

**DEVELOPER**  
 DAVIS & SONS  
 20725 SW 46TH AVE  
 NEWBERRY, FL 32669  
 (352) 472-7773

**OWNERS**  
 DAVIS COMPANIES LLC  
 20725 SW 46TH AVE  
 NEWBERRY, FL 32669  
 (352) 472-7773

**SURVEYOR OF RECORD**  
 KEVIN W. HEWETT, P.L.S.  
 CHW  
 8465 MERCHANTS WAY, STE 2.  
 JACKSONVILLE, FL. 32222  
 (904) 619-6521

**ENGINEER OF RECORD**  
 MITCHELL G. MASON, P.E.  
 CHW  
 8465 MERCHANTS WAY, STE 2.  
 JACKSONVILLE, FL. 32222  
 (904) 619-6521  
 MitchellM@chw-inc.com

**LANDSCAPE ARCHITECT**  
 CHW  
 8465 MERCHANTS WAY, STE 2.  
 JACKSONVILLE, FL. 32222  
 (904) 619-6521

# CONSTRUCTION/MAJOR SITE PLAN

FOR

## MILLS CREEK PRESERVE PHASE 2

NASSAU COUNTY, FLORIDA

SECTION 12, TOWNSHIP 2 NORTH, RANGE 26 EAST

SUBMITTED TO

NASSAU COUNTY

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT  
 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION  
 JEA

**TRAFFIC STATEMENT:**

PROPOSED LAND USE	ITE LU	UNITS	RATE	AADT	AM PEAK	PM PEAK
MULTI-FAMILY HOUSING (MID-RISE)	221	112	4.54	508	38	44

1.) BASED ON ITE 11TH EDITION

PARKING CALCULATION: 112 DWELLING UNITS PROPOSED WITH PHASE 2, PHASE 1 + PHASE 2 TOTAL = 300 UNITS; AT 2 SPACES PER DU = 600 SPACES REQUIRED, 201 SPACES PROVIDED (THIS PHASE), 598 TOTAL SPACES PROVIDED.

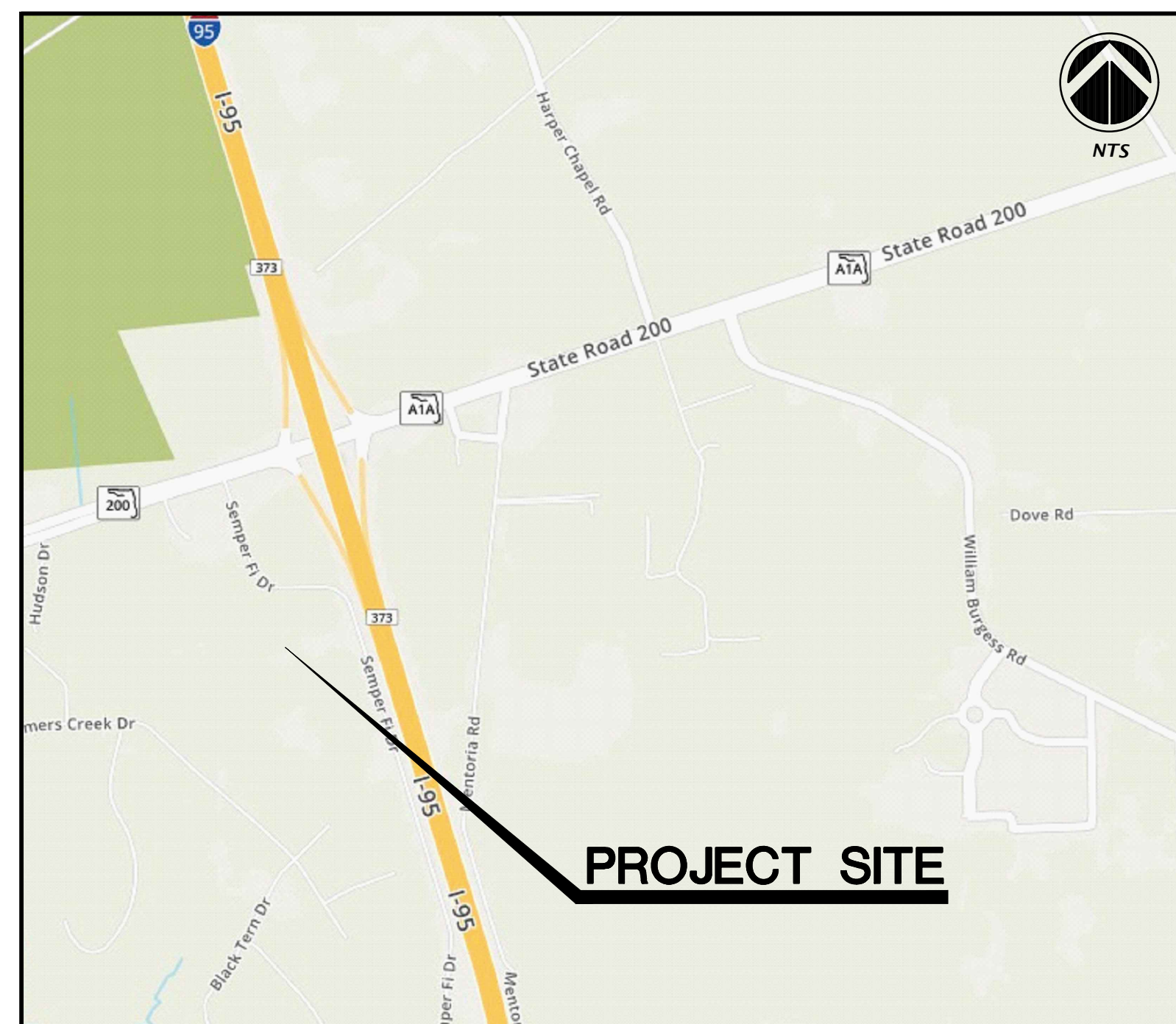
24 ACCESSIBLE SPACES REQUIRED; 33 TOTAL ACCESSIBLE SPACES PROVIDED, 9 ACCESSIBLE SPACES PROVIDED IN PHASE 2.

**SITE DEVELOPMENT DATA**

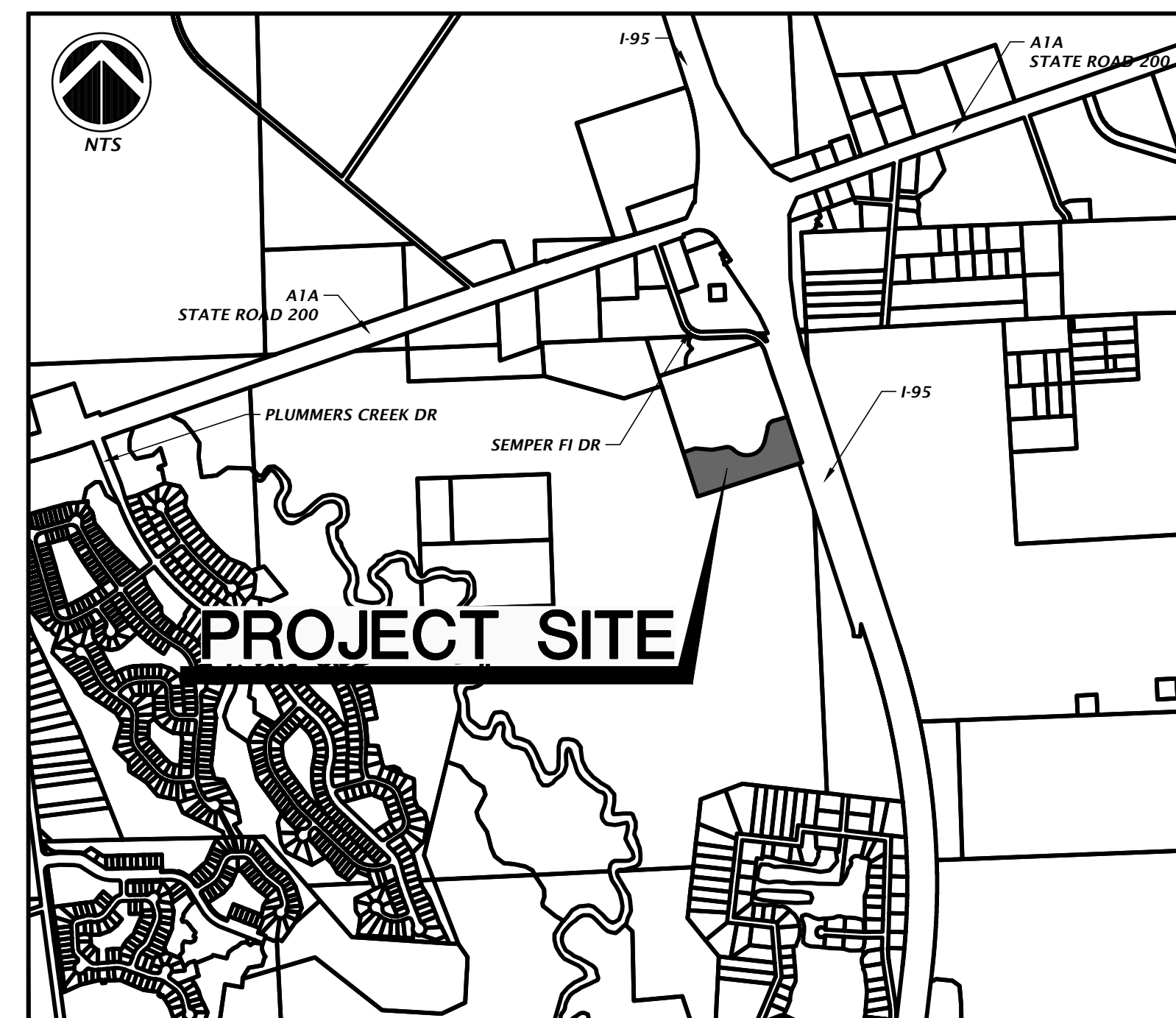
ZONING:	RG-1
FLU: HDR	ON SITE
DEVELOPMENT AREA:	404,672 S.F. 9.29 AC
BUILDING AREA:	69,400 S.F. 17.15%
ROADS/CURB/CONCRETE:	79,577 S.F. 19.66%
SMF:	84,503 S.F. 20.88%
IMPERVIOUS AREA:	148,977 S.F. 36.81%
OPEN SPACE:	171,192 S.F. 42.30%
PARKING SPACES:	201
MAX BUILDING HEIGHT:	LESS THAN 40 FEET
TAX PARCEL:	#12-2N-26-0000-0001-0080

**SHEET INDEX**

SHEET NUMBER	DESCRIPTION
C0.00	COVER SHEET AND INDEX
1 - 2	BOUNDARY AND TOPOGRAPHIC SURVEY
C0.10	GENERAL NOTES
C0.11	LEGEND
C0.20	STORMWATER POLLUTION PREVENTION NOTES
C0.21 - C0.22	STORMWATER POLLUTION PREVENTION PLAN AND DETAILS
C0.30	DEMOLITION PLAN
C1.00	MASTER SITE PLAN
C1.10 - C1.15	DETAILED HORIZONTAL CONTROL AND SITE PLAN
C1.16 - C1.18	DETAILED HORIZONTAL CONTROL GARAGE VIEWS
C2.00	MASTER GRADING AND DRAINAGE PLAN
C2.10-C2.15	DETAILED GRADING AND DRAINAGE PLAN
C2.16 - C2.18	DETAILED GRADING AND DRAINAGE GARAGE VIEWS
C2.40 - C2.43	STORMWATER MANAGEMENT FACILITIES PLAN AND DETAILS AND SECTIONS
C2.60 - C2.61	CONSTRUCTION DETAILS
C3.00	MASTER UTILITY PLAN
C3.10 - C3.15	DETAILED UTILITY PLAN
C3.40 - C3.43	SANITARY SEWER PLAN AND PROFILE
C3.60-C3.68	WATER AND WASTEWATER DETAILS
C4.00	TYPICAL SECTIONS
A2.1-A2.3	ARCHITECTURAL FLOOR PLANS
A6.1-A6.3	ARCHITECTURAL ELEVATIONS
ES001 - ES201	SITE PHOTOMETRIC PLANS
LS-1 - LS-3	LANDSCAPE PLANS



VICINITY MAP



LOCATION MAP

8465 Merchants Way, Ste. 102  
 Jacksonville, Florida 32222  
 (904) 619-6521  
 www.chw-inc.com  
 est. 1988 FLORIDA  
 CA-3075

**CHW**  
 Professional Consultants

SCALE: N/A  
 VERIFY SCALE ON ORIGINAL DRAWING  
 THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION REVIEWER:

DATE: 5/26/23 - SECOND SUBMITTAL

CLIENT: DAVIS & SONS

PROJECT: MILLS CREEK PRESERVE PHASE 2

PROJECT ENGINEER: MITCHELL G. MASON

QUALITY CONTROL: D. YOUNG

SHEET NUMBER: 17-0279.01

MITCHELL G. MASON  
 State of Florida, Professional Engineer, License No. 92335

This item has been digitally signed and sealed by Mitchell G. Mason, P.E. on the date indicated here: 05/15/2023

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FL PE No. 92335

SHEET NO:

C0.00

**BEFORE YOU DIG !**  
 CALL SUNSHINE STATE ONE CALL OF FLORIDA  
 AT LEAST TWO FULL BUSINESS DAYS BEFORE  
 DIGGING OR DISTURBING EARTH

1-800-432-4770  
 Know what's below.  
 Call before you dig.



**ABBREVIATIONS**

Table of abbreviations and symbols for various engineering and construction terms, including AASHTO, AC, ADA, ANSI, ARCH, ARV, ASTM, AWWA, BC, BFP, BLDG, BM, BMP, BOC, BVCS, BVCE, BW, BSL, CATV, CI, CIP, CMP, CO, CONC, COORD, CR, C/O, DBH, DE, DEG, DIA, DIP, DWG, E, EA, EL, ELEV, EOP, EOR, ERCP, ESMT, EVCS, EVCE, EX, FAC, FRB, FC, FDEP, FDOT, FFE, FH, FHWA, FIG, FM, FOC, FS, FT, GALV, GM, GV, HDPE, HP, ID, INV, INV EL, IP, K, L, LBR, LDR, LF, LP, LT, MAX, ME, MH, MIN, MISC, MUTCD, N, N-E, N/A, NAVD, NGVD, NO, NPDES, NTS, OC, OHW, ORB, OSHA, PAVT, PC, PCC, PERF, PROP, PT, PVC, PVI, R, RCP, RPM, RPZ, RT, RWM, R/W, S, SAN, SHWE, SL, SP, SR, SS, ST, STA, STD, T, TCE, TEMP, TOR, TV, TW, TYP, U, USF, USGS, UTIL, V, VC, VCP, W, W, W, W/W, WM, WW, WWF.

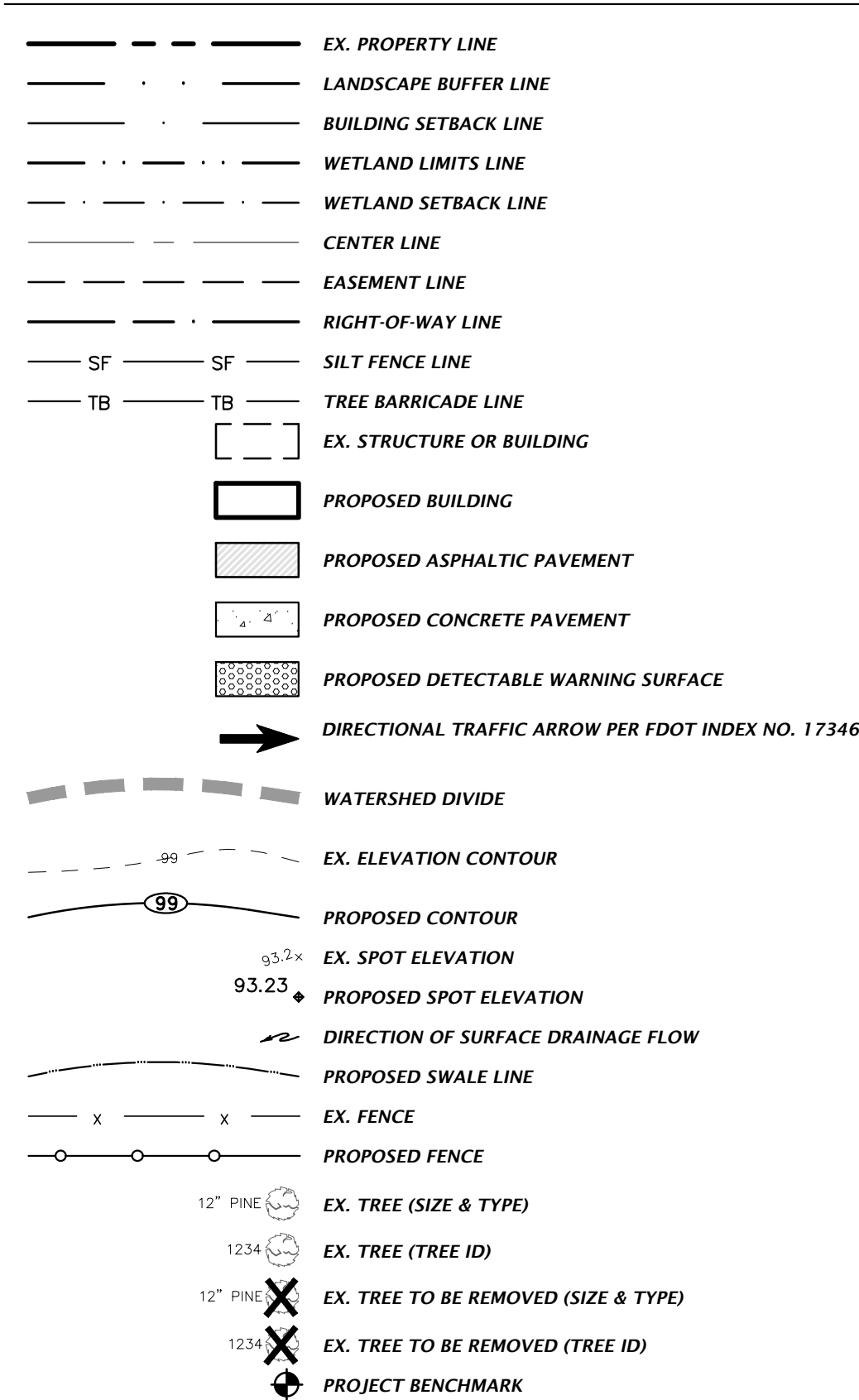
**SIGNAGE**

SIGNS ARE PER FDOT SPECIFICATIONS OR PER MUTCD. SIGN POSTS AND INSTALLATION SHALL BE PER FDOT INDEX NO. 11860. SIGN PLACEMENT SHALL BE PER FDOT INDEX NO. 17302.



