AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
JANUARY 14, 2021
9:00 AM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.1 Approval of Minutes for the Regular Meeting on December 10, 2020.

4.2 Approval of Minutes for the Regular Meeting on December 17, 2020.

5. DISCUSSION ITEMS

5.1 Pre-Application: 302 Centre Street - John Cotner to discuss demolition of the existing structure and construction of a 6100 square foot restaurant space.

5.2 Pre-Application: Lime Street & Vintage Way - Asa Gillette to discuss the construction of a 14,800 sf medical office building.

6. NEW BUSINESS

6.1 SPR 2020-0012: Asa Gillette with Gillette & Associates - 309 N. 10th St. - Extension of 10th St. for a residential single family lot.

6.2 SPR 2020-0013: Nick Gillette with Gillette & Associates - 233 S. 14th St.- Construction of a pervious parking lot and dry pond system to serve an 11-unit group residential project.

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

8. COMMITTEE BUSINESS

9. ADJOURNMENT

NEXT REGULAR TRC MEETING IS SCHEDULED FOR JANUARY 21, 2021

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

DRAFT

MINUTES
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
DECEMBER 10, 2020

1. CALL TO ORDER 9:00

2. ROLL CALL

MEMBERS PRESENT:

Kelly Gibson, Planning
Jason Higginbotham, Fire
Michelle Forstrom, Code Enforcement
Dave Holley, Arborist (9:09)
Stephen Beckman, Building
Sal Cumella, Historic Preservation
Andre Desilet, Stormwater/Utilities
Rex Lester, Streets/ADA

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

Approval of Minutes for the Regular Meeting on November 12, 2020.

ACTION TAKEN: A motion was made by Member Higginbotham, seconded by Member Forstrom, to approve the Minutes as presented.
Motion passed by unanimous voice vote.

5. DISCUSSION ITEMS

5.1 Pre-Application Discussion - Matt Poling, Trenam Law, 1750 S. 14th Street - To discuss the possibility of splitting the northern lot from this parcel. The property is zoned C-1.

No one from Trenam Law was present to discuss this project.

Ms. Gibson stated that this is the Synovus Bank site and gave a brief history of the parcel. It was also mentioned that the remaining structure relies on the dry pond and that parking calculations are accurate.

Mr. Desilet stated that draft documents are necessary for further evaluation of a potential split.

Comments will be shared with Trenam Law.

5.2 Pre-Application Discussion - Dan McCranie, McCranie & Associates: 3420 First Avenue - To discuss the construction of 4 townhome buildings utilizing the 25 x 100-foot platted lots of record. This property is zoned R-3.

Ms. Gibson introduced the case and also introduced the applicant Mr. Dan McCranie.

Mr. McCranie stated that he spoke with John Cotner and explained that the structures would be built on stilts as a way to preserve more trees. He also mentioned that the intended use for these homes would be short-term rentals. He added that there would be no garages and that a request for a variance for parking in front would be presented as rear parking is not possible.

Mr. Desilet inquired about drainage flow and locations of retaining walls. He also asked about exposed sewer pipes and stated that Mr. McCranie would likely be responsible for obtaining permits to extend city water and sewer lines.

Mr. Lester spoke about the need for First Avenue to be resurfaced if utilities are extended to each townhome. He also mentioned that sidewalks should be considered.

Ms. Forstrom stated that all dumpsters and trash receptacles cannot be in the right-of-way.

Ms. Gibson confirmed that all dumpsters and trash receptacles areas must be screened and landscaped. Mandatory code requirements for sidewalks will be given to Mr. McCranie. She then noted that a parking variance is required due to the intention of the homes being used as resort rentals.

Mr. Beckman spoke about the differences between single-family home ADA requirements versus resort rental requirements.

Ms. Forstrom gave an overview of Code Enforcement procedures with regards to resort rental inspections.

Mr. McCranie will return to TRC to address comments made by the Committee today.

5.3 Pre-Application Discussion - Asa Gillette, Gillette & Associates, Inc., 604 North 14th Street - To discuss site compliance for mixed used occupancy for an existing commercial building. The property is zoned C-1.

Teresa Prince, 406 Ash Street, spoke on behalf of the client, giving a history of the building's compliance issues. She also stated that her client is trying to determine the financial feasibility of coming into compliance with the current business occupants.

Asa Gillette, 20 S. 4th Street, reviewed each of the businesses located on this property. He stated that an ADA parking space will be added but that it would extend into a county right-of-way.

Ms. Forstrom confirmed that if the current dumpster is to remain, it would need to be enclosed and the area landscaped.

Ms. Gibson indicated that bringing the side and rear of the structure into compliance would be a preferable first step. She also suggested the applicants come back to TRC with revised plans and drawings that address comments made by the Committee today.

5.4 Pre-Application Discussion - John Hillman, 3163 Bailey Road - To discuss adapting a warehouse building into a woodworking shop. This property is zoned I-1.

John Hillman, 1001 White Street, spoke about the background of this property and gave an overview of the intended use.

Ms. Gibson stated that this would be a permissible use.

Mr. Desilet mentioned he saw no issues with stormwater drainage or utilities.

Ms. Forstrom confirmed that any dumpsters would need to be enclosed and the area landscaped.

Mr. Beckman stated that the HVAC system should be inspected and that an ADA restroom is required with the Change of Use.

Mr. Lester inquired about future use of the property and how the current parking lot might need to be redesigned to match future use.

The Committee agreed that the case can move forward with permitting.

5.5 Change of Use: 311 Centre Street - Kelly Purko to discuss opening a retail space in a former real estate location. This property is zoned C-3.

Ms. Purko gave an overview of the intended use. She stated two non-load-bearing walls will be removed in order to create one large rectangular retail space.

Mr. Beckman stated that 1 restroom facility is required, which must also be ADA compliant.

Mr. Desilet commented on the likely change in water and sewer use.

Mr. Cumella stated that any exterior changes, including signage, must go through the HDC for approval.

The Committee agreed that the case can move forward with permitting.

6. NEW BUSINESS

The was no new business to be discussed.

7. OLD BUSINESS

There was no old business to be discussed.

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

Teresa Prince, 406 Ash Street, spoke on behalf of 4 clients looking to purchase a piece of property on Nectarine Street between S. 14th and S. 15th Street.

Mike Barker, 1242 San Jose Boulevard, inquired about replacement of cell phone towers should it ever fail due to natural disaster or other events. Ms. Gibson gave an overview of non-conforming codes per the LDC and will forward a copy to Mr. Barker.

Brad Hollet, architect for buyers, spoke about wanting to keep as many trees as possible during development. The project is for a hospital-grade medical facility. Mr. Hollet spoke of the current orientation and that the site plan would allow to preserve 8 mature trees.

Ms. Gibson spoke of the orientation of Building One, and Mr. Beckman spoke about ensuring

the cell tower's upkeep and its access' maintenance.

Mr. Lester confirmed the locations of city and county rights-of-way as they pertain to the parking lot entrances and exits.

Matt Lahti, civil engineer, indicated that a full set of plans would be made available to the TRC.

Mr. Higginbotham spoke about fire/rescue truck access within the parking lots and confirmed the availability of multiple access points.

Mr. Beckman inquired about the location of emergency electrical system locations and Ms. Gibson spoke of sidewalk requirements and outdoor lighting.

Ms. Forstrom confirmed that each tenant in each building would be required to apply for their individual LBTR.

9. COMMITTEE BUSINESS

8.1 SPR 2020-0006 Paxton Automotive - 1947 Citrona Drive: Sign Off

8.2 SPR 2020-0008 WestRock Drop Yard - 600 N. 8th Street: Sign Off

Members of the TRC signed both sets of plans after the meeting was adjourned.

10. ADJOURNMENT: 11:04

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Kelly Gibson

DRAFT

MINUTES
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
DECEMBER 17, 2020

1. CALL TO ORDER 9:00

2. ROLL CALL

MEMBERS PRESENT:

Kelly Gibson, Planning
Jason Higginbotham, Fire
Michelle Forstrom, Code Enforcement
Dave Holley, Arborist (9:44)
Rex Lester, Streets/ADA
Sal Cumella, Historic Preservation (9:16)
Andre Desilet, Stormwater/Utilities (9:02)
Don Kukla, Building

PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

No minutes were presented.

4. DISCUSSION ITEMS

5.1 Pre-Application Discussion - Asa Gillette, Gillette & Associates, S. 14th Street, To discuss the construction of a 5 single-family lot residential subdivision.

Ms. Gibson introduced the case.

Asa Gillette, Gillette & Associates, presented the project and spoke of the location of the driveway access being off of Date Street.

Ms. Gibson indicated that the HVAC systems would need to be at least 5 feet from the property line while Mr. Desilet inquired about hook-ups to water and sewer as well as the locations the hook ups.

Mr. Kukla confirmed whether the project would be constructed under current or future code standards.

Mr. Lester noted that extending the sidewalk during construction should be considered, in addition to the removal of existing pavers.

Mr. Higginbotham said he would provide Mr. Gilette with assigned addresses for each of the 5 lots. The Committee agreed that the case can proceed to permitting.

5. NEW BUSINESS

There was no new business to be discussed.

DRAFT

6. OLD BUSINESS

There was no old business to be discussed.

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

8.1 Jonathan McDill was present to speak about the Towles Residence and mentioned that the existing grading makes saving some trees very difficult. It was suggested that the City Arborist walk the property in order to do a full tree assessment.

Mr. Desilet discussed simplifying and streamlining the water and sewer tie-ins and Mr. Lester discussed the possibility of paving the right-of-way and inquired about other improvements to be made.

Ms. Gibson confirmed that this was an informal resubmittal and due to the changes, a formal submittal would not be necessary. The electronic uploads would be considered a revision not a new request.

The Committee agreed that the case can proceed to permitting.

8.2 Jose Miranda on behalf of Ricky Robbins for a change of use at 1476 Sadler Road, Takeout only. Reorient restroom to make ADA compliant.

Mr. Desilet asked about water service to the location and noted that any cross-connection must be capped.

Mr. Kukla mentioned that the hood system clearance should be checked and Ms. Forstrom spoke about maintenance of the rear dumpsters.

Ms. Gibson discussed combining all signage under 1 permit.

It was asked for Mr. Miranda will fill out a TRC Pre-Application meeting request on-line in order to create an official application and document this meeting's discussion.

8. COMMITTEE BUSINESS

The was no Committee Business to be discussed.

9. ADJOURNMENT 9:48

_____

Kelly Gibson

Print

Technical Review Committee (TRC): Pre-Application Meeting Request - Submission #6476

Date Submitted: 12/18/2020

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 â€“ see LDC Section 11.00.05
- ☑ Pre-Application Conference â€“ 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 Appraiserâ€™s Website â†’ Map Search

Site Address*

302 Centre Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

00-00-31-1800-0013-0010

Lot

1 & 34

Block

13

Subdivision

Zoning District*

C-3

Future Land Use Designation*

Central Business District

Overlay District

Downtown Historic District

Size of Property (acres)*

0.11

Present Property Use*

Restaurant

Wetlands*

No

Flood Zone*

AE

Coastal Construction Control Line (CCCL)*

No

CONTACT INFORMATION

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

First Name*

John

Last Name*

Cotner

Company (if applicable)

Cotner Associates, Inc. Architects

Telephone Number*

904-277-4593

E-mail Address*

john@cotnerassociates.com

PROJECT INFORMATION

Project Name

300/302 Centre Street

Project Type*

Commercial

Project Description*

The demolition of the vacant restaurant currently located at 302 Centre Street. We're proposing to replace with a new 6100s.f. restaurant/bar facility. All public space on ground floor (accessible) with a small amount (less than 5 staff/occupants - stockroom) on a partial 2nd level. The facility will be flexible in that much of the space can be indoor or outdoor depending on season. Vernacular sympathetic to our fairly simple business district character.

Describe your project in detail

Proposed Access Road*

Centre Street

Rd Maintenance Jurisdiction *

City Maintained

Certification*

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

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

Applicant First Name*

John

Applicant Last Name*

Cotner

Today's Date*

12/18/2020

Upload Supporting Documentation*

Elevations001.pdf

Upload 2

Floor plan001.pdf

Upload 3

Survey.pdf

Upload 4

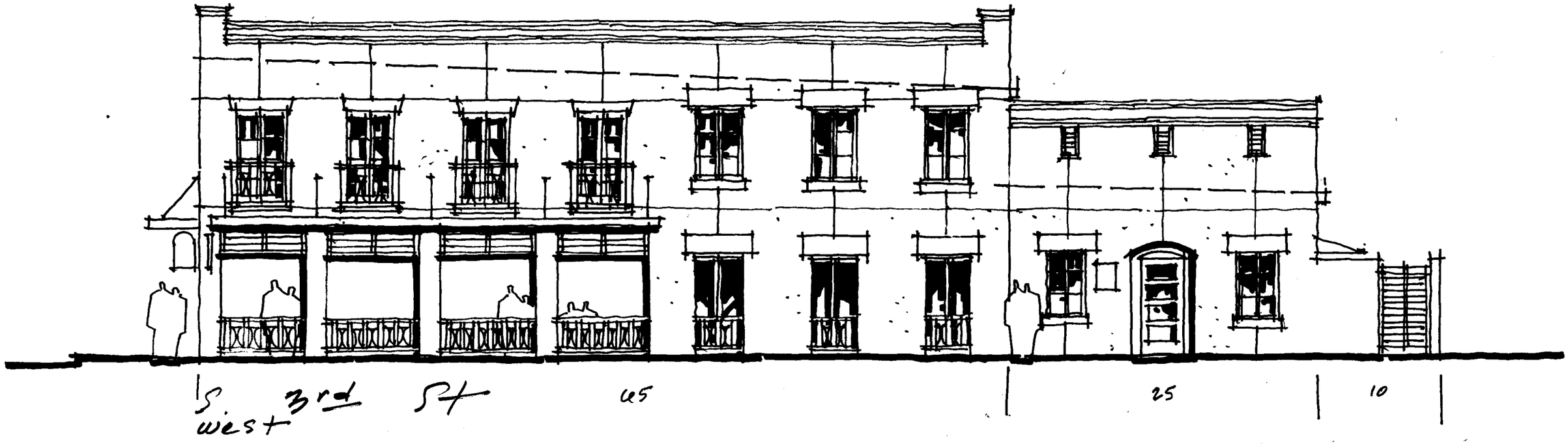
Choose File | No file selecte

Upload 5

Choose File | No file selecte

DEPARTMENT OF PLANNING & CONSERVATION

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

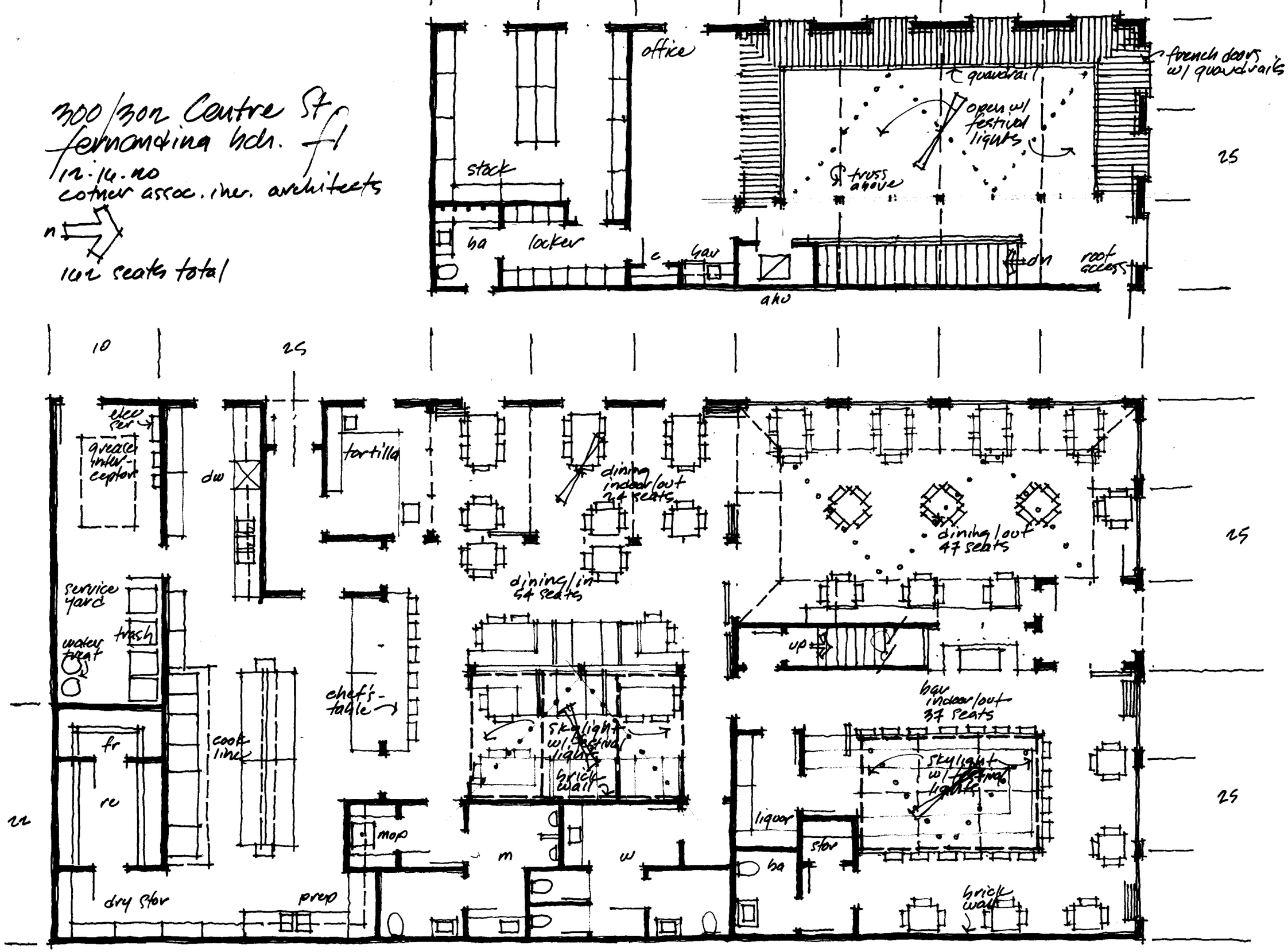


300/302 Centre St.
fernandina bch. florida
12-17-10
cotner assoc. inc architects

300/302 Centre St
fernandina bch. fl
12.14.20
cotner assoc. inc. architects

n

162 seats total



MAP OF BOUNDARY SURVEY

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

LOTS NUMBERED ONE (1) AND THIRTY–FOUR (34) IN BLOCK THIRTEEN (13) CITY OF FERNANDINA BEACH.

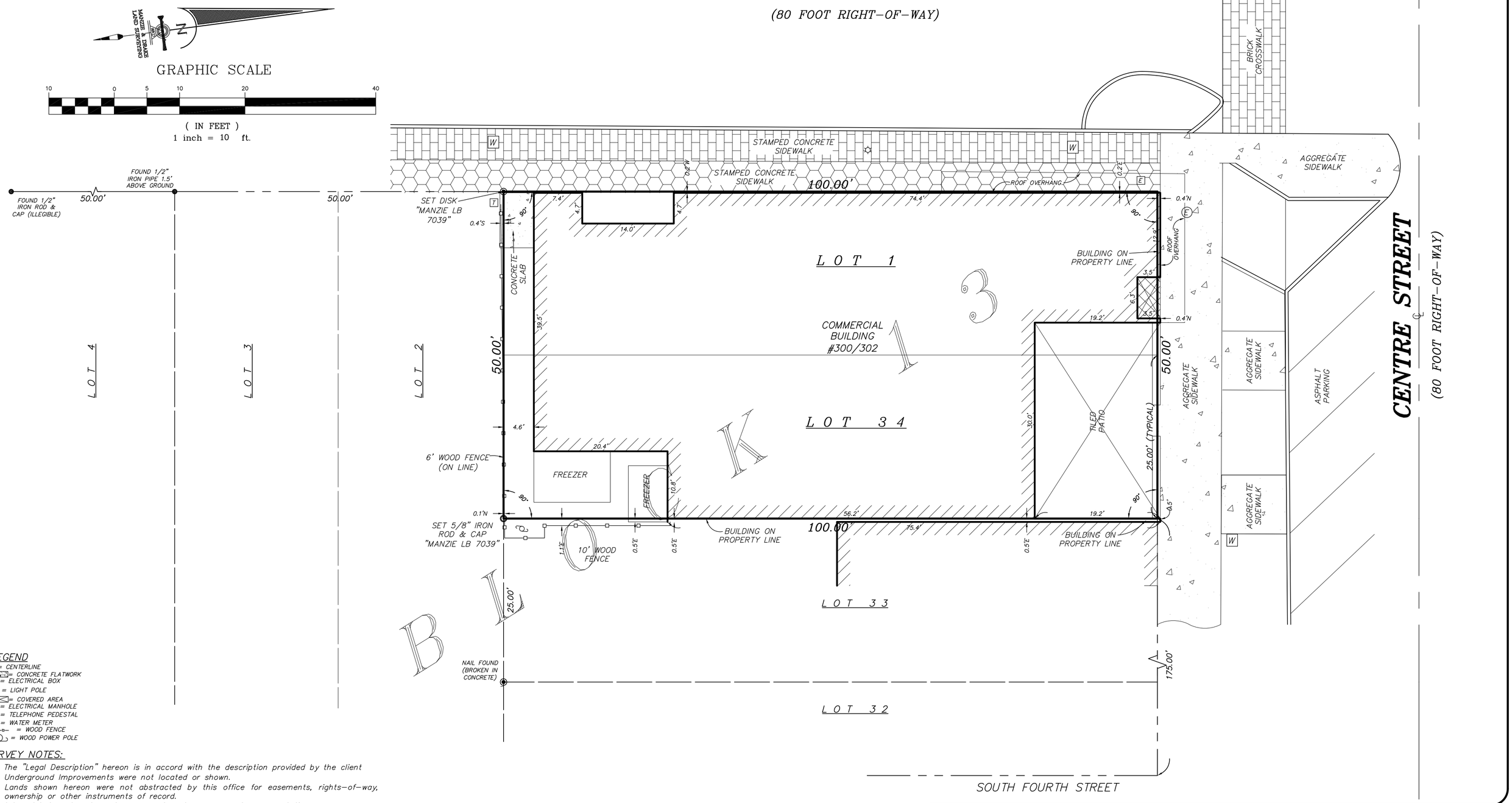
CERTIFIED TO:
302 CENTER, LLC
WOOD & SMITH, P.A.
FIRST AMERICAN TITLE INSURACE COMPANY

PROPERTY ADDRESS:
302/300 CENTRE STREET
FERNANDINA BEACH, FLORIDA 32034

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.



