AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
MAY 14, 2026
10:00 AM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.1 Approval of Minutes from the Regular Meeting of April 23, 2026.

5. FIRST STEP REVIEW (PRE-APPLICATION ITEMS)

5.1 **MIRANDA ARCHITECTS, AGENT FOR 13 NORTH 13TH STREET LLC, 13 N. 13TH STREET.**
First Step review for the demolition of an existing circa 1939 non-contributing 1-story commercial building and the construction of a new Main Market building with up to nine (9) free-standing, commercial/mercantile shop buildings. (C-3)

5.2 **ELIZABETH HARRELSON LEE, HARREL LAND LLC, 1140 S 14TH STREET**
First Step review for the use of the parcel for an outdoor Farmers and Arts market. (C-1)

6. OLD BUSINESS

7. NEW BUSINESS

7.1 **TRC-2026-0003 - GILLETTE & ASSOCIATES INC., AGENT FOR CHIP MCCULLOUGH, 700 AIRPORT RD.**
Formal Site Plan Review for the construction of an aircraft hangar at the Fernandina Beach Municipal Airport. (IA)

7.2 **TRC-2026-0004 - GILLETTE & ASSOCIATES INC., AGENT FOR TIMOTHY RITCH, COASTAL LEGACY GROUP, LLC. - 309 S. 3RD STREET**
Formal Site Plan Review for the construction of a duplex and one single family home. (MU-1)

7.3 **TRC-2026-0005 - GILLETTE & ASSOCIATES INC., AGENT FOR TIDEWATER FB LLC, LOT 3, BLOCK 239 S. 13TH STREET**
Formal Site Plan Review for two (2) multifamily buildings with a total of 16 units. (MU-1)

8. DEVELOPMENT INQUIRIES FROM APPLICANTS NOT ON THE AGENDA - DISCUSSION ONLY, NO ACTION TO BE TAKEN.

9. COMMITTEE BUSINESS

10. ADJOURNMENT

NEXT REGULAR TRC MEETING IS SCHEDULED FOR MAY 28, 2026.

Persons with disabilities requiring accommodations in order to participate in this program or activity should contact 310-3115, TTY 711, or through the Florida Relay Services at 1-800-955-8771 (TTY number for all City offices) at least 24 hours in advance to request such accommodations.

DRAFT

MINUTES
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
APRIL 23, 2026
10:00 AM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

1. CALL TO ORDER: 10:00AM

2. ROLL CALL

MEMBERS PRESENT:

Jacob Platt, Project Coordinator
Cindy Mattes, Building
Jason Higginbotham, Fire
Cathy Sabattini, Public Works Operation
Mia Sadler, Planning & Conservation
David Neville, Arborist/Urban Forester
Victoria Guadagnino, Stormwater/Utilities
Marco Aguilera, Code Enforcement

OTHERS PRESENT:

Mackennah Tarmey, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.1 Approval of Minutes for the Regular Meeting of April 9, 2026.

ACTION TAKEN: A motion was made by Member Guadagnino, seconded by Member Sabattini, to approve the Minutes for the Regular Meeting of April 9, 2026.

Motion taken by voice vote, being all ayes, carried.

5. FIRST STEP REVIEW (PRE-APPLICATION ITEMS)

5.1 DONNA FERREIRA, LLC, 310 ASH STREET

Site Plan Review for redevelopment of a C-3 property.

Donna Ferreira, owner, 118 S. 13th Street, spoke of her project and stated that she is under contract to purchase the property at 310 Ash Street in order to expand her school. She explained that after inspection of the structure located on the property, it was determined that it should be demolished due to its condition.

Ms. Sadler stated she had spoken with the applicant and advised her to get a private building inspection; that it is best for the City's historic preservation to retain the structure. The City will require a true structural engineering report that documents and affirms the move toward demolition is required. She commented that as for permissible uses, the intended uses of the property need to comply with C-3 zoning. Lastly, she noted that if there is a redevelopment of the property, a formal TRC site review is required.

Ms. Ferreria provided insight with results of the private building inspection.

Member Neville confirmed that the tree on the right-of-way is owned by the City and Ms. Ferreira indicated that there is no intention of removing any trees.

Member Guadagnino made comments on the utility changes that would need to be made if the property is converted to commercial. Member Guadagnino also touched on the impervious ratio and stated that if any pavers were to be added, Stormwater would need to see a site plan showing the new ratio.

Member Sabattini asked about the trash services that would be needed. Ms. Ferreira stated that totes would be used. Member Sabattini mentioned that she didn't see any true driveways to which the applicant responded that there is an existing easement that runs along the playground fence along S. 3rd Street that would remain in place.

Chair Platt suggested that the applicant investigates that existing easement to confirm that it is in fact permissible for it to remain in place.

Member Sadler commented about the C-3 zoning and the potential request of combining the school lot with this subject property and suggested that a larger conversation regarding this matter should take place with the Planning Manager, Margaret Pearson.

Member Neville touched on the tree requirements if lots are combined.

6. OLD BUSINESS

7. NEW BUSINESS

8. DEVELOPMENT INQUIRIES FROM APPLICANTS NOT ON THE AGENDA - DISCUSSION ONLY, NO ACTION TO BE TAKEN.

9. COMMITTEE BUSINESS

Member Sadler noted that comments for the Butterfly Trail project are due today.

10. ADJOURNMENT: 10:17AM

_____ _____

Mackennah Tarmey, Recording Secretary Jacob Platt, Chair

From: noreply@civicplus.com
To: TRC Info
Subject: Online Form Submittal: Technical Review Committee (TRC): First Step Review Request
Date: Tuesday, April 28, 2026 2:53:39 PM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Technical Review Committee (TRC): First Step Review Request

Technical Review Committee (TRC) First Step Review
USE THIS FORM TO Submit a project for input and guidance from the Technical Review Committee, the City group responsible for reviewing site plans and commercial projects. First Step reviews are a free service provided by the City of Fernandina Beach to help guide a project through the development review and permitting process. The First Step review is a meeting between an applicant and representatives of City departments responsible for reviewing applications for the purpose of exchanging information on the potential development of a site. This may include providing information on permissible uses of the site; required improvements; infrastructure requirements; any applicable design standards; any potential regional, state or federal standards; requirements for supporting plans, documents and studies; and any applicable design standards.

Fees
None

IMPORTANT NOTES
A change of use occurs when an existing use is replaced by a different use, as listed in table 2.03.02. A proposed change of use will require a First Step Review as set forth in 11.01.02. A change of use shall not require a local development order when all the conditions of 11.00.05 are met. The determination that a proposed use or development constitutes a change of use is an administrative decision subject to appeal. When a local development order is required due to a proposed change of use, all standards and procedures of the Comprehensive Plan and LDC shall apply to the proposed new use.

****Please note that First Step items are reviewed as Discussion Items at the beginning of each TRC meeting followed by Formal Review items.****

Please see the Land Development Code (LDC) for detailed information:	*Field not completed.*
The LDC is available for review at	www.fbfl.us/LDC
Application Requirements	A complete application., Site plans or scaled drawings; , A signed an notarized Agent Authorization form (if applicable).
PROPERTY INFORMATION	Property information can be found at the Nassau County Property Appraiser's Website → Map Search
Site Address	13 NORTH 3RD ST
City	FERNANDINA BEACH
State	FL
Zip	32034
Parcel ID #(s)	00-00-31-1800-0010-0220
Lot	22, 23, 24
Block	10
Subdivision	Fernandina Beach
Zoning District	C-3
Future Land Use Designation	Central Business District
Overlay District	Downtown Historic District
Size of Property (acres)	.17
Present Property Use	COMMERCIAL
Wetlands	No
Flood Zone	X, 0.2 % chance flood hazard
Coastal Construction Control Line (CCCL)	No

CONTACT INFORMATION

Applicant or interested party who will be present at the meeting.

First Name	Jose
Last Name	Miranda
Company (if applicable)	MIRANDA ARCHITECTS
Telephone Number	9042614586
E-mail Address	jmiranda@mirandaarchitects.com

PROJECT INFORMATION

Project Name	CITY MARKET
Project Type	Commercial
Please choose your preferred method of conducting your First Step Review	In-person (at City Hall Chambers, 204 Ash St.)
Project Description	Demolition of existing circa 1939, non-contributing, 1-story commercial building. Construction of new Main Market Building with up to nine (9) free-standing, commercial/mercantile shop buildings.
Proposed Access Road	NORTH 3RD STREET
Rd Maintenance Jurisdiction	City Maintained
Certification	By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application., I acknowledge that I understand and have complied with all of the submittal requirements and procedures.
Applicant First Name	Jose
Applicant Last Name	Miranda
Today's Date	4/28/2026
Upload Supporting Documentation	Survey 13 N 3rd St.pdf
Upload 2	Poynter Market Plan Design Concept 10 Apr 26.pdf

Upload 3	Auth representation form.pdf
Upload 4	*Field not completed.*
Upload 5	*Field not completed.*

DEPARTMENT OF PLANNING & CONSERVATION
204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 | www.fbfl.us/planning

Email not displaying correctly? View it in your browser.

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

ALL OF THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA, COUNTY OF NASSAU AND STATE OF FLORIDA AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY OF FERNANDINA (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901, AS:
LOTS TWENTY–TWO (22), TWENTY–THREE (23) & TWENTY–FOUR (24), BLOCK TEN (10), IN SAID CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA.

CERTIFIED TO:
POYNTER FAMILY HOLDINGS, LLP
FIRST PORT CITY BANK
ROGERS TOWERS, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY
THE FILLET–GENTRY TRUST DATED JANUARY 10, 2002

PROPERTY ADDRESS:
13 NORTH THIRD STREET
FERNANDINA BEACH, FLORIDA 32034

N
MANZIE & DRAKE LAND SURVEYING

LEGEND
- C = COMMUNICATIONS PEDESTAL
- = CONCRETE FLATWORK
- E = ELECTRICITY METER
- = LIGHT POLE
- = COVERED AREA
- S = SEWER CLEANOUT
- W = WATER METER
- = WOOD OR VINYL FENCE
- = WOOD FLATWORK
- (P) = PLAT
- (M) = MEASURED
- (C) = CALCULATED
- ℄ = CENTERLINE
- A/C = AIR CONDITIONER
- F.F.E. = FINISHED FLOOR ELEVATION

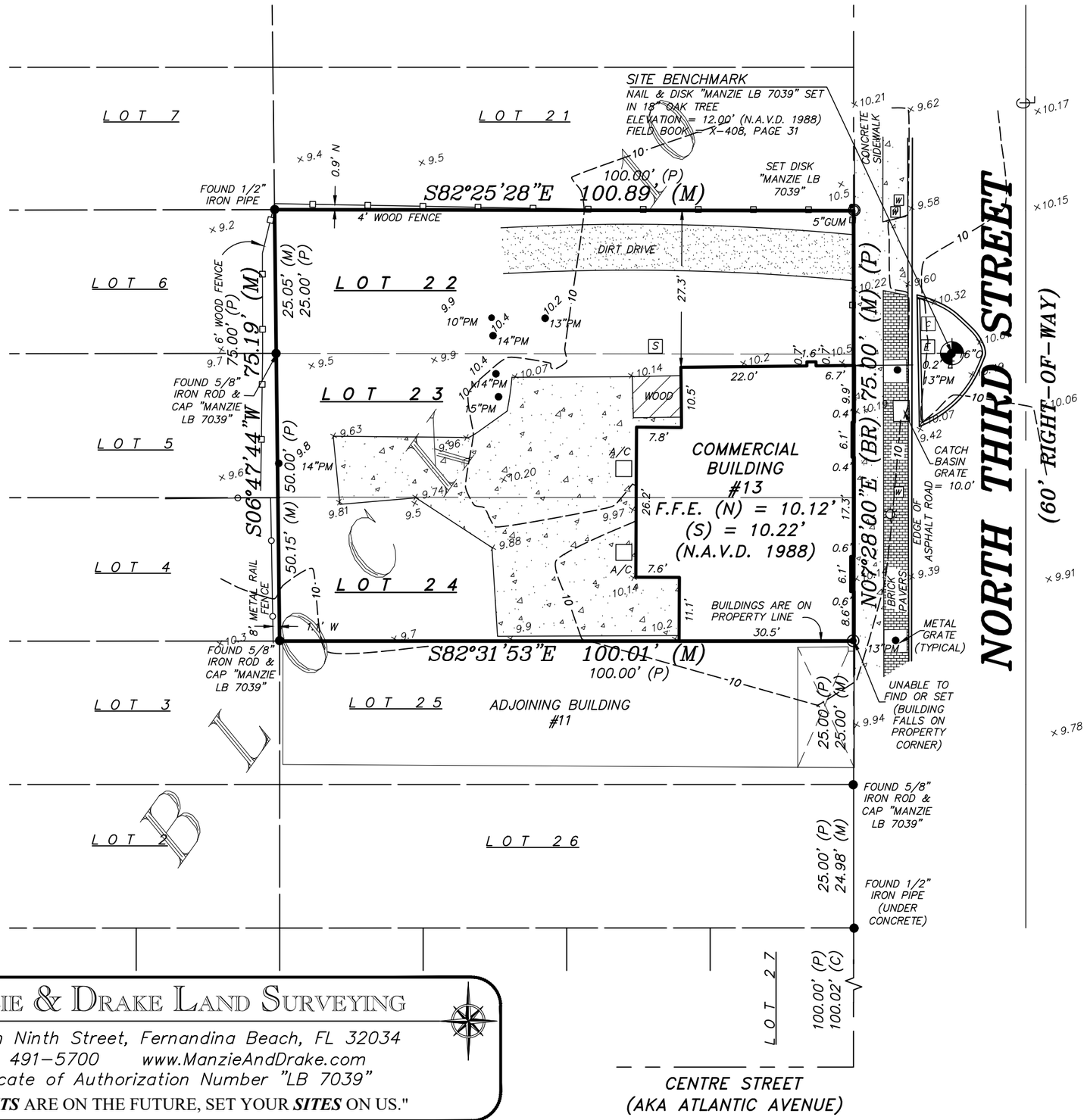
TREE LEGEND:
O = OAK TREE
PM = PALM TREE
GUM = GUM TREE

TREE DISCLAIMER:
NUMBER OF TREES SHOWN ON SURVEY: 9

SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF APPROXIMATELY 2 TO 3 FEET. CRITICAL TREES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

SURVEY NOTES:
1) Unless it bears the original signature and the original raised seal of a Florida licensed Surveyor and Mapper or Validated Digital Signature by a Florida licensed Surveyor and Mapper, this map/report is for informational purposes only and is not valid.
2) The "Legal Description" hereon is in accord with the description provided by the client
3) Underground Improvements were not located or shown.
4) Lands shown hereon were not abstracted by this office for easements, rights–of–way, ownership or other instruments of record.
5) Bearings shown hereon are based on an assumed bearing of N07°28'00"E for the westerly right–of–way line of North Third Street. The bearing reference line is indicated as thus (BR).
6) The property shown hereon lies within flood zone X (Shaded) per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 12089C 0237 G, dated 08/02/2017.
7) The Site Benchmark is as shown hereon.
8) Elevations shown hereon refer to the North American Vertical Datum of 1988 (N.A.V.D. 1988)
9) The Reference Benchmark is a nail & disk "Manzie LB 7039" found in the northwest quadrant of the intersection of 4th Street & Centre Street.



THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Melanie G Platt
Digitally signed by Melanie G Platt
Date: 2026.04.09 11:00:32 -04'00'

MELANIE G. PLATT, P.S.M. 7605

MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491–5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"

"OUR ***SIGHTS*** ARE ON THE FUTURE, SET YOUR ***SITES*** ON US."

SCALE: 1"=20' JOB NO: 22248 DATE: 04/06/2026 CADD: LP
F.B. NO: X–408 PAGE NO: 31 CREW: SS FILE NO: A–6156

OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION

I /WE 13 NORTH 3RD STREET LLC
(print name of property owner(s))

hereby authorize: Jose Miranda c/o Miranda Architects
(print name of agent)

to represent me/us in processing an application for: HDC and TRC
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

(Signature of owner) _____ (Signature of owner)

Timothy M. Poynter
(Print name of owner) _____ (Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

JAELYNNE ROSHONG
Notary Public, State of Florida
My Comm. Expires March 10, 2030
Commission No. HH777535

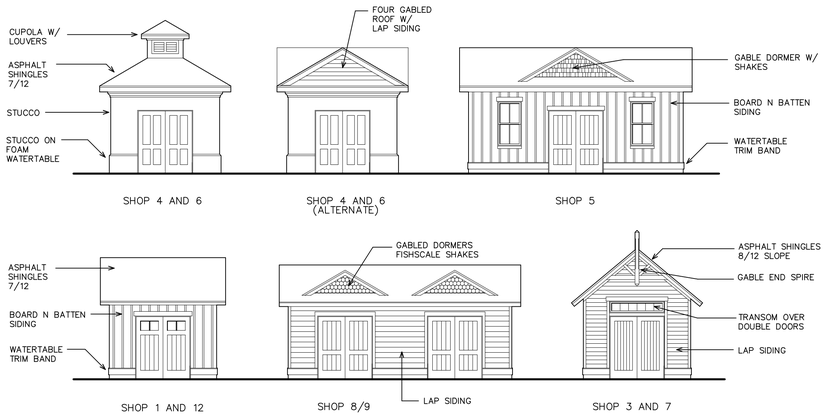
Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 28th day of April, 2026, by Timothy Poynter.

Jaelynne Roshong
Notary Public

Jaelynne Roshong
Printed Name

3-10-2030
My Commission Expires

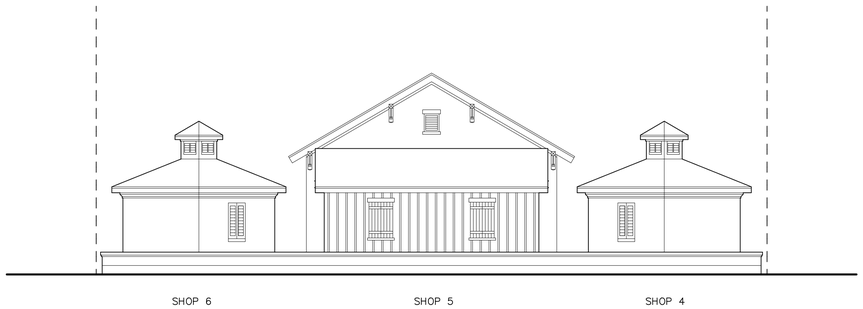
Personally Known ✓ OR Produced Identification _____ ID Produced: _____



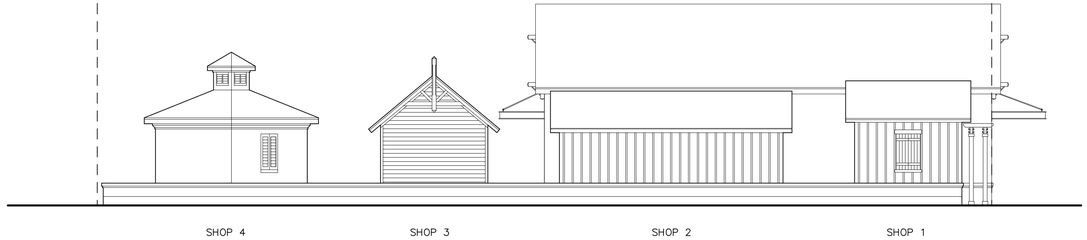
SHOP ELEVATIONS — 1/8"=1'-0"



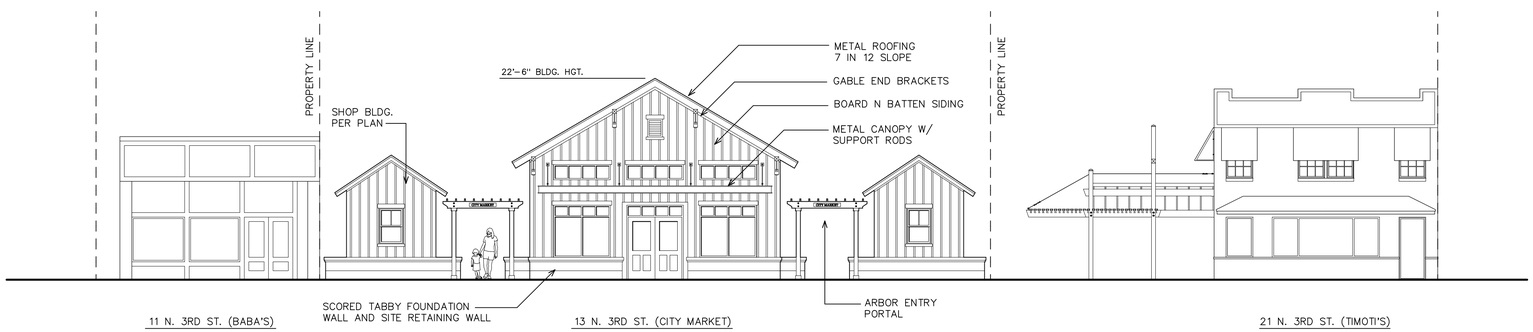
SOUTH ELEVATION -- COURTYARD — 1/8"=1'-0"



WEST ELEVATION — 1/8"=1'-0"



SOUTH ELEVATION — 1/8"=1'-0"



EAST ELEVATION -- NORTH THIRD STREET — 1/8"=1'-0"

This drawing and the design ideas and concepts shown hereon are the property of Miranda Architects, P.A. and is not to be reproduced or copied in whole or in part and is not to be used on any other project and is to be returned upon request

P1 POINTER MARKET DESIGN CONCEPT
PROJECT # P2603.18
DRAWN BY -- JLM
CHK'D BY -- JLM
DATE -- 04-10-26

MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL. REG. NO. AR14697

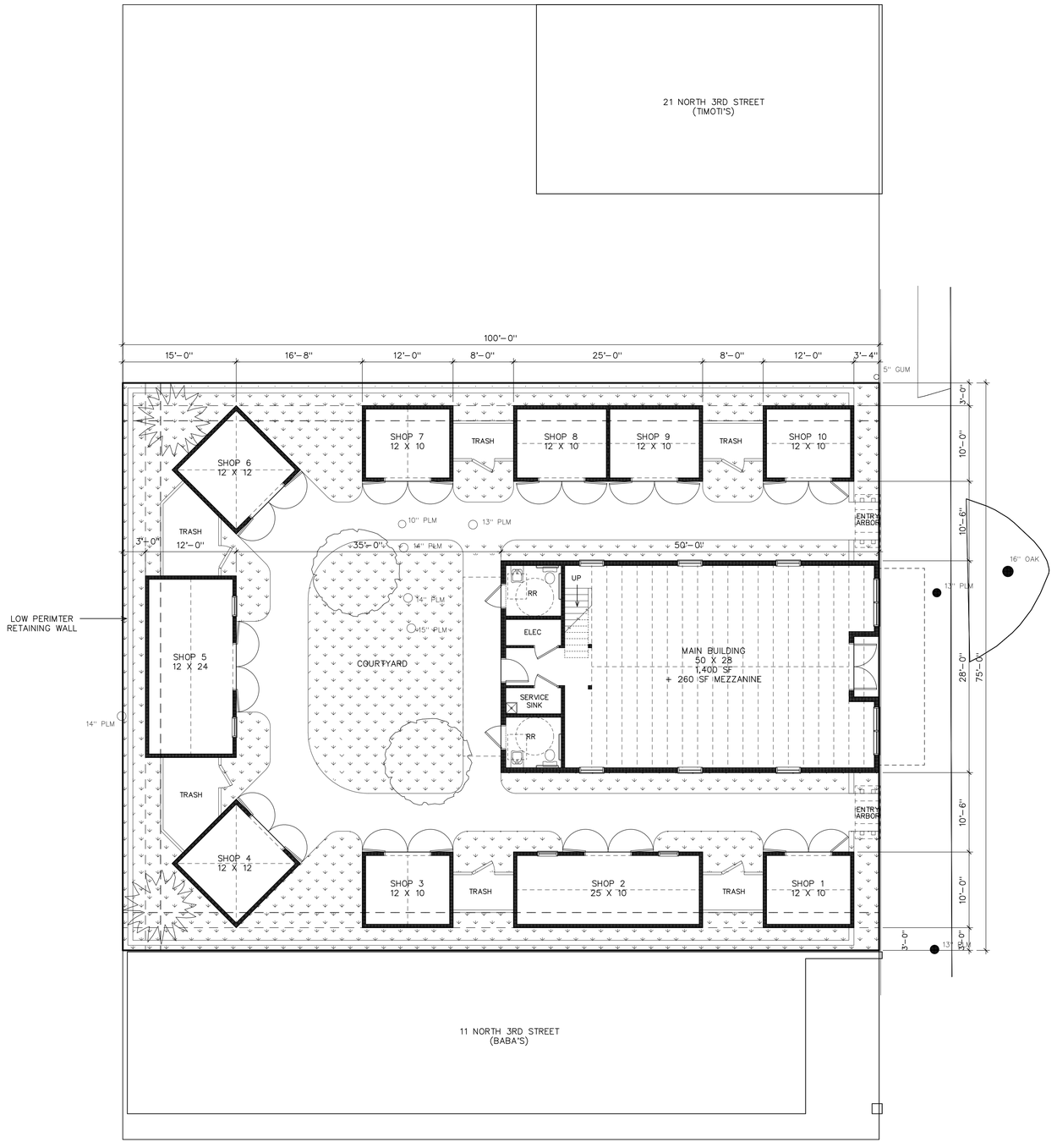
MIRANDA ARCHITECTS

DESIGN FOR THE
CITY MARKET
13 NORTH 3RD STREET
FERNANDINA BEACH, FL 32034

ELEVATIONS

REVISIONS	DATE

P2



PROJECT SUMMARY

SITE AREA: 7,500 SQ. FT.

ZONING: C-3, CENTRAL BUSINESS DISTRICT
DOWNTOWN HISTORIC DISTRICT OVERLAY

ON-SITE PARKING: NOT REQUIRED

SITE DEVELOPMENT SQUARE FOOTAGE:

MAIN BLDG 1ST FLOOR CONDITIONED = 1,400 SF
MAIN BUILDING MEZZANINE = 260 SF
TOTAL CONDITIONED AREA = 1,660 SF

SHOP 1 BUILDING = 120 SF
SHOP 2 BUILDING = 250 SF
SHOP 3 BUILDING = 120 SF
SHOP 4 BUILDING = 144 SF
SHOP 5 BUILDING = 288 SF
SHOP 6 BUILDING = 144 SF
SHOP 7 BUILDING = 120 SF
SHOP 8-9 BUILDING = 250 SF
SHOP 10 BUILDING = 120 SF

BUILDING AREA TOTAL = 3,216 SF

OCCUPANCY TYPE: MERCANTILE (M)

CONSTRUCTION TYPE:

TYPE V-A, UNSPRINKLERED
MAIN BLDG. CMU WALLS, TRUSS ROOF
SHOPS 1-HR FIRE RATED WALLS, TRUSS ROOF

This drawing and the design ideas and concepts shown herein are the property of Jose L. Miranda, Jr. Architects, Inc. and shall not be reproduced or copied in whole or part and it is not to be used on any other project and is to be returned on request.

SITE PLAN / FLOOR PLAN DESIGN CONCEPT | 1/8"=1'-0"

P1 POYNTER MARKET
DESIGN CONCEPT
PROJECT # P2602318
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 04-10-26

MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
EMAIL@MIRANDAARCHITECTS.COM
MIRANDA architects

DESIGN FOR THE
CITY MARKET
1.3 NORTH 3RD STREET
FERNANDINA BEACH, FL 32034

SITE PLAN/FLOOR PLAN

REVISIONS	DATE

P1


Market
S 14th St
190'
95'
midline
95'
25'
Required parking=45
Available parking=
22 onsite
26 offsite
(10 additional vendor parking w/in market area)
Entrance
161'
Legend
Sales Area
(grassy lot)
9000 sqft (60'x150')
1140 S 14th St
28'
parking area
(grassy lot)
Sanitary facility
45'
25'
9'x20'
Accesible ADA Parking
Exit
Entry
Google Earth

Mackennah Tarmey

From: noreply@civicplus.com
Sent: Wednesday, April 29, 2026 11:16 PM
To: TRC Info
Subject: Online Form Submittal: Technical Review Committee (TRC): First Step Review Request

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Technical Review Committee (TRC): First Step Review Request

Technical Review Committee (TRC) First Step Review

USE THIS FORM TO Submit a project for input and guidance from the Technical Review Committee, the City group responsible for reviewing site plans and commercial projects. First Step reviews are a free service provided by the City of Fernandina Beach to help guide a project through the development review and permitting process. The First Step review is a meeting between an applicant and representatives of City departments responsible for reviewing applications for the purpose of exchanging information on the potential development of a site. This may include providing information on permissible uses of the site; required improvements; infrastructure requirements; any applicable design standards; any potential regional, state or federal standards; requirements for supporting plans, documents and studies; and any applicable design standards.

Fees
None

IMPORTANT NOTES

A change of use occurs when an existing use is replaced by a different use, as listed in table 2.03.02. A proposed change of use will require a First Step Review as set forth in 11.01.02. A change of use shall not require a local development order when all the conditions of 11.00.05 are met. The determination that a proposed use or development constitutes a change of use is an administrative decision subject to appeal. When a local development order is required due to a proposed change of use, all standards and procedures of the Comprehensive Plan and LDC shall apply to the proposed new use.

****Please note that First Step items are reviewed as Discussion Items at the beginning of each TRC meeting followed by Formal Review items.****

Please see the Land Development Code (LDC) for detailed information:	Pre-Application Conference – see LDC section 11.01.02
The LDC is available for review at	www.fbfl.us/LDC
Application Requirements	A complete application., Site plans or scaled drawings; , Any other files that illustrate the proposed project; and
PROPERTY INFORMATION	Property information can be found at the Nassau County Property Appraiser's Website → Map Search
Site Address	1140 South 14th Street
City	Fernandina Beach
State	Florida
Zip	32034
Parcel ID #(s)	00-00-31-1800-0265-0052
Lot	4 & 5
Block	265
Subdivision	n/a
Zoning District	C-1
Future Land Use Designation	General Commercial
Overlay District	None
Size of Property (acres)	0.702
Present Property Use	Vacant
Wetlands	No
Flood Zone	X, area of minimal flood hazard

Coastal Construction Control Line (CCCL)	No
CONTACT INFORMATION *Applicant or interested party who will be present at the meeting.*	
First Name	Elizabeth
Last Name	Harrelson Lee
Company (if applicable)	*Field not completed.*
Telephone Number	904-557-8228
E-mail Address	leechiropractic@bellsouth.net
PROJECT INFORMATION	
Project Name	Fernandina Beach Market Place (second location)
Project Type	Commercial
Please choose your preferred method of conducting your First Step Review	In-person (at City Hall Chambers, 204 Ash St.)
Project Description	OUTSIDE FARMERS AND ARTS MARKET
Proposed Access Road	Lime Street
Rd Maintenance Jurisdiction	County Maintained
Certification	By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application., I acknowledge that I understand and have complied with all of the submittal requirements and procedures.
Applicant First Name	ELIZABETH
Applicant Last Name	HARRELSON LEE
Today's Date	4/29/2026
Upload Supporting Documentation	Site Plan Map.pdf
Upload 2	*Field not completed.*

Upload 3	*Field not completed.*
Upload 4	*Field not completed.*
Upload 5	*Field not completed.*

DEPARTMENT OF PLANNING & CONSERVATION
204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 | www.fbfl.us/planning

Email not displaying correctly? View it in your browser.



NOT FOR CONSTRUCTION

Engineering Plans

For

AIRCRAFT HANGAR

For

CHIP MCCULLOUGH

AIRCRAFT HANGAR
For
CHIP MCCULLOUGH

RELEASED FOR CONSTRUCTION _____ BY _____

Gillette & Associates, Inc.

Civil & Environmental Engineering
Mechanical & Structural Engineering
Permitting & Construction Management

31 South 4th Street Amelia Island, Florida 32034
Phone: 904/261-8819

G & A‡

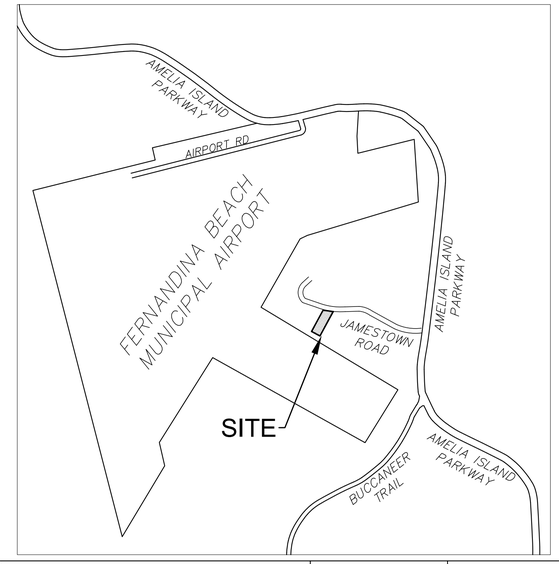
PERMITTING AGENCIES
CITY OF FERNANDINA BEACH: 904-310-3421

ISSUE DATE: APRIL 2ND, 2026

G&A Project
No.: XX-XX-XX

N

SITE LOCATION MAP



No.	By	Date	Revision
L			
K			
J			
H			
G			
F			
E			
D			
C			
B			
A	AB	04/02/26	COFB TRC SUBMITTAL #1

Scale: 1:30
Project Mgr: AG
Designed by: AG
Drawn by: AB
QA/QC: NG

Gillette & Associates, Inc.
31 South 4th Street
Fernandina Beach, FL 32034

Certificate of Authorization No. 9332

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"

G & A‡
GILLETTE & ASSOCIATES, INC
31 South 4th Street
Fernandina Beach, FL 32034
Phone: (904) 261-8819

AIRPORT HANGAR DESIGN

JAMESTOWN ROAD
FERNANDINA BEACH, FLORIDA

CHIP MCCULLOUGH
JAMESTOWN ROAD HANGAR

COVER SHEET

REGISTERED DESIGN PROFESSIONAL
Asa Ray Gillette III
Digitally signed by Asa Ray Gillette III
DN: cn=Asa Ray Gillette III, o=G & A, ou=Civil, email=agillette@gaengineering.com, c=US
Date: 2026.04.02 16:29:43 -04'00'
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

ISSUE DATE: 04/02/26
Sheet
CVR
Page 1 of 8
Project No. XX-XX-XX

SITE / GEOMETRY NOTES

1. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTOR'S PRICE FOR PERFORMING THE WORK.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUBSURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR IS URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THIS PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO CONSTRUCTION OF THE PROJECT. ALL COSTS ASSOCIATED WITH PRELIMINARY INVESTIGATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER.

4. ELEVATIONS ARE BASED ON NAVD DATUM OF 1988.

5. TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PROVIDED BY: MANZIE & DRAKE LAND SURVEYORS (904-491-5700).

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING, RIGHT-OF-WAY PERMITS NOT PROVIDED AND INSURANCE REQUIRED FOR THE PROJECT.

7. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN CITY, COUNTY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION & REPAIR.

8. THE CONTRACTOR SHALL ADVISE THE OWNER'S AUTHORIZED REPRESENTATIVE OF PLANNED WORK SCEDULE. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.

9. "AS-BUILT" DRAWINGS - AS-BUILTS ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION, AND SUBMITTAL OF AS-BUILT DRAWINGS.

10. "AS-BUILT" RECORD DATA AND INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR. RECORD DRAWINGS SHALL BE SUPPLIED TO THE ENGINEER.

11. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.

12. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR ON A DAILY BASIS.

13. ALL EXCESS SUITABLE AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE ENGINEER.

14. ALL EXISTING TREES LISTED TO REMAIN SHALL BE PRESERVED AND PROTECTED.

15. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES, AND IMPROVEMENTS ON THE DRAWINGS ARE BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO ACTUAL FIELD LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THE DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITY IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR REPAIRS OR PAYMENTS FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS, AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH THEY SHALL CONNECT.

16. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER ON ALL MATERIALS, FOR REVIEW AND
APPROVAL, PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY OR STRUCTURE.

17A. UNSUITABLE MATERIALS UNDER WATER, SEWER, OR STORM PIPE AND/OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO 98% OF IT'S MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557).

17B. ALL FINISH FLOORS SHOWN ON THE PLANS ARE MINIMUM ELEVATIONS

18. ALL WATER & SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES.

19. WHEN DEWATERING CAPACITY REQUIRES A PERMIT (CUP), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

20. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY HAZARD. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. WHERE PARALLEL WATER AND SEWER MAINS HAVE LESS THAN 10 FOOT HORIZONTAL SEPARATION, 20 FOOT LENGTHS OF C900 (DR18) WATER QUALITY PIPE SHALL BE USED WITH THE JOINTS STAGGERED AT 10 FOOT INTERVALS. THE PIPES SHALL BE PLACED IN SEPARATE TRENCHES WITH THE WATER MAIN AT LEAST 18 INCHES ABOVE THE SEWER.

21. WATER MAINS CROSSING SANITARY HAZARDS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER MAIN. WHERE WATER AND SEWER MAINS CROSS WITH BETWEEN 18 INCHES AND 6 INCHES OF VERTICAL CLEARANCE, A 20 FOOT SECTION OF C900 (DR18) WATER QUALITY PIPE SHALL BE CENTERED ON THE POINT OF THE CROSSING. THE CONTRACTOR SHALL FIELD VERIFY THE VERTICAL SEPARATION. THE MINIMUM SEPARATION BETWEEN WATER AND SEWER PIPES IS TO BE 6 INCHES OUTSIDE DIAMETER TO OUTSIDE DIAMETER.

22. NO WATER MAIN PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER MANHOLE.

23. BLANK

24. TRACER WIRE SHALL BE PROVIDED ON ALL WATER MAINS AND FORCE MAINS. TRACER WIRE SHALL BE #10 UF SOLID COPPER WIRE, COATED, AND SUITABLE FOR BURIAL. COATING SHALL BE BLUE FOR WATER AND GREEN FOR SEWER MAIN CONNECTIONS. WIRE SHALL BE ATTACHED DIRECTLY TO TOP OF PIPE AND BROUGHT INTO EACH VALVE BOX AND COILED TO ALLOW FOR EASY ACCESS AND EXTENSION ABOVE FINISHED GRADE FOR ATTACHMENT OF LOCATING EQUIPMENT.

25. ALL PIPE LENGTHS ARE APPROXIMATE DIMENSIONS, ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM WITH TYPICAL SECTIONS AND DETAILS AS SHOWN ON THE MISCELLANEOUS DETAILS SHEET AND IN ACCORDANCE WITH THE SPECIFICATIONS.

26. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.

27. GRADES SHOWN ON PLANS ARE EDGE OF PAVEMENT FINISHED GRADES UNLESS OTHERWISE NOTED.

28. SHOULD THE SURFACE OR SUBSURFACE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

29. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFICALLY STATED. ALL DISTURBED AREAS WITHIN THE NASSAU COUNTY RIGHT OF WAY SHALL BE COVERED WITH BERMUDA SOD.

30. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF SEDIMENT-LADEN RUNOFF RESULTING FROM STORM EVENTS DURING THE CONSTRUCTION PHASE. EROSION CONTROL FACILITIES SHOULD BE INSTALLED EARLY DURING THE CONSTRUCTION PERIOD SO AS TO PREVENT THE TRANSPORT OF SEDIMENT INTO SURFACE WATERS. RE-VEGETATION AND STABILIZATION OF DISTURBED AREAS SHOULD BE ACCOMPLISHED IMMEDIATELY TO REDUCE THE POTENTIAL FOR FURTHER SOIL EROSION.

31. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND COUNTY/CITY BEFORE COMMENCING WORK.

32. MINIMUM COVER OVER PIPES SHALL BE 36" UNLESS OTHERWISE INDICATED.

33. ALL UNDERGROUND UTILITY COMPANIES SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.

34. IN ADDITION TO THE SPECIFICATIONS AND DETAILS PROVIDED FOR THIS CONTRACT, THE NASSAU COUNTY STANDARD DETAILS AND SPECIFICATIONS (LATEST REVISION) SHALL ALSO BE USED FOR ANY ITEMS NOT COVERED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A SET OF STANDARD DETAILS AND SPECIFICATIONS FROM NASSAU COUNTY.

35. BACKFILL MATERIAL SHALL BE COMPACTED TO 100% (2%) PER CITY OF FB REQUIREMENTS UNDER EXISTING AND PROPOSED ROADWAYS.

36. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.

37. STATIONING REFERS TO THE CENTERLINE OF THE ROADWAY EXCEPT AS NOTED ON PLANS. WHERE PAVEMENT SPLITS, THE STATIONING FOLLOWS THE INSIDE EDGE OF PAVEMENT UNTIL ROADWAY TRANSITIONS BACK TO THE TYPICAL ROADWAY SECTION

38. ALL CONSTRUCTION, MATERIAL, AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH CITY OF FB AND COUNTY STANDARDS

WATER NOTES

1. WATER MAINS SHALL HAVE A MINIMUM OF 36" COVER UNDER PAVEMENT OR 30" COVER FROM FINISHED GRADE UNLESS OTHERWISE SHOWN. ALL WATER MAINS SHALL BE FLUSHED IN ACCORDANCE WITH, AND UNDER THE DIRECTION OF THE UTILITY COMPANY.

2. THRUST RESTRAINTS ARE REQUIRED IN ACCORDANCE WITH THE UTILITY COMPANY STANDARDS WHERE WATER MAINS ARE TERMINATED AND AT ALL BENDS AND TEES.

3. TIE RODS SHALL BE INSTALLED ON ALL VALVES LOCATED AT FITTINGS. ALL 10" AND LARGER VALVES AND LARGER SHALL REQUIRE (4) TIE RODS. MEGA LUG JOINT RESTRAINTS MAY BE USED IN LIEU OF THRUST BLOCKS OR TIE RODS.

4. UNLESS OTHERWISE NOTED, WATER MAINS ARE TO BE PVC DR18, DR-25, C-900 (BLUE), CLASS 150.

5. ALL WATER MAINS SHALL BE BACTERIOLOGICAL AND PRESSURE TESTED IN ACCORDANCE WITH AWWA C-600. NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER MAINS HAVE BEEN PRESSURE TESTED, DISINFECTED, AND CLEARED FOR SERVICE. THE UTILITY COMPANY'S AUTHORIZED REPRESENTATIVE MUST BE NOTIFIED 48 HOURS PRIOR TO PERFORMING THE PRESSURE TEST AND MUST BE PRESENT.

6. THE CONTRACTOR SHALL AVOID SERVICE INTERRUPTIONS AND MAINTAIN ANY EXISTING WATER SERVICE TO MEET THE SYSTEM DEMANDS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF AFFECTED CUSTOMERS OF THE UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF ANY INTERRUPTION OF SERVICE. BOIL WATER NOTICES SHALL BE DELIVERED IN ACCORDANCE WITH THE UTILITY COMPANY BOIL WATER NOTICE REQUIREMENTS.

7. ALL MAIN FLUSHING POINTS SHALL BE SAME SIZE AS MAIN UP TO 8 INCH WATER MAINS. FLUSHING POINTS FOR MAINS LARGER THAN 8 INCH SHALL BE REDUCED TO 8 INCH.

8. ALL WATER MAINS SHALL BE DISINFECTED USING LIQUID CHLORINE OR HYPOCHLORITES IN ACCORDANCE TO AWWA C651-86. WATER IN MAIN SHALL MAINTAIN A CHLORINE RESIDUAL OF 50 MG/L FOR A MINIMUM OF 24 HOURS. WATER MAIN SHALL NOT BE PLACED IN SERVICE UNTIL CLEARANCE HAS BEEN PROVIDED BY THE APPROPRIATE REGULATING AGENCY AND CITY OFFERNANDINA BEACH UTILITIES DEPARTMENT.

9. IF SOLVENT CONTAMINATION IS FOUND IN THE PIPE TRENCH, WORK SHALL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. BASED ON APPROVAL OF THE PERMITTING AGENCY, DUCTILE IRON PIPE, FITTINGS, AND SOLVENT RESISTANT GASKET MATERIAL SUCH AS FLUOROCARBON SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE SHALL EXTEND AT LEAST 100 FEET BEYOND ANY SOLVENT NOTED. ANY CONTAMINATED SOIL THAT IS EXCAVATED SHALL BE PLACED ON AN IMPERMEABLE MAT AND COVERED WITH A WATER PROOF COVERING. THE PROPER AUTHORITIES WILL BE NOTIFIED AND THE CONTAMINATED SOIL HELD FOR PROPER DISPOSAL.

10. 2" FLUSHING HYDRANTS SHALL BE INSTALLED AT ALL DEAD END LINES AND MAIN LINE STUB-OUTS.

11. A SEPARATE WATER SERVICE SHALL BE REQUIRED FOR EACH UNIT SERVED AND SHALL BE INSTALLED 3 FEET EITHER SIDE OF PROPERTY LINE. ALL WATER SERVICES SHALL BE MARKED WITH A "W" ETCHED ON THE CURB. ALL VALVES SHALL BE MARKED WITH A "V" ETCHED ON THE CURB.

12. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY COMPANY'S STANDARDS.

13. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED AT THE CONSUMER'S METER OR AT THE PROPERTY LINE WHEN A METER IS NOT USED.

14. BACKFLOW PREVENTION ASSEMBLIES SHALL BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN. TEST RESULTS SHALL BE SUBMITTED TO AND APPROVED BY THE UTILITY COMPANY PRIOR TO ACCEPTANCE OF INSTALLATION.

15. MAXIMUM DEPTH ON WATER SERVICES TO METER TO BE 36".

16. CONTACT ANDRE DESILET, COFB UTILITY DIRECTOR AT (904-310-3420) FOR PRE-CONSTRUCTION AND COORDINATION MEETING PRIOR TO WORK COMMENCING

INDEX

SHEET	DESCRIPTION
CVR	COVER SHEET
IN-1	INDEX SHEET
PRE-1	PREDEVELOPED SITE PLAN
GE-1	GEOMETRY PLAN
UT-1	UTILITY PLAN
DR-1	DRAINAGE PLAN
DT-1	MISC. DETAILS
DT-2	LIFT STATION DETAILS

LEGEND

WM	NEW WATER LINE
FM	NEW FORCE MAIN LINE
15.3	PROPOSED SPOT ELEVATION
S-5	DRAINAGE STRUCTURE
P-1	PIPE
	EXISTING PROPERTY LINE
16	EXISTING TOPO CONTOUR

SEWER NOTES

1. THE CONTRACTOR SHALL PROVIDE, TO THE ENGINEER OF RECORD , A SCHEDULE OF INVERT ELEVATIONS OF ALL SANITARY MANHOLES PRIOR TO THE PLACEMENT OF THE LIME ROCK BASE COURSE. THIS SCHEDULE TO BE PROVIDED BY THE REGISTERED LAND SURVEYOR SUBMITTING THE "AS-BUILT" DRAWINGS FOR THIS PROJECT.

2. SANITARY SEWER SERVICES SHALL BE 6"PVC WITH A MINIMUM SLOPE OF 0.006 FEET PER FOOT AND SHALL BE TERMINATED AT THE RIGHT-OF-WAY LINE WITH A DEPTH OF 24" TO 48" FROM THE FINAL FINISHED GRADE OF THE DEVELOPED LOTS. DEPTHS GREATER THAN 48" FROM FINAL FINISHED GRADE SHALL BE READJUSTED BY THE DEVELOPER AT HIS COST.

3. GRAVITY SEWER TO BE CLEANED & TV TESTED BY DEVELOPER AT DEVELOPER'S EXPENSE

4. ALL MANHOLE FRAMES AND COVERS TO BE ADJUSTED TO FINAL FINISHED GRADE.

5. A SEPARATE SEWER SERVICE (6" MIN.) SHALL BE PROVIDED TO THE RIGHT-OF-WAY FOR EACH LOT BEING SERVED. AN "S" SHALL BE ETCHED INTO THE CURB DIRECTLY OVER EACH SERVICE LINE OR IN THE STREET SIDE OF A SIDEWALK IN LINE WITH THE CLEANOUT.

6. GRAVITY SEWER TO BE GREEN IN COLOR

7. NEW GRAVITY SEWER SYSTEM SHALL BE PLUGGED AT NEAREST EXISTING DOWNSTREAM MANHOLE AND SHALL NOT BE REMOVED WITHOUT AUTHORIZATION FROM THE UTILITY COMPANY. EXISTING MANHOLES TO BE COREBORED AND ARRANGEMENTS MADE TO BE REFURBISHED WITH COMPATIBLE MATERIALS IF THE EXISTING MANHOLE IS ALLOWED TO BE USED.

8. FINISHED FLOOR ELEVATIONS SHALL BE GREATER (HIGHER) THAN THE ELEVATION OF THE MANHOLE NEAREST THE SERVICE LATERAL IN ORDER TO AVOID A POTENTIAL BACKUP OF SEWERAGE IN THE HOUSE OR BUILDING.

9. ALL GRAVITY SEWER PIPE TO A 10 FOOT DEPTH OF COVER SHALL BE SDR-26 PVC PIPE (MINIMUM). GRAVITY SEWER PIPE WITH COVER OF 15 FEET (AND IN EASEMENTS) AND GREATER SHALL BE C900 - DR18. JOINT SHALL BE OF THE BELL AND SPIGOT TYPE AND MEET THE REQUIREMENTS OF THE PIPE REFERRED BEING USED.

10. WHEN A PROPERTY LINE CAN NOT BE DEFINED, THE SEWER CLEANOUT SHALL BE PLACED IN AN UNPAVED AREA AT A DISTANCE NO GREATER THAN 30 FEET FROM THE SEWER MAIN.

11. NOTE: DR-18 TO BE USED ON SEWER LINE CROSSING WHERE STORM DRAIN IS WITHIN 24 INCHES ABOVE GRAVITY ALSO JOINT TO BE CENTERED AT CROSSING

12. ALL MANHOLES TO HAVE MINIMUM 24" HINGED RING AND COVER EAST JORDAN OR APPROVED EQUIVALENT

13. SEWER PLUGS USED DURING THE CONSTRUCTION OR CONNECTION TO A SYSTEM SHALL HAVE THE CONTRACTOR'S NAME PERMANENTLY STAMPED.

14. THE MANHOLE LINER SHALL BE SPECTRA SHIELD OR APPROVED EQUIVALENT.

15. IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUIREMENTS, LEAKAGE TESTING SHALL BE PERFORMED ON ALL SEGMENTS OF THE SEWER SYSTEM. TESTING MAY INCLUDE APPROPRIATE WATER OR LOW PRESSURE AIR TESTING. TEST METHODS SHALL TAKE INTO CONSIDERATION THE RANGE IN GROUNDWATER ELEVATIONS DURING THE TEST AND ANTICIPATED DURING THE DESIGNED LIFE OF THE SEWER. NO LEAKAGE ALLOWED IN SYSTEM.

16. ALL FORCE MAIN PIPING TO BE DR-18 GREEN OR BROWN.

17. CONTACT ANDRE DESILET, COFB UTILITY DIRECTOR AT (904-310-3420) FOR PRE-CONSTRUCTION AND COORDINATION MEETING PRIOR TO WORK COMMENCING.

No.	By	Date	Revision
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A	AB	04/02/26	COFB TRC SUBMITTAL #1

Scale: 1:30
Project Mgr: AG
Designed by: AG
Drawn by: AB
QA/QC: NG

Gillette & Associates, Inc.
31 South 4th Street
Fernandina Beach, FL 32034

Certificate of Authorization No. 9332

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G & A
GILLETTE & ASSOCIATES, INC
31 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

AIRPORT HANGAR DESIGN

JAMESTOWN ROAD
FERNANDINA BEACH, FLORIDA

CHIP MCCULLOUGH
JAMESTOWN ROAD HANGAR

INDEX SHEET

REGISTERED DESIGN PROFESSIONAL
Asa Ray Gillette III
Digitally signed by Asa Ray Gillette III
DN: cn=Asa Ray Gillette III, o=LIC, email=asa@gillettedesign.com, c=US
Date: 2026.04.02 16:26:04 -04'00'
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

ISSUE DATE: 04/02/26
Sheet IN-1

Project No. XX-XX-XX

NOT FOR CONSTRUCTION

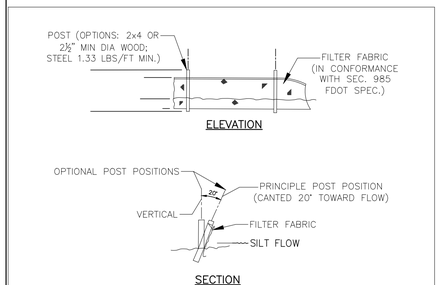
PROPERTY INFORMATION:
- PID#: 06-2N-28-0000-0001-0000
- LEASE ACREAGE: 0.92 ACRES (39,960 SF)
- LOCATION: FERNANDINA BEACH, FL
- FLOOD ZONE: X
- ZONING: I-A
- FUTURE LAND USE: INDUSTRIAL
- PROPOSED USE: AIRCRAFT HANGAR
- MAX BUILDING HEIGHT: 45 FT

DEVELOPMENT REQUIREMENTS:
- MAX IMPERVIOUS AREA: 60%
- MAX FLOOR AREA RATIO (PERCENTAGE): 50%

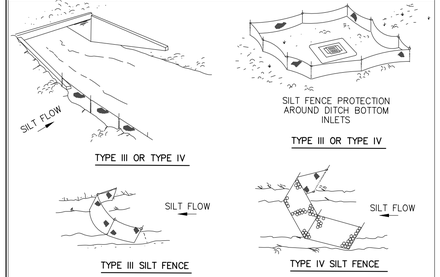
SETBACK REQUIREMENTS:
- FRONT: 0 FEET
- REAR: 0 FEET
- SIDES: 0 FEET

UTILITIES:
- WATER: CITY OF FERNANDINA BEACH
- SEWER: CITY OF FERNANDINA BEACH
- POWER: F.P.U.

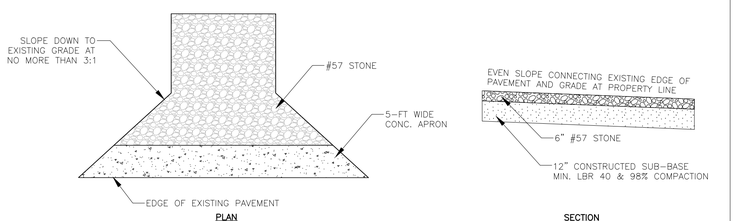
NEAREST FIRE HYDRANT IS 60 FEET NORTH ACROSS JAMESTOWN ROAD



TYPE III SILT FENCE DETAIL



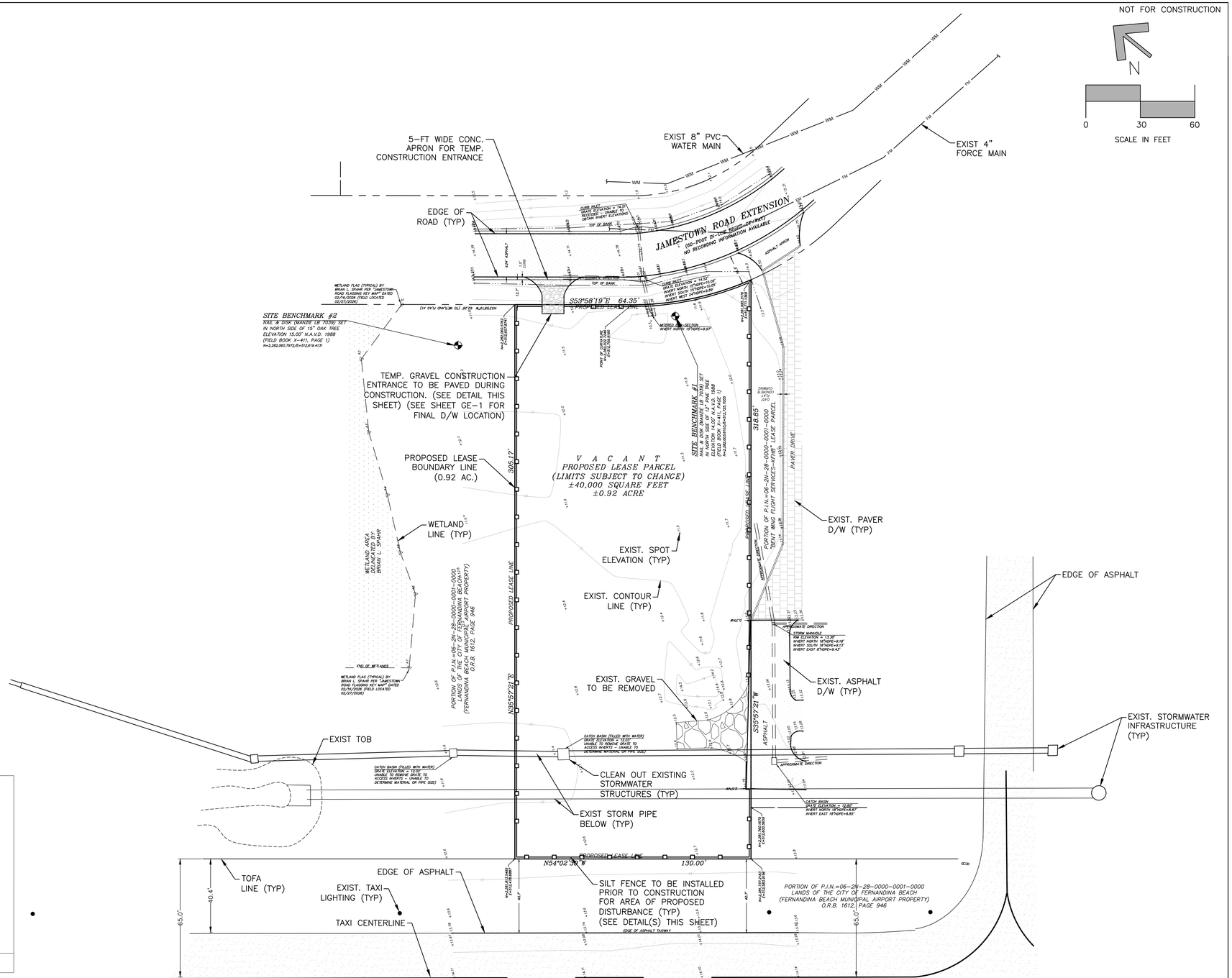
SILT FENCE APPLICATIONS



CONSTRUCTION ENTRANCE DETAIL

LEGEND

CONCRETE | ASPHALT | PERVIOUS PAVERS



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AIRPORT HANGAR DESIGN

JAMESTOWN ROAD
FERNANDINA BEACH, FLORIDA

CHIP MCCULLOUGH
JAMESTOWN ROAD HANGAR

PREDEVELOPED SITE PLAN

REGISTERED DESIGN PROFESSIONAL

Asa Ray Gillette III
Digitally signed by Asa Ray Gillette III
DN: cn=Asa Ray Gillette III, o=LC, email=asa@gillettecoastal.com
Date: 2026.04.02 18:35:17 -04'00'

ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

ISSUE DATE: 04/02/26

Sheet
PRE-1

Project No. XX-XX-XX

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PROPERTY INFORMATION:

- PID#: 06-2N-28-0000-0001-0000
- LEASE ACREAGE: 0.92 ACRES (39,960 SF)
- LOCATION: FERNANDINA BEACH, FL
- FLOOD ZONE: X
- ZONING: I-A
- FUTURE LAND USE: INDUSTRIAL
- PROPOSED USE: AIRCRAFT HANGAR
- MAX BUILDING HEIGHT: 45 FT

DEVELOPMENT REQUIREMENTS:

- MAX IMPERVIOUS AREA: 60.0%
- PROPOSED IMPERVIOUS AREA: 43.19% (17,260 SF)

  BUILDING: 8,000 SF
  CONC. APRON: 6,690 SF
  CONC. S/W & ADA SPACE: 505 SF
  PAVERS: 2,065 SF
- MAX FLOOR AREA RATIO (PERCENTAGE): 50%
- PROPOSED FLOOR AREA RATIO (PERCENTAGE): 20.02%

SETBACK REQUIREMENTS:

- FRONT: 0 FEET
- REAR: 0 FEET
- SIDES: 0 FEET

**TOFA LINE = MIN. 55-FT FROM TAXI CENTERLINE

UTILITIES:

- WATER: CITY OF FERNANDINA BEACH
- SEWER: CITY OF FERNANDINA BEACH
- POWER: F.P.U.

NEAREST FIRE HYDRANT IS 75 FEET NORTH ACROSS JAMESTOWN ROAD

PARKING REQUIREMENTS:

1 PARKING SPACE/ 2,000SF OF HANGAR SPACE
8,000SF/2,000SF = 4 SPACES REQ'D

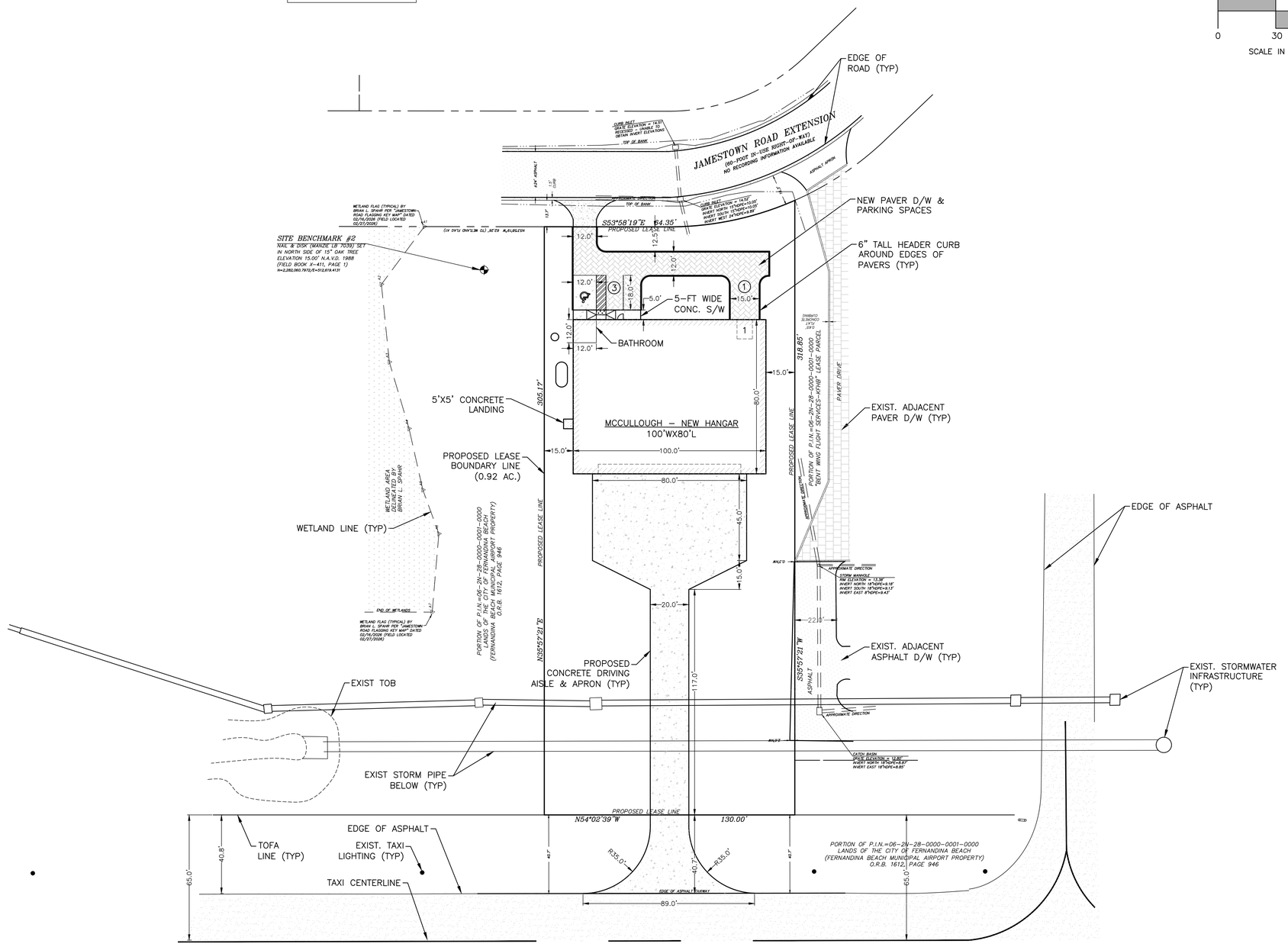
1 PARKING SPACE/ 300SF OF OFFICE SPACE
0 SF OF OFFICE SPACE PROPOSED

TOTAL SPACES PROVIDED: 4 PARKING SPACES

NOTES:

- EXTERIOR HANGAR MATERIAL: METAL SIDING IN NEUTRAL AIRPORT APPROVED COLOR

NOTE:
ALL ONSITE UTILITIES TO BE MAINTAINED BY OWNER



LEGEND

CONCRETE
ASPHALT
PERVIOUS PAVERS

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GEOMETRY PLAN

REGISTERED DESIGN PROFESSIONAL

Asa Ray Gillette III

Digitally signed by Asa Ray Gillette III
DN: cn=Asa Ray Gillette III, o=LC, email=asa@gillettecivil.com
Date: 2026.04.02 18:35:30 -04'00'

ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

ISSUE DATE: 04/02/26

Sheet
GE-1

Project No. XX-XX-XX

NOT FOR CONSTRUCTION

PROPERTY INFORMATION:

- PID#: 06-2N-28-0000-0001-0000
- LEASE ACREAGE: 0.92 ACRES (39,960 SF)
- LOCATION: FERNANDINA BEACH, FL
- FLOOD ZONE: X
- ZONING: I-A
- FUTURE LAND USE: INDUSTRIAL
- PROPOSED USE: AIRCRAFT HANGAR
- MAX BUILDING HEIGHT: 45 FT

SETBACK REQUIREMENTS:

- FRONT: 0 FEET
- REAR: 0 FEET
- SIDES: 0 FEET

**TOFA LINE = MIN. 55-FT FROM TAXI CENTERLINE

UTILITIES:

- WATER: CITY OF FERNANDINA BEACH
- SEWER: CITY OF FERNANDINA BEACH
- POWER: F.P.U.

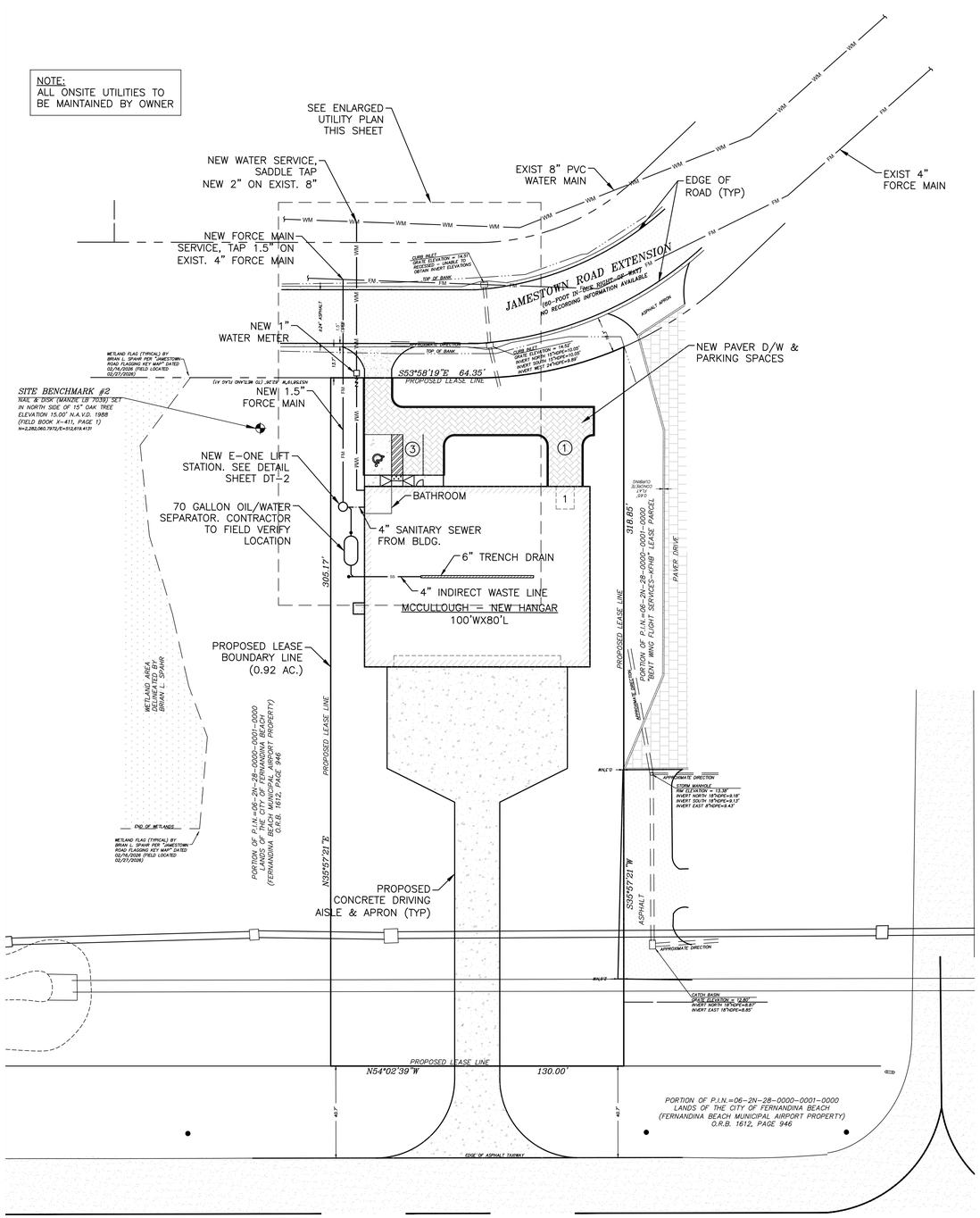
NEAREST FIRE HYDRANT IS 75 FEET NORTH ACROSS JAMESTOWN ROAD

N

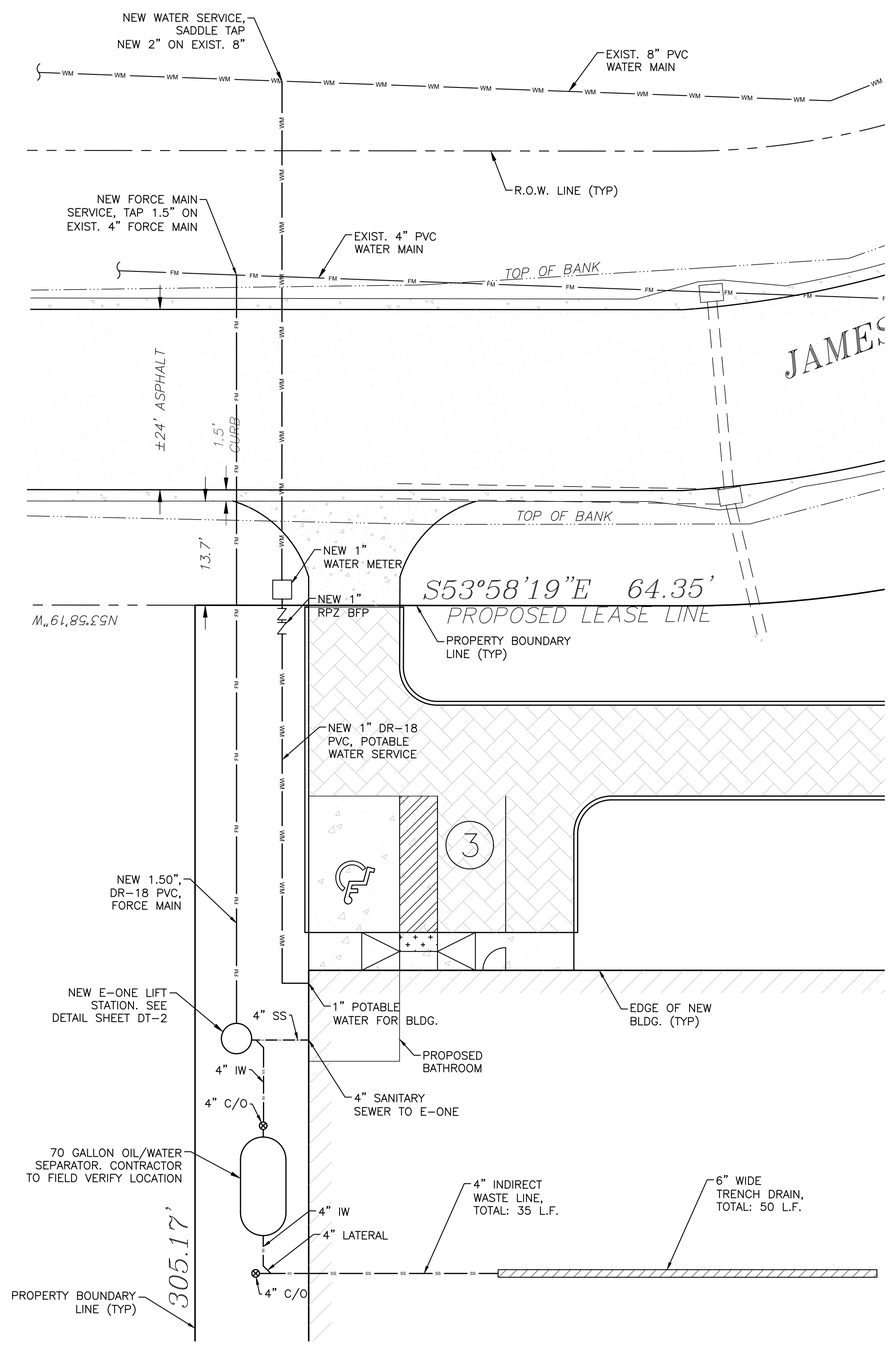
0 30 60

SCALE IN FEET

NOTE:
ALL ONSITE UTILITIES TO BE MAINTAINED BY OWNER



UTILITY PLAN - OVERALL
SCALE: 1:30



UTILITY PLAN - ENLARGED
SCALE: 1:10

LEGEND

CONCRETE
ASPHALT
PERVIOUS PAVERS

No.	By	Date	Revision
L			
K			
J			
H			
G			
F			
E			
D			
C			
B			
A	AB	04/02/26	COFB TRC SUBMITTAL #1

Scale: SEE PLAN
Project Mgr: AG
Designed by: AG
Drawn by: AB
QA/QC: NG

Gillette & Associates, Inc.
31 South 4th Street
Fernandina Beach, FL 32034

Certificate of Authorization No. 9332

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G & A
GILLETTE & ASSOCIATES, INC
31 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

AIRPORT HANGAR DESIGN

JAMESTOWN ROAD
FERNANDINA BEACH, FLORIDA

CHIP MCCULLOUGH
JAMESTOWN ROAD HANGAR

UTILITY PLAN

REGISTERED DESIGN PROFESSIONAL

Asa Ray Gillette III

Digitally signed by Asa Ray Gillette III
DN: cn=Asa Ray Gillette III, o=, ou=, email=, c=US
Date: 2026.04.07 16:35:44 -04'00'

ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

ISSUE DATE: 04/02/26

Sheet
UT-1

Project No. XX-XX-XX

NOT FOR CONSTRUCTION

PROPERTY INFORMATION:

- PID#: 06-2N-28-0000-0001-0000
- LEASE ACREAGE: 0.92 ACRES (39,960 SF)
- LOCATION: FERNANDINA BEACH, FL
- FLOOD ZONE: X
- ZONING: I-A
- FUTURE LAND USE: INDUSTRIAL
- PROPOSED USE: AIRCRAFT HANGAR
- MAX BUILDING HEIGHT: 45 FT

DEVELOPMENT REQUIREMENTS:

- MAX IMPERVIOUS AREA: 60.0%
- PROPOSED IMPERVIOUS AREA: 43.19% (17,260 SF)

  BUILDING: 8,000 SF
  CONC. APRON: 6,690 SF
  CONC. S/W & ADA SPACE: 505 SF
  PAVERS: 2,065 SF

- MAX FLOOR AREA RATIO (PERCENTAGE): 50%
- PROPOSED FLOOR AREA RATIO (PERCENTAGE): 20.02%

DRAINAGE NOTES:

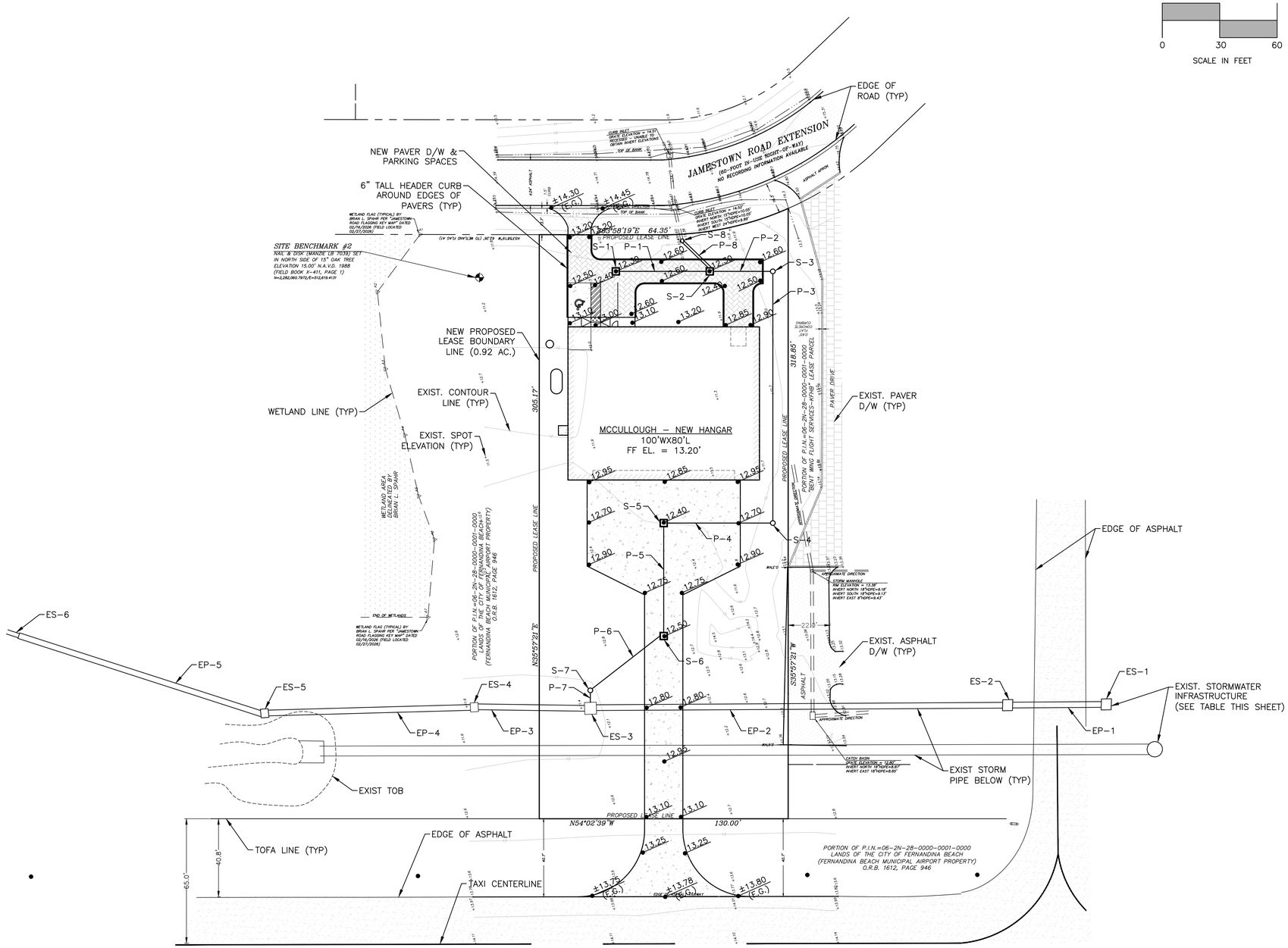
- DRAINAGE STRUCTURE DETAILS ON SHEET DT-1
- WATER RUNOFF TO BE DIRECTED TO NEAREST DRAINAGE STRUCTURE
- SUBJECT PARCEL IS PART OF A LARGER MASTER STORMWATER MAINTENANCE SYSTEM. WATER RUNOFF ALREADY ACCOUNTED FOR BY MEANS OF EXISTING ADJACENT WET POND. EXISTING STORM STRUCTURES DIRECTING RUNOFF TO ADJACENT WET POND

STRUCTURE TABLE – PROPOSED						
NAME	TYPE	TOP/ INLET ELEV.	INVERT ELEVATION			
			N	S	E	W
S-1	TYPE C INLET	12.30	–	–	9.30	–
S-2	TYPE C INLET	12.30	9.10	–	9.00	9.05
S-3	30"ø MANHOLE	12.75	–	9.80	–	9.85
S-4	30"ø MANHOLE	12.50	9.15	–	–	9.10
S-5	TYPE C INLET	12.40	–	8.75	8.80	–
S-6	TYPE C INLET	12.50	8.45	–	–	8.40
S-7	30"ø MANHOLE	12.10	8.15	8.00	–	–
S-7	30"ø MANHOLE	11.60	9.98	9.80	–	–

PIPE TABLE – PROPOSED					
NAME	SIZE	TYPE	LENGTH	FROM	TO
P-1	18"	ADS HP	45'	S-1	S-2
P-2	18"	ADS HP	30'	S-2	S-3
P-3	18"	ADS HP	130'	S-3	S-4
P-4	18"	ADS HP	54'	S-4	S-5
P-5	18"	ADS HP	56'	S-5	S-6
P-6	18"	ADS HP	45'	S-6	S-7
P-7	18"	ADS HP	5'	S-7	ES-3
P-8	15"	ADS HP	20'	S-8	S-2

STRUCTURE TABLE – EXIST						
NAME	TYPE	TOP/ INLET ELEV.	INVERT ELEVATION			
			N	S	E	W
ES-1	TYPE C INLET	11.65	–	–	–	4.45
ES-2	TYPE C INLET	11.77	–	–	4.26	4.25
ES-3	TYPE C INLET	12.03	–	–	3.62	3.54
ES-4	TYPE C INLET	12.02	–	–	3.59	3.50
ES-5	TYPE C INLET	11.61	–	–	3.35	3.29
ES-6	MES	–	–	–	1.62	–

PIPE TABLE – EXIST					
NAME	SIZE	TYPE	LENGTH	FROM	TO
EP-1	36"	RCP	46'	EP-1	EP-2
EP-2	36"	RCP	212'	EP-2	EP-3
EP-3	36"	RCP	55'	EP-3	EP-4
EP-4	36"	RCP	105'	EP-4	EP-5
EP-5	36"	RCP	133'	EP-5	EP-6



LEGEND

CONCRETE
ASPHALT
PERVIOUS PAVERS

No.	By	Date	Revision
L			
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B			
A	AB	04/02/26	COFB TRC SUBMITTAL #1

Scale: 1:30
Project Mgr: AG
Designed by: AG
Drawn by: AB
QA/QC: NG

Gillette & Associates, Inc.
31 South 4th Street
Fernandina Beach, FL 32034

Certificate of Authorization No. 9332

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G & A
GILLETTE & ASSOCIATES, INC
31 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

AIRPORT HANGAR DESIGN

JAMESTOWN ROAD
FERNANDINA BEACH, FLORIDA

CHIP MCCULLOUGH
JAMESTOWN ROAD HANGAR

DRAINAGE PLAN

REGISTERED DESIGN PROFESSIONAL

Asa Ray Gillette III

Digitally signed by Asa Ray Gillette III
DN: cn=Asa Ray Gillette III, o=US, email=asa@gillettemarineengineering.com
Date: 2026.04.02 19:35:58 -04'00'

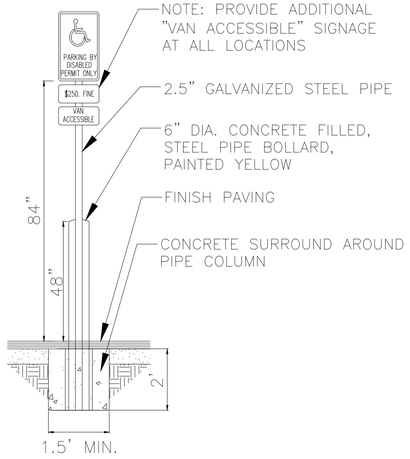
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

ISSUE DATE: 04/02/26

Sheet
DR-1

Project No. XX-XX-XX

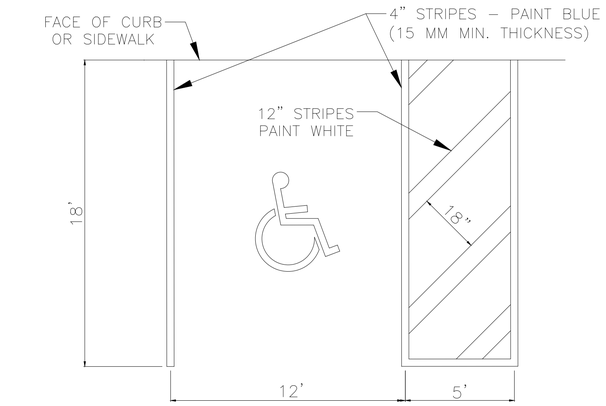
NOT FOR CONSTRUCTION



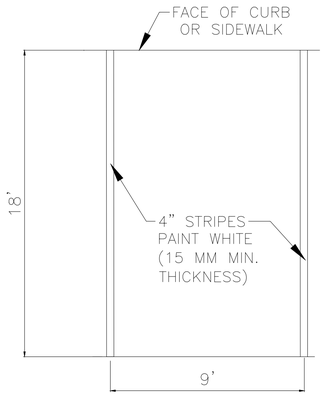
NOTES:

1. ALL SIGNS SHOWN SHALL CONFORM TO FEDERAL ACCESSIBILITY SPECIFICATIONS.
2. ALL SIGNS SHOWN SHALL BE REFLECTORIZED TO SHOW THE SAME COLOR BY NIGHT AS BY DAY.
3. ALL SIGNS SHALL BE SECURELY MOUNTED ON GALVANIZED STEEL CHANNEL POSTS.
4. INSTALL QUANTITY AND AT LOCATIONS REQUIRED BY CODE AND/OR AS INDICATED ON DRAWINGS. CONFIRM ALL HANDICAPPED SIGNAGE CODES.

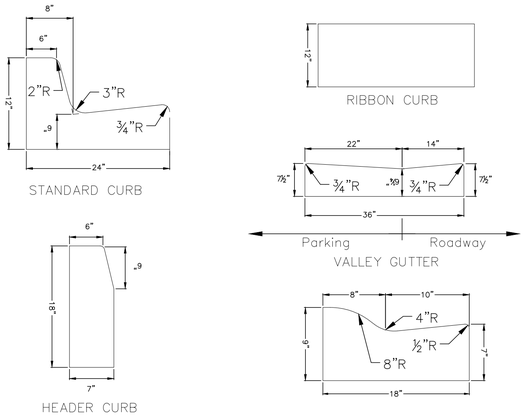
HANDICAP SIGN DETAIL



TYPICAL DISABLED PARKING



TYPICAL PARKING DETAIL

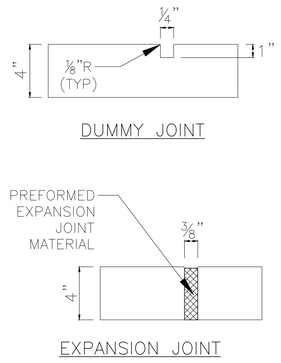


CURB DETAILS

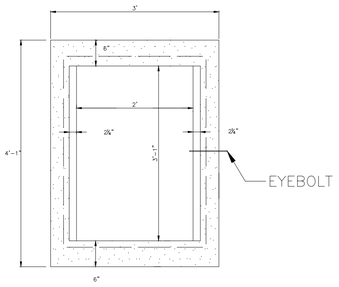


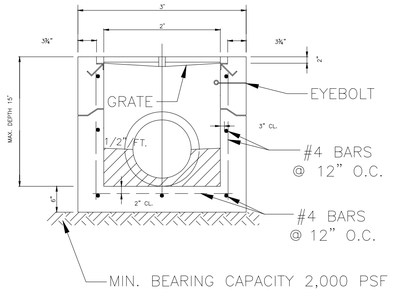
NOTE: PAINT SYMBOL ABOVE ONTO PAVED SURFACE WITH (2) COATS OF HANDI-CAP BLUE PAINT MANUFACTURED AS PER DEPT. OF TRANS. SPECS.

HANDICAPPED SYMBOL



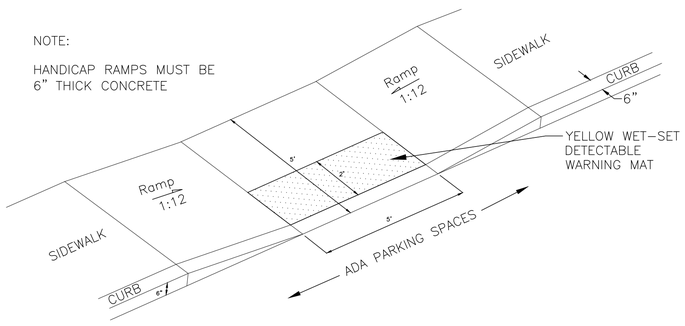
SIDEWALK JOINT DETAILS



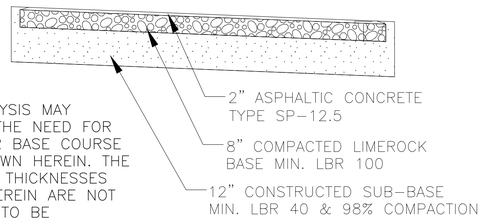


NOTES:
1. CONCRETE DESIGN STRENGTH 4,000 PSI
2. PIPES SHALL BE FLUSH WITH INSIDE WALL
3. SLOT OPENING SHALL NOT BE IN WALLS WITH RATE SEAT

TYPE C INLET DETAIL

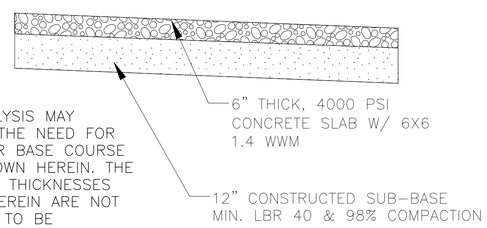


PARKING LOT CURB RAMP DETAIL



NOTE:
SOIL ANALYSIS MAY INDICATE THE NEED FOR A THICKER BASE COURSE THAN SHOWN HEREIN. THE PAVEMENT THICKNESSES SHOWN HEREIN ARE NOT INTENDED TO BE ABSOLUTE, BUT ARE PRELIMINARY CRITERIA AND MAY BE MODIFIED TO ACCOMMODATE THE BEARING CAPACITIES OF VARIOUS SUBGRADES.

ASPHALT PAVEMENT DETAIL



NOTE:
SOIL ANALYSIS MAY INDICATE THE NEED FOR A THICKER BASE COURSE THAN SHOWN HEREIN. THE PAVEMENT THICKNESSES SHOWN HEREIN ARE NOT INTENDED TO BE ABSOLUTE, BUT ARE PRELIMINARY CRITERIA AND MAY BE MODIFIED TO ACCOMMODATE THE BEARING CAPACITIES OF VARIOUS SUBGRADES.

CONCRETE PAVEMENT DETAIL

No.	By	Date	Revision
L			
K			
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A	AB	04/02/26	COFB TRC SUBMITTAL #1

Scale: 1:30
Project Mgr: AG
Designed by: AG
Drawn by: AB
QA/QC: NG

Gillette & Associates, Inc.
31 South 4th Street
Fernandina Beach, FL 32034

Certificate of Authorization No. 9332

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G & A
GILLETTE & ASSOCIATES, INC
31 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

AIRPORT HANGAR DESIGN

JAMESTOWN ROAD
FERNANDINA BEACH, FLORIDA

CHIP MCCULLOUGH
JAMESTOWN ROAD HANGAR

MISCELLANEOUS DETAILS

REGISTERED DESIGN PROFESSIONAL

Asa Ray Gillette III

Digitally signed by Asa Ray Gillette III
DN: cn=Asa Ray Gillette III, o=US
Reason: I am approving this document
Date: 2026.04.16 16:36:11 -04'00'

ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

ISSUE DATE: 04/02/26

Sheet
DT-1

Project No. XX-XX-XX

NOTES:

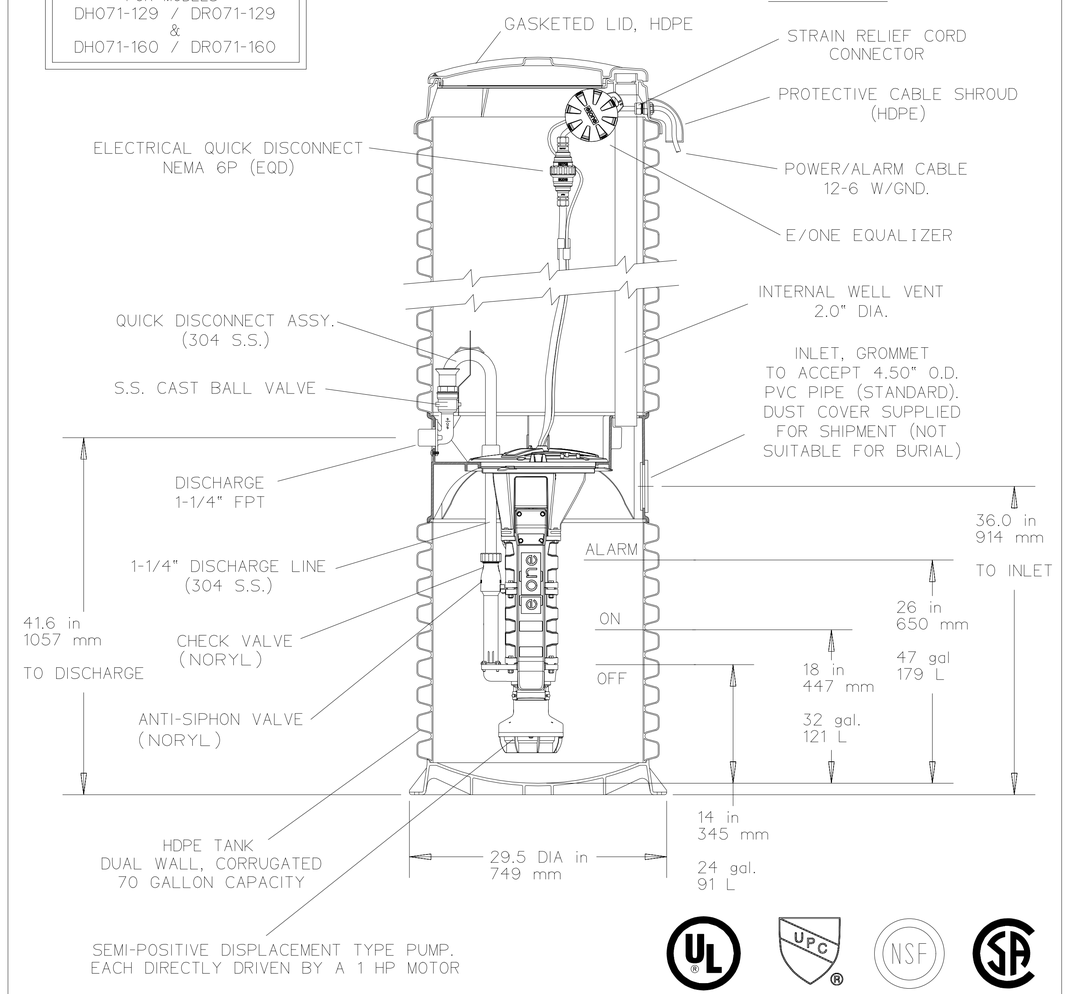
EONE LIFT STATION
70 GAL
1HP
120/240V
1725RPM

–DETAIL SHOWN FROM EONE MANUFACTURE.

–LIFT STATION USED TO BE SAME OR SIMILAR MODEL WHICH MEETS SPECIFICATIONS ABOVE

OPTIONS : ☐ DH071 (HARD WIRED LEVEL CONTROLS) ☐ DR071 (WIRELESS LEVEL CONTROLS)

FIELD JOINT REQUIRED FOR MODELS DH071-129 / DR071-129 & DH071-160 / DR071-160



CONCRETE BALLAST MAY BE REQUIRED SEE INSTALLATION INSTRUCTION FOR DETAILS

NOTE: DIMENSIONS ARE FOR REF ONLY

AD	CH	10/20/10	E	
DR BY	CHK'D	DATE	ISSUE	SCALE

SEWER SYSTEMS

MODEL DH071 / DR071
DETAIL SHEET

NA0050P02

No.	By	Date	Revision
L			
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E			
D			
C			
B			
A	AB	04/02/26	COFB TRC SUBMITTAL #1

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AIRPORT HANGAR DESIGN

JAMESTOWN ROAD
FERNANDINA BEACH, FLORIDA

CHIP MCCULLOUGH
JAMESTOWN ROAD HANGAR

E–ONE LIFT
STATION DETAILS

REGISTERED DESIGN PROFESSIONAL
Asa Ray Gillette III
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

ISSUE DATE: 04/02/26
Sheet DT–2
Page 8 of 8
Project No. XX–XX–XX

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

A PARCEL OF LAND SITUATE IN THE FERNANDINA BEACH MUNICIPAL AIRPORT, SECTION 6, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

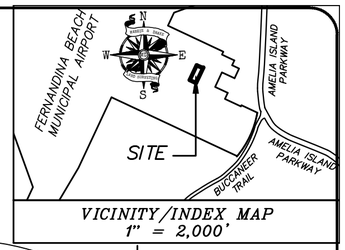
FOR A POINT OF REFERENCE COMMENCE AT A 1" SQUARE ROD LOCATED AT THE SOUTHWESTERLY CORNER OF LOT 22, AMELIA ISLAND INDUSTRIAL PARK SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 59, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, HAVING A COORDINATE OF 2282168.5011 (NORTH); 513158.1131 (EAST), BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA EAST ZONE) NORTH AMERICAN DATUM OF 1983/1990; THENCE SOUTH 65°53'24" WEST (GRID BEARING) A DISTANCE OF 423.96 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 35°57'21" WEST, A DISTANCE OF 318.85 FEET; THENCE NORTH 54°02'39" WEST, A DISTANCE OF 130.00 FEET; THENCE NORTH 35°57'21" EAST, A DISTANCE OF 305.17 FEET; THENCE SOUTH 53°58'19" EASE, A DISTANCE OF 64.35 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 162.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°49'13", AN ARC DISTANCE OF 67.56 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 65°52'56" EAST, A CHORD DISTANCE OF 67.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.92 ACRE MORE OR LESS.

PREPARED FOR:
GILLETTE & ASSOCIATES, INC.

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FEET

MANZIE & DRAKE LAND SURVEYING



VICINITY/INDEX MAP
1" = 2,000'

WETLAND AREA DELINEATED BY BRIAN L. SPAHR

WETLAND FLAG (TYPICAL) BY BRIAN L. SPAHR PER "JAMESTOWN ROAD FLAGGING KEY MAP" DATED 02/16/2026 (FIELD LOCATED 02/27/2026) (END OF WETLAND)

WETLAND FLAG (TYPICAL) BY BRIAN L. SPAHR PER "JAMESTOWN ROAD FLAGGING KEY MAP" DATED 02/16/2026 (FIELD LOCATED 02/27/2026)

SITE BENCHMARK #2
NAIL & DISK (MANZIE LB 7039) SET IN NORTH SIDE OF 15" OAK TREE
ELEVATION 15.00' N.A.V.D. 1988
(FIELD BOOK X-411, PAGE 1)
N=2,282,060.7972/E=512,619.4131

CATCH BASIN (FILLED WITH WATER)
GRATE ELEVATION = 12.02'
UNABLE TO REMOVE GRATE TO ACCESS INVERTS - UNABLE TO DETERMINE MATERIAL OR PIPE SIZE)

PORTION OF P.I.N.=06-2N-28-0000-0001-0000
LANDS OF THE CITY OF FERNANDINA BEACH
(FERNANDINA BEACH MUNICIPAL AIRPORT PROPERTY)
O.R.B. 1612, PAGE 946

SET 5/8" IRON ROD & CAP "MANZIE LB 7039"
N=2,281,813.5495
E=512,478.6887

N35°57'21"E 305.17'

SET 5/8" IRON ROD & CAP "MANZIE LB 7039"
N=2,282,060.5762
E=512,657.8741

N53°58'19"W 62.26' (TO WETLAND FLAG A1)

CATCH BASIN (FILLED WITH WATER)
GRATE ELEVATION = 12.03'
UNABLE TO REMOVE GRATE TO ACCESS INVERTS - UNABLE TO DETERMINE MATERIAL OR PIPE SIZE)

130.00'

V A C A N T
±40,000 SQUARE FEET
±0.92 ACRE

S53°58'19"E 64.35'

SET 5/8" IRON ROD & CAP "MANZIE LB 7039"
POINT OF CURVATURE
N=2,282,022.7246
E=512,709.9190

CURB INLET
GRATE ELEVATION = 14.52'
INVERT NORTH 15"HDPE=10.05'
INVERT SOUTH 15"HDPE=10.05'
INVERT WEST 24"HDPE=9.89'

MITERED END-SECTION
INVERT NORTH 15"HDPE=9.97'

SITE BENCHMARK #1
NAIL & DISK (MANZIE LB 7039) SET IN NORTH SIDE OF 12" PINE TREE
ELEVATION 14.00' N.A.V.D. 1988
(FIELD BOOK X-411, PAGE 1)
N=2,282,003.6103/E=512,725.7055

POINT OF BEGINNING
SET 5/8" IRON ROD & CAP "MANZIE LB 7039"
N=2,281,995.3176
E=512,771.1368

N54°02'39"W 130.00'

EDGE OF ASPHALT TAXIWAY

PORTION OF P.I.N.=06-2N-28-0000-0001-0000
LANDS OF THE CITY OF FERNANDINA BEACH
(FERNANDINA BEACH MUNICIPAL AIRPORT PROPERTY)
O.R.B. 1612, PAGE 946

40.7'

SET 5/8" IRON ROD & CAP "MANZIE LB 7039"
N=2,281,737.2183
E=512,583.9196

N=2,281,760.1670
E=512,600.5659

S35°57'21"W 318.85'

CATCH BASIN
GRATE ELEVATION = 12.80'
INVERT NORTH 18"HDPE=8.87'
INVERT EAST 18"HDPE=8.85'

2.6'NW

0.3'NW

GRAVEL DRIVE

ASPHALT

APPROXIMATE DIRECTION

PORTION OF P.I.N.=06-2N-28-0000-0001-0000
"BENT WING FLIGHT SERVICES-KFHB" LEASE PARCEL

0.65' FLAT CONCRETE CURBING

STORM MANHOLE
RIM ELEVATION = 13.38'
INVERT NORTH 18"HDPE=9.18'
INVERT SOUTH 18"HDPE=9.13'
INVERT EAST 8"HDPE=9.43'

PAVER DRIVE

±24' ASPHALT

1.5' CURB

TOP OF BANK

CURB INLET
GRATE ELEVATION = 14.51'
RECESSED - UNABLE TO OBTAIN INVERT ELEVATIONS

S65°53'24"W 423.96'

NORTH ASPHALT

JAMESTOWN ROAD EXTENSION
(60-FOOT IN-USE RIGHT-OF-WAY)
NO RECORDING INFORMATION AVAILABLE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	67.56'	162.50'	23°49'13"	S65°52'56"E	67.07'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S72°34'16"W	37.35'
L2	S30°06'15"W	40.51'
L3	S19°29'14"W	36.04'
L4	S23°13'33"W	32.59'
L5	S15°56'26"W	24.23'
L6	S40°48'20"W	40.77'

SURVEY NOTES:
1) Unless it bears the original signature and the original raised seal of a Florida licensed Surveyor and Mapper or Validated Digital Signature by a Florida licensed Surveyor and Mapper, this map/report is for informational purposes only and is not valid.
2) The "Legal Description" hereon was written by the surveyor.
3) Underground Improvements were not located or shown.
4) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
5) Bearings & Coordinates shown hereon are based on the State Plane Coordinate System for The East Zone of the State of Florida, North American Datum of 1983/1990 (N.A.D. '83/'90)
6) The property shown hereon lies within flood zone X" per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 12089C 0377 G, dated 08/02/2017.
7) Site Benchmark is as shown hereon.
8) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
9) The Reference Benchmark is published benchmark "Fernport AZ MK". (Elevation = 12.00' N.A.V.D. 1988)

REVISIONS:
1) REVISED ON 03/05/2025 TO SHOW END OF WETLAND LINE. (LP)
2) REVISED ON 03/06/2026 TO SHOW LEGAL DESCRIPTION AND TO SHOW SET MONUMENTATION ON SUBJECT PROPERTY. (WKD)

LEGEND
Ⓓ = STORM MANHOLE
◆ = BENCHMARK
△ = WETLAND FLAG
NAVD = NORTH AMERICAN VERTICAL DATUM
O.R.B. = OFFICIAL RECORDS BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
HDPE = PIPE: HIGH-DENSITY POLYETHYLENE
R/W = RIGHT-OF-WAY

POINT OF REFERENCE
SOUTHWESTERLY CORNER OF LOT 22, AMELIA ISLAND INDUSTRIAL PARK
(PLAT BOOK 5, PAGE 59)
FOUND 1" SQUARE ROD
N=2,282,168.5011/E=513,158.1131

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Melanie G Platt
Digitally signed by Melanie G Platt
Date: 2026.03.06 13:00:51 -05'00'

MELANIE G. PLATT, P.S.M. 7605

PROJECT:	14050-J	CADD:	WKD
SCALE:	1"=20'	CREW:	JM
DATE:	02/27/2026	FIELD BOOK:	X-411
FILE:	B-2183	F.B. PAGE:	1-2

MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
Phone: (904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"

1st Submittal Review Comments May 6, 2025

Asa Gillette
Gillette & Associates, Inc.
31 South 4th Street
Fernandina Beach, FL 32034

Sent Via Email to Project Agent

Applicant Name: Asa Gillette
Project Description: Aircraft Hangar for Chip McCullough
Location: 2440 Jamestown Rd
PIN(s): 06-2N-28-0000-0001-0000
TRC Case Number: **TRC 2026-0003**

Mr. Gillette,

The City of Fernandina Beach received your request for site plan review on April 14, 2026. All submitted documents provided were routed to the Technical Review Committee (TRC).

Please resubmit response documents to address each comment in a narrative form and through an amended site plan within 30 days of the date of this letter. Since the comments are minor, please resubmit a final set of drawings for approval. Once the response is received, you will be placed on the next available TRC meeting agenda for Local Development Order sign-off. All reviewers will be present to discuss any questions you have concerning the comments provided herein.

If you have any questions, please contact us at TRCinfo@fbfl.city or 904-310-3480.

Sincerely,
TRC Committee

1st Submittal Review Comments May 6, 2025

TRC Reviewers: After reviewing proposed plans…

- If you have comments that need to be addressed in a resubmittal, please check the first box and enter comments in the bulletized list, **or**
- If you have no comments or the applicant has satisfactorily addressed all of your previous comments, please check the second box. This is your "sign off" for issuance of the Local Development Order (LDO) once all departments have signed off.
- Add name of reviewer and today's date

1ST ROUND REVIEW COMMENTS:

PLANNING

☐ The Planning Department has reviewed the submittal and noted the following comments:

Tree removal mitigation met through retention. Dn 5/6/26

The Local Development Order is contingent upon approval and execution of the ground lease agreement between the City of Fernandina Beach and the applicant as well as compliance with all other necessary state, federal, and FAA requirements per Airport Manager, Nathan Coyle.

OR

☒ All previous comments have been addressed and the Department of Planning & Conservation approves issuance of a local development order.

Name of Reviewer: Planning Staff
Today's Date: Wednesday, May 6, 2026

BUILDING

☐ The Building Department has reviewed the submittal and noted the following comments:

OR

☒ All previous comments have been addressed and the Building Department approves issuance of a local development order.

Name of Reviewer: Planning staff
Today's Date: Wednesday, May 6, 2026

UTILITIES & STORMWATER

☒ The Utilities and Stormwater Department has reviewed the submittal and noted the following comments:

- The sewer forcemain needs to be 2", not 1 1/2".

OR

☐ All previous comments have been addressed and the Public Works Department approves issuance of a local development order.

Name of Reviewer: Victoria Guadagnino
Today's Date: Thursday, April 16, 2026

STREETS & OPERATIONS

☐ The Streets & Operations Department has reviewed the submittal and noted the following comments:

OR

☒ All previous comments have been addressed and the Public Works Department approves issuance of a local development order.

Name of Reviewer: Cathy Sabattini
Today's Date: Wednesday, May 6, 2026

CODE ENFORCEMENT

☐ The Code Enforcement Department has reviewed the submittal and noted the following comments:

OR

☒ All previous comments have been addressed and the Code Enforcement Department approves issuance of a local development order.

Name of Reviewer: Planning Staff
Today's Date: Wednesday, May 6, 2026

FIRE

☐ The Fire Department has reviewed the submittal and noted the following comments:

OR

☒ All previous comments have been addressed and the Fire Department approves issuance of a local development order.

Name of Reviewer: Jason Higginbotham
Today's Date: Wednesday, April 15, 2026

Gillette & Associates, Inc.

Civil & Environmental Engineering • Mechanical & Structural Engineering • Construction Management

SITE DRAINAGE EVALUATION

309 South 3rd Street

Fernandina Beach, Florida

For

Coastal Legacy Group, LLC

BY

Gillette & Associates, Inc.
31 South 4th Street
Fernandina Beach, FL

Issue Date: April 14, 2026

ASA RAY GILLETTE LICENSE No. 56177 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Asa Ray Gillette III
DN: cn=Asa Ray Gillette III, c=US, email=asa@gilletteassociates.com
Date: 2026.04.14 13:14:30 -04'00'

EXISTING CONDITIONS

The existing site consists of multiple platted lots of record and contains one single story residence and is located at 309 S. 3rd Street, and adjacent to the previously permitted project at the intersection of South 3rd Street and Date Street in Fernandina Beach, Florida. The property is surrounded to the north, south and east by other single family residences. The natural runoff for the property is from east to west and the lot consists of natural hardwood trees and palms. There is no current stormwater management system.

PROPOSED CONDITIONS

The proposed use for the site is to construct a total of two (2) single family, fee-simple townhome residences and one single family residence with a detached garage/ADU. All structures will be rear loaded parking with garage and rear driveway access.

An on-site dry pond has been designed to store one-inch of treatment volume from the three structures, the alleyway and any other related drainage. Outfall for the dry pond will be via a small outfall structure and pipe located at the northwest corner of the pond. Conveyance of runoff will be collected via inlet structures and pipe located in the center of the alleyway which discharges to the dry pond. An exception to this is that the detached garage/ADU will treat the stormwater via a separate small swale located behind the structure.

DRAINAGE ANALYSIS

The attached post developed treatment volume calculations for the pond show the total drainage area, impervious area and dry pond to satisfy ½" of rainfall over the total drainage area or 1" of rainfall over the impervious area, whichever is greater. A summary of results are as follows.

- Top of Pond Elevation: 10.0-ft
- Bottom of Pond Elevation: 8.50-ft
- Treatment Volume Required: 708 cubic feet
- Treatment Volume Provided: 955 cubic feet

TREATMENT VOLUME CALCULATIONS

309 South 3rd Development
NEW Developed

Basin Calculations

Basin 1

Composite Cn

Total Drainage Area =	17000	SF	
Impervious Area =	7723	SF	45%
Pond Area =	0	SF	
Pervious Area =	9277	SF	

Note: Total drainage area includes lots 1 thru 5 and proposed improvements.

Impervious Cn =	98.0
Pond Cn =	100.0
Pervious Cn =	75.0
Composite Cn =	85.4

Time of Concentration, Tc

Minimum Time of Concentration =	10	min.
Length of Overland Flow @ 1ft/sec. =	80	ft.
Length of Pipe Flow @ 2.5 ft/sec. =	140	ft.
Tc =	13	min.

Pond Information

SWALE 1 3:1 SLOPE

El. (ft.)	Area (SF)	Volume (CF)
10.00	898	995
9.00	580	256
8.50	442	0

Treatment Volume Required, TVR

TVR = 0.5" * (1'/12")*Total Drainage Area =	708	CF
or		
TVR = 1" * (1'/12")*Total Impervious Drainage Area =	644	CF
TVR =	708	CF

Treatment Volume Provided, TVP

TVP =	995	Ac.-ft.	OK

USDA SITE SPECIFIC SOILS REPORT

31 SOUTH 4TH STREET • AMELIA ISLAND, FLORIDA 32034 PHONE: (904) 261-8819

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Nassau County, Florida



June 18, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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Contents

Preface.....2
How Soil Surveys Are Made.....5
Soil Map.....8
Soil Map.....9
Legend.....10
Map Unit Legend.....11
Map Unit Descriptions.....11
Nassau County, Florida.....13
9—Leon fine sand, 0 to 2 percent slopes.....13
24—Kingsferry fine sand.....14
References.....17

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:829 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 40 80 160 240

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Nassau County, Florida
Survey Area Data: Version 24, Aug 22, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 7, 2022—Feb 14, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
9	Leon fine sand, 0 to 2 percent slopes	0.6	44.5%
24	Kingsferry fine sand	0.7	55.5%
Totals for Area of Interest		**1.3**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Nassau County, Florida

9—Leon fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2sxqv
Elevation: 0 to 250 feet
Mean annual precipitation: 47 to 61 inches
Mean annual air temperature: 55 to 81 degrees F
Frost-free period: 267 to 347 days
Farmland classification: Not prime farmland

Map Unit Composition

Leon, non-hydric, and similar soils: 89 percent
Minor components: 11 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Leon, Non-hydric

Setting

Landform: Flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 8 inches: fine sand
E - 8 to 18 inches: fine sand
Bh - 18 to 37 inches: fine sand
E' - 37 to 45 inches: fine sand
B'h - 45 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 2.00 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 4.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)
Hydric soil rating: No

Minor Components

Leon, hydric

Percent of map unit: 5 percent
Landform: Flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Mascotte

Percent of map unit: 3 percent
Landform: Flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Mandarin

Percent of map unit: 3 percent
Landform: Rises
Landform position (three-dimensional): Rise, talf
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G153AA131FL)
Hydric soil rating: No

24—Kingsferry fine sand

Map Unit Setting

National map unit symbol: 4g9g
Elevation: 0 to 150 feet
Mean annual precipitation: 47 to 55 inches
Mean annual air temperature: 64 to 72 degrees F
Frost-free period: 305 to 335 days
Farmland classification: Not prime farmland

Map Unit Composition

Kingsferry and similar soils: 89 percent
Minor components: 11 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kingsferry

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Linear

Parent material: Sandy marine deposits

Typical profile

A - 0 to 34 inches: fine sand
Bh1 - 34 to 67 inches: fine sand
Bh2 - 67 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Ecological site: F153AY070NC - Wet Spodosol Flats and Depressions
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G153AA141FL), North Florida Flatwoods (R153AY004FL)
Hydric soil rating: Yes

Minor Components

Leon, non-hydric

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F153AY070NC - Wet Spodosol Flats and Depressions
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)
Hydric soil rating: No

Lynn haven

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F153AY070NC - Wet Spodosol Flats and Depressions
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G153AA145FL)
Hydric soil rating: Yes

Rutlege

Percent of map unit: 3 percent
Landform: Drainageways on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: F153AY090NC - Flooded Mineral Soil Flood Plains and Terraces
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G153AA145FL)
Hydric soil rating: Yes

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THIS IS TO CERTIFY THAT THIS SKETCH AND THE SURVEY UPON WHICH IT IS BASED WERE MADE IN COMPLIANCE WITH THE STANDARDS OF PRACTICE, SET FORTH BY THE FLORIDA ADMINISTRATION CODE 5J-17.052. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT ORIGINAL SIGNATURE

ALAN M. REYNOLDS CERTIFICATE NO. 6346 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Alan M Reynolds

Digitally signed by Alan M Reynolds
Date: 2025.11.04 09:08:37 -05'00'

ALAN M. REYNOLDS, PSM 6346
FOR THE FIRM
BOUNDARY ZONE, INC.
FIRM NUMBER: LB-8388

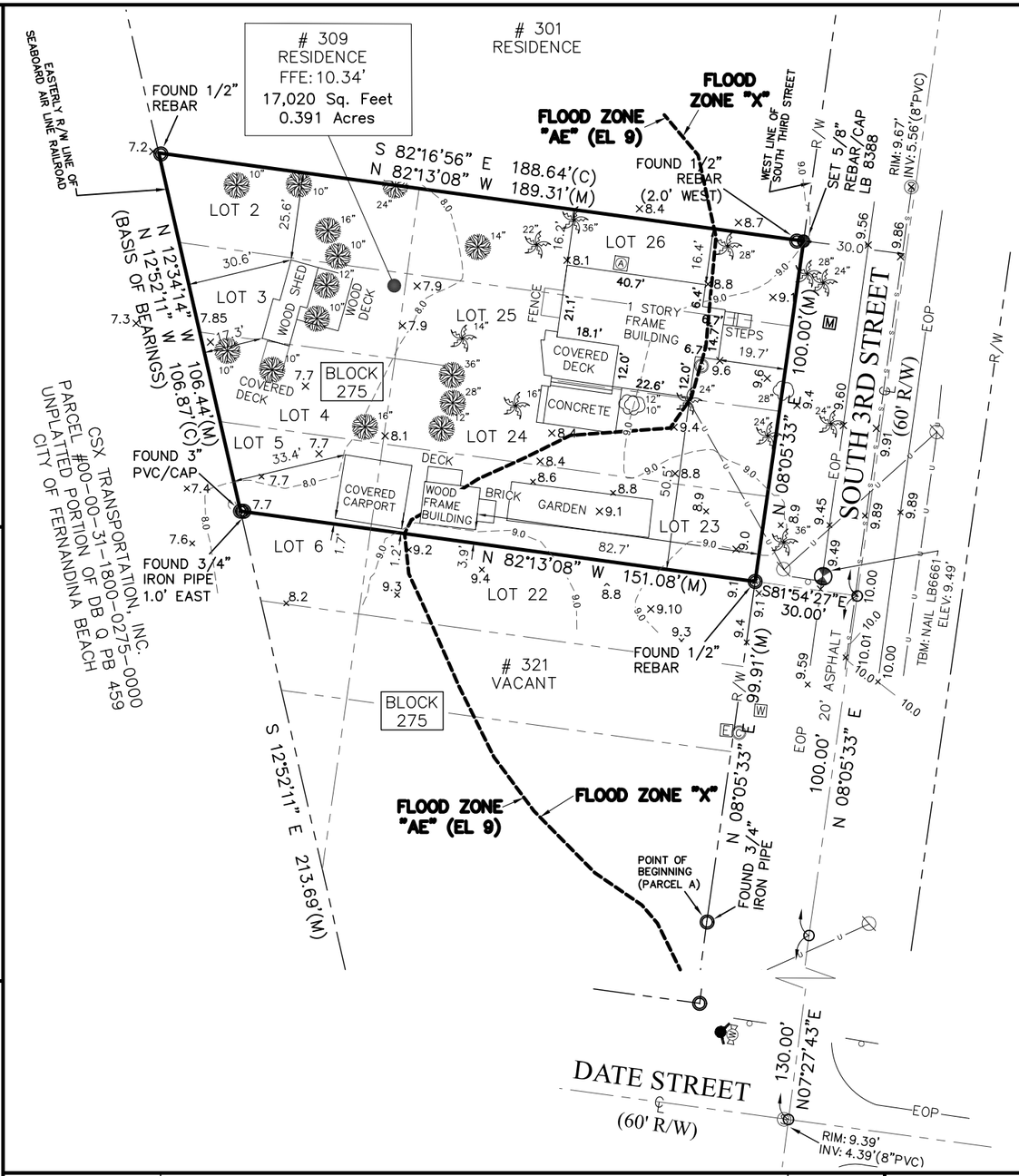
SURVEYOR'S NOTES

1. BEARING SHOWN HEREON BASED ON THE EAST R/W LINE OF THE SEABOARD AIR LINE RAILROAD AND BEING S12°52'11"E (CALCULATED).
2. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND RESTRICTIONS OF RECORD.
3. BOUNDARY ZONE IS UNABLE TO WARRANT THE ACCURACY OF THE BOUNDARY INFORMATION, STRUCTURE, EASEMENTS AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
4. THIS SURVEY WAS CONDUCTED FOR THE SOLE BENEFIT OF THE ENTITIES LISTED AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.
5. UNDERGROUND UTILITIES, DRAINAGE STRUCTURES AND IMPROVEMENTS WERE NOT LOCATED UNLESS SHOWN HEREON.
6. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE AE (EL 9) AND X ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12089C0237G, DATED 8/2/2017.
7. ELEVATIONS SHOWN HEREON ARE BASED ON NGS BENCHMARK "872 0030", ELEV: 12.36' (NAVD 88).
8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE FLORIDA PERMANENT REFERENCE NETWORKS (FPRN) USING GPS REAL TIME KINEMATIC (RTK) OBSERVATION WITH AND ACCURACY OF ±0.06'-0.10'. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON. THIS SITE WAS SURVEYED UTILIZING eGPS SOLUTION 20TL BASE AND ROVER.