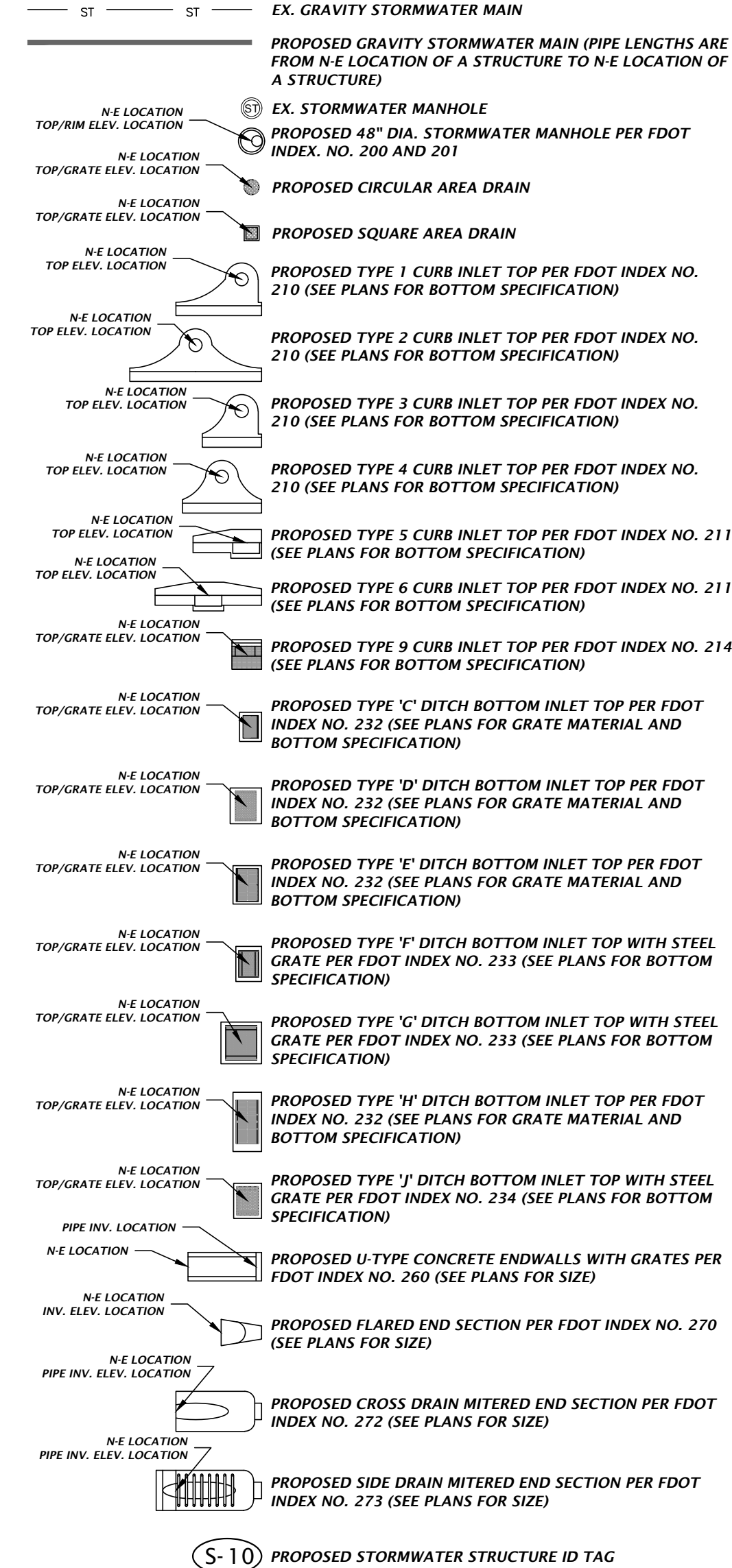
R1-1 "STOP" - SEE PLANS FOR SIZE

**SITE INFORMATION**

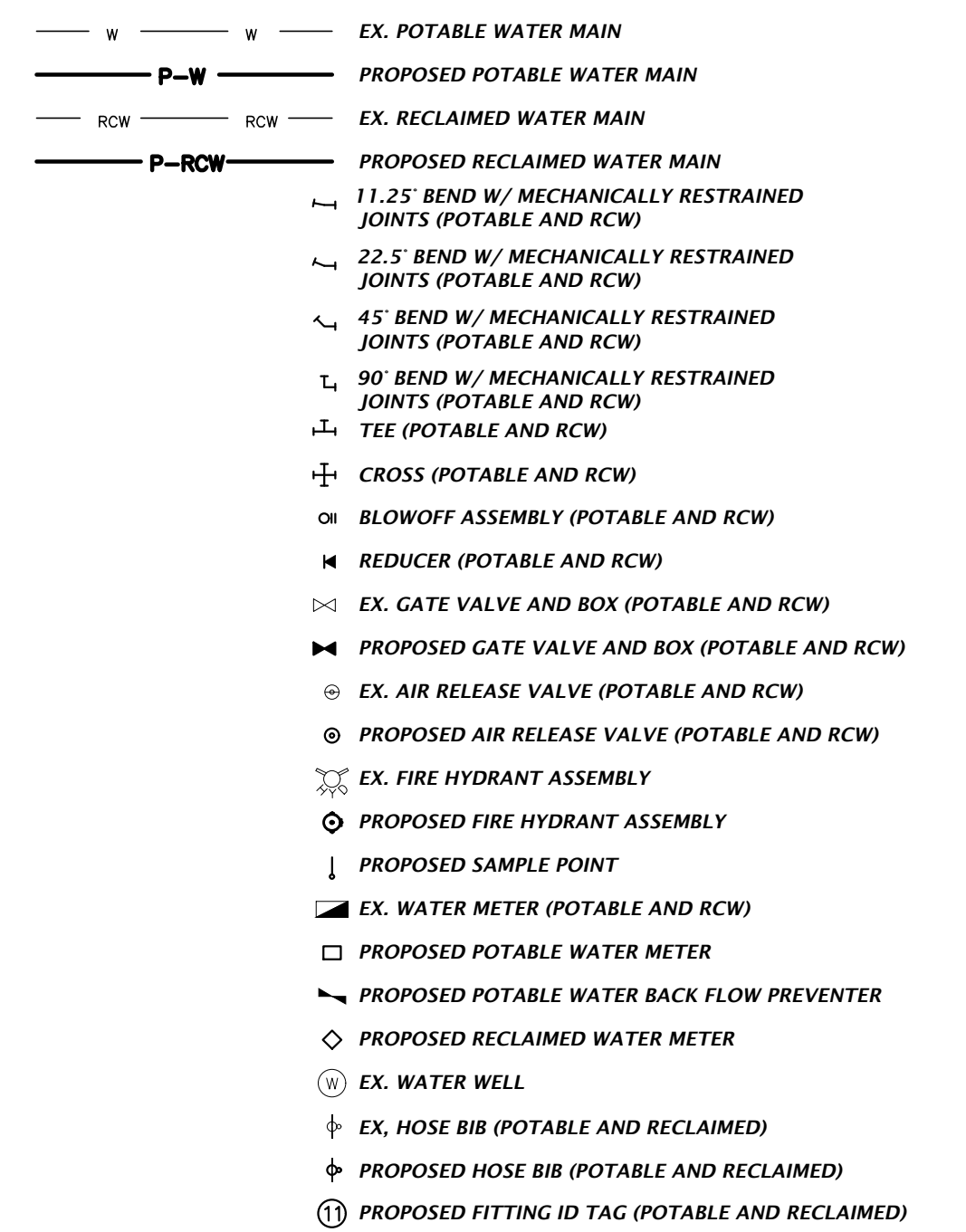


**STORMWATER**

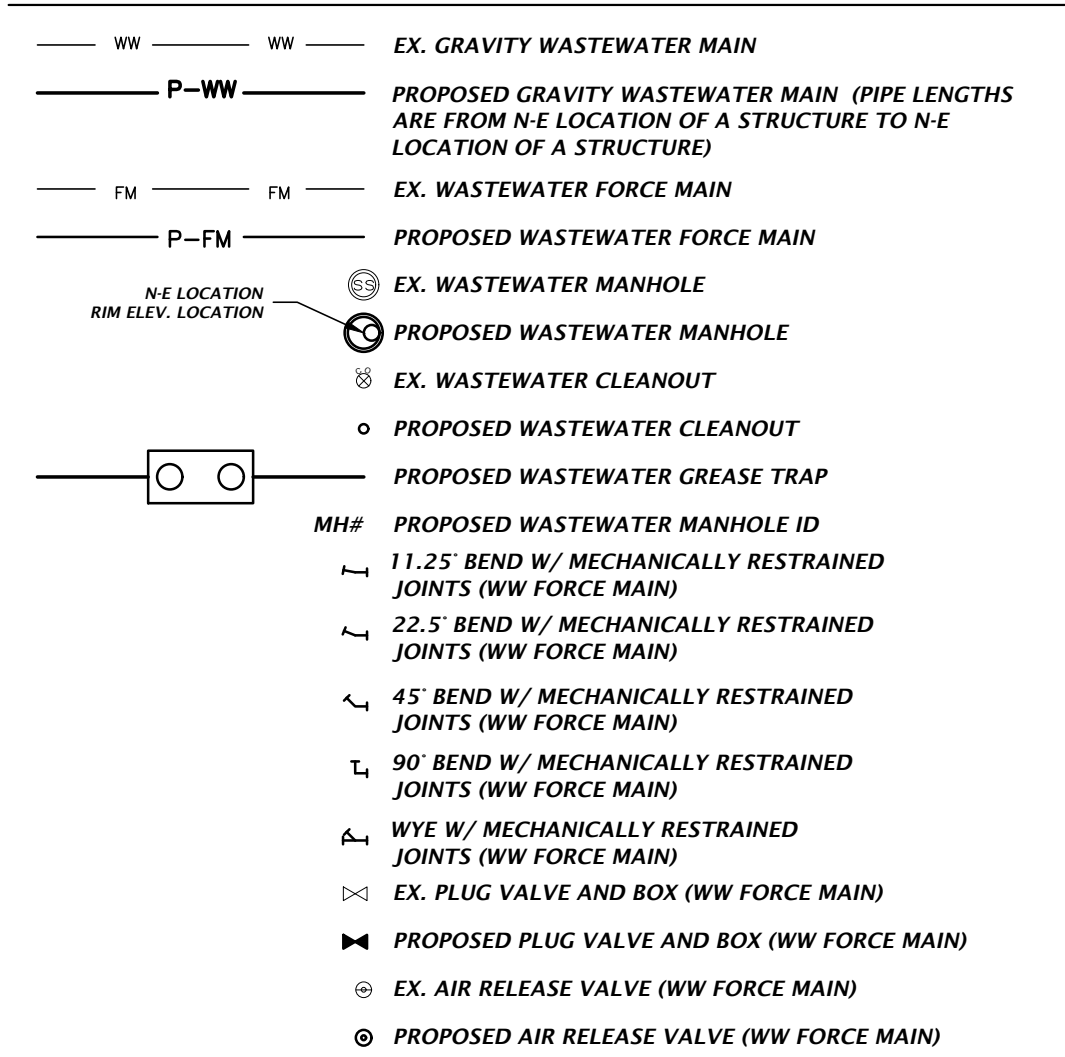
THE PROPOSED STORMWATER STRUCTURES DEPICTED BELOW ARE DRAWN PER FDOT SPECIFICATIONS AND TO SCALE WHEN SHOWN ON THE PLAN SHEETS.



**POTABLE AND RECLAIMED WATER**

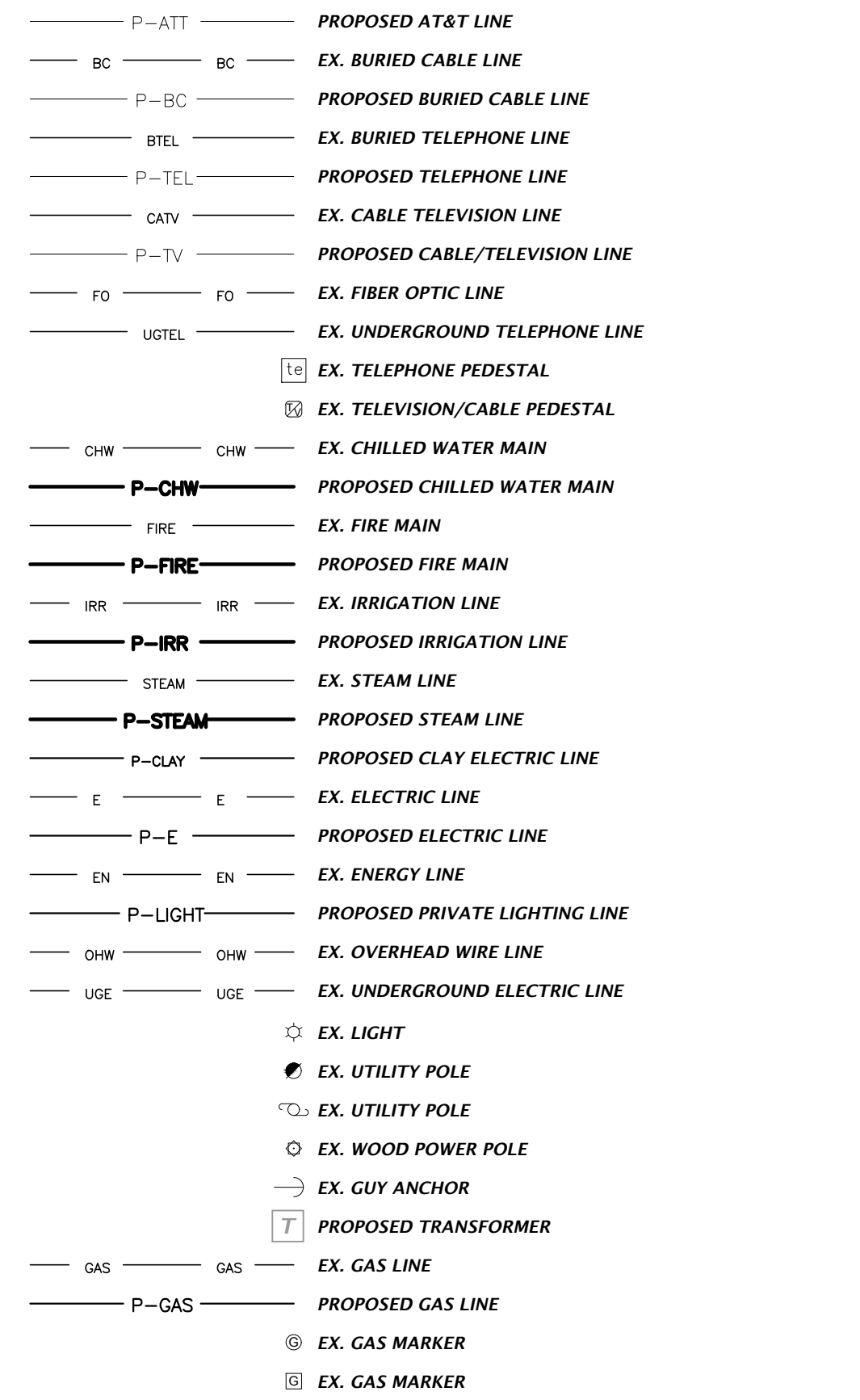


**WASTEWATER**



**MISCELLANEOUS UTILITIES**

THE PROPOSED UTILITIES BELOW ARE DESIGN BY OTHERS AND ARE DEPICTED FOR COORDINATION PURPOSES ONLY. REFER TO PLANS BY OTHERS FOR EXACT LOCATIONS, DIMENSION, AND DETAILS.



NOTES: 1. THIS LEGEND IS ALL INCLUSIVE AND MAY INCLUDE ITEMS NOT A PART OF THIS PLAN SET. 2. SYMBOLS SHOWN ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY. UNLESS NOTED OTHERWISE, SYMBOLS IN THESE PLANS MAY NOT BE REPRESENTATIVE OF SIZE.