LEGEND
℄ = CENTERLINE
= CONCRETE FLATWORK
E = ELECTRICAL BOX
= LIGHT POLE
= COVERED AREA
(E) = ELECTRICAL MANHOLE
T = TELEPHONE PEDESTAL
W = WATER METER
= WOOD FENCE
= WOOD POWER POLE

SURVEY NOTES:

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

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

MICHAEL A. MANZIE, P.L.S. 4069

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

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

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SCALE: 1"=10' JOB NO: 20775 DATE: 11/05/2019 CADD: BH
F.B. NO: X–341 PAGE NO: 1 FIELD CREW: JM FILE NO: B–1384

Print

Technical Review Committee (TRC): Pre-Application Meeting Request - Submission #6570

Date Submitted: 1/7/2021

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 â€“ see LDC Section 11.00.05
- ☑ Pre-Application Conference â€“ 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 Appraiserâ€™s Website â†’ Map Search

Site Address*

Lime Street & Vintage Way

City* | **State*** | **Zip***

Fernandina Beach | FL | 32034

Parcel ID #(s)*

00-00-31-1800-0197-0010

Lot | **Block** | **Subdivision**

0010 | 0197 |

Zoning District* | **Future Land Use Designation*** | **Overlay District**

GC/C-2 w/PUD | High Density Residential | -- Select One --

Size of Property (acres)* | **Present Property Use***

1.45 | vacant

Wetlands* | **Flood Zone*** | **Coastal Construction Control Line (CCCL)***

No | X, 0.2 % chance flood h | No

CONTACT INFORMATION

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

First Name* | **Last Name***

Asa | Gillette

Company (if applicable)

Gillette & Associates, Inc.

Telephone Number* | **E-mail Address***

904-261-8819 | asa@gilletteassociates.com

PROJECT INFORMATION

Project Name | **Project Type***

Medical Office Building/Concept Development Inc. | Commercial

Project Description*

14,800 sf medical office building

Describe your project in detail

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

Vintage Way/Off Lime Street | County Maintained

Certification*

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

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

Applicant First Name*

Tricia

Applicant Last Name*

Bowen

Today's Date*

1/7/2021

Upload Supporting Documentation*

CCMO.pdf

Upload 2

CCMO.pdf

Upload 3

Choose File | No file selecte

Upload 4

Choose File | No file selecte

Upload 5

Choose File | No file selecte

DEPARTMENT OF PLANNING & CONSERVATION

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

SITE NOTES (PROJECT SITE)

PROPERTY
CURRENT O/A PARCEL I.D.:
00-00-31-1800-0197-0010
TOTAL AREA: 2.64 Ac

PROJECT AREA (LOT 2): 1.45 Ac

ZONING: P.U.D. (C-2)
LAND USE: P.U.D. (COMMERCIAL)
LOT 1 (PREVIOUSLY APPROVED): 1.19 Ac
LOT 2 (PROPOSED): 1.45 Ac
FLOOD ZONE: X
MIN. LOT WIDTH: 50-FT

BUILDINGS - PROPOSED LOT 2 ONLY
USE: MEDICAL OFFICE
MAXIMUM BUILDING HEIGHT: 45-FT
PROPOSED BUILDING HEIGHT: 20-FT±
TOTAL BLDG. 1 AREA: 14,800 S.F.
MAXIMUM FLOOR TO AREA RATIO ALLOWED: 1.5
PROPOSED FLOOR TO AREA RATIO: 0.23

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

TOTAL PROPOSED IMPERVIOUS AREA
(LOT 2 LESS CROSS-ACCESS EASEMENT)

BUILDINGS:	14,800 SF
SIDEWALKS:	2,331 SF
DRIVING AISLES & PARKING:	21,980 SF
LESS PERVIOUS PARKING:	(9,269 SF)
TOTAL IMPERVIOUS AREA:	29,842 SF = 0.685 Ac

LOT 2 AREA: 1.45 Ac
EASEMENT AREA: 0.132 Ac
TOTAL AREA FOR CALC: 1.45-0.132=1.318 Ac

MAXIMUM IMPERVIOUS AREA RATIO: 60%
PROPOSED IMPERVIOUS SURFACE RATIO:
(0.685 Ac)/(1.318 Ac) = 0.520 = 52.0%

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

PARKING:
- MEDICAL OFFICE: 1 SPACE PER 250 S.F.
(14,800 S.F.)/(250 SF/SPACE) = 59 SPACES
TOTAL SPACES PROVIDED: 60
ADA SPACES: 3

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

LANDSCAPE BUFFERS BETWEEN CERTAIN USES
NORTH: MU-1 --> TYPE B (15-FT)
WEST: C-2 --> NONE
SOUTH: R-3 --> TYPE B (15-FT)
EAST: COMMERCIAL --> NONE

LANDSCAPE & TREE PROTECTION REQUIREMENTS:

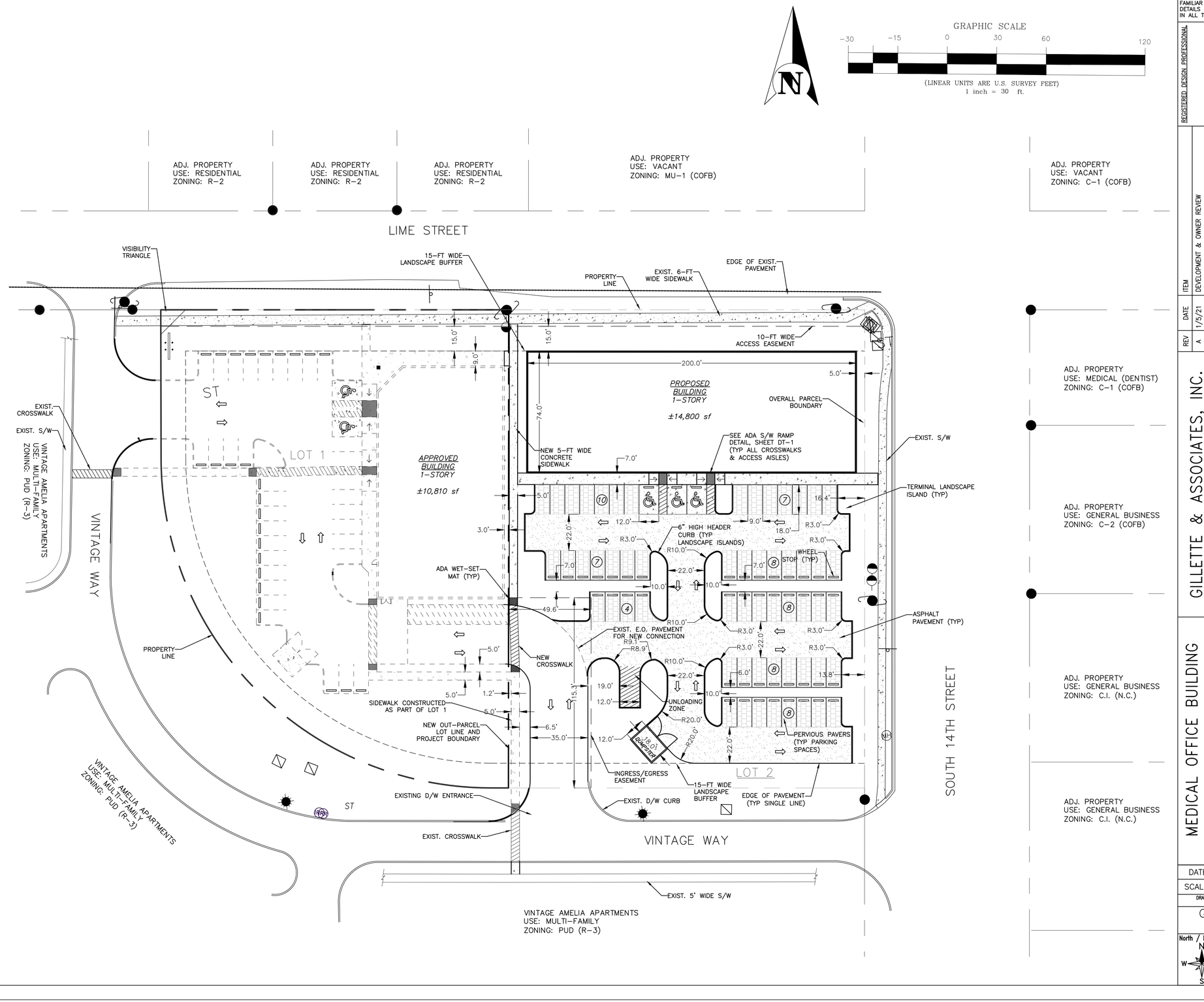
- MIN. 20% OF TOTAL GROSS AREA TO BE LANDSCAPED
- MIN. ONE (1) SHADE TREE FOR EACH 1,500 SF OF SITE
- 50% OF THE TOTAL D.B.H. OF THE PROTECTED TREES SHALL BE EXEMPT FROM REPLACEMENT.
- IMPERVIOUS IMPROVEMENTS (OR W/IN 5-FT THEREOF) REQUIRE REPLACEMENT OF 50% OF THE TOTAL D.B.H. OF THE PROTECTED TREES.

PAVING LEGEND

PERVIOUS PAVERS:

3,000 PSI CONCRETE:

ASPHALT:



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

REV	DATE	ITEM
A	1/5/21	DEVELOPMENT & OWNER REVIEW

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

MEDICAL OFFICE BUILDING
CONCEPT DEVELOPMENT, INC.
S. 14TH ST. & LIME ST. - LOT 2
FERNANDINA BEACH, FLORIDA

DATE: 1/5/21
SCALE: 1:30
DRAWING IS REDUCED IF LESS THAN 22" x 34"

GEOMETRY PLAN

North / Elev Key
Sheet GE-1
Page

MAINTENANCE REQUIREMENTS

1. ALL PLANTINGS SHALL BE CONTINUALLY MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, WATERING, TILLING, FERTILIZING AND SPRAYING, MOWING, WEEDING, REMOVAL OF LITTER AND DEAD PLANT MATERIAL, AND NECESSARY PRUNING AND TRIMMING.
2. REQUIRED PLANTS THAT BECOME DISEASED OR DIE SHALL BE REPLACED NOT LATER THAN THREE (3) MONTHS FOLLOWING THE LOSS OF THE PLANT.
3. THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, THRIVING CONDITION.
4. TREES SHALL BE PRUNED ONLY AS NECESSARY TO PROMOTE HEALTHY GROWTH OR TO AVOID POWER LINES. TREES SHALL NOT BE SEVERELY PRUNED OR "HATRACKED" IN ORDER TO PERMANENTLY MAINTAIN GROWTH AT A REDUCED HEIGHT. PRUNING SHALL COMPLY WITH CURRENT NATIONAL ARBORISTS' SOCIETY STANDARDS.

PLAN NOTES:

– CANOPY TREE PLANTING SHOWN IN THE SOUTHERN BUFFER FOR LOT 2 CONTAINS 4 SHADE TREES FOR LOT 1 USED TO MITIGATE THE SHARED EGRESS/ACCESS EASEMENT AREA.
– NEW TREES SHOWN MAY BE SUBSTITUTED OR NEW SPECIES ADDED PROVIDED THEY MEET THE INTENT OF CANOPY AND/OR SHADE TREE AS WELL AS DROUGHT TOLERANCE

LANDSCAPE BUFFERS (LOT 2 ONLY):

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

NORTH: TYPE B (215–FT)
8 UNDERSTORY TREES REQ'D
4 SHADE TREES REQ'D
WEST: NONE
SOUTH: TYPE B (215–FT)
6 UNDERSTORY TREES REQ'D
EAST: NONE

MINIMUM REQUIREMENTS (LOT 2 ONLY):

– (63,162 S.F.)/(1500 S.F. PER TREE) = 42 TREES
TREES PROVIDED: 43

– TOTAL NEW TREES PLANTED: 31
– TOTAL LANDSCAPED AREA: (13119/57,412) = 22.9%

LANDSCAPING NOTES

1. PLANT MATERIALS SHALL MEET THE STANDARDS FOR FLORIDA NO.1 OR BETTER, AS SET OUT IN GRADES AND STANDARDS FOR NURSERY PLANTS, DEPARTMENT OF AGRICULTURE, STATE OF FLORIDA.
2. SHRUBS SHALL BE AT LEAST EIGHTEEN (18) INCHES IN HEIGHT AT THE TIME OF INSTALLATION.
3. SHRUBS SHALL BE INSTALLED AT LEAST THIRTY–SIX (36) INCHES APART, MEASURED ON CENTER.
4. ALL SHRUBS AND INTERIOR LANDSCAPING TO RECEIVE 100% IRRIGATION COVERAGE.
5. ALL AREAS SHOWN WITHOUT IMPROVEMENTS AROUND EXISTING TREES SHALL BE LEFT IN THE NATURAL STATE (UNDISTURBED).
6. GRASSED AREAS SHALL BE PLANTED WITH SPECIES NORMALLY GROWN ON PERMANENT LAWNS IN NASSAU COUNTY. GRASSED AREAS MAY BE SODDED, PLUGGED, SPRIGGED, OR SEEDED, PROVIDED THAT FULL COVERAGE SHALL BE ACHIEVED WITHIN ONE (1) YEAR AFTER PLANTING. SOLID SOD SHALL BE USED IN SWALES OR AREAS SUBJECT TO EROSION. GRASS SOD SHALL BE CLEAN AND REASONABLY FREE OF WEEDS AND NOXIOUS PESTS OR DISEASES. GRASS SEED SHALL BE DELIVERED TO THE JOB SITE IN BAGS WITH FLORIDA DEPARTMENT OF AGRICULTURE TAGS ATTACHED INDICATING THE QUALITY CONTROL PROGRAM.
7. INSTALLATION AND MAINTENANCE OF ALL PLANTINGS SHALL BE IN ACCORDANCE WITH ARTICLES 4.05.03 (D) AND 4.05.03 (E) OF THE CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE.

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.

REFERENCE SHEET TM–2 FOR COMPLETE MITIGATION CALCULATIONS.

GRAPHIC SCALE
–30 –15 0 30 60 120
(LINEAR UNITS ARE U.S. SURVEY FEET)
1 inch = 30 ft.

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

REV	DATE	ITEM
A	1/5/21	DEVELOPMENT & OWNER REVIEW

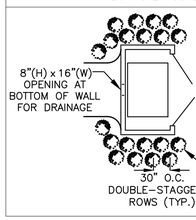
NEW PLANT/MATERIAL SCHEDULE

SYMBOL	QTY.	KEY	SPECIES	SIZE/REMARKS
	28	LO	QUERCUS VIRGINIANA LIVE OAK	2.5" DBH AND 8' HT. MIN. (CANOPY TREE)
	20	FG	CORNUS FLORIDA FLOWERING DOGWOOD	2.5" DBH AND 8' HT. MIN. (UNDERSTORY TREE)
	SEE NOTES, SHEET LS–1	WB	VIBURNUM OBOVATUM	18' HT AND 15' SPREAD MIN. FOR HEDGE
			WALTER'S VIBURNUM	30' HT MIN. FOR SCREENING SHRUBS
	3,360± SF	–	BOUTELOUA DACTYLOIDES BUFFALO GRASS	
	3,630± SF	–	MUHLENBERGIA CAPILLARIS MUHLY GRASS	

XERISCAPE LANDSCAPING SCHEDULE

DESIGN	STANDARD	POINTS AVAILABLE	POINTS USED
IRRIGATION	MOISTURE SENSING CONTROLLER OTHER THAN RAIN SWITCH	5	5
	LANDSCAPE PLAN DEPITCS LOW, MODERATE AND HIGH WATER USAGE ZONES AND GROUPING OF PLANTS INTO HYDROZONES	5	
GRASS	25% TO 50% OF THE GRASS AREAS USE DROUGHT TOLERANT SPECIES	5	
	51% OR MORE OF THE GRASS AREAS USE DROUGHT TOLERANT SPECIES	10	10
	LESS THAN 75% OF THE LANDSCAPED AREA CONTAINS SOD	10	10
	COMPACTED MULCHED PLANTING BEDS AT LEAST 3' DEEP ARE USED IN ALL PLANTING AREAS EXCEPT GROUND COVER	10	10
SHRUBS	25% TO 50% OF THE REQUIRED SHRUBS ARE DROUGHT TOLERANT SPECIES	5	
	51% OR MORE OF THE REQUIRED SHRUBS ARE DROUGHT TOLERANT SPECIES	10	10
TREES	25% TO 50% OF THE REQUIRED TREES ARE DROUGHT TOLERANT SPECIES	5	5
	51% OR MORE OF THE REQUIRED SHRUBS ARE DROUGHT TOLERANT SPECIES	10	
	25% INCREASE OVER THE REQUIRED NUMBER OF SHADE TREES IN VEHICULAR USE AREAS, PROVIDED THE PLANTING AREA IS LARGE ENOUGH TO ENSURE THAT THE ADDITIONAL TREES WILL THRIVE	5	
	50% INCREASE OVER THE REQUIRED NUMBER OF SHADE TREES IN VEHICULAR USE AREAS, PROVIDED THE PLANTING AREA IS LARGE ENOUGH TO ENSURE THAT THE ADDITIONAL TREES WILL THRIVE	10	

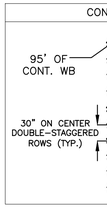
DUMPSTER SCREENING DETAIL



WALL TO BE 100% OPAQUE 6'(H) MIN & 8'(H) MAX.

SHRUBS TO BE AT LEAST 30" IN HEIGHT AT TIME OF INSTALLATION. SHRUBS TO BE INSTALLED 30" APART IN DOUBLE–STAGGERED ROWS.

CONTINUOUS HEDGE DETAIL



SHRUBS TO BE AT LEAST 18" IN HEIGHT AND 15" IN SPREAD AT TIME OF INSTALLATION. SHRUBS TO BE INSTALLED 30" APART IN DOUBLE–STAGGERED ROWS. HEDGES SHALL BE PLANTED TO CREATE A CONTINUOUS, UNBROKEN, SOLID VISUAL SCREEN WITHIN ONE YEAR OF PLANTING ALLOWING FOR FULL MATURE HEIGHT AND SPREAD.

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

MEDICAL OFFICE BUILDING
CONCEPT DEVELOPMENT, INC.
S. 14TH ST. & LIME ST. – LOT 2
FERNANDINA BEACH, FLORIDA

DATE: 1/5/21
SCALE: 1:30
DRAWING IS REDUCED IF LESS THAN 22" x 34"

LANDSCAPE PLAN

North / Elev Key | Sheet
LS–1
Page

Gillette & Associates, Inc.

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

AGENT AUTHORIZATION

I, Elaine Ritter 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 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): 00-00-31-1800-0077-0071

Location: 309 North 10th Street, Fernandina Beach

Elaine G. Ritter — *Signature*

11/24/2020 — *Date*

207-400-4642 — *Telephone Number*

STEVEN F. TRAVER
MY COMMISSION # GG 950226
EXPIRES: April 29, 2024
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA
COUNTY OF Nassau

Subscribed and sworn to before me this 24th day of November, 2020.

Who is personally known to me ✓ or has produced identification

Notary Pubic: Signature

STEVEN TRAVER — Printed Name

My Commission Expires: 4/29/2024

INSTR # 201823539, Book 2214, Page 722 Doc Type D, Pages 2, Recorded 07/27/2018 at 02:42 PM, John A Crawford, Nassau County Clerk of Circuit Court, Deed Doc. D $280.00 Rec. Fee $18.50

Record and Return to:
Andrea F. Lennon, P.A.
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 18-590

General Warranty Deed

Made this July 26, 2018 A.D. By **Tifton Nassau LLC, a Florida limited liability company,** whose post office address is: **2626 Countess of Eggmont, Fernandina Beach, Florida 32034**, hereinafter called the grantor, to **Elaine Ritter, an unmarried woman**, whose post office address is: **97164 Yorkshire Drive, Yulee, Florida 32097**, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

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

THE NORTH HALF (N 1/2) OF LOT SEVEN (7), BLOCK SEVENTY-SEVEN (77), CITY OF FERNANDINA BEACH, FLORIDA.

Parcel ID Number: **00-00-31-1800-0077-0071**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017.

Record and Return to:
Andrea F. Lennon, P.A.
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 18-590

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Tifton Nassau LLC, a Florida limited Liability Company

Witness
Printed Name: Patricia L Murray

(Seal)
Robert Peters, Managing Member
Address: 2626 Countess of Eggmont, Fernandina Beach, Florida 32034

Witness
Printed Name: Frankie M Wright

(Seal)
Address:

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me this 26th day of July, 2018, by Robert Peters as Managing Member of Tifton Nassau LLC, a Florida limited liability company, who is/are personally known to me or who has produced a Driver's License as identification.

