





**MAP SHOWING BOUNDARY, TREE AND TOPOGRAPHIC SURVEY OF:**

**LEGAL DESCRIPTION**

LOT 20, BLOCK 1, ACCORDING TO THE PLAT OF CEDAR SHORES UNIT 3, AS RECORDED IN PLAT BOOK 24, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PORTIONS:

**EXCEPTION (1)**

FOR A POINT OF BEGINNING, COMMENCE AT THE MOST SOUTHERLY CORNER OF SAID LOT 20, BLOCK 1 AND RUN N. 08°39'13" W., A DISTANCE OF 27.46 FEET; THENCE N. 12°11'19" E., A DISTANCE OF 32.72 FEET; THENCE N. 58°34'53" E., A DISTANCE OF 31.97 FEET TO THE EASTERLY LINE OF SAID LOT 20, BLOCK 1 CEDAR SHORES UNIT 3; THENCE S. 21°38'00" W., ALONG SAID EASTERLY LINE, A DISTANCE OF 81.54 FEET TO THE POINT OF BEGINNING.

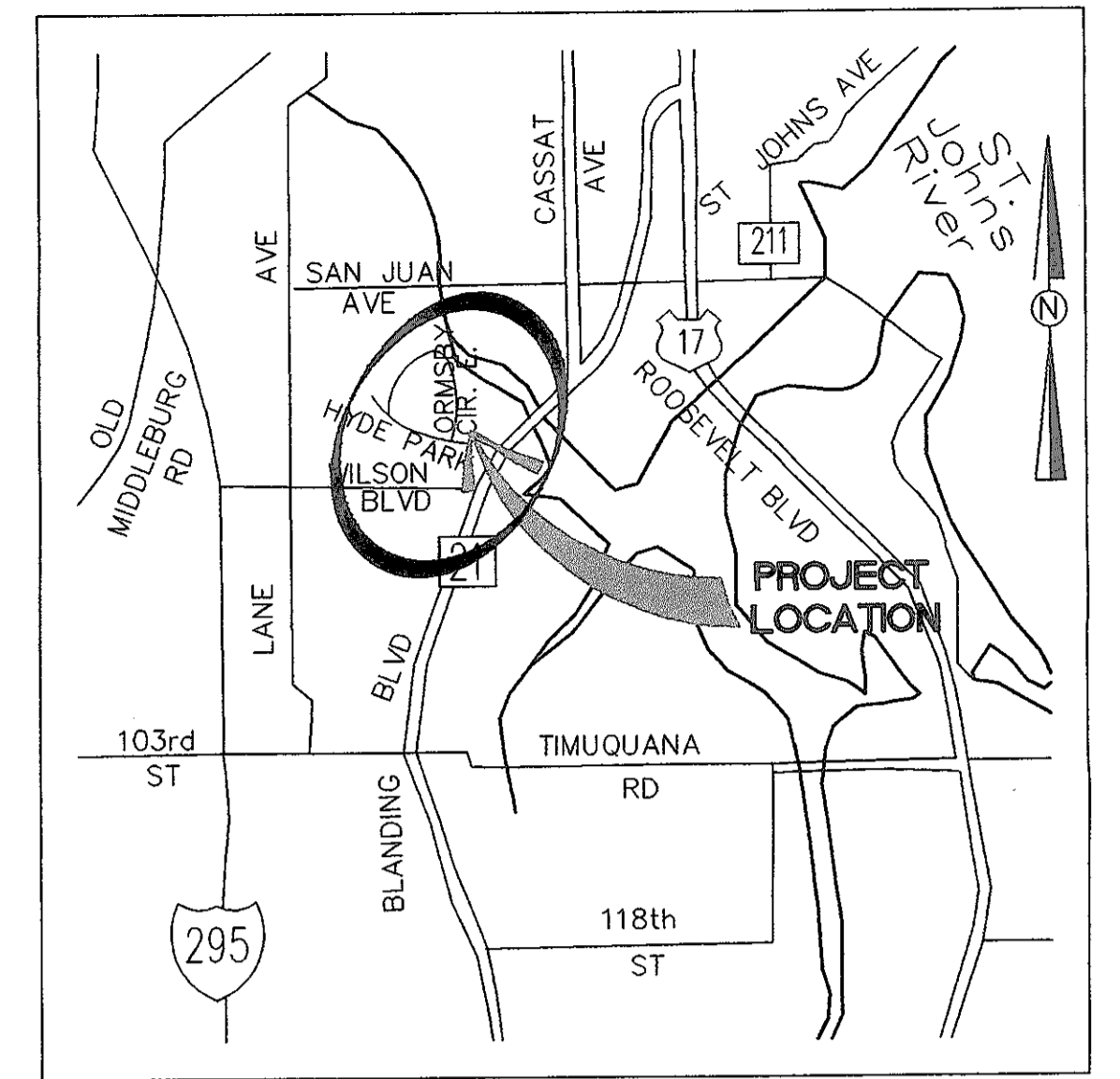
CONTAINING 943.27 SQUARE FEET MORE OR LESS.

**EXCEPTION (2)**

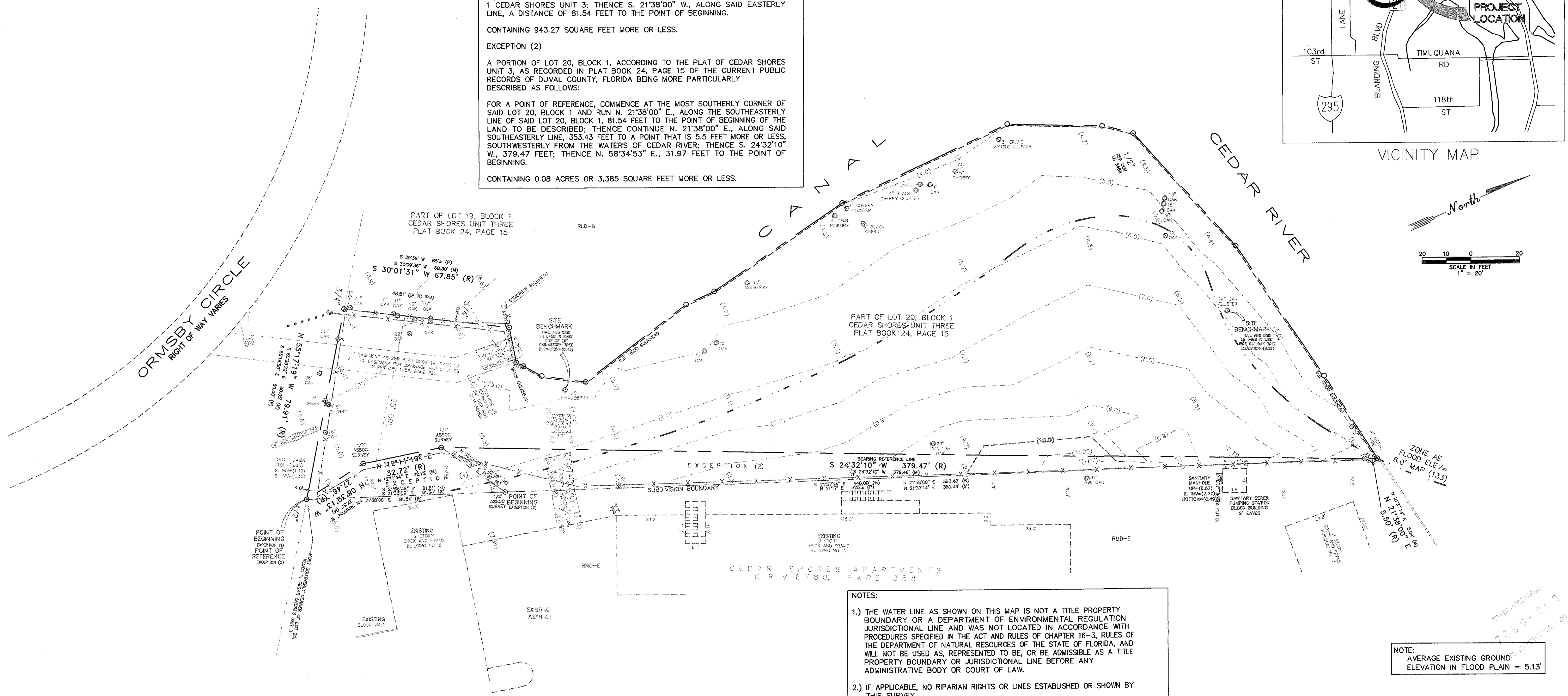
A PORTION OF LOT 20, BLOCK 1, ACCORDING TO THE PLAT OF CEDAR SHORES UNIT 3, AS RECORDED IN PLAT BOOK 24, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST SOUTHERLY CORNER OF SAID LOT 20, BLOCK 1 AND RUN N. 21°38'00" E., ALONG THE SOUTHEASTERLY LINE OF SAID LOT 20, BLOCK 1, 81.54 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE CONTINUE N. 21°38'00" E., ALONG SAID SOUTHEASTERLY LINE, 353.43 FEET TO A POINT THAT IS 5.5 FEET MORE OR LESS, SOUTHWESTERLY FROM THE WATERS OF CEDAR RIVER; THENCE S. 24°32'10" W., 379.47 FEET; THENCE N. 58°34'53" E., 31.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.08 ACRES OR 3,385 SQUARE FEET MORE OR LESS.



VICINITY MAP



- NOTES:**
- 1.) THE WATER LINE AS SHOWN ON THIS MAP IS NOT A TITLE PROPERTY BOUNDARY OR A DEPARTMENT OF ENVIRONMENTAL REGULATION JURISDICTIONAL LINE AND WAS NOT LOCATED IN ACCORDANCE WITH PROCEDURES SPECIFIED IN THE ACT AND RULES OF CHAPTER 16-3, RULES OF THE DEPARTMENT OF NATURAL RESOURCES OF THE STATE OF FLORIDA, AND WILL NOT BE USED AS, REPRESENTED TO BE, OR BE ADMISSIBLE AS A TITLE PROPERTY BOUNDARY OR JURISDICTIONAL LINE BEFORE ANY ADMINISTRATIVE BODY OR COURT OF LAW.
  - 2.) IF APPLICABLE, NO RIPARIAN RIGHTS OR LINES ESTABLISHED OR SHOWN BY THIS SURVEY.
  - 3.) NO UNDERGROUND UTILITY INFORMATION SHOWN HEREON EXCEPT AS NOTED, NO ATTEMPT WAS MADE BY THIS SURVEYOR TO LOCATE OR VERIFY ANY OTHER UNDERGROUND UTILITIES, PIPES, WIRES OR STRUCTURES, ETC.
  - 2.) BEFORE DIGGING IN THE AREA SHOWN HEREON USE CAUTION. CALL SUNSHINE, ONE AT 1-800-432-4770 FOR LOCATION OF MOST UNDER GROUND UTILITIES.
  - 3.) THE SURFACE FEATURES SHOWN HEREON REFLECT CONDITIONS AS THEY EXISTED ON THE DATE SHOWN HEREON AND CAN ONLY BE CONSIDERED INDICATIVE OF CONDITIONS AS THEY EXISTED AT THAT TIME.
  - 4.) NO SPRINKLER SYSTEMS, IF ANY, ARE LOCATED BY THIS SURVEY.
  - 5.) CONTROL BENCHMARK IS A NAIL IN WOOD UTILITY POLE NEAR THE SOUTHWEST CORNER OF LOT 16, BLOCK 1, CEDAR SHORES UNIT THREE, AS RECORDED IN PLAT BOOK 24, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. THE ELEVATION IS POSTED AS (9.02). THE ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO N.G.V.D.1929 DATUM. ELEVATIONS ARE SHOWN THUS (12.85), AND ARE IN FEET. THE "X" MARKS THE SPOT OF ELEVATION AND THE TEXT IS PLACED AS CLOSE AS POSSIBLE TO MAINTAIN READABILITY.
  - 6.) THE TREES, IF ANY, SHOWN HEREON WERE LOCATED AS PER THE CURRENT CITY TREE ORDINANCE AS OF THE DATE OF THIS SURVEY.

NOTE:  
AVERAGE EXISTING GROUND  
ELEVATION IN FLOOD PLAIN = 5.13'

**ASSOCIATED SURVEYORS INC.**  
LAND & ENGINEERING SURVEYS  
3948 BLANDING BOULEVARD  
JACKSONVILLE, FLORIDA 32210  
904-771-6468  
CERTIFICATE OF AUTHORIZATION NO. LB 0005498

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 61G17-6, FLORIDA ADMINISTRATION CODE, CHAPTER 472, F.S.

BY: CHARLES B. HATCHER FLORIDA CERTIFICATE NO. 3771  
CHARLES L. STARLING FLORIDA CERTIFICATE NO. 4579  
RAYMOND J. SCHAEFER FLORIDA CERTIFICATE NO. 6132

JOB NO. 31141 DATE 9-03-2002  
SCALE: 1" = 20' DRAFTER C.L.S.

- GENERAL NOTES:**
1. BEARINGS ARE BASED ON THE STATE PLANE SYSTEM.
  2. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE AS BEST DETERMINED FROM FEMA FLOOD MAPS PANEL NO. 17-5480-D.
  3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES IF ANY, NOT DESIGNATED.
  4. JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.
  5. THIS SURVEY BASED ON LEGAL DESCRIPTIONS FURNISHED. THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLE, COVENANTS, RESTRICTIONS, CLOSURES, TACKLING OR OBSTRUCTIONS, ETC. THERE COULD BE OTHER MATTERS OF RECORD THAT AFFECT THIS PARCEL.
  6. UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.
- LEGEND/ABBREVIATIONS**
- = GUY ANCHOR
  - = SET IRON PIPE OR REBAR MARKED
  - = FOUND IRON PIN OR PIPE
  - = FOUND CONCRETE MONUMENT
  - x = CROSS CUT OR DRILL HOLE
  - P.C.C. = POINT OF CURVATURE
  - B.R.L. = BUILDING RESTRICTION LINE
  - (ORB) = OFFICIAL RECORDS BOOK
  - (ORV) = OFFICIAL RECORDS VOLUME
  - J.E.A. = JACKSONVILLE ELECTRIC AUTHORITY
  - (R) = RECORD
  - (M) = MEASURED
  - (2) = PLAT BOOK
  - L = ARC LENGTH
  - R = RADIUS
  - R/W = RIGHT OF WAY
  - W-F = WIRE FENCE
  - W = WATER
  - M = METER
  - CONC. = CONCRETE
  - WELL
  - STREET LIGHT
  - OVERHEAD UTILITIES

**T3 Engineering Inc.**  
Site Design & Civil Engineering & Land Planning & Site Feasibility  
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CERTIFICATE OF AUTHORIZATION NUMBER: 28699

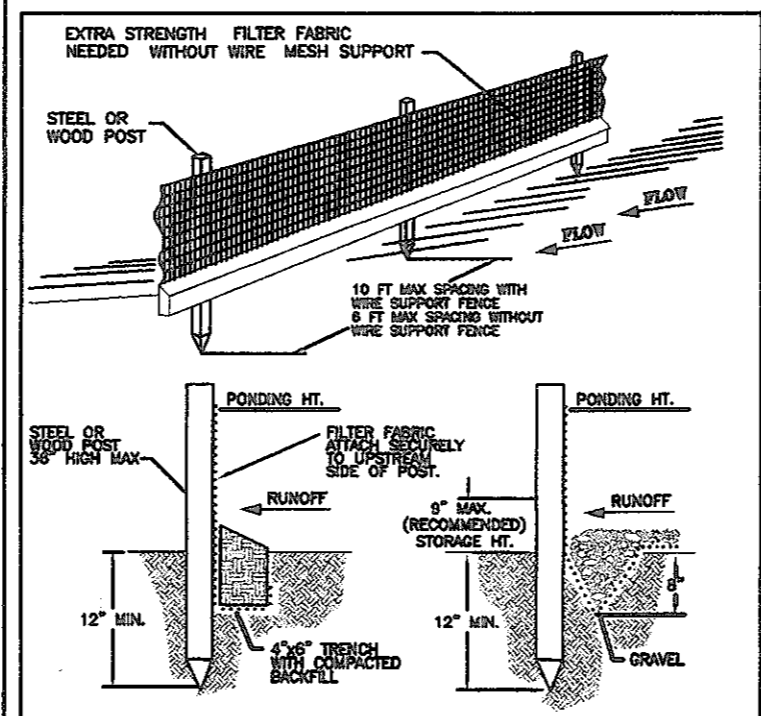
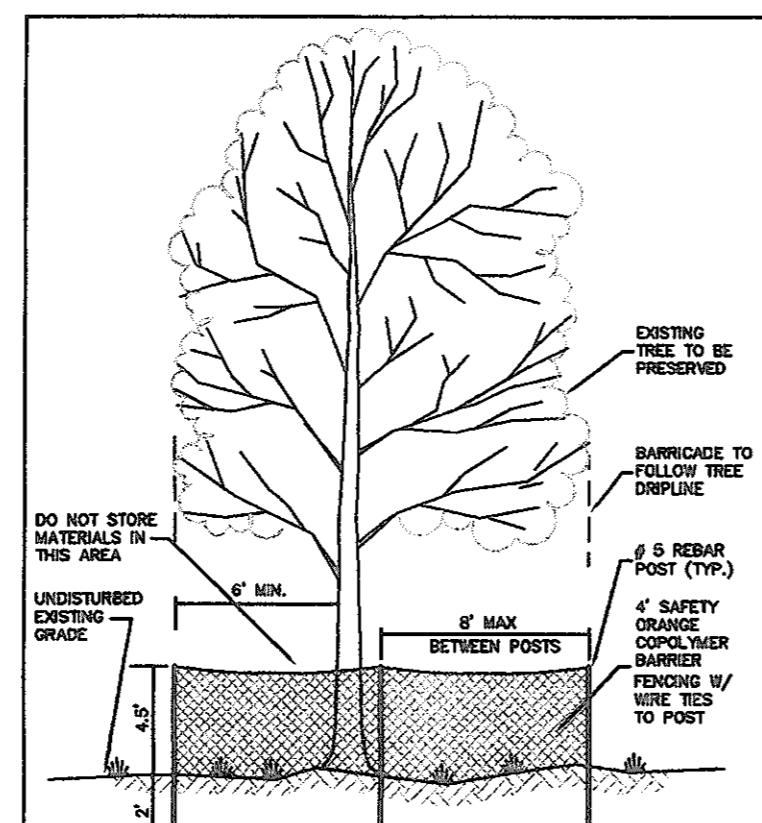
**EXISTING CONDITIONS PLAN**

**FONDRY CONDOMINIUMS**  
NORTH SIDE OF ORMSBY CIRCLE EAST AND NORTH OF HYDE GROVE AVENUE  
DUVAL COUNTY, JACKSONVILLE, FLORIDA

By	
Revisions	
No.	
City Review	COMMENTS 4-26-06

Date: 8-30-05  
Scale: 1" = 20'  
Drawn: T3  
Checked By:  
Job: 5032  
Sheet: C3

SILT FENCE DETAILS



**SILT FENCE NOTES:**

**CONSTRUCTION SPECIFICATIONS**

THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 30 INCHES. STORAGE HEIGHT SHALL NEVER EXCEED 1/2 THE FENCE HEIGHT. THE FENCE LINE SHALL FOLLOW THE CENTERLINE AS CLOSELY AS POSSIBLE. IF POSSIBLE, THE FILTER FABRIC SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SEALED ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.

POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND GROUNDLINE OF 2 INCHES. WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET. TURN THE ENDS OF THE FENCE UPWARD.

A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.

WHEN STANDARD-STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG. THE WIRE OR RIVET SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 30 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

THE STANDARD-STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIED TO THE FENCE, AND 6 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 30 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.

WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIED DIRECTLY TO THE POSTS.

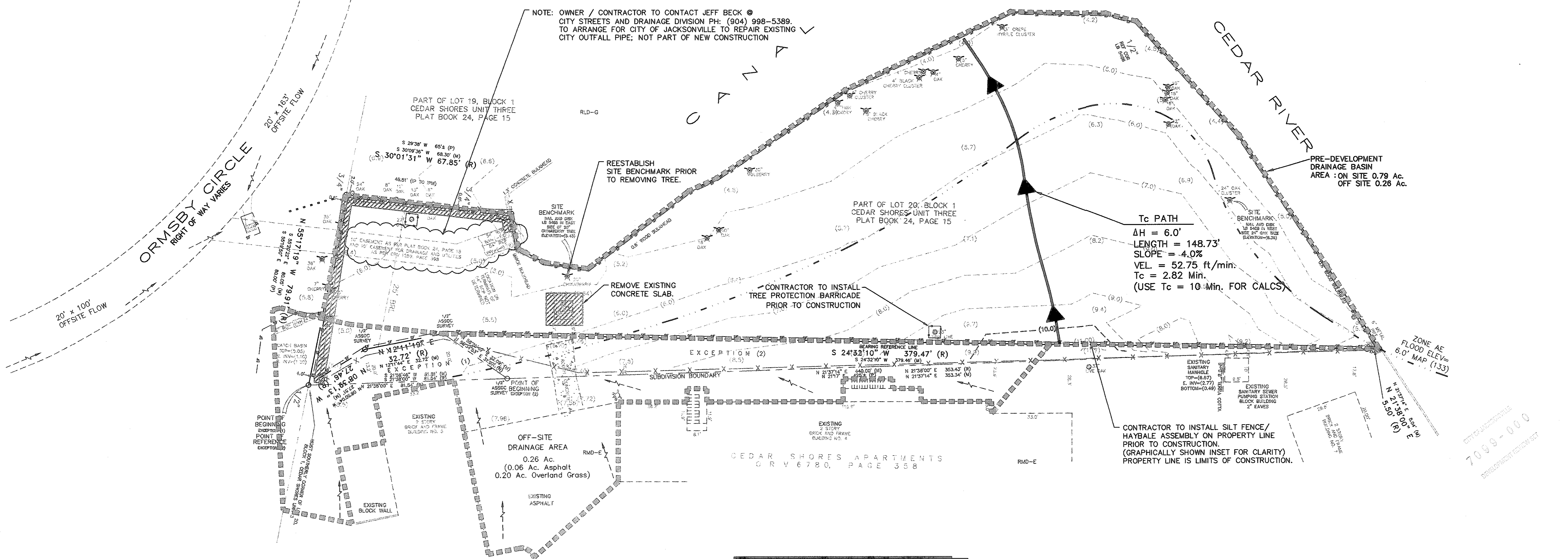
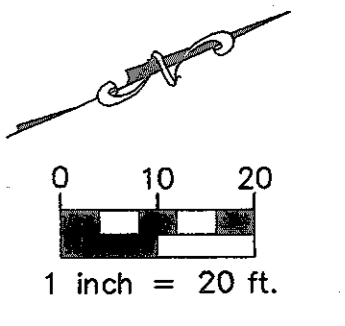
THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE TOE OF THE FILTER FABRIC.

SILT FENCES PLACED AT THE TOE OF A SLOPE SHALL BE SET AT LEAST 6 FEET FROM THE TOE IN ORDER TO INCREASE POSITIVE VOLUME.

SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED, AND ANY SEDIMENT STORED BEHIND THE SILT FENCE HAS BEEN REMOVED.

INSPECTION AND MAINTENANCE

SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED WEEKLY AND AFTER EACH SIGNIFICANT STORM (7" IN GALE). ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 HEIGHT OF THE FENCE OR 8 INCHES MAXIMUM. THE REMOVED SEDIMENT SHALL VEGETATE OR OTHERWISE STABILIZED.



**SITE SPECIFIC NOTES: DURING CONSTRUCTION,**  
 OWNER TO RETAIN STRUCTURAL P.E. TO PERFORM CONSTRUCTION OBSERVATION REGARDING TECHNIQUES AND PROCEDURE FOR OPERATING CONSTRUCTION EQUIPMENT IN THE VICINITY OF THE BULKHEAD. THESE CIVIL PLANS DO NOT ADDRESS THE STRUCTURAL INTEGRITY OF THE BULKHEAD. OWNER/CONTRACTOR TO CONSULT WITH FLA. REGISTERED STRUCTURAL ENGINEER TO SUPERVISE CONNECTION OF PROPOSED DRAINAGE SYSTEM TO EXISTING BULKHEAD.

LINE LEGEND	SYMBOL LEGEND
--- PROPERTY LINE	☒ TREE TO BE REMOVED
--- TREE PROTECTION BARRICADE	○ TREE TO BE PROTECTED
--- SILT FENCE HAYBALE ASSEMBLY	▨ AREA TO BE REMOVED
--- EXISTING CONCRETE POSTS	

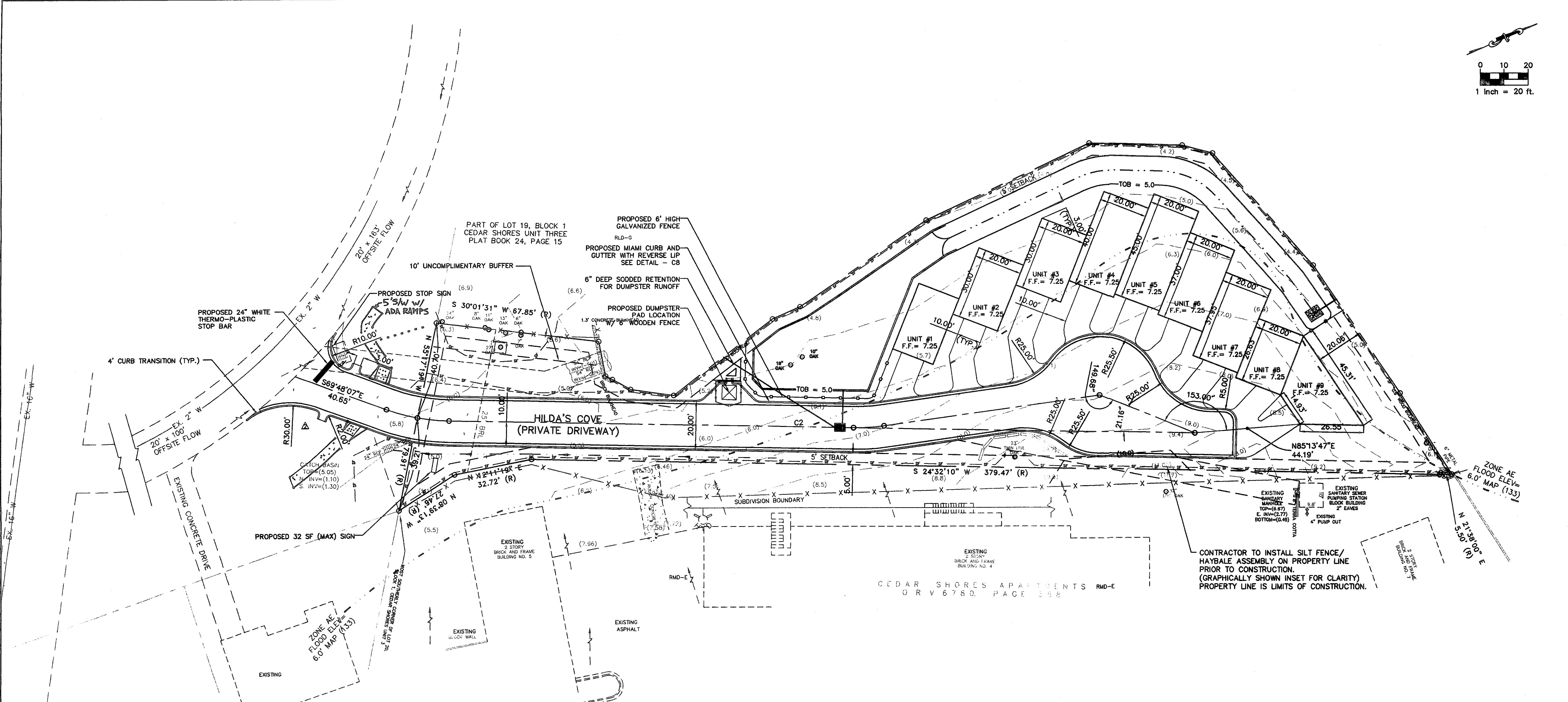
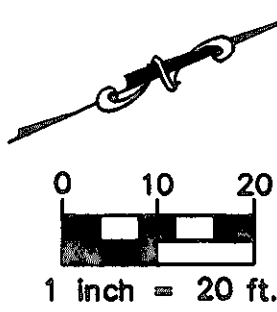
**T3 Engineering Inc.**  
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 CERTIFICATE OF AUTHORIZATION NUMBER: 28809

**FONDRY CONDOMINIUMS**  
 NORTH SIDE OF ORMSBY CIRCLE EAST AND NORTH OF HYDE GROVE AVENUE  
 DUVAL COUNTY, JACKSONVILLE, FLORIDA

**DEMOLITION, EROSION CONTROL, PRE-DEVELOPMENT DRAINAGE AND TREE PROTECTION PLAN**

By: \_\_\_\_\_  
 Revisions: \_\_\_\_\_  
 No. \_\_\_\_\_  
 City REVIEW COMMENTS: 4-28-06

Date: **8-30-05**  
 Scale: **1" = 20'**  
 Drawn: **T3**  
 Checked By: \_\_\_\_\_  
 Job: **5032**  
 Sheet: **C4**



NOTE: CONTRACTOR TO CONTACT THE CONSTRUCTION MANAGEMENT OFFICE WEST AREA @ (904) 387-8841, A MINIMUM OF 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

PROPOSED SITE STATS			
	SQ. FT.	ACRE	PERCENT OF SITE
TOTAL	34,793	0.79	100.00 %
BUILDING	6,129	0.14	17.61 %
PAVEMENT	8,662	0.20	24.90 %
TOTAL PROPOSED IMPERVIOUS	14,791	0.34	42.51 %
GREEN AREA INCLUDES A 4,699 SF. SWMP	20,002	0.45	57.48 %

PARKING STATISTICS		
CONDOMINIUMS: 2 SPACES REQUIRED PER CONDOMINIUM		
9 CONDOMINIUMS x 2 SPACES PER UNIT = 18 SPACES		
TOTAL REQUIRED :	18 SPACES REQUIRED	
9 GARAGE SPACES		
9 DRIVEWAY SPACES		
TOTAL PARKING SPACES PROVIDED:	18	

LINE LEGEND	
	PROPERTY LINE
	EXISTING LOT LINES
	EXISTING EDGE OF PAVEMENT
	EXISTING CURB
	EXISTING CENTER LINE
	EXISTING SIDEWALK
	TEMPORARY SILT BARRIER
	EXISTING ADJACENT PROPERTY LINE
	EXISTING WOOD POWER POLE
	BENCHMARK

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD LGTH.
C1	13.34	80.00	9°33'14"	6.69	S84°08'54"E	13.32
C2	12.79	80.00	9°09'37"	6.41	N86°29'41"E	12.78

LINE TABLE		
LINE	LENGTH	BEARING
L1	169.01	S88°55'31"E
L2	90.95	N81°54'52"E
L3	42.94	S67°45'58"E
L4	142.58	N88°55'31"W

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 Site Design & Civil Engineering/Lead Planning & Site Feasibility  
 CERTIFICATE OF AUTHORIZATION NUMBER: 28260

By	Revisions
	CITY REVIEW COMMENTS 4-26-06
	CITY REVIEW COMMENTS 10-26-06

**GEOMETRY PLAN**

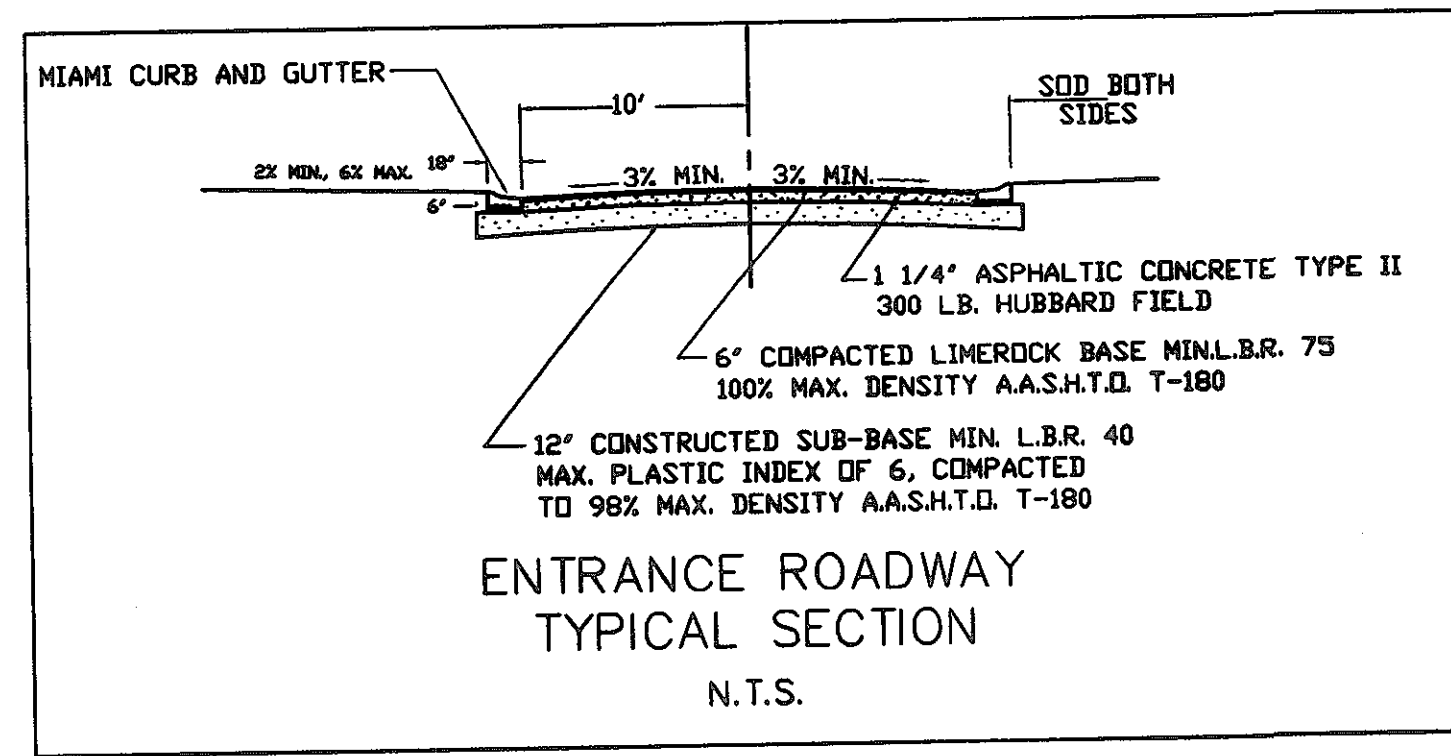
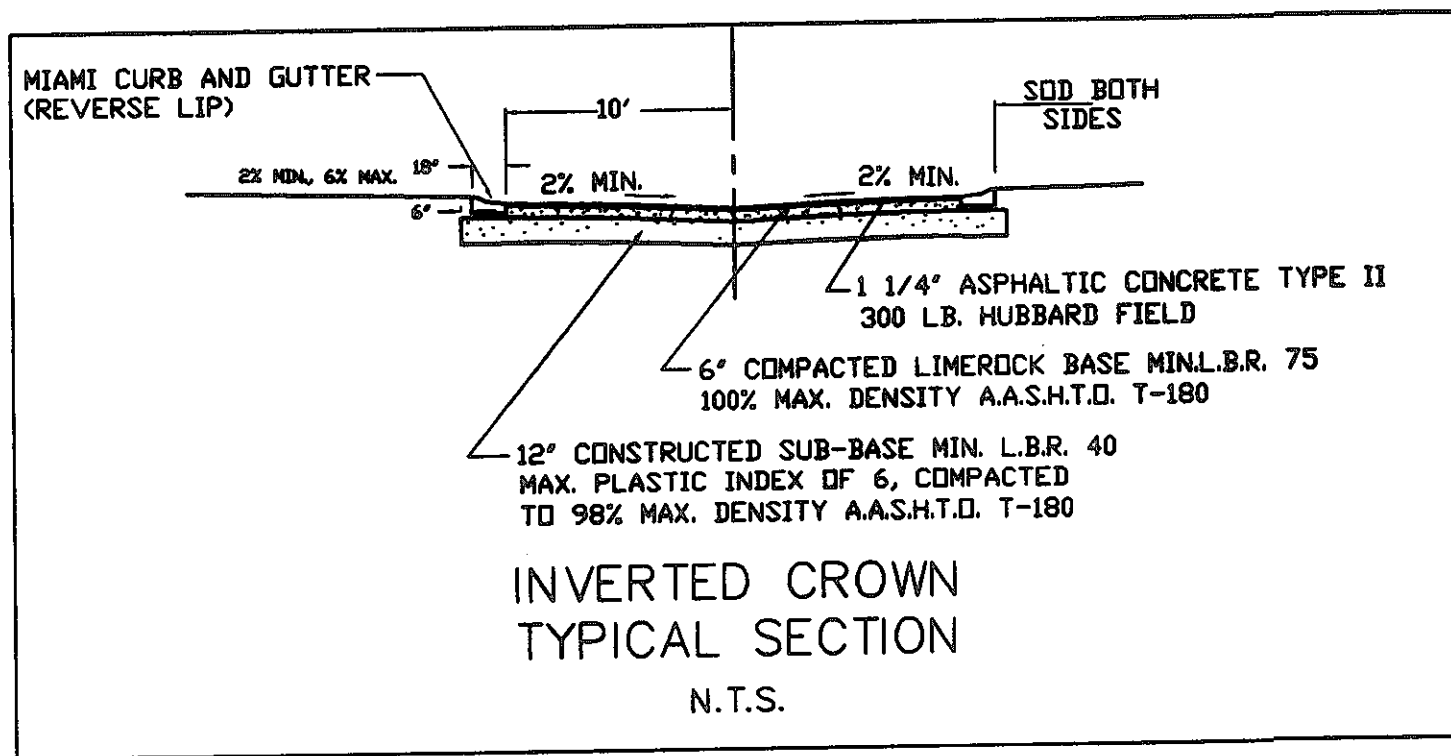
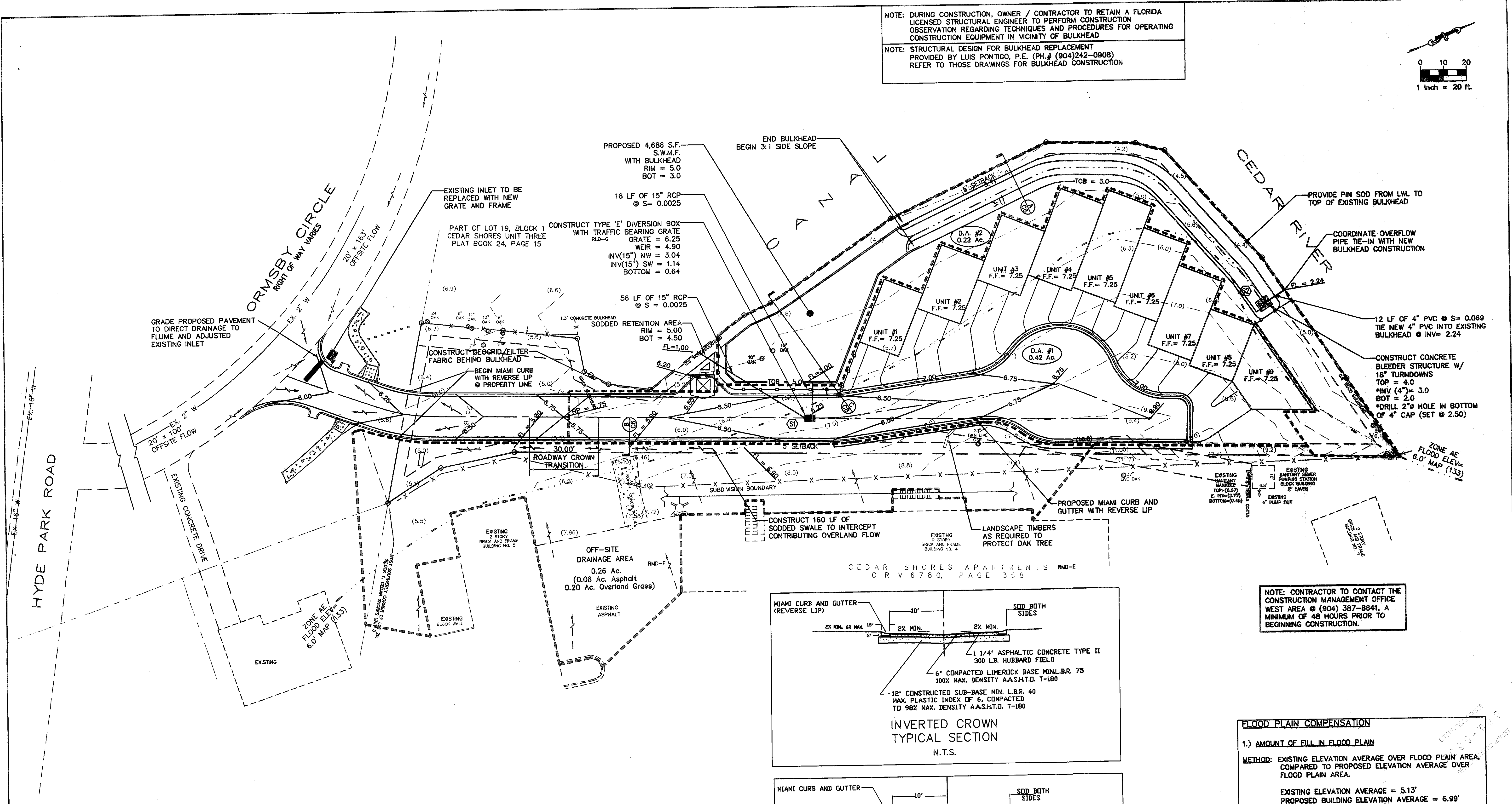
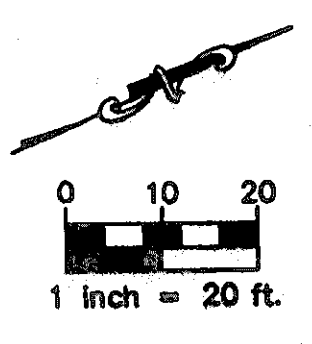
**FONDRY CONDOMINIUMS**  
 NORTH SIDE OF ORMSBY CIRCLE EAST AND NORTH OF HYDE GROVE AVENUE  
 DUVAL COUNTY, JACKSONVILLE, FLORIDA