BASE Merchants Way, Sta. 102 Jacksonville, Florida 32222 (904) 619-8521 www.chw-inc.com est. 1988 FLORIDA CA-5075

CHW Professional Consultants

N/A VERIFY ALL DIMENSIONS ON ORIGINAL DRAWING IF SHOWN IN RED THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION REVISIONS

DATE: 11/17/23 - FIRST SUBMITTAL 5/26/23 - SECOND SUBMITTAL

CLIENT: DAVIS & SONS PROJECT: MILLS CREEK PRESERVE PHASE 2 SHEET TITLE: LEGEND SHEET NUMBER: 17-0279.01

DESIGNER: K. HERRITT PROJECT ENGINEER: M. MASON QUALITY CONTROL: D. YOUNG PROJECT NUMBER: 17-0279.01

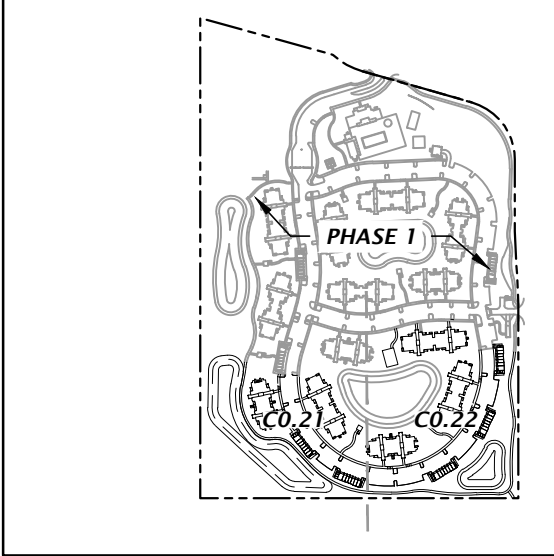
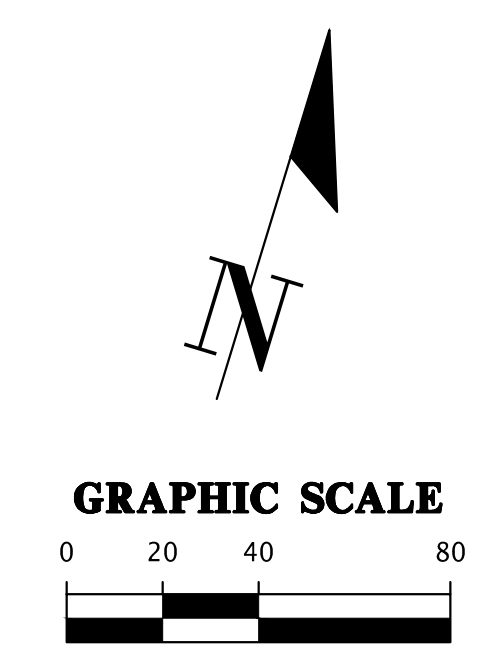
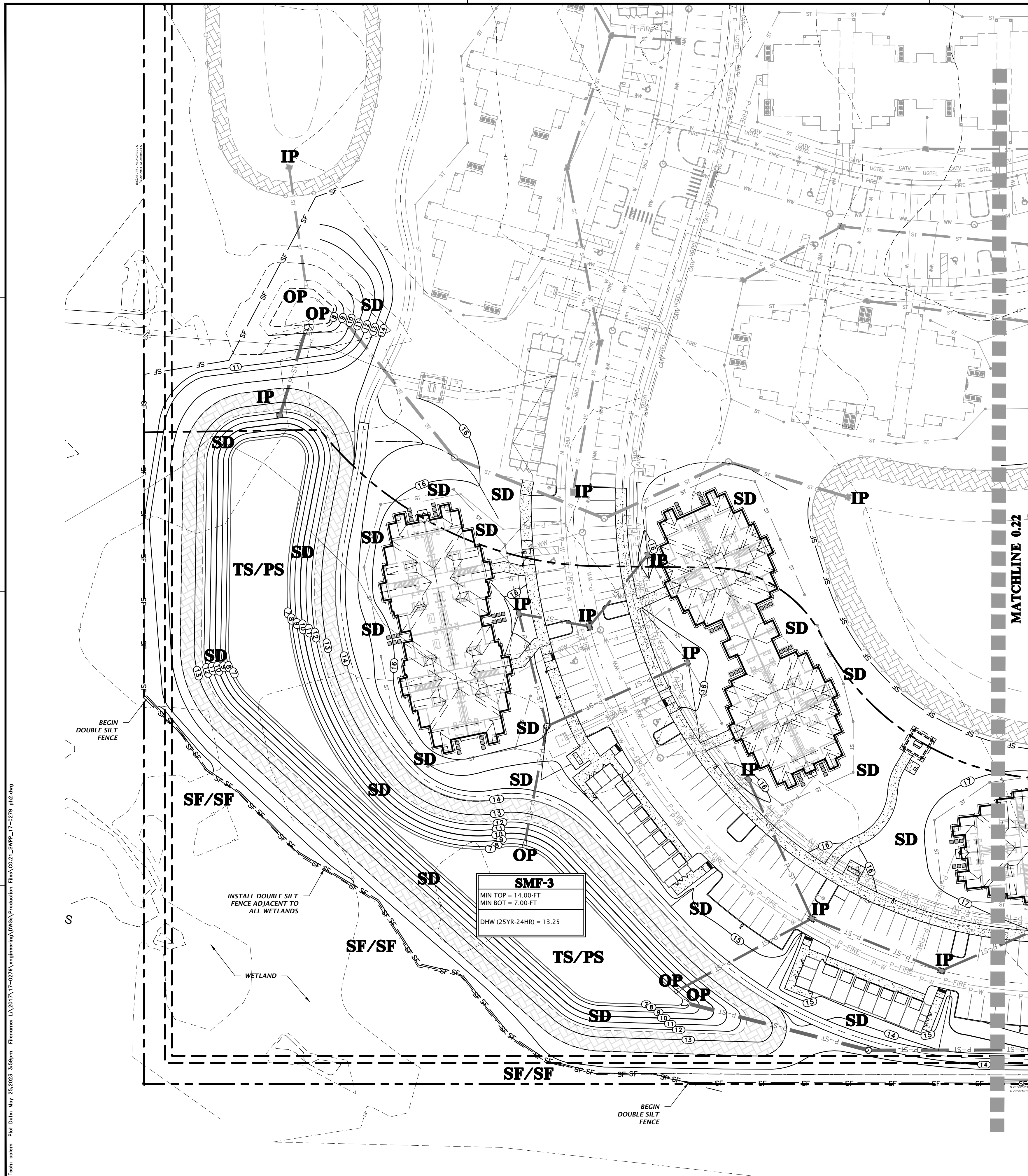
MITCHELL G. MASON State of Florida, Professional Engineer, License No. 92335

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FL PE No. 92335 SHEET NO. CO.11





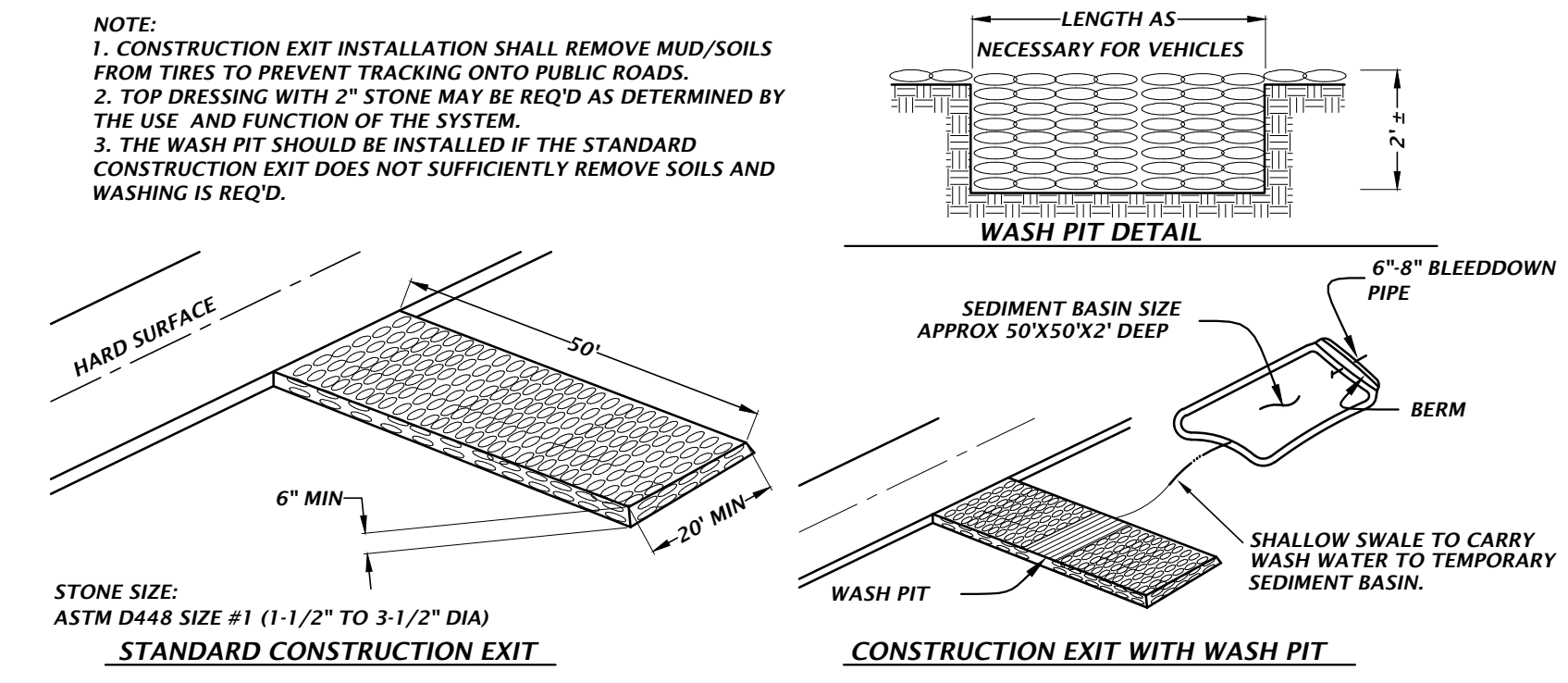
**STORMWATER POLLUTION PREVENTION LEGEND**

- TS** = TEMPORARY SEEDING
- PS** = PERMANENT SEEDING
- ML** = MULCHING
- SD** = SOD STABILIZATION
- SF** = SILT BARRIER
- TB** = TREE BARRIER
- IP** = INLET PROTECTION
- OP** = OUTLET PROTECTION
- CO** = CONSTRUCTION ENTRANCE/EXIT

**BASIN EROSION & SEDIMENTATION CONTROL**

1. SILT FENCING AND/OR STAKED HAYBALES SHALL BE CONSTRUCTED WHERE SHOWN ON THE DRAWINGS PRIOR TO STARTING CONSTRUCTION.
2. ALL STORMDRAIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH FDOT STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL.
3. THE DRAINAGE BASINS SHALL BE ROUGH GRADED PRIOR TO CONSTRUCTING THE LIMEROCK BASE. THE RETENTION BASINS SHALL BE FINE GRADED AND GRASSED PRIOR TO PAVING AND SITE CLEANUP.
4. THE STORMDRAIN SYSTEM SHALL BE FLUSHED OUT TO REMOVE ALL ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.
5. THE DRAINAGE BASIN BOTTOM SHALL BE SCRAPED CLEAN OF ALL ACCUMULATED SEDIMENT UPON COMPLETION OF CONSTRUCTION AFTER THE STORMDRAIN SYSTEM IS COMPLETELY FLUSHED OUT. THIS ACTIVITY SHALL ONLY OCCUR IN A DRY STATE.
6. ALL DISTURBED AREAS IN THE CONSTRUCTION AREA SHALL BE COMPLETELY STABILIZED BY COMPLETION OF CONSTRUCTION. GRASS SEEDING RATES AND MIXTURES SHALL BE PER FDOT INDEX NO. 104. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.
7. REFER TO THE SWPPP PLAN FOR COMPLETE EROSION CONTROL MEASURES.
8. WHERE POND TOP OF BANK IS IN CUT TO EXISTING GRADE, CONTRACTOR SHALL SOD 5-FT BEYOND TOP OF BANK FOR EROSION PROTECTION.

NOTE:  
 1. CONSTRUCTION EXIT INSTALLATION SHALL REMOVE MUD/SOILS FROM TIRES TO PREVENT TRACKING ONTO PUBLIC ROADS.  
 2. TOP DRESSING WITH 2" STONE MAY BE REQ'D AS DETERMINED BY THE USE AND FUNCTION OF THE SYSTEM.  
 3. THE WASH PIT SHOULD BE INSTALLED IF THE STANDARD CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE SOILS AND WASHING IS REQ'D.



**TEMPORARY CONSTRUCTION EXIT DETAIL**

Title: c021 Rev: 05/2023 3:59pm Filename: L:\2017\17-0279\engineering\Draws\Production\Title\CO.21\_SWPPP\_17-0279\_ph2.dwg

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SCALE: 1"=40'  
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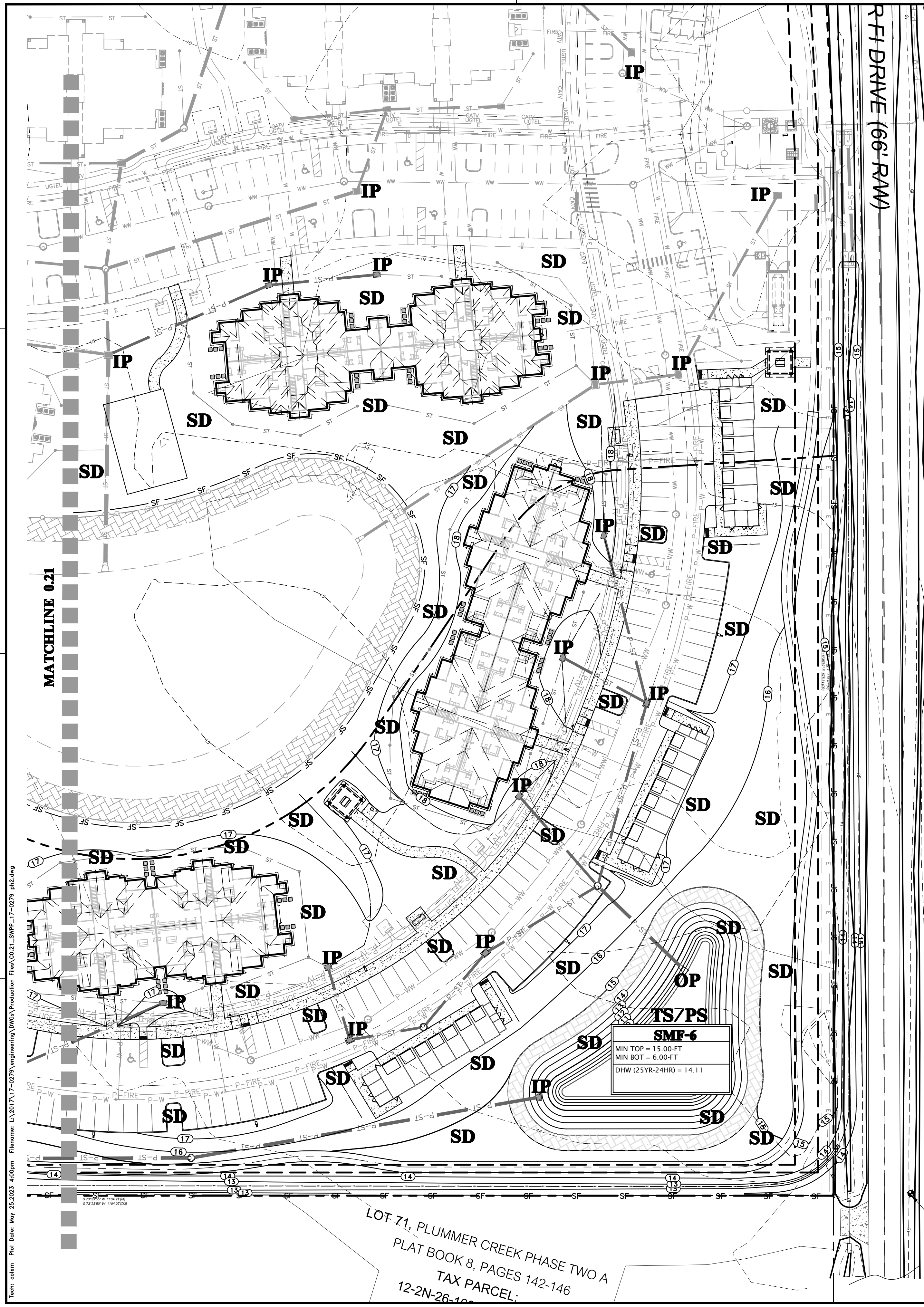
CONSTRUCTION AND PROVISIONS  
 1/17/23 - FIRST SUBMITTAL  
 5/26/23 - SECOND SUBMITTAL

CLIENT: DAVIS & SONS  
 PROJECT: MILLS CREEK PRESERVE PHASE 2  
 SHEET TITLE: STORMWATER POLLUTION PROTECTION PLAN

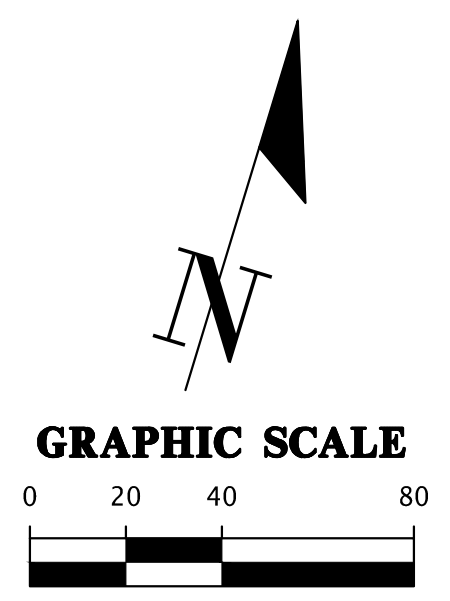
DESIGNER: K. MERRITT  
 PROJECT ENGINEER: M. MASON  
 QUALITY CONTROL: D. YOUNG  
 PROJECT NUMBER: 17-0279.01

Mitchell G. Mason, P.E.  
 State of Florida, Professional Engineer, License No. 92335  
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FL PE No. 92335  
 SHEET NO. C0.21