Notary Public
Print Name: Frankie M Wright

My Commission Expires:

FRANKIE M. WRIGHT
MY COMMISSION # FF 948376
EXPIRES: January 21, 2020
Bonded Thru Budget Notary Services

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0077-0071

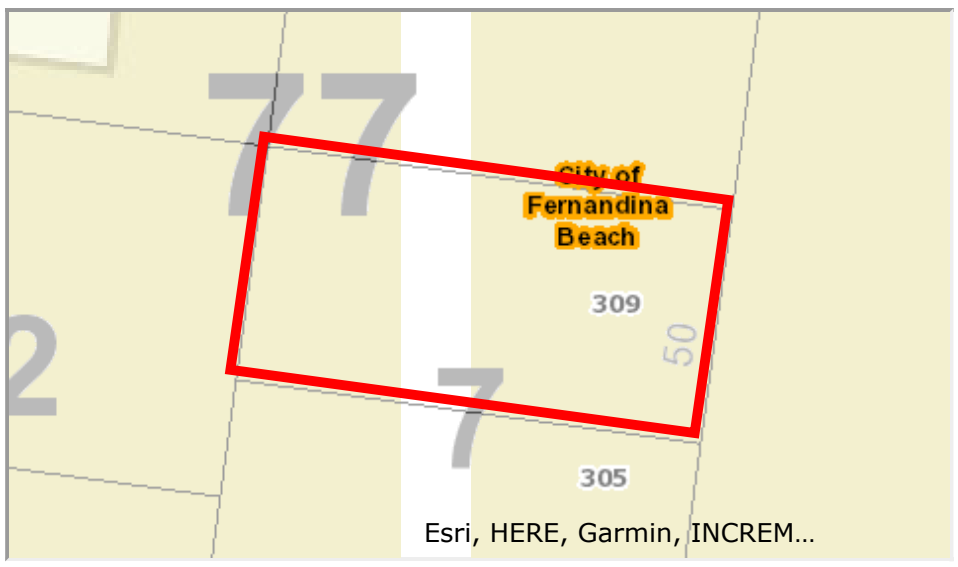
Owner Name	RITTER ELAINE
Mailing Address	97164 YORKSHIRE DR
	YULEE, FL 32097
Location Address	309 N 10TH ST
	FERNANDINA BEACH 32034
Tax District	FERNANDINA BEACH
Milage	20.3245
Homestead	No
Property Usage	VACANT 000000
Deed Acres	0
Short Legal	BLOCK 77 N1/2 OF LOT 7 IN OR 2214/722 CITY OF FDNA BEACH

2020 Final Values

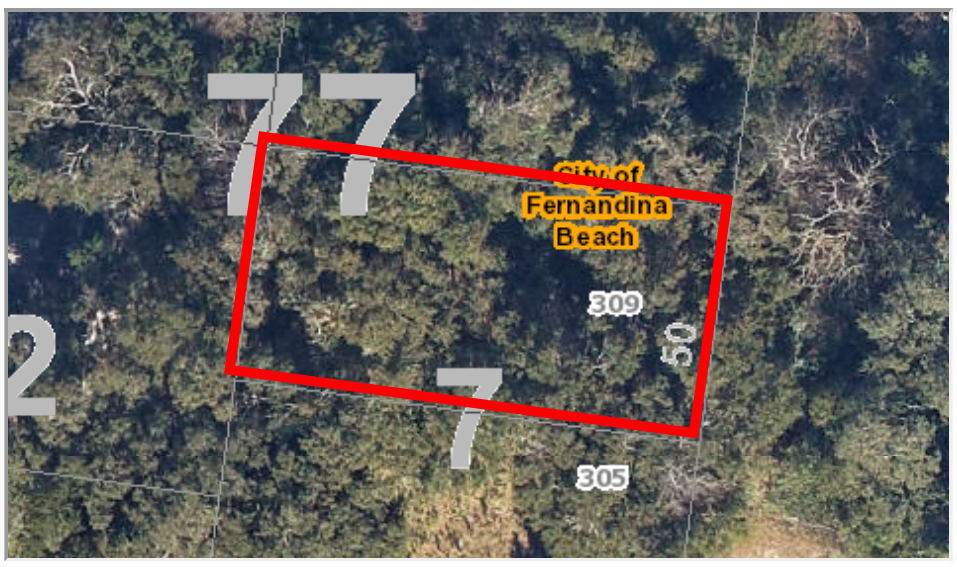
Land Value	$60,000
(+) Improved Value	$0
(=) Market Value	**$60,000**
(-) Agricultrual Classification	$0
(-) SOH or Non-Hx* Capped Savings	$21,500
(=) Assessed Value	**$38,500**
(-) Homestead	$0
(-) Additional Exemptions	$0
(=) School Taxable Value	$60,000
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$38,500**

Note - *10% Cap does not apply to School Taxable Value

PARCEL MAP



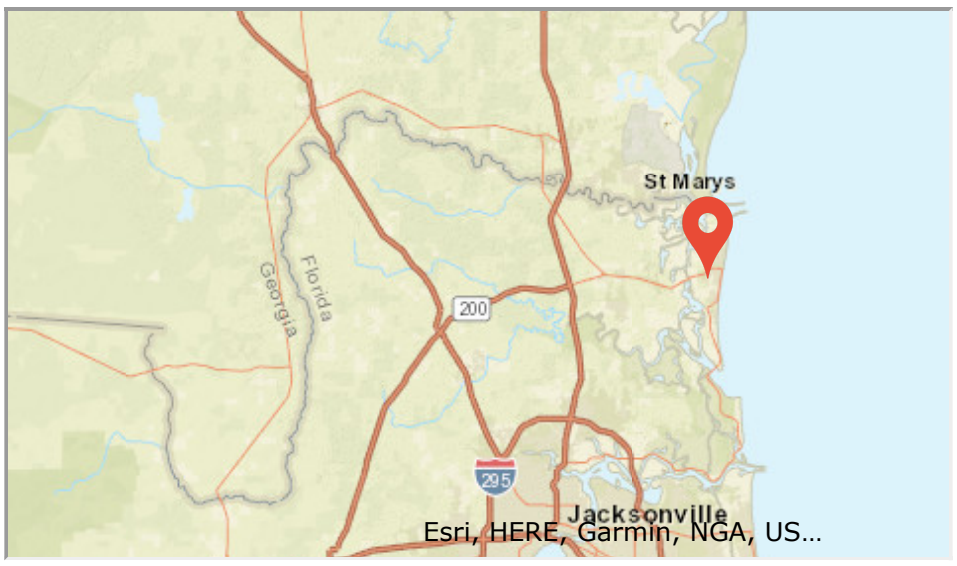
2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2018-07-26	2214 / 722	$40,000	WD	Q	N	TIFTON NASSAU LLC	RITTER ELAINE
2011-08-02	1751 / 1277	$1,750	WD	U	N	DESALVO PROPERTIES LLC	TIFTON NASSAU LLC
2011-07-14	1755 / 223	$1,000	WD	U	N	DESALVO PROPERTIES LLC	TIFTON NASSAU LLC

2006-03-01	1392 / 828	$10,000	WD	Q	N	CAMP MIKE	DESALVO PROPERTIES LLC

Engineering Plans

For

309 N. 10TH STREET

for

LAINA RITTER

309 N. 10th Street
Fernandina Beach, Florida

309 N. 10TH STREET

for

LAINA RITTER

Released for construction _____ by _____

INDEX	
SHEET #	DESCRIPTION
1	COVER SHEET
2	PREDEVELOPMENT PLAN
3	SITE PLAN
4	PLAN & PROFILE

Gillette & Associates, Inc.

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

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

G & A

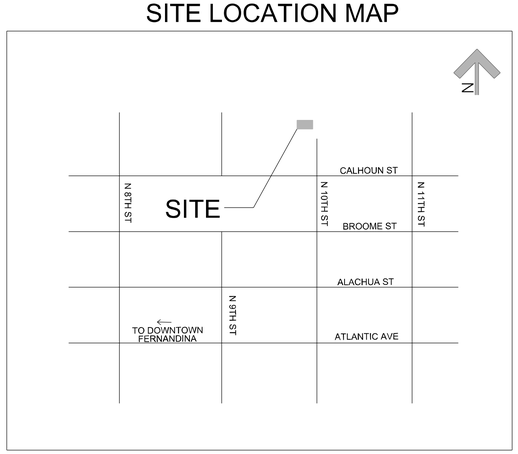
Issue Date:
April 24,2020

Revision Date:
November 30, 2020

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

Digitally signed by ASA R GILLETTE
Date: 2020.12.04 14:24:17 -05'00'

SITE LOCATION MAP



G&A Project
No.:20-10.16

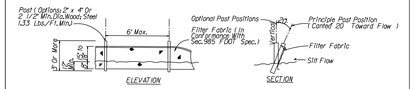
$$time$$ $$date$$ $$filename$$

PROPERTY INFORMATION

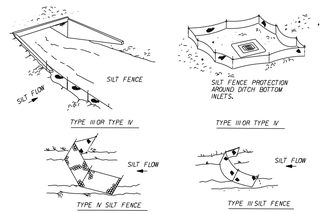
- PID#: 00-00-31-1800-0077-0071
- LOCATION: FERNANDINA BEACH, FL
- FLOOD ZONE: X
- ZONING: R-2
- FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL
- TOTAL ACREAGE: 0.11 ACRES ± 4,792 SF

LEGEND

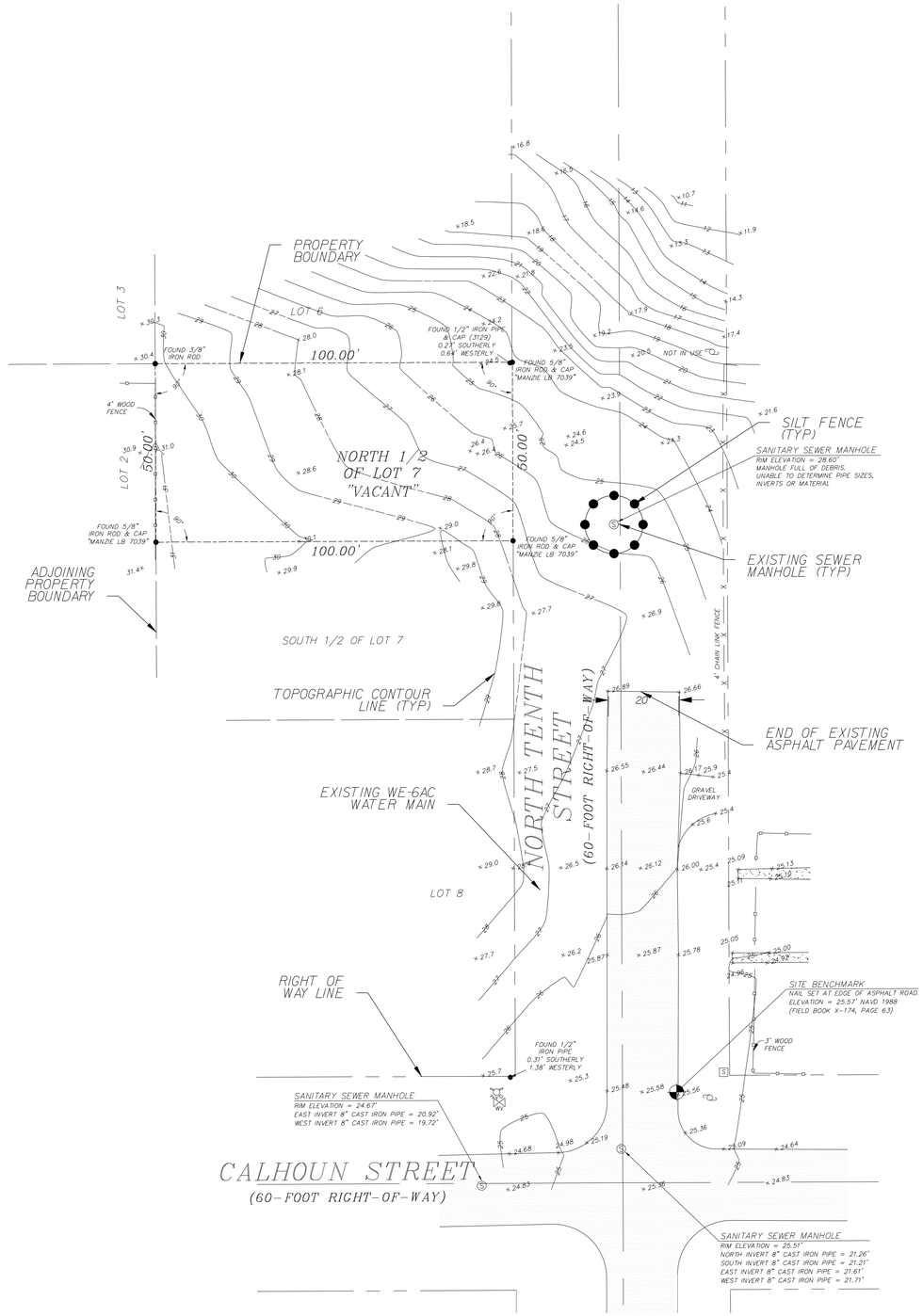
SILT FENCE

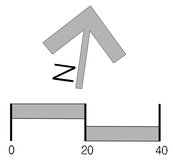


TYPE III SILT FENCE



SILT FENCE APPLICATIONS





$$Time$$ $$FileName$$

No.	By	Date	Revision
L			
K			
J			
I			
H			
G			
F			
E			
D	MP	11/30/2020	Revised Per Owner/City
C	MP	10/12/2020	Owner/City Review
B	LA	04/24/2020	Conceptual Site Plan

Scale: 1" = 20'

Project Mgr: AG

Designed by: AG

Drawn by: MP

QA/QC: NG

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

Certificate of Authorization No. 9332

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

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

Laina Ritter

309 N. 10th Street

10th ST. EXTENSION PREDEVELOPMENT PLAN

ASA RAY GILLETTE No. 59177 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by ASA R GILLETTE
Date: 2020.12.04 14:24:42 -05'00'

Registered Professional

SHEET NO.
PRE-1
2 of 4

Issue Date
APRIL 24, 2020

Project No.
20-10.16

PROPERTY INFORMATION

- PID#: 00-00-31-1800-0077-0071
- LOCATION: FERNANDINA BEACH, FL
- FLOOD ZONE: X
- ZONING: R-2
- FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL
- TOTAL ACREAGE: 0.11 ACRES ± 4,792 SF
- PROPERTY USE: VACANT
- PROPOSED BUILDING HEIGHT: __ FT
- PROPOSED BUILDING USE:
  - SINGLE FAMILY RESIDENCE

LOT DEVELOPMENT REQUIREMENTS

- USE: SINGLE FAMILY RESIDENCE
- MAX BUILDING HEIGHT- 35-FT
- MINIMUM LOT WIDTH- 50 FT (25 FT ON EXISTING PLATTED LOTS
- MAXIMUM FLOOR AREA RATIO- 0.50 = 0.50 x 4,792 SF = 2,396 SF
- MAXIMUM IMPERVIOUS AREA- 60% 0.60 x 4,792 SF= 2,875 SF IMPERVIOUS AREA
- BUILDING SETBACK REQUIREMENTS:
  - FRONT- 25 FT
  - SIDES- 10% LOT WIDTH = 50 FT x 0.1 = 5 FT
  - REAR- 20 FT
- PARKING REQUIREMENTS
  - SINGLE FAMILY RESIDENCE = 2 SPACES PER DWELLING UNIT = 2 SPACES REQUIRED

UTILITIES

- WATER: CITY OF FERNANDINA BEACH
- FIRE PROTECTION: NOT REQUIRED
- SEWER: CITY OF FERNANDINA BEACH
- POWER: FLORIDA PUBLIC UTILITIES

LEGEND

ASPHALT

CONCRETE

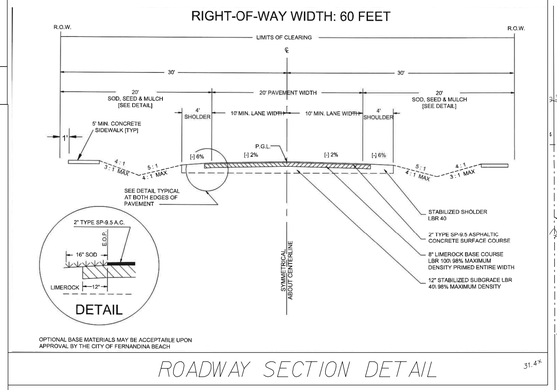
NOTE:
REQUEST THE PUBLIC WORKS DIRECTOR TO WAVE THE NEED FOR SIDEWALKS

STRUCTURE TABLE

NAME	TYPE	TOP/ INLET ELEV.	INVERT ELEVATION N	S	E	W
S-1	DITCH BOTTOM INLET	25.00	XX	–	–	–
S-2	MES	–	XX	–	–	–
S-3	DITCH BOTTOM INLET	26.00	–	–	–	XX
S-4	DITCH BOTTOM INLET	26.00	–	–	X	–

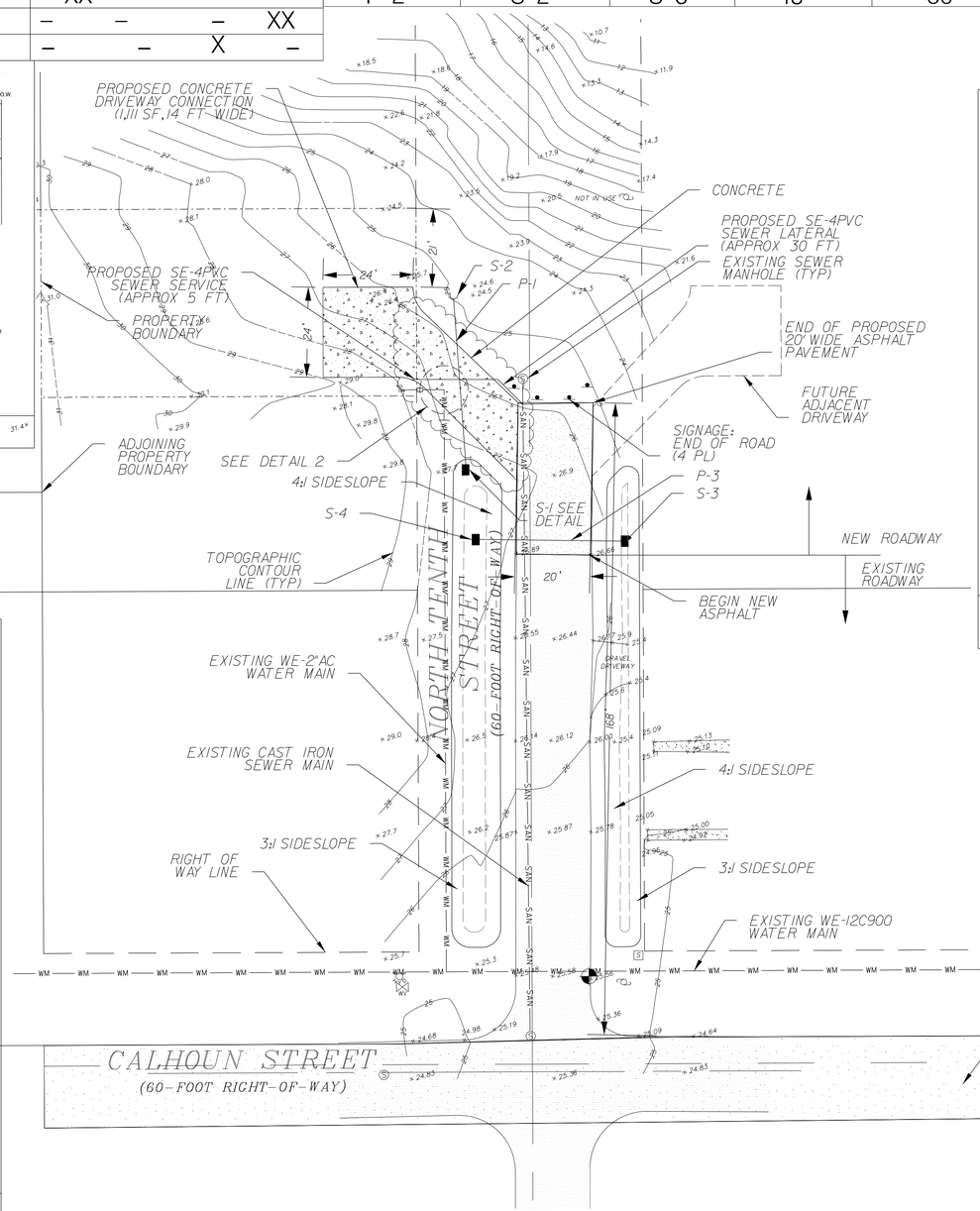
PIPE TABLE

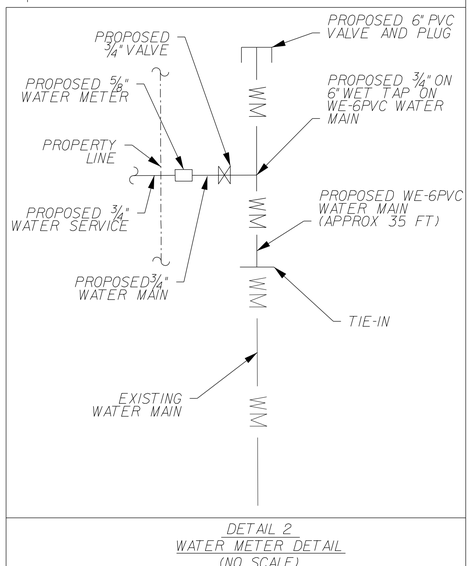
NAME	FROM	TO	SIZE	LENGTH	MATERIAL
P-1	S-1	S-2	18"	44'	HDPE
P-2	S-2	S-3	18"	36'	HDPE



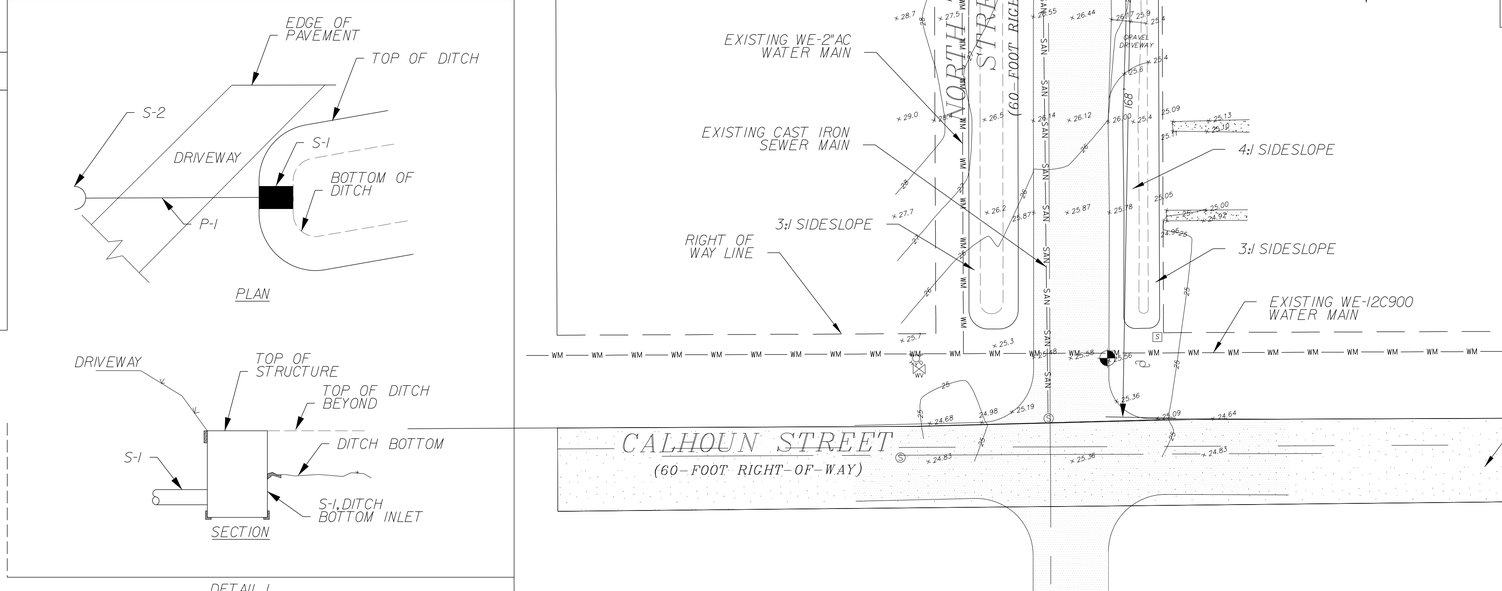
ROADWAY SECTION DETAIL

DETAIL 1





DETAIL 2
WATER METER DETAIL
(NO SCALE)



No.	By	Date	Revision
L			
K			
J			
I			
H			
G			
F			
E			
D	MP	11/30/2020	Revised Per Owner/City
C	MP	10/12/2020	Owner/City Review
B	LA	04/24/2020	Conceptual Site Plan

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

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

Certificate of Authorization No. 9332

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

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

Laina Ritter

309 N. 10th Street

10TH STREET EXTENSION SITE PLAN

Digitally signed by ASA R GILLETTE
Date: 2020.12.04 14:24:58 -05'00'
Registered Professional

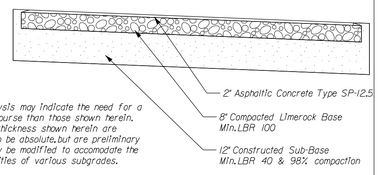
SHEET NO.
SP-1
3 of 4
Issue Date
APRIL 24, 2020
Project No.
20-10.16

$$FileName$$
$$Time@@@@$$

LEGEND

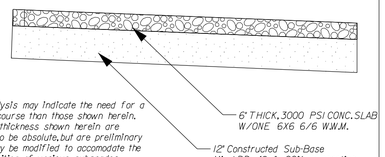
ASPHALT

CONCRETE



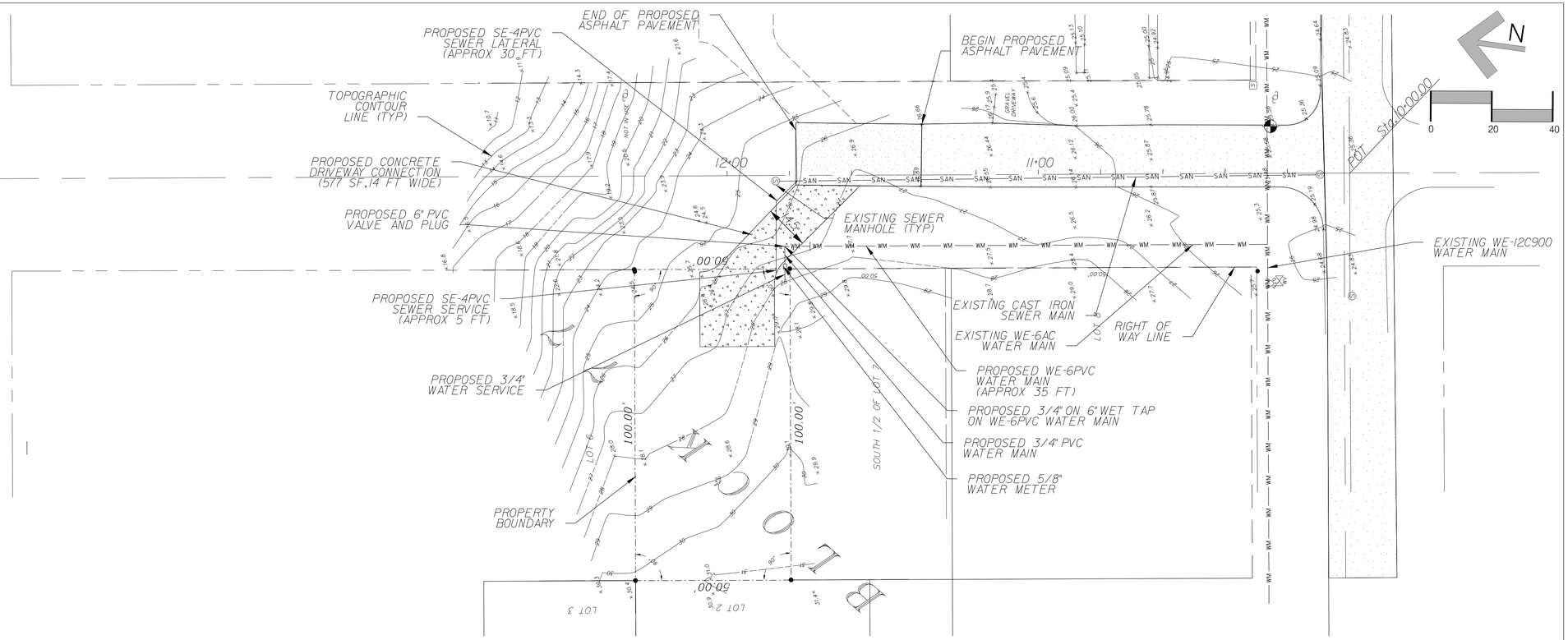
Note: Soil analysis may indicate the need for a thicker base course than those shown herein. The pavement thickness shown herein are not intended to be absolute,but are preliminary criteria & may be modified to accomodate the bearing capacities of various subgrades.

