



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
OCTOBER 8, 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. NEW BUSINESS**
 - 4.1 SPR 2020-0010 - ASA GILLETTE, GILLETTE & ASSOCIATES, AGENT FOR CONCEPT DEVELOPMENT INC., LOTS 1, 2, 9 & 10 LIME STREET/SOUTH 14TH STREET**
Site plan review for the construction of a Dollar General
 - 4.2 SPR 2020-0011 - NICK GILLETTE, GILLETTE & ASSOCIATES, AGENT FOR MAIN BEACH SOJOURN, LLLP, 2700 ATLANTIC AVENUE**
Site plan review of modifications to the previously reviewed TRC 2018-10
- 5. DISCUSSION ITEMS**
 - 5.1 CHANGE OF USE -14 S. 7th Street** from residential to art studio
 - 5.2 CHANGE OF USE - 218 Ash Street** - from retail to dining area as an expansion of Garden Street Bistro
- 6. DEVELOPMENT INQUIRIES FROM APPLICANTS NOT ON THE AGENDA - DISCUSSION ONLY, NO ACTION TO BE TAKEN.**
- 7. COMMITTEE BUSINESS**
 - 7.1 MINOR AMENDMENT- Holiday Inn Express at Gateway** - Shifting 1 parking space located next to the pool deck to expand the pool deck to accommodate social distancing requirements and moving the space to the northwest corner of the property.
 - 7.2 MINOR AMENDMENT - Paxton Automotive** - to include a 2 phase plan for build-out - 1947 Citrona Drive
- 8. ADJOURNMENT**

NEXT REGULAR TRC MEETING IS SCHEDULED FOR THURSDAY, OCTOBER 22, 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.

Print

Technical Review Committee: Application - Submission #5985

Date Submitted: 9/17/2020

Technical Review Committee: Application

USE THIS FORM TO To apply for review of site plans, preliminary subdivision plats, final subdivision plats, minor subdivisions, and amendments to previously issued local development orders, change of use, and nonresidential building expansions.

Fees

☒Initial submittal + two submittals of full site plans. \$400 or 2% of the project construction cost (whichever is greater) for up to a maximum of \$3000.

☐3rd and subsequent resubmittals. \$400



IMPORTANT NOTES

This application will be routed to the various departments for review of the applicable codes and design standards.

Please see the Land Development Code (LDC) for detailed information:

- ☐ Requirements for All Site Plans “ see LDC section 11.01.04
- ☐ Requirements for Subdivision Plats “ see LDC section 11.01.05
- ☐ Determination for Completeness & sufficiency “ see LDC section 11.03.01
- ☐ Review and Compliance Report by the Technical Review Committee “ see LDC Section 11.03.02
- ☐ Construction and Improvements “ see LDC section 11.05.00
- ☐ Amendments to Local Development Orders “ see LDC section 11.06.00

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

- ☐ See Development Plan Submittal Checklist
- ☐ All applications are subject to a determination of completeness as required by Land Development Code section 11.03.01.
- ☐ A determination of completeness is a determination that all required documents and plans have been submitted, and whether all fees have been paid.
- ☐ A determination of completeness is not a determination of compliance with substantive standards and criteria.

Key Contacts

TRC will guide your application from start to finish, engaging other City departments as needed.



PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser's Website's Map Search](#)

Site Address*

Lime Street and 14th Street

City*

Fernandina Beach

State*

Florida

Zip*

32034

Parcel ID #(s)

00-00-31-1800-0197-0010

Lot

1,2,9,10

Block

197

Subdivision

Zoning District

C-2

Future Land Use Designation*

General Commercial

Overlay District*

None

Size of Property (acres)*

2.64

Present Property Use*

vacant

Wetlands*

No

Flood Zone*

X, area of minimal flood

Coastal Construction Control Line (CCCL)*

No

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Matt

Last Name*

Cason

Company (if applicable)

Concept Development, Inc.

Mailing Address*

3324 W University Avenue, PMB 151

City*

Fernandina Beach

State*

FL

Zip*

32034

Telephone Number*

386-623-7294

Email Address*

matt@conceptcompanies.net

OWNER'S AGENT

If other than owner. If an agent will be representing the owner, an Owner’s Authorization For Agent Representation form must be included

First Name

Asa

Last Name

Gillette

Company (if applicable)

Gillette & Associates, Inc.

Mailing Address

20 South 4th Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9042618819

Email Address

tricia@gilletteassociates.com

PROJECT INFORMATION

Project Type*

Site Plan Review

Project Name

Commercial Retail Building at Vintage Amelia Commercial Outparcel

Proposed Access Road*

Lime Street & Vintage Way

Rd Maintenance Jurisdiction*

County Maintained

Project Estimated Cost*

350,000

Description of Request*

Construction of a 10,640 sf commercial building and associated parking on western portion on subject parcel

Site Plan Review Checklist

☐

The names, address, telephone number, fax number, and email address of the person preparing the plan.

☐

The date of preparation and date(s) of any modifications, a north arrow, and a written and graphic scale.

☐

The legal description of the property, consistent with the required survey.



A vicinity map showing the location of the property.



The location of streams, bodies of water, natural features, roads, rights-of-way, street intersections, and paved areas within the boundaries of the property.



The location of streams, bodies of water, dunes and dune systems, and other natural features within 250 feet of the boundaries of the property.



The location of the mean high-water line, if such line is within the boundaries of the property.



A topographic survey, soils report, grading plan, and an erosion control plan.



A general floodplain map indicating areas subject to inundation and high groundwater levels up to a 100-year flood classification.



A statement indicating the distances to schools and public safety facilities intended to serve the proposed development.



The name, plat book, and page number of any recorded subdivision comprising all or part of the site.



The location and use of any existing and proposed principal or accessory buildings and structures, showing proposed setbacks, building heights, and other dimensional requirements of the zoning district.



Elevations of all proposed structures.



The access points, driveway design, on-site parking, including required parking lot landscaping, internal circulation, sidewalks, and bicycle facilities.



The location of existing and proposed utilities, utility services, and easements.



A tree survey showing protected trees, proposed replacement trees, if required, and landscaping and buffering. (See Section 4.05.00.)



A soil erosion and sediment control plan compliant with Section 3.01.04.



For a PUD site plan, a detailed, written list and explanation of how the proposed PUD differs from any provision of this LDC applicable to the underlying zoning district.



For site plans and PUD site plans where development is proposed in phases, the plans shall include phase lines and the following supporting information:



- o Timeline for the development; and



- o Benchmarks for monitoring the progress of construction of each phase regarding land clearing, soil stabilization and erosion control, installation of infrastructure, and installation of landscaping.



A summary block containing:



- o Land use category from the Future Land Use Map in the comprehensive plan;



- o Zoning district;



o Total acreage;



o Total square footage for non-residential uses;



o Total density and number of units, proposed and permissible for residential uses;



o Impervious surface ratio calculation, proposed and permissible;



o Floor area ratio calculation, proposed and permissible;



o Total number of parking spaces, required and provided; and



o Number of trees required to be protected, number of trees remaining on the site, and number of trees to be planted.



Additional plans, documents, or reports that are necessary to support the application shall be submitted. Such plans, documents, or reports may include, but are not limited to:



o Subdivision Plats (subdivision plats shall contain the information set forth in Section 11.01.05.)



o Concurrency analysis (concurrency analysis reports shall contain the information set forth in Section 7.04.00.)



o Traffic analysis reports (requirements for traffic analysis reports are set forth in Section 11.01.06.)



o Parking studies (requirements for parking studies are set forth in Section 7.01.04.)



o Stormwater management plans (requirements for stormwater management plans are set forth in Section 7.03.00.)



o Environmental Impact Study (requirements for environmental impact studies are set forth by regional, State, and federal agencies with jurisdiction and in Chapter 3 of the LDC.)



o Tree Protection Plan (Section 4.05.09.)



o Landscape Plan (Section 4.05.00.)



o Lighting Plan (Section 3.05.00.), Section 7.01.04.B)



o Signage Plan (Section 5.03.00.)



o Proof of Ownership “ provide a legal description, Property Identification Number (PIN) and a copy of the warranty deed.



Concurrency analysis reports shall contain the information set forth in Section 7.04.00. Requirements for traffic analysis reports are set forth in Section 11.01.06. Requirements for parking studies



“ Any development application for development proposed within the Airport Overlay Zone established for the Fernandina Beach Municipal Airport shall provide confirmation of notification to the FAA as r

School Concurrency

New residential development is required to demonstrate compliance with school concurrency as regulated in the City of Fernandina Beach through the City of Fernandina Beach’s Comprehensive Plan Intergovernmental Coordination Element and the Interlocal Agreement Amendment for Public School Facility Planning adopted by the City on May 21, 2019. No new residential rezoning, preliminary plat, site plan or functional equivalent may be approved by the City unless the residential development is exempt from requirements outlined in Section 9.13 of the Amended Interlocal Agreement OR a School Concurrency Reservation Letter has been issued by the School Board indicating that adequate school facilities exist.

Certification*

☒

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.

☒

I acknowledge that I understand and have complied with all of the submittal requirements and procedures.

Applicant First Name*

Tricia

Applicant Last Name*

Bowen

Today's Date*

9/17/2020

Upload Supporting Documentation*

Site Engineering Plans 091720.pdf

Upload 2

Drainage report 091720.pdf

Upload 3

Arborist Report.pdf

Upload 4

agent auth.pdf

Upload 5

sunbiz.pdf

Upload 6

property card.pdf

Upload 7

deed.pdf



DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, FL 32034 | 904 310-3480 | www.fbfl.us/planning



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

AGENT AUTHORIZATION

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

Property ID Number(s): 00-00-31-1800-0197-0010

Location: Lime Street, Fernandina Beach

Matt Cason
Signature

09/14/20
Date

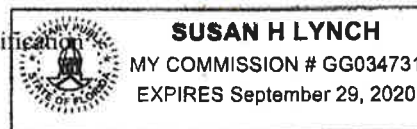
386-623-7294
Telephone Number

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me, by means of ✓ physical presence or _____ or online notarization, this 14 day of September, 2020.

Who is personally known to me _____ or has produced identification _____

Susan H. Lynch
Notary Public: Signature



Printed Name

My Commission Expires: _____



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
CONCEPT DEVELOPMENT, INC.

Filing Information

Document Number	P14000075273
FEI/EIN Number	80-0466760
Date Filed	09/04/2014
Effective Date	07/08/2009
State	FL
Status	ACTIVE
Last Event	CONVERSION
Event Date Filed	09/04/2014
Event Effective Date	NONE

Principal Address

3324 W. University Ave #151
Gainesville, FL 32607

Changed: 02/13/2019

Mailing Address

3324 W. University Ave #151
Gainesville, FL 32607

Changed: 02/13/2019

Registered Agent Name & Address

Cason, Matthew
3324 W. University Ave #151
Gainesville, FL 32607

Name Changed: 02/13/2019

Address Changed: 02/13/2019

Officer/Director Detail

Name & Address

Title CEO

CRAWFORD, BRIAN S
3324 W. University Ave #151
Gainesville, FL 32607

Title President

Cason, Matthew D
3324 W. University Ave #151
Gainesville, FL 32607

Title CFO/COO

Scheer, Jeremy
3324 W. University Ave #151
Gainesville, FL 32607

Title Authorized Representative

Lynch, Susan
3324 W. University Ave #151
Gainesville, FL 32607

Annual Reports

Report Year	Filed Date
2018	04/26/2018
2019	02/13/2019
2020	06/09/2020

Document Images

06/09/2020 -- ANNUAL REPORT	View image in PDF format
02/13/2019 -- ANNUAL REPORT	View image in PDF format
04/26/2018 -- ANNUAL REPORT	View image in PDF format
04/27/2017 -- ANNUAL REPORT	View image in PDF format
04/22/2016 -- ANNUAL REPORT	View image in PDF format
02/06/2015 -- ANNUAL REPORT	View image in PDF format
09/04/2014 -- Domestic Profit	View image in PDF format

NOTE: SOME DETAILS IN THESE DRAWINGS ARE TO BE CONSIDERED TYPICAL AND MAY NOT BE CALLED OUT ON PLANS. CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DETAILS DURING CONSTRUCTION IN ALL TYPICAL AREAS.

REGISTERED DESIGN PROFESSIONAL

Seal of the State of Florida

Professional Engineer

ASA R. GILLETTE, P.E.

083948-0400

Digitally signed by ASA R. GILLETTE Date: 2020.09.17 08:39:48 -0400

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

REV	DATE	ITEM
A	8/18/20	DEVELOPMENT REVIEW
B	9/3/20	C.O.F.B. T.R.C. PRE-APP. MEETING
C	9/17/20	C.O.F.B. T.R.C. SUBMITTAL #1

GILLETTE & ASSOCIATES, INC.

CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING

CERTIFICATE OF AUTHORIZATION NO. 9332

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

20 S. 4TH STREET * FERNANDINA BEACH, FL 32034

PHONE: 904-261-8819 * www.gilletteassociates.com

COMMERCIAL RETAIL BUILDING

CONCEPT COMPANIES

S. 14TH ST. & LIME ST.

FERNANDINA BEACH, FLORIDA

DATE:	09/17/20
SCALE:	DRAWING IS REDUCED IF LESS THAN 22" x 34"
COVER SHEET	
North / Elev Key Sheet	CVR
Page	

SITE ENGINEERING PLANS

FOR

COMMERCIAL RETAIL BUILDING

VINTAGE AMELIA COMMERCIAL OUTPARCEL

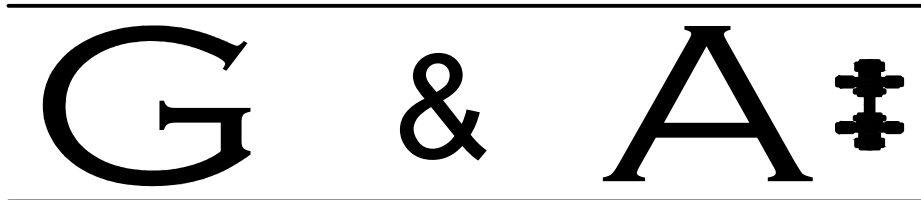
FOR

CONCEPT COMPANIES

BY

GILLETTE & ASSOCIATES, INC.

CIVIL & ENVIRONMENTAL ENGINEERING
MECHANICAL & STRUCTURAL ENGINEERING
PERMITTING & CONSTRUCTION MANAGEMENT
20 SOUTH 4TH STREET AMELIA ISLAND, FLORIDA 32034
PHONE: 904/261-8819

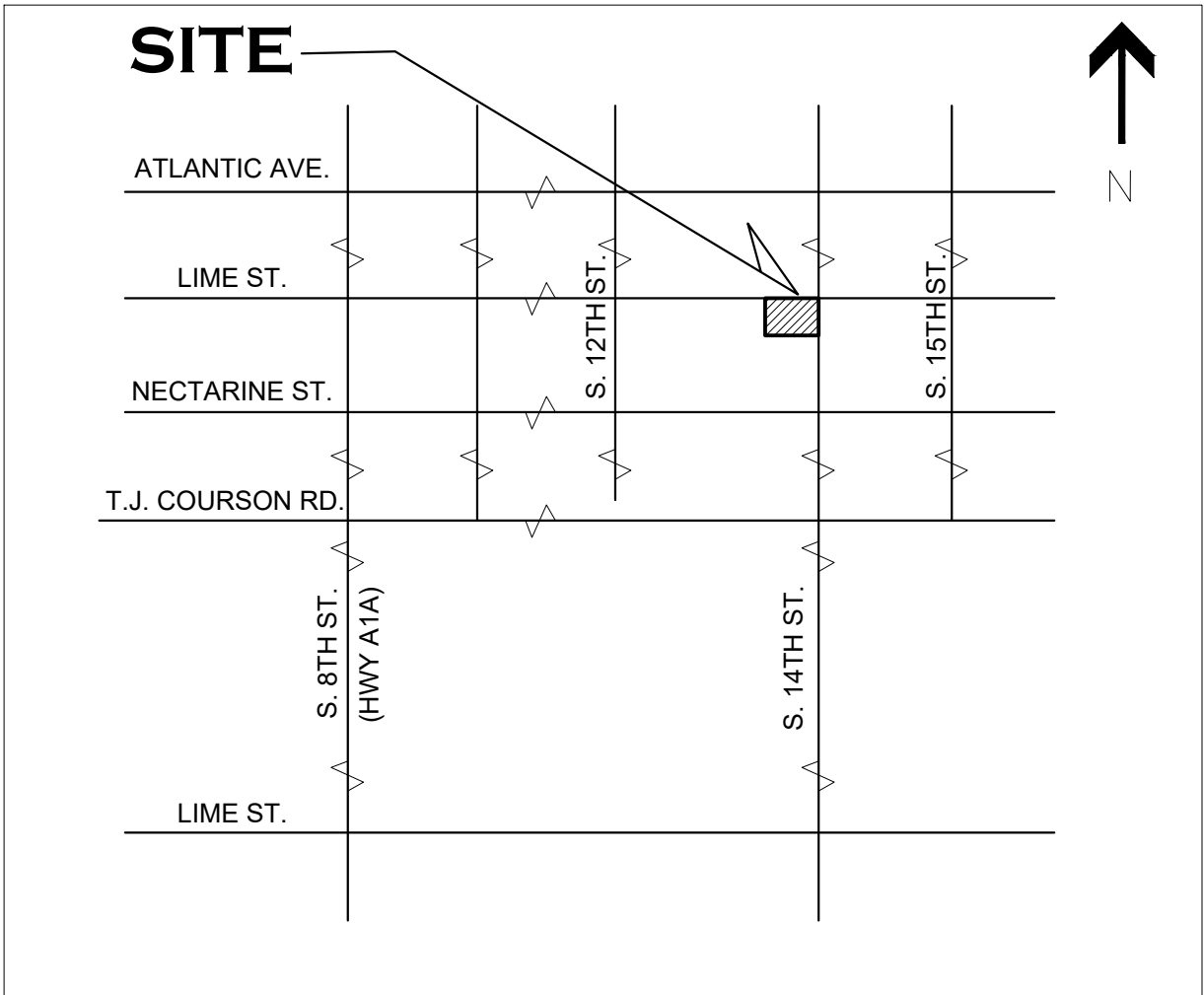


ISSUE DATE: SEPTEMBER 17, 2020

PERMITTING AGENCIES

CITY OF FERNANDINA BEACH
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

SITE LOCATION MAP



GENERAL NOTES		INDEX		
SITE / GEOMETRY		WATER NOTES		
1. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTOR'S PRICE FOR PERFORMING THE WORK. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUBSURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR IS URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THIS PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO CONSTRUCTION OF THE PROJECT. ALL COSTS ASSOCIATED WITH PRELIMINARY INVESTIGATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. 3. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER. 4. ELEVATIONS ARE BASED ON NGVD DATUM OF 1929. TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PROVIDED BY: MRE OF JAX ENTERPRISES, LLC, 6005 POWERS AVENUE, SUITE 104, JACKSONVILLE, FL 32217 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING, RIGHT-OF-WAY PERMITS NOT PROVIDED AND INSURANCE REQUIRED FOR THE PROJECT. 6. 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. 7. 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. 8. "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. 9. "AS-BUILT" RECORD DATA AND INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR. RECORD DRAWINGS SHALL BE SUPPLIED TO THE ENGINEER. 10. 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. 11. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR ON A DAILY BASIS. 12. ALL EXCESS SUITABLE AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE ENGINEER. 13. ALL EXISTING TREES LISTED TO REMAIN SHALL BE PRESERVED AND PROTECTED. 14. 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. 15. 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 ITS MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557). 17B. ALL FINISH FLOORS SHOWN ON THE PLANS ARE MINIMUM ELEVATIONS		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".		
LEGEND		FIRE NOTES		
EXISTING VALVE EXISTING WATER LINE EXISTING SANITARY SEWER EXISTING FIRE HYDRANT PROPOSED SANITARY SEWER PROPOSED WATER LINE PROPOSED FIRE HYDRANT EXISTING EDGE OF PAVEMENT EXISTING PROPERTY LINE		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		SEWER NOTES		
EXISTING VALVE EXISTING WATER LINE EXISTING SANITARY SEWER EXISTING FIRE HYDRANT PROPOSED SANITARY SEWER PROPOSED WATER LINE PROPOSED FIRE HYDRANT EXISTING EDGE OF PAVEMENT EXISTING PROPERTY LINE		SEWER NOTES 1. THE CONTRACTOR SHALL PROVIDE, TO THE ENGINEER OF RECORD, A SCHEDULE OF INVERT ELEVATIONS OF ALL SANITARY MANHOLES, PRIOR TO THE PLACEMENT OF THE LIME ROCK BASE COURSE. THIS SCHEDULE TO BE PROVIDED BY THE REGISTERED LAND SURVEYOR SUBMITTING THE "AS-BUILT" DRAWINGS FOR THIS PROJECT. 2. SANITARY SEWER SERVICES SHALL BE 6" PVC WITH A MINIMUM SLOPE OF 0.006 FEET PER FOOT AND SHALL BE TERMINATED AT THE RIGHT-OF-WAY LINE WITH A DEPTH OF 24" TO 48" FROM THE FINAL FINISHED GRADE OF THE DEVELOPED LOTS. DEPTHS GREATER THAN 48" FROM FINAL FINISHED GRADE SHALL BE READJUSTED BY THE DEVELOPER AT HIS COST. 3. GRAVITY SEWER TO BE CLEANED & TV TESTED BY DEVELOPER AT DEVELOPER'S EXPENSE 4. ALL MANHOLE FRAMES AND COVERS TO BE ADJUSTED TO FINAL FINISHED GRADE. 5. A SEPARATE SEWER SERVICE (6" MIN.) SHALL BE PROVIDED TO THE RIGHT-OF-WAY FOR EACH LOT BEING SERVED. AN "S" SHALL BE ETCHED INTO THE CURB DIRECTLY OVER EACH SERVICE LINE OR IN THE STREET SIDE OF A SIDEWALK IN LINE WITH THE CLEANOUT. 6. GRAVITY SEWER TO BE GREEN IN COLOR 7. NEW GRAVITY SEWER SYSTEM SHALL BE PLUGGED AT NEAREST EXISTING DOWNSTREAM MANHOLE AND SHALL NOT BE REMOVED WITHOUT AUTHORIZATION FROM THE UTILITY COMPANY. EXISTING MANHOLES TO BE COREBORED AND ARRANGEMENTS MADE TO BE REFURBISHED WITH COMPATIBLE MATERIALS IF THE EXISTING MANHOLE IS ALLOWED TO BE USED. 8. FINISHED FLOOR ELEVATIONS SHALL BE GREATER (HIGHER) THAN THE ELEVATION OF THE MANHOLE NEAREST THE SERVICE LATERAL IN ORDER TO AVOID A POTENTIAL BACKUP OF SEWERAGE IN THE HOUSE OR BUILDING. 9. ALL GRAVITY SEWER PIPE TO A 10 FOOT DEPTH OF COVER SHALL BE SDR-26 PVC PIPE (MINIMUM). GRAVITY SEWER PIPE WITH COVER OF 15 FEET (AND IN EASEMENTS) AND GREATER SHALL BE C900 - DR18. JOINT SHALL BE OF THE BELL AND SPIGOT TYPE AND MEET THE REQUIREMENTS OF THE PIPE REFERRED BEING USED. 10. WHEN A PROPERTY LINE CAN NOT BE DEFINED, THE SEWER CLEANOUT SHALL BE PLACED IN AN UNPAVED AREA AT A DISTANCE NO GREATER THAN 30 FEET FROM THE SEWER MAIN. 11. NOTE: DR-18 TO BE USED ON SEWER LINE CROSSING WHERE STORM DRAIN IS WITHIN 24 INCHES ABOVE GRAVITY ALSO JOINT TO BE CENTERED AT CROSSING 12. ALL MANHOLES TO HAVE MINIMUM 24" HINGED RING AND COVER EAST JORDAN OR APPROVED EQUIVALENT 13. SEWER PLUGS USED DURING THE CONSTRUCTION OR CONNECTION TO A SYSTEM SHALL HAVE THE CONTRACTOR'S NAME PERMANENTLY STAMPED. 14. THE MANHOLE LINER SHALL BE SPECTRA SHIELD OR APPROVED EQUIVALENT. 15. IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUIREMENTS, LEAKAGE TESTING SHALL BE PERFORMED ON ALL SEGMENTS OF THE SEWER SYSTEM. TESTING MAY INCLUDE APPROPRIATE WATER OR LOW PRESSURE AIR TESTING. TEST METHODS SHALL TAKE INTO CONSIDERATION THE RANGE IN GROUNDWATER ELEVATIONS DURING THE TEST AND ANTICIPATED DURING THE DESIGNED LIFE OF THE SEWER. NO LEAKAGE ALLOWED IN SYSTEM. 16. ALL FORCE MAIN PIPING TO BE DR-18 GREEN OR BROWN. 17. CONTACT JOHN MANDRICK, COFB UTILITY DIRECTOR AT (904-310-3420) FOR PRE-CONSTRUCTION AND COORDINATION MEETING PRIOR TO WORK COMMENCING.		

NOT FOR CONSTRUCTION

NOTE: SOME DETAILS IN THESE DRAWINGS ARE TO BE CONSIDERED TYPICAL AND MAY NOT BE CALLED OUT ON PLANS. CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DETAILS DURING CONSTRUCTION IN ALL TYPICAL AREAS.

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

REVIEW

DATE

ITEM

DEVELOPMENT REVIEW

C.O.F.B. T.R.C. PRE-APP. MEETING

C.O.F.B. T.R.C. SUBMITAL #1

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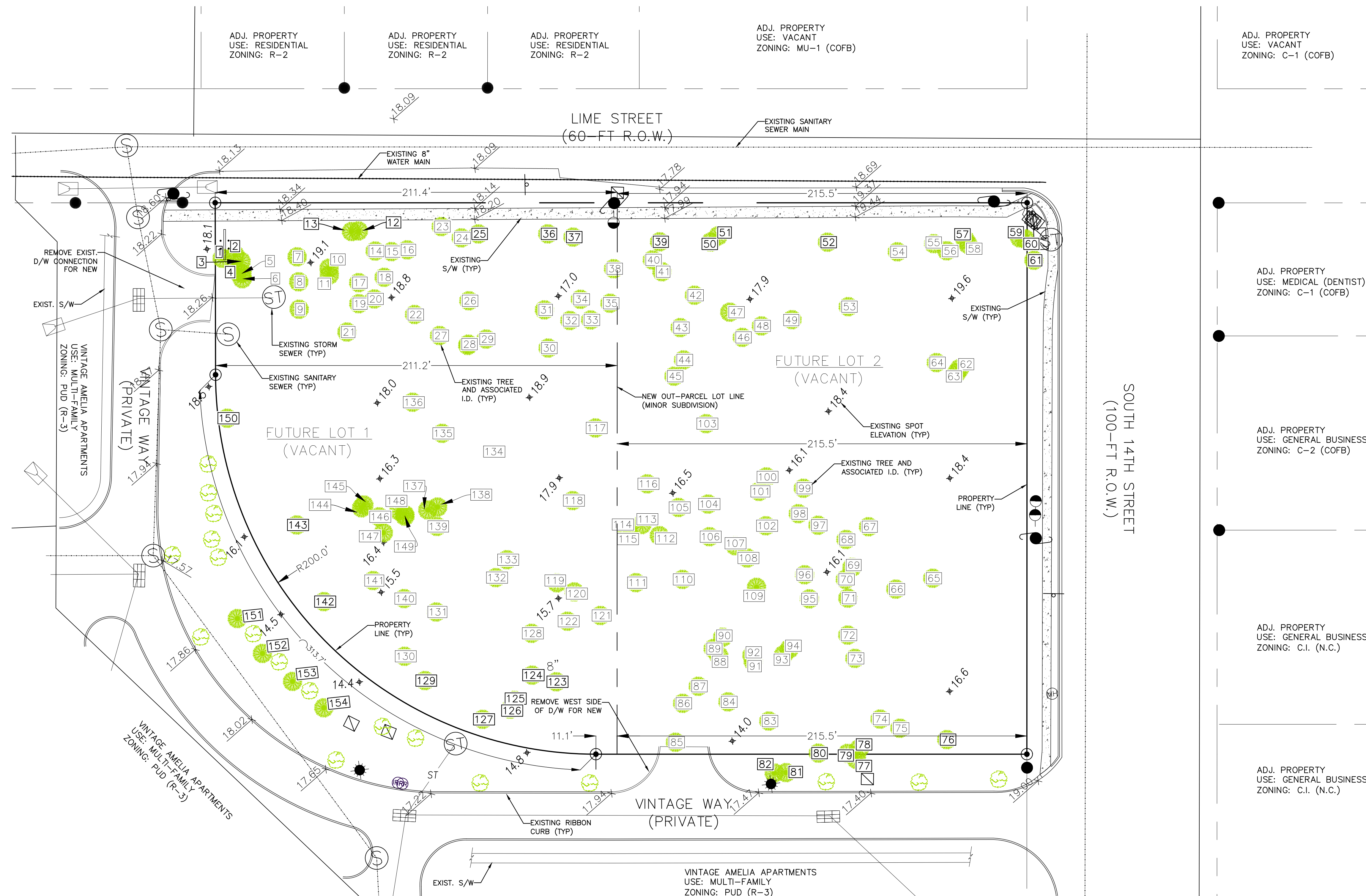
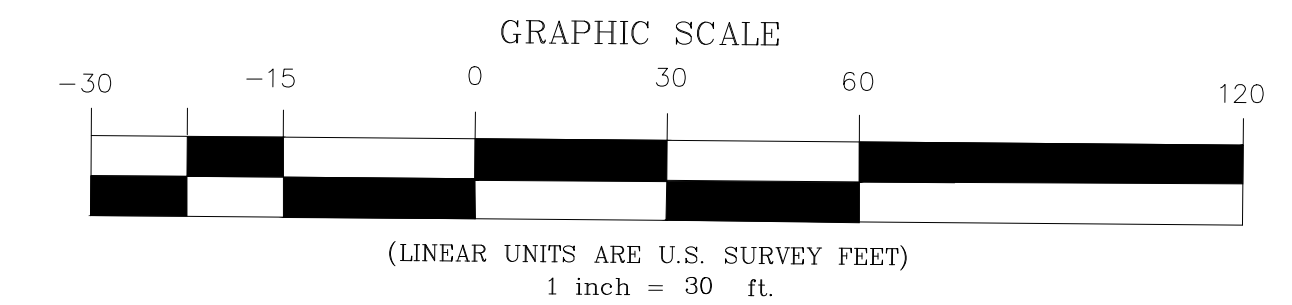
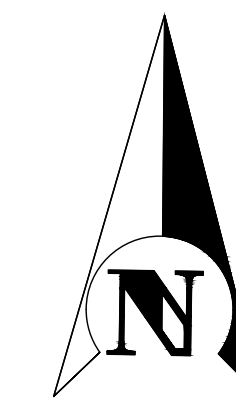
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ASA R. GILLETTE, P.E.
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GILLETTE & ASSOCIATES, INC.
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING

CERTIFICATE OF P.E. NO. 9332
ASA R. GILLETTE, P.E. * FL. PE NO. 56177

20 S. 4th STREET * FERNANDINA BEACH, FL 32034
PHONE: 904-261-9819 * www.gilletteassociates.com

COMMERCIAL RETAIL BUILDING
CONCEPT COMPANIES
S. 14TH ST. & LIME ST.
FERNANDINA BEACH, FLORIDA

DATE: 09/17/20

SCALE: 1:30

DRAWING IS REDUCED IF LESS
THAN 22" x 34"

PREDEVELOPED
PLAN

North / Elev Key	Sheet
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PRE-1

W E
Page

NOT FOR CONSTRUCTION

SITE NOTES (LOT 1 ONLY)

PROPERTY
PARCEL: 00-00-31-1800-0197-0010

ZONING: P.U.D. (C-2)
LAND USE: P.U.D. (COMMERCIAL)
TOTAL LOT AREA: 2.64 AC
PROPOSED LOT 1: 1.19 AC
PROPOSED LOT 2: 1.45 AC
FLOOD ZONE: X
MIN. LOT WIDTH: 50-FT

BUILDINGS
USE: COMMERCIAL / RETAIL
MAXIMUM BUILDING HEIGHT: 45-FT
PROPOSED BUILDING HEIGHT: 20-FT±
TOTAL BLDG. 1 AREA: 10,640 S.F.
MAXIMUM FLOOR TO AREA RATIO: 1.5
PROPOSED FLOOR TO AREA RATIO: 0.21

SETBACKS
FRONT YARD: 0
SIDE YARD: 0
REAR YARD: 0

TOTAL PROPOSED IMPERVIOUS AREA
(LOT 1 ONLY)

BUILDINGS: 10,640 SF
SIDEWALKS: 3,193 SF
DRIVING AISLES & PARKING: 22,020 SF
LESS PERVIOUS PARKING: (5,586 SF)

TOTAL IMPERVIOUS AREA: 30,267 SF = 0.695 Ac
LOT 1 AREA: 1.19 Ac

MAXIMUM IMPERVIOUS AREA RATIO: 60%
PROPOSED IMPERVIOUS SURFACE RATIO: 58.4%

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

PARKING:
- RETAIL: 1 SPACE PER 300 S.F.
(10,640 S.F.)/(300 SF/SPACE) = 35 SPACES
TOTAL SPACES PROVIDED: 36
ADA SPACES: 2

PARKING SPACE DIMENSIONS SHOWN ARE CENTERLINE
OF STRIPE TO CENTERLINE OF STRIPE, U.N.O.

LANDSCAPE BUFFERS BETWEEN CERTAIN USES
NORTH: R-2 --> TYPE C (15-FT)
WEST & SOUTH: R-3 --> TYPE B (15-FT)
EAST: COMMERCIAL --> NONE

LANDSCAPE & TREE PROTECTION REQUIREMENTS:

- MIN. 20% OF TOTAL GROSS AREA TO BE LANDSCAPED
- MIN. ONE (1) SHADE TREE FOR EACH 1,500 SF OF SITE
- 50% OF THE TOTAL D.B.H. OF THE PROTECTED TREES SHALL BE EXEMPT FROM REPLACEMENT.
- IMPERVIOUS IMPROVEMENTS (OR W/IN 5-FT THEREOF) REQUIRE REPLACEMENT OF 50% OF THE TOTAL D.B.H. OF THE PROTECTED TREES.