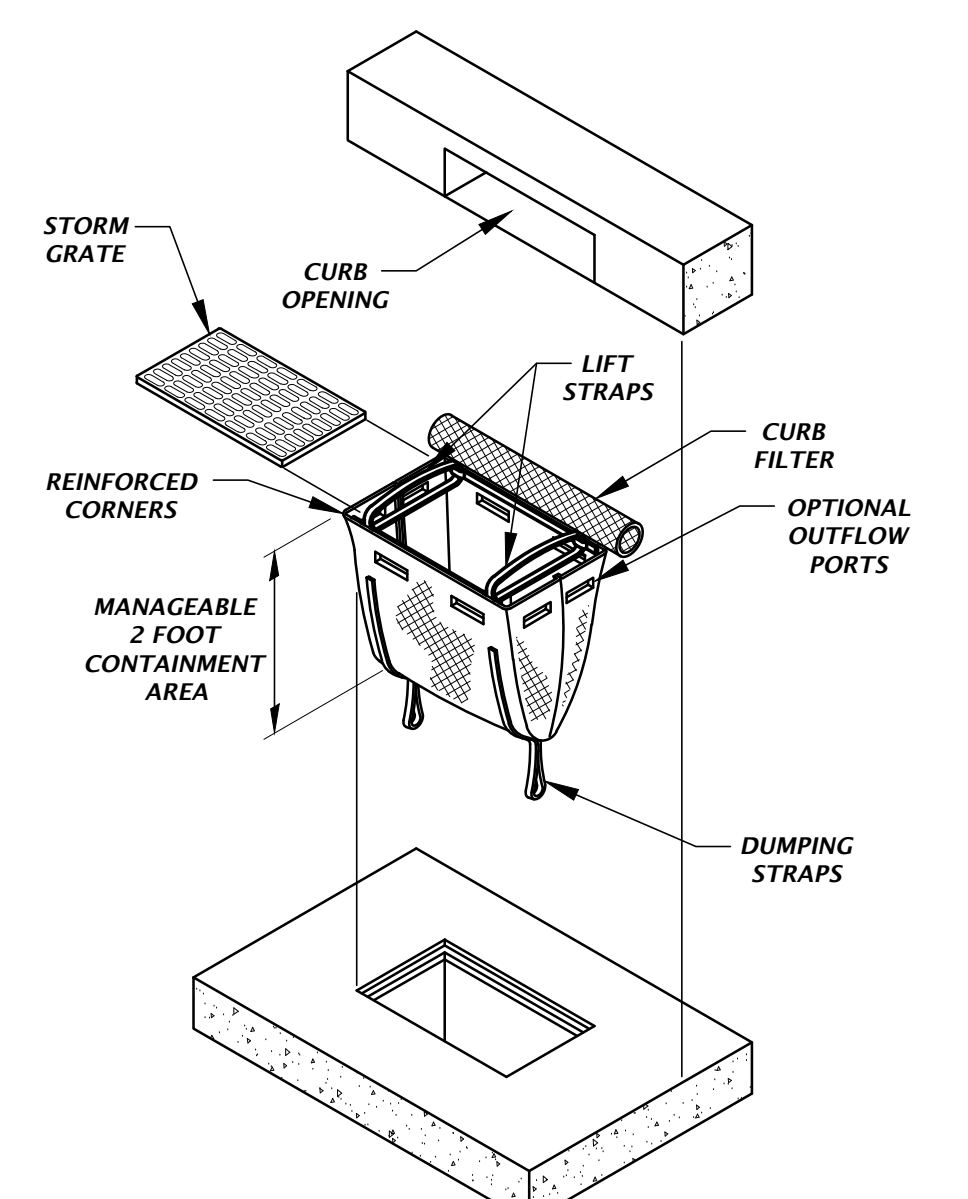


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 Date: 02/01/17 17-0279 Engineering, DWG Production (Rev. 02.17) 17-0279.phx.dwg  
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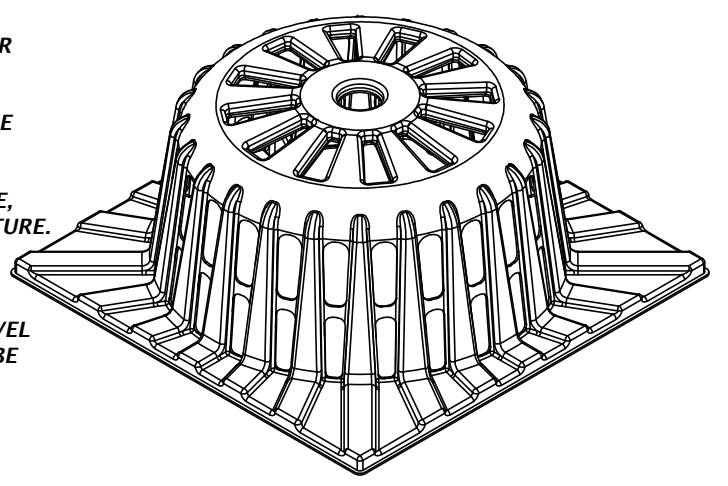
**STORMWATER POLLUTION PREVENTION LEGEND**

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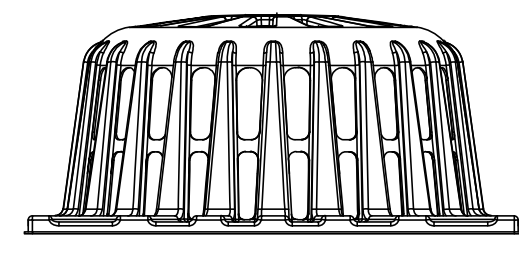


**DANDY CURB SACK™ DETAIL**

- TYPICAL INSTALLATION SEQUENCE FOR SILT-SAVER FRAME AND FILTER
1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE, ENSURING PROPER SEATING OF FRAME TO STRUCTURE.
  2. PLACE THE FRAME ONTO THE INLET STRUCTURE, ENSURING PROPER SEATING OF FRAME TO STRUCTURE.
  3. SLIDE THE FILTER OVER THE FRAME.
  4. FILL THE FILTER POCKETS WITH SOIL, #57 GRAVEL OR EQUIVALENT. THE FILTER POCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND INLET STRUCTURE.
  5. BACK FILL AROUND THE FRAME AND FILTER ASSEMBLY IS NOT REQUIRED TO COMPLETE INSTALLATION; HOWEVER, BACK FILLING MAY BE NECESSARY TO COMPLETE EXCAVATION REQUIREMENTS FOR THE SITE.

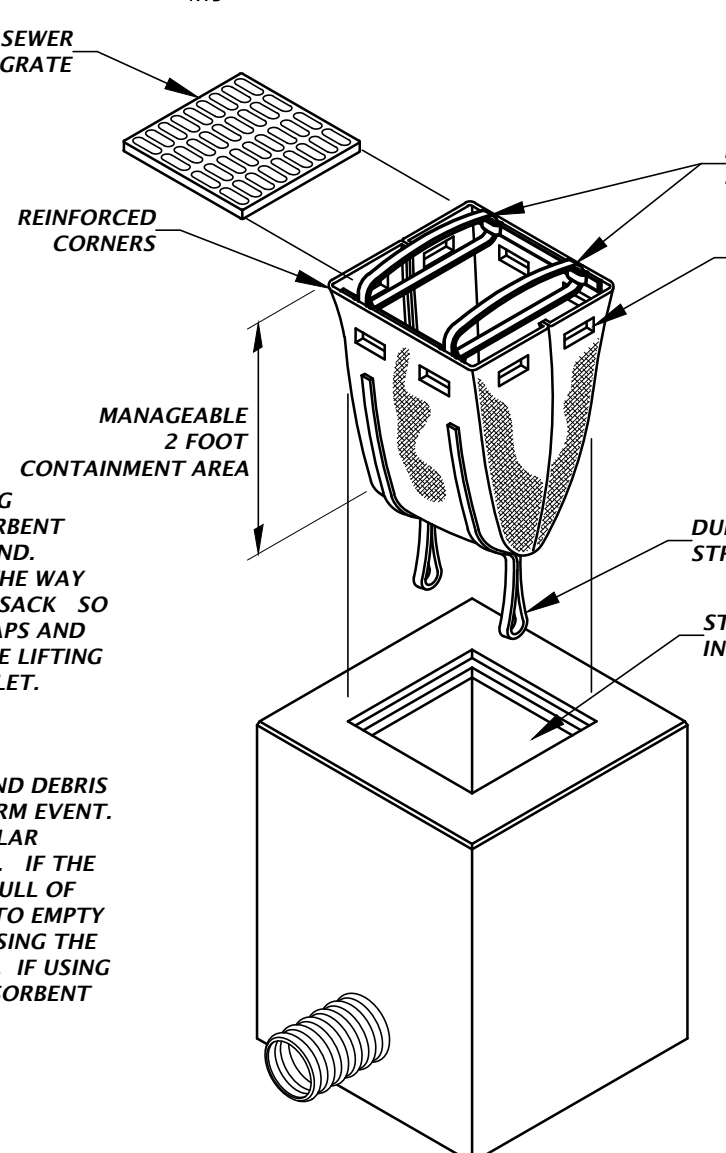


BASE OF FRAME SHAPED & SIZED TO FIT INLET TOP



**SILT-SAVER® DETAIL**

- INSTALLATION:**
- REMOVE THE GRATE FROM INLET. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT FILL IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY SACK SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.
- MAINTENANCE:**
- REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY SACK. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.



**DANDY SACK™ DETAIL**

**INLET PROTECTION OPTIONS DETAIL**

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SCALE: 1"=40'  
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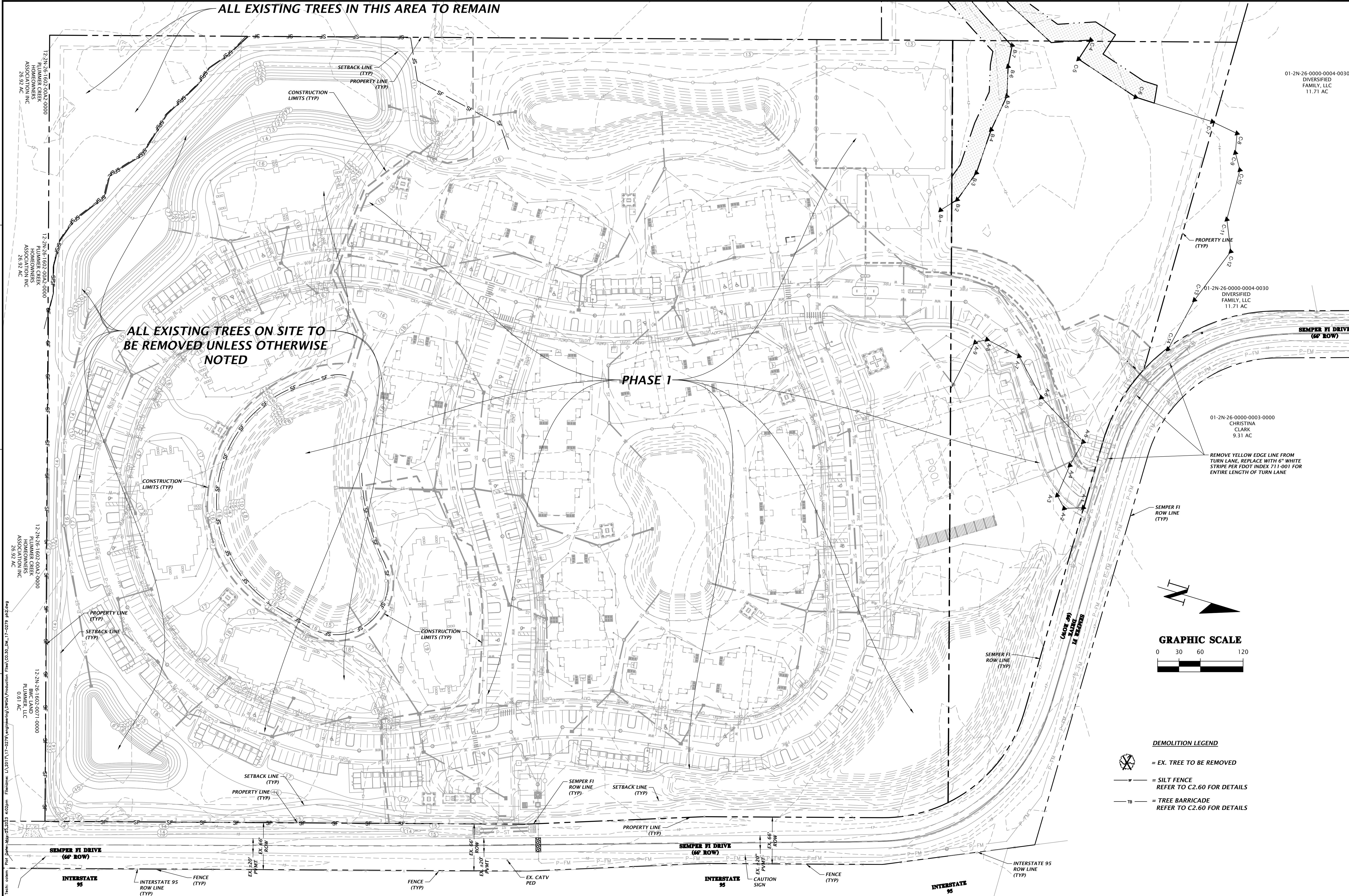
CONSTRUCTION INFORMATION  
 17-0279

CLIENT: DAVIS & SONS  
 PROJECT: MILLS CREEK PRESERVE PHASE 2  
 SHEET TITLE: STORMWATER POLLUTION PROTECTION PLAN

DESIGNER: MITCHELL G. MASON  
 PROJECT ENGINEER: MITCHELL G. MASON  
 QUALITY CONTROL: D. YOUNG  
 PROJECT NUMBER: 17-0279.01

Michael G. Mason, P.E.  
 State of Florida, Professional Engineer, License No. 92335  
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FL PE No. 92335  
 SHEET NO. **C0.22**

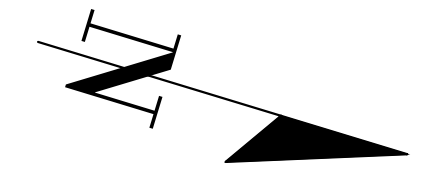
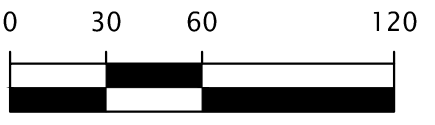


ALL EXISTING TREES IN THIS AREA TO REMAIN

ALL EXISTING TREES ON SITE TO BE REMOVED UNLESS OTHERWISE NOTED

PHASE 1

GRAPHIC SCALE



DEMOLITION LEGEND

- ⊗ = EX. TREE TO BE REMOVED
- = SILT FENCE REFER TO C2.60 FOR DETAILS
- = TREE BARRICADE REFER TO C2.60 FOR DETAILS

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SCALE: 1"=60'  
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 THIS SHEET, ADJUST SCALES ACCORDINGLY.

01-2N-26-0000-0004-0030  
 DIVERSIFIED FAMILY, LLC  
 11.71 AC

01-2N-26-0000-0004-0030  
 DIVERSIFIED FAMILY, LLC  
 11.71 AC

01-2N-26-0000-0003-0000  
 CHRISTINA CLARK  
 9.31 AC

REMOVE YELLOW EDGE LINE FROM TURN LANE. REPLACE WITH 6" WHITE STRIPE PER FDOT INDEX 711-001 FOR ENTIRE LENGTH OF TURN LANE

DATE: 5/17/23  
 PROJECT: MILLS CREEK PRESERVE PHASE 2  
 SHEET TITLE: DEMOLITION PLAN

CENT: DAVIS & SONS  
 PROJECT: MILLS CREEK PRESERVE PHASE 2  
 SHEET NUMBER: 17-0279.01

DESIGNER: MITCHELL G. MASON  
 PROJECT ENGINEER: MITCHELL G. MASON  
 QUALITY CONTROL: D. YOUNG

Mitchell G. Mason, P.E.  
 State of Florida, Professional Engineer, License No. 92335  
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FL PE No. 92335

SHEET NO. **C0.30**

Text: gmp For Date: Aug 15, 2023 11:58am Filename: L:\2017\17-0279\Engineering\DWG\Production\Plan\C1.00\_MSP\_17-0279.plt.dwg