No.	Δ	Δ	Δ	Δ
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Date **8-30-06**  
 Scale **1" = 20'**  
 Drawn **JCW**  
 Checked By  
 Job **5032**  
 Sheet **C5**

NOTE: DURING CONSTRUCTION, OWNER / CONTRACTOR TO RETAIN A FLORIDA LICENSED STRUCTURAL ENGINEER TO PERFORM CONSTRUCTION OBSERVATION REGARDING TECHNIQUES AND PROCEDURES FOR OPERATING CONSTRUCTION EQUIPMENT IN VICINITY OF BULKHEAD

NOTE: STRUCTURAL DESIGN FOR BULKHEAD REPLACEMENT PROVIDED BY LUIS PONTIGO, P.E. (PH.# (904)242-0908) REFER TO THOSE DRAWINGS FOR BULKHEAD CONSTRUCTION



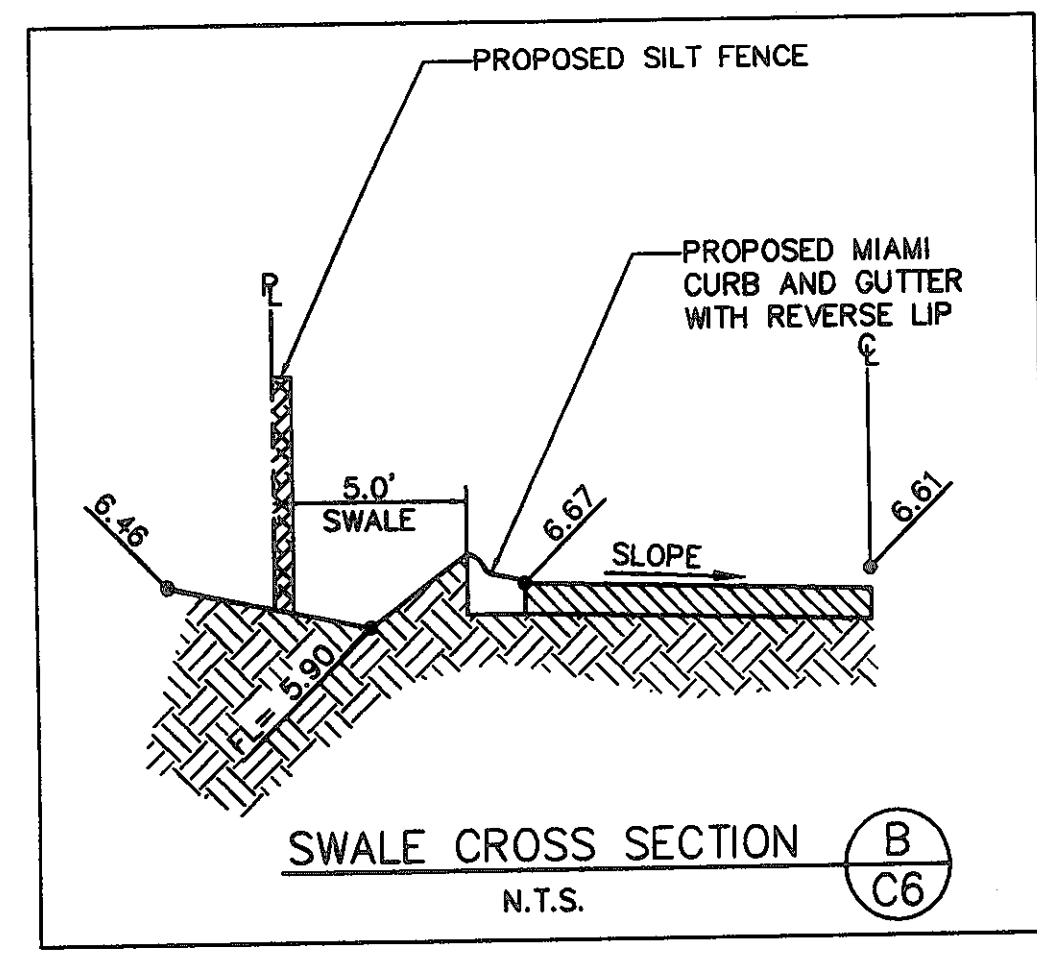
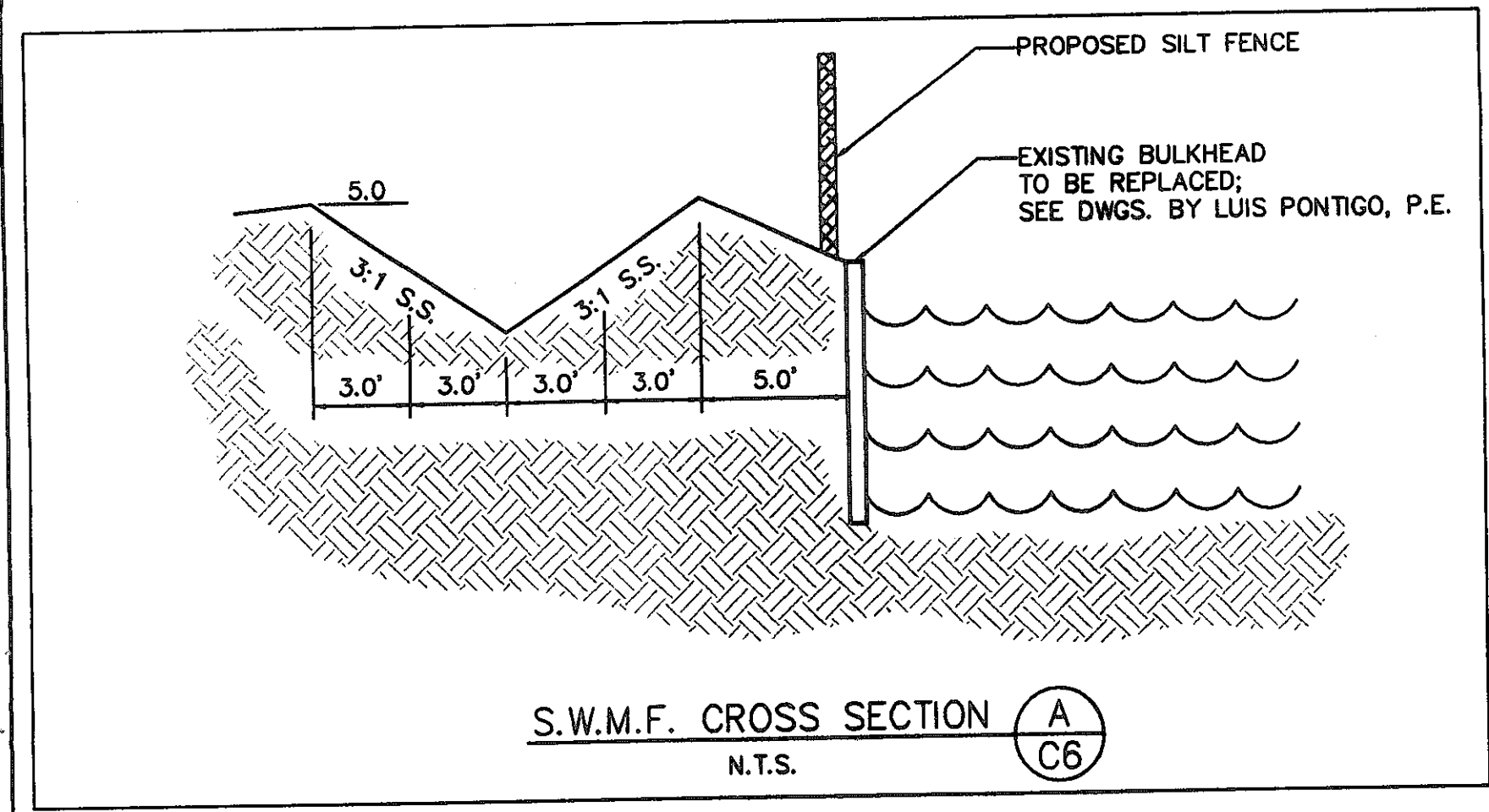
NOTE: CONTRACTOR TO CONTACT THE CONSTRUCTION MANAGEMENT OFFICE WEST AREA @ (904) 387-8841. A MINIMUM OF 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

**FLOOD PLAIN COMPENSATION**

1.) AMOUNT OF FILL IN FLOOD PLAIN  
 METHOD: EXISTING ELEVATION AVERAGE OVER FLOOD PLAIN AREA, COMPARED TO PROPOSED ELEVATION AVERAGE OVER FLOOD PLAIN AREA.  
 EXISTING ELEVATION AVERAGE = 5.13'  
 PROPOSED BUILDING ELEVATION AVERAGE = 6.99'  
 PROPOSED ROAD ELEVATION AVERAGE = 6.50'

2.) AMOUNT OF CUT IN FLOOD PLAIN  
 METHOD: CALCULATE AMOUNT OF CUT IN FLOOD PLAIN  
 PROPOSED EXCAVATION S.W.M.F. = 1.13 Ac/Ft  
 PROPOSED EXCAVATION SWALE = .059 Ac/Ft

CUT IN FLOOD PLAIN (1.13) EXCEEDS FILL (.262) IN FLOOD PLAIN BY 0.927 Ac/Ft; THEREFORE, FLOOD PLAIN FILL IS COMPENSATED



**DRAINAGE STRUCTURE TABLE**

STRUCT. No.	PLATE / TYPE	GRATE/TOP	INVERT(S)
S1	TYPE "E" DIVERSION BOX W/ TRAFFIC BEARING GRATE	6.25	INV (15") NORTH SIDE OF BOX = 3.04 INV (15") SOUTH SIDE OF BOX = 1.14
S2	CONCRETE BLEEDER STRUCTURE	4.00	INV (4") N = 3.00 DRILL 2" HOLE IN BOTTOM OF 4" CAP (SET @ 2.50)

**PROPOSED SITE STATS**

	SQ. FT.	ACRE	PERCENT OF SITE
TOTAL	34,793	0.79	100.00 %
BUILDING	6,129	0.14	17.61 %
PAVEMENT	8,662	0.20	24.90 %
TOTAL PROPOSED IMPERVIOUS	14,791	0.34	42.51 %
GREEN AREA INCLUDED A 4,508 SF SWMF	20,002	0.45	57.48 %

By: [Signature]

Revisions: [Table]

CITY REVIEW COMMENTS 4-26-06

CITY REVIEW COMMENTS 10-26-06

**FONDRY CONDOMINIUMS**

NORTH SIDE OF ORMSBY CIRCLE EAST AND NORTH OF HYDE GROVE AVENUE  
 DUAL COUNTY, JACKSONVILLE, FLORIDA

**GRADING AND DRAINAGE PLAN**

Date: 8-30-05

Scale: 1" = 20'

Drawn: JCW

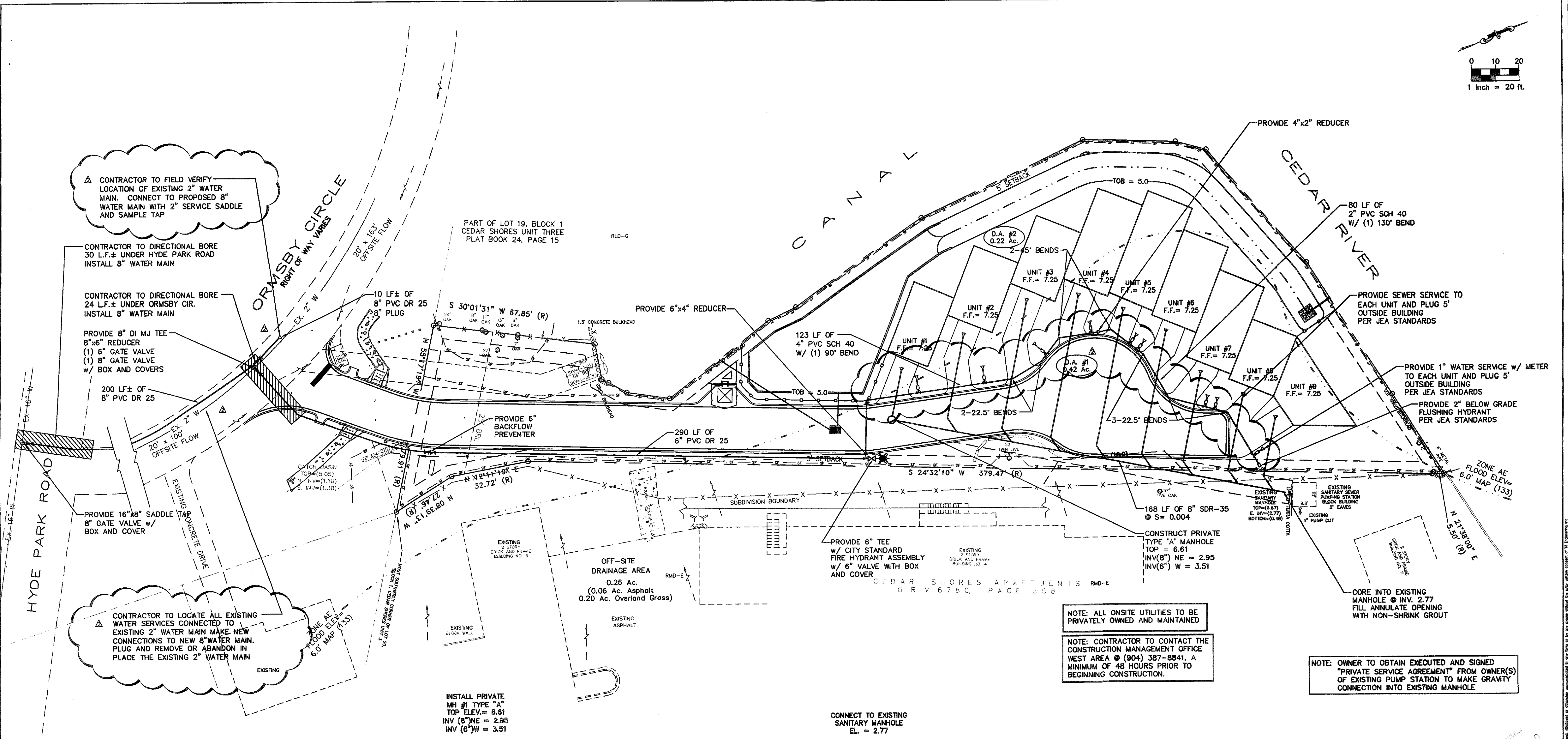
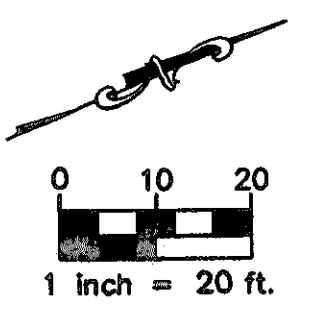
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Job: 5032

Sheet: C6

**T3Engineering Inc.**

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 Site Design • Civil Engineering • Land Planning • Site Feasibility  
 CERTIFICATE OF AUTHORIZATION NUMBER: 28609



CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING 2" WATER MAIN. CONNECT TO PROPOSED 8" WATER MAIN WITH 2" SERVICE SADDLE AND SAMPLE TAP

CONTRACTOR TO DIRECTIONAL BORE 30 LF ± UNDER HYDE PARK ROAD. INSTALL 8" WATER MAIN

CONTRACTOR TO DIRECTIONAL BORE 24 LF ± UNDER ORMSBY CIR. INSTALL 8" WATER MAIN

PROVIDE 8" DI MJ TEE 8"x6" REDUCER (1) 6" GATE VALVE (1) 8" GATE VALVE w/ BOX AND COVERS

200 LF ± OF 8" PVC DR 25

PROVIDE 16"x8" SADDLE 8" GATE VALVE w/ BOX AND COVER

CONTRACTOR TO LOCATE ALL EXISTING WATER SERVICES CONNECTED TO EXISTING 2" WATER MAIN. MAKE NEW CONNECTIONS TO NEW 8" WATER MAIN. PLUG AND REMOVE OR ABANDON IN PLACE THE EXISTING 2" WATER MAIN

