AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
JULY 9, 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

5. DISCUSSION ITEMS

5.1 Pre-application: 105 S. 5th Street - John Hillman, Cabana Lane, Inc. to discuss a mixed use project on a C-3, Central Business District parcel.

6. NEW BUSINESS

6.1 SPR 2020-0003: 8th Street Townhomes

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

8. COMMITTEE BUSINESS

8.1 SPR 2020-0003: 8th Street Townhomes - Sign-off

9. ADJOURNMENT

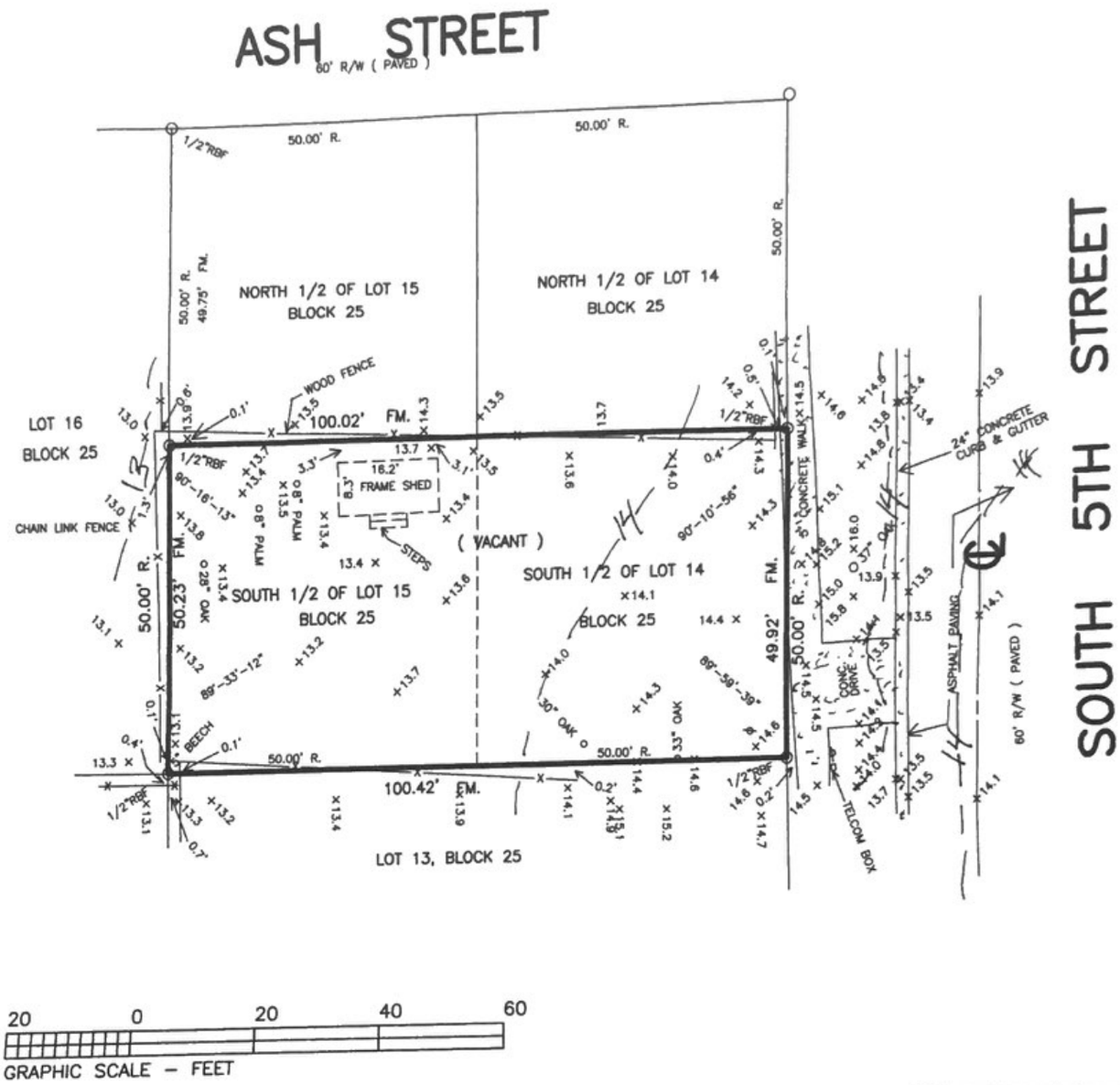
NEXT REGULAR TRC MEETING IS SCHEDULED FOR JULY 23RD, 2020

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.

MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF
THE SOUTH 1/2 OF LOTS 14 AND 15, BLOCK 25,

LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON AND ACCORDING TO 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).

FOR:
HAROLD JOHN BLACKMORE, III AND ROZELL HUNT BLACKMORE,



COASTAL LAND SURVEYORS

& MAPPERS, INC.
34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL. 904-261-8950 FAX 904-277-6650

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, CHAPTER 61G17-6, FLORIDA ADMIN. CODE, AND/OR CHAPTER 180-7, GEORGIA STATUTES.

LICENSED BUSINESS NO. 6412

1-30-19

JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2365
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120172 PANEL NO. 0237G DATED 8/2/17.

DATE OF SURVEY: NOVEMBER 10, 2018
SCALE 1'=20'
JOB NO. 1007-02 F.B. 319, 349

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:

IRON PIPE FOUND – IPF
IRON PIPE SET – IPS
RE/BAR FOUND – RBF
NOT TO SCALE – NTS
BUILDING RESTRICTION LINE – BRL
CONCRETE MONUMENT FOUND – CMF
STAINLESS STEEL PIPE FOUND – SSPF
RIGHT-OF-WAY – R/W
POINT OF CURVE – PC POINT OF TANGENCY – PT
CENTERLINE – ℄ OFFICIAL RECORDS BOOK – O.R.B.
POWER LINE ---P----
PLAT – P.
FIELD MEASURED – FM.
RECORD – R. DEED – D.
POWER POLE – O
CONCRETE – CONC.
FENCE -----X-----
RIGHT-OF-WAY – R/W
POINT OF REVERSE CURVE – PRC

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

Main

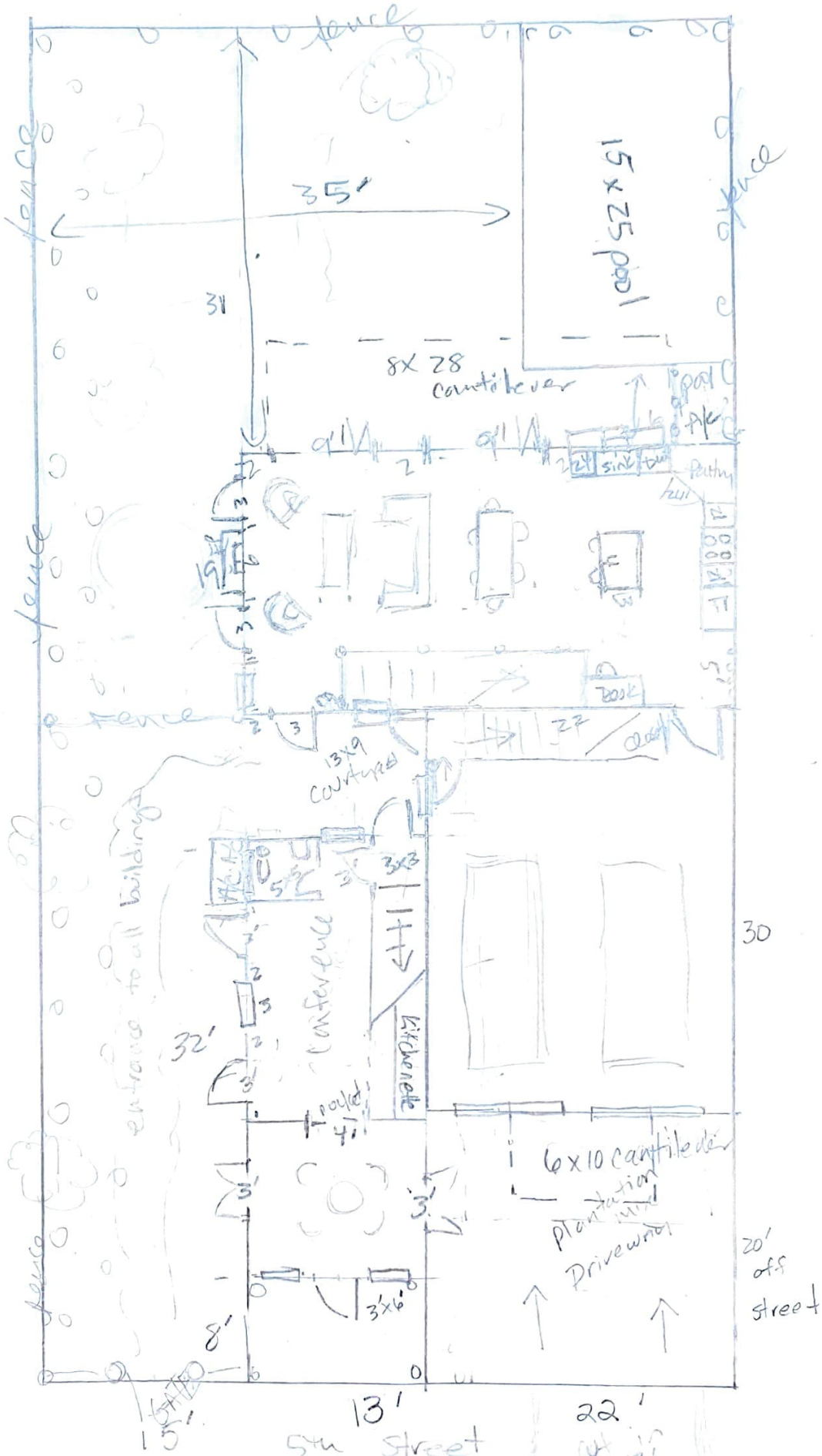
10' 1st Floor main house

9' 2nd Floor main

office 3. GARAGE

9' 1st Floor

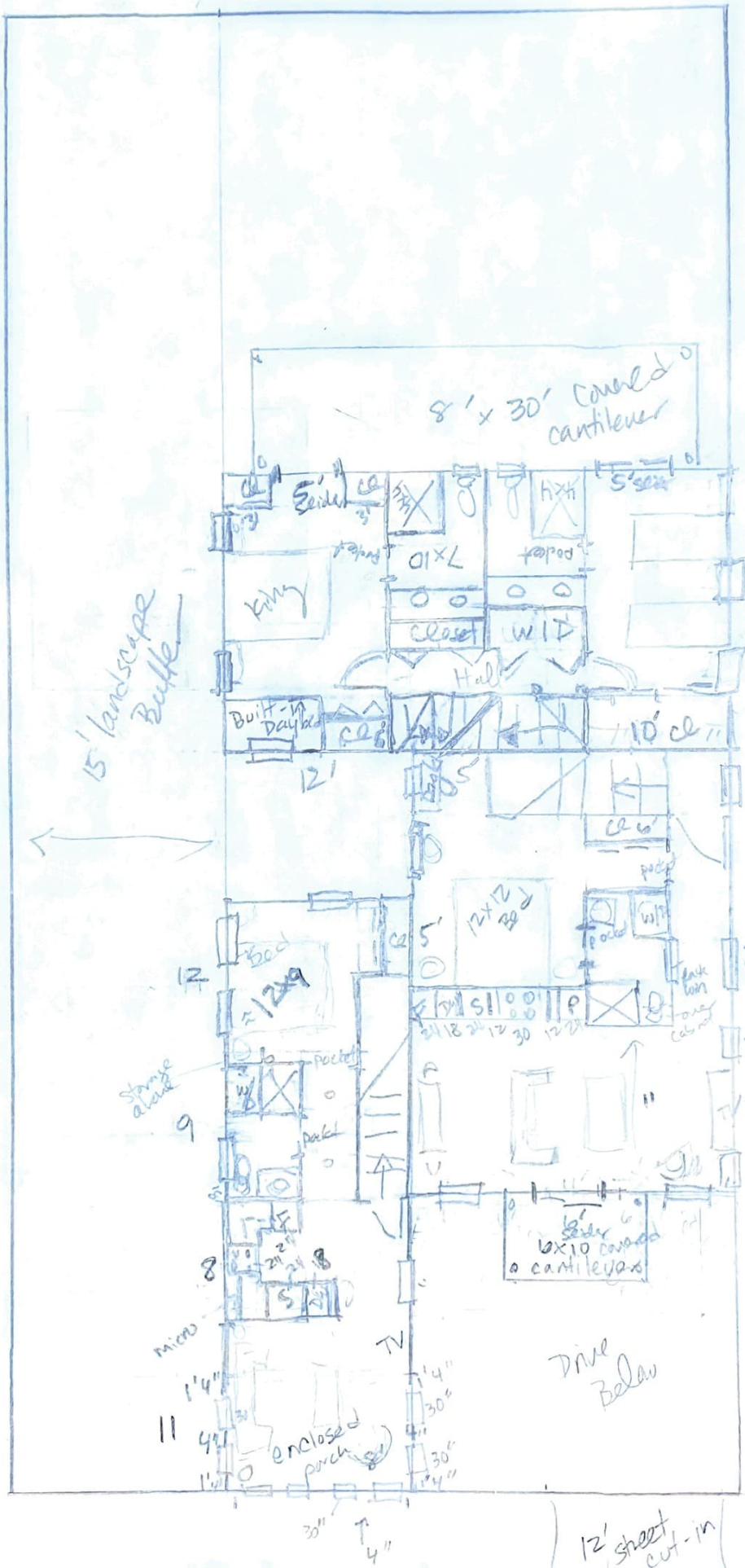
2nd Floor open pitched

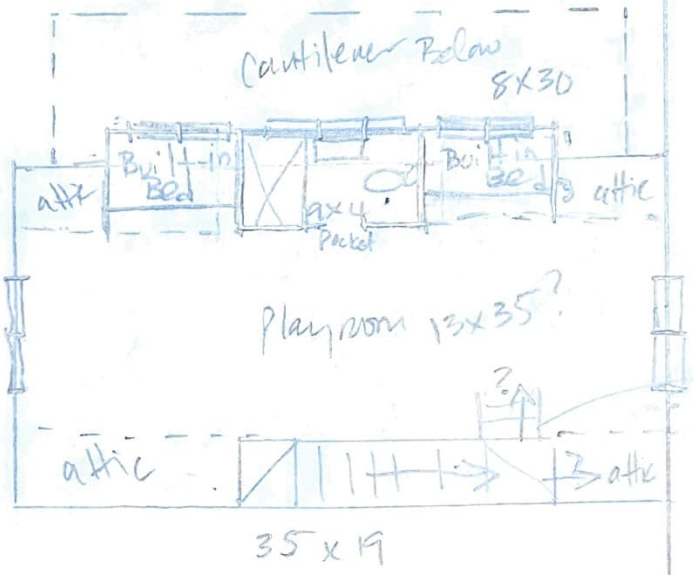


Floor 1

3/32 = 1'

20' off street


8' x 30' covered cantilever
2-closets 3' in master are built-in
15' landscape Buffer
Hall
Built-in Daybed
10' cl
12'
5'
12x12
12x9
30
≈ 3/32 = 1'
Floor 2
3'
24'
36'
9
11
8
micro
TV
Dine Below
20
enclosed porch
12' sheet cut-in

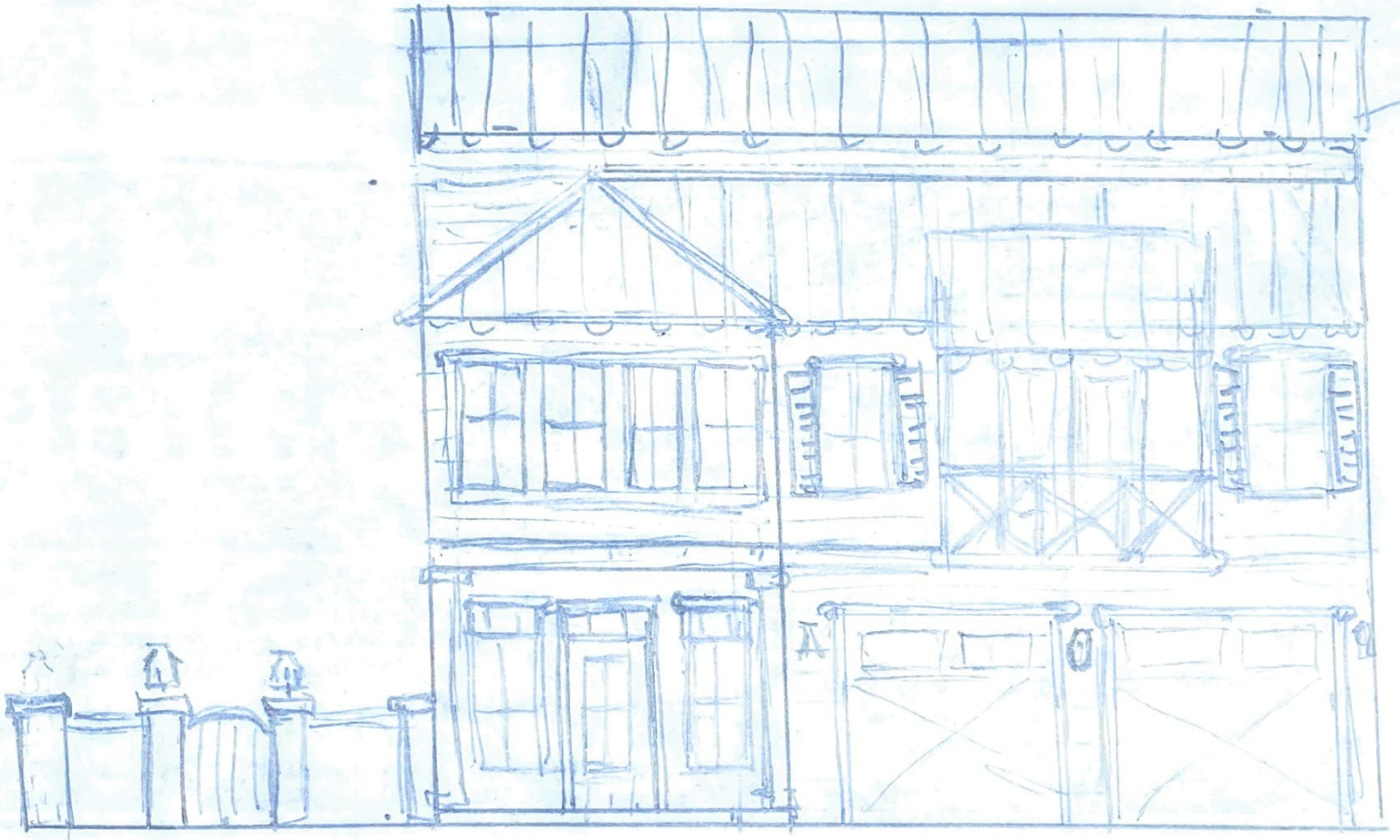


Floor 3

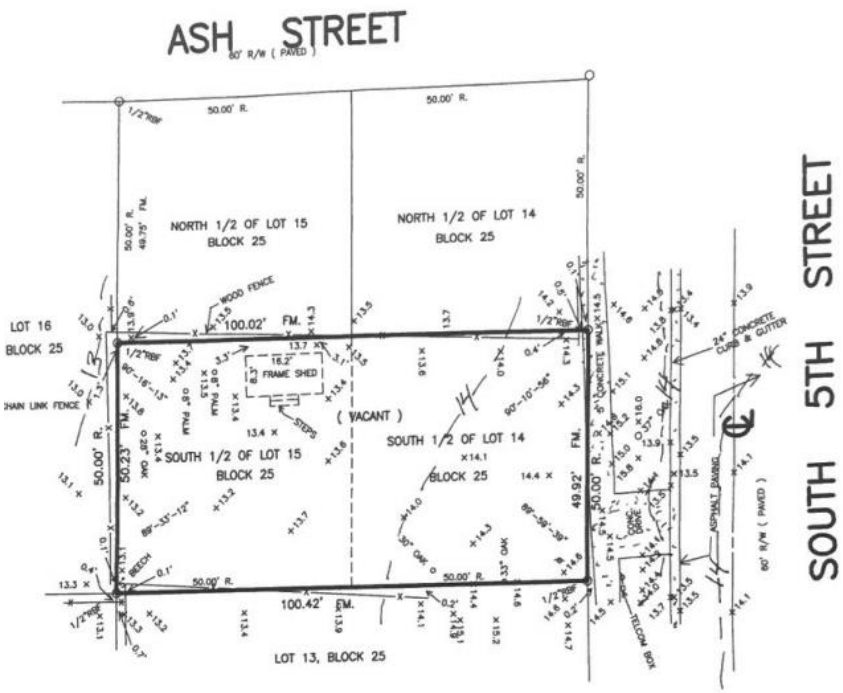
not sure of head height

which way to go?

x 3/32 = 1'


not sure on Roof pitch

105 South 5th Street – Fernandina Beach, FL



105 South 5th Street – Downtown Fernandina Beach

Project Highlights:
C-3 Zoning – Central Business District

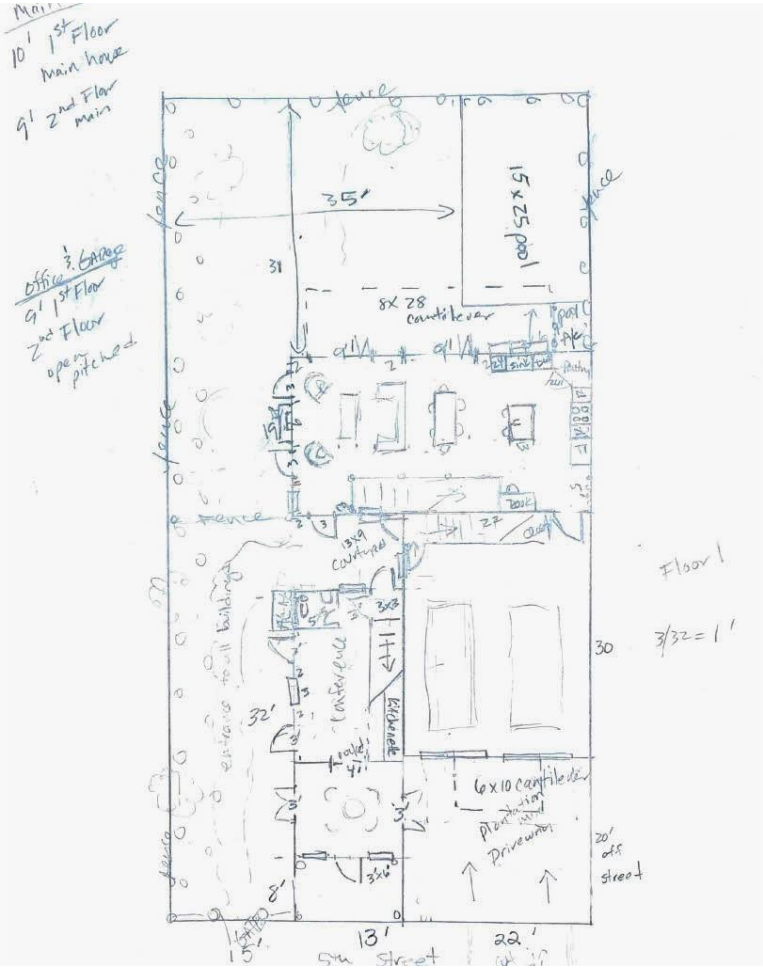
Basecamp for Cabana Lane, Inc
(Design – Build – Brokerage Company)

Program:
1. Retail Office Down with Apartment Above
2. Garage Apartment
3. Residential

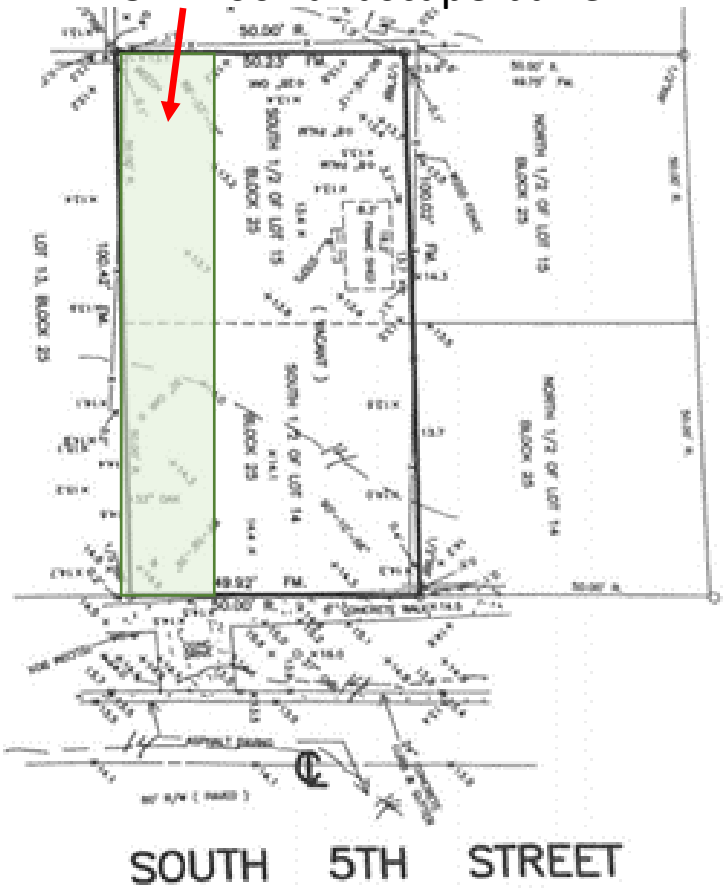
All Attached – Approx Sq Feet AC –
Office & Apartment – 936 sq feet
Garage Apartment – 660 sq feet
Residential – 1881 sq feet

Zoning changes to residential on south side of property so it requires a 15' landscape easement (will likely need to do our stormwater retention here as well). Can be used for pervious pathway to home.

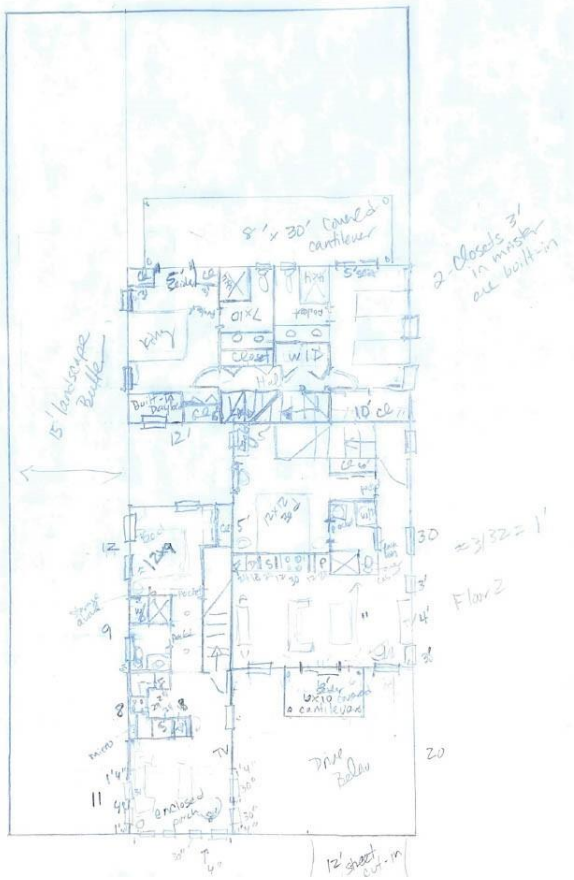
Site Plan – Ground Level

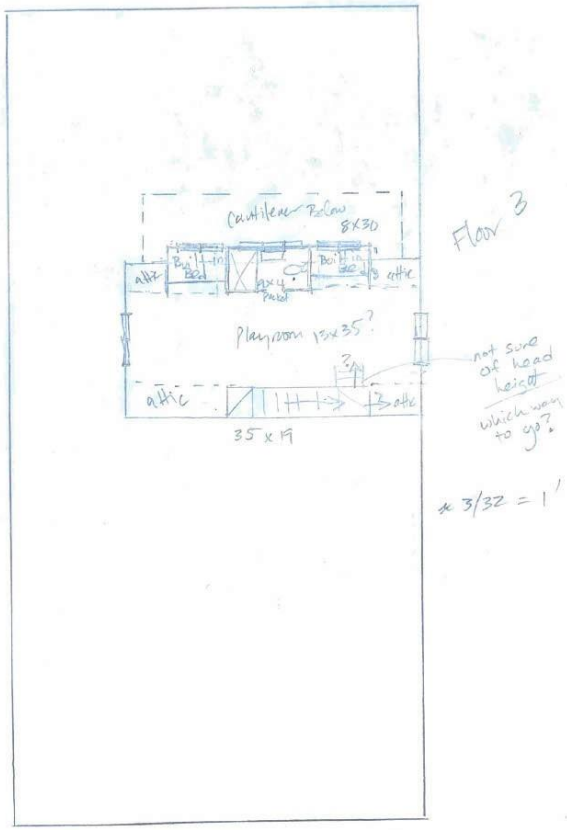


15' x 100 Landscape buffer

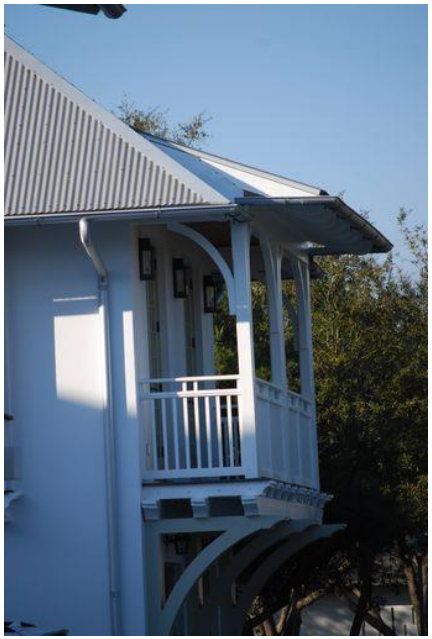


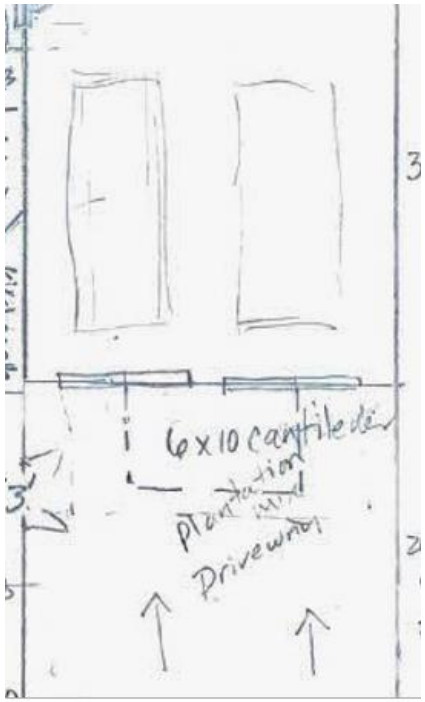
2nd & 3rd Level





Inspiration – Starting Point





Garage Court

Family Court

REVIEW SET
NOT FOR CONSTRUCTION

Engineering Plans

For

8th Street Townhomes

For

White Hat Development / Surf Home Builders

Gillette & Associates, Inc.

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

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

G & A

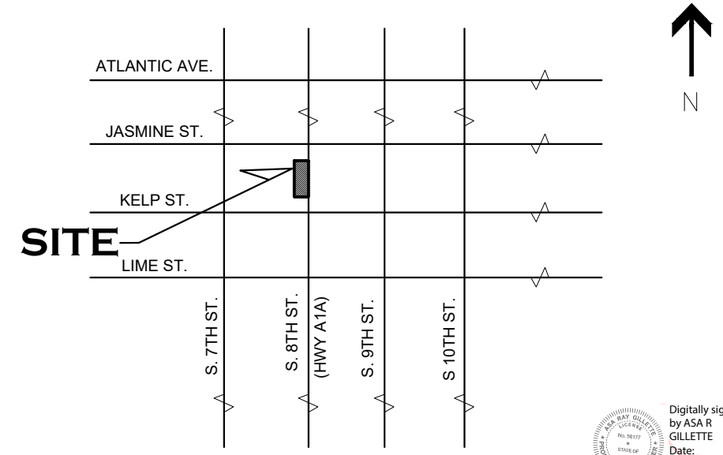
PERMITTING AGENCIES

CITY OF FERNANDINA BEACH

ISSUE DATE: MAY 4, 2020

REVISION: JUNE 22, 2020

SITE LOCATION MAP



Digitally signed by ASA R GILLETTE
Date: 2020.06.29 16:12:38 -04'00'

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

No.	By	Date	Revision
I			
H			
G			
F			
E			
D			
C			
B	AG	6/22/20	REVISED PER C.O.F.B.
A	AG	5/4/20	TRC SUBMITTAL #1

G & A

GILLETTE & ASSOCIATES, INC
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819
CERT. OF AUTH. NO. 9332

WHITE HAT DEVELOPMENT / SURF HOME BUILDERS

8TH STREET TOWNHOMES

COVER SHEET

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

Sheet No.
CVR
1 of 9

Issue Date
May 4, 2020

Project No.
20-XX-XX

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: 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 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.

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".

INDEX

PAGE #	SHEET	DESCRIPTION
1	CVR	COVER SHEET
2	IN-1	INDEX SHEET
3	PRE-1	PREDEVELOPMENT PLAN
4	GE-1	GEOMETRY PLAN
5	DR-1	DRAINAGE PLAN
6	UT-1	UTILITY PLAN
7	LS-1	LANDSCAPE PLAN
8	DT-1	SITE DETAILS
9	DT-2	WATER & SEWER 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, 2009 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, 2009)

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
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
15.3	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

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 UTLITY 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 JOHN MANDRICK, COFB UTILITY DIRECTOR AT (904-310-3420) FOR PRE-CONSTRUCTION AND COORDINATION MEETING PRIOR TO WORK COMMENCING.

Digitally signed by ASA R GILLETTE
Date: 2020.06.29 16:13:14 -04'00'

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

No.	By	Date	Revision
I			
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F			
E			
D			
C			
B	AG	6/22/20	REVISED PER C.O.F.B.
A	AG	5/4/20	TRC SUBMITTAL #1

G & A
GILLETTE & ASSOCIATES, INC
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819
CERT. OF AUTH. NO. 9332

WHITE HAT DEVELOPMENT / SURF HOME BUILDERS

8TH STREET TOWNHOMES

INDEX SHEETS AND NOTES

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

Sheet No.
IN-1
2 of 9

Issue Date
May 4, 2020

Project No.
20-XX-XX

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND, SITUATE, LYING AND BEING IN THAT PORTION OF 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 1901), AS:

LOTS 23 THROUGH 26, BLOCK 173, CITY OF FERNANDINA BEACH

SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the description provided by the client.
2) Underground improvements were not located or shown.
3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
4) Internal lot angles shown hereon are based on recovered monumentation.
5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0237G, Dated 08/02/2017. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
7) **This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.**

REVISIONS:

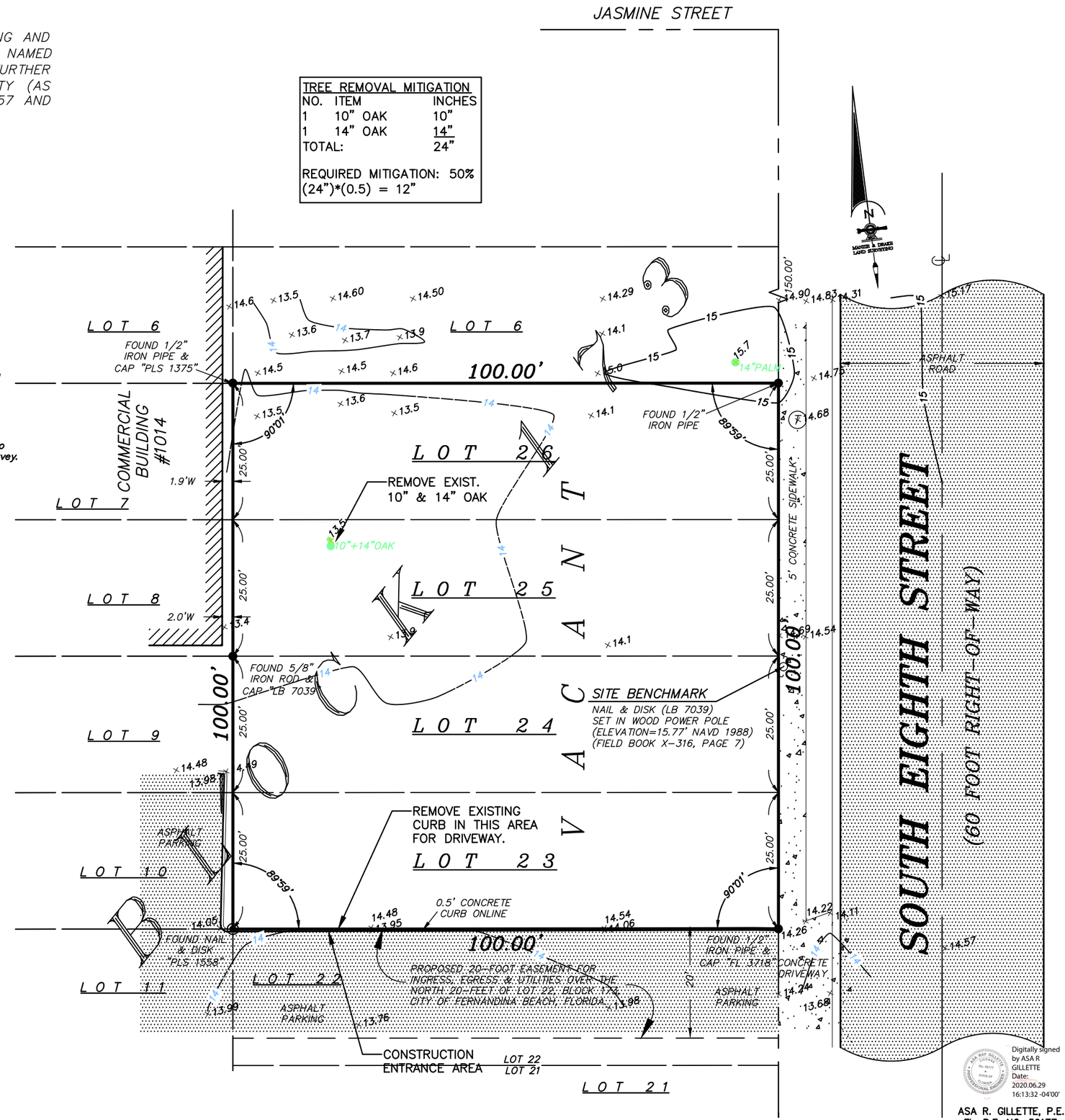
1. REVISED ON 10/13/2017 TO SHOW EASEMENT ALONG THE NORTH 20' OF LOT 22, BLOCK 173 (WKD)

LEGEND

℄ = CENTERLINE
= CONCRETE FLATWORK
Ⓣ = TELEPHONE MANHOLE
= WOOD POWER POLE

TREE REMOVAL MITIGATION		
NO.	ITEM	INCHES
1	10" OAK	10"
1	14" OAK	14"
TOTAL:		24"

REQUIRED MITIGATION: 50%
(24")*(0.5) = 12"



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

No.	By	Date	Revision
B	AG	6/22/20	REVISED PER C.O.F.B.
A	AG	5/4/20	TRC SUBMITTAL #1

G & A
GILLETTE & ASSOCIATES, INC
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819
CERT. OF AUTH. NO. 9332

WHITE HAT DEVELOPMENT / SURF HOME BUILDERS

8TH STREET TOWNHOMES

PREDEVELOPMENT PLAN

Scale:	1" = 20'
Project Mgr:	AG
Designed by:	AG
Drawn by:	AG
QA/QC:	NG

Sheet No.
PRE-1
3 of 9

Issue Date
May 4, 2020

Project No.
20-XX-XX

SITE NOTES

PROPERTY
PARCELS: 00-00-31-1800-0173-0260
00-00-31-1800-0173-0250
00-00-31-1800-0173-0240
00-00-31-1800-0173-0230

ZONING: MU-8
LAND USE: GENERAL COMMERCIAL
TOTAL LOT AREA: 0.23 AC
TOTAL DENSITY AREA: 0.77 AC
MAXIMUM DENSITY BY ZONING: 8 UNITS/AC
4 PLATTED LOTS OF RECORD = 4 UNITS
4 S.F.R. UNITS PROPOSED
FLOOD ZONE: X

BUILDINGS
USE: DUPLEX (SINGLE FAMILY RESIDENTIAL)
MAXIMUM BUILDING HEIGHT: 45-FT
PROPOSED BUILDING HEIGHT: 40-FT
TOTAL FLOOR AREA: (2350 S.F.)*4 = 9,400 S.F.
MAXIMUM FLOOR TO AREA RATIO: 2.0
PROPOSED FLOOR TO AREA RATIO: 0.94
MAXIMUM IMPERVIOUS AREA: 60%
PROPOSED IMPERVIOUS AREA: 43%

SETBACKS
LOT WIDTH: 25-FT
FRONT YARD: 6-FT
SIDE YARD: 0
REAR YARD: 0

TOTAL PROPOSED IMPERVIOUS AREA:
BUILDINGS AND SIDEWALKS: 4,270 SF
PERVIOUS PARKING & DRIVEWAY: 2,160 SF
TOTAL LOT AREA: 10,000 SF

PROPOSED IMPERVIOUS SURFACE RATIO: 42.7%

UTILITIES:
- ELECTRIC: FLORIDA PUBLIC UTILITIES
- WATER: CITY OF FERNANDINA BEACH
- SEWER: CITY OF FERNANDINA BEACH
- GAS: FLORIDA PUBLIC UTILITIES
- CABLE/PHONE: VARIES

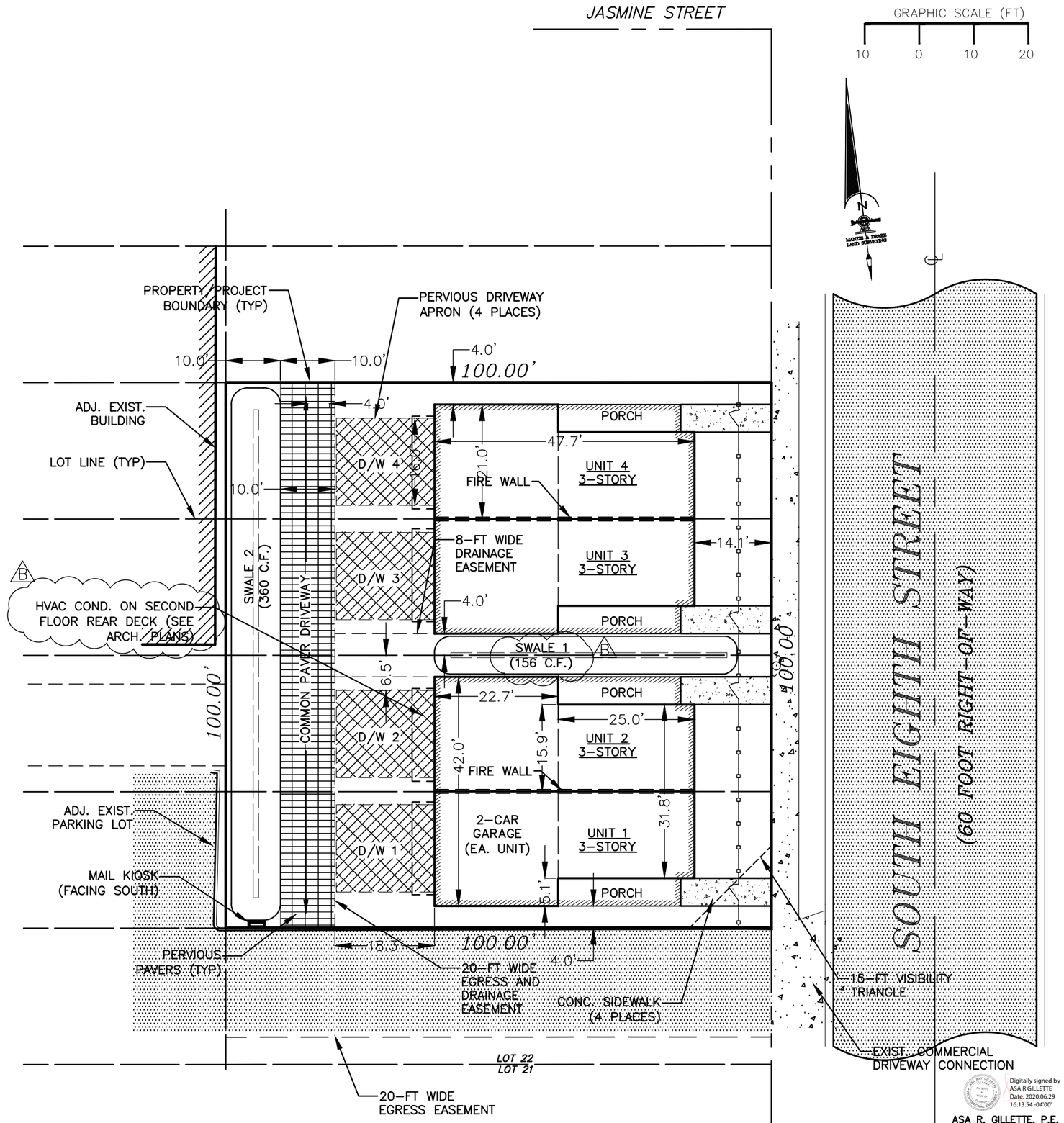
PARKING:
TOTAL DWELLING UNITS: 4
REQUIRED: 2 SP/D.U. = 8 SPACES
PROVIDED: 8 SPACES (2/GARAGE PER UNIT)

BUFFERS BETWEEN CERTAIN USES
NORTH, EAST, SOUTH & WEST PARCELS:
ZONING DISTRICT: MIXED USE, MU-8
REQUIRED BUFFER: NONE

LANDSCAPE REQUIREMENTS:
1 CANOPY TREE PER 2500 SF OF LOT AREA
(10000 SF)/(2500 SF/TREE) = 4 CANOPY TREES REQ'D.

TREE MITIGATION REQUIRED: 12"
USE 4 CANOPY TREES AT 3" DBH

TOTAL CANOPY TREES REQUIRED (4" DBH): 8
CANOPY TREES PROVIDED: 8
(3 PALMS = 1 CANOPY TREE; 24 PALMS PROPOSED)



No.	By	Date	Revision
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B	AG	6/22/20	REVISED PER C.O.F.B.
A	AG	5/4/20	TRC SUBMITTAL #1

G & A
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20 SOUTH 4TH STREET
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PHONE: (904) 261-8819
CERT. OF AUTH. NO. 9332

WHITE HAT DEVELOPMENT / SURF HOME BUILDERS

8TH STREET TOWNHOMES

GEOMETRY PLAN

Scale: 1" = 20'
Project Mgr: AG
Designed by: AG
Drawn by: AG
QA/QC: NG

Sheet No.
GE-1
4 of 9

Issue Date
May 4, 2020

Project No.
20-XX-XX

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FL. P.E. NO. 56177

DRAINAGE CALCS:

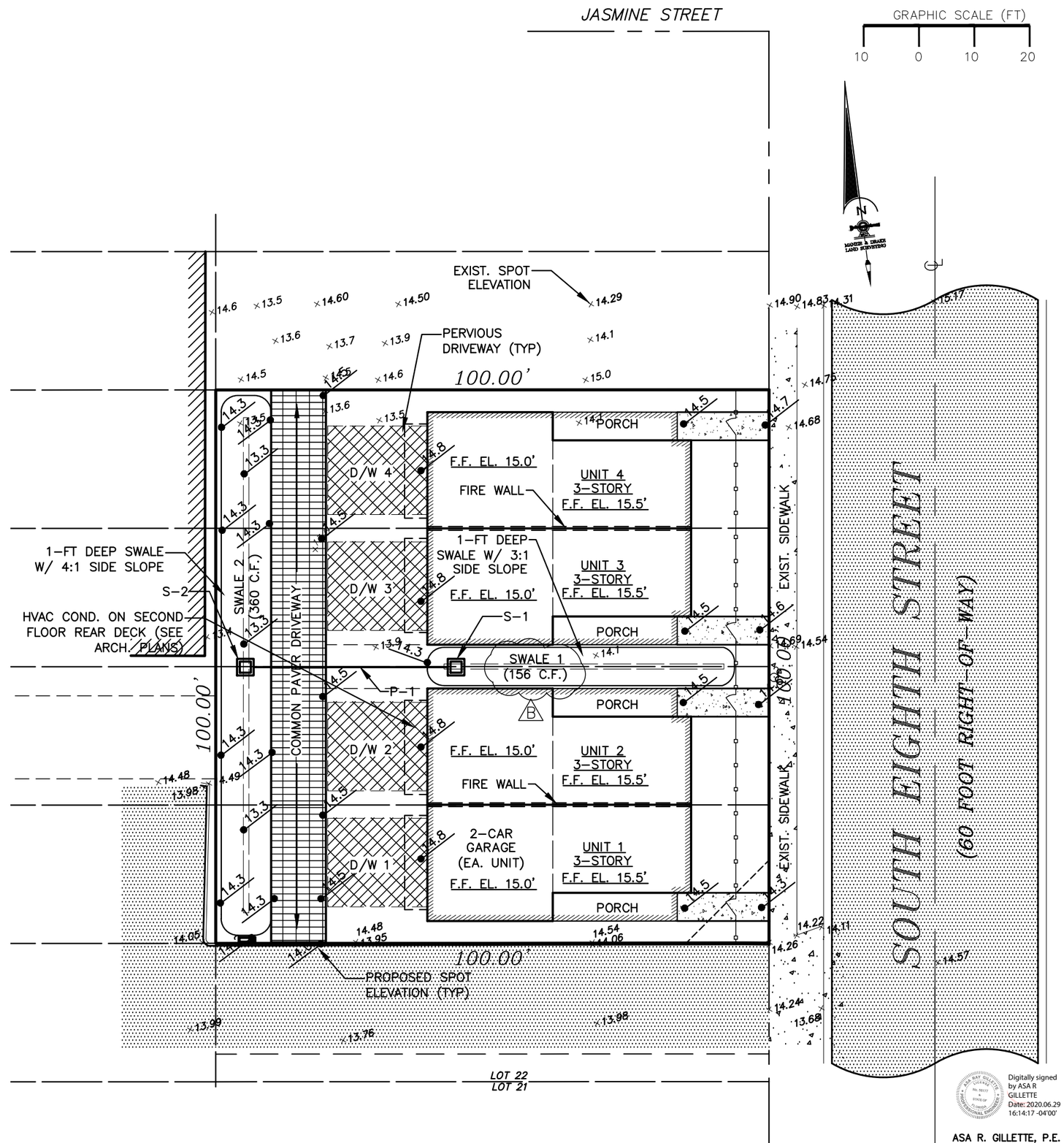
TOTAL PROPERTY AREA: 10,000 S.F.
TOTAL IMPERVIOUS AREA: 6,120 S.F.

TOTAL LOT RUNOFF:
(10,000 S.F.)*(0.5")*($\frac{1}{12}$ FT/IN) = 417 C.F.
TOTAL IMPERVIOUS AREA RUNOFF:
(6,120 S.F.)*(1.0")*($\frac{1}{12}$ FT/IN) = 510 C.F.

TREATMENT PROVIDED:
SWALE 1: 156 C.F.
SWALE 2: 360 C.F.
TOTAL: 516 C.F.

STRUCTURE TABLE						
NAME	TYPE	TOP/ INLET ELEV.	INVERT ELEVATION N	S	E	W
S-1		13.3	–	–	–	10.30
S-2		13.3	–	–	10.30	–

PIPE TABLE					
NAME	FROM	TO	SIZE	LENGTH	MATERIAL
P-1	S-1	S-2	15"	38'	HDPE



No.	By	Date	Revision
C	AG	6/22/20	REVISED PER C.O.F.B.
A	AG	5/4/20	TRC SUBMITTAL #1

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WHITE HAT DEVELOPMENT / SURF HOME BUILDERS

8TH STREET TOWNHOMES

POST DEVELOPED DRAINAGE PLAN

Scale:	1" = 20'
Project Mgr:	AG
Designed by:	AG
Drawn by:	AG
QA/QC:	NG

Sheet No.
DR-1
5 of 9

Issue Date
May 4, 2020

Project No.
20-XX-XX

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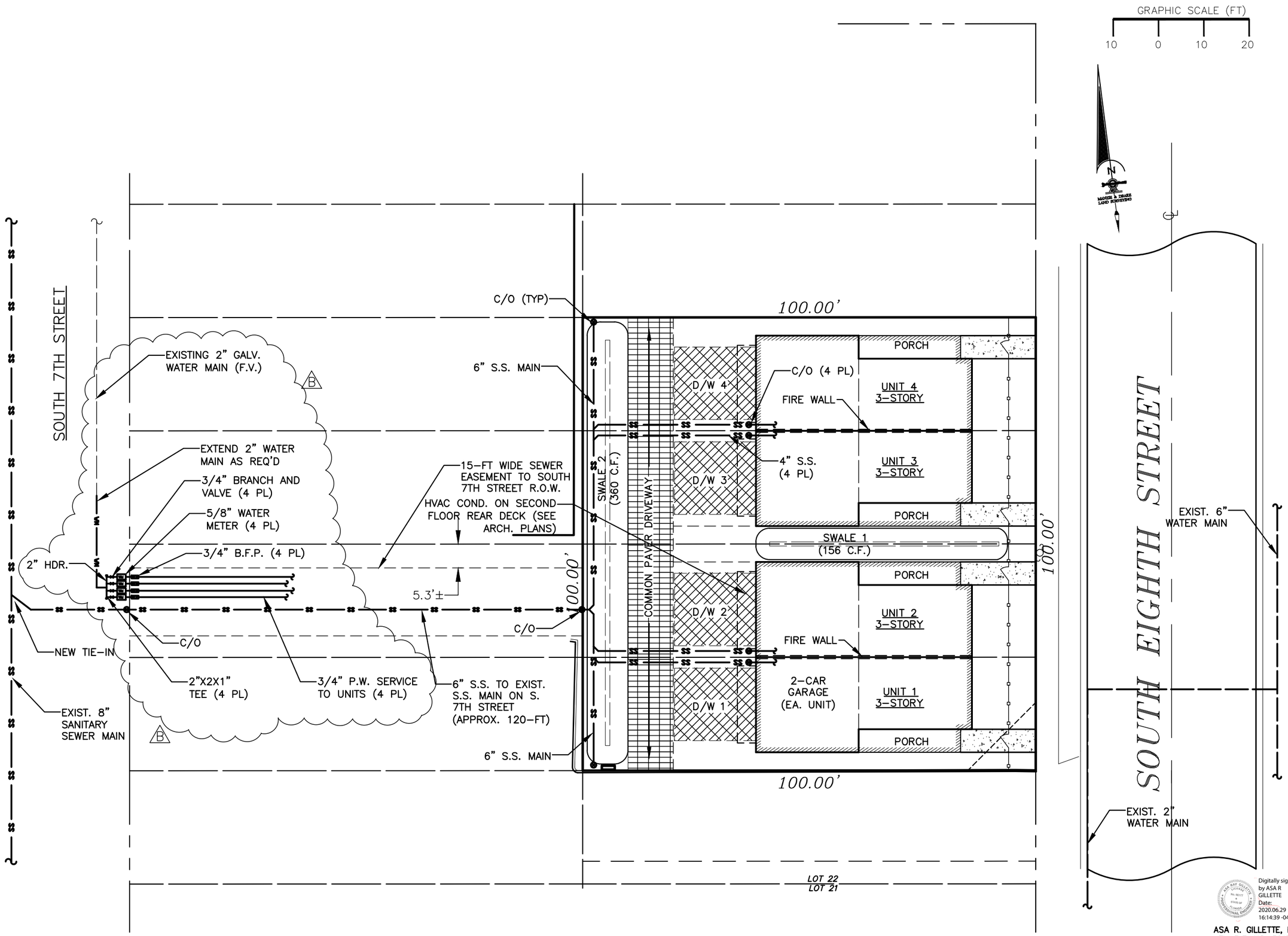

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FL. P.E. NO. 56177

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WHITE HAT DEVELOPMENT / SURF HOME BUILDERS

8TH STREET TOWNHOMES

GEOMETRY PLAN

Scale:	1" = 20'
Project Mgr:	AG
Designed by:	AG
Drawn by:	AG
QA/QC:	NG

Sheet No.

UT-1

6 of 9

Issue Date
May 4, 2020

Project No.
20-XX-XX

BUFFERS BETWEEN CERTAIN USES
NORTH, EAST, SOUTH & WEST PARCELS:
ZONING DISTRICT: MIXED USE, MU–8
REQUIRED BUFFER: NONE

LANDSCAPE REQUIREMENTS:
1 CANOPY TREE PER 2500 SF OF LOT AREA
(10000 SF)/(2500 SF/TREE) = 4 CANOPY TREES REQ'D.

TREE MITIGATION REQUIRED: 12"
USE 4 CANOPY TREES AT 3" DBH

TOTAL CANOPY TREES REQUIRED (4" DBH): 8
CANOPY TREES PROVIDED: 8
(3 PALMS = 1 CANOPY TREE; 24 PALMS PROPOSED)

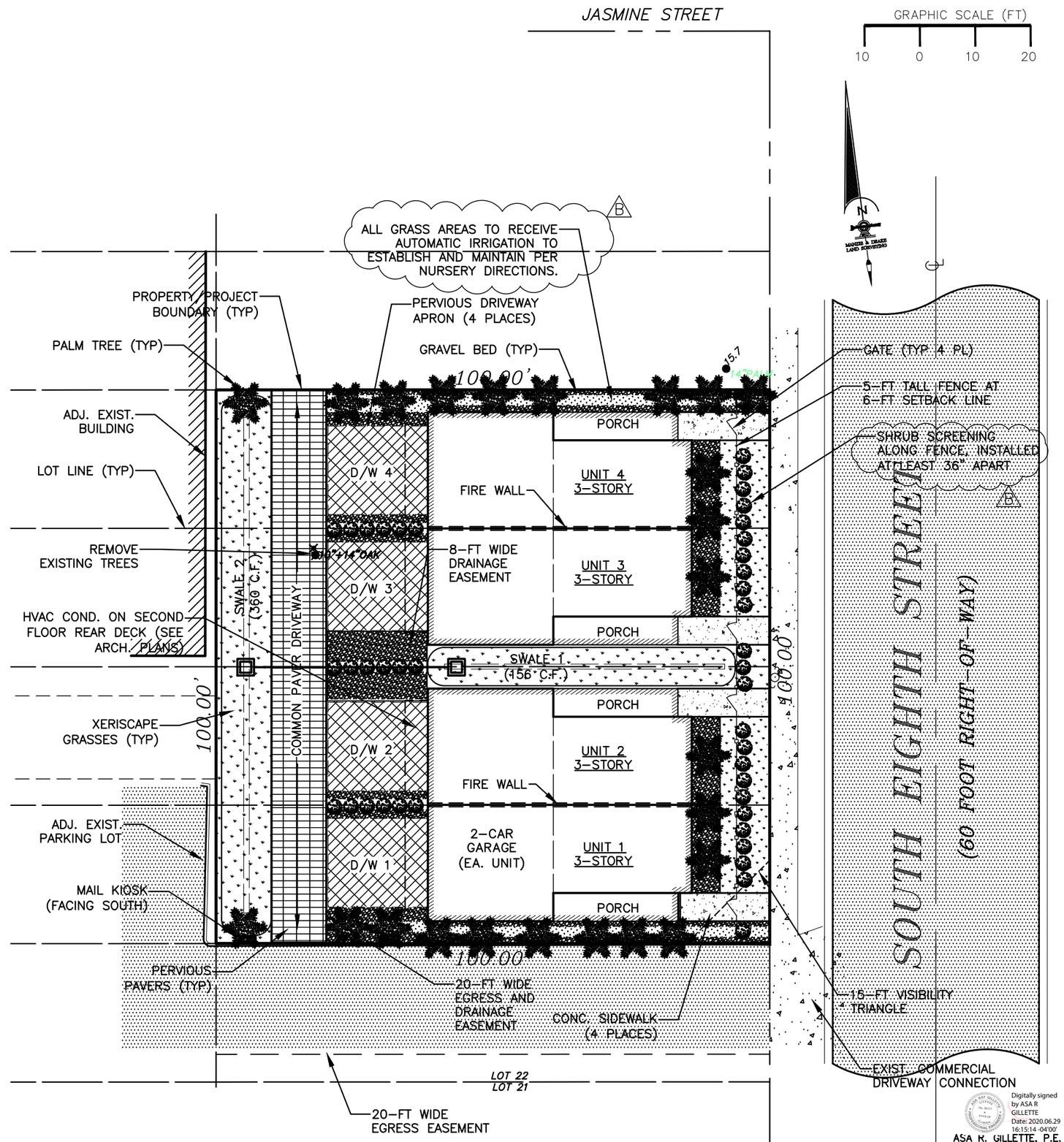
TREE REMOVAL MITIGATION

NO.	ITEM	INCHES
1	10" OAK	10"
1	14" OAK	14"
TOTAL:		24"

REQUIRED MITIGATION: 50%
(24")*(0.5) = 12"

LEGEND

SYMBOL	DESCRIPTION	QTY
	EXISTING CANOPY TREE. SEE SHEET PRE–1 FOR PRESERVATION OR REMOVAL	2
	PROPOSED CANOPY TREE, LIVE OAK OR EQUAL. SEE CITY'S L.D.C. FOR ACCEPTABLE CANOPY TREES.	0
	PROPOSED PALM TREE (MIN. 8–FT TALL; TYPE T.B.D.). AVOID THE USE OF WASHINGTONIA PALMS	24
	PROPOSED #57 STONE GRAVEL BED. MIN. 6" THICK	700 S.F.
	PROPOSED PERVIOUS PAVER SYSTEM	2,140 S.F.
	XERISCAPE GRASSES (MUHLY GRASS, DWARF FAKAHATCHEE, FOUNTAIN GRASS PLACED IN FOREGROUND)	2,180 S.F.
	PROPOSED MEDIUM SIZE SHRUB. (PITTOSPORUM OR EQUAL) MIN 3–FT SPACING; 18" HT., 15" SPREAD)	SEE PLANS



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Date: 2020.06.29 16:15:14 -04'00'
ASA R. GILLETTE, P.E.
FL. P.E. NO. 56177

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B	AG	6/22/20	REVISED PER C.O.F.B.
A	AG	5/4/20	TRC SUBMITTAL #1

G & A
GILLETTE & ASSOCIATES, INC
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-3819
CERT. OF AUTH. NO. 9332

WHITE HAT DEVELOPMENT / SURF HOME BUILDERS

8TH STREET TOWNHOMES

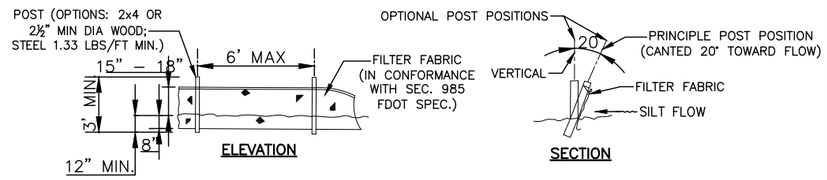
LANDSCAPE PLAN

Scale:	1" = 20'
Project Mgr:	AG
Designed by:	AG
Drawn by:	AG
QA/QC:	NG

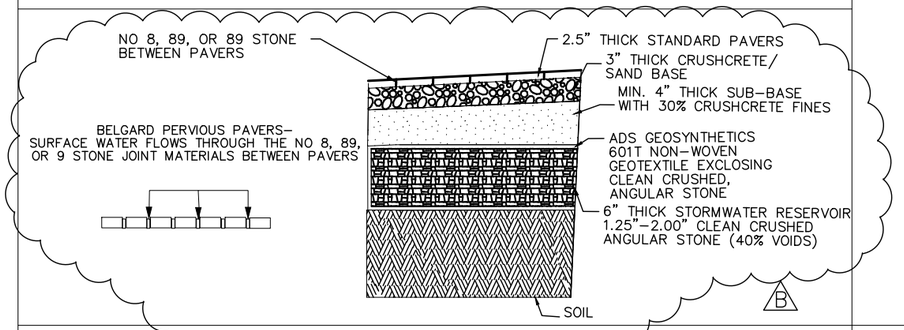
Sheet No.
LS–1
7 of 9

Issue Date
May 4, 2020

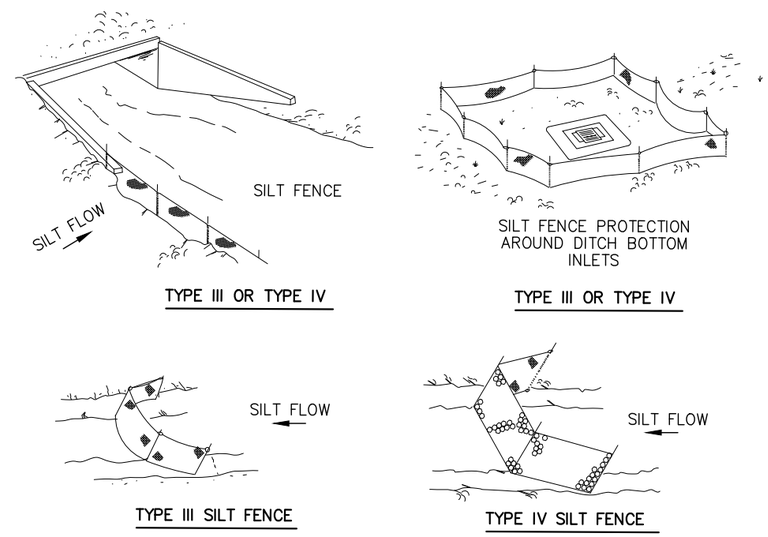
Project No.
20–XX–XX



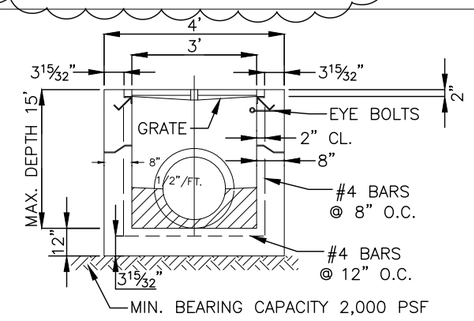
TYPE III SILT FENCE



PERVIOUS PAVER DETAIL



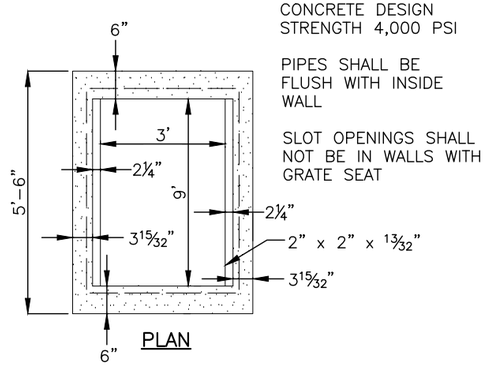
SILT FENCE APPLICATIONS



NOTES:
CONCRETE DESIGN STRENGTH 4,000 PSI

PIPES SHALL BE FLUSH WITH INSIDE WALL

SLOT OPENINGS SHALL NOT BE IN WALLS WITH GRATE SEAT



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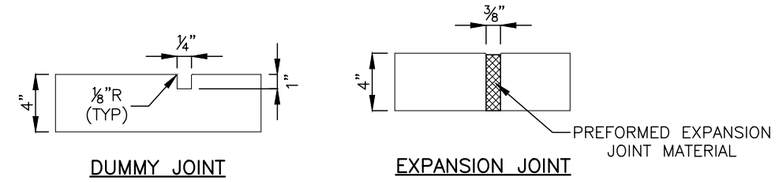
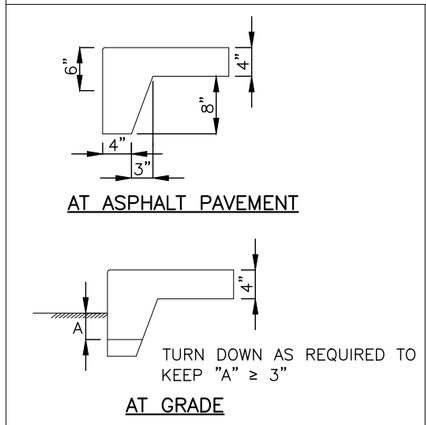
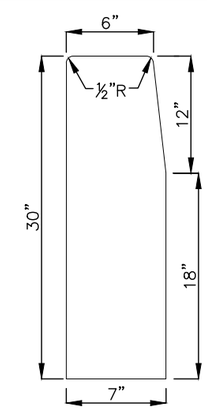


SIDEWALK JOINT DETAILS



SIDEWALK TURNDOWN DETAILS



12" HEADER CURB DETAIL

No.	By	Date	Revision
I			
H			
G			
F			
E			
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B	AG	6/22/20	REVISED PER C.O.F.B.
A	AG	5/4/20	TRC SUBMITTAL #1

G & A
GILLETTE & ASSOCIATES, INC
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819
CERT. OF AUTH. NO. 9332

WHITE HAT DEVELOPMENT / SURF HOME BUILDERS

8TH STREET TOWNHOMES

SITE DETAILS

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

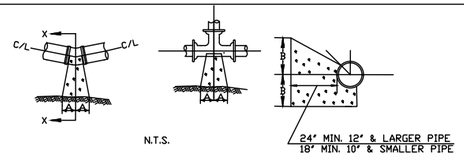
Sheet No.
DT–1
8 of 9

Issue Date
May 4, 2020

Project No.
20–XX–XX

Digitally signed by ASA R GILLETTE
Date: 2020.06.29 16:15:42 -04'00'

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



	1/4 BENDS		CU FT	1/8 BENDS		CU FT	1/16 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"	3.5
8"	22"	13"	7.2	12"	13"	3.7	8"	10"	2.1	8"	13"	16"	5.4
10"	26"	17"	11.5	14"	17"	5.9	10"	13"	3.6	10"	15"	20"	9.4
12"	29"	21"	21.1	16"	21"	8.6	11"	16"	5.6	12"	18"	24"	16.6
14"	35"	24"	29.8	19"	24"	14.9	12"	20"	8.9	14"	22"	27"	23.2
16"	38"	27"	37.8	21"	27"	18.1	12"	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

1. ALL MANHOLES SHALL BE PRECAST CONCRETE AND CONFORM TO ASTM C–478 STANDARDS. MANHOLE CONES AND RISERS SHALL BE CONSTRUCTED OF 4,00 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.

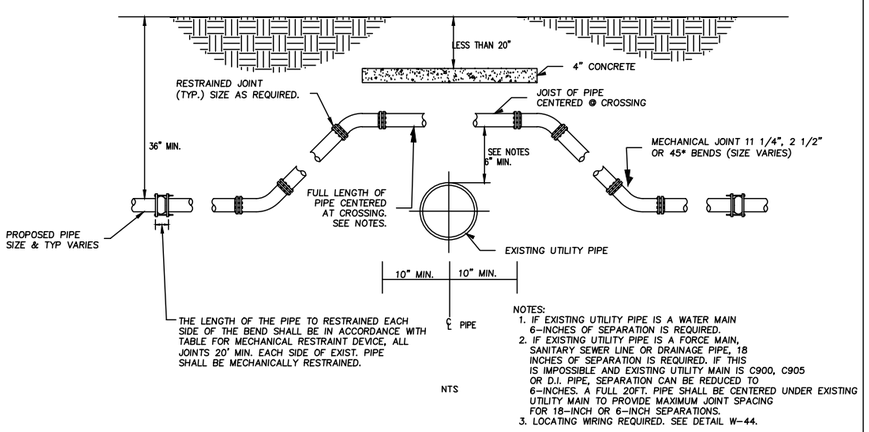
4. AN INSIDE PVC DROP MANHOLE (TYPE "B") SHALL BE REQUIRED FOR MANHOLES WHICH HAVE A DISTANCE OF 18 INCHES OR GREATER BETWEEN INFLUENT PIPE INVERT AND EFFLUENT PIPE INVERT. ALL OTHER DROPS SHALL HAVE A SLIDE CONSTRUCTED TO DIRECT THE FLOW INTO THE INVERT CHANNEL.

5. SEWER SERVICES SHALL BE CAST IRON IF 2FEET OF GROUND COVER CANNOT BE MAINTAINED OVER THE SERVICE LINE.

6. ALL DUCTILE IRON SEWER PIPE, WHERE SPECIFIED, SHALL BE CLASS 51 AND COMPLY WITH ANSI/AWWA C150/A21.50 AND ANSI/AWWA C151/A21.51. DUCTILE IRON PIPE SHALL BE PROVIDED WITH A FACTORY APPLIED INTERIOR POLYETHYLINE LINING IN ACCORDANCE WITH ANSI/ASTM D1248.

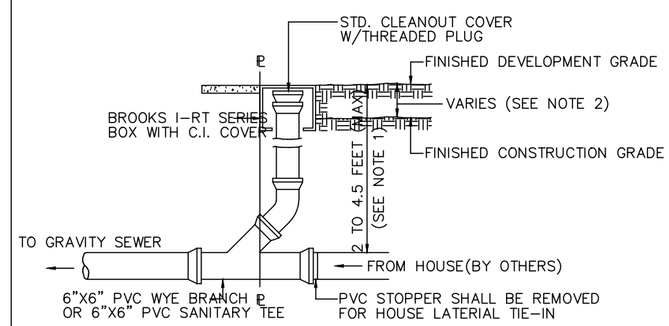
7. THE MAXIMUM NUMBER OF DIPS IS ONE, 1–INCH DIP PER 135 LF OF PIPE. NO MORE THAN ONE DIP PER 135 LF OF PIPE. A DIP IS DEFINED AS A CHANGE IN ELEVATION OF 0.5" OR GREATER.

GRAVITY SEWER NOTES



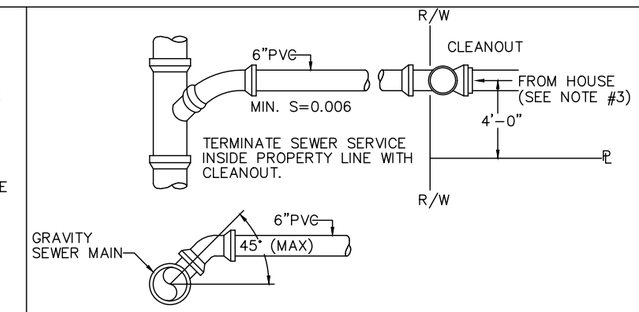
NOTES:
1. IF EXISTING UTILITY PIPE IS A WATER MAIN 6–INCHES OF SEPARATION IS REQUIRED.
2. IF EXISTING UTILITY PIPE IS A FORCE MAIN, SANITARY SEWER LINE OR DRAINAGE PIPE, 18 INCHES OF SEPARATION IS REQUIRED. IF THIS IS IMPOSSIBLE AND EXISTING UTILITY MAIN IS C900, C905 OR D.I. PIPE, SEPARATION CAN BE 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.

UTILITY CONFLICT DETAIL "A"



NOTE:

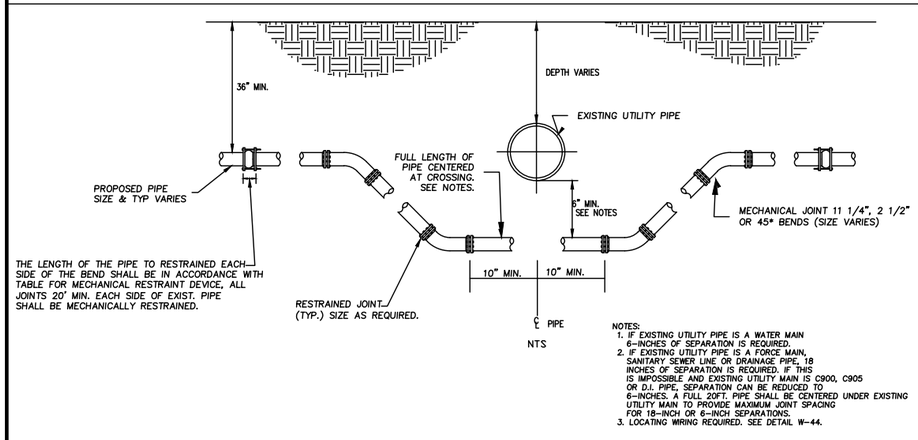
1. DEPTH OF CLEANOUT SHALL BE SET BY DISTANCE TO HOUSE CONNECTION @ 1/4" PER FOOT, PLUS ONE FOOT.
2. CONTRACTOR TO COORDINATE DEPTH WITH DEVELOPER.



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



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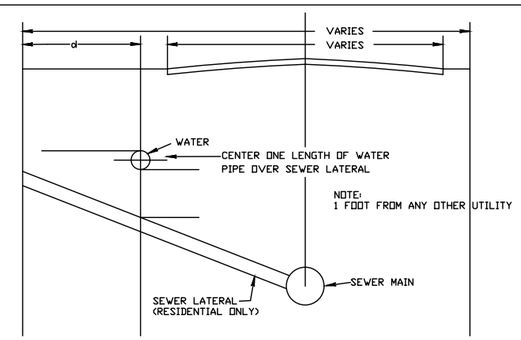
3. LOCATING WIRING REQUIRED. SEE DETAIL W–44.

UTILITY CONFLICT DETAIL "B"



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

CLEANOUT

CONTRACTORS ARE REQUIRED TO PAINT NEW HYDRANTS SAFETY YELLOW AND MARK HYDRANTS. THE TOPS AND NOZZLE CAPS SHALL BE PAINTED WITH THE FOLLOWING CAPACITY INDICATOR COLOR SCHEME:
BLUE (SW4079) 1500GPM AND HIGHER
GREEN (SW4085) 1000–1499 GPM
ORANGE (SW4083) 500–999 GPM
RED (SW4081) LESS THAN 500 GPM

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.

POTABLE WATER NOTES

HORIZONTAL AND VERTICAL CLEARANCES

Digitally signed by ASA R GILLETTE
Date: 2020.06.29 16:16:18 -04'00'

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

No.	By	Date	Revision
I			
H			
G			
F			
E			
D			
C			
B	AG	6/22/20	REVISED PER C.O.F.B.
A	AG	5/4/20	TRC SUBMITTAL #1

G & A
GILLETTE & ASSOCIATES, INC
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819
CERT. OF AUTH. NO. 9332

WHITE HAT DEVELOPMENT / SURF HOME BUILDERS

8TH STREET TOWNHOMES

WATER & SEWER DETAILS

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

Sheet No.
DT–1

9 of 9

Issue Date
May 4, 2020

Project No.
20–XX–XX

Gillette & Associates, Inc.

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

June 22, 2020

Mr. Jacob Platt, Senior Planner
City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Re: 8th Street Townhomes
SPR 2020-0003

Dear Mr. Platt:

We are pleased to submit the following responses to the comments generated by the review of the TRC members, dated June 16, 2020.

Planning

- Will there be a mail kiosk?

  Yes. The mail kiosk is located at the southwest corner of the property.

- Please provide a revised detail on pervious pavers. The typical detail provided notes 98% compaction which does not comply with the City's definition of pervious paving material.

  We have included a revised pervious paver detail that was previously approved by your department

- Minimum tree planting covered with the use of palms at 3 to 1 ratio. Please provide a landscape & irrigation plan demonstrating compliance with 4.05.03(C) xeriscape requirements. Consider low maintenance grasses versus sod in swales.

  We have included three different low maintenance grasses in lieu of sod, with gravel to infill other areas. These items, along with the use of palm trees satisfy the xeriscape requirements of Section 4.05.03(C)

- The clear visibility corridor needs to be shown for the driveway access off 8th Street. Landscaping in this area must comply with 7.01.08(E).

  The clear visibility corridor has been added to the driveway access off of 8th Street.

Stormwater

- For purposes of stormwater calculation, all paver areas shall be considered as impervious. Please update the calculations for required storage on sheet DR-1 accordingly.

  The calculations have been updated to include pavers to be impervious and the size of the eastern scale was slightly expanded.

- No further comments at this time.

Fire

- No comments for site plan review

Streets

- No comments

Building

- Does the design in covering fire protection needs account for fire separation and opening protection at the distances between the exterior walls of the building Units 2 and 3 in relationship to each building cover requirements and the exterior walls of building Units 3 and 4 to the property lines for the same separation factors?

  The buildings are separated such that they don't require fire protection. These items have been verified by the architect and will be included as part of the building permit.

- We see the water and sanitary sewer, where is the electrical maybe gas? Where are the HVAC condensers?

  Electrical feed will be coordinated by the contractor with Florida Public Utilities. Natural gas will not be used for these units.

Utilities – Wastewater

- Sewer will need FDEP permit and in its current design would be private not owned by the City.

  So, noted and agreed.

- No parallel water main installations.

  Water service has been changed to South 7th Street to avoid borings under South 8th Street. Please verify this configuration is acceptable (reference sheet UT-1).

- Water meters need to be on lot line with Double service set so that only two bores are required to cross South 8th Street.

  See revised sheet UT-1.

Trees

- The landscape plan provided DOES fulfill the new LDC tree requirements of 50% mitigation. PLEASE AVOID WASHINGTONIA PALMS though since they're relatively high maintenance & often disliked by homeowners.

  Reference to avoidance of using Washingtonia Palms has been added to the drawings.

Thank you for your time and consideration on this application, and please contact me at your earliest convenience with any questions that you may have.

Sincerely,

Asa R. Gillette, P.E.
Principal
Gillette & Associates, Inc.

REVIEW SET
NOT FOR CONSTRUCTION

Engineering Plans

For

8th Street Townhomes

For

White Hat Development / Surf Home Builders

Gillette & Associates, Inc.

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

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

G & A

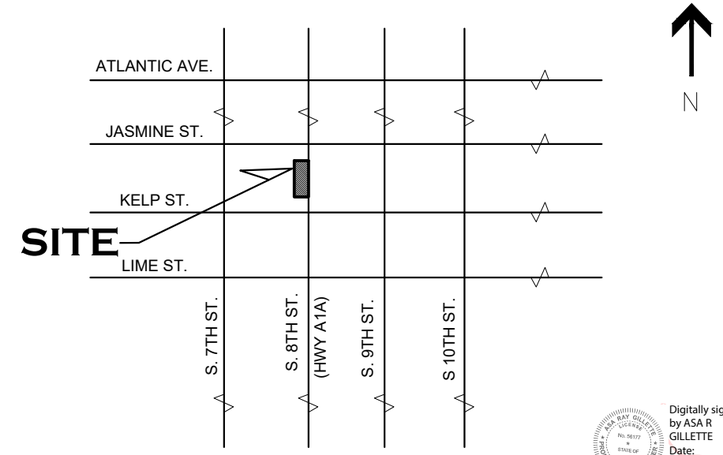
PERMITTING AGENCIES

CITY OF FERNANDINA BEACH

ISSUE DATE: MAY 4, 2020

REVISION: JUNE 22, 2020

SITE LOCATION MAP



Digitally signed by ASA R GILLETTE
Date: 2020.06.29 16:12:38 -04'00'

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

No.	By	Date	Revision
I			
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G			
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D			
C			
B	AG	6/22/20	REVISED PER C.O.F.B.
A	AG	5/4/20	TRC SUBMITTAL #1

G & A

GILLETTE & ASSOCIATES, INC
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819
CERT. OF AUTH. NO. 9332

WHITE HAT DEVELOPMENT / SURF HOME BUILDERS

8TH STREET TOWNHOMES

COVER SHEET

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

Sheet No.
CVR
1 of 9

Issue Date
May 4, 2020

Project No.
20-XX-XX

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: 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 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.

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".

INDEX

PAGE #	SHEET	DESCRIPTION
1	CVR	COVER SHEET
2	IN-1	INDEX SHEET
3	PRE-1	PREDEVELOPMENT PLAN
4	GE-1	GEOMETRY PLAN
5	DR-1	DRAINAGE PLAN
6	UT-1	UTILITY PLAN
7	LS-1	LANDSCAPE PLAN
8	DT-1	SITE DETAILS
9	DT-2	WATER & SEWER 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, 2009 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, 2009)

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
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
15.3	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

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 UTLITY 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 JOHN MANDRICK, COFB UTILITY DIRECTOR AT (904-310-3420) FOR PRE-CONSTRUCTION AND COORDINATION MEETING PRIOR TO WORK COMMENCING.

Digitally signed by ASA R GILLETTE
Date: 2020.06.29 16:13:14 -04'00'

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

No.	By	Date	Revision
I			
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F			
E			
D			
C			
B	AG	6/22/20	REVISED PER C.O.F.B.
A	AG	5/4/20	TRC SUBMITTAL #1

G & A
GILLETTE & ASSOCIATES, INC
20 SOUTH 4TH STREET
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CERT. OF AUTH. NO. 9332

WHITE HAT DEVELOPMENT / SURF HOME BUILDERS

8TH STREET TOWNHOMES

INDEX SHEETS AND NOTES

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

Sheet No.
IN-1
2 of 9

Issue Date
May 4, 2020

Project No.
20-XX-XX

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND, SITUATE, LYING AND BEING IN THAT PORTION OF 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 1901), AS:

LOTS 23 THROUGH 26, BLOCK 173, CITY OF FERNANDINA BEACH

SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the description provided by the client.
2) Underground improvements were not located or shown.
3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
4) Internal lot angles shown hereon are based on recovered monumentation.
5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0237G, Dated 08/02/2017. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
7) **This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.**

REVISIONS:

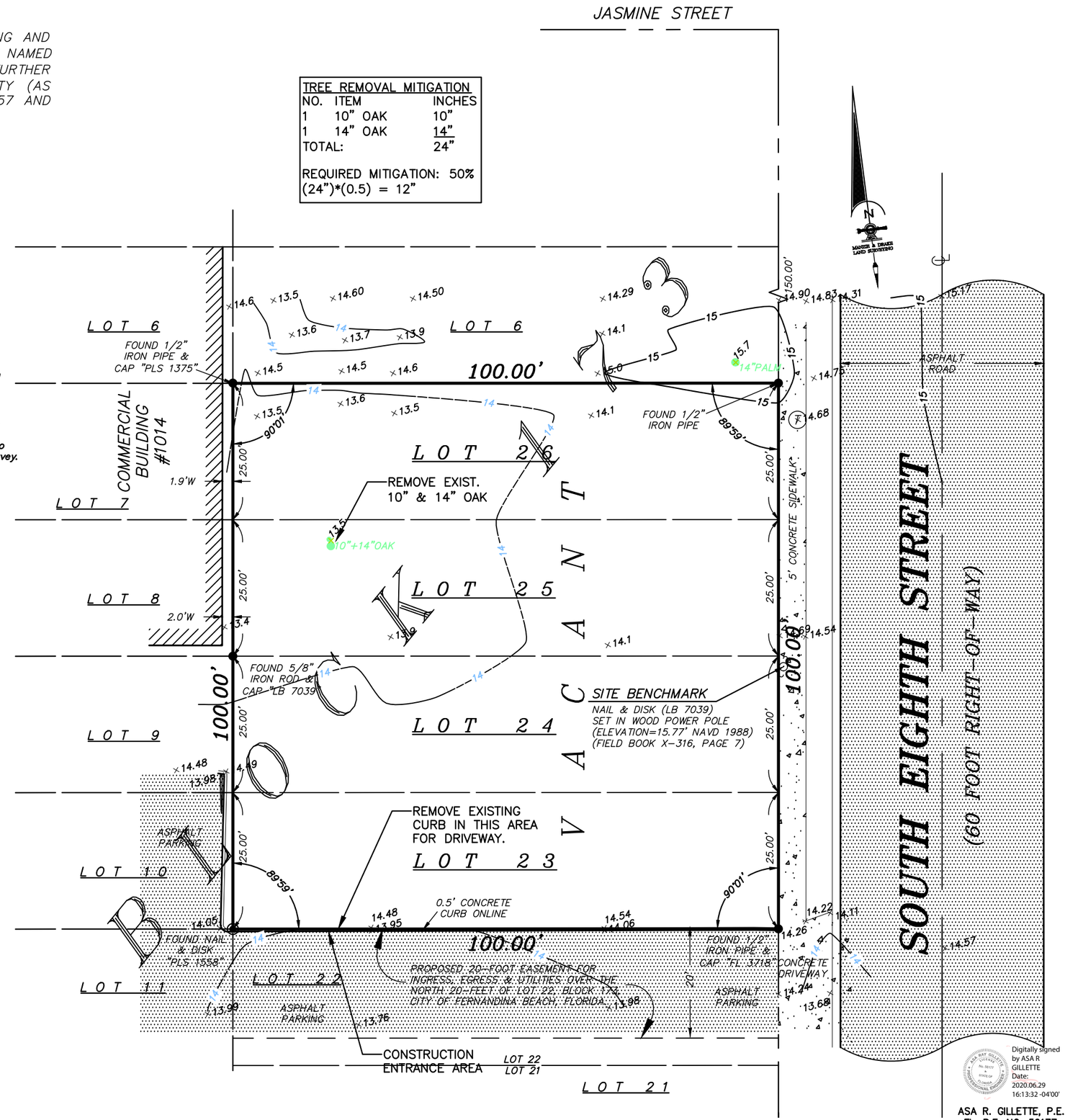
1. REVISED ON 10/13/2017 TO SHOW EASEMENT ALONG THE NORTH 20' OF LOT 22, BLOCK 173 (WKD)

LEGEND

℄ = CENTERLINE
= CONCRETE FLATWORK
Ⓣ = TELEPHONE MANHOLE
= WOOD POWER POLE

TREE REMOVAL MITIGATION		
NO.	ITEM	INCHES
1	10" OAK	10"
1	14" OAK	14"
TOTAL:		24"

REQUIRED MITIGATION: 50%
(24")*(0.5) = 12"



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FL. P.E. NO. 56177

No.	By	Date	Revision
B	AG	6/22/20	REVISED PER C.O.F.B.
A	AG	5/4/20	TRC SUBMITTAL #1

G & A
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CERT. OF AUTH. NO. 9332

WHITE HAT DEVELOPMENT / SURF HOME BUILDERS

8TH STREET TOWNHOMES

PREDEVELOPMENT PLAN

Scale:	1" = 20'
Project Mgr:	AG
Designed by:	AG
Drawn by:	AG
QA/QC:	NG

Sheet No.
PRE-1
3 of 9

Issue Date
May 4, 2020

Project No.
20-XX-XX

SITE NOTES

PROPERTY
PARCELS: 00-00-31-1800-0173-0260
00-00-31-1800-0173-0250
00-00-31-1800-0173-0240
00-00-31-1800-0173-0230

ZONING: MU-8
LAND USE: GENERAL COMMERCIAL
TOTAL LOT AREA: 0.23 AC
TOTAL DENSITY AREA: 0.77 AC
MAXIMUM DENSITY BY ZONING: 8 UNITS/AC
4 PLATTED LOTS OF RECORD = 4 UNITS
4 S.F.R. UNITS PROPOSED
FLOOD ZONE: X

BUILDINGS
USE: DUPLEX (SINGLE FAMILY RESIDENTIAL)
MAXIMUM BUILDING HEIGHT: 45-FT
PROPOSED BUILDING HEIGHT: 40-FT
TOTAL FLOOR AREA: (2350 S.F.)*4 = 9,400 S.F.
MAXIMUM FLOOR TO AREA RATIO: 2.0
PROPOSED FLOOR TO AREA RATIO: 0.94
MAXIMUM IMPERVIOUS AREA: 60%
PROPOSED IMPERVIOUS AREA: 43%

SETBACKS
LOT WIDTH: 25-FT
FRONT YARD: 6-FT
SIDE YARD: 0
REAR YARD: 0

TOTAL PROPOSED IMPERVIOUS AREA:
BUILDINGS AND SIDEWALKS: 4,270 SF
PERVIOUS PARKING & DRIVEWAY: 2,160 SF
TOTAL LOT AREA: 10,000 SF

PROPOSED IMPERVIOUS SURFACE RATIO: 42.7%

UTILITIES:
- ELECTRIC: FLORIDA PUBLIC UTILITIES
- WATER: CITY OF FERNANDINA BEACH
- SEWER: CITY OF FERNANDINA BEACH
- GAS: FLORIDA PUBLIC UTILITIES
- CABLE/PHONE: VARIES

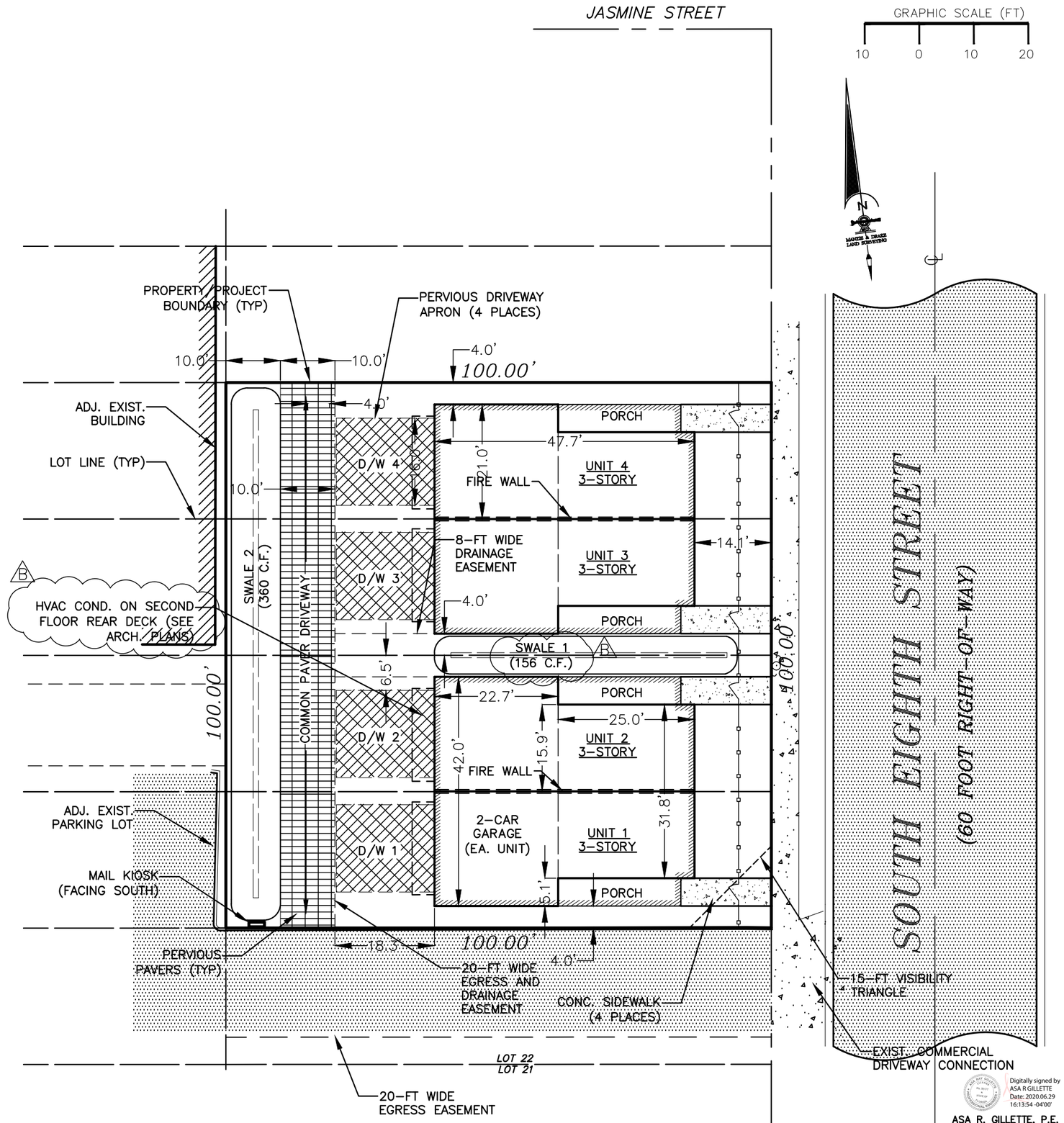
PARKING:
TOTAL DWELLING UNITS: 4
REQUIRED: 2 SP/D.U. = 8 SPACES
PROVIDED: 8 SPACES (2/GARAGE PER UNIT)

BUFFERS BETWEEN CERTAIN USES
NORTH, EAST, SOUTH & WEST PARCELS:
ZONING DISTRICT: MIXED USE, MU-8
REQUIRED BUFFER: NONE

LANDSCAPE REQUIREMENTS:
1 CANOPY TREE PER 2500 SF OF LOT AREA
(10000 SF)/(2500 SF/TREE) = 4 CANOPY TREES REQ'D.

TREE MITIGATION REQUIRED: 12"
USE 4 CANOPY TREES AT 3" DBH

TOTAL CANOPY TREES REQUIRED (4" DBH): 8
CANOPY TREES PROVIDED: 8
(3 PALMS = 1 CANOPY TREE; 24 PALMS PROPOSED)



No.	By	Date	Revision
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C			
B	AG	6/22/20	REVISED PER C.O.F.B.
A	AG	5/4/20	TRC SUBMITTAL #1

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CERT. OF AUTH. NO. 9332

WHITE HAT DEVELOPMENT / SURF HOME BUILDERS

8TH STREET TOWNHOMES

GEOMETRY PLAN

Scale: 1" = 20'
Project Mgr: AG
Designed by: AG
Drawn by: AG
QA/QC: NG

Sheet No.
GE-1
4 of 9

Issue Date
May 4, 2020

Project No.
20-XX-XX

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FL. P.E. NO. 56177

DRAINAGE CALCS:

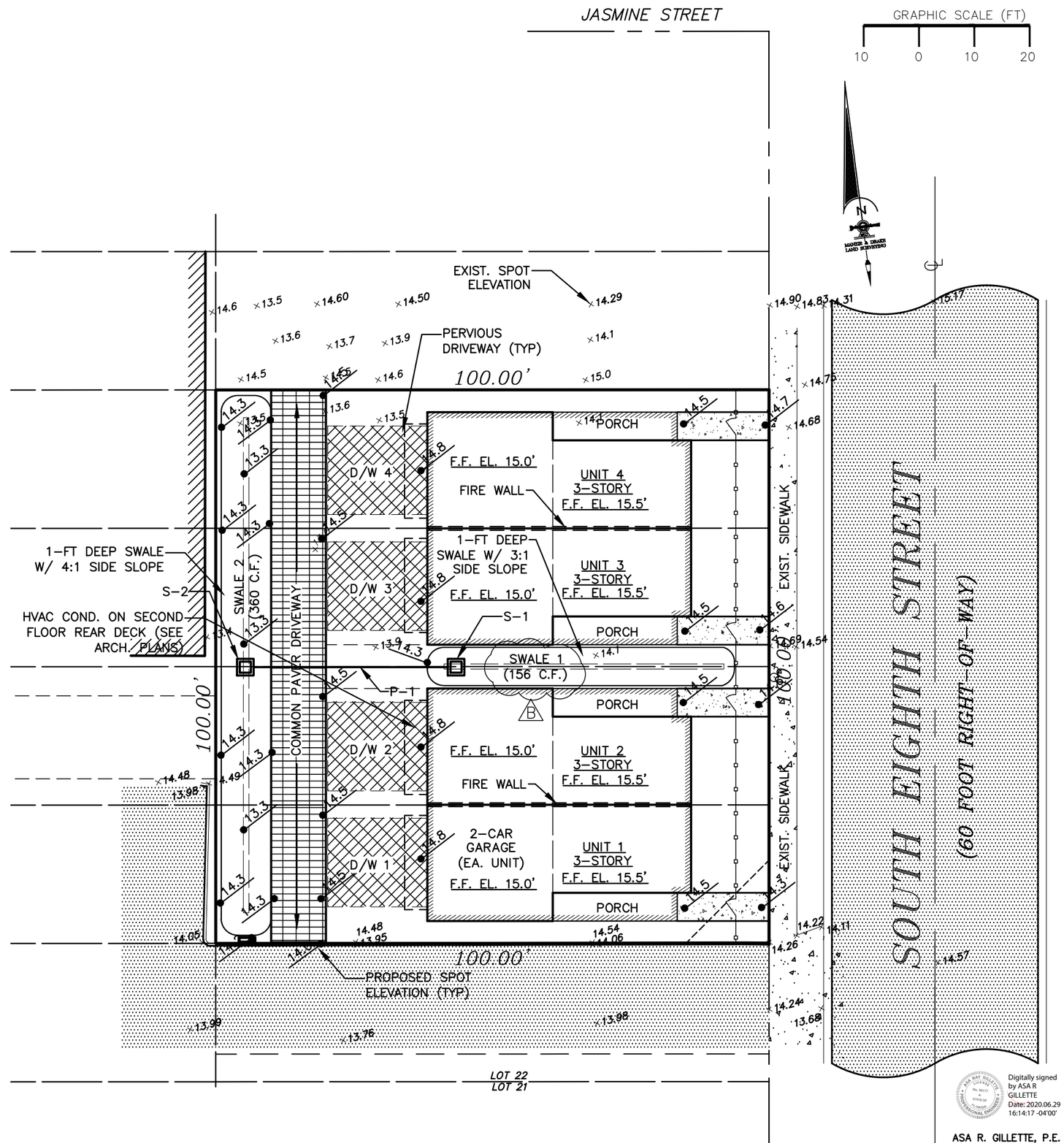
TOTAL PROPERTY AREA: 10,000 S.F.
TOTAL IMPERVIOUS AREA: 6,120 S.F.

TOTAL LOT RUNOFF:
(10,000 S.F.)*(0.5")*($\frac{1}{12}$ FT/IN) = 417 C.F.
TOTAL IMPERVIOUS AREA RUNOFF:
(6,120 S.F.)*(1.0")*($\frac{1}{12}$ FT/IN) = 510 C.F.

TREATMENT PROVIDED:
SWALE 1: 156 C.F.
SWALE 2: 360 C.F.
TOTAL: 516 C.F.

STRUCTURE TABLE						
NAME	TYPE	TOP/ INLET ELEV.	INVERT ELEVATION N	S	E	W
S-1		13.3	–	–	–	10.30
S-2		13.3	–	–	10.30	–

PIPE TABLE					
NAME	FROM	TO	SIZE	LENGTH	MATERIAL
P-1	S-1	S-2	15"	38'	HDPE



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WHITE HAT DEVELOPMENT / SURF HOME BUILDERS

8TH STREET TOWNHOMES

POST DEVELOPED DRAINAGE PLAN

Scale:	1" = 20'
Project Mgr:	AG
Designed by:	AG
Drawn by:	AG
QA/QC:	NG

Sheet No.
DR-1
5 of 9

Issue Date
May 4, 2020

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20-XX-XX

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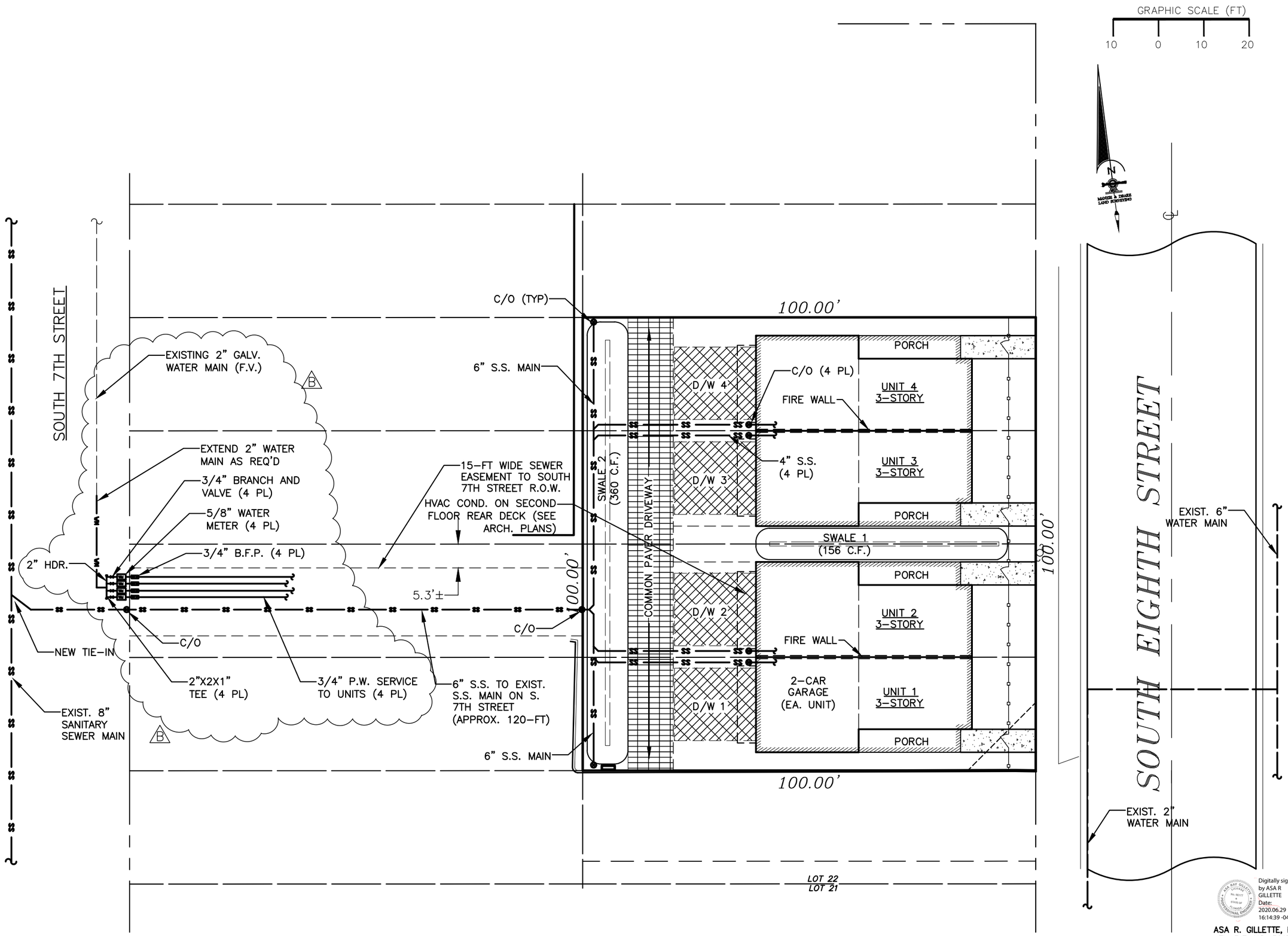

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WHITE HAT DEVELOPMENT / SURF HOME BUILDERS

8TH STREET TOWNHOMES

GEOMETRY PLAN

Scale:	1" = 20'
Project Mgr:	AG
Designed by:	AG
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QA/QC:	NG

Sheet No.

UT-1

6 of 9

Issue Date
May 4, 2020

Project No.
20-XX-XX

BUFFERS BETWEEN CERTAIN USES
NORTH, EAST, SOUTH & WEST PARCELS:
ZONING DISTRICT: MIXED USE, MU–8
REQUIRED BUFFER: NONE

LANDSCAPE REQUIREMENTS:
1 CANOPY TREE PER 2500 SF OF LOT AREA
(10000 SF)/(2500 SF/TREE) = 4 CANOPY TREES REQ'D.

TREE MITIGATION REQUIRED: 12"
USE 4 CANOPY TREES AT 3" DBH

TOTAL CANOPY TREES REQUIRED (4" DBH): 8
CANOPY TREES PROVIDED: 8
(3 PALMS = 1 CANOPY TREE; 24 PALMS PROPOSED)

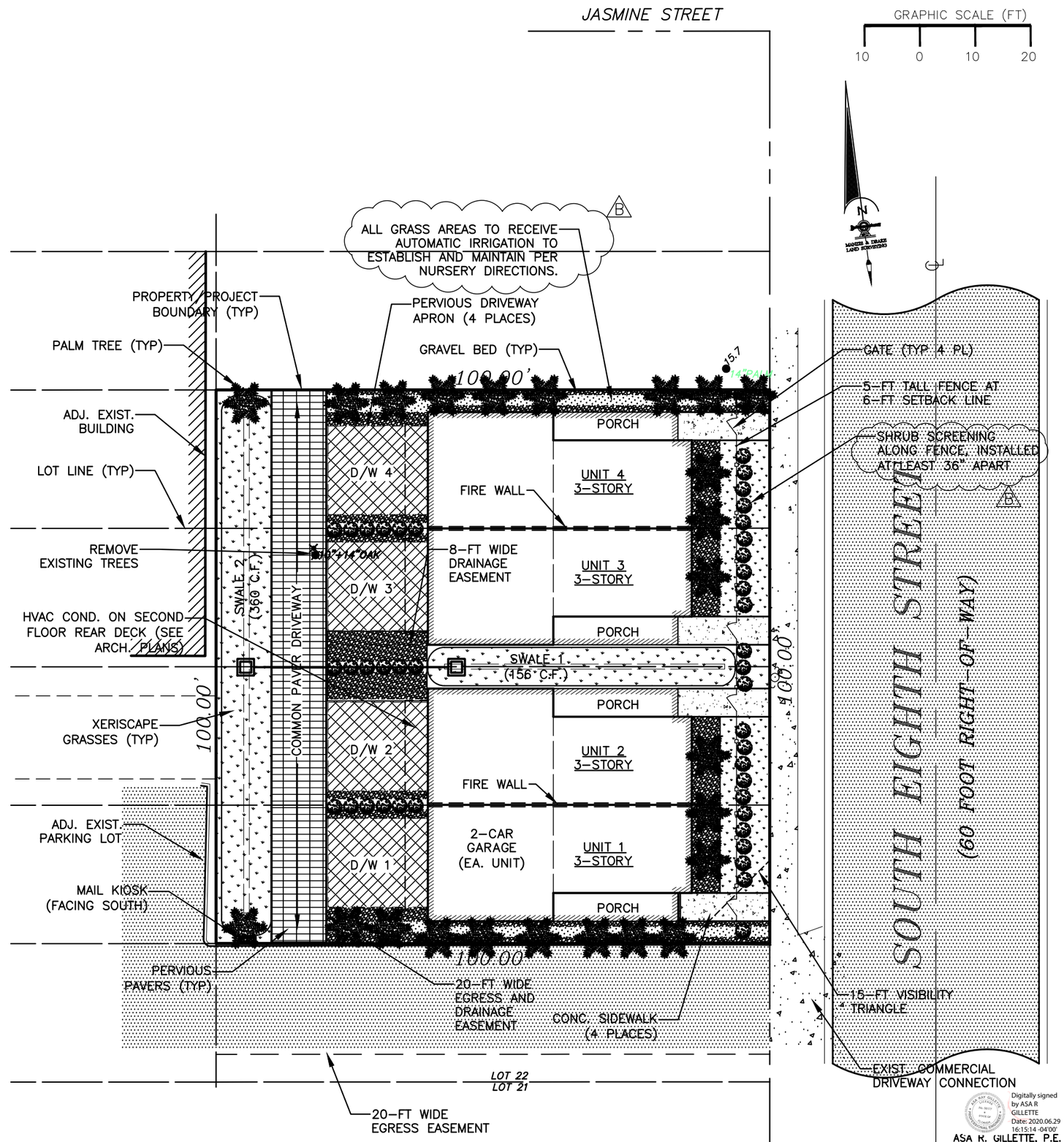
TREE REMOVAL MITIGATION

NO.	ITEM	INCHES
1	10" OAK	10"
1	14" OAK	14"
TOTAL:		24"

REQUIRED MITIGATION: 50%
(24")*(0.5) = 12"

LEGEND

SYMBOL	DESCRIPTION	QTY
	EXISTING CANOPY TREE. SEE SHEET PRE–1 FOR PRESERVATION OR REMOVAL	2
	PROPOSED CANOPY TREE, LIVE OAK OR EQUAL. SEE CITY'S L.D.C. FOR ACCEPTABLE CANOPY TREES.	0
	PROPOSED PALM TREE (MIN. 8–FT TALL; TYPE T.B.D.). AVOID THE USE OF WASHINGTONIA PALMS	24
	PROPOSED #57 STONE GRAVEL BED. MIN. 6" THICK	700 S.F.
	PROPOSED PERVIOUS PAVER SYSTEM	2,140 S.F.
	XERISCAPE GRASSES (MUHLY GRASS, DWARF FAKAHATCHEE, FOUNTAIN GRASS PLACED IN FOREGROUND)	2,180 S.F.
	PROPOSED MEDIUM SIZE SHRUB. (PITTOSPORUM OR EQUAL) MIN 3–FT SPACING; 18" HT., 15" SPREAD)	SEE PLANS



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FL. P.E. NO. 56177

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WHITE HAT DEVELOPMENT / SURF HOME BUILDERS

8TH STREET TOWNHOMES

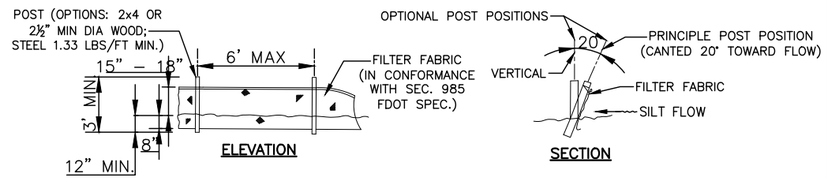
LANDSCAPE PLAN

Scale:	1" = 20'
Project Mgr:	AG
Designed by:	AG
Drawn by:	AG
QA/QC:	NG

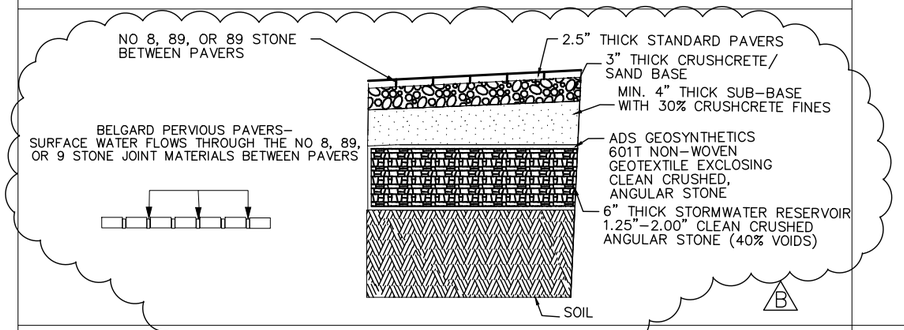
Sheet No.
LS–1
7 of 9

Issue Date
May 4, 2020

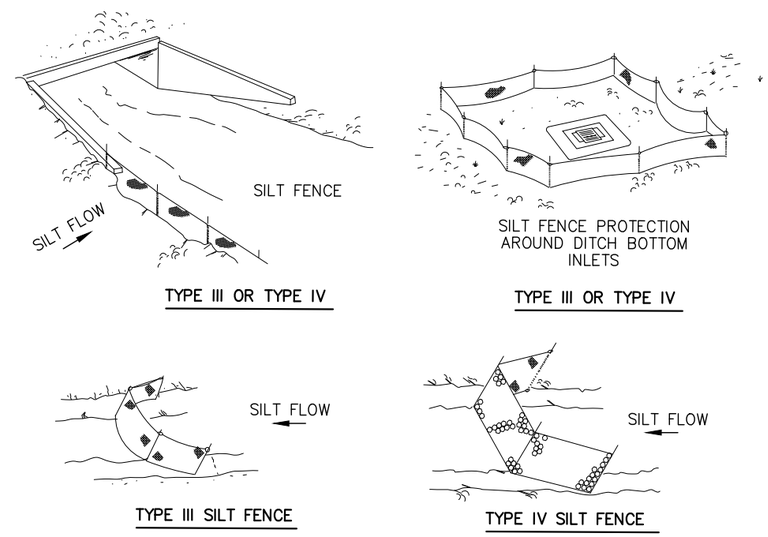
Project No.
20–XX–XX



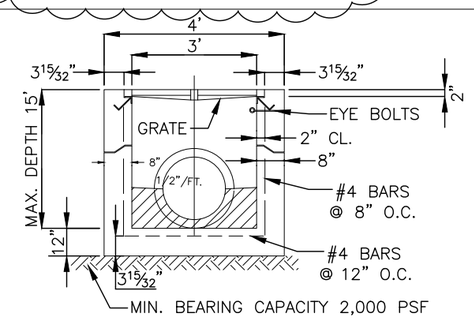
TYPE III SILT FENCE



PERVIOUS PAVER DETAIL



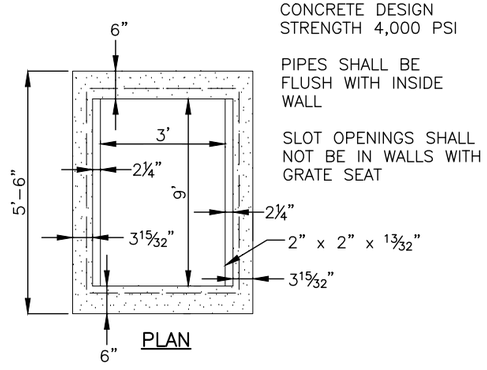
SILT FENCE APPLICATIONS



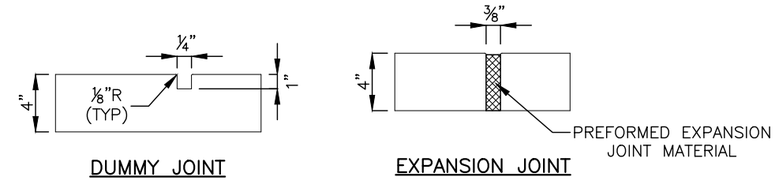
NOTES:
CONCRETE DESIGN STRENGTH 4,000 PSI

PIPES SHALL BE FLUSH WITH INSIDE WALL

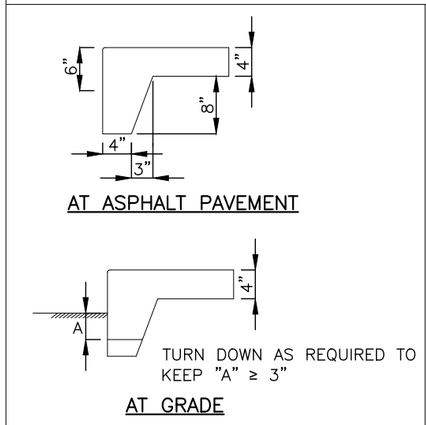
SLOT OPENINGS SHALL NOT BE IN WALLS WITH GRATE SEAT



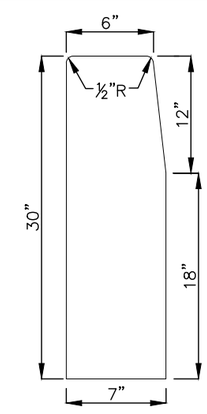
TYPE C INLET DETAIL



SIDEWALK JOINT DETAILS



SIDEWALK TURNDOWN DETAILS



12" HEADER CURB DETAIL

No.	By	Date	Revision
I			
H			
G			
F			
E			
D			
C			
B	AG	6/22/20	REVISED PER C.O.F.B.
A	AG	5/4/20	TRC SUBMITTAL #1

G & A
GILLETTE & ASSOCIATES, INC
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
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CERT. OF AUTH. NO. 9332

WHITE HAT DEVELOPMENT / SURF HOME BUILDERS

8TH STREET TOWNHOMES

SITE DETAILS

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

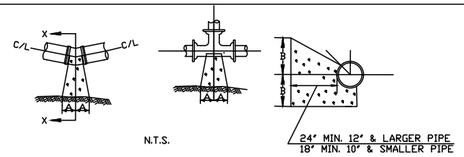
Sheet No.
DT–1
8 of 9

Issue Date
May 4, 2020

Project No.
20–XX–XX

Digitally signed by ASA R GILLETTE
Date: 2020.06.29 16:15:42 -04'00'

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



	1/4 BENDS		CU FT	1/8 BENDS		CU FT	1/16 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"	3.5
8"	22"	13"	7.2	12"	13"	3.7	8"	10"	2.1	8"	13"	16"	5.4
10"	26"	17"	11.5	14"	17"	5.9	10"	13"	3.6	10"	15"	20"	9.4
12"	29"	21"	21.1	16"	21"	8.6	11"	16"	5.6	12"	18"	24"	16.6
14"	35"	24"	29.8	19"	24"	14.9	12"	20"	8.9	14"	22"	27"	23.2
16"	38"	27"	37.8	21"	27"	18.1	12"	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

1. ALL MANHOLES SHALL BE PRECAST CONCRETE AND CONFORM TO ASTM C–478 STANDARDS. MANHOLE CONES AND RISERS SHALL BE CONSTRUCTED OF 4,00 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.

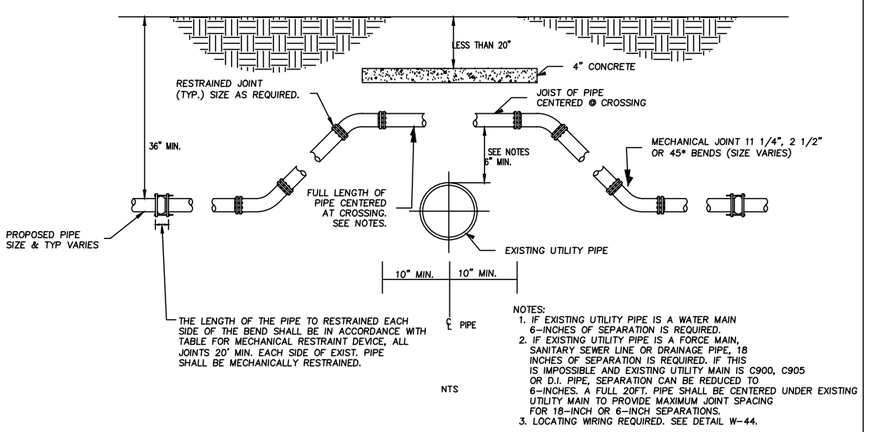
4. AN INSIDE PVC DROP MANHOLE (TYPE "B") SHALL BE REQUIRED FOR MANHOLES WHICH HAVE A DISTANCE OF 18 INCHES OR GREATER BETWEEN INFLUENT PIPE INVERT AND EFFLUENT PIPE INVERT. ALL OTHER DROPS SHALL HAVE A SLIDE CONSTRUCTED TO DIRECT THE FLOW INTO THE INVERT CHANNEL.

5. SEWER SERVICES SHALL BE CAST IRON IF 2FEET OF GROUND COVER CANNOT BE MAINTAINED OVER THE SERVICE LINE.

6. ALL DUCTILE IRON SEWER PIPE, WHERE SPECIFIED, SHALL BE CLASS 51 AND COMPLY WITH ANSI/AWWA C150/A21.50 AND ANSI/AWWA C151/A21.51. DUCTILE IRON PIPE SHALL BE PROVIDED WITH A FACTORY APPLIED INTERIOR POLYETHYLINE LINING IN ACCORDANCE WITH ANSI/ASTM D1248.

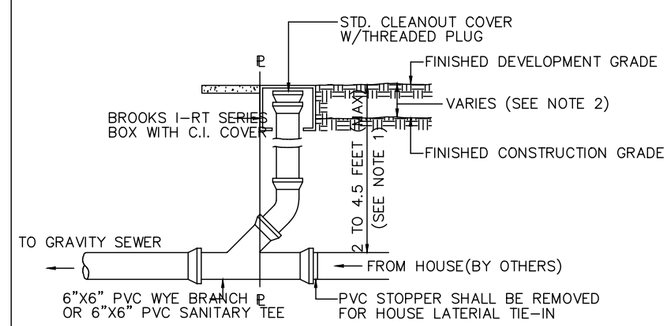
7. THE MAXIMUM NUMBER OF DIPS IS ONE, 1–INCH DIP PER 135 LF OF PIPE. NO MORE THAN ONE DIP PER 135 LF OF PIPE. A DIP IS DEFINED AS A CHANGE IN ELEVATION OF 0.5" OR GREATER.

GRAVITY SEWER NOTES



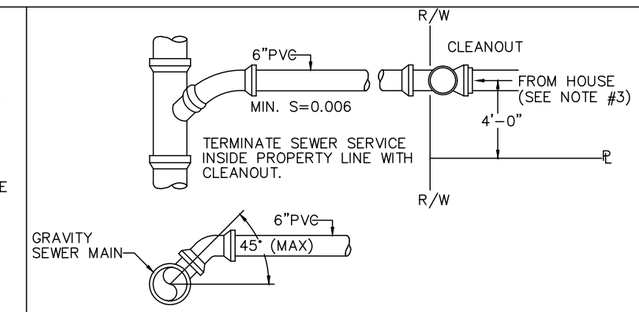
NOTES:
1. IF EXISTING UTILITY PIPE IS A WATER MAIN 6–INCHES OF SEPARATION IS REQUIRED.
2. IF EXISTING UTILITY PIPE IS A FORCE MAIN, SANITARY SEWER LINE OR DRAINAGE PIPE, 18 INCHES OF SEPARATION IS REQUIRED. IF THIS IS IMPOSSIBLE AND EXISTING UTILITY MAIN IS C900, C905 OR D.I. PIPE, SEPARATION CAN BE 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.

UTILITY CONFLICT DETAIL "A"



NOTE:

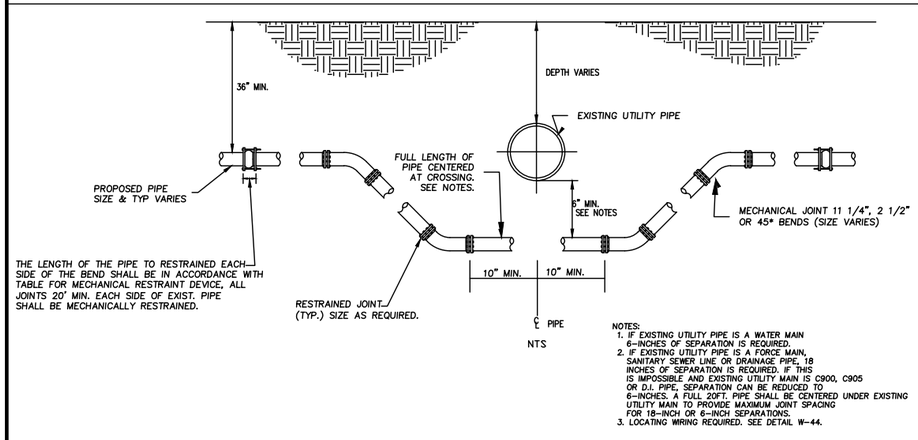
1. DEPTH OF CLEANOUT SHALL BE SET BY DISTANCE TO HOUSE CONNECTION @ 1/4" PER FOOT, PLUS ONE FOOT.
2. CONTRACTOR TO COORDINATE DEPTH WITH DEVELOPER.



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



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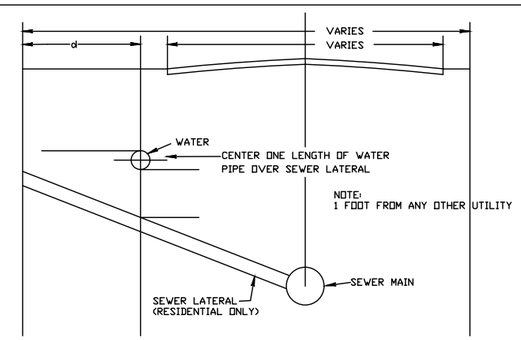
3. LOCATING WIRING REQUIRED. SEE DETAIL W–44.

UTILITY CONFLICT DETAIL "B"



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

CLEANOUT

CONTRACTORS ARE REQUIRED TO PAINT NEW HYDRANTS SAFETY YELLOW AND MARK HYDRANTS. THE TOPS AND NOZZLE CAPS SHALL BE PAINTED WITH THE FOLLOWING CAPACITY INDICATOR COLOR SCHEME:
BLUE (SW4079) 1500GPM AND HIGHER
GREEN (SW4085) 1000–1499 GPM
ORANGE (SW4083) 500–999 GPM
RED (SW4081) LESS THAN 500 GPM

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.

POTABLE WATER NOTES

HORIZONTAL AND VERTICAL CLEARANCES

Digitally signed by ASA R GILLETTE
Date: 2020.06.29 16:16:18 -04'00'

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

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CERT. OF AUTH. NO. 9332

WHITE HAT DEVELOPMENT / SURF HOME BUILDERS

8TH STREET TOWNHOMES

WATER & SEWER DETAILS

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

Sheet No.
DT–1

9 of 9

Issue Date
May 4, 2020

Project No.
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