C1.10

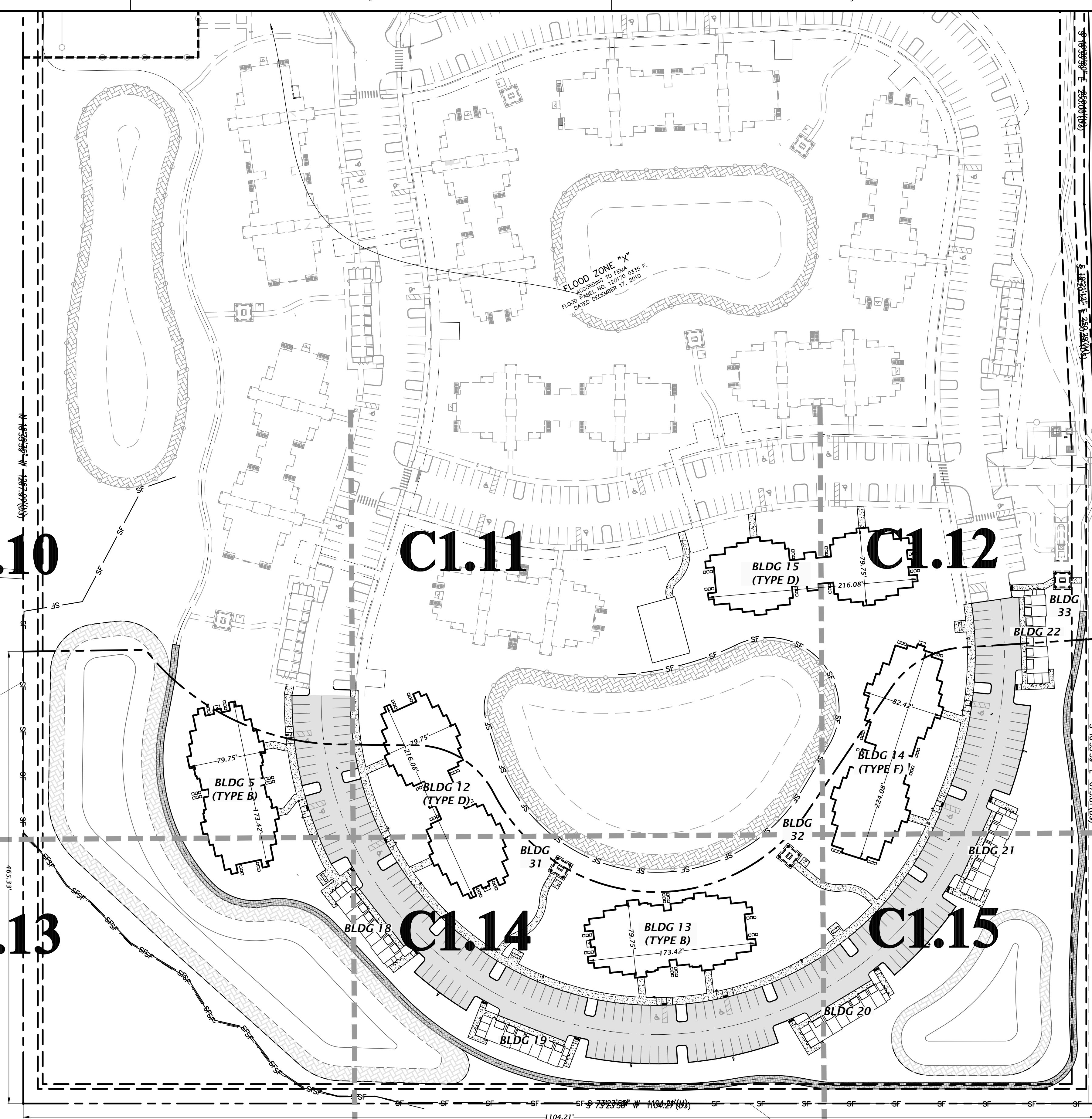
C1.11

C1.12

C1.13

C1.14

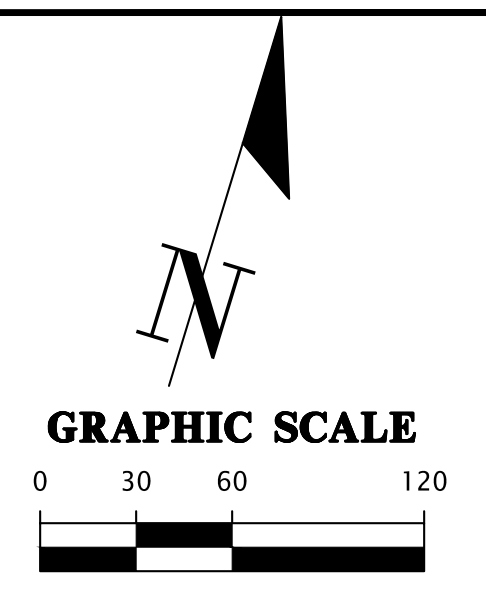
C1.15



FLOOD ZONE 2' HIGH  
ACCORDING TO FEMA  
FLOOD PANEL NO. 18079 DMS F.  
DATED DECEMBER 17, 2010

SEMPER FI DRIVE (66' R/W)

INTERSTATE I-95



NOTE:  
ALL PROPOSED RESIDENTIAL BUILDINGS ARE 3  
STORIES. REFER TO ARCHITECTURAL ELEVATIONS  
FOR DETAILS.

SITE BENCHMARK  
1/2" REBAR AND CAP  
"MARKED TRAVERSE LB 5075"  
ELEVATION = 14.53

<p>8455 Merchants Way, Ste. 102 Jacksonville, Florida 32222 www.chw-inc.com est. 1988 FLORIDA CA-3075</p>	
<p><b>CHW</b> Professional Consultants</p>	
<p>SCALE: 1"=60'</p> <p>VERIFY ALL DIMENSIONS ON ORIGINAL DRAWING IF ANY DIMENSIONS ON THIS SHEET ADJUST SCALES ACCORDINGLY.</p>	<p>CONSTRUCTION PERSONNEL</p>
<p>DATE: 5/26/23</p> <p>17-0279</p>	<p>17-0279.01</p>
<p>DESIGNER: K. MERRITT PROJECT ENGINEER: M. MASON QUALITY CONTROL: D. YOUNG PROJECT NUMBER: 17-0279.01</p>	<p>CLIENT: DAVIS &amp; SONS PROJECT: MILLS CREEK PRESERVE PHASE 2 SHEET TITLE: MASTER SITE PLAN</p>
<p>MITCHELL G. MASON Mitchell G. Mason, P.E. State of Florida, Professional Engineer, License No. 92335 This item has been digitally signed and sealed by Mitchell G. Mason, P.E. on the date indicated here: 08/15/2023 Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</p>	<p>DATE: 1/17/23 - FIRST SUBMITTAL 5/26/23 - SECOND SUBMITTAL</p>
<p>FL PE No. 92335</p>	<p>SHEET NO. <b>C1.00</b></p>



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12-2N-26-1601-0001-0000  
PLUMMER CREEK HOMEOWNERS  
ASSOCIATION INC  
21.6 AC

12-2N-26-1602-00A2-0000  
PLUMMER CREEK HOMEOWNERS  
ASSOCIATION INC  
26.92 AC

20' SETBACK (TYP)  
15' MEDIUM DENSITY  
BUFFER (TYP)  
PROPERTY LINE  
(TYP)

PROPOSED  
SMF-3  
REFER TO C2.40-2.41  
FOR GEOMETRY AND DETAILS

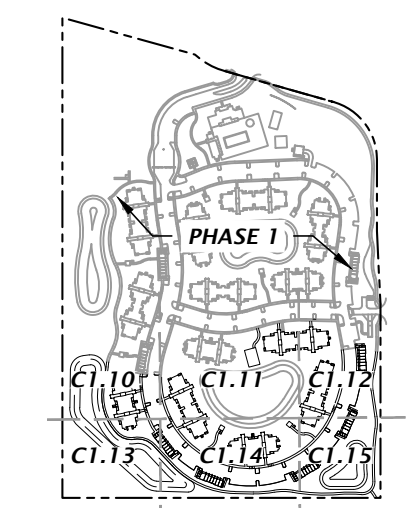
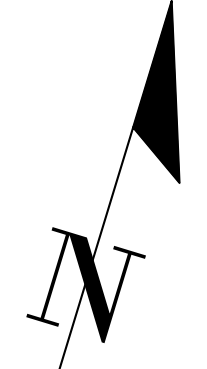
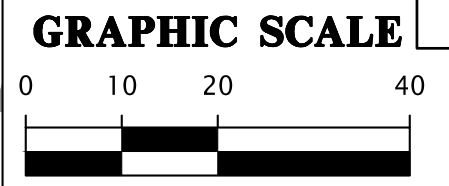
CONC. A/C PAD, TYP  
REFER TO ARCH PLANS  
FOR DETAILS  
6.67' x 4' CONC. MEP  
ENTRY PAD  
REFER TO ARCH PLANS  
FOR DETAILS

**BLDG 5  
(TYPE B)**

**MATCHLINE C1.11**

**MATCHLINE C1.13**

**BLDG 5**



- = HEAVY DUTY CONCRETE  
(SEE C2.60 FOR DETAIL)
- = CONCRETE (FOR SIDEWALK)  
(SEE C2.60 FOR DETAIL)
- = PAVEMENT ASPHALT  
(SEE C2.60 FOR DETAIL)
- = MULTI-USE TRAIL ASPHALT  
(SEE C2.60 FOR DETAIL)
- = TYPE 'F' CURB AND GUTTER  
(SEE C2.60 FOR DETAIL)
- = 6" CURB  
(SEE C2.60 FOR DETAIL)
- = SPILL CURB  
(SEE C2.60 FOR DETAIL)
- = 6" HIGH THICKEN EDGE S/W  
(SEE C2.60 FOR DETAIL)
- = 6" CURB TRANSITION FROM 6" CURB  
TO TYPE 'F' CURB AND GUTTER
- = 6" CURB WITH CONCRETE INFILL
- = TYPE 'F' CURB AND GUTTER  
TRANSITION  
(PER FDOT INDEX 520-001)
- = 6" CURB TRANSITION FROM 6"  
CURB TO FLUSH

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SCALE: 1"=20'  
VERIFY ALL DIMENSIONS  
BASED UPON  
ORIGINAL DRAWING  
IF ANY DIMENSIONS  
DO NOT MATCH  
THIS SHEET, ADJUST  
SCALES ACCORDINGLY.

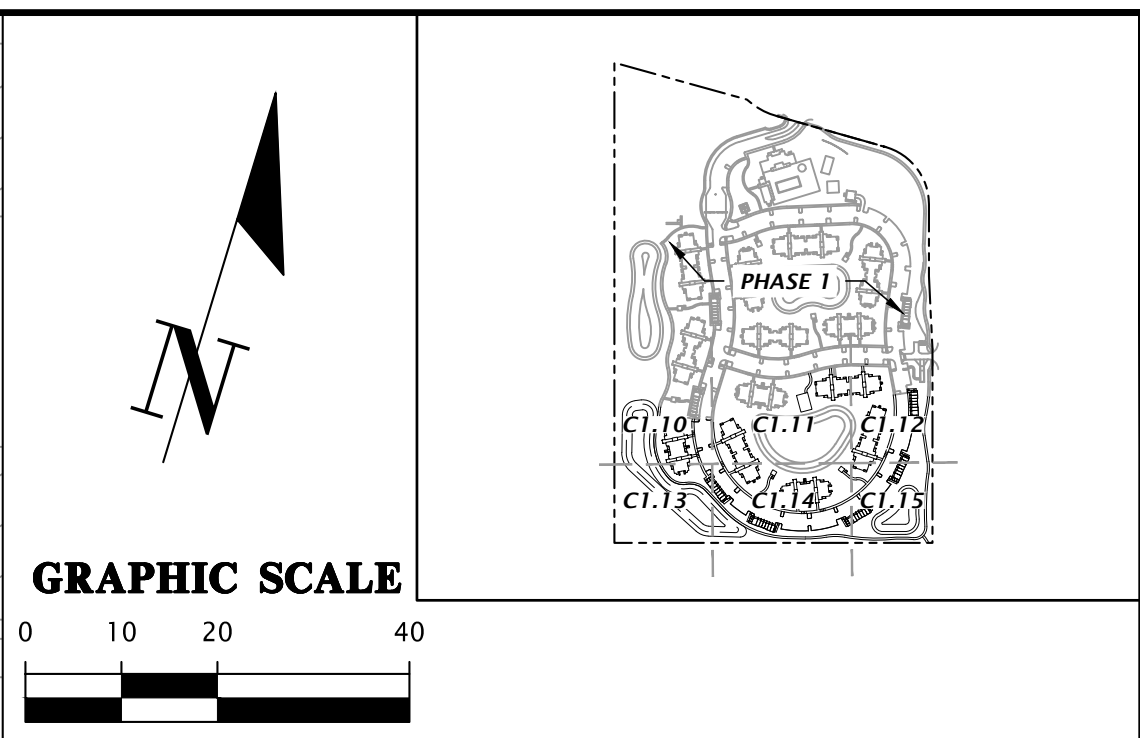
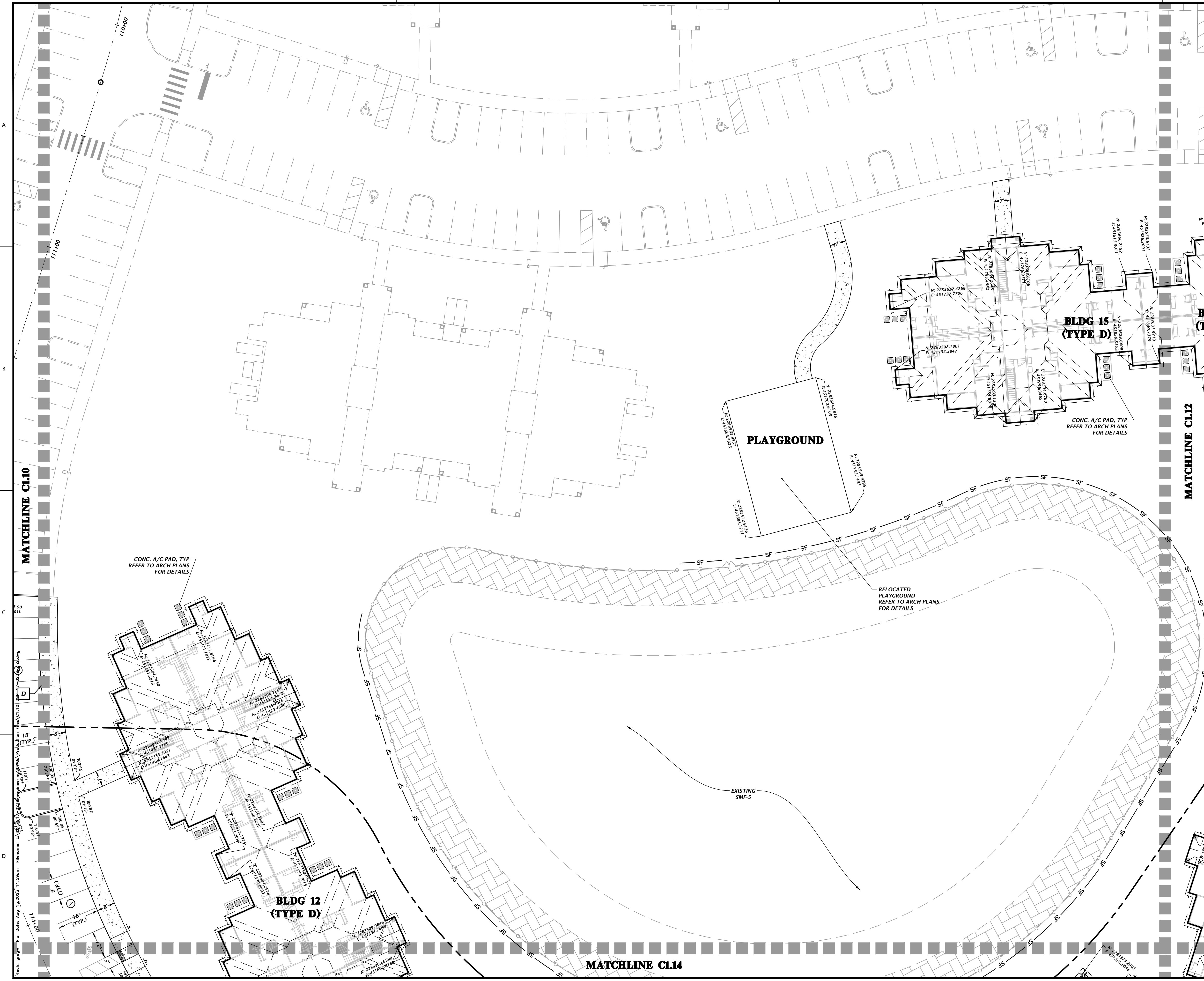
DATE: 5/17/23 - FIRST SUBMITTAL  
5/26/23 - SECOND SUBMITTAL

CLIENT: DAVIS & SONS  
PROJECT: MILLS CREEK PRESERVE PHASE 2  
SHEET TITLE: DETAILED HORIZONTAL CONTROL  
AND SITE PLAN

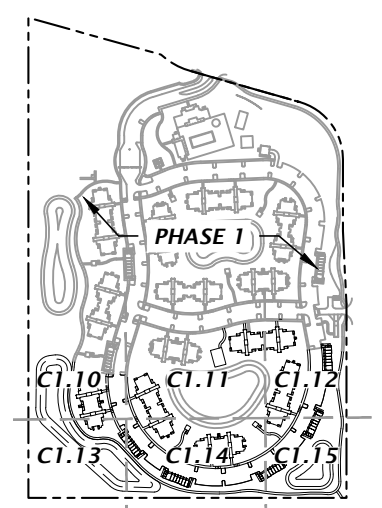
DESIGNER: K. MERRITT  
PROJECT ENGINEER: M. MASON  
QUALITY CONTROL: D. YOUNG  
PROJECT NUMBER: 17-0279.01

MITCHELL G. MASON  
Mitchell G. Mason, P.E.  
State of Florida, Professional  
Engineer, License No. 92335  
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FL PE No. 92335  
SHEET NO. **C1.10**



- = HEAVY DUTY CONCRETE (SEE C2.60 FOR DETAIL)
- = CONCRETE (FOR SIDEWALK) (SEE C2.60 FOR DETAIL)
- = PAVEMENT ASPHALT (SEE C2.60 FOR DETAIL)
- = MULTI-USE TRAIL ASPHALT (SEE C2.60 FOR DETAIL)
- = TYPE 'F' CURB AND GUTTER (SEE C2.60 FOR DETAIL)
- = 6" CURB (SEE C2.60 FOR DETAIL)
- = SPILL CURB (SEE C2.60 FOR DETAIL)
- = 6" HIGH THICKEN EDGE S/W (SEE C2.60 FOR DETAIL)
- = 6" CURB TRANSITION FROM 6" CURB TO TYPE 'F' CURB AND GUTTER
- = 6" CURB WITH CONCRETE INFILL
- = TYPE 'F' CURB AND GUTTER TRANSITION (PER FDOT INDEX 520-001)
- = 6" CURB TRANSITION FROM 6" CURB TO FLUSH



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SCALE: 1"=20'