SEWER STRUCTURE TABLE:

LABEL	Type	AS-BUILT ELEVATIONS
SS-OFF	MANHOLE	TOP = 18.43 INV 8" PVC (S) = 5.90
SS-7	MANHOLE	TOP = 17.60 INV 8" PVC (N) = 6.84 INV 8" PVC (S) = 6.87 INV 8" PVC (W) = 6.90
SS-8A	MANHOLE	TOP = 18.27 INV 8" PVC (N) = 6.09 INV 8" PVC (S) = 6.15
SS-8	MANHOLE	TOP = 17.66 INV 8" PVC (N) = 6.36 INV 8" PVC (S) = 6.37 INV 8" PVC (E) = 6.37
SS-12	MANHOLE	TOP = N/A INV 8" PVC (N) = 7.66 INV 8" PVC (S) = 7.66
SS-13	MANHOLE	TOP = N/A INV 8" PVC (W) = 6.52

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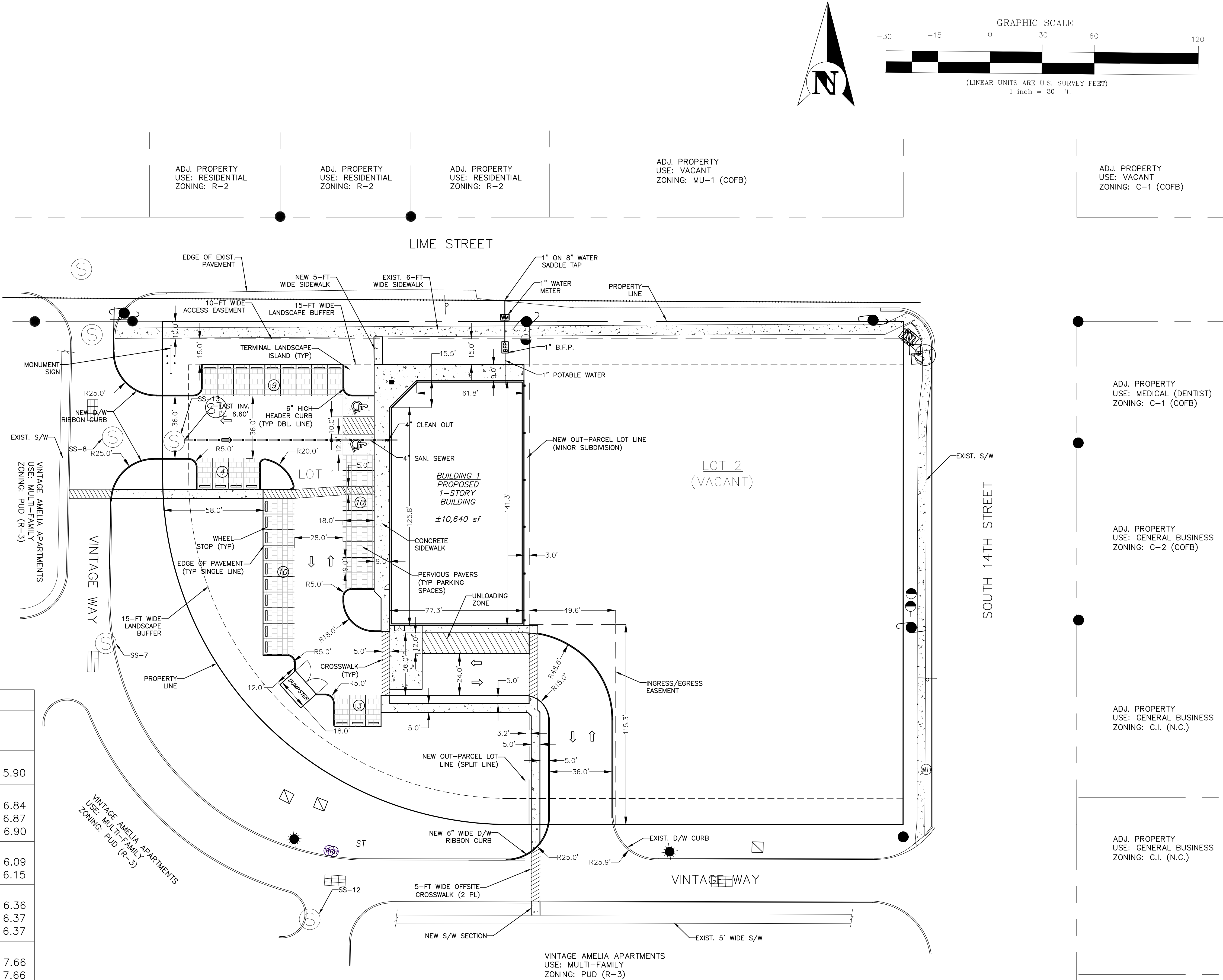
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Date: 20200917
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ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

REV	DATE	ITEM
A	8/18/20	DEVELOPMENT REVIEW
B	9/3/20	C.O.F.B. T.R.C. PRE-APP. MEETING
C	9/17/20	C.O.F.B. T.R.C. SUBMITTAL #1

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North / Elev Key Sheet
GE-1
Page



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DRAINAGE STRUCTURE TABLE:

LABEL	Type	PROPOSED ELEVATIONS
ST-1	INLET	TOP = 17.30 INV 15" HDPE (SE) = 13.80 INV 15" HDPE (W) = 13.80
ST-2	INLET	TOP = 16.83 INV 15" HDPE (E) = 13.29 INV 24" HDPE (NE) = 12.92 INV 24" HDPE (S) = 12.29
ST-3	MANHOLE	TOP = 17.43 INV 24" HDPE (SW) = 12.95
ST-4	INLET	TOP = 17.45 INV 15" HDPE (SW) = 13.40 INV 15" HDPE (SE) = 13.40 INV 24" HDPE (NW) = 12.96
ST-5	MES	INV 24" HDPE (SE) = 12.41
ST-6	MES	INV 30" HDPE (E) = 11.97
ST-7	INLET	TOP = 17.28 INV 24" HDPE (E) = 12.50 INV 24" HDPE (W) = 12.17
ST-8	MANHOLE	TOP = 18.06 INV 24" HDPE (W) = 12.85

SEWER STRUCTURE TABLE:

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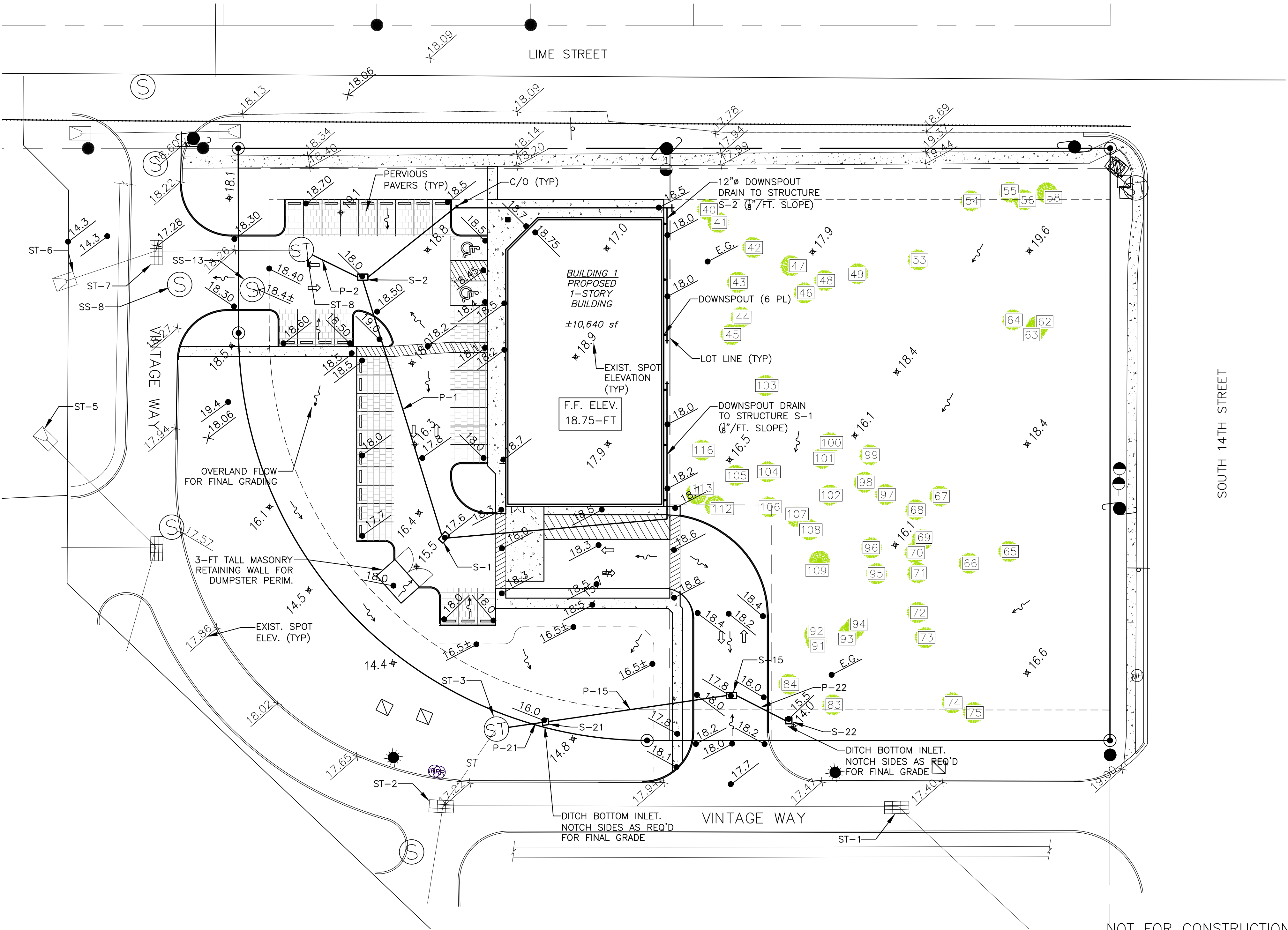
NEW STRUCTURE TABLE

NAME	TYPE	TOP/ INLET ELEV.	INVERT ELEVATION			
			N	S	E	W
S-1	E	17.6	13.35	-	15.0±	-
S-2	E	18.0	-	13.12	14.5±	13.12
ST-8*	M/H	18.20	-	-	13.07	12.85*
S-15	E	17.80	13.38	-	13.38	-
S-21	C	16.00	-	-	13.31	13.30
ST-3*	M/H	17.43	13.19	12.95*	-	-
S-22	C	15.50	-	-	-	13.40

* - EXISTING STRUCTURE AND INVERT ELEVATION

NEW PIPE TABLE

NAME	FROM	TO	SIZE	LENGTH	MATERIAL
P-1	S-1	S-2	24"	130'	HDPE
P-2	S-2	ST-8	24"	30'	HDPE
P-15	S-15	S-21	24"	90'	HDPE
P-21	S-21	ST-3	24"	20'	HDPE
P-22	S-22	S-15	18"	28'	HDPE



NOTE: SOME DETAILS IN THESE DRAWINGS ARE TO BE CONSIDERED TYPICAL AND MAY NOT BE CALLED OUT ON PLANS. CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DETAILS DURING CONSTRUCTION IN ALL TYPICAL AREAS.

REGISTERED DESIGN PROFESSIONAL
Digitally signed by ASA R. GILLETTE
Date: 20200917 08:42:23 -0400
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

REV	DATE	ITEM
A	8/18/20	DEVELOPMENT REVIEW
B	9/3/20	C.O.F.B. T.R.C. PRE-APP. MEETING
C	9/17/20	C.O.F.B. T.R.C. SUBMITTAL #1

GILLETTE & ASSOCIATES, INC.
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 9332
ASA R. GILLETTE, P.E. * FL. PE NO. 56177
20 S. 4TH STREET * FERNANDINA BEACH, FL 32034
PHONE: 904-261-8819 * www.gilletteassociates.com

COMMERCIAL RETAIL BUILDING
CONCEPT COMPANIES
S. 14TH ST. & LIME ST.
FERNANDINA BEACH, FLORIDA

COMMERCIAL RETAIL BUILDING VINTAGE COMMERCIAL OUTPARCEL TREE MITIGATION TABLE																
TREE ID	DBH (in)	TREE TYPE	HEALTH	PRESERVATION SUITABILITY	EXEMPT (Y/N)	NET MITIGATION DBH (in)	SAVED? (Y/N)	DBH SAVED (in)	DBH REM. (in)	LOT NO.*	LOTS 1&2 SAVED	LOT 1 SAVED	LOT 2 SAVED	LOT 1 REM.	LOT 2 REM.	LOTS 1&2 REM.
1	18	PINE	4	Good	N	18	Y	18	0	1	0	18	0	0	0	0
2	18	PINE	4	Good	N	18	Y	18	0	1	0	18	0	0	0	0
3	6	OAK	4	Good	N	6	Y	6	0	1	0	6	0	0	0	0
4	12	PINE	4	Good	N	12	Y	12	0	1	0	12	0	0	0	0
5	18	PINE	3	Poor	Y	0	Y	0	0	1	0	0	0	0	0	0
6	18	PINE	4	Good	N	18	Y	18	0	1	0	18	0	0	0	0
7	24	PINE	4	Good	N	24	N	0	24	1	0	0	0	24	0	0
8	18	PINE	4	Good	N	18	N	0	18	1	0	0	0	18	0	0
9	24	TOTTA	4	Good	N	24	N	0	24	1	0	0	0	24	0	0
10	6 UNKNOWN			Good	N	6	N	0	6	1	0	0	0	6	0	0
11	30 T.OAK-LO			Good	N	30	N	0	30	1	0	0	0	30	0	0
12	12	PINE	4	Good	N	12	Y	12	0	1	0	12	0	0	0	0
13	12	PINE	4	Good	N	12	Y	12	0	1	0	12	0	0	0	0
14	24	PINE	4	Good	N	24	N	0	24	1	0	0	0	24	0	0
15	6 D.MAPLE			Good	N	6	N	0	6	1	0	0	0	6	0	0
16	20	PINE	4	Good	N	20	N	0	20	1	0	0	0	20	0	0
17	6	MAGNOLIA	4	Good	N	6	N	0	6	1	0	0	0	6	0	0
18	7	PINE	4	Good	N	7	N	0	7	1	0	0	0	7	0	0
19	15	MAGNOLIA	5	Good	N	15	N	0	15	1	0	0	0	15	0	0
20	15	OAK-W	4	Good	N	15	N	0	15	1	0	0	0	15	0	0
21	18	OAK	4	Good	N	18	N	0	18	1	0	0	0	18	0	0
22	24	OAK	4	Good	N	24	N	0	24	1	0	0	0	24	0	0
23	12	OAK-LO	5	Good	N	12	N	0	12	1	0	0	0	12	0	0
24	8	OAK-LO	4	Good	N	8	N	0	8	1	0	0	0	8	0	0
25	10	OAK-LO	4	Good	N	10	Y	10	0	1	0	10	0	0	0	0
26	12	OAK	3	Moderate	N	12	N	0	12	1	0	0	0	12	0	0
27	36	D.OAK	5	Good	N	36	N	0	36	1	0	0	0	36	0	0
28	6	OAK	4	Good	N	6	N	0	6	1	0	0	0	6	0	0
29	12	OAK	4	Moderate	N	12	N	0	12	1	0	0	0	12	0	0
30	12	OAK	4	Good	N	12	N	0	12	1	0	0	0	12	0	0
31	8	MAPLE	3	Moderate	N	8	N	0	8	1	0	0	0	8	0	0
32	7	MAPLE	4	Good	N	7	N	0	7	1	0	0	0	7	0	0
33	8	MAPLE	4	Good	N	8	N	0	8	1	0	0	0	8	0	0
34	7	MAPLE	4	Good	N	7	N	0	7	1	0	0	0	7	0	0
35	10	UNKNOWN	4	Good	N	10	N	0	10	1	0	0	0	10	0	0
36	10	OAK-LO	4	Good	N	10	Y	10	0	1	0	10	0	0	0	0
37	6	D.OAK-LO	4	Good	N	6	Y	6	0	1	0	6	0	0	0	0
38	12	MAPLE	4	Good	N	12	N	0	12	1	0	0	0	12	0	0
39	14	OAK	4	Good	N	14	Y	14	0	2	0	0	14	0	0	0
40	8	MAPLE	4	Good	N	8	N	0	8	2	0	0	0	0	8	0
41	8	MAPLE	4	Good	N	8	N	0	8	2	0	0	0	0	8	0
42	12	OAK	4	Good	N	12	N	0	12	2	0	0	0	0	12	0
43	12	OAK	4	Good	N	12	N	0	12	2	0	0	0	0	12	0
44	10	OAK	4	Good	N	10	N	0	10	2	0	0	0	0	10	0
45	12	OAK	4	Good	N	12	N	0	12	2	0	0	0	0	12	0
46	18	OAK	4	Good	N	18	N	0	18	2	0	0	0	0	18	0
47	12	D.OAK	4	Good	N	12	N	0	12	2	0	0	0	0	12	0
48	15	OAK	4	Good	N	15	N	0	15	2	0	0	0	0	15	0
49	8	OAK	4	Good	N	8	N	0	8	2	0	0	0	0	8	0
50	15	OAK-LO	4	Good	N	15	Y	15	0	2	0	0	15	0	0	0
51	24	OAK-LO	4	Good	N	24	Y	24	0	2	0	0	24	0	0	0
52	13	UNKNOWN	4	Good	N	13	Y	13	0	2	0	0	13	0	0	0
53	18	OAK	4	Good	N	18	N	0	18	2	0	0	0	0	18	0
54	18	OAK-LO	4	Moderate	N	18	N	0	18	2	0	0	0	0	18	0
55	12	OAK-LO	4	Moderate	N	12	N	0	12	2	0	0	0	0	12	0
56	15	OAK-LO	4	Moderate	N	15	N	0	15	2	0	0	0	0	15	0
57	7	OAK-LO	4	Moderate	N	7	N	0	7	2	0	0	0	0	7	0
58	12	OAK	4	Good	N	12	N	0	12	2	0	0	0	0	12	0
59	8	OAK	4	Good	N	8	Y	8	0	2	0	0	8	0	0	0
60	7	OAK	4	Good	N	7	Y	7	0	2	0	0	7	0	0	0
61	18	OAK-LO	2	Poor	Y	0	Y	0	0	2	0	0	0	0	0	0
62	15	OAK	4	Good	N	15	N	0	15	2	0	0	0	0	15	0
63	12	OAK	4	Good	N	12	N	0	12	2	0	0	0	0	12	0
64	10	OAK	4	Good	N	10	N	0	10	2	0	0	0	0	10	0
65	10	OAK	4	Good	N	10	N	0	10	2	0	0	0	0	10	0
66	24	PINE	4	Good	N	24	N	0	24	2	0	0	0	0	24	0
67	10	OAK	4	Good	N	10	N	0	10	2	0	0	0	0	10	0
68	24	PINE	4	Good	N	24	N	0	24	2	0	0	0	0	24	0
69	8	OAK	4	Good	N	8	N	0	8	2	0	0	0	0	8	0
70	6	UNKNOWN	4	Good	N	6	N	0	6	2	0	0	0	0	6	0
71	7	OAK	4	Good	N	7	N	0	7	2	0	0	0	0	7	0
72	6	OAK	4	Good	N	6	N	0	6	2	0	0	0	0	6	0
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74	6	OAK	4	Good	N	6	N	0	6	2	0	0	0	0	6	0
75	6	UNKNOWN	4	Good	N	6	N	0	6	2	0	0	0	0	6	0
76	24	PINE	4	Good	N	24	Y	24	0	2	0	0	24	0	0	0
77	22	MAPLE	0	Poor	Y	0	N	0	0	2	0	0	0	0	0	0
78	12	MAPLE	4	Moderate	N	12	Y	12	0	2	0	0	12	0	0	0
79	10	MAPLE	0	Poor	Y	0	Y	0	0	2	0	0	0	0	0	0
80	15	OAK	3	Moderate	N	15	Y	15	0	2	0	0	15	0	0	0
81	18	OAK	0	Poor	Y	0	N	0	0	2	0	0	0	0	0	0
82	15	OAK	0	Poor	Y	0	N	0	0	2	0	0	0	0	0	0
83	12	PALM	4	Good	N	12	N	0	12	2	0	0	0	0	12	0
84	22	PINE	4	Good	N	22	N	0	22	2	0	0	0	0	22	0
85	7	OAK	1	Poor	Y	0	N	0	0	12	0	0	0	0	0	0
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88	6	OAK	4	Good	N	6	N	0	6	12	0	0	0	0	0	6
89	8	MAPLE	4	Good	N	8	N	0	8	12	0	0	0	0	0	8
90	6	MAPLE	4	Good	N	6	N	0	6	12	0	0	0	0	0	6
91	6	OAK	4	Good	N	6	N	0	6	12	0	0	0	0	6	0
92	6	D.MAPLE	4	Good	N	6	N	0	6	12	0	0	0	0	6	0
93	24	PINE	4	Good	N	24	N	0	24	2	0	0	0	0	24	0
94	8	MAPLE	4	Good	N	8	N	0	8	2	0	0	0	0	8	0
95	8	OAK	4	Good	N	8	N	0	8	2	0	0	0	0	8	0
96	6	MAPLE	4	Good	N	6	N	0	6	2	0	0	0	0	6	0
97	12	OAK	4	Good	N	12	N	0	12	2	0	0	0	0	12	0
98	32	PINE	3	Moderate	N	32	N	0	32	2	0	0	0	0	32	0
99	24	MAGNOLIA	4	Good	N	24	N	0	24	2	0	0	0	0	24	0
100	11	MAGNOLIA	4	Good	N	11	N	0	11	2	0	0	0	0	11	0
101	6	MAGNOLIA	4	Good	N	6	N	0	6	2	0	0	0	0	6	0
102	8	UNKNOWN	4	Good	N	8	N	0	8	2	0	0	0	0	8	0
103	24	PINE	4	Good	N	24	N	0	24	2	0	0	0	0	24	0
104	30	OAK	4	Good	N	30	N	0	30	2	0	0	0	0	30	0
105	22	OAK	4	Good	N	22	N	0	22	2	0	0	0	0	22	0
106	15	UNKNOWN	4	Good	N	15	N	0	15	2	0	0	0	0	15	0
107	12	MAGNOLIA	4	Good	N	12	N	0	12	2	0	0	0	0	12	0
108	8	UNKNOWN	4	Good	N	8	N	0	8	2	0	0	0	0	8	0
109	6	UNKNOWN	4	Good	N	6	N	0	6	2	0	0	0	0	6	0
110	24	MAGNOLIA	4	Good	N	24	N	0	24	2	0	0	0	0	24	0
111	30	PINE	4	Good	N	30	N	0	30	12	0	0	0	0	0	30
112	12	MAGNOLIA	4	Good	N	12	N	0	12	2	0	0	0	0	12	0
113	7	M														

NOTE: SOME DETAILS IN THESE DRAWINGS ARE TO BE CONSIDERED TYPICAL AND MAY NOT BE CALLED OUT ON PLANS. CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DETAILS DURING CONSTRUCTION IN ALL TYPICAL AREAS.

REGISTERED DESIGN PROFESSIONAL
Digitally signed by ASA R. GILLETTE
Date: 2020.09.17 08:43:38 -0400
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

LANDSCAPE & TREE PROTECTION NOTES:

- MIN. 20% OF TOTAL GROSS AREA TO BE LANDSCAPED
- MIN. ONE (1) SHADE TREE FOR EACH 1,500 SF OF SITE
- 50% OF THE TOTAL D.B.H. OF THE PROTECTED TREES SHALL BE EXEMPT FROM REPLACEMENT
- IMPERVIOUS IMPROVEMENTS (OR W/IN 5-FT THEREOF) REQUIRE REPLACEMENT OF 50% OF THE TOTAL D.B.H. OF THE PROTECTED TREES.

TREE MITIGATION AND PLANTING

TOTAL LOT 1 DBH: 987 IN.
TOTAL LOT 2 DBH: 806 IN.

TOTAL LOT 1 DBH REMOVED: 738 INCHES
TOTAL LOTS 1&2 DBH REMOVED: 44 INCHES
TOTAL REMOVED: 782 INCHES
LESS 50% EXEMPT: 391 INCHES

TOTAL DBH TO BE PRESERVED: 391 INCHES
LESS DBH RETAINED: -249 INCHES
LOT 1 DBH TO BE PLANTED/MITIGATED: 142 INCHES

LOT 1 DBH TO TREE FUND (50% MAX) 71 INCHES
NO. OF TREES TO TREE FUND (AT 2.5" DBH): 28 TREES
NO. OF TREES TO BE PLANTED ON SITE: 28 TREES

REFERENCE SHEET TM-1 FOR COMPLETE MITIGATION CALCULATIONS.

LANDSCAPE BUFFERS (LOT 1 ONLY):

TYPE B BUFFER:
MINIMUM WIDTH: 15-FT
4 UNDERSTORY TREES PER 100-FT
CONTINUOUS DOUBLE ROW, STAGGERED HEDGE

TYPE C BUFFER:
MINIMUM WIDTH: 15-FT
2 SHADE TREES PER 100-FT
4 UNDERSTORY TREES PER 100-FT
CONTINUOUS DOUBLE ROW, STAGGERED HEDGE

NORTH: TYPE C (210-FT)
8 UNDERSTORY TREES REQ'D
4 SHADE TREES REQ'D

WEST: TYPE B (150-FT)
6 UNDERSTORY TREES REQ'D

SOUTH: TYPE B (150-FT)
6 UNDERSTORY TREES REQ'D

EAST: NONE

MINIMUM REQUIREMENTS (LOT 1 ONLY):

- (52043 S.F.)/(1500 S.F. PER TREE) = 35 TREES
TREES PROVIDED: 37
- TOTAL NEW TREES PLANTED: 28
- TOTAL LANDSCAPED AREA: (15463/52043) = 29.7%

PLAN NOTES:

- CANOPY TREE PLANTING SHOWN (4 TOTAL) FOR LOT 2 IS TO MITIGATE THE SHARED EGRESS/ACCESS EASEMENT AREA. THE REMAINING 4 TREES WILL BE PAID TO THE TREE FUND.
- TREE MITIGATION FOR LOT 2 REMAINS UNENCUMBERED.



GILLETTE & ASSOCIATES, INC.

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CERTIFICATE OF AUTHORIZATION NO. 9332

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

20 S. 4th STREET * FERNANDINA BEACH, FL 32034
PHONE: 904-261-8819 * www.gilletteassociates.com

COMMERCIAL RETAIL BUILDING
CONCEPT COMPANIES

S. 14TH ST. & LIME ST.
FERNANDINA BEACH, FLORIDA

DATE: 09/17/20

SCALE: 1:30

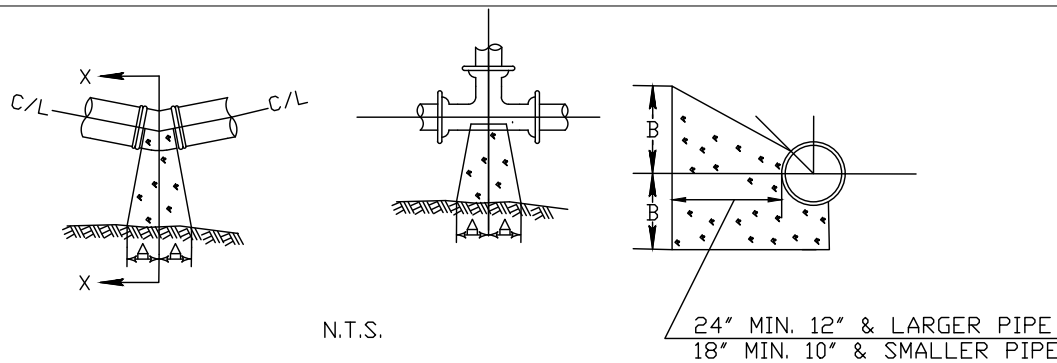
DRAWING IS REDUCED IF LESS
THAN 22" x 34"

LANDSCAPE
PLAN

North / Elev Key Sheet

W N E S LS-1

Page



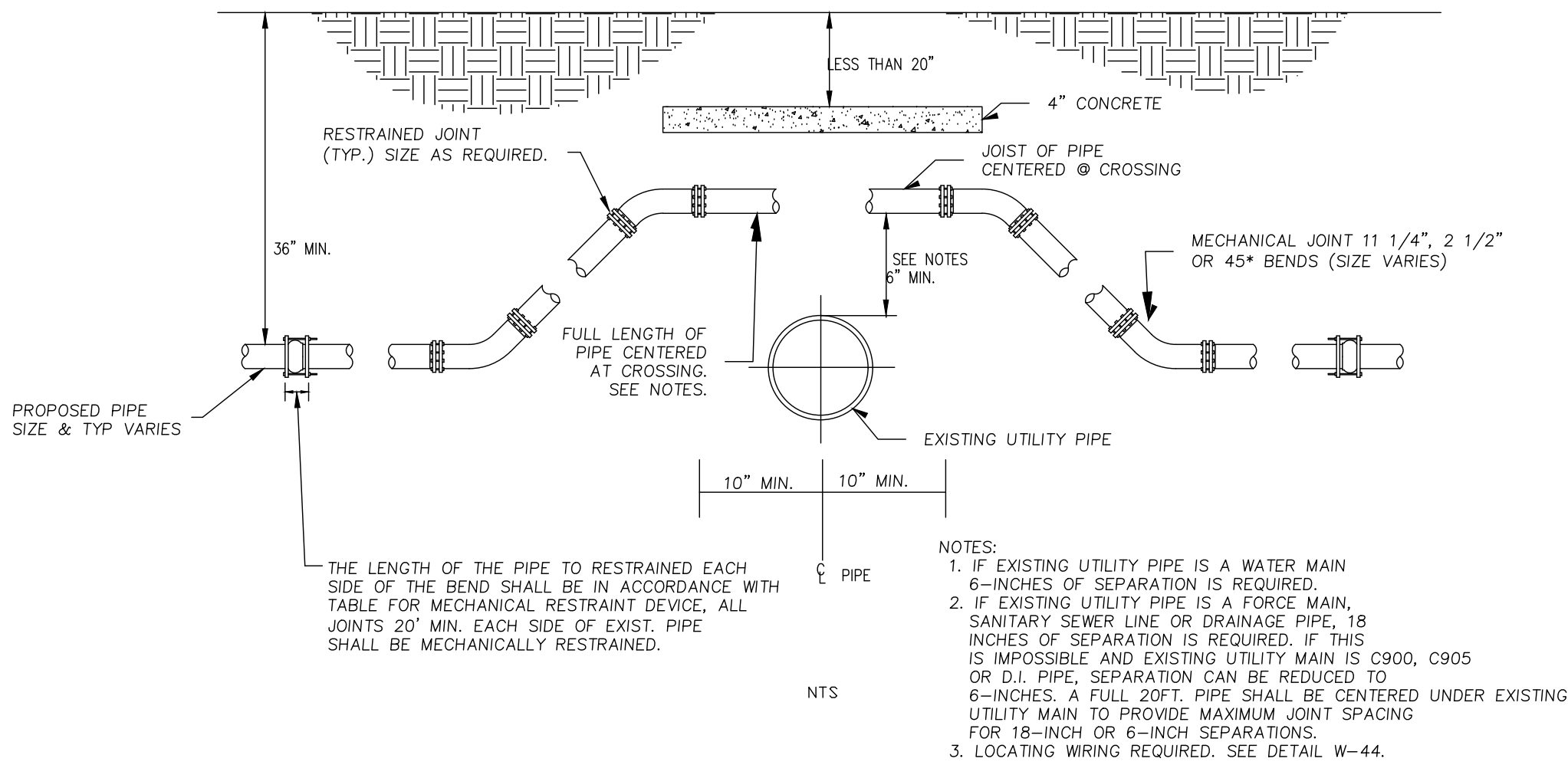
SIZE	1/4 BENDS			1/2 B BENDS			1/16 BENDS			TEE		
	A	B	CONC.	A	B	CONC.	A	B	CONC.	A	B	CONC.
6"	15"	10"	3.2	9"	10"	3.0	5"	8"	1.3	8"	10"	12"
8"	15"	10"	7.5	12"	13"	3.9	5"	10"	2.1	8"	10"	12"
10"	26"	17"	11.5	14"	17"	5.9	10"	13"	3.6	10"	16"	20"
12"	29"	21"	21.1	16"	21"	8.6	11"	16"	6.6	12"	18"	24"
14"	35"	24"	29.8	19"	24"	14.9	12"	20"	6.9	14"	22"	28.2
16"	38"	27"	37.8	21"	27"	18.1	12"	24"	11.2	16"	24"	30"
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.

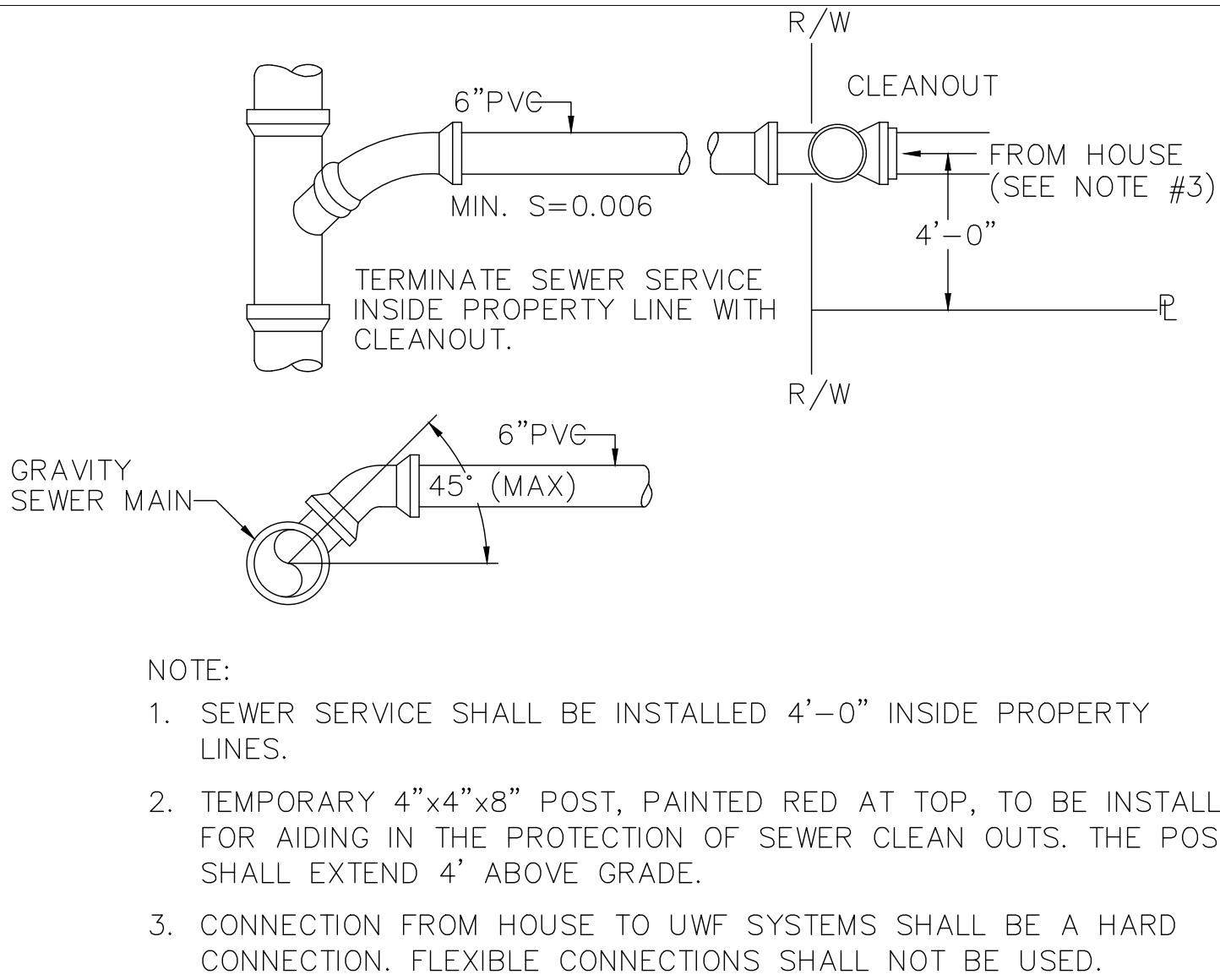
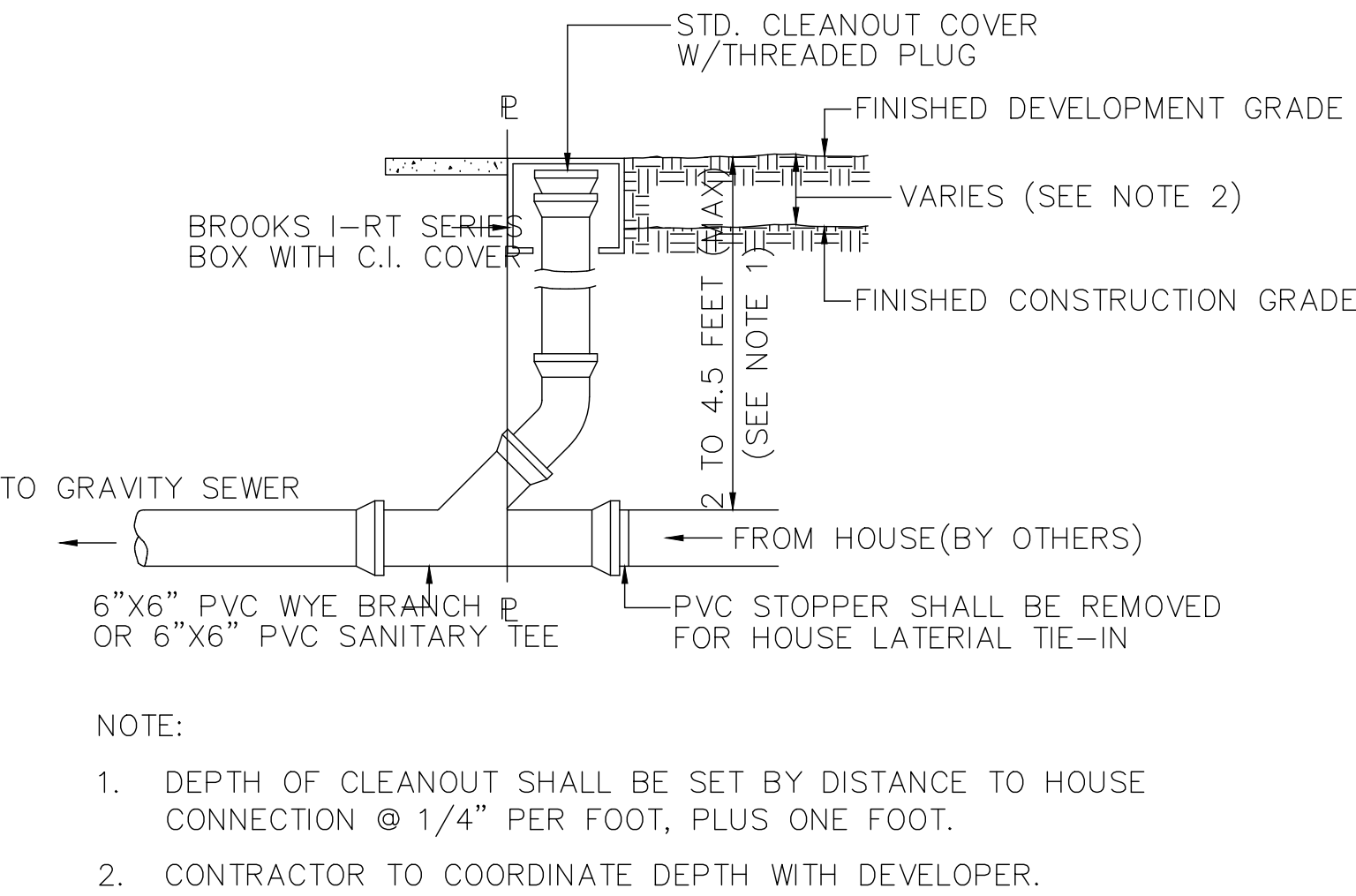
1. ALL MANHOLES SHALL BE PRECAST CONCRETE AND CONFORM TO ASTM C-478 STANDARDS. MANHOLE CONES AND RISERS SHALL BE CONSTRUCTED OF 4,00 PSI, TYPE II CEMENT WITH RIVER ROCK OR GRANITE AGGREGATE.
2. ALL PIPES SHALL BE CONNECTED TO THE MANHOLE USING A LOCK JOINT FLEXIBLE MANHOLE SLEEVE (ASTM C-923) OR APPROVED 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 POLYETHYLENE 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.