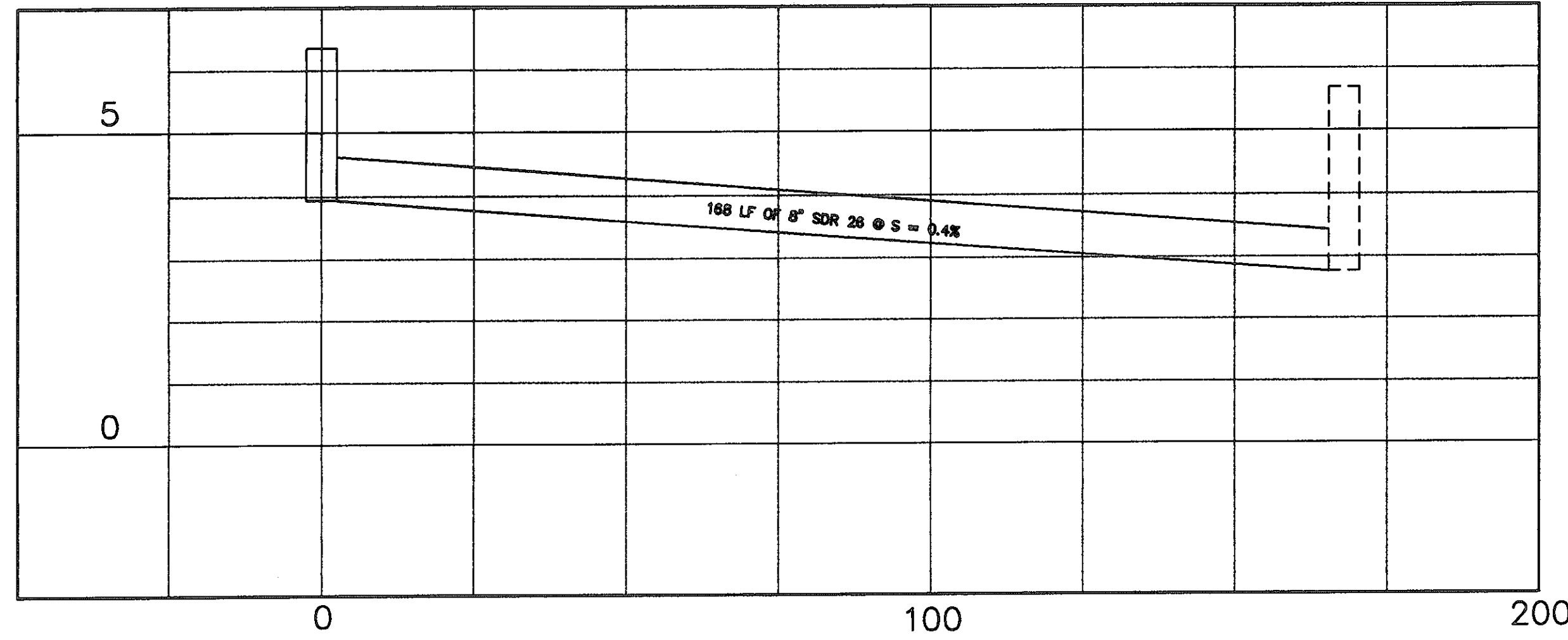
INSTALL PRIVATE MH #1 TYPE "A" TOP ELEV. = 6.61 INV (6") NE = 2.95 INV (6") W = 3.51

CONNECT TO EXISTING SANITARY MANHOLE EL. = 2.77

NOTE: ALL ONSITE UTILITIES TO BE PRIVATELY OWNED AND MAINTAINED

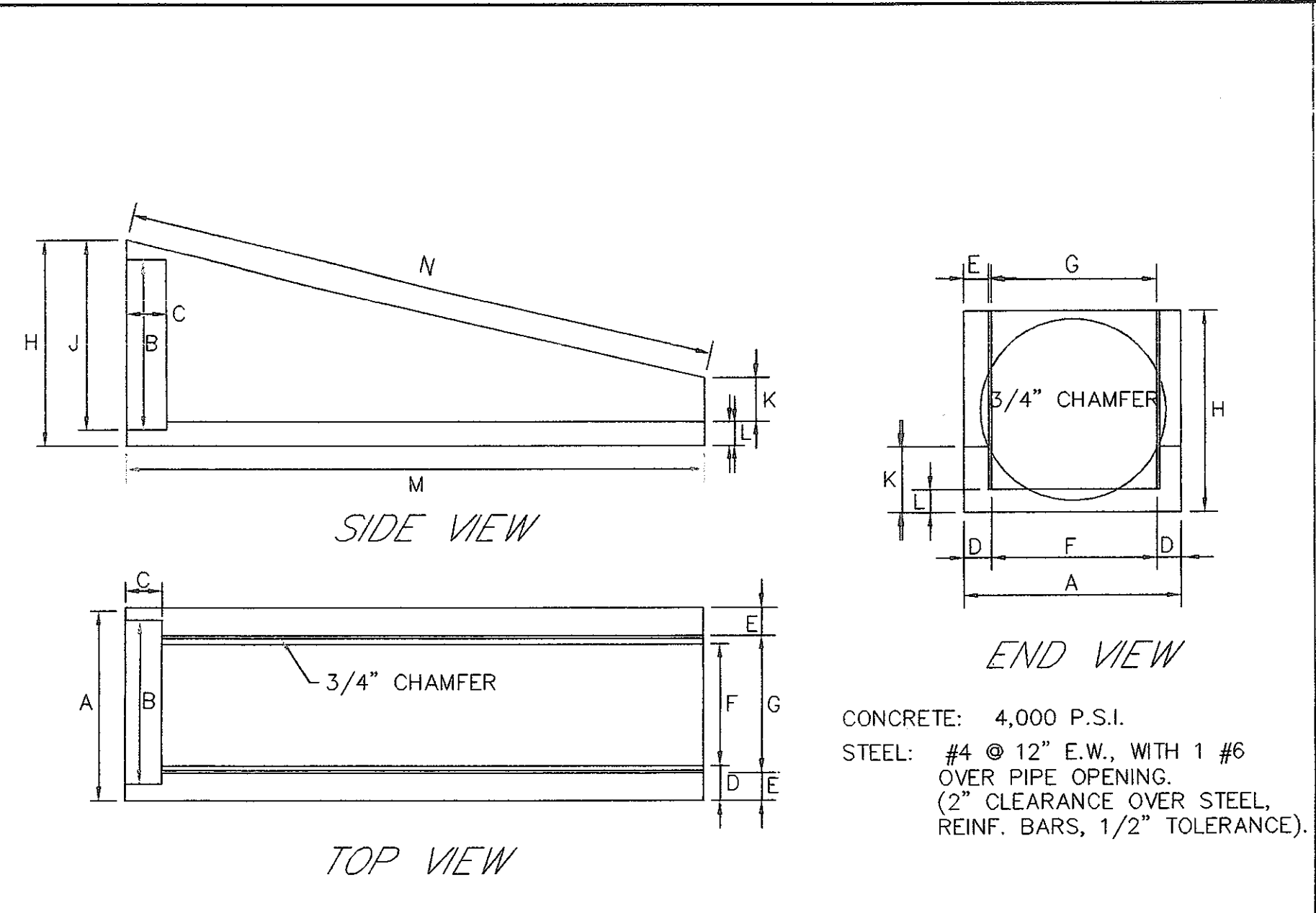
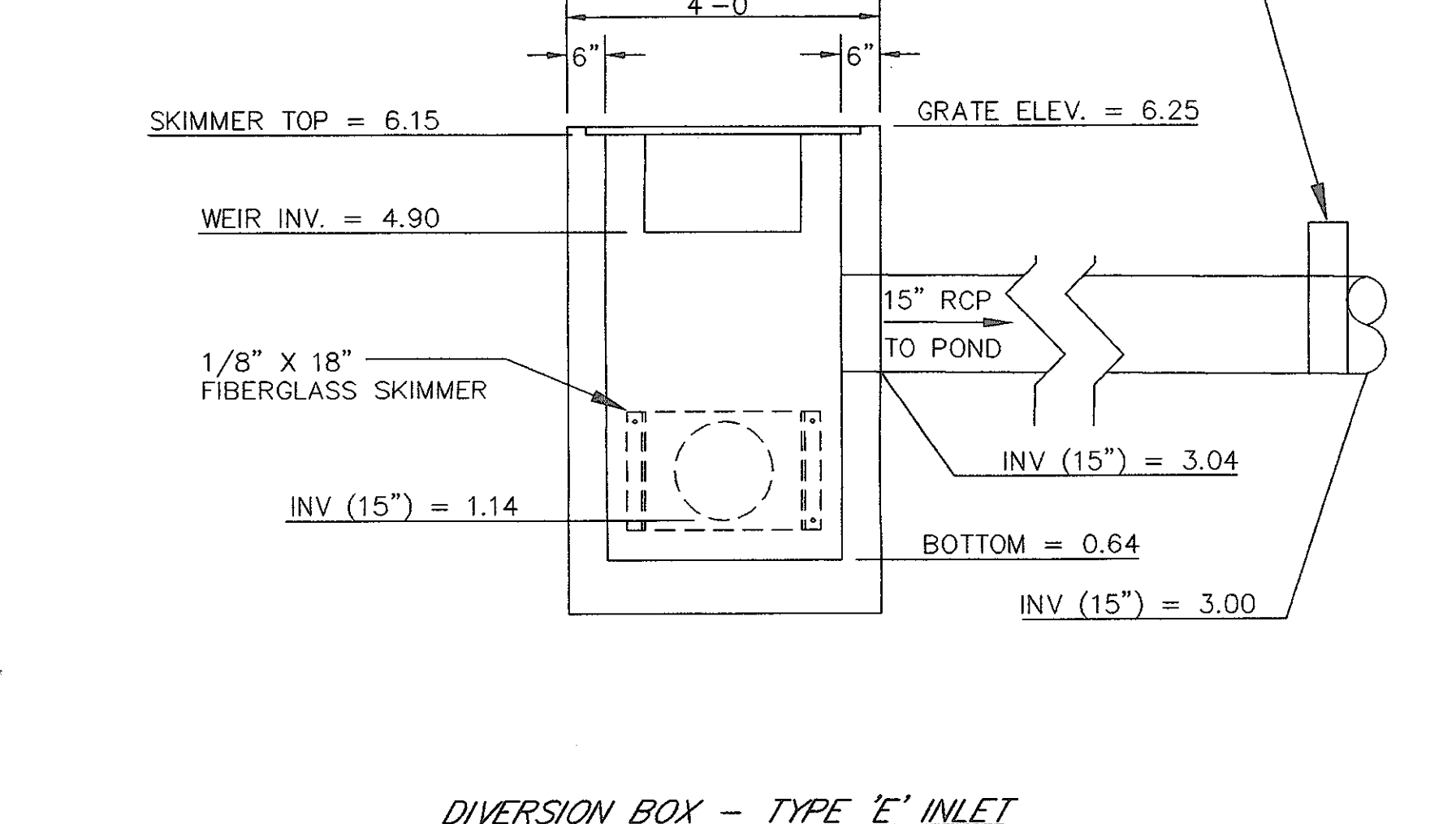
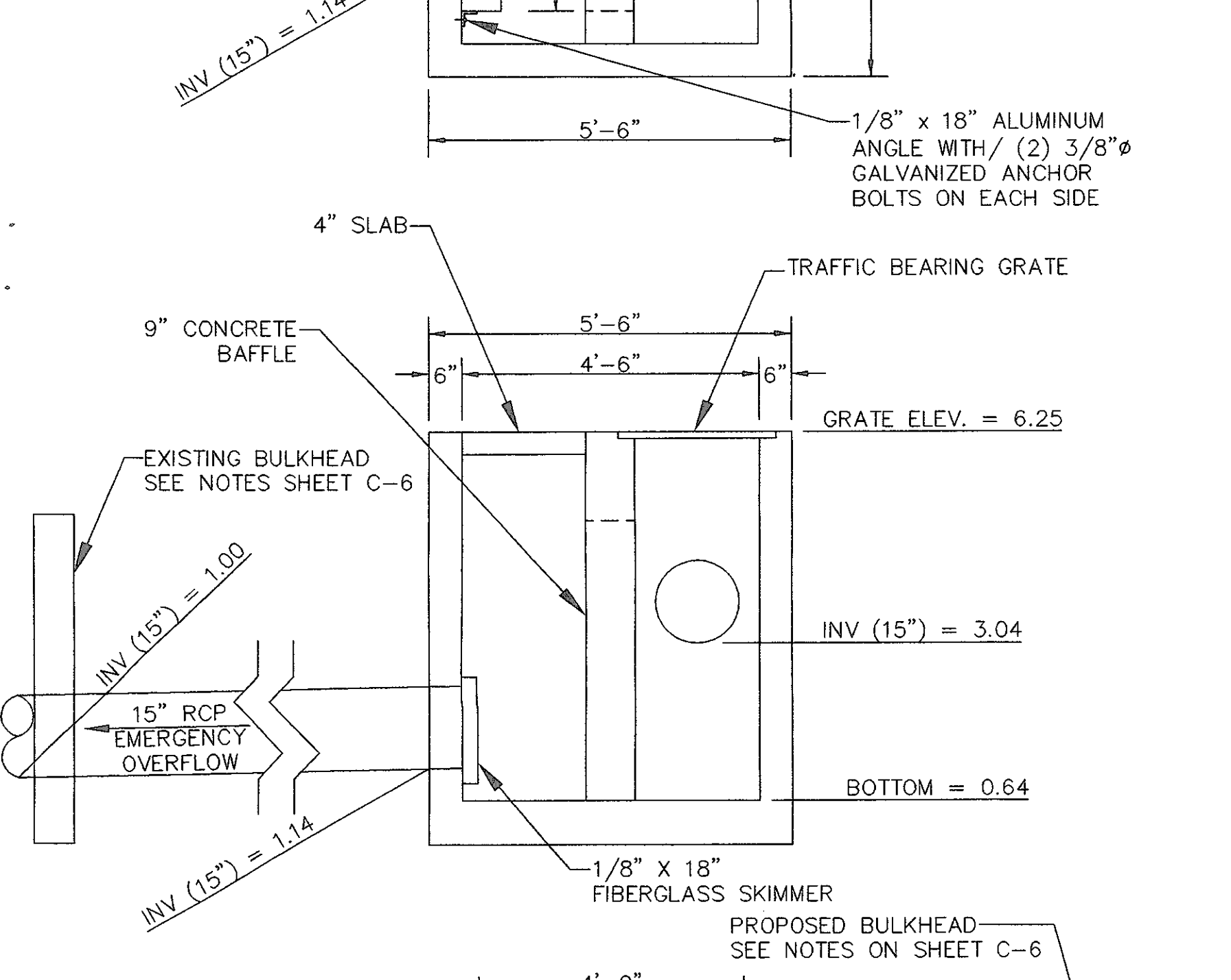
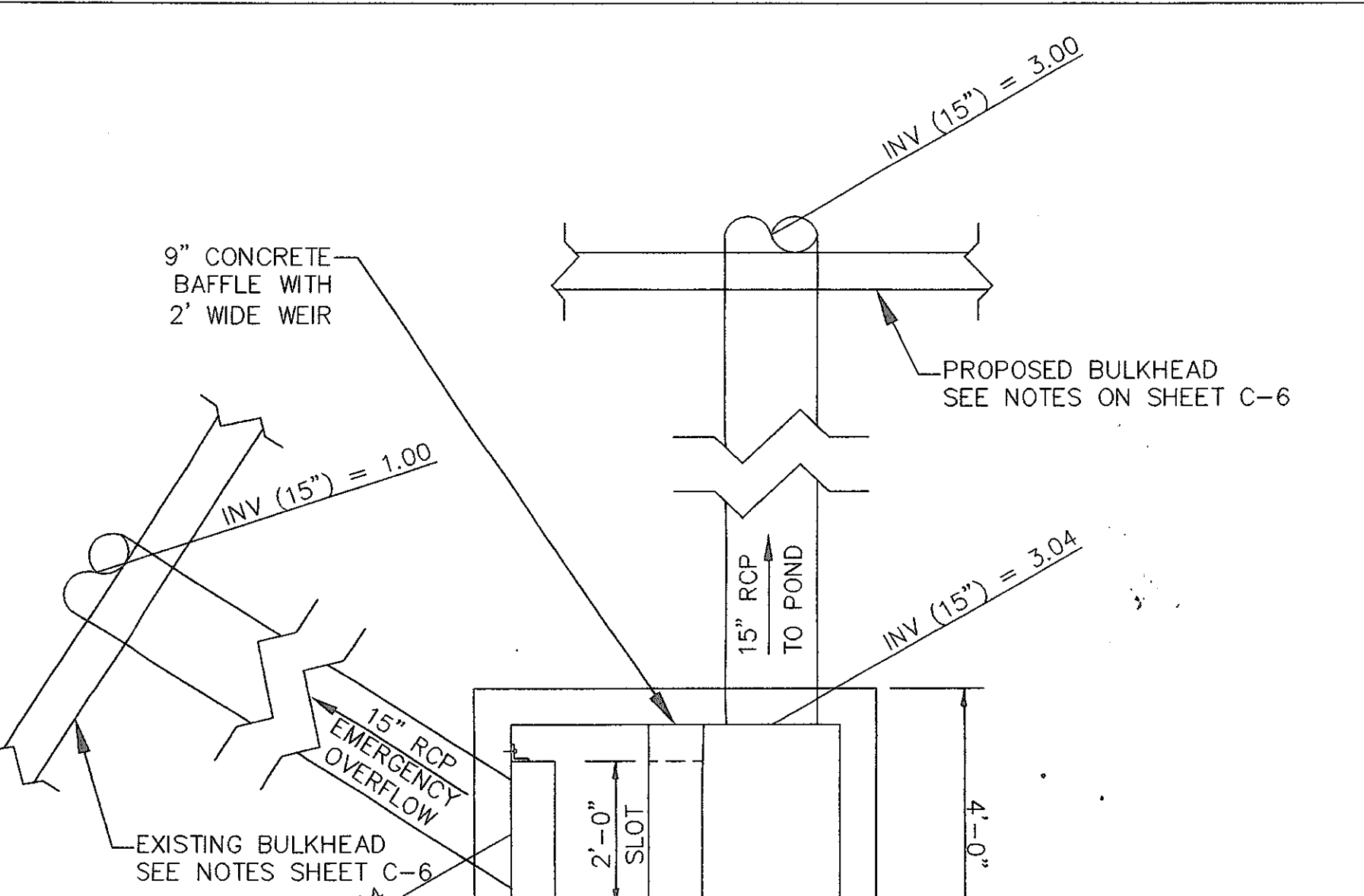
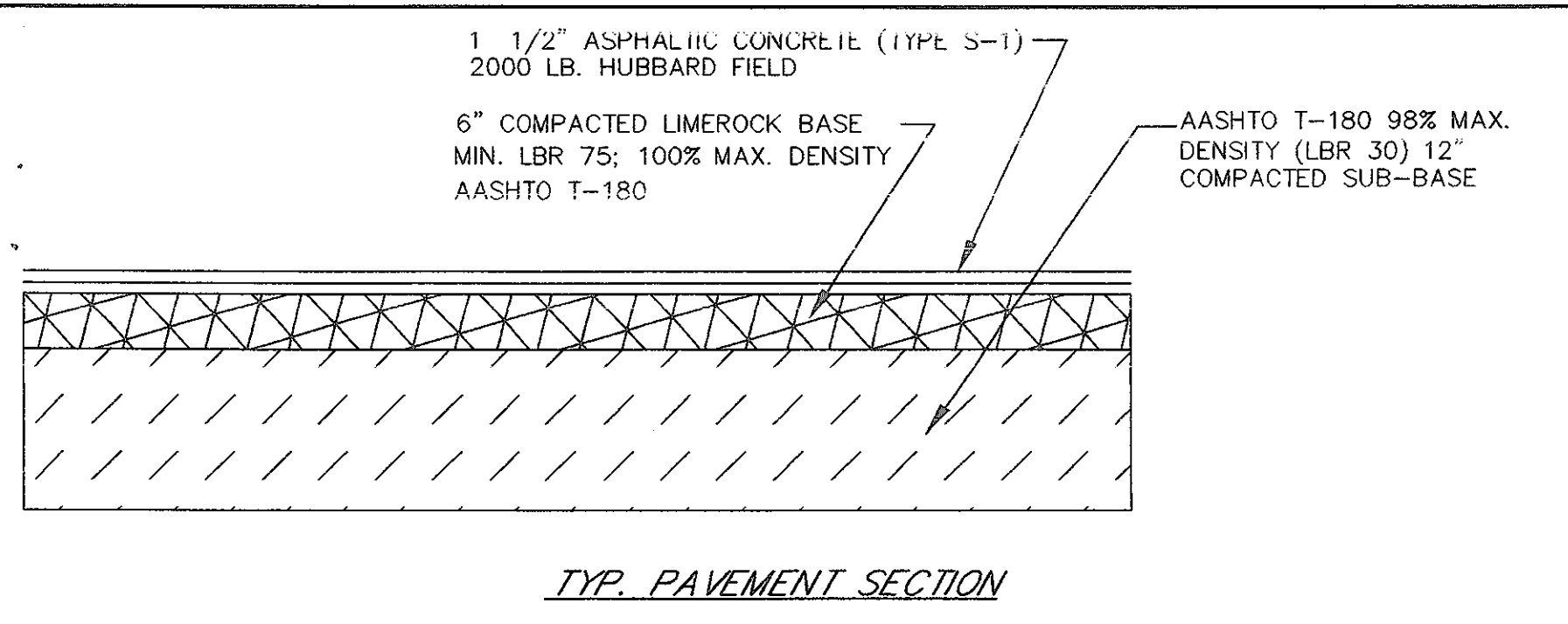
NOTE: CONTRACTOR TO CONTACT THE CONSTRUCTION MANAGEMENT OFFICE WEST AREA @ (904) 387-8841, A MINIMUM OF 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