DATE: 11/11/2011

PROJECT: MILLS CREEK PRESERVE PHASE 2

SHEET TITLE: DETAILED HORIZONTAL CONTROL AND SITE PLAN

PROJECT NUMBER: 17-0279.01

DESIGNER: MITCHELL G. MASON  
PROJECT ENGINEER: MITCHELL G. MASON  
QUALITY CONTROL: D. YOUNG

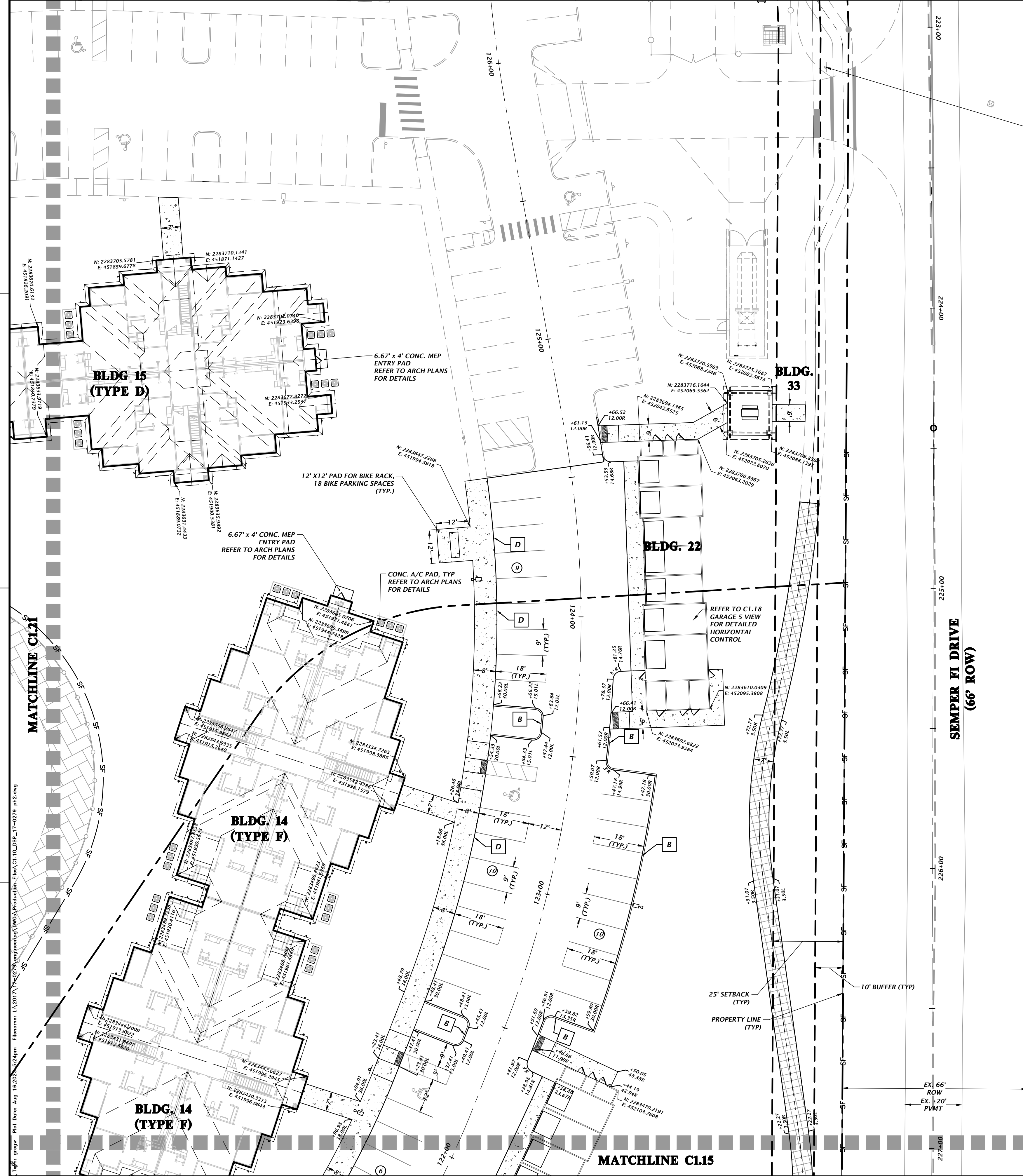
CLIENT: DAVIS & SONS

DATE: 11/17/23 - FIRST SUBMITTAL  
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FL PE No. 92335

SHEET NO. **C1.11**

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REPAIR DAMAGED PEDESTRIAN SIGNAGE WITH PHASE 2 CONSTRUCTION

FENCE (TYP.)

INTERSTATE 95 ROW LINE (TYP.)

INTERSTATE 95

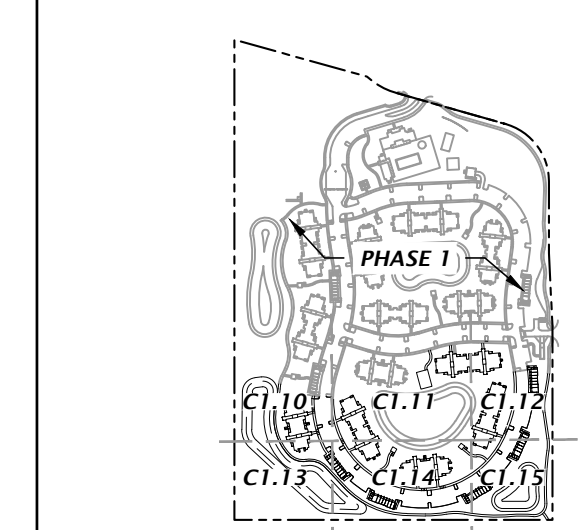
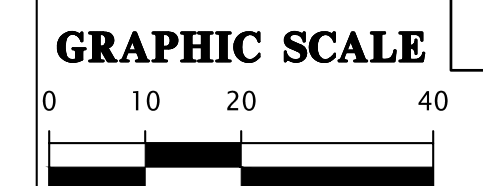
SEMPER FI DRIVE (66' ROW)

10' BUFFER (TYP.)

PROPERTY LINE (TYP.)

EX. 66' ROW

EX. 20' PAVT



- = HEAVY DUTY CONCRETE (SEE C2.60 FOR DETAIL)
- = CONCRETE (FOR SIDEWALK) (SEE C2.60 FOR DETAIL)
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- = 6" CURB TRANSITION FROM 6" CURB TO FLUSH

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CONSTRUCTION PERSONNEL

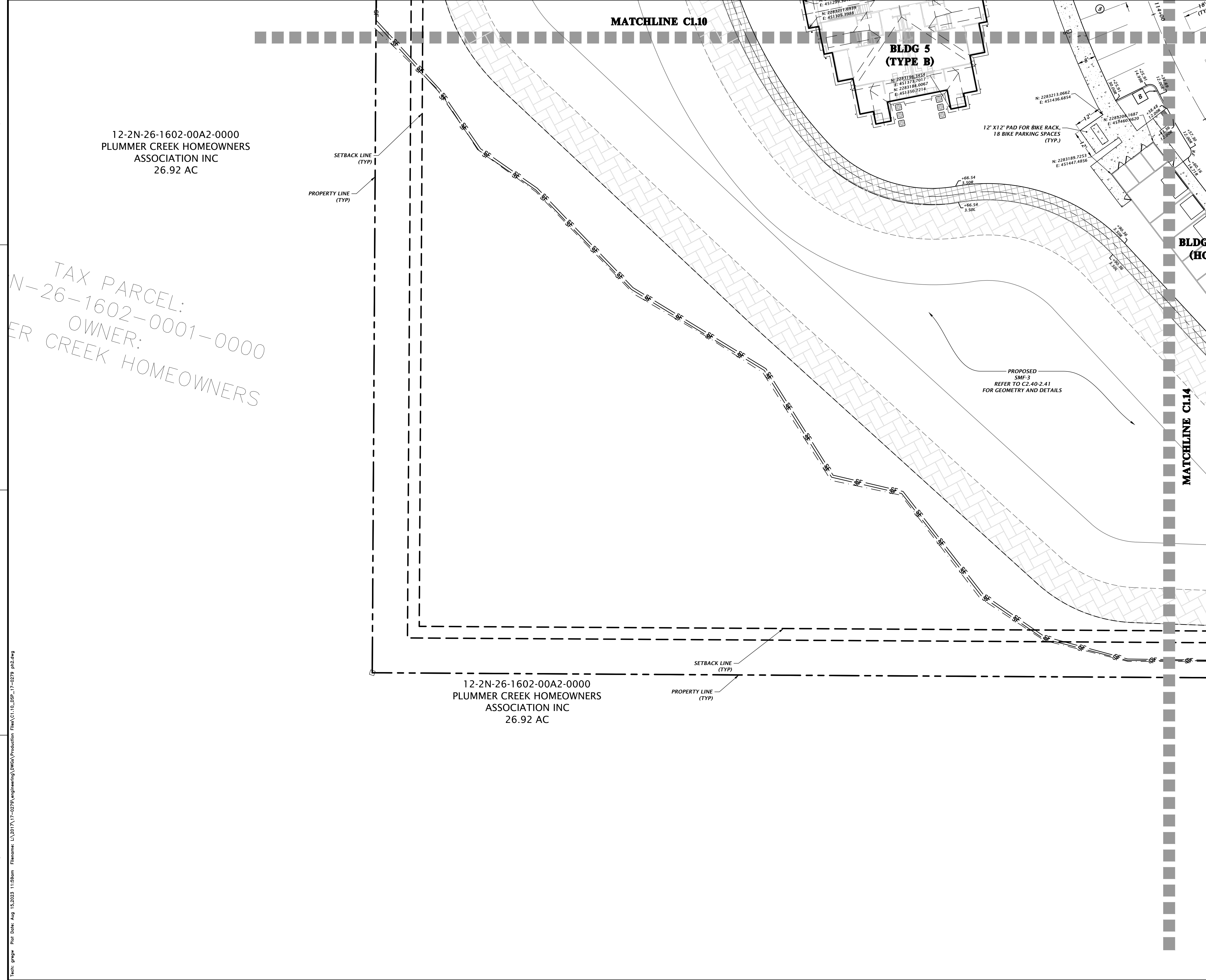
DATE: 11/17/23 - FIRST SUBMITTAL  
5/26/23 - SECOND SUBMITTAL

CLIENT: DAVIS & SONS  
PROJECT: MILLS CREEK PRESERVE PHASE 2  
SHEET TITLE: DETAILED HORIZONTAL CONTROL AND SITE PLAN

DESIGNER: K. MERRITT  
PROJECT ENGINEER: M. MASON  
QUALITY CONTROL: D. YOUNG  
PROJECT NUMBER: 17-0279.01

Mitchell G. Mason, P.E.  
State of Florida, Professional Engineer, License No. 92335  
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FL PE No. 92335  
SHEET NO. C1.12



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PLUMMER CREEK HOMEOWNERS  
ASSOCIATION INC  
26.92 AC

TAX PARCEL:  
N-26-1602-0001-0000  
OWNER:  
PLUMMER CREEK HOMEOWNERS

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PLUMMER CREEK HOMEOWNERS  
ASSOCIATION INC  
26.92 AC

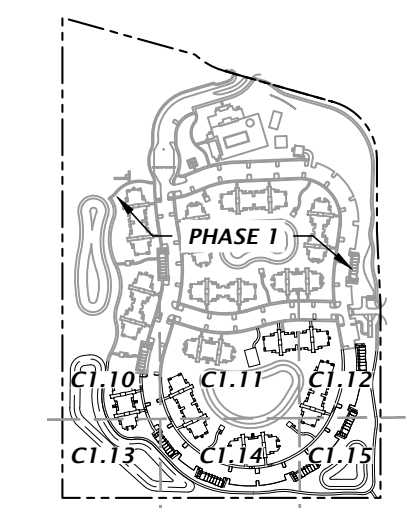
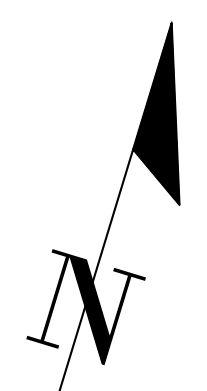
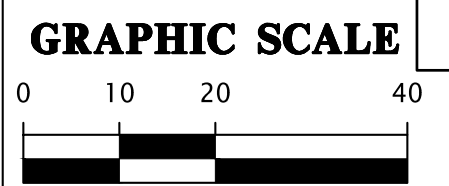
MATCHLINE C1.10

BLDG 5  
(TYPE B)

12' X 12' PAD FOR BIKE RACK,  
18 BIKE PARKING SPACES  
(TYP.)

MATCHLINE C1.14

PROPOSED  
SMF-3  
REFER TO C2.40-2.41  
FOR GEOMETRY AND DETAILS



- = HEAVY DUTY CONCRETE  
(SEE C2.60 FOR DETAIL)
- = CONCRETE (FOR SIDEWALK)  
(SEE C2.60 FOR DETAIL)
- = PAVEMENT ASPHALT  
(SEE C2.60 FOR DETAIL)
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TO TYPE 'F' CURB AND GUTTER
- = 6" CURB WITH CONCRETE INFILL
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TRANSITION  
(PER FDOT INDEX 520-001)
- = 6" CURB TRANSITION FROM 6"  
CURB TO FLUSH

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SCALES ACCORDINGLY.

SUBMITTALS:  
1/17/23 - FIRST SUBMITTAL  
5/26/23 - SECOND SUBMITTAL

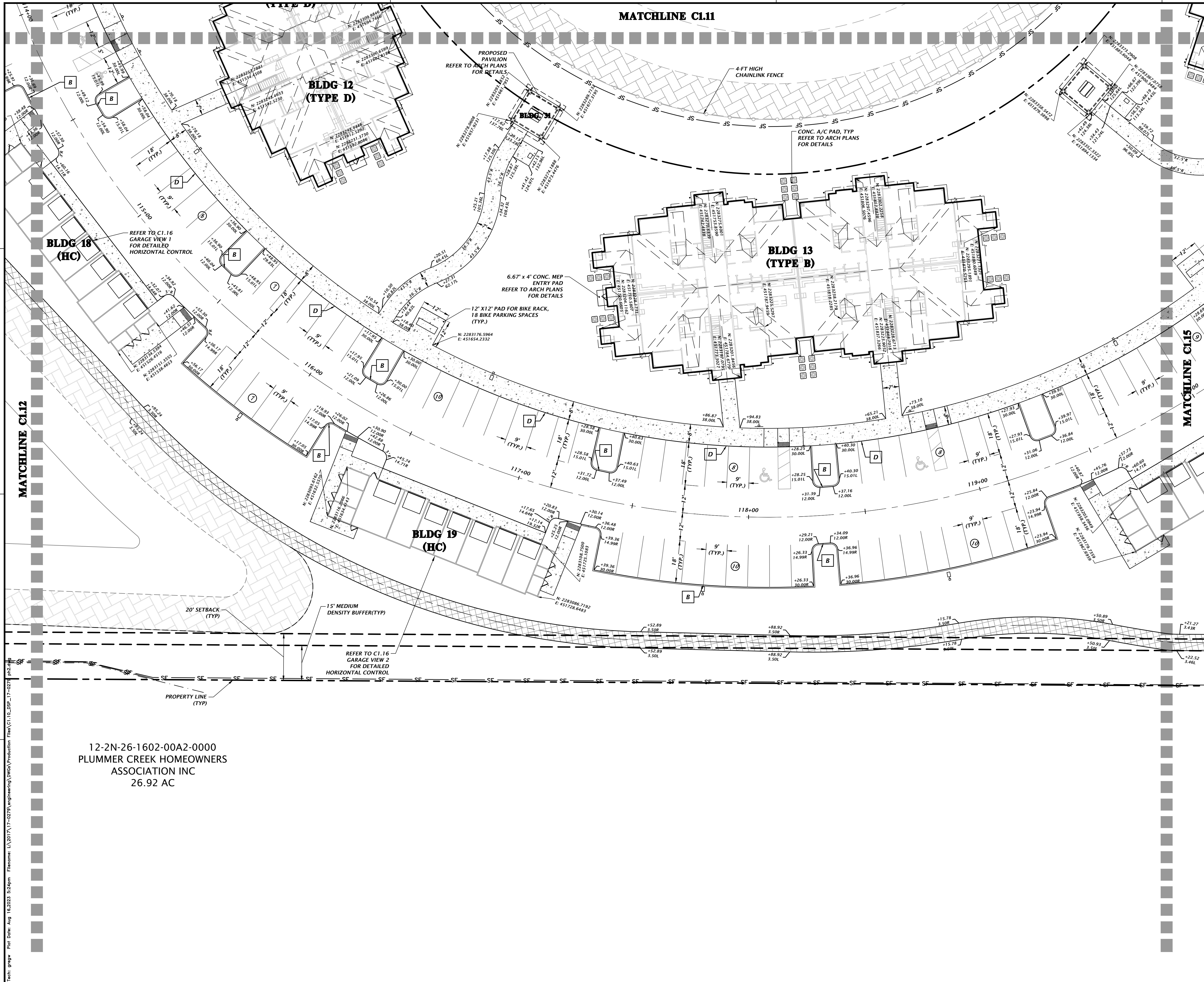
CLIENT: DAVIS & SONS  
PROJECT: MILLS CREEK PRESERVE PHASE 2  
SHEET TITLE: DETAILED HORIZONTAL CONTROL  
AND SITE PLAN

DESIGNER:  
K. MERRITT  
PROJECT ENGINEER  
M. MASON  
QUALITY CONTROL  
D. YOUNG  
PROJECT NUMBER:  
17-0279.01

MITCHELL G. MASON  
Mitchell G. Mason, P.E.  
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SHEET NO.  
**C1.13**

Title: gmpw For Date: Aug 15, 2023 11:58am Filename: L:\2017\17-0279\Engineering\OWS\Production\Flm\C1.13\_LBP\_17-0279\_ph2.dwg



12-2N-26-1602-00A2-0000  
 PLUMMER CREEK HOMEOWNERS  
 ASSOCIATION INC  
 26.92 AC

MATCHLINE C1.11

MATCHLINE C1.15

MATCHLINE C1.12

**GRAPHIC SCALE**

[Symbol]	= HEAVY DUTY CONCRETE (SEE C2.60 FOR DETAIL)
[Symbol]	= CONCRETE (FOR SIDEWALK) (SEE C2.60 FOR DETAIL)
[Symbol]	= PAVEMENT ASPHALT (SEE C2.60 FOR DETAIL)
[Symbol]	= MULTI-USE TRAIL ASPHALT (SEE C2.60 FOR DETAIL)

[Symbol A]	= TYPE 'F' CURB AND GUTTER (SEE C2.60 FOR DETAIL)
[Symbol B]	= 6" CURB (SEE C2.60 FOR DETAIL)
[Symbol C]	= SPILL CURB (SEE C2.60 FOR DETAIL)
[Symbol D]	= 6" HIGH THICKEN EDGE S/W (SEE C2.60 FOR DETAIL)
[Symbol E]	= 6" CURB TRANSITION FROM 6" CURB TO TYPE 'F' CURB AND GUTTER
[Symbol F]	= 6" CURB WITH CONCRETE INFILL
[Symbol G]	= TYPE 'F' CURB AND GUTTER TRANSITION (PER FDOT INDEX 520-001)
[Symbol H]	= 6" CURB TRANSITION FROM 6" CURB TO FLUSH

SCALE: 1"=20'

DATE: 08/15/2023

PROJECT: MILLS CREEK PRESERVE PHASE 2

SHEET TITLE: DETAILED HORIZONTAL CONTROL AND SITE PLAN

PROJECT NUMBER: 17-0279.01

FL PE No. 92335

**C1.14**

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VERIFIED SCALE  
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 ORIGINAL DRAWING  
 IF ANY SCALE INCONSISTENCY  
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 SCALES ACCORDINGLY.