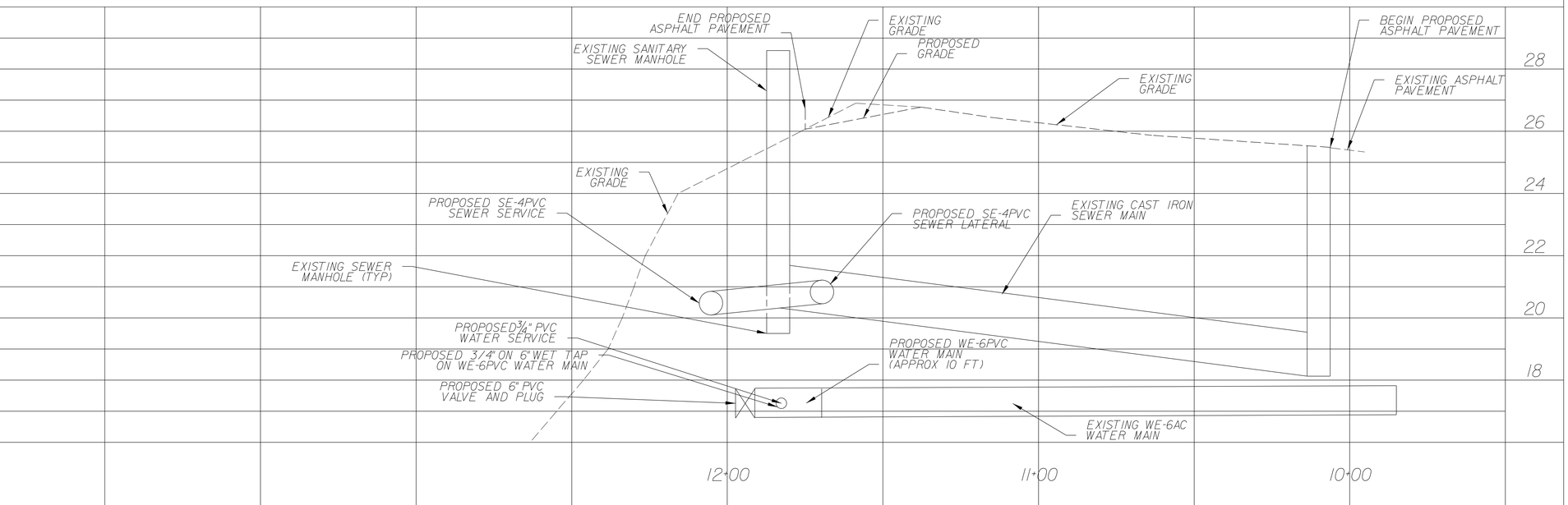
TYPICAL ASPHALT PAVEMENT DETAIL



Note: Soil analysis may indicate the need for a thicker base course than those shown herein. The pavement thickness shown herein are not intended to be absolute,but are preliminary criteria & may be modified to accomodate the bearing capacities of various subgrades.

TYPICAL CONCRETE PAVEMENT DETAIL





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No.	By	Date	Revision
L			
K			
J			
I			
H			
G			
F			
E			
D	MP	11/30/2020	Revised Per Owner/City
C	MP	10/12/2020	Owner/City Review
B	LA	04/24/2020	Conceptual Site Plan

Scale: As Noted

Project Mgr: AG

Designed by: AG

Drawn by: MP

QA/QC: NG

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

Certificate of Authorization No. 9332

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20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

Laina Ritter

309 N.10th Street

PLAN & PROFILE

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

Digitally signed by ASA R GILLETTE
Date: 2020.12.04 14:25:19 -05'00'

Registered Professional

SHEET NO.
PP-1
4 of 4

Issue Date
APRIL 24, 2020

Project No.
20-10.16

Print

Technical Review Committee: Application - Submission #6416

Date Submitted: 12/7/2020

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

- [x] 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 $5,500.
- [ ] 3rd and subsequent resubmittals. $400
- [ ] Change of Use Determination Letter $50
- [ ] Engineering Review (Consultant Hourly Rate) $125

TRC 2020 - MEETING CALENDAR

TRC 2020

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 â€“ see LDC section 11.01.04
- Requirements for Subdivision Plats â€“ see LDC section 11.01.05
- Determination for Completeness & sufficiency â€“ see LDC section 11.03.01
- Review and Compliance Report by the Technical Review Committee â€“ see LDC Section 11.03.02
- Construction and Improvements â€“ see LDC section 11.05.00
- Amendments to Local Development Orders â€“ 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 Appraiserâ€™s Website â†’ Map Search

Site Address*

309 North 10th Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)

00-00-31-1800-0077-0071

Lot

71

Block

77

Subdivision

City of Fernandina Beach

Zoning District

R-2

Future Land Use Designation*

Medium Density Residential

Overlay District*

None

Size of Property (acres)*

0.11

Present Property Use*

vacant

Wetlands*

No

Flood Zone*

X, 0.2% chance flood h

Coastal Construction Control Line (CCCL)*

No

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Elaine

Last Name*

Ritter

Company (if applicable)

Mailing Address*

97164 Yorkshire Drive

City*

Fernandina Beach

State*

Fl

Zip*

32034

Telephone Number*

207-400-4642

Email Address*

laina.ritter@gmail.com

OWNER'S AGENT

If other than owner. If an agent will be representing the owner, an Ownerâ€™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

904-261-8819

Email Address

asa@gilletteassociates.com

PROJECT INFORMATION

Project Type*

Site Plan Review

Project Name

309 North 10th Street

Proposed Access Road*

North 10th Street

Rd Maintenance Jurisdiction*

City Maintained

Project Estimated Cost*

24,000

Description of Request*

10th Street extension for residential single family lot

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 â€“ 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

â€¢ 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 Beachâ€™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*

Asa

Applicant Last Name*

Gillette

Today's Date*

12/7/2020

Upload Supporting Documentation*

Ritter_12-4-20.pdf

Upload 2

agent auth.PDF

Upload 3

deed.pdf

Upload 4

property card.pdf

Upload 5

Choose File No file selected

Upload 6

Choose File No file selected

Upload 7

Choose File No file selected

DEPARTMENT OF PLANNING & CONSERVATION

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

Engineering Plans

For

SETTLERS COVE

For

SIMMONS 9, LLC

SETTLERS COVE

For

SIMMONS 9, LLC

Released for Construction _____ 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

PERMITTING AGENCIES

CITY OF FERNANDINA BEACH: 904-310-3421
SJRWMD: 904-730-6270

UTILITY PROVIDERS

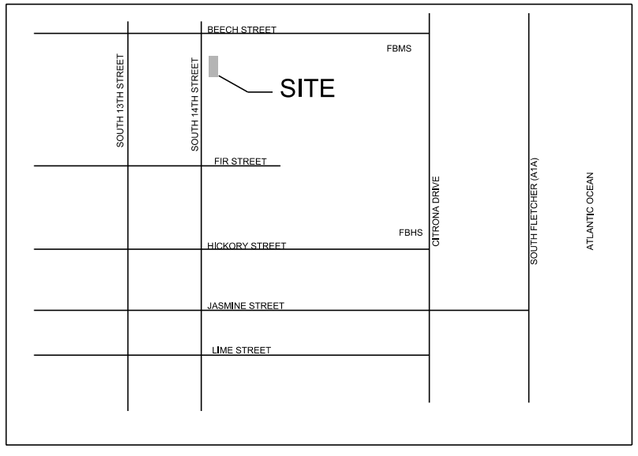
WATER/SEWER: CITY OF FERNANDINA BEACH
ELECTRIC: FLORIDA PUBLIC UTILITIES
CABLE: COMCAST
TELEPHONE: AT&T

G & A

Issue Date: December 3, 2020

G&A Project
No.:19-10.18

SITE LOCATION MAP



GENERAL NOTES

SITE / GEOMETRY

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

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

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

4. ELEVATIONS ARE BASED ON NAVD 1988.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

23. BLANK

24. TRACER WIRE SHALL BE PROVIDED ON ALL WATER MAINS AND FORCE MAINS. TRACER WIRE SHALL BE A MINIMUM OF 14 GUAGE SOLID COPPER WIRE, COATED, AND SUITABLE FOR BURIAL. WIRE SHALL BE ATTACHED DIRECTLY TO TOP OF PIPE AND BROUGHT INTO EACH VALVE BOX AND COILED TO ALLOW FOR EASY ACCESS AND EXTENSION ABOVE FINISHED GRADE FOR ATTACHMENT OF LOCATING EQUIPMENT.

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

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

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

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

29. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFICALLY STATED.

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

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

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

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

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

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

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

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

38. ALL CONSTRUCTION, MATERIAL, AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH THE CITY OF FERNANDINA BEACH AND CITY OF FERNANDINA BEACH STANDARDS.

WATER NOTES

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

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

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

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

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

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

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

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

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 STATE OF FLORIDA LICENSED BACKFLOW TECHNICIAN. TEST RESULTS SHALL BE SUBMITTED TO AND APPROVED BY THE UTILITY COMPANY PRIOR TO ACCEPTANCE OF INSTALLATION.

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

INDEX

SHEET	DESCRIPTION
	ALL PERMITTING AGENCIES
1	COVER SHEET
2	INDEX SHEET
3	PRE-DEVELOPMENT DRAINAGE PLAN
4	GEOMETRY PLAN
5	POST DEVELOPMENT DRAINAGE PLAN
6	TREE PROTECTION/PLANTING PLAN
7	MISCELLANEOUS DETAILS
8-9	SEWER & WATER DETAILS

FIRE NOTES

1. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE. (NFPA 1, 16.4.3.1, 3, 2009 EDITION)

2. CLEARANCES OF SEVEN AND ONE HALF FEET (7 FT-6 IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT, WITH A FOUR FOOT CLEARANCE TO THE REAR OF THE HYDRANT. (NFPA 1, 18.3.4.1, 2009)

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

SEWER NOTES

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

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

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

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

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

6. GRAVITY SEWER TO BE GREEN IN COLOR

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

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

9. FORCE MAIN MUST PASS A PRESSURE TEST PRIOR TO ACCEPTANCE OF THE SYSTEM. THE PRESSURE TEST SHALL COMPLY WITH AWWA C-600 SECTION 4.1 STANDARD FOR HYDROSTATIC TESTING. PRESSURE TEST MUST BE WITNESSED AND APPROVED BY AN AUTHORIZED UTLITY COMPANY REPRESENTATIVE.

10. 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.

11. 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.

12. 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

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

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

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

16. 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.

17. RESTRAINT JOINTS TO BE USED THROUGHOUT ON FORCE MAIN

18. ALL FORCE MAIN TO BE PVC (DR-18)

LEGEND

- EXISTING VALVE
- WM — EXISTING WATER LINE
- SAN — EXISTING SANITARY SEWER
- EXISTING FIRE HYDRANT
- SAN — PROPOSED SANITARY SEWER
- WM — PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- EXISTING EDGE OF PAVEMENT
- EXISTING PROPERTY LINE
- 15.3 — PROPOSED SPOT ELEVATION
- S-5 — DRAINAGE STRUCTURE
- P-1 — PIPE
- 15.0 — PROPOSED CONTOUR
- PROPOSED EDGE OF PAVEMENT
- PROPOSED PROPERTY LINE
- PROPOSED R.O.W. LINE
- 16 — EXISTING CONTOUR

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Project Mgr: NG
Designed by: NG
Drawn by: BM
QA/QC: AG

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

Certificate of Authorization No. 9332

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

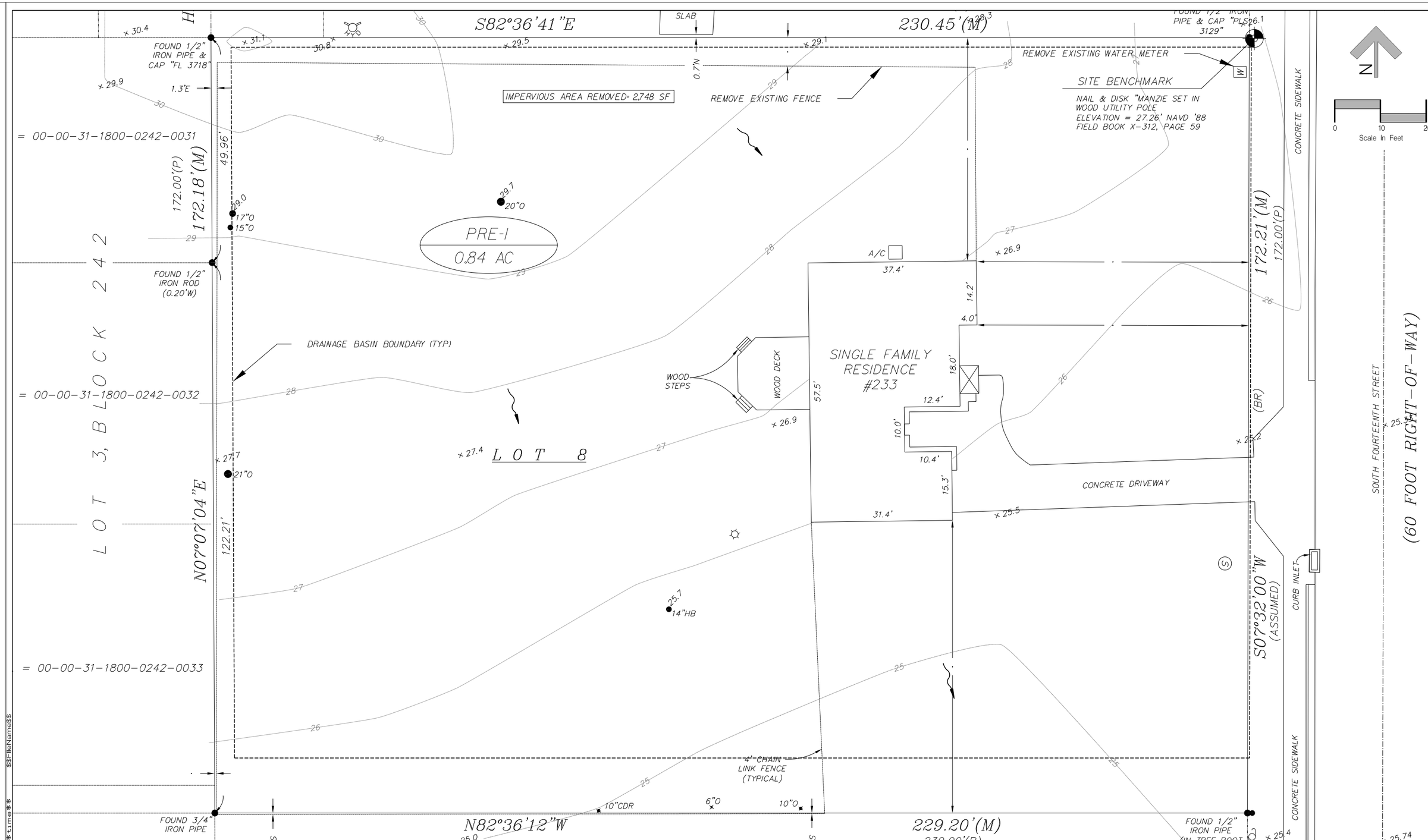
SETTLER'S COVE

SIMMONS 9, LLC

INDEX SHEET

Registered Professional

SHEET NO.
IN-1
2 of 9
Issue Date
NOVEMBER 2019
Project No.
17-10.35



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SIMMONS 9, LLC

PREDEVELOPMENT DRAINAGE PLAN

Registered Professional

SHEET NO. PRE-I
3 of 9
Issue Date NOVEMBER 2019
Project No. 17-10.35

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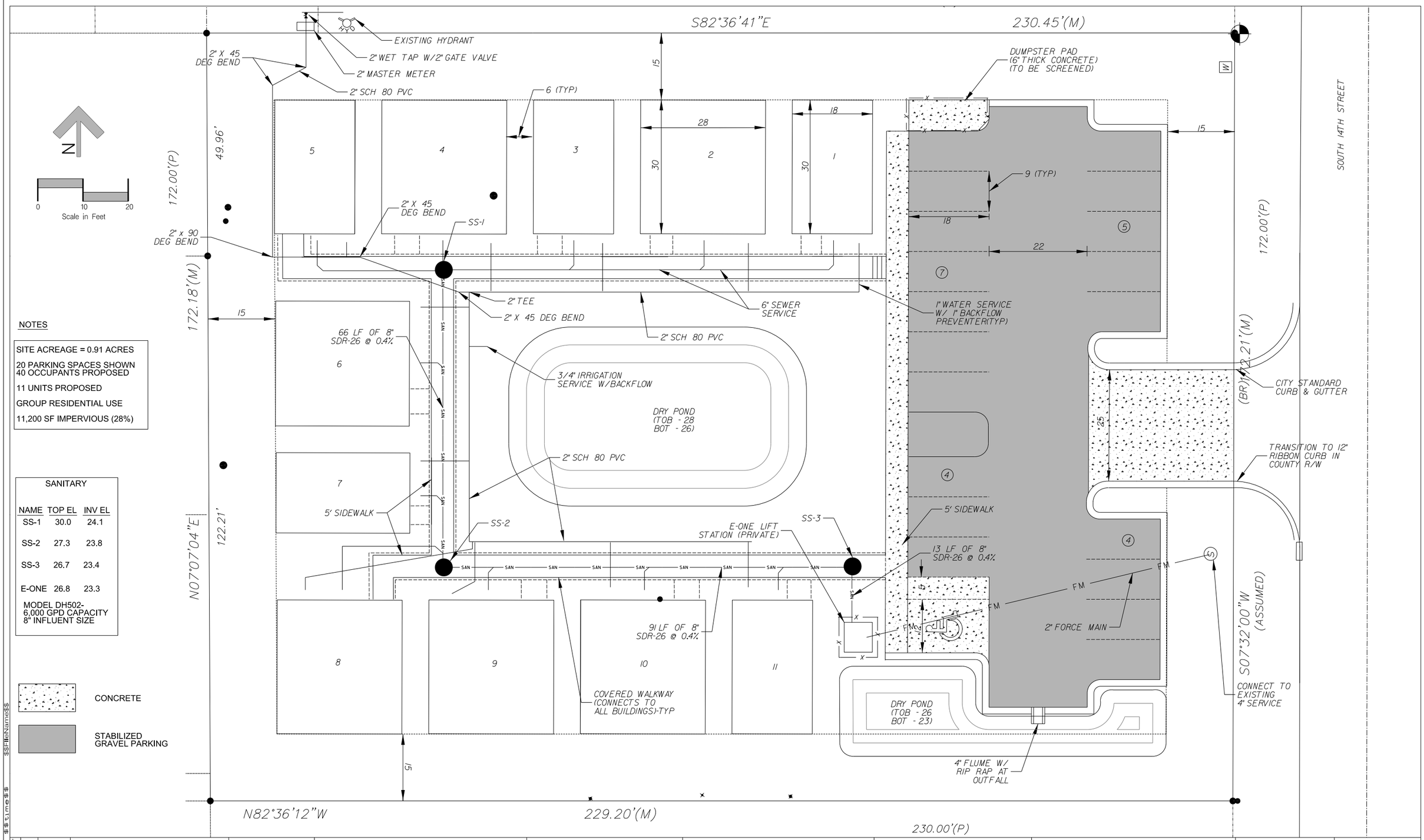

NOTES

SITE ACREAGE = 0.91 ACRES

20 PARKING SPACES SHOWN
40 OCCUPANTS PROPOSED

11 UNITS PROPOSED

GROUP RESIDENTIAL USE

11,200 SF IMPERVIOUS (28%)

SANITARY

NAME	TOP EL	INV EL
SS-1	30.0	24.1
SS-2	27.3	23.8
SS-3	26.7	23.4
E-ONE	26.8	23.3

MODEL DH502-
6,000 GPD CAPACITY
8" INFLUENT SIZE

CONCRETE

STABILIZED GRAVEL PARKING

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No.	By	Date	Revision
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SETTLER'S COVE

SIMMONS 9, LLC

GEOMETRY PLAN

Registered Professional

SHEET NO.
GE-1
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Issue Date
NOVEMBER 2019
Project No.
17-10.35

S82°36'41"E

230.45'(M)

DA-1
0.29 AC

DA-2
0.41 AC

FFE=31.0

FFE=30.5

FFE=30.5

FFE=30.0

FFE=29.5

FFE=29.5

FFE=28.5

FFE=27.5

FFE=27.5

FFE=27.0

FFE=27.0

6" ADS

12" ADS (TYP)