NOTE: OWNER TO OBTAIN EXECUTED AND SIGNED "PRIVATE SERVICE AGREEMENT" FROM OWNER(S) OF EXISTING PUMP STATION TO MAKE GRAVITY CONNECTION INTO EXISTING MANHOLE



FONDRIY CONDOMINIUMS  
HORIZONTAL SCALE : 1" = 20'  
VERTICAL SCALE : 1" = 2'

By	
Revisions	
No.	DATE
1	CITY REVIEW COMMENTS 4-26-06
2	JEA REVIEW COMMENTS 10-10-06
3	CITY REVIEW COMMENTS 10-26-06
4	
<b>FONDRIY CONDOMINIUMS</b> NORTH SIDE OF ORMSBY CIRCLE EAST AND NORTH OF HYDE GROVE AVENUE DUVAL COUNTY, JACKSONVILLE, FLORIDA <b>WATER AND SEWER PLAN</b>	
<b>T3 Engineering Inc.</b> Site Design • Civil Engineering • Land Planning • Site Feasibility 11250 Alumni Way • Jacksonville, Florida 32248 • Telephone (904) 948-4298 • Fax 948-4344 CERTIFICATE OF AUTHORIZATION NUMBER: 28809	
Date	8-30-05
Scale	1" = 20'
Drawn	JCW
Checked By	
Job	5032
Sheet	C7

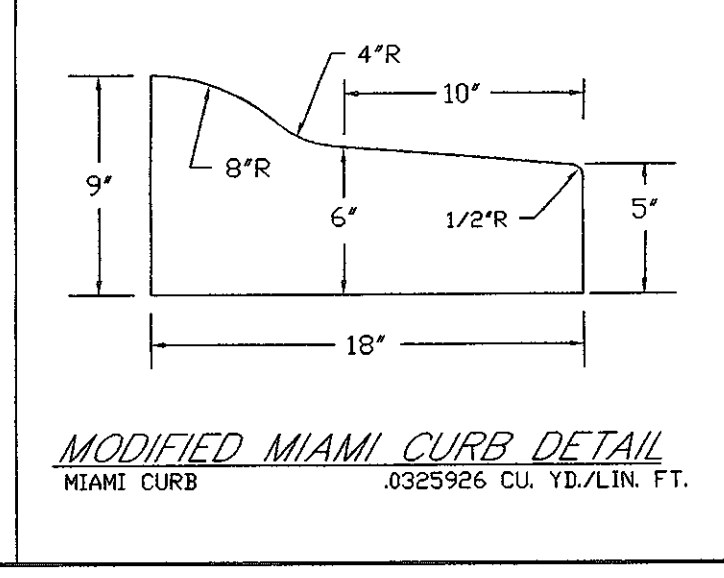
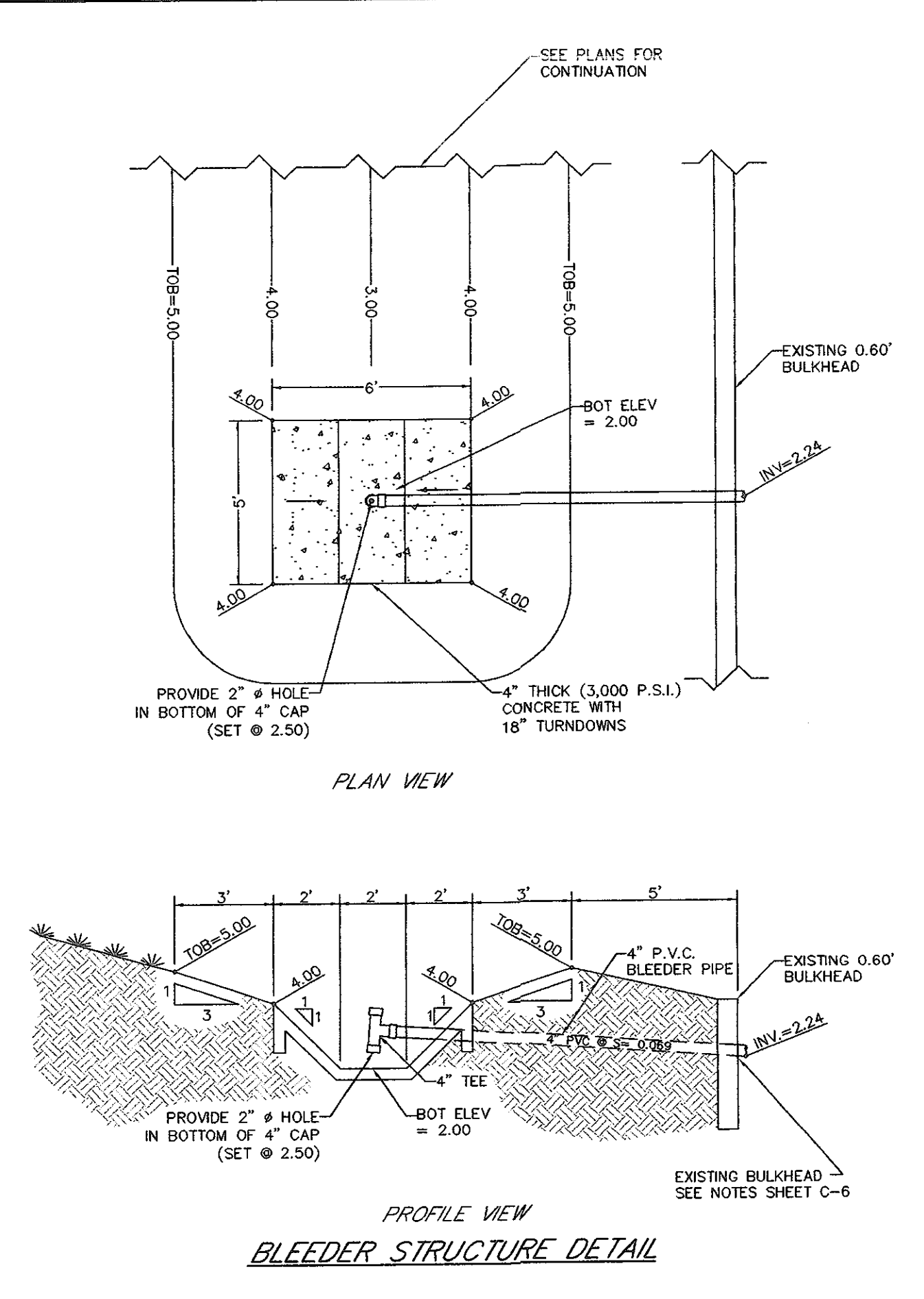
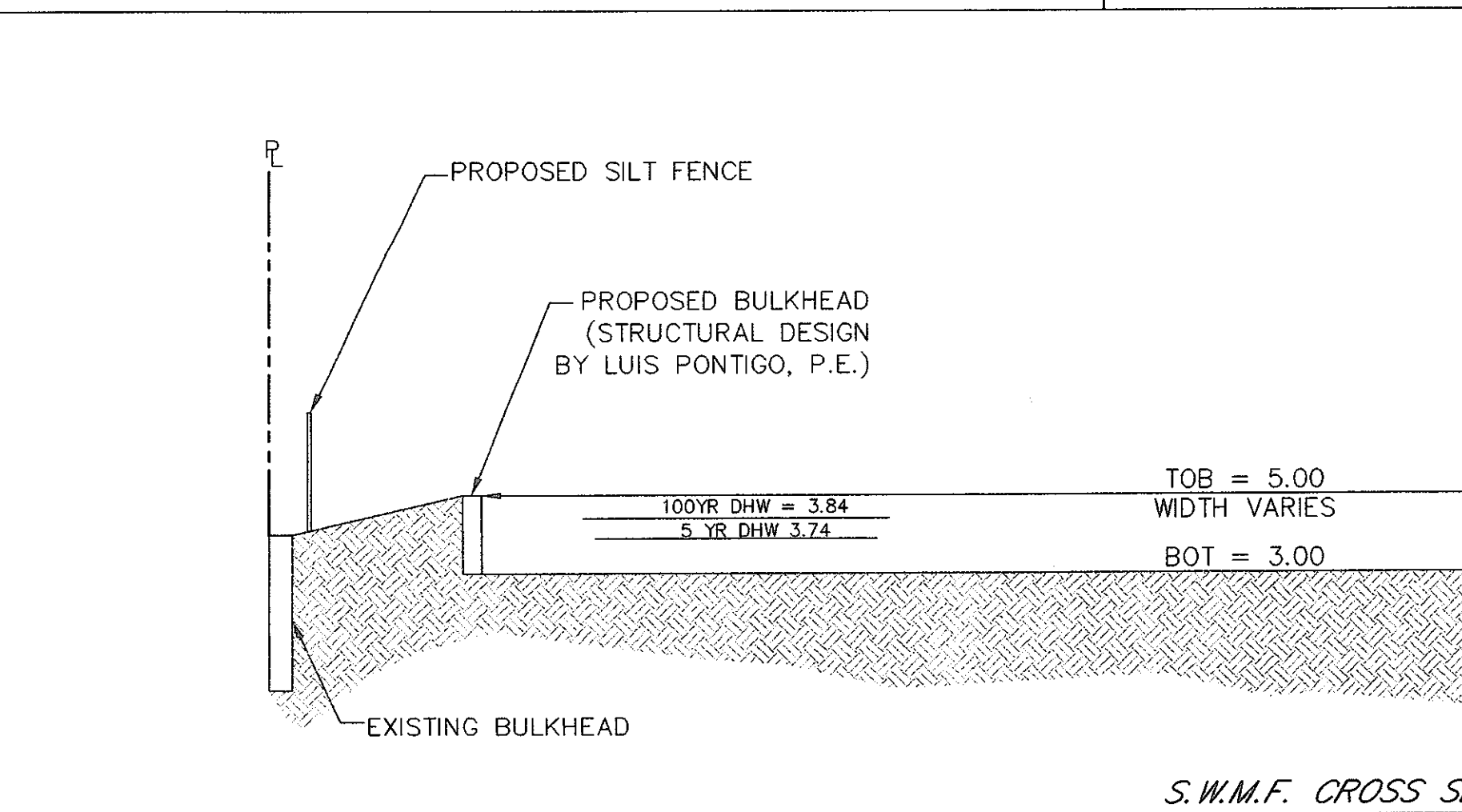
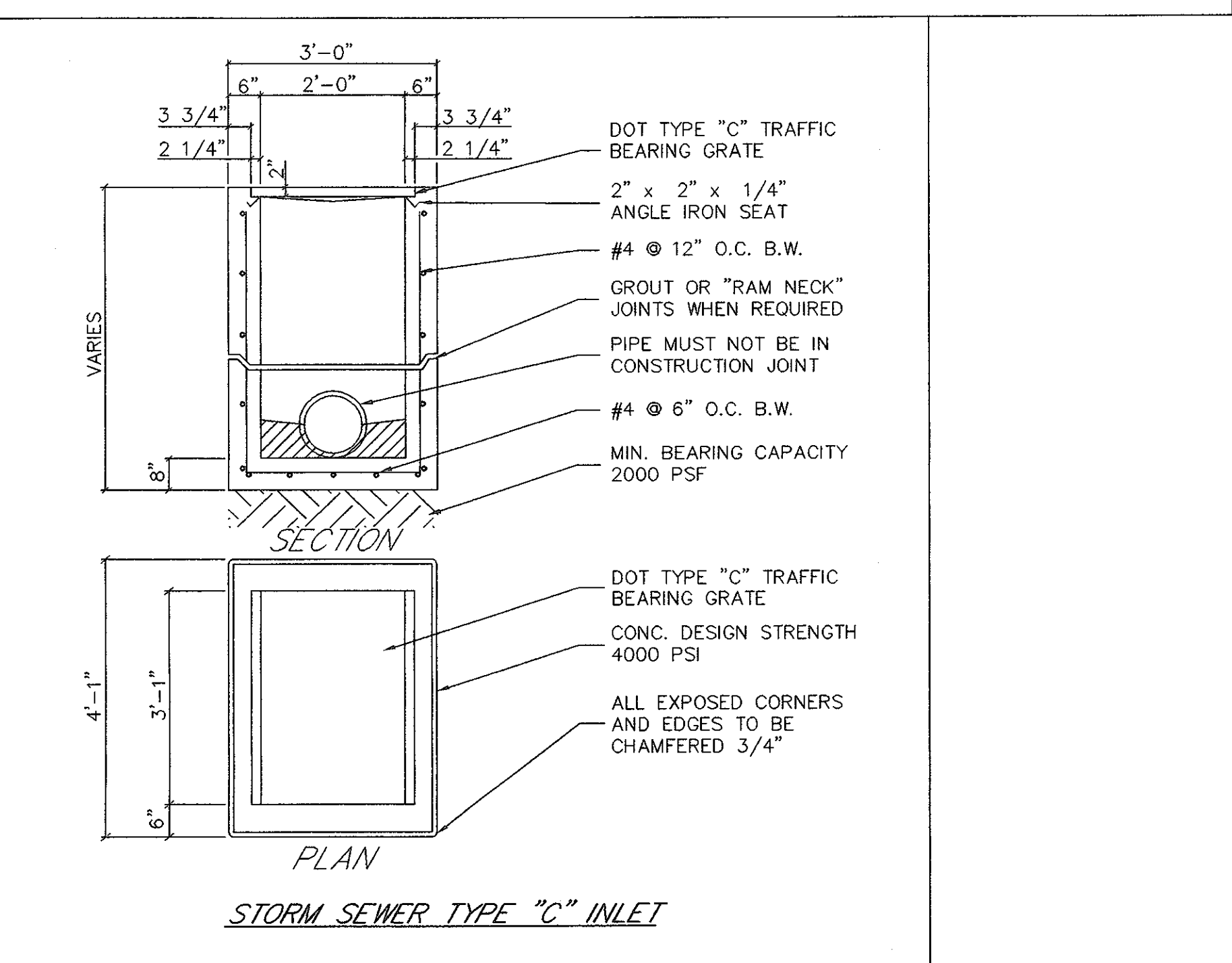


CONCRETE: 4,000 P.S.I.  
STEEL: #4 @ 12" E.W., WITH 1 #6 OVER PIPE OPENING. (2" CLEARANCE OVER STEEL, REINF. BARS, 1/2" TOLERANCE).

**TABLE OF DIMENSIONS**

RCP/CMP	A	B	C	D	E	F	G	H	J	K	L	M	N
15" - 18"	2'-7"	2'-1"	6"	6"	6'-3/4"	1'-6"	1'-7"	2'-10"	2'-4"	8"	6"	6'-10"	7'-0"
24"	2'-11"	2'-8"	6"	5"	4'-1/2"	1'-11"	2'-0"	3'-6"	3'-1"	7'-1/2"	5"	10'-0"	10'-3-1/2"
30"	3'-6"	3'-2"	6"	6"	5'-3/4"	2'-5"	2'-6-1/2"	3'-9"	3'-5"	7"	5"	11'-5"	11'-8-1/4"
36"	4'-1"	3'-10"	6"	7"	5'-1/2"	2'-9"	3'-0"	4'-6"	4'-0"	6"	6"	14'-0"	14'-4-1/2"

**D-431 MITERED END SECTION**



Revisions  
No. City Review Comments 4-26-05

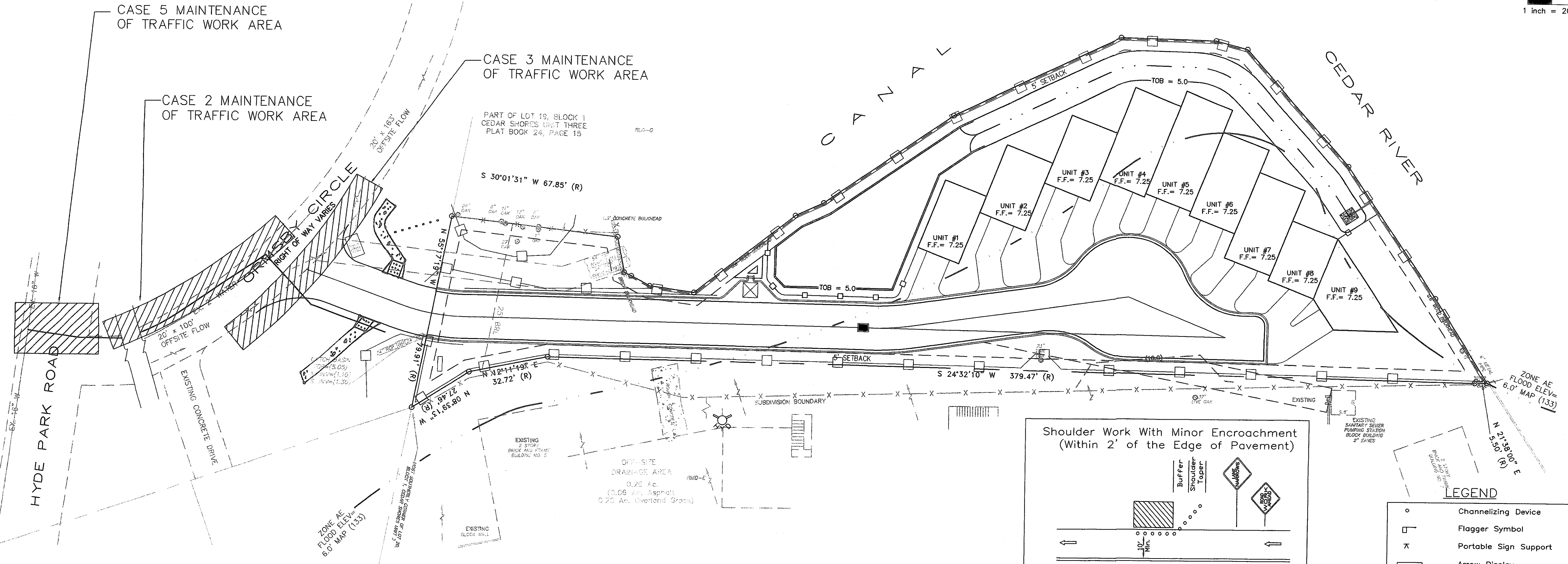
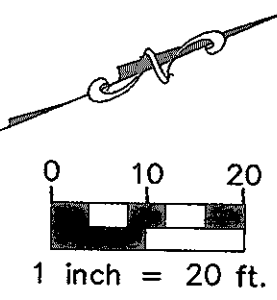
**FONDRY CONDOMINIUMS**  
NORTH SIDE OF ORSBY CIRCLE EAST AND NORTH OF HYDE GROVE AVENUE  
DUAL COUNTY, JACKSONVILLE, FLORIDA