DATE: 08/15/2023

PROJECT: MILLS CREEK PRESERVE PHASE 2

SHEET TITLE: DETAILED HORIZONTAL CONTROL AND SITE PLAN

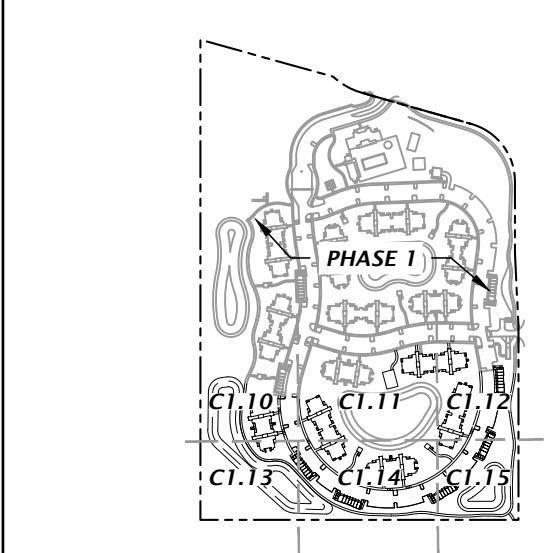
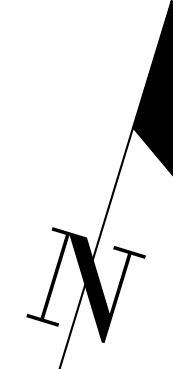
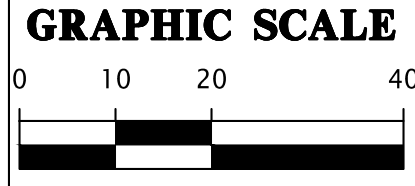
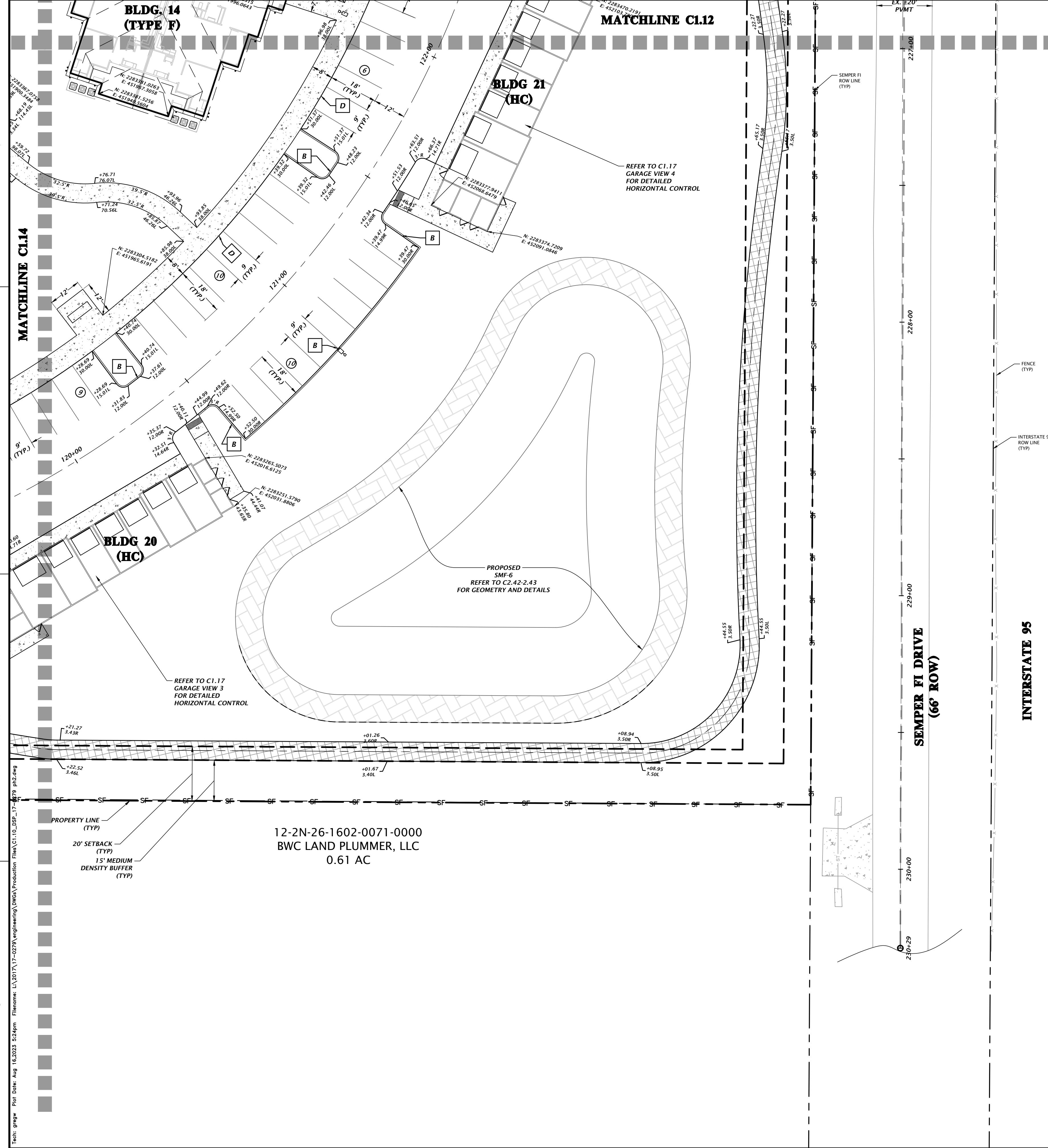
PROJECT NUMBER: 17-0279.01

FL PE No. 92335

**C1.14**

REVISIONS:  
 K. MERRITT  
 PROJECT ENGINEER  
 M. MASON  
 QUALITY CONTROL  
 D. YOUNG  
 PROJECT NUMBER: 17-0279.01

MITCHELL G. MASON  
 Mitchell G. Mason, P.E.  
 State of Florida, Professional  
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- = TYPE 'F' CURB AND GUTTER TRANSITION (PER FDOT INDEX 520-001)
- = 6" CURB TRANSITION FROM 6" CURB TO FLUSH

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SCALE: 1"=20'  
VERTICAL SCALE:  
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ORIGINAL DRAWING  
IF VERTICAL SCALE  
DIFFERS FROM HORIZONTAL  
SCALE, THIS SHEET, ADJUST  
SCALES ACCORDINGLY.

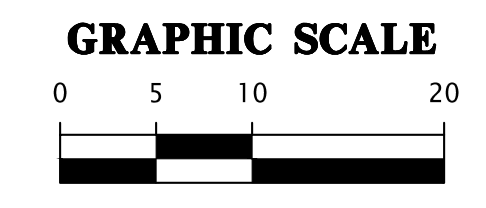
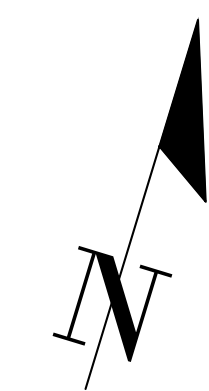
SUBMITTAL:  
1/17/23 - FIRST SUBMITTAL  
5/26/23 - SECOND SUBMITTAL

CLIENT: DAVIS & SONS  
PROJECT: MILLS CREEK PRESERVE PHASE 2  
SHEET TITLE: DETAILED HORIZONTAL CONTROL AND SITE PLAN

DESIGNER:  
K. MERRITT  
PROJECT ENGINEER:  
M. MASON  
QUALITY CONTROL:  
D. YOUNG  
PROJECT NUMBER:  
17-0279.01

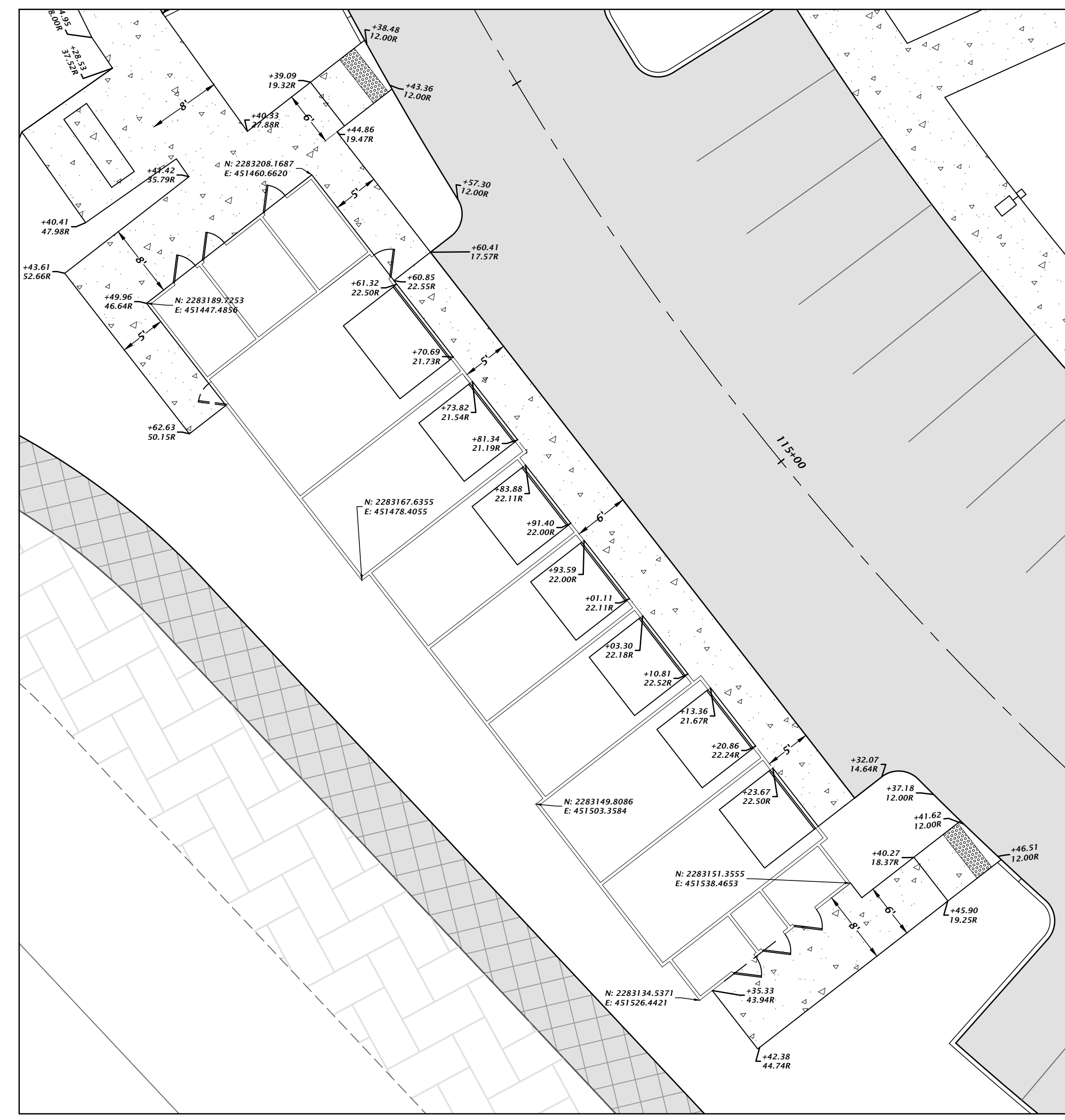
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Mitchell G. Mason, P.E.  
State of Florida, Professional  
Engineer, License No. 92335  
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SHEET NO.  
**C1.15**

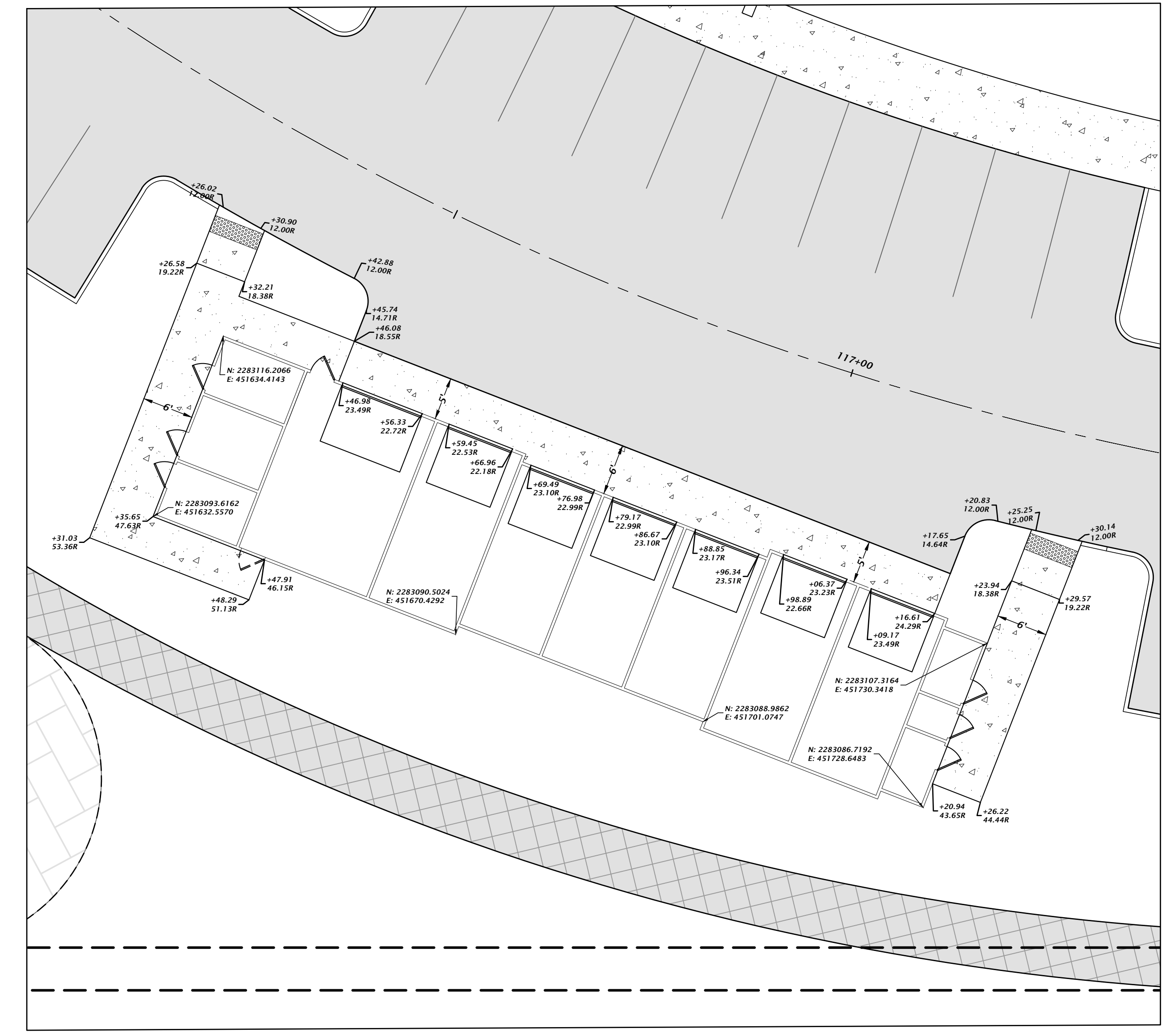


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**GARAGE VIEW 1  
BLDG 18**  
1" = 10'



**GARAGE VIEW 2  
BLDG 19**  
1" = 10'

Title: garage For Date: Aug 15, 2023 12:03 pm Filename: L:\2017\17-0279\Engineering\DWG\Production\Fla\C1.16\_BDPD\_17-0279.plt.dwg

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SCALE: 1" = 10'  
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CONSTRUCTION PERSONNEL

DATE: 5/17/23 - FIRST SUBMITTAL  
5/26/23 - SECOND SUBMITTAL

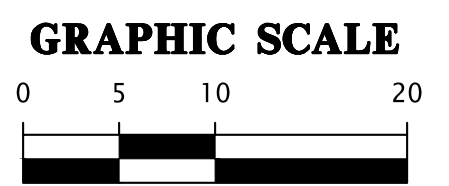
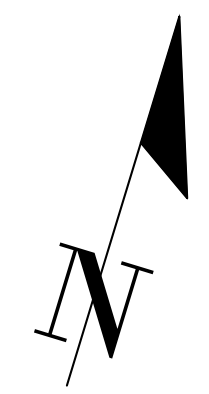
CLIENT: DAVIS & SONS  
PROJECT: MILLS CREEK PRESERVE PHASE 2  
SHEET TITLE: DETAILED HORIZONTAL CONTROL GARAGE VIEWS