LEGEND :

- PROPERTY CORNER FOUND (AS NOTED)
- SET 5/8" REBAR WITH CAP LB 8388
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- LIGHT POLE
- FIBER OPTIC SIGN
- GUY WIRE
- POWER METER
- POWER BOX
- A/C UNIT
- MANHOLE
- CLEAN OUT
- JUNCTION BOX
- DRAINAGE INLET
- GAS METER

- ×0.00 =EXISTING ELEVATION
- C CABLE BOX
- T TELEPHONE BOX
- TBM: TEMPORARY BENCH MARK
- —W— WATER LINE
- —U— OVERHEAD UTILITY
- —X— FENCE LINE
- 920— CONTOUR LINE
- POB POINT OF BEGINNING
- FFE FINISH FLOOR ELEVATION
- EOP EDGE OF PAVEMENT
- ORB OFFICIAL RECORD BOOK
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- INV: INVERT
- TOB TOP OF BANK
- PB PLAT BOOK
- DB DEED BOOK
- C CALCULATED & GRID
- P PLAT
- M MEASURED
- PG PAGE



TREE LEGEND

- OAK TREE
- PALM TREE
- UNKNOWN TREE
- XX" TREE DIAMETER (IN INCHES)

GRID NORTH
FL EAST ZONE

DATUM: NAVD 1988
SCALE: 1"=40'

LEGAL DESCRIPTION:

ALL THOSE CERTAIN LOTS OR PARCELS OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH, COUNTY OF NASSAU AND STATE OF FLORIDA, AND KNOWN AND DESCRIBED ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) AS LOTS TWENTY-THREE (23), TWENTY-FOUR (24), TWENTY-FIVE (25) AND TWENTY-SIX (26) AND THAT PART OF LOTS TWO (2), THREE (3), FOUR (4) AND FIVE (5), EAST OF THE RIGHT OF WAY OF THE SEABOARD AIR LINE RAILROAD COMPANY ALL IN BLOCK TWO HUNDRED SEVENTY-FIVE (275).

PROPERTY APPRAISER'S PARCEL I.D. NO.
00-00-31-1800-0275-0230.

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

PREPARED FOR: COASTAL LEGACY HOMES
LOTS 2, 3, 4, 5, 23, 24, 25 & 26, BLOCK 275
PLAT OF FERNANDINA
ISSUED BY THE FLORIDA RAILROAD COMPANY
FERNANDINA BEACH, NASSAU COUNTY, FLORIDA

© COPYRIGHT 2025
BOUNDARY ZONE, INC.
ALL RIGHTS RESERVED.

THIS PLAT WAS PREPARED FOR THE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.

REVISION #	NOTES	DATE
1.		
2.		
3.		
4.		

TOTAL AREA: 0.391 ACRES, 17,020 SQUARE FEET

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE WITHIN ONE FOOT IN 94,000 FEET.

BOUNDARY REFERENCE: ORB 1813, PG. 303
FIELD WORK COMPLETED ON 10/30/2025

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

BOUNDARY ZONE, INC. SURVEYORS, ENGINEERS AND LAND PLANNERS

CORPORATE (770) 271-5772
SUWANEE, GEORGIA 30024

RALEIGH (919) 363-9226
RALEIGH, NORTH CAROLINA 27612

ORLANDO (407) 799-8404
ORLANDO, FLORIDA 32839

TAMPA (813) 404-2385
TAMPA, FLORIDA 33511

WWW.BOUNDARYZONE.COM

GRAPHIC SCALE - IN FEET
20 0 40 80

PROJECT
50095-01

SHEET
1 OF 1

Gillette & Associates, Inc.

Civil & Environmental Engineering • Mechanical & Structural Engineering • Construction Management

AGENT AUTHORIZATION

I, Tim Ritch of Coastal Legacy Group, LLC, owner the following property(s) do hereby authorize, Gillette & Associates, Inc. to act as my Agent in conjunction with all site plan applications and any other Local, State and/or Federal development permits necessary for development of the following property, without any further notice.

Property Id Number(s): 00-00-31-1800-0275-0230

Location: 309 South 3rd Street, Fernandina Beach

Signature	Date	Telephone Number
	3/23/26	904-228-2977

STATE OF FLORIDA
COUNTY OF Duval

Subscribed and sworn to before me this 23 day of March, 2026.

Who is personally known to me ✓ or has produced identification

Notary Public: Signature

Laura Milton
Printed Name

My Commission Expires: 7/2/26

NOTARY PUBLIC STATE OF FLORIDA

LAURA MILTON
Commission # HH 273350
Expires July 2, 2026

NOT FOR CONSTRUCTION

Engineering Plans

For

309 SOUTH 3RD STREET

For

COASTAL LEGACY GROUP, LLC

Gillette & Associates, Inc.

Civil & Environmental Engineering
Mechanical & Structural Engineering
Permitting & Construction Management

31 South 4th Street Amelia Island, Florida 32034
Phone: 904/261-8819

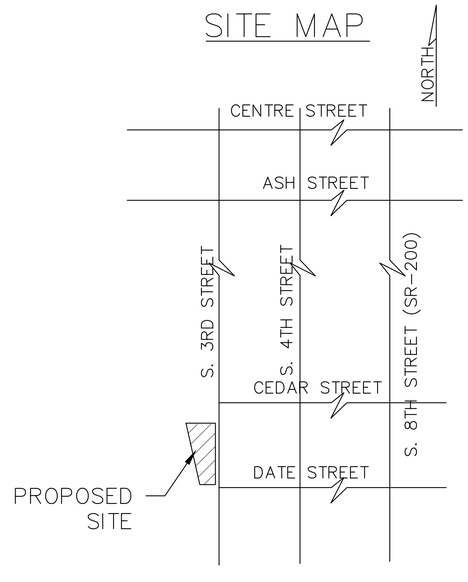
G & A

ISSUE DATE: APRIL 14TH, 2026

PERMITTING AGENCIES
CITY OF FERNANDINA BEACH

G&A Project
No.: 25-10-XX

SITE MAP



No.	By	Date	Revision
A	BS	04/14/26	COFB TRC SUBMITTAL #1

Scale: NONE
Project Mgr: AG
Designed by: AG
Drawn by: BS
QA/QC: NG

Gillette & Associates, Inc.
31 South 4th Street
Fernandina Beach, FL 32034

Certificate of Authorization No. 9332

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"

G & A
GILLETTE & ASSOCIATES, INC
31 South 4th Street
Fernandina Beach, FL 32034
Phone: (904) 261-8819

SOUTH 3RD DEVELOPMENT
309 S. 3RD STREET
FERNANDINA BEACH, FLORIDA
FOR
COASTAL LEGACY GROUP, LLC

COVER SHEET

REGISTERED DESIGN PROFESSIONAL

ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

ISSUE DATE: 04/14/26
Sheet
CVR
Page 1 of 9
Project No. XX-XX-XX

NOT FOR CONSTRUCTION

GENERAL NOTES

SITE / GEOMETRY

1. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTOR'S PRICE FOR PERFORMING THE WORK.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUBSURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR IS URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THIS PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO CONSTRUCTION OF THE PROJECT. ALL COSTS ASSOCIATED WITH PRELIMINARY INVESTIGATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER.

4. ELEVATIONS ARE BASED ON NAVD DATUM OF 1988.

5. TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PROVIDED BY: A&J LAND SURVEYING (904-346-1733).

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING, RIGHT-OF-WAY PERMITS NOT PROVIDED AND INSURANCE REQUIRED FOR THE PROJECT.

7. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN CITY, COUNTY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION & REPAIR.

8. THE CONTRACTOR SHALL ADVISE THE OWNER'S AUTHORIZED REPRESENTATIVE OF PLANNED WORK SCEDULE. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.

9. "AS-BUILT" DRAWINGS - AS-BUILTS ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION, AND SUBMITTAL OF AS-BUILT DRAWINGS.

10. "AS-BUILT" RECORD DATA AND INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR. RECORD DRAWINGS SHALL BE SUPPLIED TO THE ENGINEER.

11. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.

12. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR ON A DAILY BASIS.

13. ALL EXCESS SUITABLE AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE ENGINEER.

14. ALL EXISTING TREES LISTED TO REMAIN SHALL BE PRESERVED AND PROTECTED.

15. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES, AND IMPROVEMENTS ON THE DRAWINGS ARE BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO ACTUAL FIELD LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THE DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITY IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR REPAIRS OR PAYMENTS FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS, AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH THEY SHALL CONNECT.

16. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER ON ALL MATERIALS, FOR REVIEW AND
APPROVAL, PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY OR STRUCTURE.

17A. UNSUITABLE MATERIALS UNDER WATER, SEWER, OR STORM PIPE AND/OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO 98% OF IT'S MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557).

17B. ALL FINISH FLOORS SHOWN ON THE PLANS ARE MINIMUM ELEVATIONS

18. ALL WATER & SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES.

19. WHEN DEWATERING CAPACITY REQUIRES A PERMIT (CUP), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

20. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY HAZARD. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. WHERE PARALLEL WATER AND SEWER MAINS HAVE LESS THAN 10 FOOT HORIZONTAL SEPARATION, 20 FOOT LENGTHS OF C900 (DR18) WATER QUALITY PIPE SHALL BE USED WITH THE JOINTS STAGGERED AT 10 FOOT INTERVALS. THE PIPES SHALL BE PLACED IN SEPARATE TRENCHES WITH THE WATER MAIN AT LEAST 18 INCHES ABOVE THE SEWER.

21. WATER MAINS CROSSING SANITARY HAZARDS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER MAIN. WHERE WATER AND SEWER MAINS CROSS WITH BETWEEN 18 INCHES AND 6 INCHES OF VERTICAL CLEARANCE, A 20 FOOT SECTION OF C900 (DR18) WATER QUALITY PIPE SHALL BE CENTERED ON THE POINT OF THE CROSSING. THE CONTRACTOR SHALL FIELD VERIFY THE VERTICAL SEPARATION. THE MINIMUM SEPARATION BETWEEN WATER AND SEWER PIPES IS TO BE 6 INCHES OUTSIDE DIAMETER TO OUTSIDE DIAMETER.

22. NO WATER MAIN PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER MANHOLE.

23. BLANK

24. TRACER WIRE SHALL BE PROVIDED ON ALL WATER MAINS AND FORCE MAINS. TRACER WIRE SHALL BE #10 UF SOLID COPPER WIRE, COATED, AND SUITABLE FOR BURIAL. COATING SHALL BE BLUE FOR WATER AND GREEN FOR SEWER MAIN CONNECTIONS. WIRE SHALL BE ATTACHED DIRECTLY TO TOP OF PIPE AND BROUGHT INTO EACH VALVE BOX AND COILED TO ALLOW FOR EASY ACCESS AND EXTENSION ABOVE FINISHED GRADE FOR ATTACHMENT OF LOCATING EQUIPMENT.

25. ALL PIPE LENGTHS ARE APPROXIMATE DIMENSIONS. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM WITH TYPICAL SECTIONS AND DETAILS AS SHOWN ON THE MISCELLANEOUS DETAILS SHEET AND IN ACCORDANCE WITH THE SPECIFICATIONS.

26. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.

27. GRADES SHOWN ON PLANS ARE EDGE OF PAVEMENT FINISHED GRADES UNLESS OTHERWISE NOTED.

28. SHOULD THE SURFACE OR SUBSURFACE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

29. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFICALLY STATED. ALL DISTURBED AREAS WITHIN THE NASSAU COUNTY RIGHT OF WAY SHALL BE COVERED WITH BERMUDA SOD.

30. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF SEDIMENT-LADEN RUNOFF RESULTING FROM STORM EVENTS DURING THE CONSTRUCTION PHASE. EROSION CONTROL FACILITIES SHOULD BE INSTALLED EARLY DURING THE CONSTRUCTION PERIOD SO AS TO PREVENT THE TRANSPORT OF SEDIMENT INTO SURFACE WATERS. RE-VEGETATION AND STABILIZATION OF DISTURBED AREAS SHOULD BE ACCOMPLISHED IMMEDIATELY TO REDUCE THE POTENTIAL FOR FURTHER SOIL EROSION.

31. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND COUNTY/CITY BEFORE COMMENCING WORK.

32. MINIMUM COVER OVER PIPES SHALL BE 36" UNLESS OTHERWISE INDICATED.

33. ALL UNDERGROUND UTILITY COMPANIES SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.

34. IN ADDITION TO THE SPECIFICATIONS AND DETAILS PROVIDED FOR THIS CONTRACT, THE NASSAU COUNTY STANDARD DETAILS AND SPECIFICATIONS (LATEST REVISION) SHALL ALSO BE USED FOR ANY ITEMS NOT COVERED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A SET OF STANDARD DETAILS AND SPECIFICATIONS FROM NASSAU COUNTY.

35. BACKFILL MATERIAL SHALL BE COMPACTED TO 100% (2%) PER CITY OF FB REQUIREMENTS UNDER EXISTING AND PROPOSED ROADWAYS.

36. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.

37. STATIONING REFERS TO THE CENTERLINE OF THE ROADWAY EXCEPT AS NOTED ON PLANS. WHERE PAVEMENT SPLITS, THE STATIONING FOLLOWS THE INSIDE EDGE OF PAVEMENT UNTIL ROADWAY TRANSITIONS BACK TO THE TYPICAL ROADWAY SECTION

38. ALL CONSTRUCTION, MATERIAL, AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH CITY OF FB AND NASSAU COUNTY STANDARDS

WATER NOTES

1. WATER MAINS SHALL HAVE A MINIMUM OF 36" COVER UNDER PAVEMENT OR 30" COVER FROM FINISHED GRADE UNLESS OTHERWISE SHOWN. ALL WATER MAINS SHALL BE FLUSHED IN ACCORDANCE WITH, AND UNDER THE DIRECTION OF THE UTILITY COMPANY.

2. THRUST RESTRAINTS ARE REQUIRED IN ACCORDANCE WITH THE UTILITY COMPANY STANDARDS WHERE WATER MAINS ARE TERMINATED AND AT ALL BENDS AND TEES.

3. TIE RODS SHALL BE INSTALLED ON ALL VALVES LOCATED AT FITTINGS. ALL 10" AND LARGER VALVES AND LARGER SHALL REQUIRE (4) TIE RODS. MEGA LUG JOINT RESTRAINTS MAY BE USED IN LIEU OF THRUST BLOCKS OR TIE RODS.

4. UNLESS OTHERWISE NOTED, WATER MAINS ARE TO BE PVC DR18, DR-25, C-900 (BLUE), CLASS 150.

5. ALL WATER MAINS SHALL BE BACTERIOLOGICAL AND PRESSURE TESTED IN ACCORDANCE WITH AWWA C-600. NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER MAINS HAVE BEEN PRESSURE TESTED, DISINFECTED, AND CLEARED FOR SERVICE. THE UTILITY COMPANY'S AUTHORIZED REPRESENTATIVE MUST BE NOTIFIED 48 HOURS PRIOR TO PERFORMING THE PRESSURE TEST AND MUST BE PRESENT.

6. THE CONTRACTOR SHALL AVOID SERVICE INTERRUPTIONS AND MAINTAIN ANY EXISTING WATER SERVICE TO MEET THE SYSTEM DEMANDS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF AFFECTED CUSTOMERS OF THE UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF ANY INTERRUPTION OF SERVICE. BOIL WATER NOTICES SHALL BE DELIVERED IN ACCORDANCE WITH THE UTILITY COMPANY BOIL WATER NOTICE REQUIREMENTS.

7. ALL MAIN FLUSHING POINTS SHALL BE SAME SIZE AS MAIN UP TO 8 INCH WATER MAINS. FLUSHING POINTS FOR MAINS LARGER THAN 8 INCH SHALL BE REDUCED TO 8 INCH.

8. ALL WATER MAINS SHALL BE DISINFECTED USING LIQUID CHLORINE OR HYPOCHLORITES IN ACCORDANCE TO AWWA C651-86. WATER IN MAIN SHALL MAINTAIN A CHLORINE RESIDUAL OF 50 MG/L FOR A MINIMUM OF 24 HOURS. WATER MAIN SHALL NOT BE PLACED IN SERVICE UNTIL CLEARANCE HAS BEEN PROVIDED BY THE APPROPRIATE REGULATING AGENCY AND CITY OFFERNANDINA BEACH UTILITIES DEPARTMENT.

9. IF SOLVENT CONTAMINATION IS FOUND IN THE PIPE TRENCH, WORK SHALL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. BASED ON APPROVAL OF THE PERMITTING AGENCY, DUCTILE IRON PIPE, FITTINGS, AND SOLVENT RESISTANT GASKET MATERIAL SUCH AS FLUOROCARBON SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE SHALL EXTEND AT LEAST 100 FEET BEYOND ANY SOLVENT NOTED. ANY CONTAMINATED SOIL THAT IS EXCAVATED SHALL BE PLACED ON AN IMPERMEABLE MAT AND COVERED WITH A WATER PROOF COVERING. THE PROPER AUTHORITIES WILL BE NOTIFIED AND THE CONTAMINATED SOIL HELD FOR PROPER DISPOSAL.

10. 2" FLUSHING HYDRANTS SHALL BE INSTALLED AT ALL DEAD END LINES AND MAIN LINE STUB-OUTS.

11. A SEPARATE WATER SERVICE SHALL BE REQUIRED FOR EACH UNIT SERVED AND SHALL BE INSTALLED 3 FEET EITHER SIDE OF PROPERTY LINE. ALL WATER SERVICES SHALL BE MARKED WITH A "W" ETCHED ON THE CURB. ALL VALVES SHALL BE MARKED WITH A "V" ETCHED ON THE CURB.

12. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY COMPANY'S STANDARDS.

13. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED AT THE CONSUMER'S METER OR AT THE PROPERTY LINE WHEN A METER IS NOT USED.

14. BACKFLOW PREVENTION ASSEMBLIES SHALL BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN. TEST RESULTS SHALL BE SUBMITTED TO AND APPROVED BY THE UTILITY COMPANY PRIOR TO ACCEPTANCE OF INSTALLATION.

15. MAXIMUM DEPTH ON WATER SERVICES TO METER TO BE 36".

INDEX

PAGE #	SHEET	DESCRIPTION
1	CVR	COVER SHEET
2	IN-1	INDEX SHEET
3	PRE-1	PREDEVELOPMENT PLAN
4	GE-1	GEOMETRY PLAN
5	UT-1	UTILITY PLAN
6	DR-1	DRAINAGE PLAN
7	LS-1	LANDSCAPE PLAN
8	DT-1	MISC. DETAILS
9	DT-2	UTILITY DETAILS

FIRE NOTES

1. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE. (NFPA 1, 16.4.3.1.3, 2023 EDITION)

2. CLEARANCES OF SEVEN AND ONE HALF FEET (7 FT-6 IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT, WITH A FOUR FOOT CLEARANCE TO THE REAR OF THE HYDRANT. (NFPA 1, 18.3.4.1, 2023)

3. NEW FIRE HYDRANT(S) SHALL BE INSTALLED SO THAT POSITIONED NOT MORE THAN 7 FEET 6 INCHES AWAY FROM CURB OR BERM OF THE ROADWAY.

LEGEND

EXISTING VALVE	PROPOSED SPOT ELEVATION
EXISTING WATER LINE (WM)	DRAINAGE STRUCTURE (S-5)
EXISTING SANITARY SEWER (SS)	PIPE (P-1)
EXISTING FIRE HYDRANT	EXISTING SPOT ELEVATION (x(6.58))
PROPOSED SANITARY SEWER (SS)	
PROPOSED WATER LINE (WM)	
PROPOSED FIRE HYDRANT	
EXISTING EDGE OF PAVEMENT	
EXISTING PROPERTY LINE	

SEWER NOTES

1. THE CONTRACTOR SHALL PROVIDE, TO THE ENGINEER OF RECORD , A SCHEDULE OF INVERT ELEVATIONS OF ALL SANITARY MANHOLES PRIOR TO THE PLACEMENT OF THE LIME ROCK BASE COURSE. THIS SCHEDULE TO BE PROVIDED BY THE REGISTERED LAND SURVEYOR SUBMITTING THE "AS-BUILT" DRAWINGS FOR THIS PROJECT.

2. SANITARY SEWER SERVICES SHALL BE 6"PVC WITH A MINIMUM SLOPE OF 0.006 FEET PER FOOT AND SHALL BE TERMINATED AT THE RIGHT-OF-WAY LINE WITH A DEPTH OF 24" TO 48" FROM THE FINAL FINISHED GRADE OF THE DEVELOPED LOTS. DEPTHS GREATER THAN 48" FROM FINAL FINISHED GRADE SHALL BE READJUSTED BY THE DEVELOPER AT HIS COST.

3. GRAVITY SEWER TO BE CLEANED & TV TESTED BY DEVELOPER AT DEVELOPER'S EXPENSE

4. ALL MANHOLE FRAMES AND COVERS TO BE ADJUSTED TO FINAL FINISHED GRADE.

5. A SEPARATE SEWER SERVICE (6" MIN.) SHALL BE PROVIDED TO THE RIGHT-OF-WAY FOR EACH LOT BEING SERVED. AN "S" SHALL BE ETCHED INTO THE CURB DIRECTLY OVER EACH SERVICE LINE OR IN THE STREET SIDE OF A SIDEWALK IN LINE WITH THE CLEANOUT.

6. GRAVITY SEWER TO BE GREEN IN COLOR

7. NEW GRAVITY SEWER SYSTEM SHALL BE PLUGGED AT NEAREST EXISTING DOWNSTREAM MANHOLE AND SHALL NOT BE REMOVED WITHOUT AUTHORIZATION FROM THE UTILITY COMPANY. EXISTING MANHOLES TO BE COREBORED AND ARRANGEMENTS MADE TO BE REFURBISHED WITH COMPATIBLE MATERIALS IF THE EXISTING MANHOLE IS ALLOWED TO BE USED.

8. FINISHED FLOOR ELEVATIONS SHALL BE GREATER (HIGHER) THAN THE ELEVATION OF THE MANHOLE NEAREST THE SERVICE LATERAL IN ORDER TO AVOID A POTENTIAL BACKUP OF SEWERAGE IN THE HOUSE OR BUILDING.

9. ALL GRAVITY SEWER PIPE TO A 10 FOOT DEPTH OF COVER SHALL BE SDR-26 PVC PIPE (MINIMUM). GRAVITY SEWER PIPE WITH COVER OF 15 FEET (AND IN EASEMENTS) AND GREATER SHALL BE C900 - DR18. JOINT SHALL BE OF THE BELL AND SPIGOT TYPE AND MEET THE REQUIREMENTS OF THE PIPE REFERRED BEING USED.

10. WHEN A PROPERTY LINE CAN NOT BE DEFINED, THE SEWER CLEANOUT SHALL BE PLACED IN AN UNPAVED AREA AT A DISTANCE NO GREATER THAN 30 FEET FROM THE SEWER MAIN.

11. NOTE: DR-18 TO BE USED ON SEWER LINE CROSSING WHERE STORM DRAIN IS WITHIN 24 INCHES ABOVE GRAVITY ALSO JOINT TO BE CENTERED AT CROSSING

12. ALL MANHOLES TO HAVE MINIMUM 24" HINGED RING AND COVER EAST JORDAN OR APPROVED EQUIVALENT

13. SEWER PLUGS USED DURING THE CONSTRUCTION OR CONNECTION TO A SYSTEM SHALL HAVE THE CONTRACTOR'S NAME PERMANENTLY STAMPED.

14. THE MANHOLE LINER SHALL BE SPECTRA SHIELD OR APPROVED EQUIVALENT.

15. IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUIREMENTS, LEAKAGE TESTING SHALL BE PERFORMED ON ALL SEGMENTS OF THE SEWER SYSTEM. TESTING MAY INCLUDE APPROPRIATE WATER OR LOW PRESSURE AIR TESTING. TEST METHODS SHALL TAKE INTO CONSIDERATION THE RANGE IN GROUNDWATER ELEVATIONS DURING THE TEST AND ANTICIPATED DURING THE DESIGNED LIFE OF THE SEWER. NO LEAKAGE ALLOWED IN SYSTEM.

16. ALL FORCE MAIN PIPING TO BE DR-18 PVC, WHERE APPLICABLE. TRACING WIRE REQUIRED.

17. CONTACT ANDRE DESILET, COFB UTILITY DIRECTOR AT (904-310-3420) FOR PRE-CONSTRUCTION AND COORDINATION MEETING PRIOR TO WORK COMMENCING.

No.	By	Date	Revision
A	BS	04/14/26	COFB TRC SUBMITTAL #1

Scale: 1:20
Project Mgr: AG
Designed by: AG
Drawn by: BS
QA/QC: NG

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SOUTH 3RD DEVELOPMENT
309 S. 3RD STREET
FERNANDINA BEACH, FLORIDA
FOR
COASTAL LEGACY GROUP, LLC

INDEX SHEET & NOTES

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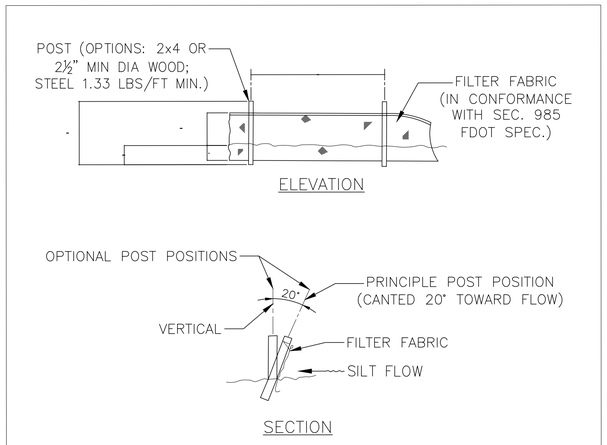


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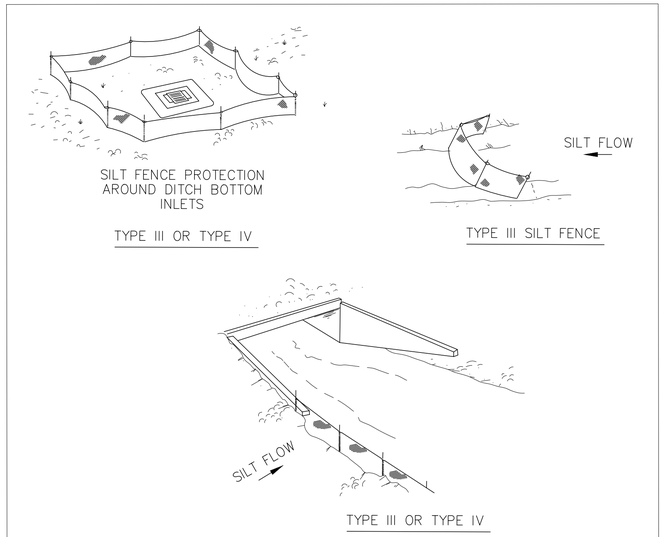
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Sheet
IN-1

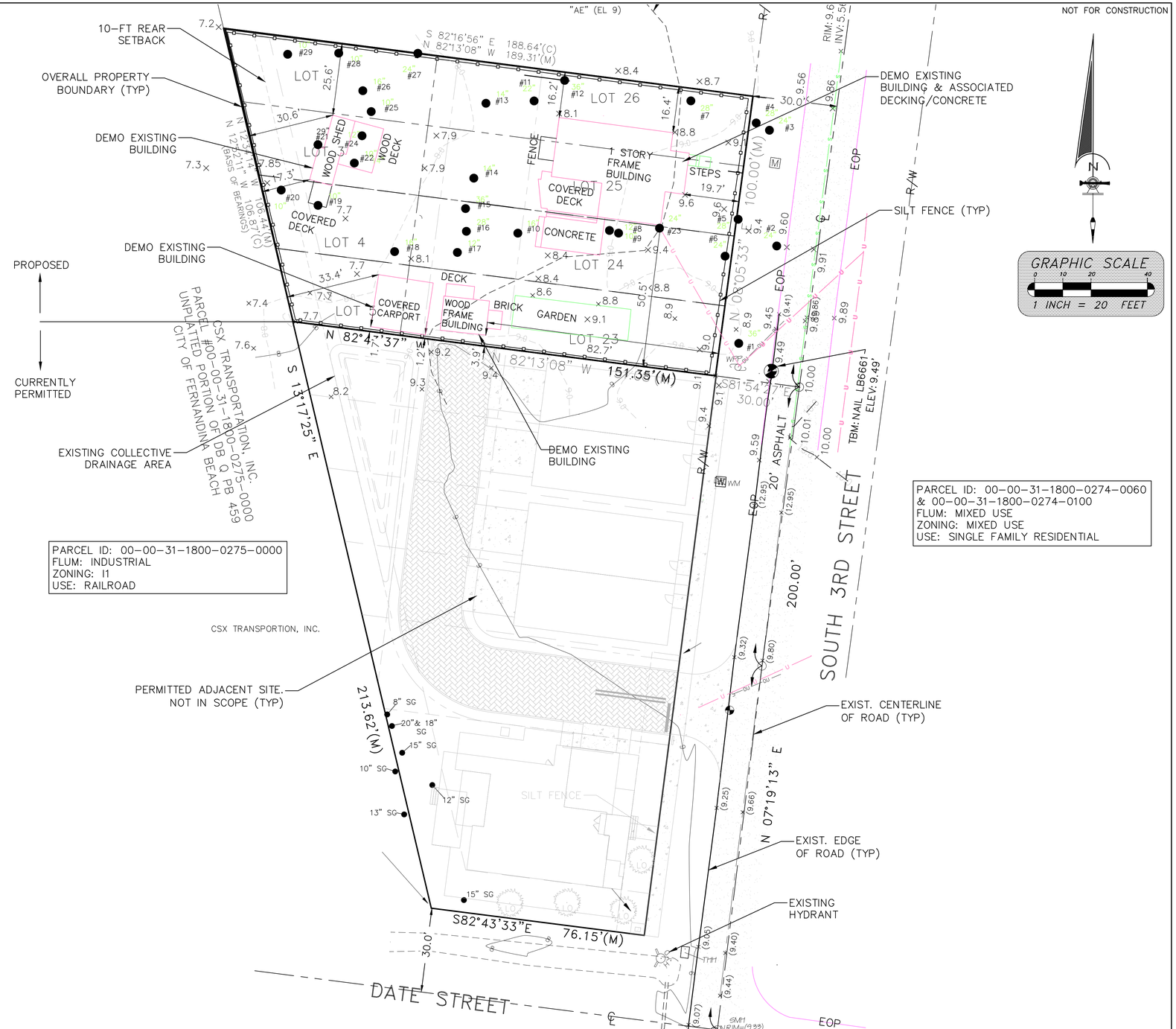
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TYPE III SILT FENCE DETAIL



SILT FENCE APPLICATIONS



A	BS	04/14/26	COFB TRC SUBMITTAL #1	
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PREDEVELOPED PLAN

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Sheet PRE-1
Page 3 of 9
Project No. XX-XX-XX

NOT FOR CONSTRUCTION

LOT TABLE					
LOT #	LOT WIDTH (FT)	LOT LENGTH (FT)	LOT AREA (SF)	IMP. AREA (SF)	IMP. AREA (%)
1	50	180	8,960	4,253	47.5
2	25	165	4,110	2,105	51.2
3	25	155	3,910	2,105	53.9

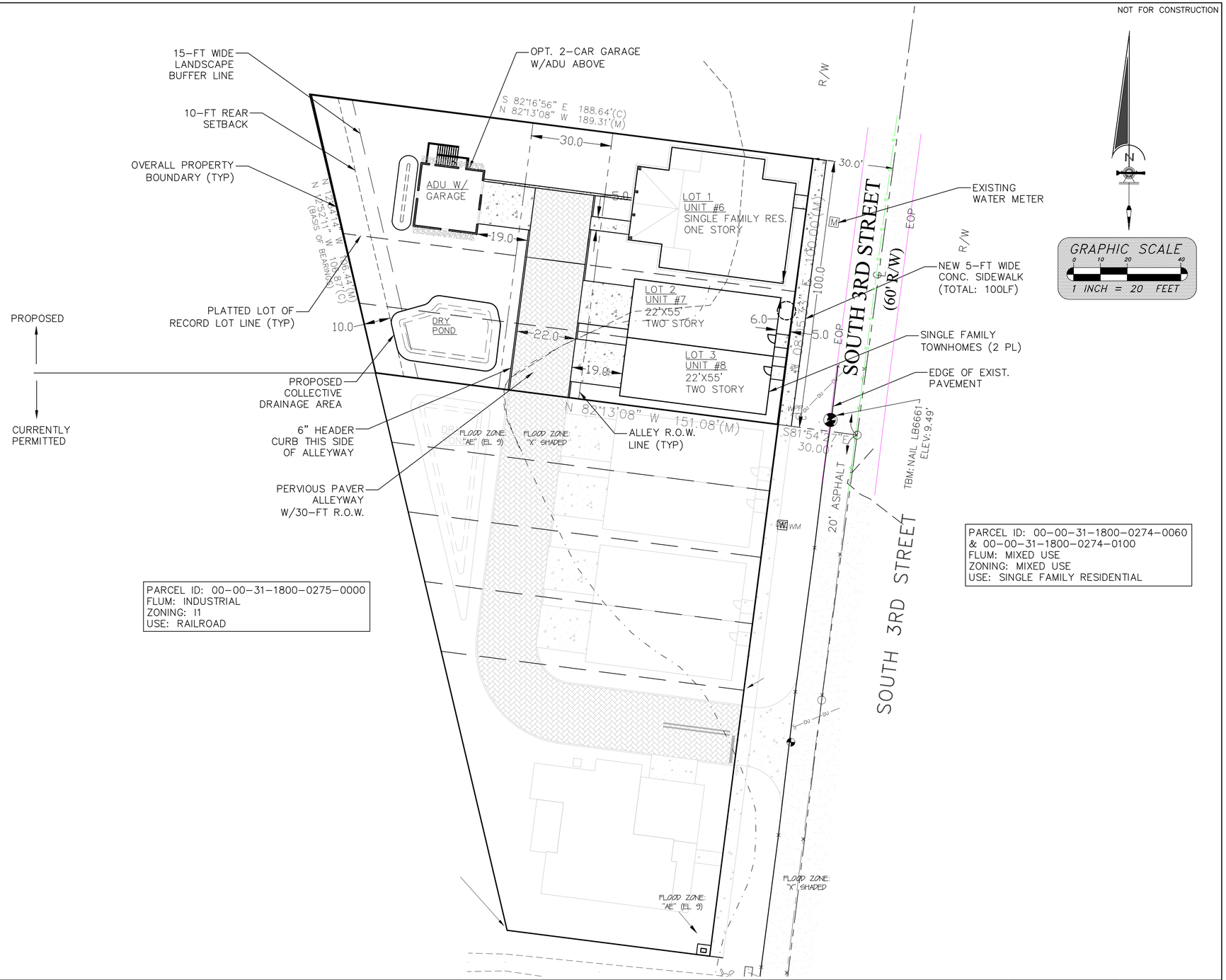
NOTE: LOT LENGTH SHOWN IS AN AVERAGE BETWEEN THE NORTH AND SOUTH PINS ON THE WEST PROPERTY LINE