**T3 Engineering Inc.**  
11250 Alumni Way • Jacksonville, Florida 32248 • Telephone (904) 648-4299 • Fax 648-4344  
Site Design Civil Engineering & Land Planning • Site Feasibility  
CERTIFICATE OF AUTHORIZATION NUMBER: 28869

Date: 8-30-05  
Scale: N.T.S.  
Drawn: JCW  
Checked By:  
Job: 5032  
Sheet: C8







**TAPER LENGTH CRITERIA**

TYPE OF TAPER	TAPER LENGTH (L)*
MERGING TAPER	AT LEAST L
SHIFTING TAPER	AT LEAST 0.5L
SHOULDER TAPER	AT LEAST 0.33L
ONE LANE, TWO WAY TRAFFIC TAPER	100 FT. MAXIMUM
DOWNSTREAM TAPER	100 FT PER LANE

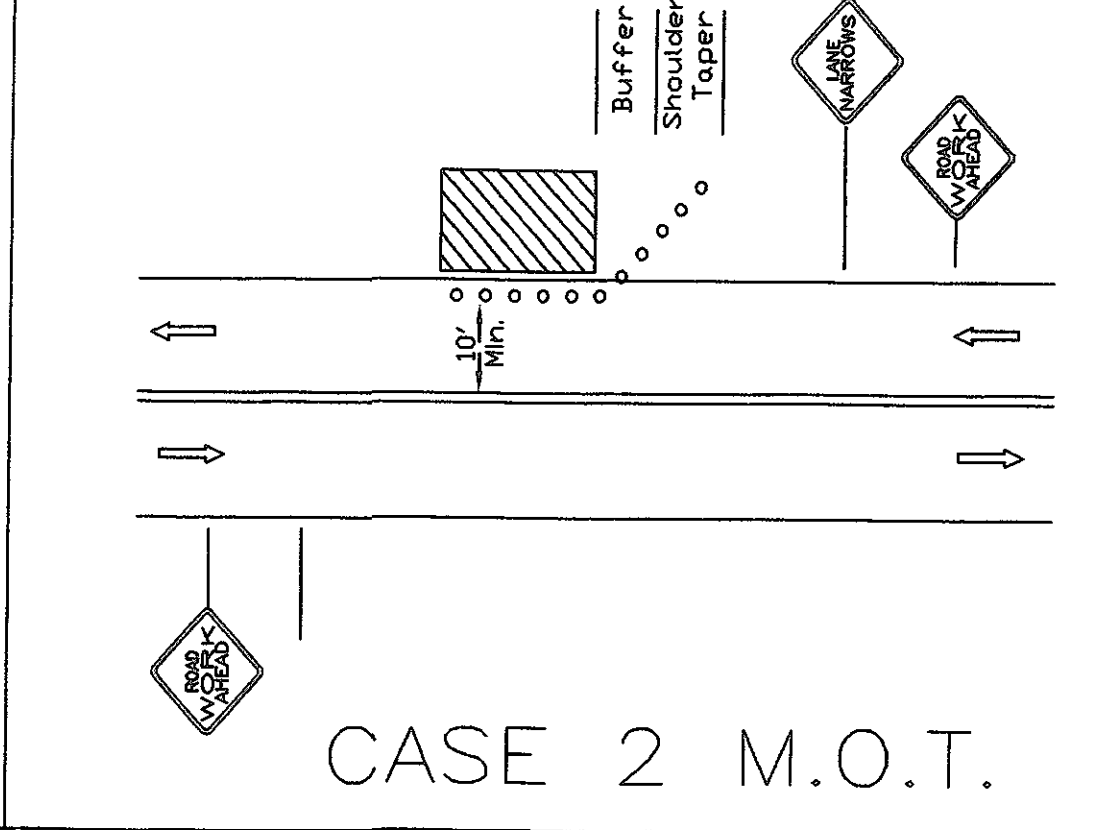
\*FORMULAS FOR L ARE AS FOLLOWS  
 FOR SPEED LIMITS OF 40 MPH OR LESS      FOR SPEED LIMITS OF 45 MPH OR GREATER  
 $L = \frac{WS^2}{60}$        $L = WS$   
 WHERE: L = TAPER LENGTH IN FEET  
 W = WIDTH OF OFFSET IN FEET  
 S = POSTED SPEED LIMIT

**SIGN SPACING**

ROAD TYPE	DISTANCE BETWEEN SIGNS**		
	A	B	C
URBAN (low speed)	100	100	100
URBAN (high speed)	350	350	350
RURAL	500	500	500
Expressway/Freeway	1,000	1,500	2,640

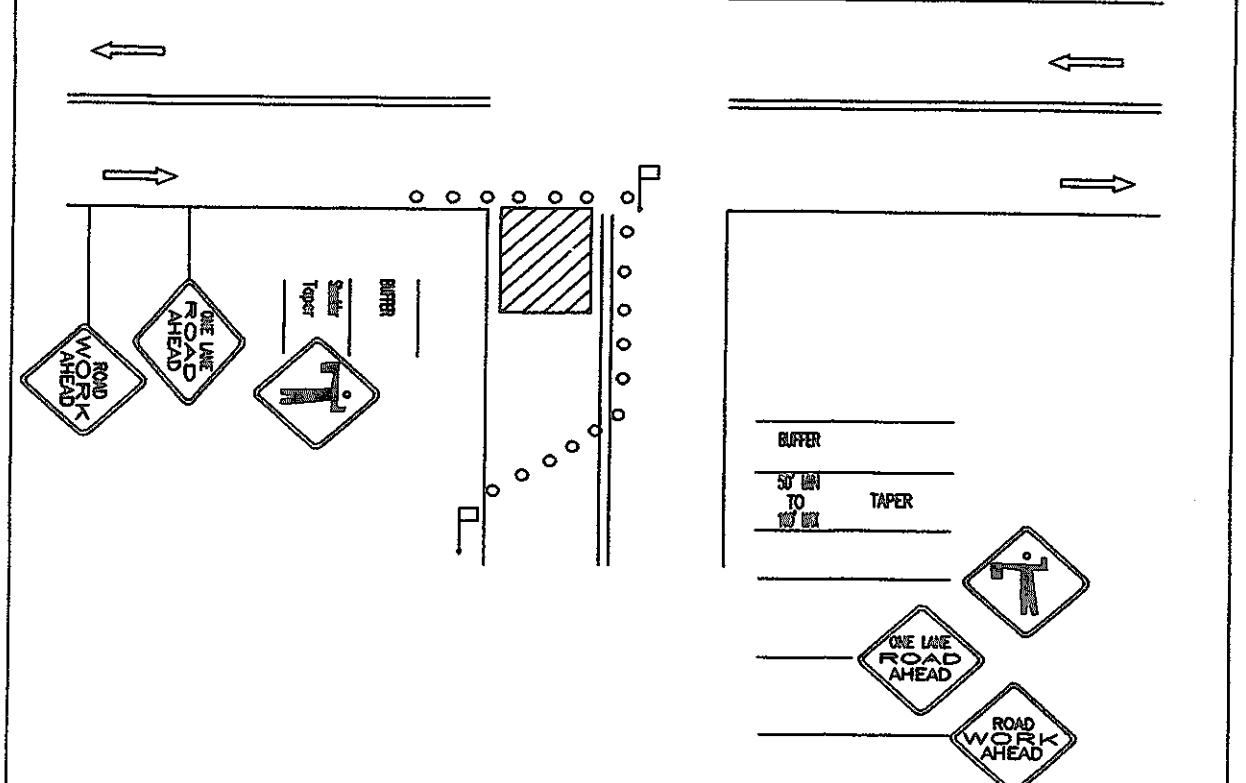
≥ 45mph = high speed  
 \*\* SPEED CATEGORY TO BE DETERMINED BY HIGHWAY AGENCY  
 \*\* DISTANCES ARE SHOWN IN FEET. THE COLUMN HEADING A, B, AND C ARE THE DIMENSIONS SHOWN IN FIGURES 6H-1 THROUGH 6H-46 OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE A DIMENSION IS THE DISTANCE FROM THE TRANSITION OR POINT OF RESTRICTION TO THE FIRST SIGN. THE B DIMENSION IS THE DISTANCE BETWEEN THE FIRST AND SECOND SIGNS. THE C DIMENSION IS THE DISTANCE BETWEEN THE SECOND AND THIRD SIGNS. (THE THIRD SIGN IS THE FIRST ONE IN THE THREE-SIGN SERIES ENCOUNTERED BY A DRIVER APPROACHING A TEMPORARY TRAFFIC CONTROL ZONE).  
 NOTE: LONGITUDINAL DIMENSIONS ARE TO BE ADJUSTED TO FIT FIELD CONDITIONS. SEE FOOT INDEX No. 600

**Shoulder Work With Minor Encroachment (Within 2' of the Edge of Pavement)**



CASE 2 M.O.T.

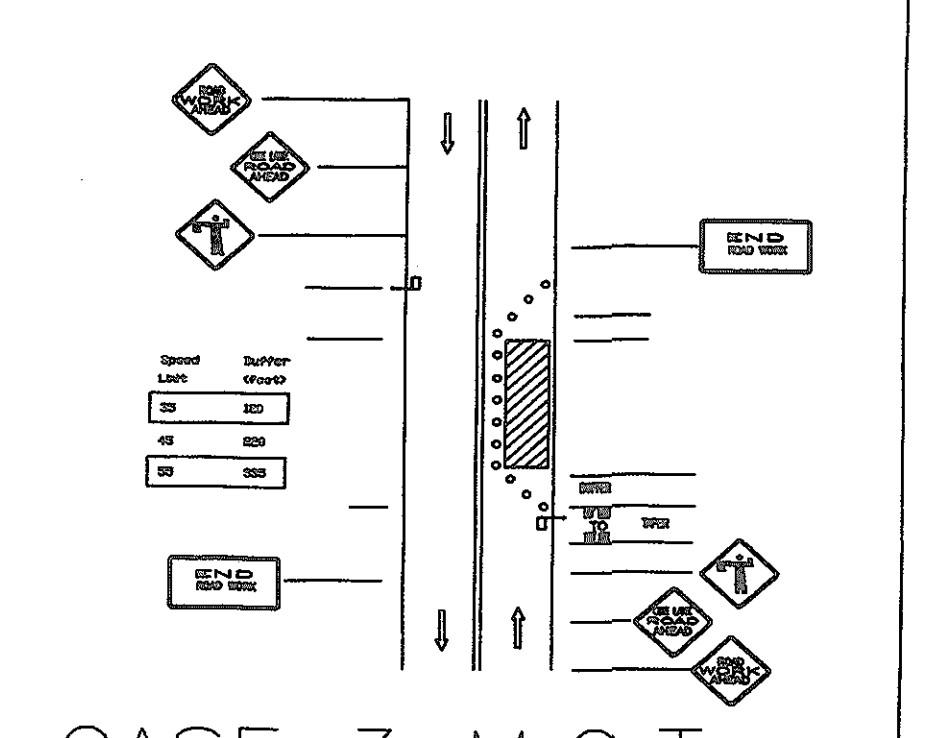
**Lane Closure in Advance of an Intersection (Work Area on the Through Road)**



CASE 5 M.O.T.

ALL ROAD CROSSINGS SHALL BE DONE IN ONE DAY. CROSS STREETS ARE TO BE RESTORED TO TWO LANES OF TRAFFIC DURING NON-WORKING HOURS.

**Lane Closure on a Two-Lane Road (Two Flagger Operation)**



CASE 3 M.O.T.

A CASE 3 MOT SHALL ONLY BE IMPLEMENTED WHILE CONTRACTOR PERSONNEL ARE PRESENT. DURING OFF HOURS THIS MOT SHOULD BE REMOVED AND TWO LANES OF TRAFFIC RESTORED.

**MAINTENANCE OF TRAFFIC REQUIREMENTS**

- ANY MODIFICATIONS OF THIS MAINTENANCE OF TRAFFIC PLAN SHALL BE SUBMITTED TO THE CITY OF JACKSONVILLE, TRAFFIC ENGINEERING DIVISION FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION.
- PROJECT WORK HOURS ARE BETWEEN 7:00 AM TO 7:00 PM ON RESIDENTIAL STREETS, AND 9:00 AM TO 4:00 PM ON COLLECTOR OR ARTERIAL STREETS.
- CONTRACTOR MUST MAINTAIN EXISTING SIGNING. IF SIGNS ARE DAMAGED DUE TO HIS ACTIVITY, THE CONTRACTOR IS REQUIRED TO REPLACE THEM IN ACCORDANCE WITH CURRENT CITY STANDARD SPECIFICATIONS IMMEDIATELY.
- THIRTY FOOT RADII ARE REQUIRED AT ALL INTERSECTIONS WHERE THE ROADWAY IS REBUILT.
- ACCESS TO ALL STREETS AND DRIVEWAYS TO BE MAINTAINED AT ALL TIMES.
- IF SIDEWALKS ARE DISTURBED AND HAVE TO BE REPLACED, HANDICAP RAMPS ARE TO BE INSTALLED.
- THE CONTRACTOR SHALL CONFINE HIS ACTIVE WORK AREA TO NO MORE THAN ONE BLOCK AT A TIME.
- THE ROADWAY SHALL BE RESTORED TO AT LEAST A LIMEROCK SURFACE BEFORE IT IS REOPENED TO TRAFFIC, AND BEFORE THE CONTRACTOR MOVES ON TO THE NEXT CONSTRUCTION ZONE.
- DUST CONTROL MEASURES SHALL BE IMPLEMENTED ON ALL UNPAVED SURFACES UNTIL PAVED.
- WHERE CONSTRUCTION PHASING IS NOT SHOWN ON PLANS, OR IF CONTRACTOR WANTS TO ALTER THE PHASING SHOWN, CONTRACTOR IS TO SUBMIT PHASING PLAN WITH A PROPOSED CONSTRUCTION SCHEDULE TO TRAFFIC ENGINEERING PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY TRAFFIC ENGINEERING DIVISION (387-8861) A MINIMUM OF 5 WORKING DAYS PRIOR TO IMPLEMENTATION OF THE M.O.T.
- TRAFFIC SIGNAL VEHICLE LOOPS SHALL BE RESTORED TO PROPER OPERATION WITHIN 36 HOURS OF BEING DESTROYED OR DAMAGED. CONTACT TERRY SANDEAN AT 387-8971 OR MASON BOYD AT 387-8967 A MINIMUM OF 48 HOURS PRIOR TO WORKING NEAR A SIGNALIZED INTERSECTION.

**T3 Engineering Inc.**  
 11250 Alumni Way • Jacksonville, Florida 32248 • Telephone (904) 648-4289 • Fax 648-4344  
 Site, Design & Civil Engineering • Land Planning & Site Feasibility  
 CERTIFICATE OF AUTHORIZATION NUMBER: 26969

**FONDRY CONDOMINIUMS**  
 NORTH SIDE OF ORMSBY CIRCLE EAST AND NORTH OF HYDE GROVE AVENUE  
 DUAL COUNTY, JACKSONVILLE, FLORIDA

**MAINTENANCE OF TRAFFIC PLAN**

Revisions  
 No.    City Review    Comments    Date

By  
 Date

Date: **8-30-05**  
 Scale: **1" = 20'**  
 Drawn: **JCW**  
 Checked By:  
 Job: **5032**  
 Sheet: **C10**

# LANDSCAPE CALCULATIONS

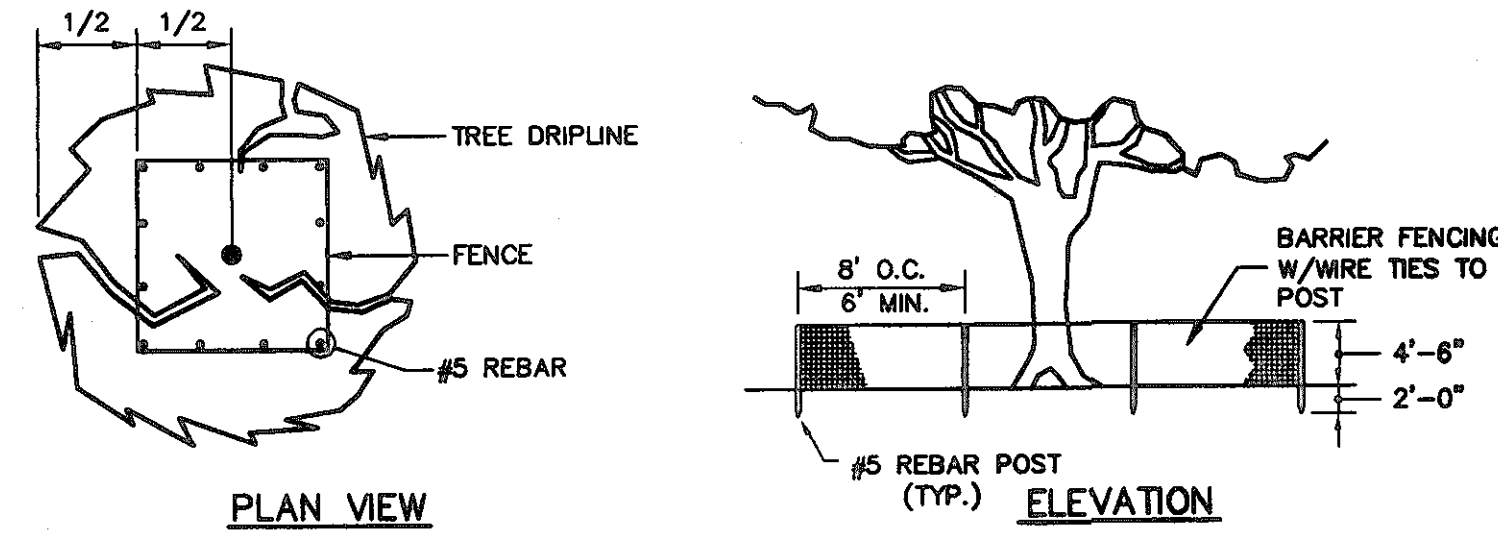
REQUIRED LANDSCAPE, INTERIOR VUA  
 VIA: 10,582 SF.  
 REQUIRED: 1,060 SF.  
 PROVIDED: 1,361 SF.  
 TREES: 3 TREES  
 SHRUBS: 236 FT @ 25% = 245 SF  
 245 SF @ 3 SF/ SHRUB = 30 SHRUBS

REQUIRED LANDSCAPE, STREET FRONTAGE  
 VIA FRONTAGE: 80 FT  
 REQUIRED: 800 SF.  
 PROVIDED: 1,641 SF.  
 TREES: 2 TREES  
 SHRUBS: 80 FT @ 75% = 60 FT  
 60 FT @ 3 FT/ SHRUB = 20 SHRUBS

REQUIRED LANDSCAPE, ADJACENT PROPERTY  
 VIA FRONTAGE: 325 FT  
 REQUIRED: 1,925 SF.  
 PROVIDED: 7,780 SF.  
 TREES: 3 TREES

