,275) S.F. = 303,959 S.F.  
(7,261 S.F. CREDIT TOWARD FUTURE DEVELOPMENT)  
PARKING REQUIRED = 303,959 S.F. X (3 SPACES/ 1000 S.F.) = 912 SPACES  
PARKING PROVIDED = 1,363 SPACES  
GFA PARKING RATIO = 1,363 SPACES/303,959 SF = 4.48/1000 SF  
HANDICAP PARKING PROVIDED = 54 SPACES

GENERAL NOTES

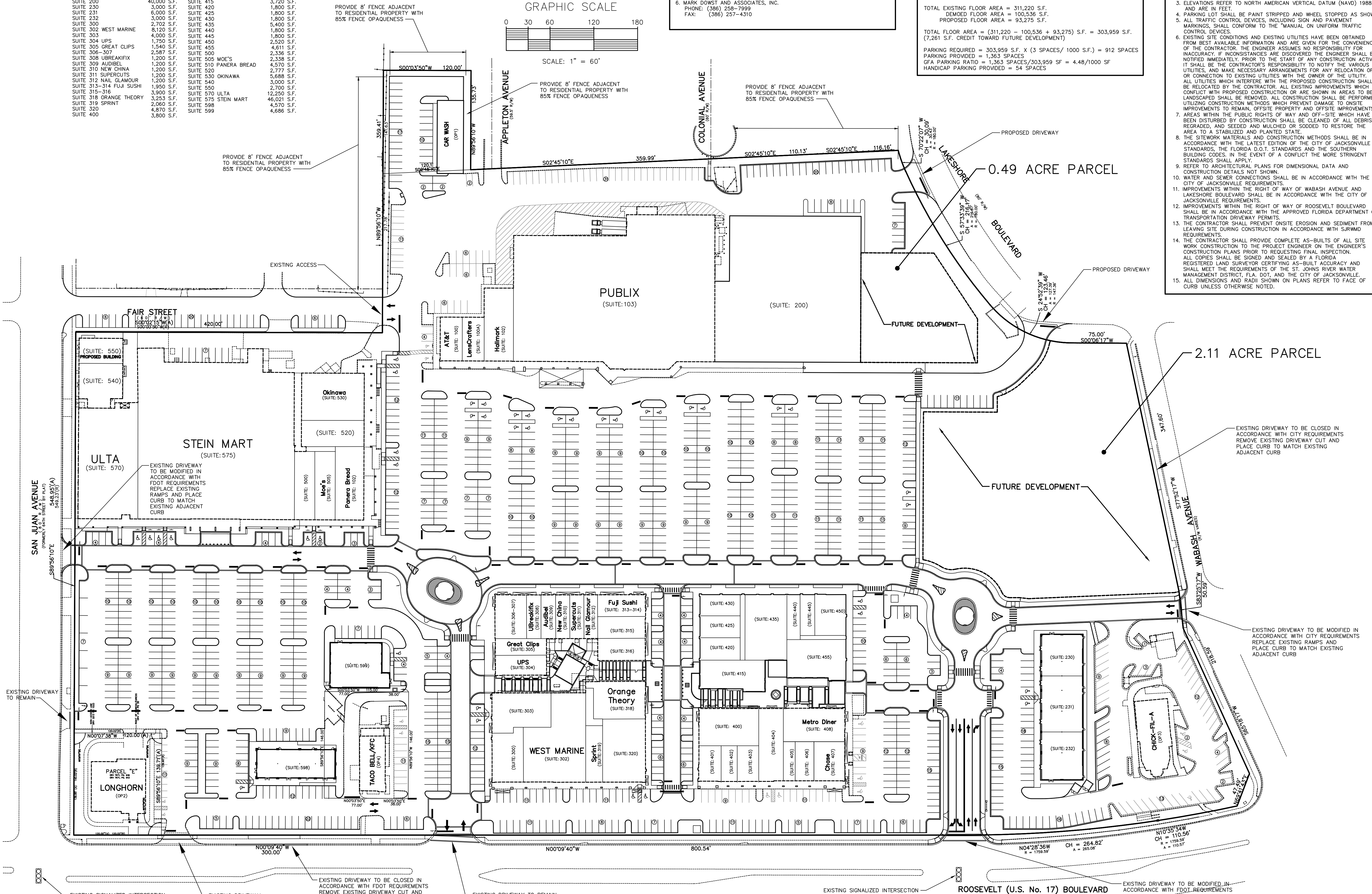
- PARCEL FALLS IN FLOOD ZONE "X". (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), FLOOD ZONE "X" (SHADED), (AREAS OF 0.2% ANNUAL CHANCE OF FLOOD) AND FLOOD ZONE "AE" (BASE FLOOD ELEVATION 4), AS SCALED FROM FLOOD INSURANCE RATE MAPS No. 12031C0361J, 12031C0362J, 12031C0363J AND 12031C0364J, EFFECTIVE DATE 11-02-18. (NAVD 1988 DATUM)
- TOPOGRAPHIC SURVEY PREPARED BY CHARLES BASSETT AND ASSOCIATES, INC., ORDER No. 030210, DATED 08-23-17.
- ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM (NAVD) 1988, AND ARE IN FEET.
- PARKING LOT SHALL BE PAINT STRIPPED AND WHEEL STOPPED AS SHOWN.
- ALL TRAFFIC CONTROL DEVICES, INCLUDING SIGN AND PAVEMENT MARKINGS, SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- EXISTING SITE CONDITIONS AND EXISTING UTILITIES HAVE BEEN OBTAINED FROM BEST AVAILABLE INFORMATION AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. IF INCONSISTENCIES ARE DISCOVERED THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES, AND MAKE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF OR CONNECTION TO EXISTING UTILITIES WITH THE OWNER OF THE UTILITY. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE CONTRACTOR. ALL EXISTING IMPROVEMENTS WHICH CONFLICT WITH PROPOSED CONSTRUCTION OR ARE SHOWN IN AREAS TO BE LANDSCAPED SHALL BE REMOVED. ALL CONSTRUCTION SHALL BE PERFORMED UTILIZING CONSTRUCTION METHODS WHICH PREVENT DAMAGE TO ON-SITE IMPROVEMENTS TO REMAIN, OFF-SITE PROPERTY AND OFF-SITE IMPROVEMENTS.
- AREAS WITHIN THE PUBLIC RIGHTS OF WAY AND OFF-SITE WHICH HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE CLEANED OF ALL DEBRIS, REGRADED, AND SEEDED AND MULCHED OR SOODED TO RESTORE THE AREA TO A STABILIZED AND PLANTED STATE.
- THE SITEWORK MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF JACKSONVILLE STANDARDS, THE FLORIDA D.O.T. STANDARDS AND THE SOUTHERN BUILDING CODES. IN THE EVENT OF A CONFLICT THE MORE STRINGENT STANDARDS SHALL APPLY.
- REFER TO ARCHITECTURAL PLANS FOR DIMENSIONAL DATA AND CONSTRUCTION DETAILS NOT SHOWN.
- WATER AND SEWER CONNECTIONS SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSONVILLE REQUIREMENTS.
- IMPROVEMENTS WITHIN THE RIGHT OF WAY OF WABASH AVENUE AND LAKESHORE BOULEVARD SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSONVILLE REQUIREMENTS.
- IMPROVEMENTS WITHIN THE RIGHT OF WAY OF ROOSEVELT BOULEVARD SHALL BE IN ACCORDANCE WITH THE APPROVED FLORIDA DEPARTMENT OF TRANSPORTATION DRIVEWAY PERMITS.
- THE CONTRACTOR SHALL PREVENT ON-SITE EROSION AND SEDIMENT FROM LEAVING SITE DURING CONSTRUCTION IN ACCORDANCE WITH SJRWMD REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE COMPLETE AS-BUILTS OF ALL SITE WORK CONSTRUCTION TO THE PROJECT ENGINEER ON THE ENGINEER'S CONSTRUCTION PLANS PRIOR TO REQUESTING FINAL INSPECTION. ALL COPIES SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR CERTIFYING AS-BUILT ACCURACY AND SHALL MEET THE REQUIREMENTS OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, FLA. DOT, AND THE CITY OF JACKSONVILLE. ALL DIMENSIONS AND RADII SHOWN ON PLANS REFER TO FACE OF CURB UNLESS OTHERWISE NOTED.



GRAPHIC SCALE



SCALE: 1" = 60'



NO.	DATE	APPR.	REVISION
1	4-3-19	MSD	REVISED PER SJRWMD COMMENTS

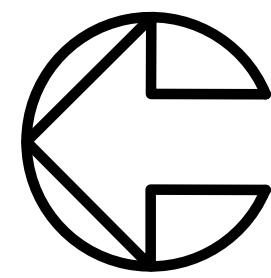
DESIGNED	MATT	DRAWN	JAY	CHECKED	BY	DATE
1"=60'						03-13-19

**MARK DOWST & ASSOCIATES, INC.**  
ENGINEERS \* PLANNERS \* SURVEYORS  
EB 4335 LB 4335  
536 N. HALIFAX AVENUE, SUITE # 100 \* DAYTONA BEACH, FLORIDA 32118 \* (386) 258-7999

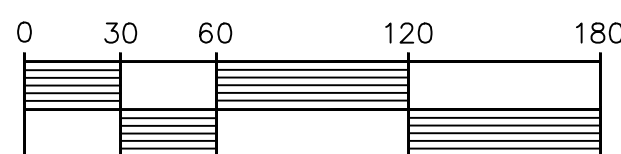
OVERALL PLAN  
ROOSEVELT SQUARE  
JACKSONVILLE, FLORIDA

PROJECT NO.  
1365 C2

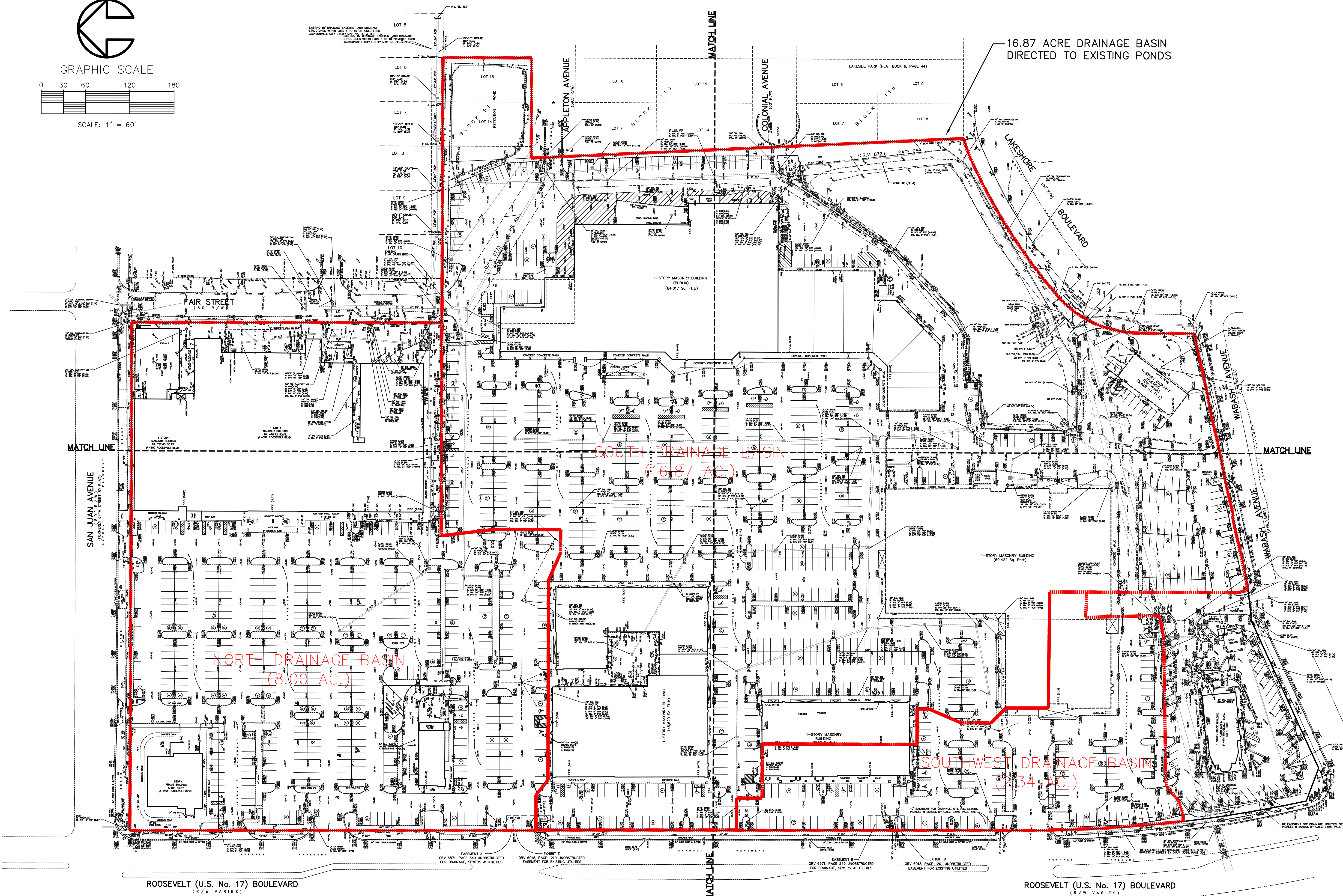
1365-SITE-4



GRAPHIC SCALE



SCALE: 1" = 60'



ROOSEVELT (U.S. No. 17) BOULEVARD  
(R/W VARIES)

ROOSEVELT (U.S. No. 17) BOULEVARD  
(R/W VARIES)

NO.	DATE	APPR.	REVISION
1	4-30-19	MSD	

MARK DOWST & ASSOCIATES, INC.  
ENGINEERS \* PLANNERS \* SURVEYORS  
536 N. HALIFAX AVENUE, SUITE # 100 \* DAYTONA BEACH, FLORIDA 32118 \* (386) 258-7999

DESIGNED	MATT	DRAWN	JAY	CHECKED	MSD	DATE	D3-13-19
SCALE	1"=60'						

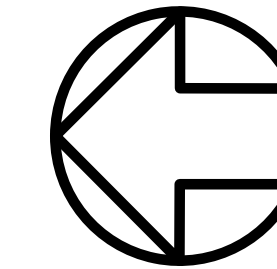
OVERALL EXISTING SITE CONDITIONS  
ROOSEVELT SQUARE  
JACKSONVILLE, FLORIDA

PROJECT NO.	1365	C3
SCALE	1"=60'	

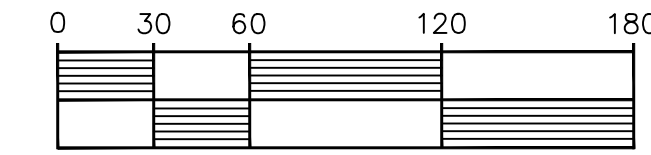
**LEGEND**

- +---+--- EXISTING STORM DRAIN WITH INLET TO REMAIN
- +---+--- EXISTING STORM DRAIN WITH INLET TO BE REMOVED
- +---+--- EXISTING CONCRETE CURB AND GUTTER TO REMAIN
- +---+--- EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
- +---+--- EXISTING WATER MAIN AND FIRE HYDRANT TO REMAIN
- +---+--- EXISTING WATER MAIN AND FIRE HYDRANT TO BE REMOVED
- +---+--- EXISTING SANITARY SEWER TO REMAIN
- +---+--- EXISTING SANITARY SEWER TO BE REMOVED

**BUILDINGS AND IMPROVEMENTS TO BE DEMOLISHED**



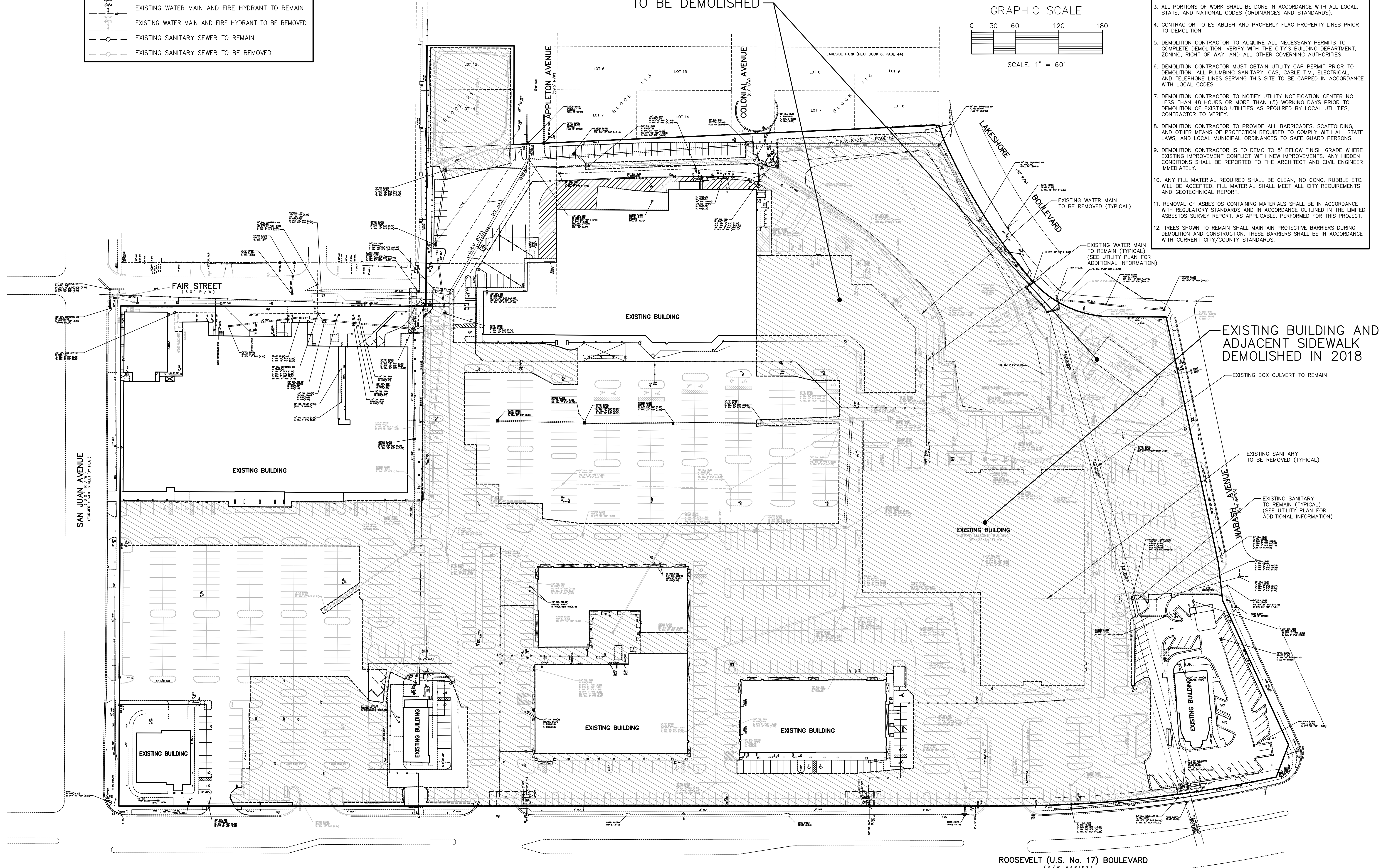
GRAPHIC SCALE



SCALE: 1" = 60'

**DEMOLITION NOTES**

1. THE SCOPE OF WORK IS FOR THE DEMOLITION OF EXISTING BUILDINGS AND EXISTING SITE IMPROVEMENTS. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION AND REMOVAL FROM THE SITE OF ALL INTEGRAL BUILDING COMPONENTS AND UTILITIES IN CONFLICT WITH THE NEW CONSTRUCTION. SEE CIVIL PLAN FOR ADDITIONAL INFORMATION.
2. DEMOLITION CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES FOUND SHALL BE REPORTED TO THE ARCHITECT AND CIVIL ENGINEER PRIOR TO SUBMISSION OF BIDS.
3. ALL PORTIONS OF WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES (ORDINANCES AND STANDARDS).
4. CONTRACTOR TO ESTABLISH AND PROPERLY FLAG PROPERTY LINES PRIOR TO DEMOLITION.
5. DEMOLITION CONTRACTOR TO ACQUIRE ALL NECESSARY PERMITS TO COMPLETE DEMOLITION. VERIFY WITH THE CITY'S BUILDING DEPARTMENT, ZONING, RIGHT OF WAY, AND ALL OTHER GOVERNING AUTHORITIES.
6. DEMOLITION CONTRACTOR MUST OBTAIN UTILITY CAP PERMIT PRIOR TO DEMOLITION. ALL PLUMBING SANITARY, GAS, CABLE T.V., ELECTRICAL, AND TELEPHONE LINES SERVING THIS SITE TO BE CAPPED IN ACCORDANCE WITH LOCAL CODES.
7. DEMOLITION CONTRACTOR TO NOTIFY UTILITY NOTIFICATION CENTER NO LESS THAN 48 HOURS OR MORE THAN (5) WORKING DAYS PRIOR TO DEMOLITION OF EXISTING UTILITIES AS REQUIRED BY LOCAL UTILITIES CONTRACTOR TO VERIFY.
8. DEMOLITION CONTRACTOR TO PROVIDE ALL BARRICADES, SCAFFOLDING, AND OTHER MEANS OF PROTECTION REQUIRED TO COMPLY WITH ALL STATE LAWS, AND LOCAL MUNICIPAL ORDINANCES TO SAFE GUARD PERSONS.
9. DEMOLITION CONTRACTOR IS TO DEMO TO 5' BELOW FINISH GRADE WHERE EXISTING IMPROVEMENT CONFLICT WITH NEW IMPROVEMENTS. ANY HIDDEN CONDITIONS SHALL BE REPORTED TO THE ARCHITECT AND CIVIL ENGINEER IMMEDIATELY.
10. ANY FILL MATERIAL REQUIRED SHALL BE CLEAN, NO CONC. RUBBLE ETC. WILL BE ACCEPTED. FILL MATERIAL SHALL MEET ALL CITY REQUIREMENTS AND GEOTECHNICAL REPORT.
11. REMOVAL OF ASBESTOS CONTAINING MATERIALS SHALL BE IN ACCORDANCE WITH REGULATORY STANDARDS AND IN ACCORDANCE OUTLINED IN THE LIMITED ASBESTOS SURVEY REPORT, AS APPLICABLE, PERFORMED FOR THIS PROJECT.
12. TREES SHOWN TO REMAIN SHALL MAINTAIN PROTECTIVE BARRIERS DURING DEMOLITION AND CONSTRUCTION. THESE BARRIERS SHALL BE IN ACCORDANCE WITH CURRENT CITY/COUNTY STANDARDS.