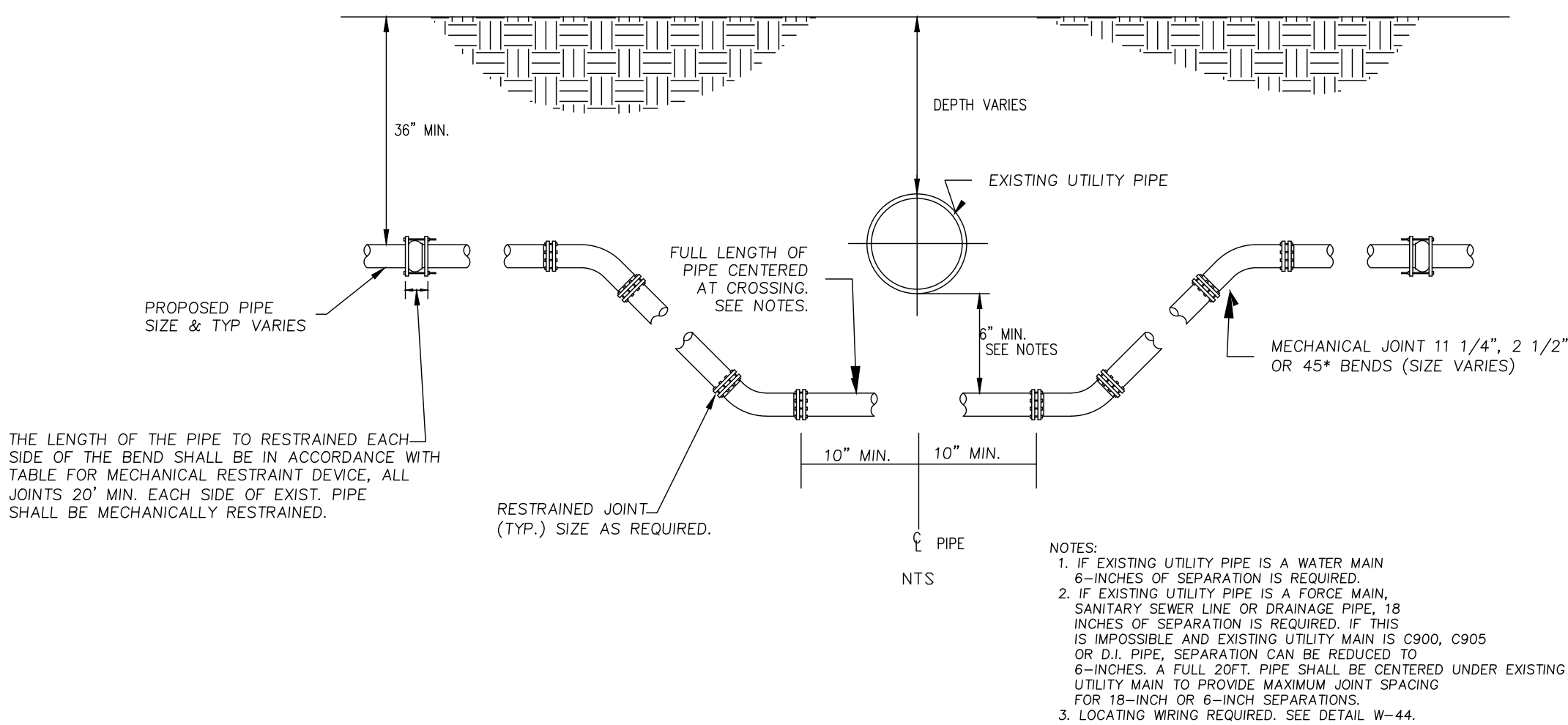
THRUST BLOCKS FOR BENDS & TEE'S



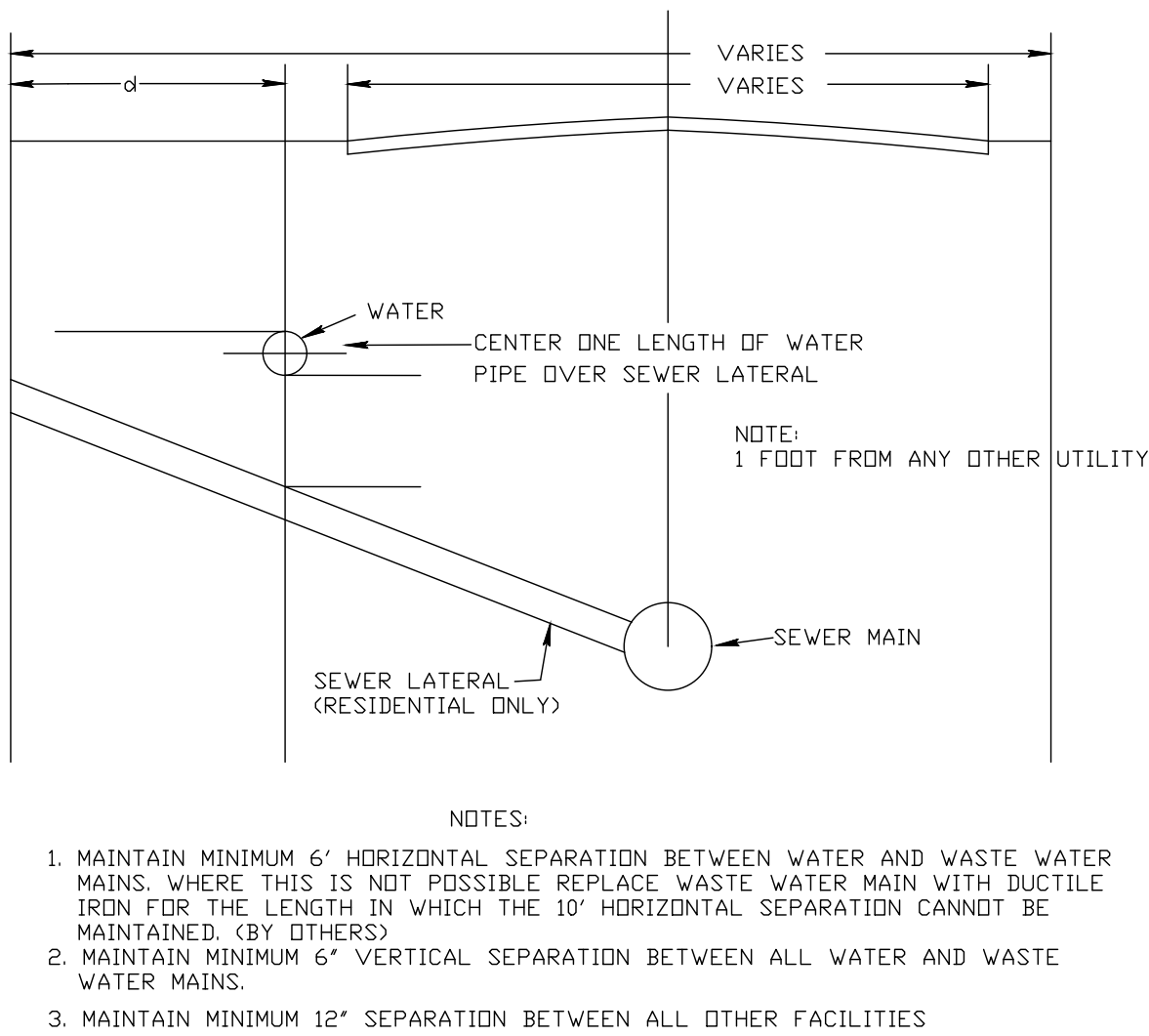
GRAVITY SEWER NOTES



UTILITY CONFLICT DETAIL "A"



CLEANOUT



TYPICAL SEWER SERVICE

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.

UTILITY CONFLICT DETAIL "B"

HORIZONTAL AND VERTICAL CLEARANCES

POTABLE WATER NOTES

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REGISTERED DESIGN PROFESSIONAL
Digitally signed by ASA R GILLETTE
Date: 2020.09.17 08:46:00 -0400
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

REV	DATE	ITEM
A	8/18/20	DEVELOPMENT REVIEW
B	9/3/20	C.O.F.B. T.R.C. PRE-APP. MEETING
C	9/17/20	C.O.F.B. T.R.C. SUBMITAL #1

GILLETTE & ASSOCIATES, INC.
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CERTIFICATE OF AUTHORIZATION NO. 9332
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COMMERCIAL RETAIL BUILDING
CONCEPT COMPANIES
S. 14TH ST. & LIME ST.
FERNANDINA BEACH, FLORIDA

DATE:	09/17/20
SCALE:	NONE
DRAWING IS REDUCED IF LESS THAN 22" x 34"	
WATER/SEWER DETAILS	
North / Elev Key Sheet	
DT-2	
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Civil & Environmental Engineering • Mechanical & Structural Engineering • Construction Management

STORMWATER MANAGEMENT EVALUATION

**Vintage Amelia Commercial Outparcel
Concept Companies
Commercial Building – Lot 1 (west side)**

BY

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

Issue Date: September 16, 2020

PROJECT DESCRIPTION

The proposed project consists of constructing a 10,640 square foot, one-story commercial retail building on a master planned, 2.64 acre commercial outparcel. The outparcel is part of the Vintage Amelia Apartments, SJRWMD Permit No. 143031-3. Approximately one-half of the commercial outparcel will be designed at this time. The system is designed to provide stormwater treatment and meet pre vs post discharge requirements for a mean, 10-year and 25-year storm event as referenced in the previously mentioned permit.

EXISTING CONDITIONS

The project site is currently undeveloped and in a natural state. The commercial site consists of two driveway connections onto Vintage way and will be served by the Vintage Amelia storm water management system. Outfall for the system is the drainage ditch to the west, with ultimate outfall for the basin to be the Amelia River. The site is located in Fernandina Beach, Florida.

DRAINAGE ANALYSIS

SJRWMD Permit No. 143031-3 allows for the commercial outparcel to contain a maximum of 75% impervious area. The stormwater management system contains two manholes for connection of the outparcel stormwater conveyance system to the existing drainage system. A tailwater condition of elevation 16.31-ft NGVD is used as the controlling elevation for the outparcel conveyance system. All proposed elevations are above required hydraulic grade. It should be noted that all elevations shown on the plans or listed in the documents are in NGVD, 1929 datum.

STORM TABULATION CALCULATIONS

STRUCT. NO.	STRUCT. TYPE	LINE TYPE	LINE LENGTH (FT)	DRAINAGE AREA (ACRES)	SUBTOTAL CA	TIME OF CONC. (MIN)	TIME OF FLOW IN SECTION (MIN)	i (IN/HR)	TOTAL CA	TOTAL RUNOFF (CFS)	INLET ELEV. (FT)	H.G. ELEV. CROWN ELEV.			DIA. (IN.)	SLOPE (%)	V (FPS)	CAPACITY (CFS)	NOTES & REMARKS n= 0.013 ZONE: 4 FREQUENCY: 10															
				C= 0.90																														
				C= 0.90																														
				C= 0.90																														
				INCRMN	SUBTOTAL																													
LOT 1 PROPOSED STRUCTURES (CURRENT RETAIL BUILDING)																																		
S-1	C.B.	HDPE	130	0.44	0.44	0.40	10.00	0.72	7.01	0.40	2.78	17.60	16.41	16.37	0.04	24	0.02	0.9	2.8															
S-2													15.35	15.12	0.23																			
													13.35	13.12	0.23		0.17	3.0	9.4															
S-2	C.B.	HDPE	30	0.32	0.76	0.68	10.72	0.17	6.84	0.68	4.66	18.00	16.37	16.31	0.06	24	0.04	1.5	4.7															
ST-8													15.12	15.07	0.05																			
													13.12	13.07	0.05		0.17	3.0	9.4															
ST-8	MH	HDPE	70	0.00	0.76	0.68	10.89	0.39	6.80	0.68	4.64	18.00	16.43	16.35	0.08	24	0.04	1.5	4.6															
ST-7													15.07	14.95	0.12																			
													13.07	12.95	0.12		0.17	3.0	9.4															
ST-7	C.B.	HDPE	46	0.12	0.88	0.79	11.28	0.26	6.71	0.79	5.33	17.30	16.35	16.31	0.04	30	0.02	1.1	5.3															
ST-6													14.95	14.89	0.06																			
													12.45	12.39	0.06		0.13	3.0	14.7	Tailwater 16.31														
LOT 2 PROPOSED STRUCTURES (FUTURE OFFICE BUILDING)																																(taken from Vintage SWMS)		
S-11	C.B.	HDPE	65	0.30	0.30	0.27	10.00	0.36	7.01	0.27	1.89	18.00	16.80	16.79	0.01	24	0.01	0.6	1.9															
S-12													15.75	15.64	0.11																			
													13.75	13.64	0.11		0.17	3.0	9.4															
S-12	MH	HDPE	30	0.00	0.61	0.55	10.36	0.17	6.92	0.55	3.83	18.50	16.79	16.75	0.04	24	0.03	1.2	3.8															
S-13													15.64	15.59	0.05																			
													13.64	13.59	0.05		0.17	3.0	9.4															
S-13	CB	HDPE	70	0.22	0.83	0.75	10.53	0.39	6.88	0.75	5.15	17.60	16.75	16.65	0.10	24	0.05	1.6	5.2															
S-14													15.59	15.46	0.12																			
													13.59	13.46	0.12		0.17	3.0	9.4															
S-14	C.B.	HDPE	50	0.18	1.01	0.91	10.92	0.28	6.79	0.91	6.17	17.80	16.65	16.52	0.13	24	0.07	2.0	6.2															
S-15													15.46	15.38	0.09																			
													13.46	13.38	0.09		0.17	3.0	9.4															
S-15	CB	HDPE	109	0.11	1.12	1.00	11.20	0.61	6.73	1.00	6.76	17.80	16.52	16.31	0.21	24	0.09</																	

GEOTECHNICAL REPORT



Engineering & Consulting, Inc.

**SUMMARY REPORT OF A
GEOTECHNICAL SITE EXPLORATION AND
SUPPLEMENTAL MUCK DELINEATION**

**COMMERCIAL RETAIL – FERNANDINA BEACH – LIME STREET
FERNANDINA BEACH, NASSAU COUNTY, FLORIDA**

GSE PROJECT NO. 14649

Prepared For:

CONCEPT DEVELOPMENT, INC.

JUNE 2020

Certificate of Authorization No. 27430



Engineering & Consulting, Inc.

July 1, 2020

Mr. Al Tilly
Concept Development, Inc.
3917 NW 97th Boulevard
Gainesville, Florida 32606

Subject: Summary Report of a Geotechnical Site Exploration and
Supplemental Muck Delineation
Commercial Retail – Fernandina Beach – Lime Street
Fernandina Beach, Nassau County, Florida
GSE Project No. 14649

Dear Mr. Tilly:

GSE Engineering & Consulting, Inc. (GSE) is pleased to submit this geotechnical site exploration and supplemental muck delineation report for the above referenced project.

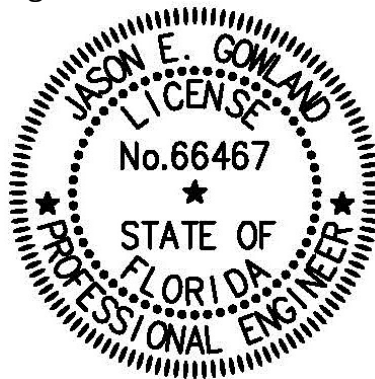
Presented herein are the findings and conclusions of our exploration, including the geotechnical parameters and recommendations to assist with building foundation, pavement, and stormwater management designs.

GSE appreciates this opportunity to have assisted you on this project. If you have any questions or comments concerning this report, please contact us.

Sincerely,

GSE Engineering & Consulting, Inc.

Andrew J. Taggart, E.I.
Staff Engineer



This item has been digitally signed and sealed by

Jason E
Gowland

Digitally signed by
Jason E Gowland
Date: 2020.07.02
10:22:13 -04'00'

on the date adjacent to the seal. Printed copies
of this document are not considered signed and
sealed and the signature must be verified on any
electronic copies.

Jason E. Gowland, P.E.
Senior Engineer
Florida Registration No. 66467

AJT / JEG: ldj
Z:\Projects\ 14649 Commercial Retail – Fernandina Beach – Lime Street / 14649.doc

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File (1)

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
(352) 377-3233 Phone ♦ (352) 377-0335 Fax
www.gseengineering.com
Certificate of Authorization No. 27430

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- 3C. Site Plan Showing Approximate Locations of Muck Probe Tests and Water Depths

1.0 INTRODUCTION

1.1 General

GSE Engineering & Consulting, Inc. (GSE) has completed this geotechnical exploration for the proposed Commercial Retail – Fernandina Beach – Lime Street located in Fernandina Beach, Nassau County, Florida. This exploration was performed in accordance with GSE Proposal No. 2020-287 dated June 5, 2020. GSE Engineering & Consulting, Inc. (GSE) has also completed this supplemental muck delineation for the site due to the discovery of high organic content. This delineation was performed in accordance with GSE Proposal No. 2020-287A dated June 16, 2020. You authorized our services.

1.2 Project Description

This project will consist of a commercial retail development located at the southeast corner of the intersection of Lime Street and S Vintage Way in Fernandina Beach, Nassau County, Florida (Figure 1). You provided information about the project, including a site layout. The project will include a building and paved parking and driveways.

The structure is expected to be a 10,640 square feet, single-story high wall concrete masonry unit (CMU) and steel frame construction. Structural loads have not been provided, but are expected to be on the order of 1 to 2 kips per foot for non-load bearing CMU walls, and less than 50 kips for columns. The finished floor of the structure is anticipated to be constructed within 1 to 2 feet of the existing site grades.

The building will be located near the central portion of the site. The parking lot will be located north and west of the structure. Stormwater management will be provided by a master drainage plan.

A recent aerial photograph of the site was obtained and reviewed. The site plan and aerial photograph were used in preparation of this exploration and report.

1.3 Purpose

The purpose of this geotechnical exploration was to determine the general subsurface conditions, evaluate these conditions with respect to the proposed construction, and prepare geotechnical parameters and recommendations to assist with building foundation and pavement designs. In addition, GSE performed muck probes to determine the lateral and vertical extent of surficial organic rich soil observed at the site.

2.0 FIELD AND LABORATORY TESTS

2.1 General Description

The procedures used for field sampling and testing are in general accordance with industry standards of care and established geotechnical engineering practices for this geographic region. This exploration consisted of performing four (4) Standard Penetration Test (SPT) borings to a depth of 20 feet below land surface (bls) in the area of the proposed building and five (5) auger borings to a depth of 5 feet bls or until groundwater in proposed parking lot and driveway areas. Supplemental muck probes were performed at a 10-feet on center grid pattern to determine the lateral and vertical extent of surficial organic rich soils.

The soil borings were performed at the approximate locations as shown on Figure 2. The borings were located at the site using the provided site plan, Global Positioning System (GPS) coordinates, and obvious site features as reference. The boring locations should be considered approximate. The soil borings were performed on June 11, 2020. The muck probe locations are shown on Figures 3A, 3B, and 3C. The approximate depth of the organic-rich soils are shown on the figures along with water depths, when encountered.

2.2 Auger Borings

The auger borings were performed in accordance with ASTM D1452. The borings were performed with flight auger equipment that was rotated into the ground in a manner that reduces soil disturbance. After penetrating to the required depth, the auger was retracted and the soils collected on the auger flights were field classified and placed in sealed containers. Representative samples of each stratum were retained from the auger boring. Results from the auger borings are provided in Section 5.1.

2.3 Standard Penetration Test Borings

The soil borings were performed with a drill rig employing mud rotary drilling techniques and Standard Penetration Testing (SPT) in accordance with ASTM D1586. The SPTs were performed at 2-foot intervals down to 10 feet depth and at 5-foot intervals thereafter down to 20 feet depth. Soil samples were obtained at the depths where the SPTs were performed. The soil samples were classified in the field, placed in sealed containers, and returned to our laboratory for further evaluation.

After drilling to the sampling depth and flushing the borehole, the standard two-inch O.D. split-barrel sampler was seated by driving it 6 inches into the undisturbed soil. The sampler was then driven an additional 12 inches by blows of a 140-pound hammer falling 30 inches. The number of blows required to produce the next 12 inches of penetration were recorded as the penetration resistance (N-value). These values and the complete SPT boring logs are provided in Section 5.2.

Upon completion of the sampling, the boreholes were abandoned in accordance with Water Management District guidelines.

2.4 Muck Probes

Muck probes were performed to further delineate the lateral and vertical extent of near surface organic-rich soils observed at the site. The muck probes are a widely accepted in-situ testing procedure. The test consists of manually pushing a probe under a relatively uniform rate of advancement into the soil until refusal occurs. The depth to refusal was recorded. The materials above refusal are considered to be organic-rich and noted. Water depths were also recorded when encountered.

2.5 Soil Laboratory Tests

The soil samples recovered from the soil borings were returned to our laboratory, and examined to confirm the field descriptions. Representative samples were then selected for laboratory testing. The laboratory tests consisted of eight (8) percent soil fines passing the No. 200 sieve determinations, eight (8) natural moisture content determinations, and eight (8) organic content determinations. These tests were performed in order to aid in classifying the soils and to further evaluate their engineering properties. The laboratory tests are provided in Section 5.3.

3.0 FINDINGS

3.1 Surface Conditions

Mr. Andrew Taggart, E.I. with GSE visited the site on June 8, 2020 to observe the site conditions and mark the boring locations. Mr. Jason Kite with Jason Kite, LLC was retained by GSE to clear lanes to allow the drilling equipment access to the boring locations.

The site is currently undeveloped wooded land with a portion being marsh type terrain. The site is bordered by Lime Street to the north, by undeveloped land to the east, and by the east and south by Vintage Way.

The topography at the site is gently sloping down to the north from the south. A review of the Fernandina Beach (2012) USGS Topographic Map and NCPA information indicates the ground surface elevations at the site range between approximately 10 to 20 feet¹ NGVD. The overall topography of the site can be described as gently sloping. The topography across the site can be described to be overall gently sloping towards the southeast portions of the subject site.

3.2 Subsurface Conditions

The locations of the auger and SPT borings are provided on Figure 2. Complete logs for the borings are provided in Sections 5.1 and 5.2. Descriptions for the soils encountered are accompanied by the Unified Soil Classification System symbol (SM, SP-SM, etc.) and are based on visual examination of the recovered soil samples and the laboratory tests performed. Stratification boundaries between the soil types should be considered approximate, as the actual transition between soil types may be gradual.

The auger borings located in the proposed paved driveways and parking areas encountered relatively consistent soil conditions. The borings encountered sand with silt (SP-SM) and silty sand (SM) with various amounts of organic content when encountered to the explored depth of 2.0 to 3.5 feet bls.

Boring R-1 encountered 1 foot of white poorly-graded sand (SP). This was underlain by 2.5 feet of gray and brown sand with silt (SP-SM). Boring R-2 encountered 1 foot of black and brown silty sand with roots (SM). This was underlain by gray and brown sand (SP). Boring R-3 encountered 3 feet of dark brown sand with silt (SP-SM). Boring R-4 encountered 2 feet of black sand with silt and trace organics (SP-SM). Boring R-5 encountered 2 feet of black sand with silt and trace organics (SP-SM).

¹ USGS, Fernandina Beach, FL, Quadrangle 2012.

The SPT borings within the proposed building area generally encountered sand with silt (SP-SM) and silty sand (SM) with various amounts of organic content when encountered to the explored depth of 20 feet bls. Boring B-1 encountered 6 feet of very loose to dense dark brown and gray sand with silt (SP-SM) overlying medium dense dark brown silty sand (SM) layered two feet above medium dense dark brown sand with silt (SP-SM) to a depth of 20 feet bls. Boring B-2 encountered 5 feet of very loose to loose dark brown and gray sand with silt (SP-SM) overlying 3 feet of silty sand (SM) overlying loose to medium brown sand with silt (SP-SM) to the explored depth of 20 feet bls. Boring B-3 encountered 8 feet of very loose dark brown sand with organics (SP) overlying 6 feet of medium dense dark brown silty sand with organics (SM) overlying medium dense brown sand with silt (SP-SM) to an explored depth of 20 feet. Boring B-4 encountered 6 feet of silty sand (SM) overlying medium dense dark brown sand with silt (SP-SM) to a depth of 20 feet bls.

The layers of sand with silt (SP-SM) and silty sand (SM) are generally in a very loose to medium dense condition with N-values ranging from 4 to 25 blows per foot with some high blow counts in B-1. Boring B-1 is in a dense condition with an N-value of 47 blows per foot. The deeper sand with silt (SP-SM) layers are generally in medium condition with N-values ranging from 4 to 18 blows per foot.

The groundwater table was encountered in the auger and SPT borings at approximately 1 to 3 feet bls at the time of our investigation.

Due to the presence of near surface organic-rich soils, muck probes were performed to further identify the approximate lateral and vertical extent of the organic-rich soils. The muck probe results are shown on Figures 3A, 3B, and 3C. Organic-rich soils were encountered at depths ranging from about 12 inches to 44 inches.

3.3 Review of Published Data

The majority of the site is mapped as two soil series by the Soil Conservation Service (SCS) Soil Survey for Nassau County². The following soil descriptions are from the Soil Survey.

Leon Fine Sand, 0 to 2 percent slopes – This nearly level, poorly drained soil is on flatwoods. The mapped areas range from about 3 to 75 acres. Slopes are smooth and are 0 to 2 percent. In 94 percent of the areas mapped as Leon fine sand, Leon and similar soils make up 89 to 98 percent of the map unit. Dissimilar soils make up to 2 to 11 percent. They generally are in areas less than 3 acres in size.

Typically, the surface layer is very dark gray fine sand about 7 inches thick. The subsurface layer, to a depth of about 18 inches, is gray fine sand. The subsoil, to a depth of about 31 inches, is black and reddish brown fine sand. Separating the upper and lower parts of the subsoil, to a depth of about 37 inches, is a buried subsurface layer of yellowish brown fine sand. The lower part of the subsoil, to a depth of 80 inches or more, is dark brown and black fine sand. Soils occurring in areas of this map unit that are similar to the Leon soil and Boulogne soils and some soils that have a black or very dark gray surface layer 8 to more than 10 inches thick. The thickness of the surface layer is caused by forestry bedding practices. These are also similar soils that have thin layers of loamy fine sand directly above the lower part of the subsoil.

² Soil Survey of Nassau County, Florida. Soil Conservation Service, U.S. Department of Agriculture.

Included in this map unit are small areas of dissimilar soils. These are Kingsferry, Pottsburg, Ridgewood, Sapelo, and Wesconnett soils. Sapelo soils are in positions on the landscape similar to those of the Leon soil. Kingsferry soils are lower on flatwoods than the Leon soil. Pottsburg and Ridgewood soils are on ridges and knolls. Wesconnett soils are in depressions.

Permeability of this Leon soil is rapid in the surface, subsurface, and buried subsurface layers and moderate or moderately rapid in the subsoil. The available water capacity is very low in the surface, subsurface, and buried subsurface layers and low in the subsoil. The seasonal high water table is at a depth of 6 to 18 inches for 1 to 4 months during periods of heavy rainfall and at a depth of 12 to 42 inches for 2 to 8 months of the year.

Evergreen – Leon mucks, depressional – The Evergreen series consists of nearly level, very poorly drained, acid soils. These soils formed in nonwoody, fibrous, hydrophytic plant remains underlain by sandy mineral sediment. They are in depressions and on flatwoods. These soils are moderately slowly permeable. Generally, the water table is at or above the surface for 6 to 9 months of the year. Slopes are smooth or concave and are 0 to 2 percent. The Evergreen soils are sandy, thermic Typic Haplaquods.

The Evergreen soils are closely associated with Boulogne, Maurepas, Hurricane, Kingsferry, Leon, and Rutlege soils. All of the associated soils except Maurepas soils are of mineral origin. Boulogne, Kingsferry, and Leon soils are on flatwoods. Maurepas soils have an organic layer more than 51 inches thick. They are in landscape positions similar to those of the Evergreen soils. Hurricane soils are on slightly elevated ridges. Rutlege oils are in swamp hardwoods in drainageways.

Typically, the surface layer is black muck about 11 inches thick. The subsurface layer, to a depth of about 14 inches, is black loamy fine sand. The subsoil, to a depth of 17 inches, is very dark gray fine sand. The following soil layer, to a depth of 26 inches, is a light brownish gray fine sand. The next soil layer further down, to a depth of 54 inches, is a dark reddish brown loamy fine sand. Furthest catalogued down, to a depth of 80 inches, is a dark reddish brown fine sand.

3.4 Laboratory Soil Analysis

Selected soil samples recovered from the soil borings were analyzed for the percent soil fines passing the No. 200 sieve, natural moisture content, and organic content. Samples selected for laboratory testing were collected at depths ranging from 0 to 6 feet bls. These tests were performed to confirm visual soil classification and evaluate their engineering properties. The complete laboratory report is provided in Section 5.3.

The laboratory tests indicate the tested soils consist of silty sand (SM), sand with silt (SP-SM), and sand (SP). The tested poorly graded sand contains approximately 2.6 and 3.5 percent soil fines passing the No. 200 sieve with natural moisture contents of about 24 and 27 percent. The tested sand with silt contains approximately 5.1 to 8.3 percent soil fines passing the No. 200 sieve with natural moisture contents of about 22 to 55 percent. The tested silty sand (SM) contains approximately 4.1 percent soil fines passing the No. 200 sieve with natural moisture contents of about 26 percent.

Organic content determinations indicate that the percent organics beneath the building foundation were found to range from 2 to 6 percent organics. Organic test determinations in the pavement to the south were found to be 3 and 13 for R-4 and R-5, respectively. Organic contents greater than 5 percent are generally considered unsuitable for foundation support and should be removed or remediated.

4.0 EVALUATION AND RECOMMENDATIONS

4.1 General

The following recommendations are made based upon our understanding of the proposed construction, a review of the attached soil borings and laboratory test data, and experience with similar projects and subsurface conditions. If plans or the location of proposed construction changes from those discussed previously, GSE requests the opportunity to review and possibly amend our recommendations with respect to those changes.

The final design of a foundation system is dependent upon adequate integration of geotechnical and structural engineering considerations. Consequently, GSE must review the final foundation design in order to evaluate the effectiveness and applicability of our initial analyses, and to determine if additional recommendations may be warranted. Without such a review, the recommendations presented herein could be misinterpreted or misapplied resulting in potentially unacceptable performance of the foundation system.

The performance of site improvements may be sensitive to their post-construction relationship to site groundwater levels, seepage zones, or soil/rock characteristics exposed at final site grades. GSE recommends that use of boring information for final design of all site improvements be predicated on proper horizontal and vertical control of borings.

In this section of the report, we present our geotechnical parameters and recommendations to assist with building foundation and pavement designs as well as our general site preparation guidelines.

4.2 Groundwater

The groundwater table was encountered at depths ranging from about 1 to 3 feet bls in the borings at the time of our exploration. We anticipate the seasonal high groundwater table to be at depths of 0 to 0.5 feet bls after periods of intense sustained rainfall.

4.3 Building Foundations

The soil borings within the proposed building footprint indicate the soils at the site are somewhat consistent. The borings generally encountered sand with silt (SP-SM) and silty sand (SM) with various amounts of organic content when encountered to the explored depth of 20 feet bls. Boring B-1 encountered 6 feet of very loose to dense dark brown and gray sand with silt (SP-SM) overlying medium dense dark brown silty sand (SM) layered two feet above medium dense dark brown sand with silt (SP-SM) to a depth of 20 feet bls. Boring B-2 encountered 5 feet of very loose to loose dark brown and gray sand with silt (SP-SM) overlying 3 feet of silty sand (SM) overlying loose to medium brown sand with silt (SP-SM) to the explored depth of 20 feet bls. Boring B-3 encountered 8 feet of very loose dark brown sand with organics (SP) overlying 6 feet of medium dense dark brown silty sand with organics (SM) overlying medium dense brown sand with silt (SP-SM) to an explored depth of 20 feet. Boring B-4 encountered 6 feet of silty sand (SM) overlying medium dense dark brown sand with silt (SP-SM) to a depth of 20 feet bls. **Over-excavation and replacement of the surficial organic-rich soils will be required. Further recommendations for removing surficial organic-rich soils are included in the Site Preparation section of this report.**

Based upon the soil conditions encountered and our limited understanding of the structural loads and site grading, we recommend the building be supported by conventional, shallow strip and/or spread foundations. We recommend the shallow foundations be designed for a maximum allowable gross bearing pressure of 2,500 psf. The gross bearing pressure is defined as the soil contact pressure that can be imposed from the maximum structural loads, weight of the concrete foundations, and weight of the soil above the foundations. The foundations should be designed based upon the maximum load that could be imposed by all loading conditions.

The foundations should be embedded a minimum of 18 inches below the lowest adjacent grade. Interior foundations or thickened sections should be embedded a minimum of 12 inches. The foundations should have minimum widths of 18 inches for strip footings, and 24 inches for columns, even though the maximum soil bearing pressure may not be fully developed.

Due to the mostly sandy nature of the majority of the near-surface soils, we expect settlement to be mostly elastic in nature. The majority of the settlement will occur on application of the loads, during and immediately following construction. Using the recommended maximum bearing pressure, the assumed maximum structural loads, and the field and laboratory test data which we have correlated into the strength and compressibility characteristics of the subsurface soils, we estimate the total settlements of the structure to be 1 inch or less, with approximately half of it occurring upon load application (during construction).

Differential settlement results from differences in applied bearing pressures and the variations in the compressibility characteristics of the subsurface soils. For the building pad prepared as recommended, we anticipate differential settlement of less than 1/2 inch.

Post-construction settlement of the structures will be influenced by several interrelated factors, such as (1) subsurface stratification and strength/compressibility characteristics of the bearing soils; (2) footing size, bearing level, applied loads, and resulting bearing pressures beneath the foundation; (3) site preparation and earthwork construction techniques used by the contractor, and (4) external factors, including but not limited to vibration from off-site sources and groundwater fluctuations beyond those normally anticipated for the naturally-occurring site and soil conditions which are present.

Our settlement estimates for the structure are based upon our limited understanding of the structural loads and site grading and the use of successful adherence to the site preparation recommendations presented later in this report. Any deviation from our project understanding and/or our site preparation recommendations could result in an increase in the estimated post-construction settlement of the structure.

4.4 Pavements

Overall soil conditions encountered by our borings at this site are suitable for supporting conventional limerock base and asphalt wearing surface pavements. We have not been provided the anticipated traffic loading conditions; therefore, the following pavement component recommendations should be used only as guidelines. **Near surface organic-rich rich material was encountered in some pavement areas. These areas are indicated on Figures 3A, 3B, and 3C. Options for remediating these areas are included in the site preparation recommendations of this report.**

The seasonal high groundwater table is estimated to be near existing grade across the site. We recommend a minimum of either 12 to 24 inches of separation (depending upon the pavement section design) be present between the bottom of the base course and the estimated seasonal high groundwater table. If this separation cannot be achieved by site grading, GSE recommends underdrains be used beneath the base course.

In areas where the minimum 12 to 24 inch separation is not able to be achieved through grading design, we recommend you consider underdrains.

4.4.1 Stabilized Subgrade

If a crushed limerock or recycled concrete base is used, we recommend a stabilized subgrade be located beneath the base. The stabilized subgrade should have a minimum Limerock Bearing Ratio (LBR) of 40, with minimum thicknesses of 6 inches for automobile parking areas and 12 inches for driveways.

The stabilized subgrade can be imported material or a mixture of imported and on-site material. If a mix is proposed, a mix design should be performed to determine the optimum mix proportions. The stabilized subgrade should be compacted to a minimum of 98 percent of the Modified Proctor maximum dry density (ASTM D1557) for soils with less than 15 percent fines content. Soils with 15 percent or greater fines content should be compacted to 100 percent of the Standard Proctor maximum dry density (ASTM D698).

4.4.2 Base Course

The base course can consist of either crushed limerock, soil cement, or recycled concrete. If you should use a soil cement base course, a stabilized subgrade is not required.

Limerock should have a LBR of at least 100, be obtained from a FDOT approved source and meet FDOT gradation requirements. The base course thickness should be a minimum of 6 inches in automobile parking areas, and 8 inches in driveway areas. The base course should be compacted to at least 98 percent of the Modified Proctor maximum dry density (ASTM D1557). We recommend a minimum 24 inches separation between the bottom of the limerock base course and the estimated seasonal high water table. If site grading does not allow for this separation we recommend underdrains be considered.

Soil cement can consist of an imported material or a blend of the on-site soils and cement. A mix design should be performed to determine the optimum cement content. We recommend the soil cement have a minimum 28-day compressive strength of 500 psi. Soil cement can be blended off-site (in a pug mill) or on site. Soil cement pills should be cast from each day's production to verify the recommended compressive strength has been achieved at 28 days. We recommend the soil cement base course be a minimum of 8 inches thick throughout the project. We recommend a minimum 18 inches separation between the bottom of the soil cement base course and the estimated seasonal high water table. If site grading does not allow for this separation we recommend underdrains be considered.

Recycled concrete should have a LBR of at least 150, be obtained from a FDOT approved source and meet FDOT gradation requirements. The base course thickness should be a minimum of 8 inches. The base course should be compacted to at least 98 percent of the Modified Proctor maximum dry density (ASTM D1557). We recommend a minimum 12 inches separation between the bottom of the recycled concrete base course and the estimated seasonal high water table. If site grading does not allow for this separation we recommend underdrains be considered.

4.4.3 Wearing Surface

The asphalt-wearing surface should consist of an FDOT Type SP Hot Mix Asphalt mixture. For automobile parking areas, the thickness should be a minimum of 1.5 inches. For driveway areas, the thickness should be a minimum of 2 inches. The asphalt-wearing surface should consist of an SP-12.5 mix. The asphalt should be compacted to at least 95 percent of the mix design density. The constructability of differing asphalt thicknesses may be difficult, and having a uniform 2-inch thick asphalt wearing surface may be more practical.

4.5 Site Preparation

The soils at this site should be suitable for supporting the proposed construction using normal, good practice site preparation procedures. **Over-excavation and replacement of organic-rich soils will be necessary in the building pad. Options for near surface organic rich soils are provided for the pavement areas.** The following recommendations are our general guidelines for site preparation.

4.5.1 Stripping

Strip the construction limits and 10 feet beyond the perimeter of all grass, roots, topsoil, and other deleterious materials. You should expect to strip to depths of 12 or more inches. Deeper stripping will likely be necessary due to major root systems present at the site.

Once stripping has been completed, over-excavation and replacement of organic rich soils should proceed. For the building pad, remove organic-rich soils with greater than 5 percent organic content to the depths identified in the muck probes Figure 2A, 2B, and 2C in the areas identified. The material should be removed to a 1 horizontal to 1 vertical projection from the outer edge of the proposed foundation until the organic-rich material is no longer present. Dewatering will likely be necessary to over-excavate the material. GSE recommends the groundwater level be maintained a minimum of 2 feet below compaction surfaces. This will reduce the potential for pumping. Pumping generally occurs in silty sands, when there is excessive water present in the soil matrix. In these situations, earthwork activities tend to compact the water rather than the soil, therefore resulting in excess pore water pressure build up and pumping conditions. The disturbed soils should be aerated and dried in place prior to any additional earthwork activities.

For the pavement areas, GSE recommends two options be considered to remediate the near surface organic rich materials. The first option is to remove and replace the organic-rich soils from beneath the proposed pavement areas and at a projection of 1 vertical to 1 horizontal from the edge of the pavement. The other option is to provide a geogrid over the organic-rich soils to help distribute the fill load over the area and reduce anticipated settlement of the pavement area. GSE recommends a second layer of geogrid be placed directly beneath the base layer to further reduce the potential for settlement and cracking of the pavement layer over the intended life of the pavement system.

If the second option is selected, some over-excavation of the organic-rich soils may be necessary, to provide a uniform and level area for the initial layer of geogrid. GSE recommends you consider a biaxial geogrid such as a Tensar BX 1200 or approved equivalent. We would be happy to review the proposed pavement grading plan and proposed geogrid layout once it is finalized to determine if additional recommendations are warranted.

4.5.2 Dewatering

Temporary dewatering will be necessary for this project. We anticipate dewatering can be accomplished with sumps placed near the construction area, or with underdrains connected to a vacuum pump.

In any case, the site should always be graded to promote runoff and limit the amount of ponding. Localized ponding of stormwater is expected without proper grading during construction, and could render previously acceptable surfaces unacceptable.

4.5.3 Proof-Rolling

Once the site has been stripped and over-excavation has been performed, proof-roll the subgrade with heavy rubber-tired equipment, such as a loaded front-end loader or dump truck, to identify any loose or soft zones not found by the soil borings. The proof-rolling should be monitored by a geotechnical engineer or qualified technician. Undercut or otherwise treat these zones as recommended by the geotechnical engineer in this report.

4.5.4 Proof Compaction

Compact the subgrade to a density of at least 95 percent of the Modified Proctor maximum dry density (ASTM D1557). The specified compaction should be obtained to a depth of 1 foot below the foundation bottoms and per foot of fill placed. Proof rolling should be performed in the bottom of the over-excavations and observed by the Engineer prior to placing fill. If geogrid is placed on existing grades, the required compaction does not need to be met for those areas. Vibratory roller equipment should not be used within approximately 100 feet of existing structures. Lighter “walk-behind” compaction equipment may be used to achieve the degree of compaction.