REQUIRED LANDSCAPE, ADJACENT RESIDENTIAL  
 VIA FRONTAGE: 65 FT  
 REQUIRED: 650 SF.  
 PROVIDED: 650 SF.  
 TREES: 3 TREES

PROTECTED <115" TREES REMOVED: 63 INCHES  
 REQUIRED REPLACEMENT: 23 INCHES  
 PROTECTED 115-24" TREES REMOVED: 58 INCHES  
 REQUIRED REPLACEMENT: 19 INCHES  
 PROTECTED >24" TREES REMOVED: 125 INCHES  
 REQUIRED REPLACEMENT: 125 INCHES  
 TOTAL REQUIRED TREES: 167 INCHES  
 TOTAL PROPOSED TREES: 172 INCHES

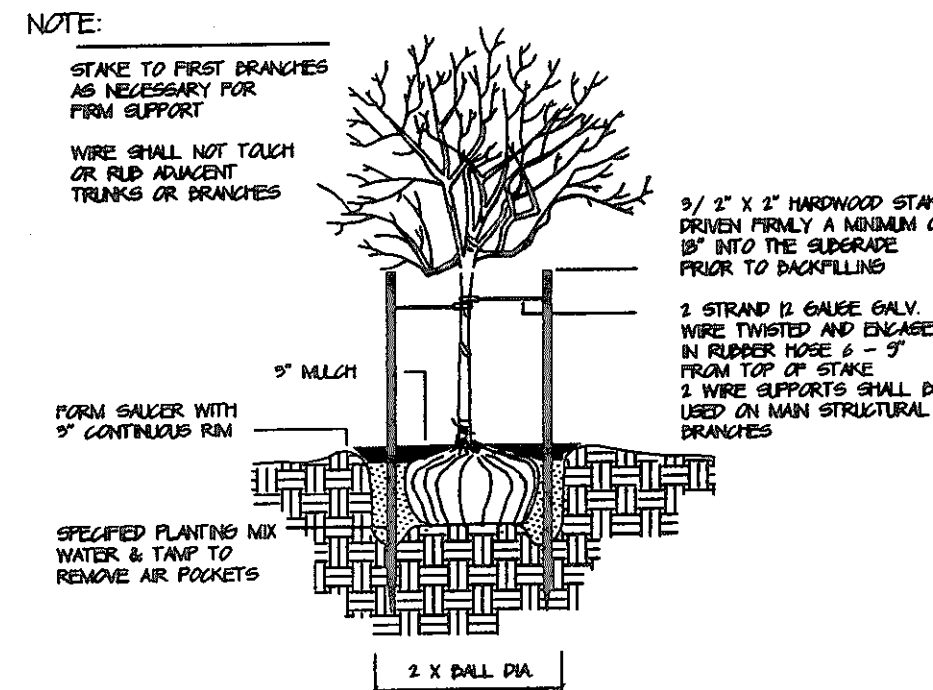
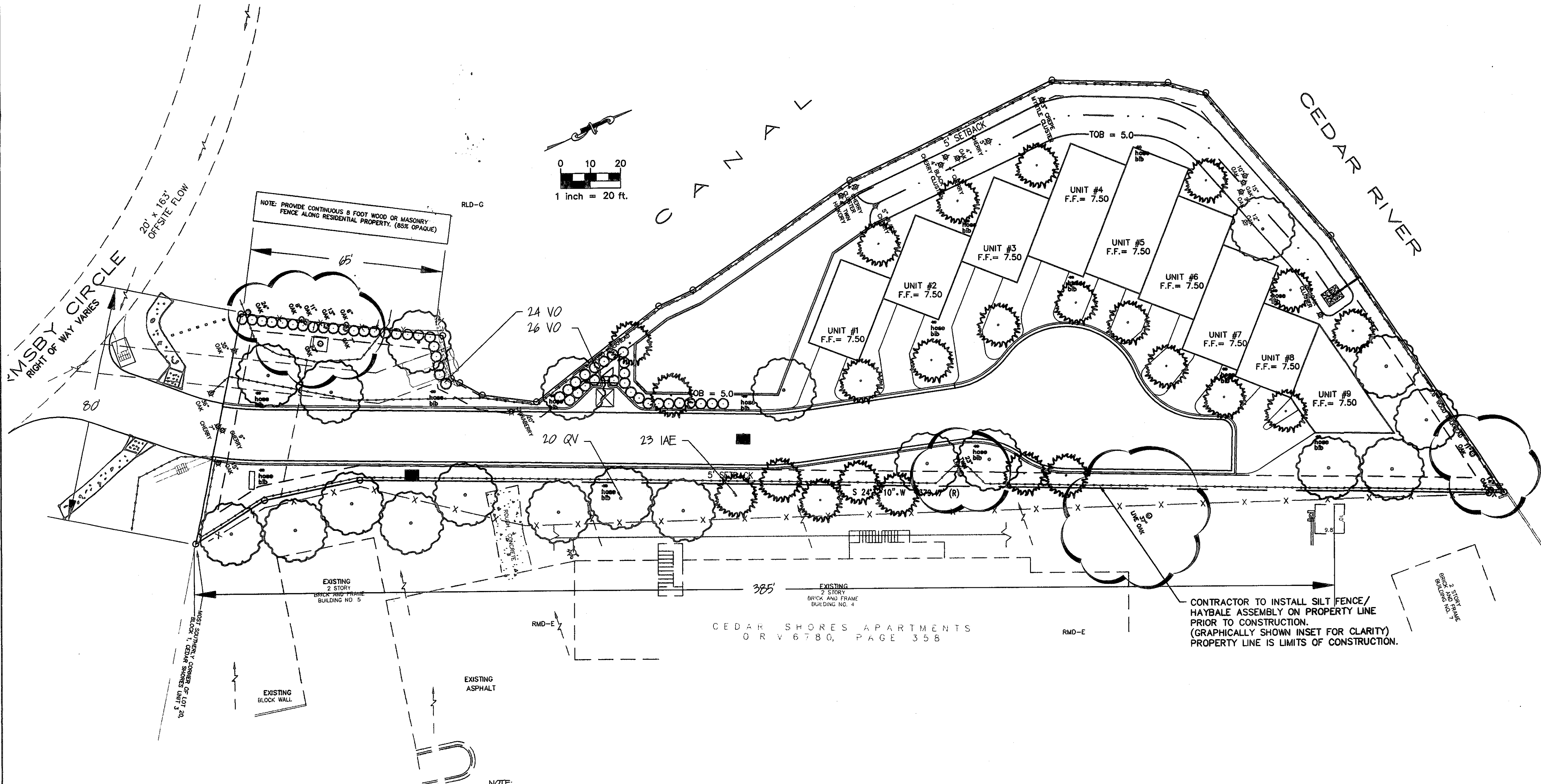


PLAN VIEW  
 TREE PROTECTION FENCING DETAIL  
 NOT TO SCALE

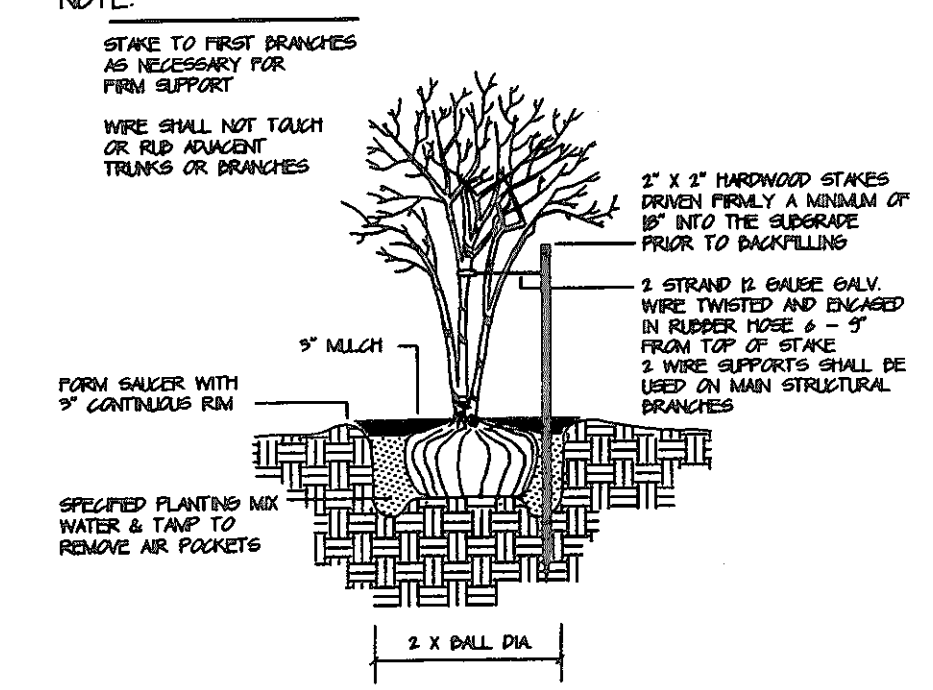
TREE BARRICADE APPROVAL: OBTAIN CITY APPROVAL OF TREE BARRICADES BEFORE BEGINNING CLEARING OPERATIONS OR ANY SITE DEVELOPMENT.

# PLANTING NOTES

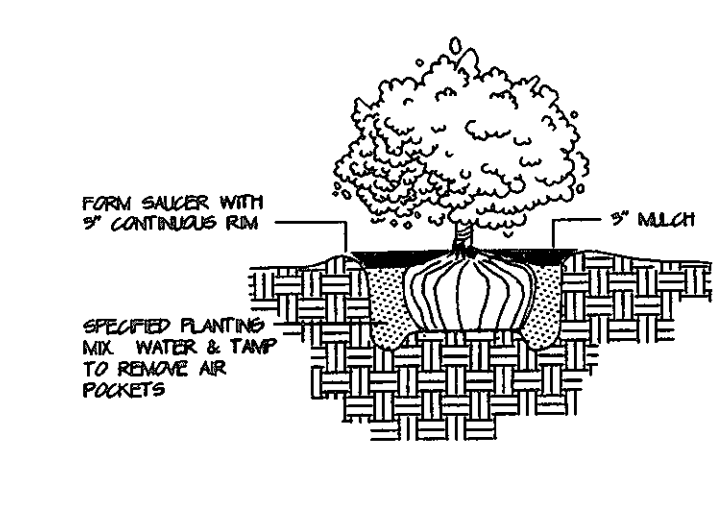
- The LANDSCAPE CONTRACTOR is responsible for verifying project site conditions and all quantities indicated on these plans, before pricing work.
- All plant material shall be Florida Grade No. 1 or better nursery grown in accordance to Florida Grades and Standards handbook.
- Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insects, eggs or larvae and shall have healthy, well developed root systems. They shall be free from physical damage or adverse conditions that would prevent thriving growth.
- All plants must be container grown or B&B as indicated in the plant list.
- All plants shall conform to the varieties indicated in the plant list.
- Substitution of plant materials will not be permitted unless authorized in writing by the LANDSCAPE ARCHITECT. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of contract price.
- Plant material locations and bed outlines shall be staked or flagged on site by the CONTRACTOR and shall be adjusted if required to fit actual as-built conditions on site and approved by the owner or owners representative.
- All proposed tree planting locations shall be staked or flagged before installation by the LANDSCAPE ARCHITECT and approved by the owner or owners representative.
- The CONTRACTOR shall excavate plant pits, according to the drawings, unless otherwise directed. Apply pre-emergent to all beds prior to planting.
- All container grown rootballs shall be carefully scoured before setting in plant pits.
- All backfill around plant material shall be worked firmly, tamped and watered in under and around the rootball to fill all voids.
- LANDSCAPE CONTRACTOR shall bear final responsibility for proper surface drainage of planted areas. Any discrepancy in the drawings, obstruction on the site, or prior to work done by any other party, which the CONTRACTOR feels precludes establishing proper drainage shall be brought to the attention of the LANDSCAPE ARCHITECT for correction or relief of said responsibility.
- Planting beds shall be cut or edged to form a uniform clean line between beds and lawn areas.
- After all plant material in a plant bed area has been installed and approved, the areas between plants shall be raked to an even grade to conform to pre-maturing finish grades. All planting beds and plant supports shall then be uniformly covered with a minimum three inch layer of #2 grade or better RED cypress mulch.
- All planting bed areas with acceptable topsoil shall be top dressed with 50% organic 6-6-6 commercial fertilizer at a rate of nine pounds per 1000 square feet and tilled to a minimum depth of three inches.
- Plant material backfill mixture shall be thoroughly mixed in the following preparations:  
 50% existing clean topsoil 1/3 peat  
 50% soil mix 1/3 cow manure
- The LANDSCAPE CONTRACTOR is responsible for all fine grading preparation for planting. Apply pre-emergent to all beds prior to planting.
- Rough grades will be established by the owners general contractor at approximately 3 inches below curbs, sidewalks, hardscape amenities, mowing strips and obstructions.
- CONTRACTOR shall coordinate construction of planting areas with installation of irrigation system.
- Where seeding may be required on the plans, germination rate shall be the maximum percentage required for the variety specified at the rate of application specified.
- Sod areas shall be SPECIFIED Grass. Grass for sodding shall be freshly cut in squares one foot wide by two feet long. Sod shall be healthy, free of insects, in naturally flourishing conditions. Dry, brown and unfast sod will be rejected.
- Sod shall be laid end to end and side to side in a staggered line to form a uniform layer. All uneven edges shall be squarely trimmed to allow close and firm fitting of each piece.
- After sodding is completed, the entire sod areas shall be watered by hand or irrigation system each day for two weeks. Sodded areas shall then be top dressed with a commercial fertilizer as directed herein at the rate of 12 pounds per 1000 square feet of area in an evenly broad case pattern.
- The LANDSCAPE CONTRACTOR is responsible for fully maintaining all plant material on site during and before planting, until the work is accepted by the LANDSCAPE ARCHITECT and or owner.
- All plants shall be guaranteed by the LANDSCAPE CONTRACTOR to be healthy plants and in flourishing condition of active growth for ninety (90) days from final inspection and acceptance. All trees shall be guaranteed an additional one-year from final inspection and acceptance.
- The LANDSCAPE ARCHITECT, owner or owners representative shall have the right to reject any and all work which in his opinion does not meet with the requirements of the specifications at any stage of the project operation.
- In general, the work shall proceed as rapidly as the site becomes available. Keep all areas of work clean, neat, and orderly at all times.
- There will be special care to all existing trees to be retained on site to avoid construction damage.
- If an automatic irrigation system is to be provided in lieu of hose bibs as shown on the plan, a shop drawing of the layout and design must be submitted to the governmental agency, for review and approval, prior to installation.
- Irrigation system shall be fully automatic, providing 100% coverage to all planting areas, with all pop up heads in lawn area.
- Irrigation station shall be set where there will be no mixing of shrub and lawn areas, fixed spray heads with gear driven heads or impacts. Shrub risers shall be minimum 2.5' from eop and all heads minimum 1' from buildings.
- A double check backflow prevention (or approved equal); equal to a DCA-100; to be mounted in a rectangular valve box (12" x 10") on the service side of the meter and immediately adjacent to the water meter.
- After the landscape plan is approved by the governmental agency any subsequent changes must be resubmitted for review and approval.
- Shade trees shall be planted minimum 4' from EOP and 15' from OHE.
- Do not plant trees below Normal Water Line (NWL) see civil drawings. Sod all 4:1 or greater slopes. Seed all other disturbed areas.



SINGLE-TRUNK TREE STAKING  
 SCALE: NOT TO SCALE



MULTI-TRUNK TREE STAKING  
 SCALE: NOT TO SCALE



SHRUB PLANTING  
 SCALE: NOT TO SCALE

# PLANT LIST

QTY	SYM	DESCRIPTION	SIZE	SPACING	NOTES	INCHES	
20	QV	QUERCUS VIRGINIANA "LIVE OAK"	14'-16" HT, 4" CAL.	AS SHOWN		80	
23	IAS	ILEX ATTENUATA "EAST PALATKA HOLLY"	14'-16" HT, 4" CAL.	AS SHOWN		92	
	VO	VIBURNUM ODORATISSIMUM "SWEET VIBURNUM"	24" HT, 3 GAL.			172	
	SOD	STENOTAPHRUM SECUNDATUM ST AUGUSTINE "FLORATAN"					
		SOD ALL 4:1 SLOPES OR GREATER AND 10' FROM EOP. COORDINATE FURTHER GRASSING WITH GENERAL CONTRACTOR.					

# LEGEND

- TREE TO BE REMOVED
- TREE TO BE PRESERVED W/ BARRICADE
- DISEASED TREE PER ARBORIST

JANET O. WHITMILL, R.L.A., INC.  
 LANDSCAPE ARCHITECTURE \* PLANNING  
 P.O. BOX 6212, JACKSONVILLE, FL 32247 (904) 388-7688

ORTEGA RIVER CONDOMINIUMS  
 NEW DEVELOPMENT  
 JACKSONVILLE, FL

LANDSCAPE PLAN

9.15.05

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REV.	DATE	DESCRIPTION
1	12/24/04	HOSE BIBS ADDED
2	02/27/05	COL. TO SET COMMENTS