4 STEPS

TYPE C INLET
(TOP EL = 27.25,
INV EL = 23.5

POND 1
TOB -28
BOT - 26

INV EL.= 26.0

6" ADS

15" ADS

TYPE C INLET
(TOP EL = 25.5,
INV EL = 23.3

15" ADS

POND 2
TOB -26
BOT - 23

6" ADS (TYP)

YARD DRAIN STUB (TYP)

12" ADS (TYP)

12" ADS (INV EL = 23.0)

3' CONCRETE FLUME

4' WIDE SODDED WEIR-
TOP EL.= 25.5

15" MES (INV EL.= 23.0)

172.00'(P)

49.96'

172.18'(M)

122.21'

S07°04"E

172.00'(P)

172.21'(M)

S07°32'00"W
(ASSUMED)

SOUTH FOURTEENTH STREET

N82°36'12"W

229.20'(M)

230.00'(P)

Scale in Feet
0 10 20

N

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Scale:
Project Mgr: NG
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SETTLER'S COVE

SIMMONS 9, LLC

POST DEVELOPMENT
DRAINAGE PLAN

Registered Professional

SHEET NO.
DR-1
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Issue Date
NOVEMBER 2019
Project No.
17-10.35

$$Date$$ $$Time$$ $$FileName$$

S82°36'41"E 230.45'(M)

IRRIGATION LINE WITH BACKFLOW PREVENTER

N

0 10 20
Scale in Feet

172.00'(P)

49.96'

172.18'(M)

29.0
17"O
15"O

29.1
20"O

*	SYM	PLANT TYPE
8		DWARF AZALEA (RHODODENDRON ATLANTICUM) SHRUB
3		CREPE MYRTLE TREE (LAGERSTROEMIA INDICA)
26		EASTERN REDBUD TREE (CERCIS CANADENSIS)
10		BIRD OF PARADISE (STRELITZIA REGINAE) SHRUB

27.7
21"O

°07'04"E 122.21'

TOTAL REGULATED INCHES ONSITE = 113"
50% REQUIRED RETENTION = 113" X 50% = 57"
RETENTION PROVIDED = 79"
SURPLUS = 22"

TYPE B BUFFER: 4 UNDERSTORY TREES
/100LF OF BUFFER
172 LF = 7 TREES
232 LF OF BUFFER = 9 TREES
28 TREES TOTAL REQUIRED (4 CORNERS SHARE REQUIRED TREE)

TREES PLANTED (29) + 6 TREES
SAVED = 35 TREES PROVIDED

LIFT STATION WASHDOWN LINE

25.2
14"HB

10"CDR
6"O
10"O

N82°36'12"W 229.20'(M)

230.00'(P)

S07°32'00"W (ASSUMED)

(BR) 172.21'(M)

SOUTH FOURTEENTH STREET

30.4 31.1 30.8 29.9 29.5 29.1 28.3 26.1 25.01 26.9 25.5 25.33 27.4 25.0 25.4 25.74

IRR SAN FM

No.	By	Date	Revision
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Scale:
Project Mgr: NG
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SETTLER'S COVE

SIMMONS 9, LLC

TREE PROTECTION/ PLANTING PLAN

Registered Professional

SHEET NO.
TREE-1
6 of 9
Issue Date
NOVEMBER 2019
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17-10.35

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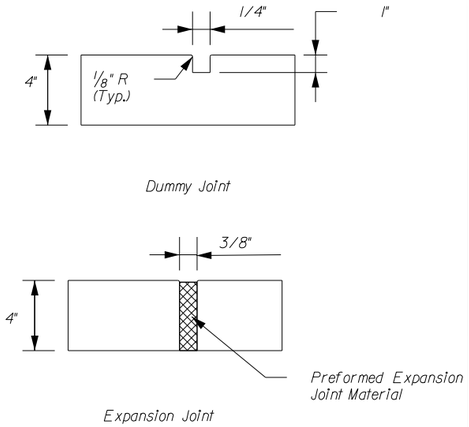
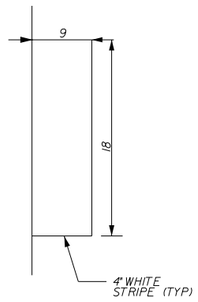
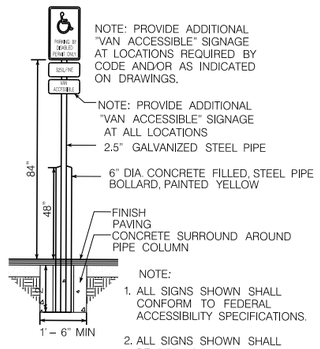


SIDEWALK JOINT DETAILS



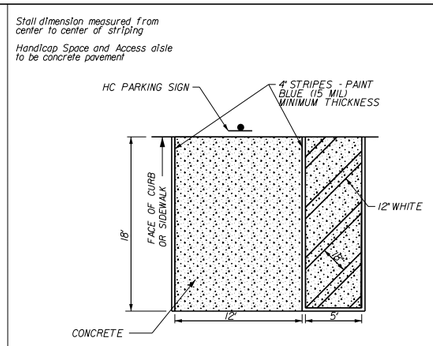
ONSTREET PARKING DETAIL



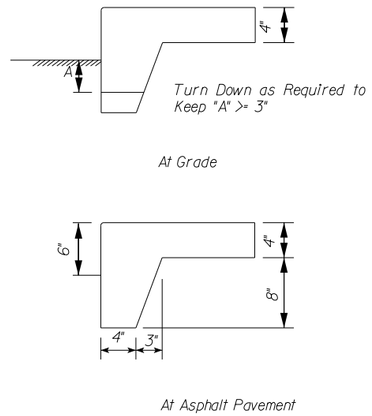
NOTE:

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

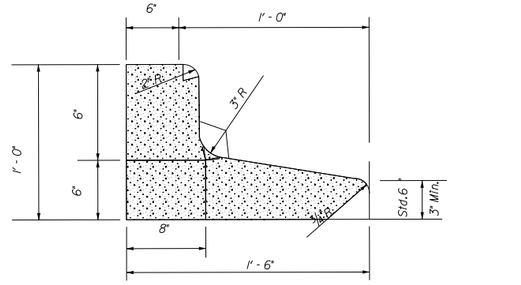
HANDICAP SIGN DETAIL



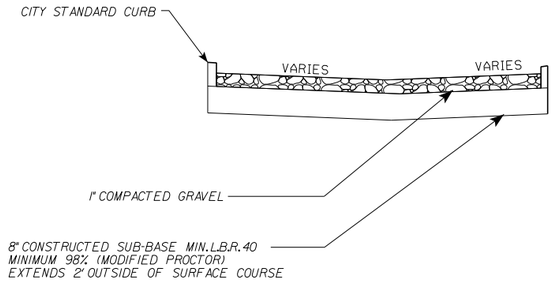
TYPICAL DISABLED PARKING



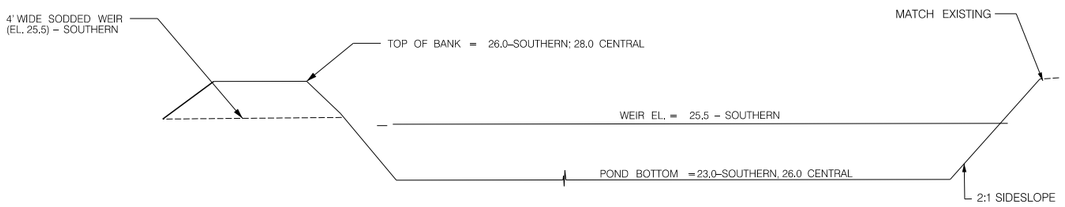
SIDEWALK TURNDOWN DETAILS



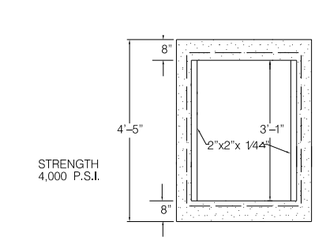
CITY STANDARD CURB & GUTTER

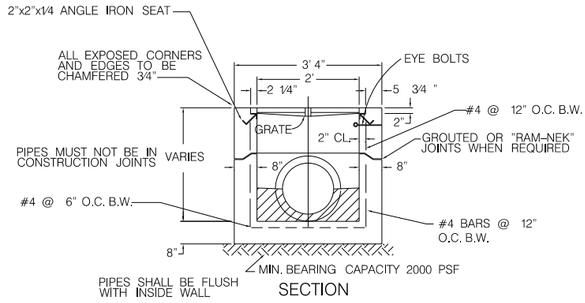


PARKING LOT TYPICAL SECTION



PONDS CROSS SECTION AND DETAIL





STORM SEWER TYPE "C" INLET

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Scale:

Project Mgr: NG

Designed by: NG

Drawn by: BM

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SETTLER'S COVE

SIMMONS 9, LLC

MISCELLANEOUS DETAILS

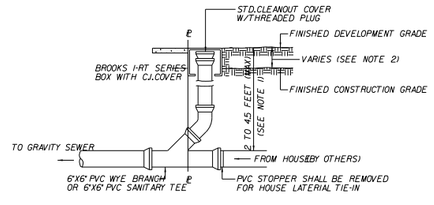
Registered Professional

SHEET NO.
DT-1
7 of 9

Issue Date
NOVEMBER 2019

Project No.
17-10.35

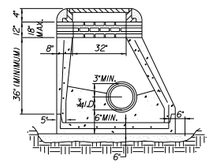
$$FileName$$
$$Time$$
$$Date$$



NOTE:

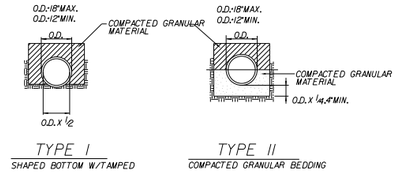
1. DEPTH OF CLEANOUT SHALL BE SET BY DISTANCE TO HOUSE CONNECTION @ 1/4" PER FOOT, PLUS ONE FOOT.
2. CONTRACTOR TO COORDINATE DEPTH WITH DEVELOPER.

CLEANOUT



SHALLOW MANHOLE

TYPE "C" MANHOLE

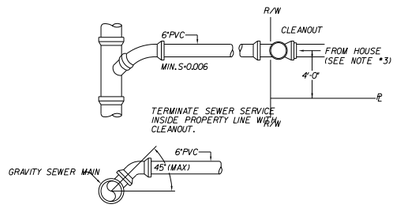


CLASS "B"

BEDDING DETAILS

1. ALL MANHOLES SHALL BE PRECAST CONCRETE AND CONFORM TO ASTM C-478 STANDARDS. MANHOLE CONE'S AND RISERS SHALL BE CONSTRUCTED OF 4,000 PSI, TYPE II CEMENT WITH RIVER ROCK OR GRANITE AGGREGATE.
2. ALL PIPES SHALL BE CONNECTED TO THE MANHOLE USING A LOCK JOINT FLEXIBLE MANHOLE SLEEVE (ASTM C-923) OR APPROVED EQUAL.
3. THE EXTERIOR AND INTERIOR OF THE MANHOLE SHALL BE COATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS WITH FABERTITE AS MANUFACTURED BY BRIGGS BITUMINOUS COMPOSITION COMPANY.
4. AN INSIDE PVC DROP MANHOLE (TYPE "B") SHALL BE REQUIRED FOR MANHOLES WHICH HAVE A DISTANCE OF 18 INCHES OR GREATER BETWEEN INFLUENT PIPE INVERT AND EFFLUENT PIPE INVERT. ALL OTHER DROPS SHALL HAVE A SLIDE CONSTRUCTED TO DIRECT THE FLOW INTO THE INVERT CHANNEL.
5. SEWER SERVICES SHALL BE CAST IRON IF 2½ FEET OF GROUND COVER CAN NOT 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.

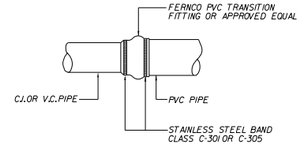
GRAVITY SEWER STANDARD SPECIFICATIONS



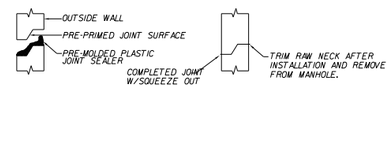
NOTE:

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

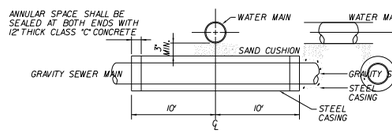
TYPICAL SEWER SERVICE



C.I. TO PVC COUPLING ADAPTER



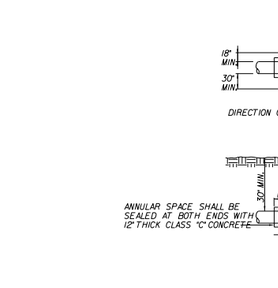
MANHOLE JOINT



NOTE:

1. SEWER MAIN SHALL BE ENCASED AS SHOWN ON THE ABOVE DETAIL WHERE LESS THAN 18 INCHES OF VERTICAL CLEARANCE IS MAINTAINED BETWEEN WATER MAIN AND SEWER MAIN.
2. CLASS 51 STEEL CASING SHALL BE SIZED FOR 2 INCHES PLUS THE OUTSIDE DIAMETER OF THE CARRIER PIPE JOINT.
3. THE ABOVE DETAIL APPLIES TO WATER MAINS 12 INCH DIAMETER AND LARGER

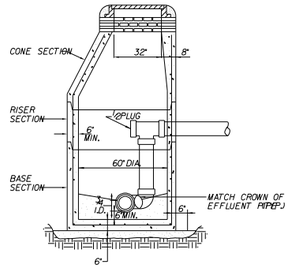
ENCASEMENT AT WATER LINE



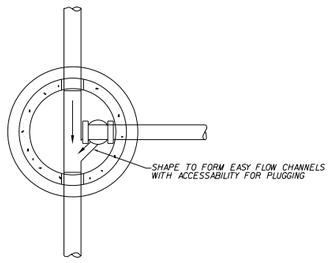
NOTE:

1. CASING PIPE SHALL BE PLACED ABOVE THE CENTERLINE OF THE CONFLICT DRAIN.
2. MANHOLE SHALL BE CONSTRUCTED IN COMPLIANCE WITH CITY OF JACKSONVILLE STANDARD SPECIFICATIONS AND DETAILS. (WHEN APPLICABLE)
3. INSIDE DIAMETER OF MANHOLE SHALL BE MINIMUM 5 FOOT.
4. EXTERIOR OF CASING PIPE SHALL BE COATED WITH AN ASPHALTIC BITUMINOUS COATING.
5. NO CARRIER PIPE JOINTS SHALL BE INSTALLED INSIDE OF CASING.
6. CLASS 51 CASING PIPE SHALL BE SIZED FOR 2 INCHES PLUS DIAMETER OF CARRIER PIPE JOINT.

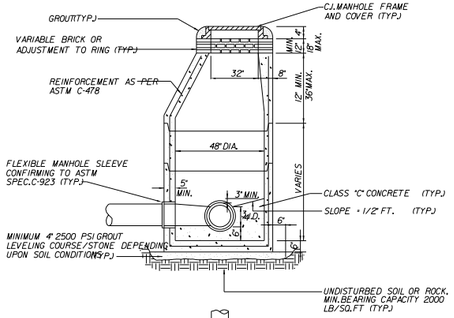
DRAIN CONFLICT



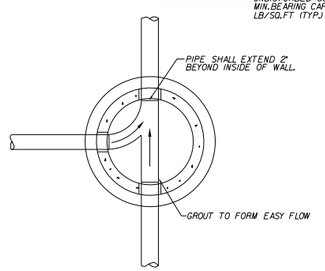
TYPE "B" MANHOLE



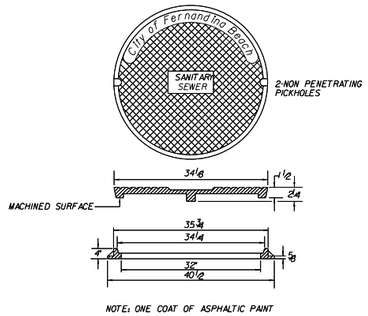
INSIDE PVC DROP CONNECTION TO MANHOLE



STANDARD PRECAST SANITARY MANHOLE



TYPE "A" MANHOLE



NOTE: ONE COAT OF ASPHALTIC PAINT

MANHOLE COVER

No.	By	Date	Revision
L			
K			
J			
I			
H			
G			
F			
E			
D			
C			
B			

Scale:

Project Mgr: NG
Designed by: NG
Drawn by: BM
QA/QC: AG

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

Certificate of Authorization No. 9332

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

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

SETTLER'S COVE

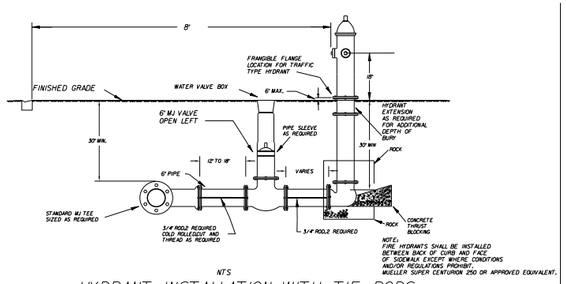
SIMMONS 9, LLC

SEWER DETAILS

Registered Professional

SHEET NO.
DT-2
8 of 9
Issue Date
NOVEMBER 2019
Project No.
17-10.35

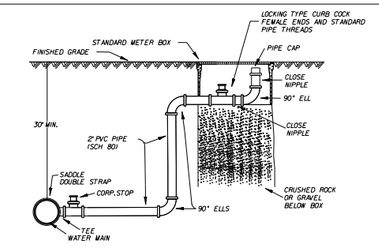
$$FileName$$
$$time$$
$$delete$$



NOTE:
FIRE HYDRANTS SHALL BE INSTALLED BETWEEN BACK OF CURB AND FACE OF SIDEWALK EXCEPT WHERE CONDITIONS AND/OR REGULATIONS PROHIBIT. MUELLER SUPER CENTURION 250 OR APPROVED EQUIVALENT.

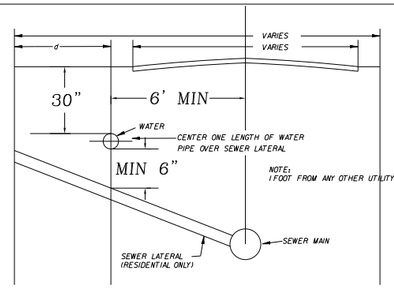
NTS

HYDRANT INSTALLATION WITH TIE RODS



NTS

FLUSHING VALVE

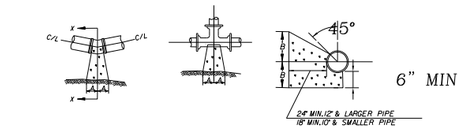


NOTES:
1. MAINTAIN MINIMUM 6' HORIZONTAL SEPARATION BETWEEN WATER AND WASTE WATER MAINS. WHERE THIS IS NOT POSSIBLE REPLACE WASTE WATER MAIN WITH DUCTILE IRON FOR THE LENGTH IN WHICH THE 10' HORIZONTAL SEPARATION CANNOT BE MAINTAINED. (BY OTHERS)
2. MAINTAIN MINIMUM 6' VERTICAL SEPARATION BETWEEN ALL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

HORIZONTAL AND VERTICAL CLEARANCES BETWEEN WATER AND SEWER MAINS

MINIMUM LENGTH TO BE RESTRAINED ON EACH SIDE OF FITTING (FEET)								
PIPE SIZE	11 1/4	22 1/2	45	90	TEE	VALVE	CAP	REDUCER
4	2	4	7	18	20	39	39	N/A
6	2	5	10	25	20	55	55	28
8	3	6	13	32	20	72	72	30
10	4	8	16	38	20	86	86	29
12	4	9	19	45	20	102	102	50
16	6	11	23	57	20	131	131	30

BELL RESTRAINT REQUIREMENTS

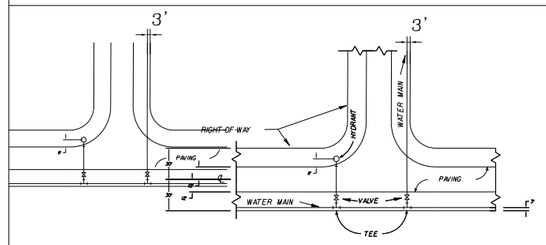


	1/4 BENDS		CU FT	1/8 BENDS		CU FT	1/16 BENDS		CU FT		TEE		CU FT
SIZE	A	B	CONC.	A	B	CONC.	A	B	CONC.	SIZE	A	B	CONC.
6"	16"	10"	3.2	9"	10"	3.0	6"	8"	1.3	6"	10"	12"	3.5
8"	22"	13"	7.5	12"	13"	3.7	8"	10"	2.1	8"	13"	16"	5.4
10"	26"	17"	11.5	14"	17"	5.9	10"	13"	3.6	10"	16"	20"	9.4
12"	29"	20"	19.1	16"	19"	8.6	12"	16"	6.6	12"	19"	24"	15.6
14"	33"	24"	29.8	19"	24"	14.9	14"	20"	8.9	14"	22"	27"	23.2
16"	39"	27"	37.8	21"	27"	18.1	16"	24"	11.2	16"	24"	30"	28.6
20"	47"						20"						

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

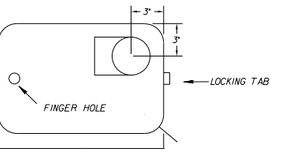
N.T.S.

THRUST BLOCKS FOR BENDS & TEE'S

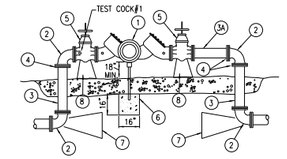


NTS

TYPICAL SECTION DETAIL



TOUCH READ COVER FOR PLASTIC METER BOX



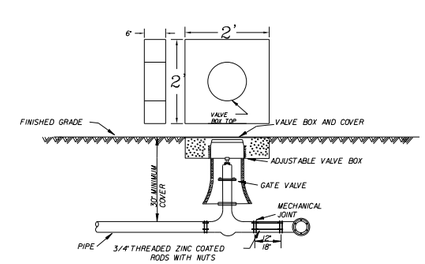
M A T E R I A L S		
ITEM	QUANT.	D E S C R I P T I O N
1	1	2.5"-10" VALVE, DOUBLE CHECK OR REDUCED PRESSURE
2	4	2.5"-10" BEND - 90° F-F
3	2	2.5"-10" D.I.P. (48" LONG) F-PE
3A	1	2.5"-10" D.I.P. (24" LONG) F-PE (OPT.X)
4	3	2.5"-10" FLANGE, D.I.P.
5	2	2.5"-10" VALVE, GATE, D.I., F-F, OS+Y (RESILIENT SEAT)
6	1	2" IRON PIPE/CONCRETE FOUNDATION
7	2	THRUST BLOCK
8	2	SUPPORT BLOCKING UNDER VALVES (6" AND LARGER SIZES)

LARGE WATER SERVICE

DOUBLE CHECK AND REDUCED PRESSURE BACKFLOW PREVENTION
SINGLE SERVICE: 2 ½" - 10"

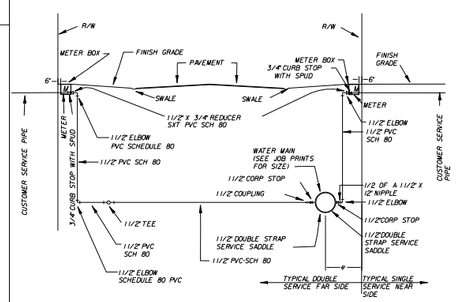
N.T.S.