4.5.5 Fill Placement

Imported fill placed to raise the site grades should consist of clean sand having less than 10 percent passing the No. 200 sieve. On-site soils meeting the requirements of Section 4.7 may also be used as structural fill. The fill should be placed in maximum 12-inch loose lifts that are compacted to at least 95 percent of the Modified Proctor maximum dry density (ASTM D1557). If lighter “walk-behind” compaction equipment is used, this may require lifts of 4 inches or less to achieve the required degree of compaction.

4.6 Quality Control and Construction Materials Testing

It should be noted that the geotechnical engineering design does not end with the advertisement of the construction documents. As the geotechnical engineer of record, GSE is the most qualified to perform the construction materials testing that will be required for this project. The benefits of having the geotechnical engineer of record also perform the construction materials testing are numerous. If GSE continues to be involved with the project through construction, we will be able to constantly re-evaluate and possibly alter our geotechnical recommendations in a timely and cost effective manner once final design and construction techniques are developed. This often results in cost savings for the project.

We recommend performing compaction testing beneath the concrete floor slab and the building foundations. We recommend one test be performed every 50 linear feet of continuous footing and every other column footing, per foot depth of fill or native material. We recommend a compaction test be performed for each 2,500 square feet of floor area or 10,000 square feet of pavement area per foot of fill or native material, or a minimum of three tests each, whichever is greater. Test all footing excavations to a depth of 12 inches at the frequencies stated above.

4.7 Fill Suitability

The soils encountered at this site within the explored depths range from sands (SP) to silty sands (SM) with various amounts of organic material. A discussion of the suitability for reuse as structural fill for each soil classification according to the Unified Soil Classification System (USCS) designation is provided below.

SP, SP/SM – Sands (SP) and sand with silt (SP/SM) have less than 5 percent and 12 percent soil fines passing the No. 200 sieve, respectively, and are typically well draining soils that are suitable for reuse as structural fill. The sands with silt may require moisture conditioning (drying) to make the material more workable. These soils will require stockpiling and drying before they are reused if they are excavated from below the water table.

SM – Silty sands (SM) can have between 12 percent and 50 percent soil fines passing the No. 200 sieve. Silty sands are typically non-plastic or have low plasticity, and can be reused as structural fill with precautions. Silty sands can be moisture sensitive and difficult to work and compact and can rut if the moisture content is near or above the optimum moisture content. We recommend these soils be moisture conditioned (dried) so that the moisture content during use is at or below the optimum moisture content. Aerating and exposure to the sun is typically the most effective methods of drying these soils. It may not be practical to reuse these materials during the wet season, as frequent rain showers may not allow these soils to dry to workable moisture contents. Suitable silty sands are limited to soil having less than 30 percent soil fines passing the No. 200 sieve. Silty sands with more than 30 percent soil fines are especially moisture sensitive, and are not recommended for reuse as structural fill. These soils will behave more as sandy silt, and for this reason, very silty sands having more than 30 percent soil fines passing the No. 200 sieve have been assigned a dual classification of SM/ML. Silty sand soils that are excavated from below the water table are not recommended for reuse as structural fill due to the amount of time that will be required to dry these soils to a workable condition.

Soils with greater than 5 percent organic content should not be used as structural fill.

When using on-site soils as fill materials, we recommend the silty and clayey sand soils (SM) be used in the lower depths of the fill. Sand and sand with silt (SP, SP-SM) should be used in the upper portions of the fill. We recommend a minimum of 2 feet of sand (SP, SP-SM) cover the silty sand fill materials to reduce the potential for soggy surface conditions due to the low permeability characteristics of the silty and clayey sand materials.

4.8 Surface Water Control and Landscaping

Roof gutters should be considered to divert runoff away from the building. The gutter downspouts should discharge a minimum of 10 feet from the structure to reduce the amount of water collecting around the foundations. Where possible, the gutter downspouts should discharge directly into the storm sewer system or onto the asphalt paved areas in order to reduce the amount of water collecting around the foundations. Grading of the site should be such that water is diverted away from the building on all sides to reduce the potential for erosion and water infiltration along the foundation.

With respect to landscaping, it is recommended that any trees and large “tree-like” shrubbery with potential for developing large root systems be planted a minimum distance of half their mature height, and preferably their expected final height, away from the structure. The purpose of this is to reduce the potential for foundation or slab movements from the growth of root systems as the landscaping matures.

5.0 FIELD DATA

5.1 Auger Boring Logs



GSE Engineering & Consulting, Inc.
 5590 SW 64th St.
 Gainesville, FL 32608
 Telephone: (352)377-3233
 Fax: (352)377-0335

CLIENT Concept Development, Inc.

PROJECT NAME Commercial Retail - Fernandina Beach Lime Street

PROJECT NUMBER 14649

PROJECT LOCATION Fernandina, Nassau County, Florida

DATE PERFORMED 6/11/2020 **BORING NUMBER R-1**

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS: LOGGED BY SDS

▼ AT TIME OF DRILLING 3.0 Ft CHECKED BY SDS

▽ ESTIMATED SEASONAL HIGH 1.0 ft

NOTES _____

DATE PERFORMED 6/11/2020 **BORING NUMBER R-2**

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS: LOGGED BY SDS

▼ AT TIME OF DRILLING 1.5 Ft CHECKED BY SDS

▽ ESTIMATED SEASONAL HIGH 0.0 ft

NOTES _____

AB 2 PORTRAIT - GINT STD US.GDT - 6/23/20 10:20 - Q:\PROJECTS\14649 COMMERCIAL RETAIL - FERNANDINA BEACH LIME STREET\14649 BORINGS\14XXX BORINGS.GPJ

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			(SP) White SAND	0			▽ (SM) Black brown silty SAND with roots
1			▽ (SP-SM) Gray and brown SAND with silt	1.0			1.0 (SP) Gray brown SAND
2		AU 1		2			▼
3		AU 2	▼				2.0 Bottom of borehole at 2.0 feet.
			Bottom of borehole at 3.5 feet.				

(Continued Next Page)



GSE Engineering & Consulting, Inc.
5590 SW 64th St.
Gainesville, FL 32608
Telephone: (352)377-3233
Fax: (352)377-0335

CLIENT Concept Development, Inc.

PROJECT NAME Commercial Retail - Fernandina Beach Lime Street

PROJECT NUMBER 14649

PROJECT LOCATION Fernandina, Nassau County, Florida

DATE PERFORMED 6/11/2020 **BORING NUMBER R-3**

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS: LOGGED BY SDS

▼ AT TIME OF DRILLING 2.5 Ft CHECKED BY SDS

▽ ESTIMATED SEASONAL HIGH 0.5 ft

NOTES _____

DATE PERFORMED 6/11/2020 **BORING NUMBER R-4**

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS: LOGGED BY SDS

▼ AT TIME OF DRILLING 1.0 ft CHECKED BY SDS

▽ ESTIMATED SEASONAL HIGH >0 ft

NOTES _____

AB 2 PORTRAIT - GINT STD US.GDT - 6/23/20 10:20 - Q:\PROJECTS\14649 COMMERCIAL RETAIL - FERNANDINA BEACH LIME STREET\14649 BORINGS\14XXX BORINGS.GPJ

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			(SP-SM) Dark brown SAND with silt and organics	0			(SP-SM) Black SAND with silt and trace organic
1			▽	1			▼ %PASS - 200 = 5.3 MC = 30 ORG = 3
2			▼	2			2.0 Bottom of borehole at 2.0 feet.
3			Bottom of borehole at 3.0 feet.				

(Continued Next Page)



GSE Engineering & Consulting, Inc.
5590 SW 64th St.
Gainesville, FL 32608
Telephone: (352)377-3233
Fax: (352)377-0335

CLIENT Concept Development, Inc.

PROJECT NAME Commercial Retail - Fernandina Beach Lime Street

PROJECT NUMBER 14649

PROJECT LOCATION Fernandina, Nassau County, Florida

DATE PERFORMED 6/11/2020 **BORING NUMBER R-5**

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS: LOGGED BY SDS

▼ AT TIME OF DRILLING 2.0 Ft CHECKED BY SDS

▽ ESTIMATED SEASONAL HIGH 0.0 ft

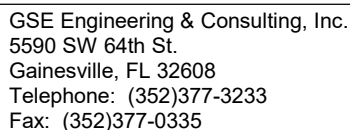
NOTES _____

AB 2 PORTRAIT - GINT STD US.GDT - 6/23/20 10:20 - Q:\PROJECTS\14649 BORINGS\14XXX BORINGS.GPJ

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			▽
1			(SP-SM) Black SAND with silt and trace organics
2			▼ 2.0
			Bottom of borehole at 2.0 feet.

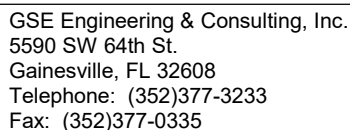
%PASS - 200 = 6.3
MC = 59
ORG = 13

5.2 Standard Penetration Test Soil Boring Logs



CLIENT	Concept Development, Inc.	PROJECT NAME	Commercial Retail - Fernandina Beach Lime Street
PROJECT NUMBER	14649	PROJECT LOCATION	Fernandina, Nassau County, Florida
DATE STARTED	6/11/20	COMPLETED	6/11/20
DRILLING CONTRACTOR	Standard Drilling Services, LLC.		
DRILLING METHOD	Mud Rotary		
LOGGED BY	SDS	CHECKED BY	SDS
NOTES	GROUND ELEVATION _____ HOLE SIZE _____ GROUND WATER LEVELS: ▼ AT TIME OF DRILLING 2.0 Ft ▽ ESTIMATED SEASONAL HIGH 0.5 ft		

[illegible]



CLIENT	Concept Development, Inc.	PROJECT NAME	Commercial Retail - Fernandina Beach Lime Street
PROJECT NUMBER	14649	PROJECT LOCATION	Fernandina, Nassau County, Florida
DATE STARTED	6/11/20	COMPLETED	6/11/20
GROUND ELEVATION		HOLE SIZE	
DRILLING CONTRACTOR	Standard Drilling Services, LLC.	GROUND WATER LEVELS:	
DRILLING METHOD	Mud Rotary	▼ AT TIME OF DRILLING	2.0 Ft
LOGGED BY	SDS	▽ ESTIMATED SEASONAL HIGH	0.5 ft
CHECKED BY	SDS		
NOTES			

[illegible]



GSE Engineering & Consulting, Inc.
 5590 SW 64th St.
 Gainesville, FL 32608
 Telephone: (352)377-3233
 Fax: (352)377-0335

BORING NUMBER B-3

CLIENT Concept Development, Inc.

PROJECT NAME Commercial Retail - Fernandina Beach Lime Street

PROJECT NUMBER 14649

PROJECT LOCATION Fernandina, Nassau County, Florida

DATE STARTED 6/11/20 **COMPLETED** 6/11/20

GROUND ELEVATION **HOLE SIZE**

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS:

DRILLING METHOD Mud Rotary

▼ **AT TIME OF DRILLING** 2.0 Ft

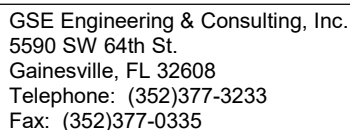
LOGGED BY SDS **CHECKED BY** SDS

▽ **ESTIMATED SEASONAL HIGH** 0.5 ft

NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX, %	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	ORGANIC CONTENT, %	▲ SPT N VALUE ▲
0												20 40 60 80
		▽ (SP) Very loose dark brown SAND with organics		SPT 1	2-1-2-2 (3)				3.5	27	5.0	
		▼ (SM) Medium dense dark brown silty SAND with organics	2	SPT 2	8-14-13-13 (27)				8.3	24	6.0	
5				SPT 3	6-6-10-10 (16)							
				SPT 4	6-7-10-17 (17)							
		(SP-SM) Medium dense dark brown SAND with silt	8	SPT 5	6-7-8-11 (15)							
10		(SP-SM) Medium dense brown SAND with silt	10									
				SPT 6	5-5-10 (15)							
15												
				SPT 7	6-8-12 (20)							
20		Bottom of borehole at 20.0 feet.	20									

SPT BORINGS W/ ORGANICS - GINT STD US.GDT - 6/29/20 15:44 - Q:\PROJECTS\14649 COMMERCIAL RETAIL - FERNANDINA BEACH LIME STREET\14649 BORINGS\14XXX BORINGS.GPJ



CLIENT <u>Concept Development, Inc.</u> PROJECT NUMBER <u>14649</u> DATE STARTED <u>6/11/20</u> COMPLETED <u>6/11/20</u> DRILLING CONTRACTOR <u>Standard Drilling Services, LLC.</u> DRILLING METHOD <u>Mud Rotary</u> LOGGED BY <u>SDS</u> CHECKED BY <u>SDS</u> NOTES	PROJECT NAME <u>Commercial Retail - Fernandina Beach Lime Street</u> PROJECT LOCATION <u>Fernandina, Nassau County, Florida</u> GROUND ELEVATION _____ HOLE SIZE _____ GROUND WATER LEVELS: ▼ AT TIME OF DRILLING <u>2.0 Ft</u> ▽ ESTIMATED SEASONAL HIGH <u>0.5 ft</u>
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[illegible]

5.3 Laboratory Results



Engineering & Consulting, Inc.

SUMMARY REPORT OF LABORATORY TEST RESULTS

Project Number: 14649

Project Name: Commercial Retail - Fernandina Beach

Boring Number	Depth (ft)	Soil Description	Natural Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	Percent Passing No. 200 Sieve	Organic Content (%)	Hydraulic Conductivity (ft/day)	Unified Soil Classification
B-1	2-4	Dark Brown and Gray SAND with Silt and Trace Organics	27				5.1	3		SP-SM
B-2	4-6	Dark Brown Silty SAND with Trace Organics	26				4.1	2		SM
B-3	2-4	Brown Silty SAND with Organics	27				8.3	5		SP-SM
B-4	0-2	Dark Brown SAND with Trace Organics	27				2.6	2		SP
B-4	2-4	Dark Brown SAND with Silt and Trace Organics	22				6.7	3		SP-SM
B-3	0-1	Dark Brown SAND with Organics	24				3.5	6		SP
R-4	1-1.5	Black SAND with Silt and Trace Organics	30				5.3	3		SP-SM
R-5	1-1.5	Black SAND with Silt an Organics	59				6.3	13		SP-SM

5.4 Key to Soil Classification

KEY TO SOIL CLASSIFICATION CHART

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests				SYMBOLS		GROUP NAME	
				GRAPHIC	LETTER		
COARSE-GRAINED SOILS	Gravels	Clean Gravels	$Cu \geq 4$ and $1 \leq Cc \leq 3$		GW	Well graded GRAVEL	
	More than 50% retained on No. 200 sieve	More than 50% of coarse fraction retained on No. 4 sieve	Less than 5% fines	$Cu < 4$ and/or $1 > Cc > 3$		GP	Poorly graded GRAVEL
			Gravels with fines	Fines classify as ML or MH		GM	Silty GRAVEL
			More than 12% fines	Fines classify as CL or CH		GC	Clayey GRAVEL
			Sands	Clean Sands	$Cu \geq 6$ and $1 \leq Cc \leq 3$		SW
	50% or more of coarse fraction passes No. 4 sieve		Less than 5% fines	$Cu < 6$ and/or $1 > Cc > 3$		SP	Poorly graded SAND
			Sand with fines	Fines classify as ML or MH		SP-SM	SAND with silt
			$5\% \leq \text{fines} < 12\%$	Fines classify as CL or CH		SP-SC	SAND with clay
			Sand with fines	Fines classify as ML or MH		SM	Silty SAND
			$12\% \leq \text{fines} < 30\%$	Fines classify as CL or CH		SC	Clayey SAND
			Sand with fines	Fines classify as ML or MH		SM	Very silty SAND
			30% fines or more	Fines classify as CL or CH		SC	Very clayey SAND
FINE-GRAINED SOILS			Clays	inorganic	$50\% \leq \text{fines} < 70\%$		CL/CH
	$70\% \leq \text{fines} < 85\%$				CL/CH	CLAY with sand	
	$\text{fines} \geq 85\%$				CL/CH	CLAY	
	Silts and Clays	inorganic	PI > 7 and plots on/above "A" line		CL	Lean CLAY	
			PI < 4 or plots below "A" line		ML	SILT	
	Liquid Limit less than 50	organic	Liquid Limit - oven dried < 0.75		OL	Organic clay	
			Liquid Limit - not dried		OL	Organic silt	
	Silts and Clays	inorganic	PI plots on or above "A" line		CH	Fat CLAY	
			PI plots below "A" line		MH	Elastic SILT	
	Liquid Limit 50 or more	organic	Liquid Limit - oven dried < 0.75		OH	Organic clay	
Liquid Limit - not dried				OH	Organic silt		
HIGHLY ORGANIC SOILS	Primarily organic matter, dark in color, and organic odor				PT	PEAT	

CORRELATION OF PENETRATION RESISTANCE WITH RELATIVE DENSITY AND CONSISTENCY

No. OF BLOWS, N	RELATIVE DENSITY		No. OF BLOWS, N	CONSISTENCY
0 - 4	Very Loose		0 - 2	Very Soft
5 - 10	Loose		3 - 4	Soft
SANDS: 11 - 30	Medium dense	SILTS &	5 - 8	Firm
31 - 50	Dense	CLAYS:	9 - 15	Stiff
OVER 50	Very Dense		16 - 30	Very Stiff
			31 - 50	Hard
			OVER 50	Very Hard

No. OF BLOWS, N	RELATIVE DENSITY
0 - 8	Very Soft
9 - 18	Soft
LIMESTONE: 19 - 32	Moderately Hard
33 - 50	Hard
OVER 50	Very Hard

SAMPLE GRAPHIC TYPE LEGEND



Location
of SPT
Sample



Location
of Auger
Sample

PARTICLE SIZE IDENTIFICATION

BOULDERS:	Greater than 300 mm
COBBLES:	75 mm to 300 mm
GRAVEL:	Coarse - 19.0 mm to 75 mm
	Fine - 4.75 mm to 19.0 mm
SANDS:	Coarse - 2.00 mm to 4.75 mm
	Medium - 0.425 mm to 2.00 mm
	Fine - 0.075 mm to 0.425 mm
SILTS & CLAYS:	Less than 0.075 mm

LABORATORY TEST LEGEND

LL	=	Liquid Limit, %
PL	=	Plastic Limit, %
PI	=	Plasticity Index, %
% PASS - 200	=	Percent Passing the No. 200 Sieve
MC	=	Moisture Content, %
ORG	=	Organic Content, %
k_h	=	Horizontal Hydraulic Conductivity, ft/day

6.0 LIMITATIONS

6.1 Warranty

This report has been prepared for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices, and makes no other warranty either expressed or implied as to the professional advice provided in the report.

6.2 Auger, SPT Borings, and Muck Probes

The determination of soil type and conditions was performed from the ground surface to the maximum depth of the borings and muck probes, only. Any changes in subsurface conditions that occur between or below the borings/muck probes would not have been detected or reflected in this report.

Soil classifications that were made in the field are based upon identifiable textural changes, color changes, changes in composition or changes in resistance to penetration in the intervals from which the samples were collected. Abrupt changes in soil type, as reflected in boring logs and/or cross sections may not actually occur, but instead, be transitional.

Depth to the water table is based upon observations made during the performance of the auger and SPT borings or muck probes. This depth is an estimate and does not reflect the annual variations that would be expected in this area due to fluctuations in rainfall and rates of evapotranspiration.

6.3 Site Figures

The measurements used for the preparation of the figures in this report were made using the provided site plan and by estimating distances from existing structures and site features. Figures in this report were not prepared by a licensed land surveyor and should not be interpreted as such.

6.4 Unanticipated Soil Conditions

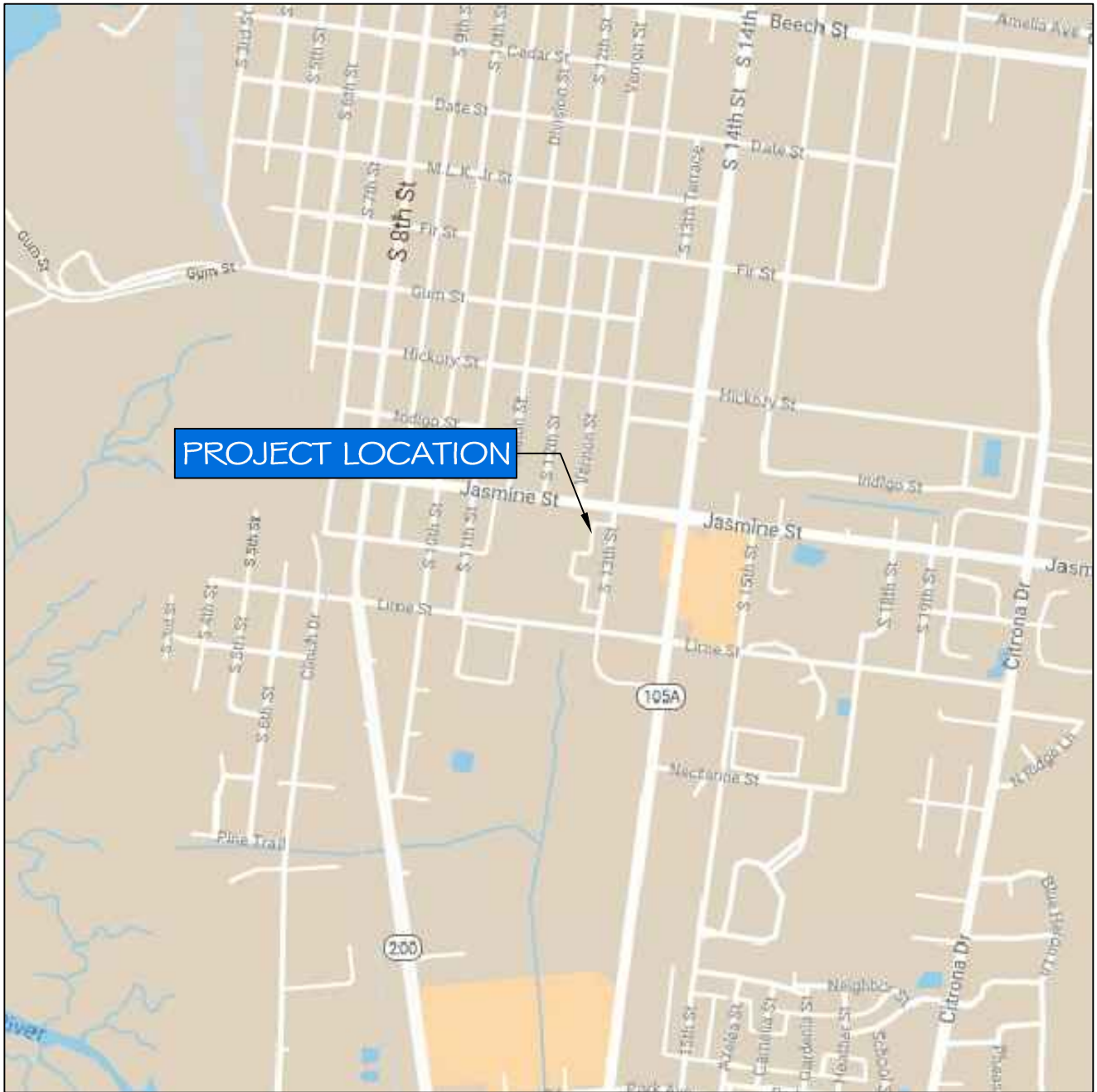
The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on Figure 2. This report does not reflect any variations that may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

6.5 Misinterpretation of Soil Engineering Report

GSE Engineering & Consulting, Inc. is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If others make the conclusions or recommendations based upon the data presented, those conclusions or recommendations are not the responsibility of GSE.

FIGURES




 NORTH
 NOT TO SCALE

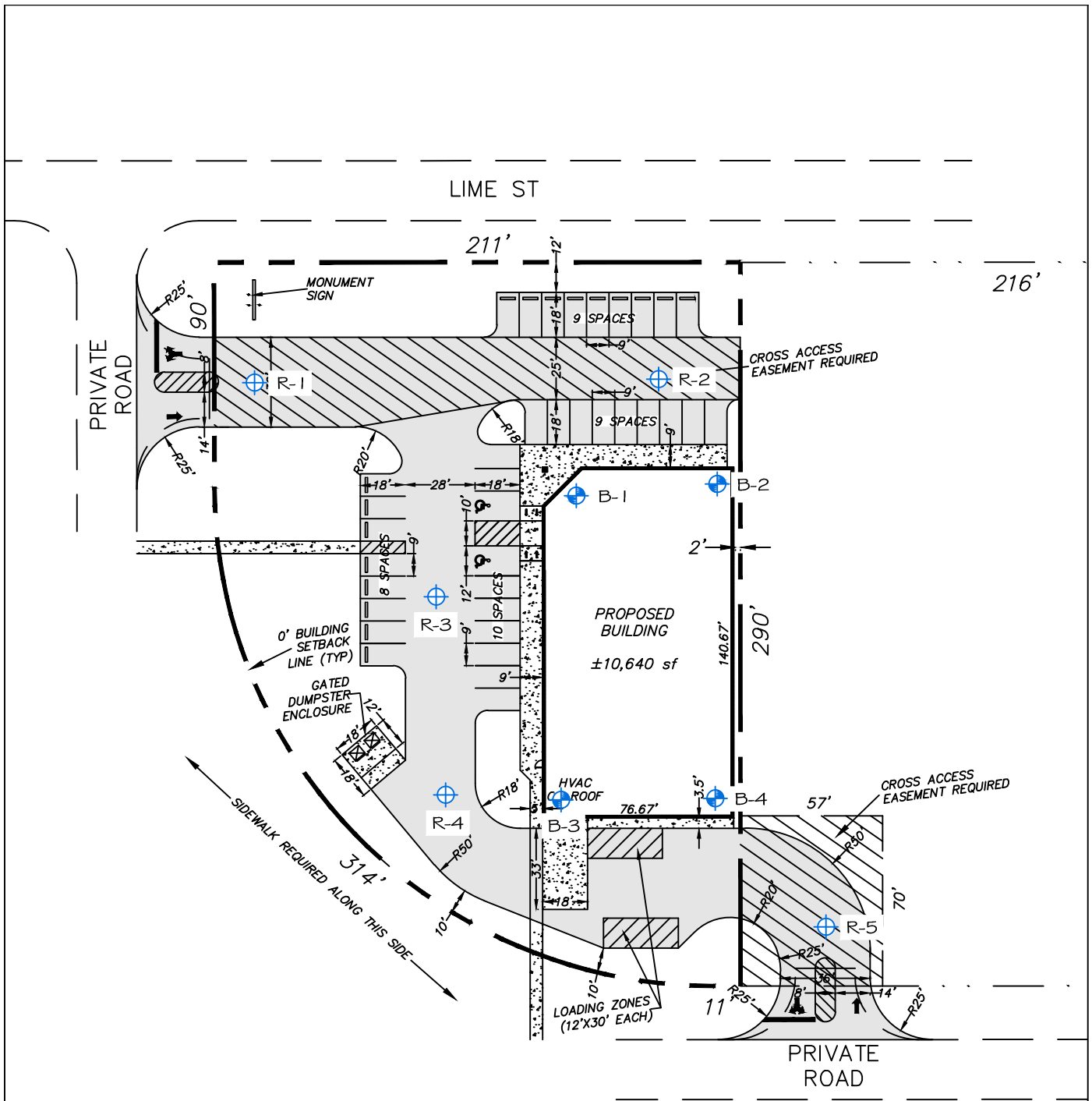
COMMERCIAL RETAIL - FERNANDINA BEACH
 LIME STREET
 FERNANDINA BEACH, NASSAU COUNTY, FLORIDA
 GSE PROJECT NO. 14649

PROJECT SITE LOCATION MAP

DESIGNED BY: AJT
 CHECKED BY : KLH
 DRAWN BY : SCL

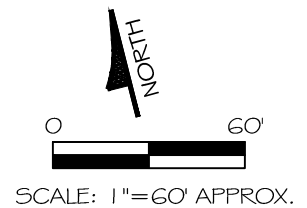


FIGURE
 1



LEGEND:

-  AUGER BORING
-  SPT BORING



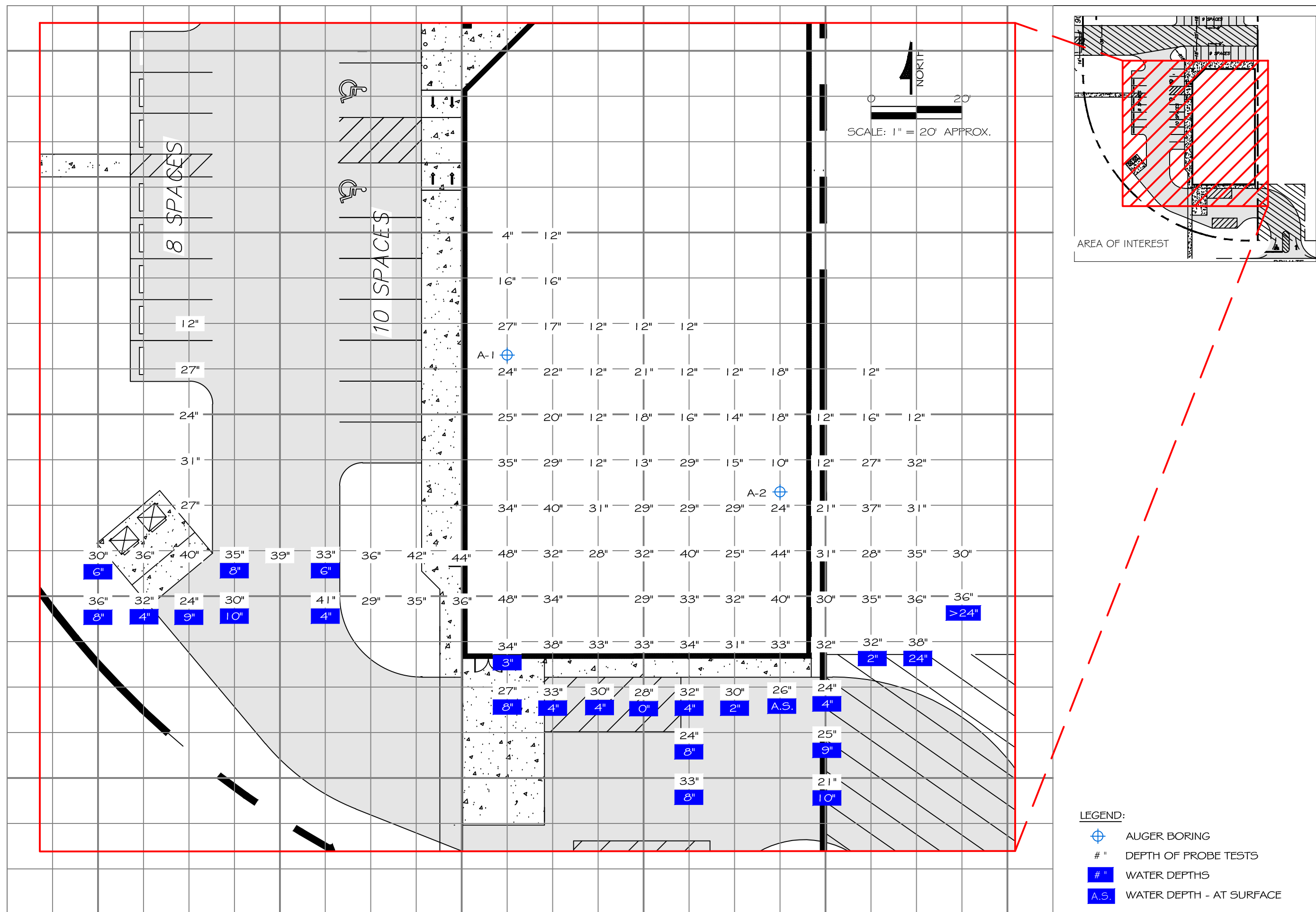
COMMERCIAL RETAIL - FERNANDINA BEACH
LIME STREET
FERNANDINA BEACH, NASSAU COUNTY, FLORIDA
GSE PROJECT NO. 14649

SITE PLAN SHOWING APPROXIMATE LOCATIONS OF FIELD TESTS

DESIGNED BY: AJT
CHECKED BY: KLH
DRAWN BY: SCL



FIGURE
2



**SITE PLAN APPROXIMATE SHOWING LOCATIONS OF
MUCK PROBE TESTS AND WATER DEPTHS**

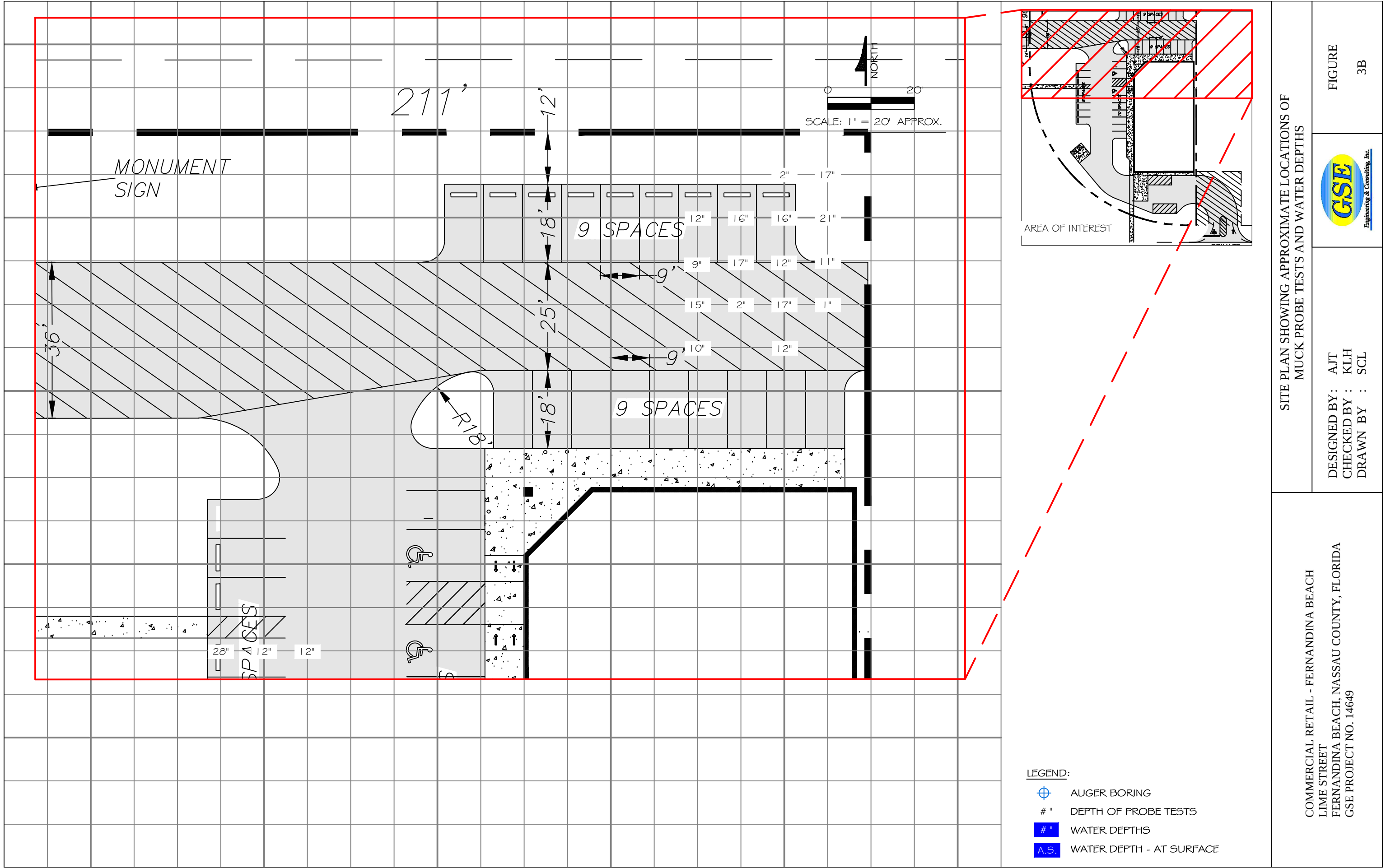
COMMERCIAL RETAIL - FERNANDINA BEACH
LIME STREET
FERNANDINA BEACH, NASSAU COUNTY, FLORIDA
GSE PROJECT NO. 14649

DESIGNED BY: AJT
CHECKED BY: KLH
DRAWN BY: SCL

FIGURE

3A



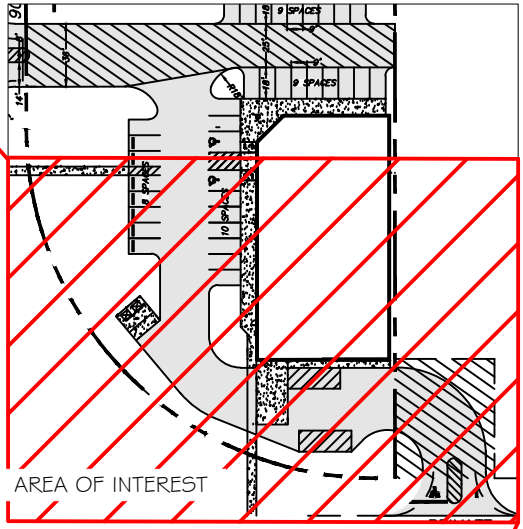
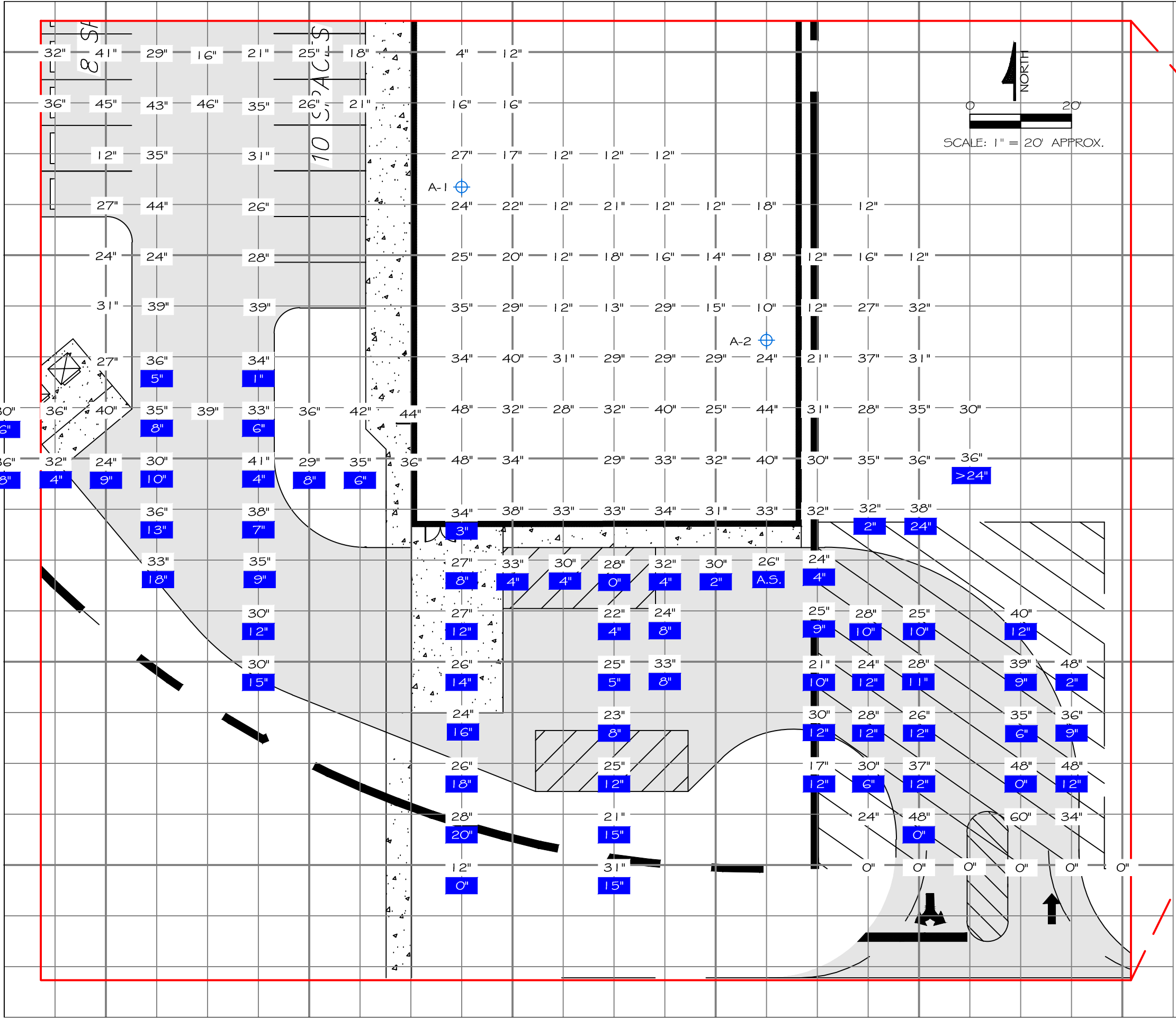


SITE PLAN SHOWING APPROXIMATE LOCATIONS OF
MUCK PROBE TESTS AND WATER DEPTHS

COMMERCIAL RETAIL - FERNANDINA BEACH
LIME STREET
FERNANDINA BEACH, NASSAU COUNTY, FLORIDA
GSE PROJECT NO. 14649

DESIGNED BY: AJT
CHECKED BY: KLH
DRAWN BY: SCL





- LEGEND:
- AUGER BORING
 - DEPTH OF PROBE TESTS
 - WATER DEPTHS
 - WATER DEPTH - AT SURFACE

SITE PLAN SHOWING APPROXIMATE LOCATIONS OF
MUCK PROBE TESTS AND WATER DEPTHS

COMMERCIAL RETAIL - FERNANDINA BEACH
LIME STREET
FERNANDINA BEACH, NASSAU COUNTY, FLORIDA
GSE PROJECT NO. 14649

DESIGNED BY : AJT
CHECKED BY : KLH
DRAWN BY : SCL



FIGURE

3C

SJRWMD PERMIT NO. 143031-3



St. Johns River

Water Management District

Ann B. Shortelle, Ph.D., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500
On the internet at www.sjrwmd.com.