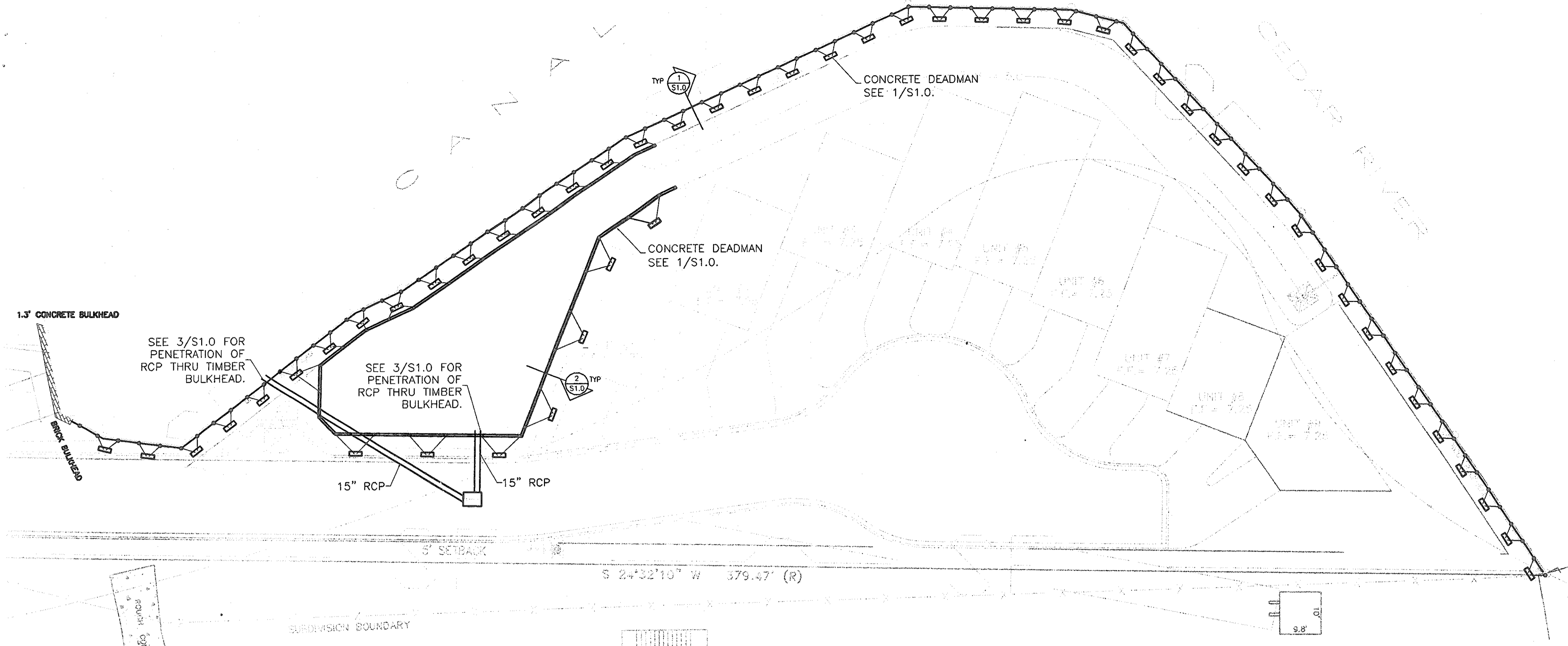
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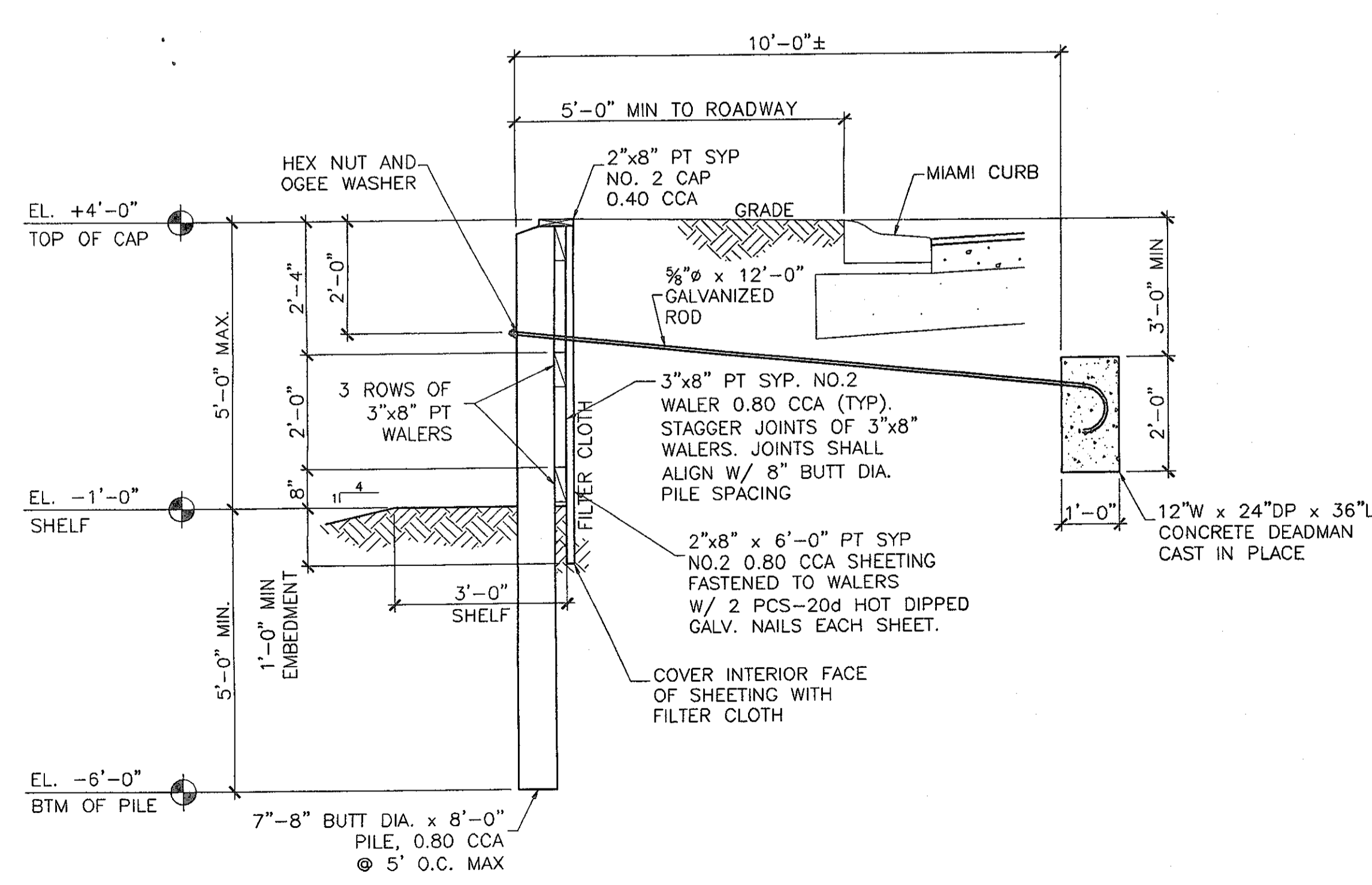
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L-1  
 DRAWING NO.

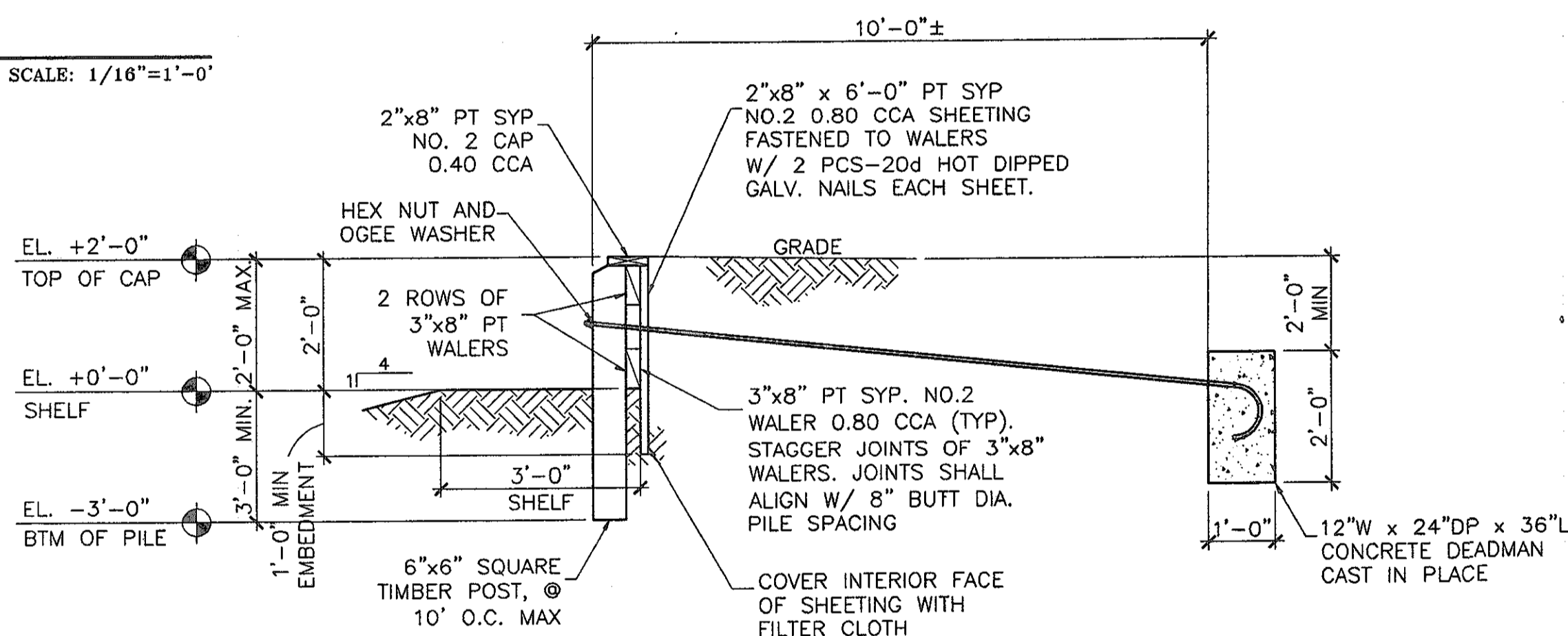


**RETAINING WALL PLAN**

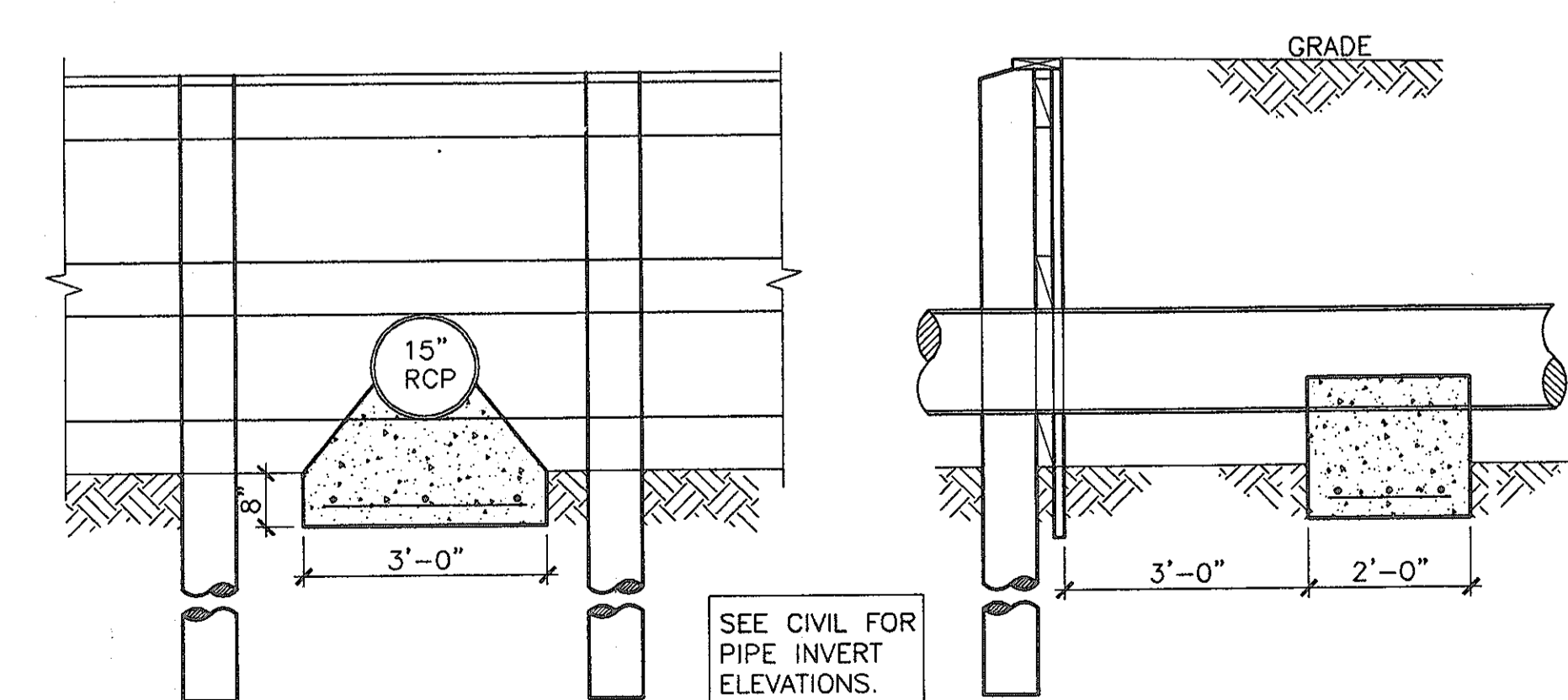
SCALE: 1/16" = 1'-0"



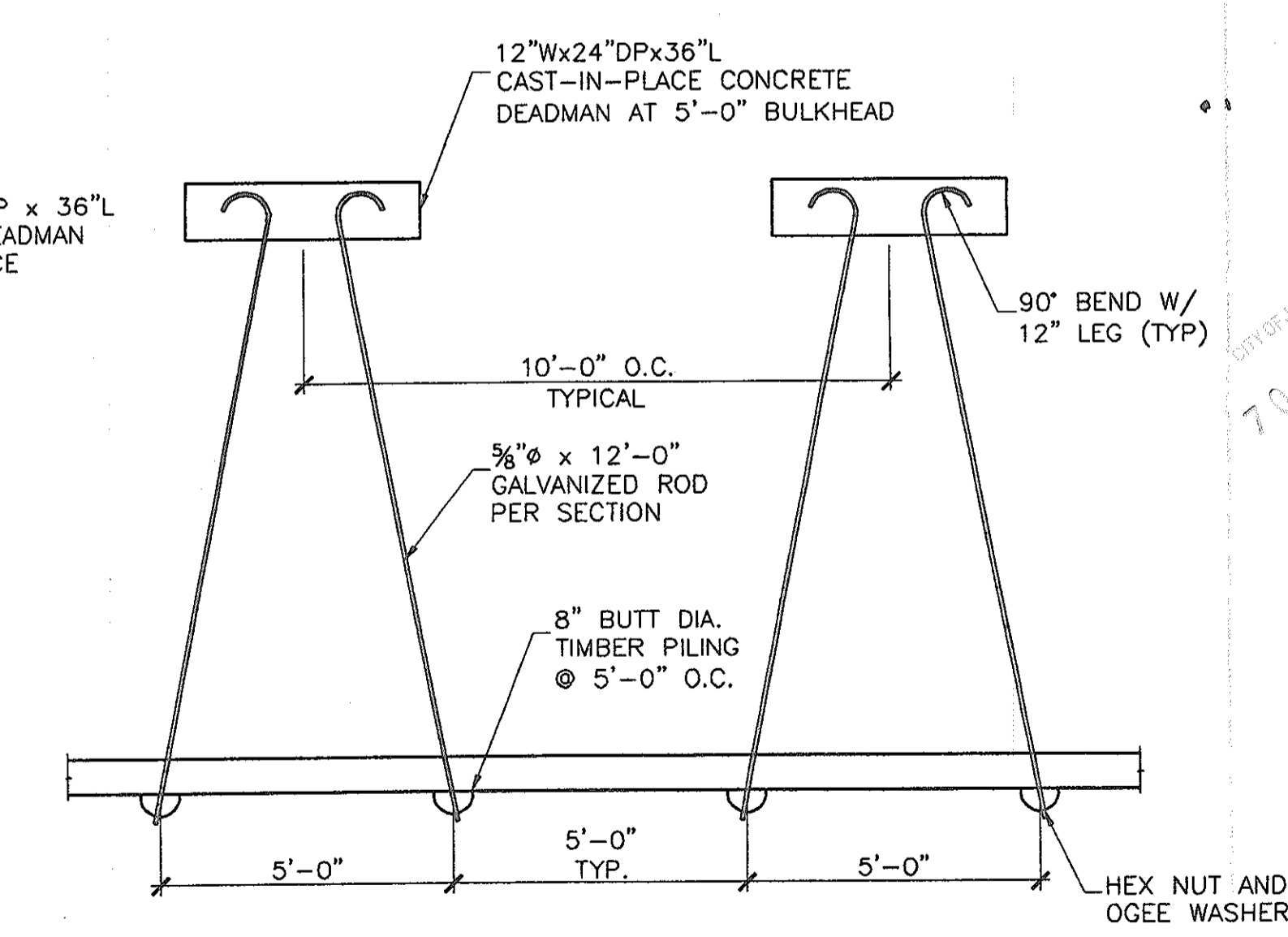
**1 5'-0" MAX. TIMBER BULKHEAD SYSTEM**  
SCALE: 1/2" = 1'-0"



**2 2'-0" MAX. TIMBER BULKHEAD SYSTEM**  
SCALE: 1/2" = 1'-0"



**3 15" RCP SUPPORT & OPENING IN BULKHEAD**  
SCALE: 1/2" = 1'-0"



**4 TYPICAL TIEBACK/DEADMAN LAYOUT**  
SCALE: 3/8" = 1'-0"

**STRUCTURAL NOTES**

DESIGN IN ACCORDANCE WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE 2004.

ALL LUMBER, TIMBER, AND PILING SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA STANDARDS C-2 AND C-14. THE PRESERVATIVES SHALL BE IN ACCORDANCE WITH FEDERAL SPECIFICATIONS TTW-571J AND TTW-536 AND AWPA STANDARD P-5.

ALL ROUND TIMBER PILES SHALL BE CLEAN PEELED IN ACCORDANCE WITH ASTM-D-25 WITH CLEAR WOOD STRENGTH VALUE AS IN ASTM D-2555.

ALL PILING IN GROUND SHALL BE 0.80 CCA. ALL 3"x8" WALER MATERIAL AND 2"x8" VERTICAL SHEET MATERIAL SHALL BE 0.80 CCA. ALL 2"x8" CAP MATERIAL SHALL BE 0.40 CCA MATERIAL.

ALL LUMBER AND TIMBER SHALL BE SYP NO. 2 OR BETTER, WITH AN ALLOWABLE BENDING STRESS  $F_b = 1200$  psi, IN ACCORDANCE WITH SOUTHERN YELLOW PINE INSPECTION BUREAU GRADING RULES.

ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED. BOLTS SHALL MEET REQUIREMENTS OF ASTM A-325, TYPE 1, AND HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A-153. THREADED TIE RODS SHALL MEET REQUIREMENTS OF ASTM A-36 AND HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A-153.

NUTS SHALL MEET THE REQUIREMENTS OF ASTM-563, GRADE DH, AND HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A-153.

ALL NAILS, WASHERS, AND HARDWARE SHALL BE HOT DIPPED GALVANIZED.

ALL CONCRETE SHALL HAVE  $F'_c = 3000$  psi WITH FIBERMESH. ALL REINFORCING STEEL SHALL BE GRADE 60.

TIMBER PILING SHALL HAVE AN 8" MINIMUM BUTT DIAMETER AS INDICATED.

IF THE FOOTING ELEVATIONS SHOWN OCCUR IN A DISTURBED, OR UNSTABLE SOIL, THE ENGINEER SHALL BE NOTIFIED.

PROVIDE ALL TEMPORARY BRACING, SHORING, GUYING, OR OTHER MEANS TO SUPPORT STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.

VERIFY ALL DIMENSIONS WITH CIVIL/SITE DRAWINGS.

THE STRUCTURAL ENGINEER SHALL NOT HAVE CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, OR SEQUENCES; FOR THE ACTS OR OMISSIONS OF THE ARCHITECT, CONTRACTOR, OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

**DESIGN ASSUMPTIONS**

THE FOLLOWING DESIGN INFORMATION WAS ASSUMED FOR THE ANALYSIS OF THE TIMBER BULKHEADS.

$\phi = 30'$   $P_o = 40$  PSF LEVEL BACKFILL  
 $w = 110$  PCF  $P_p = 330$  PSF 100 PSF SURCHARGE

THE PRECEEDING DESIGN ASSUMPTIONS ARE BASED ON SUITABLE STRUCTURAL FILL AND BACKFILL MATERIAL WITH NO ORGANIC MATERIAL PRESENT. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IF UNSUITABLE SOIL IS ENCOUNTERED.

By	
Revisions	
No.	
<b>FONDRY CONDOMINIUMS</b> NORTH SIDE OF ORSBY CIRCLE EAST AND NORTH OF HYDE GROVE AVENUE DUVAL COUNTY, JACKSONVILLE, FLORIDA	
LUIS A. PONTIGO, P.E. 7099-000 DEPARTMENT 7099-000	
<b>T3 Engineering Inc.</b> 11200 Alumni Way • Jacksonville, Florida 32246 • Telephone (904) 646-4289 • Fax 646-4344 Site Design & Civil Engineering & Land Planning & Site Feasibility CERTIFICATE OF AUTHORIZATION NUMBER: 26900	
Date	8-15-06
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	1 OF 1

**Lou Pontigo & Associates, Inc.**  
 Consulting Structural Engineers  
 496 Osceola Avenue  
 Jacksonville Beach, Florida 32250  
 Ph. 242-0903 Fax. 241-9537  
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