BACKFLOW PREVENTER



NTS

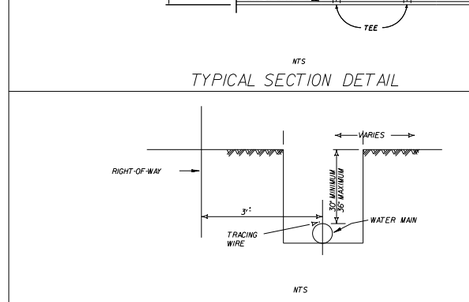
GATE VALVE & BOX DETAIL



NTS

STATE ROAD- 1 1/2" CARRIER PIPE-4" BLACK IRON CASING FOR JACK AND BORE INSTALLATION.
COUNTY AND CITY- 1 1/2" CARRIER PIPE- 3" PVC CASING FOR JACK AND BORE INSTALLATION.

TYPICAL WATER SERVICE LOCATIONS



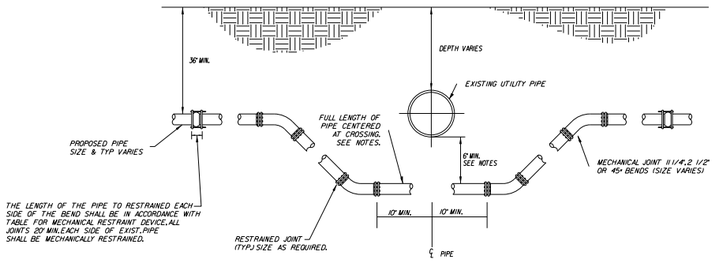
NTS

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

TRENCH DETAILS

TIE RODS

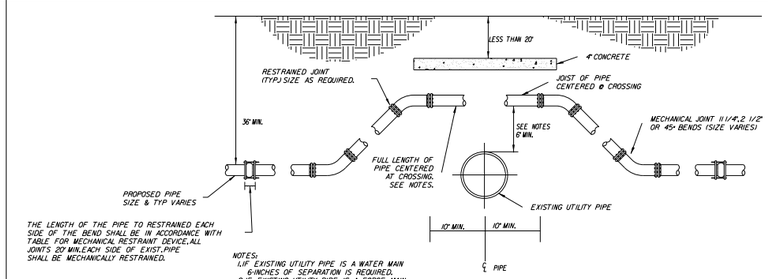
TWO RODS ON ALL SIX INCH (6") PIPE
THREE RODS ON ALL EIGHT INCH (8") PIPE
FOUR RODS ON ALL TEN AND TWELVE INCH (10" & 12") PIPE



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

NTS

UTILITY CONFLICT DETAIL "B"



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

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

NTS

UTILITY CONFLICT DETAIL "A"

CONTRACTORS ARE REQUIRED TO PIAINT 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.AC..

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

WATER SPECIFICATIONS

CITY OF FERNANDINA BEACH
FERNANDINA BEACH, FLORIDA 32034

SCALE: NTS
DATE: 2/5/98
DRAWN BY: VLT
REVISED BY: JMW
DATE: 6/20/06

No.	By	Date	Revision
L			
K			
J			
I			
H			
G			
F			
E			
D			
C			
B			

Scale:
Project Mgr: NG
Designed by: NG
Drawn by: BM
QA/QC: AG

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

Certificate of Authorization No. 9332

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FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

SETTLER'S COVE

SIMMONS 9, LLC

WATER DETAILS

Registered Professional

SHEET NO. DT-3
9 of 9
Issue Date
NOVEMBER 2019
Project No.
17-10.35

$$FileName$$
$$Time$$
$$Date$$
$$Plotted$$

SITE DRAINAGE EVALUATION

SETTLER'S COVE
233 SOUTH 14TH STREET
FERNANDINA BEACH, FLORIDA

BY

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

December 3. 2020

PROJECT DESCRIPTION

The proposed project consists of an 11 unit group residential development that is served by a gravel parking area and two dry pond facilities. The site may be developed in multiple phases.

No wetlands are present on the subject site.

EXISTING CONDITIONS

The project site is mostly cleared with a single family residential unit present. Discharge goes to South 14th Street in the predeveloped condition.

Drainage Analysis

No outfall was observed for the mean annual storm event in accordance with SJRWMD criteria for a dry pond. Recovery for the mean annual event occurs within 25 hours for the southern pond and 15 hours for the central pond. The maximum stage for the mean annual event is elevation 25.4 for the southern pond which is the outfall for the site. Top of Bank for the pond is set at elevation 26.0.

SUPPORTING INFORMATION

Group Residential
Post Developed - Southern Pond

Basin Calculations

Basin 1

Composite Cn

Total Drainage Area =	12762	ft^2	0.293
Impervious Area =	4775	ft^2	37% Impervious
Pond Area =	2512	ft^2	
Impervious Cn =	98.0		
Pond Cn =	100.0		
Pervious Cn =	49.0		
Composite Cn =	77.4		

Time of Concentration, Tc

Minimum Time of Concentration =	10	min.
Length of Overland Flow @ 1ft/sec. =	136	ft.
Length of Pipe Flow @ 2.5 ft/sec. =	0	ft.
Tc =	13	min.

Pond Information

El. (ft.)		Area ft^2	Volume ft^3
28.00	TOB	2512	3657
27.25	weir	1980	1972
27.00		1803	1499
26.00	Bottom	1195	0

Treatment Volume Required, TVR

(on-line retention)

TVR = 1" * (1'/12")*Total Drainage Area = 1064 ft^3

or

TVR = 1.25" * (1'/12")*Total Impervious Drainage Area + 0.5" * (1'/12")*Total Drainage Area = 1029 ft^3

TVR = 1064 ft^3

Treatment Volume Provided, TVP

TVP = Vol @ Weir = 1972 ft^3 OK

908 surplus

Group Residential
Post Developed - Central Pond

Basin Calculations

Basin 1

Composite Cn

Total Drainage Area =	17822	ft^2	0.409
Impervious Area =	4352	ft^2	24% Impervious
Pond Area =	1080	ft^2	
Impervious Cn =	98.0		
Pond Cn =	100.0		
Pervious Cn =	49.0		
Composite Cn =	64.1		

Time of Concentration, Tc

Minimum Time of Concentration =	10	min.
Length of Overland Flow @ 1ft/sec. =	136	ft.
Length of Pipe Flow @ 2.5 ft/sec. =	0	ft.
Tc =	13	min.

Pond Information

El. (ft.)		Area ft^2	Volume ft^3
26.00	TOB	1080	1166
25.50	weir	811	693
25.00		542	355
24.00	Bottom	167	0

Treatment Volume Required, TVR

(on-line retention)

TVR = 1" * (1'/12")*Total Drainage Area =	1485	ft^3
or		
TVR = 1.25" * (1'/12")*Total Impervious Drainage Area + 0.5" * (1'/12")*Total Drainage Area =	1196	ft^3
TVR =	1485	ft^3

Treatment Volume Provided, TVP

TVP = Vol @ Weir =	693	ft^3	Error
	792	**deficiency**	

MODRET ANALYSIS

20 SOUTH 4TH STREET • AMELIA ISLAND, FLORIDA 32034 PHONE: (904) 261-8819 FAX : (904) 261-9905

SOUTHERN POND

20 SOUTH 4TH STREET • AMELIA ISLAND, FLORIDA 32034 PHONE: (904) 261-8819 FAX : (904) 261-9905

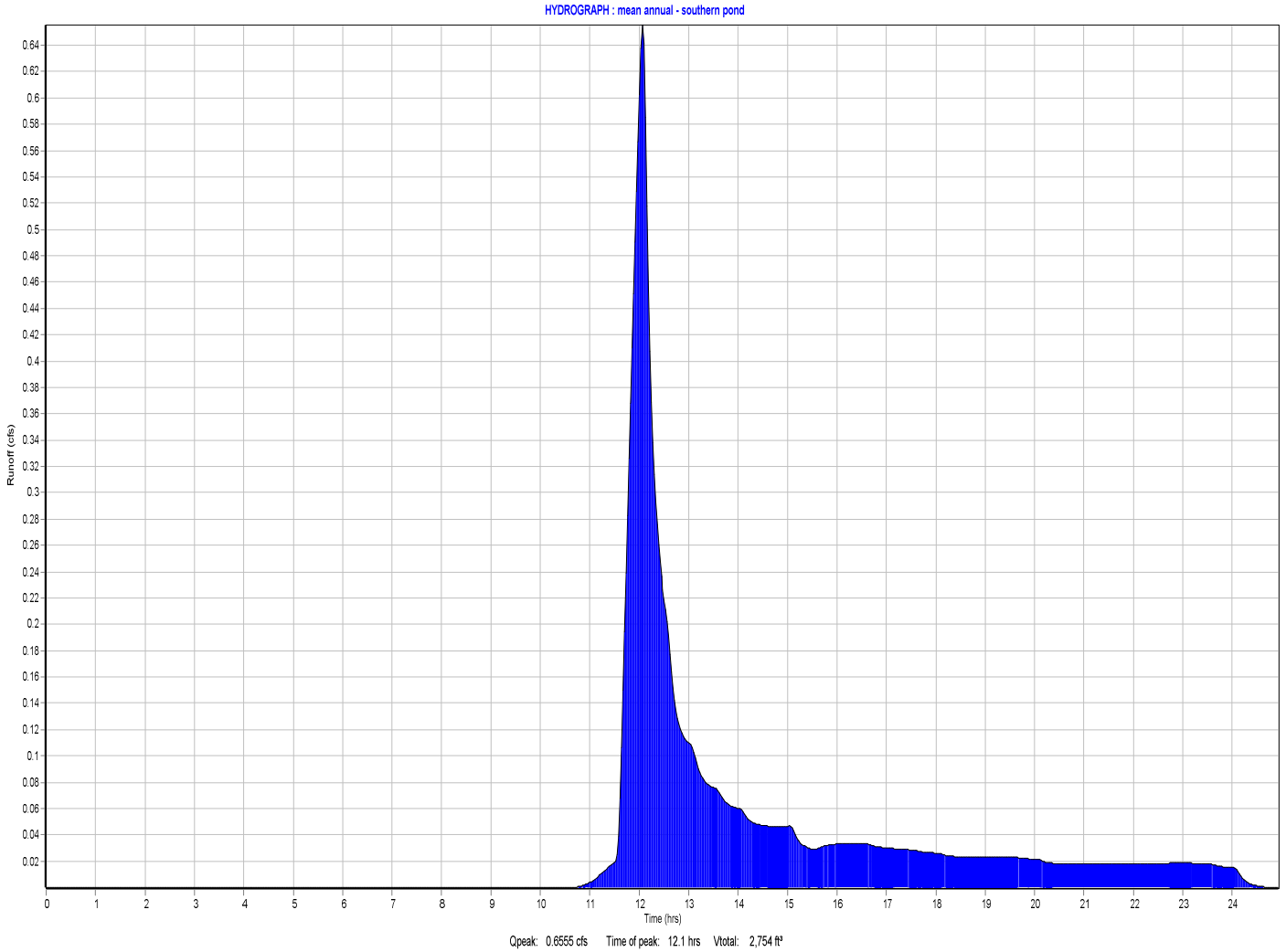
MODRET

HYDROGRAPH DATA INPUT - SCS UNIT METHOD

Project Name : mean annual - southern pond
Rainfall Distribution : SCS Type II (24 hrs)

Contributing Basin Area	0.41 ac.
SCS Curve Number	64.00
Time of Concentration	10.00 min.
Rainfall Depth	5.40 in.
Shape Factor	323
Percent DCIA	0.00 %

Analysis Date: 12/2/2020


HYDROGRAPH : mean annual - southern pond
Runoff (cfs)
0.64
0.62
0.6
0.58
0.56
0.54
0.52
0.5
0.48
0.46
0.44
0.42
0.4
0.38
0.36
0.34
0.32
0.3
0.28
0.26
0.24
0.22
0.2
0.18
0.16
0.14
0.12
0.1
0.08
0.06
0.04
0.02
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24
Time (hrs)
Qpeak: 0.6555 cfs Time of peak: 12.1 hrs Vtotal: 2,754 ft³

MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

PROJECT NAME : 14th street - southern pond
HYDROGRAPH RUNOFF DATA USED
UNSATURATED ANALYSIS INCLUDED

Pond Bottom Area	167.00 ft²
Pond Volume between Bottom & DHWL	1,166.00 ft³
Pond Length to Width Ratio (L/W)	1.60
Elevation of Effective Aquifer Base	12.00 ft
Elevation of Seasonal High Groundwater Table	19.00 ft
Elevation of Starting Water Level	24.00 ft
Elevation of Pond Bottom	24.00 ft
Design High Water Level Elevation	26.00 ft
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.23
Unsaturated Vertical Hydraulic Conductivity	26.60 ft/d
Factor of Safety	2.00
Saturated Horizontal Hydraulic Conductivity	10.15 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.29
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00
Time Increment During Storm Event	2.00 hrs
Time Increment After Storm Event	12.00 hrs
Total Number of Increments After Storm Event	6.00

Runoff Hydrograph File Name: scs1.SCS

Time of Peak Runoff: 12.06 hrs

Rate of Peak Runoff: 0.66 cfs

Hydraulic Control Features:

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

Analysis Date: 11/16/2020

MODRET

SUMMARY OF RESULTS

PROJECT NAME : 14th street - southern pond

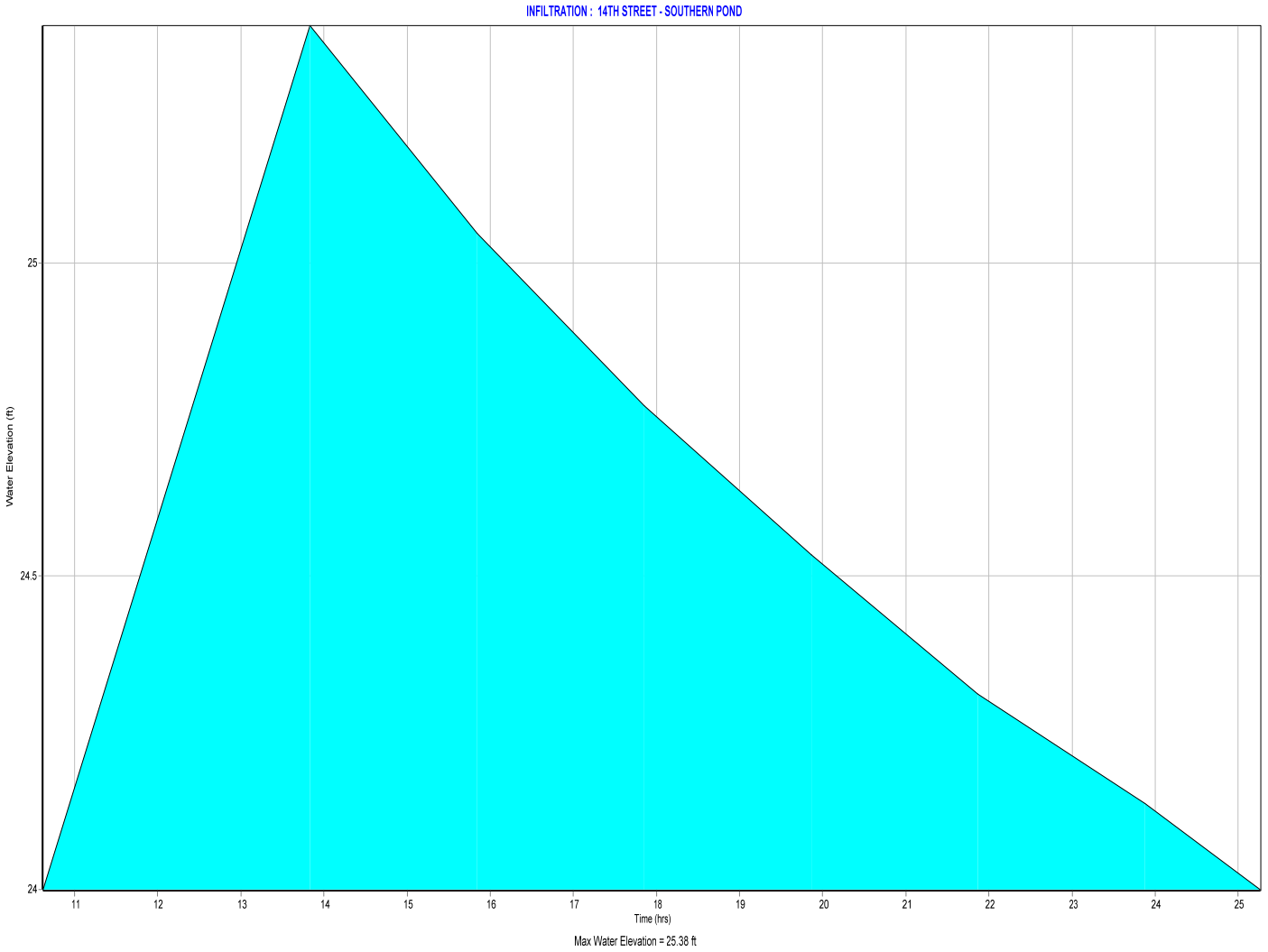
CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft^3)
00.00 - 10.62	19.000	0.000 *		
			0.00000	
10.62	19.000	0.09020		
			0.08275	
13.83	25.379	0.07530		0.00
			0.07063	
15.84	25.047	0.06183		0.00
			0.05303	
17.85	24.772	0.04792		0.00
			0.04281	
19.86	24.534	0.03951		0.00
			0.03621	
21.87	24.313	0.03410		0.00
			0.03199	
23.88	24.137	0.02971		0.00
			0.01611	
25.26	24.000	0.01304		0.00
			0.00997	
47.88	22.205	0.00841		0.00
			0.00685	
59.88	21.697	0.00593		0.00
			0.00502	
71.88	21.326	0.00443		0.00
			0.00384	
83.88	21.041	0.00344		0.00
			0.00303	
95.88	20.816			0.00

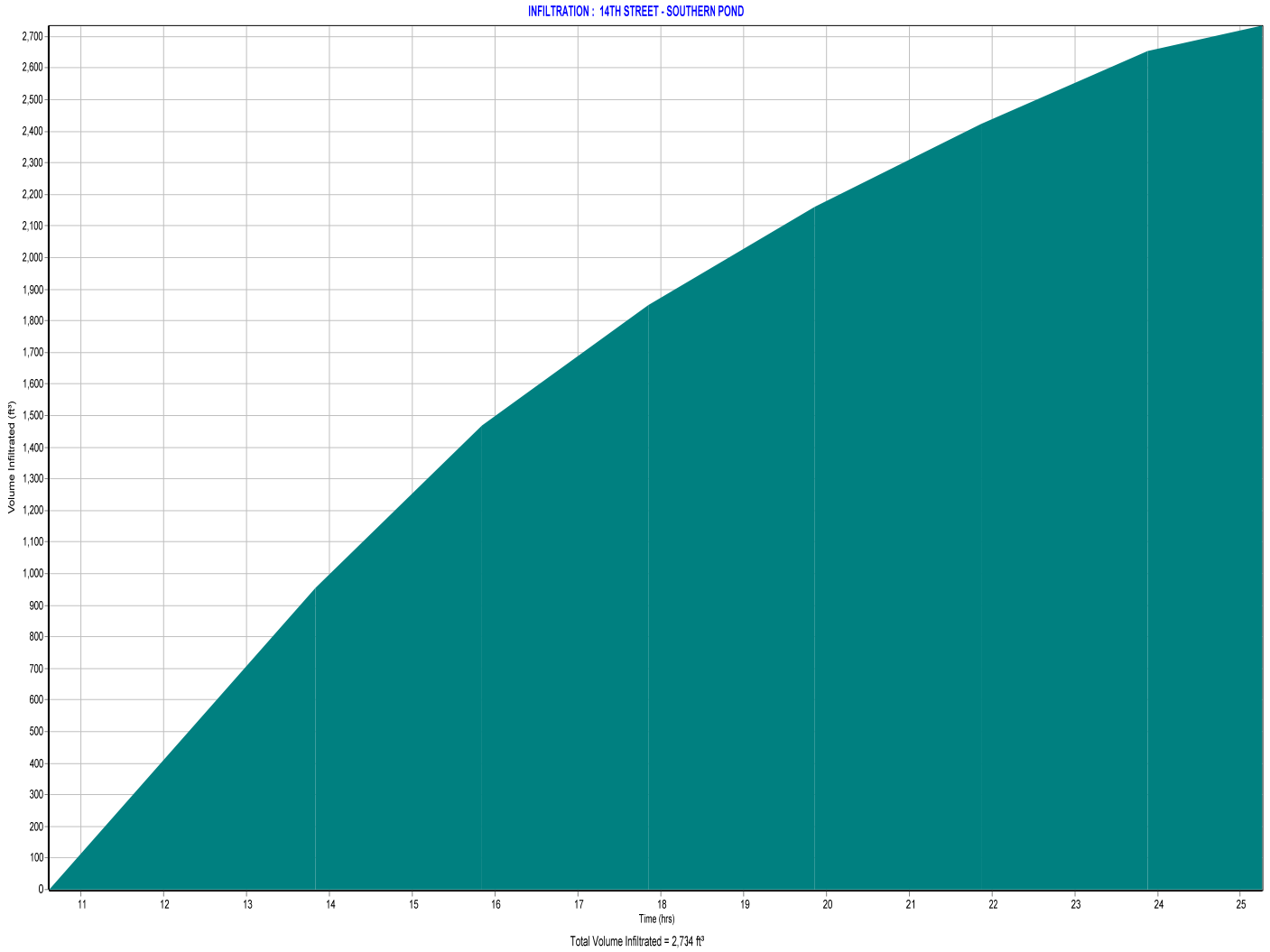
Maximum Water Elevation: 25.379 feet @ 13.83 hours Recovery @ 25.261 hours

* Time increment when there is no runoff

Maximum Infiltration Rate: 12.263 ft/day

Analysis Date: 11/16/2020


INFILTRATION : 14TH STREET - SOUTHERN POND
Water Elevation (ft)
25
24.5
24
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
Time (hrs)
Max Water Elevation = 25.38 ft


INFILTRATION : 14TH STREET - SOUTHERN POND
Volume Infiltrated (ft³)
2,700
2,600
2,500
2,400
2,300
2,200
2,100
2,000
1,900
1,800
1,700
1,600
1,500
1,400
1,300
1,200
1,100
1,000
900
800
700
600
500
400
300
200
100
0
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
Time (hrs)
Total Volume Infiltrated = 2,734 ft³

