



DEVELOPMENT NOTES

1. THE OVERALL MOBILITY NETWORK OF THE PDP IS IN ACCORDANCE WITH THE DSAP AND MOBILITY AGREEMENT. LOCAL STREETS, OFF-STREET PARKING, DRIVEWAYS AND ACCESS POINTS FOR INDIVIDUAL DEVELOPMENTS SHALL BE DETERMINED DURING THE SITE PLAN REVIEW PROCESS.
2. DRAINAGE FOR PROPERTIES IN THE EMPLOYMENT CENTER DSAP MARKET STREET PDP SHALL CONFORM TO LOCAL, STATE AND FEDERAL REGULATIONS. APPLICABLE PERMITS ARE REQUIRED FOR EACH INDIVIDUAL DEVELOPMENT DURING THE SITE PLAN REVIEW PROCESS.
3. THE GENERAL LOCATION OF EACH PRIMARY AND SECONDARY USE IS AS SHOWN ON THE PDP. EXACT BOUNDARIES MAY CHANGE BASED ON ACTUAL SURVEYED PARCELS AT THE TIME OF INDIVIDUAL DEVELOPMENT. DETERMINATIONS OF INDIVIDUAL OWNERSHIPS WILL BE FINALIZED DURING THE SITE PLAN REVIEW PROCESS FOR AN INDIVIDUAL DEVELOPMENT.
4. AS DETERMINED BY THE DSAP, THE PDP IS LOCATED WITHIN THE SERVICE AREA OF THE JACKSONVILLE ELECTRIC AUTHORITY. EXTENSION OF WATER AND WASTEWATER TO SERVE THE PDP WILL BE FUNDED PER AN AGREEMENT WITH JEA. INDIVIDUAL CONNECTIONS TO THE WATER AND WASTEWATER SYSTEM WILL BE DETERMINED DURING THE SITE PLAN REVIEW PROCESS.
5. PROPOSED COMMON OPEN SPACE IS DEPICTED ON THE PDP. SUBJECT TO AN AGREEMENT BETWEEN THE DEVELOPER AND THE COUNTY ADDRESSING TIMING AND OTHER CONDITIONS, DEDICATED PARKS AND OPEN SPACE SHALL BE ESTABLISHED. THE PROPOSED METHOD OF DEDICATION AND ADMINISTRATION FOR INDIVIDUAL DEVELOPMENT SHALL BE DETERMINED DURING THE SITE PLAN REVIEW PROCESS.
6. FOR DETAILED INFORMATION REGARDING THE MOBILITY NETWORK, PLEASE REFER TO EXHIBITS E AND F.

Market Street PDP Location in Employment Center DSAP Central Planning Area

