



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
MARCH 12, 2020
9:00 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 February 27, 2020 Regular TRC meeting Minutes

5. DISCUSSION ITEMS

5.1 Pre-Application Discussion: Elaine Ritter, property owner at 309 N. 10th Street will be present to discuss extending North 10th Street to access her lot for the construction of a single family home.

5.2 Pre-Application Discussion: Asa Gillette, Gillette & Associates & Lauren Templeton of Amelia Art Studio to discuss constructing a new art studio on a 200 x 100 foot parcel located on the southwest corner of South 8th and Fir Street.

6. NEW BUSINESS

6.1 **SPR 2020-01 - Heirloom Yard**, 20 S. 10th Street: Asa Gillette, Gillette & Associates

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

8. COMMITTEE BUSINESS

8.1 South 4th Street parking lot - Dumpster Enclosure

9. ADJOURNMENT

NEXT REGULAR TRC MEETING IS SCHEDULED FOR MARCH 26, 2020.

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.



**MINUTES
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
FEBRUARY 27, 2020**

1. CALL TO ORDER – 9:02 AM

2. ROLL CALL

MEMBERS PRESENT:

Jacob Platt, Planning
Rex Lester, Streets/ADA
Andre Desilet, Stormwater
John Mandrick, Utilities

Don Kukla, Building
Jason Higginbotham, Fire
Sal Cumella, Historic Preservation

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.1 February 13, 2020 Regular Meeting

ACTION TAKEN: A motion was made by Member Cumella, seconded by Member Desilet, to approve the minutes as presented.

Motion passed by unanimous voice vote.

5. DISCUSSION ITEMS

5.1 Change of Use at 850 Indigo Street Tara Thousand & Xuemei Chen will be present to discuss converting the office space into a massage business.

Tara Thousand and Xuemei Chen were present to discuss the possible change of use. There will be no hair or nail station. ADA compliancy was discussed. No exterior alterations. The applicant was advised to consult with a design professional and move forward to permitting.

5.2 Roberto and Marina Pestana, owners of Espana Restaurant at 22 S. 4th Street will be present to discuss expanding their outdoor seating capacity.

Roberto Pestana and design professional Marjorie Reed were present to discuss the expansion of the restaurant into the adjacent Gillette building, which he purchased in 2018. Impact fee calculation, driveway location, parking, and drainage were discussed. The applicant was advised to move forward with permitting.

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

6.1 Chad Dougharty was present to discuss a tie in into Jefferson Ave to create a road to construct a single-family home located off 1st Ave (00-00-31-1540-0019-0020). Emergency service access, fire hydrant

placement, and the alternative of fire sprinklers were discussed. The possibility of a T-turnaround or cul-de-sac were also discussed. The applicant was advised to return to the TRC for a full site plan review.

- 6.2 Tara Thousand was present with her clients to discuss a change of use from engraving studio to massage studio at 960185 Gateway Blvd. The applicants were advised to move forward with permitting.
- 6.3 Mike Matthews was present to discuss driveway alterations to the Watson Realty property located at 3321 S Fletcher Ave in an effort to resolve pedestrian safety issues. Mr. Lester proposed connecting the sidewalk on 1st Ave and offered to work with the applicant to achieve connectivity.
- 6.4 Steve Cook was present to discuss the possibility of a leash free dog park on City property located off of N 11th Street. The applicant was advised that a drainage plan and site plan will be required.

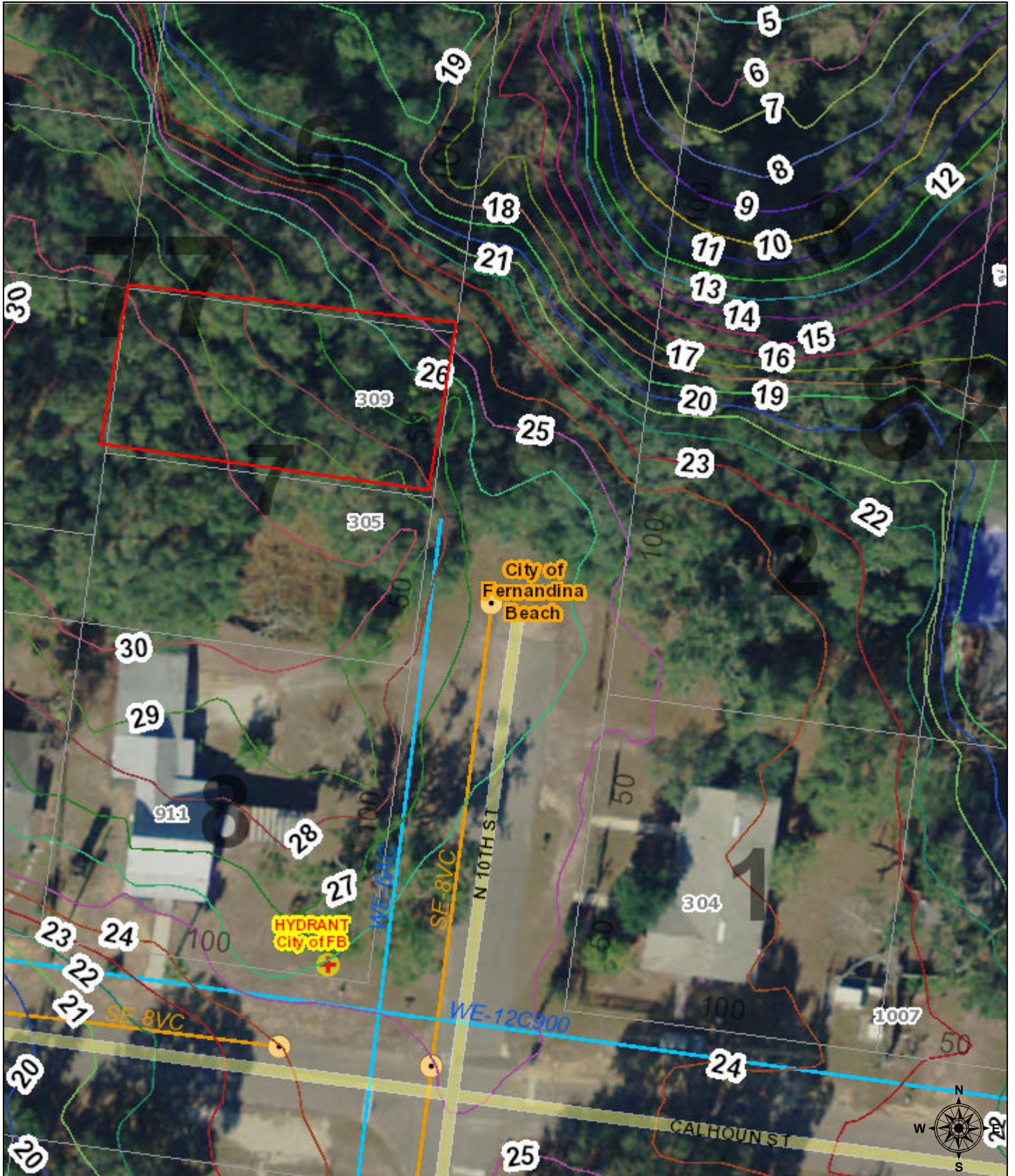
7. COMMITTEE BUSINESS

- 7.1 SPR 2019-05 Clay Lee_Jamestown Road Hangars

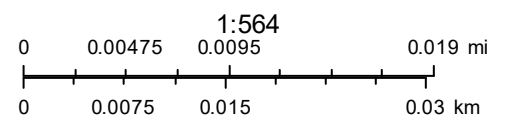
8. ADJOURNMENT – 11:11 PM

Jacob Platt

309 N. 10th Street



March 5, 2020



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

PID #00-00-31-1800-0148-0071
ZONING: R2
SITE ACREAGE: 0.17 AC

MAXIMUM FLOOR AREA RATIO 50%
OFFICE FLOOR AREA = 900 SF
GROSS FLOOR AREA = 2,100 SF
FLOOR AREA RATIO = 10.1%

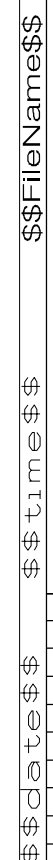
TOTAL IMPERVIOUS SURFACE AREA = 9,779 SF
IMPERVIOUS SURFACE AREA RATIO = 48.6%
MAX ALLOWABLE IMPERVIOUS SURFACE RATIO 60%

RETAIL PARKING REQUIREMENTS:
1 SPACE PER 300 SF OF GROSS FLOOR AREA
(1 SP/300 SF)(900 SF) = 3 SPACES REQUIRED
3 SPACES PROVIDED

TOTAL PARKING SPACES PROVIDED = 15
(14 REGULAR + 1 ADA)

PARKING LOT AREA = 6,674 SF
PARKING AREA RATIO = 33.3%

FRONT YARD = 6'
REAR YARD = 0'
SIDE YARD = 0'

[illegible]

Engineering Plans

For

The Heirloom Garden

for

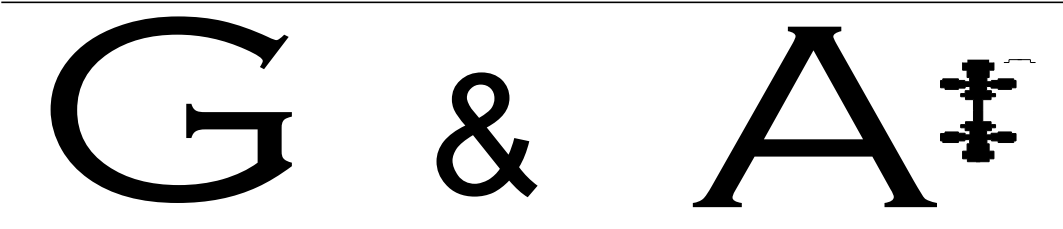
The Heirloom Garden, LLC.

24 South 10th Street
Fernandina Beach, Florida

Gillette & Associates, Inc.

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

20 South 4th Street Amelia Island, Florida 32034
Phone: (904) 261-8819



Issue Date:
February 12, 2020

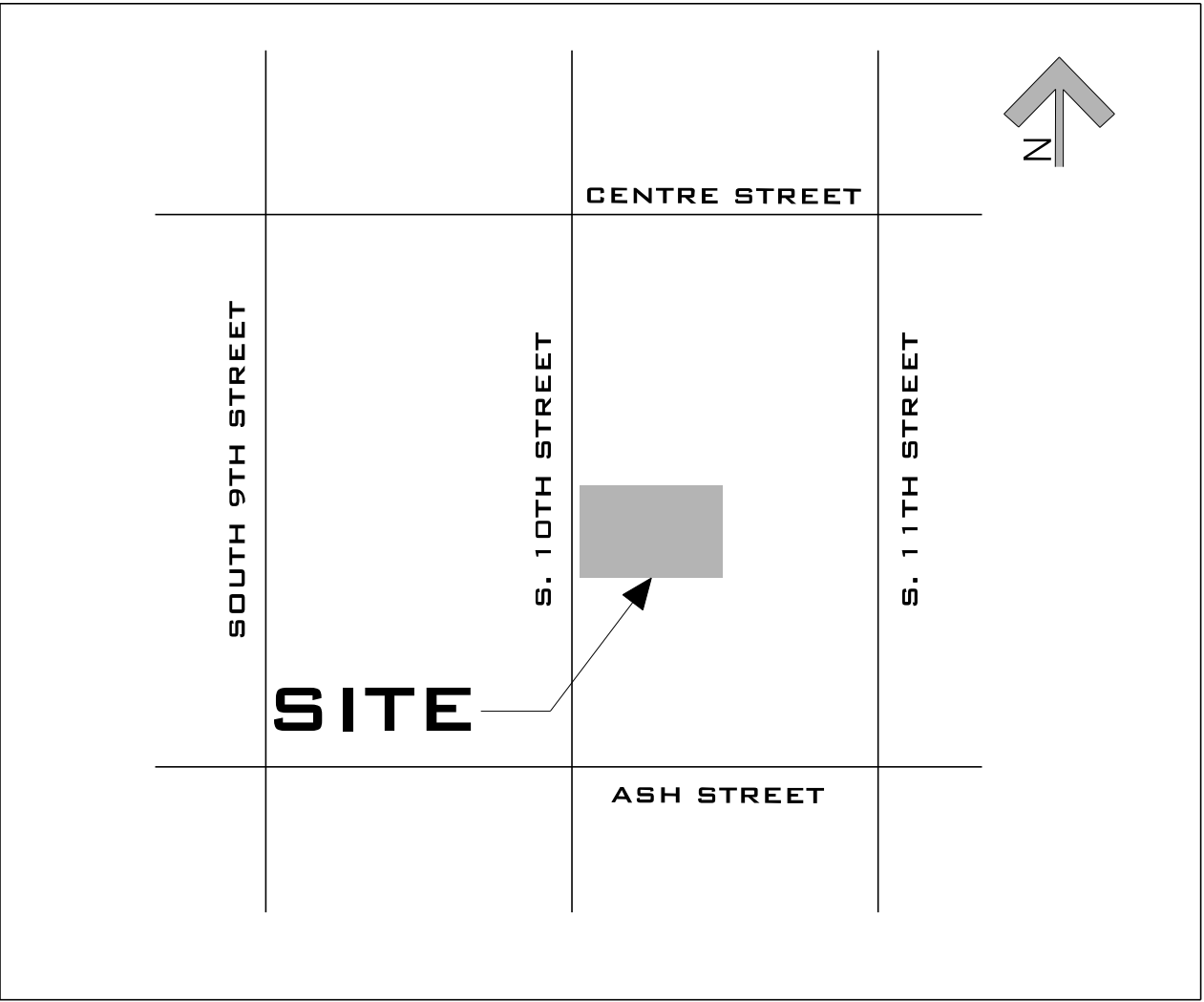
24 South 10th Street

FOR

The Heirloom Garden, LLC.

RELEASED FOR CONSTRUCTION BY

SITE LOCATION MAP



\$\$\$times\$\$\$dates\$ \$\$\$\$F\$\$\$\$\$\$\$\$\$

C.O.F.B. Project:
SPR 2020-04

G&A Project
No.: 20-10.05

GENERAL NOTES				INDEX																																																																								
SITE / GEOMETRY		WATER NOTES		SHEET	DESCRIPTION																																																																							
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 O.S.H.A,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 SURVEYING (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 SCHEDULE.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 (ICUPL),IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST.JOHN'S 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. 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.		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.THURST RESTRAINTS ARE REQUIRED IN ACCORDANCE WITH UTHE 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 OF FERNANDINA 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".																																																																								
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---------- EXISTING VALVE ----- WM ----- EXISTING WATER LINE ----- SAN ----- EXISTING SANITARY SEWER EXISTING FIRE HYDRANT ----- SAN ----- PROPOSED SANITARY SEWER ----- WM ----- PROPOSED WATER LINE PROPOSED FIRE HYDRANT ----- EXISTING EDGE OF PAVEMENT ----- EXISTING PROPERTY LINE		PROPOSED SPOT ELEVATION S-5 DRAINAGE STRUCTURE P-1 PIPE ----- 15.0 ----- PROPOSED CONTOUR ----- PROPOSED EDGE OF PAVEMENT ----- PROPOSED PROPERTY LINE ----- PROPOSED R.O.W. LINE ----- 16 ----- EXISTING CONTOUR																																																																										
<table><tr><td>K</td><td></td><td></td><td></td><td>Scale: NONE</td><td rowspan="3"> G & A[®] GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819 </td><td rowspan="12">The Heirloom Yard, LLC.</td><td rowspan="12">The Heirloom Yard</td><td rowspan="12">INDEX SHEET</td><td rowspan="12">Registered Professional</td><td rowspan="12">Sheet No. IN-1 2 of 9 Issue Date February 12, 2020 Project No. 20-1005</td></tr><tr><td>J</td><td></td><td></td><td></td><td>Project Mgr: AG</td></tr><tr><td>I</td><td></td><td></td><td></td><td>Designed by: AG/JM</td></tr><tr><td>H</td><td></td><td></td><td></td><td>Drawn by: LA</td><td>Certificate of Authorization No.9332</td></tr><tr><td>G</td><td></td><td></td><td></td><td>QAQC: NG</td><td>DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE.DRAWING IS REDUCED IF LESS THAN 22" x 34"</td></tr><tr><td>F</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>E</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>D</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>C</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>B</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>A</td><td>LA</td><td>02/12/20</td><td></td><td>TRC Submittal</td><td></td></tr><tr><td>No.</td><td>By</td><td>Date</td><td></td><td>Revision</td><td></td></tr></table>		K				Scale: NONE	G & A[®] GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	The Heirloom Yard, LLC.	The Heirloom Yard	INDEX SHEET	Registered Professional	Sheet No. IN-1 2 of 9 Issue Date February 12, 2020 Project No. 20-1005	J				Project Mgr: AG	I				Designed by: AG/JM	H				Drawn by: LA	Certificate of Authorization No.9332	G				QAQC: NG	DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE.DRAWING IS REDUCED IF LESS THAN 22" x 34"	F						E						D						C						B						A	LA	02/12/20		TRC Submittal		No.	By	Date		Revision	
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GENERAL NOTES

P.I.N.-00-00-31-1800-0053-0031

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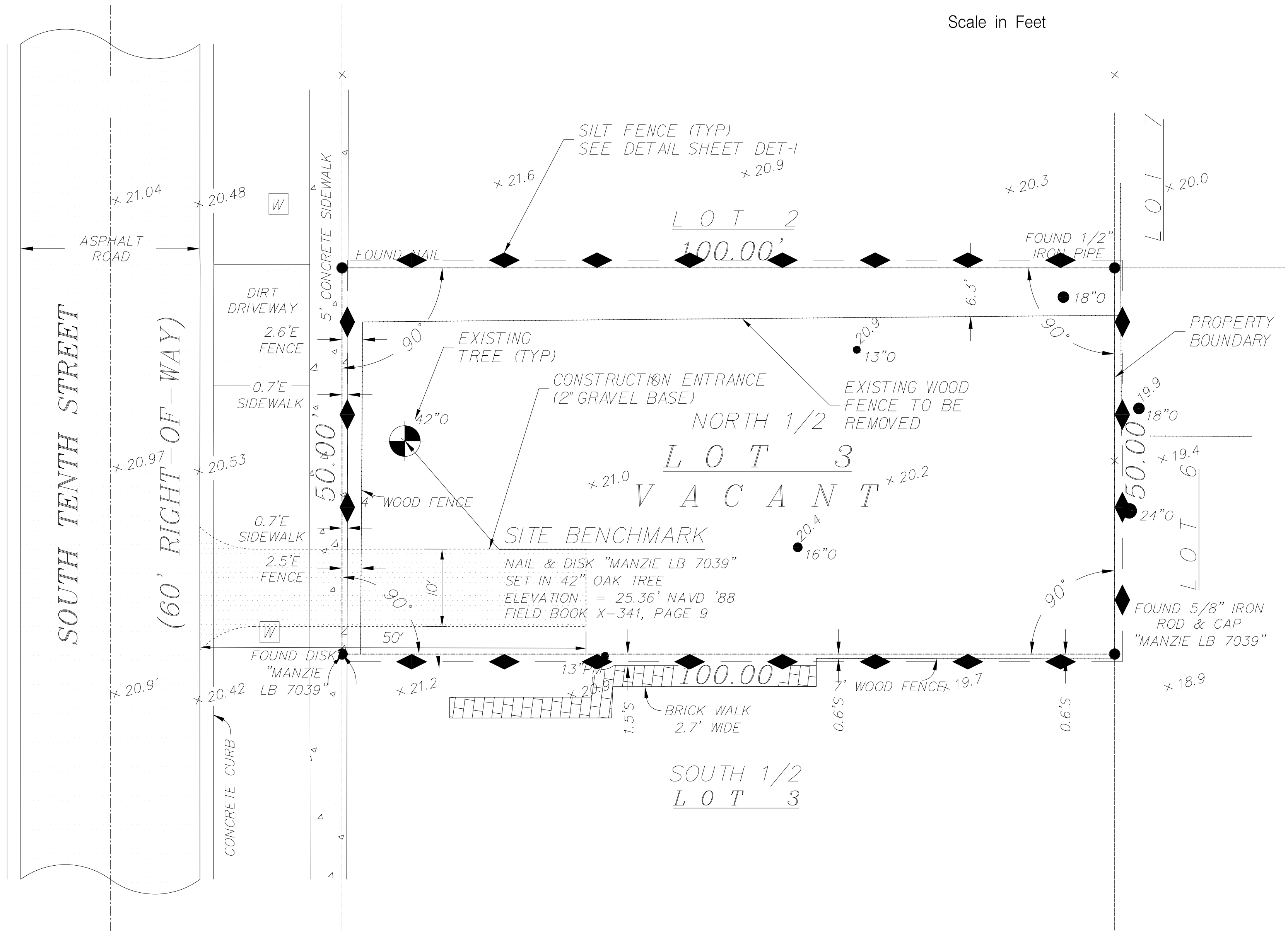
FLUM- CENTRAL BUSINESS DISTRICT

PROPERTY IS WITHIN THE HISTORIC DISTRICT

LOT SIZE- 5,000 SF = 0.11 ACRES

MAX BLDG. HEIGHT- 45'

MAX BLDG. HEIGHT- 45'



LEGEND	
TYPE III SILT FENCE	
PROPERTY BOUNDARY	

K			
J			
I			
H			
G			
F			
E			
D			
C			
B			
A	LA	02/12/20	TAC Submittal
No	Ex	Date	Revision

Scale: 1" = 10'	
Project Mgr: AG	
Designed by: AG/JM	
Drawn by: LA	
QA/QC: NG	

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

Certificate of Authorization No.9332

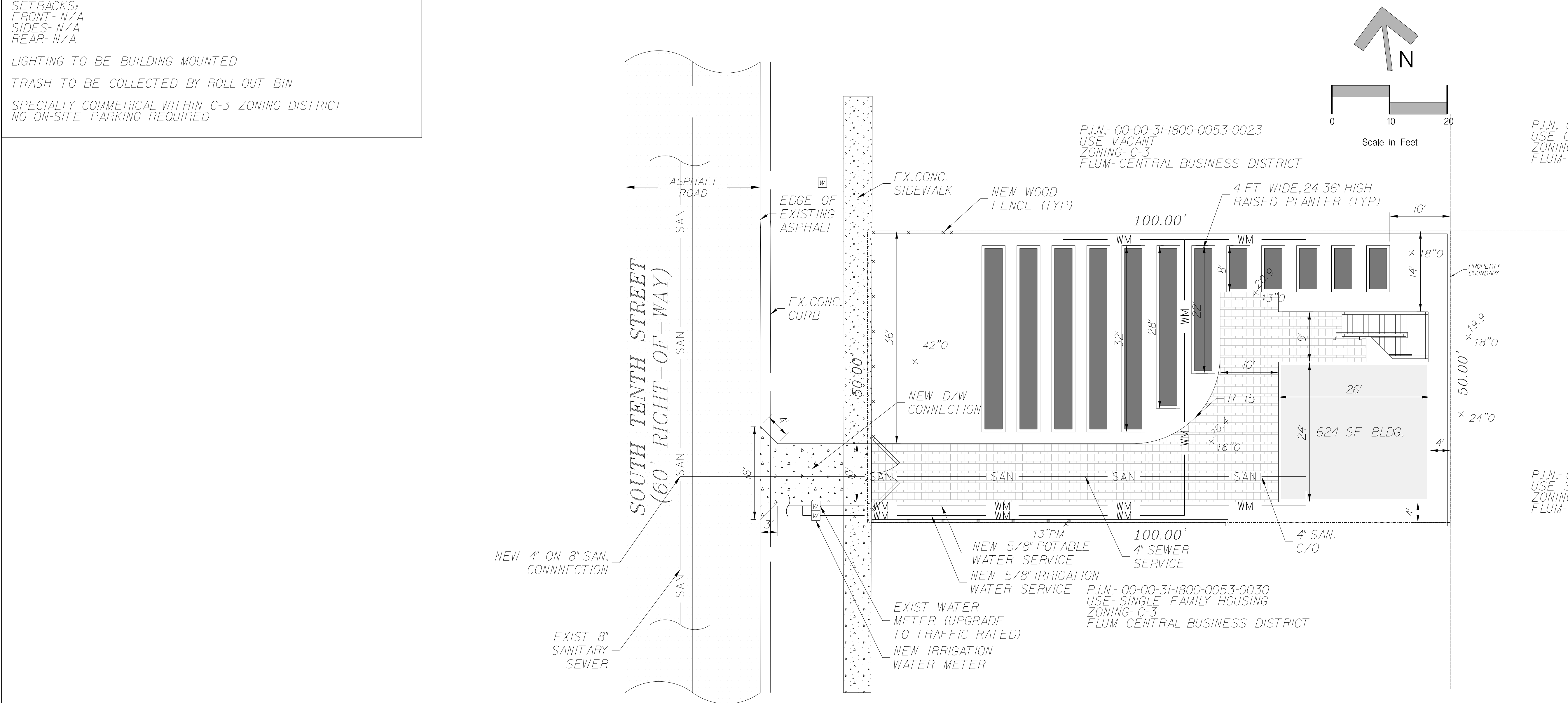
*DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE
PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"*

PRE-DEVELOPMENT PLAN

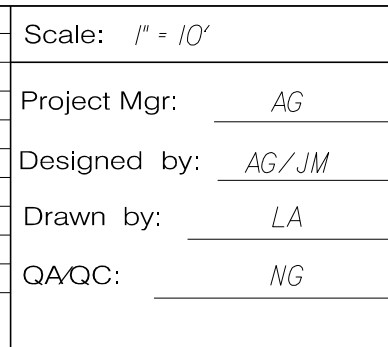
Registered Professional

Sheet No.
PRE-1
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February 12, 2020
Project No.
20-10-05

GENERAL NOTES



LEGEND



Q7 PQG:	70
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	<i>Gillette & Associates, Inc.</i> 20 South 4th Street Fernandina Beach, FL 32034
	<i>Certificate of Authorization No.9332</i>
	<i>DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"</i>

0.05

GENERAL NOTES

P.I.N.-00-00-31-1800-0053-0031

ZONING- C-3

FLUM- CENTRAL BUSINESS DISTRICT

PROPERTY IS WITHIN THE HISTORIC DISTRICT

LOT SIZE- 5,000 SF = 0.11 ACRES

MAX BLDG.HEIGHT- 45' (25' PROPOSED)

NO WETLANDS OR SURFACE WATER PRESENT ON SITE

DRAINAGE NOTES

LOT SIZE- 5,000 SF = 0.11 ACRES

TOTAL IMPERVIOUS AREA= 1,852 SF

IMPERVIOUS AREA RATIO = 0.37

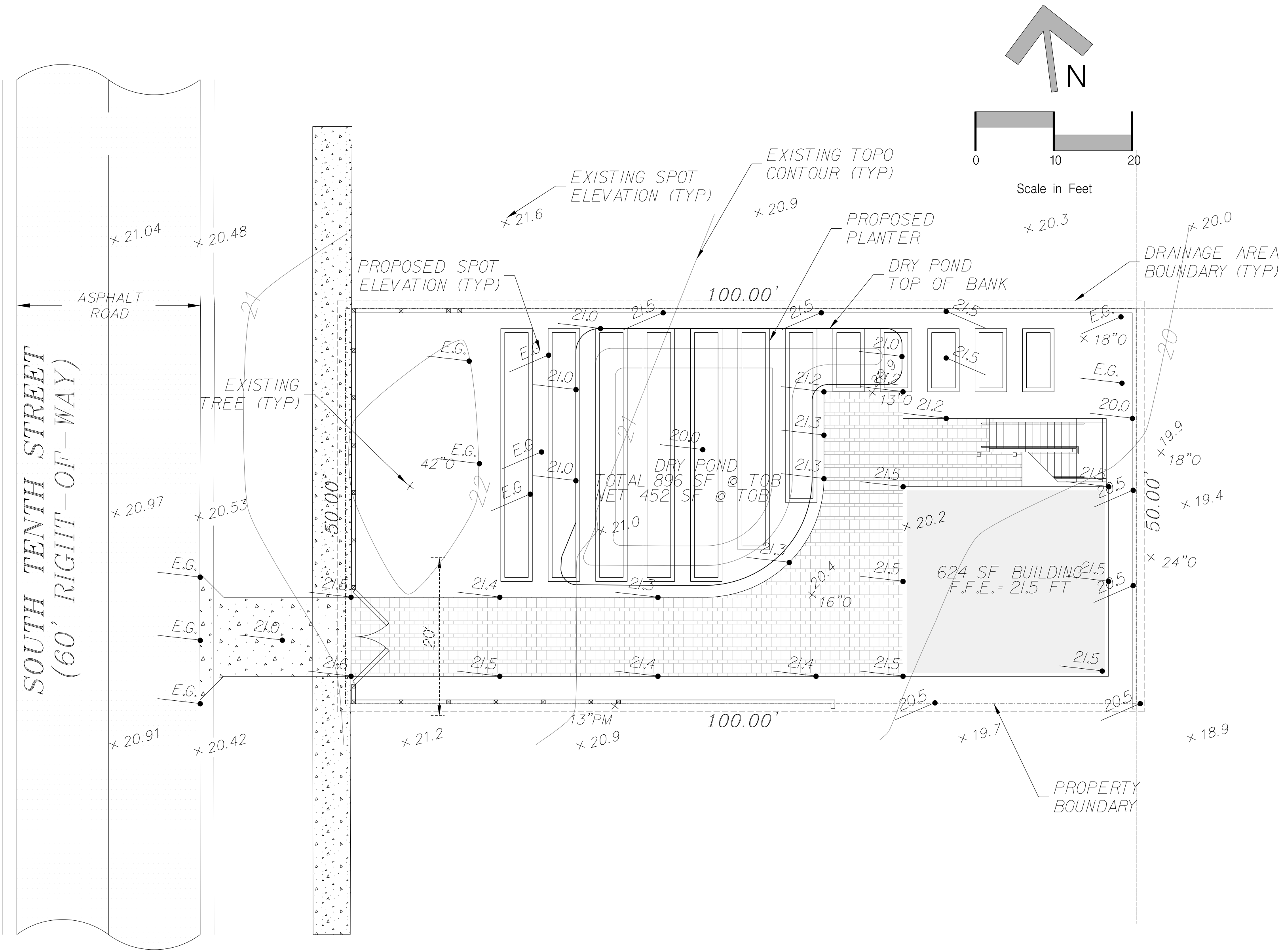
PAVERS AREA (INC.STAIRS)= 1,228 SF

BUILDING AREA= 624 SF

TREATMENT VOLUME REQUIRED = 225 CF

TREATMENT VOLUME PROVIDED = 370 CF

PLANTER BOXES CALCULATED TO OCCUPY 50% OF POND AREA



LEGEND

CONCRETE

BUILDING

PAVERS

POND

K					Scale: 1" = 10'
J					Project Mgr: AG
I					Designed by: AG/JM
H					Drawn by: LA
G					QA/QC: NG
F					
E					
D					
C					
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A	LA	02/12/20	TRC	Submital	
No.	By	Date		Revision	

GENERAL NOTES

P.I.N.-00-00-31-1800-0053-0031
ZONING- C-3
FLUM- CENTRAL BUSINESS DISTRICT
PROPERTY IS WITHIN THE HISTORIC DISTRICT
LOT SIZE- 5,000 SF = 0.11 ACRES

TREE PRESERVATION NOTES

MINIMUM TREE REPLACEMENT REQUIREMENTS-
NON-RESIDENTIAL DEVELOPMENT REQUIRED TO REPLACE 25% OF THE TOTAL DBH WITHIN 5 FT OF ANY IMPROVMENTS ON SITE.
102" x 0.25 = 25.5" DBH REQUIRED TO BE REPLACED
THE COMBINED DBH OF REPLACEMENT TREES SHALL EXCEED THE THE COMVINED DBH OF TREES REMOVED SUBJECT TO ANY PERSERVATION REQUIREMENTS.
TOTAL DBH PRESERVED WITH PRESERVATION CREDITS = 42' x 3' + 18' x 2' + 13' = 175'
ALL TREES PROPOSED FOR RETENTION MUST BE EVALUATED BY A CERTIFIED ARBORIST TO ENSURE THAT THE TREE IS HEALTHY AND COMPATIBLE WITH THE PROPOSED DEVELOPMENT

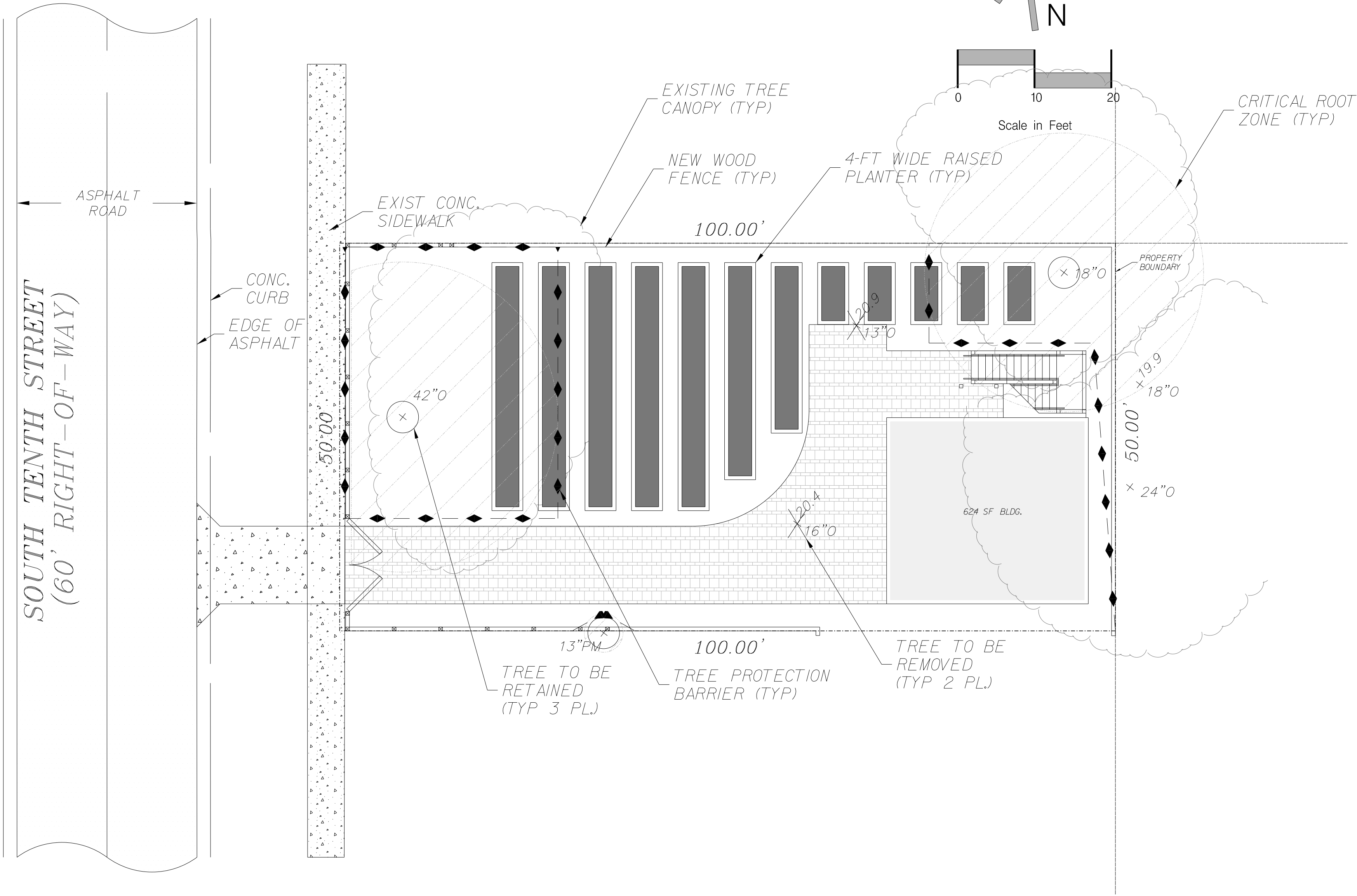
LEGEND

CONCRETE

PAVERS

BUILDING

PLANTERS



GENERAL NOTES

PJN-00-00-31-1800-0053-0031
 ZONING- C-3
 FLUM-CENTRAL BUSINESS DISTRICT
 PROPERTY IS WITHIN THE HISTORIC DISTRICT
 LOT SIZE- 5,000 SF - 0.11 ACRES

LANDSCAPING NOTES

LANDSCAPE BUFFERS-
 NO LANDSCAPE BUFFERS REQUIRED

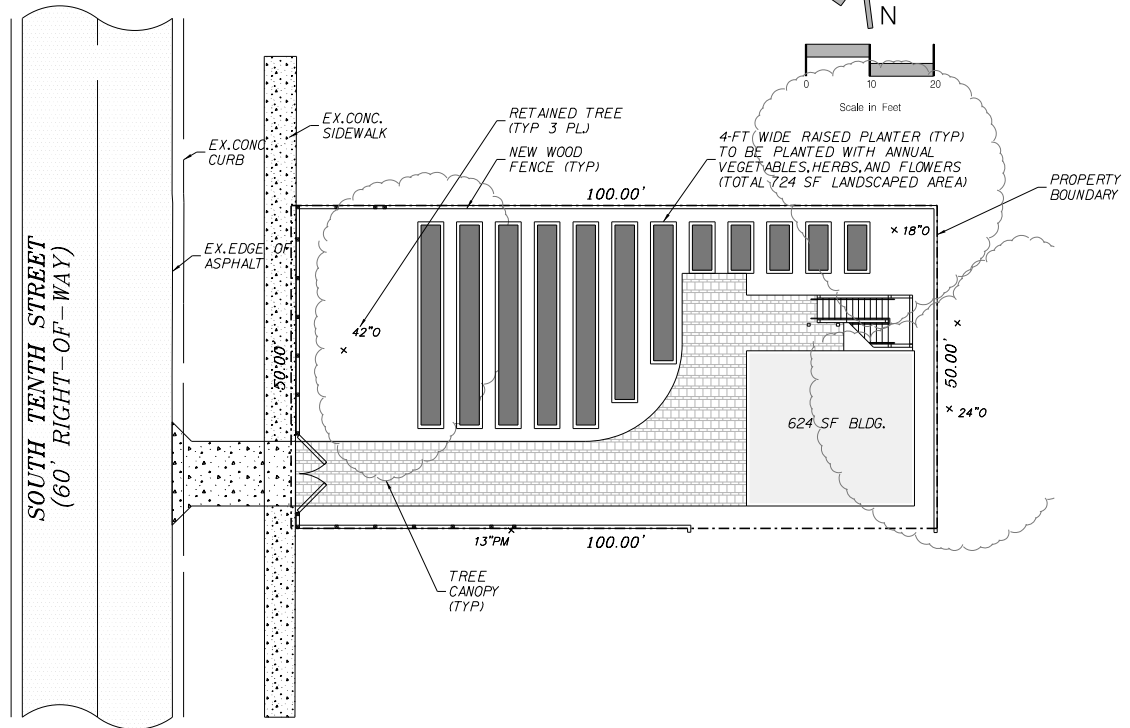
MINIMUM REQUIRED INTERIOR LANDSCAPING:
 10% GROSS LOT AREA 5,000 SF x 0.10 = 500 SF
 MINIMUM LANDSCAPED AREA REQUIREMENTS MAY BE
 ACHIEVED THROUGH USE OF PLANTERS AND ROOFTOP GARDENS.
 724 SF OF RAISED PLANTERS PROPOSED

MINIMUM TREE PLANTING: MINIMUM 1 SHADE TREE PER
 1,500 SF REQUIRED 5,000 SF x 1 SHADE TREE / 1,500 SF
 = 3 SHADE TREES

THREE (3) SHADE TREES TO BE RETAINED ON SITE. NO
 ADDITIONAL PLANTINGS REQUIRED VIA TREE PRESERVATION
 CREDITS

LEGEND

	CONCRETE		BUILDING
	PAVERS		PLANTERS



1				Scale: 1" = 10'
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3				Designed by: AG/JM
4				Drawn by: LA
5				QA/QC: NG
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G & A
 GILLETTE & ASSOCIATES, INC.
 20 SOUTH 4TH STREET
 FERNANDINA BEACH, FL 32034
 PHONE: (904) 261-9819

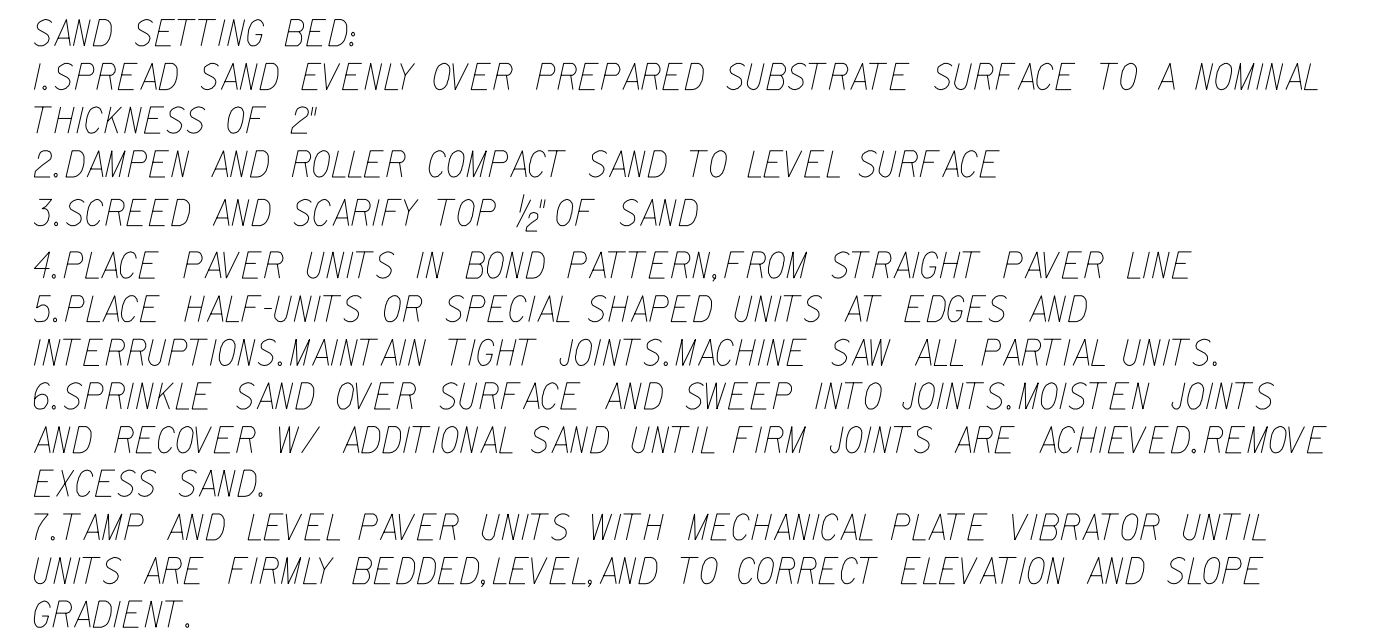
The Heirloom Yard, LLC.

The Heirloom Yard

LANDSCAPE PLAN

Sheet No.
 LS-1
 7 of 9
 Issue Date
 February 12, 2020
 Project No.
 20-1005

Registered Professional



Post (Options: 2" x 4" Or 2 1/2" Min. Dia. Wood; Steel 1.33 Lbs./Ft. Min.)

6' Max.

1 1/2' Or More

Optional Post Position

Filter Fabric (In Cont. granules With Spec. 985 FDOT Spec.)

Principal Post Position (Cont'd 20' Toward Flow)

Filter Fabric

Silt Flow

ELEVATION

SECTION

TYPE III SILT FENCE

TYPE III OR TYPE IV

SILT FENCE

SILT FLOW

TYPE III OR TYPE IV

SILT FLOW PROTECTION AROUND DITCH BOTTOM INLETS.

TYPE IV SILT FENCE

SILT FLOW

TYPE III SILT FENCE

SILT FLOW

SILT FENCE APPLICATIONS

DRIVEWAY CONNECTION DETAIL

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

The Heirloom Yard

Miscellaneous Details

Registered Professional

Sheet No.
DET-1

8 of 9

Issue Date
February 12, 2020

Project No.
20-10.05



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

SITE DRAINAGE EVALUATION

**The Heirloom Garden, LLC.
24 South 10th Street
FERNANDINA BEACH, FLORIDA**

BY

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

Issue Date: February 11, 2020

PROJECT DESCRIPTION

The proposed project consists of small commercial building and garden, being constructed on 5,000 square foot lot. The lot is located on the east side of South Tenth Street in Fernandina Beach, Florida. A dry pond system, integrated into the yard and garden will provide stormwater treatment for the impervious surfaces on site.

EXISTING CONDITIONS

The project site is currently vacant with no impervious areas and in a natural state, with no visible surface water or wetlands on site. In its natural state there is one distinct drainage basin, DA-1, which flows from east to west and is not contained on site and flows east to the adjacent property.

DRAINAGE ANALYSIS

<u>Summary of Design:</u>	<u>Pre-Development</u>	<u>Post-Development</u>
Total Drainage Area	0.11 Ac	0.11 Ac
Top of Bank Elevation	N/A	21.00'
Bottom Elevation	N/A	20.00'
Treatment Required	N/A	225 ft ³
Treatment Provided	N/A	302 ft ³

DRY POND CALCULATIONS

Heirloom Yard Post Developed

Basin Calculations

Basin 1

Composite Cn

Total Drainage Area = 4791.6 ft²
Impervious Area = 1803 ft²
Pond Area = 452 ft²

Impervious Cn = 98.0
Pond Cn = 40.0
Pervious Cn = 40.0

Composite Cn = 61.8

Time of Concentration, T_c

Minimum Time of Concentration = 10 min.
Length of Overland Flow @ 1ft/sec. = 76.25 ft.
Length of Pipe Flow @ 2.5 ft/sec. = 0 ft.

T_c = 12 min.

Pond Information

	El. (ft.)		Area ft ²	Volume ft ³
Planter boxes encompass ~50% of the total surface area of the pond	21.00	TOB/weir	452	302
	20.50		293	116
	20.00	Bottom	173	0

Treatment Volume Required, TVR

(on-line retention for impervious surfaces)

TVR = 1.25" * (1/12") * Total Impervious Drainage Area + 0.5" * (1/12") * Total Drainage Area = 225 ft³

TVR = 225 ft³

Treatment Volume Provided, TVP

TVP = Vol @ Weir = 302 ft³ OK



Planning

- Please provide a statement on the plans from a certified arborist attesting to the health of the retained trees and their compatibility with the proposed development.
- Please provide a graphic on the tree preservation sheet depicting the typical tree barrier for compliance with 4.05.14(F)(2)(d).
- Is a freestanding sign planned? If so, consider showing location.

Stormwater

- Section 7.03.03(D) requires that all commercial developments are required to provide detention of the 10yr-24-hour storm event and pre vs post analysis. Please provide calculations demonstrating compliance with this section, as well as SJRWMD or FDEP environmental resource permit or verify exemption.

Fire

- No comments from fire code;

Streets

-

Building

- Where is the ADA compliant parking, route and signage? Commercial Business remember, vertical accessibility or the waiver of it from the state. These can all revert readily if this goes back to Residential construction in the future. But for now, the property is being used as a Business and this is the time to account for the Commercial codes relevant. We realize this is the horizontal review showing location and ensuring code compliant ADA parking, route and lift or elevator location may be pertinent if not waived by the state or a code. Group this is like the large toy garages at the airport. In their case they want to use it like residential, but it will revert to commercial when the lease is up. This will be commercial until or if somebody takes it back to residential.
- Where are the waste totes being located?
- Any lighting or water needs out in the bed areas or is it all lights and hoses off the building?
- Will there be any greenhouse type structures? If so what?

Utilities – Wastewater

- Need to show clean out at edge of Road ROW with Brooks 1-RT box.

Utilities – Water

- Both services need RPZ backflow preventers by meter boxes.



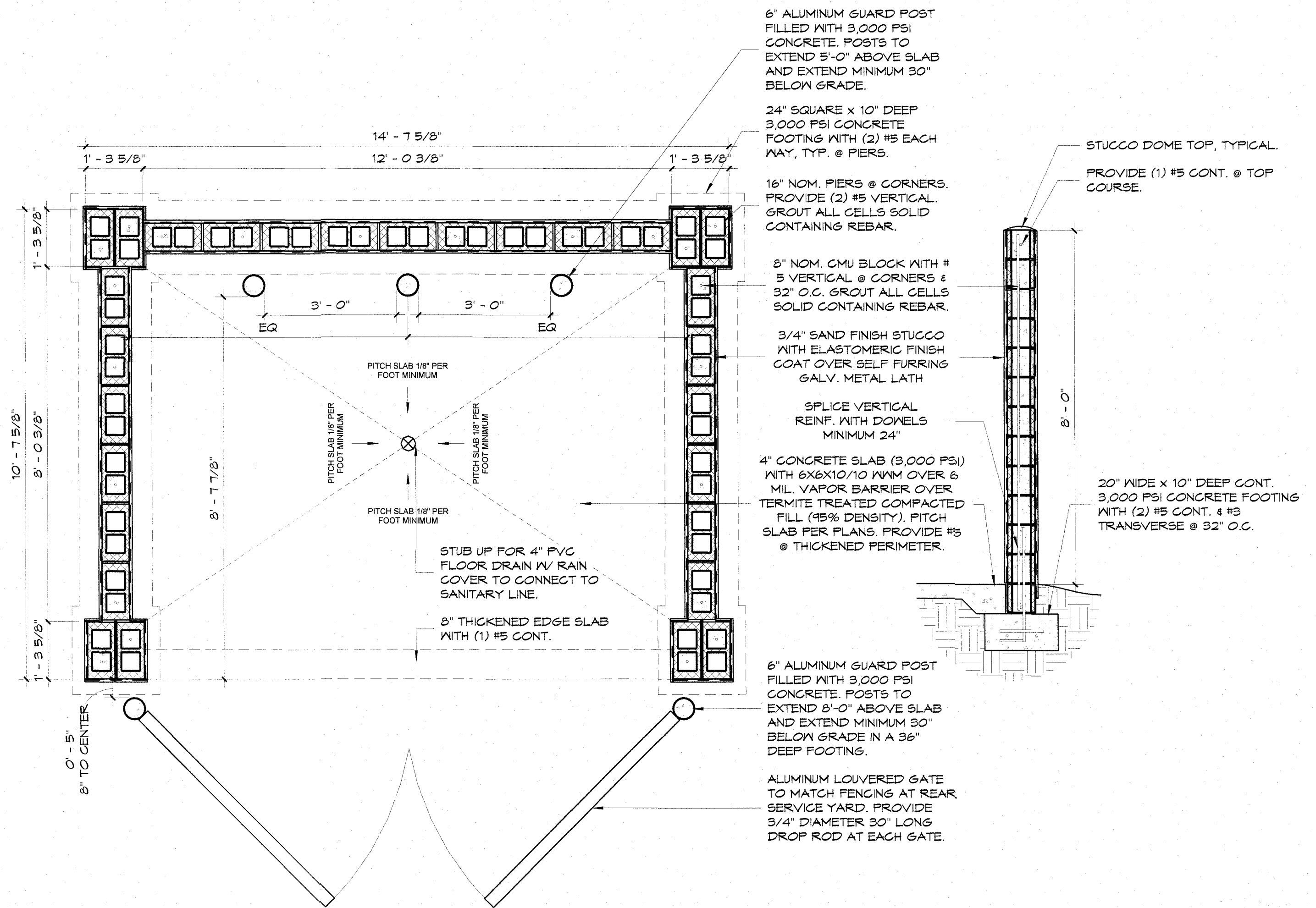
Date _____

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se drawings and specifications
instruments of service are, and
shall remain, the property of the
Architect whether the project for
which they are made is executed
or not. They are not to be used on
other projects or extensions to this
project except by agreement in
writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE
STATED IF PRINTED ON 11X17 MEDIA



① **Parking Lot Plan**
1/8" = 1'-0"

② Dumpster Enclosure
1/2" = 1'-0"

**CITY OF FERNANDINA BEACH
PARKING LOT DUMPSTER
SOUTH FOURTH STREET
FERNANDINA BEACH FLORIDA**

Project: 181508
Released: 12-27-19

DUMPSTER BULLETIN



Sheet Number
A-101
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