EXISTING BUILDING AND ADJACENT SIDEWALK DEMOLISHED IN 2018

EXISTING BOX CULVERT TO REMAIN

EXISTING SANITARY TO BE REMOVED (TYPICAL)

EXISTING SANITARY TO REMAIN (TYPICAL) (SEE UTILITY PLAN FOR ADDITIONAL INFORMATION)

ROOSEVELT (U.S. No. 17) BOULEVARD  
(R/W VARIES)

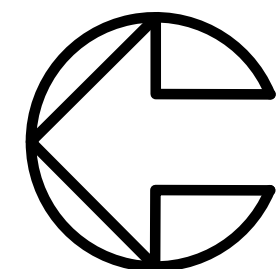
REVISION	
NO.	DATE

NO.	DATE	APPR.

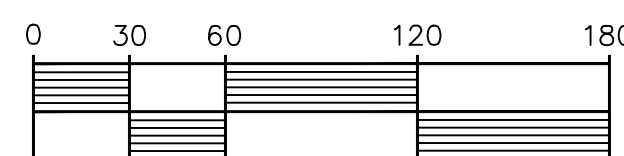
**MARK DOWST & ASSOCIATES, INC.**  
ENGINEERS \* PLANNERS \* SURVEYORS  
536 N. HALIFAX AVENUE, SUITE # 100 \* DAYTONA BEACH, FLORIDA 32118 \* (386) 258-7999  
SCALE 1"=60' DESIGNED MATT DRAWN JAY CHECKED MSD DATE 03-13-19

DEMOLITION PLAN  
ROOSEVELT SQUARE  
JACKSONVILLE, FLORIDA

PROJECT NO.	C8
1365	C8



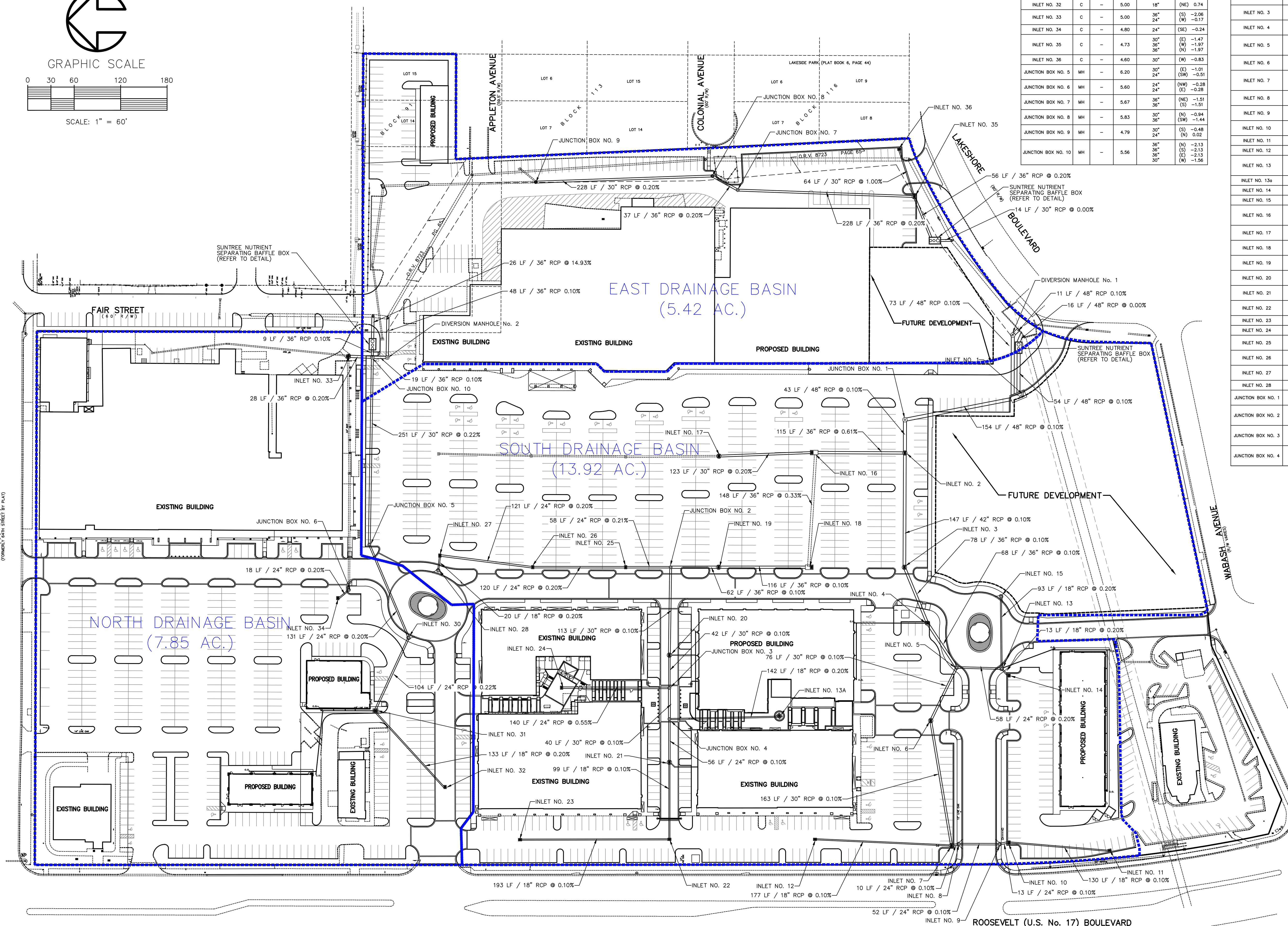
GRAPHIC SCALE



SCALE: 1" = 60'

STRUCTURE TABLE					
STRUCTURE NAME	TYPE	EOP EL.	TOP EL.	PIPE SIZE(N)	INV EL.
INLET NO. 30	4	4.92	5.27	24"	(NW) -0.23 (NE) -0.25
INLET NO. 31	C	-	5.84	24"	(E) -0.03 (SW) 0.47
INLET NO. 32	C	-	5.00	18"	(NE) 0.74
INLET NO. 33	C	-	5.00	36"	(S) -2.06 (W) -0.17
INLET NO. 34	C	-	4.80	24"	(SE) -0.24
INLET NO. 35	C	-	4.73	30"	(E) -1.47 (W) -1.97 (N) -1.97
INLET NO. 36	C	-	4.60	30"	(W) -0.83
JUNCTION BOX NO. 5	MH	-	6.20	30"	(E) -1.01 (SW) -0.51
JUNCTION BOX NO. 6	MH	-	5.60	24"	(NW) -0.28 (E) -0.28
JUNCTION BOX NO. 7	MH	-	5.67	36"	(NE) -1.51 (S) -1.51
JUNCTION BOX NO. 8	MH	-	5.83	36"	(N) -0.94 (S) -1.44
JUNCTION BOX NO. 9	MH	-	4.79	30"	(S) -0.48 (N) 0.02
JUNCTION BOX NO. 10	MH	-	5.56	36"	(N) -2.13 (S) -2.13 (E) -2.13 (W) -1.56

STRUCTURE TABLE					
STRUCTURE NAME	TYPE	EOP EL.	TOP EL.	PIPE SIZE(N)	INV EL.
INLET NO. 1	4	4.17	4.52	48"	(N) -2.83 (E) -2.94
INLET NO. 2	C	-	4.26	48"	(E) -2.74 (W) -2.24 (N) -1.74
INLET NO. 3	C	-	4.60	42"	(E) -2.09 (SW) -1.59
INLET NO. 4	C	-	4.16	36"	(NE) -1.51 (SW) -1.51
INLET NO. 5	4	5.07	5.42	36"	(NE) -1.44 (SW) -0.94 (S) -0.44
INLET NO. 6	C	-	4.16	30"	(SE) -0.87 (W) -0.87
INLET NO. 7	C	-	4.28	30"	(E) -0.70 (SW) -0.20 (S) -0.20
INLET NO. 8	4	4.49	4.84	24"	(N) -0.20 (S) -0.20
INLET NO. 9	4	4.49	4.84	24"	(N) -0.14 (S) -0.14
INLET NO. 10	C	-	3.89	18"	(S) 0.37 (N) -0.13
INLET NO. 11	C	-	3.88	18"	(N) 0.50
INLET NO. 12	C	-	4.21	18"	(S) 0.47
INLET NO. 13	4	5.07	5.42	24"	(N) -0.33 (SW) 0.17 (E) 0.17
INLET NO. 13a	C	-	4.58	18"	(N) 1.47
INLET NO. 14	C	-	4.28	18"	(NE) 0.20
INLET NO. 15	4	5.07	5.42	18"	(W) 0.36
INLET NO. 16	C	-	4.17	30"	(N) -0.76 (S) -1.04 (W) -1.04
INLET NO. 17	C	-	4.34	24"	(N) -2.55 (S) -2.55
INLET NO. 18	C	-	4.60	36"	(N) -0.55 (E) -0.55
INLET NO. 19	C	-	4.60	36"	(S) -0.43 (N) -0.43
INLET NO. 20	C	-	4.89	30"	(W) 0.24 (S) 0.24
INLET NO. 21	C	-	4.76	18"	(W) 1.38 (E) 0.88
INLET NO. 22	C	-	4.79	18"	(E) 1.48 (N) 1.48
INLET NO. 23	C	-	5.20	18"	(S) 1.67
INLET NO. 24	C	-	5.30	24"	(S) 1.14
INLET NO. 25	C	-	4.84	24"	(N) 0.75 (S) 0.75
INLET NO. 26	C	-	5.02	24"	(N) 0.99 (S) 0.99
INLET NO. 27	C	-	4.75	24"	(S) 1.23 (W) 1.23
INLET NO. 28	4	4.92	5.27	18"	(E) 1.77
JUNCTION BOX NO. 1	MH	-	4.90	48"	(E) -2.78 (S) -2.78
JUNCTION BOX NO. 2	MH	-	5.44	30"	(W) 0.13 (S) -0.37 (N) 0.63
JUNCTION BOX NO. 3	MH	-	5.72	30"	(E) 0.28 (S) 0.28
JUNCTION BOX NO. 4	MH	-	5.72	24"	(W) 0.82 (E) 0.32 (S) 1.32

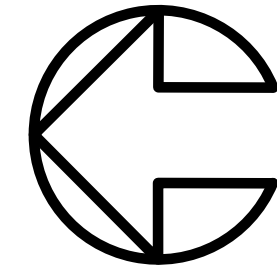


REVISION					
NO.	DATE	APPR.	DATE	BY	REVISION
1	4-30-19	MSD			REVISED PER S.R.W.D COMMENTS

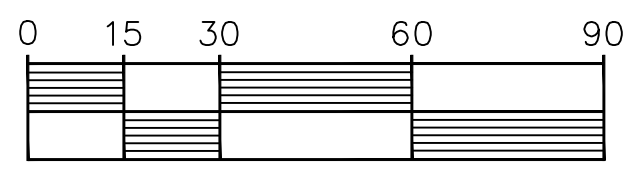
**MARK DOWST & ASSOCIATES, INC.**  
 ENGINEERS \* PLANNERS \* SURVEYORS  
 536 N. HALIFAX AVENUE, SUITE # 100 \* DAYTONA BEACH, FLORIDA 32118 \* (386) 258-7999  
 SCALE: 1"=60' DESIGNED: MATT CHECKED: JAY DRAWN: JAY DATE: 03-13-19

OVERALL DRAINAGE PLAN  
 ROOSEVELT SQUARE  
 JACKSONVILLE, FLORIDA

PROJECT NO.  
 1365 C13  
 1365-SITE-4



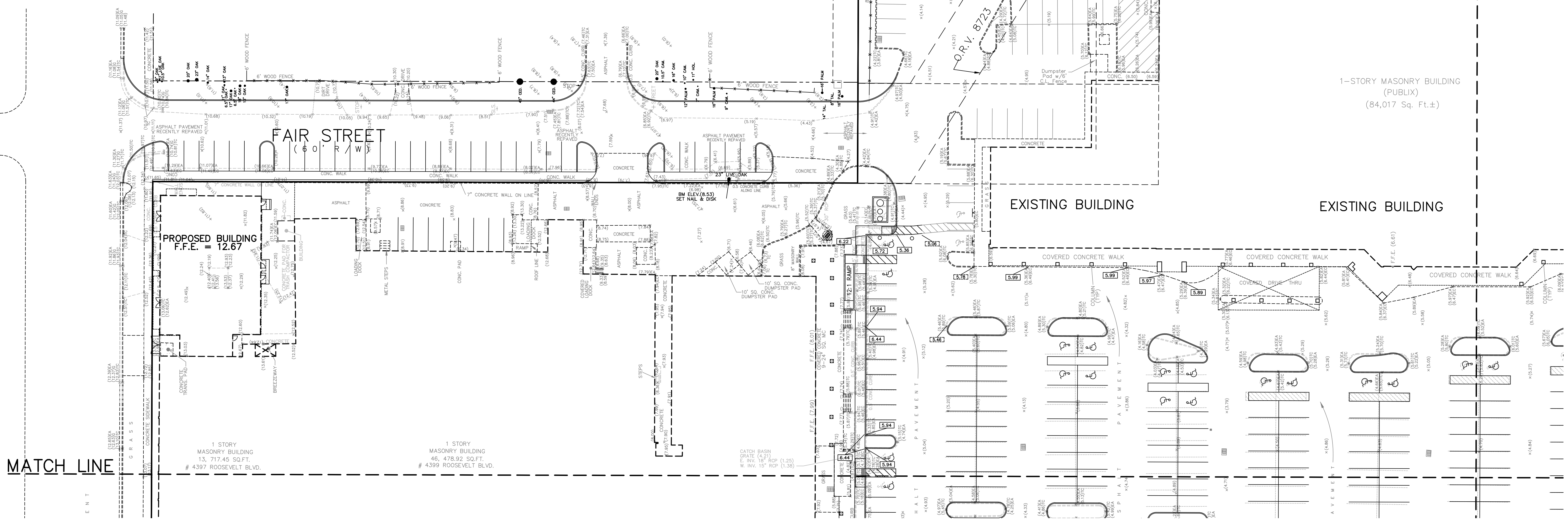
GRAPHIC SCALE



SCALE: 1" = 30'

LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- INTERPOLATED EXISTING GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORMWATER RUNOFF
- PROPOSED TRAFFIC ARROW



MATCH LINE

MATCH LINE

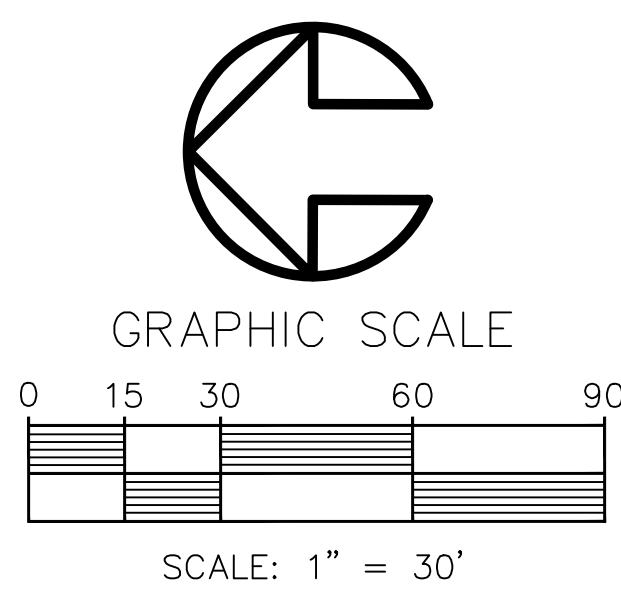
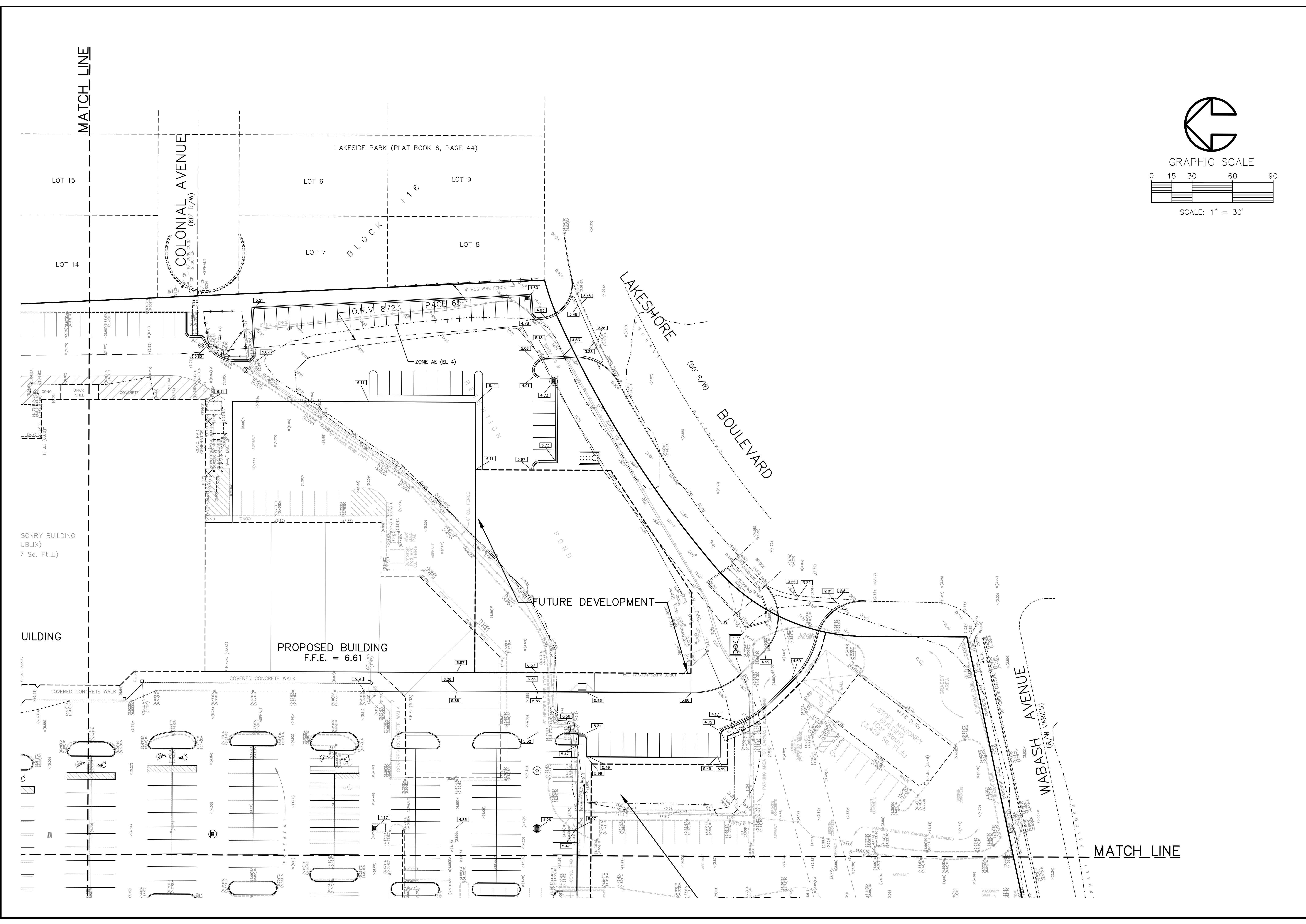
NO.	DATE	APPR.	REVISION

DESIGNED MATT JAY  
 DRAWN JAY  
 CHECKED MSD  
 DATE 03-13-19

**MARK DOWST & ASSOCIATES, INC.**  
 ENGINEERS \* PLANNERS \* SURVEYORS  
 LB 4335  
 536 N. HALIFAX AVENUE, SUITE # 100 \* DAYTONA BEACH, FLORIDA 32118 \* (386) 258-7999

**PAVING AND GRADING PLAN**  
**ROOSEVELT SQUARE**  
**JACKSONVILLE, FLORIDA**

PROJECT NO. 1365 C18  
 1365-SITE-4



NO.	DATE	APPR.	REVISION

MARK DOWST & ASSOCIATES, INC.  
ENGINEERS \* PLANNERS \* SURVEYORS  
EB 4335  
536 N. HALIFAX AVENUE, SUITE # 100 \* DAYTONA BEACH, FLORIDA 32118 \* (386) 258-7999

DESIGNED	MATT	CHECKED	MSD	DATE	03-13-19
DRAWN	JAY	BY	DATE		

PAVING AND GRADING PLAN  
ROOSEVELT SQUARE  
JACKSONVILLE, FLORIDA

PROJECT NO.  
1365 C19

1365-SITE-4

MATCH LINE

SAN JUAN AVENUE  
(FORMERLY 60TH STREET BY PLAT)  
ASPHALT PAVEMENT

1 STORY MASONRY BUILDING  
13,717.45 SQ.FT.  
# 4397 ROOSEVELT BLVD.

1 STORY MASONRY BUILDING  
46,478.92 SQ.FT.  
# 4399 ROOSEVELT BLVD.

EXISTING BUILDING

PROPOSED BUILDING  
F.F.E. = 7.56

EXISTING BUILDING

PROPOSED BUILDING  
F.F.E. = 11.80

EXISTING BUILDING

EXISTING BUILDING

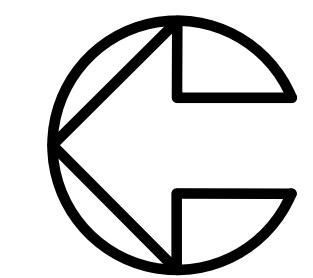
1-STORY MASONRY BUILDING  
(46,629 Sq. Ft.)