CENTRAL POND

20 SOUTH 4TH STREET • AMELIA ISLAND, FLORIDA 32034 PHONE: (904) 261-8819 FAX : (904) 261-9905

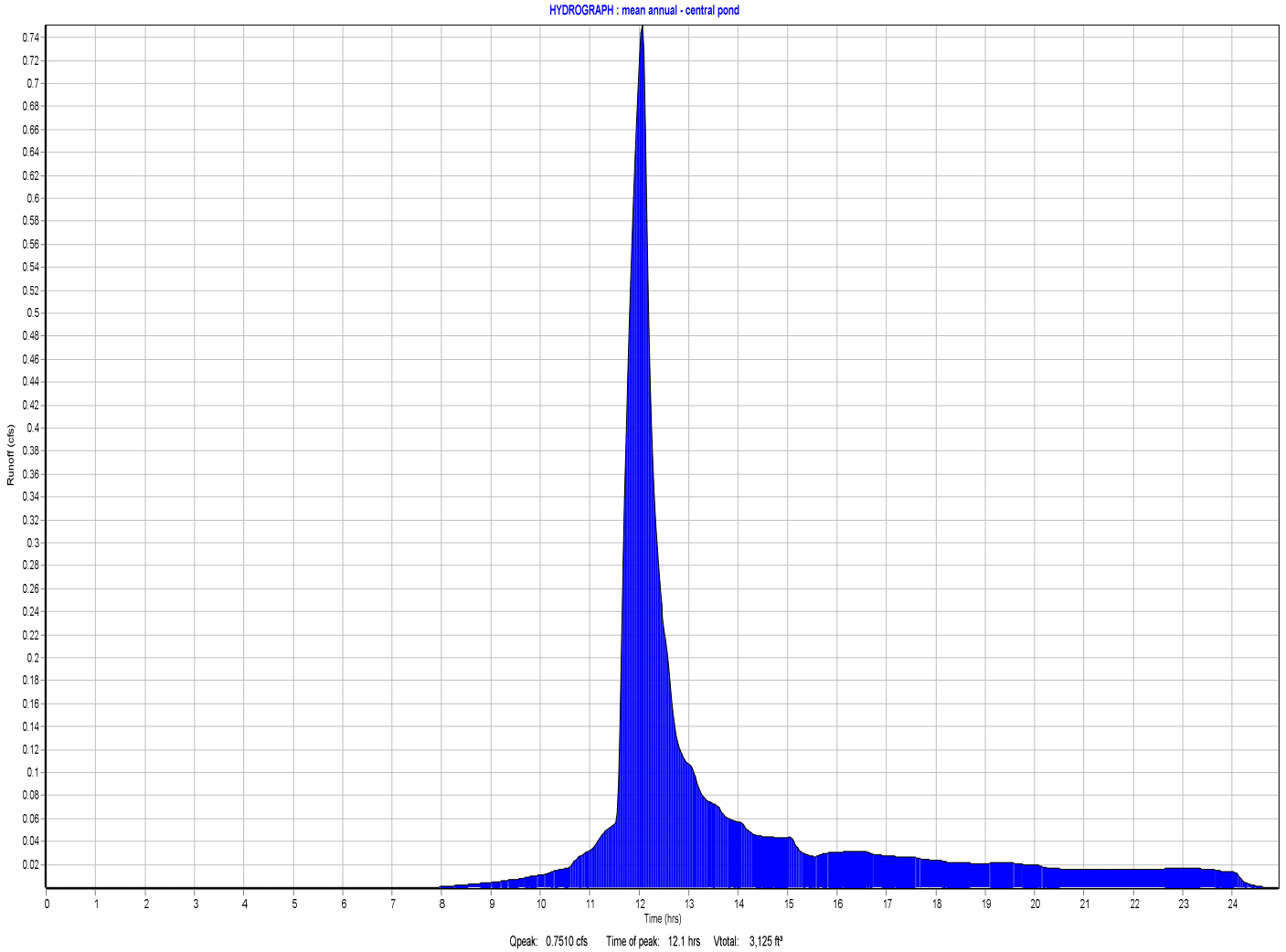
MODRET

HYDROGRAPH DATA INPUT - SCS UNIT METHOD

Project Name : mean annual - central pond
Rainfall Distribution : SCS Type II (24 hrs)

Contributing Basin Area	0.29 ac.
SCS Curve Number	77.00
Time of Concentration	10.00 min.
Rainfall Depth	5.40 in.
Shape Factor	323
Percent DCIA	0.00 %

Analysis Date: 12/2/2020


HYDROGRAPH : mean annual - central pond
Runoff (cfs)
0.74
0.72
0.7
0.68
0.66
0.64
0.62
0.6
0.58
0.56
0.54
0.52
0.5
0.48
0.46
0.44
0.42
0.4
0.38
0.36
0.34
0.32
0.3
0.28
0.26
0.24
0.22
0.2
0.18
0.16
0.14
0.12
0.1
0.08
0.06
0.04
0.02
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24
Time (hrs)
Qpeak: 0.7510 cfs Time of peak: 12.1 hrs Vtotal: 3,125 ft³

MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

PROJECT NAME : 14th street - central pond
HYDROGRAPH RUNOFF DATA USED
UNSATURATED ANALYSIS INCLUDED

Pond Bottom Area	1,195.00 ft²
Pond Volume between Bottom & DHWL	3,657.00 ft³
Pond Length to Width Ratio (L/W)	1.60
Elevation of Effective Aquifer Base	12.00 ft
Elevation of Seasonal High Groundwater Table	19.00 ft
Elevation of Starting Water Level	26.00 ft
Elevation of Pond Bottom	26.00 ft
Design High Water Level Elevation	28.00 ft
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.23
Unsaturated Vertical Hydraulic Conductivity	26.60 ft/d
Factor of Safety	2.00
Saturated Horizontal Hydraulic Conductivity	10.15 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.29
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00
Time Increment During Storm Event	2.00 hrs
Time Increment After Storm Event	12.00 hrs
Total Number of Increments After Storm Event	6.00

Runoff Hydrograph File Name: scs2.SCS

Time of Peak Runoff: 12.06 hrs

Rate of Peak Runoff: 1.06 cfs

Hydraulic Control Features:

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

Analysis Date: 11/16/2020

MODRET

SUMMARY OF RESULTS

PROJECT NAME : 14th street - central pond

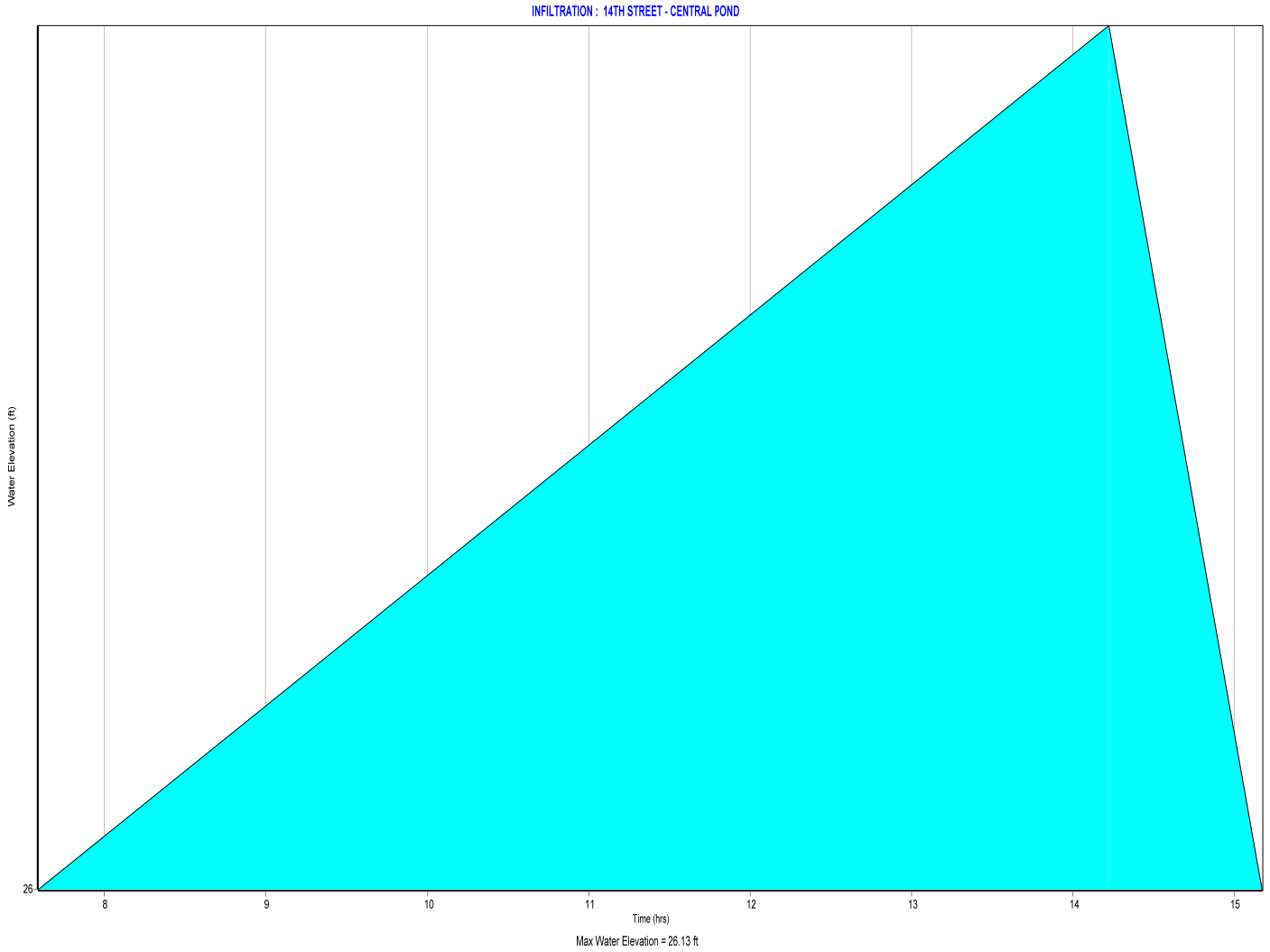
CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft^3)
00.00 - 7.59	19.000	0.000 *		
			0.00000	
7.59	19.000	0.12938		
			0.12566	
14.22	26.130	0.12194		0.00
			0.12081	
15.17	26.000	0.10967		0.00
			0.09853	
18.24	25.617	0.09028		0.00
			0.08202	
20.25	25.408	0.07603		0.00
			0.07003	
22.26	25.220	0.06578		0.00
			0.06153	
24.27	25.061	0.05804		0.00
			0.03719	
36.27	24.182	0.03151		0.00
			0.02584	
48.27	23.572	0.02265		0.00
			0.01946	
60.27	23.112	0.01743		0.00
			0.01541	
72.27	22.748	0.01401		0.00
			0.01262	
84.27	22.450	0.01161		0.00
			0.01059	
96.27	22.199			0.00

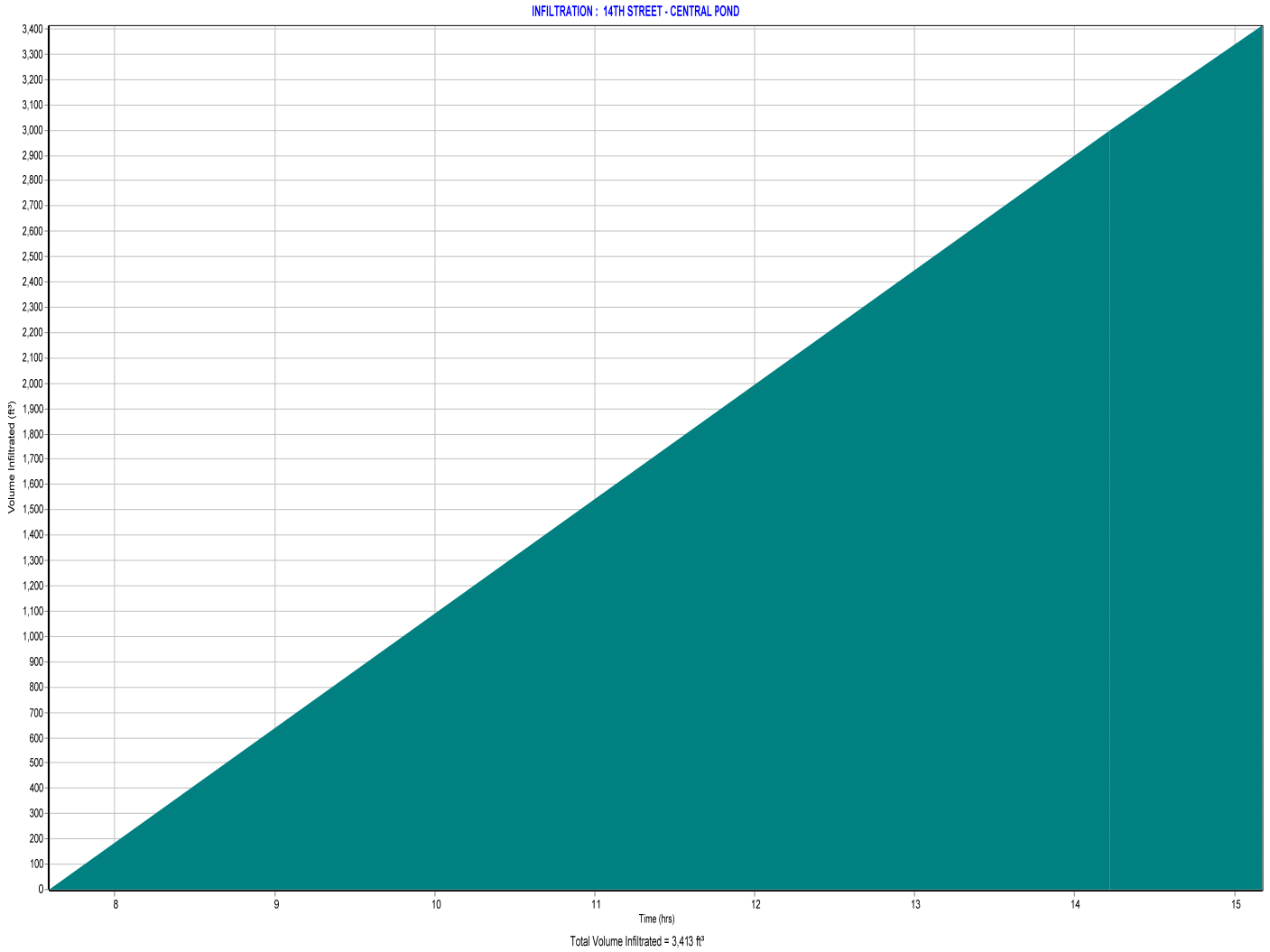
Maximum Water Elevation: 26.130 feet @ 14.22 hours Recovery @ 15.171 hours

* Time increment when there is no runoff

Maximum Infiltration Rate: 5.938 ft/day

Analysis Date: 11/16/2020


INFILTRATION : 14TH STREET - CENTRAL POND
Water Elevation (ft)
26
8
9
10
11
12
13
14
15
Time (hrs)
Max Water Elevation = 26.13 ft


INFILTRATION : 14TH STREET - CENTRAL POND
Volume Infiltrated (ft³)
3,400
3,300
3,200
3,100
3,000
2,900
2,800
2,700
2,600
2,500
2,400
2,300
2,200
2,100
2,000
1,900
1,800
1,700
1,600
1,500
1,400
1,300
1,200
1,100
1,000
900
800
700
600
500
400
300
200
100
0
8
9
10
11
12
13
14
15
Time (hrs)
Total Volume Infiltrated = 3,413 ft³

GEOTECHNICAL REPORT

20 SOUTH 4TH STREET • AMELIA ISLAND, FLORIDA 32034 PHONE: (904) 261-8819 FAX : (904) 261-9905

OF JAX, INC.

March 6, 2019

GILLETTE & ASSOCIATES
20 South 4th Street
Amelia Island, Florida 32034

Attn: Mr. Nick Gillette

Re: Report of Subsurface Exploration, Double Ring & Hydraulic Conductivity Testing
Proposed 14th Street Townhomes
Fernandina Beach, Florida
AGES Job No. J18574, Report No. 001

Ladies & Gentlemen:

AGES OF JAX (AGES), INC. has completed the requested subsurface testing at the subject site. This report includes a summary of the background information provided, a description of the testing that was performed, and a summary of the results that were obtained.

PROJECT BACKGROUND INFORMATION

General information has been provided by Gillette & Associates representative, Mr. Nick Gillette during recent email and telephone conversations. We have been provided with a Preliminary Site Plan which illustrates the property boundaries, roadway and lot layout, and the planned stormwater pond locations. No other plans or documents have been provided at this time. The proposed development will include seven town homes, asphalt paved roads and a dry stormwater management facility.

SUBSURFACE EXPLORATION

The requested geotechnical testing was conducted during the period of February 27 to March 5, 2019. The scope of testing included six(6) 6-foot deep auger borings (A1 - A6) which we drilled in the lot and roadway locations and one 13-foot deep auger boring (LA1) which was drilled in the planned dry pond location. A 14-foot deep temporary 2" diameter monitoring well (TMW1) which was equipped with a 10 foot slotted screen was installed at the center of the dry pond. Rising and Falling Head "slug" tests were performed in accordance with the procedures outlined in ASTM D4044/D4044M - 15, to determine the saturated horizontal hydraulic conductivity (Khsat) of the surface aquifer. The test results were analyzed using Hvorslev Time Lag Analytical procedures. One double ring infiltration test (DRI1) was conducted adjacent to the well location using the procedures outlined in ASTM D3385-18 to determine the vertical unsaturated hydraulic conductivity i.e infiltration rate (Kvunsat) in the vadose zone. The test locations are shown on the attached Field Exploration Plan. Auger boring results, the rising and falling Head "Slug Test" data, and Infiltration Test Data are presented in the attachments.

SURFACE AQUIFER CHARACTERIZATION TEST RESULTS

The borings/tests performed in the proposed roadway, lots and stormwater treatment pond area encountered fine to slightly silty to silty fine sands (SP to SP-SM) in the upper 14 feet of profile. The

groundwater level was encountered 7 feet below the ground surface. The seasonal high groundwater level is estimated to be 6 foot below the existing ground surface. The fillable porosity of the sand deposit is estimated to be 0.22. The effective aquifer thickness is estimated to be 15 feet. The saturated horizontal hydraulic conductivity (Khsat, the average of the falling and rising head hydraulic conductivity tests) of the unconfined surface aquifer was calculated to 7.6 ft/day. The average unsaturated vertical hydraulic conductivity (Kvunsat, infiltration rate) was measured to be 12.9 inches/hour.

CLOSURE

We appreciate the opportunity to be of service as the geotechnical consultant during this phase of your project. Should you have any questions concerning this report or if we may be of any further service to you, please feel free to contact us.

Very truly yours,

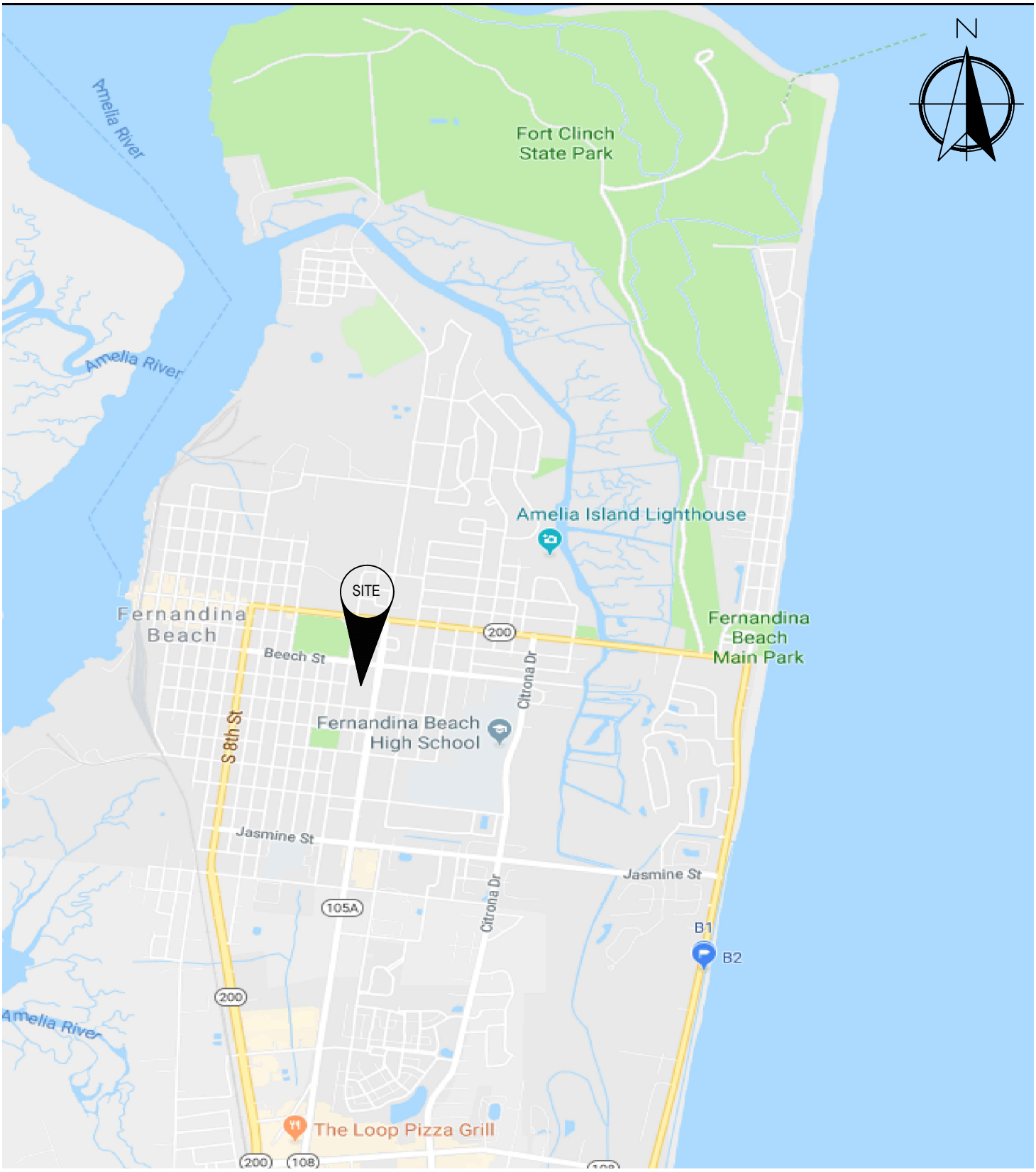
AGES of JAX, INC.