DESIGNER: K. MERRITT  
PROJECT ENGINEER: M. MASON  
QUALITY CONTROL: D. YOUNG  
PROJECT NUMBER: 17-0279.01

Mitchell G. Mason, P.E.  
State of Florida, Professional Engineer, License No. 92335  
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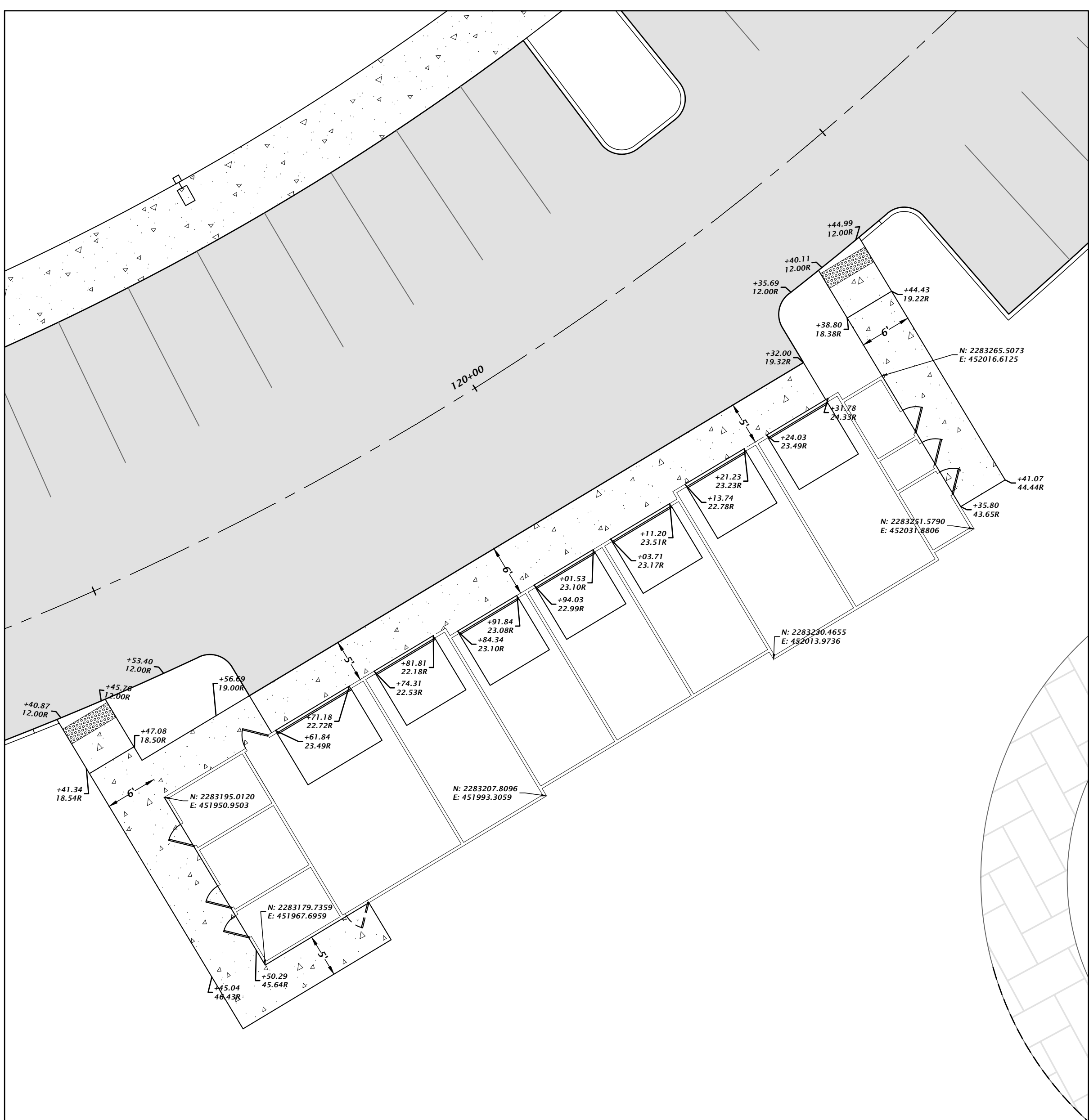
FL PE No. 92335

SHEET NO. C1.16

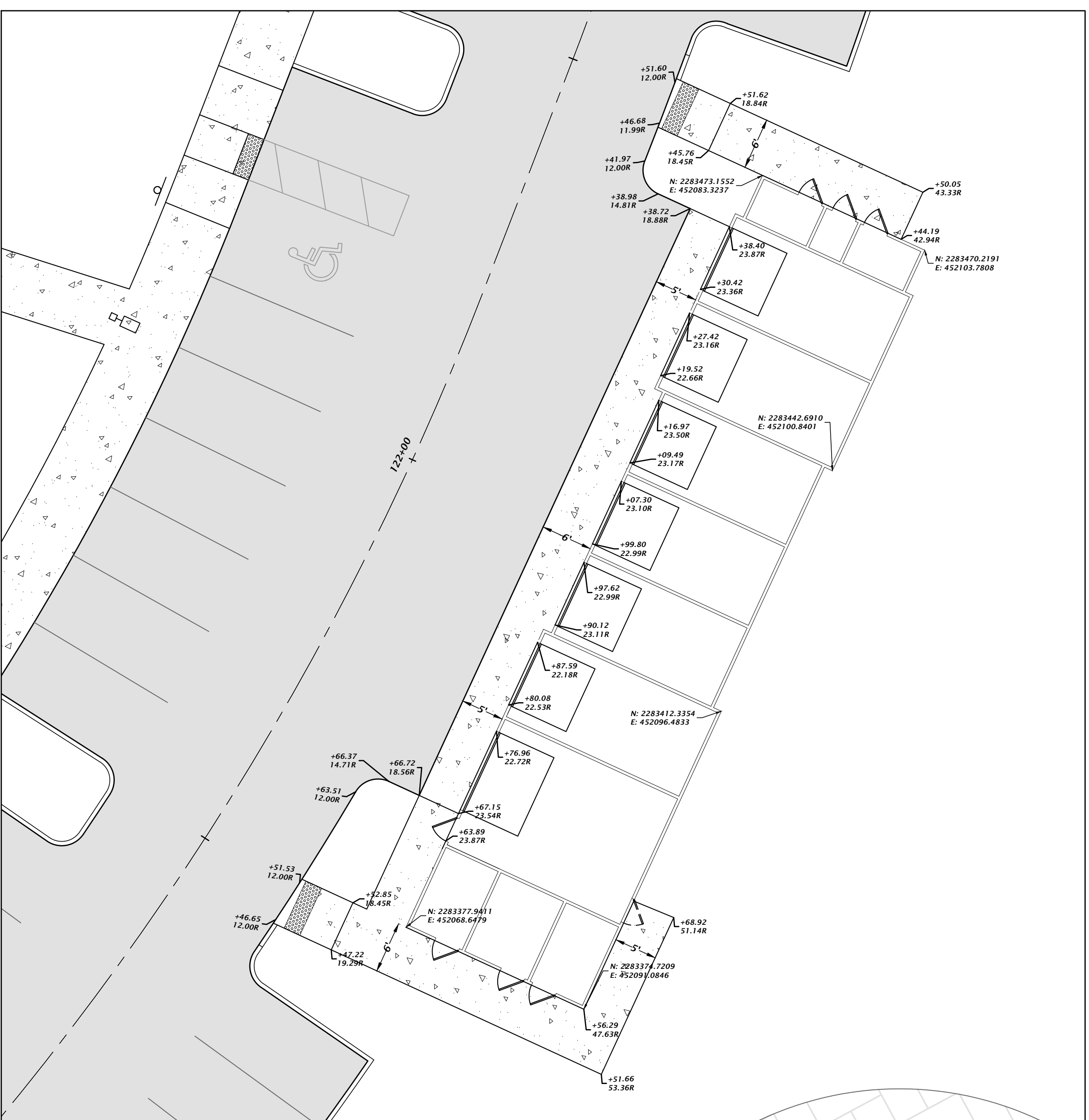


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- = 6" HIGH THICKEN EDGE S/W (SEE C2.60 FOR DETAIL)
- = 6" CURB TRANSITION FROM 6" CURB TO TYPE 'F' CURB AND GUTTER
- = 6" CURB WITH CONCRETE INFILL
- = TYPE 'F' CURB AND GUTTER TRANSITION (PER FDOT INDEX 520-001)
- = 6" CURB TRANSITION FROM 6" CURB TO FLUSH



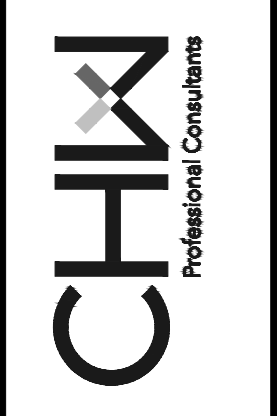
**GARAGE VIEW 3  
BLDG 20**  
1" = 10'



**GARAGE VIEW 4  
BLDG 21**  
1" = 10'

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Date: 12/20/2017 12:00:00 PM  
User: dmason

8455 Merchants Way, Ste. 102  
Jacksonville, Florida 32222  
(904) 619-8521  
www.chw-inc.com  
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CA-3075



SCALE: 1" = 10'  
VERIFY ALL DIMENSIONS ON ORIGINAL DRAWING  
IF ANY DISCREPANCIES OCCUR, THIS SHEET ADJUST SCALES ACCORDINGLY.

DATE: 11/17/23  
SUBMITTAL: 1/17/23 - FIRST SUBMITTAL  
5/26/23 - SECOND SUBMITTAL

CLIENT: DAVIS & SONS  
PROJECT: MILLS CREEK PRESERVE PHASE 2  
SHEET TITLE: DETAILED HORIZONTAL CONTROL GARAGE VIEWS

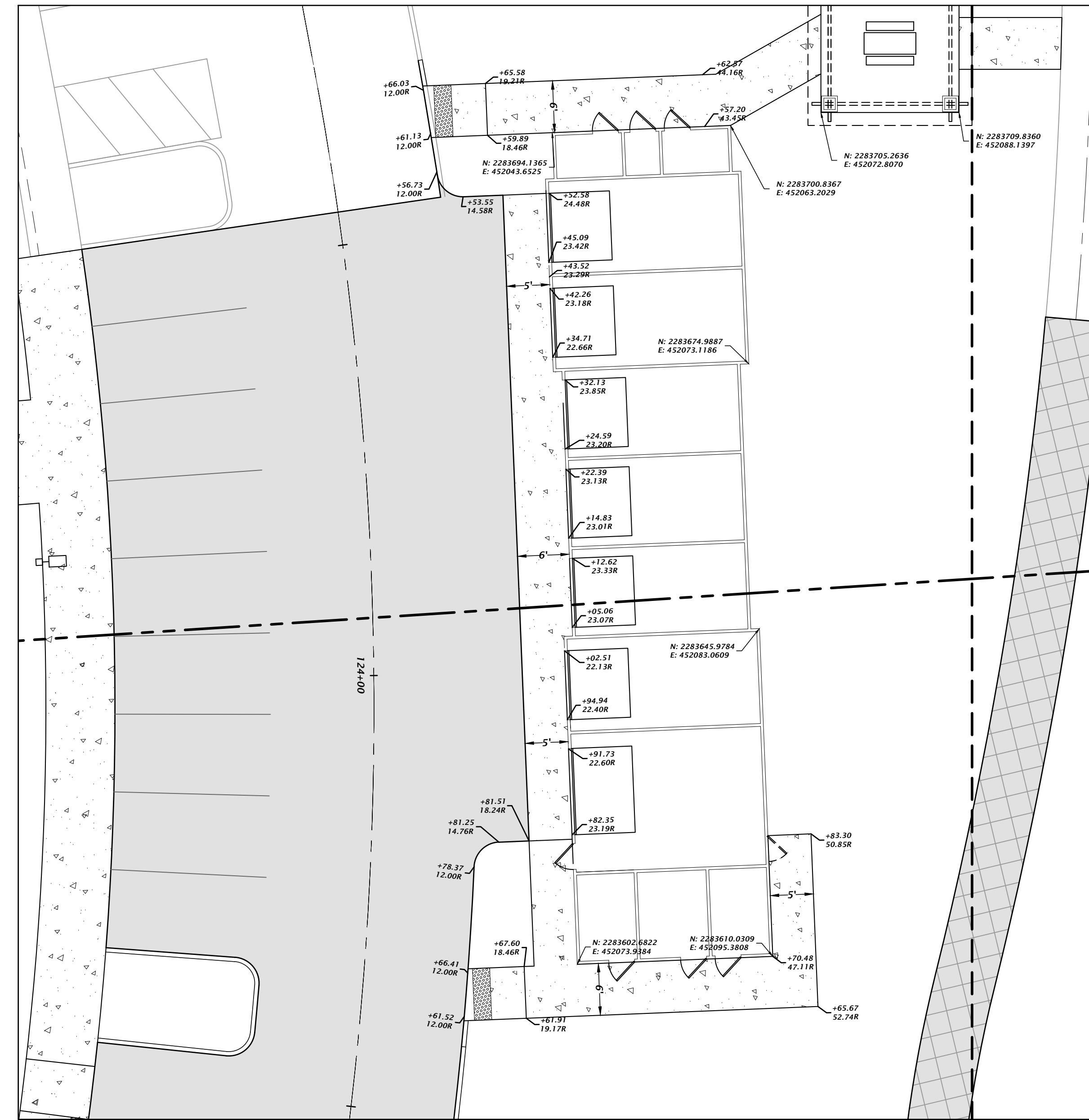
DESIGNER: K. MERRITT  
PROJECT ENGINEER: M. MASON  
QUALITY CONTROL: D. YOUNG  
PROJECT NUMBER: 17-0279.01  
MITCHELL G. MASON

MITCHELL G. MASON, P.E.  
State of Florida, Professional Engineer, License No. 92335  
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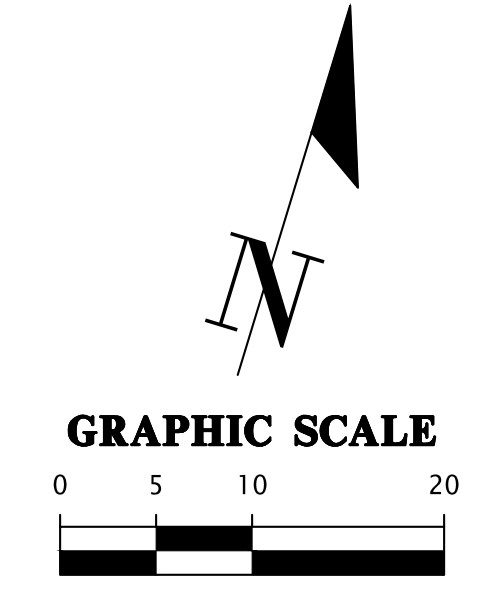
FL PE No. 92335  
SHEET NO. C1.17

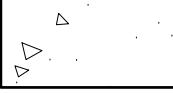



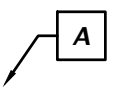
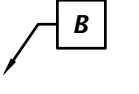
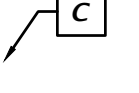


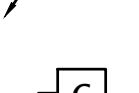
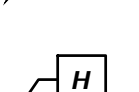



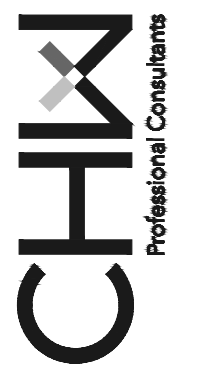
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**GARAGE VIEW 5**  
**BLDG 22**  
 1" = 10'



-  = HEAVY DUTY CONCRETE  
(SEE C2.60 FOR DETAIL)
-  = CONCRETE (FOR SIDEWALK)  
(SEE C2.60 FOR DETAIL)
-  = PAVEMENT ASPHALT  
(SEE C2.60 FOR DETAIL)
-  = MULTI-USE TRAIL ASPHALT  
(SEE C2.60 FOR DETAIL)
-  = TYPE 'F' CURB AND GUTTER  
(SEE C2.60 FOR DETAIL)
-  = 6" CURB  
(SEE C2.60 FOR DETAIL)
-  = SPILL CURB  
(SEE C2.60 FOR DETAIL)
-  = 6" HIGH THICKEN EDGE S/W  
(SEE C2.60 FOR DETAIL)
-  = 6" CURB TRANSITION FROM 6" CURB  
TO TYPE 'F' CURB AND GUTTER
-  = 6" CURB WITH CONCRETE INFILL
-  = TYPE 'F' CURB AND GUTTER  
TRANSITION  
(PER FDOT INDEX 520-001)
-  = 6" CURB TRANSITION FROM 6"  
CURB TO FLUSH

 Professional Consultants		8455 Merchants Way, Ste. 102 Jacksonville, Florida 32222 (904) 619-8521 www.chw-inc.com est. 1988 FLORIDA CA-3075	
PROJECT NO. 17-0279	SCALE 1" = 10'	DATE 8/15/2023	SHEET NO. C1.18
CLIENT DAVIS & SONS		PROJECT MILLS CREEK PRESERVE PHASE 2	
SUBMITTAL 5/26/23 - SECOND SUBMITTAL		SHEET TITLE DETAILED HORIZONTAL CONTROL GARAGE VIEWS	
DESIGNER MITCHELL G. MASON			
PROJECT ENGINEER M. MASON			
QUALITY CONTROL D. YOUNG			
PROJECT NUMBER 17-0279.01			
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