EXISTING BUILDING  
1 STORY  
FRAME BUILDING  
5,400 SQ.FT.  
# 4401 ROOSEVELT BLVD.

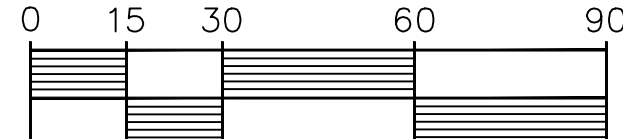
ASPHALT PAVEMENT

ASPHALT PAVEMENT

MATCH LINE



GRAPHIC SCALE



SCALE: 1" = 30'

ROOSEVELT (U.S. No. 17) BOULEVARD  
(R/W VARIES)

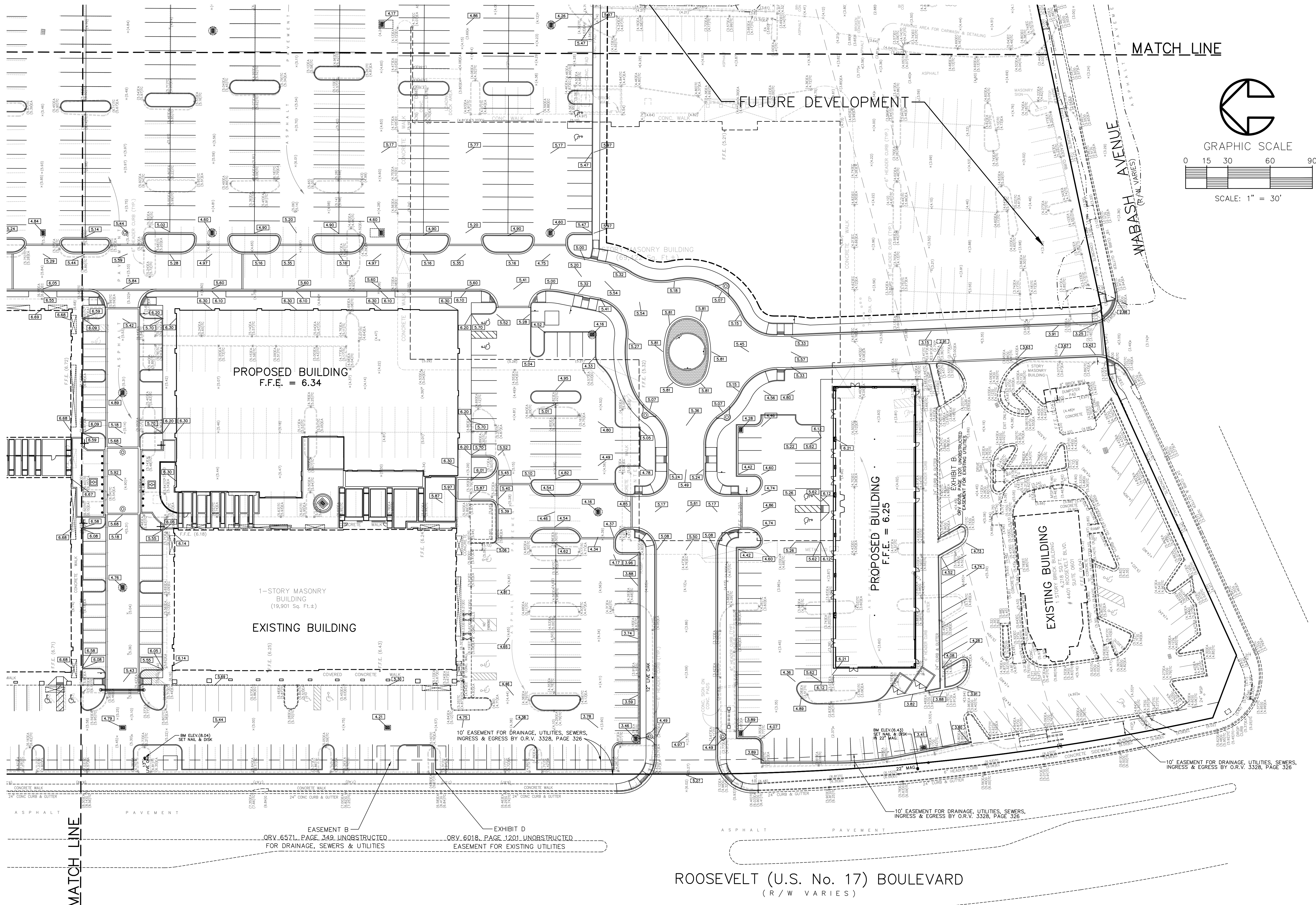
NO.	DATE	APPR.	REVISION

**MARK DOWST & ASSOCIATES, INC.**  
 ENGINEERS \* PLANNERS \* SURVEYORS  
 LB 4335  
 536 N. HALIFAX AVENUE, SUITE # 100 \* DAYTONA BEACH, FLORIDA 32118 \* (386) 258-7999  
 SCALE 1"=30' DESIGNED MATT CHECKED JAY DRAWN JAY BY MSD DATE 03-13-19

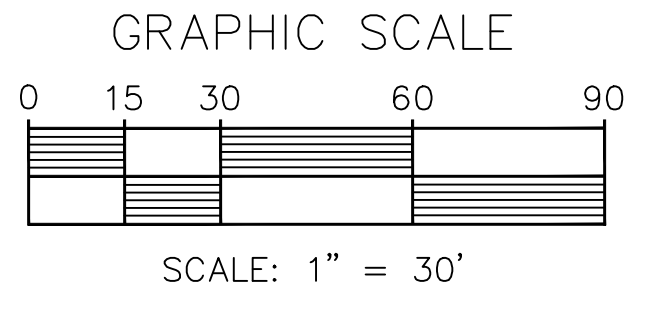
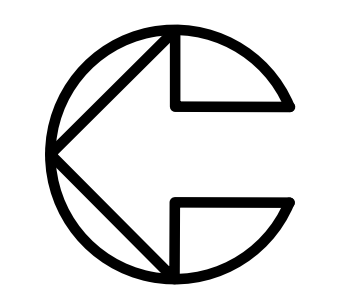
PAVING AND GRADING PLAN  
 ROOSEVELT SQUARE  
 JACKSONVILLE, FLORIDA

PROJECT NO.	C20
1365	

1365-SITE-4



MATCH LINE



FUTURE DEVELOPMENT

WABASH AVENUE  
(R/W VARIES)

PROPOSED BUILDING  
F.F.E. = 6.34

1-STORY MASONRY BUILDING  
(19,901 Sq. Ft. ±)  
EXISTING BUILDING

PROPOSED BUILDING  
F.F.E. = 6.25

EXISTING BUILDING

ROOSEVELT (U.S. No. 17) BOULEVARD  
(R/W VARIES)

MATCH LINE

EASEMENT B  
ORV. 6571, PAGE 349 UNOBSTRUCTED  
FOR DRAINAGE, SEWERS & UTILITIES

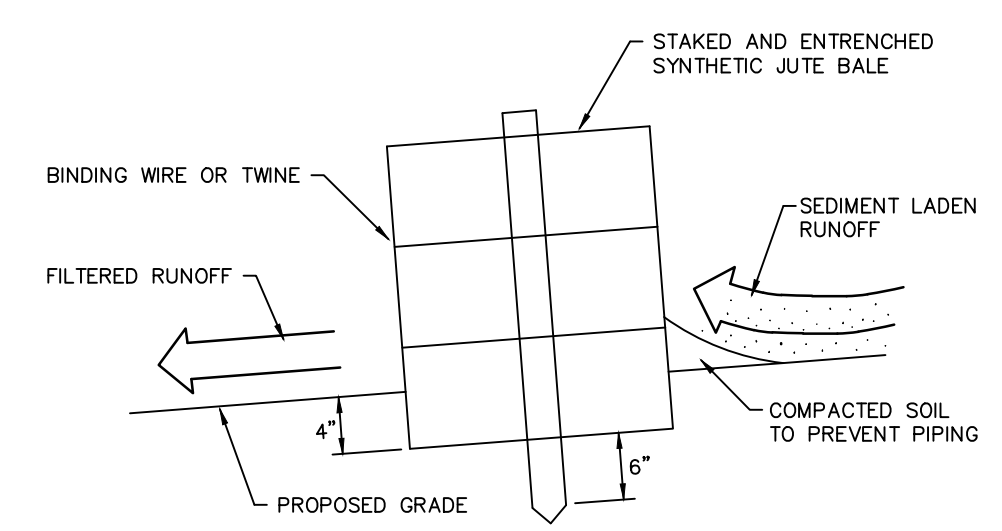
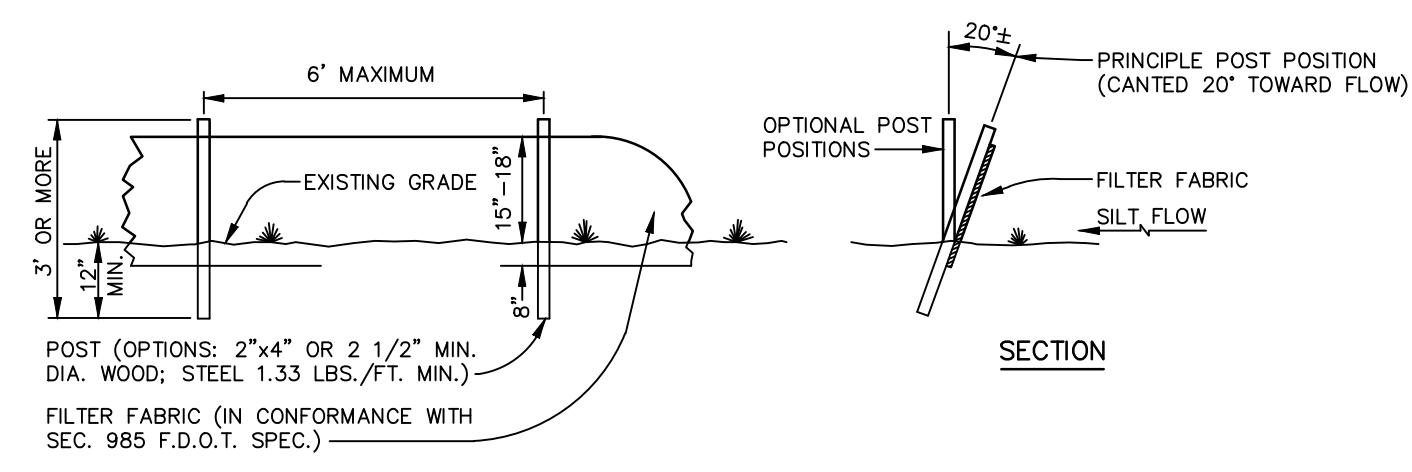
EXHIBIT D  
ORV. 6018, PAGE 1201 UNOBSTRUCTED  
EASEMENT FOR EXISTING UTILITIES

10' EASEMENT FOR DRAINAGE, UTILITIES, SEWERS,  
INGRESS & EGRESS BY O.R.V. 3328, PAGE 326

10' EASEMENT FOR DRAINAGE, UTILITIES, SEWERS,  
INGRESS & EGRESS BY O.R.V. 3328, PAGE 326

10' EASEMENT FOR DRAINAGE, UTILITIES, SEWERS,  
INGRESS & EGRESS BY O.R.V. 3328, PAGE 326

<b>MARK DOWST &amp; ASSOCIATES, INC.</b> ENGINEERS * PLANNERS * SURVEYORS 536 N. HALIFAX AVENUE, SUITE # 100 * DAYTONA BEACH, FLORIDA 32118 * (386) 258-7999 SCALE 1"=30' DESIGNED MATT CHECKED JAY DRAWN JAY BY DATE 03-13-19	
PAVING AND GRADING PLAN ROOSEVELT SQUARE JACKSONVILLE, FLORIDA	PROJECT NO. <b>1365 C21</b> 1365-SITE-4
NO. DATE APPR.	REVISION

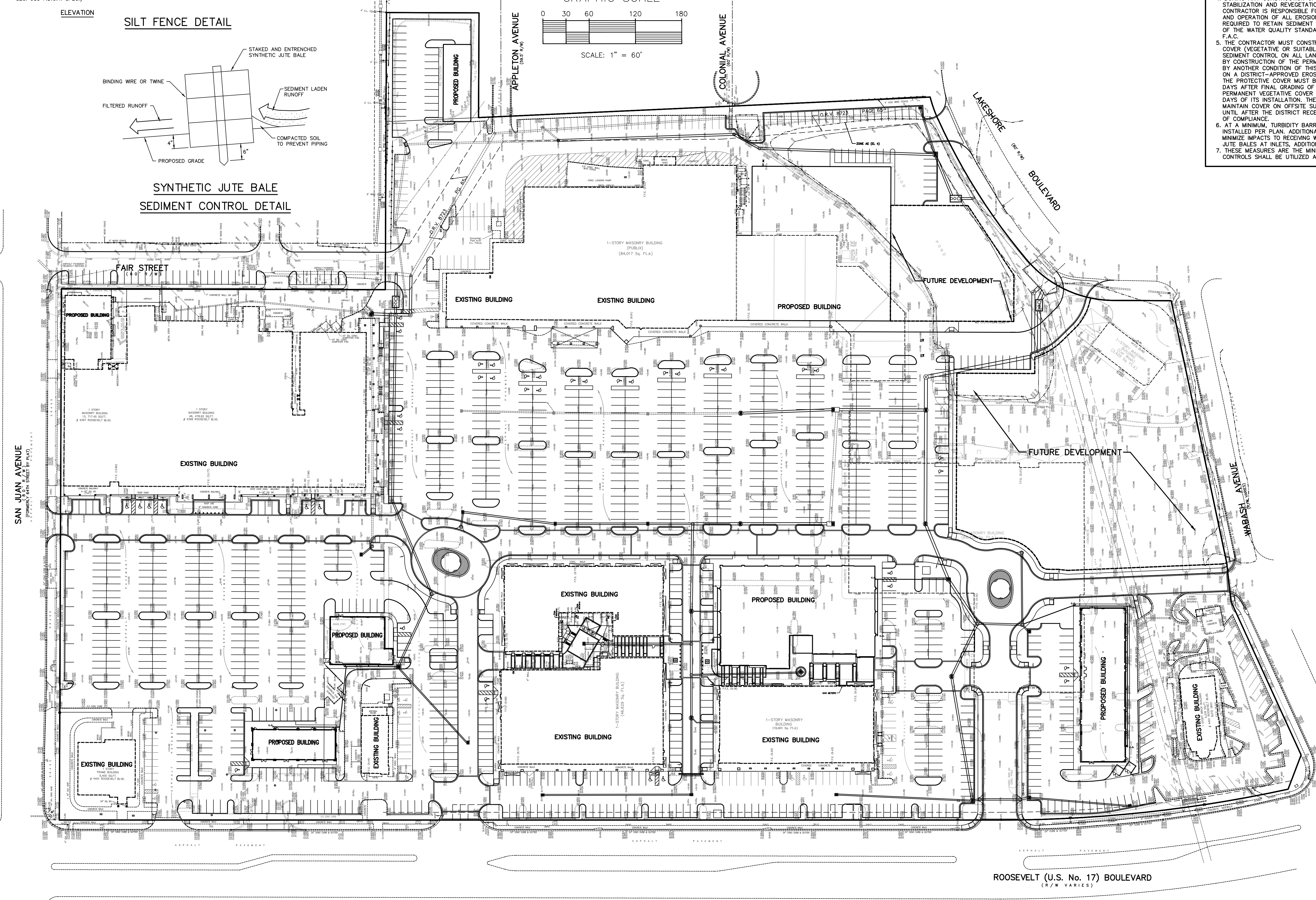
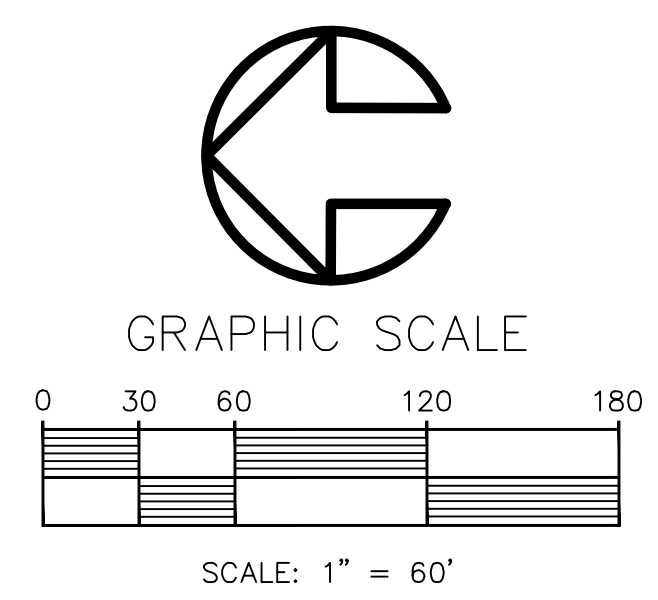


**DEWATERING NOTES**

1. CONTRACTOR SHALL PERFORM DEWATERING ACTIVITIES IN STRICT ACCORDANCE WITH THE LATEST SJRWMD REQUIREMENTS, AND WITHIN MAXIMUM PUMPING RATE THRESHOLDS ALLOWED BY SJRWMD WITHOUT REQUIRING A CONSUMPTIVE USE PERMIT.
2. ALL WATER SHALL BE PUMPED TO TEMPORARY STILLING BASINS FOR SEDIMENTATION / TURBIDITY CONTROL. STILLING BASINS SHALL HAVE FILTER CLOTH AND SYNTHETIC JUTE BALES IN PLACE ALONG DOWNSTREAM LIMITS PRIOR TO DEWATERING ACTIVITIES.
3. DEWATERING ACTIVITIES SHALL NOT EXCEED 100,000 GPD ON AN ANNUAL AVERAGE BASIS.

**EROSION AND SEDIMENT CONTROL PLAN**

1. CONTRACTOR SHALL MINIMIZE DISTURBANCE OF NATURAL VEGETATION TO THE MAXIMUM EXTENT PRACTICAL DURING CONSTRUCTION PROCESS.
2. SILT FENCE OR SYNTHETIC JUTE BALES TO BE INSTALLED PRIOR TO CONSTRUCTION ON SITE, TO BE INSPECTED WEEKLY AND CORRECTIVE ACTION TAKEN AS NECESSARY.
3. STORMWATER RETENTION AND DETENTION STORAGE MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA SERVED BY THOSE SYSTEMS. ADEQUATE MEASURES MUST BE TAKEN TO PREVENT SILTATION OF THESE TREATMENT SYSTEMS AND CONTROL STRUCTURES DURING CONSTRUCTION OR SILTATION MUST BE REMOVED PRIOR TO FINAL GRADING AND STABILIZATION.
4. DURING ANY CONSTRUCTION OF THE PERMITTED SYSTEM INCLUDING STABILIZATION AND REVEGETATION OF DISTURBED SURFACES, CONTRACTOR IS RESPONSIBLE FOR THE SELECTION, IMPLEMENTATION, AND OPERATION OF ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ONSITE AND PREVENT VIOLATIONS OF THE WATER QUALITY STANDARDS IN CHAPTERS 17-3 AND 17-4, F.A.C.
5. THE CONTRACTOR MUST CONSTRUCT AND MAINTAIN A PROTECTIVE COVER (VEGETATIVE OR SUITABLE ALTERNATIVE) FOR EROSION AND SEDIMENT CONTROL ON ALL LAND SURFACES EXPOSED OR DISTURBED BY CONSTRUCTION OF THE PERMITTED PROJECT, UNLESS MODIFIED BY ANOTHER CONDITION OF THIS PERMIT OR OTHERWISE SPECIFIED ON A DISTRICT-APPROVED EROSION AND SEDIMENT CONTROL PLAN. THE PROTECTIVE COVER MUST BE INSTALLED WITHIN FOURTEEN (14) DAYS AFTER FINAL GRADING OF THE AFFECTED LAND SURFACE. A PERMANENT VEGETATIVE COVER MUST BE ESTABLISHED WITHIN 60 DAYS OF ITS INSTALLATION. THE PERMITTEE'S REQUIREMENT TO MAINTAIN COVER ON OFFSITE SURFACES SHALL NOT BE COMPLETE UNTIL AFTER THE DISTRICT RECEIVES THE PERMITTEE'S STATEMENT OF COMPLIANCE.
6. AT A MINIMUM, TURBIDITY BARRIERS AND SILT FENCES SHALL BE INSTALLED PER PLAN. ADDITIONAL MEASURES MUST BE TAKEN TO MINIMIZE IMPACTS TO RECEIVING WATERS SUCH AS THE USE OF SYNTHETIC SILT BALES AT INLETS, ADDITIONAL SILT FENCING, AND SODDING.
7. THESE MEASURES ARE THE MINIMUM REQUIRED. ADDITIONAL CONTROLS SHALL BE UTILIZED AS REQUIRED.



REVISION	
NO.	DATE

APPR.	DATE

**MARK DOWST & ASSOCIATES, INC.**  
ENGINEERS \* PLANNERS \* SURVEYORS  
EB 4335  
536 N. HALIFAX AVENUE, SUITE # 100 \* DAYTONA BEACH, FLORIDA 32118 \* (386) 256-7999

SCALE: 1"=60'

DESIGNED	DRAWN	CHECKED	DATE
MATT	JAY	MSD	03-13-19

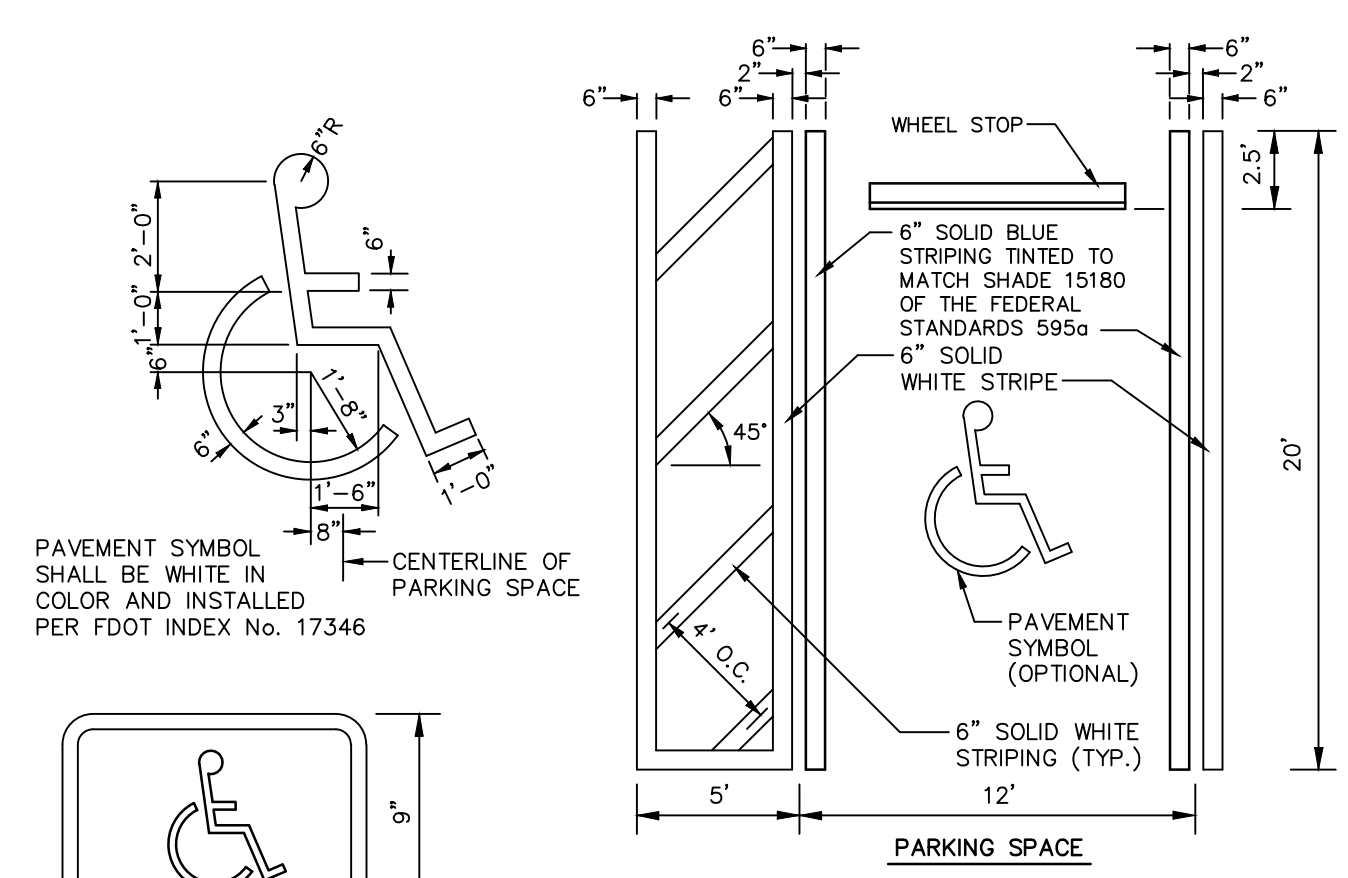
**EROSION AND SEDIMENT CONTROL PLAN**

**ROOSEVELT SQUARE**

**JACKSONVILLE, FLORIDA**

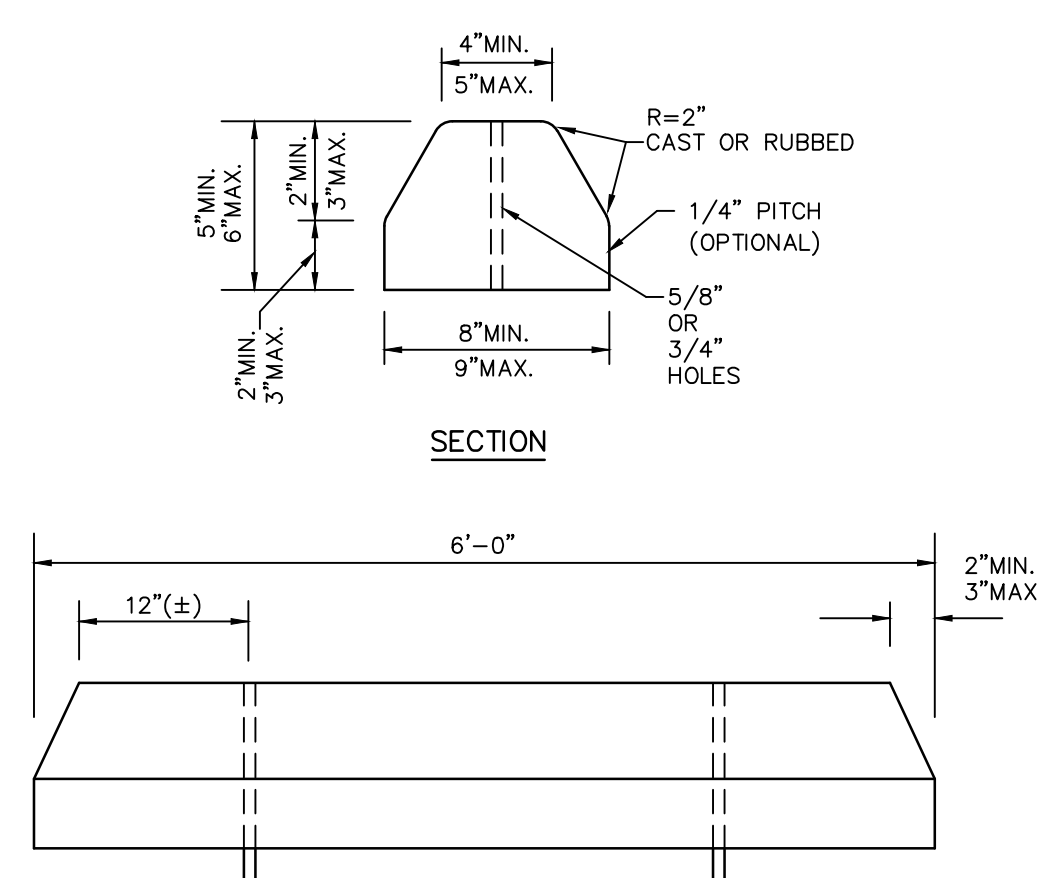
PROJECT NO. 1365 C27

1365-SITE-4

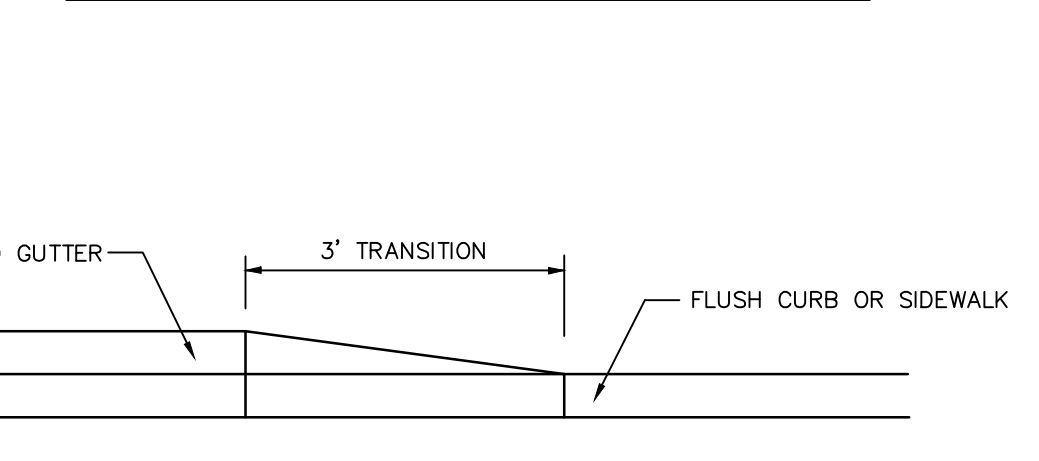


- HANDICAPPED PARKING DETAIL**
- NOTES:
- TOP PORTION OF FTP-25 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
  - PERPENDICULAR AND DIAGONAL HANDICAPPED PARKING STALLS WILL BE 12 FT. WIDE AND 20 FT. LONG WITH A 5 FT. WIDE ACCESS AISLE ADJACENT TO EACH STALL. THE 5 FT. WIDE ACCESS AISLE MAY BE SHARED BY TWO ADJACENT HANDICAPPED PARKING STALLS.
  - PARALLEL HANDICAPPED PARKING STALLS WILL BE 12 FT. WIDE AND 22 FT. LONG WITH A 5 FT. WIDE ACCESS AISLE ADJACENT TO EACH STALL.
  - ALL HANDICAPPED PARKING STALLS, 5 FT. WIDE ACCESS AISLES, HANDICAPPED RAMPS AND ACCESSIBLE ROUTES MUST BE PAVED.
  - ALL HANDICAPPED RAMPS SHALL BE A MINIMUM OF 44" WIDE EXCLUSIVE OF THE FLARED SIDES WITH A MAXIMUM SLOPE OF 12:1. RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX No. 304.
  - ONE FTP-25 OR FTP-26 SIGN WITH SUPPLEMENTAL SIGN IS REQUIRED FOR EACH HANDICAPPED PARKING STALL.
  - BOTTOM EDGE OF SIGN TO BE 7'-0" ABOVE PAVEMENT.
  - BLUE STRIPING SHALL BE TINTED TO MATCH SHADE 15180 OF THE FEDERAL STANDARDS 595c.

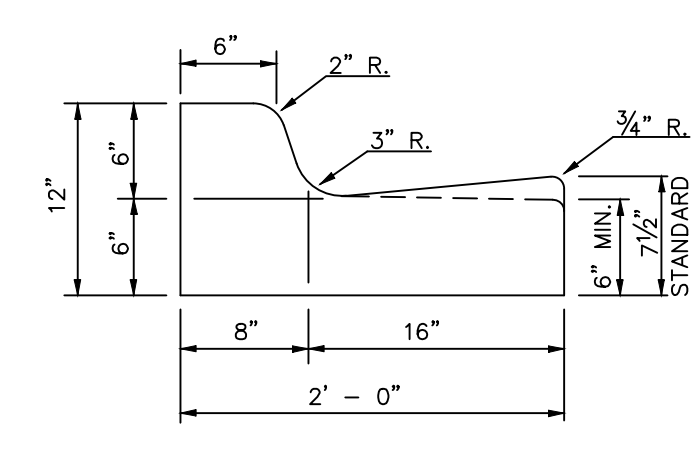
**HANDICAPPED PARKING DETAIL**



**D.O.T. TYPE "F" CURB AND GUTTER DETAIL**

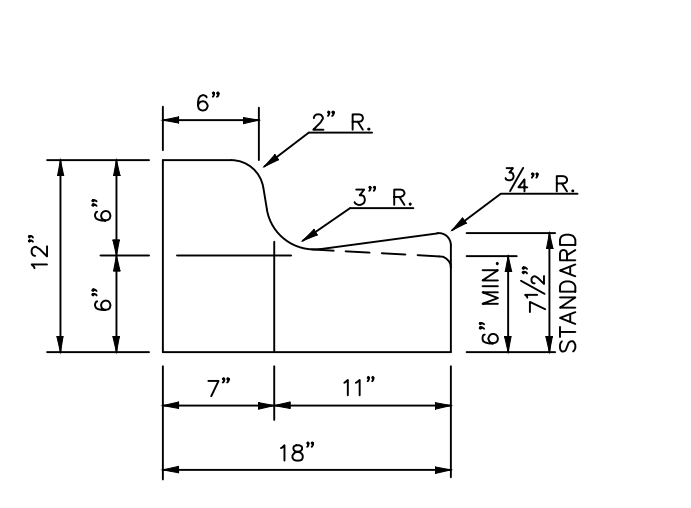


**CONCRETE WHEEL STOP DETAIL**



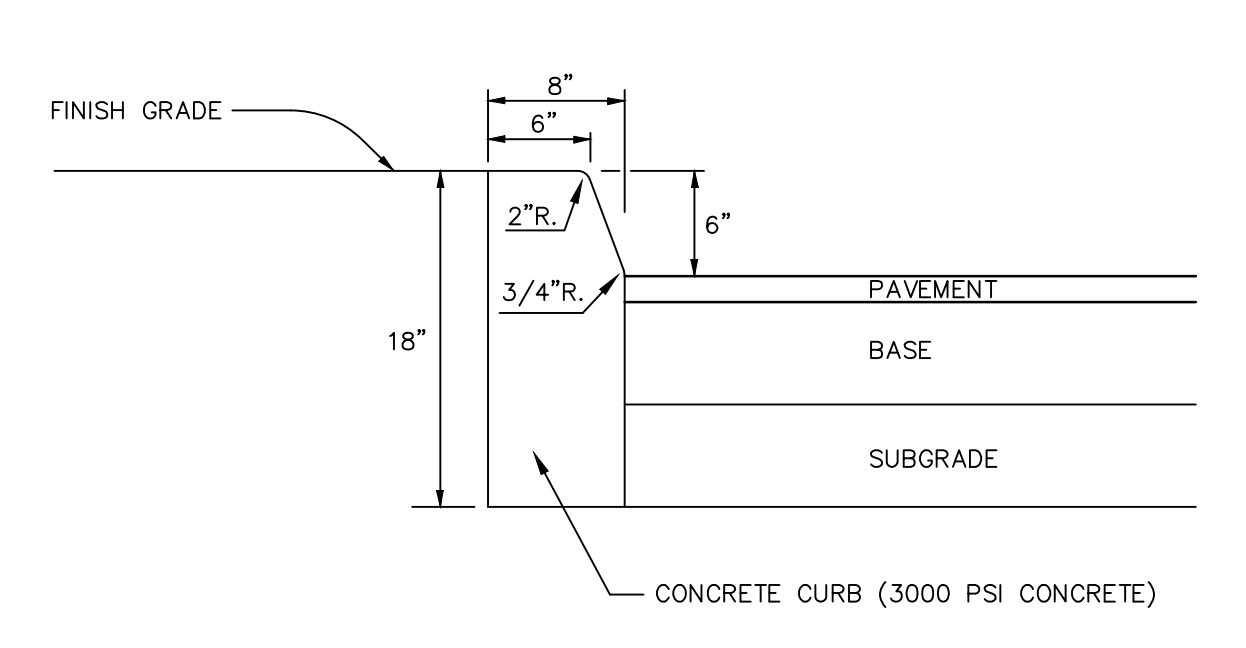
**NOTE:**  
WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON THE PLANS.

**18" CURB AND GUTTER DETAIL**

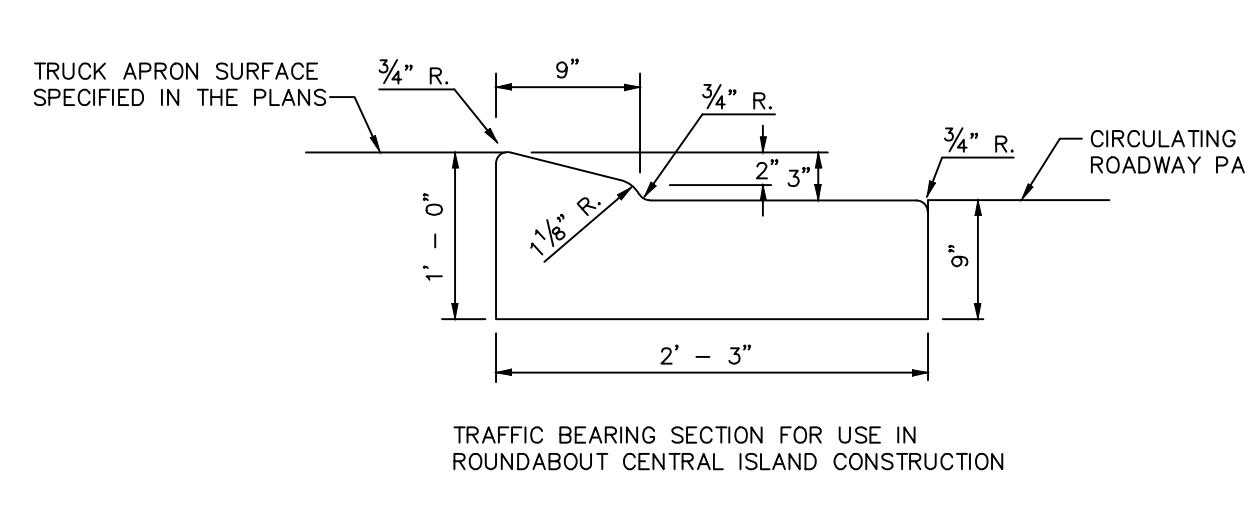


**NOTE:**  
WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON THE PLANS.

**D.O.T. TYPE "RA" CURB**



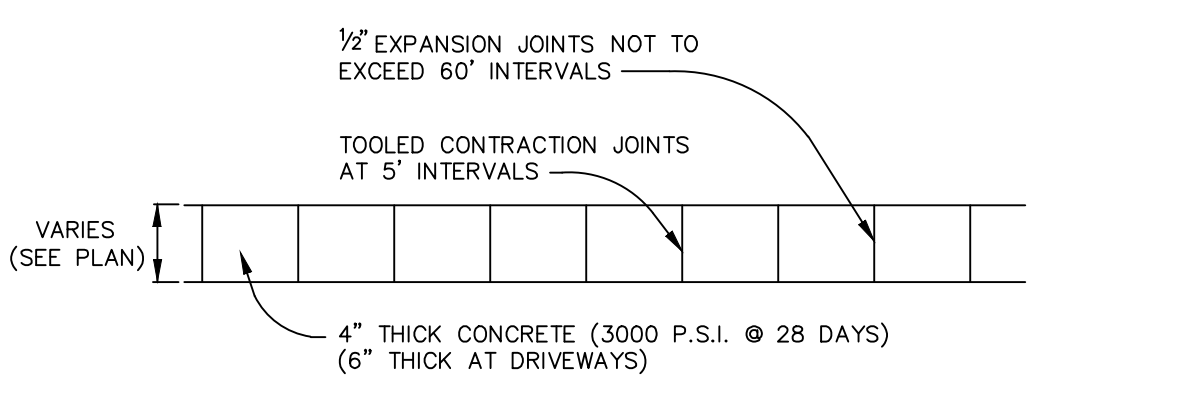
**FDOT TYPE "D" CURB DETAIL**



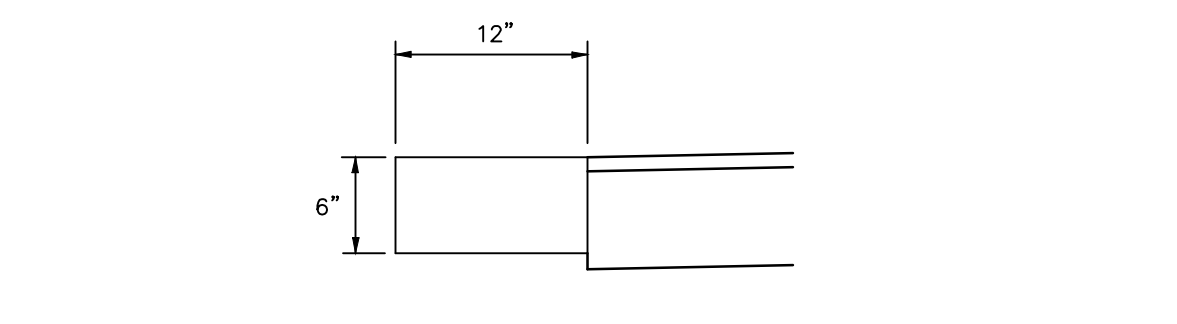
**D.O.T. TYPE "RA" CURB**

**OPERATION AND MAINTENANCE PROCEDURES**

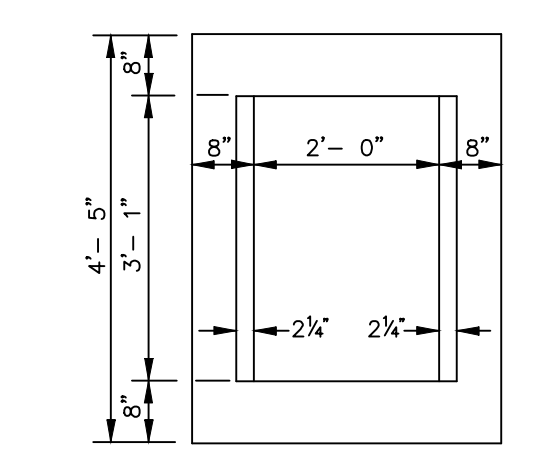
1. STORM DRAIN INLET GRATES SHALL BE CLEANED OF DEBRIS AS REQUIRED TO PREVENT CLOGGING. SEDIMENT TRAPS WITHIN INLETS SHALL BE CHECKED PERIODICALLY AND CLEANED OUT WHEN SEDIMENT DEPLETES 30% OF AVAILABLE CAPACITY. THIS CAN BE DONE MANUALLY OR BY A VACUUM PUMP.



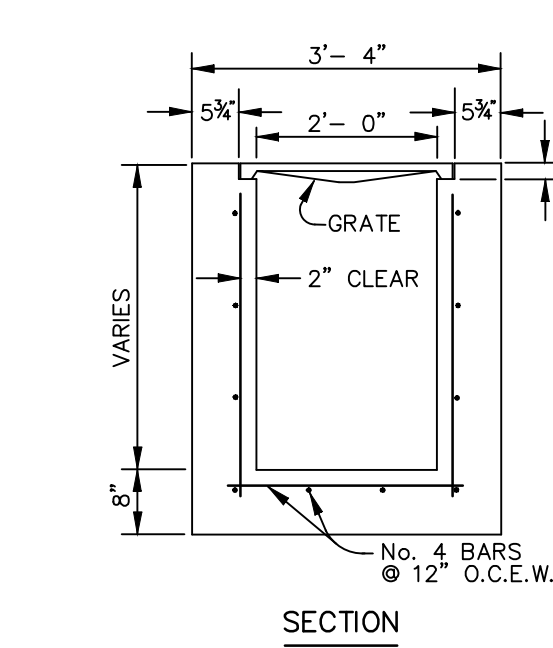
**CONCRETE SIDEWALK DETAIL**



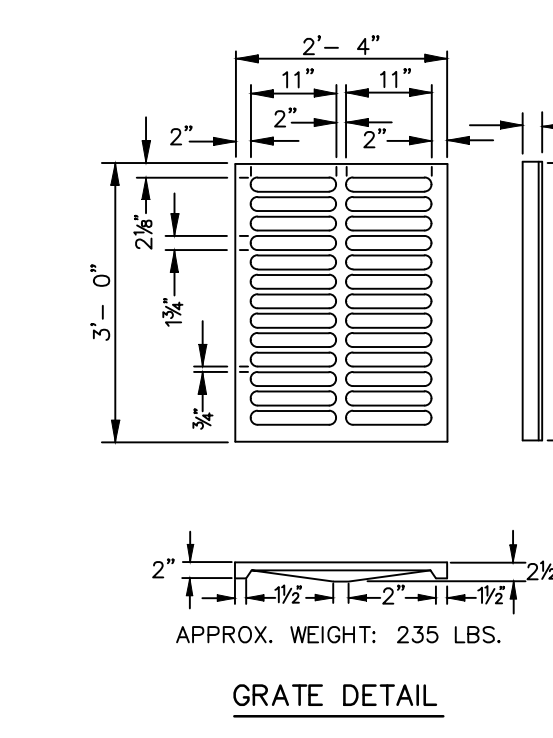
**12" FLUSH CURB**



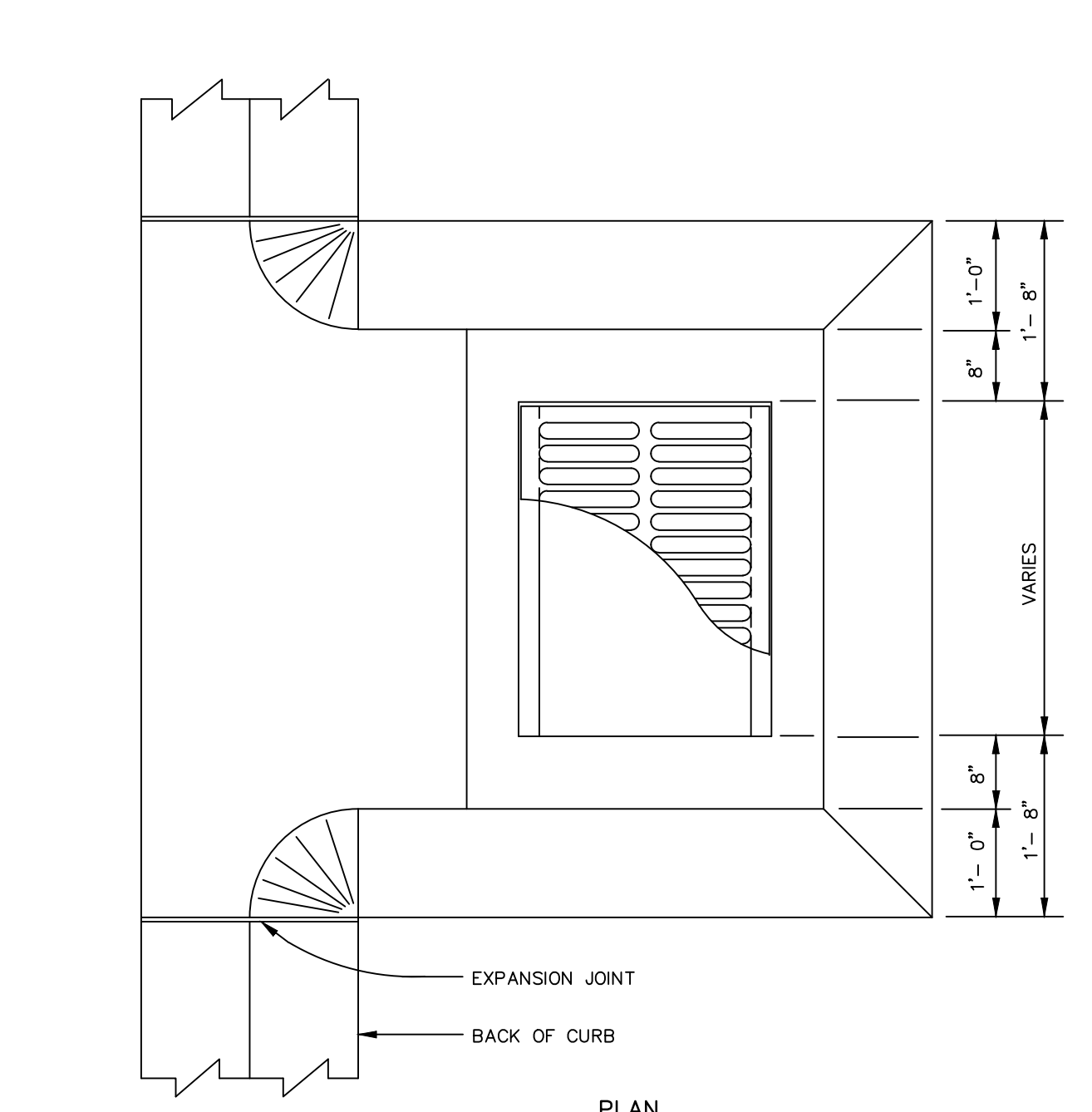
**TYPE "C" INLET DETAIL**



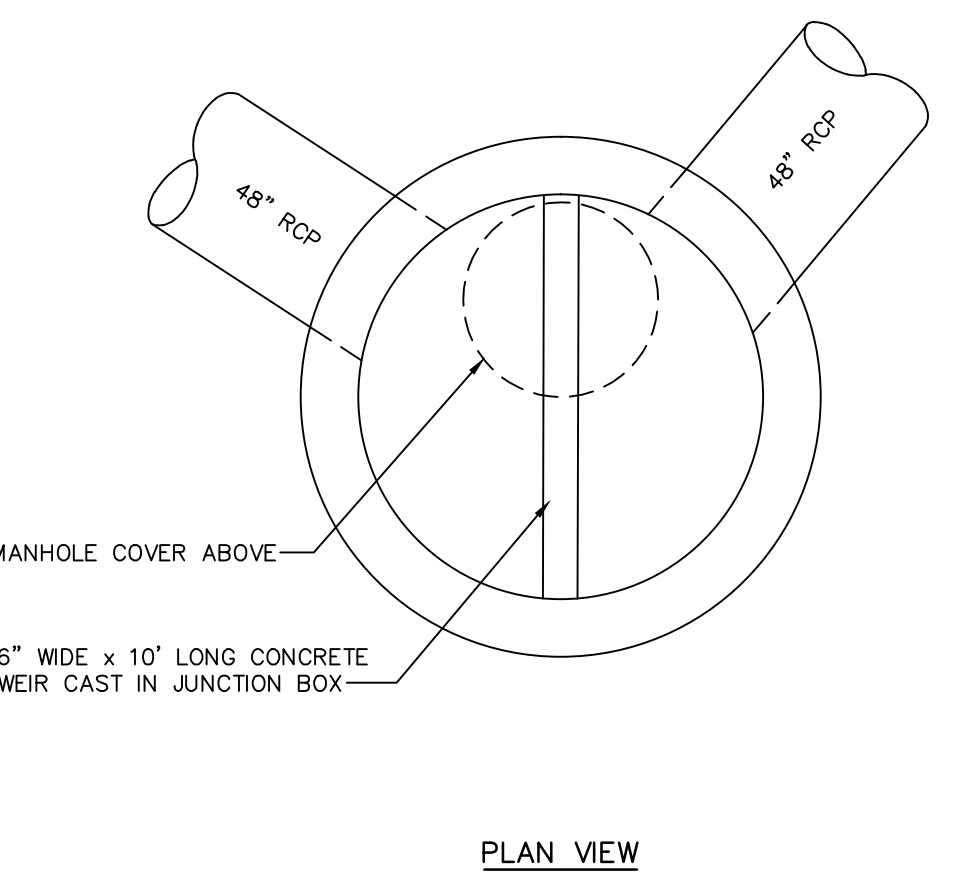
**TYPE "C" INLET DETAIL**



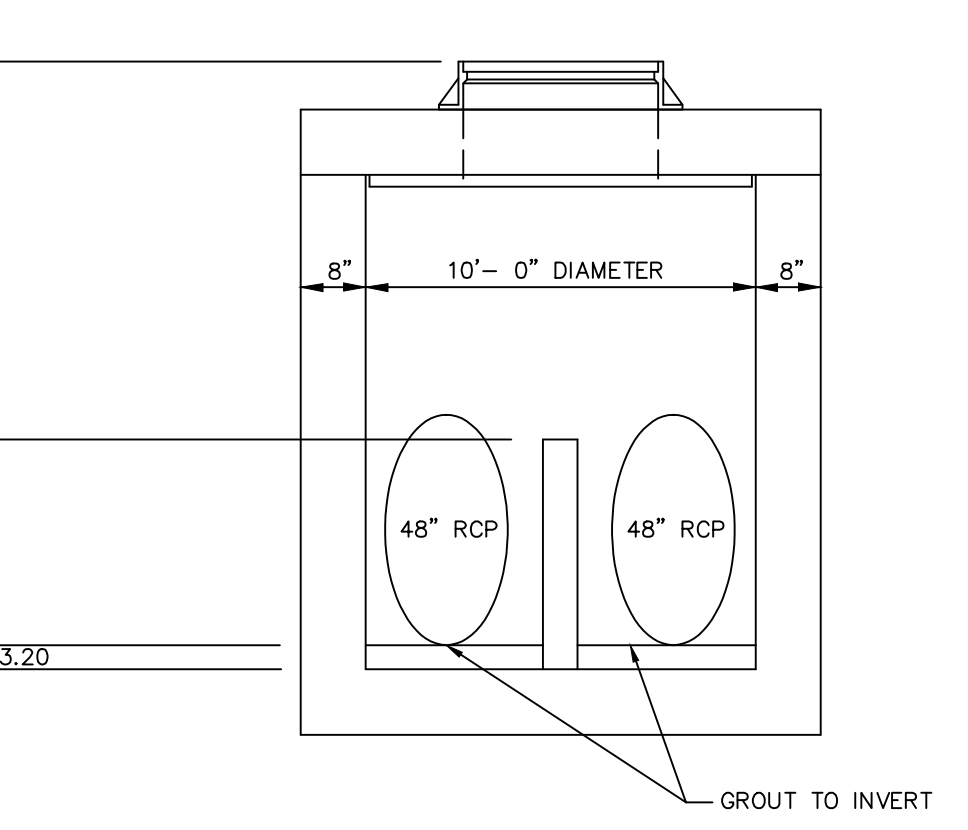
**TYPE "C" INLET DETAIL**



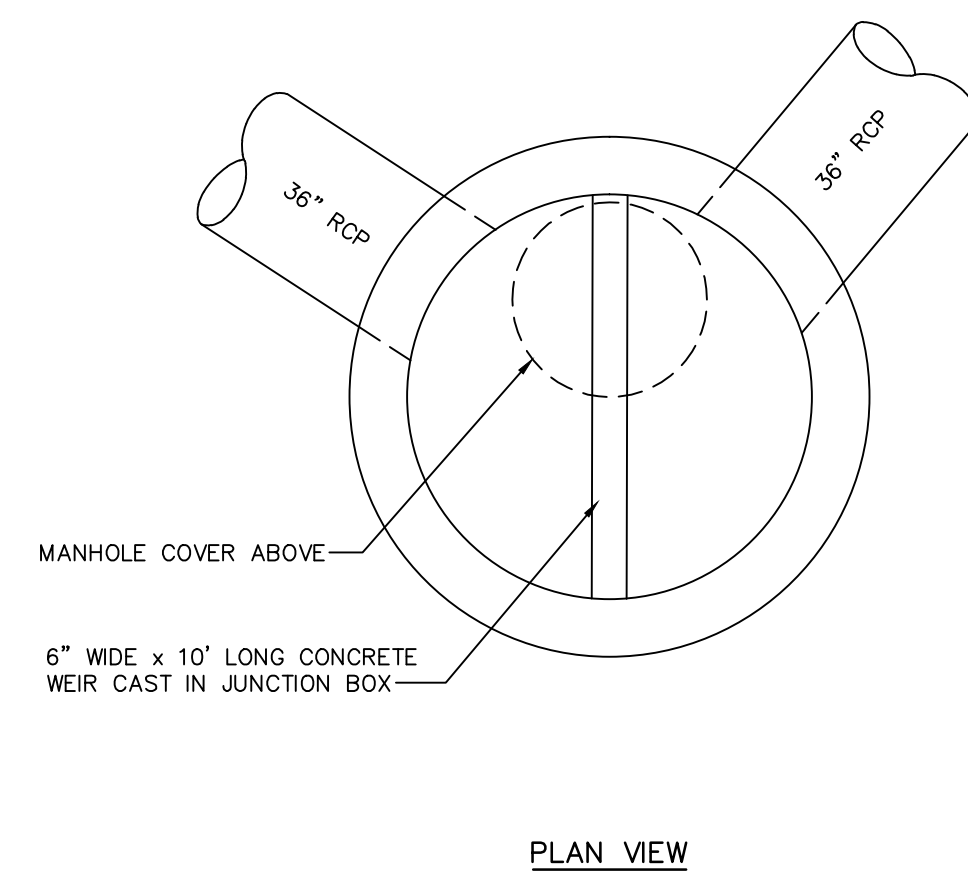
**CONCRETE APRON DETAIL**



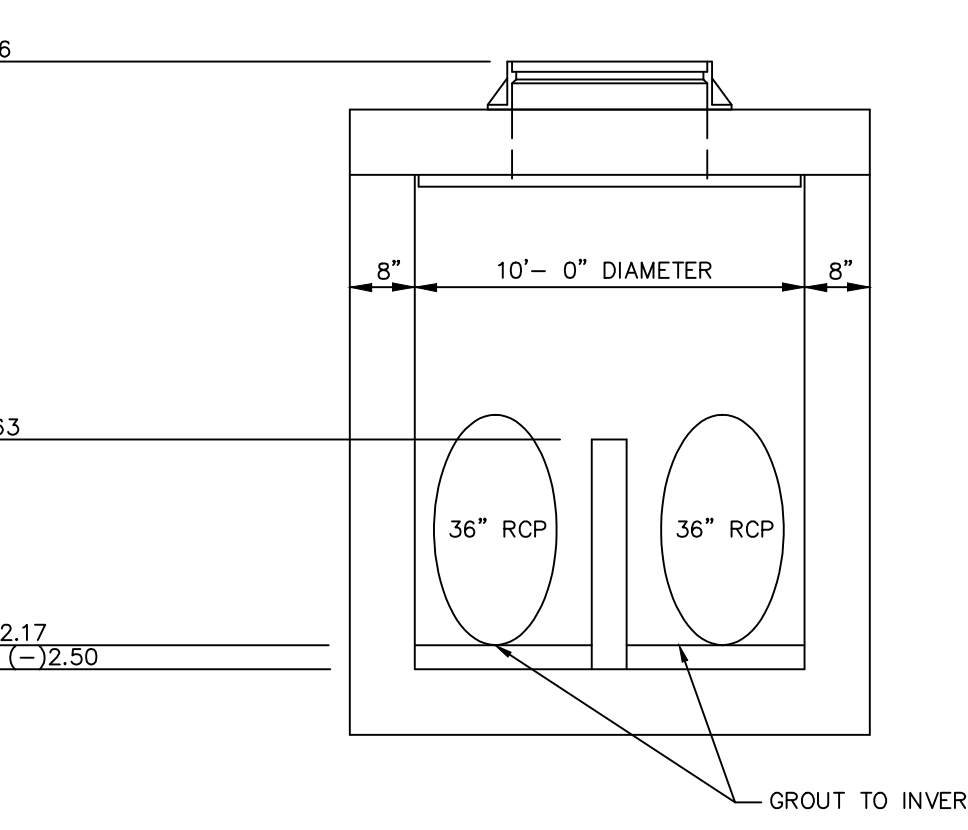
**DIVERSION MANHOLE No. 1 DETAIL**



**DIVERSION MANHOLE No. 1 DETAIL**



**DIVERSION MANHOLE No. 2 DETAIL**



**DIVERSION MANHOLE No. 2 DETAIL**

REVISION	
NO.	DATE

APPR.	DATE

**MARK DOWST & ASSOCIATES, INC.**  
ENGINEERS \* PLANNERS \* SURVEYORS  
536 N. HALIFAX AVENUE, SUITE # 100 \* DAYTONA BEACH, FLORIDA 32118 \* (386) 258-7999

SCALE: N.T.S. DESIGNED: MATT DRAWN: JAY CHECKED: MSD DATE: 03-13-19

**CONSTRUCTION DETAILS**  
**ROOSEVELT SQUARE**  
**JACKSONVILLE, FLORIDA**

PROJECT NO.	DATE
1365	C28

**NOTE:** UTILIZE TYPE J BOTTOMS (F.D.O.T. INDEX No. 200) WHERE REQUIRED TO ACCOMMODATE LARGER PIPE SIZES IN ACCORDANCE WITH F.D.O.T. STANDARDS

**GENERAL NOTES:**

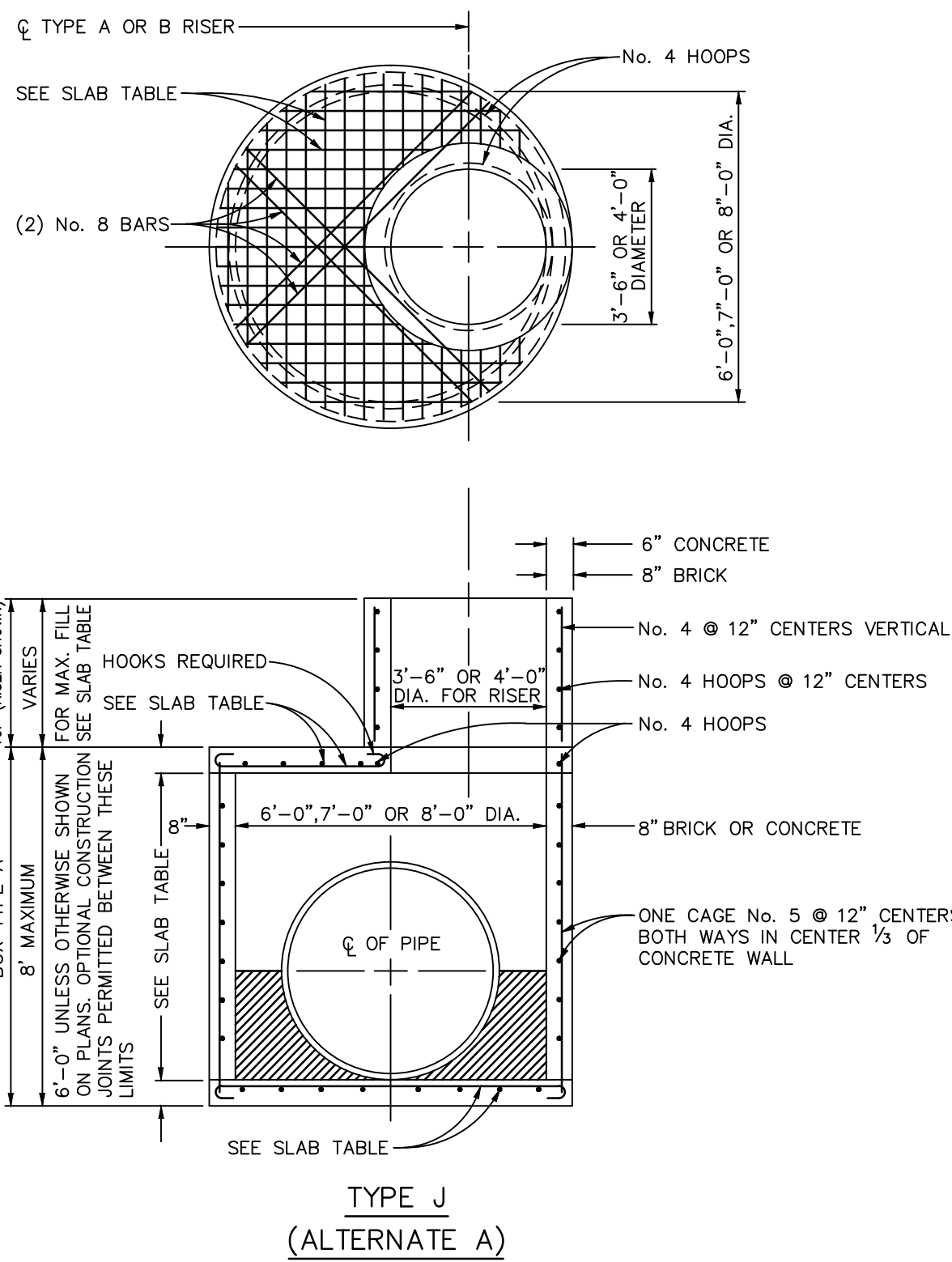
1. WALLS OF CIRCULAR STRUCTURES MAY BE CONSTRUCTED OF CONCRETE OR BRICK. THE CONCRETE MAY BE CAST-IN-PLACE OR PRECAST. WALL REINFORCEMENT AND THICKNESS ARE FOR EITHER CAST-IN-PLACE OR PRECAST CONCRETE UNITS EXCEPT THAT THE MANUFACTURER MAY FURNISH PRECAST CIRCULAR UNITS IN ACCORDANCE WITH A.S.T.M. SPECIFICATION C-478 UP TO 96" IN DIAMETER OR PRECAST CIRCULAR UNITS A.S.T.M. SPECIFICATION C-76, TABLE III, FOR B WALL CONCRETE PIPE. TOP AND FLOOR SLAB THICKNESS AND REINFORCEMENT ARE FOR ALL TYPES OF CONSTRUCTION.
2. ELLIPTICAL STEEL, ASTM SPECIFICATION C-76, TABLE III, IS MODIFIED TO USE A CIRCULAR CAGE OF STEEL AREA EQUAL TO THAT OF THE ELLIPTICAL CAGE AND PLACED IN THE CENTER ONE-THIRD OF THE WALL. THIS MODIFICATION IS FOR PRECAST CIRCULAR UNITS PRODUCED IN ACCORDANCE WITH ASTM C-76.
3. TOP AND FLOOR SLABS FOR TYPE J UNITS SHALL BE OF CLASS II CONCRETE. CONCRETE AS SPECIFIED IN ASTM C-478 (4000 PSI) MAY BE USED IN LIEU OF CLASS I AND CLASS II CONCRETE IN PRECAST ITEMS MANUFACTURED IN PLANTS WHICH ARE UNDER THE STANDARD OPERATING PROCEDURES FOR THE INSPECTION OF PRECAST DRAINAGE PRODUCTS.
4. EMBEDMENT HOOKS IN THE TOP AND BOTTOM SLABS MAY BE REPLACED WITH STRAIGHT EMBEDMENTS IN ACCORDANCE WITH THE REINFORCEMENT DETAIL SHOWN UNDER OPTIONAL CONSTRUCTION JOINTS.
5. ALL STEEL BARS SHALL HAVE 1 1/4" MINIMUM COVER UNLESS OTHERWISE SHOWN. HORIZONTAL STEEL IN RECTANGULAR STRUCTURES SHALL BE LAPPED A MINIMUM OF 24 BAR DIAMETERS AT CORNERS.
6. INLET THROATS, RISERS OR MANHOLE TOPS SHALL BE SECURED TO STRUCTURES AS SHOWN. THE FINISHED GRADE AND SLOPE OF THE INLET TOPS ARE TO CONFORM WITH THE FINISHED CROSS SLOPE AND THE GRADE OF THE STREET.
7. WHEN INLETS ARE TO BE CONSTRUCTED ON A CURVE, REFER TO THE PLANS TO DETERMINE THE RADIUS AND, WHERE NECESSARY, MODIFY THE INLET DETAILS ACCORDINGLY. BEND STEEL WHEN NECESSARY.
8. THE REAR WALL PORTION OF THE INLET TOPS MAY BE CONSTRUCTED WITH BRICK. DOWELS TO TOP SLAB REQUIRED.
9. ONLY ROUND CONCRETE SUPPORT POST WILL BE ACCEPTABLE.

**TOP, FRAME & COVER NOTES:**

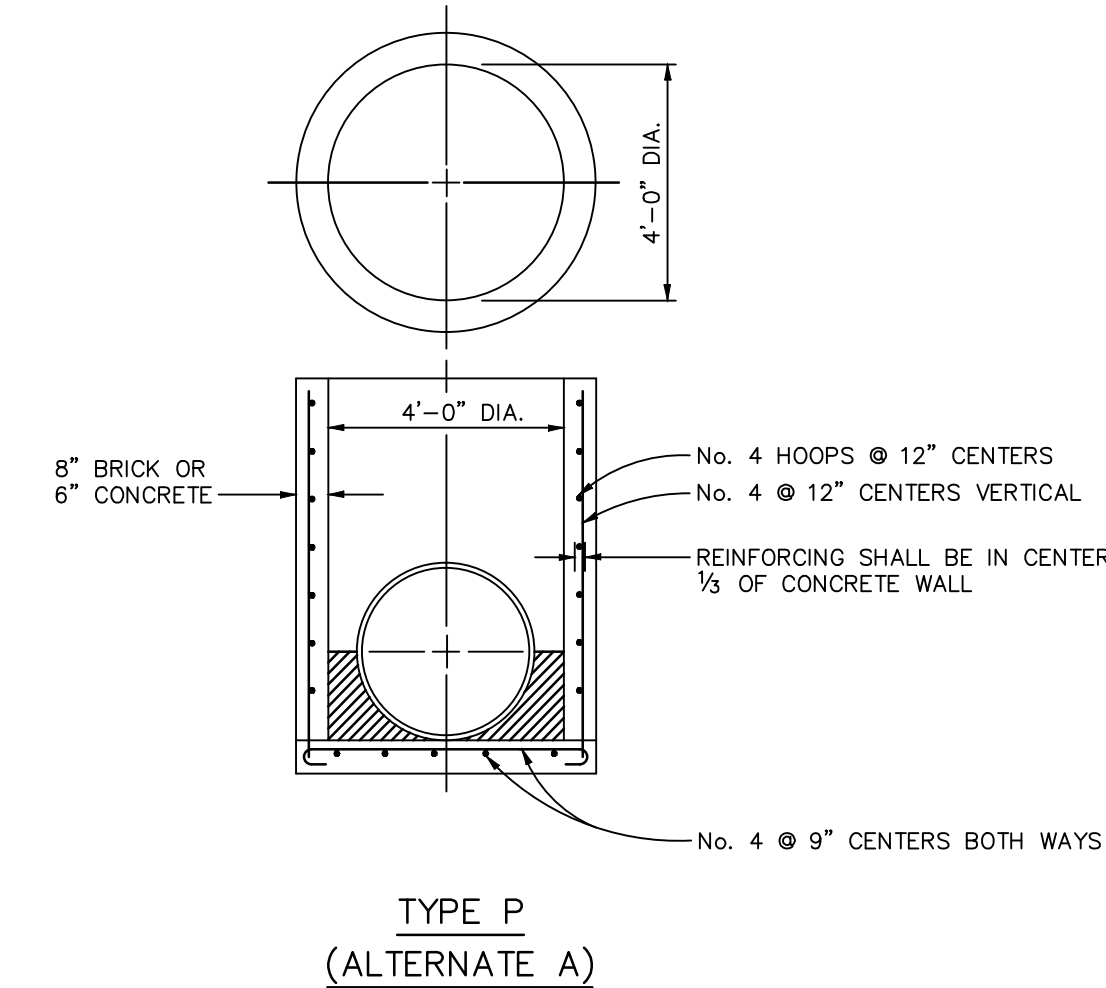
1. ALL STEEL BARS HAVE 1 1/4" MINIMUM COVER UNLESS OTHERWISE SHOWN AND SHALL BE HOOKED WHERE INDICATED.
2. MANHOLE TOP TYPE 7 SLABS SHALL BE OF CLASS II CONCRETE. CONCRETE AS SPECIFIED IN ASTM C-478 MAY BE USED FOR PRECAST UNITS.
3. MANHOLE TOP TYPE 7 SLABS MAY BE OF CAST-IN-PLACE OR PRECAST CONSTRUCTION. THE OPTIONAL KEY IS FOR PRECAST TOPS AND IN LIEU OF DOWELS. FRAME AND SLAB OPENINGS ARE TO BE OMITTED WHEN TOP IS USED OVER A JUNCTION BOX. FRAMES CAN BE ADJUSTED WITH ONE TO SIX COURSES OF BRICK.
4. MANHOLE TOP TYPE 8 MAY BE OF CAST-IN-PLACE OR PRECAST CONSTRUCTION. FOR CONCRETE CONSTRUCTION, THE CONCRETE AND STEEL REINFORCEMENT SHALL BE THE SAME AS THE SUPPORTING WALL UNIT. AN ECCENTRIC CONE MAY BE USED.
5. MANHOLE TOPS SHALL BE SECURED TO STRUCTURES BY OPTIONAL CONSTRUCTION JOINTS AS SHOWN.

**OPTIONAL CONSTRUCTION JOINT NOTES:**

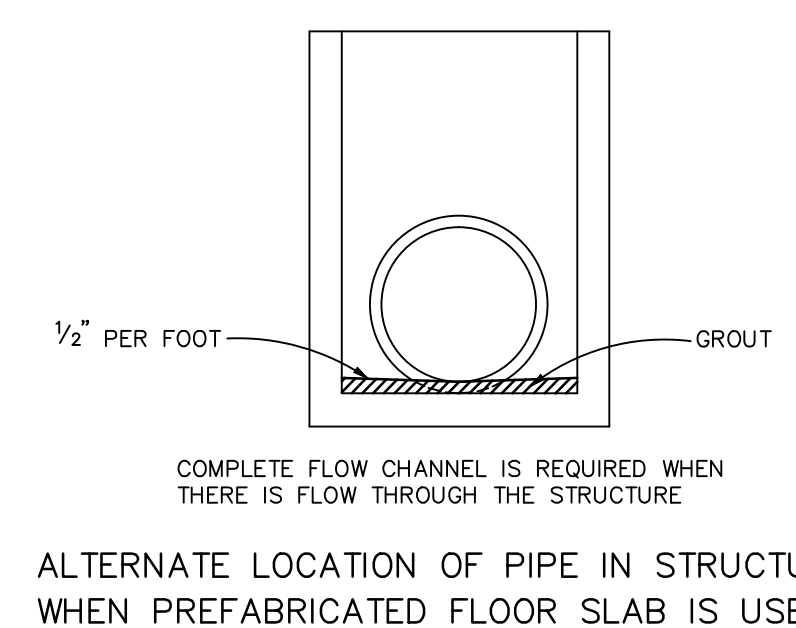
1. ONE OR MORE TYPE OF JOINTS MAY BE USED IN A SINGLE STRUCTURE, EXCEPT BRICK WALL STRUCTURES. BRICK WALL CONSTRUCTION IS PERMITTED ON CIRCULAR UNITS ONLY.
2. ALL GROUTED JOINTS ARE TO HAVE A MINIMUM THICKNESS OF 1".
3. KEYWAYS ARE TO BE A MINIMUM OF 1 1/2" DEEP.
4. JOINT DOWELS ARE TO BE #4 BARS, 12" LONG WITH A MINIMUM OF 6 BARS PER JOINT FOR CIRCULAR STRUCTURES APPROXIMATELY EVENLY SPACED, AND 2 BARS PER SIDE OF APPROXIMATE QUARTER POINTS FOR RECTANGULAR STRUCTURES. MINIMUM COVER ON REINFORCING BARS IN 1 1/4".
5. REBAR STRAIGHT END EMBANKMENT MAY BE USED IN LIEU OF ACI STANDARD HOOKS FOR TOP AND BOTTOM SLABS EXCEPT WHEN HOOKS ARE SPECIFICALLY CALLED FOR IN PLANS OR STANDARD DRAWINGS.
6. JOINTS BETWEEN WALL SEGMENTS AND BETWEEN WALL SEGMENTS AND TOP OR BOTTOM SLABS MAY BE SEALED EITHER BY PREFORMED PLASTIC GASKET MATERIAL USING THE PROCEDURES GIVEN IN SECTION 430-7.3 OR BY GROUT.
7. APPROVED PRODUCT INSERTS MAY BE USED IN LIEU OF DOWEL EMBEDMENT.



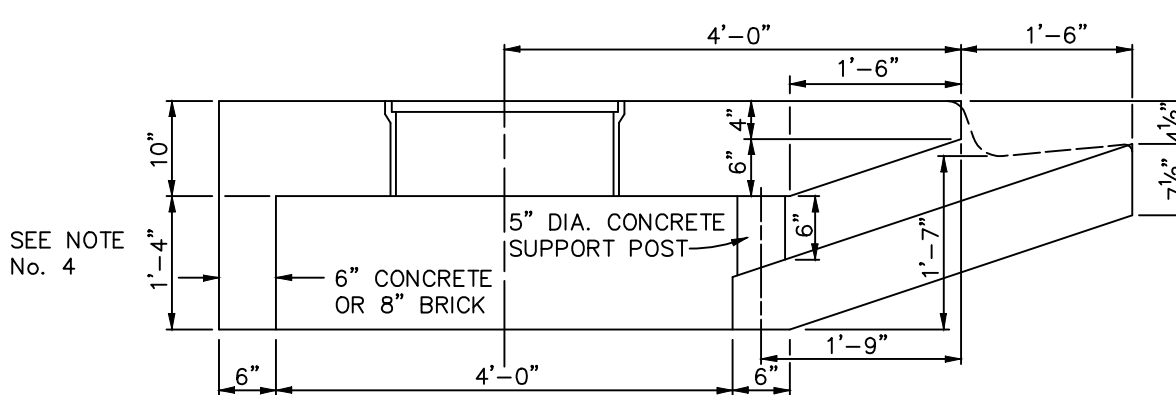
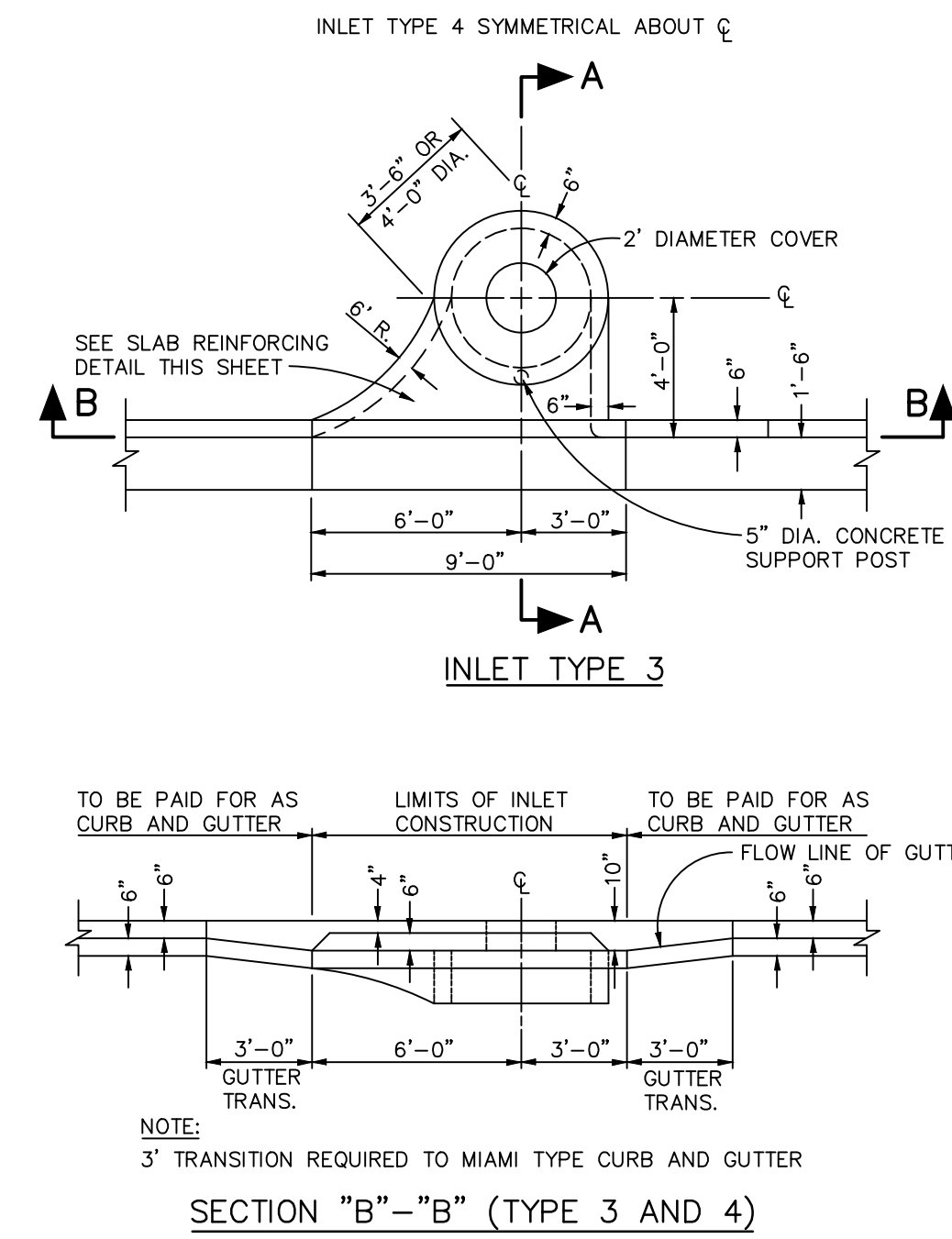
ALT. A	SLAB THICKNESS	ALLOWABLE FILL OVER TOP SLAB		REINFORCING TOP AND FLOOR SLABS
		MIN.	MAX.	
6"	8"	2'	20'	No. 6 @ 6" CENTERS BOTH WAYS
6"	10"	2'	25'	No. 7 @ 6" CENTERS BOTH WAYS
7" OR 8"	10"	2'	11'	No. 7 @ 6" CENTERS BOTH WAYS



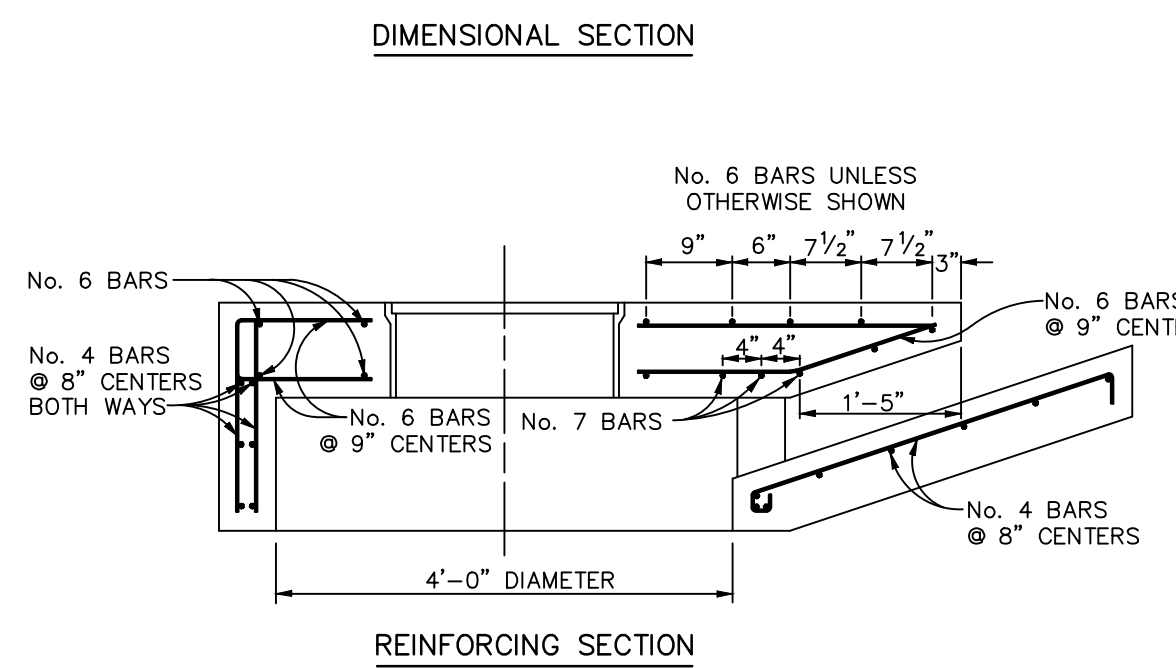
**STRUCTURE BOTTOMS FOR INLETS, MANHOLES AND JUNCTION BOXES**



**CHANNELIZATION**

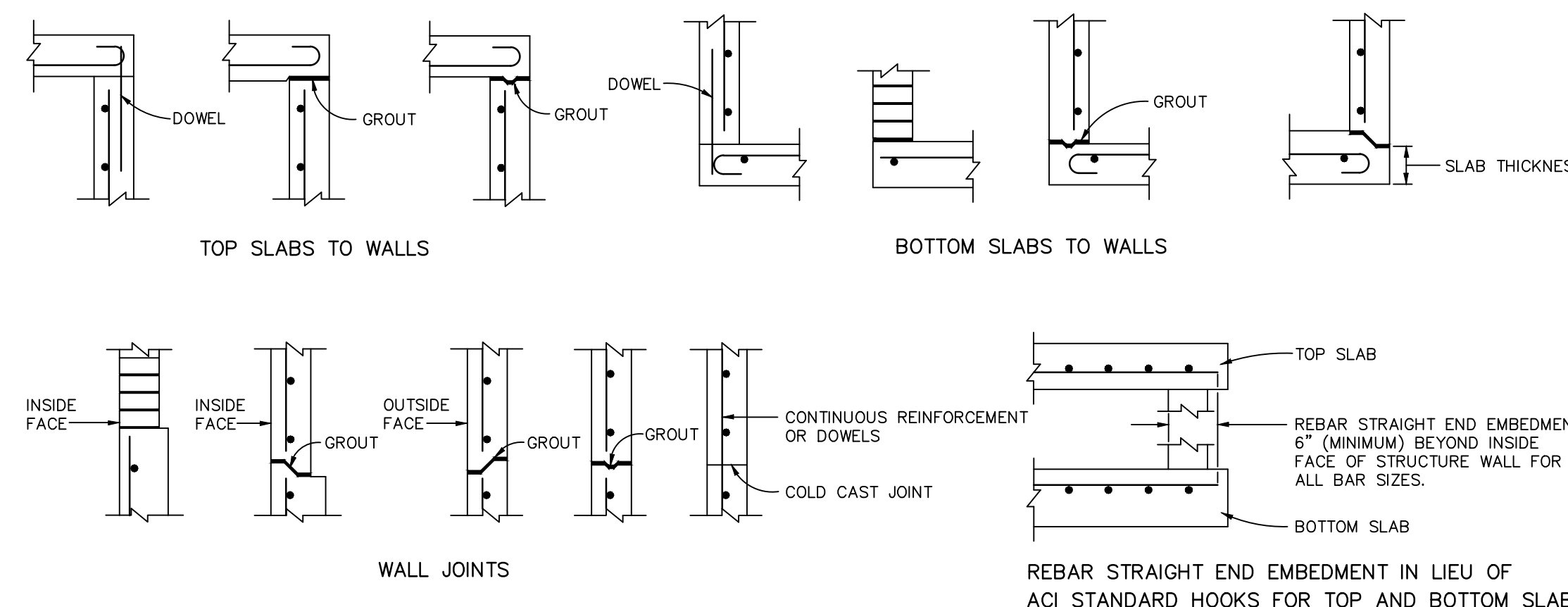


NOTE: TOP OF INLET COVER IS 4 1/4" ABOVE EDGE OF ASPHALT PAVEMENT ELEVATION.

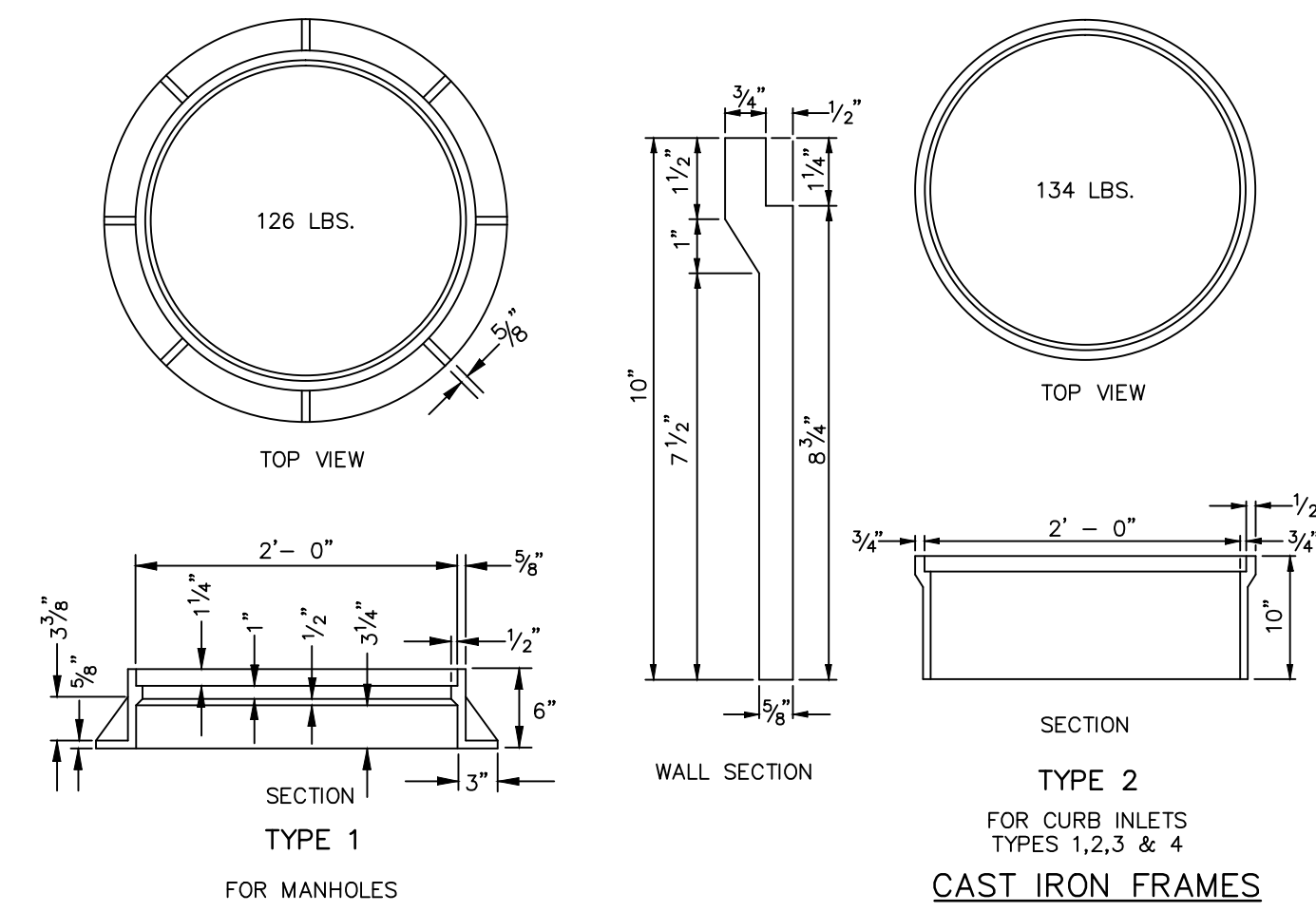


4"-0" DIA. STRUCTURE BOTTOM (SECTION AA)

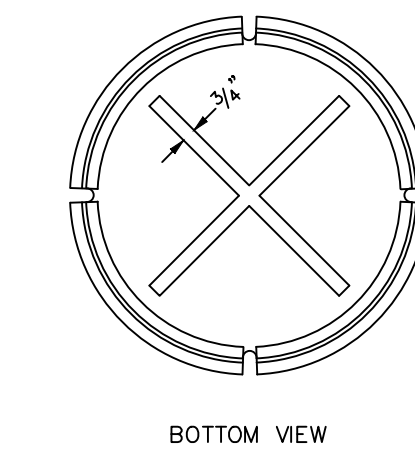
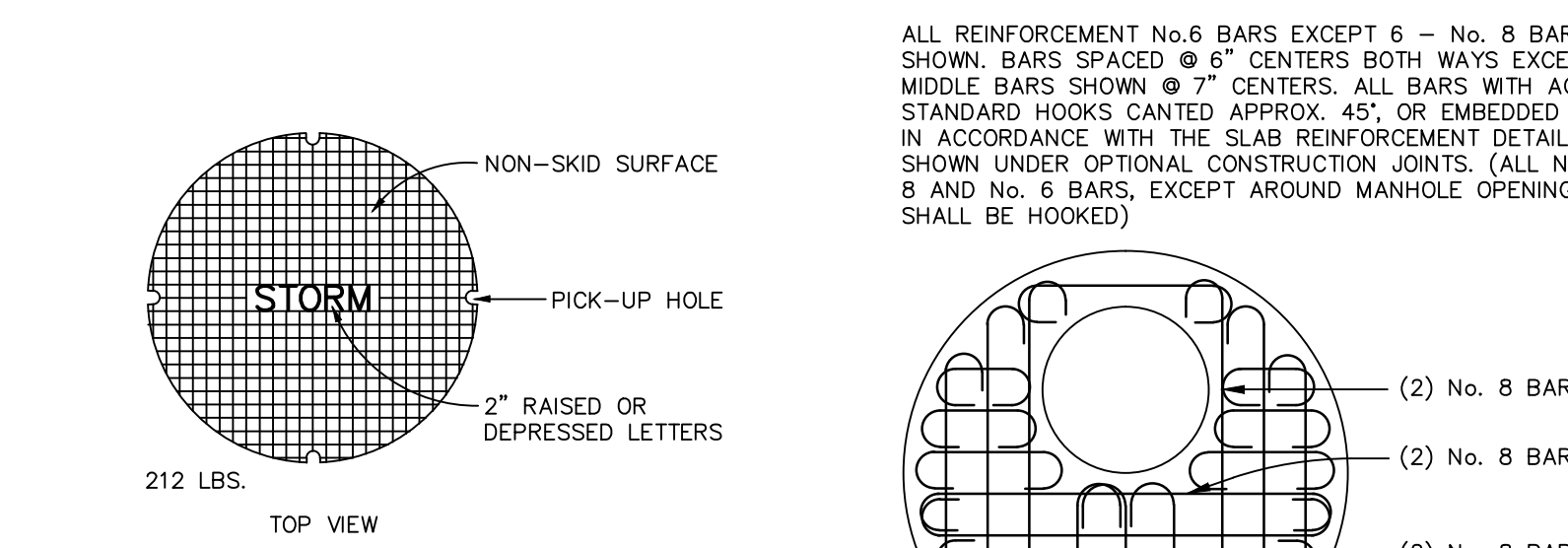
**SECTION FOR CURB INLET TOPS TYPES 3 AND 4**



**OPTIONAL CONSTRUCTION JOINTS**

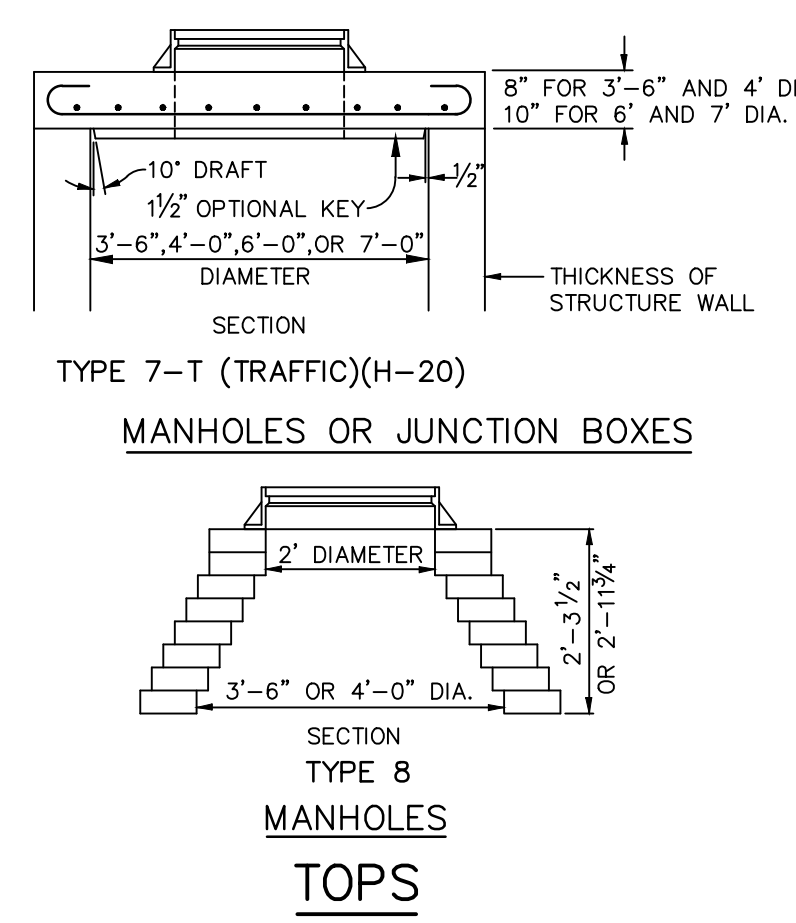


**FRAMES**



COVER FOR ALL FRAMES

**COVERS**



SECTION TYPE 8 MANHOLES

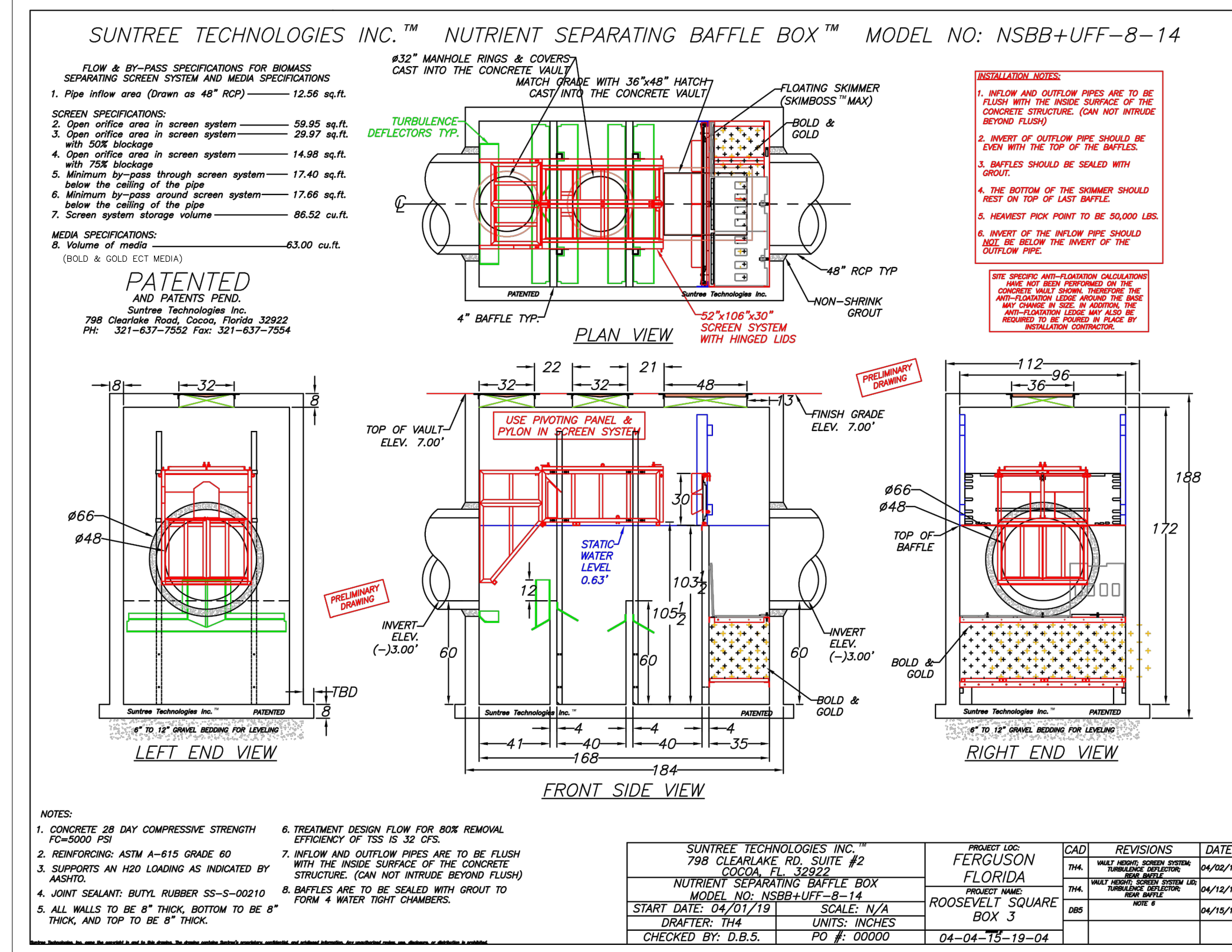
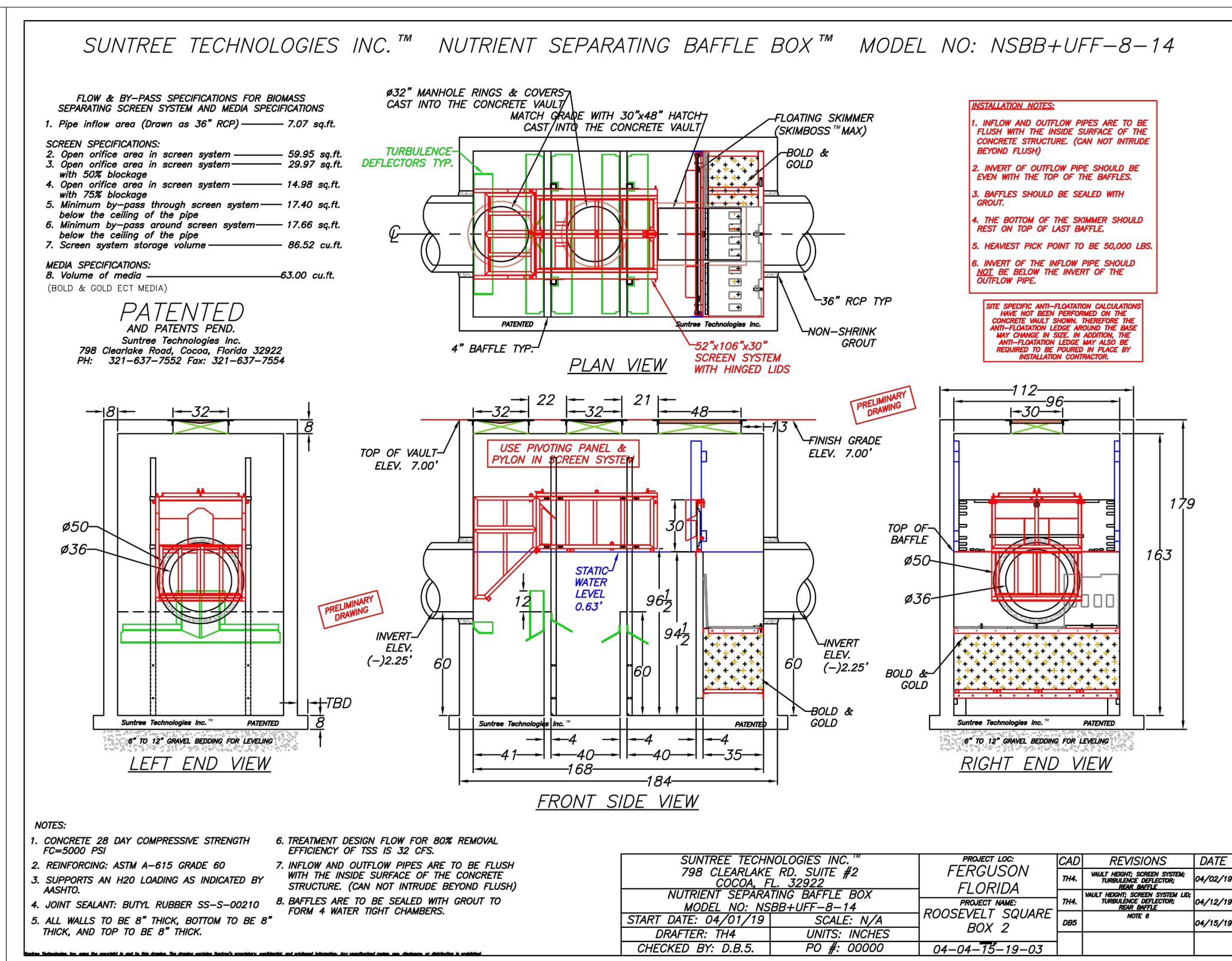
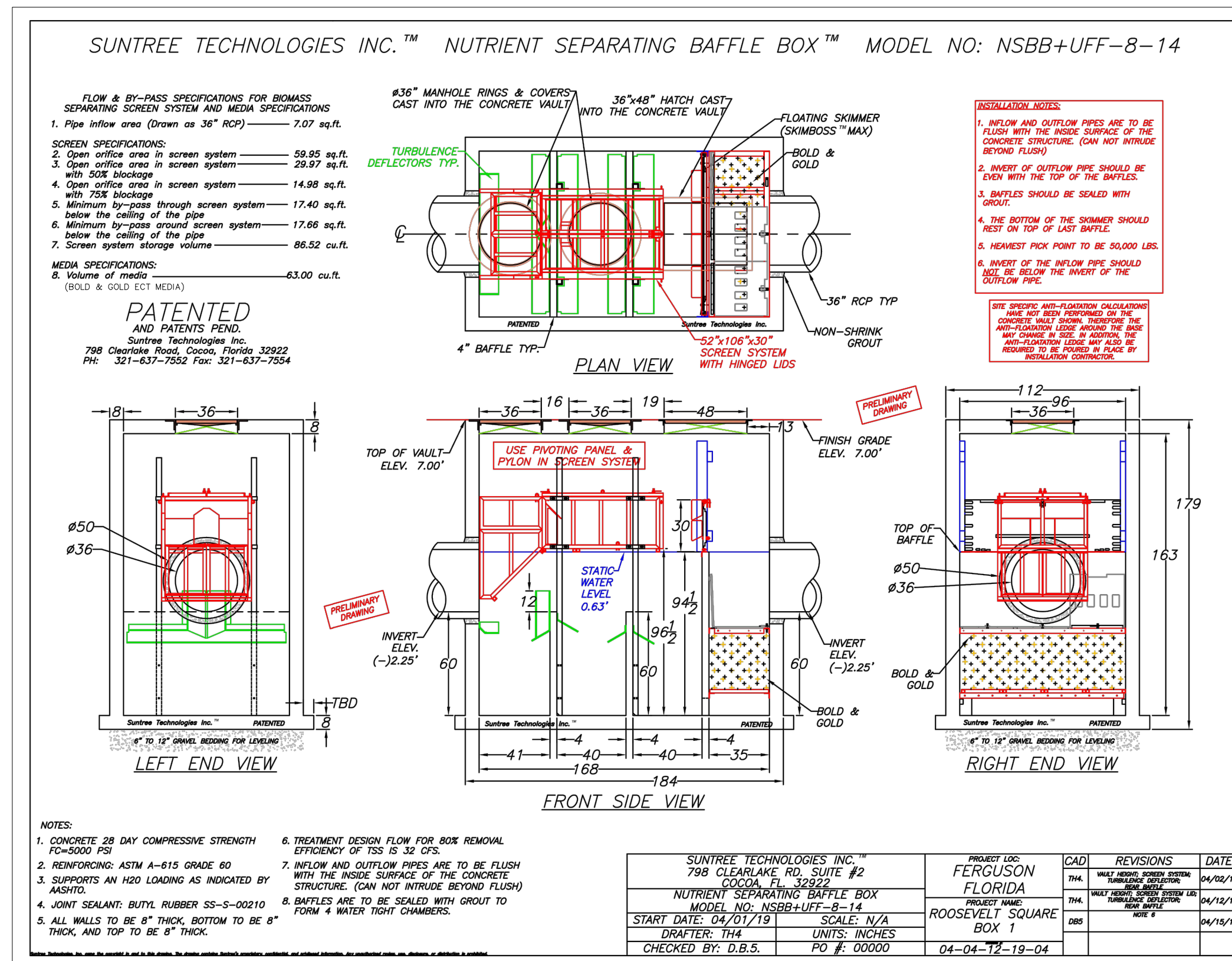
**TOPS**

NOTE: UTILIZE TYPE J BOTTOMS (F.D.O.T. INDEX No. 200) WHERE REQUIRED TO ACCOMMODATE LARGER PIPE SIZES IN ACCORDANCE WITH F.D.O.T. STANDARDS

**MARK DOWST & ASSOCIATES, INC.**  
 ENGINEERS \* PLANNERS \* SURVEYORS  
 536 N. HALIFAX AVENUE, SUITE # 100 \* DAYTONA BEACH, FLORIDA 32118 \* (386) 258-7999  
 SCALE N.T.S. DESIGNED MATT DRAWN JAY CHECKED MSD BY DATE 03-13-19

**CONSTRUCTION DETAILS**  
**ROOSEVELT SQUARE**  
**JACKSONVILLE, FLORIDA**

PROJECT NO. 1365 C29  
 1365-DET



**SURFACE WATER OR STORMWATER MANAGEMENT SYSTEM:**

The owner (ROOSEVELT SQUARE LIMITED LIABILITY PARTNERSHIP) shall maintain the stormwater management system in accordance with all permit requirements and conditions contained in applicable dredge and fill, consumptive use, surface water permits, or other applicable permits issued by the United States Army Corps of Engineers ("ACOE"), Florida Department of Environmental Protection ("FDEP"), St. Johns River Water Management District ("SJRWMD"), or City of Jacksonville, Florida. The owner (ROOSEVELT SQUARE LIMITED LIABILITY PARTNERSHIP) of the infrastructure, including but not limited to three (3) NUTRIENT SEPARATING BAFFLE BOX and Soil Absorption Media (Bold and Gold). Owner shall inspect and service NUTRIENT SEPARATING BAFFLE BOX quarterly, for the life of the system, said NUTRIENT SEPARATING BAFFLE BOX for debris and remove such debris if present. In addition, the Soil Absorption Media (Bold and Gold) inside each structure shall be replaced every 2 years, or as specified by the provider/manufacturer of said Soil Absorption Media. If Soil Absorption media (Bold and Gold) does not meet minimum specification per SJRWMD standards, such media shall be replaced per original permit at the owner's cost. Notwithstanding any provision to the contrary, the owner shall be responsible for the maintenance, operation and repair of specific portions of the Surface Water or Stormwater Management System, as more particularly set forth in the applicable permits for the construction and operation thereof. Maintenance of the Surface Water or Stormwater Management System shall mean the exercise of practices which allow the system to provide drainage, water storage, conveyance of other surface water, or Stormwater Management capabilities as permitted by the SJRWMD. Any repair or reconstruction of the Surface Water or Stormwater Management System shall be as permitted, or if modified, as approved by the SJRWMD.

REVISION		NO.	DATE	APPR.
1			4-24-19	MSD

PROJECT NO.	1365	C30
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SCALE	N.T.S.	DESIGNED: MATT JAY DRAWN: JAY CHECKED: MSD DATE: 03-13-19
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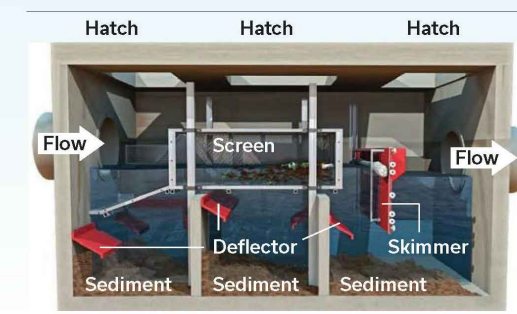
### General Information



The Nutrient Separating Baffle Box® (NSBB™) is a key component of your stormwater management program. To maintain proper operation, maintenance of these units is essential. The NSBB™ designed and manufactured by Suntree Technologies Inc.® contains patented and patent pending technologies to treat and manage stormwater.

The NSBB™ is highly effective in capturing Total Nitrogen (TN) Phosphorus (TP), Total Suspended Solids (TSS), organics, trash, oils and grease. Independent testing has shown the NSBB™ is capable of capturing up to 95% of trash, 90% of Total Suspended Solids, 20% of Nitrogen and 19% of phosphorus.

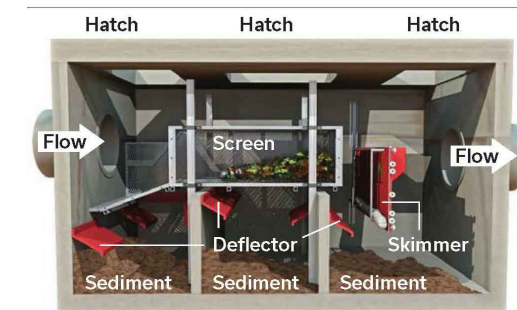
Local and State regulations may require inspections and cleanings every 90 days. Suntree Technologies, Inc.® recommends inspections be conducted four (4) times per year for optimal pollutant removal efficiency.



Nutrient rich organics and litter are captured in the screen quantity.

#### During Storm Event

- Runoff filters through the screen and skimmer leaving contaminants behind. Left over runoff evaporates over time.
- Turbulence deflectors prevent captured sediment from becoming resuspended.
- Hydrocarbons collect in front of the skimmer and are absorbed by the storm boom.



#### After Storm Event

- Nutrient pollutant load is not lost to static water and will not be flushed out during the next storm event.
- Separating organic matter from the static water prevents bacterial buildup.

Debris floats out between storm events while pollutants are stored above the static water. As a result, the system does not turn septic.

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### NSBB™ Inspection Checklist



#### Inspection Checklist and Maintenance Guidance: Nutrient Separating Baffle Box®

\* To be Completed at Time of Inspection or Maintenance.

**Owner Name:** \_\_\_\_\_  
**Location:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone:** \_\_\_\_\_  
**Date & Time:** \_\_\_\_\_  
**Site Conditions:** \_\_\_\_\_

Inspection Items	Recommended Interval	Comments
1 Access Openings	Quarterly	
2 Screen System	Quarterly	
3 Rear Skimmer	Quarterly	
4 Storm Boom	Quarterly	
5 Sediment Chambers	Quarterly	
6 Vault Condition	Quarterly	

- Inspection items are to determine accessibility into Nutrient Separating Baffle Box®.
- Inspect screen system for debris volume and broken parts.
- Inspect sediment chambers for estimated quantity.
- Inspect general condition of vault for any clogged areas.

Maintenance Items	Volume Collected	Date	Comments
1 Screen System			
2 Sediment Chambers			

- Inspection items are to determine accessibility into Nutrient Separating Baffle Box®.
- After cleaning screen system, open bottom doors and vacuum out sediment chambers. (Estimate Volume Collected)

Nutrient Separating Baffle Box® Operation and Maintenance Manual

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### NSBB™ Components



#### Component Descriptions

The Nutrient Separating Baffle Box® is a multi stage, self contained treatment system. Each subsequent component in the system protects prior stages from clogging. These stages include screening, separation and hydrocarbon absorption.

- Screening is provided by a rectangular basket system which is suspended above the static water level of the sedimentation chambers. The screening filter has a storage capacity of several cubic yards depending on the model. The primary function of the basket is to capture gross solids like trash and nutrient rich debris. The screening system contains debris and provides a dry storage state to prevent nutrient leaching and contamination of static water, causing a septic state.
- Sediment Separation is facilitated by three settling chambers each with a capacity of several cubic yards depending on the model. These chambers work to target smaller sediments and particulate metals.
- Absorption is facilitated by the hydrocarbon boom(s), that are either free floating or attached to the influent side of the skimmer. This device removes free floating and emulsified hydrocarbons from water.



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### Service Requirements and Parts



#### Minimum Equipment Requirements

The use of a vacuum truck is required for servicing of the Nutrient Separating Baffle Box®. Service crews are recommended to check all local, state and federal guidelines for servicing and disposal of any collected debris and sediments.

#### Structural Components

The structural components of the NSBB™ are designed to have a life span of several decades. Structural inspections are not required unless stipulated in guidelines set by the local municipality, state or federal agencies.

#### Replacement Parts

All interior components are designed and sized to be assembled and removed from the NSBB™ for servicing or for parts replacement. This can easily be accomplished via the access ports atop the structure.

For any replacement parts or further instructions please contact Suntree Technologies, Inc.®.

**Suntree Technologies Inc.®**  
**798 Clearlake Road, Suite 2**  
**Cocoa, Florida 32922**

**Phone:** 321.637.7552  
**Fax:** 321.637.7554  
**Web:** www.suntreetech.com  
**Email:** info@suntreetech.com

Nutrient Separating Baffle Box® Operation and Maintenance Manual

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### Servicing Summary Information



#### Service Information

Maintenance activities include the removal of captured sediments and debris. Maintenance can be performed from outside the NSBB™ through access points such as manhole covers or hatches installed in the vault surface above the sediment chambers. During maintenance, the screen system may have either SunGlide™ Sliding Doors or Hinged Doors.

These top doors open to gain access to the debris captured by the screen system. This system also has bottom doors that open to give access to the sediment collected in the settling chambers. A vacuum truck is required for debris and sediment removal. Although not every circumstance can be covered in this manual, a situation may arise where the structure needs to be entered. Servicing does not require specialized tools.

#### Service Procedure Summary

- Open the access openings (Manhole, Hatch or Grate) on the top of the Baffle Box.
- Vacuum the debris captured by the screen system to expose the sediment collection chambers.
- Open the bottom doors to the basket system to expose the sediment collection chambers. These doors have eyebolts to attach the NSBB™ tool in order to open the bottom doors which hinge off to the side.
- (Attach vacuum truck water hose to service system quick connector and engage if equipped with HydroSlide™) Vacuum each sediment chamber until they are empty.
- After cleaning the sediment chambers close the bottom screen doors of the screen system. Lower or Slide the top doors and assure they lock correctly (if equipped with SunGlide™ Lids). Vacuum each sediment chamber until they are empty.
- When all maintenance work is completed, be sure to close the access covers or hatches.

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#### Caution!

**Any Service Work done in Traffic Areas must meet all DOT Roadway Work guidelines and necessary Safety Procedures.**

#### Warning!

**All OSHA confined space requirements must be met while cleaning any of the Nutrient Separating Baffle Box® structures.**

#### Note:

**All vacuum servicing of NSBB™ components can be done with the use of any vacuum truck designed for catch basin cleaning.**

**When possible, maintenance should be performed from the surface level.**

### Screen System Maintenance



#### Screen Maintenance Procedure

The Nutrient Separating Baffle Box® Screen Basket is recommended to be inspected every six (6) months and cleaned every twelve (12) months.

- Remove all manhole covers (or open hatches or grates) to gain access to the screening basket.
- Remove all trash, litter, debris, organics and sediments captured by the screened basket either manually or with the use of a vacuum truck. The vacuum hose will not damage the screen.
- Remove vacuum hose and replace manhole covers or hatch doors / grates.
- Transport all debris, trash, litter, organics and sediments to an approved facility for disposal in accordance with local and state requirements.



Nutrient Separating Baffle Box® with trash / debris collected inside the screening system basket.

Nutrient Separating Baffle Box® Operation and Maintenance Manual

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#### Note:

**The screened basket must be cleaned before vacuuming each separation chamber.**

**The bottom of the screened basket is designed with three hinged panels that are lifted vertically to access each separation chamber.**

### Separation Chamber Maintenance



#### Separation Chamber Maintenance Procedure

The Nutrient Separating Baffle Box® Hydrodynamic Separation Chambers are recommended to be inspected every six (6) months and cleaned every twelve (12) months.

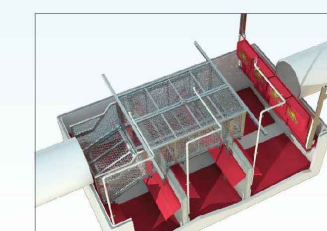
- Remove all manhole covers (or open hatches or grates) to gain access to the separation chambers.
- Lower vacuum truck hose into the first separation chamber through the screening basket closest to the inflow pipe. Pressure washing may be needed to remove compacted sediments. (If not equipped with the HydroSlide™ system)
- Repeat this process in each separation chamber.
- Remove vacuum hose and lower hinged panels of screening basket back to a horizontal position.



Open lower screen panels to remove sediments via vacuum.

#### Separation Chamber Service with HydroSlide™

- Remove all manhole covers (or open hatches or grates) to gain access to the separation chambers.
- Lower vacuum truck hose through the screening basket and into the first separation chamber, closest to the inflow pipe.
- Attach the vacuum truck water supply hose onto the HydroSlide™ service system quick connector.
- Start the HydroSlide™ service system using the vacuum truck hose while operating the vacuum line. Debris will be quickly and easily flushed toward the vacuum line and removed. Repeat for each chamber.
- Remove vacuum line and disconnect truck water supply hose. Repeat steps 3 - 5 for each chamber.
- Remove vacuum hose and close the bottom screen system doors. Lower / Slide (if equipped with SunGlide™ Lids) and lock top screen doors.



HydroSlide™ system installed into each separation chamber.



HydroSlide™ quick connector with vacuum truck water supply hose attached for sediment removal.

Nutrient Separating Baffle Box® Operation and Maintenance Manual

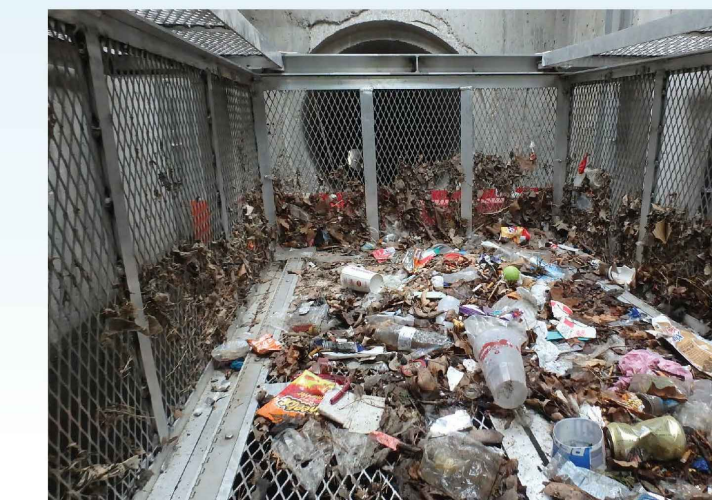
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### Post Servicing Protocol



After completing inspection or maintenance, the service operator should prepare a record of service. The record should include maintenance activities performed, amount and description of debris collected and system condition.

- The owner will retain the service / inspection record for a minimum of five (5) years from the date of maintenance, or in accordance to specified EPA / DEP requirements.
- All records should be made available to the governing municipalities for inspection upon request at any time.
- Transport all debris, trash, litter, organics and sediments to an approved facility for disposal in accordance with local and state requirements.

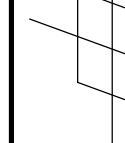


Nutrient Separating Baffle Box® with collected trash, organics and debris inside the screened basket system ready for disposal.

Nutrient Separating Baffle Box® Operation and Maintenance Manual

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SCALE N.T.S. DESIGNED MATT CHECKED JAY DRAWN BY DATE 03-13-19

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ROOSEVELT SQUARE

JACKSONVILLE, FLORIDA

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