Bill C. McMahan, Jr., P.E.
Principal Engineer/ Vice-President
Registered, Florida No. 42677

BCM/bcm/J18574 14th street townhomes dri and slug testion.wpd
Attachments
Distribution: Addressee (1) Via Email

D A T A A T T A C H M E N T S

Site Location Map
Field Exploration Plan
Key to Soil Classification
Auger Boring Records
Double Ring Infiltration Test Results Sheet
Rising and Falling Head Hydraulic Conductivity Test Results Sheets



REFERENCE:

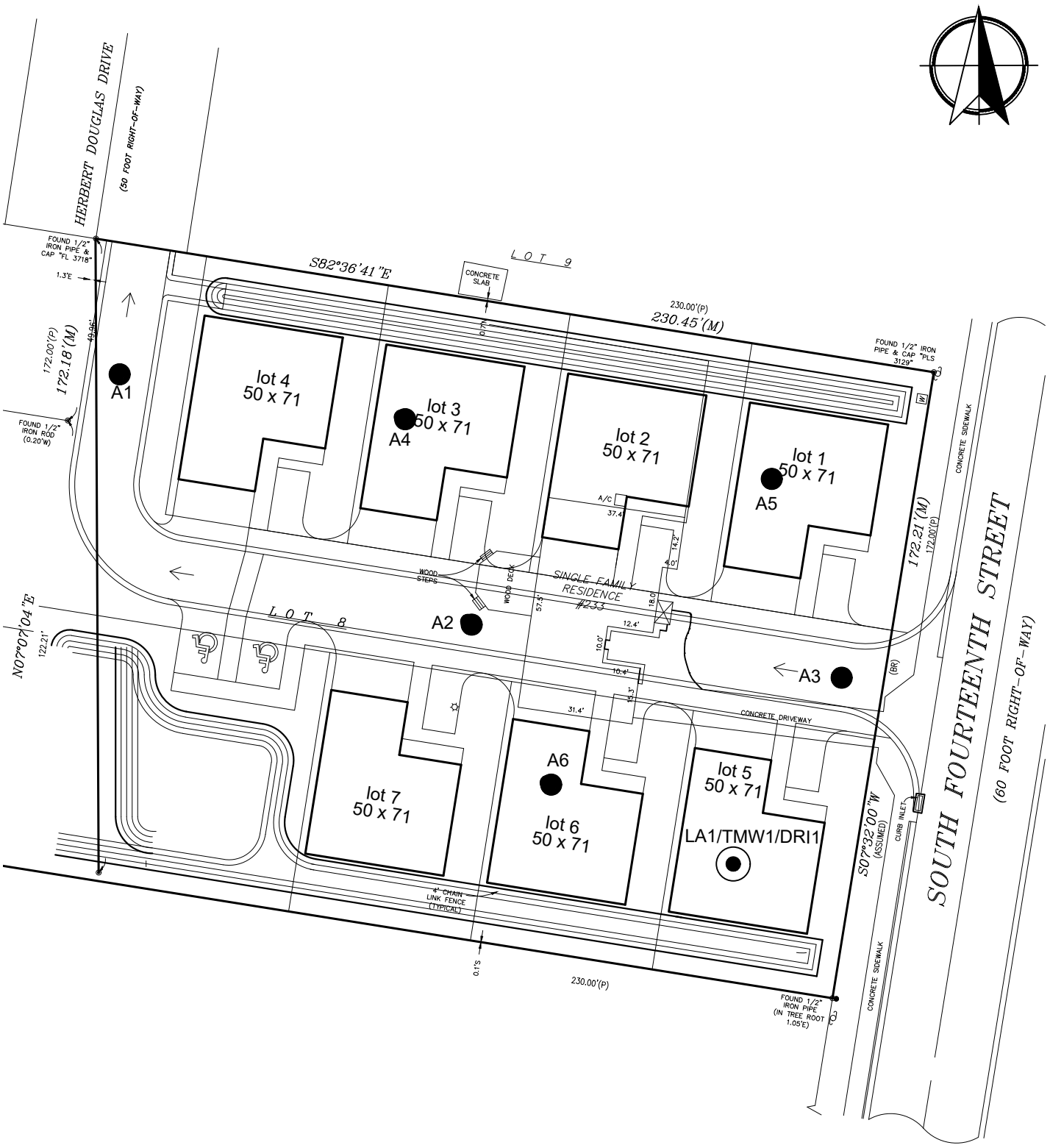
Google.com

AGES of JAX Inc.
9556 Historic Kings Rd.
Jacksonville, Florida 32257

SITE LOCATION MAP

14th Street Townhomes
Fernandina Beach, Florida

DRAWN: JLW	DATE: 03/04/19	SCALE: NTS
CHECKED: BCM	JOB NO:J18574	



LEGEND:

● Auger Boring Location (approximate)

◉ Double Ring InfiltrationTest Location (approximate)

REFERENCE:

Site Plan,dated 08/14/2018, provided by Mazie & Drake Land Surveying.

NOTES:

The boring locations were established by AGES personnel using handheld GPS Locater Units. Boring locations as shown on this plan are approximate.

AGES of JAX Inc.
9556 Historic Kings Rd.
Jacksonville, Florida 32257

FIELD EXPLORATION PLAN

14th Street Townhomes
Fernandina Beach, Florida

DRAWN: JLW	DATE: 03/04/19	SCALE: 1"=40'
CHECKED: BCM	JOB NO: J18574	

KEY TO SOIL CLASSIFICATION

CORRELATION OF N-VALUE WITH RELATIVE DENSITY & CONSISTENCY

SANDS AND GRAVEL	
NO. OF BLOWS,N*	RELATIVE DENSITY
0 - 4	VERY LOOSE
5 - 10	LOOSE
11 - 20	FIRM
21 - 30	VERY FIRM
31 - 50	DENSE
OVER 50	VERY DENSE

SILTS AND CLAYS	
NO. OF BLOWS, N*	CONSISTENCY
0 - 2	VERY SOFT
3 - 4	SOFT
5 - 8	FIRM
9 - 15	STIFF
16 - 30	VERY STIFF
31 - 50	HARD
OVER 50	VERY HARD

PARTICLE SIZE IDENTIFICATION (UNIFIED SOIL CLASSIFICATION SYSTEM)

CATEGORY	DIMENSIONS
Boulders	Diameter exceeds 12 inches
Cobbles	3 to 12 inches
Gravel	Coarse - 0.75 to 3 inches in diameter
Sand	Coarse - 2.0 mm to 4.76 mm diameter Medium - 0.42 mm to 2.0 mm diameter
Silt and Clay	Less than 0.074 mm (Invisible to the naked eye)

MODIFIERS

These modifiers provide our estimate of the amount of minor constituents (sand silt or clay size particles) in the soil sample.

PERCENTAGE OF MINOR CONSTITUENT	MODIFIERS
5% to 12%	Slightly Silty, Slightly Clayey, Slightly Sandy
12% to 30%	Silty, Clayey, Sandy
30% to 50%	Very Silty, Very Clayey, Very Sandy

These modifiers provide our estimate of the amount of other components in the soil sample.

APPROXIMATE CONTENT OF OTHER COMPONENTS (SHELL, GRAVEL, ETC.)	MODIFIERS	APPROXIMATE CONTENT OF ORGANIC COMPONENTS
0% to 5%	TRACE	1% to 2%
5% to 12%	FEW	2% to 4%
12% to 30%	SOME	4% to 8%
30% to 50%	MANY	>8%

OF JAX, INC.

AUGER BORING RECORDS
14th Street Townhomes
Fernandina Beach, Florida
AGES Job No. J18574; Report No. 001

Date Performed: 2/27/19 **Performed By: N.W & A.W**

Auger ID Lat/Long	Depth (Feet)[a]	SOIL DESCRIPTION (USCS / AASHTO CLASSIFICATION)
		Roadways
A1	0.0 - 1.0	Dark Grey Brown Fine SAND w/ Many Roots (PT)
N 30.66632°	1.0 - 3.0	Light Grey Fine SAND (SP)
W 81.45274°	3.0 - 6.0	Red Brown Fine SAND (SP)
	A.B.T.[b]	GWL[c]= Not Encountered
A2	0.0 - 1.0	Dark Grey Brown Fine SAND w/ Many Roots (PT)
N 30.66614°	1.0 - 2.0	Light Grey Fine SAND (SP)
W 81.45243°	2.0 - 6.0	Red Brown Fine SAND (SP)
	A.B.T.[b]	GWL[c]= Not Encountered
A3	0.0 - 1.0	Dark Grey Fine SAND w/ Some Small Roots (SP)
N 30.66611°	1.0 - 3.0	Grey Fine SAND w/ Trace Pine Roots(SP)
W 81.45211°	3.0 - 6.0	Brown Fine SAND (SP)
	A.B.T.[b]	GWL[c]= Not Encountered
A4	0.0 - 1.0	Grey Brown Fine SAND w/ Many Roots (PT)
N 30.66629°	1.0 - 3.0	Light Grey Fine SAND (SP)
W 81.45249°	3.0 - 6.0	Red Brown Fine SAND (SP)
	A.B.T.[b]	GWL[c]= Not Encountered
A5	0.0 - 1.0	Dark Grey Brown Fine SAND w/ Many Small Roots (PT)
N 30.66625°	1.0 - 2.0	Light Grey Fine SAND (SP)
W 81.45211°	2.0 - 6.0	Red Brown Fine SAND (SP)
	A.B.T.[b]	GWL[c]= Not Encountered
A6	0.0 - 1.0	Dark Grey Fine SAND w/ Some Roots (SP)
N 30.66601°	1.0 - 2.0	Grey Fine SAND (SP)
W 81.45236°	2.0 - 5.0*	Brown Fine SAND (SP)
	A.B.T.[b]	GWL[c]= Not Encountered
		Stormwater Management Ponds
LA1	0.0 - 0.5	Dark Brown Silty Fine SAND w/ Many Roots (PT/A-8)
N 30.66598°	0.5 - 2.0	Dark Grey Slightly Silty Fine SAND w/ Some Roots(SP-SM/A-3)
W 81.45219°	2.0 - 6.0	Grey Slightly Silty Fine SAND (SP-SM/A-3)
	6.0 - 13.0	Light Brown Slightly Silty Fine SAND (SP-SM/A-3)
	A.B.T.[b]	GWL[c]= 7.0'
		Estimated Seasonal High GWL = 6.0

* - Boring Terminated Early Due to Large Roots.
a - Depth measured below ground surface existing at boring location at time of drilling
b - Auger Boring Terminated (A.B.T.)
c - Groundwater Level (GWL) depth below existing ground surface, recorded at time of drilling, unless otherwise noted
J18574aug.wpd JW

DOUBLE RING INFILTRATION TEST RESULTS

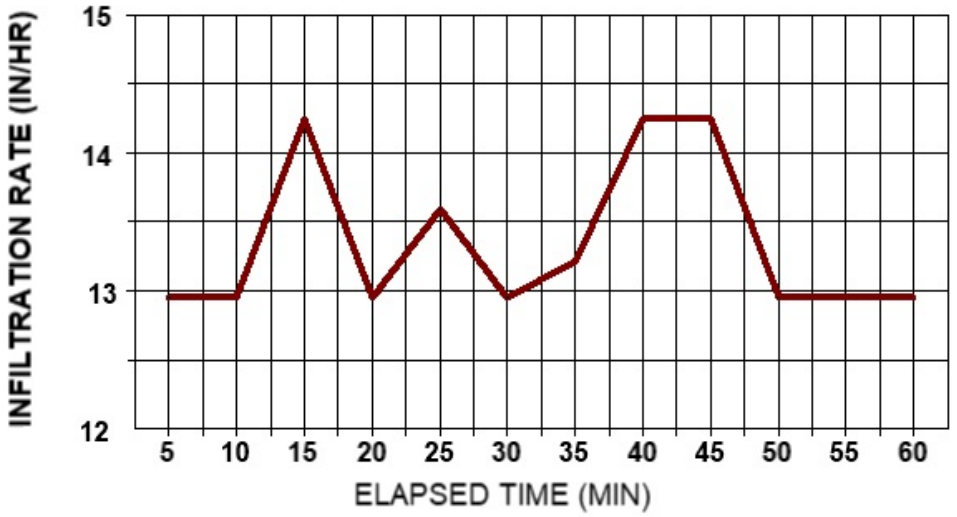
		REPORT DATE:	03/04/19
PROJECT:	14th Street Townhomes	TEST DATE:	02/27/19
LOCATION:	Fernandina Beach, Florida	FIELD PERSONNEL:	N.W & A.W
JOB NUMBER:	J18574	METHOD:	ASTM D3385
TEST NUMBER:	DRI1	WATER HEAD:	6"
LAT/LONG	N30.66598°, W81.45219°	TEST DEPTH	Surface

ELAPSED TIME (MINUTES)	WATER QUANTITY (ML)	INFILTRATION RATE (IN/HOUR)
5	2000	12.9
10	2000	12.9
15	2200	14.2
20	2000	12.9
25	2100	13.6
30	2000	12.9
35	2040	13.2
40	2200	14.2
45	2200	14.2
50	2000	12.9
55	2000	12.9
60	2000	12.9

SUMMARY OF TEST DATA & RESULTS

INNER RING SIZE (INCHES):	12
OUTER RING SIZE (INCHES):	24
AVERAGE INFILTRATION RATE (IN/HR):	13.3
STEADY STATE INFILTRATION RATE (IN/HR):	12.9

INFILTRATION RATE VS TIME



Estimated Seasonal High GWL= 6.0' Below Gound Surface

SOIL PROFILE

Depth(Ft)	Soil Description (USCS/AASHTO Classification)
0.0 - 0.5	Dark Brown Silty Fine SAND w/ Many Roots (PT/A-8)
0.5 - 2.0	Dark Grey Sl. Si. Fine SAND w/ Some Rts. (SP-SM/A-3)
2.0 - 6.0	Dark Brown Fine SAND (SP/A-3)
6.0 - 13.0	Light Brown Slightly Silty Fine SAND (SP-SM/A-3)
A.B.T.	GWL= 7.0'

JW

INSITU FALLING HEAD HYDRAULIC CONDUCTIVITY TEST

14thStreet Townhomes
Fernandina Beach, Florida
AGES Job No. J18574

Governing Equation (NAVFAC)

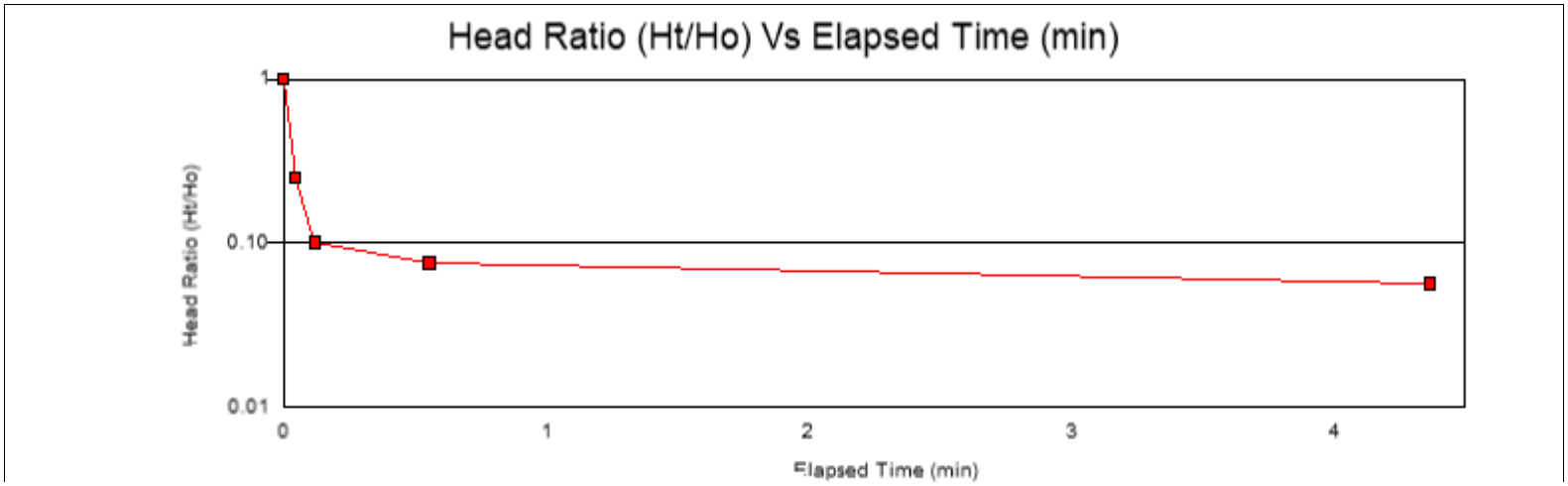
$K=r^2/2L\ ln(L/R)\ [ln(H1/H2)/(t2-t1)]$

Date Performed 03/05/19
Performed by D Anderson

Well Data	
Test ID	TMW1
Well Radius - R (ft)	0.08
Well Stickup (ft)	1
Well Depth below TOC (ft)	15.33
Saturated Screen Length - L(ft)	10
Depth to Static GW below TOC	7.292
Initial Water Depth below TOC Slug In	6.790

Field Data Elapsed Time t			Water Level	Head (Ht)	Head Ratio
min	sec	min	TOC (ft)		Ht/Ho
0	0.1	0.0	6.790	0.5018	1.0
0	2.7	0.0	7.167	0.13	0.2
0	7.1	0.1	7.241	0.05	0.1
0	33.4	0.6	7.254	0.04	0.1
4	22	4.4	7.263	0.03	0.1

Results: Insitu Horizontal Hydraulic Conductivity (k)		
0.003836 ft/min	5.52 ft/day	1.9E-03 cm/sec



INSITU RISING HEAD HYDRAULIC CONDUCTIVITY TEST

14th Street Townhomes
Fernandina Beach, Florida
AGES Job No. J18574

Governing Equation (NAVFAC)

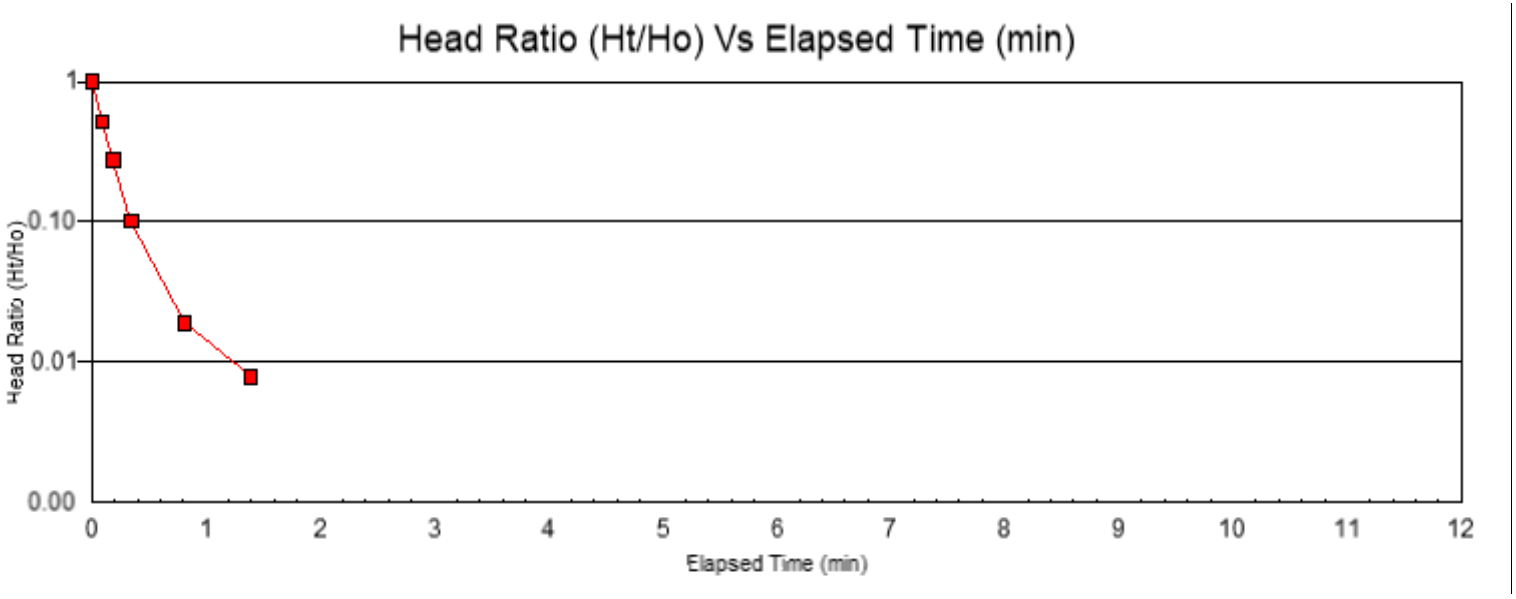
$$Khsat=r^2/2L\ ln(L/R)\ [ln(H1/H2)/(t2-t1)]$$

Date Performed 03/05/19
Performed by D. Anderson

Well Data	
Well ID	TMW1
Well Radius - R (ft)	0.083
Saturated Screen Length - L(ft)	8.05
Well Stickup (ft)	1.00
Well Depth below TOC	15.33
Depth to Static GW below TOC	7.281
Initial Drawdown Depth below TOC	8.225

Field Data Elapsed Time (t)			Depth Below TOC (ft)	Head (Ht)	Head Ratio Ht/Ho
min	sec	min			
0	0.1	0.0	8.225	0.9436	1.00
0	5.6	0.1	7.770	0.48906	0.52
0	11.3	0.2	7.543	0.261	0.28
0	20.6	0.3	7.377	0.095773	0.10
0	48.7	0.8	7.299	0.017952	0.02
1	23.5	1.4	7.289	0.00743	0.01

Results: Insitu Horizontal Hydraulic Conductivity (k)					
0.007049	ft/min	10.15	ft/day	3.6E-03	cm/sec



Print

Technical Review Committee: Application - Submission #6424

Date Submitted: 12/7/2020

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

- [x] 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 $5,500.
- [ ] 3rd and subsequent resubmittals. $400
- [ ] Change of Use Determination Letter $50
- [ ] Engineering Review (Consultant Hourly Rate) $125

TRC 2020 - MEETING CALENDAR

TRC 2020

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:

- [x] Requirements for All Site Plans â€“ see LDC section 11.01.04
- [ ] Requirements for Subdivision Plats â€“ see LDC section 11.01.05
- [ ] Determination for Completeness & sufficiency â€“ see LDC section 11.03.01
- [ ] Review and Compliance Report by the Technical Review Committee â€“ see LDC Section 11.03.02
- [ ] Construction and Improvements â€“ see LDC section 11.05.00
- [ ] Amendments to Local Development Orders â€“ 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 Appraiserâ€™s Website â†’ Map Search

Site Address*

233 South 14th Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)

00-00-31-1800-0242-0080

Lot

8

Block

242

Subdivision

N/A

Zoning District

MU-1

Future Land Use Designation*

Medium Density Residential

Overlay District*

None

Size of Property (acres)*

0.91

Present Property Use*

Cleared single family

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*

Simmons 9, LLC

Last Name*

Simmons 9, LLC

Company (if applicable)

Simmons 9, LLC

Mailing Address*

20 South 4th Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Telephone Number*

9042618819

Email Address*

nick@gilletteassociates.com

OWNER'S AGENT

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

First Name

Last Name

Company (if applicable)

-- Year --

Mailing Address

1005 OCEANWALK CT

City

FERNANDINA BEACH

State

FL

Zip

32034-2286

Telephone Number

9047538775

Email Address

nick@gilletteassociates.com

PROJECT INFORMATION

Project Type*

Site Plan Review

Project Name

Settler's Cove - Group Residential

Proposed Access Road*

South 14th Street

Rd Maintenance Jurisdiction*

County Maintained

Project Estimated Cost*

115000

Description of Request*

Construct pervious parking lot and dry pond system to serve an 11-unit group residential project.

Site Plan Review Checklist

- [x] The names, address, telephone number, fax number, and email address of the person preparing the plan.
- [x] The date of preparation and date(s) of any modifications, a north arrow, and a written and graphic scale.
- [x]

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 â€“ 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

☐

â€¢ 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 Beachâ€™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*

Nick

Applicant Last Name*

Gillette

Today's Date*

12/7/2020

Upload Supporting Documentation*

SETTLERS COVE CIVIL 12-3-20.pdf

Upload 2

SETTLERS COVE DRAINAGE REPORT 12-3-20.pdf

Upload 3

Choose File No file selected

Upload 4

Choose File No file selected

Upload 5

Choose File No file selected

Upload 6

Choose File No file selected

Upload 7

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