PROPERTY INFORMATION:
- PID#: 00-00-31-1800-0275-0230
- TOTAL AREA: 0.39 ACRES (16,980 SF)
- LOCATION: FERNANDINA BEACH, FL
- FLOOD ZONE: AE-9 & X-SHADED
- ZONING: MU-1
- FUTURE LAND USE: MIXED USE
- PROPOSED USE: RESIDENTIAL

DEVELOPMENT REQUIREMENTS:
- MAX IMPERVIOUS AREA: 60.0%
- PROPOSED IMPERVIOUS AREA: SEE LOT TABLE
- MAX BUILDING HEIGHT: 35-FT
- PROPOSED MAX. BUILDING HEIGHT: 25-FT
- MINIMUM FINISH FLOOR ELEVATION: 11.40-FT

SETBACK REQUIREMENTS:
- FRONT: NONE
- REAR: 10 FEET
- SIDES: NONE (ALLEYWAY W/REAR ACCESS)
- CORNER: 10 FEET

MISCELLANEOUS:
- ELECTRICITY/POWER: FLORIDA PUBLIC UTILITIES
- WATER: CITY OF FERNANDINA BEACH
- SEWER: CITY OF FERNANDINA BEACH
- ALL GARBAGE/WASTE TO BE VIA ROLL-OFF CONTAINERS ON SOUTH 3RD STREET



PARCEL ID: 00-00-31-1800-0275-0000
FLUM: INDUSTRIAL
ZONING: I1
USE: RAILROAD

PARCEL ID: 00-00-31-1800-0274-0060
& 00-00-31-1800-0274-0100
FLUM: MIXED USE
ZONING: MIXED USE
USE: SINGLE FAMILY RESIDENTIAL

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FERNANDINA BEACH, FLORIDA
FOR
COASTAL LEGACY GROUP, LLC

GEOMETRY PLAN

REGISTERED DESIGN PROFESSIONAL

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FLORIDA P.E. NO. 56177

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Sheet
GE-1
Page 4 of 9
Project No. XX-XX-XX

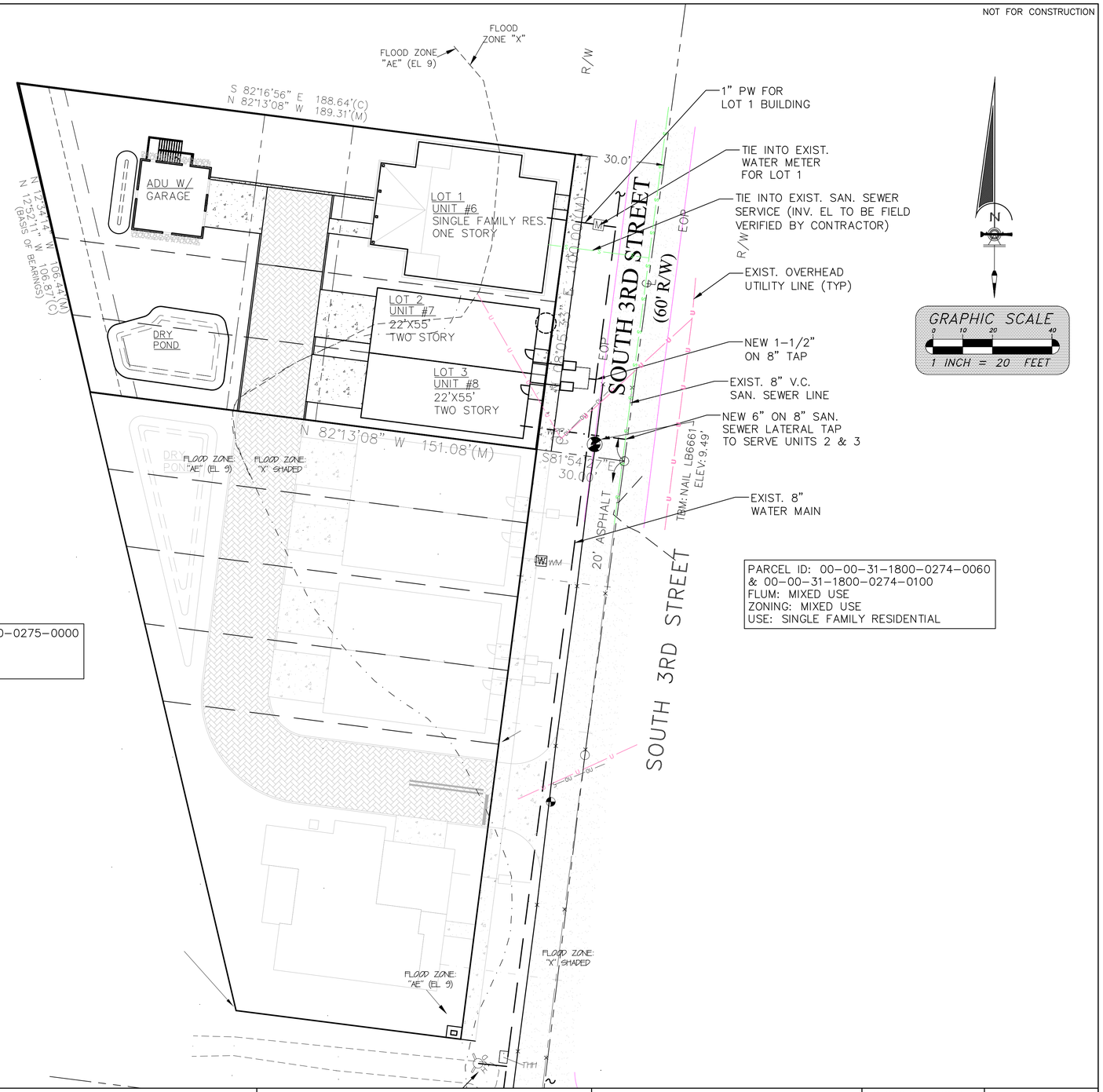
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- FLOOD ZONE: AE-9 & X-SHADED
- ZONING: MU-1
- FUTURE LAND USE: MIXED USE
- PROPOSED USE: RESIDENTIAL

DEVELOPMENT REQUIREMENTS:
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- PROPOSED IMPERVIOUS AREA: SEE LOT TABLE
- MAX BUILDING HEIGHT: 35-FT
- PROPOSED MAX. BUILDING HEIGHT: 25-FT
- MINIMUM FINISH FLOOR ELEVATION: 11.40-FT

SETBACK REQUIREMENTS:
- FRONT: NONE
- REAR: 10 FEET
- SIDES: NONE (ALLEYWAY W/REAR ACCESS)
- CORNER: 10 FEET

MISCELLANEOUS:
- ELECTRICITY/POWER: FLORIDA PUBLIC UTILITIES
- WATER: CITY OF FERNANDINA BEACH
- SEWER: CITY OF FERNANDINA BEACH
- ALL GARBAGE/WASTE TO BE VIA ROLL-OFF CONTAINERS ON SOUTH 3RD STREET



PARCEL ID: 00-00-31-1800-0274-0060
& 00-00-31-1800-0274-0100
FLUM: MIXED USE
ZONING: MIXED USE
USE: SINGLE FAMILY RESIDENTIAL

PARCEL ID: 00-00-31-1800-0275-0000
FLUM: INDUSTRIAL
ZONING: I1
USE: RAILROAD

No.	By	Date	Revision
A	BS	04/14/26	COFB TRC SUBMITTAL #1

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SOUTH 3RD DEVELOPMENT
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FERNANDINA BEACH, FLORIDA
FOR
COASTAL LEGACY GROUP, LLC

UTILITY PLAN

REGISTERED DESIGN PROFESSIONAL



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FLORIDA P.E. NO. 56177

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Sheet
UT-1
Page 5 of 9
Project No. XX-XX-XX

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DRAINAGE NOTES:

– ALL INFORMATION FOR THE PROPOSED COLLECTIVE DRAINAGE DRY POND & SOILS INFORMATION IS FOUND WITHIN THE DRAINAGE REPORT UNDER SEPARATE COVER.

ADU DRAINAGE CALCULATIONS:

ADU & DRIVEWAY TOTAL IMPERVIOUS AREA: 750 SF

ADU & DRIVEWAY IMPERVIOUS AREA RUNOFF:
(750 SF)*(1.0")*(1/12 FT/IN) = 62.5 C.F.

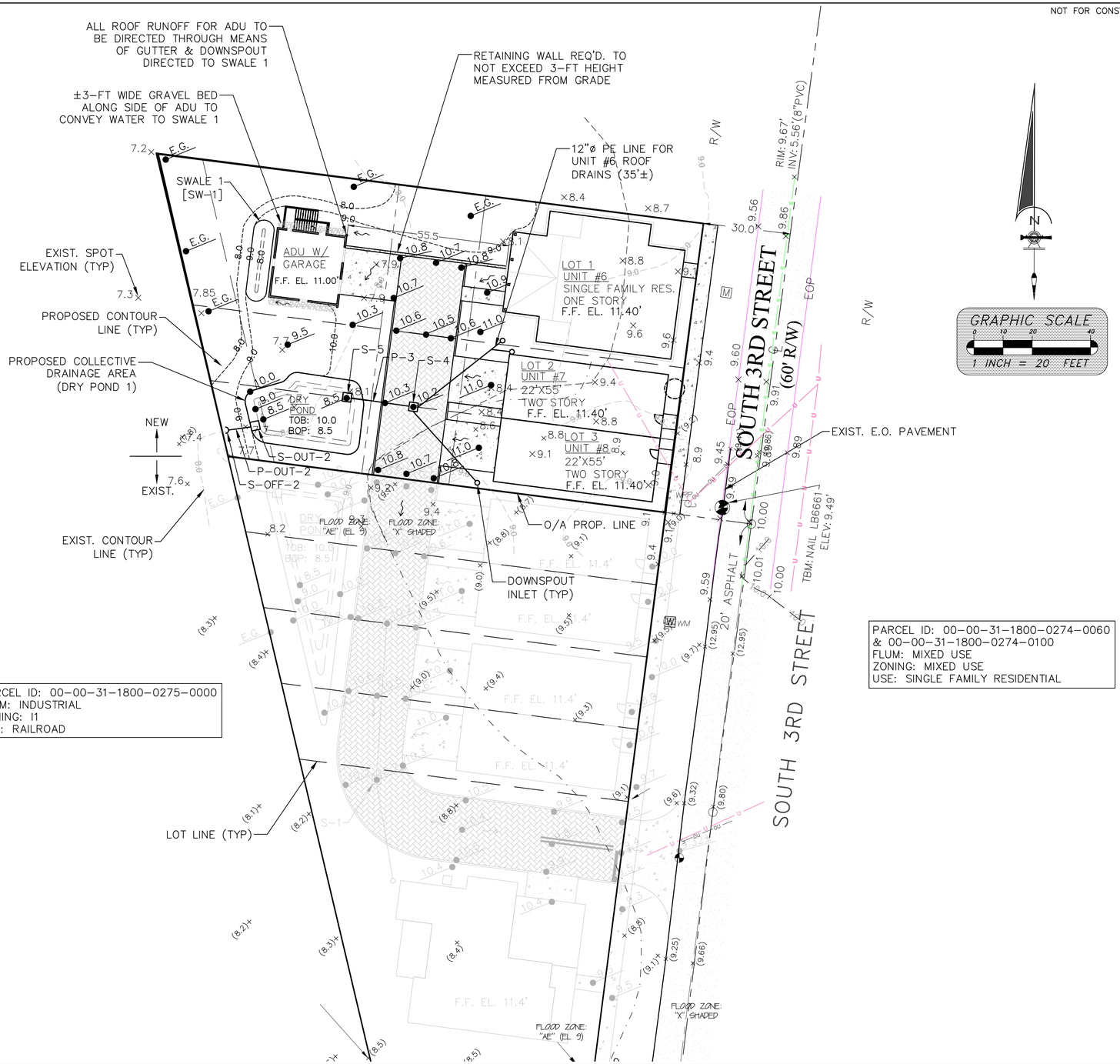
SWALE 1[SW–1]:

TOP: 186 SF
BOP: 22 SF
SIDESLOPE: 3:1
SWALE DEPTH: 1.0–FEET

TOTAL TREATMENT VOLUME REQUIRED = 62.5 C.F.
TOTAL TREATMENT VOLUME PROVIDED = 104.0 C.F.

NEW STRUCTURE TABLE						
NAME	TYPE	TOP/ INLET ELEV.	INVERT ELEVATION			
			N	S	E	W
S–4	C	10.20	–	–	–	7.00
S–5	C	8.50	–	–	6.50	–
S–OUT–2	C	9.90	–	–	7.90	–
S–OFF–2	MES	––	–	–	–	7.80

NEW PIPE TABLE					
NAME	FROM	TO	DIAMETER (IN)	LENGTH (FT)	MATERIAL
P–3	S–4	S–5	18	20	PE
P–OUT–2	S–OUT–2	S–OFF–2	15	8	PERFORATED PE



PARCEL ID: 00–00–31–1800–0275–0000
FLUM: INDUSTRIAL
ZONING: I1
USE: RAILROAD

PARCEL ID: 00–00–31–1800–0274–0060
& 00–00–31–1800–0274–0100
FLUM: MIXED USE
ZONING: MIXED USE
USE: SINGLE FAMILY RESIDENTIAL

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DRAINAGE PLAN

REGISTERED DESIGN PROFESSIONAL

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FLORIDA P.E. NO. 56177

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Sheet
DR–1
Page 6 of 9
Project No. XX–XX–XX

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TREE PRESERVATION & CREDIT TABLE

LOT NO.	TREE NO.	SPECIES	DBH	HEALTH STATUS	MITIGABLE DBH	PRESERVED? (Y/N)	SAVED DBH APPLIED
1	5	PECAN	28	3	28	N	0
	7	SABAL PALM	28	1	28	N	0
	11	SABAL PALM	22	1	22	Y	22
	12	SABAL PALM	36	1	36	Y	36
	13	PECAN	14	1	14	N	0
	14	SABAL PALM	14	1	14	N	0
	22	CAMPHOR	14	2	0	N	0
	24	SWEET GUM	14	2	14	N	0
	25	CAMPHOR	10	2	0	N	0
	26	CAMPHOR	16	2	0	N	0
	27	PECAN	24	2	24	Y	24
	28	CAMPHOR	10	2	0	N	0
	29	CAMPHOR	10	2	0	N	0

PREDEVELOPED TOTAL MITIGABLE PROTECTED DBH	180
REQUIRED PRESERVATION DBH (50% PROTECTED DBH)	90"
SAVED DBH	82"
PLANTED DBH	12.5" (5 TREES)
POST-DEVELOPMENT TOTAL DBH	94.5"
DBH TOWARDS TREE FUND	0"

LOT 1 NOTE: ALL NEW PLANTED TREES FOR MITIGATION PURPOSES TO BE MIN. 2.5" D.B.H. EACH. TREES FUND PARTICIPATION IS BASED ON A DBH OF 2.5"

TREE PRESERVATION & CREDIT TABLE

LOT NO.	TREE NO.	SPECIES	DBH	HEALTH STATUS	MITIGABLE DBH	PRESERVED? (Y/N)	SAVED DBH APPLIED
2	6	SABAL PALM	24	1	24	Y	24
	8	NORFOLK ISLAND PINE	10	2	0	N	0
	9	NORFOLK ISLAND PINE	12	2	0	N	0
	10	SABAL PALM	16	1	16	N	0
	15	PECAN	36	3	36	N	0
	16	PECAN	28	2	28	N	0
	17	PECAN	12	2	12	N	0
	18	SWEET GUM	16	1	16	N	0
	19	CAMPHOR	10	2	0	N	0
	20	PECAN	10	1	10	Y	10
	23	CAMPHOR	12	2	0	N	0

PREDEVELOPED TOTAL MITIGABLE PROTECTED DBH	142"
REQUIRED PRESERVATION DBH (50% PROTECTED DBH)	71"
SAVED DBH	34"
PLANTED DBH	5" (2 TREES)
POST-DEVELOPMENT TOTAL DBH	39"
DBH TOWARDS TREE FUND	32"

LOT 2 NOTE: ALL NEW PLANTED TREES FOR MITIGATION PURPOSES TO BE MIN. 2.5" D.B.H. EACH. TREES FUND PARTICIPATION IS BASED ON A DBH OF 2.5"

TREE PRESERVATION & CREDIT TABLE

LOT NO.	TREE NO.	SPECIES	DBH	HEALTH STATUS	MITIGABLE DBH	PRESERVED? (Y/N)	SAVED DBH APPLIED
3	N/A	N/A	N/A	N/A	N/A	N/A	N/A

PREDEVELOPED TOTAL MITIGABLE PROTECTED DBH	0"
REQUIRED PRESERVATION DBH (50% PROTECTED DBH)	0"
SAVED DBH	0"
PLANTED DBH	10" (4 TREES)
POST-DEVELOPMENT TOTAL DBH	10"
DBH TOWARDS TREE FUND	0"

LOT 3 NOTE: ALL NEW PLANTED TREES TO BE MIN. 2.5" D.B.H. EACH. TREES FUND PARTICIPATION IS BASED ON A DBH OF 2.5"

PLANT SCHEDULE (WHOLE SITE)

SYMBOL	QTY.	KEY	SPECIES / COMMON NAME	SIZE/REMARKS
SHADE TREE	0	SM	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	3" CAL MIN., 8' HEIGHT MIN.
SHADE TREE	9	LO	QUERCUS VIRGINIANA / LIVE OAK	3" CAL MIN., 8' HEIGHT MIN.
PALM TREE	6	PM	WALTER LODD / SABAL PALM	8' HEIGHT MIN.

HEALTH STATUS CODES

STATUS CODE	MITIGABLE? (Y/N)	HEALTH STATUS
1	Y	NO APPARENT DEFECT
2	Y	MINOR DEFECT
3	Y	COULD KEEP TREE BUT HAS DEFECTS
4	N	POOR HEALTH AND SUGGEST REMOVAL
5	N	SEVERE DEFECT AND SHOULD BE REMOVED

MINIMUM CANOPY TREE PLANTING

LOT #	LOT AREA (SF)	TREES REQ'D	NO. OF TREES REQ'D	MIN. CALIPER (DBH)	NO. OF TREES PROPOSED
1	8,960	2 PER 2500 S.F.	8	2.5"	8
2	4,110	2 PER 2500 S.F.	4	2.5"	4
3	3,910	2 PER 2500 S.F.	4	2.5"	4

LANDSCAPE BUFFERS:

NORTH PROPERTY:
- ZONING: MU-1
- BUFFER REQ'D: NONE

EAST PROPERTY:
- ZONING: MU-1
- BUFFER REQ'D: NONE

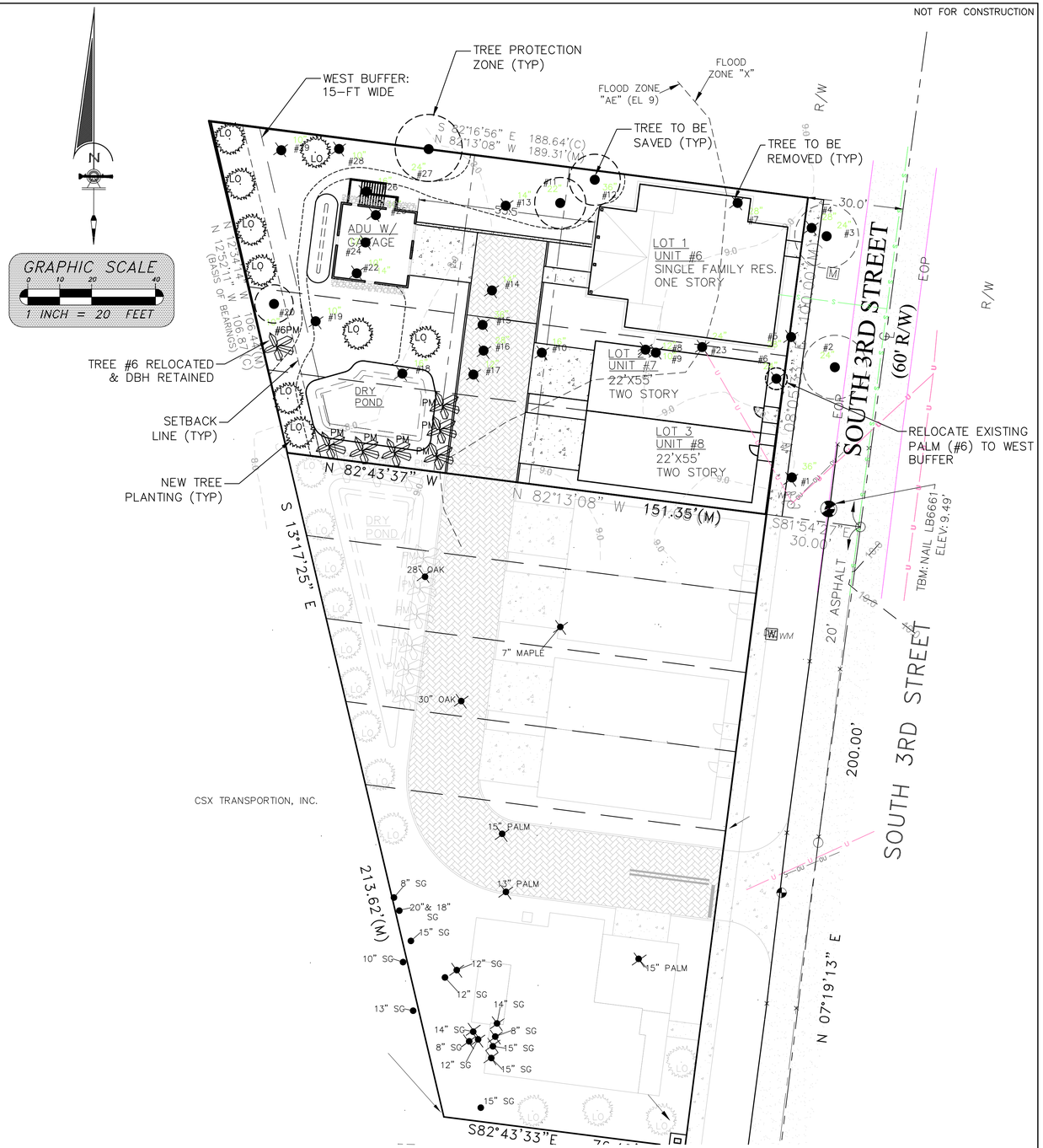
SOUTH PROPERTY:
- ZONING: MU-1
- BUFFER REQ'D: NONE

WEST PROPERTY:
- ZONING: I-1
- BUFFER REQ'D: TYPE B (15-FT WIDE)
- REQ'D PLANTING: 4 UNDERSTORY TREES PER 100-FT
- BOUNDARY LENGTH: 106-FT
- TREES REQ'D: (106'/100') * (4 TREES) = 5 TREES
- TREES PROVIDED: 8 SHADE TREES

RESIDENTIAL LANDSCAPE REQUIREMENTS:

LDC 4.05.05(A) REQUIREMENT:

- MINIMUM OF AT LEAST TWO NATIVE, SHADE TREES FOR EACH 2,500 SQUARE FEET OF DEVELOPMENT SITE. LANDSCAPE MATERIALS MUST BE AS FOLLOWS:
- AT LEAST 4 NATIVE TREES MAY BE LOCATED IN THE FRONT, REAR OR SIDE YARD.
- ALL MECHANICAL EQUIPMENT, TRANSFORMERS, LIFT STATIONS, ETC. TO RECEIVE HEDGE SYSTEM PER PLANTING SCHEDULE.



No.	By	Date	Revision
A	BS	04/14/26	COFB TRC SUBMITTAL #1

Scale: 1:20
Project Mgr: AG
Designed by: AG
Drawn by: BS
QA/QC: NG

Gillette & Associates, Inc.
31 South 4th Street
Fernandina Beach, FL 32034

Certificate of Authorization No. 9332

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"

G & A
GILLETTE & ASSOCIATES, INC
31 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

SOUTH 3RD DEVELOPMENT
309 S. 3RD STREET
FERNANDINA BEACH, FLORIDA
FOR
COASTAL LEGACY GROUP, LLC

LANDSCAPE PLAN
WITH TREE MITIGATION

REGISTERED DESIGN PROFESSIONAL



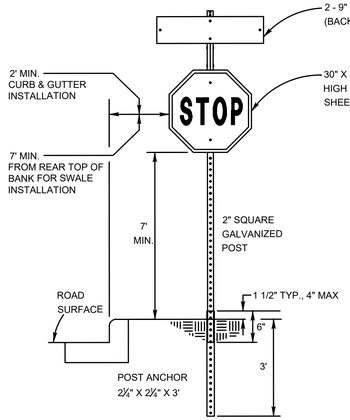
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

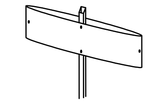
ISSUE DATE: 04/14/26
Sheet
LS-1
Page 7 of 9
Project No. XX-XX-XX

NOTES:
GALVANIZED STEEL SQUARE TUBE POSTS SHALL MEET THE REQUIREMENTS OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, INDEX NO. 11860

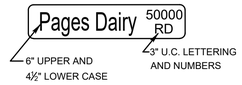
SIGN PLACEMENT SHALL MEET THE REQUIREMENTS OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, INDEX NO. 17302.

NOTE: LEAVE 2 HOLES FROM TOP OF POST FOR THE INSTALLATION OF CAPS, DEAD END AND NO OUTLET SIGN IF NEEDED.



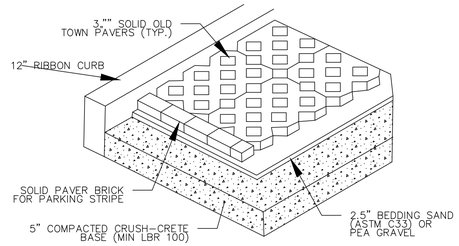


SIGN BLANKS ARE RIVETED TOGETHER AND RIVETED TO THE POST.



SHEETING - GREEN E C FILM OVER HIGH INTENSITY PRISMATIC, SILVER (PRIVATE- BLUE SHEETING)
SIGN BLANKS - 0.080 ALUMINUM
9"X42" TYP.

STOP AND STREET MARKER DETAIL



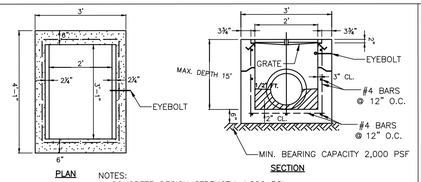
PERVIOUS PAVER MAINTENANCE:

ALL PERVIOUS PAVERS ARE TO BE SWEPT AND CLEANED ONCE EVERY 6 MONTHS BY AN APPROVED MAINTENANCE COMPANY IN ORDER TO MAINTAIN PERMEABILITY

NOTE:

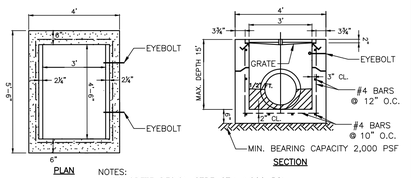
PER THE 2012 FLORIDA ACCESSIBILITY CODE PAVERS SHALL BE PLACED WITH JOINT TO JOINT (NO OPENINGS BETWEEN PAVERS) AND SHALL NOT HAVE ANY CHANGES IN HEIGHT GREATER THAN 1/4"

PAVER DETAIL



NOTES:
1. CONCRETE DESIGN STRENGTH 4,000 PSI
2. PIPES SHALL BE FLUSH WITH INSIDE WALL
3. SLOT OPENING SHALL NOT BE IN WALLS WITH RATE SEAT

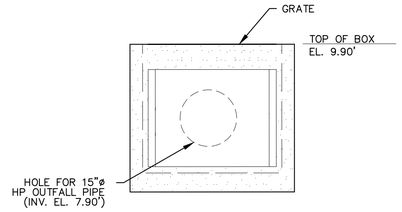
TYPE C INLET



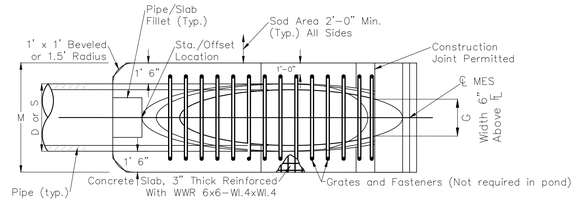
NOTES:
1. CONCRETE DESIGN STRENGTH 4,000 PSI
2. PIPES SHALL BE FLUSH WITH INSIDE WALL
3. SLOT OPENING SHALL NOT BE IN WALLS WITH RATE SEAT

TYPE E INLET

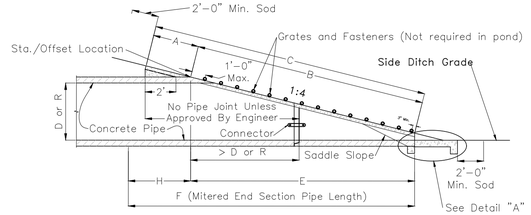
INLET DETAILS



TYPE C - OUTFALL STRUCTURE DETAIL



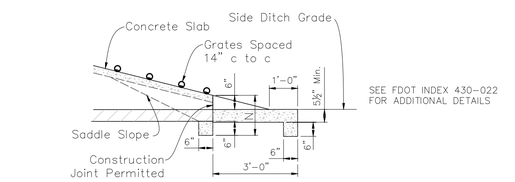
PLAN - SINGLE PIPE



ELEVATION

DIMENSIONS FOR SINGLE 24" CONCRETE PIPE												
DIA. D	X	A	B	C	E	F	G	H	M	N	3" CONC. SLAB (CY)	SODDING (SY)
24"	3'-5"	2.53'	7.18'*	9.71'	7.03'*	11'	1.73'	4.0'	5.50'	1.25'	1.02	10

*6.42' *6.25' DIMENSIONS PERMITTED TO ALLOW USE OF 8' STANDARD PIPE LENGTHS.



DETAIL "A"

MES DETAIL

No.	By	Date	Revision
A	BS	04/14/26	COFB TRC SUBMITTAL #1

Scale: NONE
Project Mgr: AG
Designed by: AG
Drawn by: BS
QA/QC: NG

Gillette & Associates, Inc.
31 South 4th Street
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Certificate of Authorization No. 9332

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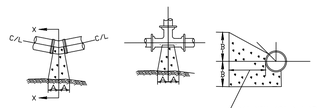
SOUTH 3RD DEVELOPMENT
309 S. 3RD STREET
FERNANDINA BEACH, FLORIDA
FOR
COASTAL LEGACY GROUP, LLC

MISCELLANEOUS DETAILS

REGISTERED DESIGN PROFESSIONAL
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

ISSUE DATE: 04/14/26
Sheet DT-1
Page 8 of 9
Project No. XX-XX-XX

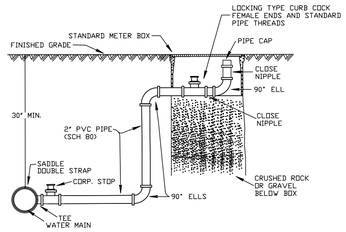
NOT FOR CONSTRUCTION



	11/4 BENDS		CU FT	11/8 BENDS		CU FT	11/16 BENDS		CU FT		TEE		CU FT
SIZE	A	B	CONC.	A	B	CONC.	A	B	CONC.	SIZE	A	B	CONC.
6"	16"	10"	3.2	9"	10"	3.0	6"	8"	1.3	6"	10"	12"	3.3
8"	26"	18"	7.6	15"	13"	6.7	9"	10"	3.1	8"	13"	16"	8.4
10"	26"	17"	11.5	14"	17"	9.9	10"	13"	3.6	10"	16"	20"	9.4
12"	35"	21"	21.1	16"	21"	18.6	11"	15"	6.6	12"	18"	24"	16.6
14"	35"	24"	29.8	19"	24"	14.9	13"	20"	8.9	14"	25"	27"	33.2
16"	38"	27"	37.8	21"	27"	18.1	13"	24"	11.2	16"	24"	30"	28.6
20"	47"									20"			

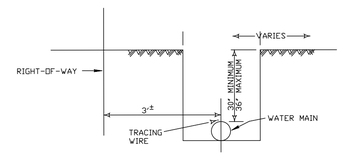
NOTE:
1. ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.
2. THESE TABLES SHOW MINIMUM SIZE THRUST BLOCKS FOR GOOD SOIL, (A-1 THROUGH A-3, CLEAN SAND AND GRAVELS)
3. POOR SOIL (A-4 THROUGH A-8, SILTY SOILS, CLAYS, MUCK AND PEAT) WILL REQUIRE LARGER THRUST BLOCKS.

THRUST BLOCKS FOR BENDS & TEE'S



NTS

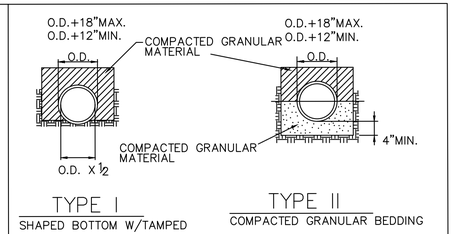
FLUSHING VALVE



NTS

WHITE PVC DR 25 C900 PIPE FOR ALL 4", 6", 8", 10" AND 12" MAINS
#10 UF SOLID TRACING WIRE TO BE INSTALLED ON TOP OF MAIN TAPED EVERY TEN FEET
PIPE LETTERING TO BE AT TOP OF PIPE WITH EDGE OF JOINT LINE VISIBLE AT BELL

TRENCH DETAILS

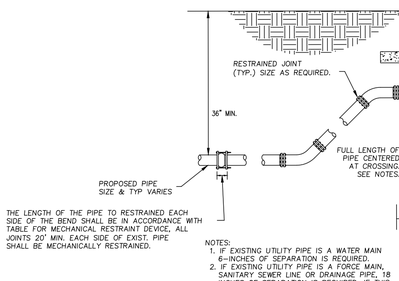


TYPE I
SHAPED BOTTOM W/TAMPED

TYPE II
COMPACTED GRANULAR BEDDING

CLASS "B"

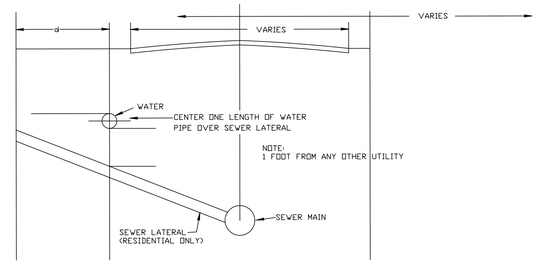
BEDDING DETAILS



THE LENGTH OF THE PIPE TO RESTRAINED EACH SIDE OF THE BEND SHALL BE IN ACCORDANCE WITH TABLE FOR MECHANICAL RESTRAINT DEVICE, ALL JOINTS 20' MIN. EACH SIDE OF EXIST. PIPE SHALL BE MECHANICALLY RESTRAINED.

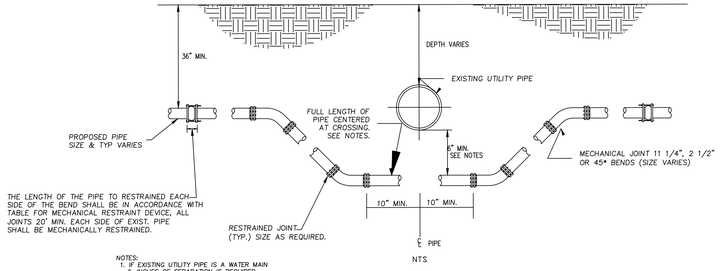
NOTES:
1. IF EXISTING UTILITY PIPE IS A WATER MAIN 6-INCHES OF SEPARATION IS REQUIRED.
2. IF EXISTING UTILITY PIPE IS A FORCE MAIN, SANITARY SEWER LINE OR DRAINAGE PIPE, 18 INCHES OF SEPARATION IS REQUIRED. IF THIS IS IMPOSSIBLE AND EXISTING UTILITY MAIN IS C900, C905 OR D.I. PIPE, SEPARATION CAN BE REDUCED TO 6-INCHES. A FULL 20FT. PIPE SHALL BE CENTERED UNDER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR 18-INCH OR 6-INCH SEPARATIONS.
3. LOCATING WIRING REQUIRED. SEE DETAIL W-44.

NTS



NOTES:
1. MAINTAIN MINIMUM 6' HORIZONTAL SEPARATION BETWEEN WATER AND WASTE WATER MAINS. WHERE THIS IS NOT POSSIBLE REPLACE WASTE WATER MAIN WITH DUCTILE IRON FOR THE LENGTH IN WHICH THE 10' HORIZONTAL SEPARATION CANNOT BE MAINTAINED. (BY OTHERS)
2. MAINTAIN MINIMUM 6' VERTICAL SEPARATION BETWEEN ALL WATER AND WASTE WATER MAINS.
3. MAINTAIN MINIMUM 12" SEPARATION BETWEEN ALL OTHER FACILITIES

UTILITY CONFLICT DETAIL "A"



THE LENGTH OF THE PIPE TO RESTRAINED EACH SIDE OF THE BEND SHALL BE IN ACCORDANCE WITH TABLE FOR MECHANICAL RESTRAINT DEVICE, ALL JOINTS 20' MIN. EACH SIDE OF EXIST. PIPE SHALL BE MECHANICALLY RESTRAINED.

NOTES:
1. IF EXISTING UTILITY PIPE IS A WATER MAIN 6-INCHES OF SEPARATION IS REQUIRED.
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3. LOCATING WIRING REQUIRED. SEE DETAIL W-44.

NTS

UTILITY CONFLICT DETAIL "B"

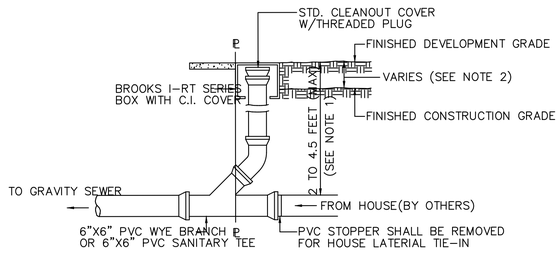
WATER MAIN NOTES

IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER MAINS BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.

IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER MAINS BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555.345, F.A.C..

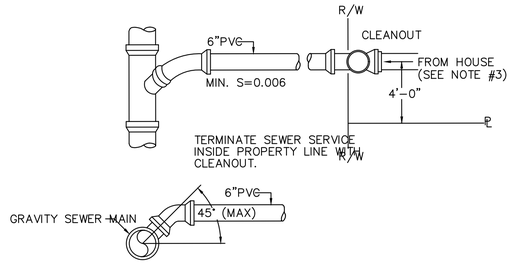
ALL WATER MAINS WILL BE CONSTRUCTED WITH BLUE C900-DR25 PIPE
ALL WATER SERVICES WILL CONSTRUCTED WITH WHITE PVC SCHEDULE 80 PIPE. BLUE SPRAY PAINT WILL BE APPLIED TO THE TOP SURFACE.
JOINT RESTRAINERS MAY BE USED IN PLACE OF THRUST BLOCKS ON C900, DR25 PIPE. WITH APPROVAL OF THE CITY UTILITIES DEPARTMENT.