March 20, 2018

Zach Johnson
First National Bank South
PO Box 2028
Alma, GA 31510-0928

SUBJECT: 143031-3
Vintage Amelia

Dear Sir/Madam:

Enclosed is your individual permit issued by the St. Johns River Water Management District on March 20, 2018. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Technical Staff Report:

If you wish to review a copy of the Technical Staff Report (TSR) that provides the District's staff analysis of your permit application, you may view the TSR by going to the Permitting section of the District's website at www.sjrwmd.com/permitting. Using the "search applications and permits" feature, you can use your permit number or project name to find information about the permit. When you see the results of your search, click on the permit number and then on the TSR folder.

Noticing Your Permit:

For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk.

Compliance with Permit Conditions:

To submit your required permit compliance information, go to the District's website at www.sjrwmd.com/permitting. Under the "Apply for a permit or submit compliance data" section, click to sign-in to your existing account or to create a new account. Select the "Compliance Submittal" tab, enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at www.sjrwmd.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need

GOVERNING BOARD

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Fred N. Roberts Jr., VICE CHAIRMAN
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Chuck Drake, SECRETARY
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Ron Howse, TREASURER
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Douglas Burnett
ST. AUGUSTINE

Susan Dolan
SANFORD

Janet Price
FERNANDINA BEACH

Allan Roberts
ST. AUGUSTINE

copies of the appropriate forms, please contact the Bureau of Regulatory Support at (386) 329-4570.

Transferring Your Permit:

Your permit requires you to notify the District within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit," available at <http://www.sjrwmd.com/permitting/permitforms.html>.

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact e-permit@sjrwmd.com or (386) 329-4570.

Sincerely,



Margaret Daniels, Office Director
Office of Business and Administrative Services
St. Johns River Water Management District
4049 Reid Street
Palatka, FL 32177-2529
(386) 329-4570

Enclosures: Permit

cc: District Permit File

Asa Gillette
Gillette & Associates, Inc.
20 S 4th St
Fernandina, FL 32034-4272

Asa Gillette
Gillette & Associates, Inc.
20 S 4th St
Fernandina, FL 32034-4272

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO: 143031-3

DATE ISSUED: March 20, 2018

PROJECT NAME: Vintage Amelia

A PERMIT AUTHORIZING:

Authorization of a Stormwater Management System for Vintage Amelia, a 24.05 - acre project to be constructed and operated as per plans received by the District on February 22, 2018.

LOCATION:

Section(s): 24, 25 Township(s): 3N Range(s): 28E
Nassau County

Receiving Water Body:

Name	Class
Jackson Creek	III Marine

ISSUED TO:

First National Bank South
PO Box 2028
Alma, GA 31510-0928

The permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to the permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

PERMIT IS CONDITIONED UPON:

See conditions on attached "Exhibit A", dated March 20, 2018

AUTHORIZED BY: St. Johns River Water Management District
Division of Regulatory Services

By: 

David Miracle
Regulatory Coordinator

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 143031-3
Vintage Amelia
DATED March 20, 2018

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice,"[10-1-13], incorporated by reference herein (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C. If available, a District website that fulfills this notification requirement may be used in lieu of the form.
5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
 - b. For all other activities — "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].
 - c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:
 - a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
 - b. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:
 - a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
 - b. Convey to the permittee or create in the permittee any interest in real property;
 - c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 - d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the District in writing:
 - a. Immediately if any previously submitted information is discovered to be inaccurate; and
 - b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.
19. This permit for construction will expire five years from the date of issuance.
20. At a minimum, all retention and detention storage areas must be excavated to rough grade prior to building construction or placement of impervious surface within the area to be served by those facilities. To prevent reduction in storage volume and percolation rates, all accumulated sediment must be removed from the storage area prior to final grading and stabilization.
21. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.
22. The operation and maintenance entity shall inspect the stormwater or surface water management system once within two years after the completion of construction and every two years thereafter to determine if the system is functioning as designed and permitted. The operation and maintenance entity must maintain a record of each required inspection, including the date of the inspection, the name and contact information of the inspector, and whether the system was functioning as designed and permitted, and make such record available for inspection upon request by the District during normal business hours. If at any

time the system is not functioning as designed and permitted, then within 30 days the entity shall submit a report electronically or in writing to the District using Form 62-330.311(1), "Operation and Maintenance Inspection Certification," describing the remedial actions taken to resolve the failure or deviation.

23. The surface water management system shall be constructed and operated in accordance with plans and calculations received by the District on February 22, 2018.
24. The permittee must obtain the applicable permit modification prior to initiating work within the commercial outparcel depicted on the permitted project plans.
25. Before the start of any construction, the permittee must provide the District with documentation demonstrating that 5.02 UMAM mitigation credits have been debited from the Longleaf Mitigation Bank ledger.
26. In the event that the permittee does not successfully complete the transaction to obtain 5.02 UMAM mitigation credits from Longleaf Mitigation Bank, the permittee must obtain a permit modification to provide alternative mitigation.
27. The impacts must be completed per the plans received on February 22, 2018. The mitigation must be completed per the letter received on March 16, 2018.

Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.
2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.
3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

Notice Of Rights

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.
5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).
6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.
7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.
9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

Notice Of Rights

Certificate of Service

I HEREBY CERTIFY that a copy of the foregoing Notice of Rights has been sent to the permittee:

Zach Johnson
First National Bank South
PO Box 2028
Alma, GA 31510-0928

This 20th day of March, 2018.

A handwritten signature in cursive script, appearing to read "M. Daniels".

Margaret Daniels, Office Director
Office of Business and Administrative Services
St. Johns River Water Management District
4049 Reid Street
Palatka, FL 32177-2529
(386) 329-4570

Permit Number: 143031-3

NOTICING INFORMATION

Dear Permittee:

Please be advised that the St. Johns River Water Management District will not publish a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's notice form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit for someone to file a petition for an administrative hearing to challenge the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice to close the point of entry, the time to challenge the issuance of your permit will not expire and someone could file a petition even after your project is constructed.

A copy of the notice form and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit of publication. In that event, it is important that you either submit a scanned copy of the affidavit by emailing it to compliancesupport@sjrwmd.com (preferred method) **or** send a copy of the original affidavit to:

Margaret Daniels, Office Director
Office of Business and Administrative Services
4049 Reid Street
Palatka, FL 32177

If you have any questions, please contact the Office of Business and Administrative Services at (386) 329-4570.

Sincerely,



Margaret Daniels, Office Director
Office of Business and Administrative Services

NOTICE OF AGENCY ACTION TAKEN BY THE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:

(Name and address of applicant) _____
permit# _____. The project is located in _____ County, Section
_____, Township _____ South, Range _____ East. The permit authorizes a surface
water management system on _____ acres for _____ known as
_____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., may be available and choosing mediation does not affect your right to an administrative hearing.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at www.sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit http://www.sjrwmd.com/nor_dec/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Regulatory Support, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570.

NEWSPAPER ADVERTISING

ALACHUA

The Alachua County Record, Legal Advertising
P. O. Box 806
Gainesville, FL 32602
352-377-2444/ fax 352-338-1986

BRAFORD

Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

CLAY

Clay Today, Legal Advertising
1560 Kinsley Ave., Suite 1
Orange Park, FL 32073
904-264-3200/ fax 904-264-3285

FLAGLER

Flagler Tribune, c/o News Journal
P. O. Box 2831
Daytona Beach, FL 32120-2831
386-681-2322

LAKE

Daily Commercial, Legal Advertising
P. O. Drawer 490007
Leesburg, FL 34749
352-365-8235/fax 352-365-1951

NASSAU

News-Leader, Legal Advertising
P. O. Box 766
Fernandina Beach, FL 32035
904-261-3696/fax 904-261-3698

ORANGE

Sentinel Communications, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

PUTNAM

Palatka Daily News, Legal Advertising
P. O. Box 777
Palatka, FL 32178
386-312-5200/ fax 386-312-5209

SEMINOLE

Seminole Herald, Legal Advertising
300 North French Avenue
Sanford, FL 32771
407-323-9408

BAKER

Baker County Press, Legal Advertising
P. O. Box 598
Macclenny, FL 32063
904-259-2400/ fax 904-259-6502

BREVARD

Florida Today, Legal Advertising
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Melbourne, FL 32941-9000
321-242-3832/ fax 321-242-6618

DUVAL

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772-221-4282/ fax 772-978-2340

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Orlando, FL 32801
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St. Augustine Record, Legal Advertising
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St. Augustine, FL 32085
904-819-3436

VOLUSIA

News Journal Corporation, Legal Advertising
P. O. Box 2831
Daytona Beach, FL 32120-2831
(386) 681-2322

ARBORIST REPORT

PROJECT

Wooded Parcel Located at the SW Quadrant of 14th Street and Lime Street

PREPARED FOR

Concept Companies
3324 W. University Ave.
PMB #151
Gainesville, FL 32607

PREPARED BY

Borton Design, Inc.
1354 N Kyle Way
Saint Johns, FL 32259
Brian Borton
ISA Certified Arborist #FL-5941A

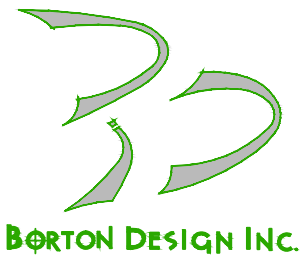


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INTRODUCTION AND OVERVIEW

BDI was contracted by Concept Companies to complete an assessment and arborist report for trees located within the limit of work illustrated on Exhibit A, attached. The project site encompasses two parcels which are adjacent to each other. Our scope of services includes assessing the condition of all trees within the limit of work. Site development/design may affect the preservation suitability.

SUMMARY OF FINDINGS

On August 22, 2020 BDI conducted an assessment of 154 trees located within the limit of work outlined in Exhibit A. Overall, the undeveloped lot consists predominantly of oak and pine with scattered magnolia and maple.

Table 1 - Tree Evaluation Summary lists each tree number, common name, DBH., health rating, preservation suitability, general notes, and recommendations. See Exhibit A for Tree Location Map.

TERMS AND CONDITIONS

The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of BDI. 1. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. BDI assumes no liability for the failure of trees or parts of trees, either inspected or otherwise. BDI assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client. 2. No tree described in this report was climbed, unless otherwise stated. BDI does not take responsibility for any defects, which could have only been discovered by climbing. A full root collar inspection, consisting of excavating the soil around the tree to uncover the root collar and major buttress roots was not performed unless otherwise stated. BDI does not take responsibility for any root defects, which could only have been discovered by such an inspection. 3. BDI shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal or report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by BDI or in the schedule of fees or contract. 4. BDI guarantees no warrantee, either expressed or implied, as to the suitability of the information contained in the reports for any reason. It is the responsibility of the client to determine applicability to his/her case. 5. Any report and the values, observations and recommendations expressed therein represent the professional opinion of BDI, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported. 6. Any photographs, diagrams, graphs, sketches or other graphic material included in any report, being intended solely as visual aids, are not necessarily

to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphic material or the work produced by other persons, is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by BDI as to the sufficiency or accuracy of that information. 7. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

EXHIBIT A - TREE LOCATION MAP

N.T.S. Image of ALTA / NSPS LAND TITLE SURVEY

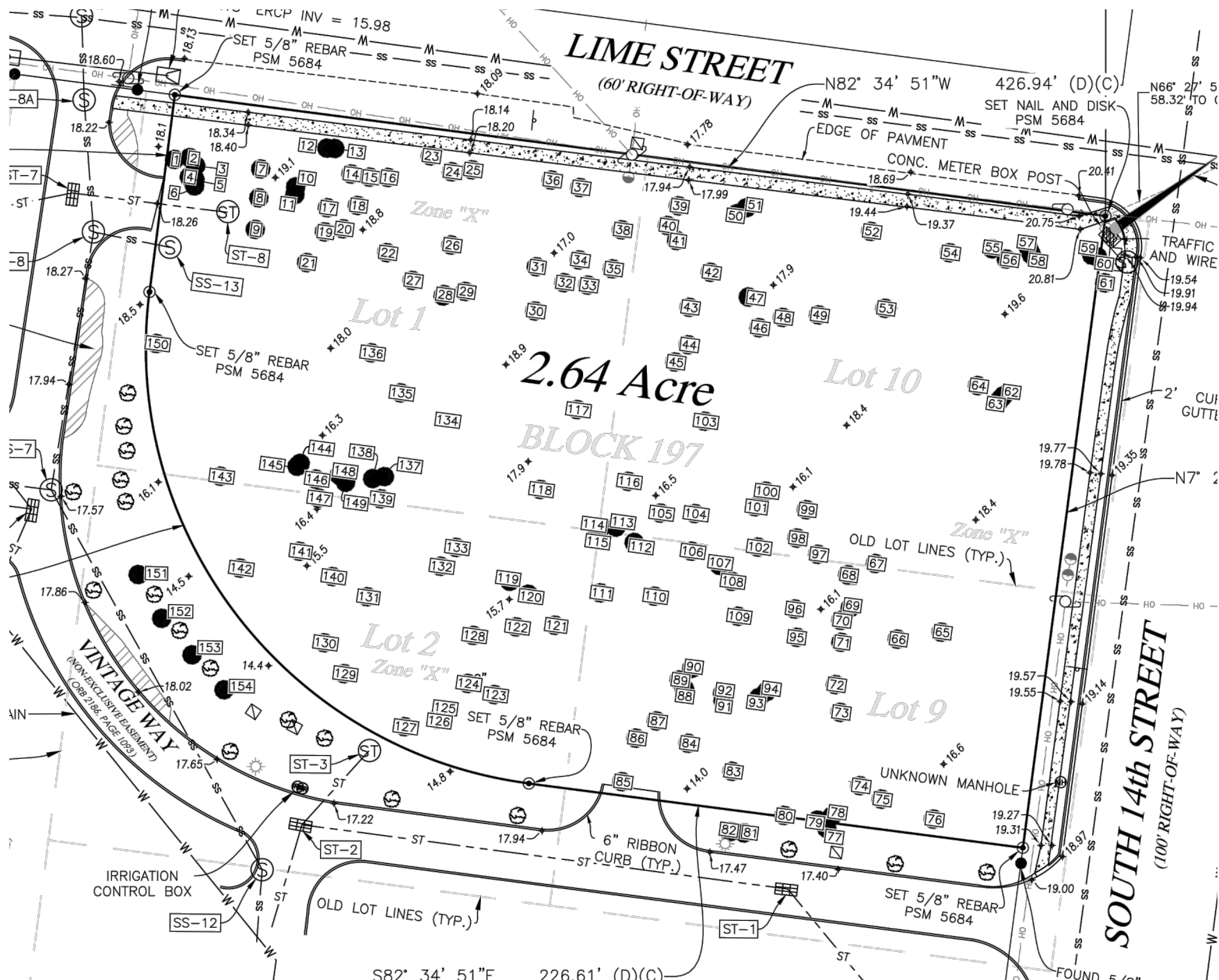


TABLE 1 - TREE EVALUATION SUMMARY

PREPARED BY: BRIAN D. BORTON, ISA Certified Arborist #FL-5941A

Date of Evaluation 8/23/2020

Suitability for Preservation	
Good	Trees with good health and structural stability that have the potential for longevity at the site
Moderate	Trees in somewhat declining health and/or exhibits structural defects that cannot be abated with treatment. Trees will require more intense management and will have a shorter lifespan than those in the "Good" category
Poor	Trees in poor health or with significant structural defects that cannot be mitigated. Tree is expected to decline, regardless of treatment.
Health Rating	
5	A healthy, vigorous tree, reasonably free of disease with good structure and form typical of the species
4	A tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected
3	A tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that may be mitigated with care.
2	A tree in decline, epicomic growth, extensive dieback of meium to large branches, significant structural defects that cannot be abated.
1	A tree in severe decline, dieback of scaffold branches and or trunk, mostly epicomic growth; extensive structural defect that cannot be abated.
0	Tree is dead.
Abbreviation and Definitions	
CD	Codominant branches
CDB	Dieback in Crown
CO	Conflict Overhead
CR	CR
DBH	Diameter at Breast Height
EG	Epicomic Growth
EH	Exposed Heartwood
H	Hazardous
HD	Headed
IB	Included Bark
ID	Internal Decay
LC	Low crotch
LN	Leaning Tree
MA	Multiple Attachments
MD	Mechanical Damage
PS	Poor Structure
PT	Phototropic
RB	Root Barrier Damage
S	Suckers
SD	Structural Defects
SE	Severe
SL	Slight
SR	Surface Roots
ST	Stress
V	Vines

Tree #	DBH	Common Name	Health	Preservation Suitability	Notes	Recommendations
Abbreviations D.=DOUBLE, T.=TRIPLE, W.=WATER, LO=LIVE OAK						
1	18	PINE	4	Good		
2	18	PINE	4	Good		
3	6	OAK	4	Good		
4	12	PINE	4	Good		
5	18	PINE	3	Poor	CDB	
6	18	PINE	4	Good		
7	24	PINE	4	Good		
8	18	PINE	4	Good		
9	24	PINE	4	Good		
10	6	UNKNOWN	4	Good		
11	30	T. OAK-LO	4	Good		
12	12	PINE	4	Good		
13	12	PINE	4	Good		
14	24	PINE	4	Good		
15	6	D. MAPLE	4	Good		
16	20	PINE	4	Good		
17	6	MAGNOLIA	4	Good		
18	7	PINE	4	Good		
19	15	MAGNOLIA	5	Good		
20	15	OAK-W	4	Good		
21	18	OAK	4	Good		
22	24	OAK	4	Good		
23	12	OAK-LO	5	Good	CO	
24	8	OAK-LO	4	Good	CO	
25	10	OAK-LO	4	Good	CO	
26	12	OAK	3	Moderate	V, PS	
27	36	D. OAK	5	Good		
28	6	OAK	4	Good		
29	12	OAK	4	Moderate		
30	12	OAK	4	Good		
31	8	MAPLE	3	Moderate	EH, ID	
32	7	MAPLE	4	Good		
33	8	MAPLE	4	Good		
34	7	MAPLE	4	Good		
35	10	UNKNOWN	4	Good		
36	10	OAK-LO	4	Good	CO	
37	6	D. OAK-LO	4	Good	CO	
38	12	MAPLE	4	Good		
39	14	OAK	4	Good	V	
40	8	MAPLE	4	Good		
41	8	MAPLE	4	Good		
42	12	OAK	4	Good		
43	12	OAK	4	Good		
44	10	OAK	4	Good		

Tree #	DBH	Common Name	Health	Preservation Suitability	Notes	Recommendations
Abbreviations D.=DOUBLE, T.=TRIPLE, W.=WATER, LO=LIVE OAK						
45	12	OAK	4	Good		
46	18	OAK	4	Good		
47	12	D. OAK	4	Good		
48	15	OAK	4	Good		
49	8	OAK	4	Good		
50	15	OAK-LO	4	Good		
51	24	OAK-LO	4	Good		
52	13	UNKNOWN	4	Good		
53	18	OAK	4	Good		
54	18	OAK-LO	4	Moderate	CO	
55	12	OAK-LO	4	Moderate	CO	
56	15	OAK-LO	4	Moderate	CO	
57	7	OAK-LO	4	Moderate	CO	
58	12	OAK	4	Good		
59	8	OAK	4	Good		
60	7	OAK	4	Good		
61	18	OAK-LO	2	Poor	ID, EH	
62	15	OAK	4	Good		
63	12	OAK	4	Good		
64	10	OAK	4	Good		
65	10	OAK	4	Good		
66	24	PINE	4	Good		
67	10	OAK	4	Good		
68	24	PINE	4	Good		
69	8	OAK	4	Good		
70	6	UNKNOWN	4	Good		
71	7	OAK	4	Good		
72	6	OAK	4	Good		
73	12	OAK	4	Good		
74	6	OAK	4	Good		
75	6	UNKNOWN	4	Good		
76	24	PINE	4	Good		
77	22	MAPLE	0	Poor		
78	12	MAPLE	4	Moderate		
79	10	MAPLE	0	Poor		
80	15	OAK	3	Moderate	CBD	
81	18	OAK	0	Poor		
82	15	OAK	0	Poor		
83	12	PALM	4	Good		
84	22	PINE	4	Good		
85	7	OAK	1	Poor		
86	8	T. OAK	4	Good		
87	6	UNKNOWN	4	Good		
88	6	OAK	4	Good		

Tree #	DBH	Common Name	Health	Preservation Suitability	Notes	Recommendations
Abbreviations D.=DOUBLE, T.=TRIPLE, W.=WATER, LO=LIVE OAK						
89	8	MAPLE	4	Good		
90	6	MAPLE	4	Good		
91	6	OAK	4	Good		
92	6	D. MAPLE	4	Good		
93	24	PINE	4	Good		
94	8	MAPLE	4	Good		
95	8	OAK	4	Good		
96	6	MAPLE	4	Good		
97	12	OAK	4	Good		
98	32	PINE	3	Moderate		
99	24	MAGNOLIA	4	Good		
100	11	MAGNOLIA	4	Good		
101	6	MAGNOLIA	4	Good		
102	8	UNKNOWN	4	Good		
103	24	PINE	4	Good		
104	30	OAK	4	Good		
105	22	OAK	4	Good		
106	15	UNKNOWN	4	Good		
107	12	MAGNOLIA	4	Good		
108	8	UNKNOWN	4	Good		
109	6	UNKNOWN	4	Good		
110	24	MAGNOLIA	4	Good		
111	30	PINE	4	Good		
112	12	MAGNOLIA	4	Good		
113	7	MAGNOLIA	4	Good		
114	14	MAGNOLIA	4	Good		
115	12	UNKNOWN	4	Good		
116	15	UNKNOWN	4	Good		
117	8	UNKNOWN	4	Good		
118	8	OAK	4	Good		
119	8	UNKNOWN	4	Good		
120	12	MAGNOLIA	4	Good		
121	30	PINE	4	Good		
122	24	PINE	4	Good		
123	10	D. MAPLE	4	Good		
124	8	MAPLE	4	Good		
125	8	MAPLE	4	Good		
126	22	PINE	4	Good		
127	8	MAPLE	4	Good		
128	8	UNKNOWN	4	Good		
129	7	MAPLE	4	Good		
130	8	OAK	0	Poor		
131	12	OAK	4	Good		
132	28	PINE	4	Good		

Tree #	DBH	Common Name	Health	Preservation Suitability	Notes	Recommendations
Abbreviations D.=DOUBLE, T.=TRIPLE, W.=WATER, LO=LIVE OAK						
133	8	OAK	4	Good		
134	8	UNKNOWN	4	Good		
135	15	OAK	4	Good		
136	12	OAK	4	Good		
137	6	OAK	4	Good		
138	6	OAK	4	Good		
139	8	UNKNOWN	4	Good		
140	8	MAPLE	4	Good		
141	15	OAK	4	Good		
142	36	OAK	3	Moderate	CDB	
143	14	OAK	3	Moderate		
144	12	MAGNOLIA	4	Good		
145	6	OAK	4	Good		
146	12	MAGNOLIA	4	Good		
147	36	D. MAGNOLIA	4	Good		
148	8	MAGNOLIA	4	Good		
149	12	MAGNOLIA	4	Good		
150	14	PALM	4	Good		
151	11	PALM	4	Good		
152	11	PALM	4	Good		
153	11	PALM	4	Good		
154	11	PALM	4	Good		

Technical Review Committee: Application - Submission #5988

Date Submitted: 9/17/2020

Technical Review Committee: Application

USE THIS FORM TO To apply for review of site plans, preliminary subdivision plats, final subdivision plats, minor subdivisions, and amendments to previously issued local development orders, change of use, and nonresidential building expansions.

Fees

☐
Initial submittal + two submittals of full site plans. \$400 or 2% of the project construction cost (whichever is greater) for up to a maximum of \$3000.

☐
3rd and subsequent resubmittals. \$400



IMPORTANT NOTES

This application will be routed to the various departments for review of the applicable codes and design standards.

Please see the Land Development Code (LDC) for detailed information:



Requirements for All Site Plans “ see LDC section 11.01.04



Requirements for Subdivision Plats “ see LDC section 11.01.05



Determination for Completeness & sufficiency “ see LDC section 11.03.01



Review and Compliance Report by the Technical Review Committee “ see LDC Section 11.03.02



Construction and Improvements “ see LDC section 11.05.00



Amendments to Local Development Orders “ see LDC section 11.06.00

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements



See Development Plan Submittal Checklist



All applications are subject to a determination of completeness as required by Land Development Code section 11.03.01.



A determination of completeness is a determination that all required documents and plans have been submitted, and whether all fees have been paid.



A determination of completeness is not a determination of compliance with substantive standards and criteria.

Key Contacts

TRC will guide your application from start to finish, engaging other City departments as needed.



PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser's Website's Map Search](#)

Site Address*

2700 Atlantic Avenue

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)

14-3N-29-0000-0003-0000

Lot

Block

Subdivision

Zoning District

C-1

Future Land Use Designation*

General Commercial

Overlay District*

None

Size of Property (acres)*

4.72

Present Property Use*

hotel under construction (TRC 2018-10)

Wetlands*

No

Flood Zone*

X, area of minimal flood

Coastal Construction Control Line (CCCL)*

No

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Ron

Last Name*

Flick

Company (if applicable)

Main Beach Sojourn, LLLP

Mailing Address***City*****State*****Zip*****Telephone Number*****Email Address*****OWNER'S AGENT**

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

First Name**Last Name****Company (if applicable)****Mailing Address****City****State****Zip****Telephone Number****Email Address****PROJECT INFORMATION****Project Type*****Project Name****Proposed Access Road*****Rd Maintenance Jurisdiction*****Project Estimated Cost*****Description of Request***

Modifications to previous approved TRC plans. Relocation of the exterior stairwell along the northwest corner of the building. Slight change in the pool area/geometry. . Change in proposed interior use from retail to meeting space.

Site Plan Review Checklist

The names, address, telephone number, fax number, and email address of the person preparing the plan.



The date of preparation and date(s) of any modifications, a north arrow, and a written and graphic scale.



The legal description of the property, consistent with the required survey.



A vicinity map showing the location of the property.



The location of streams, bodies of water, natural features, roads, rights-of-way, street intersections, and paved areas within the boundaries of the property.



The location of streams, bodies of water, dunes and dune systems, and other natural features within 250 feet of the boundaries of the property.



The location of the mean high-water line, if such line is within the boundaries of the property.



A topographic survey, soils report, grading plan, and an erosion control plan.



A general floodplain map indicating areas subject to inundation and high groundwater levels up to a 100-year flood classification.



A statement indicating the distances to schools and public safety facilities intended to serve the proposed development.



The name, plat book, and page number of any recorded subdivision comprising all or part of the site.



The location and use of any existing and proposed principal or accessory buildings and structures, showing proposed setbacks, building heights, and other dimensional requirements of the zoning distr



Elevations of all proposed structures.



The access points, driveway design, on-site parking, including required parking lot landscaping, internal circulation, sidewalks, and bicycle facilities



The location of existing and proposed utilities, utility services, and easements.



A tree survey showing protected trees, proposed replacement trees, if required, and landscaping and buffering. (See Section 4.05.00.)



A soil erosion and sediment control plan compliant with Section 3.01.04.



For a PUD site plan, a detailed, written list and explanation of how the proposed PUD differs from any provision of this LDC applicable to the underlying zoning district.



For site plans and PUD site plans where development is proposed in phases, the plans shall include phase lines and the following supporting information:



o Timeline for the development; and



o Benchmarks for monitoring the progress of construction of each phase regarding land clearing, soil stabilization and erosion control, installation of infrastructure, and installation of landscaping.



A summary block containing:



o Land use category from the Future Land Use Map in the comprehensive plan;



o Zoning district;



o Total acreage;



o Total square footage for non-residential uses;



o Total density and number of units, proposed and permissible for residential uses;



o Impervious surface ratio calculation, proposed and permissible;



o Floor area ratio calculation, proposed and permissible;



o Total number of parking spaces, required and provided; and



o Number of trees required to be protected, number of trees remaining on the site, and number of trees to be planted.



Additional plans, documents, or reports that are necessary to support the application shall be submitted. Such plans, documents, or reports may include, but are not limited to:



o Subdivision Plats (subdivision plats shall contain the information set forth in Section 11.01.05.)



o Concurrency analysis (concurrency analysis reports shall contain the information set forth in Section 7.04.00.)



o Traffic analysis reports (requirements for traffic analysis reports are set forth in Section 11.01.06.)



o Parking studies (requirements for parking studies are set forth in Section 7.01.04.)



o Stormwater management plans (requirements for stormwater management plans are set forth in Section 7.03.00.)



o Environmental Impact Study (requirements for environmental impact studies are set forth by regional, State, and federal agencies with jurisdiction and in Chapter 3 of the LDC.)



o Tree Protection Plan (Section 4.05.09.)



o Landscape Plan (Section 4.05.00.)



o Lighting Plan (Section 3.05.00.), Section 7.01.04.B)



o Signage Plan (Section 5.03.00.)



o Proof of Ownership " provide a legal description, Property Identification Number (PIN) and a copy of the warranty deed.



Concurrency analysis reports shall contain the information set forth in Section 7.04.00. Requirements for traffic analysis reports are set forth in Section 11.01.06. Requirements for parking studies



Any development application for development proposed within the Airport Overlay Zone established for the Fernandina Beach Municipal Airport shall provide confirmation of notification to the FAA as r

School Concurrency

New residential development is required to demonstrate compliance with school concurrency as regulated in the City of Fernandina Beach through the City of Fernandina Beach’s Comprehensive Plan Intergovernmental Coordination Element and the Interlocal Agreement Amendment for Public School Facility Planning adopted by the City on May 21, 2019. No new residential rezoning, preliminary plat, site plan or functional equivalent may be approved by the City unless the residential development is exempt from requirements outlined in Section 9.13 of the Amended Interlocal Agreement OR a School Concurrency Reservation Letter has been issued by the School Board indicating that adequate school facilities exist.

Certification*

☒

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.

☒

I acknowledge that I understand and have complied with all of the submittal requirements and procedures.

Applicant First Name*

Tricia

Applicant Last Name*

Bowen

Today's Date*

9/17/2020

Upload Supporting Documentation*

04.pdf

Upload 2

summary letter of modifications 091720.pdf

Upload 3

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Upload 4

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Upload 5

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No file selected

Upload 6

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Upload 7

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

September 17, 2020

Kelly N. Gibson, AICP
Planning and Conservation Director
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034

Re: Major Modifications
SPR 2018-10
Courtyard/Springhill Hotel

Dear Ms. Gibson:

As determined by staff, a major modification was determined to be necessary for the Courtyard/Springhill Dual Brand Hotel located on Atlantic Avenue in Fernandina Beach. This major modification includes:

- Relocation of the exterior stairwell along the northwest corner of the building. This is an ADA ramp relocation and stair relocation.
- Slight change in the pool area/geometry. Addition of pervious pavement/pervious pavers to offset changes in pool area.
- Change in proposed interior use from retail to meeting space. Upon stabilization and selection of a retail use, the building tenant buildout will be submitted to the City of FB for said use once agreements with vendor are in place and known. The exact location of the future retail space use is going to be outlined when Building Permits are submitted to the City, but until that time, the area will be remaining as part of the original use of hospitality amenities for its guests.

Please note that the site plan changes are clouded and reflected as "G: 1-5" and described on the upper right-hand portion of the revised site plan.

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,

Nick Gillette, P.E.
Gillette & Associates, Inc

Print

Technical Review Committee (TRC): Pre-Application Meeting Request - Submission #6085

Date Submitted: 10/1/2020

Technical Review Committee (TRC) Pre-Application Meeting Request

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

Fees

None

IMPORTANT NOTES

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

Please see the Land Development Code (LDC) for detailed information:



Local Development Orders for a Change of Use “ see LDC Section 11.00.05



Pre-Application Conference “ see LDC section 11.01.02

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements



A complete application.



Site plans or scaled drawings; and



Any other files that illustrate the proposed project.

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser’s Website’s Map Search](#)

Site Address***City*****State*****Zip*****Parcel ID #(s)*****Lot****Block****Subdivision****Zoning District*****Future Land Use Designation*****Overlay District****Size of Property (acres)*****Present Property Use*****Wetlands*****Flood Zone*****Coastal Construction Control Line (CCCL)*****CONTACT INFORMATION**

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

First Name***Last Name*****Company (if applicable)****Telephone Number*****E-mail Address*****PROJECT INFORMATION****Project Name****Project Type*****Project Description***

Expand dining room into commercial space at 218 Ash street. Garden Street Bistro is currently located on the property, we wish to convert a section of the building into a dining room.

Describe your project in detail

Proposed Access Road***Rd Maintenance Jurisdiction ***

Certification*



By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.



I acknowledge that I understand and have complied with all of the submittal requirements and procedures.

Applicant First Name*

Max

Applicant Last Name*

Gonzalez

Today's Date*

10/1/2020

Upload Supporting Documentation*

Art-11143.jpg

Upload 2

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Upload 3

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Upload 4

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Upload 5

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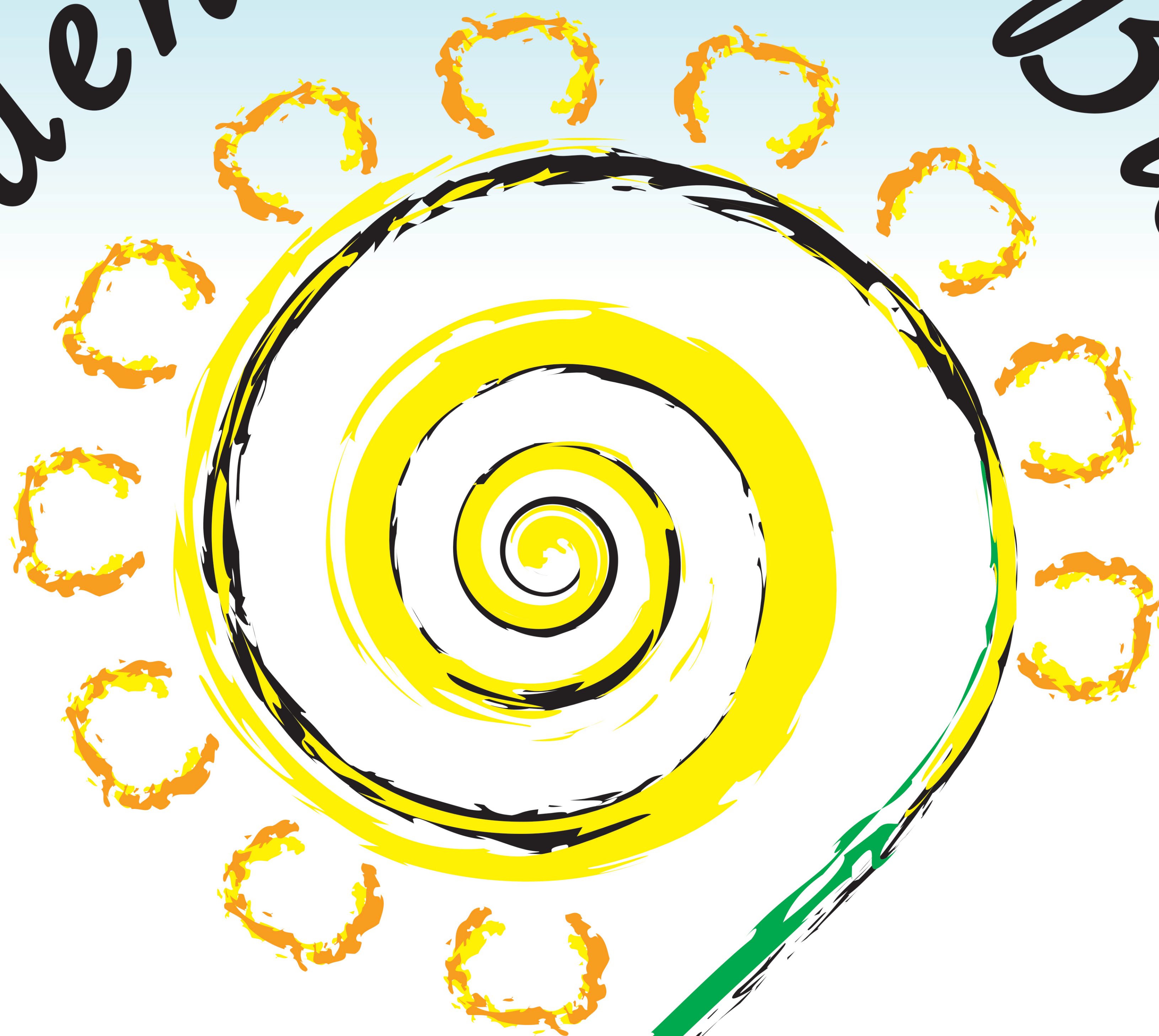
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DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 |
www.fbfl.us/planning

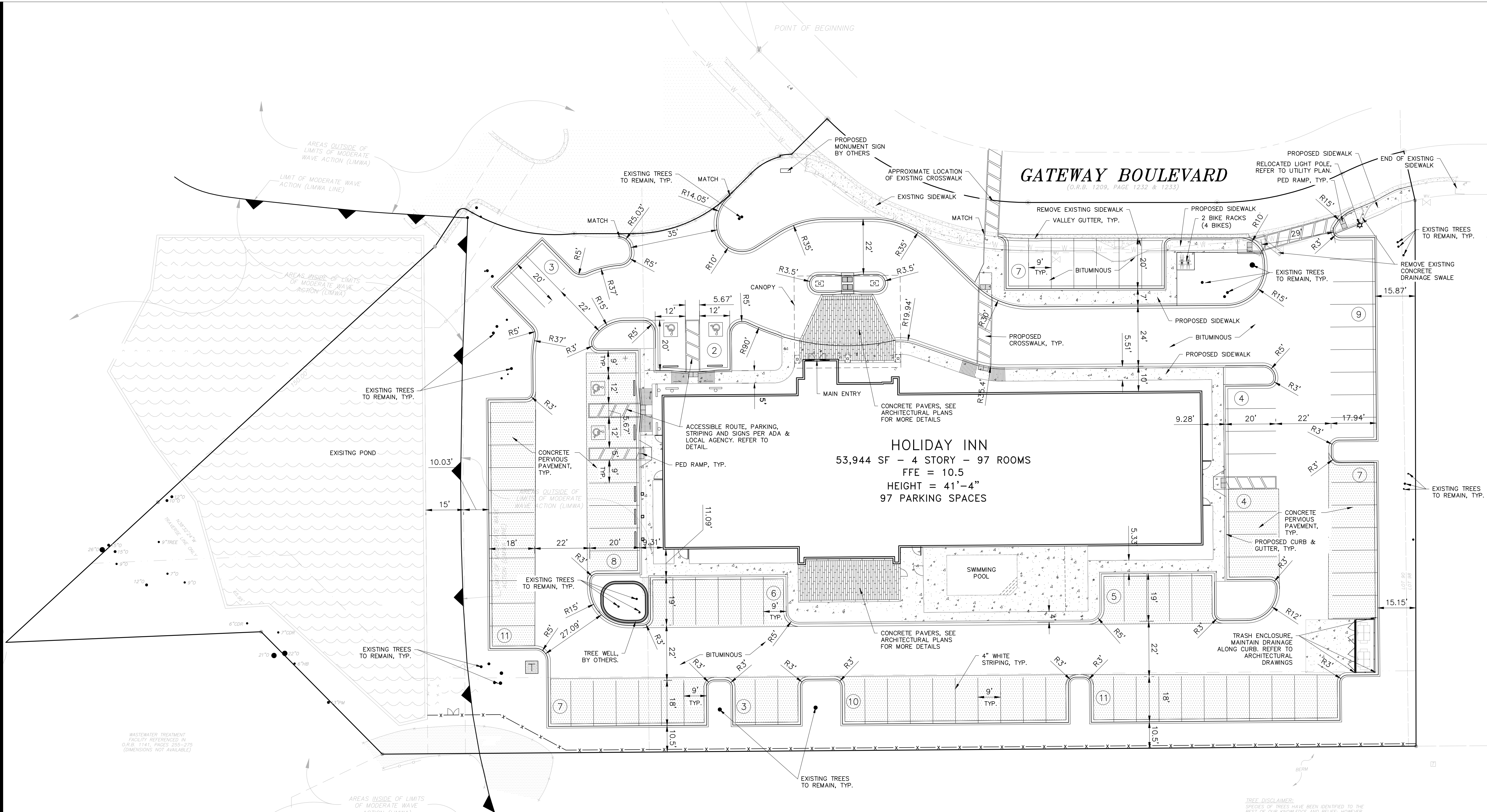
Garden Street Bistro



Breakfast • Lunch • Brunch • Dinner

105 S. 3rd Street

Drawing name: X:\2018\180153\plan sheets\Submit\180153site.dwg Sep 29, 2020 4:26pm



SITE LEGEND:

- EXISTING PROPERTY LINE
- BUILDING SETBACK
- EXISTING EASEMENTS
- PROPOSED CURB & GUTTER
- CONSTRUCTION LIMITS
- PROPOSED AREA LIGHTING
- PROPOSED CONCRETE
- PROPOSED PERVIOUS PAVEMENT
- EXISTING CONCRETE
- PROPOSED 8FT 85% OPAQUE FENCE

SURVEY LEGEND

- WOOD POWER POLE
- TELEPHONE PEDESTAL
- SEWER MANHOLE
- FIRE HYDRANT
- STORM MANHOLE
- LIGHT POLE
- WATER VALVE
- WOOD FENCE
- DEED
- MEASURED
- CALCULATED

PARKING DATA:

- REQUIRED:**
BASED ON: LODGING ACCOMMODATIONS, WITHOUT RESTAURANTS OR LOUNGES:
1 SPACE PER SLEEPING ROOM
TOTAL PARKING REQUIRED: 97 SPACES (INCLUDING 4 A.D.A. SPACES)
- PROPOSED:**
TOTAL PARKING PROVIDED: 97 SPACES (INCLUDING 4 A.D.A. SPACES)
- BICYCLE PARKING:**
PER SECTION 7.01.03(E): BASED ON COMMERCIAL USES:
1 SPACE PER 25 REQUIRED PARKING
BICYCLE SPACES REQUIRED: 4 SPACES
BICYCLE SPACES PROVIDED: 4 SPACES

SITE AREA TABULATION:

IMPERVIOUS AREAS: (includes ROW)			
BUILDING COVERAGE	13,500 SF	0.31 AC	13.3%
PAVEMENT, SIDEWALK, POOL, PATIO	47,318 SF	1.09 AC	48.6%
TOTAL IMPERVIOUS	60,818 SF	1.40 AC	59.9%
POND AREA	10,127 SF	0.23 AC	10.0%
PERVIOUS AREAS:			
WOODS	3,760 SF	0.09 AC	3.70%
OPEN SPACE	26,468 SF	0.61 AC	26.5%
TOTAL PERVIOUS	30,408 SF	0.70 AC	30.1%
LOT AREA:	±101,173 SF	2.32 AC	100%

SITE DATA:

- TOTAL PROJECT SITE AREA: ±2.32 ACRES.
- PROPERTY APPRAISER'S PARCEL NO's: 00-00-30-044B-0090-0020
ZONING: C-2 GENERAL COMMERCIAL
SURROUNDING ZONING: SOUTH: RESIDENTIAL (COUNTY ZONING) ALL OTHERS: C-2 GENERAL COMMERCIAL
FUTURE LAND USE: COMMERCIAL
- COVERAGE: PRINCIPAL AND ACCESSORY STRUCTURES: MAXIMUM FLOOR AREA RATIO (FAR) = 1.50 PROPOSED (FAR) = 0.53
- MAX BUILDING HEIGHT: 45' PROPOSED BUILDING HEIGHT: 41'-4"
- BUILDING SETBACKS: FRONT: N/A; SIDE: N/A REAR & SECONDARY STREET SIDE: N/A
- PROPERTY LOCATED IN FLOOD ZONE "X" AND AE 8 PER FEMA FLOOD INSURANCE RATE MAP NUMBER 12089C0238G VERSION 2.3.3.2, DATED AUGUST 2, 2017.

FIRE FLOW DATA:

TEST LOCATION: GATEWAY TO AMELIA FROM IS PKWY 1ST ON LEFT
FLOW TEST PERFORMED BY THE CITY OF FERNANDINA BEACH
TEST DATE: 8/20/18 2:20 PM
HYDRANT #: 674
UPSTREAM HYDRANT #: 669
UPSTREAM STATIC PRESSURE: 64
UPSTREAM RESIDUAL PRESSURE: 56
PITOT GAUGE: 45
FLOW GPM FOR TEST: 1130
TARGET PRESSURE: 20
STATIC MINUS TARGET PRESSURE: 44 (7.72 AT 0.54 POWER)
STATIC MINUS RESIDUAL PRESSURE: 8 (3.07 AT 0.54 POWER)
RATIO TARGET PSI TO THE RESIDUAL PSI: 2.51 AT 0.54 POWER
FLOW TIMES THE RATIO EQUALS THE AVAILABLE GPM AT 20 PSI: 2837.1
TEST BY: TC/JH

Marcus DePasquale

Digitally signed by Marcus DePasquale
Date: 2020.09.29 16:48:27 -04'00'

0 10 20 40
SCALE IN FEET



HOLIDAY INN EXPRESS

960108 GATEWAY BOULEVARD
FERNANDINA BEACH, FL 32034

SITE PLAN

MARCUS C. DEPASQUALE, PE	
Date	60455 License No.
QUALITY ASSURANCE/CONTROL	
BY	DATE
DATE	ISSUE
11/20/18	CITY SUBMITTAL
3/28/19	TRC Review Comments
6/10/19	TRC Review Comments
9/29/20	RELOCATE PARKING SPACE
PROJECT TEAM DATA	
DESIGNED:	DMS
DRAWN:	DMS
PROJECT NO:	218-0133

C-2

7406 Fullerton St, Ste 110
Jacksonville, FL 32256
904.940.0721 MAIN
www.alliant-inc.com
CA# 29471

**HOLIDAY INN EXPRESS**

960108 GATEWAY BOULEVARD
FERNANDINA BEACH, FL 32034

PAVING, GRADING, AND DRAINAGE

MARCUS C. DEPASQUALE, PE

Date _____ License No. 60455

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
11/20/18	CITY SUBMITTAL
3/28/19	TRC Review Comments
6/10/19	TRC Review Comments
9/29/20	RELOCATED PARKING SPACE

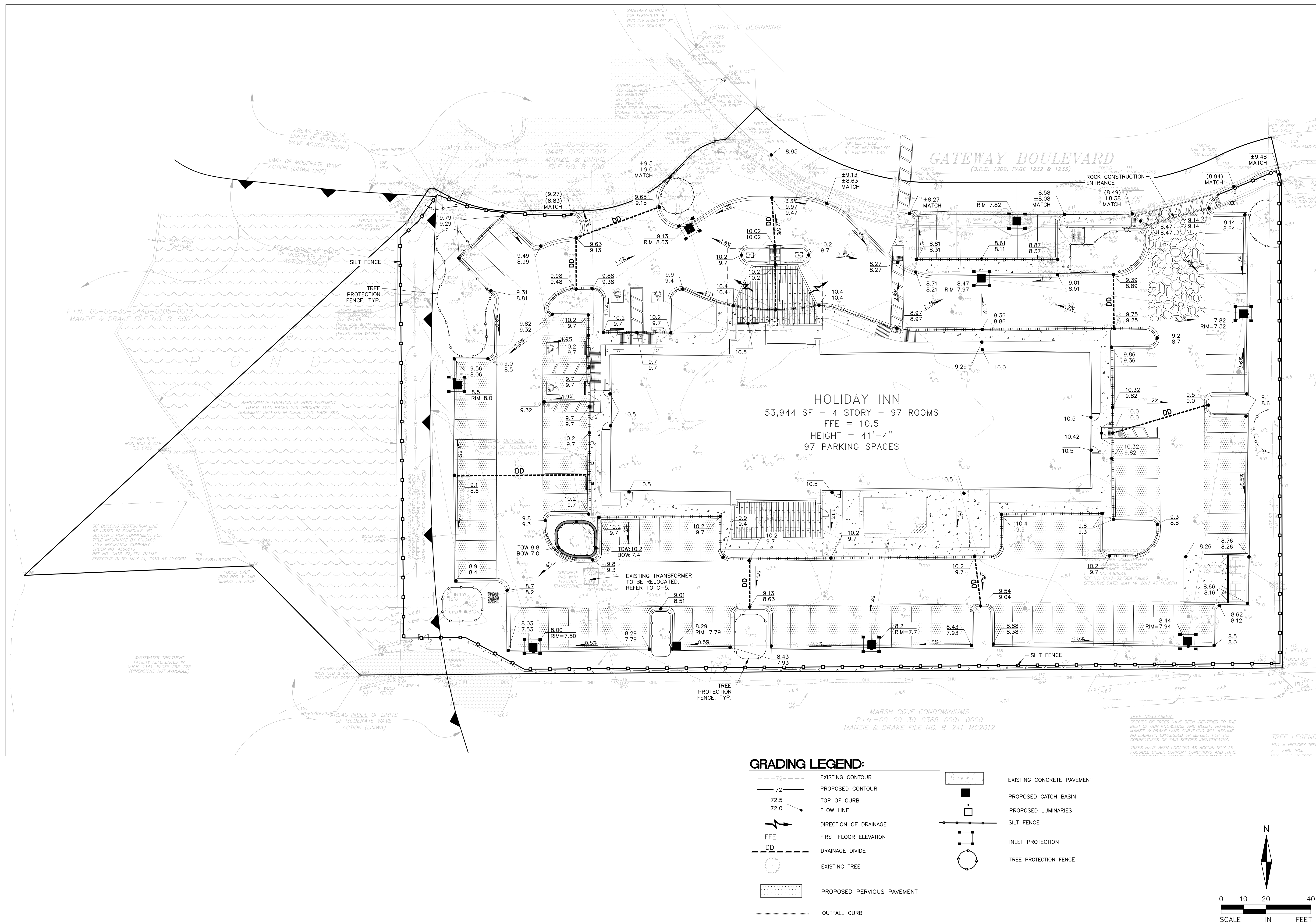
PROJECT TEAM DATA

DESIGNED: MCD

DRAWN: DJS

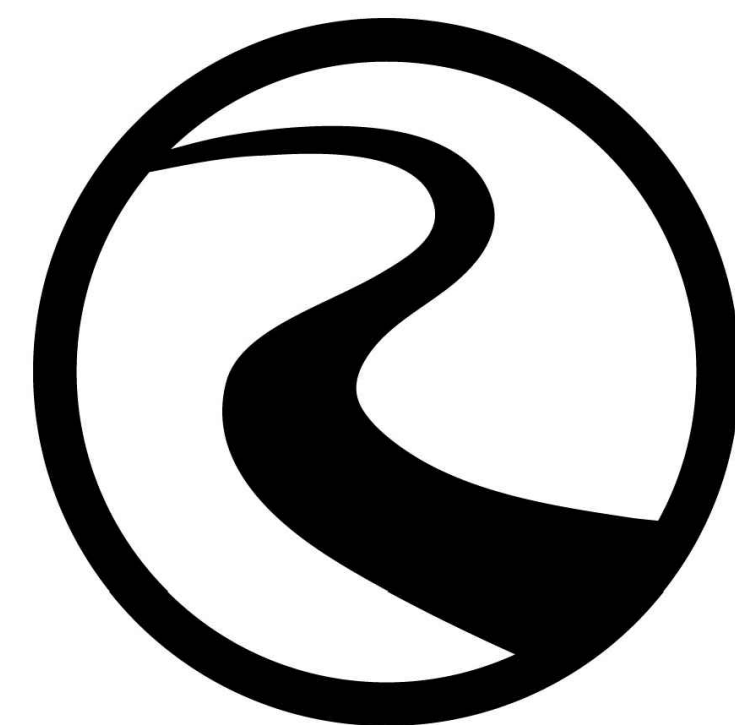
PROJECT NO: 218-0133

C-4



SITE CONSTRUCTION PLANS PAXTON AUTOMOTIVE MARKETING

PREPARED FOR:
PARKER CONTRACTING, INC.
1035 ISLE OF PALMS LN.
FERNANDINA BEACH, FLORIDA 32034



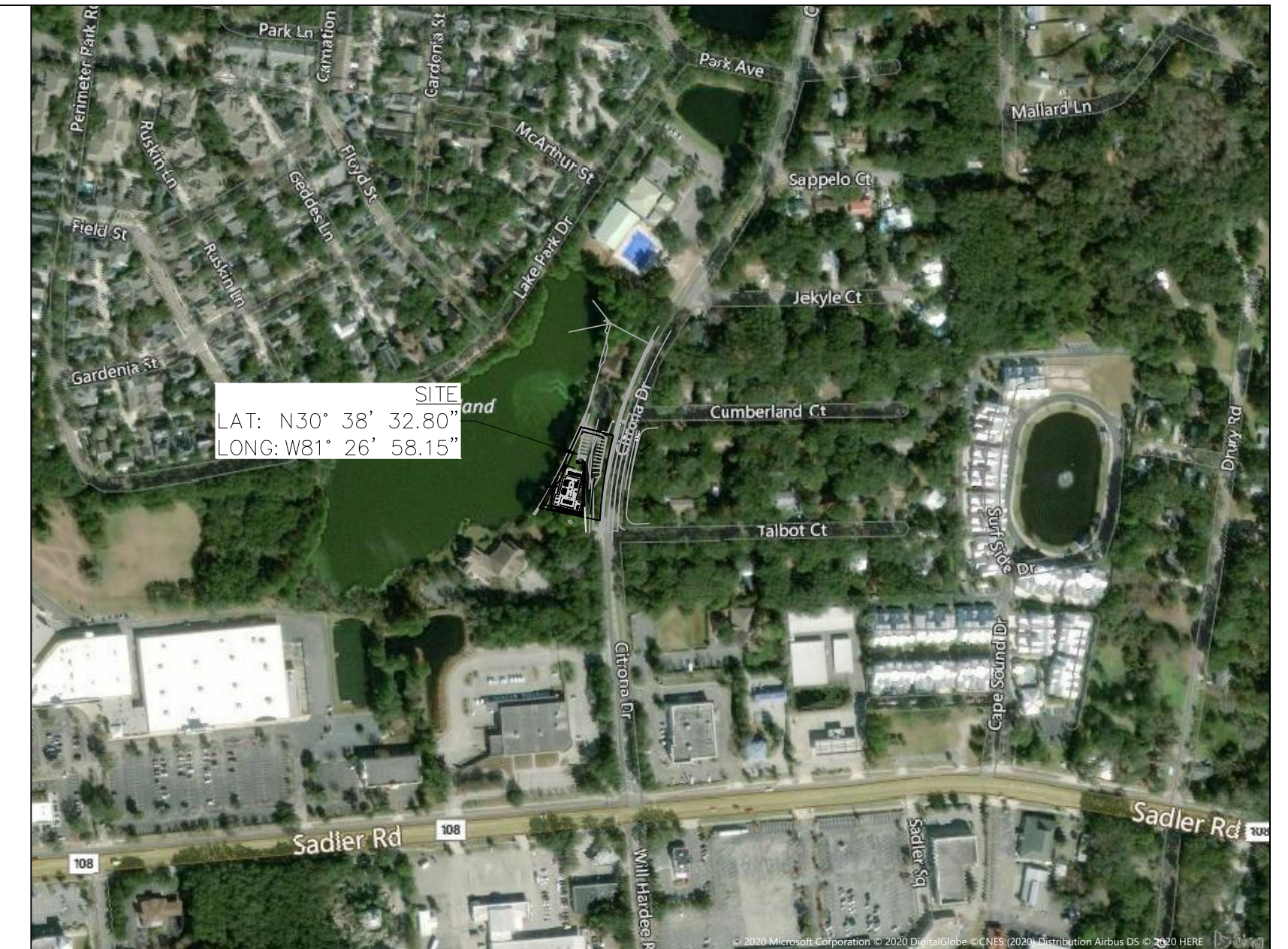
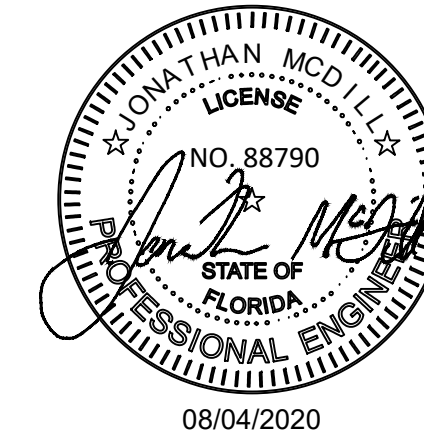
ROBERTS
CIVIL ENGINEERING

WWW.ROBERTSCIVILENGINEERING.COM

301 SEA ISLAND ROAD, SUITE 10
ST. SIMONS ISLAND, GA 31522
912-638-9681

6001 CHATHAM CENTER DRIVE, SUITE 255
SAVANNAH, GA 31405
912-298-7006

14600 WHIRLWIND AVENUE, SUITE 119A
JACKSONVILLE, FL 32218
904-741-0099 (Office)



VICINITY MAP NTS

FERNANDINA BEACH, FLORIDA

PAXTON AUTOMOTIVE MARKETING

OWNER PARKER CONTRACTING, INC. CONTACT ASHLEY MCGUFFEE EMAIL PARKERCONTRACTINGINC@GMAIL.COM	ENGINEER ROBERTS CIVIL ENGINEERING CONTACT JONATHAN MCDILL, P.E. EMAIL JMCDILL@ROBERTSCIVILENGINEERING.COM
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#	REVISIONS
1	2020-08-04: REVISIONS PER CITY COMMENTS
2	
3	
4	
5	
ORIGINAL ISSUE DATE: 06/12/20	
RCE PROJECT NUMBER: 20800	

CONTENTS

SHEET		DATE
1	COVER	08/04/20
2	GENERAL NOTES	08/04/20
3	EXISTING CONDITIONS & DEMOLITION PLAN	08/04/20
3A	TREE PROTECTION PLAN	08/04/20
4	STAKING PLAN	06/12/20
5	GRADING & DRAINAGE PLAN	08/04/20
6	UTILITY PLAN	08/04/20
7	CONSTRUCTION DETAILS	08/04/20

COVER



Know what's below.
Call before you dig.

GENERAL NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS.
2. ALL PERMITS NECESSARY FOR CONSTRUCTION SHALL BE OBTAINED BY CONTRACTOR.
3. ANY DEVIATIONS FROM THE PLANS ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
4. THE CONTRACTOR IS TO IMMEDIATELY CONTACT THE ENGINEER IF ANY UNFORESEEN COMPLICATIONS OR DISCREPANCIES OCCUR.
5. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF ALL UTILITIES ON SITE WITH THE APPROPRIATE PROVIDER (e.g. POWER, PHONE, CABLE, ETC.)
6. THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR THE PHYSICAL CONSTRUCTION OF THE SITE.
7. CONTRACTOR SHALL MAINTAIN A SAFE SITE AND MEET ALL APPROPRIATE REGULATIONS CONCERNING SAFETY.
8. SURVEY DATA PROVIDED BY MANZIE & DRAKE LAND SURVEYING .
117 SOUTH NINTH STREET
FERNANDINA BEACH, FL 32034
904-491-5700
9. EXISTING SURVEY INFORMATION TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IN FIELD OBSERVATIONS VERSUS SURVEY DATA.
10. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION BY CALLING THE CALL BEFORE YOU DIG HOTLINE: 811.
11. ACCORDING TO FEMA FLOOD INSURANCE RATEMAPS 12089C 0239 G DATED 08/02/2017 THE SITE IS LOCATED IN THE 100 YEAR FLOODPLAIN IN ZONE X.

ADA NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL CURRENT ADA REQUIREMENTS.
2. THE EXTERIOR ACCESSIBLE ROUTE SHALL HAVE A MINIMUM WIDTH OF 3 FEET. IF THE ACCESSIBLE ROUTE CLEAR WIDTH IS LESS THAN 5 FEET, THEN 5'X5' PASSING SPACES SHALL BE PROVIDED EVERY 200' OR LESS. INTERSECTING SIDEWALKS MEET THIS REQUIREMENT.
3. THE FINISHED SURFACE HEIGHT DIFFERENCE REQUIREMENTS SHALL MEET THE FOLLOWING:
0 - ¼" NO REQUIREMENTS
¼"- ½" BEVEL WITH 1:2 SLOPE
GREATER THAN ½" CONFORM TO RAMP REQUIREMENTS
4. RAMPS SHALL MEET THE FOLLOWING CONSTRAINTS:
MAX SLOPE 1:12
MAX RAMP RISE IS 30"
MAX RAMP LENGTH IS 30'
MAX CROSS SLOPE IS 2.00%
5. RAMP LANDINGS SHALL MEET THE FOLLOWING CONSTRAINTS:
A MINIMUM 5' LONG LEVEL LANDING AT LEAST AS WIDE AS THE RAMP SHALL BE PLACED AT THE TOP AND BOTTOM OF THE RAMP.
LANDING SHALL BE MINIMUM 5'X5' WHERE RAMP CHANGES DIRECTION.
LANDINGS SHALL NOT EXCEED A 2.00% SLOPE
6. HANDRAILS SHALL MEET THE FOLLOWING CONSTRAINTS:
IF RAMP RISE IS GREATER THAN 6", THEN HANDRAILS ARE REQUIRED ON BOTH SIDES OF RAMP. MINIMUM OF 12" LONG HANDRAIL EXTENSIONS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF LANDINGS.

EARTHWORK AND PAVING

1. CONTRACTOR TO REMOVE ALL UNSUITABLE MATERIAL BENEATH PROPOSED PAVEMENT AND BUILDINGS TO A DEPTH OF 3 FEET AND REPLACE WITH SUITABLE FILL. THIS ONLY APPLIES TO AREAS WHERE UNSUITABLE MATERIAL IS PRESENT.
2. THE UPPER 12 INCHES OF SUBGRADE BELOW THE PAVEMENT AND BUILDINGS SHALL BE SCARIFIED AND RECOMPACTED TO 100% STANDARD PROCTOR MAX DRY WEIGHT DENSITY WITH A MOISTURE CONTENT WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT.
3. IN AREAS WHERE STRUCTURAL FILL IS REQUIRED, THE FILL SHALL BE PLACED IN LIFTS OF 6 INCHES AND COMPACTED TO 100% STANDARD PROCTOR MAX DRY WEIGHT DENSITY. STRUCTURAL FILL SHALL CONSIST OF GRANULAR SOIL CONTAINING LESS THAN 10% MATERIAL PASSING THE NO 200 SIEVE.
4. ALL FILLING AND EXCAVATION SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF ANY UTILITIES.
5. CONTRACTOR TO PROVIDE TEST RESULTS OF SUBGRADE AND BASE COURSE COMPACTION TO ENGINEER.

GRADING & DRAINAGE NOTES:

1. STORM PIPES SHALL BE JOINED PER DOT SPECIFICATIONS.
2. ALL PIPE SHALL BE INSTALLED IN NEW CONDITION.
3. A RIGHT OF WAY WORK PERMIT MAY BE REQUIRED BEFORE ANY WORK CAN BE DONE IN THE RIGHT OF WAY.
4. ALL STORM DRAINAGE PIPING SHALL BE CONSTRUCTED PER DOT SPECS.
5. ALL STORM DRAINAGE PIPING JOINTS SHALL BE WRAPPED IN FILTER FABRIC.
6. CONTRACTOR TO REQUEST CONFIRMATION OF LATEST PLAN REVISION DATE FROM ENGINEER IN WRITING PRIOR TO ORDERING MATERIALS.
7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW AND APPROVE SHOP DRAWINGS PRIOR TO ORDERING MATERIALS.

WATER & SEWER NOTES

1. ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM WITH THE REQUIREMENTS OF THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE CITY OF FERNADINA BEACH. IN THE EVENT OF A DISCREPANCY BETWEEN THESE CONSTRUCTION PLANS AND THE AFOREMENTIONED STANDARDS AND SPECIFICATIONS, THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS SHALL TAKE PRECEDENCE UNLESS THE DEVIATION HAS BEEN APPROVED IN WRITING BY THE CITY OF FERNADINA BEACH.
2. THE MINIMUM HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATER LINES, SEWER LINES AND STORM DRAINS SHALL CONFORM TO THE LATEST FLORIDA DEP REQUIREMENTS.
3. A MINIMUM DISTANCE OF 20' OR TWO TIMES THE DEPTH OF THE MAIN, WHICHEVER IS GREATER, SHALL BE MAINTAINED FROM ALL BUILDINGS, FOUNDATIONS AND THE TOP OF BANK OF ALL PONDS. ANY DEVIATION FROM THIS REQUIREMENT MUST BE APPROVED IN WRITING BY THE CITY OF FERNADINA BEACH.
4. PRESSURE AND LEAKAGE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE CITY OF FERNADINA BEACH.
5. DISINFECTION OF WATER MAINS SHALL BE PERFORMED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE CITY OF FERNADINA BEACH.
6. AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL CALL SUNSHINE 811 AT 1-800-432-4770 TO REQUEST UNDERGROUND UTILITY LOCATE SERVICE.
7. ALL GRAVITY SEWERS SHALL BE LOW PRESSURE AIR TESTED IN ACCORDANCE WITH THE CITY OF FERNADINA BEACH STANDARDS
8. ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH THE CITY OF FERNADINA BEACH STANDARDS.
9. ALL PORTIONS OF NEW SEWAGE FORCEMAIN SHALL UNDERGO A HYDROSTATIC TEST PER THE CITY OF FERNADINA BEACH STANDARDS
10. SEE CITY OF FERNADINA BEACH STANDARDS FOR MINIMUM PIPE COVER REQUIREMENTS.
11. RECORD DRAWINGS MUST BE PROVIDED TO CITY OF FERNADINA BEACH FOR PUBLIC WATER AND SEWER LINES IN ACCORDANCE WITH CITY OF FERNADINA BEACH RECORD DRAWING STANDARDS.

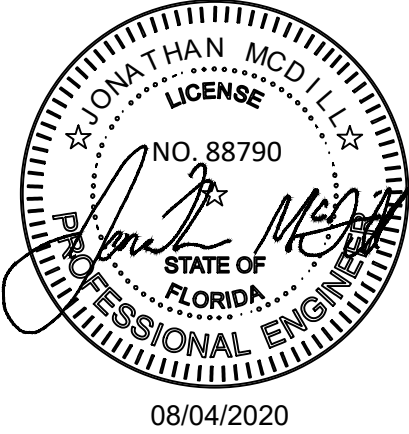
GENERAL WATER NOTES:

1. PVC PIPE SHALL BE BLUE IN COLOR. PIPE 4" TO 12" SHALL CONFORM TO REQUIREMENTS OF AWWA C-900, DR 18 PRESSURE CASS 235 P.S.I. AND SHALL HAVE THE FOLLOWING MINIMUM WALL THICKNESS:
4" 0.267 INCHES
6" 0.383 INCHES
8" 0.503 INCHES
10" 0.617 INCHES
12" 0.733 INCHES
PIPE LESS THAN 4" IN DIAMETER SHALL CONFORM TO ASTM D-1784 AND D-2241 (SDR 21). THE PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF 200 P.S.I. THE PVC PIPE SHALL BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL.
2. FITTING FOR PVC SHALL BE DUCTILE IRON IN ACCORDANCE WITH ANSI A-21.53 (AWWA C-153). FITTINGS SHALL BE CEMENT LINED IN ACCORDANCE WITH ANSI A-21.4 (AWWA C-104). FITTINGS LESS THAN 4" SHALL BE PVC WITH RING TITE RUBBER JOINTS CONFORMING TO ASTM D-3139.
3. VALVES SHALL BE INSTALLED IN APPROVED UNDERGROUND VALVE BOXES OF DUCTILE IRON WITH A SUITABLE CRUSHING STRENGTH.
4. MAINTAIN A TEN (10) FOOT HORIZONTAL SEPARATION BETWEEN ANY EXISTING OR PROPOSED WATER MAIN AND SANITARY SEWER, STORM SEWER, OR SEWER MANHOLE.
5. WHEN A 10 FOOT HORIZONTAL SEPARATION CANNOT BE MAINTAINED, THE WATER MAIN MAY BE LAID CLOSER TO THE SEWER PROVIDED THAT THE WATER MAIN IS LAID IN A SEPARATE TRENCH AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
6. WATER CROSSING A SEWER SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER. A FULL LENGTH OF WATER PIPE SHALL BE USED AT THE CROSSING WITH THE ENDS OF THE WATER AS FAR AWAY FROM THE SEWER AS POSSIBLE.
7. VERIFY SIZE AND LOCATION OF WATER SERVICES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIALS.
8. IF UTILITY CONFLICT IS ENCOUNTERED IN THE FIELD, SEE UTILITY CONFLICT DETAIL.

GENERAL SEWER NOTES:

1. PVC PIPE BE POLYVINYL CHLORIDE PLASTIC (PVC) AND SHALL MEET ALL REQUIREMENTS OF ASTM D 3034 SDR 26. DEPTHS LESS THAN 3 FEET SHALL BE DUCTILE IRON PIPE. ASTM D 2321 MUST BE FOLLOWED FOR THE INSTALLATION OF PVC PIPE. RUBBER RINGS SHOULD BE USED FOR CONTRACTION AND EXPANSION AT EACH JOINT. FITTINGS SHALL MEET THE SAME SPECIFICATION REQUIREMENTS AS THE PIPE. TESTS ON PVC PIPE SHALL BE DESIGNED TO PASS ALL TESTS AT 73° F. PIPE STANDARD LENGTHS SHALL BE 12.5 FEET (PLUS OR MINUS 1 INCH). PIPE SIZES AND DIMENSIONS SHALL BE AS SHOWN IN THE TABLE BELOW:

NOM SIZE	OUTSIDE DIA	MIN WALL THICKNESS
4"	4.215	0.162
6"	6.275	0.241
8"	8.400	0.323
10"	10.500	0.404
12"	12.500	0.481
2. JOINTS FOR PVC PIPE - SHALL BE INTEGRAL WALL BELL AND SPIGOT WITH A RUBBER RING GASKET. THE JOINTS SHALL CONFORM TO ASTM D 3212 AND THE GASKETS SHALL CONFORM TO ASTM F 477.
3. PRECAST CONCRETE MANHOLES- SHALL BE REINFORCED CONCRETE CONSTRUCTED IN ACCORDANCE WITH ASTM C 478 AND THE DETAILS SHOWN ON THE PLANS. THE JOINTS SHALL BE TONGUE AND GROOVE SEALED WITH FLEXIBLE GASKETS OR MASTIC SEALANT. GASKETS SHALL BE O-RING OR EQUIVALENT TO TYPE A OR B "TYLOX" CONFORMING TO ASTM C 443. MASTIC SHALL BE EQUIVALENT TO "RAM-NEK" WITH PRIMER. ALL CONTACT SURFACES OF THE MANHOLE JOINT SHALL HAVE THE PRIMER IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
4. FRAMES AND COVERS - SHALL BE THE EQUIVALENT OF NEENAH FOUNDRY CO. R-1668 TYPE "C" LID
5. MANHOLE STEPS - SHALL BE EQUIVALENT TO M.A. INDUSTRIES, TYPE PS-1 OF PS-2 OR IMCO REINFORCED PLASTICS, INC. MODEL F.R.P. THE STEPS SHALL BE INSTALLED AT THE MANHOLE FACTORY AND IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE STEP MANUFACTURER.
6. PIPE CONNECTIONS - SHALL HAVE FLEXIBLE WATERTIGHT JOINTS AT THE POINT OF ENTRY OF ANY SEWER MAIN INTO THE MANHOLE. THE JOINT SHALL BE WEDGED RUBBER SHAPE EQUIVALENT TO "PRESS WEDGE II," OR A RUBBER SLEEVE EQUIVALENT TO "KOR-N-SEAL" OR "LOCK JOINT."
7. #12 GAUGE SINGLE STRAND COPPER TRACING WIRE SHALL BE USED OVER ALL FORCE MAIN, SANITARY SEWER, AND SERVICE LATERAL LINES.
8. SEWER EXCAVATIONS SHALL BE TO THE DESIRED DEPTHS SHOWN ON THE PLANS WITH ADHERENCE TO THE OCCUPATIONAL AND SAFETY HEALTH ADMINISTRATION'S (OSHA) REGULATIONS. IN AREAS OF UNSUITABLE SOIL CONDITIONS, THE TRENCH MAY BE REQUIRE ADDITIONAL EXCAVATION AND BACKFILLED WITH SAND, GRAVEL, OR CONCRETE.
9. SEWER PIPES SHALL BE LAID UPGRADE WITH SPIGOTS POINTING DOWNGRADE. ASSEMBLY OF JOINTS SHALL COMPLY WITH MANUFACTURER'S RECOMMENDATIONS. SEAL OPEN ENDS OF PIPES IF INSTALLATION IS INTERRUPTED. MANHOLE CONNECTIONS SHOULD BE WATER TIGHT WITH THE USE OF FLEXIBLE WATER STOPS AND RESILIENT CONNECTORS.
10. MANHOLES SHALL HAVE A CHANNEL IN THE BOTTOM THAT IS SMOOTH AND ROUNDED. MANHOLE TOP ELEVATIONS SHALL BE GREATER THAN OR EQUAL TO THE FIFTY (50) YEAR FLOOD ELEVATION, UNLESS WATERTIGHT COVERS ARE PROVIDED. OUTSIDE OF PAVED AREAS, THE MANHOLE TOP ELEVATION SHALL BE 1" ABOVE THE GROUND SURFACE IN DEVELOPED AREAS AND 6" ABOVE THE GROUND SURFACE IN UNDEVELOPED AREAS UNLESS SHOWN OTHERWISE ON THE PLANS. MANHOLES IN PAVED AREAS SHALL BE BUILT AS DESIGNATED BY THE ENGINEER. NO LEAKS IN MANHOLES ARE ACCEPTABLE.



REVISIONS											
2020-08-04: REVISIONS PER CITY COMMENTS											



GENERAL NOTES

PAXTON AUTOMOTIVE MARKETING
FERNANDINA BEACH, FLORIDA

PREPARED FOR:
PARKER CONTRACTING, INC.