WATER AND SEWER MAIN CLEARANCES



NOTE:
1. DEPTH OF CLEANOUT SHALL BE SET BY DISTANCE TO HOUSE CONNECTION @ 1/4" PER FOOT, PLUS ONE FOOT.
2. CONTRACTOR TO COORDINATE DEPTH WITH DEVELOPER.

CLEANOUT



NOTE:
1. SEWER SERVICE SHALL BE INSTALLED 4'-0" INSIDE PROPERTY LINES.
2. TEMPORARY 4"x4"x8" POST, PAINTED RED AT TOP, TO BE INSTALLED FOR AIDING IN THE PROTECTION OF SEWER CLEAN OUTS. THE POST SHALL EXTEND 4' ABOVE GRADE.
3. CONNECTION FROM HOUSE TO UWF SYSTEMS SHALL BE A HARD CONNECTION. FLEXIBLE CONNECTIONS SHALL NOT BE USED.

TYPICAL SEWER SERVICE

GRAVITY SEWER STANDARD SPECIFICATIONS

1. ALL MANHOLES SHALL BE PRECAST CONCRETE AND CONFORM TO ASTM C-478 STANDARDS. MANHOLE CONES AND RISERS SHALL BE CONSTRUCTED OF 4,000 PSI, TYPE II CEMENT WITH RIVER ROCK OR GRANITE AGGREGATE.

2. ALL PIPES SHALL BE CONNECTED TO THE MANHOLE USING A LOCK JOINT FLEXIBLE MANHOLE SLEEVE (ASTM C-923) OR APPROVED EQUAL.

3. THE EXTERIOR AND INTERIOR OF THE MANHOLE SHALL BE COATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS WITH FABERTITE AS MANUFACTURED BY BRIGGS BITUMINOUS COMPOSITION COMPANY.

4. AN INSIDE PVC DROP MANHOLE (TYPE "B") SHALL BE REQUIRED FOR MANHOLES WHICH HAVE A DISTANCE OF 18 INCHES OR GREATER BETWEEN INFLUENT PIPE INVERT AND EFFLUENT PIPE INVERT. ALL OTHER DROPS SHALL HAVE A SLIDE CONSTRUCTED TO DIRECT THE FLOW INTO THE INVERT CHANNEL.

5. SEWER SERVICES SHALL HAVE 12" THICK COMPACTED LIMEROCK IF 2-FEET OF GROUND COVER CANNOT BE MAINTAINED OVER THE PVC SERVICE LINE.

6. ALL DR-18 PVC SEWER PIPE TO CONFORM TO AWWA C900 STANDARDS. GASKETED JOINTS SHALL CONFORM TO ASTM D3139 AND GASKETS MEET ASTM F477. ALL SEWER PIPE SHOULD BE GREEN.

7. THE MAXIMUM NUMBER OF DIPS IS ONE, 1-INCH DIP PER 135 LF OF PIPE. NO MORE THAN ONE DIP PER 135 LF OF PIPE. A DIP IS DEFINED AS A CHANGE IN ELEVATION OF 0.5" OR GREATER.

No.	By	Date	Revision
A	BS	04/14/26	COFB TRC SUBMITTAL #1

Scale: NONE
Project Mgr: AG
Designed by: AG
Drawn by: BS
QA/QC: NG

Gillette & Associates, Inc.
31 South 4th Street
Fernandina Beach, FL 32034

Certificate of Authorization No. 9332

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GILLETTE & ASSOCIATES, INC
31 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

SOUTH 3RD DEVELOPMENT
309 S. 3RD STREET
FERNANDINA BEACH, FLORIDA
FOR
COASTAL LEGACY GROUP, LLC

UTILITY DETAILS

REGISTERED DESIGN PROFESSIONAL



ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

ISSUE DATE: 04/14/26

Sheet
DT-2

Page 9 of 9

Project No. XX-XX-XX

Detail by Entity Name

Florida Limited Liability Company
COASTAL LEGACY GROUP, LLC

Filing Information

Document Number	L24000078720
FEI/EIN Number	99-1532786
Date Filed	02/13/2024
State	FL
Status	ACTIVE

Principal Address

8280 PRINCETON SQUARE BLVD W
STE 5
JACKSONVILLE, FL 32256

Mailing Address

8280 PRINCETON SQUARE BLVD W
STE 5
JACKSONVILLE, FL 32256

Registered Agent Name & Address

RITCH, TIMOTHY
8280 PRINCETON SQUARE BLVD W
STE 5
JACKSONVILLE, FL 32256

Authorized Person(s) Detail

Name & Address

Title MGR

RITCH, TIMOTHY
8280 PRINCETON SQUARE BLVD W STE 5
JACKSONVILLE, FL 32256

Annual Reports

Report Year	Filed Date
2025	04/28/2025
2026	03/12/2026

Document Images

03/12/2026 -- ANNUAL REPORT	View image in PDF format
04/28/2025 -- ANNUAL REPORT	View image in PDF format
02/13/2024 -- Florida Limited Liability	View image in PDF format

1st Submittal Review Comments May 6th, 2025

Gillette & Associates, Inc.
31 South 4th Street
Fernandina Beach, FL 32034

Sent Via Email to Project Team
Asa@gilletteassociates.com

Applicant Name: Asa Gillette
Project Description: 309 S 3rd Street, Duplex and one Single Family Home
Location: 309 S 9th Street
PIN(s): 00-00-31-1800-0275-0230
TRC Case Number: **TRC 2026-0004**

Mr. Gillette

The City of Fernandina Beach received your request for site plan review on April 16th 2026. All submitted documents provided were routed to the Technical Review Committee (TRC). The comments provided as part of this site plan review are valid for six months from the date of issuance.

Please resubmit response documents to address each comment in a narrative form and through an amended site plan within 30 days of the date of this letter. Then you will be placed on the next available TRC meeting to discuss the responses to comments provided herein.

All reviewers will be present to discuss any questions you have concerning the comments provided herein.

If you have any questions, please contact us at TRCinfo@fbfl.city or 904-310-3480.

Sincerely,
TRC Committee

1st Submittal Review Comments May 6th, 2025

TRC Reviewers: After reviewing proposed plans…

- If you have comments that need to be addressed in a resubmittal, please check the first box and enter comments in the bulletized list, **or**
- If you have no comments or the applicant has satisfactorily addressed all of your previous comments, please check the second box. This is your "sign off" for issuance of the Local Development Order (LDO) once all departments have signed off.
- Add name of reviewer and today's date

1ST ROUND REVIEW COMMENTS:

PLANNING & CONSERVATION

☒ The Planning Department has reviewed the submittal and noted the following comments:

Lot 1 removing 5 trees at 98 inches and retaining 82 inches. Landscape plan pg 7 shows min native shade tree requirements met with 7 trees. Lot 2 and 3 combined? Why aren't Norfolk Pines being counted as mitigable trees? Lot 2 removing 7 trees at 130 inches and retaining 34 inches, planting 2 – 2.5" trees totaling 39 inches, with 26 inches for Fee In Lieu. Could tree 18 be retained? Lot 3 good. Dn 4/16/26

Please show a dedicated easement around the dry pond since it crosses property lines.

OR

☐ All previous comments have been addressed and the Department of Planning & Conservation approves issuance of a local development order.

Name of Reviewer: Planning Staff
Today's Date: Wednesday, May 6, 2026

BUILDING

☐ The Building Department has reviewed the submittal and noted the following comments:

OR

☒ All previous comments have been addressed and the Building Department approves issuance of a local development order.

Name of Reviewer: Planning Staff
Today's Date: Wednesday, May 6, 2026

1st Submittal Review Comments May 6th, 2025

UTILITIES & STORMWATER

☒ The Public Works Department has reviewed the submittal and noted the following comments.

- Please provide if the buildings will need to stem wall or flat on the ground.
- Please note that the roofs will be guttered so that the runoff is directed to the stormwater pond.
- Overflow from the pond and water along the side needs to be directed to the back of the properties. Create a channel to direct the water.

OR

☐ All previous comments have been addressed and the Public Works Department approves issuance of a local development order.

Name of Reviewer: Victoria Guadagnino
Today's Date: Thursday, April 30, 2026

STREETS & OPERATIONS

☒ The Streets/Operations Department has reviewed the submittal and noted the following comments:

The additional homes trash service collection will be from S. 3rd Street and contained within property when not out for collection.

OR

☐ All previous comments have been addressed and the Code Enforcement Department approves issuance of a local development order.

Name of Reviewer: Cathy Sabattini
Today's Date: Wednesday, May 6, 2026

CODE ENFORCEMENT

☐ The Code Enforcement Department has reviewed the submittal and noted the following comments:

OR

☒ All previous comments have been addressed and the Code Enforcement Department approves issuance of a local development order.

Name of Reviewer: Planning Staff

1st Submittal Review Comments May 6th, 2025
Today's Date: Wednesday, May 6, 2026

FIRE

☐ The Fire Department has reviewed the submittal and noted the following comments:

OR

☒ All previous comments have been addressed and the Fire Department approves issuance of a local development order.

Name of Reviewer: Jason Higginbotham
Today's Date: Wednesday, May 6, 2026

MAP OF BOUNDARY SURVEY

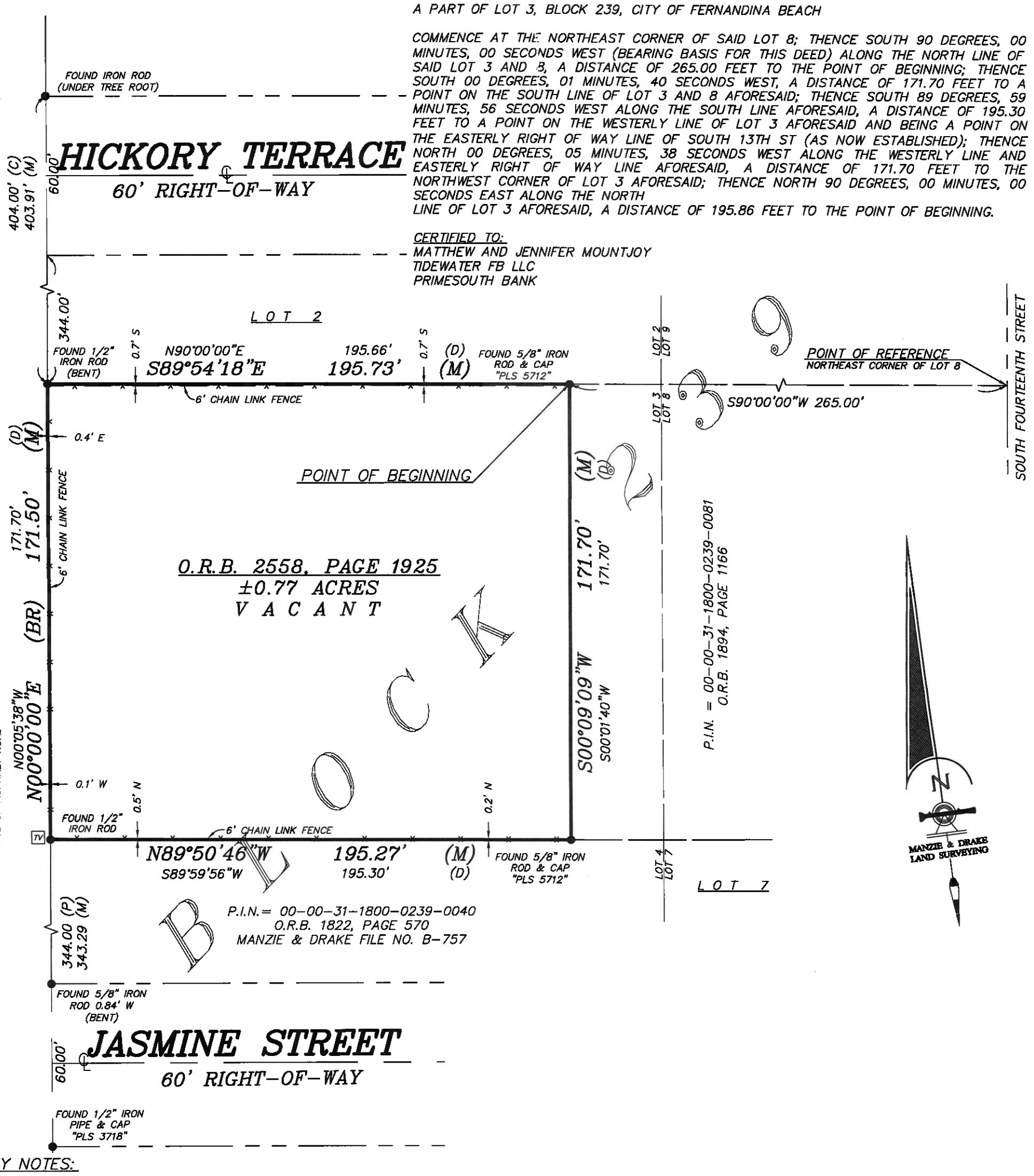
O.R.B. 2558, PAGE 1925.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH, (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) BEING DESCRIBED AS FOLLOWS:

A PART OF LOT 3, BLOCK 239, CITY OF FERNANDINA BEACH

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST (BEARING BASIS FOR THIS DEED) ALONG THE NORTH LINE OF SAID LOT 3 AND 8, A DISTANCE OF 265.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES, 01 MINUTES, 40 SECONDS WEST, A DISTANCE OF 171.70 FEET TO A POINT ON THE SOUTH LINE OF LOT 3 AND 8 AFORESAID; THENCE SOUTH 89 DEGREES, 59 MINUTES, 56 SECONDS WEST ALONG THE SOUTH LINE AFORESAID, A DISTANCE OF 195.30 FEET TO A POINT ON THE WESTERLY LINE OF LOT 3 AFORESAID AND BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH 13TH ST (AS NOW ESTABLISHED); THENCE NORTH 00 DEGREES, 05 MINUTES, 38 SECONDS WEST ALONG THE WESTERLY LINE AND EASTERLY RIGHT OF WAY LINE AFORESAID, A DISTANCE OF 171.70 FEET TO THE NORTHWEST CORNER OF LOT 3 AFORESAID; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG THE NORTH
LINE OF LOT 3 AFORESAID, A DISTANCE OF 195.86 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO:
MATTHEW AND JENNIFER MOUNTJOY
TIDEWATER FB LLC
PRIMESOUTH BANK



SURVEY NOTES:

1) Unless it bears the original signature and the original raised seal of a Florida licensed Surveyor and Mapper or Validated Digital Signature by a Florida licensed Surveyor and Mapper, this map/report is for informational purposes only and is not valid.
2) The "Legal Description" hereon is in accord with the description provided by the client
3) Underground Improvements were not located or shown.
4) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
5) Bearings shown hereon are based on an assumed bearing of N00°00'00"E for the easterly right-of-way line of South Thirteenth Street. The bearing reference line is indicated as thus (BR).
6) The property shown hereon lies within flood zone "X" per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel "12089C 0237 G", dated 08/02/2017.

LEGEND
℄ = CENTERLINE
TV = CABLE TELEVISION PEDESTAL
(P) = PLAT
(D) = DEED
(M) = MEASURED
B.R. = BEARING REFERENCE

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MICHAEL A. MANZIE, P.L.S. 4069 8/13/24

MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"

"OUR *SIGHTS* ARE ON THE FUTURE, SET YOUR *SITES* ON US."

SCALE: 1"=40' JOB NO: 22067 DATE: 08/01/2024 CADD: AR
F.B. NO: X-387 PAGE NO: 17 CREW: 22067 FILE NO: A-6024

Gillette & Associates, Inc.

Civil & Environmental Engineering • Mechanical & Structural Engineering • Construction Management

AGENT AUTHORIZATION

I, Matthew Mountjoy of Tidewater FB, LLC, owner the following property(s) do hereby authorize, Gillette & Associates, Inc. to act as my Agent in conjunction with all site plan applications and any other Local, State and/or Federal development permits necessary for development of the following property, without any further notice.

Property Id Number(s): 00-00-31-1800-0239-0030

Location: 13th Street, Fernandina Beach

Signature | 4/14/2026 *Date* | 904-535-4263 *Telephone Number*

STATE OF FLORIDA
COUNTY OF Nassau

Subscribed and sworn to before me this 14th day of April, 2026

Who is personally known to me ✓ or has produced identification

Notary Pubic: Signature | Tricia Buwen Printed Name

My Commission Expires: 5/23/26

TRICIA BOWEN
Notary Public - State of Florida
Commission # HH 266945
My Comm. Expires May 23, 2026
Bonded through National Notary Assn.

Inst. Number: 202445024480 Book: 2734 Page: 1466 Page 1 of 2 Date: 8/29/2024 Time: 1:38 PM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 2,800.00

Prepared by:
Andrea F. Lennon, P.A.,
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 24-509

Warranty Deed

This Indenture, made, August 29, 2024 A.D.
Between **MPC 829 Fernandina Beach, LLC, a Delaware Limited Liability Company** whose post office address is: **3435 Woodhaven Road Northwest, Atlanta, GA 30305,** a company existing under the laws of the **State of Delaware**, Grantor and
Tidewater FB, LLC, a Florida Limited Liability Company whose post office address is: **3100 S Fletcher Avenue, Fernandina Beach, FL 32034**, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Nassau, State of Florida, to wit:

The land referred to herein below is situated in the County of Nassau, State of Florida, and is described as follows:

All that certain lot, piece or parcel of land situate, lying and being in the City of Fernandina Beach, (Formerly Named Fernandina), County of Nassau and State of Florida and being further described according to the official map or plat of said City (as Lithographed and issued by the Florida Railroad Company in 1857 and Enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) being described as follows:

A part of Lot 3, Block 239, City of Fernandina Beach

Commence at the Northeast corner of said Lot 8; thence South 90 degrees, 00 minutes, 00 seconds West (bearing basis for this deed) along the North line of said Lot 3 and 8, a distance of 265.00 feet to the Point of Beginning; thence South 00 degrees, 01 minutes, 40 seconds West, a distance of 171.70 feet to a point on the South line of Lot 3 and 8 aforesaid; thence South 89 degrees, 59 minutes, 56 seconds West along the South line aforesaid, a distance of 195.30 feet to a point on the Westerly line of Lot 3 aforesaid and being a point on the Easterly right of way line of South 13th Street (as now established); thence North 00 degrees, 05 minutes, 38 seconds West along the Westerly line and Easterly right of way line aforesaid, a distance of 171.70 feet to the Northwest corner of Lot 3 aforesaid; thence North 90 degrees, 00 minutes, 00 seconds East along the North line of Lot 3 aforesaid, a distance of 195.66 feet to the Point of Beginning.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Prepared by:
Andrea F. Lennon, P.A.,
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 24-509

Parcel Identification Number: 00-00-31-1800-0239-0030

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

MPC 829 Fernandina Beach, LLC, a Delaware Limited Liability Company

Signed and Sealed in Our Presence:

By: _____
James Rubright
Its: Managing Member

_____
Witness #1
Print Name: Elaine A. Ramey
Address: 101 Cold Branch Lane
Eatonton, GA 31024

_____
Witness #2
Print Name: Pamela S. Elder
Address: 555 Pickett's Crossing
Acworth GA 30102

State of Georgia

County of Cobb

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 22nd day of August, 2024, by James Rubright, the Managing Member of MPC 829 Fernandina Beach, LLC, a Delaware Limited Liability Company, a company existing under the laws of the State of Delaware, on behalf of the company. He has produced a driver's license as identification.

_____ (Seal)
Notary Public
Notary Printed Name: Jacqueline J. Rios
My Commission Expires: 4-21-2026

JACQUELINE J. RIOS
NOTARY PUBLIC
COBB COUNTY, GEORGIA
My Commission Expires April 21, 2026

Detail by Entity Name

Florida Limited Liability Company
TIDEWATER FB LLC

Filing Information

Document Number	L24000316117
FEI/EIN Number	99-4061402
Date Filed	07/16/2024
State	FL
Status	ACTIVE

Principal Address

1485 S 8th St
FERNANDINA BEACH, FL 32034

Changed: 03/12/2025

Mailing Address

1485 S 8th St
FERNANDINA BEACH, FL 32034

Changed: 03/24/2026

Registered Agent Name & Address

MOUNTJOY, MATTHEW
1485 S 8th St
FERNANDINA BEACH, FL 32034

Address Changed: 03/12/2025

Authorized Person(s) Detail

Name & Address

Title AMBR

MOUNTJOY, MATTHEW
1485 S 8th St
FERNANDINA BEACH, FL 32034

Title AMBR

MOUNTJOY, JENNIFER
1485 S 8th St
FERNANDINA BEACH, FL 32034

Annual Reports

Report Year	Filed Date
2025	03/12/2025
2026	03/24/2026

Document Images

03/24/2026 -- ANNUAL REPORT	View image in PDF format
03/12/2025 -- ANNUAL REPORT	View image in PDF format
07/16/2024 -- Florida Limited Liability	View image in PDF format

Gillette & Associates, Inc.

Civil & Environmental Engineering • Mechanical & Structural Engineering • Construction Management

STORMWATER MANAGEMENT EVALUATION

Multifamily Residential
Tidewater FB, LLC
Fernandina Beach, Florida

BY

Gillette & Associates, Inc.
31 South 4th Street
Fernandina Beach, FL

Issue Date: April 8th, 2026

Asa Ray Gillette III

Digitally signed by Asa Ray Gillette III
DN: cn=Asa Ray Gillette III, c=US, email=asa@gilletteassociates.com
Date: 2026.04.13 23:15:33 -04'00'

PROJECT DESCRIPTION

The proposed project consists of two new multifamily buildings, 16 total dwelling units with associated parking and ancillary items. This project will be constructed on a 0.77-acre parcel of land in Fernandina Beach, Florida. The site storm water management will be served by a dry retention system. The dry pond is designed to meet attenuation from the 10-year storm event, satisfying pre vs. post conditions.

EXISTING CONDITIONS

The existing project site vacant and undeveloped. The predeveloped site ranges in elevation from 23.5' +/- to 22.5+/-, sloping from north to south, over about 180-feet (about 0.5%).

DRAINAGE ANALYSIS

The analysis was conducted for the entire 0.77 acres of improved area. The drainage area is serviced by a 3,260-sf dry pond. All run-off from the proposed building should be captured and conveyed through a pipe and structure system. Additional runoff from grade is to sheet flow to the nearest drainage structure as depicted on the drawings.

The dry pond was modeled in MODRET with infiltration volume runoff data being used for development analysis. The MODRET pond calculations were set to meet a 10-year 24-hour storm event. Data from the USDA Soils Report was used in MODRET simulations. The soils report states the groundwater level to be between 30" and 60" from the surface. Based on this, the GWL was set at 30" (2.50-feet) below the surface. For the MODRET calculations we used a seasonal high groundwater elevation of 20.5-feet (30" below existing grade).

DRY POND CALCULATIONS

Mountjoy 13th Street - Dry Pond
Post Developed

Basin Calculations

Basin 1

Composite Cn

Total Drainage Area =	33554	SF	
Impervious Area =	19194	SF	57%
Pond Area =	0	SF	
Pervious Area =	14360	SF	
Impervious Cn =	98.0		
Pond Cn =	100.0		
Pervious Cn =	74.0		
Composite Cn =	87.7		

Pond Information
(3:1 side slope)

(ft.)		Area (SF)	Volume (CF)
24.00	TOB	3258	4776
23.00	WEIR	2373	1960
22.00		1547	0

Treatment Volume Required, TVR

TVR = 0.5" * (1'/12")*Total Drainage Area =	1398	CF
or		
TVR = 1" * (1'/12")*Total Impervious Drainage Area =	1600	CF
TVR =	1600	CF

Treatment Volume Provided, TVP

TVP = Vol @ Weir =	1960	Ac.-ft.

Pond Geometry Checks

Depth =	2.00	ft.
Mean Depth =	1.09	ft.
Average length =	130	ft.
Average width =	26	ft.
Ave Length to Width Ratio	5.0	:1

STORM STRUCTURE TABULATIONS

Gillette & Associates, Inc.

PROJ #:

DATE: 02/02/26

STORM SEWER TABULATION FORM

PROJECT: Mountjoy - S. 13th Street

BY: AB

SHEET 1

COUNTY: Nassau

OF 1

MINOR LOSSES HAVE BEEN CONSIDERED

STRUCT. NO.	STRUCT. TYPE	LINE TYPE	LINE LENGTH (FT)	DRAINAGE AREA (ACRES) C= 0.90 C= 0.90 C= 0.90 INCRMNT	DRAINAGE AREA (ACRES) SUBTOTAL	SUBTOTAL CA	TIME OF CONC. (MIN)	TIME OF FLOW IN SECTION (MIN)	i (IN/HR)	TOTAL CA	TOTAL RUNOFF (CFS)	INLET ELEV. (FT)	H.G. ELEV. / CROWN ELEV. / INVERT ELEV. UPPER END	H.G. ELEV. / CROWN ELEV. / INVERT ELEV. LOWER END	FALL (FT.)	DIA. (IN.)	SLOPE (%)	V (FPS)	CAPACITY (CFS)	NOTES & REMARKS
																				n= 0.013
																				ZONE: 4
																				FREQUENCY: 10
												23.55	23.55	0.00		0.01	0.4	0.5		
S-1	C.B.	HDPE	68	0.08	0.08	0.07	10.00	0.38	7.01	0.07	0.52	23.60	21.60	21.38	0.22	15				
S-2													20.35	20.13	0.22		0.32	3.0	3.7	
													23.55	23.50	0.05		0.03	0.9	1.7	
S-2	C.B.	HDPE	109	0.09	0.27	0.24	10.38	0.61	6.92	0.24	1.66	23.60	21.38	21.10	0.28	18				
S-3													19.88	19.60	0.28		0.25	3.0	5.3	Tailwater 23.5
												23.55	23.55	0.00		0.01	0.5	0.6		
S-4	C.B.	HDPE	57	0.10	0.10	0.09	10.38	0.32	6.92	0.09	0.61	23.60	21.60	21.41	0.19	15				
S-2													20.35	20.16	0.19		0.32	3.0	3.7	

"MODRET" STORMWATER CALCULATIONS
10-Year Storm Event

31 SOUTH 4TH STREET • AMELIA ISLAND, FLORIDA 32034 PHONE: (904) 261-8819

MODRET

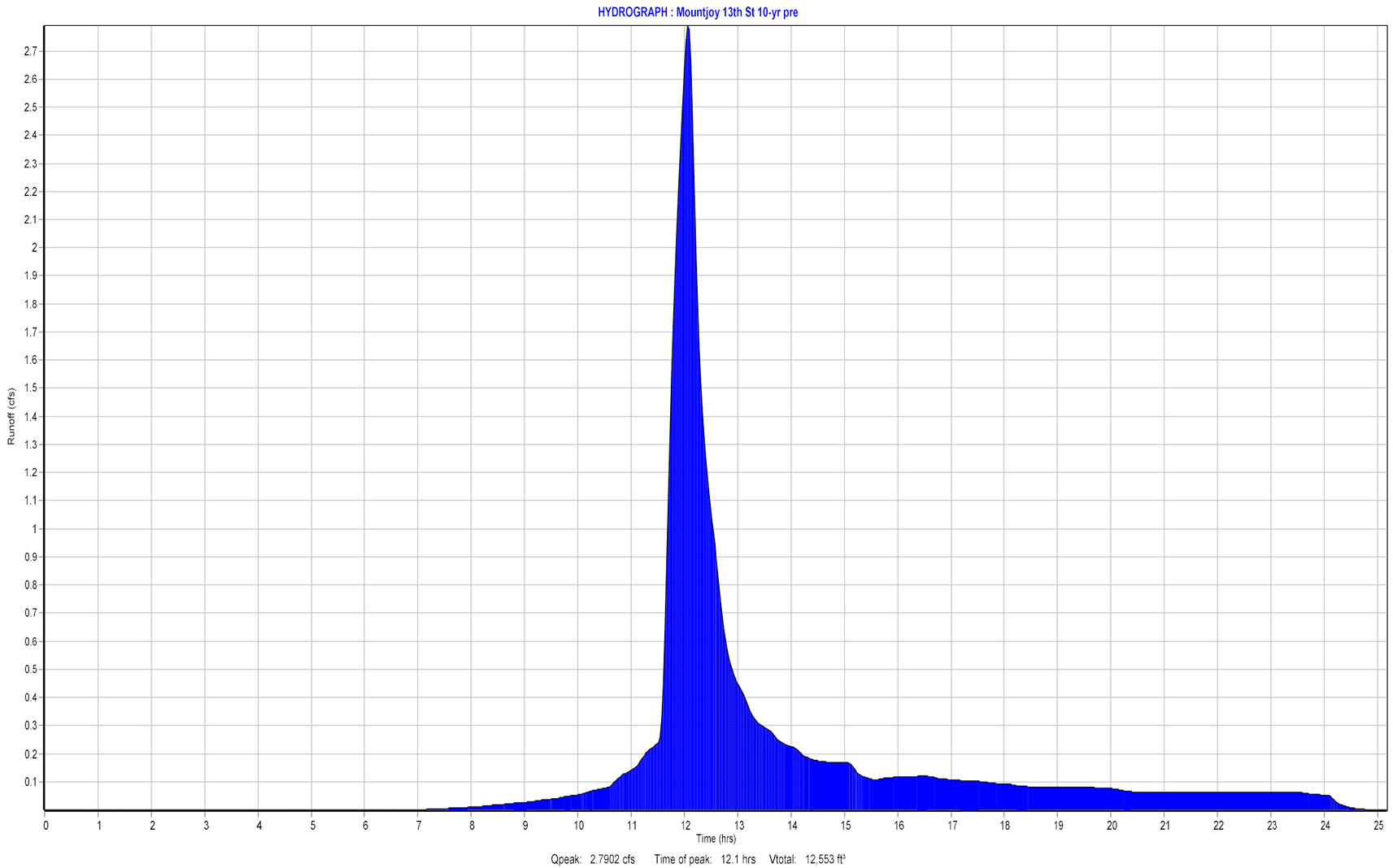
HYDROGRAPH DATA INPUT - SCS UNIT METHOD

Project Name : Mountjoy 13th St 10-yr pre

Rainfall Distribution : SCS Type II (24 hrs)

Contributing Basin Area	0.77 ac.
SCS Curve Number	74.00
Time of Concentration	13.00 min.
Rainfall Depth	7.50 in.
Shape Factor	323
Percent DCIA	0.00 %

Analysis Date: 2/2/2026



Qpeak: 2.7902 cfs Time of peak: 12.1 hrs Vtotal: 12.553 ft³

MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

PROJECT NAME : Mountjoy 13th St 10yr Treatment

HYDROGRAPH RUNOFF DATA USED

UNSATURATED ANALYSIS EXCLUDED

Pond Bottom Area	1,547.00 ft²
Pond Volume between Bottom & DHWL	4,775.50 ft³
Pond Length to Width Ratio (L/W)	5.00
Elevation of Effective Aquifer Base	1.50 ft
Elevation of Seasonal High Groundwater Table	20.00 ft
Elevation of Starting Water Level	21.40 ft
Elevation of Pond Bottom	21.40 ft
Is there overflow ?	Y
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.22
Unsaturated Vertical Hydraulic Conductivity	1.00 ft/d
Factor of Safety	2.00
Saturated Horizontal Hydraulic Conductivity	3.96 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.18
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00
Time Increment During Storm Event	1.00 hrs
Time Increment After Storm Event	12.00 hrs
Total Number of Increments After Storm Event	6.00

Runoff Hydrograph File Name: SCS-10yr.SCS

Time of Peak Runoff: 12.03 hrs

Rate of Peak Runoff: 4.24 cfs

Hydraulic Control Features:

	Top	Bottom	Left	Right
Groundwater Control Features - Y/N	N	N	N	N
Distance to Edge of Pond	0.00	0.00	0.00	0.00
Elevation of Water Level	0.00	0.00	0.00	0.00
Impervious Barrier - Y/N	N	N	N	N
Elevation of Barrier Bottom	0.00	0.00	0.00	0.00

Analysis Date: 2/2/2026

MODRET

ELEVATION VS OVERFLOW RELATIONSHIP

PROJECT NAME : Mountjoy 13th St 10yr Treatment

Structure Type: SHARP CRESTED

Crest Elevation	22.30 ft
Crest Length	2.00 ft
Coefficient of Discharge	3.31
Weir Flow Exponent	1.50
Number of Contractions	0.00
Design High Water Level Elevation	23.40 ft

Analysis Date: 2/2/2026

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Mountjoy 13th St 10yr Treatment

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft^3)
00.00 - 0.03	20.000	0.000 *		
			0.00000	
0.03	20.000	0.01626		
			0.01626	
1.05	21.718	0.01626		0.00
			0.01626	
2.07	21.749	0.01626		0.00
			0.01626	
3.09	21.780	0.01626		0.00
			0.01626	
4.11	21.816	0.01626		0.00
			0.01626	
5.13	21.873	0.01626		0.00
			0.01626	
6.15	21.937	0.01626		0.00
			0.01626	
7.17	22.026	0.01626		0.00
			0.01626	
8.19	22.126	0.01626		0.00
			0.01626	
9.21	22.272	0.01626		0.00
			0.01626	
10.23	22.472	0.01626		0.00
			0.01626	
11.25	22.634	0.01626		605.20
			0.01626	
12.27	23.032	0.01626		7,925.80
			0.01626	
13.29	22.839	0.01626		10,755.00

Analysis Date: 2/2/2026

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Mountjoy 13th St 10yr Treatment

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft^3)
			0.01626	
14.31	22.748	0.01626		11,954.00
			0.01626	
15.33	22.717	0.01626		12,653.00
			0.01626	
16.35	22.704	0.01626		13,105.00
			0.01626	
17.37	22.703	0.01626		13,505.00
			0.01626	
18.39	22.700	0.01626		13,837.00
			0.01626	
19.41	22.698	0.01626		14,118.00
			0.01626	
20.43	22.698	0.01626		14,362.00
			0.01626	
21.45	22.696	0.01626		14,560.00
			0.01626	
22.47	22.698	0.01626		14,747.00
			0.01626	
23.49	22.702	0.01626		14,933.00
			0.01626	
24.51	22.694	0.01626		15,048.00
			0.01626	
36.51	22.444	0.01626		15,048.00
			0.01626	
48.51	22.194	0.01626		15,048.00
			0.01626	
60.51	21.944	0.01591		15,048.00

Analysis Date: 2/2/2026

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Mountjoy 13th St 10yr Treatment

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft^3)
			0.01556	
72.51	21.705	0.01094		15,048.00
			0.00632	
73.14	21.700	0.00593		15,048.00
			0.00555	
96.51	21.523			15,048.00

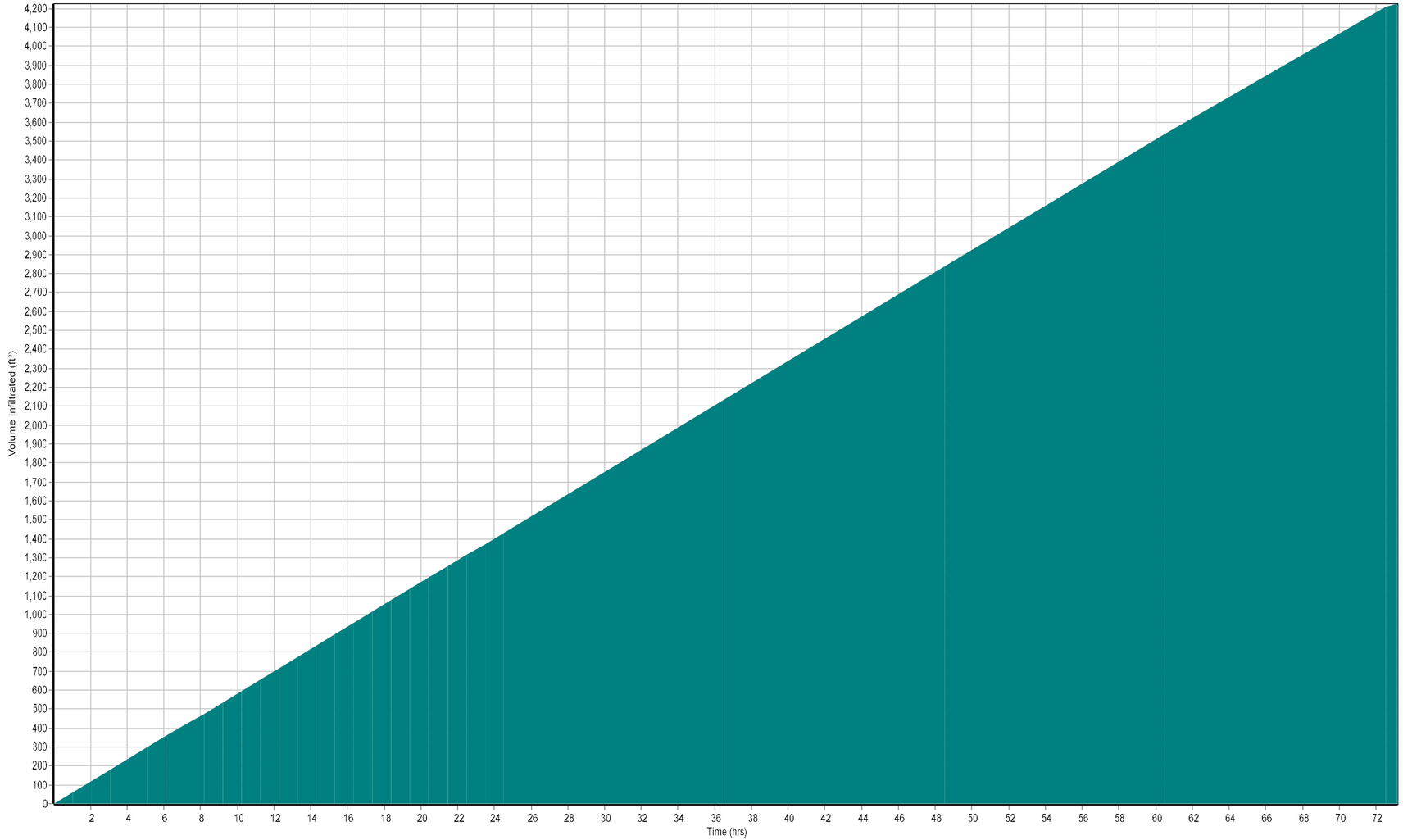
Maximum Water Elevation: 23.032 feet @ 12.27 hours Recovery @ 73.143 hours

* Time increment when there is no runoff

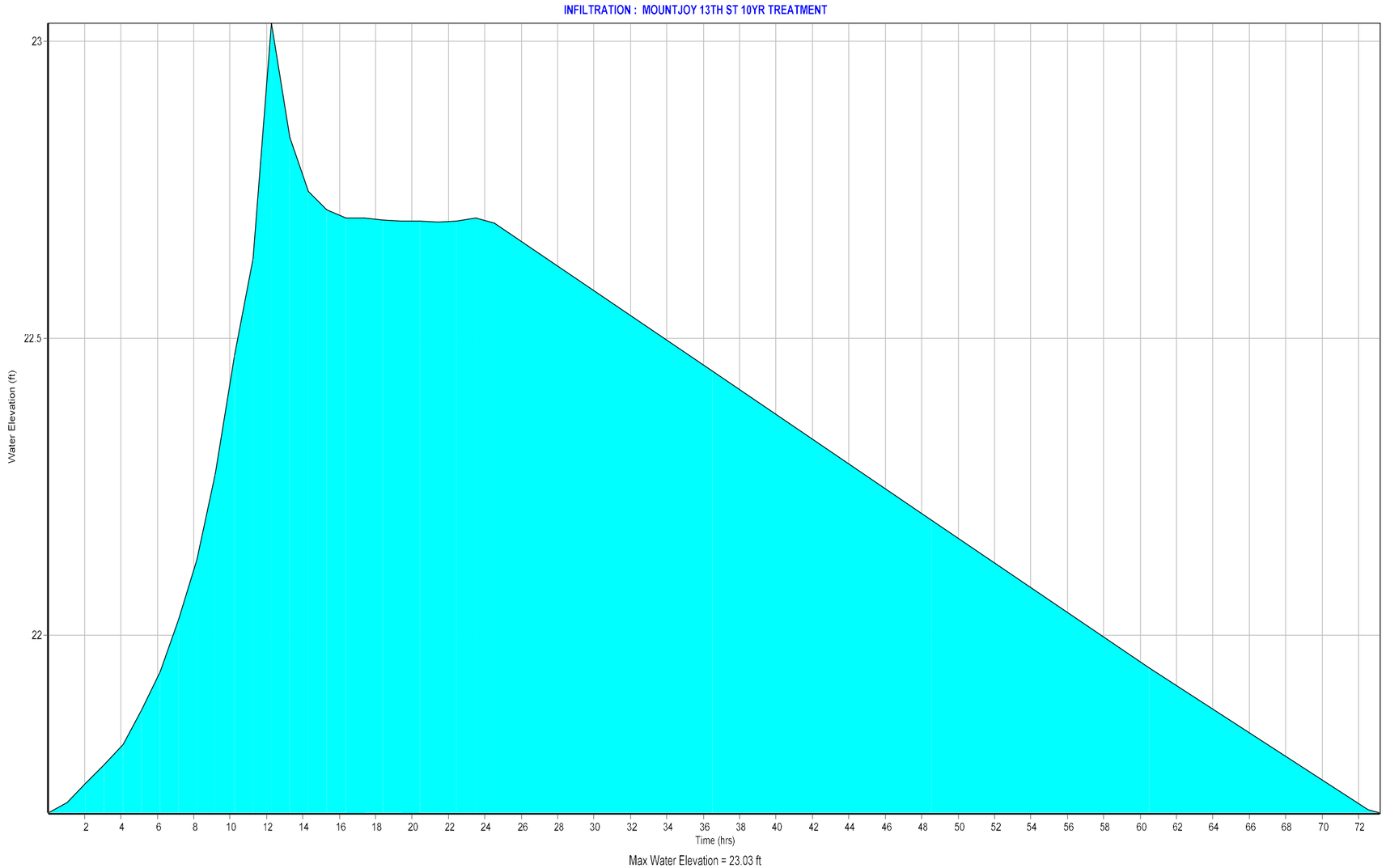
Maximum Infiltration Rate: 0.500 ft/day

Analysis Date: 2/2/2026

INFILTRATION : MOUNTJOY 13TH ST 10YR TREATMENT



Total Volume Infiltrated = 4,226 ft³


INFILTRATION : MOUNTJOY 13TH ST 10YR TREATMENT
Water Elevation (ft)
23
22.5
22
2
4
6
8
10
12
14
16
18
20
22
24
26
28
30
32
34
36
38
40
42
44
46
48
50
52
54
56
58
60
62
64
66
68
70
72
Time (hrs)
Max Water Elevation = 23.03 ft

PROPERTY SPECIFIC SOILS REPORT
USDA – Natural Resources Conservation Service

31 SOUTH 4TH STREET • AMELIA ISLAND, FLORIDA 32034 PHONE: (904) 261-8819

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Nassau County, Florida



February 2, 2026

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

Preface.....2
How Soil Surveys Are Made.....5
Soil Map.....8
Soil Map.....9
Legend.....10
Map Unit Legend.....11
Map Unit Descriptions.....11
Nassau County, Florida.....13
4—Echaw fine sand.....13
References.....16

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:554 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 5 10 20 30

Feet
0 25 50 100 150

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Nassau County, Florida
Survey Area Data: Version 25, Sep 2, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 7, 2022—Feb 14, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Echaw fine sand	0.9	100.0%
Totals for Area of Interest		**0.9**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Nassau County, Florida

4—Echaw fine sand

Map Unit Setting

National map unit symbol: 4gb0
Landscape: Coastal plains
Elevation: 0 to 130 feet
Mean annual precipitation: 47 to 55 inches
Mean annual air temperature: 64 to 72 degrees F
Frost-free period: 305 to 335 days
Farmland classification: Not prime farmland

Map Unit Composition

Echaw and similar soils: 88 percent
Minor components: 12 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Echaw

Setting

Landscape: Coastal plains
Landform: Ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 35 inches: fine sand
Bh - 35 to 38 inches: fine sand
E' - 38 to 78 inches: fine sand
Bh - 78 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (1.98 to 19.98 in/hr)
Depth to water table: About 30 to 60 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 4.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A
Ecological site: F153BY050NC - Moist Spodosol Rises and Flats

Forage suitability group: Sandy soils on rises and knolls of mesic uplands (G153AA131FL)
Other vegetative classification: North Florida Flatwoods (R153AY004FL), Sandy soils on rises and knolls of mesic uplands (G153AA131FL)
Hydric soil rating: No

Minor Components

Leon, non-hydric
Percent of map unit: 3 percent
Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F153BY070NC - Wet Spodosol Flats and Depressions
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)
Hydric soil rating: No

Lynn haven
Percent of map unit: 3 percent
Landscape: Coastal plains
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F153BY070NC - Wet Spodosol Flats and Depressions
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G153AA145FL)
Hydric soil rating: Yes

Mandarin
Percent of map unit: 3 percent
Landscape: Coastal plains
Landform: Flats on marine terraces, Rises on marine terraces
Landform position (three-dimensional): Interfluve, rise
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F153BY050NC - Moist Spodosol Rises and Flats
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G153AA131FL)
Hydric soil rating: No

Resota
Percent of map unit: 3 percent
Landscape: Coastal plains
Landform: Knolls on marine terraces, Ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R153BY110NC - Coastal Strand, Beaches, and Dunes
Other vegetative classification: Sand Pine Scrub (R153AY001FL), Sandy soils on rises, knolls, and ridges of mesic uplands (G153AA121FL)
Hydric soil rating: No

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NOT FOR CONSTRUCTION

Engineering Plans

For

309 SOUTH 3RD STREET

For

COASTAL LEGACY GROUP, LLC

Gillette & Associates, Inc.

Civil & Environmental Engineering
Mechanical & Structural Engineering
Permitting & Construction Management

31 South 4th Street Amelia Island, Florida 32034
Phone: 904/261-8819

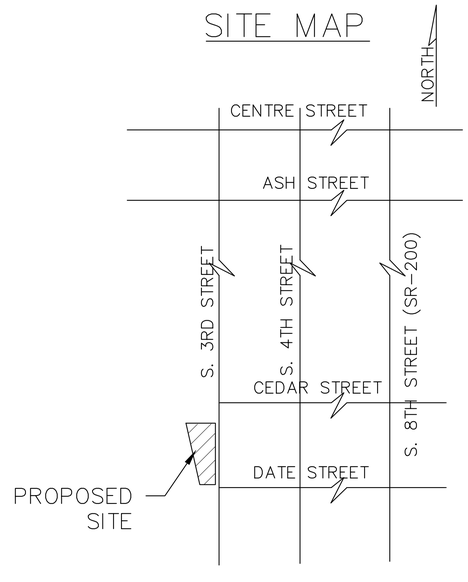
G & A

ISSUE DATE: APRIL 14TH, 2026

PERMITTING AGENCIES
CITY OF FERNANDINA BEACH

G&A Project
No.: 25-10-XX

SITE MAP



No.	By	Date	Revision
A	BS	04/14/26	COFB TRC SUBMITTAL #1

Scale: NONE
Project Mgr: AG
Designed by: AG
Drawn by: BS
QA/QC: NG

Gillette & Associates, Inc.
31 South 4th Street
Fernandina Beach, FL 32034

Certificate of Authorization No. 9332

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"

G & A
GILLETTE & ASSOCIATES, INC
31 South 4th Street
Fernandina Beach, FL 32034
Phone: (904) 261-8819

SOUTH 3RD DEVELOPMENT
309 S. 3RD STREET
FERNANDINA BEACH, FLORIDA
FOR
COASTAL LEGACY GROUP, LLC

COVER SHEET

REGISTERED DESIGN PROFESSIONAL

ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

ISSUE DATE: 04/14/26
Sheet
CVR
Page 1 of 9
Project No. XX-XX-XX

NOT FOR CONSTRUCTION

GENERAL NOTES

SITE / GEOMETRY

1. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTOR'S PRICE FOR PERFORMING THE WORK.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUBSURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR IS URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THIS PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO CONSTRUCTION OF THE PROJECT. ALL COSTS ASSOCIATED WITH PRELIMINARY INVESTIGATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER.

4. ELEVATIONS ARE BASED ON NAVD DATUM OF 1988.

5. TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PROVIDED BY: A&J LAND SURVEYING (904-346-1733).

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING, RIGHT-OF-WAY PERMITS NOT PROVIDED AND INSURANCE REQUIRED FOR THE PROJECT.

7. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN CITY, COUNTY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION & REPAIR.

8. THE CONTRACTOR SHALL ADVISE THE OWNER'S AUTHORIZED REPRESENTATIVE OF PLANNED WORK SCEDULE. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.

9. "AS-BUILT" DRAWINGS - AS-BUILTS ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION, AND SUBMITTAL OF AS-BUILT DRAWINGS.

10. "AS-BUILT" RECORD DATA AND INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR. RECORD DRAWINGS SHALL BE SUPPLIED TO THE ENGINEER.

11. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.

12. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR ON A DAILY BASIS.

13. ALL EXCESS SUITABLE AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE ENGINEER.

14. ALL EXISTING TREES LISTED TO REMAIN SHALL BE PRESERVED AND PROTECTED.

15. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES, AND IMPROVEMENTS ON THE DRAWINGS ARE BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO ACTUAL FIELD LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THE DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITY IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR REPAIRS OR PAYMENTS FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS, AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH THEY SHALL CONNECT.

16. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER ON ALL MATERIALS, FOR REVIEW AND
APPROVAL, PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY OR STRUCTURE.

17A. UNSUITABLE MATERIALS UNDER WATER, SEWER, OR STORM PIPE AND/OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO 98% OF IT'S MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557).

17B. ALL FINISH FLOORS SHOWN ON THE PLANS ARE MINIMUM ELEVATIONS

18. ALL WATER & SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES.

19. WHEN DEWATERING CAPACITY REQUIRES A PERMIT (CUP), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

20. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY HAZARD. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. WHERE PARALLEL WATER AND SEWER MAINS HAVE LESS THAN 10 FOOT HORIZONTAL SEPARATION, 20 FOOT LENGTHS OF C900 (DR18) WATER QUALITY PIPE SHALL BE USED WITH THE JOINTS STAGGERED AT 10 FOOT INTERVALS. THE PIPES SHALL BE PLACED IN SEPARATE TRENCHES WITH THE WATER MAIN AT LEAST 18 INCHES ABOVE THE SEWER.

21. WATER MAINS CROSSING SANITARY HAZARDS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER MAIN. WHERE WATER AND SEWER MAINS CROSS WITH BETWEEN 18 INCHES AND 6 INCHES OF VERTICAL CLEARANCE, A 20 FOOT SECTION OF C900 (DR18) WATER QUALITY PIPE SHALL BE CENTERED ON THE POINT OF THE CROSSING. THE CONTRACTOR SHALL FIELD VERIFY THE VERTICAL SEPARATION. THE MINIMUM SEPARATION BETWEEN WATER AND SEWER PIPES IS TO BE 6 INCHES OUTSIDE DIAMETER TO OUTSIDE DIAMETER.

22. NO WATER MAIN PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER MANHOLE.

23. BLANK

24. TRACER WIRE SHALL BE PROVIDED ON ALL WATER MAINS AND FORCE MAINS. TRACER WIRE SHALL BE #10 UF SOLID COPPER WIRE, COATED, AND SUITABLE FOR BURIAL. COATING SHALL BE BLUE FOR WATER AND GREEN FOR SEWER MAIN CONNECTIONS. WIRE SHALL BE ATTACHED DIRECTLY TO TOP OF PIPE AND BROUGHT INTO EACH VALVE BOX AND COILED TO ALLOW FOR EASY ACCESS AND EXTENSION ABOVE FINISHED GRADE FOR ATTACHMENT OF LOCATING EQUIPMENT.

25. ALL PIPE LENGTHS ARE APPROXIMATE DIMENSIONS. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM WITH TYPICAL SECTIONS AND DETAILS AS SHOWN ON THE MISCELLANEOUS DETAILS SHEET AND IN ACCORDANCE WITH THE SPECIFICATIONS.

26. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.

27. GRADES SHOWN ON PLANS ARE EDGE OF PAVEMENT FINISHED GRADES UNLESS OTHERWISE NOTED.

28. SHOULD THE SURFACE OR SUBSURFACE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

29. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFICALLY STATED. ALL DISTURBED AREAS WITHIN THE NASSAU COUNTY RIGHT OF WAY SHALL BE COVERED WITH BERMUDA SOD.

30. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF SEDIMENT-LADEN RUNOFF RESULTING FROM STORM EVENTS DURING THE CONSTRUCTION PHASE. EROSION CONTROL FACILITIES SHOULD BE INSTALLED EARLY DURING THE CONSTRUCTION PERIOD SO AS TO PREVENT THE TRANSPORT OF SEDIMENT INTO SURFACE WATERS. RE-VEGETATION AND STABILIZATION OF DISTURBED AREAS SHOULD BE ACCOMPLISHED IMMEDIATELY TO REDUCE THE POTENTIAL FOR FURTHER SOIL EROSION.

31. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND COUNTY/CITY BEFORE COMMENCING WORK.

32. MINIMUM COVER OVER PIPES SHALL BE 36" UNLESS OTHERWISE INDICATED.

33. ALL UNDERGROUND UTILITY COMPANIES SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.

34. IN ADDITION TO THE SPECIFICATIONS AND DETAILS PROVIDED FOR THIS CONTRACT, THE NASSAU COUNTY STANDARD DETAILS AND SPECIFICATIONS (LATEST REVISION) SHALL ALSO BE USED FOR ANY ITEMS NOT COVERED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A SET OF STANDARD DETAILS AND SPECIFICATIONS FROM NASSAU COUNTY.

35. BACKFILL MATERIAL SHALL BE COMPACTED TO 100% (2%) PER CITY OF FB REQUIREMENTS UNDER EXISTING AND PROPOSED ROADWAYS.

36. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.

37. STATIONING REFERS TO THE CENTERLINE OF THE ROADWAY EXCEPT AS NOTED ON PLANS. WHERE PAVEMENT SPLITS, THE STATIONING FOLLOWS THE INSIDE EDGE OF PAVEMENT UNTIL ROADWAY TRANSITIONS BACK TO THE TYPICAL ROADWAY SECTION

38. ALL CONSTRUCTION, MATERIAL, AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH CITY OF FB AND NASSAU COUNTY STANDARDS

WATER NOTES

1. WATER MAINS SHALL HAVE A MINIMUM OF 36" COVER UNDER PAVEMENT OR 30" COVER FROM FINISHED GRADE UNLESS OTHERWISE SHOWN. ALL WATER MAINS SHALL BE FLUSHED IN ACCORDANCE WITH, AND UNDER THE DIRECTION OF THE UTILITY COMPANY.

2. THRUST RESTRAINTS ARE REQUIRED IN ACCORDANCE WITH THE UTILITY COMPANY STANDARDS WHERE WATER MAINS ARE TERMINATED AND AT ALL BENDS AND TEES.

3. TIE RODS SHALL BE INSTALLED ON ALL VALVES LOCATED AT FITTINGS. ALL 10" AND LARGER VALVES AND LARGER SHALL REQUIRE (4) TIE RODS. MEGA LUG JOINT RESTRAINTS MAY BE USED IN LIEU OF THRUST BLOCKS OR TIE RODS.

4. UNLESS OTHERWISE NOTED, WATER MAINS ARE TO BE PVC DR18, DR-25, C-900 (BLUE), CLASS 150.

5. ALL WATER MAINS SHALL BE BACTERIOLOGICAL AND PRESSURE TESTED IN ACCORDANCE WITH AWWA C-600. NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER MAINS HAVE BEEN PRESSURE TESTED, DISINFECTED, AND CLEARED FOR SERVICE. THE UTILITY COMPANY'S AUTHORIZED REPRESENTATIVE MUST BE NOTIFIED 48 HOURS PRIOR TO PERFORMING THE PRESSURE TEST AND MUST BE PRESENT.

6. THE CONTRACTOR SHALL AVOID SERVICE INTERRUPTIONS AND MAINTAIN ANY EXISTING WATER SERVICE TO MEET THE SYSTEM DEMANDS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF AFFECTED CUSTOMERS OF THE UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF ANY INTERRUPTION OF SERVICE. BOIL WATER NOTICES SHALL BE DELIVERED IN ACCORDANCE WITH THE UTILITY COMPANY BOIL WATER NOTICE REQUIREMENTS.

7. ALL MAIN FLUSHING POINTS SHALL BE SAME SIZE AS MAIN UP TO 8 INCH WATER MAINS. FLUSHING POINTS FOR MAINS LARGER THAN 8 INCH SHALL BE REDUCED TO 8 INCH.

8. ALL WATER MAINS SHALL BE DISINFECTED USING LIQUID CHLORINE OR HYPOCHLORITES IN ACCORDANCE TO AWWA C651-86. WATER IN MAIN SHALL MAINTAIN A CHLORINE RESIDUAL OF 50 MG/L FOR A MINIMUM OF 24 HOURS. WATER MAIN SHALL NOT BE PLACED IN SERVICE UNTIL CLEARANCE HAS BEEN PROVIDED BY THE APPROPRIATE REGULATING AGENCY AND CITY OFFERNANDINA BEACH UTILITIES DEPARTMENT.

9. IF SOLVENT CONTAMINATION IS FOUND IN THE PIPE TRENCH, WORK SHALL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. BASED ON APPROVAL OF THE PERMITTING AGENCY, DUCTILE IRON PIPE, FITTINGS, AND SOLVENT RESISTANT GASKET MATERIAL SUCH AS FLUOROCARBON SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE SHALL EXTEND AT LEAST 100 FEET BEYOND ANY SOLVENT NOTED. ANY CONTAMINATED SOIL THAT IS EXCAVATED SHALL BE PLACED ON AN IMPERMEABLE MAT AND COVERED WITH A WATER PROOF COVERING. THE PROPER AUTHORITIES WILL BE NOTIFIED AND THE CONTAMINATED SOIL HELD FOR PROPER DISPOSAL.

10. 2" FLUSHING HYDRANTS SHALL BE INSTALLED AT ALL DEAD END LINES AND MAIN LINE STUB-OUTS.

11. A SEPARATE WATER SERVICE SHALL BE REQUIRED FOR EACH UNIT SERVED AND SHALL BE INSTALLED 3 FEET EITHER SIDE OF PROPERTY LINE. ALL WATER SERVICES SHALL BE MARKED WITH A "W" ETCHED ON THE CURB. ALL VALVES SHALL BE MARKED WITH A "V" ETCHED ON THE CURB.

12. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY COMPANY'S STANDARDS.

13. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED AT THE CONSUMER'S METER OR AT THE PROPERTY LINE WHEN A METER IS NOT USED.

14. BACKFLOW PREVENTION ASSEMBLIES SHALL BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN. TEST RESULTS SHALL BE SUBMITTED TO AND APPROVED BY THE UTILITY COMPANY PRIOR TO ACCEPTANCE OF INSTALLATION.

15. MAXIMUM DEPTH ON WATER SERVICES TO METER TO BE 36".

INDEX

PAGE #	SHEET	DESCRIPTION
1	CVR	COVER SHEET
2	IN-1	INDEX SHEET
3	PRE-1	PREDEVELOPMENT PLAN
4	GE-1	GEOMETRY PLAN
5	UT-1	UTILITY PLAN
6	DR-1	DRAINAGE PLAN
7	LS-1	LANDSCAPE PLAN
8	DT-1	MISC. DETAILS
9	DT-2	UTILITY DETAILS

FIRE NOTES

1. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE. (NFPA 1, 16.4.3.1.3, 2023 EDITION)

2. CLEARANCES OF SEVEN AND ONE HALF FEET (7 FT-6 IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT, WITH A FOUR FOOT CLEARANCE TO THE REAR OF THE HYDRANT. (NFPA 1, 18.3.4.1, 2023)

3. NEW FIRE HYDRANT(S) SHALL BE INSTALLED SO THAT POSITIONED NOT MORE THAN 7 FEET 6 INCHES AWAY FROM CURB OR BERM OF THE ROADWAY.

LEGEND

EXISTING VALVE	PROPOSED SPOT ELEVATION
EXISTING WATER LINE (WM)	DRAINAGE STRUCTURE (S-5)
EXISTING SANITARY SEWER (SS)	PIPE (P-1)
EXISTING FIRE HYDRANT	EXISTING SPOT ELEVATION (x(6.58))
PROPOSED SANITARY SEWER (SS)	
PROPOSED WATER LINE (WM)	
PROPOSED FIRE HYDRANT	
EXISTING EDGE OF PAVEMENT	
EXISTING PROPERTY LINE	

SEWER NOTES

1. THE CONTRACTOR SHALL PROVIDE, TO THE ENGINEER OF RECORD , A SCHEDULE OF INVERT ELEVATIONS OF ALL SANITARY MANHOLES PRIOR TO THE PLACEMENT OF THE LIME ROCK BASE COURSE. THIS SCHEDULE TO BE PROVIDED BY THE REGISTERED LAND SURVEYOR SUBMITTING THE "AS-BUILT" DRAWINGS FOR THIS PROJECT.

2. SANITARY SEWER SERVICES SHALL BE 6"PVC WITH A MINIMUM SLOPE OF 0.006 FEET PER FOOT AND SHALL BE TERMINATED AT THE RIGHT-OF-WAY LINE WITH A DEPTH OF 24" TO 48" FROM THE FINAL FINISHED GRADE OF THE DEVELOPED LOTS. DEPTHS GREATER THAN 48" FROM FINAL FINISHED GRADE SHALL BE READJUSTED BY THE DEVELOPER AT HIS COST.

3. GRAVITY SEWER TO BE CLEANED & TV TESTED BY DEVELOPER AT DEVELOPER'S EXPENSE

4. ALL MANHOLE FRAMES AND COVERS TO BE ADJUSTED TO FINAL FINISHED GRADE.

5. A SEPARATE SEWER SERVICE (6" MIN.) SHALL BE PROVIDED TO THE RIGHT-OF-WAY FOR EACH LOT BEING SERVED. AN "S" SHALL BE ETCHED INTO THE CURB DIRECTLY OVER EACH SERVICE LINE OR IN THE STREET SIDE OF A SIDEWALK IN LINE WITH THE CLEANOUT.

6. GRAVITY SEWER TO BE GREEN IN COLOR

7. NEW GRAVITY SEWER SYSTEM SHALL BE PLUGGED AT NEAREST EXISTING DOWNSTREAM MANHOLE AND SHALL NOT BE REMOVED WITHOUT AUTHORIZATION FROM THE UTILITY COMPANY. EXISTING MANHOLES TO BE COREBORED AND ARRANGEMENTS MADE TO BE REFURBISHED WITH COMPATIBLE MATERIALS IF THE EXISTING MANHOLE IS ALLOWED TO BE USED.

8. FINISHED FLOOR ELEVATIONS SHALL BE GREATER (HIGHER) THAN THE ELEVATION OF THE MANHOLE NEAREST THE SERVICE LATERAL IN ORDER TO AVOID A POTENTIAL BACKUP OF SEWERAGE IN THE HOUSE OR BUILDING.

9. ALL GRAVITY SEWER PIPE TO A 10 FOOT DEPTH OF COVER SHALL BE SDR-26 PVC PIPE (MINIMUM). GRAVITY SEWER PIPE WITH COVER OF 15 FEET (AND IN EASEMENTS) AND GREATER SHALL BE C900 - DR18. JOINT SHALL BE OF THE BELL AND SPIGOT TYPE AND MEET THE REQUIREMENTS OF THE PIPE REFERRED BEING USED.

10. WHEN A PROPERTY LINE CAN NOT BE DEFINED, THE SEWER CLEANOUT SHALL BE PLACED IN AN UNPAVED AREA AT A DISTANCE NO GREATER THAN 30 FEET FROM THE SEWER MAIN.

11. NOTE: DR-18 TO BE USED ON SEWER LINE CROSSING WHERE STORM DRAIN IS WITHIN 24 INCHES ABOVE GRAVITY ALSO JOINT TO BE CENTERED AT CROSSING

12. ALL MANHOLES TO HAVE MINIMUM 24" HINGED RING AND COVER EAST JORDAN OR APPROVED EQUIVALENT

13. SEWER PLUGS USED DURING THE CONSTRUCTION OR CONNECTION TO A SYSTEM SHALL HAVE THE CONTRACTOR'S NAME PERMANENTLY STAMPED.

14. THE MANHOLE LINER SHALL BE SPECTRA SHIELD OR APPROVED EQUIVALENT.

15. IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUIREMENTS, LEAKAGE TESTING SHALL BE PERFORMED ON ALL SEGMENTS OF THE SEWER SYSTEM. TESTING MAY INCLUDE APPROPRIATE WATER OR LOW PRESSURE AIR TESTING. TEST METHODS SHALL TAKE INTO CONSIDERATION THE RANGE IN GROUNDWATER ELEVATIONS DURING THE TEST AND ANTICIPATED DURING THE DESIGNED LIFE OF THE SEWER. NO LEAKAGE ALLOWED IN SYSTEM.

16. ALL FORCE MAIN PIPING TO BE DR-18 PVC, WHERE APPLICABLE. TRACING WIRE REQUIRED.

17. CONTACT ANDRE DESILET, COFB UTILITY DIRECTOR AT (904-310-3420) FOR PRE-CONSTRUCTION AND COORDINATION MEETING PRIOR TO WORK COMMENCING.

No.	By	Date	Revision
A	BS	04/14/26	COFB TRC SUBMITTAL #1

Scale: 1:20
Project Mgr: AG
Designed by: AG
Drawn by: BS
QA/QC: NG

Gillette & Associates, Inc.
31 South 4th Street
Fernandina Beach, FL 32034

Certificate of Authorization No. 9332

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SOUTH 3RD DEVELOPMENT
309 S. 3RD STREET
FERNANDINA BEACH, FLORIDA
FOR
COASTAL LEGACY GROUP, LLC

INDEX SHEET & NOTES

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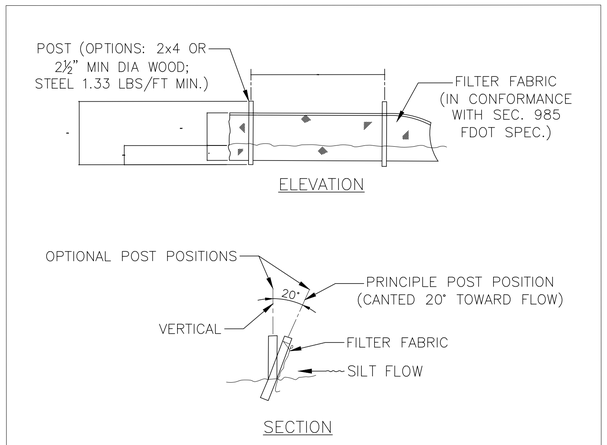


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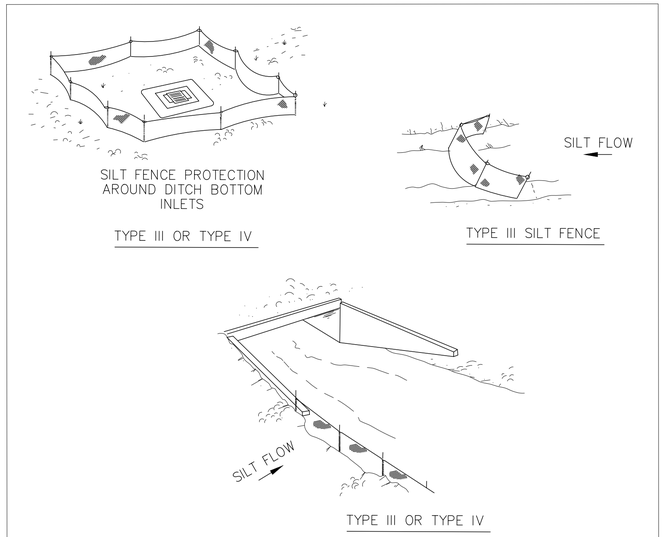
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IN-1

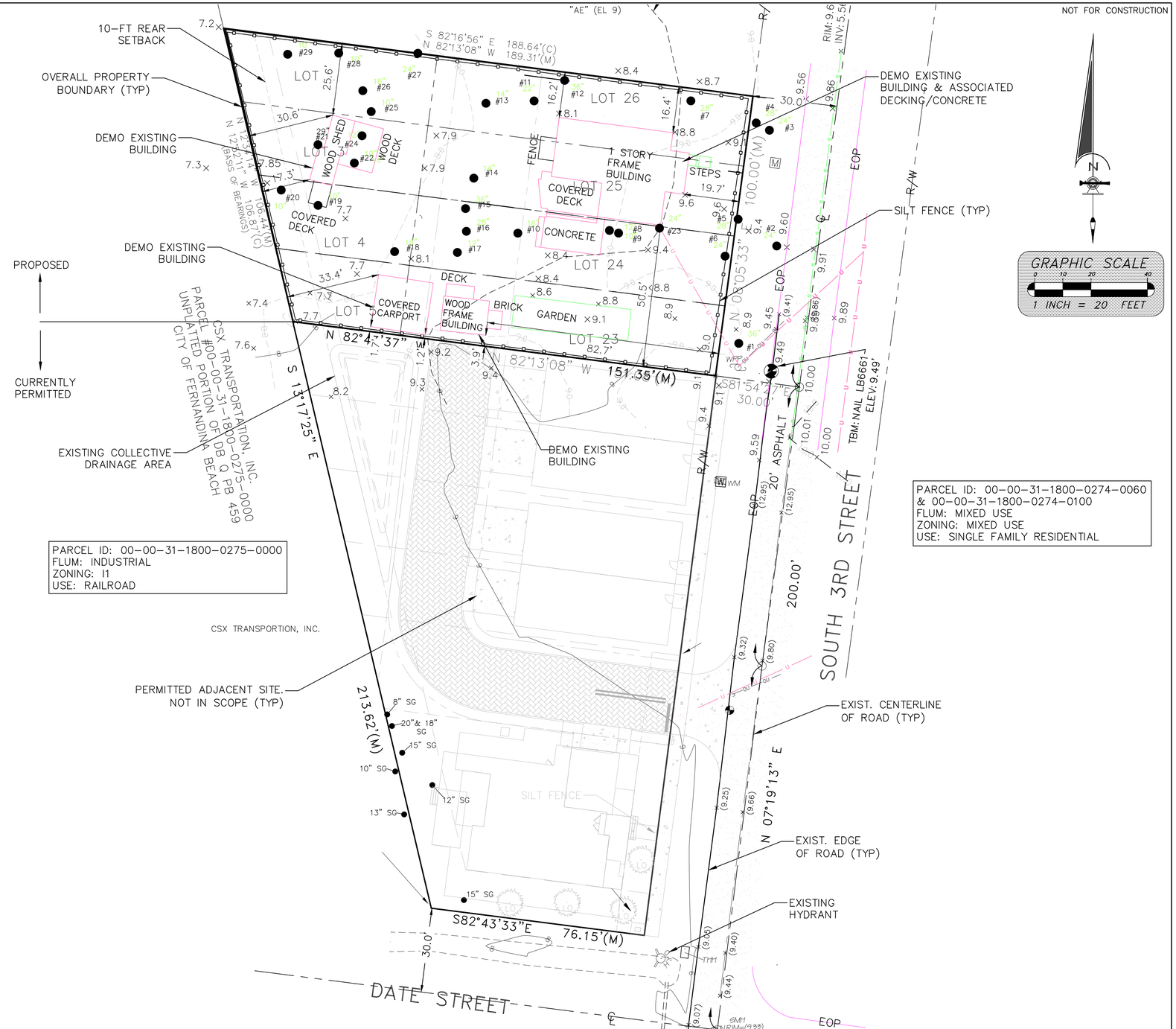
Project No. XX-XX-XX



TYPE III SILT FENCE DETAIL



SILT FENCE APPLICATIONS



A	BS	04/14/26	COFB TRC SUBMITTAL #1	
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FOR
COASTAL LEGACY GROUP, LLC

PREDEVELOPED PLAN

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Sheet PRE-1
Page 3 of 9
Project No. XX-XX-XX

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LOT TABLE					
LOT #	LOT WIDTH (FT)	LOT LENGTH (FT)	LOT AREA (SF)	IMP. AREA (SF)	IMP. AREA (%)
1	50	180	8,960	4,253	47.5
2	25	165	4,110	2,105	51.2
3	25	155	3,910	2,105	53.9

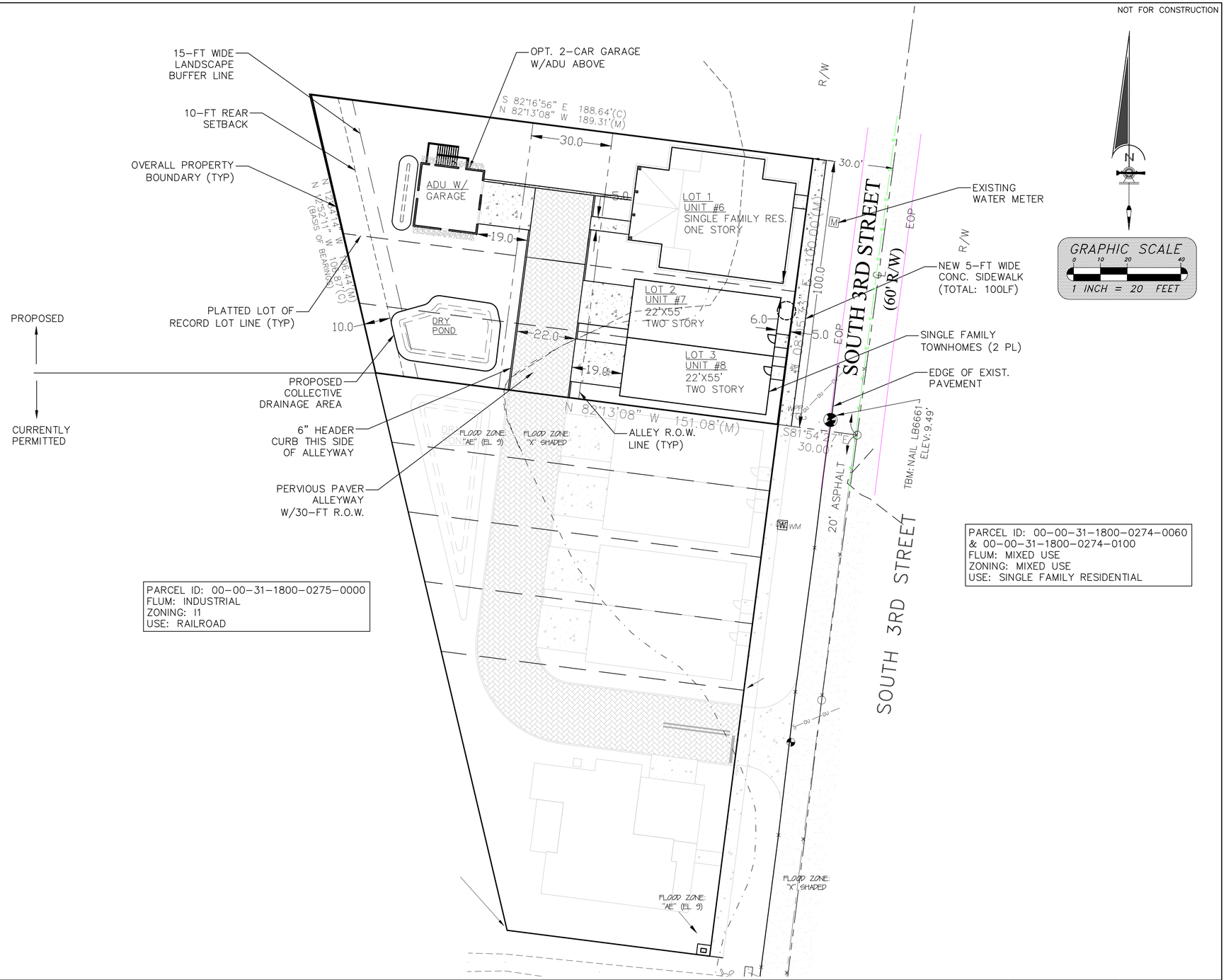
NOTE: LOT LENGTH SHOWN IS AN AVERAGE BETWEEN THE NORTH AND SOUTH PINS ON THE WEST PROPERTY LINE

PROPERTY INFORMATION:
- PID#: 00-00-31-1800-0275-0230
- TOTAL AREA: 0.39 ACRES (16,980 SF)
- LOCATION: FERNANDINA BEACH, FL
- FLOOD ZONE: AE-9 & X-SHADED
- ZONING: MU-1
- FUTURE LAND USE: MIXED USE
- PROPOSED USE: RESIDENTIAL

DEVELOPMENT REQUIREMENTS:
- MAX IMPERVIOUS AREA: 60.0%
- PROPOSED IMPERVIOUS AREA: SEE LOT TABLE
- MAX BUILDING HEIGHT: 35-FT
- PROPOSED MAX. BUILDING HEIGHT: 25-FT
- MINIMUM FINISH FLOOR ELEVATION: 11.40-FT

SETBACK REQUIREMENTS:
- FRONT: NONE
- REAR: 10 FEET
- SIDES: NONE (ALLEYWAY W/REAR ACCESS)
- CORNER: 10 FEET

MISCELLANEOUS:
- ELECTRICITY/POWER: FLORIDA PUBLIC UTILITIES
- WATER: CITY OF FERNANDINA BEACH
- SEWER: CITY OF FERNANDINA BEACH
- ALL GARBAGE/WASTE TO BE VIA ROLL-OFF CONTAINERS ON SOUTH 3RD STREET



PARCEL ID: 00-00-31-1800-0275-0000
FLUM: INDUSTRIAL
ZONING: I1
USE: RAILROAD

PARCEL ID: 00-00-31-1800-0274-0060
& 00-00-31-1800-0274-0100
FLUM: MIXED USE
ZONING: MIXED USE
USE: SINGLE FAMILY RESIDENTIAL

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FERNANDINA BEACH, FLORIDA
FOR
COASTAL LEGACY GROUP, LLC

GEOMETRY PLAN

REGISTERED DESIGN PROFESSIONAL

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FLORIDA P.E. NO. 56177

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Sheet
GE-1
Page 4 of 9
Project No. XX-XX-XX

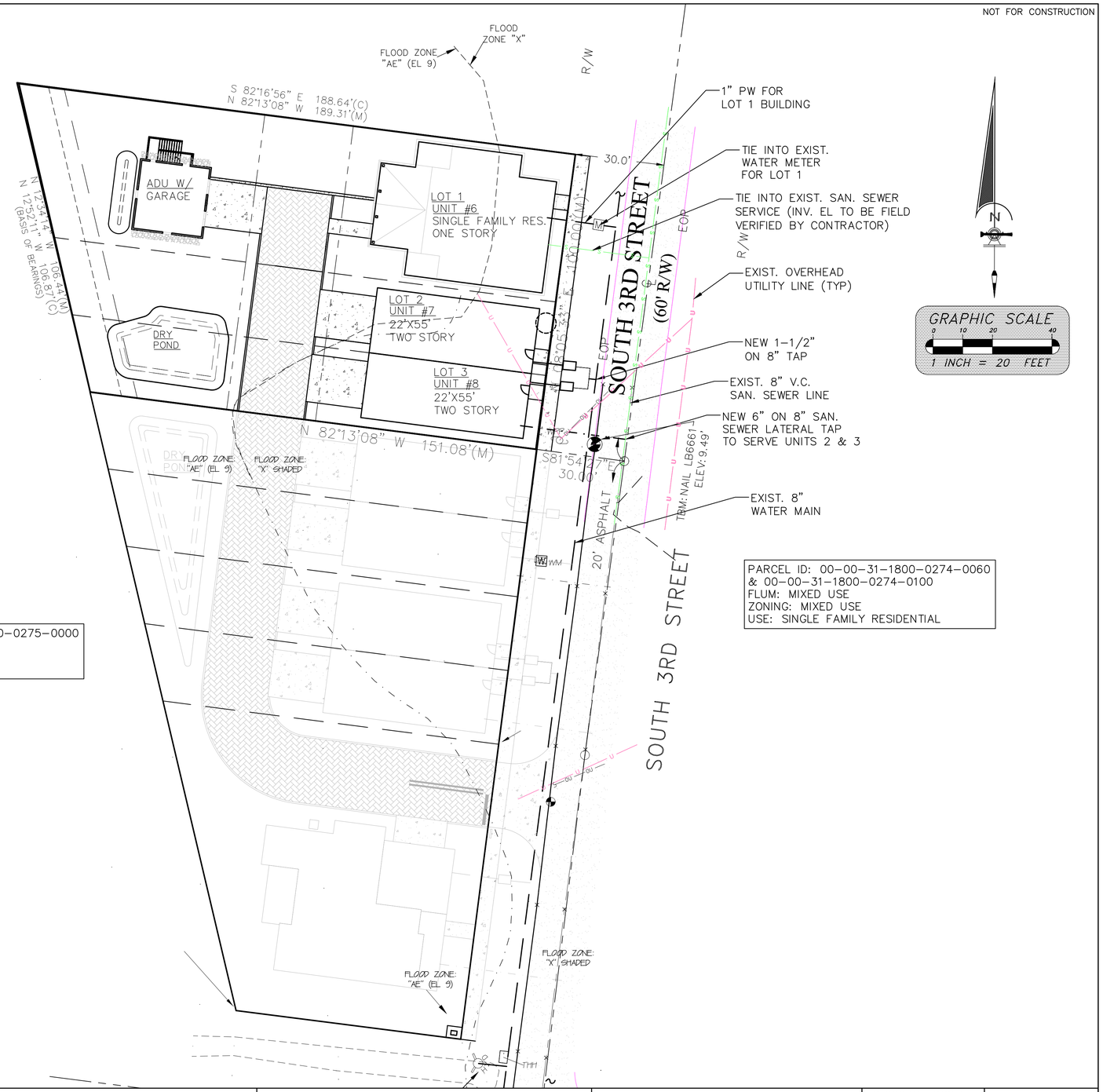
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PARCEL ID: 00-00-31-1800-0274-0060
& 00-00-31-1800-0274-0100
FLUM: MIXED USE
ZONING: MIXED USE
USE: SINGLE FAMILY RESIDENTIAL

PARCEL ID: 00-00-31-1800-0275-0000
FLUM: INDUSTRIAL
ZONING: I1
USE: RAILROAD

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UTILITY PLAN

REGISTERED DESIGN PROFESSIONAL



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FLORIDA P.E. NO. 56177

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Sheet
UT-1
Page 5 of 9
Project No. XX-XX-XX

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DRAINAGE NOTES:

– ALL INFORMATION FOR THE PROPOSED COLLECTIVE DRAINAGE DRY POND & SOILS INFORMATION IS FOUND WITHIN THE DRAINAGE REPORT UNDER SEPARATE COVER.

ADU DRAINAGE CALCULATIONS:

ADU & DRIVEWAY TOTAL IMPERVIOUS AREA: 750 SF

ADU & DRIVEWAY IMPERVIOUS AREA RUNOFF:
(750 SF)*(1.0")*(1/12 FT/IN) = 62.5 C.F.

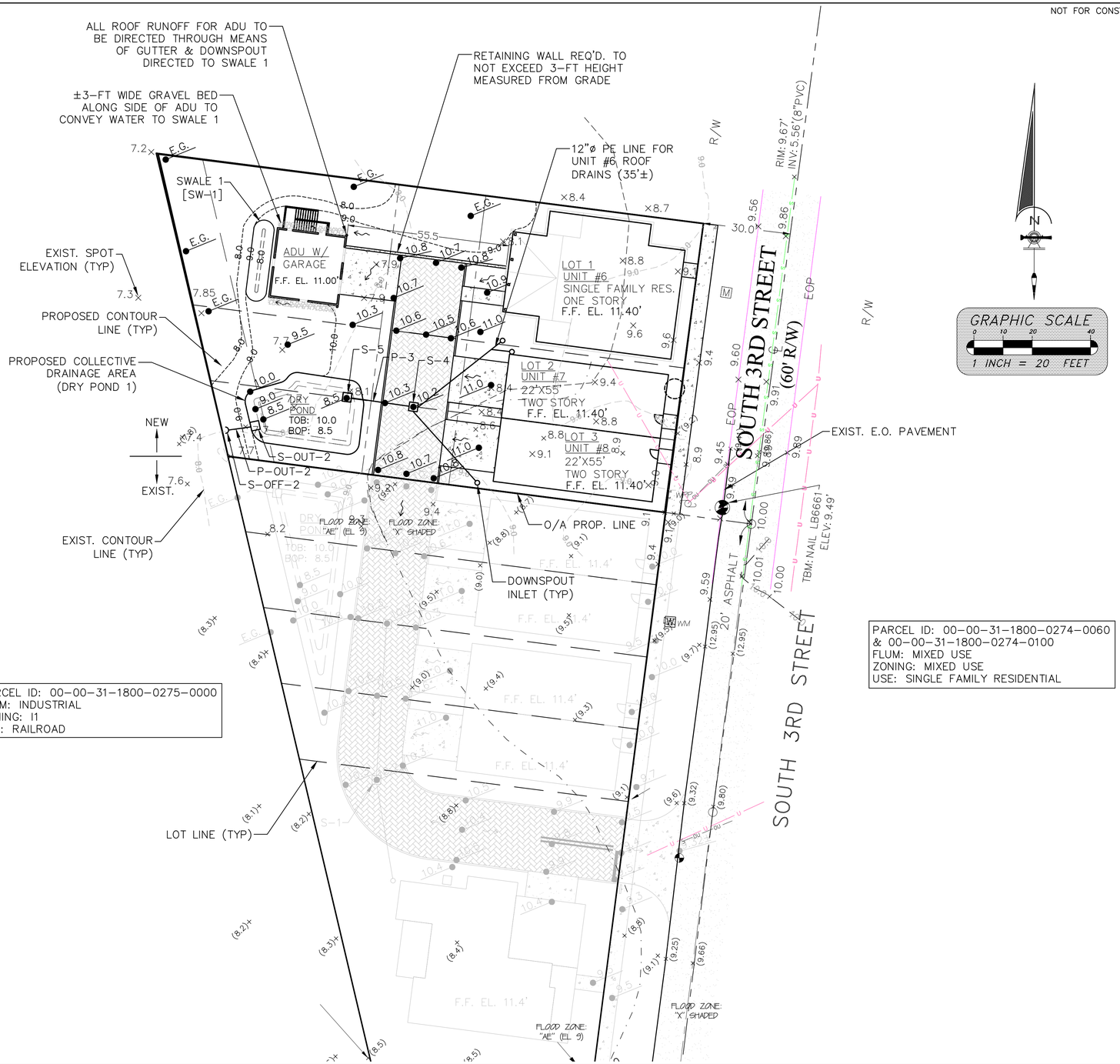
SWALE 1[SW–1]:

TOP: 186 SF
BOP: 22 SF
SIDESLOPE: 3:1
SWALE DEPTH: 1.0–FEET

TOTAL TREATMENT VOLUME REQUIRED = 62.5 C.F.
TOTAL TREATMENT VOLUME PROVIDED = 104.0 C.F.

NEW STRUCTURE TABLE						
NAME	TYPE	TOP/ INLET ELEV.	INVERT ELEVATION			
			N	S	E	W
S–4	C	10.20	–	–	–	7.00
S–5	C	8.50	–	–	6.50	–
S–OUT–2	C	9.90	–	–	7.90	–
S–OFF–2	MES	––	–	–	–	7.80

NEW PIPE TABLE					
NAME	FROM	TO	DIAMETER (IN)	LENGTH (FT)	MATERIAL
P–3	S–4	S–5	18	20	PE
P–OUT–2	S–OUT–2	S–OFF–2	15	8	PERFORATED PE



PARCEL ID: 00–00–31–1800–0275–0000
FLUM: INDUSTRIAL
ZONING: I1
USE: RAILROAD

PARCEL ID: 00–00–31–1800–0274–0060
& 00–00–31–1800–0274–0100
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FERNANDINA BEACH, FLORIDA
FOR
COASTAL LEGACY GROUP, LLC

DRAINAGE PLAN

REGISTERED DESIGN PROFESSIONAL

ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

ISSUE DATE: 04/14/26
Sheet
DR–1
Page 6 of 9
Project No. XX–XX–XX

NOT FOR CONSTRUCTION

TREE PRESERVATION & CREDIT TABLE

LOT NO.	TREE NO.	SPECIES	DBH	HEALTH STATUS	MITIGABLE DBH	PRESERVED? (Y/N)	SAVED DBH APPLIED
1	5	PECAN	28	3	28	N	0
	7	SABAL PALM	28	1	28	N	0
	11	SABAL PALM	22	1	22	Y	22
	12	SABAL PALM	36	1	36	Y	36
	13	PECAN	14	1	14	N	0
	14	SABAL PALM	14	1	14	N	0
	22	CAMPHOR	14	2	0	N	0
	24	SWEET GUM	14	2	14	N	0
	25	CAMPHOR	10	2	0	N	0
	26	CAMPHOR	16	2	0	N	0
	27	PECAN	24	2	24	Y	24
	28	CAMPHOR	10	2	0	N	0
	29	CAMPHOR	10	2	0	N	0

PREDEVELOPED TOTAL MITIGABLE PROTECTED DBH	180
REQUIRED PRESERVATION DBH (50% PROTECTED DBH)	90"
SAVED DBH	82"
PLANTED DBH	12.5" (5 TREES)
POST-DEVELOPMENT TOTAL DBH	94.5"
DBH TOWARDS TREE FUND	0"

LOT 1 NOTE: ALL NEW PLANTED TREES FOR MITIGATION PURPOSES TO BE MIN. 2.5" D.B.H. EACH. TREES FUND PARTICIPATION IS BASED ON A DBH OF 2.5"

TREE PRESERVATION & CREDIT TABLE

LOT NO.	TREE NO.	SPECIES	DBH	HEALTH STATUS	MITIGABLE DBH	PRESERVED? (Y/N)	SAVED DBH APPLIED
2	6	SABAL PALM	24	1	24	Y	24
	8	NORFOLK ISLAND PINE	10	2	0	N	0
	9	NORFOLK ISLAND PINE	12	2	0	N	0
	10	SABAL PALM	16	1	16	N	0
	15	PECAN	36	3	36	N	0
	16	PECAN	28	2	28	N	0
	17	PECAN	12	2	12	N	0
	18	SWEET GUM	16	1	16	N	0
	19	CAMPHOR	10	2	0	N	0
	20	PECAN	10	1	10	Y	10
	23	CAMPHOR	12	2	0	N	0

PREDEVELOPED TOTAL MITIGABLE PROTECTED DBH	142"
REQUIRED PRESERVATION DBH (50% PROTECTED DBH)	71"
SAVED DBH	34"
PLANTED DBH	5" (2 TREES)
POST-DEVELOPMENT TOTAL DBH	39"
DBH TOWARDS TREE FUND	32"

LOT 2 NOTE: ALL NEW PLANTED TREES FOR MITIGATION PURPOSES TO BE MIN. 2.5" D.B.H. EACH. TREES FUND PARTICIPATION IS BASED ON A DBH OF 2.5"

TREE PRESERVATION & CREDIT TABLE

LOT NO.	TREE NO.	SPECIES	DBH	HEALTH STATUS	MITIGABLE DBH	PRESERVED? (Y/N)	SAVED DBH APPLIED
3	N/A	N/A	N/A	N/A	N/A	N/A	N/A

PREDEVELOPED TOTAL MITIGABLE PROTECTED DBH	0"
REQUIRED PRESERVATION DBH (50% PROTECTED DBH)	0"
SAVED DBH	0"
PLANTED DBH	10" (4 TREES)
POST-DEVELOPMENT TOTAL DBH	10"
DBH TOWARDS TREE FUND	0"

LOT 3 NOTE: ALL NEW PLANTED TREES TO BE MIN. 2.5" D.B.H. EACH. TREES FUND PARTICIPATION IS BASED ON A DBH OF 2.5"

PLANT SCHEDULE (WHOLE SITE)

SYMBOL	QTY.	KEY	SPECIES / COMMON NAME	SIZE/REMARKS
SHADE TREE	0	SM	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	3" CAL MIN., 8' HEIGHT MIN.
SHADE TREE	9	LO	QUERCUS VIRGINIANA / LIVE OAK	3" CAL MIN., 8' HEIGHT MIN.
PALM TREE	6	PM	WALTER LODD / SABAL PALM	8' HEIGHT MIN.

HEALTH STATUS CODES

STATUS CODE	MITIGABLE? (Y/N)	HEALTH STATUS
1	Y	NO APPARENT DEFECT
2	Y	MINOR DEFECT
3	Y	COULD KEEP TREE BUT HAS DEFECTS
4	N	POOR HEALTH AND SUGGEST REMOVAL
5	N	SEVERE DEFECT AND SHOULD BE REMOVED

MINIMUM CANOPY TREE PLANTING

LOT #	LOT AREA (SF)	TREES REQ'D	NO. OF TREES REQ'D	MIN. CALIPER (DBH)	NO. OF TREES PROPOSED
1	8,960	2 PER 2500 S.F.	8	2.5"	8
2	4,110	2 PER 2500 S.F.	4	2.5"	4
3	3,910	2 PER 2500 S.F.	4	2.5"	4

LANDSCAPE BUFFERS:

NORTH PROPERTY:
- ZONING: MU-1
- BUFFER REQ'D: NONE

EAST PROPERTY:
- ZONING: MU-1
- BUFFER REQ'D: NONE

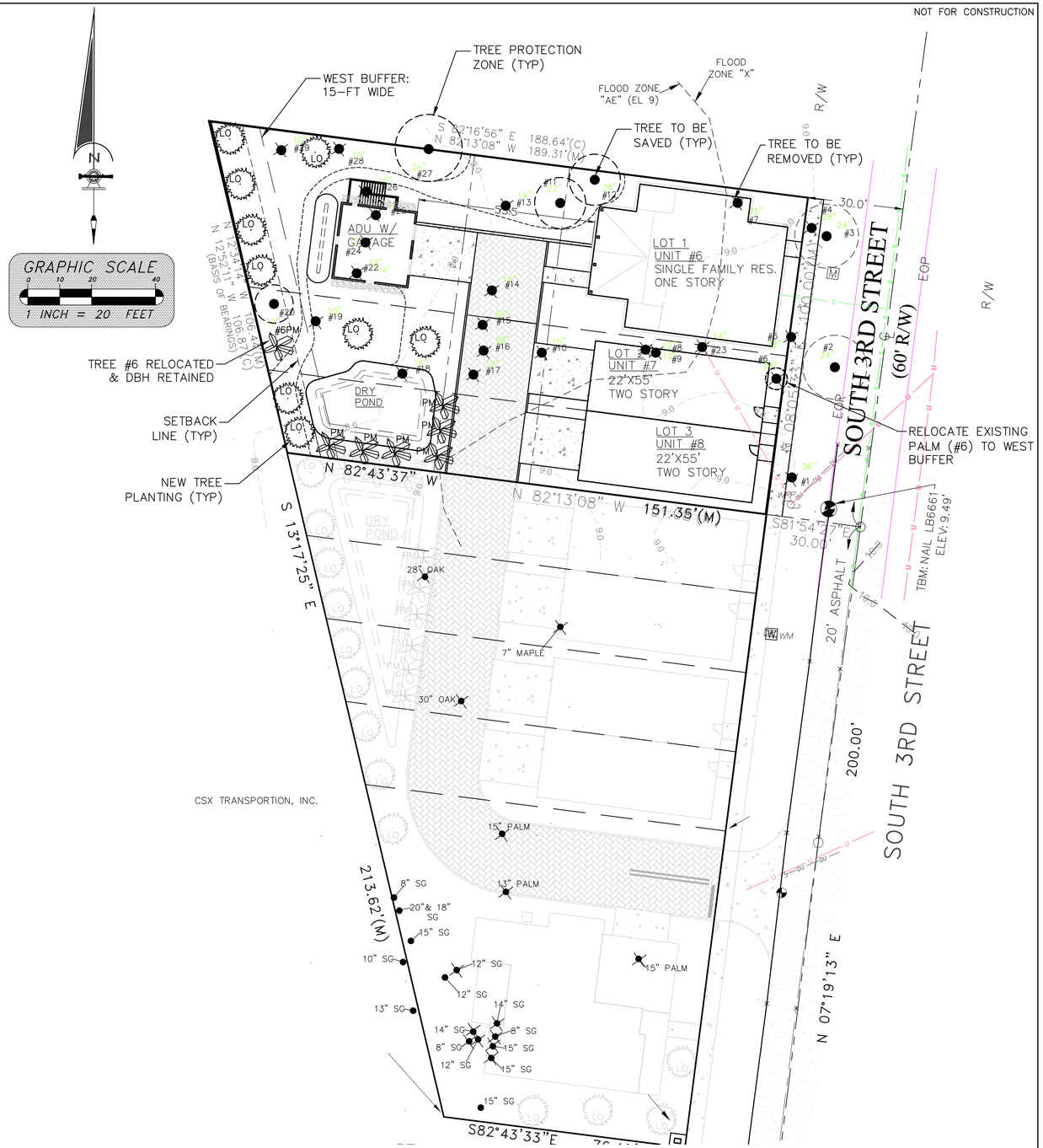
SOUTH PROPERTY:
- ZONING: MU-1
- BUFFER REQ'D: NONE

WEST PROPERTY:
- ZONING: I-1
- BUFFER REQ'D: TYPE B (15-FT WIDE)
- REQ'D PLANTING: 4 UNDERSTORY TREES PER 100-FT
- BOUNDARY LENGTH: 106-FT
- TREES REQ'D: (106'/100') * (4 TREES) = 5 TREES
- TREES PROVIDED: 8 SHADE TREES

RESIDENTIAL LANDSCAPE REQUIREMENTS:

LDC 4.05.05(A) REQUIREMENT:

- MINIMUM OF AT LEAST TWO NATIVE, SHADE TREES FOR EACH 2,500 SQUARE FEET OF DEVELOPMENT SITE. LANDSCAPE MATERIALS MUST BE AS FOLLOWS:
- AT LEAST 4 NATIVE TREES MAY BE LOCATED IN THE FRONT, REAR OR SIDE YARD.
- ALL MECHANICAL EQUIPMENT, TRANSFORMERS, LIFT STATIONS, ETC. TO RECEIVE HEDGE SYSTEM PER PLANTING SCHEDULE.



No.	By	Date	Revision
A	BS	04/14/26	COFB TRC SUBMITTAL #1

Scale: 1:20
Project Mgr: AG
Designed by: AG
Drawn by: BS
QA/QC: NG

Gillette & Associates, Inc.
31 South 4th Street
Fernandina Beach, FL 32034

Certificate of Authorization No. 9332

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"

G & A
GILLETTE & ASSOCIATES, INC
31 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

SOUTH 3RD DEVELOPMENT
309 S. 3RD STREET
FERNANDINA BEACH, FLORIDA
FOR
COASTAL LEGACY GROUP, LLC

LANDSCAPE PLAN
WITH TREE MITIGATION

REGISTERED DESIGN PROFESSIONAL



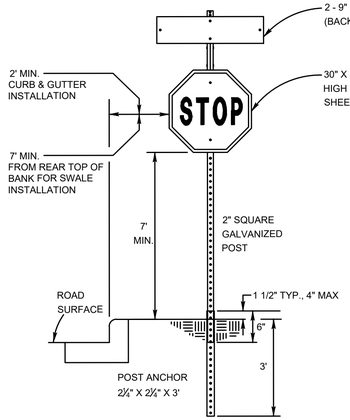
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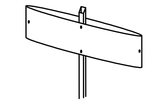
ISSUE DATE: 04/14/26
Sheet
LS-1
Page 7 of 9
Project No. XX-XX-XX

NOTES:
GALVANIZED STEEL SQUARE TUBE POSTS SHALL MEET THE REQUIREMENTS OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, INDEX NO. 11860

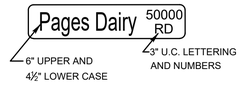
SIGN PLACEMENT SHALL MEET THE REQUIREMENTS OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, INDEX NO. 17302.

NOTE: LEAVE 2 HOLES FROM TOP OF POST FOR THE INSTALLATION OF CAPS, DEAD END AND NO OUTLET SIGN IF NEEDED.



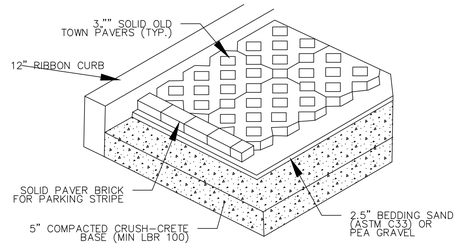


SIGN BLANKS ARE RIVETED TOGETHER AND RIVETED TO THE POST.



SHEETING - GREEN E C FILM OVER HIGH INTENSITY PRISMATIC, SILVER (PRIVATE- BLUE SHEETING)
SIGN BLANKS - 0.080 ALUMINUM
9"X42" TYP.

STOP AND STREET MARKER DETAIL



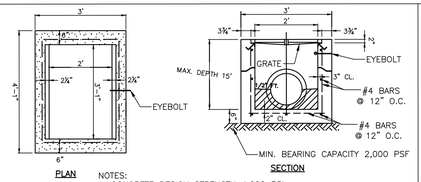
PERVIOUS PAVER MAINTENANCE:

ALL PERVIOUS PAVERS ARE TO BE SWEPT AND CLEANED ONCE EVERY 6 MONTHS BY AN APPROVED MAINTENANCE COMPANY IN ORDER TO MAINTAIN PERMEABILITY

NOTE:

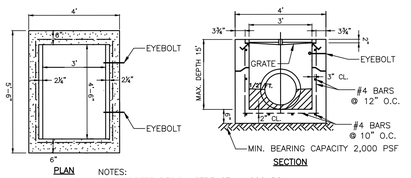
PER THE 2012 FLORIDA ACCESSIBILITY CODE PAVERS SHALL BE PLACED WITH JOINT TO JOINT (NO OPENINGS BETWEEN PAVERS) AND SHALL NOT HAVE ANY CHANGES IN HEIGHT GREATER THAN 1/4"

PAVER DETAIL



NOTES:
1. CONCRETE DESIGN STRENGTH 4,000 PSI
2. PIPES SHALL BE FLUSH WITH INSIDE WALL
3. SLOT OPENING SHALL NOT BE IN WALLS WITH RATE SEAT

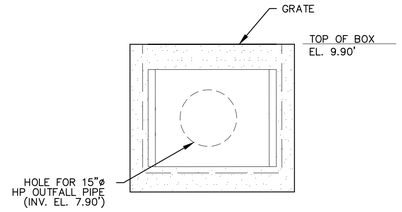
TYPE C INLET



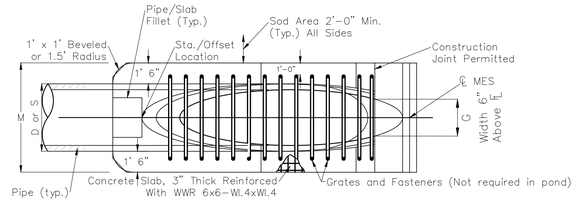
NOTES:
1. CONCRETE DESIGN STRENGTH 4,000 PSI
2. PIPES SHALL BE FLUSH WITH INSIDE WALL
3. SLOT OPENING SHALL NOT BE IN WALLS WITH RATE SEAT

TYPE E INLET

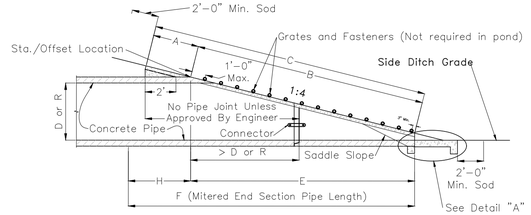
INLET DETAILS



TYPE C - OUTFALL STRUCTURE DETAIL



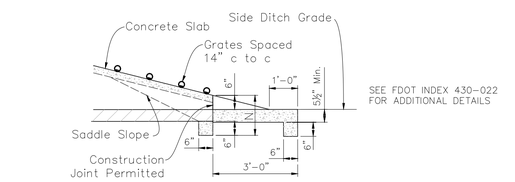
PLAN - SINGLE PIPE



ELEVATION

DIMENSIONS FOR SINGLE 24" CONCRETE PIPE												
DIA. D	X	A	B	C	E	F	G	H	M	N	3" CONC. SLAB (CY)	SODDING (SY)
24"	3'-5"	2.53'	7.18'*	9.71'	7.03'*	11'	1.73'	4.0'	5.50'	1.25'	1.02	10

*6.42' *6.25' DIMENSIONS PERMITTED TO ALLOW USE OF 8' STANDARD PIPE LENGTHS.



DETAIL "A"

MES DETAIL

No.	By	Date	Revision
A	BS	04/14/26	COFB TRC SUBMITTAL #1

Scale: NONE
Project Mgr: AG
Designed by: AG
Drawn by: BS
QA/QC: NG

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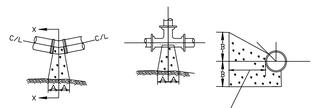
SOUTH 3RD DEVELOPMENT
309 S. 3RD STREET
FERNANDINA BEACH, FLORIDA
FOR
COASTAL LEGACY GROUP, LLC

MISCELLANEOUS DETAILS

REGISTERED DESIGN PROFESSIONAL
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Sheet
DT-1
Page 8 of 9
Project No. XX-XX-XX

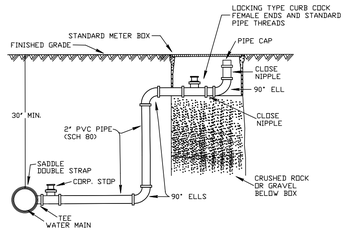
NOT FOR CONSTRUCTION



	11/4 BENDS		CU FT	11/8 BENDS		CU FT	11/16 BENDS		CU FT		TEE		CU FT
SIZE	A	B	CONC.	A	B	CONC.	A	B	CONC.	SIZE	A	B	CONC.
6"	16"	10"	3.2	9"	10"	3.0	6"	8"	1.3	6"	10"	12"	3.3
8"	26"	18"	7.6	15"	13"	6.7	9"	10"	3.1	8"	13"	16"	8.4
10"	26"	17"	11.5	14"	17"	9.9	10"	13"	3.6	10"	16"	20"	9.4
12"	35"	21"	21.1	16"	21"	18.6	11"	15"	6.6	12"	18"	24"	16.6
14"	35"	24"	29.8	19"	24"	14.9	13"	20"	8.9	14"	25"	27"	33.2
16"	38"	27"	37.8	21"	27"	18.1	13"	24"	11.2	16"	24"	30"	28.6
20"	47"									20"			

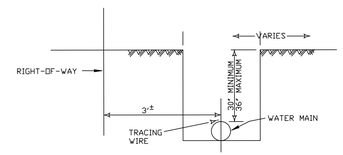
NOTE:
1. ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.
2. THESE TABLES SHOW MINIMUM SIZE THRUST BLOCKS FOR GOOD SOIL, (A-1 THROUGH A-3, CLEAN SAND AND GRAVELS)
3. POOR SOIL (A-4 THROUGH A-8, SILTY SOILS, CLAYS, MUCK AND PEAT) WILL REQUIRE LARGER THRUST BLOCKS.

THRUST BLOCKS FOR BENDS & TEE'S



NTS

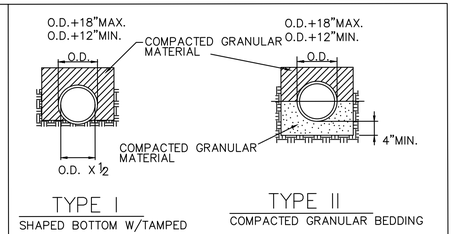
FLUSHING VALVE



NTS

WHITE PVC DR 25 C900 PIPE FOR ALL 4", 6", 8", 10" AND 12" MAINS
#10 UF SOLID TRACING WIRE TO BE INSTALLED ON TOP OF MAIN TAPED EVERY TEN FEET
PIPE LETTERING TO BE AT TOP OF PIPE WITH EDGE OF JOINT LINE VISIBLE AT BELL

TRENCH DETAILS

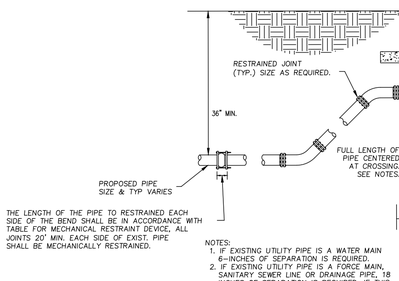


TYPE I
SHAPED BOTTOM W/TAMPED

TYPE II
COMPACTED GRANULAR BEDDING

CLASS "B"

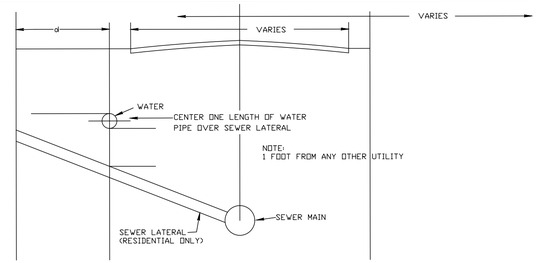
BEDDING DETAILS



THE LENGTH OF THE PIPE TO RESTRAINED EACH SIDE OF THE BEND SHALL BE IN ACCORDANCE WITH TABLE FOR MECHANICAL RESTRAINT DEVICE, ALL JOINTS 20' MIN. EACH SIDE OF EXIST. PIPE SHALL BE MECHANICALLY RESTRAINED.

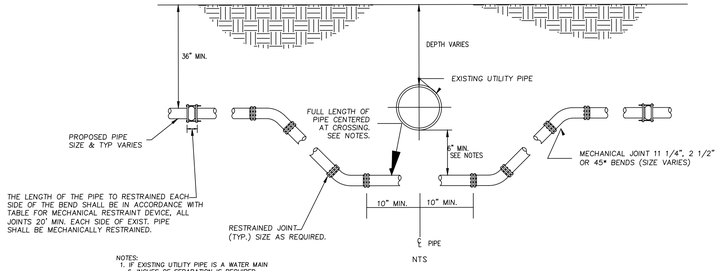
NOTES:
1. IF EXISTING UTILITY PIPE IS A WATER MAIN 6-INCHES OF SEPARATION IS REQUIRED.
2. IF EXISTING UTILITY PIPE IS A FORCE MAIN, SANITARY SEWER LINE OR DRAINAGE PIPE, 18 INCHES OF SEPARATION IS REQUIRED. IF THIS IS IMPOSSIBLE AND EXISTING UTILITY MAIN IS C900, C905 OR D.I. PIPE, SEPARATION CAN BE REDUCED TO 6-INCHES. A FULL 20FT. PIPE SHALL BE CENTERED UNDER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR 18-INCH OR 6-INCH SEPARATIONS.
3. LOCATING WIRING REQUIRED. SEE DETAIL W-44.

NTS



NOTES:
1. MAINTAIN MINIMUM 6' HORIZONTAL SEPARATION BETWEEN WATER AND WASTE WATER MAINS. WHERE THIS IS NOT POSSIBLE REPLACE WASTE WATER MAIN WITH DUCTILE IRON FOR THE LENGTH IN WHICH THE 10' HORIZONTAL SEPARATION CANNOT BE MAINTAINED. (BY OTHERS)
2. MAINTAIN MINIMUM 6' VERTICAL SEPARATION BETWEEN ALL WATER AND WASTE WATER MAINS.
3. MAINTAIN MINIMUM 12" SEPARATION BETWEEN ALL OTHER FACILITIES

UTILITY CONFLICT DETAIL "A"



THE LENGTH OF THE PIPE TO RESTRAINED EACH SIDE OF THE BEND SHALL BE IN ACCORDANCE WITH TABLE FOR MECHANICAL RESTRAINT DEVICE, ALL JOINTS 20' MIN. EACH SIDE OF EXIST. PIPE SHALL BE MECHANICALLY RESTRAINED.

NOTES:
1. IF EXISTING UTILITY PIPE IS A WATER MAIN 6-INCHES OF SEPARATION IS REQUIRED.
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3. LOCATING WIRING REQUIRED. SEE DETAIL W-44.

NTS

UTILITY CONFLICT DETAIL "B"

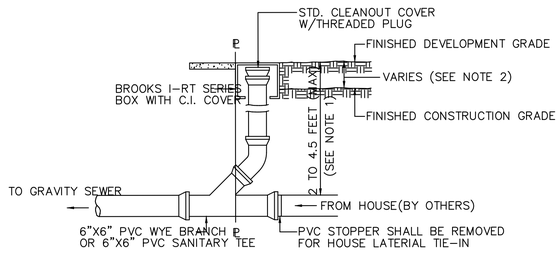
WATER MAIN NOTES

IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER MAINS BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.

IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER MAINS BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555.345, F.A.C..

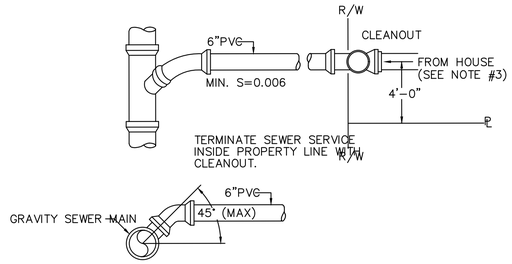
ALL WATER MAINS WILL BE CONSTRUCTED WITH BLUE C900-DR25 PIPE
ALL WATER SERVICES WILL CONSTRUCTED WITH WHITE PVC SCHEDULE 80 PIPE. BLUE SPRAY PAINT WILL BE APPLIED TO THE TOP SURFACE.
JOINT RESTRAINERS MAY BE USED IN PLACE OF THRUST BLOCKS ON C900, DR25 PIPE. WITH APPROVAL OF THE CITY UTILITIES DEPARTMENT.

WATER AND SEWER MAIN CLEARANCES



NOTE:
1. DEPTH OF CLEANOUT SHALL BE SET BY DISTANCE TO HOUSE CONNECTION @ 1/4" PER FOOT, PLUS ONE FOOT.
2. CONTRACTOR TO COORDINATE DEPTH WITH DEVELOPER.

CLEANOUT



NOTE:
1. SEWER SERVICE SHALL BE INSTALLED 4'-0" INSIDE PROPERTY LINES.
2. TEMPORARY 4"x4"x8" POST, PAINTED RED AT TOP, TO BE INSTALLED FOR AIDING IN THE PROTECTION OF SEWER CLEAN OUTS. THE POST SHALL EXTEND 4' ABOVE GRADE.
3. CONNECTION FROM HOUSE TO UWF SYSTEMS SHALL BE A HARD CONNECTION. FLEXIBLE CONNECTIONS SHALL NOT BE USED.

TYPICAL SEWER SERVICE

GRAVITY SEWER STANDARD SPECIFICATIONS

1. ALL MANHOLES SHALL BE PRECAST CONCRETE AND CONFORM TO ASTM C-478 STANDARDS. MANHOLE CONES AND RISERS SHALL BE CONSTRUCTED OF 4,000 PSI, TYPE II CEMENT WITH RIVER ROCK OR GRANITE AGGREGATE.

2. ALL PIPES SHALL BE CONNECTED TO THE MANHOLE USING A LOCK JOINT FLEXIBLE MANHOLE SLEEVE (ASTM C-923) OR APPROVED EQUAL.

3. THE EXTERIOR AND INTERIOR OF THE MANHOLE SHALL BE COATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS WITH FABERTITE AS MANUFACTURED BY BRIGGS BITUMINOUS COMPOSITION COMPANY.

4. AN INSIDE PVC DROP MANHOLE (TYPE "B") SHALL BE REQUIRED FOR MANHOLES WHICH HAVE A DISTANCE OF 18 INCHES OR GREATER BETWEEN INFLUENT PIPE INVERT AND EFFLUENT PIPE INVERT. ALL OTHER DROPS SHALL HAVE A SLIDE CONSTRUCTED TO DIRECT THE FLOW INTO THE INVERT CHANNEL.

5. SEWER SERVICES SHALL HAVE 12" THICK COMPACTED LIMEROCK IF 2-FEET OF GROUND COVER CANNOT BE MAINTAINED OVER THE PVC SERVICE LINE.

6. ALL DR-18 PVC SEWER PIPE TO CONFORM TO AWWA C900 STANDARDS. GASKETED JOINTS SHALL CONFORM TO ASTM D3139 AND GASKETS MEET ASTM F477. ALL SEWER PIPE SHOULD BE GREEN.

7. THE MAXIMUM NUMBER OF DIPS IS ONE, 1-INCH DIP PER 135 LF OF PIPE. NO MORE THAN ONE DIP PER 135 LF OF PIPE. A DIP IS DEFINED AS A CHANGE IN ELEVATION OF 0.5" OR GREATER.

No.	By	Date	Revision
A	BS	04/14/26	COFB TRC SUBMITTAL #1

Scale: NONE
Project Mgr: AG
Designed by: AG
Drawn by: BS
QA/QC: NG

Gillette & Associates, Inc.
31 South 4th Street
Fernandina Beach, FL 32034

Certificate of Authorization No. 9332

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"

G & A
GILLETTE & ASSOCIATES, INC
31 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

SOUTH 3RD DEVELOPMENT
309 S. 3RD STREET
FERNANDINA BEACH, FLORIDA
FOR
COASTAL LEGACY GROUP, LLC

UTILITY DETAILS

REGISTERED DESIGN PROFESSIONAL



ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

ISSUE DATE: 04/14/26

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Page 9 of 9

Project No. XX-XX-XX