DATE: 06/12/20	PROJECT NUMBER: 20800
DRAWN BY: TL	CHECKED BY: JM
SCALE: NTS	

2

SHEET:

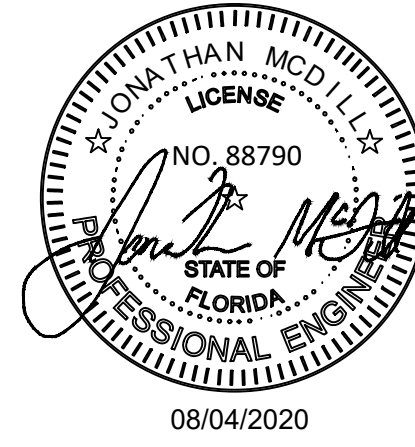
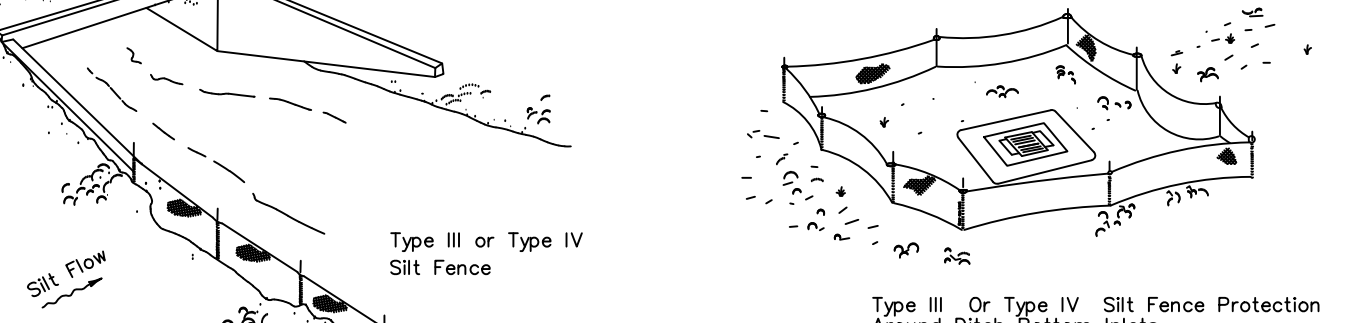
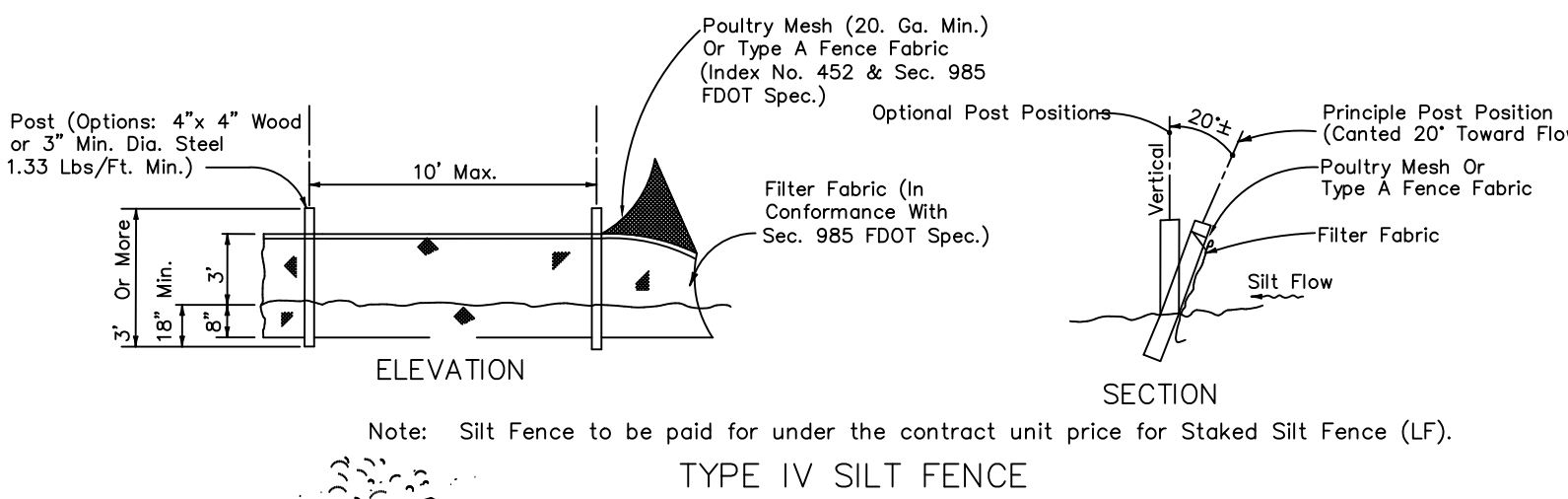
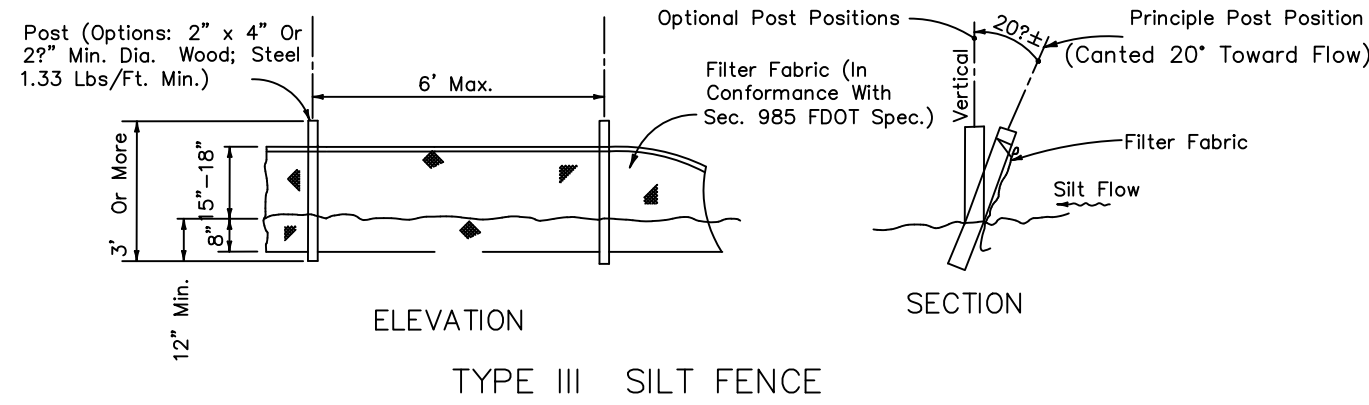
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	219.84'	1103.14'	11°25'06"	S8°56'59"W	219.48'
C2	251.54'	1103.11'	13°03'55"	S21°11'37"W	251.00'

NOTE:

CONTRACTOR TO COORDINATE REMOVAL OF EXISTING TREES, LIGHTS, CABLE, IRRIGATION AND POWER WITH OWNER.

LEGEND

- TO BE REMOVED AS NOTED
- PROPOSED SILT FENCE
- EXISTING CONCRETE
- OVERHEAD UTILITY WIRES
- FIRE HYDRANT
- LENGTH
- LIGHT POLE
- SEWER CLEANOUT
- SEWER MANHOLE
- WOOD POWER POLE
- MEASURED
- PLAT
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- EXISTING TREE
- EXISTING TREE TO BE REMOVED



REVISIONS

NO.	DATE	REVISIONS PER CITY COMMENTS
1	08/04/2020	REVISED FOR CITY COMMENTS

ROBERTS CIVIL ENGINEERING, LLC
301 SEA ISLAND ROAD, SUITE 10
ST. SIMONS ISLAND, GA 31522
912-638-9681 OFFICE
912-289-0339 FAX



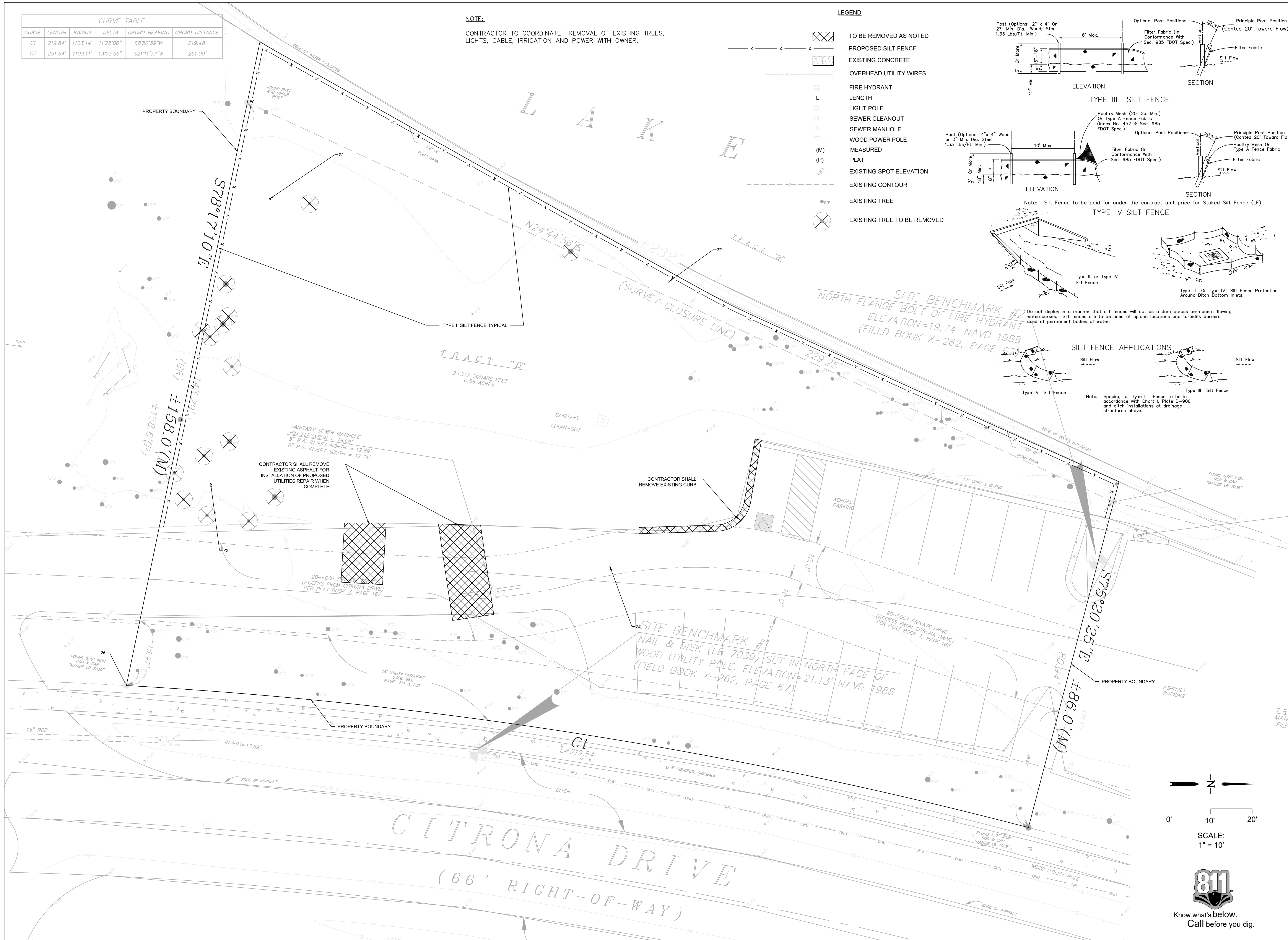
EXISTING CONDITIONS & DEMOLITION PLAN

PAXTON AUTOMOTIVE MARKETING
FERNANDINA BEACH, FLORIDA

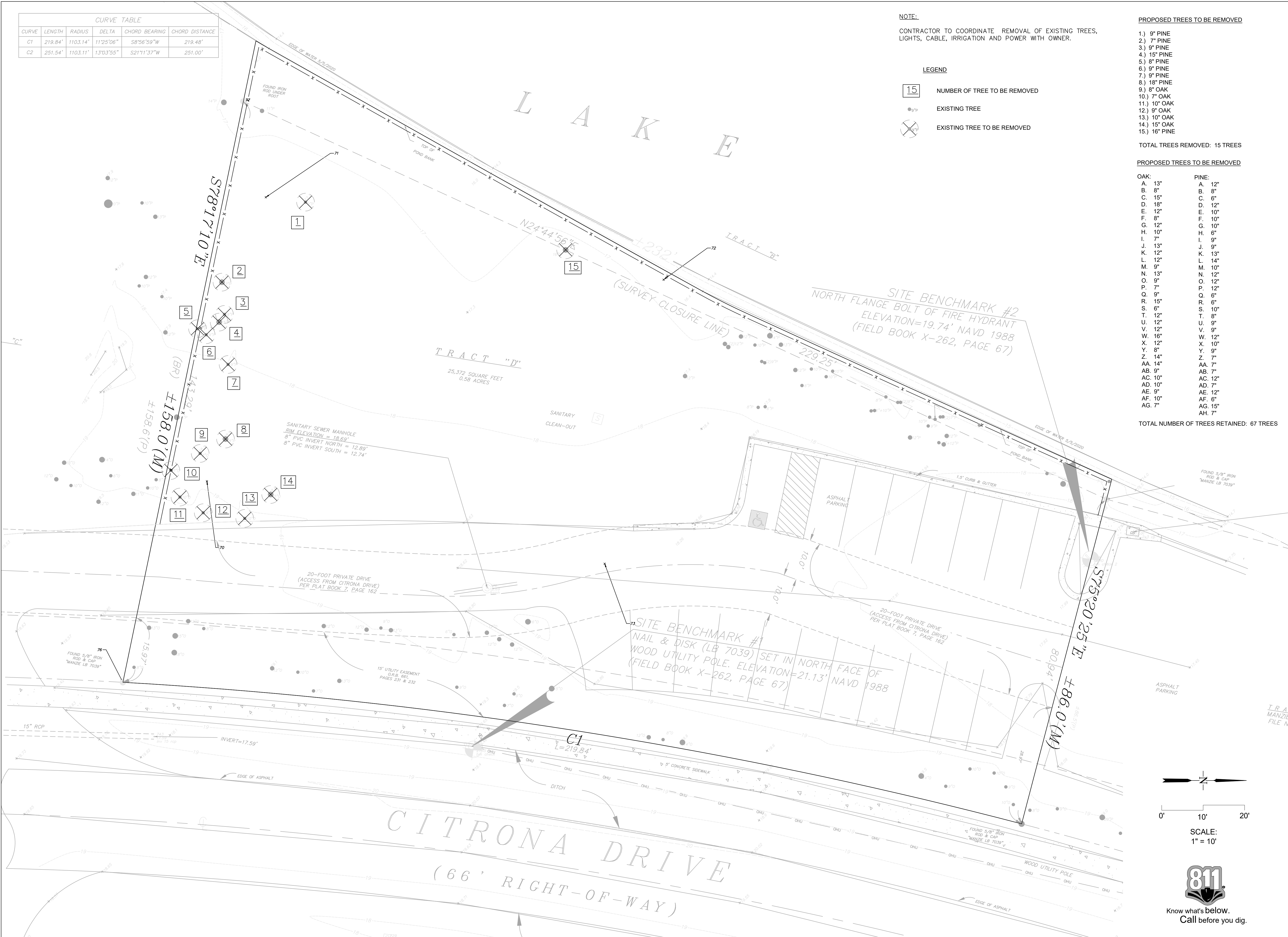
PREPARED FOR:
PARKER CONTRACTING, INC.

DATE: 06/12/20
PROJECT NUMBER: 20800
DRAWN BY: TL
CHECKED BY: JM
SCALE: 1"=10' (FOR 24"x36" PLLOT)

3
SHEET:



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	219.84'	1103.14'	11°25'06"	S8°56'59"W
C2	251.54'	1103.11'	13°03'55"	S21°11'37"W



NOTE:
CONTRACTOR TO COORDINATE REMOVAL OF EXISTING TREES, LIGHTS, CABLE, IRRIGATION AND POWER WITH OWNER.

- LEGEND
- 15 NUMBER OF TREE TO BE REMOVED
 - 8" PINE EXISTING TREE
 - ⊗ EXISTING TREE TO BE REMOVED

PROPOSED TREES TO BE REMOVED

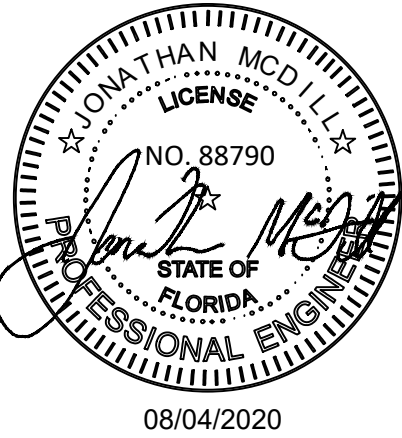
- 1.) 8" PINE
- 2.) 7" PINE
- 3.) 9" PINE
- 4.) 15" PINE
- 5.) 8" PINE
- 6.) 9" PINE
- 7.) 9" PINE
- 8.) 18" PINE
- 9.) 8" OAK
- 10.) 7" OAK
- 11.) 10" OAK
- 12.) 9" OAK
- 13.) 10" OAK
- 14.) 15" OAK
- 15.) 16" PINE

TOTAL TREES REMOVED: 15 TREES

PROPOSED TREES TO BE REMOVED

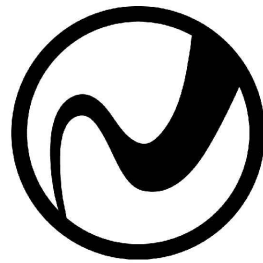
- | | |
|---------|---------|
| OAK: | PINE: |
| A. 13" | A. 12" |
| B. 8" | B. 8" |
| C. 15" | C. 6" |
| D. 18" | D. 12" |
| E. 12" | E. 10" |
| F. 8" | F. 10" |
| G. 12" | G. 10" |
| H. 10" | H. 6" |
| I. 7" | I. 9" |
| J. 13" | J. 9" |
| K. 12" | K. 13" |
| L. 12" | L. 14" |
| M. 9" | M. 10" |
| N. 13" | N. 12" |
| O. 9" | O. 12" |
| P. 7" | P. 12" |
| Q. 9" | Q. 6" |
| R. 15" | R. 6" |
| S. 6" | S. 10" |
| T. 12" | T. 8" |
| U. 12" | U. 9" |
| V. 12" | V. 9" |
| W. 16" | W. 12" |
| X. 12" | X. 10" |
| Y. 8" | Y. 9" |
| Z. 14" | Z. 7" |
| AA. 14" | AA. 7" |
| AB. 9" | AB. 7" |
| AC. 10" | AC. 12" |
| AD. 10" | AD. 7" |
| AE. 9" | AE. 12" |
| AF. 10" | AF. 6" |
| AG. 7" | AG. 15" |
| | AH. 7" |

TOTAL NUMBER OF TREES RETAINED: 67 TREES



REVISIONS

ROBERTS CIVIL ENGINEERING, LLC
301 SEA ISLAND ROAD, SUITE 10
ST. SIMONS, GA 31522
912-638-9681 OFFICE
912-289-0339 FAX



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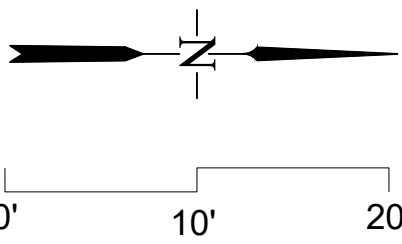
TREE PROTECTION PLAN

PAXTON AUTOMOTIVE MARKETING
FERNANDINA BEACH, FLORIDA
PREPARED FOR:
PARKER CONTRACTING, INC.

DATE: 08/04/20
PROJECT NUMBER: 20800
DRAWN BY: TL
CHECKED BY: JM
SCALE: 1"=10' (FOR 24"x36" PLLOT)

3A

SHEET:



SCALE:
1" = 10'

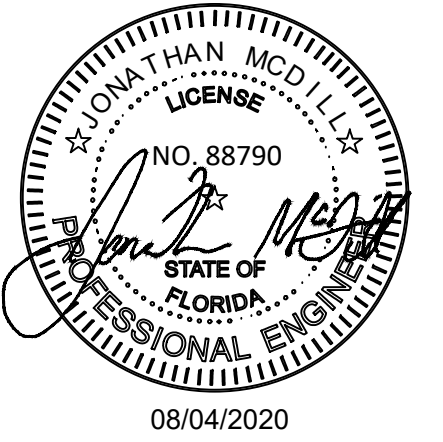


Know what's below.
Call before you dig.

SITE DATA		
CURRENT ZONING:	MU-1	
PROPOSED ZONING:	MU-1	
CURRENT SITE AREA:	25,676.42 ± (0.59 ± ACRES)	
BUILDING AREA:	5,205 S.F.	
PARKING SPACES:	REQUIRED	PROPOSED
		17 EXIST ON-SITE 16 STANDARD, 1 ADA
IMPERVIOUS RATIO	MAX ALLOWED	PROPOSED
	60%	60%
FLOOR AREA RATIO	50%	20%
MAX BUILDING HIGHT ALLOWED	35'	
PROPOSED BUILDING HEIGHT:	19'-6"	

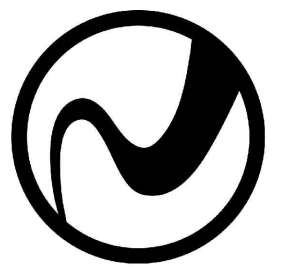
LEGEND

	PROPOSED BUILDING
	PROPOSED CONCRETE
	EXISTING CONCRETE



REVISIONS PER CITY COMMENTS

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STAKING PLAN

PAXTON AUTOMOTIVE MARKETING
FERNANDINA BEACH, FLORIDA

PREPARED FOR:
PARKER CONTRACTING, INC.

DATE: 06/12/20
PROJECT NUMBER: 20800

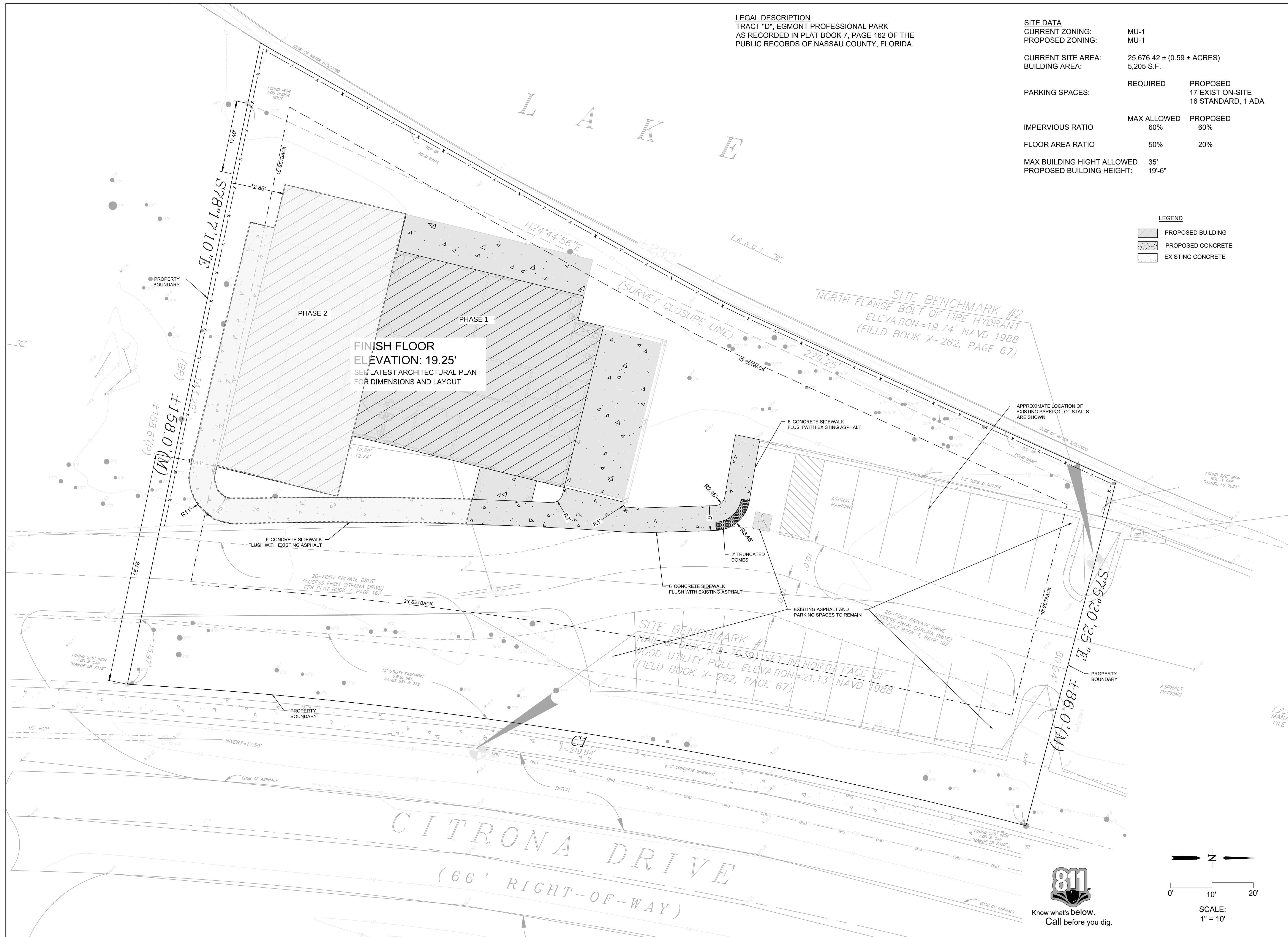
DRAWN BY: TL

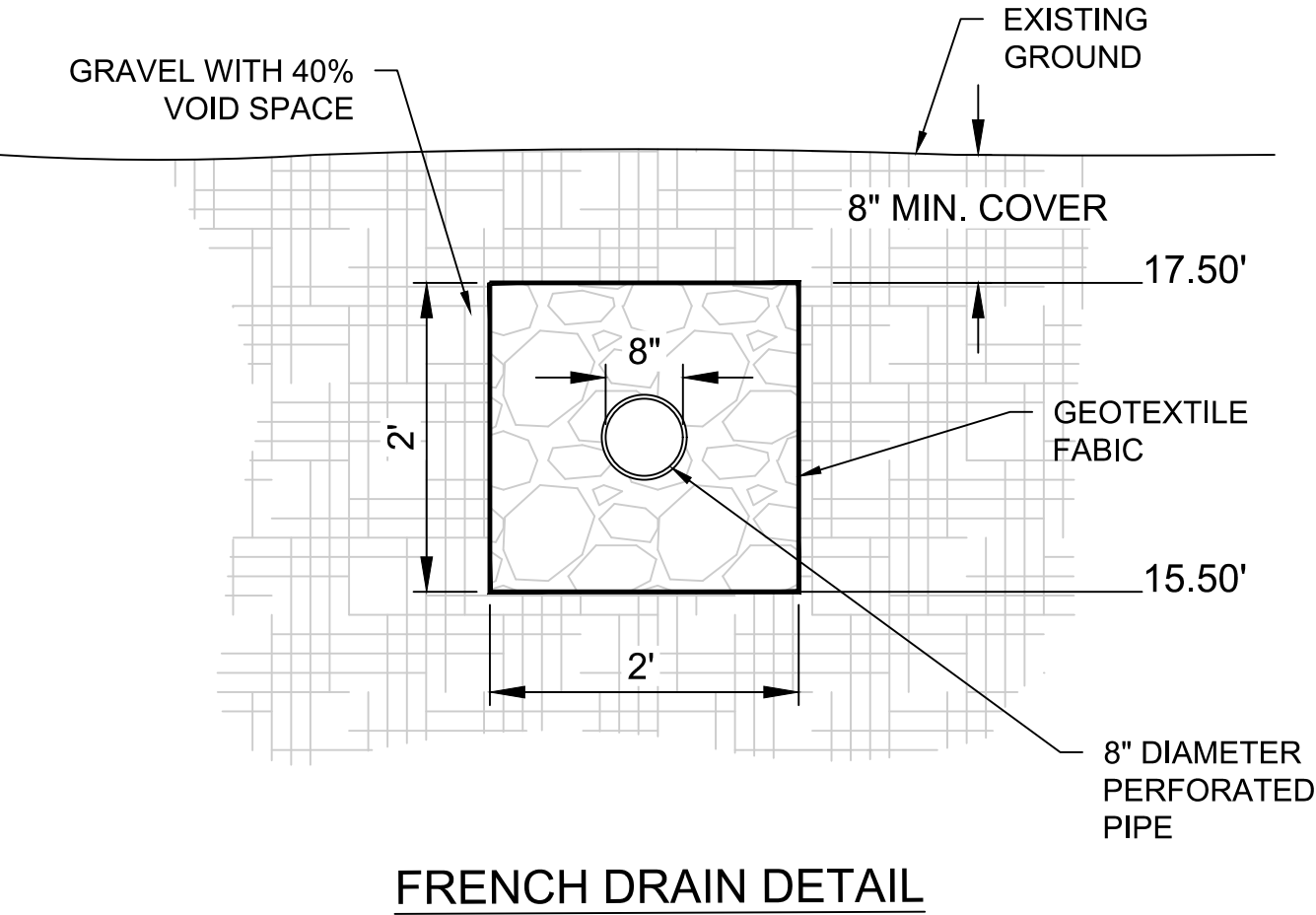
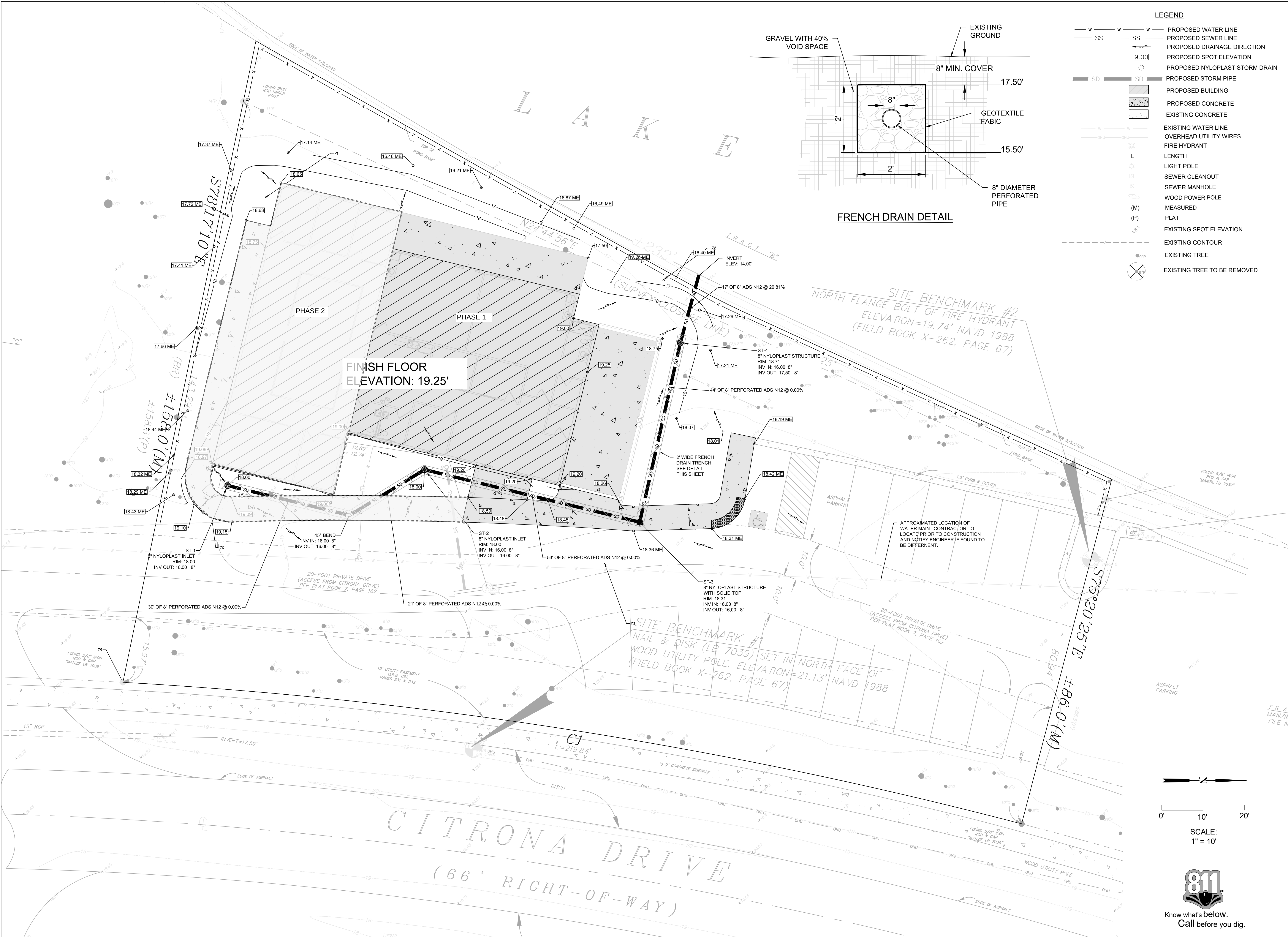
CHECKED BY: JM

SCALE: 1":10' (FOR 24"X36" PLOT)

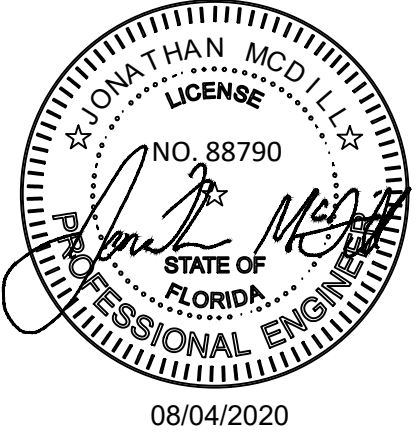
4

SHEET:





- LEGEND**
- W — W — W — PROPOSED WATER LINE
 - SS — SS — SS — PROPOSED SEWER LINE
 - >— PROPOSED DRAINAGE DIRECTION
 - 9.00 — PROPOSED SPOT ELEVATION
 - — PROPOSED NYLOPLAST STORM DRAIN
 - SD — SD — SD — PROPOSED STORM PIPE
 - ▨ — PROPOSED BUILDING
 - ▨ — PROPOSED CONCRETE
 - ▨ — EXISTING CONCRETE
 - W — — W — — EXISTING WATER LINE
 - SS — — SS — — OVERHEAD UTILITY WIRES
 - L — — LIGHT POLE
 - S — — SEWER CLEANOUT
 - S — — SEWER MANHOLE
 - W — — WOOD POWER POLE
 - (M) — MEASURED
 - (P) — PLAT
 - — — — — EXISTING SPOT ELEVATION
 - — — — — EXISTING CONTOUR
 - — — — — EXISTING TREE
 - — — — — EXISTING TREE TO BE REMOVED



REVISIONS	
NO.	DESCRIPTION
2020-08-04	REVISED PER CITY COMMENTS

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GRADING & DRAINAGE PLAN

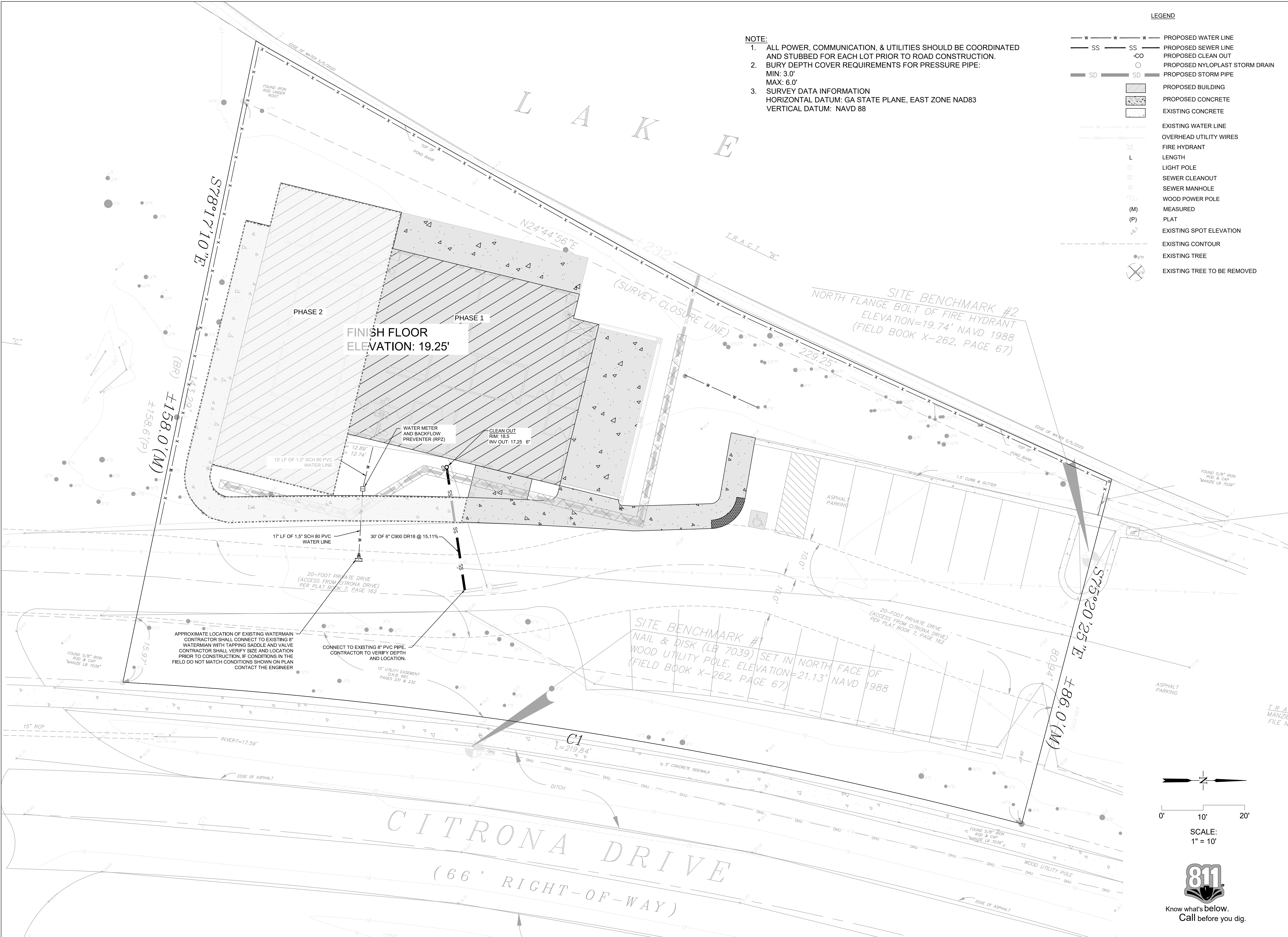
**PAXTON AUTOMOTIVE MARKETING
FERNANDINA BEACH, FLORIDA**

PREPARED FOR:
PARKER CONTRACTING, INC.

DATE: 06/12/20
PROJECT NUMBER: 20800
DRAWN BY: TL
CHECKED BY: JM
SCALE: 1"=10' (FOR 24"x36" PLLOT)



Know what's below.
Call before you dig.



NOTE:
1. ALL POWER, COMMUNICATION, & UTILITIES SHOULD BE COORDINATED AND STUBBED FOR EACH LOT PRIOR TO ROAD CONSTRUCTION.
2. BURY DEPTH COVER REQUIREMENTS FOR PRESSURE PIPE:
MIN: 3.0'
MAX: 6.0'
3. SURVEY DATA INFORMATION
HORIZONTAL DATUM: GA STATE PLANE, EAST ZONE NAD83
VERTICAL DATUM: NAVD 88

LEGEND

W	W	W	PROPOSED WATER LINE
SS	SS	SS	PROPOSED SEWER LINE
		CO	PROPOSED CLEAN OUT
		O	PROPOSED NYLOPLAST STORM DRAIN
SD	SD	SD	PROPOSED STORM PIPE
			PROPOSED BUILDING
			PROPOSED CONCRETE
			EXISTING CONCRETE
W	W	W	EXISTING WATER LINE
OHU	OHU	OHU	OVERHEAD UTILITY WIRES
		L	FIRE HYDRANT
			LENGTH
			LIGHT POLE
			SEWER CLEANOUT
			SEWER MANHOLE
			WOOD POWER POLE
		(M)	MEASURED
		(P)	PLAT
			EXISTING SPOT ELEVATION
			EXISTING CONTOUR
			EXISTING TREE
			EXISTING TREE TO BE REMOVED

REVISIONS

2020-08-04: REVISIONS PER CITY COMMENTS

DATE

06/12/20

PROJECT NUMBER

20800

DRAWN BY

TL

CHECKED BY

JM

SCALE

1"=10' (FOR 24"x36" PLLOT)

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UTILITY PLAN

PAXTON AUTOMOTIVE MARKETING
FERNANDINA BEACH, FLORIDA

PREPARED FOR:
PARKER CONTRACTING, INC.

DATE

06/12/20

PROJECT NUMBER

20800

DRAWN BY

TL

CHECKED BY

JM

SCALE

1"=10' (FOR 24"x36" PLLOT)

811

Know what's below.
Call before you dig.

NO. 88790

Jonathan M. McD.

PROFESSIONAL ENGINEER

08/04/2020

ROBERTS CIVIL ENGINEERING, LLC

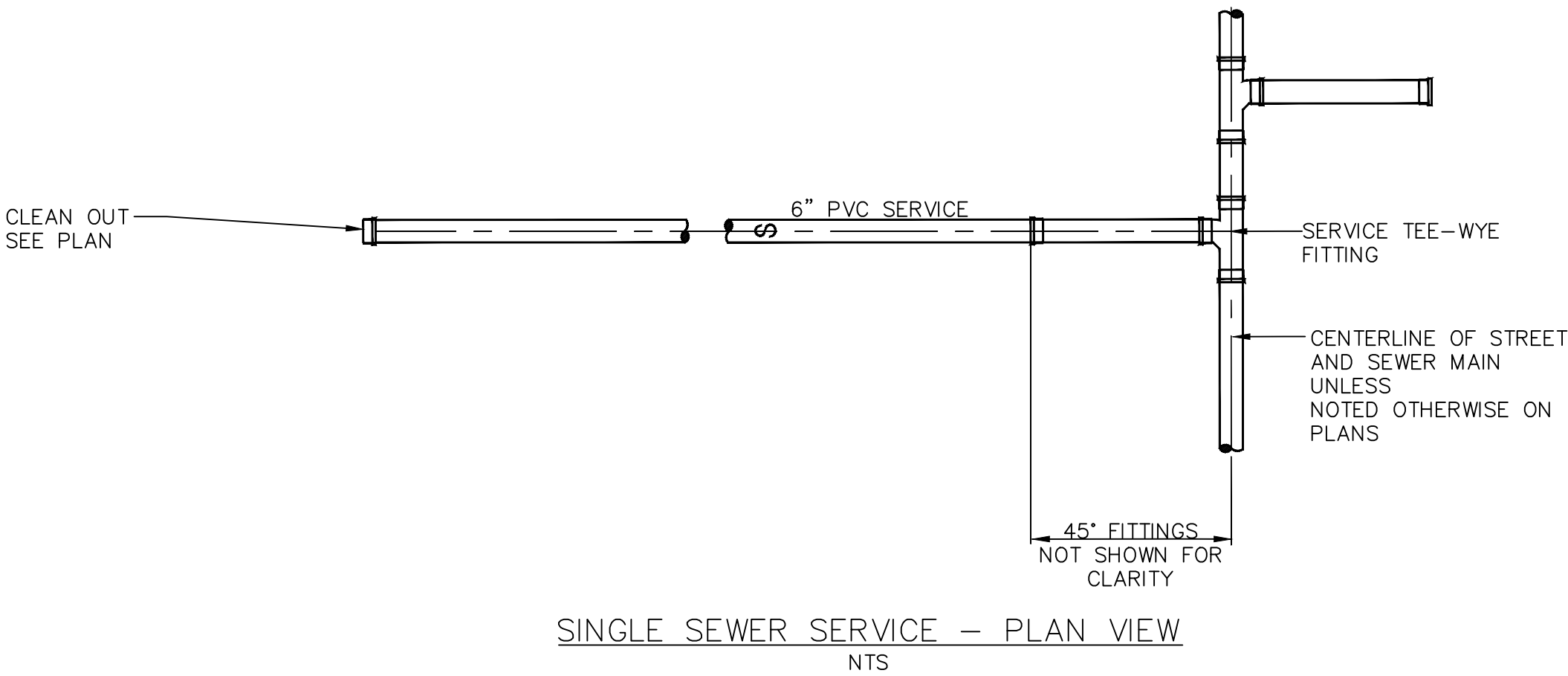
301 SEA ISLAND ROAD, SUITE 10

ST. SIMONS, GA 31522

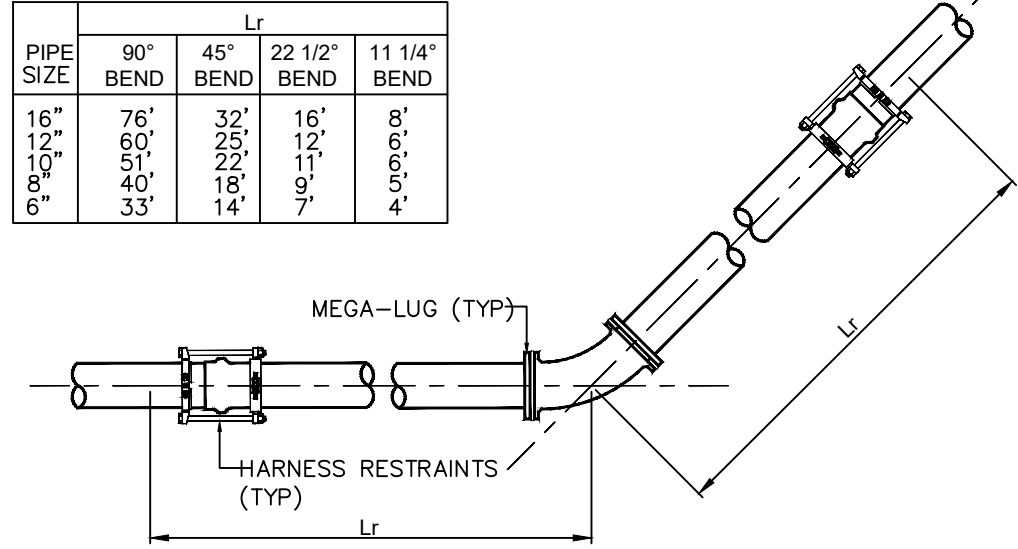
912-638-9681 OFFICE

912-289-0339 FAX

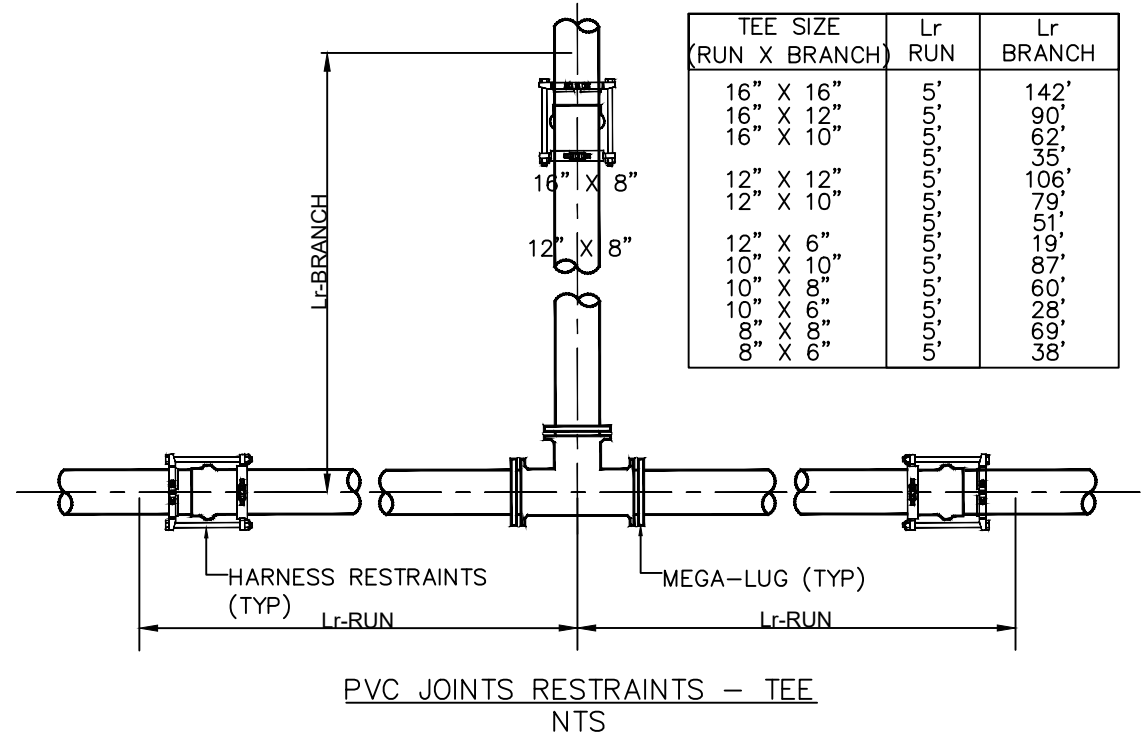
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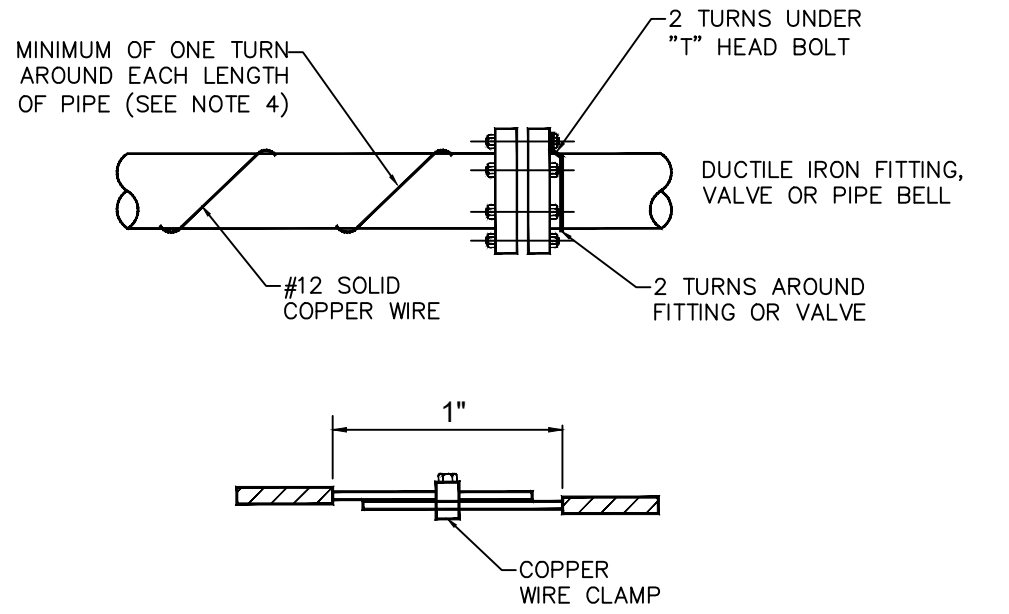
SINGLE SEWER SERVICE – PLAN VIEW
NTS



PVC JOINTS RESTRAINTS – HORIZONTAL
NTS

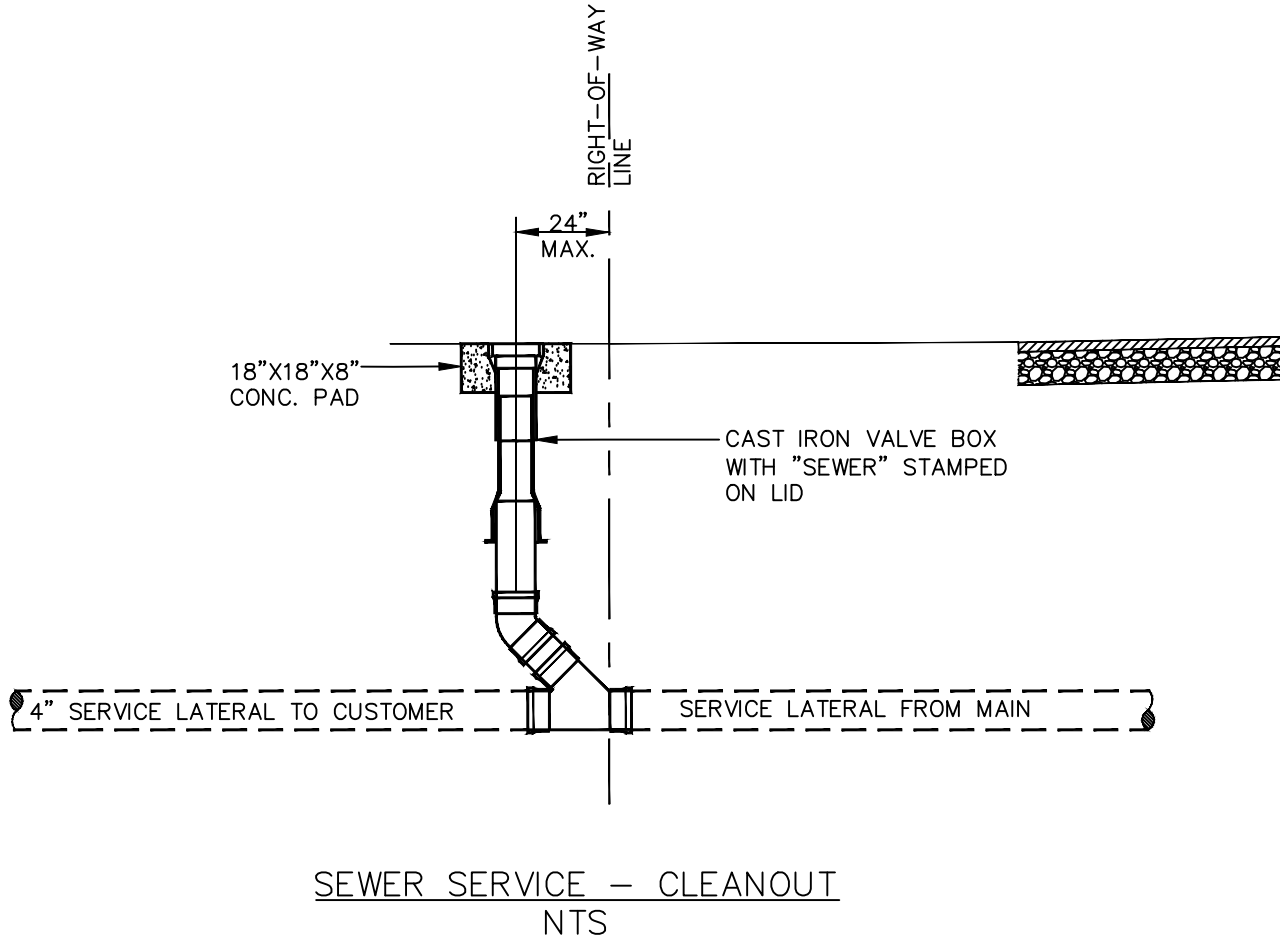


PVC JOINTS RESTRAINTS – TEE
NTS

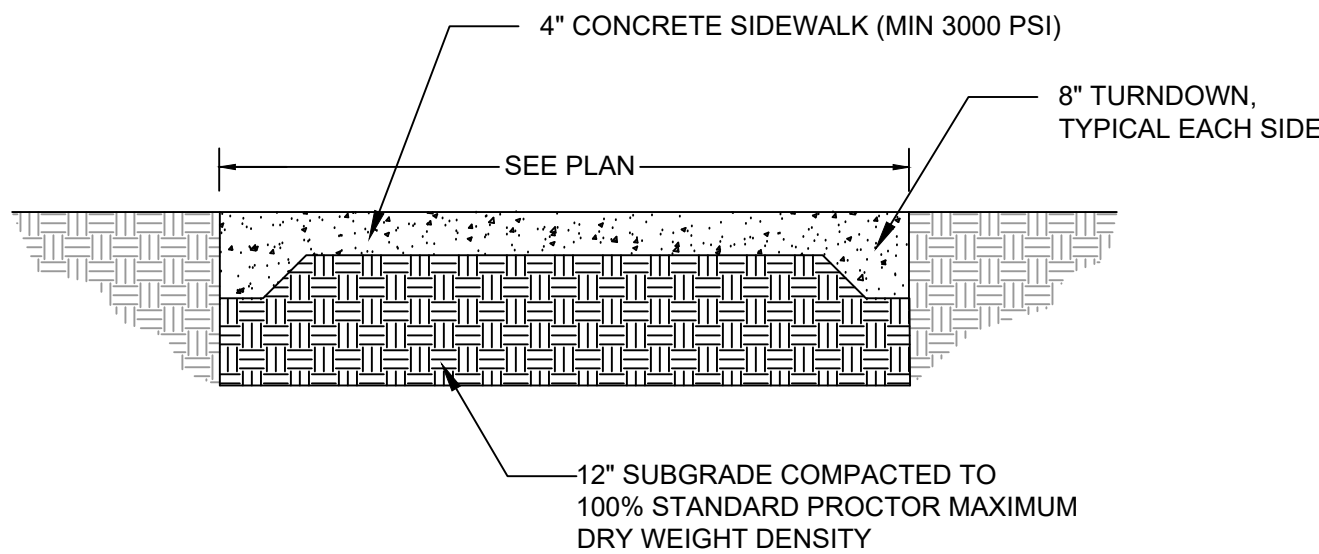


- NOTE:
1. USE #12 AWG SOLID PLASTIC COATED COPPER WIRE.
 2. STRIP 2" OF COATING & WRAP WIRE 2 TURNS UNDER "I" HEAD BOLT ON TOP OF DUCTILE IRON FITTING (VALVE). NEXT WRAP WIRE 2 TURNS AROUND BELL OF FITTING (VALVE) AND WIND WITH A CONTINUOUS LENGTH OF AT LEAST 4 WRAPS PER LENGTH OF PVC PIPE TO THE NEXT DUCTILE IRON FITTING. TERMINATE AT FITTING IN A SIMILAR MANNER AS NOTED ABOVE.
 3. ALL SPLICES MUST BE MADE BY USING COPPER WIRE SPLICE, "U" BOLT ASSEMBLIES AND THEN WRAPPING WITH ELECTRICAL TAPE.
 4. IN LIEU OF "WRAPPING" TRACER WIRE AROUND PVC PIPE, WIRE MAYBE STRUNG ALONG THE TOP OF PIPE, PROVIDED IT IS TAPED TO THE PIPE EVERY 5'-0" TO INSURE ACCURATE POSITION MAINTAINED DURING BACKFILL.

TRACER WIRE INSTALLATION
NTS

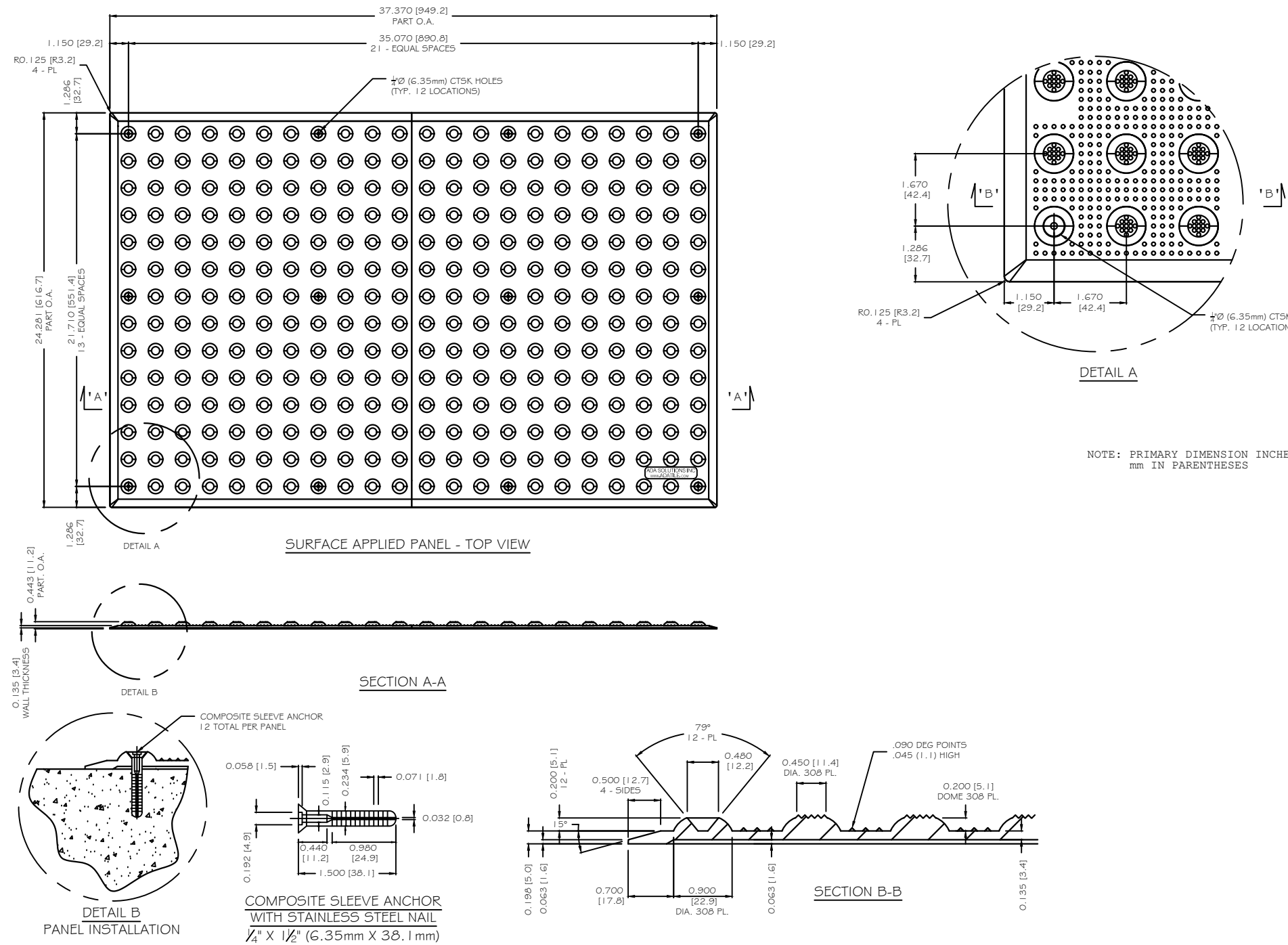


SEWER SERVICE – CLEANOUT
NTS

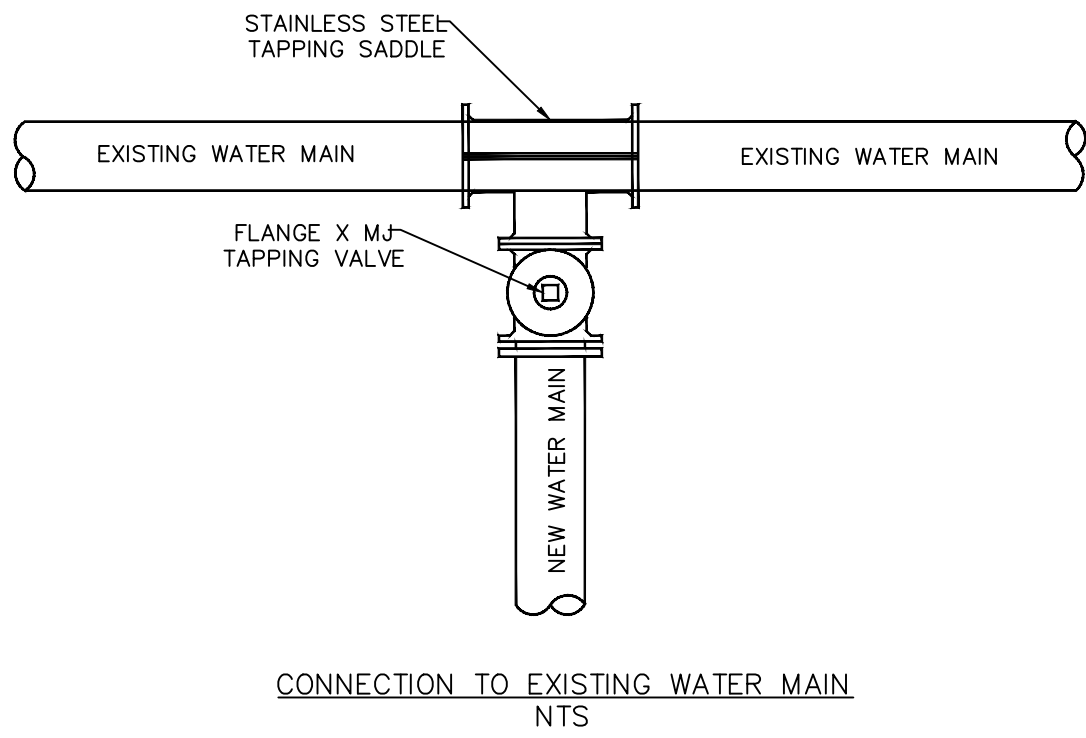


- NOTE:
1. EXPANSION JOINTS LOCATED AT 20' O.C.
 2. TOOLED JOINTS LOCATED AT 5' O.C.
 3. ALL SIDEWALKS TO HAVE A 1.0% CROSS SLOPE

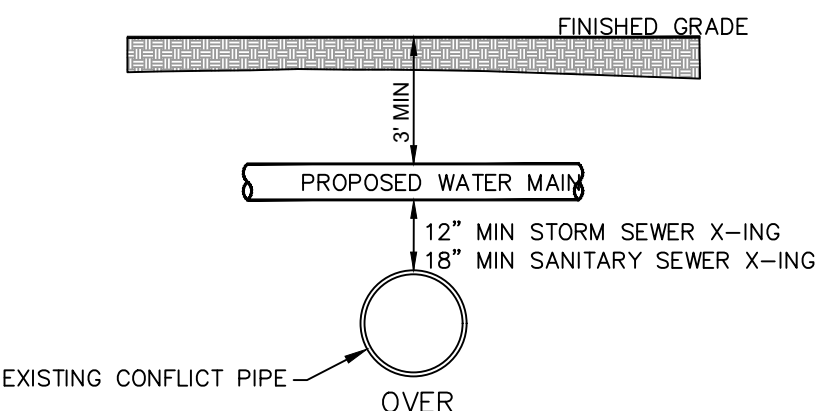
CONCRETE SIDEWALK DETAIL
NTS



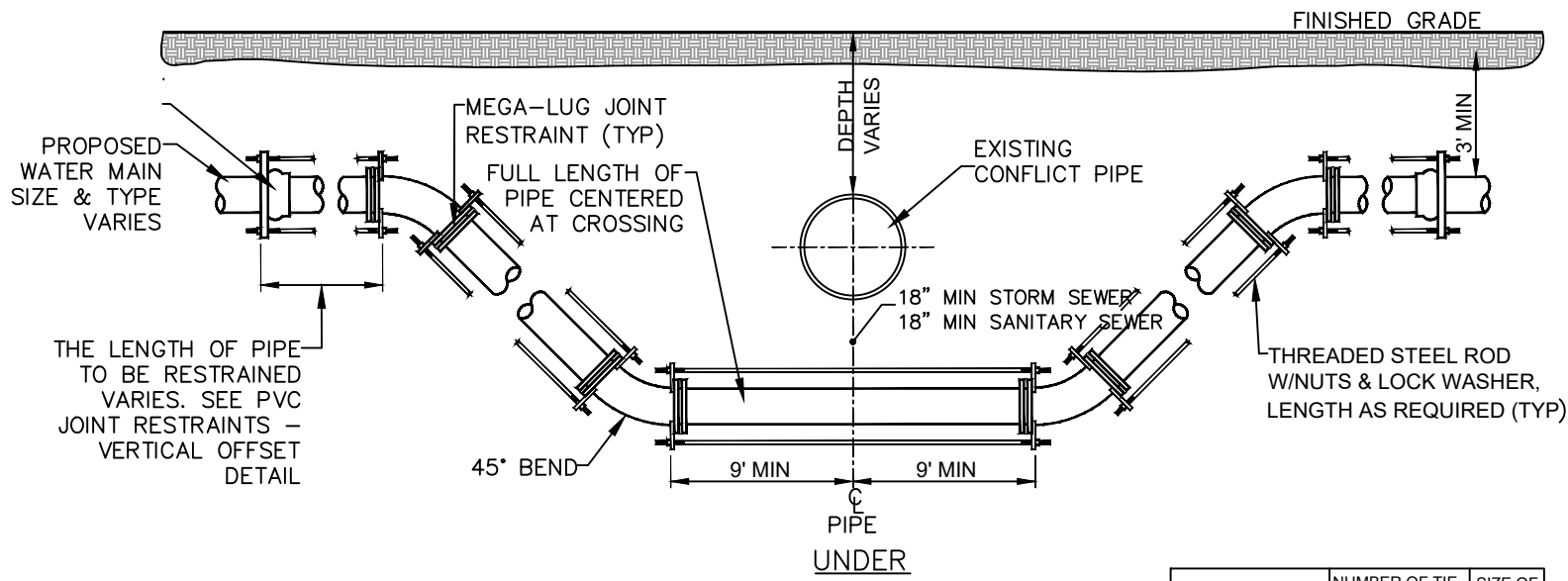
TRUNCATED DOME MAT DETAIL
NTS



CONNECTION TO EXISTING WATER MAIN
NTS

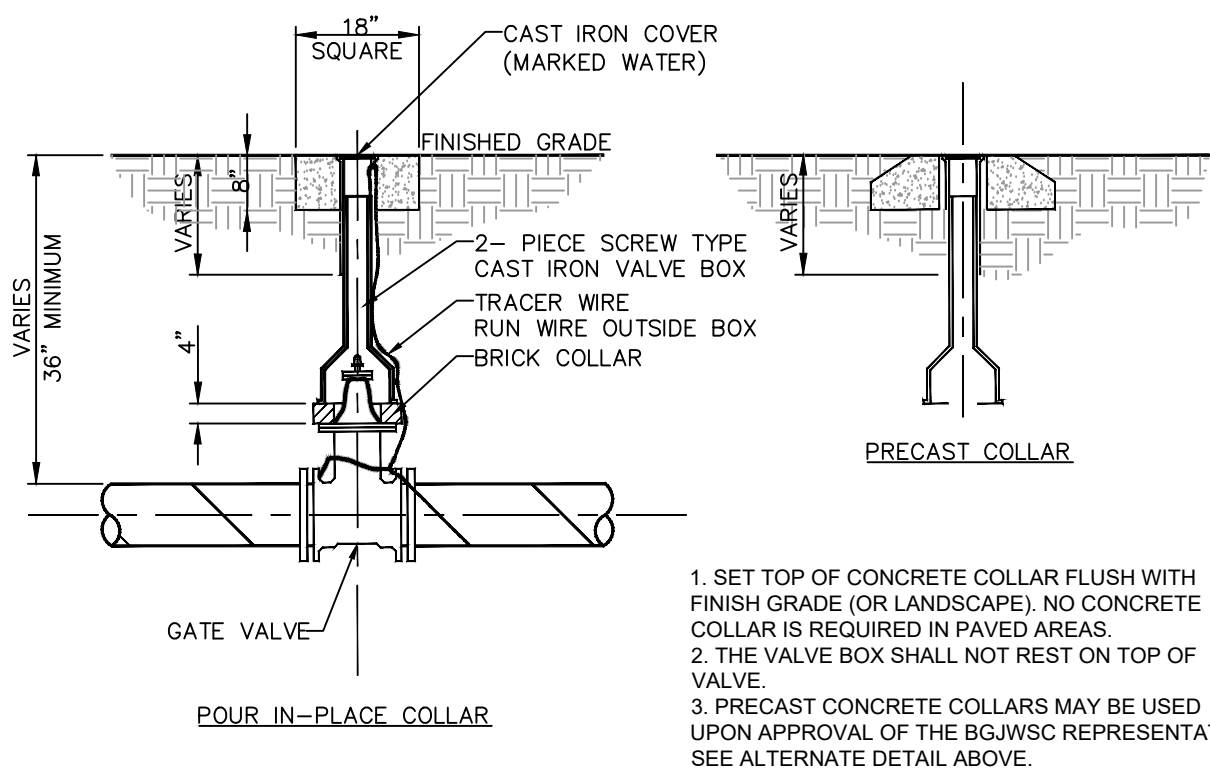


WATER VALVE DETAIL
NTS

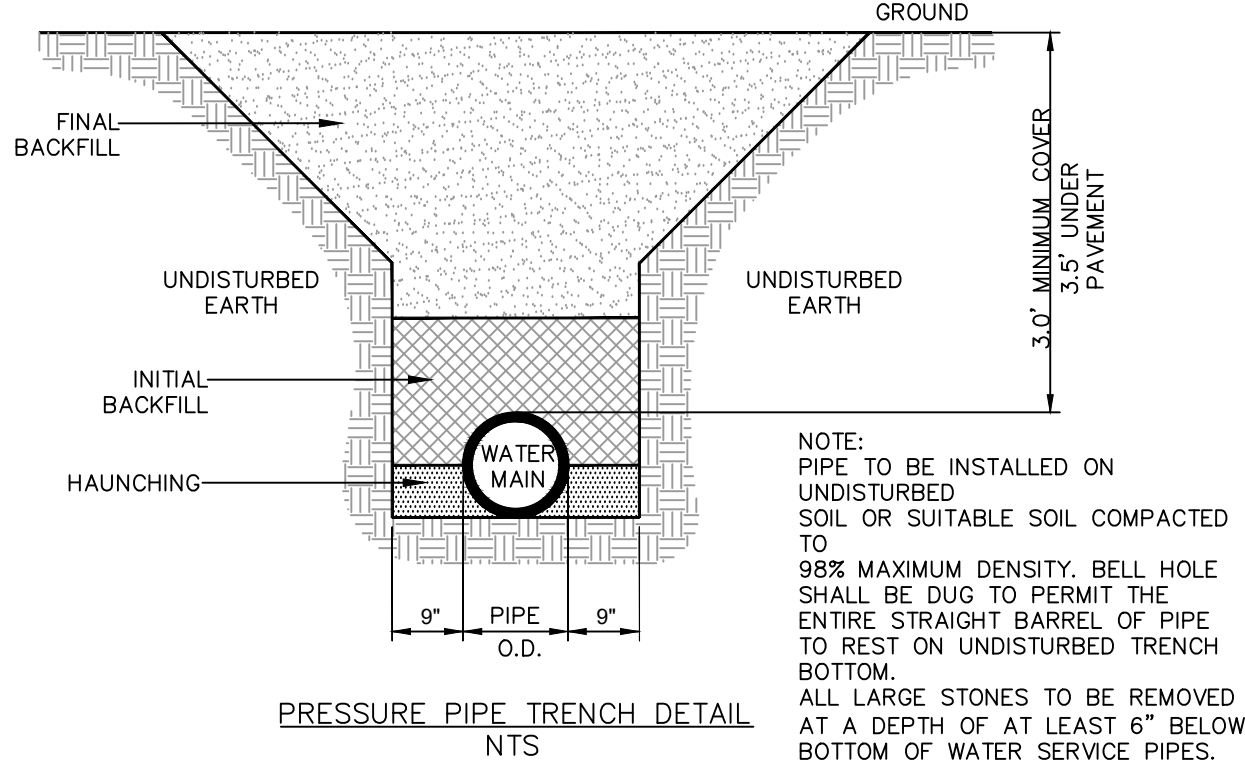


UTILITY CONFLICT DETAIL
NTS

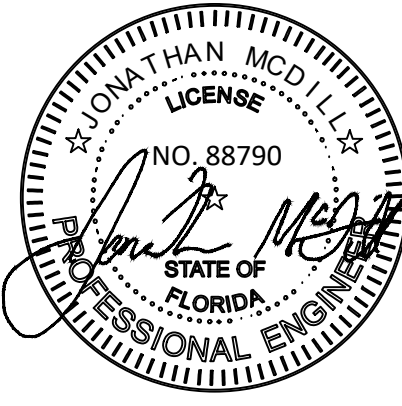
MAIN DIAMETER	NUMBER OF TIE RODS REQUIRED	SIZE OF RODS
3" TO 8"	2	3/8"
10" TO 12"	4	3/4"
14" TO 16"	6	3/4"



PRESSURE PIPE TRENCH DETAIL
NTS



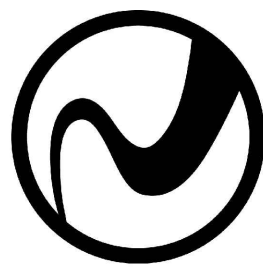
PRESSURE PIPE TRENCH DETAIL
NTS



08/04/2020

REVISIONS	REVISED BY	DATE	REVISIONS PER CITY COMMENTS
2020-08-04	REVISED BY	DATE	REVISIONS PER CITY COMMENTS

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CONSTRUCTION DETAILS

PAXTON AUTOMOTIVE MARKETING
FERNANDINA BEACH, FLORIDA
PREPARED FOR:
PARKER CONTRACTING, INC.

DATE: 06/12/20	PROJECT NUMBER: 20800	DRAWN BY: TL	CHECKED BY: JM	SCALE: 1"=10' (FOR 24"X36" PLOT)
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7

SHEET: