



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
JANUARY 28, 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 January 14, 2021 Meeting Minutes
- 5. DISCUSSION ITEMS**
 - 5.1 Pre-Application Discussion - Michael Chaloux, 111 Cormorant Ct. - To discuss the possibility of splitting the parcel into 2 lots.
- 6. DEVELOPMENT INQUIRIES FROM APPLICANTS NOT ON THE AGENDA - DISCUSSION ONLY, NO ACTION TO BE TAKEN.**
- 7. COMMITTEE BUSINESS**
 - 7.1 SPR 2020-0012: Gillette & Associates - 309 N. 10th St. - Extension of 10th St. for a residential single family lot - Sign Off
 - 7.2 SPR 2020-0009: Towles Residence - Block 19 First Avenue + Jefferson Avenue - Right of way extension to a private drive for a proposed home site - Sign Off
 - 7.3 Distribution SPR 2021-01: Gillette & Associates, Inc. - Lime Street/Vintage Way - Medical Office Building-Vintage Amelia Commercial Outparcel
 - 7.4 Distribution SPR 2021-0002: Gillette & Associates, Inc. - S. 14th Street - Construction of 5 single family residential residences
- 8. ADJOURNMENT**

NEXT REGULAR TRC MEETING IS SCHEDULED FOR FEBURARY 11, 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.



**MINUTES
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
JANUARY 14, 2021**

1. CALL TO ORDER 9:00

2. ROLL CALL

MEMBERS PRESENT:

Jacob Platt, Planning
Sal Cumella, Historic Preservation
Rex Lester, Streets/ADA
Jason Higginbotham, Fire

Don Kukla, Building
Michelle Forstrom, Code Enforcement
Andre Desilet, Stormwater/Utilities

OTHERS PRESENT:

Taylor Hartmann, Recording Secretary

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.

ACTION TAKEN: A motion was made by Member Forstrom, seconded by Member Desilet, to approve all Minutes as presented.

Motion passed by unanimous voice vote.

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.

Mr. Platt introduced the case and invited Mr. Cotner to speak about it.

Mr. Cotner gave a brief history of the structure and stated what his client would like to see it become. It would be a 2-story restaurant with approximately 150 seats and indoor/outdoor dining. Plant boxes and the like would be added to increase greenery surrounding the structure. Mr. Platt confirmed that these are allowable per the LDC.

Mr. Desilet spoke about a possible utilities credit depending on the seating count. He also confirmed that current water/sewer locations will remain where they are.

Mr. Lester questioned how the public will be protected during demolition and whether or not the

sidewalks will need to be closed for any length of time. Mr. Cotner stated that they would likely need to be closed for 1-2 days.

Mr. Platt stated that considerations might have to be made because this property is in the 500-year floodplain.

Mr. Cumella noted that care would need to be taken with the original granite curbs.

Ms. Forstrom pointed out that an exterior door on 3rd St. was previously used to wash kitchen mats on the sidewalk however, in the future this wastewater needs to be self-contained.

The Board agreed that the project should come back for further discussion after receiving approval from the HDC.

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

Mr. Asa Gillette introduced the proposed project and stated that he will also submit a revised arborist report that factors in additional trees not previously considered.

Mr. Lester questioned the lack of sidewalk connectivity in the parking lot.

Mr. Higginbotham clarified the space requirements necessary to maneuver emergency vehicles within the parking lot.

Mr. Lester indicated that there are no crosswalks currently striped so they will need to be done. He also stated that the 4" stripe width for standard parking space lines needs to be factored into the parking lot size.

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.

Mr. Desilet will go to the site to see about the significantly raised manhole.

Item will be on next agenda for sign off.

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.

Mr. Platt introduced the case and reviewed the MU-1 zoning classification and definition of group residential living per the LDC. He also discussed the density requirements and stated that only 8 dwelling units per acre are permissible.

Mr. Desilet inquired about drainage from the northeast moving across the property.

Mr. Kukla noted that all units would require proper fire barriers and compliance with ADA regulations.

Mr. Platt expressed appreciation for the style and goals of this project as well as a willingness to further research ways to reconcile the proposed 11-units and the permissible 8-units.

Mr. Lester discussed the layout of the parking lot and accessibility of the handicapped parking spot.

7. OLD BUSINESS

There were no Old Business items to discuss.

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

Asa Gillette with Gillette & Associates to discuss the Expansion and renovation of Baptist Medical Nassau- Labor & Delivery at 1250 S. 18th St.

Mr. Desilet inquired about the drainage flow and Mr. Gillette confirmed that it does not go to a pond.

The Board agreed that the project can move on to permitting.

Asa Gillette with Gillette & Associates to discuss River Green at Date St. & 14th St.

Mr. Gillette will submit an official TRC Application and the Board will submit their comments.

Kapil Bava, Holiday Inn Express, Gateway Blvd.

Kapil Bava, here today looking for alternative drainage options due to a previously unknown underground structure.

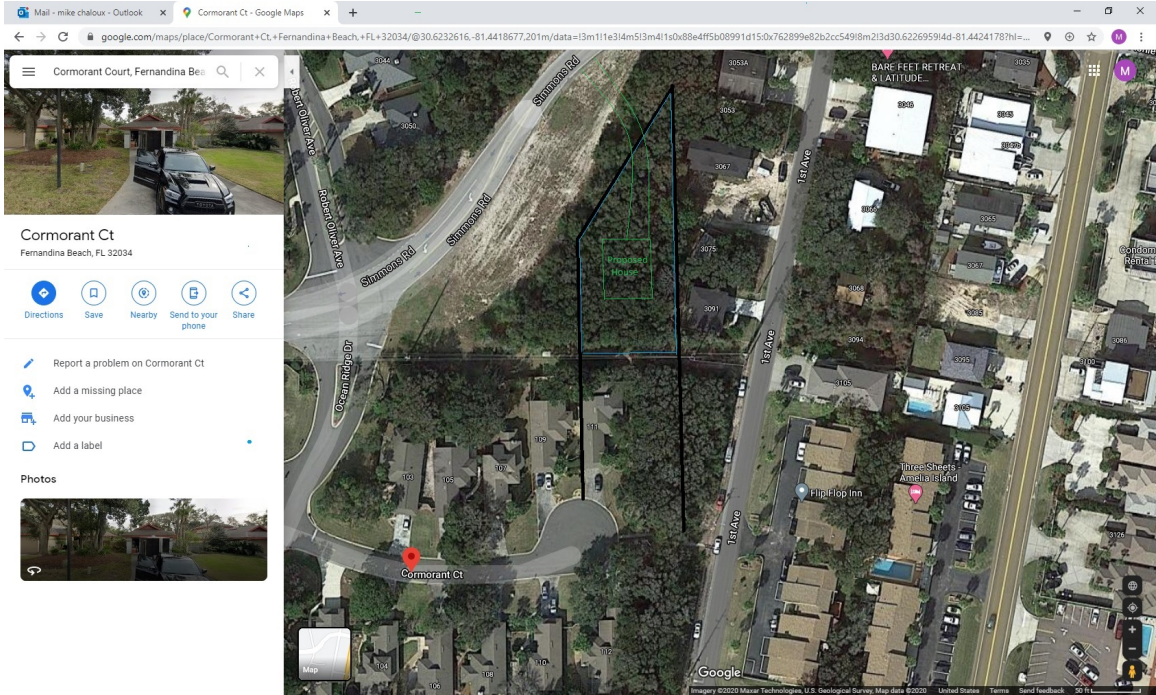
Members inquired about moving a parking space and how it would affect protected trees. Option 3 was selected for the additional parking space.

9. COMMITTEE BUSINESS

There was no Committee Business to discuss.

10. ADJOURNMENT 10:44

Jacob Platt



Print

Technical Review Committee (TRC): Pre-Application Meeting Request - Submission #6642

Date Submitted: 1/21/2021

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 “ see LDC Section 11.00.05



Pre-Application Conference “ see LDC section 11.01.02

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements



A complete application.



Site plans or scaled drawings; and



Any other files that illustrate the proposed project.

PROPERTY INFORMATION

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

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

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

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

Request to split 111 Cormorant Court into 2 lots. The front half is in Ocean Ridge. The back half has street frontage on Simmons. Power lines run at the halfway point of the lot. Request to subdivide lot at the power lines. Each lot will be .4 acres.

Describe your project in detail

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

Certification*



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



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

Applicant First Name*

MICHAEL

Applicant Last Name*

CHALOUX

Today's Date*

1/21/2021

Upload Supporting Documentation*

lot separation with house.jpg

Upload 2

Choose File

No file selected

Upload 3

Choose File

No file selected

Upload 4

Choose File

No file selected

Upload 5

Choose File

No file selected



DEPARTMENT OF PLANNING & CONSERVATION

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



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

AGENT AUTHORIZATION

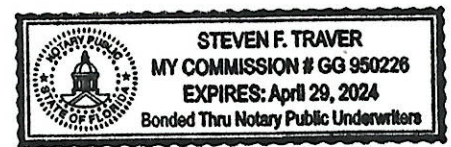
I, Elaine Ritter the owner of the following property(s) do hereby authorize, Gillette & Associates, Inc. to act as my Agent in conjunction with all site plan applications and any other Local, State and/or Federal development permits necessary for development of the following property, without any further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

Property ID Number(s): 00-00-31-1800-0077-0071

Location: 309 North 10th Street, Fernandina Beach

Elaine G. Ritter 11/24/2020 207-400-4642
Signature Date Telephone Number

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 Public: Signature

STEVEN TRAVER
Printed Name

My Commission Expires:

4/29/2024

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 Egmont, 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

Patricia L Murray
 Witness
 Printed Name: Patricia L Murray

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

Frankie M Wright
 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.

Frankie M Wright
 Notary Public
 Print Name: Frankie M Wright

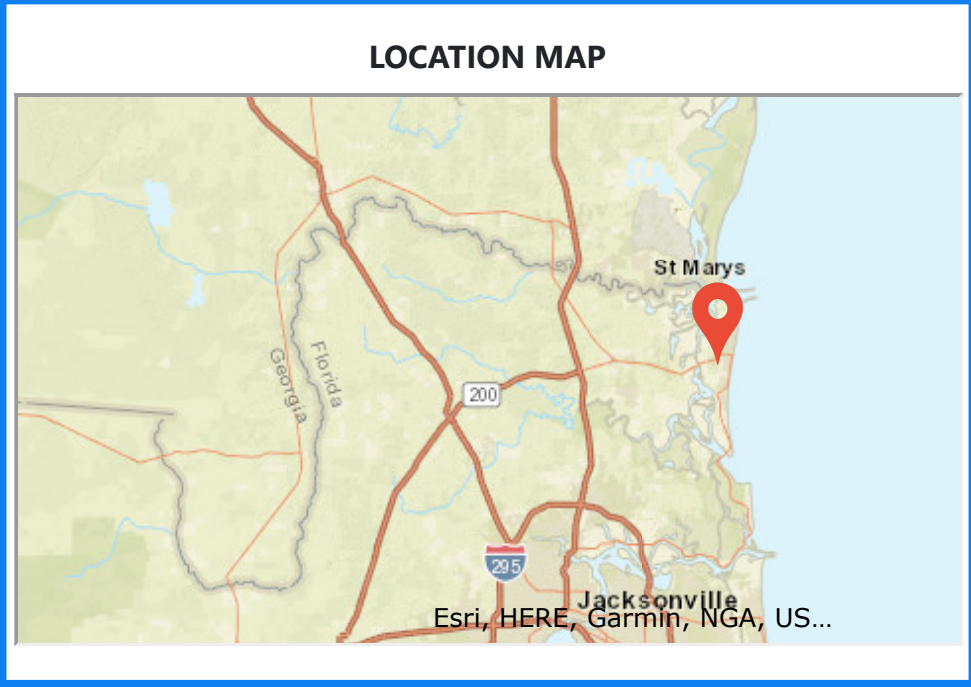
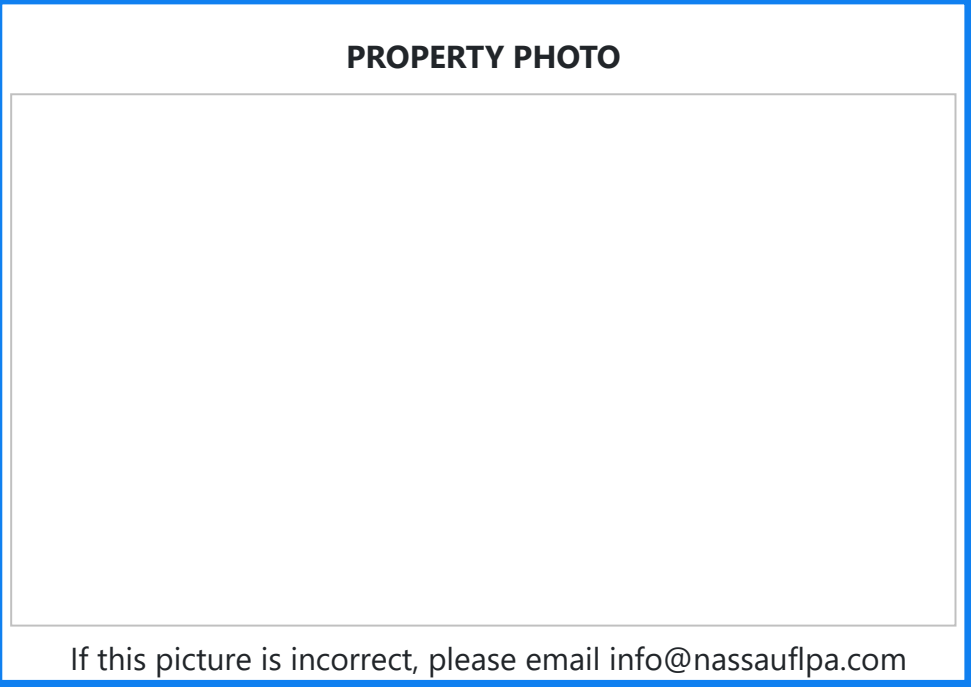
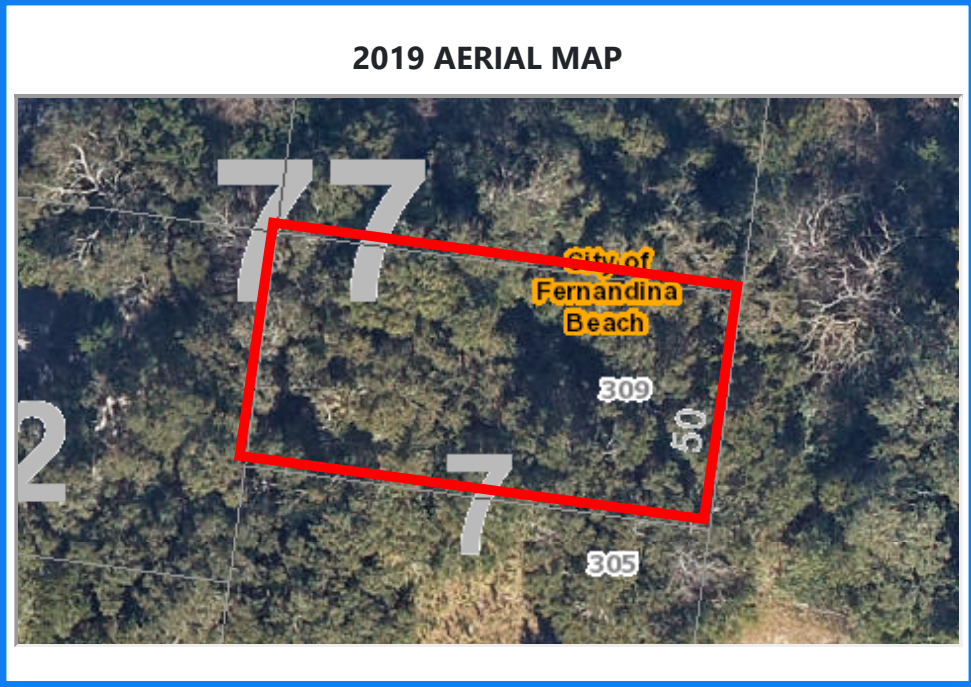
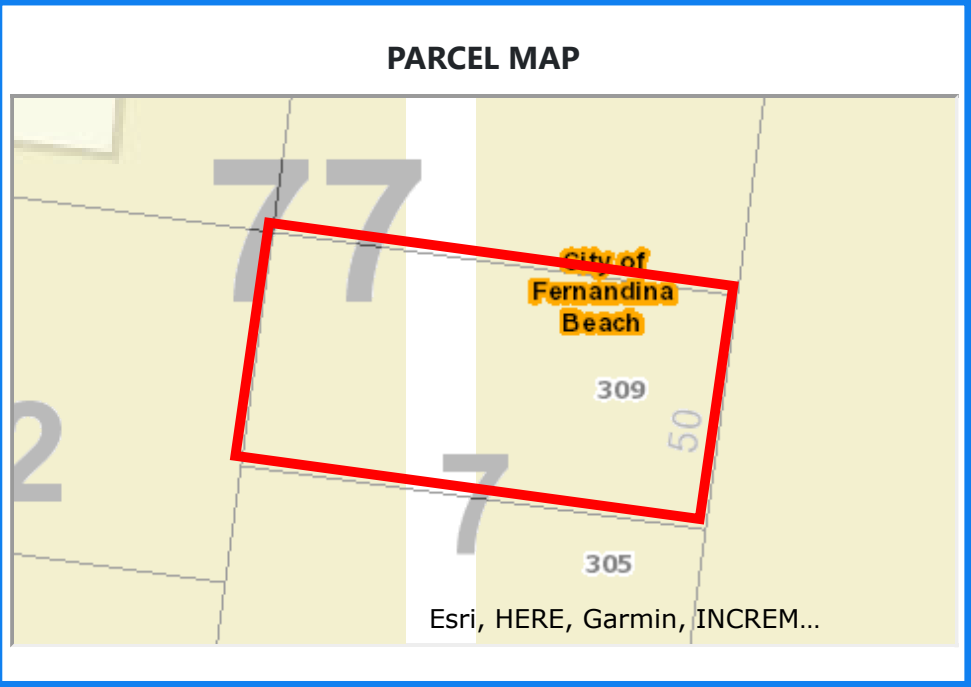
My Commission Expires:



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

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	



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

Engineering Plans

For

309 N. 10TH STREET

for

LAINA RITTER

309 N. 10th Street
Fernandina Beach, Florida

309 N. 10TH STREET

for

LAINA RITTER

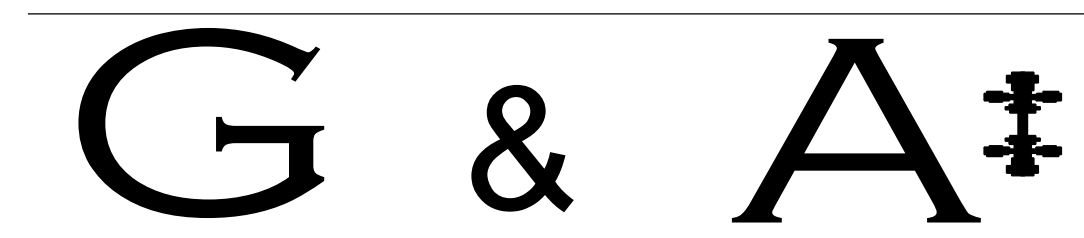
Released for construction _____ by _____

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

Gillette & Associates, Inc.

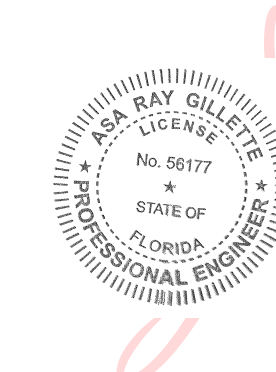
Civil & Environmental Engineering
Mechanical & Structural Engineering
Permitting & Construction Management

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



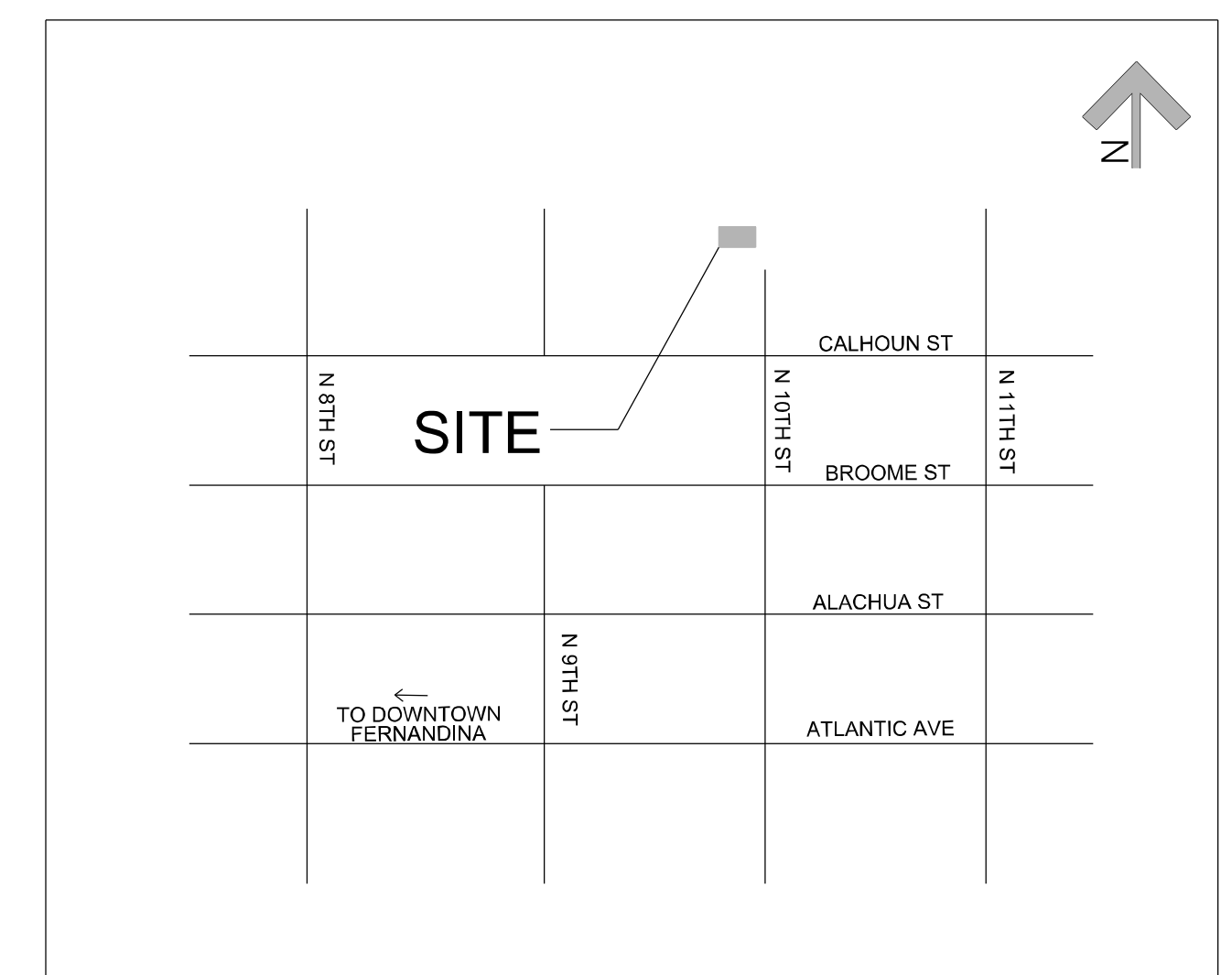
Issue Date:
April 24, 2020

Revision Date:
November 30, 2020



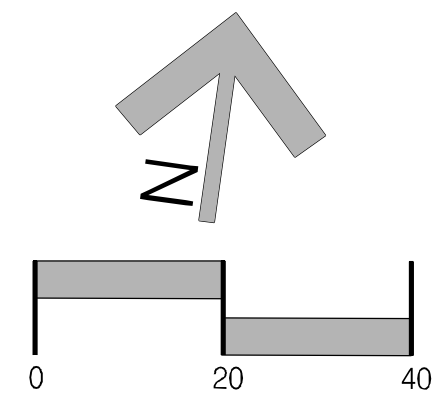
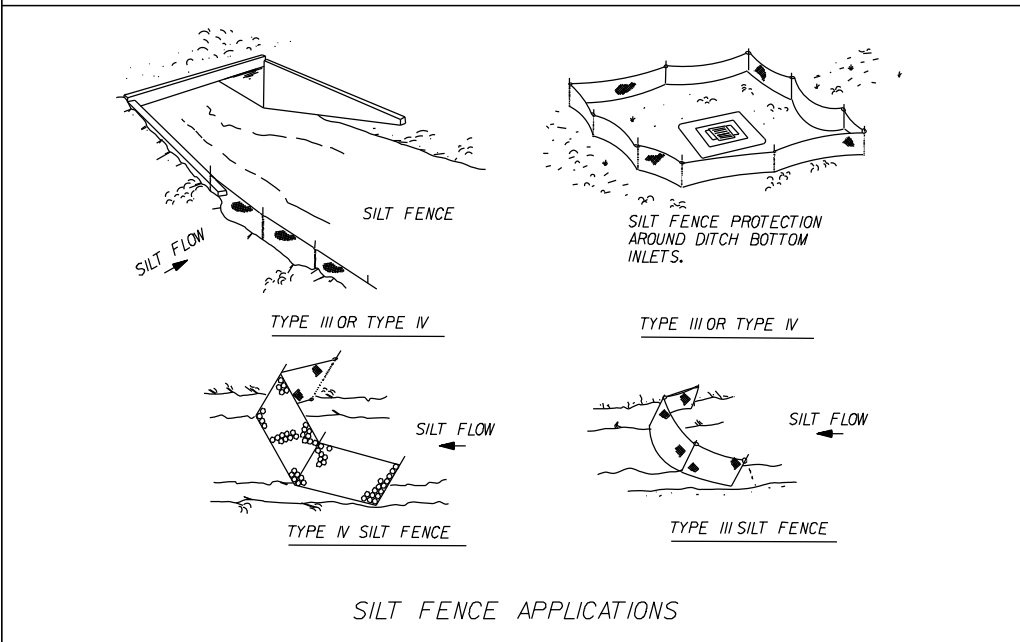
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R GILLETTE
Date:
2020.12.04
14:24:17
-05'00'

SITE LOCATION MAP



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



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

SHEET NO.
PRE-1

2 of 4

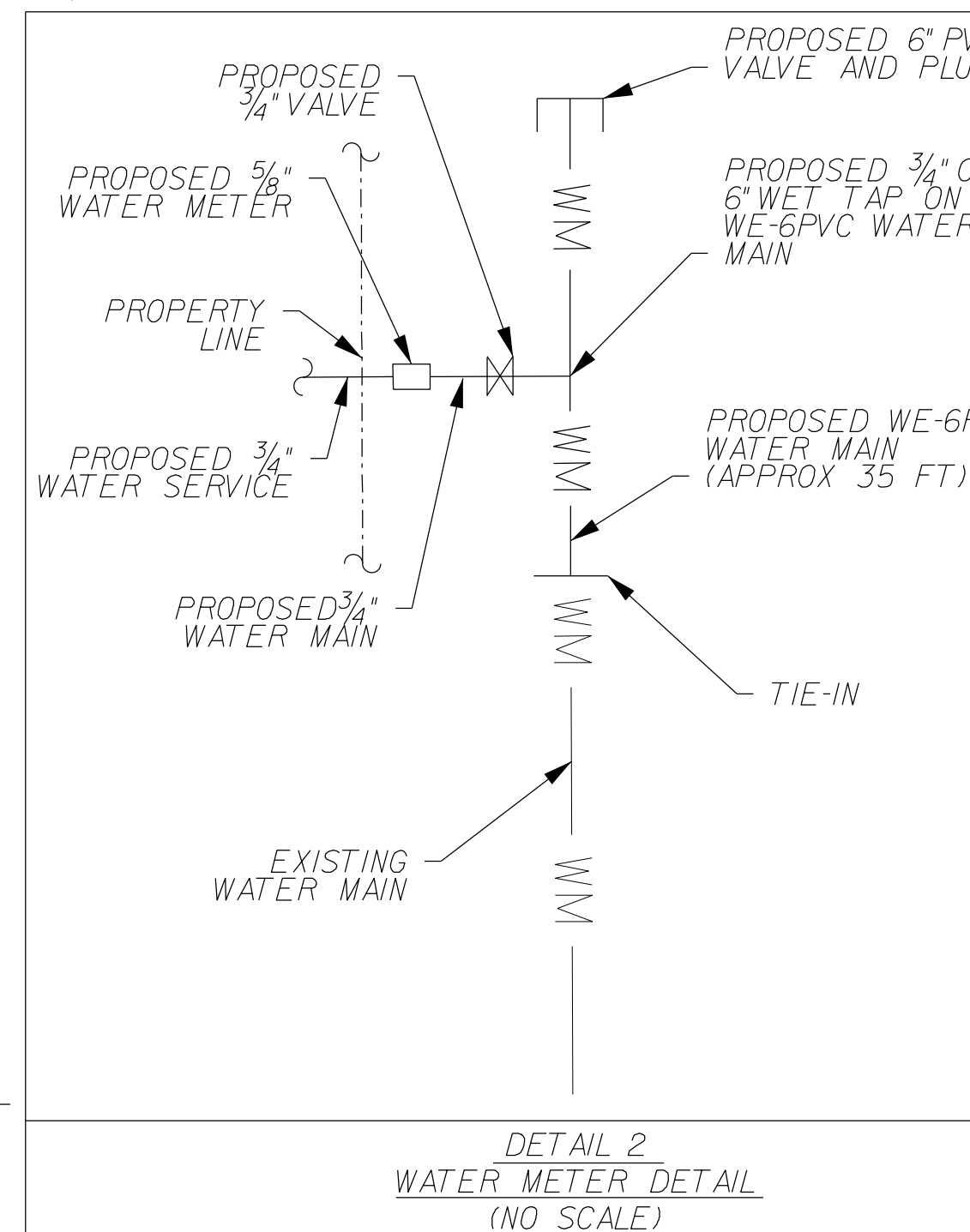
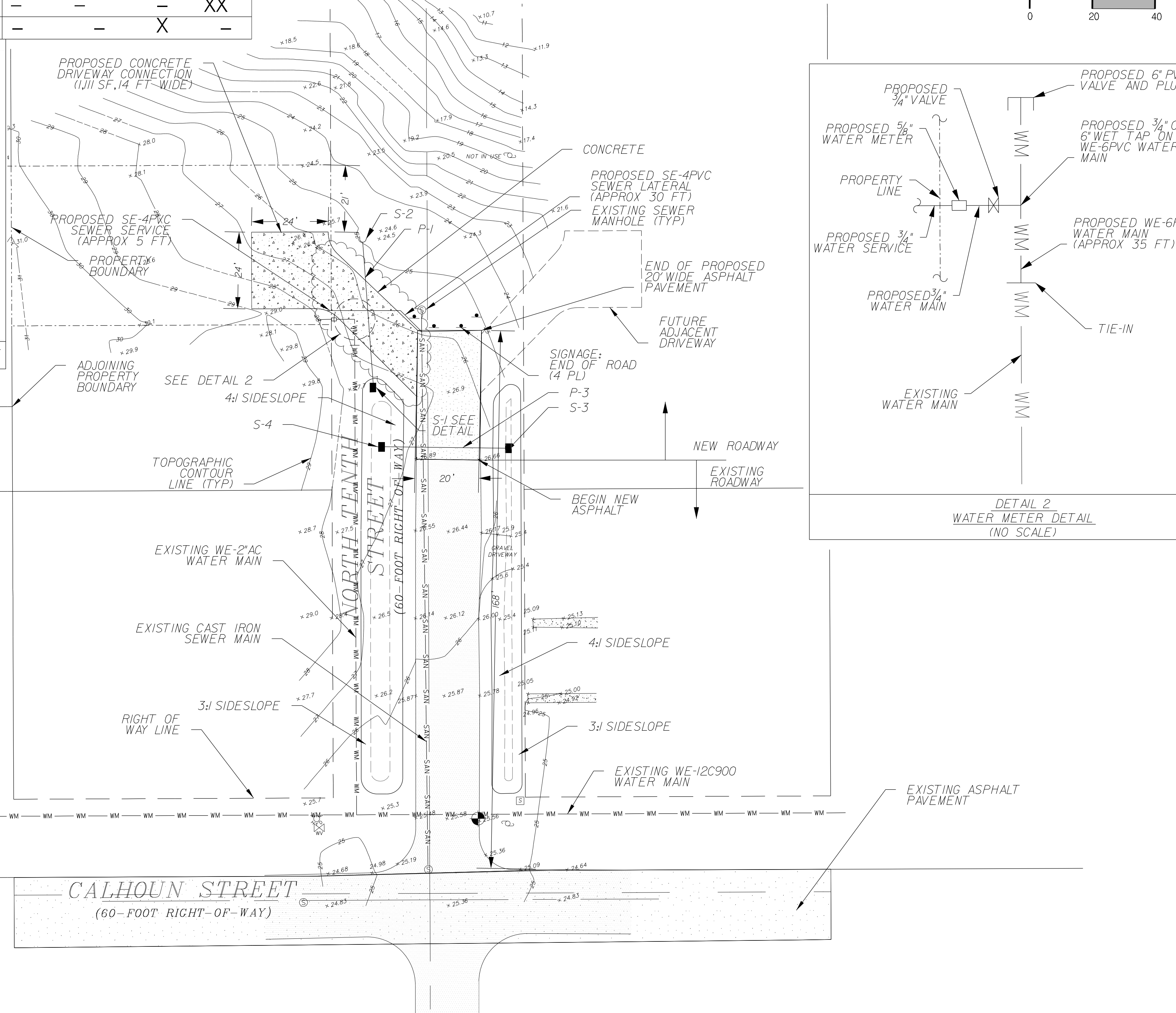
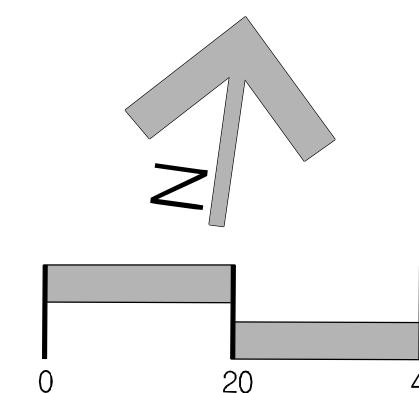
Issue Date
APRIL 24, 2020

Project No.
20-10.16

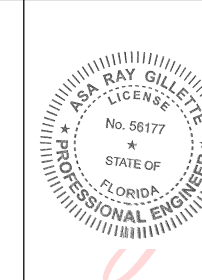
PIPE TABLE

CONCRETE

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

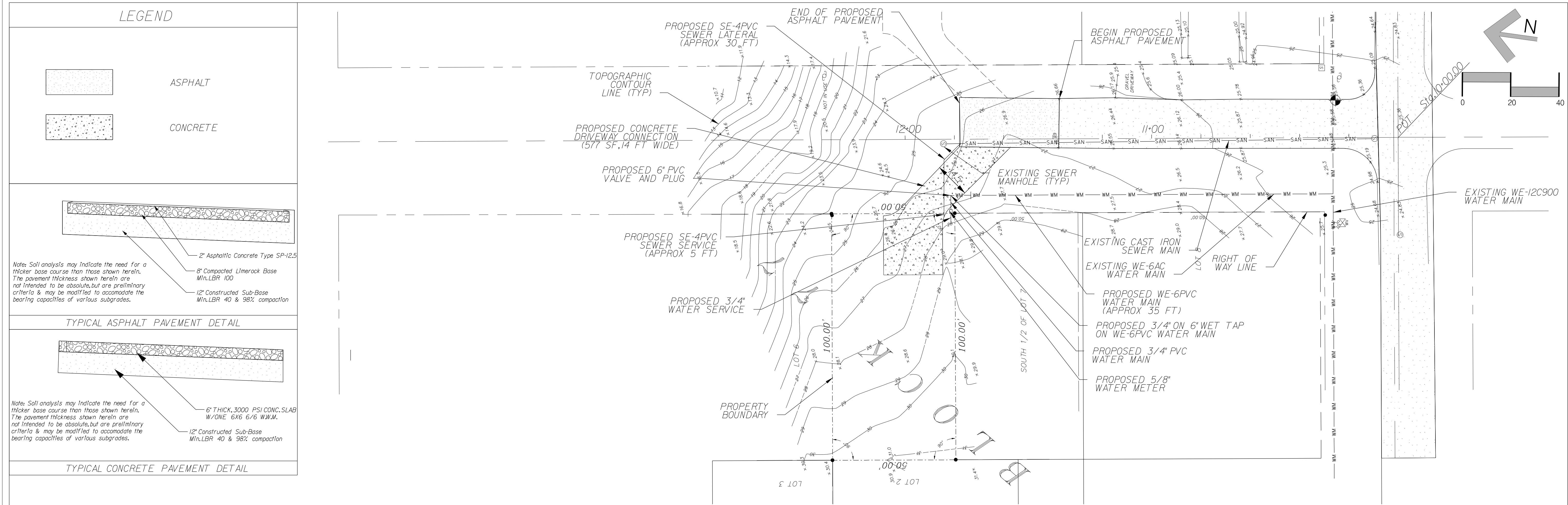


10TH STREET
EXTENSION
SITE PLAN



Digitally signed by ASAR GILLETTE
Date: 2020.12.04 14:24:58 -05'00'

A	SHEET NO. SP-1
	<u>3</u> of <u>4</u>
	Issue Date APRIL 24, 2020
	Project No. 20-10.16



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

☒

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



IMPORTANT NOTES

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

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



Requirements for All Site Plans “ see LDC section 11.01.04



Requirements for Subdivision Plats “ see LDC section 11.01.05



Determination for Completeness & sufficiency “ see LDC section 11.03.01



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



Construction and Improvements “ see LDC section 11.05.00



Amendments to Local Development Orders “ see LDC section 11.06.00

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements



See Development Plan Submittal Checklist



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



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



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

Key Contacts

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



PROPERTY INFORMATION

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

Site Address*

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 Owner’s Authorization For Agent Representation form must be included

First Name

Asa

Last Name

Gillette

Company (if applicable)

Gillette & Associates, Inc.

Mailing Address

20 South 4th Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

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 district.



Elevations of all proposed structures.



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



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



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



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



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



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



- o Timeline for the development; and



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



A summary block containing:



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



- o Zoning district;



o Total acreage;



o Total square footage for non-residential uses;



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



o Impervious surface ratio calculation, proposed and permissible;



o Floor area ratio calculation, proposed and permissible;



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



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



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



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



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



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



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



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



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



o Tree Protection Plan (Section 4.05.09.)



o Landscape Plan (Section 4.05.00.)



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



o Signage Plan (Section 5.03.00.)



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



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



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

School Concurrency

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

Certification*

☒

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

☒

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

Applicant First Name*

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



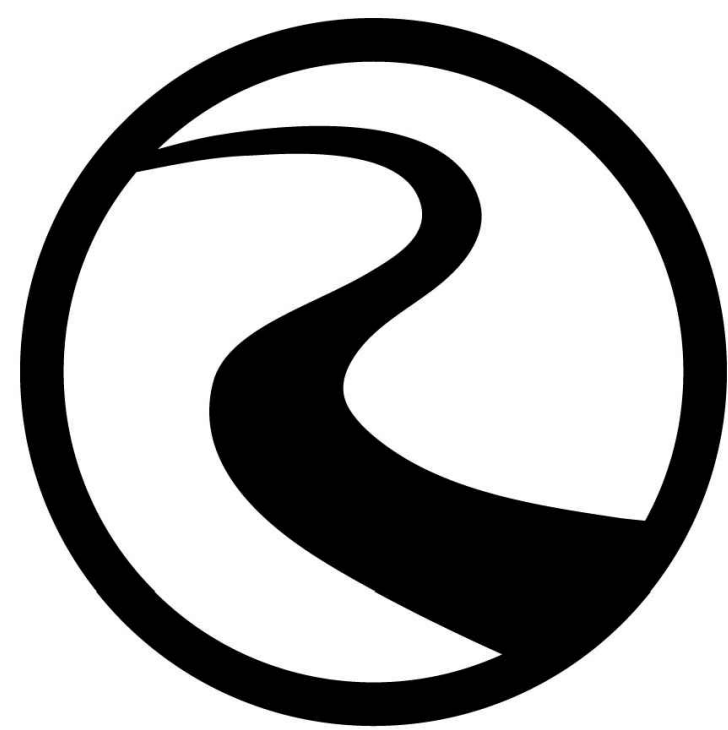
DEPARTMENT OF PLANNING & CONSERVATION

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

SITE CONSTRUCTION PLANS

TOWLES RESIDENCE DRIVE

PREPARED FOR:
JENNIFER AND ADAM TOWLES
304 S 17TH STREET
FERNANDINA BEACH, FL 32034



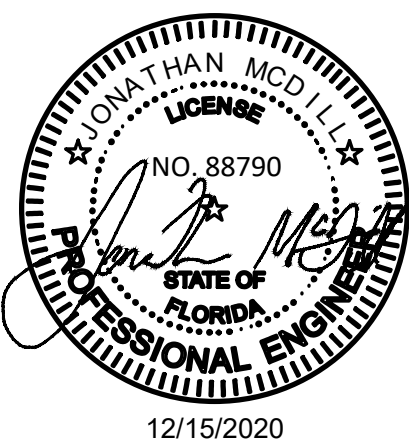
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WWW.ROBERTSCIVILENGINEERING.COM

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

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

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

4000 FABER PLACE DRIVE, SUITE 300
NORTH CHARLESTON, SC 29405
843-323-4224



VICINITY MAP		NTS
FERNANDINA BEACH, FL 32034		
TOWLES RESIDENCE DRIVE		
<u>OWNER</u> JENNIFER AND ADAM TOWLES <u>CONTACT</u> JENNIFER TOWLES <u>EMAIL</u> DRJENNIFERTOWLES@COMCAST.NET		<u>ENGINEER</u> ROBERTS CIVIL ENGINEERING <u>CONTACT</u> JONATHAN MCDILL, P.E. <u>EMAIL</u> JMCIDILL@ROBERTSCIVILENGINEERING.COM
#	REVISIONS	
1	2020-12-15: REVISED PER COUNTY COMMENTS	
2		
3		
4		
5		
2020-07-06: ORIGINAL ISSUE DATE		RCE PROJECT NUMBER: 19801
CONTENTS		
SHEET		DATE
1	COVER	12/15/20
2	GENERAL NOTES	12/15/20
3	EXISTING CONDITIONS AND DEMOLITION PLAN	12/15/20
4	STAKING PLAN	12/15/20
5	GRADING & DRAINAGE PLAN	12/15/20
6	UTILITIES PLAN	12/15/20
7	ROAD SECTION	12/15/20
8	AUTOTURN	12/15/20
9	CONSTRUCTION DETAILS	12/15/20
COVER		

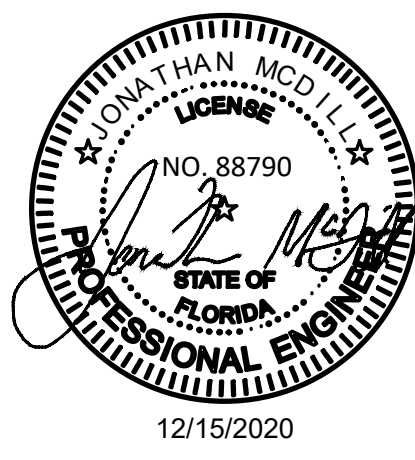


TREES TO BE REMOVED

1. 8" HB	14. 9" OAK	27. 9" OAK	40. 14" OAK	53. 17" MAG	66. 6" OAK	79. 8" OAK
2. 8" HB	15. 10" OAK	28. 13" OAK	41. 17" OAK	54. 17" MAG	67. 6" OAK	80. 8" OAK
3. 10" OAK	16. 6" HB	29. 11" OAK	42. 25" MAG	55. 20" OAK	68. 7" OAK	81. 6" OAK
4. 11" OAK	17. 10" OAK	30. 7" OAK	43. 17" OAK	56. 14" MAG	69. 6" OAK	82. 11" OAK
5. 8" OAK	18. 12" OAK	31. 15" OAK	44. 15" MAG	57. 10" OAK	70. 6" OAK	83. 12" OAK
6. 8" OAK	19. 13" OAK	32. 12" OAK	45. 14" MAG	58. 11" OAK	71. 10" OAK	84. 13" OAK
7. 9" OAK	20. 13" OAK	33. 8" OAK	46. 14" MAG	59. 12" OAK	72. 10" OAK	85. 6" OAK
8. 6" HB	21. 12" OAK	34. 10" OAK	47. 15" OAK	60. 12" OAK	73. 11" OAK	86. 8" OAK
9. 9" OAK	22. 13" OAK	35. 14" OAK	48. 19" MAG	61. 15" OAK	74. 12" OAK	87. 12" OAK
10. 13" OAK	23. 6" OAK	36. 14" OAK	49. 30" OAK	62. 12" OAK	75. 9" OAK	88. 8" OAK
11. 14" OAK	24. 6" OAK	37. 11" OAK	50. 16" MAG	63. 12" OAK	76. 10" OAK	89. 15" OAK
12. 14" OAK	25. 12" OAK	38. 19" OAK	51. 25" MAG	64. 7" OAK	77. 8" OAK	90. 6" OAK
13. 9" OAK	26. 9" OAK	39. 12" OAK	52. 6" MAG	65. 8" OAK	78. 12" OAK	91. 12" OAK



0' 30' 60'
SCALE:
1" = 30'



REVISIONS
2020-12-15: REVISED PER COUNTY COMMENTS
ROBERTS CIVIL ENGINEERING, LLC 301 SEA ISLAND ROAD, SUITE 10 ST. SIMONS, GA 31522 912-638-9681 OFFICE 912-289-0339 FAX

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ST. SIMONS ISLAND | SAVANNAH
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EXISTING CONDITIONS AND DEMOLITION PLAN

TOWLES RESIDENCE DRIVE
FERNANDINA BEACH, FL 32034

PREPARED FOR:
JENNIFER AND ADAM TOWLES

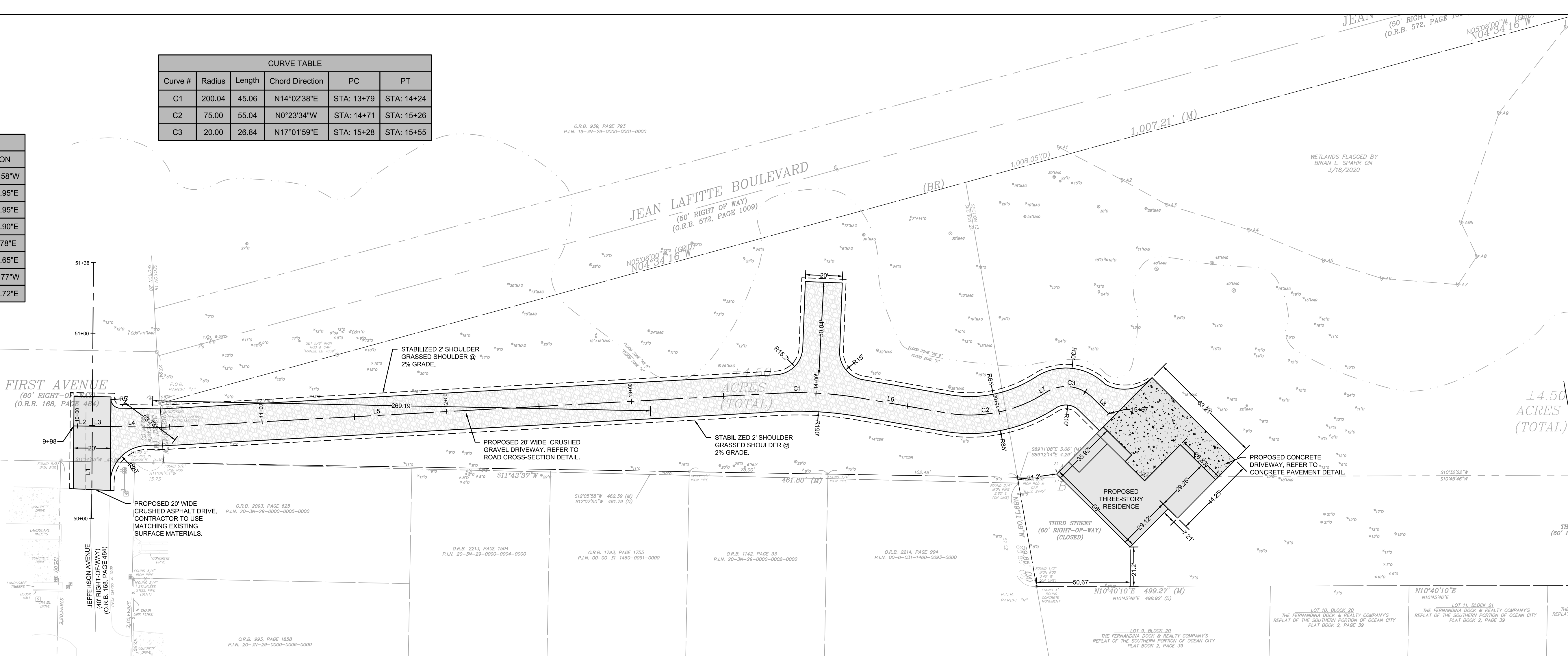
DATE: 12/15/20	PROJECT NUMBER: 19801
DRAWN BY: TL	CHECKED BY: JM

3

SHEET:

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	34.26	N78° 50' 50.58"W
L2	10.00	N11° 43' 36.95"E
L3	10.00	N11° 43' 36.95"E
L4	27.41	N11° 43' 36.90"E
L5	333.60	N7° 35' 22.78"E
L6	47.12	N20° 37' 51.65"E
L7	1.50	N21° 24' 58.77"W
L8	12.65	N55° 28' 56.72"E

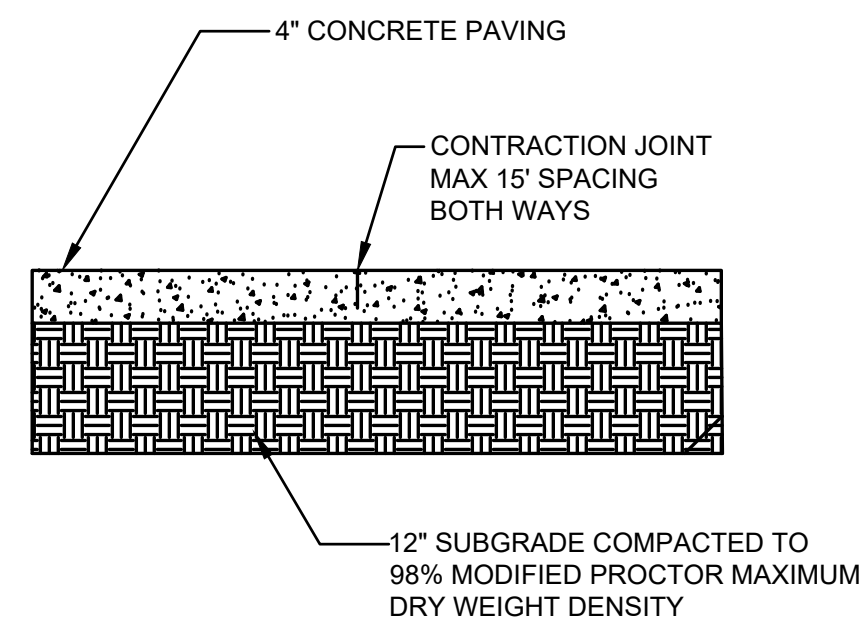
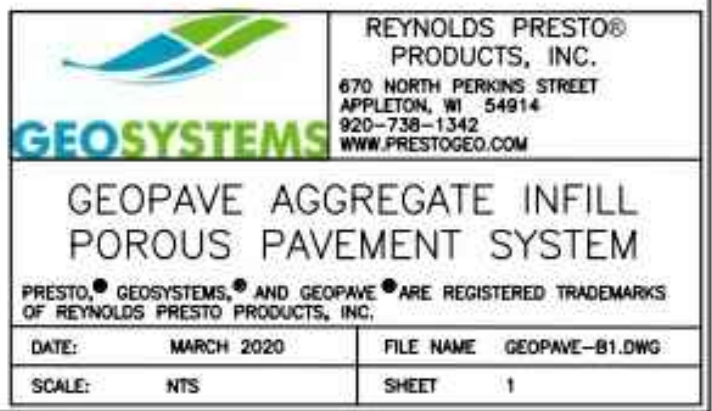
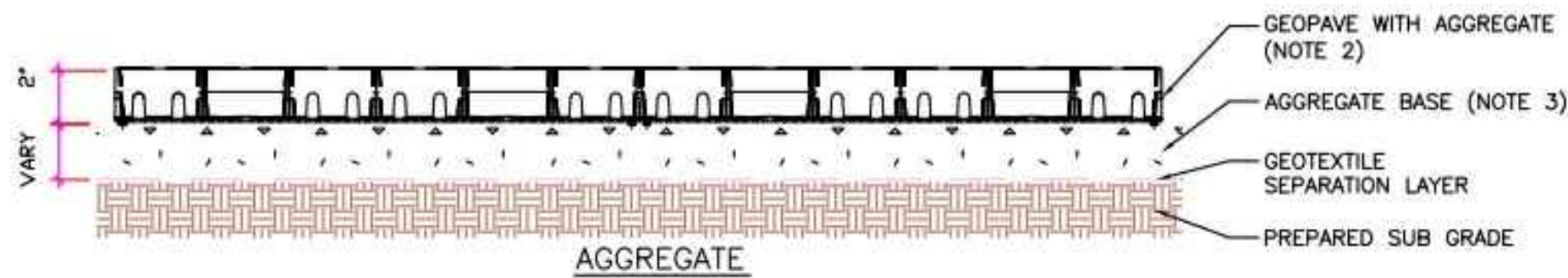
CURVE TABLE					
Curve #	Radius	Length	Chord Direction	PC	PT
C1	200.04	45.06	N14°02'38"E	STA: 13+79	STA: 14+24
C2	75.00	55.04	N0°23'34"W	STA: 14+71	STA: 15+26
C3	20.00	26.84	N17°01'59"E	STA: 15+28	STA: 15+55



DESIGN GUIDELINES - BASE DEPTH		
LOAD DESCRIPTION	CBR 2 - 4%	CBR > 4%
Heavy Fire Truck Access & H/HS25 loading. Typical 110 psi (758 kPa) tire pressure. Single axle loadings of 40 kips (178 kN). Gross vehicle weight of 90,000 lbs (40.1 MT).	6 IN (150 MM)	6 IN (150 MM)
Heavy Fire Truck Access & H/HS20 loading. Typical 110 psi (758 kPa) tire pressure. Single axle loadings of 32 kips (145 kN). Gross vehicle weight of 80,000 lbs (36.3 MT).	6 IN (150 MM)	6 IN (150 MM)
Light Fire Truck Access & H/HS15 loading. Typical 85 psi (586 kPa) tire pressure. Single axle loadings of 24 kips (110 kN). Gross vehicle loads of 60,000 lbs (27.2 MT).	6 IN (150 MM)	4 IN (100 MM)
Utility & Delivery Truck Access & H/HS10 loading. Typical 60 psi (414 kPa) tire pressure. Single axle loadings of 16 kips (75 kN). Gross vehicle loads of 40,000 lbs (18.1 MT).	4 IN (100 MM)	2 IN (50 MM)
Cars & Pick-up Truck Access. Typical 45 psi (310 kPa) tire pressure. Single axle loadings of 4 kips (18 kN). Gross vehicle loads of 8,000 lbs (3.6 MT).	2 IN (50 MM)	NONE
Trail Use. Loading for pedestrian, wheelchair, equestrian, bicycle, motorcycle and ATV traffic.	NONE	NONE

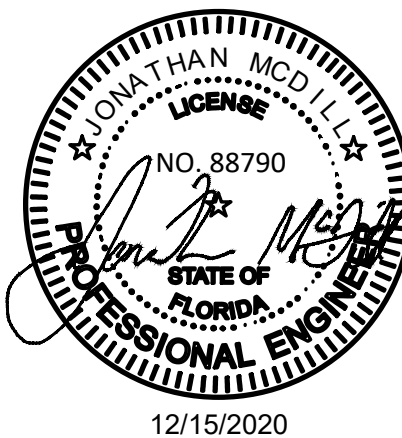
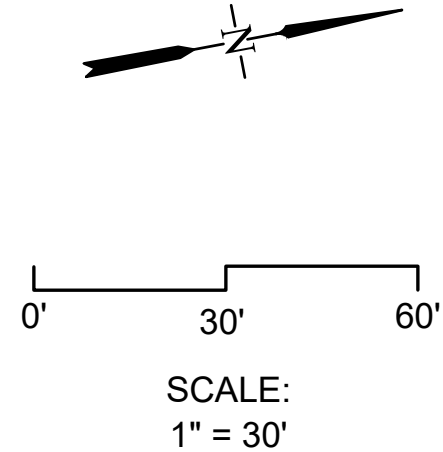
GEOPAVE MATERIAL SPECIFICATION	
MATERIAL	UP TO 100% RECYCLED POLYETHYLENE
COLOR	RANGES DARK SHADES GRAY TO BLACK
CHEMICAL RESISTANCE	SUPERIOR
CARBON BLACK FOR UV STABILIZATION, %	1.5 TO 2.0%
UNIT MIN CRUSH STRENGTH - EMPTY @ 70F (21C)	175 PSI (1,202 KPa)
UNIT MIN CRUSH STRENGTH - FILLED @ 70F (21C)	5,160 PSI (35,625 KPa)
FLEXURAL MODULUS @ 70F (21C)	35,000 PSI (240,000 KPa)
NOMINAL DIMENSIONS - WIDTH X LENGTH	20 X 40 IN (0.5 X 1.0 M)
NOMINAL UNIT DEPTH	2.0 IN (50 MM)
NOMINAL AREA	5.38 SQFT (0.5 SQMTR)
CELLS PER UNIT	50
SMALL CELL SIZE	3.25 X 3.25 IN (83 X 83 MM)
LARGE CELL SIZE	3.25 X 6.5 IN (83 X 165 MM)
TOP OPEN AREA PER UNIT	90.5%
BOTTOM OPEN AREA PER UNIT	32.6%
BOTTOM MESH OPENING SIZE	0.25 X 0.25 IN (6.35 X 6.35 MM)
NOMINAL WEIGHT PER UNIT	7.6 LBS (3.4 KG)
RUNOFF COEFFICIENT @ 2.5 IN/HR (64 MM)	0 - 0.15
RAINFALL WITH AGGREGATE INFILL	
UNITS PER PALLET	46

- Notes:
- This information is based on the use of GeoPave manufactured by Reynolds Presto Products, Inc. All rights reserved. Any use of this information for any rigid porous paver product other than that manufactured by Reynolds Presto Products, Inc. is strictly prohibited and makes this information invalid.
 - Aggregate infill shall be 0.375 to 0.5 inch (10 to 13 mm) open graded crushed aggregate with fine content less than 5% to allow for free drainage.
 - Aggregate base shall be 0.375 to 1.0 inch (10 to 25 mm) open graded crushed aggregate with fine content less than 5% to allow for free drainage.
 - A minimum 2 inch (50 mm) of aggregate base should be placed below the units to act as drainage layer and infiltration area. The Engineer of Record shall be responsible for the design and stability of the open graded base course.
 - Provide a non-woven geotextile separation layer and install in accordance with Manufacturer recommendations including overlaps based on sub grade CBR.
 - Connect GeoPave panels with the U-CLIP connection device at all half wall locations, and driven completely so that adjacent sections have horizontally level profiles.
 - Refer to the GeoPave Design and Construction Overview for a complete description of the design and construction methods.



CONCRETE PAVING SECTION
NTS

LEGEND	
	EXISTING GRAVEL ROAD
	PROPOSED GRAVEL DRIVE
	PROPOSED CONCRETE
	PROPOSED BUILDING
	EXISTING TREE POINT / DESCRIPTION



REVISIONS	
2020-12-15: REVISED PER COUNTY COMMENTS	

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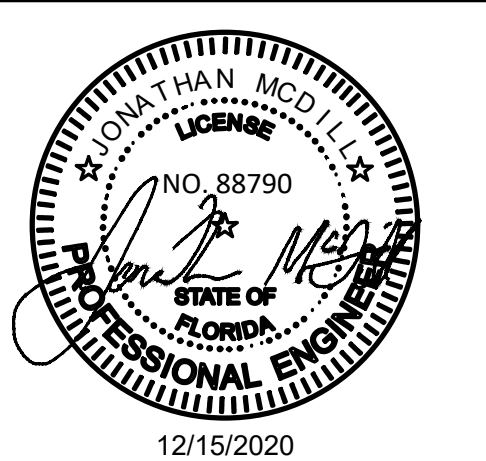
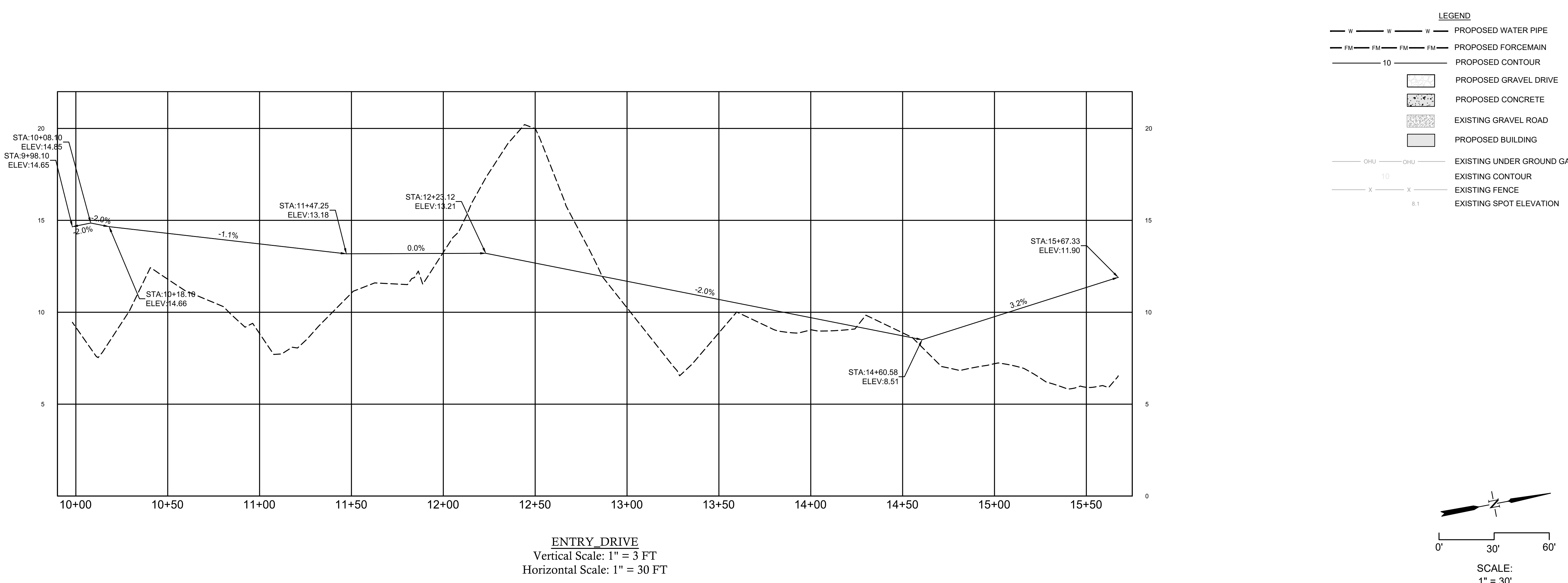
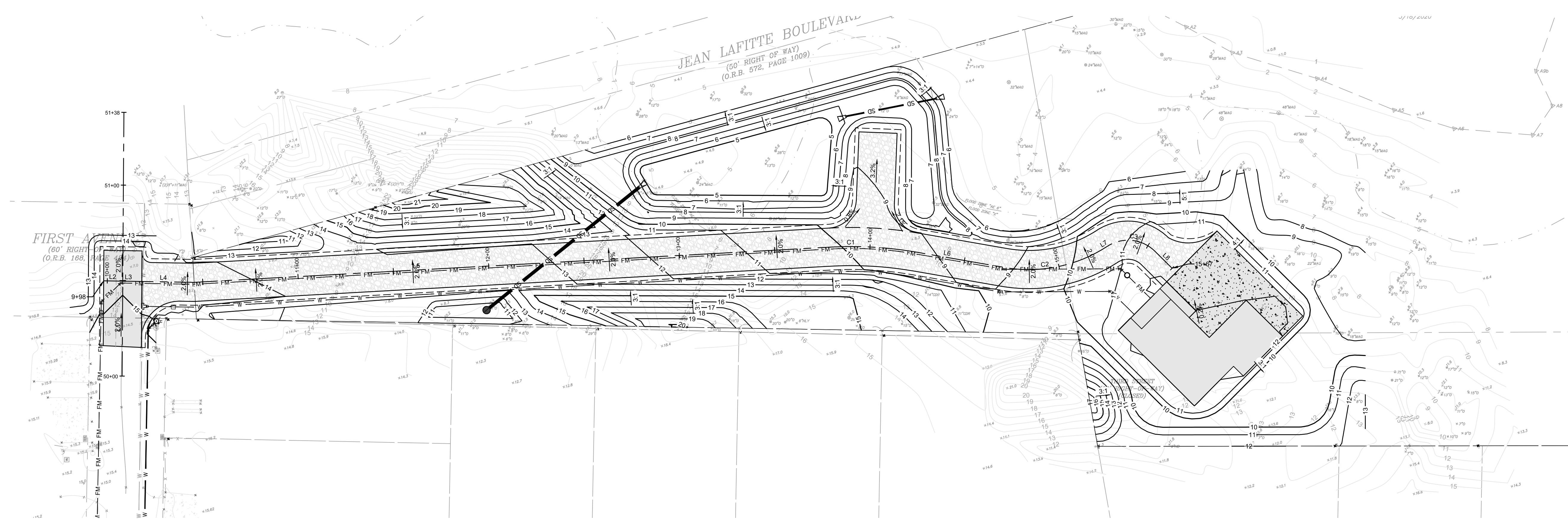
TOWLES RESIDENCE DRIVE
FERNANDINA BEACH, FL 32034
PREPARED FOR:
JENNIFER AND ADAM TOWLES

DATE: 12/15/20	PROJECT NUMBER: 19801
DRAWN BY: TL	CHECKED BY: JM
SCALE: 1"=30' (FOR 24"x36" PLLOT)	

4

SHEET:

SHEET:



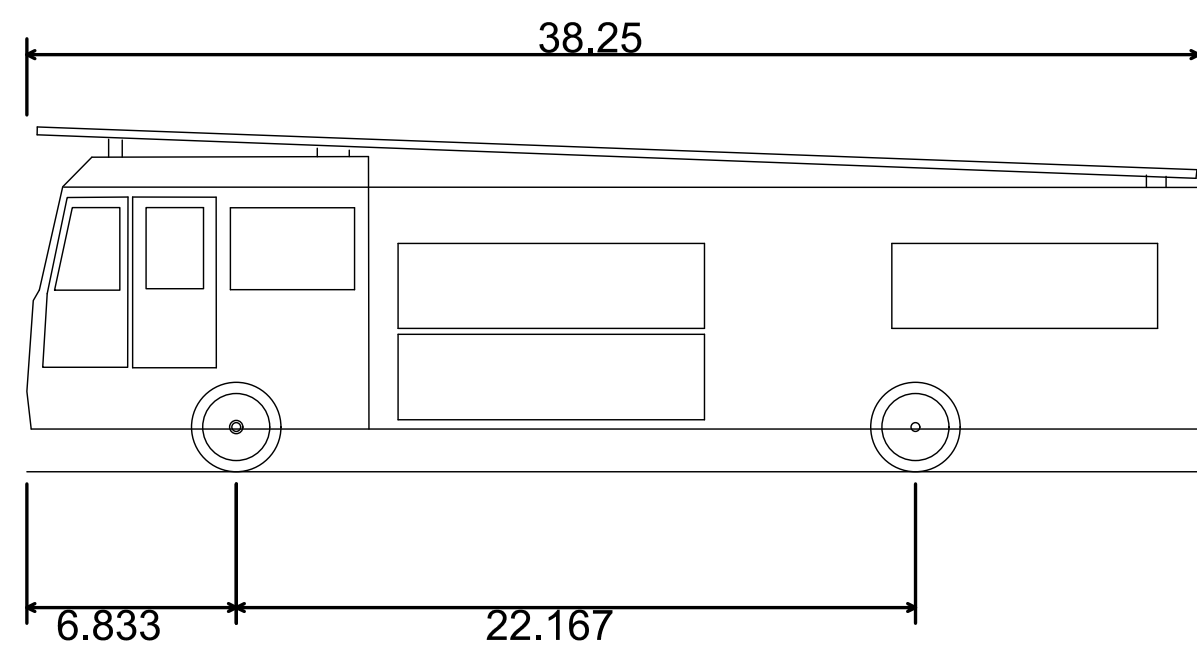
REVISIONS

NO.	DATE	REVISION
2020-12-15	15	REVISED PER COUNTY COMMENTS

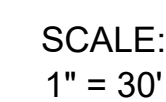
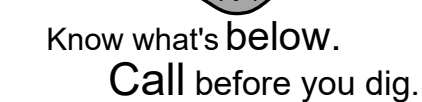
ROBERTS CIVIL ENGINEERING, LLC
301 SEA ISLAND ROAD, SUITE 10
ST. SIMONS, GA 31522
912-638-9681 OFFICE
912-289-0339 FAX

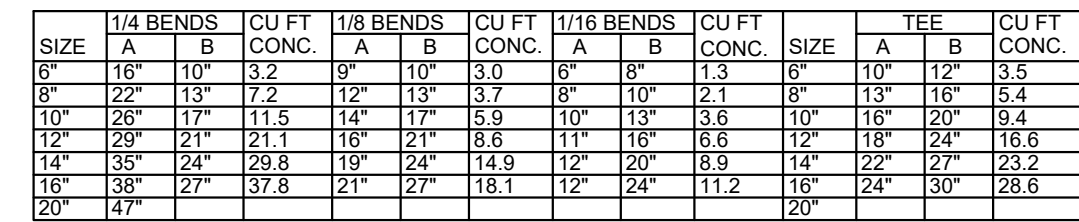


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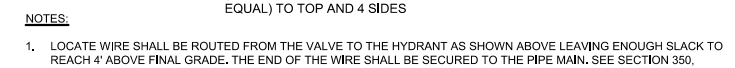


E-ONE Combination Unit	
Overall Length	38.250ft
Overall Width	8.333ft
Overall Body Height	11.250ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

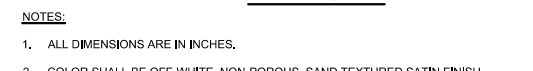




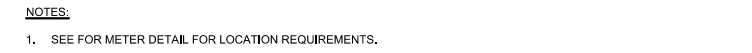
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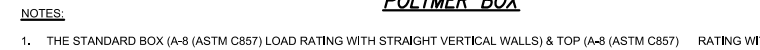
- ## FIRE HYDRANT INSTALLATION USING TAPPING SLEEVE & VALVE



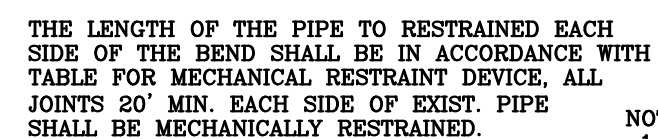
- WATER METER BOX POLYMER COVER
MODEL No. 37 - TWO HOLE



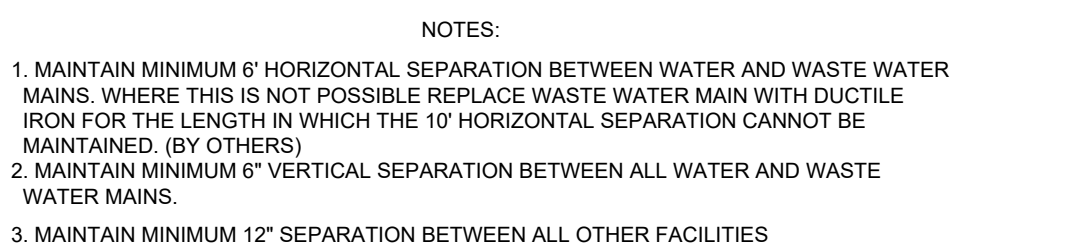
- WATER SERVICE DETAIL- 2" AND SMALLER METERS



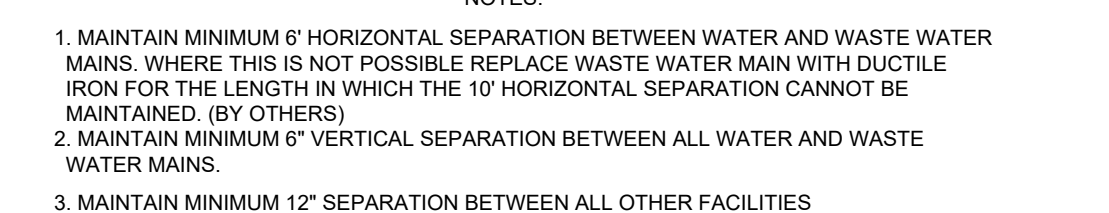
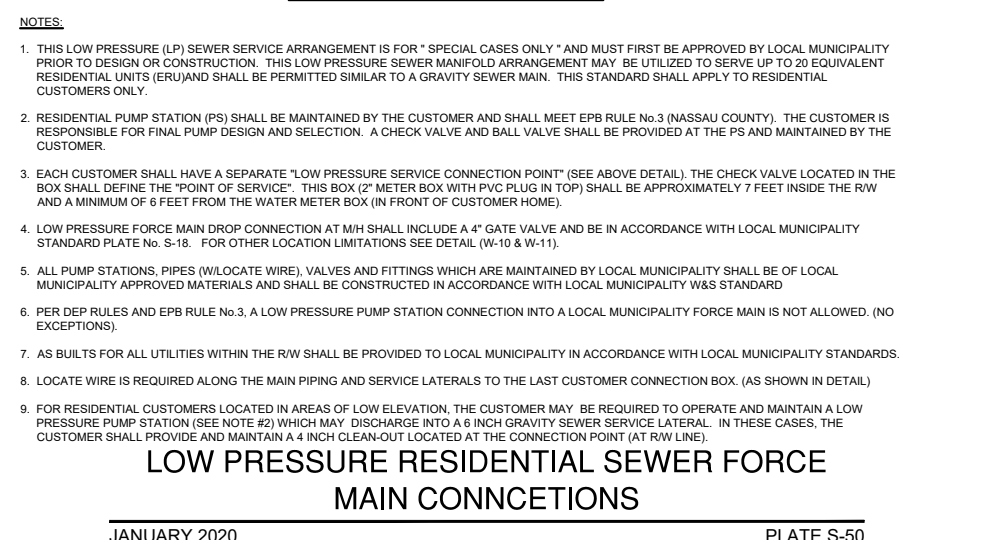
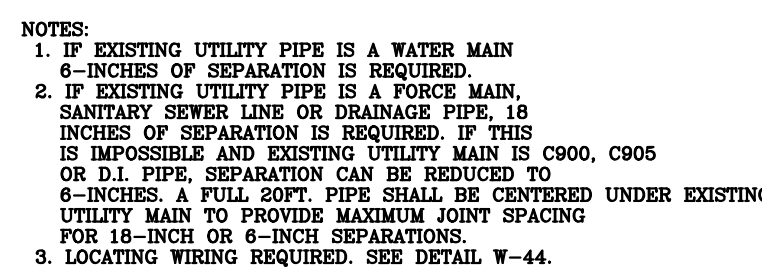
- WATER METER BOX & COVER FOR
1" AND SMALLER METERS



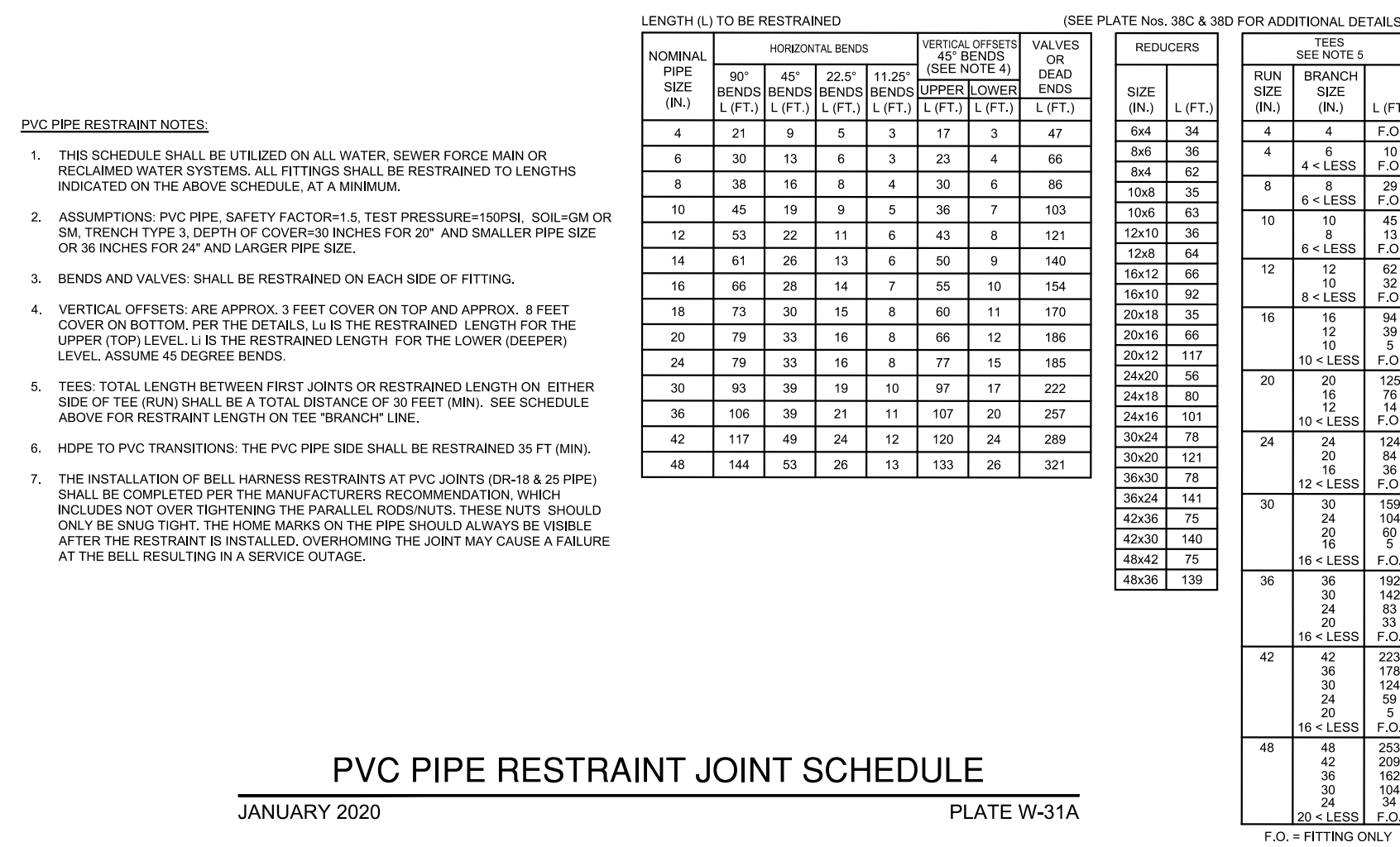
- ### UTILITY CONFLICT DETAIL "A"



#10 UF SOLID TRACING WIRE TO BE INSTALLED ON TOP OF MAIN TAPED EVERY TEN FEET



HORIZONTAL AND VERTICAL CLEARANCES BETWEEN WATER AND SEWER MAINS



PVC PIPE RESTRAINT JOINT SCHEDULE

JANUARY 2020

PLATE W-31A

REVISIONS

2020-12-15: REVISED PER COUNTY COMMENTS

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



CONSTRUCTION DETAILS

TOWLES RESIDENCE DRIVE
FERNANDINA BEACH, FL 32034

PREPARED FOR:

JENNIFER AND ADAM TOWLES

DATE: 12/15/20

PROJECT NUMBER: 19801

DRAWN BY: QAP

CHECKED BY: JM

SCALE: NTS

9

SHEET:

December 15, 2020

Ms. Jennifer Towles

Via email: drjennifertowles@comcast.net

**RE: Listed Wildlife and Habitat Assessment
4.5 Acres Jefferson Avenue
Parcel Identification Number: 00-00-31-1540-0019-0020
Nassau County, Florida**

Dear Ms. Towles:

Pursuant to your request, LG² Environmental Solutions, Inc. (LG²ES) has conducted a listed wildlife species and habitat assessment of the above-referenced property. The purpose of the assessment was to determine the potential presence and extent of wildlife species listed by the Florida Fish and Wildlife Conservation Commission (FWC) and U.S. Fish and Wildlife Service (USFWS). Please find a report of our findings attached.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,
LG² Environmental Solutions, Inc.



Brian Spahr
Senior Project Manager

Attachment 1 – Listed Wildlife and Habitat Assessment Report

LISTED WILDLIFE & HABITAT ASSESSMENT REPORT

**4.5 Acres Jefferson Avenue
Parcel Identification Number: 00-00-31-1540-0019-0020
Nassau County, Florida**

Prepared for:

Ms. Jennifer Towles

Via email: drjennifertowles@comcast.net

Prepared by:



**LG² Environmental Solutions, Inc.
10475 Fortune Parkway, Suite 201
Jacksonville, Florida 32256
(904) 363-1686
www.lg2es.com**

December 15, 2020

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2.0 METHODOLOGY.....	1
3.0 DATABASE REVIEW OF SITE CONDITIONS	2
3.1 USDA Soil Survey.....	2
4.0 SITE VISIT SUMMARY	2
4.1 Observed Vegetative Communities	3
4.2 Wildlife	3
4.2.1 Sensitive Species and Supporting Habitats	4
5.0 CONCLUSION AND SUMMARY	8
6.0 REFERENCES.....	10

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Table 2 FNAI Biodiversity Matrix and IPaC Listed Wildlife Species.....	4

APPENDICES

Appendix A	Figures 1 - 5
Appendix B	FNAI Biodiversity Matrix Report and IPaC Endangered Species List

1.0 INTRODUCTION

On December 15, 2020, LG² Environmental Solutions, Inc. (LG²ES) conducted a listed wildlife and habitat assessment of the subject property in Nassau County, Florida. The purpose of the assessment was to determine the potential presence and extent of wildlife species, and their associated habitats, listed as endangered or threatened by the Florida Fish and Wildlife Conservation Commission (FWC) and U.S. Fish and Wildlife Service (USFWS). Additionally, on-site habitat types, including jurisdictional wetlands, were examined and their extents estimated.

The subject property is in Township 3 North, Range 29 East, Sections 13 and 20 on the U.S. Geological Survey (USGS) 7.5-minute *Fernandina Beach* Topographic Quadrangle map (Appendix A: Figure 1). The subject property is bordered to the north, south, and west by undeveloped land and to the east by residential development (Appendix A: Figure 2).

2.0 METHODOLOGY

Prior to the site assessment, aerial orthophoto satellite images, USGS topographic maps, and U.S. Department of Agriculture (USDA) soil survey maps were reviewed for the potential presence of onsite listed wildlife habitats. The soil survey for Nassau County was reviewed to help evaluate suitable habitat for sensitive species depending on substrate requirements (USDA 1987). Databases from the Florida Fish and Wildlife Conservation Commission (FWC 2020), Florida Natural Areas Inventory Biodiversity Matrix (FNAI 2020), bald eagle (*Haliaeetus leucocephalus*) nest locator (FWC 2020), and USFWS Information for Planning and Consultation (IPaC) Endangered Species List were accessed, as well as the USACE Jacksonville District USFWS Wood Stork Programmatic Key (USFWS 2008) and Eastern Indigo Snake Programmatic Effect Determination Key (USFWS 2013), in order to determine the potential for sensitive wildlife species and their suitable habitats.

During the subject property assessment, meandering pedestrian transects were conducted through accessible areas of each vegetative community. Within each transect, data collection included, but was not limited to, plant species, wildlife species, weather conditions, time of assessment, and anthropogenic activity. Vegetative communities were identified according to the Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999). These methods are consistent with recognized FWC survey guidelines for a general wildlife assessment.

3.0 DATABASE REVIEW OF SITE CONDITIONS

3.1 USDA Soil Survey

The *Soil Survey of Nassau County* (USDA-NRCS 1987) reported four soil types on the subject property. The soil types are described below and depicted in Appendix A: Figure 3.

Fripp fine sand, rolling (5) – This soil series consists of excessively drained soils and has a parent material of eolian or sandy marine deposits. The water table is usually more than 80 inches below ground surface. Slopes range from 5 to 20 percent.

Newhan-Corolla, rarely flooded, fine sands, rolling (12) – This soil series consists of excessively drained soils and has a parent material of sandy eolian deposits. The water table is usually more than 80 inches below ground surface. Slopes range from 5 to 20 percent.

Maurepas muck, frequently flooded (25) – This soil series consists of very poorly drained soils and has a parent material of woody organic material. The water table is usually at the surface. Slopes range from 0 to 1 percent.

Ridgewood fine sand, 0 to 5 percent slopes (27) – This soil series consists of somewhat poorly drained soils and has a parent material of sandy marine deposits. The water table is usually 18 to 42 inches below ground surface. Slopes range from 0 to 5 percent.

4.0 SITE VISIT SUMMARY

On December 15, 2020, LG²ES biologists conducted a site visit to assess the onsite habitats with emphasis on the presence of listed wildlife species. The location of natural resource issues of concern, and occurrences, were recorded using a hand-held global positioning system (GPS) unit for later use in generating report graphics and recommendations. The observed vegetative communities are described in Section 4.1. The weather conditions during the site visit were reported as cloudy skies with an average high temperature of 62°F. These conditions, considering the time of day, the season, and the scope of the inspection, may have influenced the wildlife species observed. The presence of specific wildlife species was determined audibly and visually, by evidence of tracks, scat, nests, burrows, and/or dens. Observed wildlife species were recorded and are described in Section 4.2.

4.1 Observed Vegetative Communities

During the site assessment, LG²ES biologists conducted a series of pedestrian transects throughout the subject property to categorize the on-site vegetative communities in accordance with FLUCFCS criteria. The vegetative communities observed onsite are described below and are depicted in Appendix A: Figure 4.

Uplands

Upland Hardwood Forests (FLUCFS 420) – This vegetative community consisted mainly of live oaks (*Quercus virginiana*), southern magnolia (*Magnolia grandiflora*), yaupon holly (*Ilex vomitoria*), and saw palmetto (*Serenoa repens*), and scattered cabbage palms (*Sabal palmetto*).

Wetlands

Mixed Wetland Hardwoods (FLUCFS 617) – This vegetative community consisted of Carolina willow (*Salix caroliniana*), red cedar (*Juniperus virginiana*), green ash (*Fraxinus pennsylvanica*), and cabbage palms.

4.2 Wildlife

During the site reconnaissance, LG²ES biologists conducted meandering pedestrian transects and stationary observations to survey the onsite habitat types, with emphasis on those areas with vegetative assemblages, hydrology, and/or soils potentially indicative for the presence of listed wildlife species identified in the desktop review. The scope of this effort was a presence/absence survey for listed wildlife species and the supporting habitats identified for each species. Formal, species-specific, surveys were not within the scope of this site assessment but can be conducted to satisfy any future permitting requirements. Observed wildlife and potentially occurring listed species are detailed in the following sections. The wildlife species observed during the site assessment are listed below in Table 1.

Table 1
Observed Wildlife Species

Common Name	Taxonomic Name	Observation	Listing Status
Black vulture	<i>Coragyps atratus</i>	Visual	None
Fish crow	<i>Corvus ossifragus</i>	Visual	None
Nine-banded armadillo	<i>Dasypus novemcinctus</i>	Burrows	None
White-tailed deer	<i>Odocoileus virginianus</i>	Visual	None
Carolina wren	<i>Thryothorus ludovicianus</i>	Auditory	None

4.2.1 Sensitive Species and Supporting Habitats

Sensitive species are those species deemed federally Endangered (FE) or State of Florida and federally Threatened (ST and FT) by the FWC and/or USFWS. Prior to conducting the site assessment, LG²ES biologists reviewed online databases including, but not limited to, FNAI biodiversity matrix, FWC Bald Eagle Nest data, and USFWS IPaC resource list, for known occurrences of listed species and potential suitable habitats within the subject property.

The FNAI biodiversity matrix listed one “documented”, four “likely” and five “potential” threatened or endangered wildlife species expected to inhabit the surrounding area. The IPaC listed three additional federally listed wildlife species. The threatened and/or endangered wildlife species mentioned in both reports are detailed in Table 2 and are attached as Appendix B.

Table 2
FNAI Biodiversity Matrix Listed Wildlife Species

Result	Common Name	Taxonomic Name	Observed On-site	*Listing Status
Documented	Leatherback sea turtle	<i>Dermochelys coriacea</i>	No	FE
Likely	Loggerhead sea turtle	<i>Caretta caretta</i>	No	FT
Likely	Green sea turtle	<i>Chelonia mydas</i>	No	FE
Likely	Wood stork	<i>Mycteria americana</i>	No	FT
Likely	West Indian manatee	<i>Trichechus manatus</i>	No	FE
Potential	Atlantic sturgeon	<i>Acipenser oxyrinchus oxyrinchus</i>	No	FE
Potential	Piping plover	<i>Charadrius melodus</i>	No	FT
Potential	Worthington's marsh wren	<i>Cistothorus palustris griseus</i>	No	ST
Potential	Eastern indigo snake	<i>Drymarchon couperi</i>	No	FT
Potential	Gopher tortoise	<i>Gopherus polyphemus</i>	No	ST / C

USFWS IPaC Endangered Species List

Result	Common Name	Taxonomic Name	Observed on-site	*Listing Status
Potential	Eastern black rail	<i>Laterallus jamaicensis</i> ssp. Jamaicensis	No	FT
Potential	Red knot	<i>Calidris canutus rufa</i>	No	FT
Potential	Hawksbill sea turtle	<i>Eretmochelys imbricata</i>	No	FE

*Federally-designated endangered (FE); Federally-designated threatened (FT); State designated threatened (ST); Federal Candidate species (C).

State and federally listed wildlife species that occurred, or could potentially occur, within the subject property are discussed below. The aquatic dependent wildlife species mentioned in both reports are omitted from the following discussion because the proposed project does suitable habitats that could sustain these species. Wildlife species listed in both FNAI and IPaC reports, but no longer classified as threatened or endangered by FWC and/or USFWS, were omitted from the above tables and are not included in the discussion below because those species are no longer regulated by State or federal management guidelines.

Wood Stork

The wood stork is listed as threatened by the federal Endangered Species Act (ESA) and as federally designated Threatened by Florida's Endangered and Threatened Species Rule (Rule 68A-27, Florida Administrative Code). For projects with on-site wetlands, additional consideration must be taken regarding wood storks. They are large wading birds with a long, heavy curved bill and long legs. This species is identified by the scaly appearance of their head due to its lack of feathers. According to the USFWS, wood storks prefer to forage in ponds and marshes with little or no canopy but have been observed in forested wetlands with canopies of less than 20%. Suitable foraging habitat (SFH) for wood storks includes freshwater marshes, cypress depressions, swamp sloughs and tidal creeks and pools.

For counties in Northeast Florida, USFWS designated a 13-mile core foraging area (CFA) buffer around active nesting wood stork colonies to protect wood stork SFH. The subject is approximately 9.6 miles from the nearest wood stork nesting colony in Georgia and is within the wood stork CFA (Appendix A: Figure 5). Wood storks were not observed within the subject property during the site assessment. Additionally, wood stork SFH was not observed. If USACE permitting is required for this project, additional coordination with USACE may be required to document the status of wood stork SFH within the subject parcel. At the time of this assessment, the proposed project is not likely to adversely affect this species.

Gopher Tortoise

The gopher tortoise is classified as a state-threatened species and is protected by Florida's Endangered and Threatened Species Rule (Rule 68A-27, Florida Administrative Code [F.A.C.]). The gopher tortoise is a moderate-sized, terrestrial turtle averaging 9 to 11-inches in length. The species is identified by its stumpy, elephantine hind feet and flattened; shovel-like forelimbs adapted for digging. The shell is oblong and generally

tan, brown, or gray in coloration. They prefer upland habitats with open canopy and well drained soils.

Gopher tortoises and/or their burrows were not observed during the onsite reconnaissance. The soils within the upland habitats were well suited to support gopher tortoises, however the dense canopy of the upland habitat is not well suited to support this species. If any gopher tortoises and/or their burrows are later found within the subject property and are proposed to be impacted, FWC regulations require a 100 percent gopher tortoise burrow survey and subsequent relocation efforts be performed by an authorized gopher tortoise agent. At the time of this assessment, development at the subject property is not likely to adversely affect this species.

Eastern Indigo Snake

The eastern indigo snake is listed as threatened by the federal ESA and as federally designated Threatened by Florida's Endangered and Threatened Species Rule. They are a non-venomous, bluish-black colored snake that can reach lengths of 8-feet. Eastern indigo snakes inhabit a mosaic of habitats including sandhills, pine flatwoods, hardwood forests, moist hammocks, and areas that surround cypress swamps. Especially in their northern range, eastern indigo snakes are closely associated with gopher tortoise whose burrows provide shelter from winter cold and summer heat.

The eastern indigo snake was not observed during the onsite reconnaissance. The subject property did not contain suitable habitat which could sustain eastern indigo snakes. The USFWS Eastern Indigo Snake Programmatic Key was used to identify potential impacts to eastern indigo snakes and whether further consultation with USFWS would be required. Per the Key, projects impacting less than 25-acres of xeric habitat supporting less than 25 active and inactive gopher tortoise burrows results in a "Not Likely to Adversely Impact" (NLAA) determination, provided the Standard Protection Measures of the eastern indigo snake are followed during construction activities. The proposed project is not likely to adversely affect this species.

Eastern Black Rail

The Eastern black rail is listed as Threatened by the federal ESA. They are 4-6 inches long with a pale to blackish-gray body and bright red eyes. According to the USFWS, they prefer salt and brackish marshes with dense cover as well as upland areas around these marshes. Their habitat can be tidally or non-tidally influenced.

The eastern black rail was not observed during the onsite reconnaissance. The subject property did not contain suitable marsh habitat to support this species. At the time of this assessment, the proposed project is not likely to adversely affect this species.

Red Knot

The red knot is listed as threatened by the federal ESA. Red knots are a large shorebird approximately 10 inches in length, with short, thick legs and a short, straight bill. Red knots exhibit a drab gray color most of the year but turn a russet red color during the breeding season. Red knots do not breed in Florida but do winter in the southeastern US, including Florida. They are generally found along coastal marine and estuarine habitats with large areas of exposed intertidal sediments.

Red knots were not observed during the onsite reconnaissance. The subject property did not contain suitable habitat to support this species. At the time of this assessment, the proposed project is not likely to adversely affect this species.

Piping Plover

The piping plover is listed as Threatened by the federal ESA. They are approximately 6 to 7 inches long. This species is identified by its overall round and stocky body composition with a large round head. They are a sandy gray-brown color with white underparts and a narrow, black, broken collar with yellow legs. Piping plovers breed along ocean shores, nesting above the high-water mark, and in the winter, they can be found also using sandflats and mudflats.

Piping plovers were not observed during the onsite reconnaissance. The subject property did not contain suitable habitat to support this species. At the time of this assessment, the proposed project is not likely to adversely affect this species.

Worthington's Marsh Wren

The Worthington's marsh wren is classified as a state-threatened species and is protected by Florida's Endangered and Threatened Species Rule. They are approximately 5 inches long with a light gray belly, dark brown back, white band above their eyes, and a white-streaked black triangle on their back. Worthington's marsh wrens inhabit cordgrass dominated tidal marshes.

The Worthington's marsh wren was not observed during the onsite reconnaissance. The subject property did not contain suitable habitat to support this species. At the time of this assessment, the proposed project is not likely to adversely affect this species.

Bald Eagle

Although the bald eagle is no longer protected under the ESA, it is still afforded protection under the Bald and Gold Eagle Protection Act (BGEPA) and the Migratory Bird Treaty Act (MBTA). In addition to the federal law, the state of Florida protects eagles under the State Eagle Rule (Rule 68A-16.002, F.A.C.).

The bald eagle is a large-bodied raptor. Bald eagles typically nest in forested areas adjacent to large bodies of water, staying away from heavily developed areas when possible. Bald eagles are tolerant of human activity when feeding, and may congregate around fish processing plants, dumps, and below dams where fish concentrate. For perching, bald eagles prefer tall, mature coniferous or deciduous trees that afford a wide view of the surroundings.

The subject property did not contain suitable habitat to sustain bald eagles and bald eagles and/or their nests were not observed during the site assessment. LG²ES searched the FWC eagle nest locator database for documented bald eagle nests within the proximity of the property. The search results identified one bald eagle nest approximately 3.4 miles southwest of the subject property (FWC 2020). At the time of this assessment, development at the subject property is not likely to adversely affect this species.

5.0 CONCLUSION AND SUMMARY

The 4.5 Acres Jefferson Ave Property was evaluated for the purpose of assessing on-site habitats and vegetative communities and to identify and document the presence of any state or federally protected wildlife species occurring on-site. During the listed wildlife site assessment, LG²ES biologists conducted meandering pedestrian transects and stationary observation posts throughout each on-site habitat type to observe the potential presence of listed wildlife species.

LG²ES did not document any federally or state listed wildlife species utilizing the property during the on-site assessment. If a USACE, SJRWMD, and/or local government permits are required for the project, USFWS and/or FWC may be notified and allowed to comment on listed species with the potential to occur on the subject property. During

this comment period, additional information may be requested from the applicant to document whether the project proposes to impact any potentially occurring listed wildlife species. This request for additional information may take the form of informal correspondence or formal consultation. The species that are more likely to trigger a request for additional information will depend on the nature of the work being proposed and may include, but are not limited to, the eastern indigo snake, gopher tortoise and wood stork. If state or federal permits are not required, USFWS and/or FWC consultations regarding listed wildlife species will be at the discretion of the applicant.

6.0 REFERENCES

Army Corps of Engineers, Jacksonville District (USACE) & U.S. Fish & Wildlife Service, Jacksonville Ecological Services Field Office (USFWS) September 2013. Wood Stork Key for Central and North Peninsular Florida. Accessed online at: https://www.fws.gov/northflorida/WoodStorks/Documents/20080900_JAXESO_WOST_Key.pdf

Florida Department of Transportation. Florida Land Use Cover and Forms Classification System (FLUCFCS) Final Report: 1999

Florida Fish & Wildlife Conservation Commission (FWC) 2020. Wildlife Technology Services in the Division of Habitat and Species Conservation, Eagles Nest Locator by County, updated 2018. Accessed online at: <https://publictemp.myfwc.com/FWRI/EagleNests/nestlocator.aspx>

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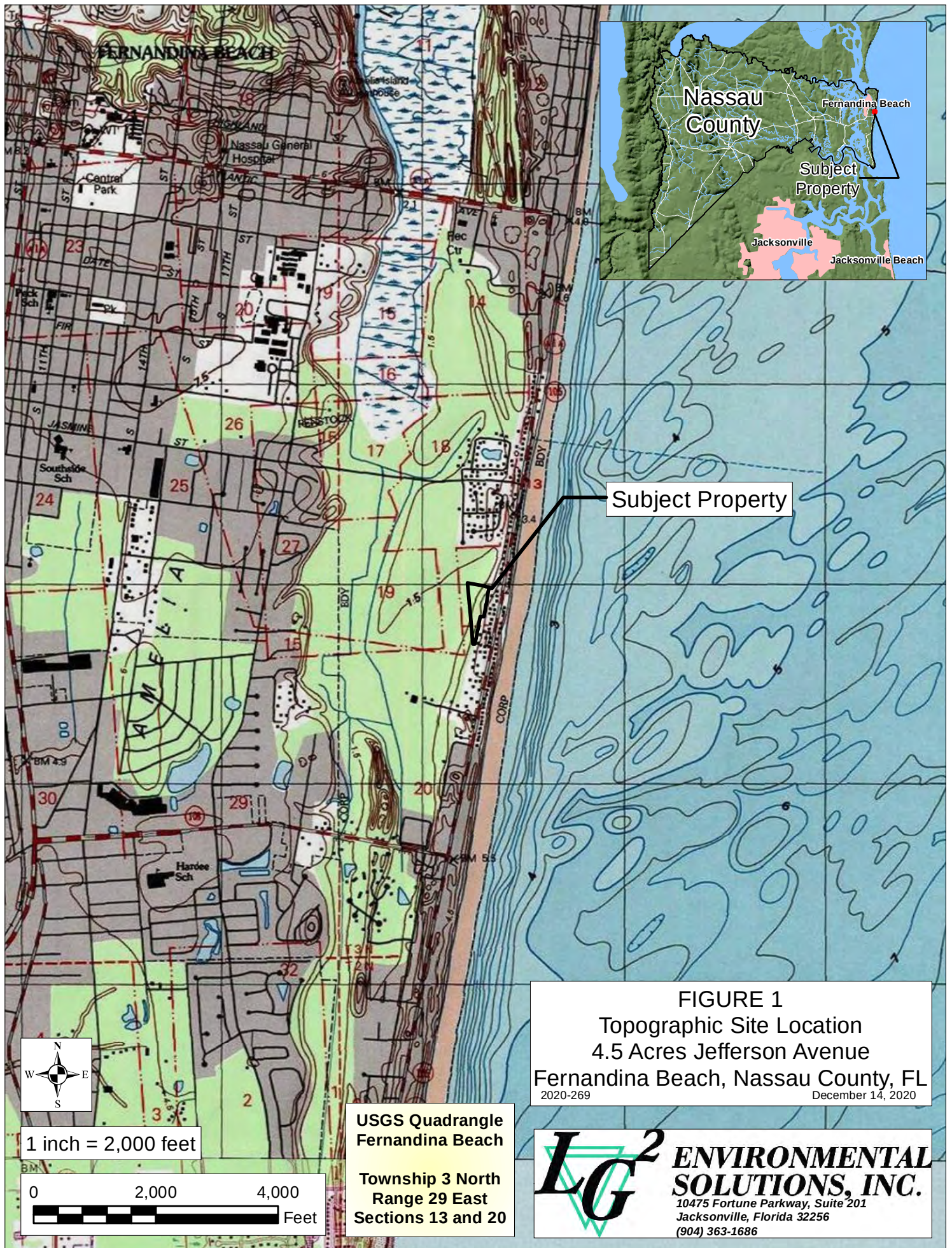
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United States Department of the Interior, Fish and Wildlife Service, Eastern Indigo Snake Programmatic Effect Determination Key, updated 2010; online at https://www.fws.gov/northflorida/indigosnakes/20130813_ltr_Update_addendum_2010_COE_Programmatic_EIS_Key.pdf

United States Fish & Wildlife Service (USFWS) 2020. Threatened & Endangered Species System (TESS); listings by state and territory as of February 20120; online at <https://ecos.fws.gov/ipac/location/MJ5YIEQKVCUDISBC3AP777LBY/resources>

Appendix A

Figures 1-5





5 - Fripp fine sand, rolling

12 - Newhan-Corolla, rarely flooded,
fine sands, rolling

25 - Maurepas muck, frequently flooded

27 - Ridgewood fine sand,
0 to 5 percent slopes

Subject Property

FIGURE 3

Soils

4.5 Acres Jefferson Avenue

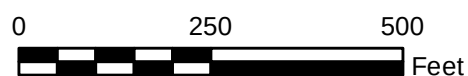
Fernandina Beach, Nassau County, FL

2020-269

December 14, 2020



1 inch = 250 feet



2017 True Color Orthophotos
From Florida DOT



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Jacksonville, Florida 32256
(904) 363-1686

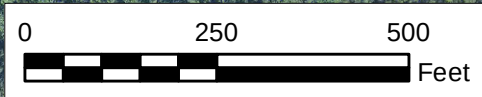


420 - Upland Hardwood Forest
617 - Mixed Wetland Hardwoods

Subject Property



1 inch = 250 feet



2017 True Color Orthophotos
From Florida DOT

FIGURE 4
FLUCFCS
4.5 Acres Jefferson Avenue
Fernandina Beach, Nassau County, FL
2020-269 December 14, 2020



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Appendix B

FNAI Biodiversity Matrix Report

IPaC Endangered Species List



Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 12/14/2020

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 44934

Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; or
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 44934

1 Documented Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Dermochelys coriacea Leatherback Sea Turtle	G2	S2	LE	FE

0 Documented-Historic Elements Found

4 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Caretta caretta Loggerhead Sea Turtle	G3	S3	T	FT
Chelonia mydas Green Sea Turtle	G3	S2S3	LE	FE

<u>Mycteria americana</u> Wood Stork	G4	S2	LT	FT
<u>Trichechus manatus</u> West Indian Manatee	G2	S2	LE	FE

Matrix Unit ID: 44934**11 Potential** Elements for Matrix Unit 44934

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Acipenser oxyrinchus oxyrinchus</i> Atlantic Sturgeon	G3T3	S1	LE	FE
<u>Ammodramus maritimus macgillivraii</u> Macgillivray's Seaside Sparrow	G4T3	S2	N	N
<u>Charadrius melodus</u> Piping Plover	G3	S2	LT	FT
<u>Cistothorus palustris griseus</u> Worthington's Marsh Wren	G5T3	S2	N	SSC
<u>Coreopsis integrifolia</u> Ciliate-leaf Tickseed	G1G2	S1	N	E
<u>Corynorhinus rafinesquii</u> Rafinesque's Big-eared Bat	G3G4	S2	N	N
<u>Drymarchon couperi</u> Eastern Indigo Snake	G3	S3	LT	FT
<u>Gopherus polyphemus</u> Gopher Tortoise	G3	S3	C	ST
<i>Matelea floridana</i> Florida Spiny-pod	G2	S2	N	E
<u>Neovison vison lutensis</u> Atlantic Salt Marsh Mink	G5T3	S3	N	N
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Nassau County, Florida



Local office

North Florida Ecological Services Field Office

☎ (904) 731-3336

📠 (904) 731-3045

7915 Baymeadows Way, Suite 200
Jacksonville, FL 32256-7517

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information.
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME

STATUS

West Indian Manatee *Trichechus manatus*

There is **final** critical habitat for this species. Your location is outside the critical habitat.

<https://ecos.fws.gov/ecp/species/4469>

Threatened
Marine mammal

Birds

NAME

STATUS

Eastern Black Rail *Laterallus jamaicensis ssp. jamaicensis*

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/10477>

Threatened

Piping Plover *Charadrius melodus*

There is **final** critical habitat for this species. Your location is outside the critical habitat.

<https://ecos.fws.gov/ecp/species/6039>

Threatened

Red Knot *Calidris canutus rufa*

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/1864>

Threatened

Wood Stork *Mycteria americana*

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/8477>

Threatened

Reptiles

NAME

STATUS

Eastern Indigo Snake *Drymarchon corais couperi*

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/646>

Threatened

Gopher Tortoise *Gopherus polyphemus*

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/6994>

Candidate

Green Sea Turtle *Chelonia mydas*

There is **final** critical habitat for this species. Your location is outside the critical habitat.

<https://ecos.fws.gov/ecp/species/6199>

Threatened

Hawksbill Sea Turtle *Eretmochelys imbricata*

There is **final** critical habitat for this species. Your location is outside the critical habitat.

<https://ecos.fws.gov/ecp/species/3656>

Endangered

Leatherback Sea Turtle *Dermochelys coriacea*

Endangered

There is **final** critical habitat for this species. Your location is outside the critical habitat.

<https://ecos.fws.gov/ecp/species/1493>

Loggerhead Sea Turtle *Caretta caretta*

Threatened

There is **final** critical habitat for this species. Your location is outside the critical habitat.

<https://ecos.fws.gov/ecp/species/1110>

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip:

enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

American Kestrel *Falco sparverius paulus*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Breeds Apr 1 to Aug 31

American Oystercatcher *Haematopus palliatus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8935>

Breeds Apr 15 to Aug 31

Bald Eagle *Haliaeetus leucocephalus*

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1626>

Breeds Sep 1 to Jul 31

Black Skimmer *Rynchops niger*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/5234>

Breeds May 20 to Sep 15

Clapper Rail *Rallus crepitans*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Breeds Apr 10 to Oct 31

Common Ground-dove <i>Columbina passerina exigua</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Feb 1 to Dec 31
Dunlin <i>Calidris alpina arctica</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Eastern Whip-poor-will <i>Antrostomus vociferus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Aug 20
Gull-billed Tern <i>Gelochelidon nilotica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9501	Breeds May 1 to Jul 31
King Rail <i>Rallus elegans</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8936	Breeds May 1 to Sep 5
Le Conte's Sparrow <i>Ammodramus leconteii</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Least Tern <i>Sterna antillarum</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 20 to Sep 10
Lesser Yellowlegs <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Marbled Godwit <i>Limosa fedoa</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9481	Breeds elsewhere
Nelson's Sparrow <i>Ammodramus nelsoni</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere

Prairie Warbler *Dendroica discolor*

Breeds May 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Prothonotary Warbler *Protonotaria citrea*

Breeds Apr 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Purple Sandpiper *Calidris maritima*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Red-throated Loon *Gavia stellata*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Ruddy Turnstone *Arenaria interpres morinella*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Seaside Sparrow *Ammodramus maritimus*

Breeds May 10 to Aug 20

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Semipalmated Sandpiper *Calidris pusilla*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Short-billed Dowitcher *Limnodromus griseus*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9480>

Swallow-tailed Kite *Elanoides forficatus*

Breeds Mar 10 to Jun 30

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8938>

Whimbrel *Numenius phaeopus*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9483>

Willet *Tringa semipalmata*

Breeds Apr 20 to Aug 5

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Wilson's Plover *Charadrius wilsonia*

Breeds Apr 1 to Aug 20

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Wood Thrush *Hylocichla mustelina*

Breeds May 10 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

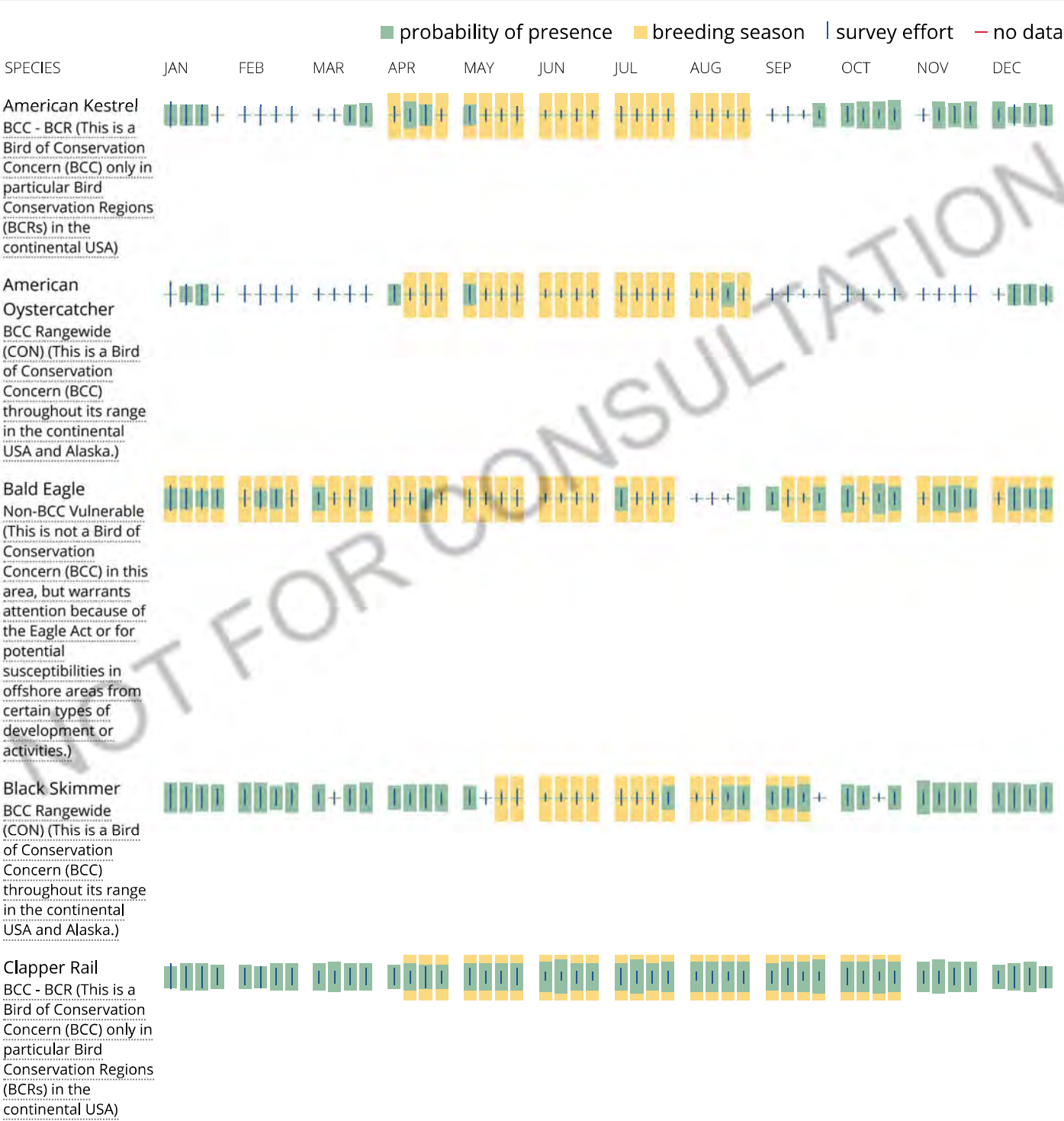
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

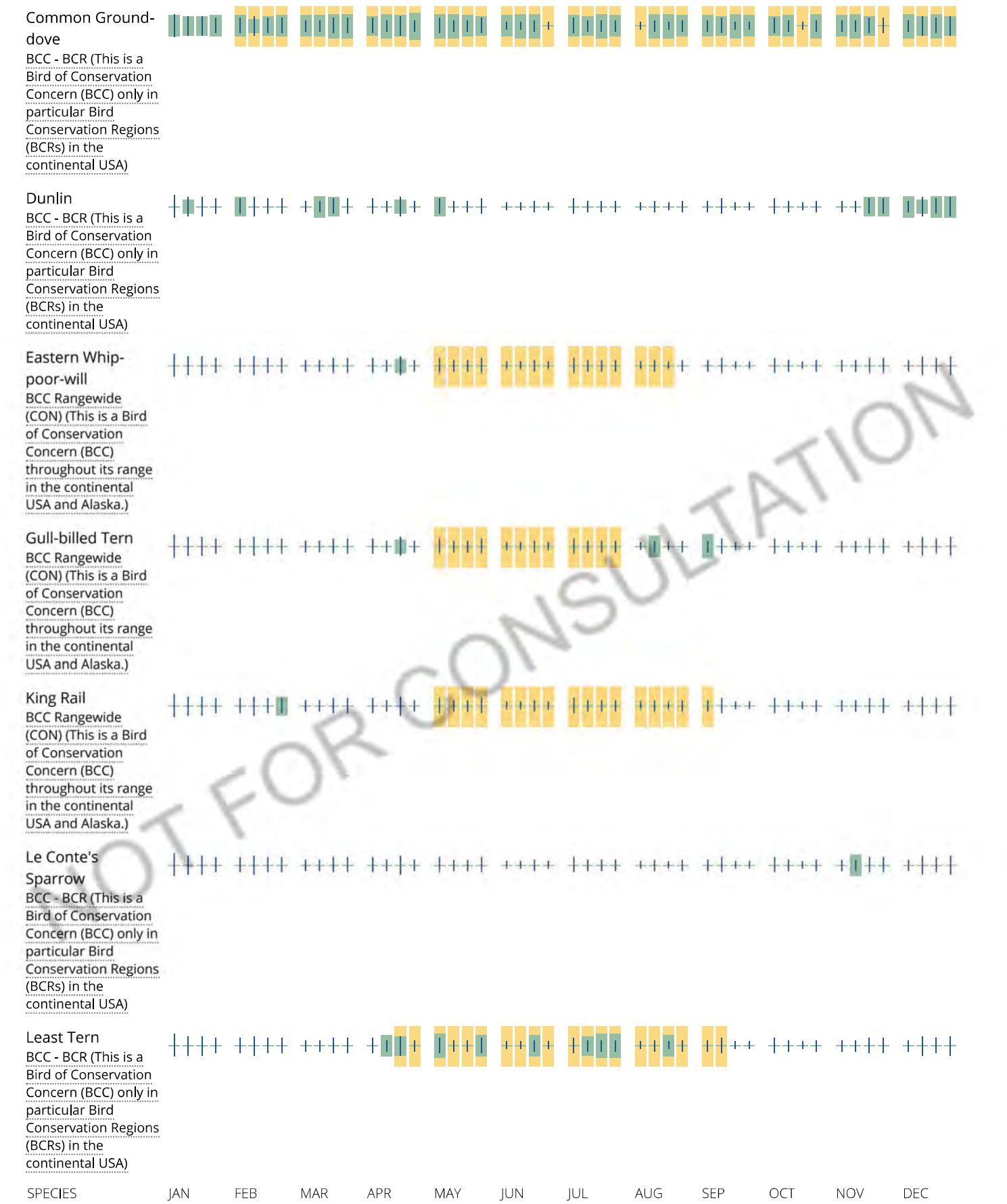
No Data (–)

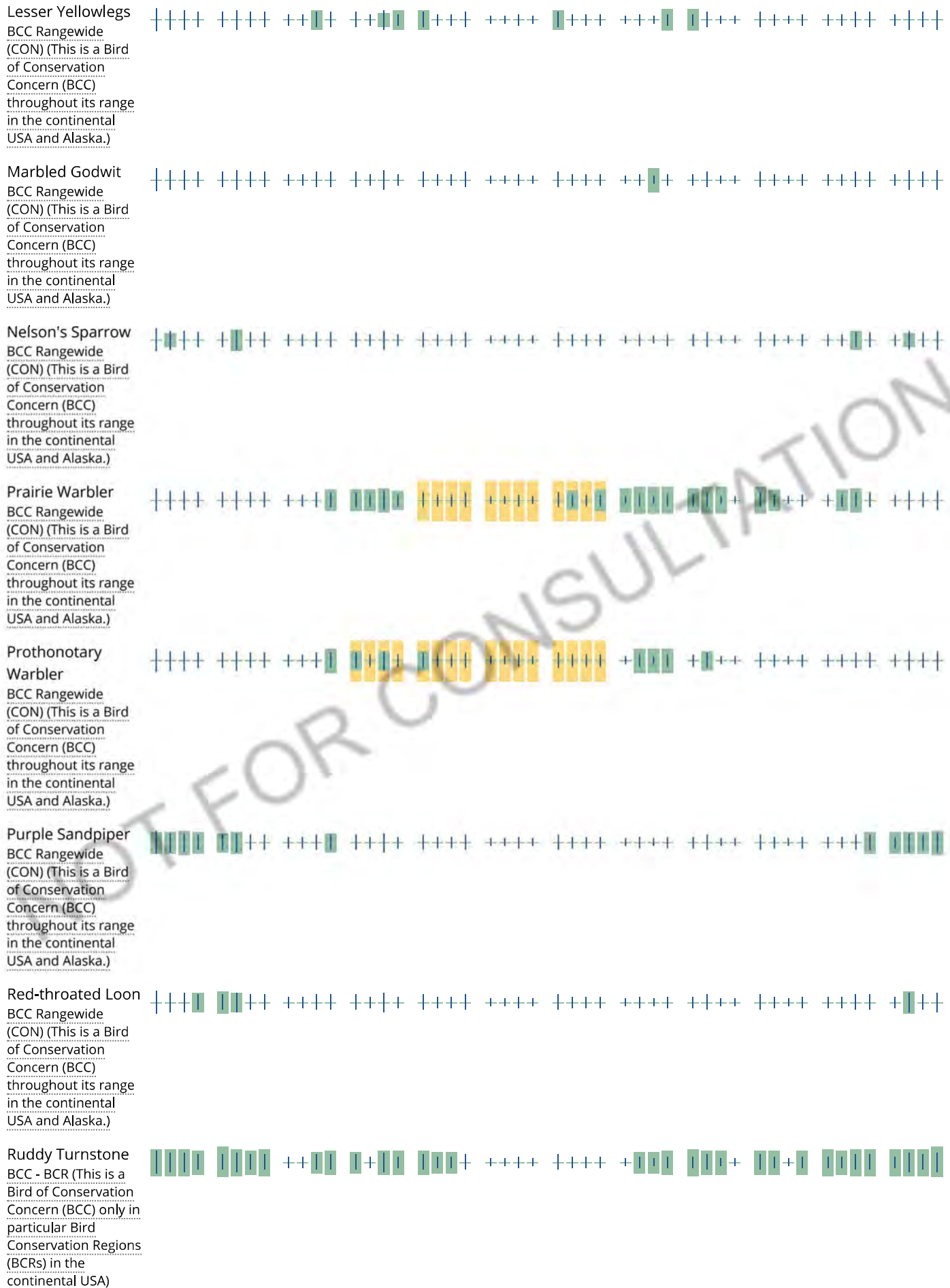
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.







Seaside Sparrow
BCC Rangewide
(CON) (This is a Bird
of Conservation
Concern (BCC)
throughout its range
in the continental
USA and Alaska.)



Semipalmated
Sandpiper
BCC Rangewide
(CON) (This is a Bird
of Conservation
Concern (BCC)
throughout its range
in the continental
USA and Alaska.)



Short-billed
Dowitcher
BCC Rangewide
(CON) (This is a Bird
of Conservation
Concern (BCC)
throughout its range
in the continental
USA and Alaska.)



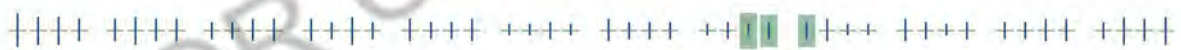
Swallow-tailed Kite
BCC Rangewide
(CON) (This is a Bird
of Conservation
Concern (BCC)
throughout its range
in the continental
USA and Alaska.)



SPECIES

JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC

Whimbrel
BCC Rangewide
(CON) (This is a Bird
of Conservation
Concern (BCC)
throughout its range
in the continental
USA and Alaska.)



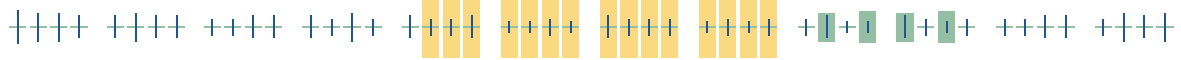
Willet
BCC Rangewide
(CON) (This is a Bird
of Conservation
Concern (BCC)
throughout its range
in the continental
USA and Alaska.)



Wilson's Plover
BCC Rangewide
(CON) (This is a Bird
of Conservation
Concern (BCC)
throughout its range
in the continental
USA and Alaska.)



Wood Thrush
BCC Rangewide
(CON) (This is a Bird
of Conservation
Concern (BCC)
throughout its range
in the continental
USA and Alaska.)



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Marine mammals

Marine mammals are protected under the [Marine Mammal Protection Act](#). Some are also protected under the Endangered Species Act¹ and the Convention on International Trade in Endangered Species of Wild Fauna and Flora².

The responsibilities for the protection, conservation, and management of marine mammals are shared by the U.S. Fish and Wildlife Service [responsible for otters, walruses, polar bears, manatees, and dugongs] and NOAA Fisheries³ [responsible for seals, sea lions, whales, dolphins, and porpoises]. Marine mammals under the responsibility of NOAA Fisheries are **not** shown on this list; for additional information on those species please visit the [Marine Mammals](#) page of the NOAA Fisheries website.

The Marine Mammal Protection Act prohibits the take (to harass, hunt, capture, kill, or attempt to harass, hunt, capture or kill) of marine mammals and further coordination may be necessary for project evaluation. Please contact the U.S. Fish and Wildlife Service Field Office shown.

1. The [Endangered Species Act](#) (ESA) of 1973.
2. The [Convention on International Trade in Endangered Species of Wild Fauna and Flora](#) (CITES) is a treaty to ensure that international trade in plants and animals does not threaten their survival in the wild.
3. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following marine mammals under the responsibility of the U.S. Fish and Wildlife Service are potentially affected by activities in this location:

NAME

West Indian Manatee *Trichechus manatus*
<https://ecos.fws.gov/ecp/species/4469>

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

WETLAND INFORMATION IS NOT AVAILABLE AT THIS TIME

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the [NWI map](#) to view wetlands at this location.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal,

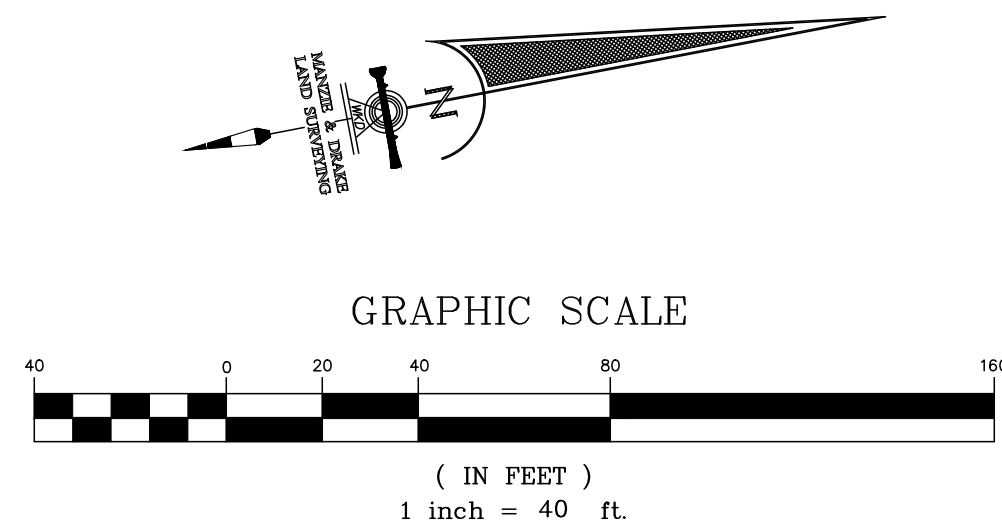
state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

OFFICIAL RECORDS BOOK 2150, PAGE 1712:
PARCEL "A"
ALL THAT CERTAIN PIECE OR PARCELS OF LAND, LYING AND BEING A PORTION OF BLOCK 19, OF OCEAN CITY
DIVISION, CITY OF FERNAND BEACH, AS SHOWN ON A PLAT RECORDED IN DEED BOOK "U", PAGE 384,
PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND A PORTION OF SECTION 20, TOWNSHIP 3 NORTH, RANGE
29 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL B. C.

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, LYING AND BEING A PORTION OF BLOCK 19, 20 AND 21 OF OCEAN CITY SUBDIVISION, CITY OF FERNANDINA BEACH, AS SHOWN ON A PLAT RECORDED IN DEED BOOK 100, PAGE 10, PUBLIC RECORDS, COUNTY OF COCHOS, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR BEGINNING, COMMENCEMENT, THE SOUTHWEST CORNER OF BLOCK 20, OCEAN CITY SUBDIVISION, AFORESAIDMENTED, THENCE NORTH 10°45'46" EAST, ALONG THE EAST RIGHT-OF-WAY OF THIRD STREET (HAVING A 60 FOOT RIGHT-OF-WAY), A DISTANCE OF 498.92 FEET TO AN IRON, THENCE SOUTH 79°14'46" EAST, A DISTANCE OF 60.00 FEET TO AN IRON, THENCE SOUTH 10°45'46" WEST, ALONG THE WEST RIGHT-OF-WAY OF SAID THIRD STREET, A DISTANCE OF 509.45 FEET TO A POINT, THENCE SOUTH 89°12'14" EAST, A DISTANCE OF 60.85 FEET TO THE POINT OF BEGINNING.



 TV = CABLE TELEVISION PEDESTAL
 E = CENTERLINE
 -X-X- = CHAIN LINK OR WIRE FENCE
 ■ = CONCRETE FLATWORK
 —OH— = OVERHEAD UTILITY WIRES
 M = ELECTRICITY METER
 FH = FIRE HYDRANT
 SC = SEWER CLEANOUT
 T = TELEPHONE PEDESTAL
 P = WOOD POWER POLE

(D) = DEED
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
—S— = SIGN

 STOP = STOP SIGN

 WV = WATER VALVE
 ⊗ = GUY ANCHOR

- 1) This is not a boundary survey. For boundary related information, see map C-998-B, by this firm, dated 03/19/2020.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not constructed by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings shown hereon are based on N04°34'16"W for the westerly line of subject property and is shown hereon as (BR). Grid bearings & coordinates shown hereon are based on the State Plane Coordinate System, the East Zone of the State of Florida, North American Datum of 1983/1990 (NAD '83/'90).
- 5) The property shown hereon lies within flood zone "X & AE 6" as per F.E.M.A. Flood Insurance Rate Map, Panel "2089C 0243 G", 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 information provided should be verified by the client. The surveyor does not assume any 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 472.02, Florida Statutes.
- 6) Site Benchmark is as shown hereon.
- 7) Elevation shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- 8) The Reference Benchmark is nail & disc in wood power pole at the northwest corner of Lot 3, as shown on Bead 1, dated 01/24/2020, at Sheet Book 2, Page 61. (Elevation = 16.67' (N.A.V.D. '88). (Field Book = X-171, Page 50).

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.

117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7030"

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

MICHAEL A. MANZIE, P.L.S. 4065

SCALE: 1"=20' JOB NO: 20862 DATE: 3/19/20 CADD: WKD/LM
F.B. NO: X-341 PAGE NO: 14 FIELD CREW: SS FILE NO: C-998-E

FIRST AVENUE
(60' RIGHT-OF-WAY)
(O.R.B. 168, PAGE 484)

JEAN LAFITTE BOULEVARD
(50' RIGHT OF WAY)
(O.R.B. 572, PAGE 1009)

±4.50
ACRES
(TOTAL)

MAP OF TREE, TOPOGRAPHIC & ROUTE SURVEY

OFFICIAL RECORDS BOOK 2150, PAGE 1712:

PARCEL "A"

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, LYING AND BEING A PORTION OF BLOCK 19, OF OCEAN CITY SUBDIVISION, CITY OF FERNANDINA BEACH, AS SHOWN ON A PLAT RECORDED IN DEED BOOK "J", PAGE 384, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND A PORTION OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 29 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 29 EAST, NASSAU COUNTY, FLORIDA THENCE NORTH 43°16' WEST, ALONG THE EAST LINE OF SECTION 19 AND THE WEST LINE OF SECTION 30 AND 13, A DISTANCE OF 1008.05 FEET TO AN IRON, THENCE NORTH 79°14'14" EAST, A DISTANCE OF 305.55 FEET TO AN IRON ON THE WESTERLY RIGHT-OF-WAY OF THIRD STREET (HAVING A 60.0' RIGHT-OF-WAY), THENCE SOUTH 10°45'46" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 509.45 FEET TO AN IRON; THENCE SOUTH 89°12'14" EAST, ALONG THE NORTH LINE OF SECTION 20, AFOREMENTIONED, A DISTANCE OF 4.29 FEET; THENCE SOUTH 120°7'50" WEST, A DISTANCE OF 461.79 FEET TO AN IRON; THENCE NORTH 82°25'40" WEST, A DISTANCE OF 32.23 FEET TO THE POINT OF BEGINNING.

"PARCEL B"

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, LYING AND BEING A PORTION OF BLOCK 19, 20 AND 21 OF OCEAN CITY SUBDIVISION, CITY OF FERNANDINA BEACH, AS SHOWN ON A PLAT RECORDED IN DEED BOOK "J", PAGE 384, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF LOT 9, BLOCK 20, OCEAN CITY SUBDIVISION, AFOREMENTIONED, THENCE NORTH 10°45'46" EAST, ALONG THE EAST RIGHT-OF-WAY OF THIRD STREET (HAVING A 60 FOOT RIGHT-OF-WAY), A DISTANCE OF 498.92 FEET TO AN IRON, THENCE SOUTH 79°14'14" WEST, A DISTANCE OF 60.00 FEET TO AN IRON; THENCE SOUTH 10°45'46" WEST, ALONG THE WEST RIGHT-OF-WAY OF SAID THIRD STREET, A DISTANCE OF 509.45 FEET TO A POINT, THENCE SOUTH 89°12'14" EAST, A DISTANCE OF 60.85 FEET TO THE POINT OF BEGINNING.

LEGEND

- ☐ = CABLE TELEVISION PEDESTAL
- ⊕ = CENTERLINE
- +—+— = CHAIN LINK OR WIRE FENCE
- ▨ = CONCRETE FLATWORK
- OHU— = OVERHEAD UTILITY WIRES
- ⊞ = ELECTRICITY METER
- ⊞ = FIRE HYDRANT
- ☐ = SEWER CLEANOUT
- ⊞ = TELEPHONE PEDESTAL
- ⊞ = WOOD POWER POLE
- (D) = DEED
- (M) = MEASURED
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- = SIGN
- STOP = STOP SIGN
- WV = WATER VALVE
- ⊞ = GUY ANCHOR

THE INFORMATION SHOWN HEREIN 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 FOR THE FUTURE,
SET YOUR SITES ON US."

SCALE: 1"=20' JOB NO: 20862 DATE: 3/19/20 CADD: MKD/LM SHEET 1 OF 2
F.B. NO: X-341 PAGE NO: 14 FIELD CREW: SS FILE NO: C-998-TTR

NOTE:
THIS IS NOT A BOUNDARY SURVEY. FOR BOUNDARY RELATED INFORMATION, SEE MAP C-998-B, BY THIS FIRM, DATED 03/19/2020.

TREE LEGEND

CD = CEDAR TREE
HB = HACKBERRY TREE
LD = LIVE OAK TREE
MAG = MANZIEA TREE
P = PINE TREE
PM = PALM TREE

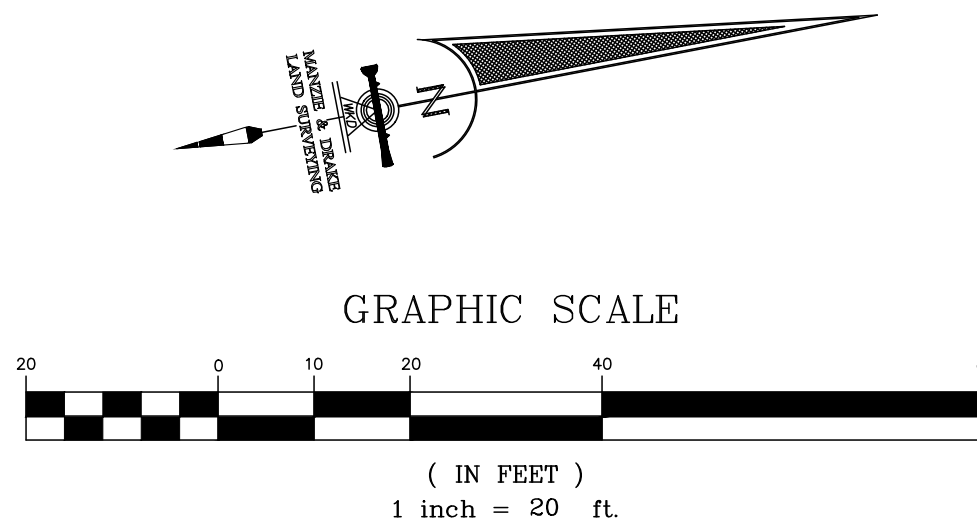
TREE DISCLAIMER

NUMBER OF TREES SHOWN ON SURVEY: 278
SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

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

SURVEY NOTES:

- This is not a boundary survey. For boundary related information, see map C-998-B, by this firm, dated 03/19/2020.
- Underground improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Bearings shown hereon are based on N04°34'16"W for the westerly line of subject property and is shown hereon as (BR). Grid bearings & coordinates shown hereon are based on the State Plane Coordinate System for the East Zone of the State of Florida, North American Datum of 1983/1990 (NAD '83/'90).
- The property shown hereon lies within flood zone "X & AE 6" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0243 C", Dated "08/02/2012". 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.
- Site Benchmark is as shown hereon.
- Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- The Reference Benchmark is nail & disk in wood power pole at the northwest corner of Lot 3, Miramar Beach, section one, Plat Book 2, Page 61. (Elevation = 14.67' (N.A.V.D. 1988) (Field Book = X-171, Page 50).



O.R.B. 2093, PAGE 625
P.I.N. 20-3N-29-0000-0005-0000

O.R.B. 2213, PAGE 1504
P.I.N. 20-3N-29-0000-0004-0000

O.R.B. 1793, PAGE 1755
P.I.N. 00-00-31-1460-0091-0000

O.R.B. 1142, PAGE 33
P.I.N. 20-3N-29-0000-0002-0000

O.R.B. 2214, PAGE 994
P.I.N. 00-0-031-1460-0093-0000

O.R.B. 993, PAGE 1858
P.I.N. 20-3N-29-0000-0006-0000

O.R.B. 729, PAGE 587
P.I.N. 20-3N-29-0000-0007-0000

LOT 8.7
MIRAMAR BEACH
SECTION ONE
PLAT BOOK 2, PAGE 61

LOT 8.8
MIRAMAR BEACH SECTION ONE
PLAT BOOK 2, PAGE 61

LOT 8.9
MIRAMAR BEACH SECTION ONE
PLAT BOOK 2, PAGE 61

JEFFERSON AVENUE
(40' RIGHT-OF-WAY) (O.R.B. 168, PAGE 484)

SOUTH FLETCHER AVENUE
(60' RIGHT-OF-WAY)
(A.K.A. STATE ROAD A-1-A)

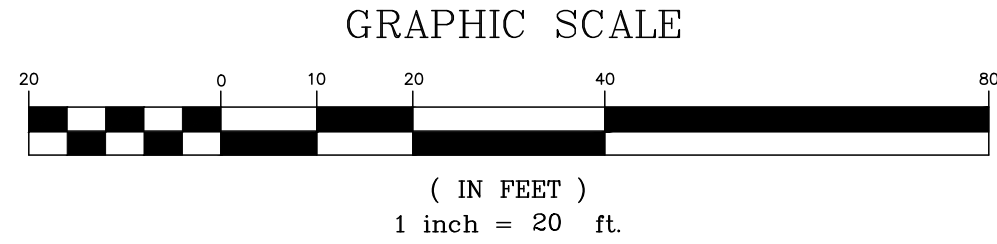
MAP OF TREE,
TOPOGRAPHIC &
ROUTE SURVEY

O.R.B. 939, PAGE 793
P.I.N. 19-3N-29-0000-0001-0000

JEAN LAFITTE BOULEVARD
(50' RIGHT OF WAY)
(O.R.B. 572, PAGE 1009)
N05°08'00"W (GRID)
N04°34'16"W

WETLANDS FLAGGED BY
BRIAN L. SPAHR ON
3/18/2020

WETLANDS FLAGGED BY
BRIAN L. SPAHR ON
3/18/2020



O.R.B. 2162, PAGE 464
P.I.N. 00-0-031-1540-0019-0010

±4.50
ACRES
(TOTAL)

PARCEL "A"
PARCEL "B"

THIRD STREET
(60' RIGHT-OF-WAY)

TREE LEGEND

CDT = CEDAR TREE
HB = HACKBERRY TREE
LO = LIVE OAK TREE
MAC = MAGNOLIA TREE
P = PINE TREE
PM = PALM TREE

TREE DISCLAIMER

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

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

NOTE:

THIS IS NOT A BOUNDARY SURVEY. FOR
BOUNDARY RELATED INFORMATION, SEE MAP
C-998-B, BY THIS FIRM, DATED 03/19/2020.

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.

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

SCALE: 1"=20' JOB NO: 20862 DATE: 3/19/20 CADD: WKD/LM SHEET 2 OF 2
F.B. NO: X-341 PAGE NO: 14 FIELD CREW: SS FILE NO: C-998-TTR



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

AGENT AUTHORIZATION

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

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

Location: Lime Street, Fernandina Beach

Matt Cason
Signature

09/14/20
Date

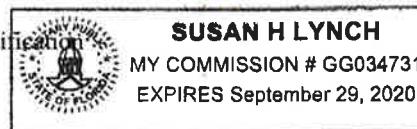
386-623-7294
Telephone Number

STATE OF FLORIDA
COUNTY OF Alachua

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

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

Susan H. Lynch
Notary Public: Signature



Printed Name

My Commission Expires: _____



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

STORMWATER MANAGEMENT EVALUATION

**Vintage Amelia Commercial Outparcel
Concept Companies
Commercial Building – Lot 2 (east side)**

BY

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

Issue Date: January 21, 2021

Digitally
signed by
ASA R
GILLETTE
Date:
2021.01.21
12:53:55
-05'00'

PROJECT DESCRIPTION

The proposed project consists of constructing a 14,800 square foot, one-story medical office building on the eastern half of a master planned, 2.64 acre commercial outparcel. The outparcel is part of the Vintage Amelia Apartments, SJRWMD Permit No. 143031-3. Approximately 1.45 acres of the commercial outparcel will be designed as part of this scope. The system is designed to provide stormwater treatment and meet pre vs post discharge requirements for a mean, 10-year and 25-year storm event as referenced in the previously mentioned permit.

EXISTING CONDITIONS

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

DRAINAGE ANALYSIS

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

STORM TABULATION CALCULATIONS

MINOR LOSSES HAVE BEEN CONSIDERED

[illegible]

SJRWMD PERMIT NO. 143031-3



St. Johns River

Water Management District

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

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

March 20, 2018

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

SUBJECT: 143031-3
Vintage Amelia

Dear Sir/Madam:

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

Technical Staff Report:

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

Noticing Your Permit:

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

Compliance with Permit Conditions:

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

GOVERNING BOARD

John A. Miklos, CHAIRMAN
ORLANDO

Fred N. Roberts Jr., VICE CHAIRMAN
OCALA

Chuck Drake, SECRETARY
ORLANDO

Ron Howse, TREASURER
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Douglas C. Bournique
VERO BEACH

Douglas Burnett
ST. AUGUSTINE

Susan Dolan
SANFORD

Janet Price
FERNANDINA BEACH

Allan Roberts
ST. AUGUSTINE

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

Transferring Your Permit:

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

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

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

Sincerely,



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

Enclosures: Permit

cc: District Permit File

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

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

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

PERMIT NO: 143031-3

DATE ISSUED: March 20, 2018

PROJECT NAME: Vintage Amelia

A PERMIT AUTHORIZING:

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

LOCATION:

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

Receiving Water Body:

Name	Class
Jackson Creek	III Marine

ISSUED TO:

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

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

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

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

PERMIT IS CONDITIONED UPON:

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

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

By: 

David Miracle
Regulatory Coordinator

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

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

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

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

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

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

Notice Of Rights

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

Notice Of Rights

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

Notice Of Rights

Certificate of Service

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

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

This 20th day of March, 2018.

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

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

Permit Number: 143031-3

NOTICING INFORMATION

Dear Permittee:

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

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

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

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

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

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

Sincerely,



Margaret Daniels, Office Director
Office of Business and Administrative Services

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

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

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

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

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

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

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

NEWSPAPER ADVERTISING

ALACHUA

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

BRAFORD

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

CLAY

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

FLAGLER

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

LAKE

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

NASSAU

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

ORANGE

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

PUTNAM

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

SEMINOLE

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

BAKER

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

BREVARD

Florida Today, Legal Advertising
P. O. Box 419000
Melbourne, FL 32941-9000
321-242-3832/ fax 321-242-6618

DUVAL

Daily Record, Legal Advertising
P. O. Box 1769
Jacksonville, FL 32201
904-356-2466 / fax 904-353-2628

INDIAN RIVER

Vero Beach Press Journal, Legal Advertising
P. O. Box 1268
Vero Beach, FL 32961-1268
772-221-4282/ fax 772-978-2340

MARION

Ocala Star Banner, Legal Advertising
2121 SW 19th Avenue Road
Ocala, FL 34474
352-867-4010/fax 352-867-4126

OKEECHOBEE

Okeechobee News, Legal Advertising
P. O. Box 639
Okeechobee, FL 34973-0639
863-763-3134/fax 863-763-5901

OSCEOLA

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

ST. JOHNS

St. Augustine Record, Legal Advertising
P. O. Box 1630
St. Augustine, FL 32085
904-819-3436

VOLUSIA

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

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

REGISTERED DESIGN PROFESSIONAL

Digitally signed by ASA R. GILLETTE



Date: 2021.01.21 15:01:32 -05'00'

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

REV	DATE	ITEM
A	1/5/21	DEVELOPMENT & OWNER REVIEW
B	1/21/21	C.O.F.B. TRC SUBMITAL #1

GILLETTE & ASSOCIATES, INC.

CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING

CERTIFICATE OF AUTHORIZATION NO. 9332

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

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

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

MEDICAL OFFICE BUILDING

CONCEPT DEVELOPMENT, INC.

S. 14TH ST. & LIME ST. – LOT 2

FERNANDINA BEACH, FLORIDA

DATE: 1/21/21

SCALE:

DRAWING IS REDUCED IF LESS THAN 22" x 34"

COVER SHEET

North / Elev Key Sheet

W

N

E

S

CVR

Page

SITE ENGINEERING PLANS

FOR

MEDICAL OFFICE BUILDING VINTAGE AMELIA COMMERCIAL OUTPARCEL

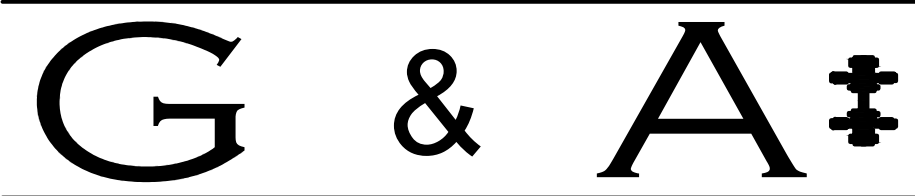
FOR

CONCEPT DEVELOPMENT, INC.

BY

GILLETTE & ASSOCIATES, INC.

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

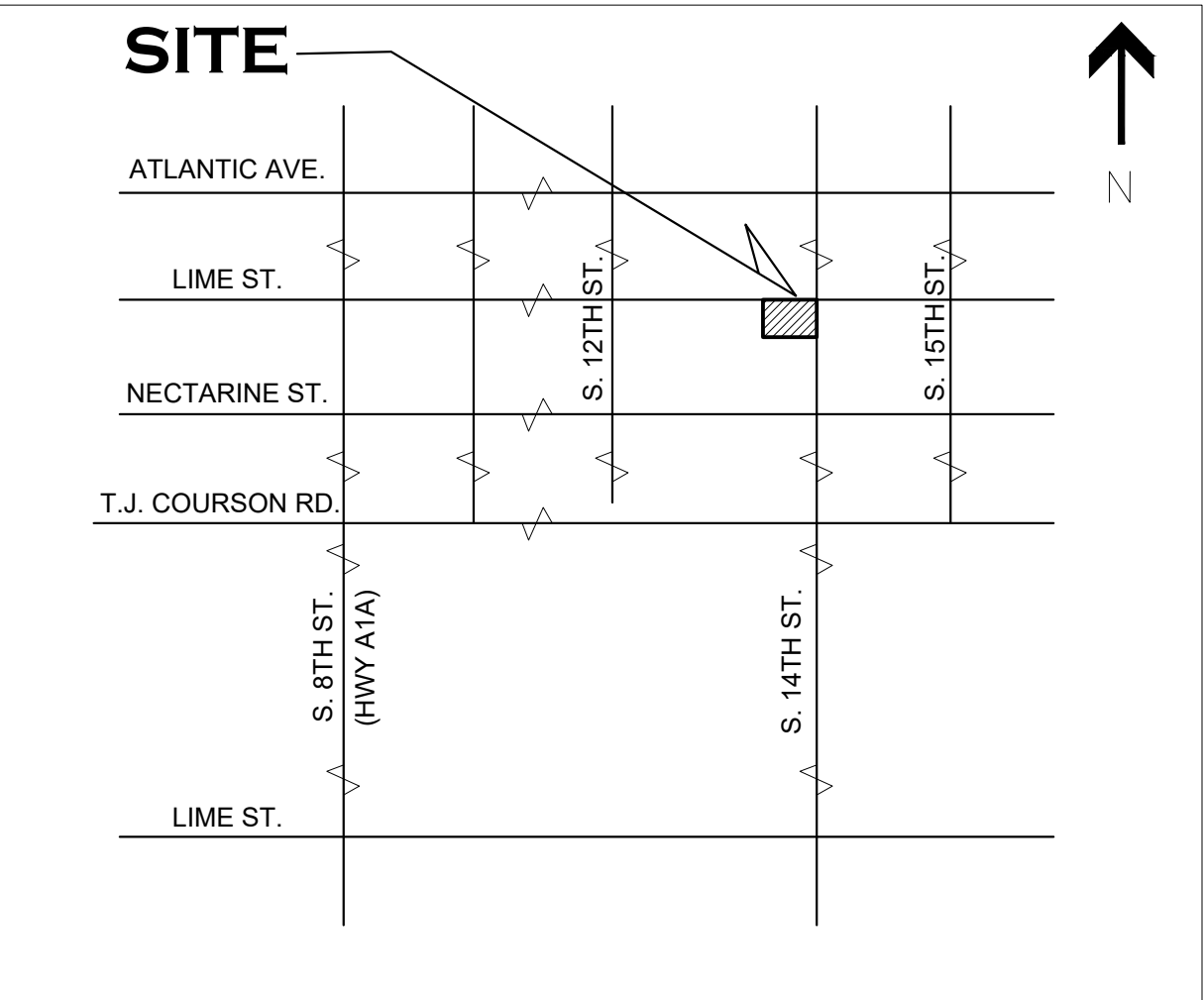


ISSUE DATE: JANUARY 21, 2021

PERMITTING AGENCIES

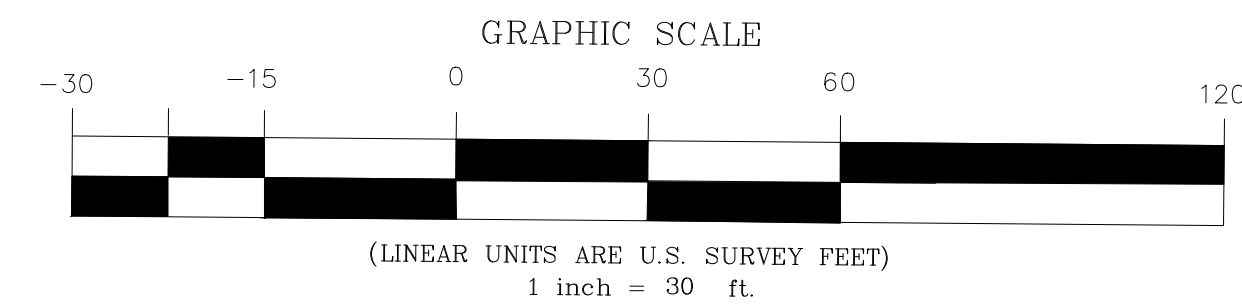
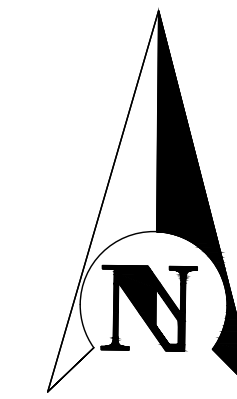
CITY OF FERNANDINA BEACH
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

SITE LOCATION MAP



				NOT FOR CONSTRUCTION	
GENERAL NOTES		INDEX			
SITE / GEOMETRY		WATER NOTES		PAGE #	SHEET
1. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTOR'S PRICE FOR PERFORMING THE WORK.		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.		1	CVR
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.		2. THRUST RESTRAINTS ARE REQUIRED IN ACCORDANCE WITH THE UTILITY COMPANY STANDARDS WHERE WATER MAINS ARE TERMINATED AND AT ALL BENDS AND TEES.		2	IN-1
3. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER.		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.		3	PRE-1
4. ELEVATIONS ARE BASED ON NGVD DATUM OF 1929.		4. UNLESS OTHERWISE NOTED, WATER MAINS ARE TO BE PVC DR18, DR-25, C-900 (BLUE), CLASS 150.		4	GE-1
TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PROVIDED BY: MRE OF JAX ENTERPRISES, LLC, 6005 POWERS AVENUE, SUITE 104, JACKSONVILLE, FL 32217		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.		5	DR-1
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING, RIGHT-OF-WAY PERMITS NOT PROVIDED AND INSURANCE REQUIRED FOR THE PROJECT.		6. THE CONTRACTOR SHALL 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.		6	UT-1
6. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN CITY, COUNTY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION & REPAIR.		7. 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.		7	TM-1
7. THE CONTRACTOR SHALL ADVISE THE OWNER'S AUTHORIZED REPRESENTATIVE OF PLANNED WORK SCHEDULE. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.		8. ALL WATER MAINS SHALL BE DISINFECTED USING LIQUID CHLORINE OR HYPOCHLORITES IN ACCORDANCE TO AWWA C651-86. WATER IN MAIN SHALL MAINTAIN A CHLORINE RESIDUAL OF 50 MG/L FOR A MINIMUM OF 24 HOURS. WATER MAIN SHALL NOT BE PLACED IN SERVICE UNTIL CLEARANCE HAS BEEN PROVIDED BY THE APPROPRIATE REGULATING AGENCY AND CITY OFFERNANDINA BEACH UTILITIES DEPARTMENT.		8	TM-2
8. "AS-BUILT" DRAWINGS - AS-BUILTS ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION, AND SUBMITTAL OF AS-BUILT DRAWINGS.		9. 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.		9	LS-1
9. "AS-BUILT" RECORD DATA AND INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR. RECORD DRAWINGS SHALL BE SUPPLIED TO THE ENGINEER.		10. 2" FLUSHING HYDRANTS SHALL BE INSTALLED AT ALL DEAD END LINES AND MAIN LINE STUB-OUTS.		10	DT-1
10. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.		11. 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.		11	DT-2
11. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR ON A DAILY BASIS.		12. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY COMPANY'S STANDARDS.		WATER & SEWER DETAILS	
12. ALL EXCESS SUITABLE AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE ENGINEER.		13. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED AT THE CONSUMER'S METER OR AT THE PROPERTY LINE WHEN A METER IS NOT USED.			
13. ALL EXISTING TREES LISTED TO REMAIN SHALL BE PRESERVED AND PROTECTED.		14. BACKFLOW PREVENTION ASSEMBLIES SHALL BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN. TEST RESULTS SHALL BE SUBMITTED TO AND APPROVED BY THE UTILITY COMPANY PRIOR TO ACCEPTANCE OF INSTALLATION.			
14. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES, AND IMPROVEMENTS ON THE DRAWINGS ARE BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPERIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO ACTUAL FIELD LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THE DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITY IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR REPAIRS OR PAYMENTS FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS, AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH THEY SHALL CONNECT.		15. MAXIMUM DEPTH ON WATER SERVICES TO METER TO BE 36".			
15. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER ON ALL MATERIALS, FOR REVIEW AND APPROVAL, PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY OR STRUCTURE.					
17A. UNSUITABLE MATERIALS UNDER WATER, SEWER, OR STORM PIPE AND/OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO 98% OF ITS MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557).					
17B. ALL FINISH FLOORS SHOWN ON THE PLANS ARE MINIMUM ELEVATIONS					

NOT FOR CONSTRUCTION



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

REGISTERED DESIGN PROFESSIONAL
Digitally signed
by ASA R. GILLETTE
Date: 2021.01.21 13:02:21 -0500
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

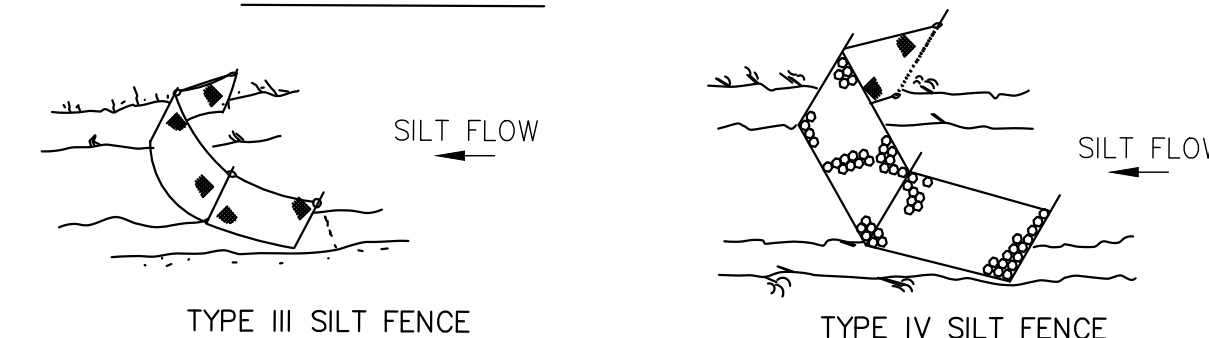
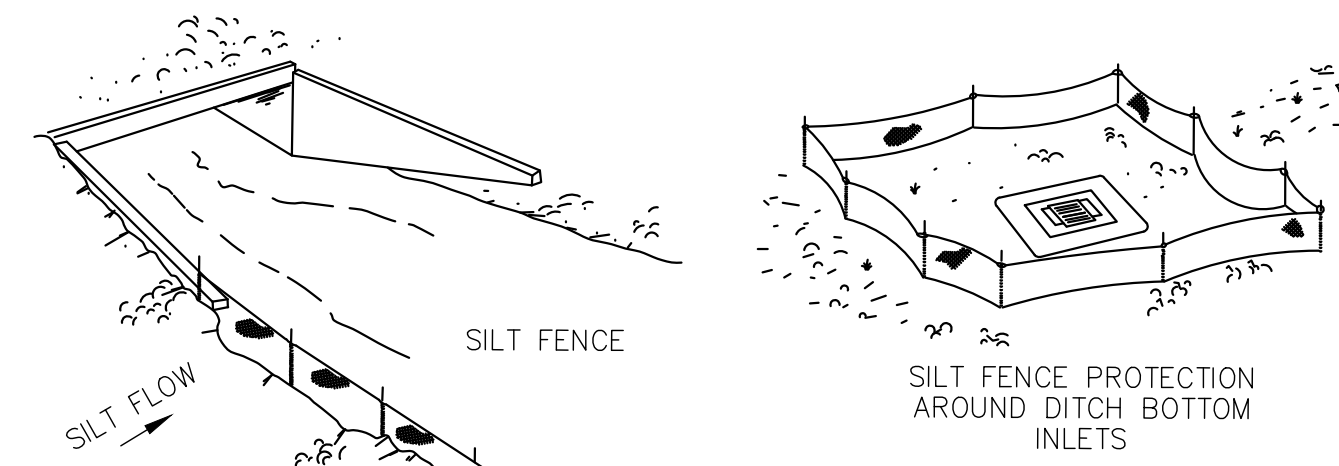
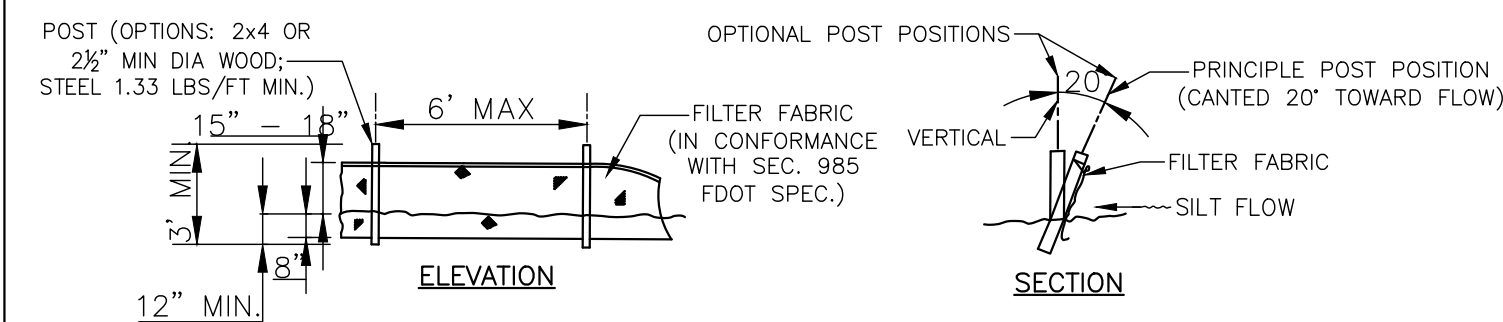
REV	DATE	ITEM
A	1/5/21	DEVELOPMENT & OWNER REVIEW
B	1/21/21	C.O.F.B. TRC SUBMITAL #1

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

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

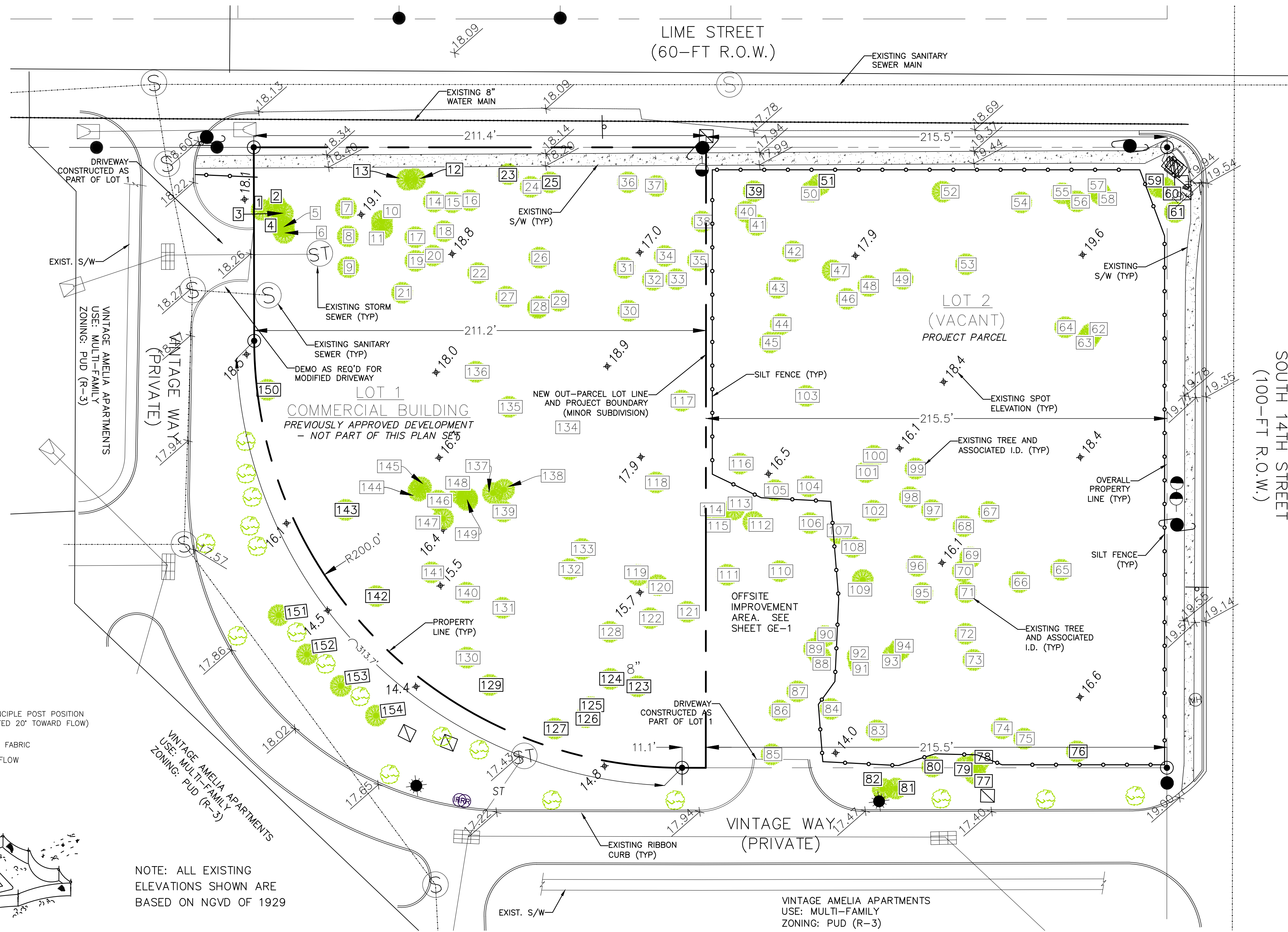
DATE: 1/21/21
SCALE: 1:30
DRAWING IS REDUCED IF LESS THAN 22" x 34"
PREDEVELOPED PLAN
North / Elev Key Sheet
PRE-1
Page

PLAN NOTES:
- ALL CONSTRUCTION ENTRANCES TO BE OUTFITTED WITH #57 STONE. MINIMUM AREA OF 30'(W)X50'(D).
- REMOVE EXCESS STONE PRIOR TO CONSTRUCTING PERMANENT DRIVEWAY.
- CONTRACTOR TO REFER TO AND COMPLY WITH STORM WATER POLLUTION PREVENTION PROGRAM (SWPPP), ISSUED UNDER SEPARATE COVER.



SILT FENCE APPLICATIONS

NOTE: ALL EXISTING ELEVATIONS SHOWN ARE BASED ON NGVD OF 1929



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:

$(0.685 \text{ Ac}) / (1.318 \text{ Ac}) = 0.520 = 52.0\%$

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.

$(14,800 \text{ S.F.}) / (250 \text{ SF/SPACE}) = 59 \text{ SPACES}$

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.

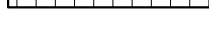
— IMPERVIOUS IMPROVEMENTS (OR W/IN 5-FT

THEREOF) REQUIRE REPLACEMENT OF 50% OF THE

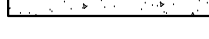
TOTAL D.B.H. OF THE PROTECTED TREES.

PAVING LEGEND

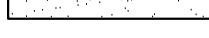
PERVIOUS PAVERS:



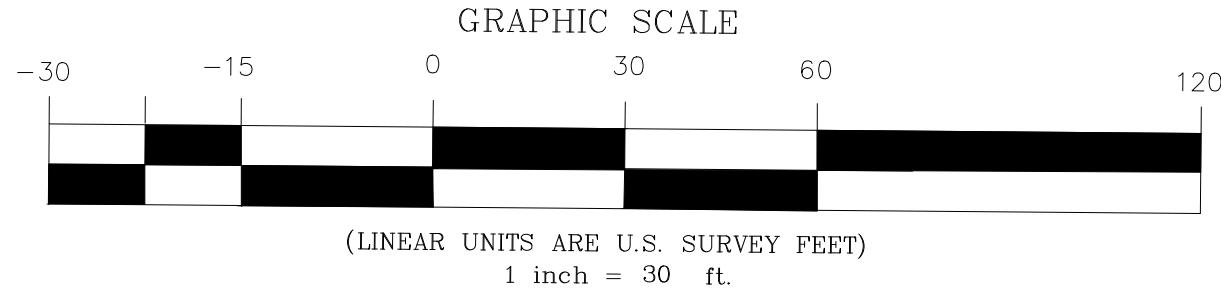
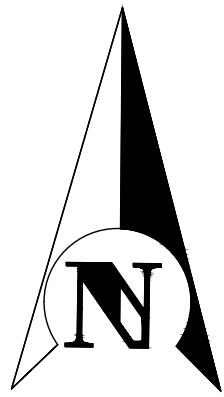
3,000 PSI CONCRETE:



ASPHALT:



NOT FOR CONSTRUCTION



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

REGISTERED DESIGN PROFESSIONAL
Digitally signed by ASA
R. GILLETTE
Date: 2021.01.21
13:02:45
-05'00'
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

REV	DATE	ITEM
A	1/5/21	DEVELOPMENT & OWNER REVIEW
B	1/21/21	C.O.F.B. TRC SUBMITAL #1

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A	1/5/21	DEVELOPMENT & OWNER REVIEW
B	1/21/21	C.O.F.B. TRC SUBMITAL #1

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

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

DATE: 1/21/21

SCALE: 1:30

DRAWING IS REDUCED IF LESS
THAN 22" x 34"

GEOMETRY
PLAN

North / Elev Key Sheet

GE-1

Page

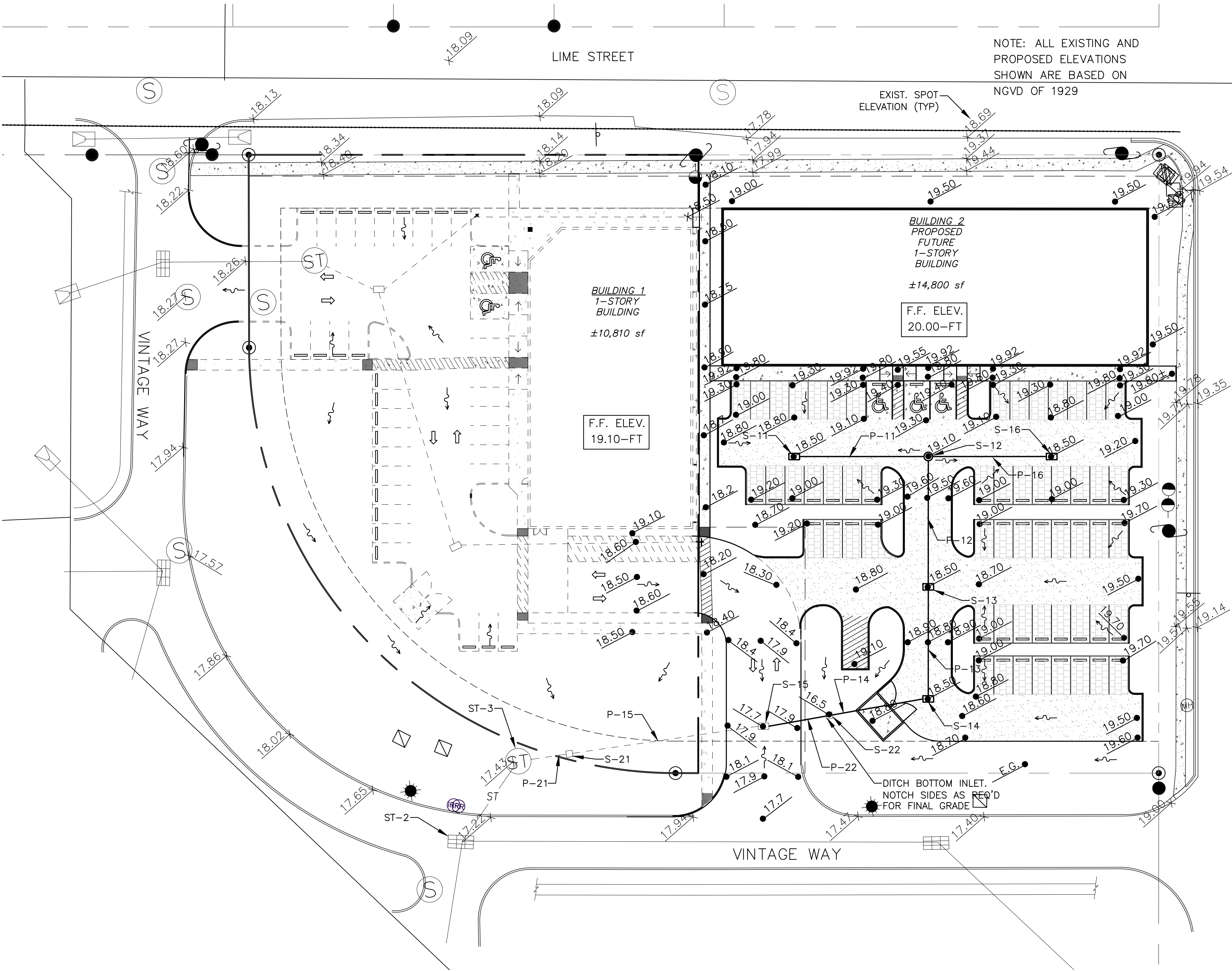
DRAINAGE STRUCTURE TABLE:		
LABEL	Type	PROPOSED ELEVATIONS
ST-1	INLET	TOP = 17.30 INV 15" HDPE (SE) = 13.80 INV 15" HDPE (W) = 13.80
ST-2	INLET	TOP = 16.83 INV 15" HDPE (E) = 13.29 INV 24" HDPE (NE) = 12.92 INV 24" HDPE (S) = 12.29
ST-3	MANHOLE	TOP = 17.43 INV 24" HDPE (SW) = 12.95
ST-4	INLET	TOP = 17.45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

NEW STRUCTURE TABLE						
NAME	TYPE	TOP/ INLET ELEV.	INVERT ELEVATION			
			N	S	E	W
S-11	E	18.5	-	-	14.25	-
S-12	M/H	19.1	-	14.15	14.58	14.15
S-13	E	18.5	14.05	14.09	-	-
S-14	E	18.5	13.96	-	-	13.96
S-15**	E	17.80	-	-	13.84	13.84
S-16	E	18.50	-	-	-	14.75
ST-3*	M/H	17.43	13.19	12.95*	-	-
S-22	C	16.50	-	-	13.88	13.88

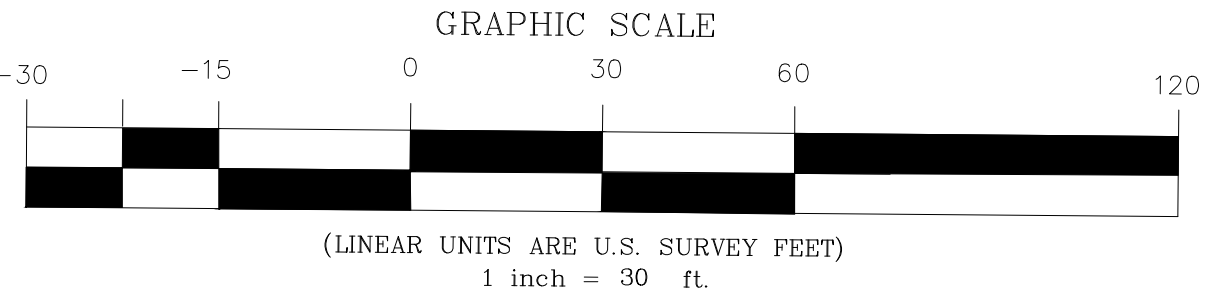
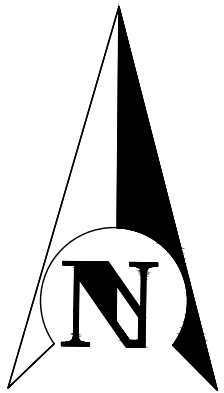
* - EXISTING STRUCTURE AND INVERT ELEVATION
** - PERMITTED LOT 1 STRUCTURE

NEW PIPE TABLE					
NAME	FROM	TO	SIZE	LENGTH	MATERIAL
P-11	S-11	S-12	24"	60'	HDPE
P-12	S-12	S-13	24"	58'	HDPE
P-13	S-13	S-14	24"	50'	HDPE
P-14	S-14	S-22	24"	43'	HDPE
P-22	S-22	S-15	24"	28'	HDPE
P-15**	S-15	S-21	24"	90'	HDPE
P-16	S-16	S-12	18"	54'	HDPE

** - PERMITTED LOT 1 PIPE



NOT FOR CONSTRUCTION



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

REGISTERED DESIGN PROFESSIONAL
Digitally signed by ASA R. GILLETTE
Date: 2021.01.21 13:03:09 -05'00'
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

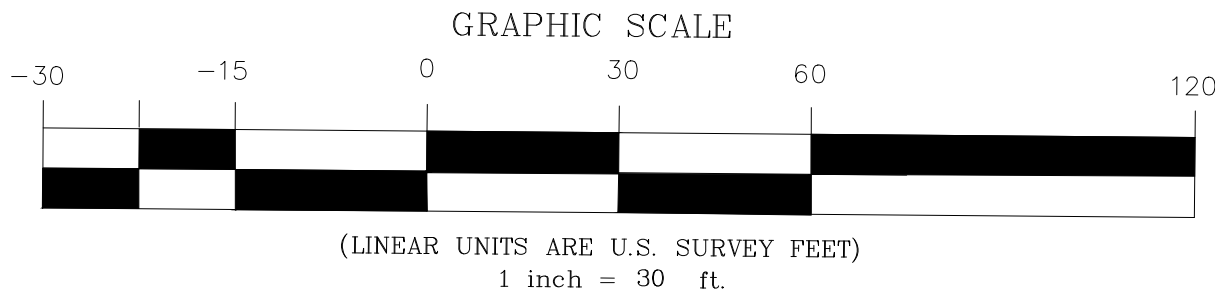
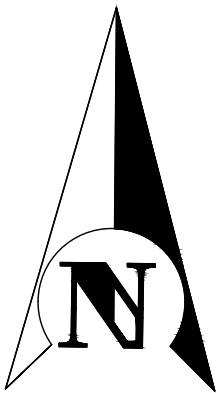
REV	DATE	ITEM
A	1/5/21	DEVELOPMENT & OWNER REVIEW
B	1/21/21	C.O.F.B. TRC SUBMITAL #1

GILLETTE & ASSOCIATES, INC.
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING
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PHONE: 904-261-8819 * www.gilletteassociates.com

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

DATE: 1/21/21
SCALE: 1:30
DRAWING IS REDUCED IF LESS THAN 22" x 34"
DRAINAGE PLAN
North / Elev Key Sheet
DR-1
Page

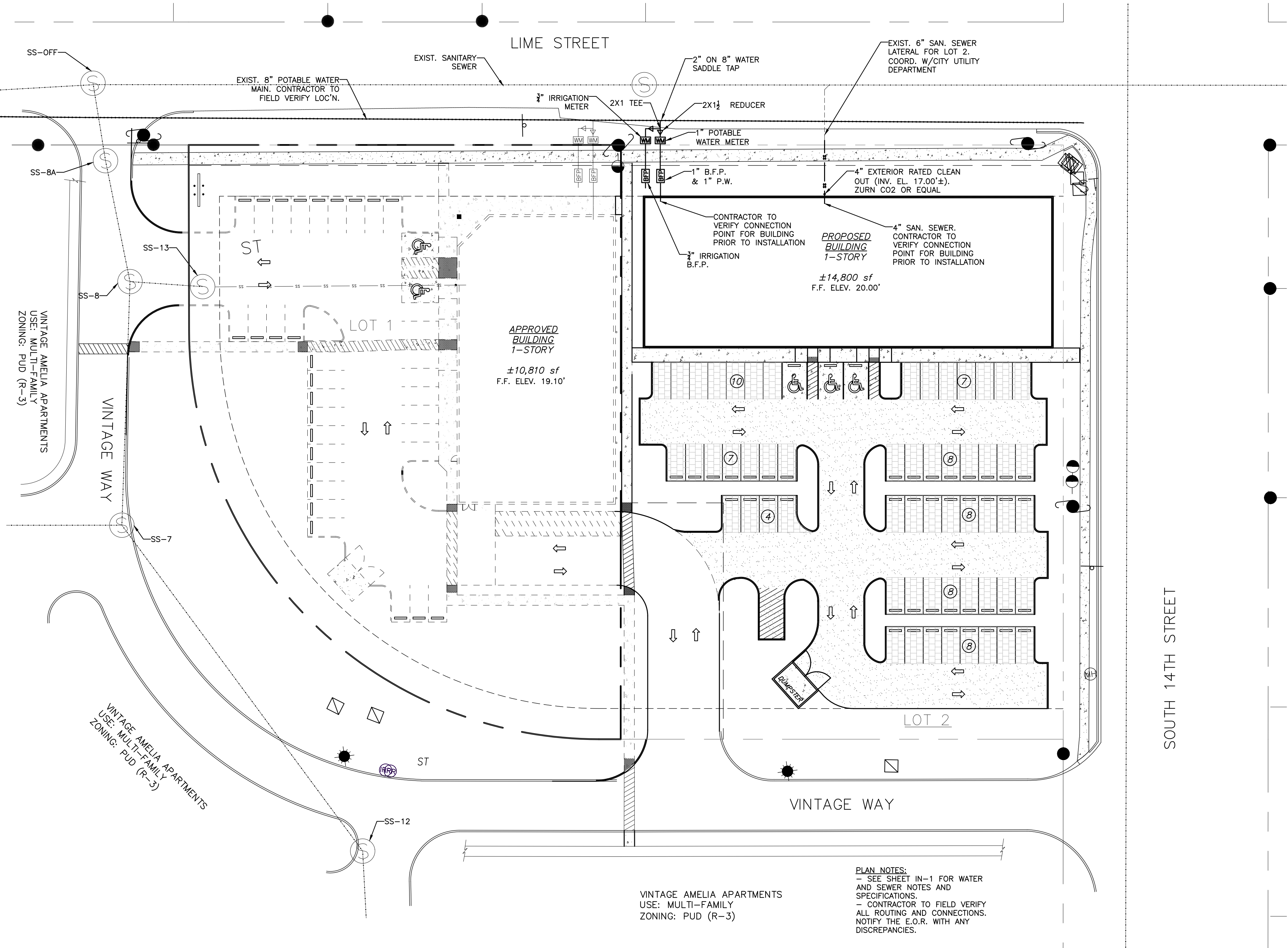


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Digitally signed by ASA R. GILLETTE
Date: 2021.01.21 13:03:34 -0500
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

SEWER STRUCTURE TABLE:		
LABEL	Type	AS-BUILT ELEVATIONS
SS-OFF	MANHOLE	TOP = 18.43 INV 8" PVC (S) = 5.90
SS-7	MANHOLE	TOP = 17.60 INV 8" PVC (N) = 6.84 INV 8" PVC (S) = 6.87 INV 8" PVC (W) = 6.90
SS-8A	MANHOLE	TOP = 18.27 INV 8" PVC (N) = 6.09 INV 8" PVC (S) = 6.15
SS-8	MANHOLE	TOP = 17.66 INV 8" PVC (N) = 6.36 INV 8" PVC (S) = 6.37 INV 8" PVC (E) = 6.37
SS-12	MANHOLE	TOP = N/A INV 8" PVC (N) = 7.66 INV 8" PVC (S) = 7.66
SS-13	MANHOLE	TOP = 18.14* INV 8" PVC (W) = 6.52

* - MISSING FROM SURVEY; FIELD VERIFY BY CONTRACTOR



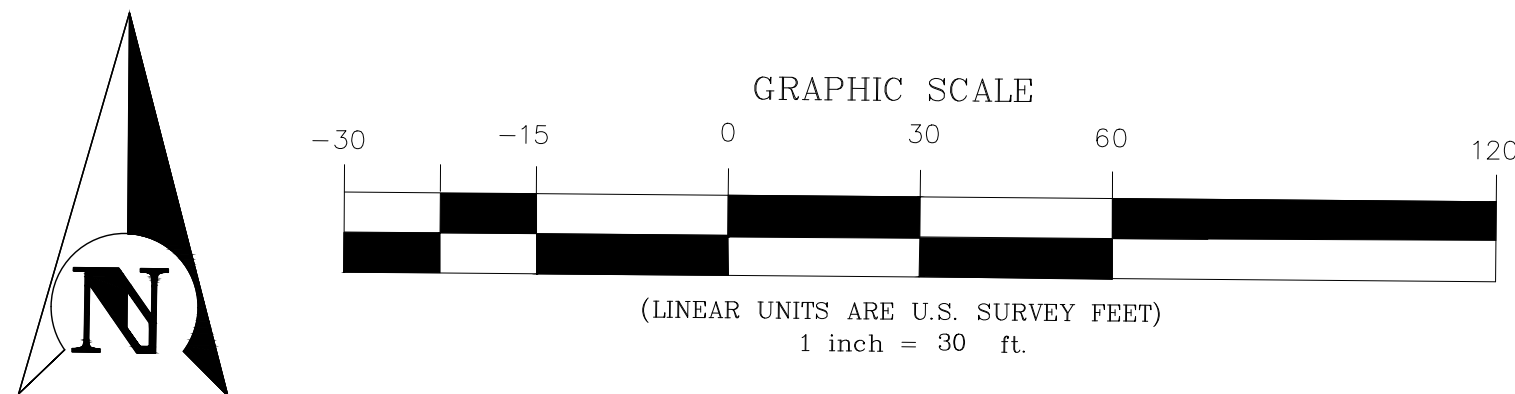
PLAN NOTES:
- SEE SHEET IN-1 FOR WATER AND SEWER NOTES AND SPECIFICATIONS.
- CONTRACTOR TO FIELD VERIFY ALL ROUTING AND CONNECTIONS. NOTIFY THE E.O.R. WITH ANY DISCREPANCIES.

VINTAGE AMELIA APARTMENTS
USE: MULTI-FAMILY
ZONING: PUD (R-3)

GILLETTE & ASSOCIATES, INC.
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CONCEPT DEVELOPMENT, INC.
S. 14TH ST. & LIME ST. - LOT 2
FERNANDINA BEACH, FLORIDA

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DRAWING IS REDUCED IF LESS THAN 22" x 34"
UTILITY PLAN
North / Elev Key Sheet
UT-1
Page



OVERALL TREE MITIGATION

LOT 2 TO BE REMOVED:	569 inches	
LOTS 1 & 2 TO BE REMOVED:	18 inches	(1/2 to each)
TOTAL TO BE REMOVED:	587 inches	
LOT 2 EXEMPT (50%):	293.5 inches	
LOT 2 DBH TO BE PRESERVED:	293.5 inches	
LESS LOT 2 DBH RETAINED:	-75 inches	
LOT 2 TO BE PLANTED/MITIGATED:	218.5 inches	
LOT 2 DBH TO TREE FUND (UP TO 50%):	109.25 inches	
NO. OF TREES (BASED ON 2.5" DBH):	44 trees	
LOT 2 DBH TO PLANT (50%):	109.25 inches	
NO. OF TREES TO PLANT (BASED ON 3.5" DBH):	31 trees	
LOT 2 TREES REQUIRED TO BE MITIGATED:	44 trees	
LOT 2 TREES REQUIRED TO BE PLANTED:	31 trees	
LOT 2 TREES PROPOSED TO BE PLANTED:		
MITIGATION COST FOR TREE FUND:	\$ 17,480	
(\$400 per tree)		
MITIGATION COST FOR REMOVAL:	\$ 3,321	
(\$500 first 3 trees; \$100 ea. add'l tree):		
TOTAL MITIGATION COST:	\$ 20,801	

SEE SHEET TM-2 FOR TREE
INVENTORY AND BREAKDOWN

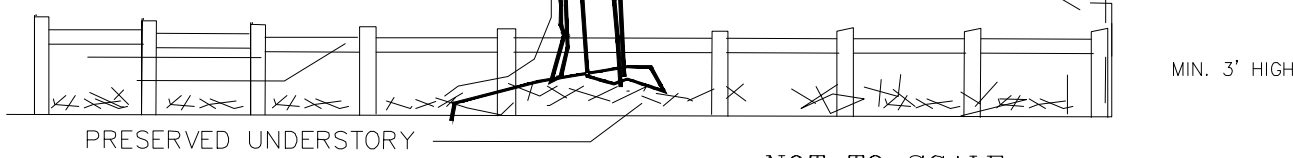
TREE PROTECTION DETAIL

BARRIER TO BE PLACED AROUND TREE SHALL
BE PLACED AROUND TREE PROTECTION ZONE AND
BE CONSISTENT WITH SPECIFICATIONS DEFINED
IN CHAPTER 4.05.14 OF THE FERNANDINA BEACH
LAND DEVELOPMENT CODE.

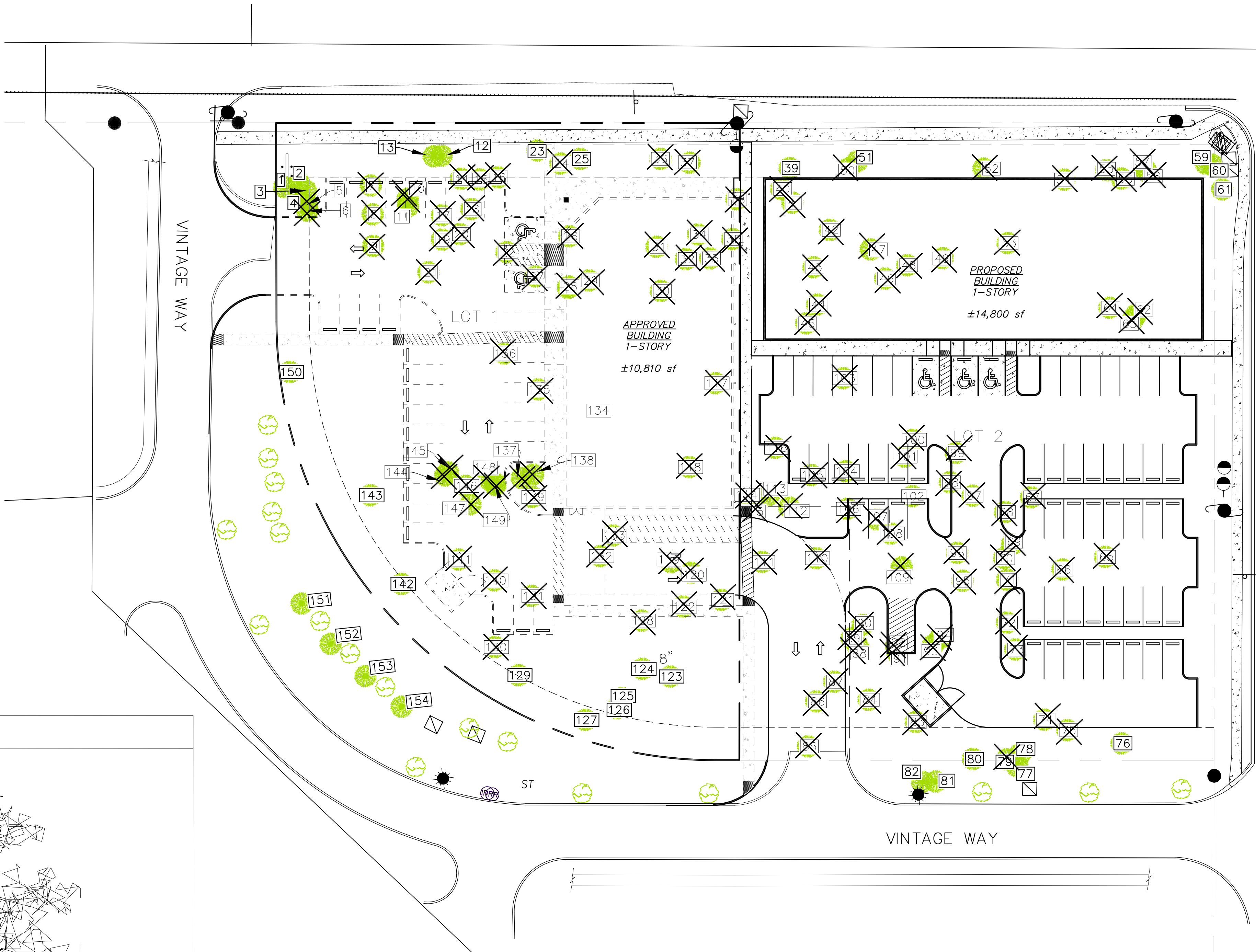
TREE PROTECTION ZONE IS AT MINIMUM A CIRCULAR
ZONE AROUND THE TREE TRUNK OF A RADIUS:

- 1) 6 FEET, IF THE DRIP LINE OF THE TREE IS LESS
THAN 6 FEET FROM THE TRUNK OF THE TREE.
- 2) 6-20 FEET ENCOMPASSING THE FULL DRIP LINE OF
THE TREE, IF THE DRIP LINE OF THE TREE IS BETWEEN
6 AND 20 FEET FROM THE TRUNK OF THE TREE.
- 3) 20 FEET, IF THE DRIP LINE OF THE TREE IS GREATER
THAN 20 FEET FROM THE TRUNK OF THE TREE. 3" MULCH
LAYER SHALL APPLIED TO THE REMAINING AREA BETWEEN
THE TREE PROTECTION ZONE AND DRIP LINE

2" x 2" x 4' WOODEN POSTS — 8' O.C.
WITH A 2" x 4" TOP RAILING AND 3" WIDE
TEMPORARY MESH WIRE, CHAIN-LINK, OR
SIMILAR BARRIER ATTACHED TO POSTS.



NO PARKING OF HEAVY EQUIPMENT OR VEHICLES; STOCKPILING OF MATERIALS; DEPOSITION OF SOIL, SEDIMENT, OR MULCH;
GRADING OR GRUBBING; EXCAVATION OR TRENCHING; CONSTRUCTION MATERIALS , DUMPING, BURIAL OR BURNING OF DEBRIS,
WITHIN THE ENTIRE CONSTRUCTION SITE; DUMPING PETROCHEMICALS, CHEMICALS, WASTEWATER, OR OTHER CONSTRUCTION
WASTE, ALL HAZARDOUS MATERIALS TO BE STORED AT A MAXIMUM DISTANCES FROM ANY TREE PROTECTION ZONE



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

DATE:	1/21/21
SCALE:	1:30
DRAWING IS REDUCED IF LESS THAN 22" x 34"	
TREE MITIGATION	
North / Elev Key Sheet	
TM-1	
Page	

MEDICAL OFFICE BUILDING
VINTAGE COMMERCIAL OUTPARCEL - LOT 2 ONLY
TREE MITIGATION TABLE

TREE ID	DBH (in)	TREE TYPE	HEALTH SCORE	HEALTH SUIT. FOR PRESERV.	EXEMPT (Y/N)	NET DBH (in)	SAVED? (Y/N)	DBH SAVED (in)	DBH REM. (in)	LOT NO. *	LOTS 1&2 SAVED	LOT 1 SAVED	LOT 2 SAVED	LOT 1 REM.	LOT 2 REM.	LOTS 1&2 REM.
39-1	22	N/A	4	30.5	N	22	Y	22	0	2	0	0	22	0	0	0
39-2	14	OAK	3	30.5	N	14	Y	14	0	2	0	0	14	0	0	0
40	8	MAPLE	4	39	N	8	N	0	8	2	0	0	0	0	8	0
41	8	MAPLE	4	36	N	8	N	0	8	2	0	0	0	0	8	0
42	12	OAK	3	26	Y	0	N	0	0	2	0	0	0	0	0	0
43	12	OAK	3	26	Y	0	N	0	0	2	0	0	0	0	0	0
44	10	OAK	3	26	Y	0	N	0	0	2	0	0	0	0	0	0
45	12	OAK	3	26	Y	0	N	0	0	2	0	0	0	0	0	0
46	18	OAK	3	30.5	N	18	N	0	18	2	0	0	0	0	18	0
47-1	12	D. OAK	4	36	N	12	N	0	12	2	0	0	0	0	12	0
47-2	12	D. OAK	4	33.5	N	12	N	0	12	2	0	0	0	0	12	0
48	15	OAK	4	30.5	N	15	N	0	15	2	0	0	0	0	15	0
49	8	OAK	4	44	N	8	N	0	8	2	0	0	0	0	8	0
50	15	OAK-LO	3	30.5	N	15	N	0	15	2	0	0	0	0	15	0
51	24	OAK-LO	4	38.5	N	24	Y	24	0	2	0	0	24	0	0	0
52	13	D. OAK-LO	2	20.5	Y	0	N	0	0	2	0	0	0	0	0	0
53	18	OAK	4	36.5	N	18	N	0	18	2	0	0	0	0	18	0
54	18	OAK-LO	3	30.5	N	18	N	0	18	2	0	0	0	0	18	0
55	12	OAK-LO	1	7	Y	0	N	0	0	2	0	0	0	0	0	0
56	15	OAK-LO	3	30.5	N	15	N	0	15	2	0	0	0	0	15	0
57	7	OAK-LO	2	23	Y	0	N	0	0	2	0	0	0	0	0	0
58	12	OAK	3	33	N	12	N	0	12	2	0	0	0	0	12	0
59	8	CHERRY	4	36	N	8	Y	8	0	2	0	0	8	0	0	0
60	7	OAK	3	33	N	7	Y	7	0	2	0	0	7	0	0	0
61	18	T. OAK-LO	2	24.5	Y	0	Y	0	0	2	0	0	0	0	0	0
62	15	OAK	4	33.5	N	15	N	0	15	2	0	0	0	0	15	0
63	12	OAK	4	35	N	12	N	0	12	2	0	0	0	0	12	0
64	10	OAK	3	36	N	10	N	0	10	2	0	0	0	0	10	0
65	10	OAK	2	20	Y	0	N	0	0	2	0	0	0	0	0	0
66	24	PINE	3	30.5	N	24	N	0	24	2	0	0	0	0	24	0
67-1	14	N/A	4	39	N	14	N	0	14	2	0	0	0	0	14	0
67-2	10	OAK	5	42	N	10	N	0	10	2	0	0	0	0	10	0
68	24	PINE	3	33.5	N	24	N	0	24	2	0	0	0	0	24	0
69	8	OAK	4	33.5	N	8	N	0	8	2	0	0	0	0	8	0
70-1	6	UNKNOWN	3	33	N	6	N	0	6	2	0	0	0	0	6	0
70-2	6	UNKNOWN	5	42	N	6	N	0	6	2	0	0	0	0	6	0
71	7	OAK	3	30.5	N	7	N	0	7	2	0	0	0	0	7	0
72	6	OAK	3	33	N	6	N	0	6	2	0	0	0	0	6	0
73	12	OAK	3	33	N	12	N	0	12	2	0	0	0	0	12	0
74	18	OAK	3	30.5	N	18	N	0	18	2	0	0	0	0	18	0
75	6	UNKNOWN	3	23.5	Y	0	N	0	0	2	0	0	0	0	0	0
76	24	PINE	3	26.5	Y	0	Y	0	0	2	0	0	0	0	0	0
77	22	MAPLE	1	7	Y	0	N	0	0	2	0	0	0	0	0	0
78	12	MAPLE	1	7	Y	0	Y	0	0	2	0	0	0	0	0	0
79	10	MAPLE	1	7	Y	0	Y	0	0	2	0	0	0	0	0	0
80	15	OAK	1	7	Y	0	Y	0	0	2	0	0	0	0	0	0
81	18	OAK	1	7	Y	0	N	0	0	2	0	0	0	0	0	0
82	15	OAK	1	7	Y	0	N	0	0	2	0	0	0	0	0	0
83	12	PALM	4	26.5	Y	0	N	0	0	2	0	0	0	0	0	0
84	22	PINE	3	33.5	N	22	N	0	22	2	0	0	0	0	22	0
85	7	OAK	1	7	Y	0	N	0	0	12	0	0	0	0	0	0
86	8	T. OAK	2	10	Y	0	N	0	0	12	0	0	0	0	0	0
87	6	UNKNOWN	1	7	Y	0	N	0	0	12	0	0	0	0	0	0
88	6	OAK	3	30.5	N	6	N	0	6	12	0	0	0	0	0	6
89	8	MAPLE	3	27.5	Y	0	N	0	0	12	0	0	0	0	0	0
90	6	MAPLE	2	26	Y	0	N	0	0	12	0	0	0	0	0	0
91	6	OAK	3	27.5	Y	0	N	0	0	2	0	0	0	0	0	0
92	6	D. MAPLE	1	7	Y	0	N	0	0	2	0	0	0	0	0	0
93	24	PINE ?	3	30.5	N	24	N	0	24	2	0	0	0	0	24	0
94	8	MAPLE	1	7	Y	0	N	0	0	2	0	0	0	0	0	0
95	8	OAK	1	7	Y	0	N	0	0	2	0	0	0	0	0	0
96	6	MAPLE	3	44	N	6	N	0	6	2	0	0	0	0	6	0
97	12	OAK	3	30.5	N	12	N	0	12	2	0	0	0	0	12	0
98	32	PINE	4	38.5	N	32	N	0	32	2	0	0	0	0	32	0
99	24	MAGNOLIA	4	30.5	N	24	N	0	24	2	0	0	0	0	24	0
100	11	MAGNOLIA	3	33	N	11	N	0	11	2	0	0	0	0	11	0
101	6	MAGNOLIA	4	29	Y	0	N	0	0	2	0	0	0	0	0	0
102	8	UNKNOWN	3	33	N	8	N	0	8	2	0	0	0	0	8	0
103	24	WOLF PINE	3	27.5	Y	0	N	0	0	2	0	0	0	0	0	0
104	30	OAK	3	27.5	Y	0	N	0	0	2	0	0	0	0	0	0
105	22	OAK	3	30.5	N	22	N	0	22	2	0	0	0	0	22	0
106A	15	UNKNOWN	2	24.5	Y	0	N	0	0	2	0	0	0	0	0	0

MEDICAL OFFICE BUILDING
VINTAGE COMMERCIAL OUTPARCEL - LOT 2 ONLY
TREE MITIGATION TABLE

TREE ID	DBH (in)	TREE TYPE	HEALTH SCORE	HEALTH SUIT. FOR PRESERV.	EXEMPT (Y/N)	NET DBH (in)	SAVED? (Y/N)	DBH SAVED (in)	DBH REM. (in)	LOT NO. *	LOTS 1&2 SAVED	LOT 1 SAVED	LOT 2 SAVED	LOT 1 REM.	LOT 2 REM.	LOTS 1&2 REM.
107	8	MAGNOLIA	2	20.5	Y	0	N	0	0	2	0	0	0	0	0	0
108	22	UNKNOWN	4	33.5	N	22	N	0	22	2	0	0	0	0	22	0
109	24	UNKNOWN	1	14.5	Y	0	N	0	0	2	0	0	0	0	0	0
110	24	MAGNOLIA	1	20.5	Y	0	N	0	0	12	0	0	0	0	0	0
111	30	PINE	4	41.5	N	30	N	0	30	12	0	0	0	0	0	30
112	12	MAGNOLIA	3	35.5	N	12	N	0	12	2	0	0	0	0	12	0
113	7	MAGNOLIA	4	33.5	N	7	N	0	7	2	0	0	0	0	7	0
114	14	MAGNOLIA	4	41.5	N	14	N	0	14	2	0	0	0	0	14	0
115	22	UNKNOWN	3	35.5	N	22	N	0	22	2	0	0	0	0	22	0
116A	36	OAK-LO	3	27.5	Y	0	N	0	0	2	0	0	0	0	0	0

total in. 1150

1 TO 5 poor to good			g.t.e. 30 tree counts			LOT 2 & 1/2 NON- EXEMPT DBH			LOT 2 DBH SAVED			LOT 2 & 1/2 DBH REMOVED			LOTS 1&2 SAVED			LOT 1 SAVED			LOT 2 SAVED			LOT 1 REMOVED			LOT 2 REMOVED			LOTS 1&2 REMOVED		
LOT 1 TOTAL DBH:			940			(in)			(in)			(in)			(in)			(in)			(in)			(in)			(in)			(in)		
LOT 2 TOTAL DBH:			644			TOTALS:			680			75			605			0			245			75			695			569		
LOTS 1&2 TOTAL DBH:			36																													

* - "12" represents lots 1 and 2

LOT 2 TO BE REMOVED:		569 inches	(1/2 to each)
LOTS 1 & 2 TO BE REMOVED:		18 inches	
TOTAL TO BE REMOVED:		587 inches	
LOT 2 EXEMPT (50%):		293.5 inches	
LOT 2 DBH TO BE PRESERVED:		293.5 inches	
LESS LOT 2 DBH RETAINED:		75 inches	
LOT 2 TO BE PLANTED/MITIGATED:		218.5 inches	
LOT 2 DBH TO TREE FUND (UP TO 50%):		109.25 inches	
NO. OF TREES (BASED ON 2.5" DBH):		44 trees	
LOT 2 DBH TO PLANT (50%):		109.25 inches	
NO. OF TREES TO PLANT (BASED ON 3.5" DBH):		31 trees	
LOT 2 TREES REQUIRED TO BE MITIGATED:		44 trees	
LOT 2 TREES REQUIRED TO BE PLANTED:		31 trees	
LOT 2 TREES PROPOSED TO BE PLANTED:			

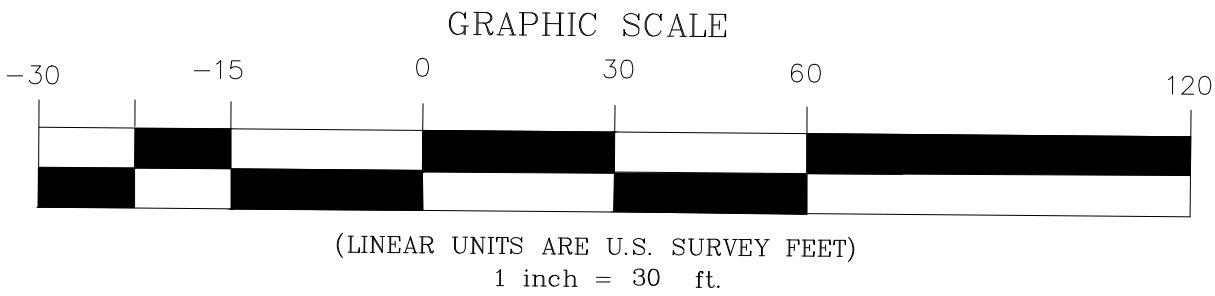
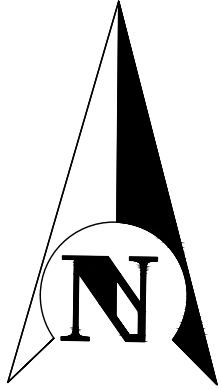
MITIGATION COST FOR TREE FUND:		\$ 17,480
(\$400 per tree)		
MITIGATION COST FOR REMOVAL:		\$ 3,321
(\$500 first 3 trees; \$100 ea. add'l tree):		

- MAINTENANCE REQUIREMENTS**
- 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.
 - REQUIRED PLANTS THAT BECOME DISEASED OR DIE SHALL BE REPLACED NOT LATER THAN THREE (3) MONTHS FOLLOWING THE LOSS OF THE PLANT.
 - THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, THRIVING CONDITION.
 - 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**
- 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.
 - SHRUBS SHALL BE AT LEAST EIGHTEEN (18) INCHES IN HEIGHT AT THE TIME OF INSTALLATION.
 - SHRUBS SHALL BE INSTALLED AT LEAST THIRTY-SIX (36) INCHES APART, MEASURED ON CENTER.
 - ALL SHRUBS AND INTERIOR LANDSCAPING TO RECEIVE 100% IRRIGATION COVERAGE.
 - ALL AREAS SHOWN WITHOUT IMPROVEMENTS AROUND EXISTING TREES SHALL BE LEFT IN THE NATURAL STATE (UNDISTURBED).
 - GRASSSED AREAS SHALL BE PLANTED WITH SPECIES NORMALLY GROWN ON PERMANENT LAWNS IN NASSAU COUNTY. GRASSSED AREAS MAY BE SODDED, PLUGGED, SPRIGGED, OR SEEDDED, 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.
 - 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.

NOT FOR CONSTRUCTION



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

REGISTERED DESIGN PROFESSIONAL	DATE	ITEM	REV
Digitally signed by ASAR R. GILLETTE Date: 2021.01.21 13:05:18 -05'00' ASAR R. GILLETTE, P.E. FLORIDA P.E. NO. 56177	1/5/21	DEVELOPMENT & OWNER REVIEW	A
	1/21/21	C.O.F.B. TRC SUBMITAL #1	B

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

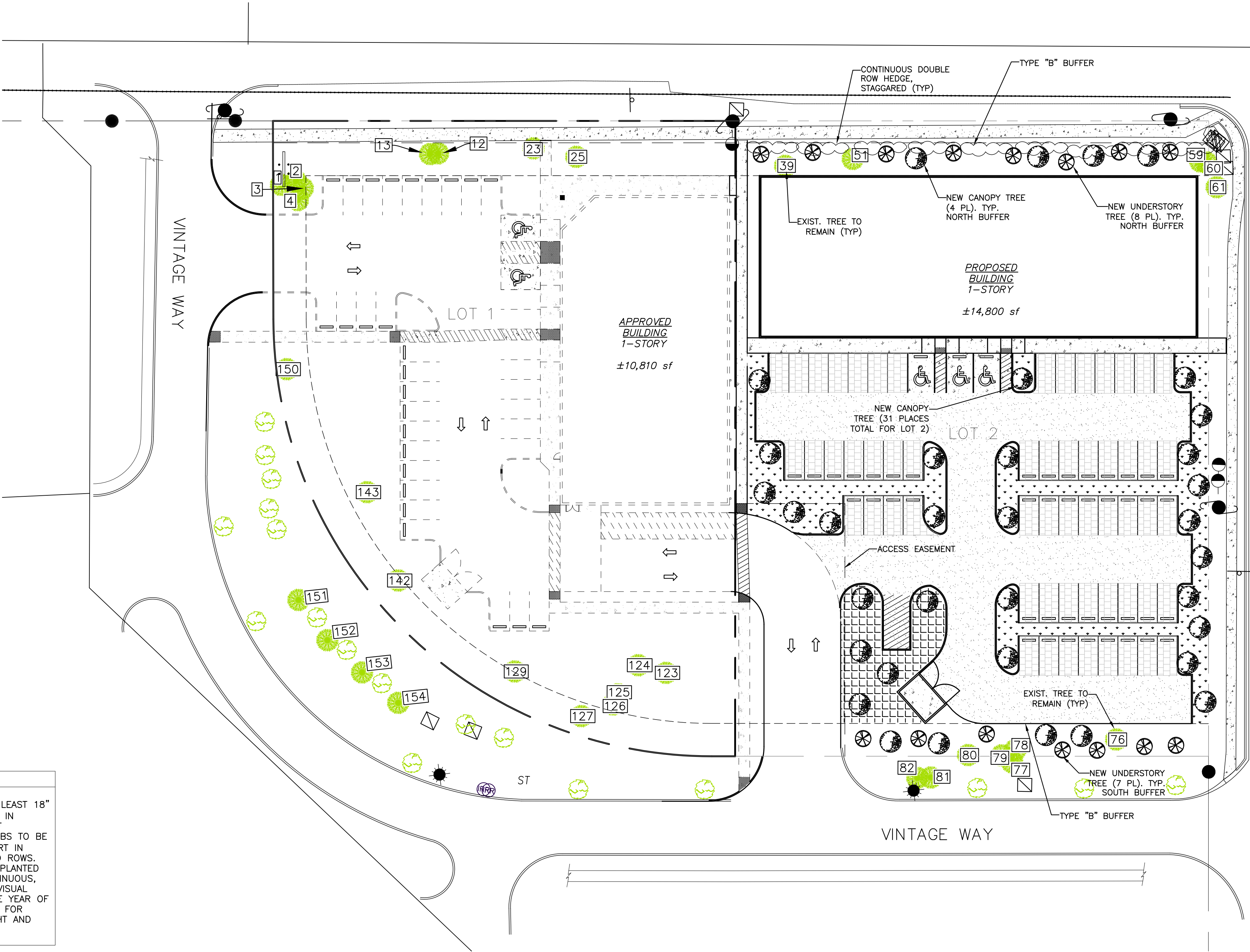
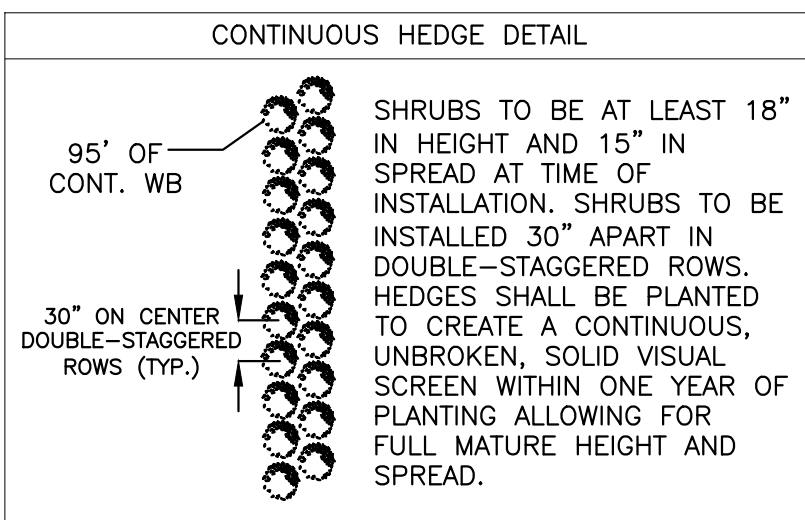
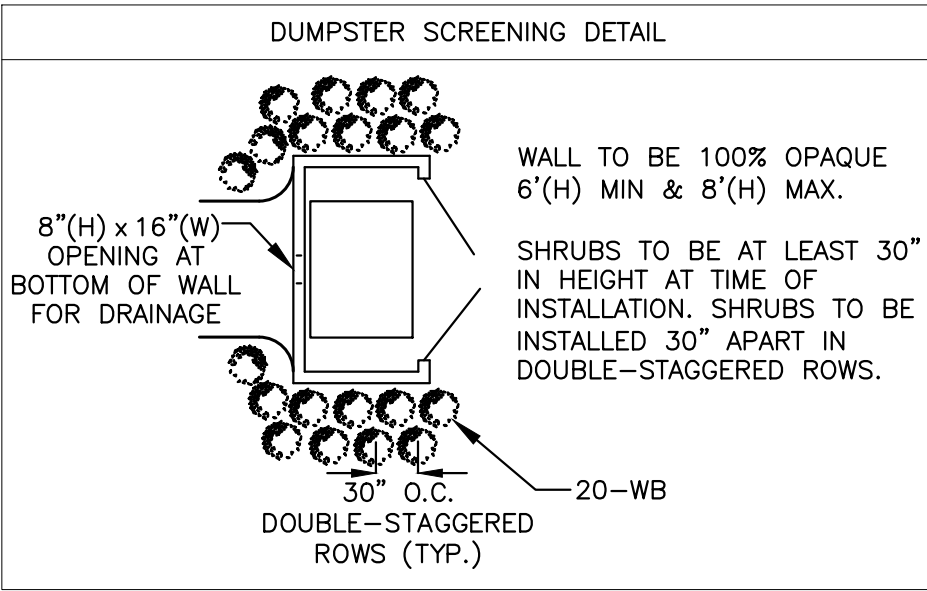
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LANDSCAPE PLAN

North / Elev Key Sheet
W N E S
LS-1
Page

NEW PLANT/MATERIAL SCHEDULE				
SYMBOL	QTY.	KEY	SPECIES	SIZE/REMARKS
	28	LD	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	

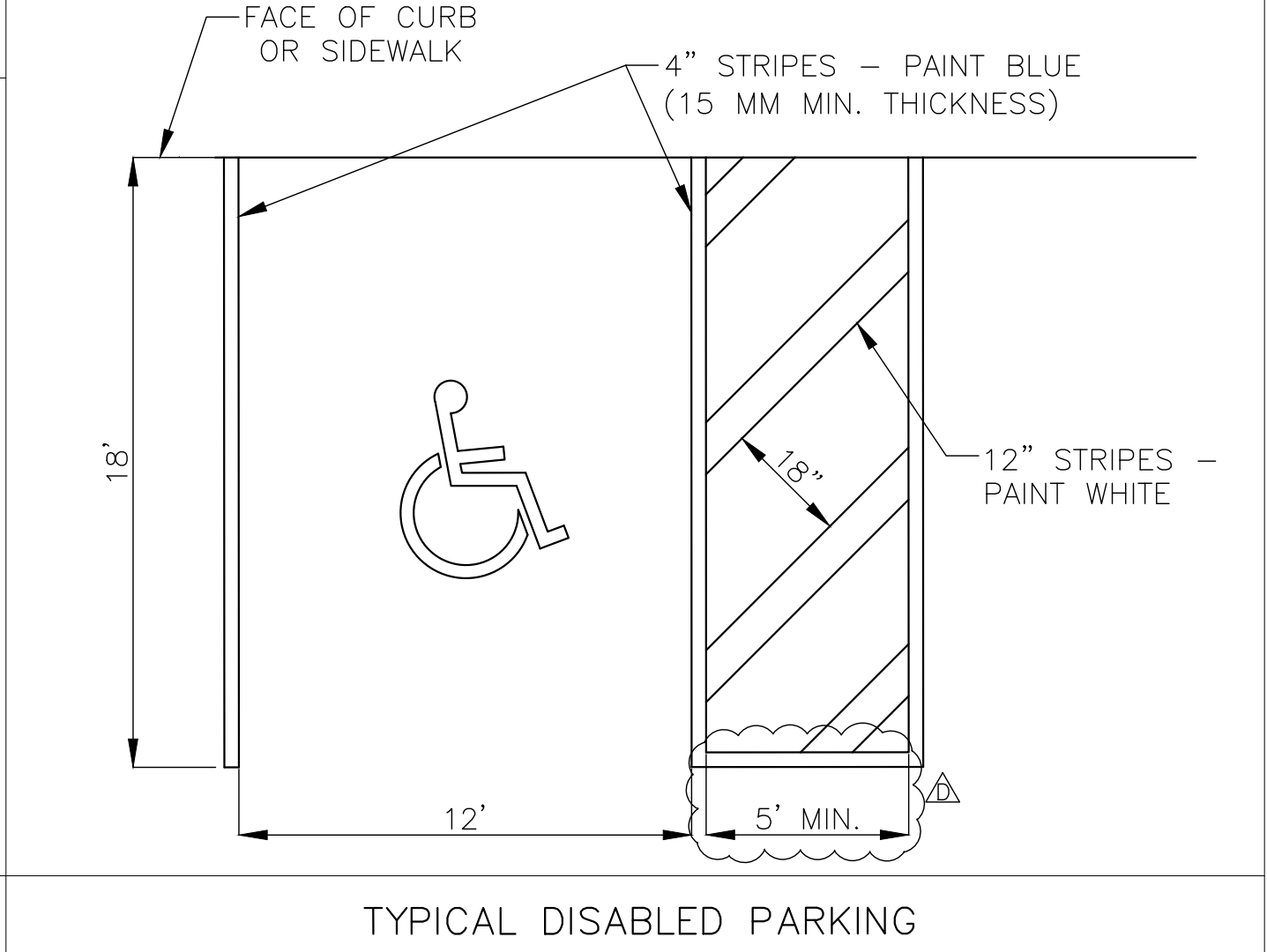
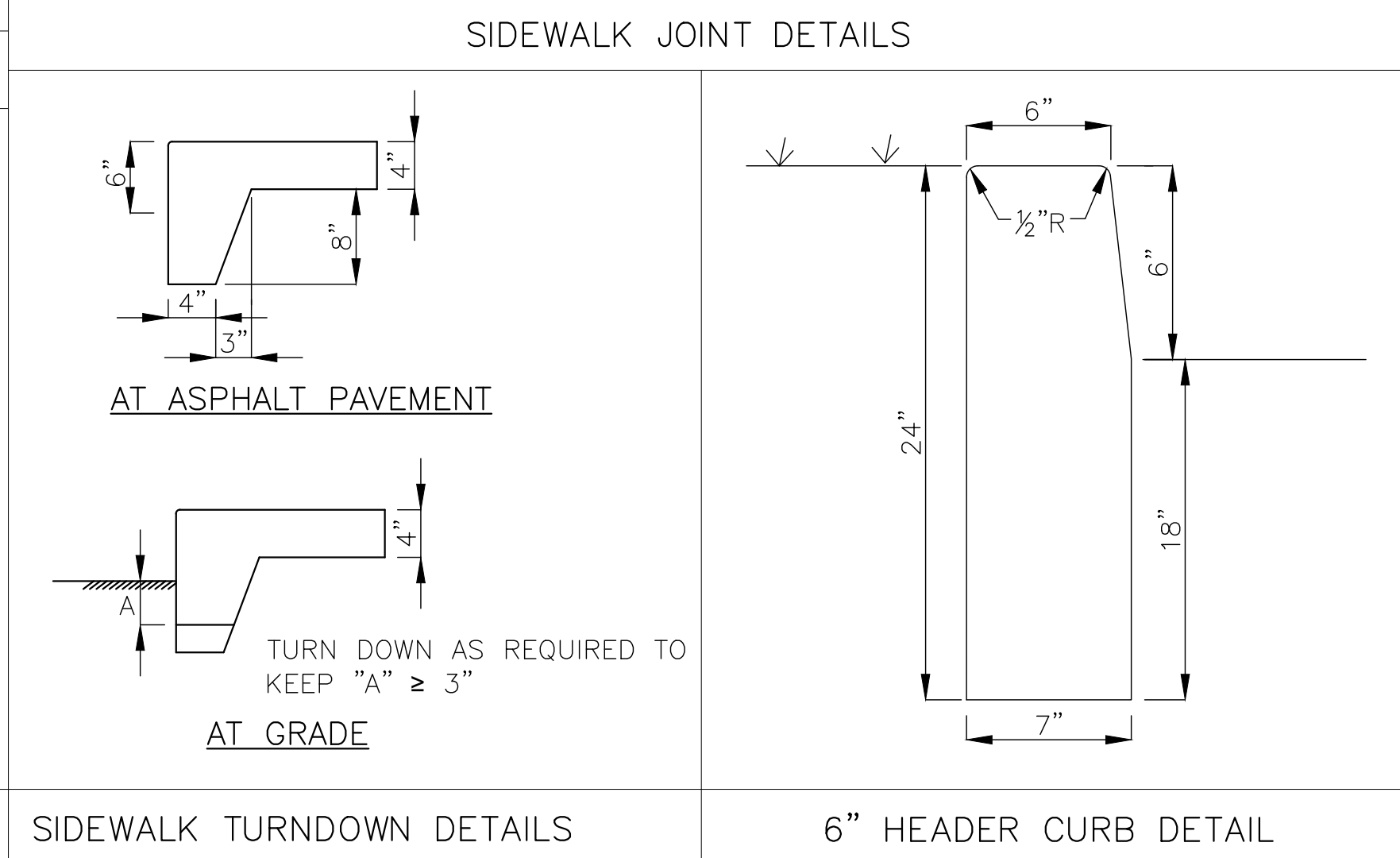
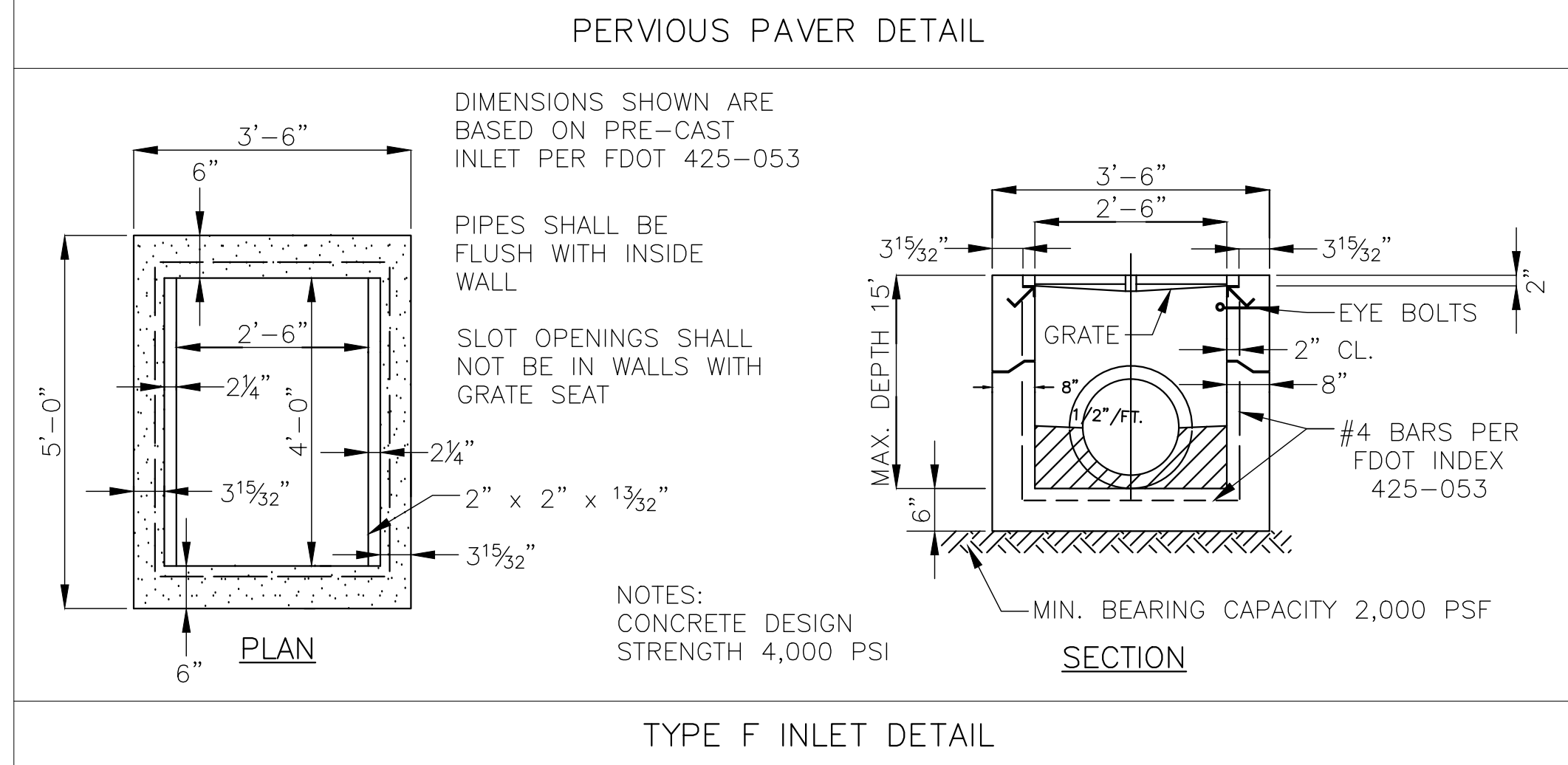
XERISCAPE LANDSCAPING SCHEDULE			
DESIGN	STANDARD	POINTS AVAILABLE	POINTS USED
IRRIGATION	MOISTURE SENSING CONTROLLER OTHER THAN RAIN SWITCH	5	5
	LANDSCAPE PLAN DEPICTS LOW, MODERATE AND HIGH WATER USAGE ZONES AND GROUPING OF PLANTS INTO HYDROZONES	5	
GRASS	25% TO 50% OF THE GRASS AREAS USE DROUGHT TOLERANT SPECIES	5	
	51% OR MORE OF THE GRASS AREAS USE DROUGHT TOLERANT SPECIES	10	10
SHRUBS	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
TREES	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 TREES ARE DROUGHT TOLERANT SPECIES	10	
TREES	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	



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

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 R GILLETTE
 Date: 2021.01.21
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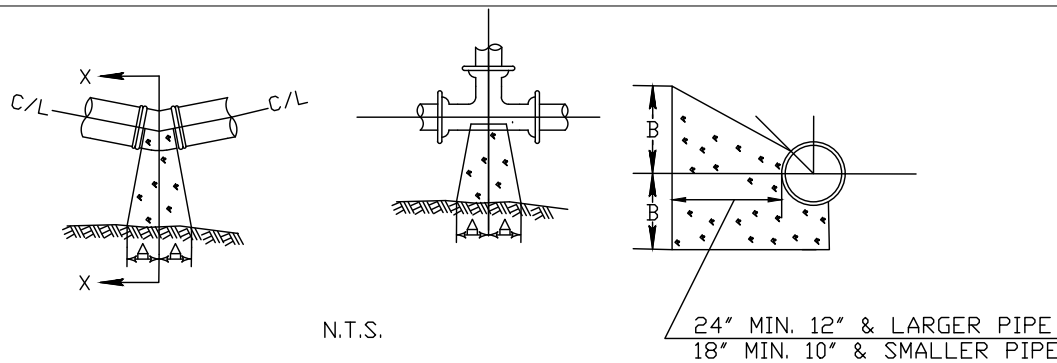
ASA R. GILLETTE, P.E.
 FLORIDA P.E. NO. 56177



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

DATE: 1/21/21	
SCALE: NONE	
DRAWING IS REDUCED IF LESS THAN 22" x 34"	
MISC. DETAIL SHEET 1	
North / Elev Key	Sheet
	DT-1
	Page



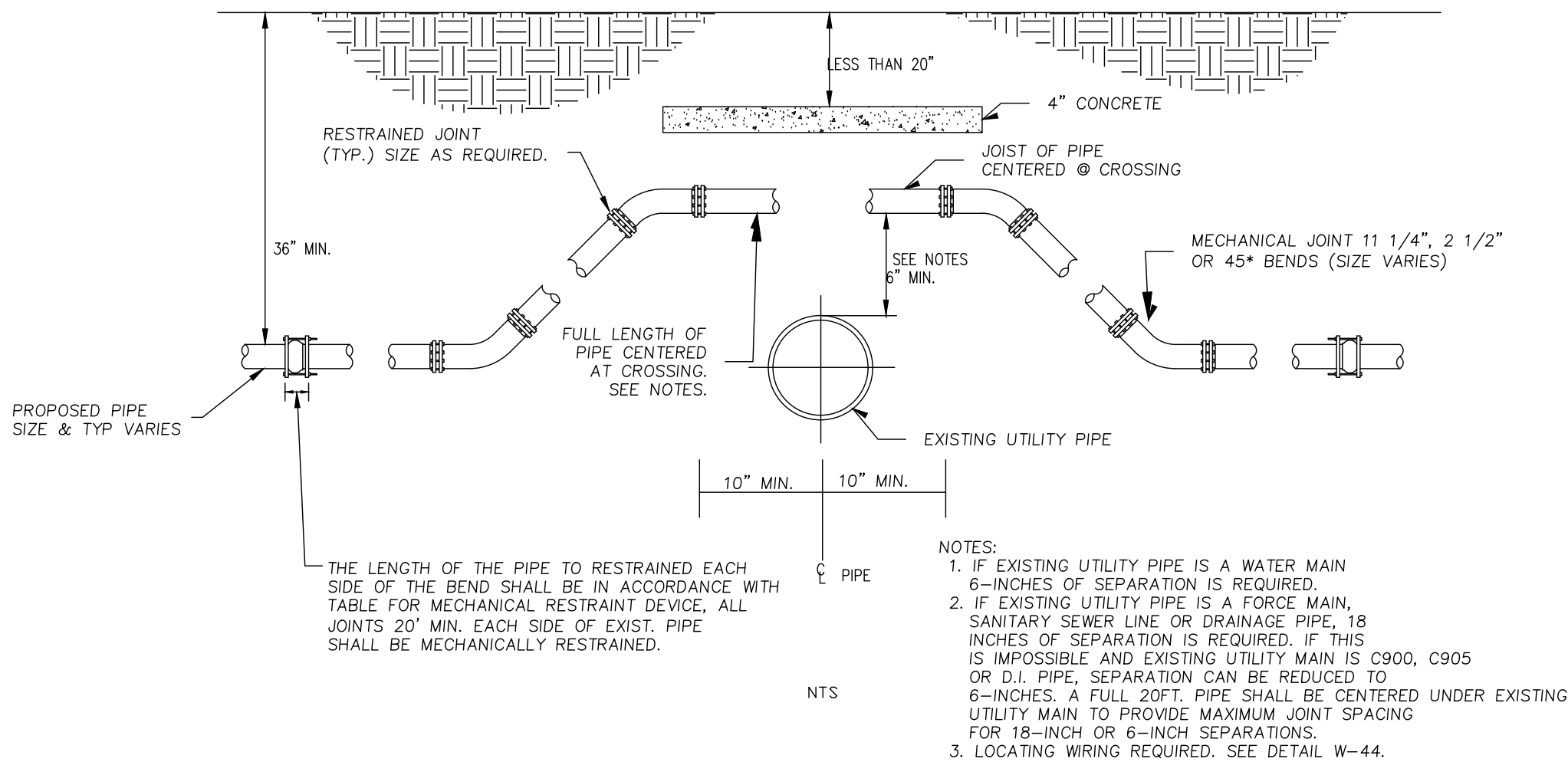
SIZE	1/4 BENDS	CU FT	1/8 BENDS	CU FT	1/16 BENDS	CU FT	TEE	CU FT
A	B	CONC.	A	B	CONC.	A	B	CONC.
6"	15"	10"	12"	13"	10"	8"	10"	12"
8"	15"	10"	12"	13"	10"	8"	10"	12"
10"	15"	10"	12"	13"	10"	8"	10"	12"
12"	15"	10"	12"	13"	10"	8"	10"	12"
14"	15"	10"	12"	13"	10"	8"	10"	12"
16"	15"	10"	12"	13"	10"	8"	10"	12"
20"	15"	10"	12"	13"	10"	8"	10"	12"

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

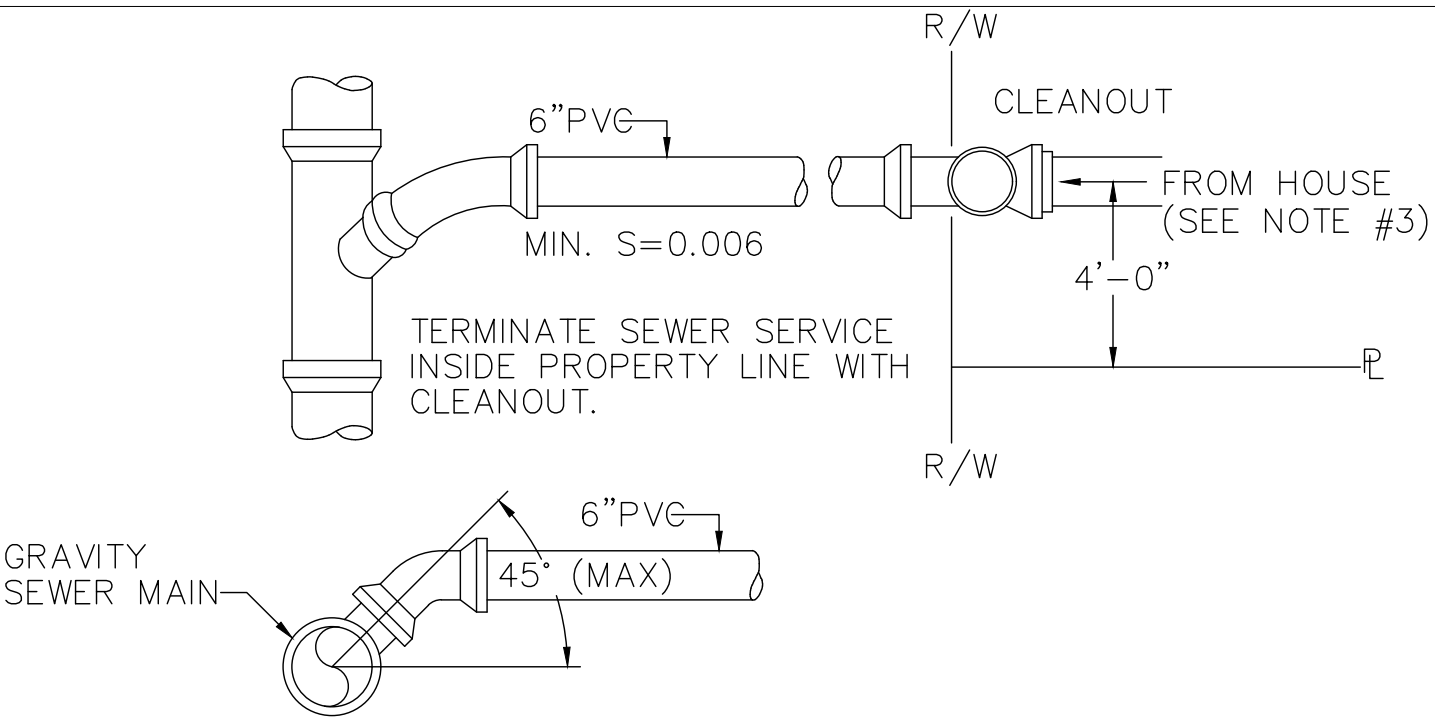
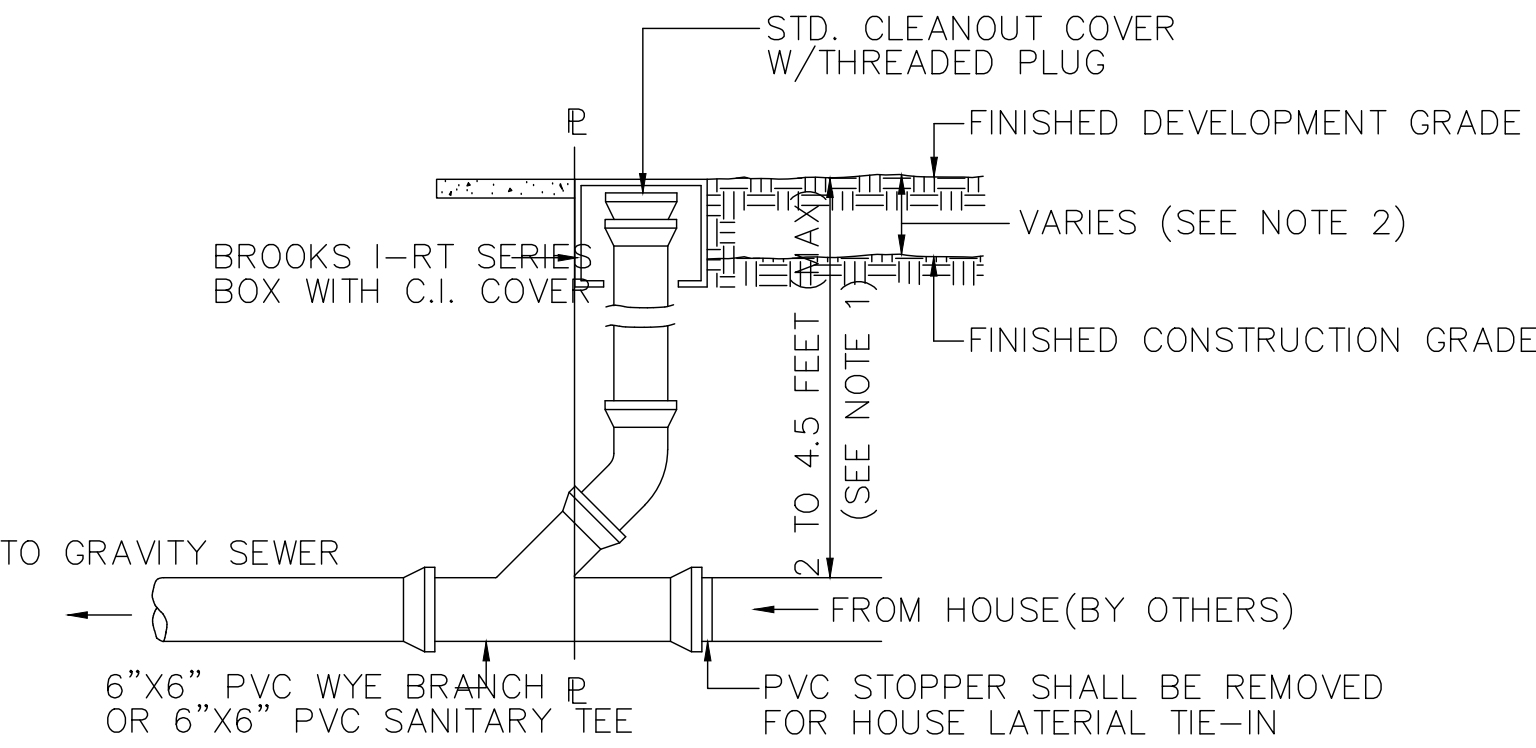
1. ALL MANHOLES SHALL BE PRECAST CONCRETE AND CONFORM TO ASTM C-478 STANDARDS. MANHOLE CONES AND RISERS SHALL BE CONSTRUCTED OF 4,000 PSI, TYPE II CEMENT WITH RIVER ROCK OR GRANITE AGGREGATE.
2. ALL PIPES SHALL BE CONNECTED TO THE MANHOLE USING A LOCK JOINT FLEXIBLE MANHOLE SLEEVE (ASTM C-923) OR APPROVED 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 2 FEET OF GROUND COVER CANNOT BE MAINTAINED OVER THE SERVICE LINE.

6. ALL DUCTILE IRON SEWER PIPE, WHERE SPECIFIED, SHALL BE CLASS 51 AND COMPLY WITH ANSI/AWWA C150/A21.50 AND ANSI/AWWA C151/A21.51. DUCTILE IRON PIPE SHALL BE PROVIDED WITH A FACTORY APPLIED INTERIOR POLYETHYLENE LINING IN ACCORDANCE WITH ANSI/ASTM D1248.
7. THE MAXIMUM NUMBER OF DIPS IS ONE, 1-INCH DIP PER 135 LF OF PIPE. NO MORE THAN ONE DIP PER 135 LF OF PIPE. A DIP IS DEFINED AS A CHANGE IN ELEVATION OF 0.5" OR GREATER.

THRUST BLOCKS FOR BENDS & TEE'S

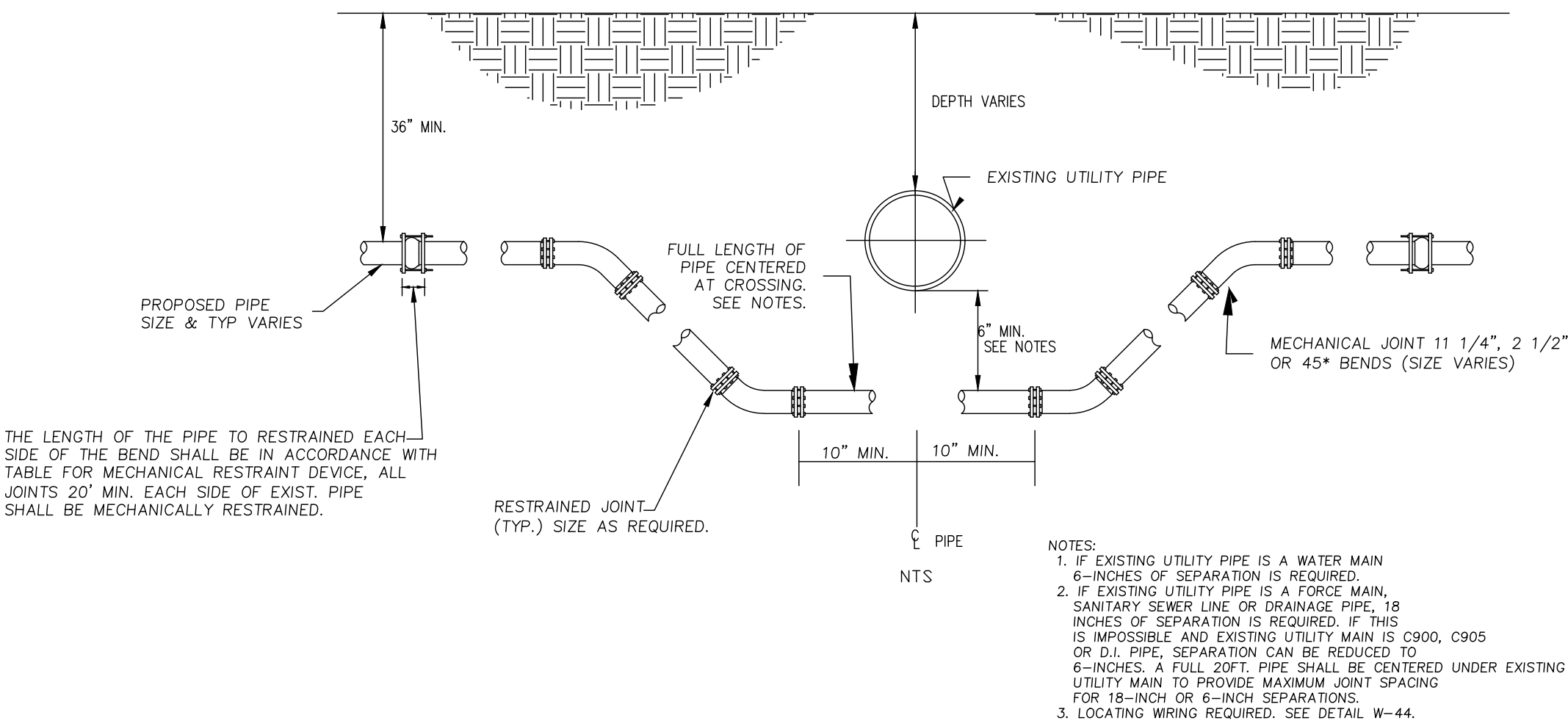


GRAVITY SEWER NOTES

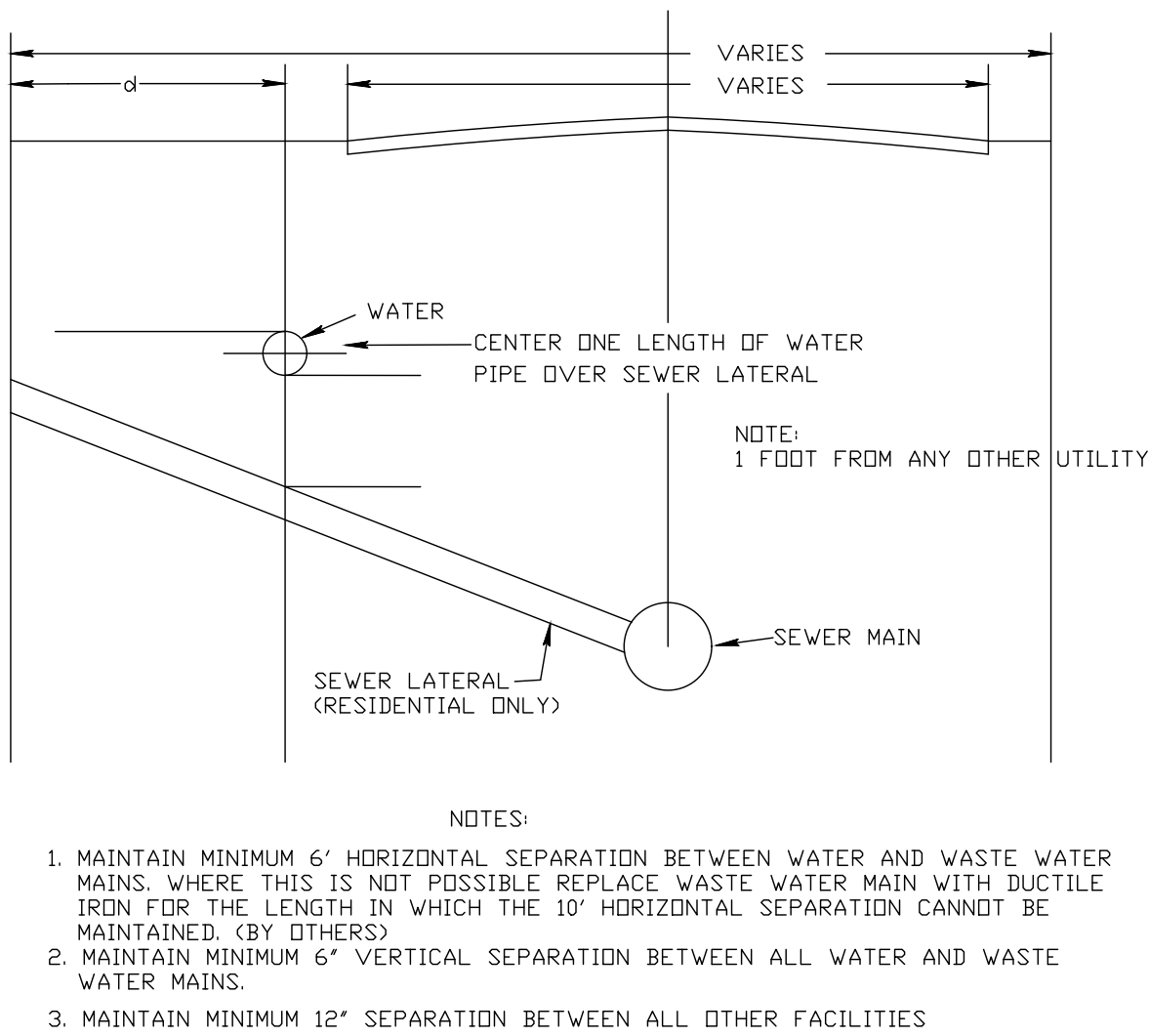


- NOTE:
1. SEWER SERVICE SHALL BE INSTALLED 4'-0" INSIDE PROPERTY LINES.
 2. TEMPORARY 4"x4"x8" POST, PAINTED RED AT TOP, TO BE INSTALLED FOR AIDING IN THE PROTECTION OF SEWER CLEAN OUTS. THE POST SHALL EXTEND 4' ABOVE GRADE.
 3. CONNECTION FROM HOUSE TO UWF SYSTEMS SHALL BE A HARD CONNECTION. FLEXIBLE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

UTILITY CONFLICT DETAIL "A"



CLEANOUT



TYPICAL SEWER SERVICE

CONTRACTORS ARE REQUIRED TO PAINT NEW HYDRANTS SAFETY YELLOW AND MARK HYDRANTS. THE TOPS AND NOZZLE CAPS SHALL BE PAINTED WITH THE FOLLOWING CAPACITY INDICATOR COLOR SCHEME:

BLUE (SW4079)	1500GPM AND HIGHER
GREEN (SW4085)	1000-1499 GPM
ORANGE (SW4083)	500-999 GPM
RED (SW4081)	LESS THAN 500 GPM

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

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

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

UTILITY CONFLICT DETAIL "B"

HORIZONTAL AND VERTICAL CLEARANCES

POTABLE WATER NOTES

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

REGISTERED DESIGN PROFESSIONAL
Digitally signed by ASA R. GILLETTE
Date: 2023.01.21 13:06:49 -05'00'
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

REV	DATE	ITEM
A	1/5/21	DEVELOPMENT & OWNER REVIEW
B	1/21/21	C.O.F.B. TRC SUBMITTAL #1

GILLETTE & ASSOCIATES, INC.
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 9332
ASA R. GILLETTE, P.E. * FL. P.E. 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:	1/21/21
SCALE:	NONE
DRAWING IS REDUCED IF LESS THAN 22" x 34"	
WATER/SEWER DETAILS	
North / Elev Key Sheet	DT-2
W	Page



Engineering & Consulting, Inc.

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

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

GSE PROJECT NO. 14649

Prepared For:

CONCEPT DEVELOPMENT, INC.

JUNE 2020

Certificate of Authorization No. 27430



Engineering & Consulting, Inc.

July 1, 2020

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

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

Dear Mr. Tilly:

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

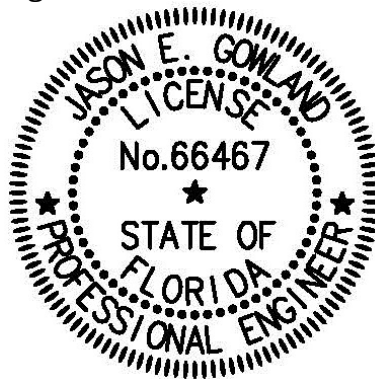
Presented herein are the findings and conclusions of our exploration, including the geotechnical parameters and recommendations to assist with building foundation, pavement, and stormwater management designs.

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

Sincerely,

GSE Engineering & Consulting, Inc.

Andrew J. Taggart, E.I.
Staff Engineer



This item has been digitally signed and sealed by

Jason E
Gowland

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

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

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

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

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File (1)

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

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1.0 INTRODUCTION

1.1 General

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

1.2 Project Description

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

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

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

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

1.3 Purpose

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

2.0 FIELD AND LABORATORY TESTS

2.1 General Description

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

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

2.2 Auger Borings

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

2.3 Standard Penetration Test Borings

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

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

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

2.4 Muck Probes

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

2.5 Soil Laboratory Tests

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

3.0 FINDINGS

3.1 Surface Conditions

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

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

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

3.2 Subsurface Conditions

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

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

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

¹ USGS, Fernandina Beach, FL, Quadrangle 2012.

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

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

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

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

3.3 Review of Published Data

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

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

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

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

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

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

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

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

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

3.4 Laboratory Soil Analysis

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

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

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Fernandina Beach, Nassau County, Florida

GSE Project No. 14649

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

4.0 EVALUATION AND RECOMMENDATIONS

4.1 General

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

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

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

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

4.2 Groundwater

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

4.3 Building Foundations

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

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

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

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

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

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

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

4.4 Pavements

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

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

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

4.4.1 Stabilized Subgrade

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

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

4.4.2 Base Course

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

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

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

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

4.4.3 Wearing Surface

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

4.5 Site Preparation

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

4.5.1 Stripping

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

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

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

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

4.5.2 Dewatering

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

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

4.5.3 Proof-Rolling

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

4.5.4 Proof Compaction

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

4.5.5 Fill Placement

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

4.6 Quality Control and Construction Materials Testing

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

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

4.7 Fill Suitability

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

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

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

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

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

4.8 Surface Water Control and Landscaping

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

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

5.0 FIELD DATA

5.1 Auger Boring Logs



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PROJECT NAME Commercial Retail - Fernandina Beach Lime Street

PROJECT NUMBER 14649

PROJECT LOCATION Fernandina, Nassau County, Florida

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

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS: LOGGED BY SDS

▼ AT TIME OF DRILLING 3.0 Ft CHECKED BY SDS

▽ ESTIMATED SEASONAL HIGH 1.0 ft

NOTES _____

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

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS: LOGGED BY SDS

▼ AT TIME OF DRILLING 1.5 Ft CHECKED BY SDS

▽ ESTIMATED SEASONAL HIGH 0.0 ft

NOTES _____

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

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

(Continued Next Page)



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

CLIENT Concept Development, Inc.

PROJECT NAME Commercial Retail - Fernandina Beach Lime Street

PROJECT NUMBER 14649

PROJECT LOCATION Fernandina, Nassau County, Florida

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

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS: LOGGED BY SDS

▼ AT TIME OF DRILLING 2.5 Ft CHECKED BY SDS

▽ ESTIMATED SEASONAL HIGH 0.5 ft

NOTES _____

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

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS: LOGGED BY SDS

▼ AT TIME OF DRILLING 1.0 ft CHECKED BY SDS

▽ ESTIMATED SEASONAL HIGH >0 ft

NOTES _____

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

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

(Continued Next Page)



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CLIENT Concept Development, Inc.

PROJECT NAME Commercial Retail - Fernandina Beach Lime Street

PROJECT NUMBER 14649

PROJECT LOCATION Fernandina, Nassau County, Florida

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

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS: LOGGED BY SDS

▼ AT TIME OF DRILLING 2.0 Ft CHECKED BY SDS

▽ ESTIMATED SEASONAL HIGH 0.0 ft

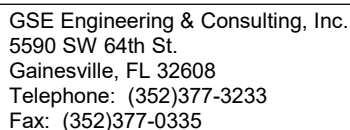
NOTES _____

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

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

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

5.2 Standard Penetration Test Soil Boring Logs



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

[illegible]



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

BORING NUMBER B-2

CLIENT Concept Development, Inc.

PROJECT NAME Commercial Retail - Fernandina Beach Lime Street

PROJECT NUMBER 14649

PROJECT LOCATION Fernandina, Nassau County, Florida

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

GROUND ELEVATION **HOLE SIZE**

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS:

DRILLING METHOD Mud Rotary

▼ **AT TIME OF DRILLING** 2.0 Ft

LOGGED BY SDS **CHECKED BY** SDS

▽ **ESTIMATED SEASONAL HIGH** 0.5 ft

NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX, %	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	ORGANIC CONTENT, %	▲ SPT N VALUE ▲
0												20 40 60 80
		(SP-SM) Very loose to loose dark brown and gray SAND with silt		SPT 1	1-1-2-3 (3)							
				SPT 2	3-5-5-10 (10)							
5		(SM) Medium dense dark brown silty SAND	5	SPT 3	17-15-15-17 (30)				4.1	26	2.0	
				SPT 4	6-5-8-10 (13)							
		(SP-SM) Medium dense dark brown SAND with silt	8	SPT 5	7-5-7-7 (12)							
10		(SP-SM) Loose brown SAND with silt	10									
				SPT 6	3-4-6 (10)							
15		(SP-SM) Medium dense brown SAND with silt	15									
				SPT 7	6-6-8 (14)							
20		Bottom of borehole at 20.0 feet.	20									

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



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

BORING NUMBER B-3

CLIENT Concept Development, Inc.

PROJECT NAME Commercial Retail - Fernandina Beach Lime Street

PROJECT NUMBER 14649

PROJECT LOCATION Fernandina, Nassau County, Florida

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

GROUND ELEVATION **HOLE SIZE**

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS:

DRILLING METHOD Mud Rotary

▼ **AT TIME OF DRILLING** 2.0 Ft

LOGGED BY SDS **CHECKED BY** SDS

▽ **ESTIMATED SEASONAL HIGH** 0.5 ft

NOTES

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

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

5.3 Laboratory Results



Engineering & Consulting, Inc.

SUMMARY REPORT OF LABORATORY TEST RESULTS

Project Number: 14649

Project Name: Commercial Retail - Fernandina Beach

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

5.4 Key to Soil Classification

KEY TO SOIL CLASSIFICATION CHART

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

CORRELATION OF PENETRATION RESISTANCE WITH RELATIVE DENSITY AND CONSISTENCY

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

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

SAMPLE GRAPHIC TYPE LEGEND



Location
of SPT
Sample



Location
of Auger
Sample

PARTICLE SIZE IDENTIFICATION

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

LABORATORY TEST LEGEND

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

6.0 LIMITATIONS

6.1 Warranty

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

6.2 Auger, SPT Borings, and Muck Probes

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

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

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

6.3 Site Figures

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

6.4 Unanticipated Soil Conditions

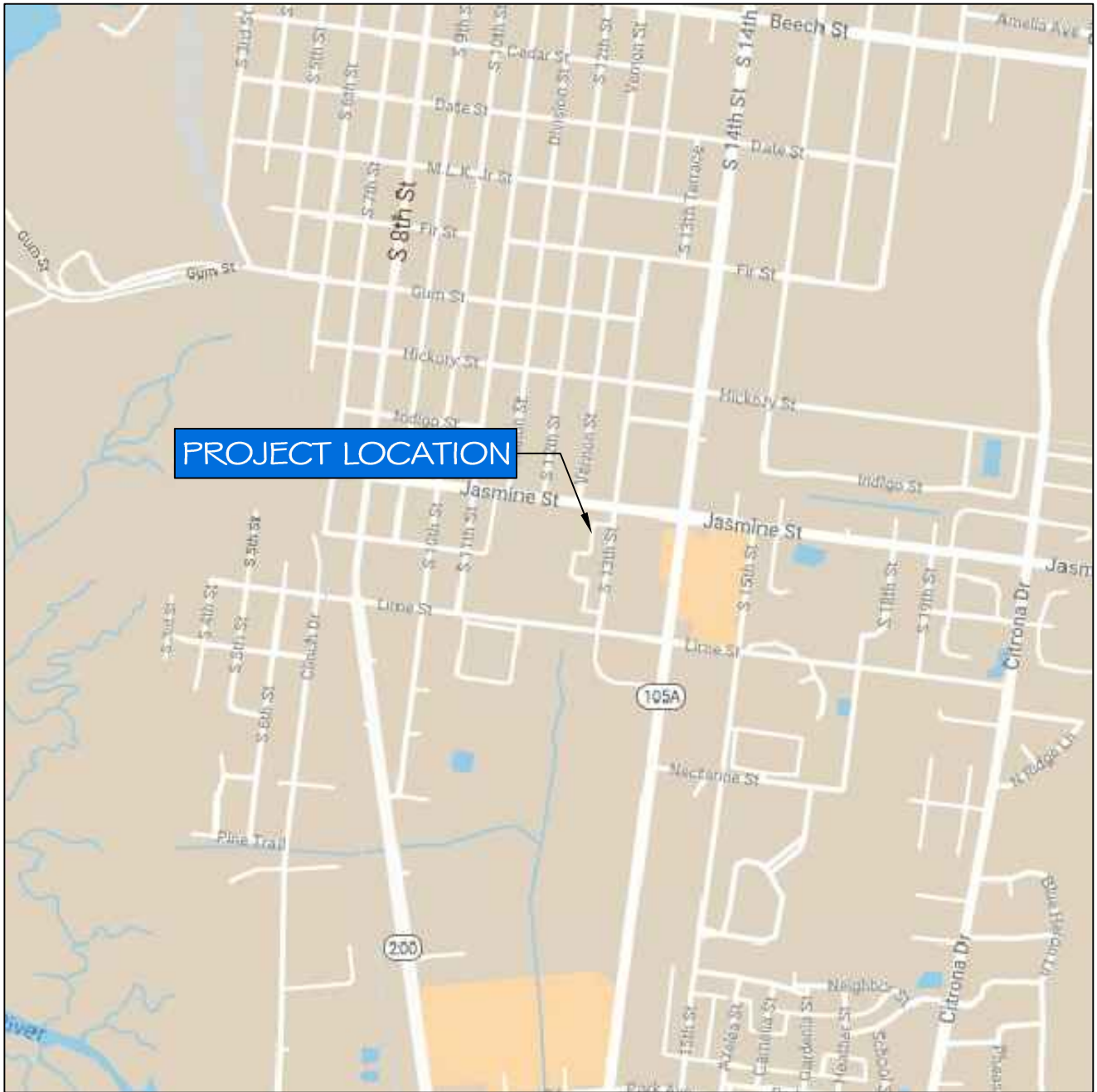
The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on Figure 2. This report does not reflect any variations that may occur between these borings.

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

6.5 Misinterpretation of Soil Engineering Report

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

FIGURES



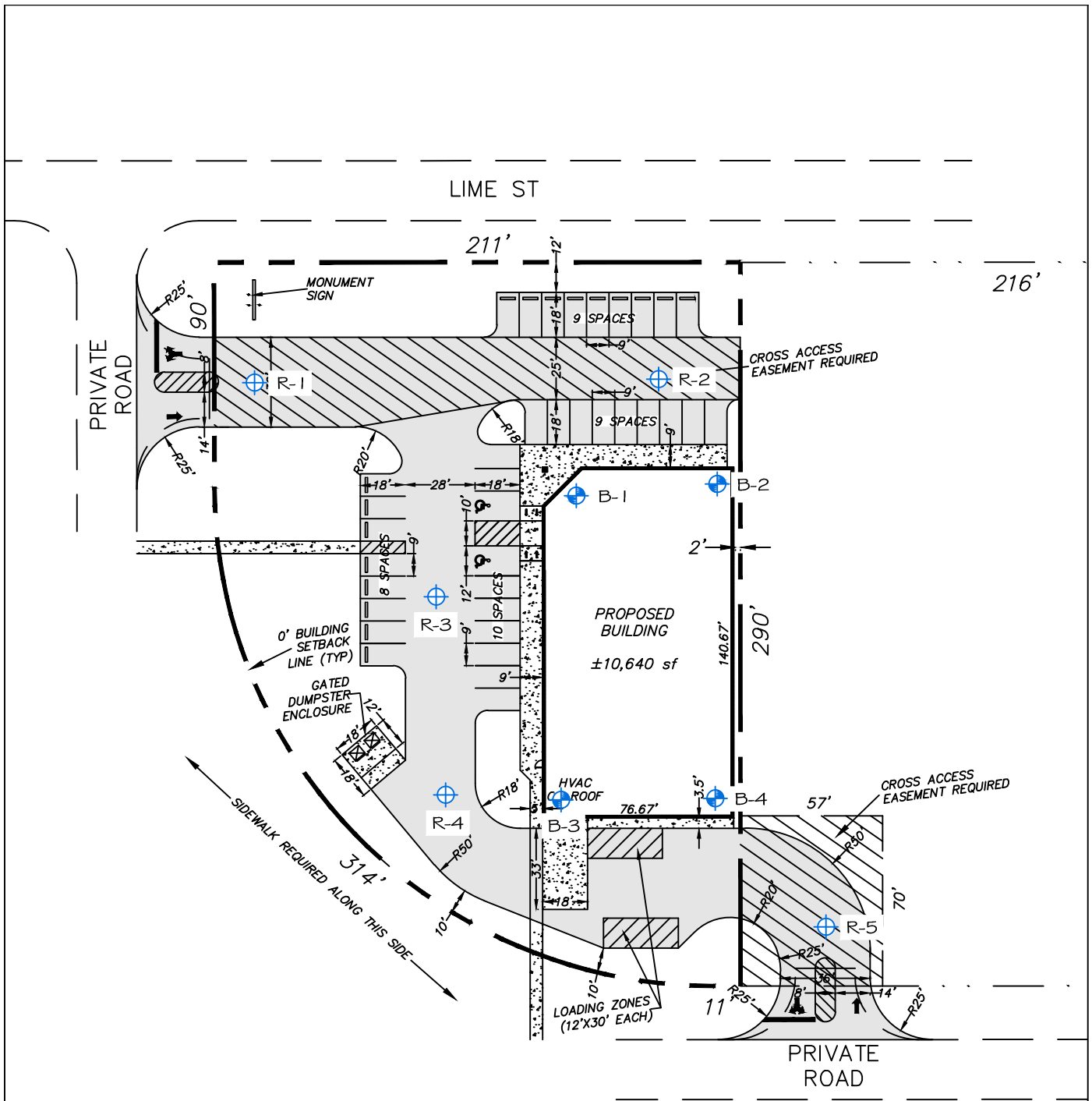
COMMERCIAL RETAIL - FERNANDINA BEACH
LIME STREET
FERNANDINA BEACH, NASSAU COUNTY, FLORIDA
GSE PROJECT NO. 14649

PROJECT SITE LOCATION MAP

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

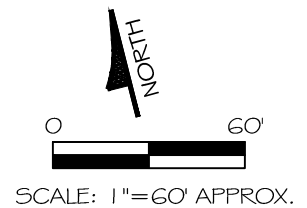


FIGURE
1



LEGEND:

-  AUGER BORING
-  SPT BORING



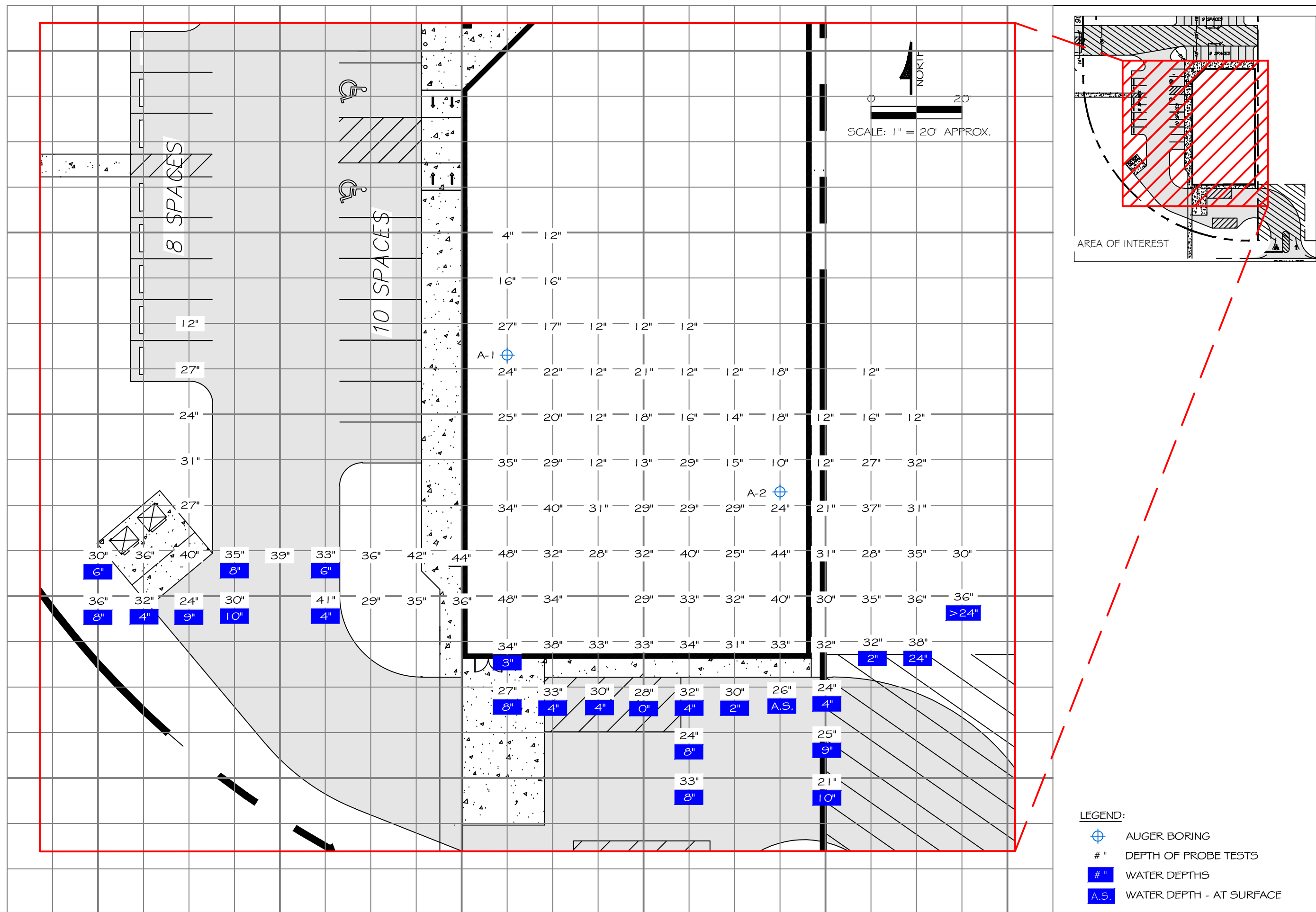
COMMERCIAL RETAIL - FERNANDINA BEACH
LIME STREET
FERNANDINA BEACH, NASSAU COUNTY, FLORIDA
GSE PROJECT NO. 14649

SITE PLAN SHOWING APPROXIMATE LOCATIONS OF FIELD TESTS

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



FIGURE
2



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

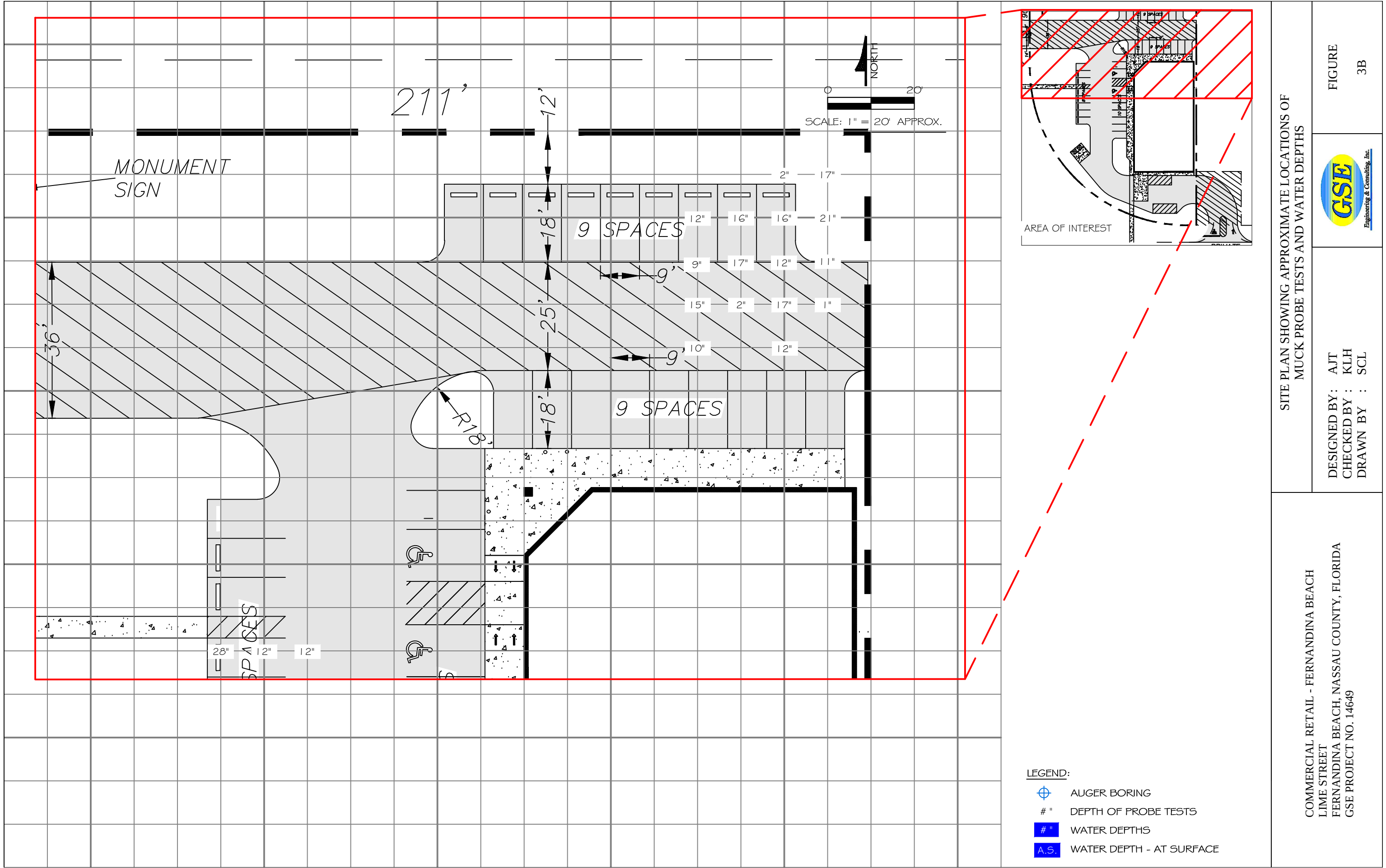
COMMERCIAL RETAIL - FERNANDINA BEACH
LIME STREET
FERNANDINA BEACH, NASSAU COUNTY, FLORIDA
GSE PROJECT NO. 14649

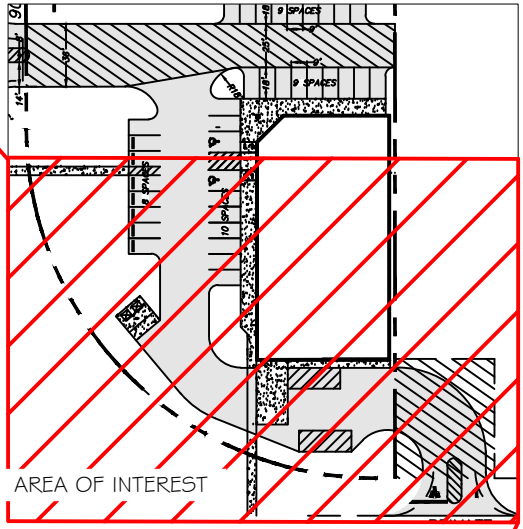
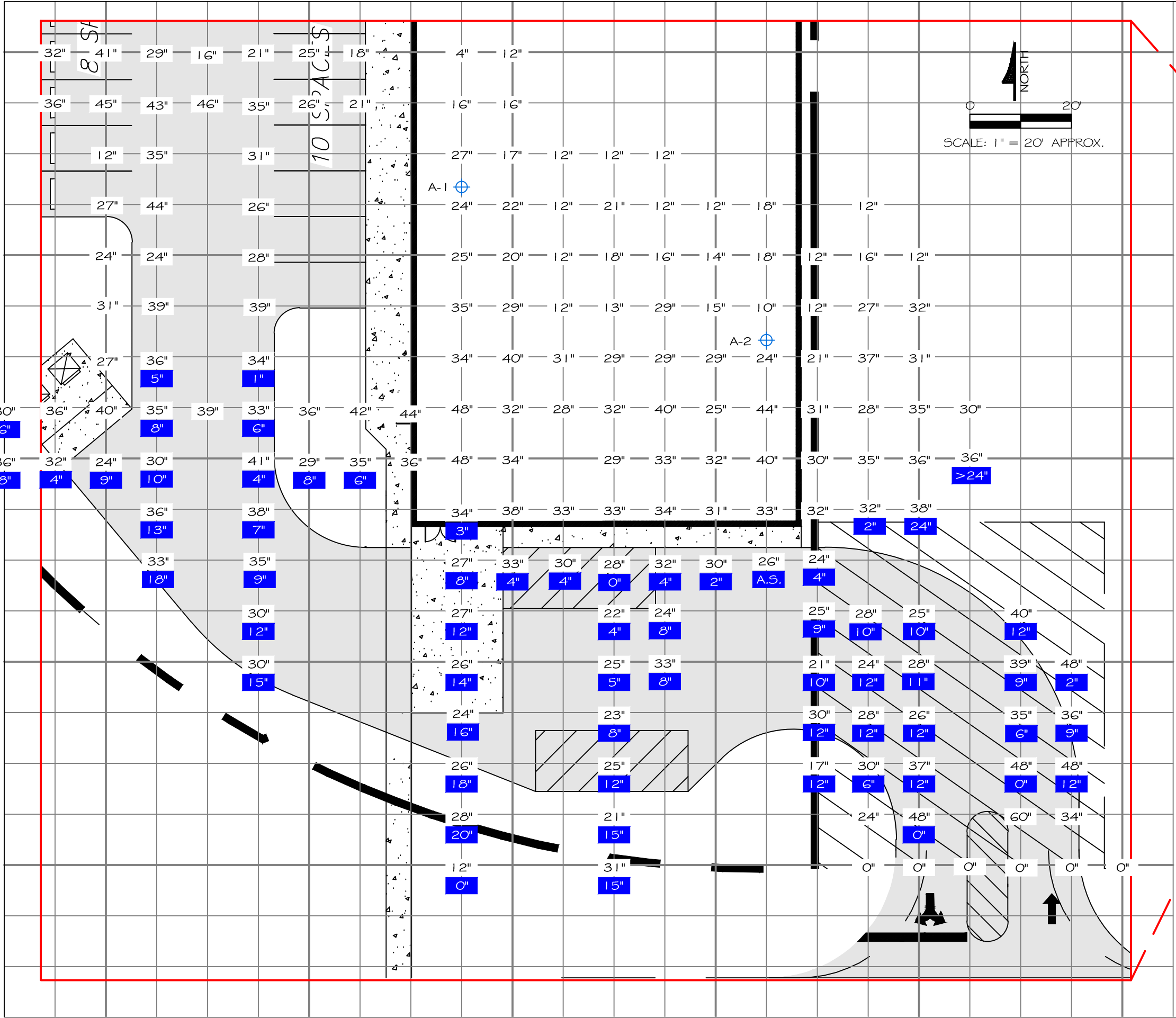
DESIGNED BY: AJT
CHECKED BY: KLH
DRAWN BY: SCL

FIGURE

3A







- LEGEND:
-  AUGER BORING
 -  # " DEPTH OF PROBE TESTS
 -  # " WATER DEPTHS
 -  A.S. WATER DEPTH - AT SURFACE

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

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

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



FIGURE

3C

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0197-0010

Owner Name CONCEPT DEVELOPMENT INC

Mailing Address 3324 W UNIVERSITY AVE PMB 151

GAINESVILLE, FL 32607

Location Address LIME ST

FERNANDINA BEACH 32034

Tax District FERNANDINA BEACH

Milage 20.3245

Homestead No

Property Usage VACANT COM 001000

Deed Acres 2.64

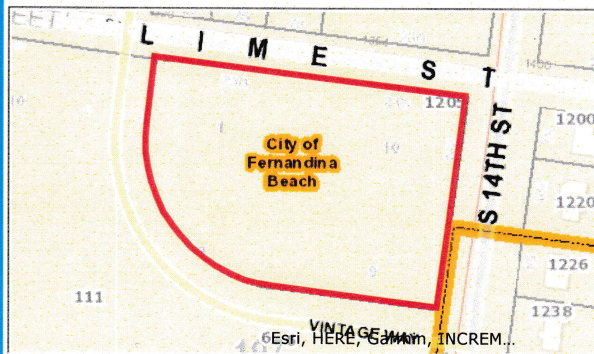
Short Legal BLOCK 197 ALL OF LOTS IN OR 2380/305 (EX OR 2186/1085)

2020 Preliminary Values

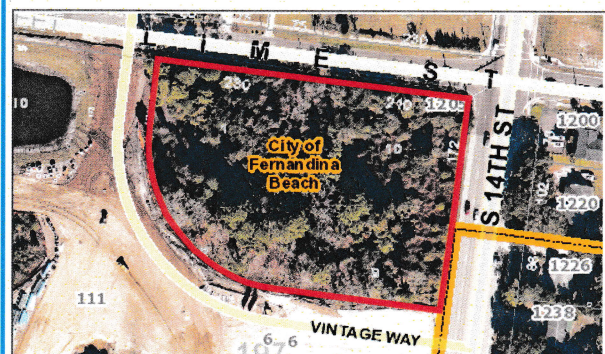
Land Value	\$330,000
(+) Improved Value	\$0
(=) Market Value	\$330,000
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$0
(=) Assessed Value	\$330,000
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$330,000
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$363,000

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

PARCEL MAP



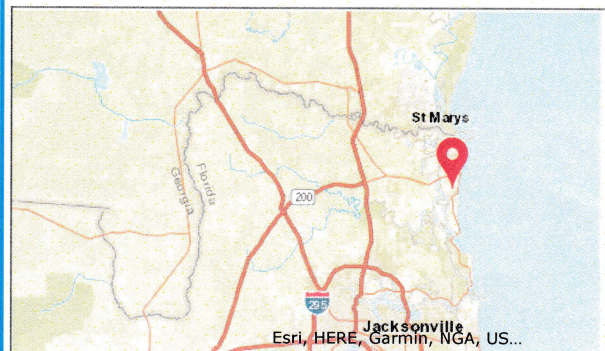
2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassaulpa.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
-------------	------------------	-------	------------

Print

Technical Review Committee: Application - Submission #6644

Date Submitted: 1/21/2021

Technical Review Committee: Application

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

Fees

- ☒ Initial submittal + two submittals of full site plans. \$400 or 2% of the project construction cost (whichever is greater) for up to a maximum of \$5,500.
- ☐ 3rd and subsequent resubmittals. \$400
- ☐ Change of Use Determination Letter \$50
- ☐ Engineering Review (Consultant Hourly Rate) \$125

TRC 2021 - MEETING CALENDAR

TRC_2021 Meeting Calendar



December 2020 meeting dates are: December 10, 2020 & December 17, 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 “ see LDC section 11.01.04



Requirements for Subdivision Plats “ see LDC section 11.01.05



Determination for Completeness & sufficiency “ see LDC section 11.03.01



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



Construction and Improvements “ see LDC section 11.05.00



Amendments to Local Development Orders “ see LDC section 11.06.00

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements



See Development Plan Submittal Checklist



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



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



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

Key Contacts

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



PROPERTY INFORMATION

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

Site Address*

Lime Street/Vintage Way

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)

00-00-31-1800-0197-0010

Lot

Block

Subdivision

Zoning District

GC/C-2 w/PUD ▼

Future Land Use Designation*

General Commercial ▼

Overlay District*

None ▼

Size of Property (acres)*

1.45

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*

Matt

Last Name*

Cason

Company (if applicable)

Concept Development, Inc

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

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

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

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

☐

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



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



A vicinity map showing the location of the property.



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



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



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



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



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



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



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



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



Elevations of all proposed structures.



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



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



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



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



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



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



o Timeline for the development; and



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



A summary block containing:



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



o Zoning district;



o Total acreage;



o Total square footage for non-residential uses;



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



o Impervious surface ratio calculation, proposed and permissible;



o Floor area ratio calculation, proposed and permissible;



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



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



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



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



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



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



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



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



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



o Tree Protection Plan (Section 4.05.09.)



o Landscape Plan (Section 4.05.00.)



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



o Signage Plan (Section 5.03.00.)



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



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



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

School Concurrency

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

Certification*

☒

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

☒

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

Applicant First Name*

Tricia

Applicant Last Name*

Bowen

Today's Date*

1/21/2021

Upload Supporting Documentation*

CC_med office_site_012121.pdf

Upload 2

CC_med office_drainage report_012121.pdf

Upload 3

CC_outparcel_geotech.pdf

Upload 4

Vintage_Commercial_TRE_Report_121820.pdf

Upload 5

property card.pdf

Upload 6

agent auth.pdf

Upload 7

sunbiz.pdf



DEPARTMENT OF PLANNING & CONSERVATION

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Detail by Entity Name

Florida Profit Corporation
CONCEPT DEVELOPMENT, INC.

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Principal Address

3324 W. University Ave #151
Gainesville, FL 32607

Changed: 02/13/2019

Mailing Address

3324 W. University Ave #151
Gainesville, FL 32607

Changed: 02/13/2019

Registered Agent Name & Address

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

Name Changed: 02/13/2019

Address Changed: 02/13/2019

Officer/Director Detail

Name & Address

Title CEO

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3324 W. University Ave #151
Gainesville, FL 32607

Title President

Cason, Matthew D
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Title CFO/COO

Scheer, Jeremy
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Title Authorized Representative

Lynch, Susan
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Annual Reports

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

Document Images

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



First Coast Urban Forestry, LLC.
Tree Resource Evaluation - Vintage Commercial Outparcel

Tree Resource Evaluation

Lime and 14th Street

(Lots 10 & 9 of Block 197)

Fernandina Beach, FL. 32034

Performed by:

First Coast Urban Forestry, LLC.

Leopold Adler

Certified Arborist: SO-10363A

For:

Gillette & Associates, Inc.

December 18th, 2020



Summary of Services Provided:

- **Site Tree Inventory:**
 - Information concerning the development site and the existing trees was collected from the site.
- **Tree Inventory Summary:**
 - Results of the tree inventory were analyzed to describe the existing tree population.
- **Tree Health Suitability for Preservation Report:**
 - Individual tree data collected during tree inventory was analyzed to determine the suitability of individual trees for preservation during site development.

Site Description:

- **Site Information:**
 - PIN: 00-00-31-1800-0197-0010
 - Address: Vintage Amelia Lime Street & 14th Street (Lots 10 & 9 of Block 197)
 - Municipality: City of Fernandina Beach, Nassau County, Florida
 - Zoning- PUD-GC / C-2
- **Site History:**

The parcel of land is currently undeveloped. The overall site of the planned unit development has been recently developed and there have been significant changes in the immediate surroundings on adjacent parcels. Construction on adjacent parcels commenced in 2018 and was completed in late 2019.

Site Tree Inventory:

- **Description of Services Performed:**
 - Gillette & Associates, Inc. provided a conceptual site plan and previously conducted tree inventory containing locations of seventy-seven (77) trees on the site, and respective Tree Identification Numbers (TIN) for use in this Tree Resource Evaluation.
 - A copy of the original tree inventory map with the assigned tree inventory numbers is included in the Site Map Section of this report (see page 9).
 - Arborist identified the genus and species for individual trees on site.
 - Arborist performed a ground based limited visual assessment of health and form/structure for all trees on site, and rated trees on a scale of 1-5 (1: severe decline or dead, or major structural defects (poor); 3: some decline, or minor structural defects (fair); 5: vigorous growth and healthy appearance, or no structural defects (excellent)).
 - Arborist estimated the relative age (Juvenile, Mature, or Overmature) of the trees on the site. (Juvenile < 1/3 the typical lifespan of species, 1/3 typical lifespan of species < Mature < 2/3 typical lifespan of species, 2/3 typical lifespan of species < Overmature).
 - Arborist rated trees on the site for their aesthetic value (Low, Medium, & High) to the appearance of the site and the value to the public.
 - Arborist compiled tree data supplied by Gillette & Associates, Inc. and the previous tree inventory of the site, and observations and data collected from the site to generate an inventory of the trees on site and correlating data.

Site Tree Inventory:

- Overview of Results:
 - Trees encountered and identified during the tree inventory were: Red Maple, Buttonbush, Sweetbay Magnolia, Black Gum, Red Bay, Slash & Loblolly Pine, Black Cherry, Laurel Oak, Water Oak, Live Oak, and Sabal Palm. Four trees were not able to be identified, three (3) that were dead or not present on the site, and one (1) (#75) is believed to be *Ilex spp.*, but a definitive ID was unable to be reached.
 - All of the trees encountered are native species, suited to the climatic conditions and soil conditions encountered on the site, which ranged from dry upland to wet/bottomland from north to south across the site.
 - All of the trees species encountered on the site are considered protected trees within the jurisdiction of the City of Fernandina Beach (COFB LDC Section 4.05.14 (B)).
 - A complete list of trees encountered on site, their corresponding TIN numbers, data, ratings, and notes collected during the Site Tree Inventory (See page 10) is provided in this report.
 - A total of 81 trees were encountered on the site, four greater than the previous tree survey. Additional tree's encountered were assigned a new TIN number and relative location to nearby trees noted in the Site Tree Inventory.

Tree Inventory Summary:

- **Description of Services Performed:**
 - The contribution of each individual species and corresponding amount of DBH relative to the total population of trees and total DBH was determined.
 - The overall health of individual species and the total population was analyzed. Trees with health ratings less than three (3) were considered to be in poor health, and trees in fair to good health have ratings greater than or equal to three (3).
 - The overall form and structure of individual species and the total population was analyzed. Trees with form ratings less than three (3) were considered to have poor form/structure, and trees with fair to good form/structure have scores greater than or equal to three (3).
 - The numbers of trees with low, medium, and high aesthetic value were determined relative to the entire tree population, and relative to each individual species.

Tree Inventory Summary:

- **Overview of Results:**
 - In total, eighty-one (81) trees were encountered on the site, possessing a total DBH of 1126 inches. Overall, the population of trees was diverse, with the most common species being, Red Maple (17%), Black Gum (20%), and various Oaks (27%).
 - Overall, the tree population contributes to the site aesthetically with sixty-three percent (63%) of all trees having ratings of medium or high, primarily only medium. Thirty-seven percent (37%) of the trees were rated to have low aesthetic value.
 - Overall, the trees on the site are in fair health with seventy-three percent (73%) of the trees having health ratings of three (3) or greater, although the majority of these trees (fifty-nine percent (59%)) possessed a rating of three (3).
 - Trees on the site did not have good form and structure in general. Only fifty-six percent (56%) trees were rated to have form/structure of three (3) or greater, and again the majority (seventy-three (73%)) had ratings of three (3).
 - Complete statistics are provided in the Tree Inventory Summary Section of this report (see page 11-14)

Tree Health Suitability for Preservation Report:

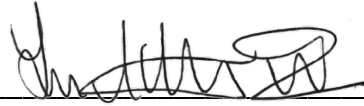
- **Description of Services Performed:**
 - Arborist analyzed individual tree data collected during tree inventory to develop an overall rating which indicates the suitability of the tree for preservation prior to construction activities, the Health Suitability for Preservation (HSP) Score.
 - The HSP rating system is a rating system adapted from ISA Best Management Practices. Trees are rated on a scale of 13-50, with 50 indicating the highest suitability for preservation, based on existing conditions observed on the site.
 - The HSP rating system provides a guideline for determining the ability of trees to withstand stresses associated with construction and development activities. The arborist may deem trees suitable or unsuitable for preservation based on observed health, structural, or other characteristics if necessary and warranted.
 - Trees possessing a HSP rating greater than 30, or otherwise explicitly deemed unsuitable by the arborist, are considered a healthy protected tree (COFB Land Development Code 4.05.14 B), qualifying the tree for tree preservation credits & for tree replacement requirements if removed during site development (COFB Land Development Code 4.05.14 D).
- **COFB Requirements for Trees Suitable for Preservation:**
 - All protected trees to be preserved on site are subject to tree protection requirements and specifications defined in the COFB Land Development Code 4.05.14 E.
 - Removal of protected trees within the jurisdiction of the City of Fernandina Beach requires a tree removal permit and payment of a fee. The tree removal permit and fees are submitted with a Technical Review Committee application for a development permit. Tree removal fees are assessed at a rate of \$500.00 dollars for the first (3) three trees removed, then \$100.00 for each subsequent tree.
 - Commercial development projects are exempt from replacement of fifty (50%) percent of the total DBH within five (5) feet of proposed improvements to the property (COFB Land Development Code 4.05.14 B).
 - Replacement of removed protected trees can be accomplished through any combination of preservation of trees on the site, replanting of new trees, and contributions to the City Tree Replacement Fund (up to 50% of total removed DBH) (COFB Land Development Code 4.05.14 D).

Tree Health Suitability for Preservation Report:

- Overview of Results:
 - The Health Suitability for Preservation (HSP) scores of the eighty-one (81) trees on site were:
 - Six (6) trees with a total DBH of 74” had HSP scores greater than 40 points, indicating these trees are best suited to withstand stresses associated with site development. These trees qualify for preservation credits, and are subject to replacement requirements and removal fees if removed during development (COFB Land Development Code 4.05.14 B & D).
 - Thirty-nine (39) trees with a total DBH of 572” had HSP scores less than 40 and greater than or equal to 30 points, indicating susceptibility to stresses associated with site development. These trees qualify for preservation credits, and are subject to replacement requirements and removal fees if removed during development (COFB Land Development Code 4.05.14 B & D).
 - Thirty-six (36) trees with a total DBH of 480” had HSP scores less than 30 points and are not suited to withstand stresses associated with site development. These trees do not qualify for preservation credits, and do not require replacement or removal fees (COFB Land Development Code 4.05.14 B & D).
 - In total, forty-five (45) trees with a total of six hundred and forty-six inches (646”) of cumulative DBH were determined to be suitable for preservation during site development.
 - A complete list of HSP scores and the component scores for each individual tree on site is included in this report (see page 15).
 - Please note that even the healthiest and most vigorous of trees can be killed or become a hazard to property and life due to stress associated with construction and site development, if proper and adequate site design and tree protection measures are not developed and properly implemented by design professionals and contractors (including landscape contractors).

- TREE RESOURCE EVALUATION - VINTAGE COMMERCIAL OUTPARCEL -

It has been a pleasure to provide these services and evaluations for your project and your trees. I hope that we can be of additional service and help you realize the most value from your trees during your project. We would be happy to answer any questions or concerns about the content of this report.



Digitally Signed:
12/19/2020 12:42

Leopold Adler IV

ISA Certified Arborist: SO-10363A

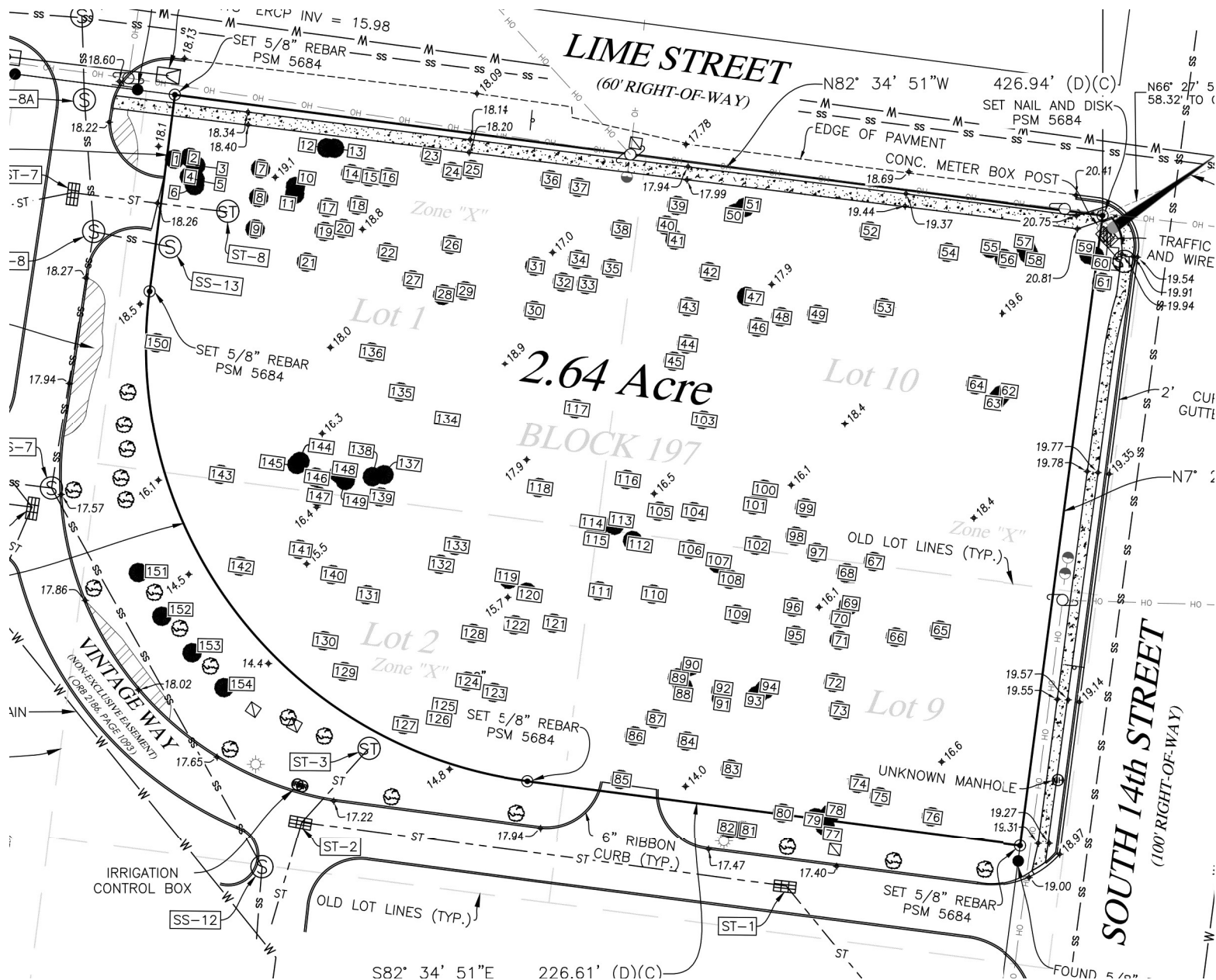
December 18, 2020

Site Map:

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

EXHIBIT A - TREE LOCATION MAP

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



Site Tree Inventory:

**- Tree Resource Evaluation - Tree Inventory -
- Gillette Associates, Inc. - Vintage Commercial Outparcel -**

<u>Tree ID</u>	<u>Surveyor Description</u>	<u>DBH (in)</u>	<u>Species</u>	<u>Form Score (1-5)</u>	<u>Health Score (1-5)</u>	<u>Relative Age (OM,M,J)</u>	<u>Aesthetic Value (L,M,H)</u>	<u>Comments</u>
39-1	N/A	22	ACRU	2	4	M	M	not on original survey, 1/2 way between NW prop boundary and tree 39 on original survey
39-2	Oak	14	NYSY	3	3	M	M	large vines covering, stress
40	Maple	8	ACRU	4	4	J	M	
41	Maple	8	ACRU	3	4	J	M	
42	Oak	12	QULF	2	3	J	L	
43	Oak	12	QULF	2	3	J	L	
44	Oak	10	MAVI	2	3	J	L	
45	Oak	12	QULF	2	3	J	L	vines covering
46	Oak	18	QULF	3	3	M	M	
47-1	N/A	12	QUNG	3	4	J	M	2 different trees joined @ base
47-2	Oak	12	QULF	3	4	M	M	2 different trees joined @ base
48	Oak	15	QULF	2	4	M	M	
49	Oak	8	MAVI	4	4	J	H	
50	Oak	15	QUNG	3	3	M	M	vines covering
51	Oak	24	QUVG	3	4	M	H	vines covering, split @ ~12-15'
52	Unk	13	QUNG	2	2	M	L	major decay
53	Oak	18	QUNG	4	4	M	M	
54	Oak	18	QUNG	3	3	M	M	codominate, leaning, wounded
55	Oak	12	N/A	1	1	N/A	L	dead, unable to ID, vines covering

**ISA Certified Arborist: SO-10363A
Leopold Adler**

**- Tree Resource Evaluation - Tree Inventory -
- Gillette Associates, Inc. - Vintage Commercial Outparcel -**

56	Oak	15	QUNG	3	3	M	M	vines covering
57	Oak	7	QUVG	2	2	J	L	almost dead
58	Oak	12	QUVG	3	3	J	M	codominate split @ 20', some dieback
59	Oak	8	PRSE	3	4	J	M	
60	Oak	7	PRSE	3	3	J	M	topped
61	Oak	18	QULF	2	2	M	M	large failure & open wound, decay
62	Oak	15	QULF	3	4	M	M	codominate @ 20-25', some water sprouting
63	Oak	12	QULF	4	4	J	L	
64	Oak	10	QULF	2	3	J	L	water sprouting
65	Oak	10	N/A	1	2	J	L	dead, topped out, could not ID, probable oak
66	Pine	24	PITA	3	3	M	M	sparse/slim crown, lean, vines covering, some dieback
67-1	N/A	14	QUVG	4	4	J	M	not on survey, vines covering, east of #67-2
67-2	Oak	10	MAVI	4	5	J	M	good looking
68	Pine	24	PITA	4	3	M	M	minor dieback in crown
69	Oak	8	PEBO	3	4	M	M	codominate @ 10-15'
70-1	Unk	6	NYSY	3	3	J	M	codominate @ 2', sparse canopy
70-2	N/A	6	QUNG	4	5	J	M	not on survey, just east of #70-1
71	Oak	7	PEBO	3	3	M	M	
72	Oak	6	ACRU	3	3	J	M	codominate near ground
73	Oak	12	NYSY	3	3	J	M	lean, wound @ base, minor decay
74	Oak	18	NYSY	3	3	M	M	multistemmed, codominate near ground

ISA Certified Arborist: SO-10363A
Leopold Adler

**- Tree Resource Evaluation - Tree Inventory -
- Gillette Associates, Inc. - Vintage Commercial Outparcel -**

75	Unk	6	N/A	2	3	M	L	multistemmed, uprooted, unable to fully ID, most likely Holly, but could be Bumelia, Cherry Laurel
76	Pine	24	PITA	3	3	M	L	dieback, appears to be stressed from filling over rootzone
77	Maple	22	ACRU	1	1	N/A	L	uprooting, dieback/dead, codom @ 25', construction death
78	Maple	12	ACRU	1	1	N/A	L	codom @ 25', numbers bark cracking, construction death
79	Maple	10	ACRU	1	1	N/A	L	codom @ 25', numbers bark cracking, construction death
80	Oak	15	NYSY	1	1	N/A	L	crown dieback, cracking, construction death
81	Oak	18	NYSY	1	1	N/A	L	crown dieback, cracking, construction death
82	Oak	15	NYSY	1	1	N/A	L	crown dieback, cracking, construction death
83	Palm	12	SAPA	2	4	M	L	knocked over by dead maple falling on it
84	Pine	22	PIEL	4	3	M	M	minor dieback in crown, appears somewhat stressed
85	Oak	7	NYSY	1	1	N/A	L	dead- filling over roots
86	Oak	8	ACRU	1	2	N/A	L	dead or near death
87	Unk	6	PEBO	1	1	N/A	L	dead
88	Oak	6	CEOC	3	3	M	M	largest buttonbush ever encountered, typically medium sized shrub.large wound from fallen maple
89	Maple	8	ACRU	2	3	M	M	split in half @ base
90	Maple	6	ACRU	3	2	J	L	may be dead, could not access for close evaluation
91	Oak	6	CEOC	2	3	M	M	uprooted maple fallen on part of it
92	Maple	6	ACRU	1	1	N/A	L	dead & fallen over
94	Maple	8	ACRU	1	1	N/A	L	dead and blown over
95	Oak	8	PEBO	1	1	N/A	L	dead
96	Maple	6	ACRU	5	3	J	H	nice tree, minor uprooting noted

ISA Certified Arborist: SO-10363A
Leopold Adler

**- Tree Resource Evaluation - Tree Inventory -
- Gillette Associates, Inc. - Vintage Commercial Outparcel -**

97	Oak	12	NYSY	3	3	M	M	vines covering, sparse / weak canopy from competition
98	Pine	32	PIEL	3	4	M	H	lean to SW
99	Mag	24	PEBO	2	4	M	M	codominate @ 25' w inc. bark, topped / failure in one stem
100	Mag	11	NYSY	3	3	J	M	
101	Mag	6	NYSY	2	4	J	L	
102	Unk	8	NYSY	3	3	J	M	codominate @ ground
103	Pine	24	PIEL	2	3	M	M	coddominate @ ~60', dieback in crown
104	Oak	30	NYSY	2	3	M	M	vines covering, decay in upper canopy
105	Oak	22	NYSY	3	3	M	M	multitrunk @ ground, decay in canopy
106	Unk	15	NYSY	2	2	M	M	uprooting w/decay @ base
107	Mag	8	PEBO	2	2	M	L	significant canopy dieback
108	Unk	22	NYSY	3	4	M	M	lean from competition
109	Unk	24	ACRU	1	1	M	L	dead
110	Mag	24	PEBO	3	1	M	L	
111	Pine	30	PIEL	4	4	M	H	
112	Mag	12	MAVI	3	3	M	H	dieback of growth tips, lower canopy
113	Mag	7	MAVI	3	4	M	M	
114	Mag	14	MAVI	4	4	M	H	
115	Unk	22	MAVI	3	3	M	H	codominate @ base
116	N/A	36	QUNG	2	3	M	M	vines covering, codominate @ base, possible uprooting

ISA Certified Arborist: SO-10363A
Leopold Adler

- TREE RESOURCE EVALUATION - VINTAGE COMMERCIAL OUTPARCEL -

Tree Inventory Summary:

- Tree Population Summary:

			All Trees			
<u>Tree ID</u>	<u>Species</u>	<u>Common Name</u>	<u>Stem Count</u>	<u>Total DBH (in)</u>	<u>% Total Stems</u>	<u>% Total DBH</u>
ACRU	<i>Acer rubrum</i>	Red Maple	14	154	17%	14%
CEOC	<i>Cephalanthus occidentalis</i>	Buttonbush	2	12	2%	1%
MAVI	<i>Magnolia virginiana</i>	Sweetbay Magnolia	7	83	9%	7%
N/A	N/A	N/A	3	28	4%	2%
NYSY	<i>Nyssa sylvatica</i>	Black Gum	16	231	20%	21%
PEBO	<i>Persea borbonia</i>	Redbay	7	85	9%	8%
PIEL	<i>Pinus elliotii</i>	Slash Pine	4	108	5%	10%
PITA	<i>Pinus taeda</i>	Loblolly Pine	3	72	4%	6%
PRSE	<i>Prunus serotina</i>	Black Cherry	2	15	2%	1%
QULF	<i>Quercus laurifolia</i>	Laurel Oak	10	136	12%	12%
QUNG	<i>Quercus nigra</i>	Water Oak	8	133	10%	12%
QUVG	<i>Quercus virginiana</i>	Live Oak	4	57	5%	5%
SAPA	<i>Sabal palmetto</i>	Sabal Palm	1	12	1%	1%
<u>Total</u>			81	1126		

- TREE RESOURCE EVALUATION - VINTAGE COMMERCIAL OUTPARCEL -

- Tree Population Health Summary:

<u>Tree ID</u>	<u>Species</u>	<u>Common Name</u>	<u>Health Rating (1-2)</u>		<u>Health Rating (3-5)</u>	
			<u>Stem Count</u>	<u>Total DBH (in)</u>	<u>Stem Count</u>	<u>Total DBH (in)</u>
ACRU	<i>Acer rubrum</i>	Red Maple	8	96	6	58
CEOC	<i>Cephalanthus occidentalis</i>	Buttonbush	0	0	2	12
MAVI	<i>Magnolia virginiana</i>	Sweetbay Magnolia	0	0	7	83
N/A	N/A	N/A	2	22	1	6
NYSY	<i>Nyssa sylvatica</i>	Black Gum	5	70	11	161
PEBO	<i>Persea borbonia</i>	Redbay	4	46	3	39
PIEL	<i>Pinus elliottii</i>	Slash Pine	0	0	4	108
PITA	<i>Pinus taeda</i>	Loblolly Pine	0	0	3	72
PRSE	<i>Prunus serotina</i>	Black Cherry	0	0	2	15
QULF	<i>Quercus laurifolia</i>	Laurel Oak	1	18	9	118
QUNG	<i>Quercus nigra</i>	Water Oak	1	13	7	120
QUVG	<i>Quercus virginiana</i>	Live Oak	1	7	3	50
SAPA	<i>Sabal palmetto</i>	Sabal Palm	0	0	1	12
<u>Total</u>			22	272	59	854

- TREE RESOURCE EVALUATION - VINTAGE COMMERCIAL OUTPARCEL -

- Tree Population Structure & Form Summary:

<u>Tree ID</u>	<u>Species</u>	<u>Common Name</u>	<u>Form Rating (1-2)</u>		<u>Form Rating (3-5)</u>	
			<u>Stem Count</u>	<u>Total DBH (in)</u>	<u>Stem Count</u>	<u>Total DBH (in)</u>
ACRU	<i>Acer rubrum</i>	Red Maple	9	120	5	34
CEOC	<i>Cephalanthus occidentalis</i>	Buttonbush	1	6	1	6
MAVI	<i>Magnolia virginiana</i>	Sweetbay Magnolia	1	10	6	73
N/A	N/A	N/A	3	28	0	0
NYSY	<i>Nyssa sylvatica</i>	Black Gum	7	106	9	125
PEBO	<i>Persea borbonia</i>	Redbay	4	46	3	39
PIEL	<i>Pinus elliottii</i>	Slash Pine	1	24	3	84
PITA	<i>Pinus taeda</i>	Loblolly Pine	0	0	3	72
PRSE	<i>Prunus serotina</i>	Black Cherry	0	0	2	15
QULF	<i>Quercus laurifolia</i>	Laurel Oak	6	79	4	57
QUNG	<i>Quercus nigra</i>	Water Oak	2	49	6	84
QUVG	<i>Quercus virginiana</i>	Live Oak	1	7	3	50
SAPA	<i>Sabal palmetto</i>	Sabal Palm	1	12	0	0
<u>Total</u>			36	487	45	639

- TREE RESOURCE EVALUATION - VINTAGE COMMERCIAL OUTPARCEL -

- Tree Population Aesthetics & Desirability Summary:

<u>Tree ID</u>	<u>Species</u>	<u>Common Name</u>	<u>Low Aesthetic Value</u>		<u>Med Aesthetic Value</u>		<u>High Aesthetic Value</u>	
			<u>Stem Count</u>	<u>Total DBH (in)</u>	<u>Stem Count</u>	<u>Total DBH (in)</u>	<u>Stem Count</u>	<u>Total DBH (in)</u>
ACRU	<i>Acer rubrum</i>	Red Maple	8	96	5	52	1	6
CEOC	<i>Cephalanthus occidentalis</i>	Buttonbush	0	0	2	12	0	0
MAVI	<i>Magnolia virginiana</i>	Sweetbay Magnolia	1	10	2	17	4	56
N/A	N/A	N/A	3	28	0	0	0	0
NYSY	<i>Nyssa sylvatica</i>	Black Gum	5	61	11	170	0	0
PEBO	<i>Persea borbonia</i>	Redbay	4	46	3	39	0	0
PIEL	<i>Pinus elliottii</i>	Slash Pine	0	0	2	46	2	62
PITA	<i>Pinus taeda</i>	Loblolly Pine	1	24	2	48	0	0
PRSE	<i>Prunus serotina</i>	Black Cherry	0	0	2	15	0	0
QULF	<i>Quercus laurifolia</i>	Laurel Oak	5	58	5	78	0	0
QUNG	<i>Quercus nigra</i>	Water Oak	1	13	7	120	0	0
QUVG	<i>Quercus virginiana</i>	Live Oak	1	7	2	26	1	24
SAPA	<i>Sabal palmetto</i>	Sabal Palm	1	12	0	0	0	0
<u>Total</u>			30	355	43	623	8	148

Tree Health Suitability for Preservation Report:

**- Tree Resource Evaluation - Health Suitability for Preservation -
- Gillette Associates, Inc. - Vintage Commercial Outparcel -**

<u>Tree ID</u>	<u>DBH*</u>	<u>Species</u>	<u>Form Score</u> <u>(3-15)</u>	<u>Health Score</u> <u>(3-15)</u>	<u>Age Score</u> <u>(5,7.5,10)</u>	<u>Desireability/</u> <u>Aesthetics</u> <u>(1,5,10)</u>	<u>Health Suitability for</u> <u>Preservation (13-50)</u>
39-1	22	<i>Acer rubrum</i>	6	12	7.5	5	● 30.5
39-2	14	<i>Nyssa sylvatica</i>	9	9	7.5	5	● 30.5
40	8	<i>Acer rubrum</i>	12	12	10	5	● 39
41	8	<i>Acer rubrum</i>	9	12	10	5	● 36
42	12	<i>Quercus laurifolia</i>	6	9	10	1	● 26
43	12	<i>Quercus laurifolia</i>	6	9	10	1	● 26
44	10	<i>Magnolia virginiana</i>	6	9	10	1	● 26
45	12	<i>Quercus laurifolia</i>	6	9	10	1	● 26
46	18	<i>Quercus laurifolia</i>	9	9	7.5	5	● 30.5
47-1	12	<i>Quercus nigra</i>	9	12	10	5	● 36
47-2	12	<i>Quercus laurifolia</i>	9	12	7.5	5	● 33.5
48	15	<i>Quercus laurifolia</i>	6	12	7.5	5	● 30.5
49	8	<i>Magnolia virginiana</i>	12	12	10	10	● 44
50	15	<i>Quercus nigra</i>	9	9	7.5	5	● 30.5
51	24	<i>Quercus virginiana</i>	9	12	7.5	10	● 38.5
52	13	<i>Quercus nigra</i>	6	6	7.5	1	● 20.5
53	18	<i>Quercus nigra</i>	12	12	7.5	5	● 36.5
54	18	<i>Quercus nigra</i>	9	9	7.5	5	● 30.5
55	12	N/A	3	3	N/A	1	● 7
56	15	<i>Quercus nigra</i>	9	9	7.5	5	● 30.5
57	7	<i>Quercus virginiana</i>	6	6	10	1	● 23
58	12	<i>Quercus virginiana</i>	9	9	10	5	● 33
59	8	<i>Prunus serotina</i>	9	12	10	5	● 36
60	7	<i>Prunus serotina</i>	9	9	10	5	● 33
61	18	<i>Quercus laurifolia</i>	6	6	7.5	5	● 24.5
62	15	<i>Quercus laurifolia</i>	9	12	7.5	5	● 33.5

**ISA Certified Arborist: SO-10363A
Leopold Adler**

**- Tree Resource Evaluation - Health Suitability for Preservation -
- Gillette Associates, Inc. - Vintage Commercial Outparcel -**

63	12	<i>Quercus laurifolia</i>	12	12	10	1		35
64	10	<i>Quercus laurifolia</i>	6	9	10	1		26
65	10	N/A	3	6	10	1		20
66	24	<i>Pinus taeda</i>	9	9	7.5	5		30.5
67-1	14	<i>Quercus virginiana</i>	12	12	10	5		39
67-2	10	<i>Magnolia virginiana</i>	12	15	10	5		42
68	24	<i>Pinus taeda</i>	12	9	7.5	5		33.5
69	8	<i>Persea borbonia</i>	9	12	7.5	5		33.5
70-1	6	<i>Nyssa sylvatica</i>	9	9	10	5		33
70-2	6	<i>Quercus nigra</i>	12	15	10	5		42
71	7	<i>Persea borbonia</i>	9	9	7.5	5		30.5
72	6	<i>Acer rubrum</i>	9	9	10	5		33
73	12	<i>Nyssa sylvatica</i>	9	9	10	5		33
74	18	<i>Nyssa sylvatica</i>	9	9	7.5	5		30.5
75	6	N/A	6	9	7.5	1		23.5
76	24	<i>Pinus taeda</i>	9	9	7.5	1		26.5
77	22	<i>Acer rubrum</i>	3	3	N/A	1		7
78	12	<i>Acer rubrum</i>	3	3	N/A	1		7
79	10	<i>Acer rubrum</i>	3	3	N/A	1		7
80	15	<i>Nyssa sylvatica</i>	3	3	N/A	1		7
81	18	<i>Nyssa sylvatica</i>	3	3	N/A	1		7
82	15	<i>Nyssa sylvatica</i>	3	3	N/A	1		7
83	12	<i>Sabal palmetto</i>	6	12	7.5	1		26.5
84	22	<i>Pinus elliottii</i>	12	9	7.5	5		33.5
85	7	<i>Nyssa sylvatica</i>	3	3	N/A	1		7
86	8	<i>Acer rubrum</i>	3	6	N/A	1		10
87	6	<i>Persea borbonia</i>	3	3	N/A	1		7
88	6	<i>Cephalanthus occidentalis</i>	9	9	7.5	5		30.5

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89	8	<i>Acer rubrum</i>	6	9	7.5	5	●	27.5
90	6	<i>Acer rubrum</i>	9	6	10	1	●	26
91	6	<i>Cephalanthus occidentalis</i>	6	9	7.5	5	●	27.5
92	6	<i>Acer rubrum</i>	3	3	N/A	1	●	7
94	8	<i>Acer rubrum</i>	3	3	N/A	1	●	7
95	8	<i>Persea borbonia</i>	3	3	N/A	1	●	7
96	6	<i>Acer rubrum</i>	15	9	10	10	●	44
97	12	<i>Nyssa sylvatica</i>	9	9	7.5	5	●	30.5
98	32	<i>Pinus elliottii</i>	9	12	7.5	10	●	38.5
99	24	<i>Persea borbonia</i>	6	12	7.5	5	●	30.5
100	11	<i>Nyssa sylvatica</i>	9	9	10	5	●	33
101	6	<i>Nyssa sylvatica</i>	6	12	10	1	●	29
102	8	<i>Nyssa sylvatica</i>	9	9	10	5	●	33
103	24	<i>Pinus elliottii</i>	6	9	7.5	5	●	27.5
104	30	<i>Nyssa sylvatica</i>	6	9	7.5	5	●	27.5
105	22	<i>Nyssa sylvatica</i>	9	9	7.5	5	●	30.5
106	15	<i>Nyssa sylvatica</i>	6	6	7.5	5	●	24.5
107	8	<i>Persea borbonia</i>	6	6	7.5	1	●	20.5
108	22	<i>Nyssa sylvatica</i>	9	12	7.5	5	●	33.5
109	24	<i>Acer rubrum</i>	3	3	7.5	1	●	14.5
110	24	<i>Persea borbonia</i>	9	3	7.5	1	●	20.5
111	30	<i>Pinus elliottii</i>	12	12	7.5	10	●	41.5
112	12	<i>Magnolia virginiana</i>	9	9	7.5	10	●	35.5
113	7	<i>Magnolia virginiana</i>	9	12	7.5	5	●	33.5
114	14	<i>Magnolia virginiana</i>	12	12	7.5	10	●	41.5
115	22	<i>Magnolia virginiana</i>	9	9	7.5	10	●	35.5
116	36	<i>Quercus nigra</i>	6	9	7.5	5	●	27.5

**ISA Certified Arborist: SO-10363A
Leopold Adler**

PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034

File No. 19-201706
Sales Price: \$150,000.00

Parcel No.: 00-00-31-1800-0241-1230

This **WARRANTY DEED**, made the **21st day of January, 2020**, by **William D. Curnutte, a single man and Sylvia L. Curnutte, a single woman** (whether one or more, the "Grantor"), to **River Green Estates, LLC, a Florida Limited Liability Company**, whose post office address is (whether one or more, the "Grantee"):

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Nassau, State of Florida, viz:

All of that certain piece or 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 One Hundred Twenty-three through One Hundred Twenty-eight, inclusive (123-128), Block Two Hundred Forty-one (241).

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

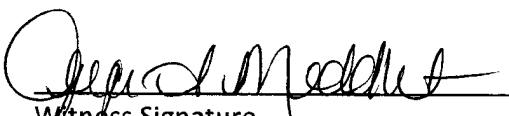
TO HAVE AND TO HOLD the same in fee simple forever.

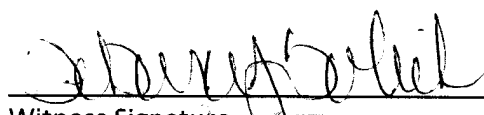
And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said

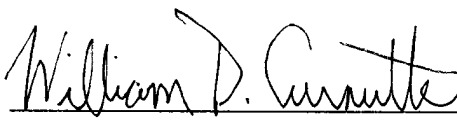
land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2019.

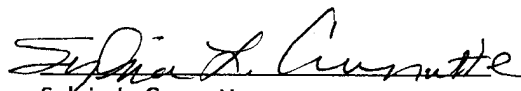
IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, as of the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: Joyce A. Middleton


Witness Signature
Printed Name: Debora J. Solich

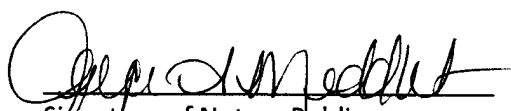

William D. Curnutte


Sylvia L. Curnutte

Address:
1644 Aletha Drive
Jacksonville, FL 32211

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 21 day of January, 2020, by William D. Curnutte and Sylvia L. Curnutte.


Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ✓

Type of Identification

Produced: 21 drivers licenses



Gillette & Associates, Inc.

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

AGENT AUTHORIZATION

I, Todd Bates, Manager of River Green Estates, LLC 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.

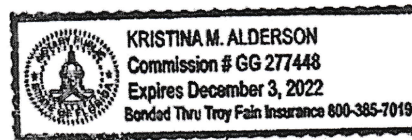
Property ID Number(s): 00-00-31-1800-0241-1230

Location: South 14th Street, Fernandina Beach

Todd Bates
Signature

12/10/2020
Date

904-962-4227
Telephone Number



STATE OF FLORIDA
COUNTY OF Duval

Subscribed and sworn to before me this 10th day of December, 2020.

Who is personally known to me ☒ or has produced identification

Kristina M. Alderson
Notary Public: Signature

Kristina M. Alderson
Printed Name

My Commission Expires: 12/3/2022



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

STORMWATER MANAGEMENT EVALUATION

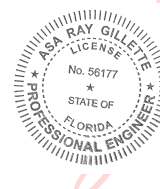
River Green Development

Five Single Family Residences

BY

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

Issue Date: January 21, 2021



Digitally signed
by ASA R
GILLETTE
Date:
2021.01.21
14:57:08 -05'00'

PROJECT DESCRIPTION

The proposed project consists of six (6) vacant platted lots of record, 25'(w)x100'(d) each (0.057 Ac), for a total parcel size of 150'(w)x100'(d) or 0.34 Ac. The property is located at the southwest corner of Date Street and South 14th Street and only five (5) of the lots will be developed at this time. The corner lot (number 128) will remain vacant at this time.

EXISTING CONDITIONS

The project site is currently in an undeveloped, vacant state with a slight overland drainage flow from northwest to southeast. Some overland flow from the western adjacent property should be expected to flow across this property. The US Department of Agriculture, NRCS soil report for this property is included and determined to be Kureb fine sand, consisting of a high to very high water transmission capacity and a water table of greater than 80-inches below the surface.

DRAINAGE ANALYSIS

The City of Fernandina Beach Land Development Code requires treatment volume for the site be captured based on the developed flow. Due to the footprint of the structures, lack of space and required tree preservation, we are utilizing an underground vault system for stormwater management. The site utilizes two such systems to help minimize lot fill. The soils report and vault system calculations are included in this report.

**UNDERGROUND VAULT
STORMWATER CALCULATIONS**

Project: River Green North



Chamber Model - SC-160

Units - Imperial [Click Here for Metric](#)

Number of chambers - 100

Voids in the stone (porosity) - 32

Base of STONE Elevation - 40 %

Amount of Stone Above Chambers - 23.90 ft

Amount of Stone Below Chambers - 6 in

4 in

☐ Include Perimeter Stone in Calculations

Height of System (inches)	Incremental Single Chamber (cubic feet)	Incremental Total Chamber (cubic feet)	Incremental Stone (cubic feet)	Incremental Ch & St (cubic feet)	Cumulative Chamber (cubic feet)	Elevation (feet)
22	0.00	0.00	15.81	15.81	479.51	25.73
21	0.00	0.00	15.81	15.81	463.70	25.65
20	0.00	0.00	15.81	15.81	447.89	25.57
19	0.00	0.00	15.81	15.81	432.07	25.48
18	0.00	0.00	15.81	15.81	416.26	25.40
17	0.00	0.00	15.81	15.81	400.44	25.32
16	0.05	1.64	15.16	16.80	384.63	25.23
15	0.13	4.30	14.09	18.40	367.83	25.15
14	0.29	9.30	12.10	21.39	349.43	25.07
13	0.44	14.14	10.16	24.30	328.04	24.98
12	0.54	17.25	8.91	26.17	303.74	24.90
11	0.62	19.72	7.93	27.65	277.57	24.82
10	0.68	21.78	7.10	28.89	249.92	24.73
9	0.74	23.55	6.40	29.94	221.04	24.65
8	0.78	25.07	5.79	30.86	191.09	24.57
7	0.82	26.40	5.26	31.65	160.24	24.48
6	0.86	27.53	4.80	32.33	128.59	24.40
5	0.89	28.63	4.36	32.99	96.25	24.32
4	0.00	0.00	15.81	15.81	63.26	24.23
3	0.00	0.00	15.81	15.81	47.44	24.15
2	0.00	0.00	15.81	15.81	31.63	24.07
1	0.00	0.00	15.81	15.81	15.81	23.98

Project: River Green South



Chamber Model - SC-160

Units - Imperial [Click Here for Metric](#)

Number of chambers - 100

Voids in the stone (porosity) - 24 %

Base of STONE Elevation - 40

Amount of Stone Above Chambers - 23.50 ft

Amount of Stone Below Chambers - 6 in

Area of system - 4 in

☒ Include Perimeter Stone in Calculations

sf Min. Area - 356 sf min. area

Height of System (inches)	Incremental Single Chamber (cubic feet)	Incremental Total Chamber (cubic feet)	Incremental Stone (cubic feet)	Incremental Ch & St (cubic feet)	Cumulative Chamber (cubic feet)	Elevation (feet)
22	0.00	0.00	13.90	13.90	404.49	25.33
21	0.00	0.00	13.90	13.90	390.59	25.25
20	0.00	0.00	13.90	13.90	376.69	25.17
19	0.00	0.00	13.90	13.90	362.79	25.08
18	0.00	0.00	13.90	13.90	348.89	25.00
17	0.00	0.00	13.90	13.90	334.99	24.92
16	0.05	1.23	13.41	14.64	321.09	24.83
15	0.13	3.23	12.61	15.84	306.45	24.75
14	0.29	6.97	11.11	18.08	290.62	24.67
13	0.44	10.61	9.66	20.26	272.53	24.58
12	0.54	12.94	8.72	21.66	252.27	24.50
11	0.62	14.79	7.98	22.78	230.61	24.42
10	0.68	16.34	7.36	23.70	207.83	24.33
9	0.74	17.66	6.84	24.50	184.13	24.25
8	0.78	18.80	6.38	25.18	159.63	24.17
7	0.82	19.80	5.98	25.78	134.45	24.08
6	0.86	20.65	5.64	26.29	108.67	24.00
5	0.89	21.47	5.31	26.78	82.38	23.92
4	0.00	0.00	13.90	13.90	55.60	23.83
3	0.00	0.00	13.90	13.90	41.70	23.75
2	0.00	0.00	13.90	13.90	27.80	23.67
1	0.00	0.00	13.90	13.90	13.90	23.58

USDA SOILS REPORT



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

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

Custom Soil Resource Report for **Nassau County, Florida**

River Green



July 21, 2020

Preface

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

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

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

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

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

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

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How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

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

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

Custom Soil Resource Report

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

Soil Map

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

Soil Map

81° 27' 9" W

30° 39' 53" N

456627 456635 456643 456651 456659 456667 456675

3392488 3392496 3392504 3392512 3392520 3392528 3392536 3392544 3392552

Date St

105a

8

Soil Map may not be valid at this scale.

Map Scale: 1:345 if printed on A portrait (8.5" x 11") sheet.

0 10 20 Meters

81° 27' 9" W

30° 39' 51" N

456627 456635 456643 456651 456659 456667 456675

Map Scale: 1:345 if printed on A portrait (8.5" x 11") sheet.

N



0 5 10 20 30 Meters

0 15 30 60 90 Feet

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

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MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Nassau County, Florida
Survey Area Data: Version 20, Jun 11, 2020

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

Date(s) aerial images were photographed: Oct 21, 2018—Jan 6, 2019

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Kureb fine sand, 0 to 5 percent slopes	0.4	100.0%
Totals for Area of Interest		0.4	100.0%

Map Unit Descriptions

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

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

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

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

Custom Soil Resource Report

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

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

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

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

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

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

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

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

Nassau County, Florida

8—Kureb fine sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 4gbq
Elevation: 0 to 50 feet
Mean annual precipitation: 47 to 55 inches
Mean annual air temperature: 64 to 72 degrees F
Frost-free period: 305 to 335 days
Farmland classification: Not prime farmland

Map Unit Composition

Kureb and similar soils: 93 percent
Minor components: 7 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kureb

Setting

Landform: Ridges on marine terraces, dunes on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Eolian deposits or sandy fluvial or marine deposits

Typical profile

A - 0 to 5 inches: fine sand
C/Bh - 5 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Forage suitability group: Sandy soils on ridges and dunes of xeric uplands (G153AA111FL)
Other vegetative classification: Sand Pine Scrub (R153AY001FL)
Hydric soil rating: No

Minor Components

Resota

Percent of map unit: 7 percent

Landform: Ridges on marine terraces, knolls on marine terraces

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Sand Pine Scrub (R153AY001FL)

Hydric soil rating: No

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Florida Limited Liability Company
RIVER GREEN ESTATES, LLC

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Annual Reports

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2018	05/15/2018
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ENGINEERING PLANS

FOR

5 SINGLE FAMILY RESIDENCES

FOR

RIVER GREEN DEVELOPMENT

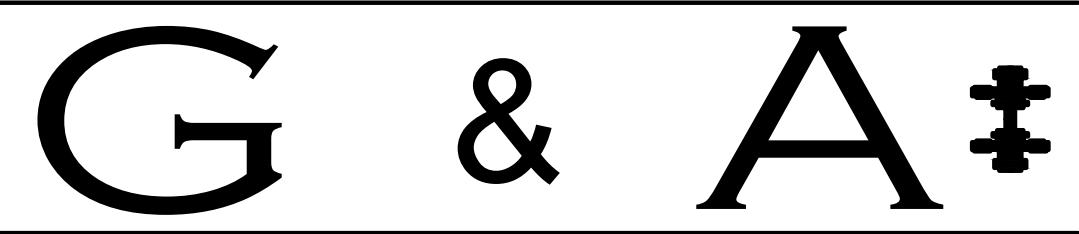
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CIVIL & ENVIRONMENTAL ENGINEERING
MECHANICAL & STRUCTURAL ENGINEERING
PERMITTING & CONSTRUCTION MANAGEMENT

20 SOUTH 4TH STREET AMELIA ISLAND, FLORIDA 32034
PHONE: 904/261-8819

PERMITTING AGENCIES

CITY OF FERNANDINA BEACH: 904-310-3421
NASSAU COUNTY (RIGHT OF WAY)



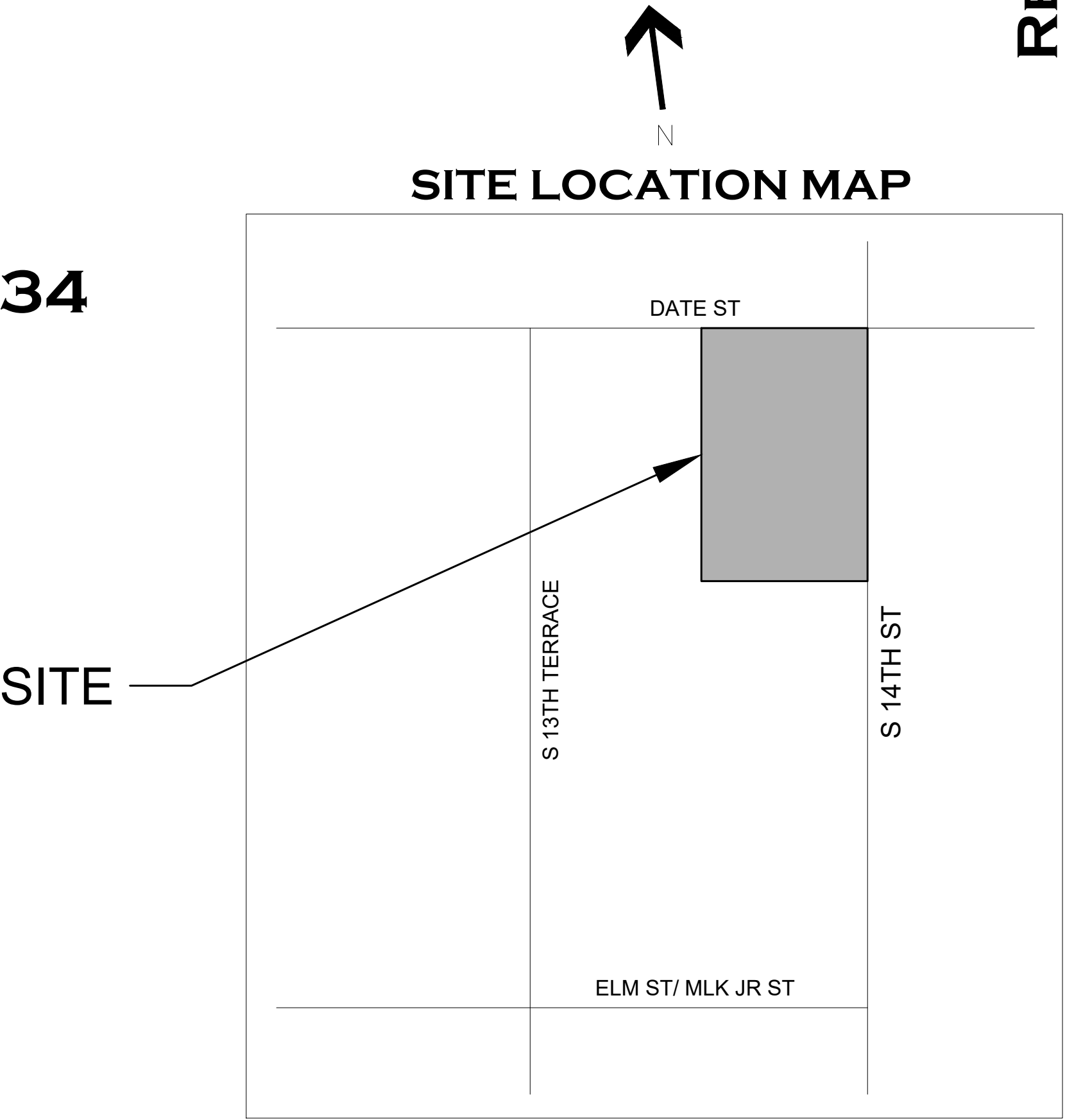
ISSUE DATE: JANUARY 21, 2021

5 SINGLE FAMILY RESIDENCES

FOR
RIVER GREEN DEVELOPMENT

RELEASED FOR CONSTRUCTION BY

SITE LOCATION MAP



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

REGISTERED DESIGN PROFESSIONAL

Digitally signed by ASA R. GILLETTE
DATE: 2021.01.21 14:58:06 -0500
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 96177

REV	DATE	ITEM
0	01/21/21	TRC SUBMITTAL

GILLETTE & ASSOCIATES, INC.
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING

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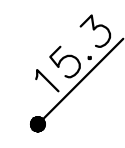
DATE: 01/21/21

COVER SHEET

North / Elev Key Sheet

CVR

Page 1 of 7

SITE / GEOMETRY NOTES		WATER NOTES		INDEX																										
1. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTOR'S PRICE FOR PERFORMING THE WORK. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUBSURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR IS URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THIS PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO CONSTRUCTION OF THE PROJECT. ALL COSTS ASSOCIATED WITH PRELIMINARY INVESTIGATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. 3. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER. 4. ELEVATIONS ARE BASED ON NAVD DATUM OF 1988. 5. TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PROVIDED BY: ALL AMERICAN SURVEYORS OF FLORIDA (904-279-0088). 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING, RIGHT-OF-WAY PERMITS NOT PROVIDED AND INSURANCE REQUIRED FOR THE PROJECT. 7. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN CITY, COUNTY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION & REPAIR. 8. THE CONTRACTOR SHALL ADVISE THE OWNER'S AUTHORIZED REPRESENTATIVE OF PLANNED WORK SCHEDULE. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION. 9. "AS-BUILT" DRAWINGS - AS-BUILTS ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE, IT SHALL BE THE RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION, AND SUBMITTAL OF AS-BUILT DRAWINGS. 10. "AS-BUILT" RECORD DATA AND INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR. RECORD DRAWINGS SHALL BE SUPPLIED TO THE ENGINEER. 11. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT. 12. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR ON A DAILY BASIS. 13. ALL EXCESS SUITABLE AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE ENGINEER. 14. ALL EXISTING TREES LISTED TO REMAIN SHALL BE PRESERVED AND PROTECTED. 15. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES, AND IMPROVEMENTS ON THE DRAWINGS ARE BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO ACTUAL FIELD LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THE DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITY IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR REPAIRS OR PAYMENTS FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS, AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH THEY SHALL CONNECT. 16. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER ON ALL MATERIALS, FOR REVIEW AND APPROVAL, PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY OR STRUCTURE. 17A. UNSUITABLE MATERIALS UNDER WATER, SEWER, OR STORM PIPE AND/OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO 98% OF IT'S MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557). 17B. ALL FINISH FLOORS SHOWN ON THE PLANS ARE MINIMUM ELEVATIONS 18. ALL WATER & SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES.		19. WHEN DEWATERING CAPACITY REQUIRES A PERMIT (CUP), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. 20. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY HAZARD. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. WHERE PARALLEL WATER AND SEWER MAINS HAVE LESS THAN 10 FOOT HORIZONTAL SEPARATION, 20 FOOT LENGTHS OF C900 (DR18) WATER QUALITY PIPE SHALL BE USED WITH THE JOINTS STAGGERED AT 10 FOOT INTERVALS. THE PIPES SHALL BE PLACED IN SEPARATE TRENCHES WITH THE WATER MAIN AT LEAST 18 INCHES ABOVE THE SEWER. 21. WATER MAINS CROSSING SANITARY HAZARDS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER MAIN. WHERE WATER AND SEWER MAINS CROSS WITH BETWEEN 18 INCHES AND 6 INCHES OF VERTICAL CLEARANCE, A 20 FOOT SECTION OF C900 (DR18) WATER QUALITY PIPE SHALL BE CENTERED ON THE POINT OF THE CROSSING. THE CONTRACTOR SHALL FIELD VERIFY THE VERTICAL SEPARATION. THE MINIMUM SEPARATION BETWEEN WATER AND SEWER PIPES IS TO BE 6 INCHES OUTSIDE DIAMETER TO OUTSIDE DIAMETER. 22. NO WATER MAIN PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER MANHOLE. 23. BLANK 24. TRACER WIRE SHALL BE PROVIDED ON ALL WATER MAINS AND FORCE MAINS. TRACER WIRE SHALL BE #10 UF SOLID COPPER WIRE, COATED, AND SUITABLE FOR BURIAL. COATING SHALL BE BLUE FOR WATER AND GREEN FOR SEWER MAIN CONNECTIONS. WIRE SHALL BE ATTACHED DIRECTLY TO TOP OF PIPE AND BROUGHT INTO EACH VALVE BOX AND COILED TO ALLOW FOR EASY ACCESS AND EXTENSION ABOVE FINISHED GRADE FOR ATTACHMENT OF LOCATING EQUIPMENT. 25. ALL PIPE LENGTHS ARE APPROXIMATE DIMENSIONS. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM WITH TYPICAL SECTIONS AND DETAILS AS SHOWN ON THE MISCELLANEOUS DETAILS SHEET AND IN ACCORDANCE WITH THE SPECIFICATIONS. 26. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT. 27. GRADES SHOWN ON PLANS ARE EDGE OF PAVEMENT FINISHED GRADES UNLESS OTHERWISE NOTED. 28. SHOULD THE SURFACE OR SUBSURFACE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. 29. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFICALLY STATED. ALL DISTURBED AREAS WITHIN THE NASSAU COUNTY RIGHT OF WAY SHALL BE COVERED WITH BERMUDA SOD. 30. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF SEDIMENT-LADEN RUNOFF RESULTING FROM STORM EVENTS DURING THE CONSTRUCTION PHASE. EROSION CONTROL FACILITIES SHOULD BE INSTALLED EARLY DURING THE CONSTRUCTION PERIOD SO AS TO PREVENT THE TRANSPORT OF SEDIMENT INTO SURFACE WATERS. RE-VEGETATION AND STABILIZATION OF DISTURBED AREAS SHOULD BE ACCOMPLISHED IMMEDIATELY TO REDUCE THE POTENTIAL FOR FURTHER SOIL EROSION. 31. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND COUNTY/CITY BEFORE COMMENCING WORK. 32. MINIMUM COVER OVER PIPES SHALL BE 36" UNLESS OTHERWISE INDICATED. 33. ALL UNDERGROUND UTILITY COMPANIES SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. 34. IN ADDITION TO THE SPECIFICATIONS AND DETAILS PROVIDED FOR THIS CONTRACT, THE NASSAU COUNTY STANDARD DETAILS AND SPECIFICATIONS (LATEST REVISION) SHALL ALSO BE USED FOR ANY ITEMS NOT COVERED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A SET OF STANDARD DETAILS AND SPECIFICATIONS FROM NASSAU COUNTY. 35. BACKFILL MATERIAL SHALL BE COMPACTED TO 100% (2%) PER CITY OF FB REQUIREMENTS UNDER EXISTING AND PROPOSED ROADWAYS. 36. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER. 37. STATIONING REFERS TO THE CENTERLINE OF THE ROADWAY EXCEPT AS NOTED ON PLANS. WHERE PAVEMENT SPLITS, THE STATIONING FOLLOWS THE INSIDE EDGE OF PAVEMENT UNTIL ROADWAY TRANSITIONS BACK TO THE TYPICAL ROADWAY SECTION 38. ALL CONSTRUCTION, MATERIAL, AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH CITY OF FB AND COUNTY STANDARDS		1. WATER MAINS SHALL HAVE A MINIMUM OF 36" COVER UNDER PAVEMENT OR 30" COVER FROM FINISHED GRADE UNLESS OTHERWISE SHOWN. ALL WATER MAINS SHALL BE FLUSHED IN ACCORDANCE WITH, AND UNDER THE DIRECTION OF THE UTILITY COMPANY. 2. THRUST RESTRAINTS ARE REQUIRED IN ACCORDANCE WITH THE UTILITY COMPANY STANDARDS WHERE WATER MAINS ARE TERMINATED AND AT ALL BENDS AND TEES. 3. TIE RODS SHALL BE INSTALLED ON ALL VALVES LOCATED AT FITTINGS. ALL 10" AND LARGER VALVES AND LARGER SHALL REQUIRE (4) TIE RODS. MEGA LUG JOINT RESTRAINTS MAY BE USED IN LIEU OF THRUST BLOCKS OR TIE RODS. 4. UNLESS OTHERWISE NOTED, WATER MAINS ARE TO BE PVC DR18, DR-25, C-900 (BLUE), CLASS 150. 5. ALL WATER MAINS SHALL BE BACTERIOLOGICAL AND PRESSURE TESTED IN ACCORDANCE WITH AWWA C-600. NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER MAINS HAVE BEEN PRESSURE TESTED, DISINFECTED, AND CLEARED FOR SERVICE. THE UTILITY COMPANY'S AUTHORIZED REPRESENTATIVE MUST BE NOTIFIED 48 HOURS PRIOR TO PERFORMING THE PRESSURE TEST AND MUST BE PRESENT. 6. THE CONTRACTOR SHALL AVOID SERVICE INTERRUPTIONS AND MAINTAIN ANY EXISTING WATER SERVICE TO MEET THE SYSTEM DEMANDS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF AFFECTED CUSTOMERS OF THE UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF ANY INTERRUPTION OF SERVICE. BOIL WATER NOTICES SHALL BE DELIVERED IN ACCORDANCE WITH THE UTILITY COMPANY BOIL WATER NOTICE REQUIREMENTS. 7. ALL MAIN FLUSHING POINTS SHALL BE SAME SIZE AS MAIN UP TO 8 INCH WATER MAINS. FLUSHING POINTS FOR MAINS LARGER THAN 8 INCH SHALL BE REDUCED TO 8 INCH. 8. ALL WATER MAINS SHALL BE DISINFECTED USING LIQUID CHLORINE OR HYPOCHLORITES IN ACCORDANCE TO AWWA C651-86. WATER IN MAIN SHALL MAINTAIN A CHLORINE RESIDUAL OF 50 MG/L FOR A MINIMUM OF 24 HOURS. WATER MAIN SHALL NOT BE PLACED IN SERVICE UNTIL CLEARANCE HAS BEEN PROVIDED BY THE APPROPRIATE REGULATING AGENCY AND CITY OFFERNANDINA BEACH UTILITIES DEPARTMENT. 9. IF SOLVENT CONTAMINATION IS FOUND IN THE PIPE TRENCH, WORK SHALL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. BASED ON APPROVAL OF THE PERMITTING AGENCY, DUCTILE IRON PIPE, FITTINGS, AND SOLVENT RESISTANT GASKET MATERIAL SUCH AS FLUOROCARBON SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE SHALL EXTEND AT LEAST 100 FEET BEYOND ANY SOLVENT NOTED. ANY CONTAMINATED SOIL THAT IS EXCAVATED SHALL BE PLACED ON AN IMPERMEABLE MAT AND COVERED WITH A WATER PROOF COVERING. THE PROPER AUTHORITIES WILL BE NOTIFIED AND THE CONTAMINATED SOIL HELD FOR PROPER DISPOSAL. 10. 2" FLUSHING HYDRANTS SHALL BE INSTALLED AT ALL DEAD END LINES AND MAIN LINE STUB-OUTS. 11. A SEPARATE WATER SERVICE SHALL BE REQUIRED FOR EACH UNIT SERVED AND SHALL BE INSTALLED 3 FEET EITHER SIDE OF PROPERTY LINE. ALL WATER SERVICES SHALL BE MARKED WITH A "W" ETCHED ON THE CURB. ALL VALVES SHALL BE MARKED WITH A "V" ETCHED ON THE CURB. 12. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY COMPANY'S STANDARDS. 13. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED AT THE CONSUMER'S METER OR AT THE PROPERTY LINE WHEN A METER IS NOT USED. 14. BACKFLOW PREVENTION ASSEMBLIES SHALL BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN. TEST RESULTS SHALL BE SUBMITTED TO AND APPROVED BY THE UTILITY COMPANY PRIOR TO ACCEPTANCE OF INSTALLATION. 15. MAXIMUM DEPTH ON WATER SERVICES TO METER TO BE 36".		<table><tr><th>PAGE #</th><th>SHEET</th><th>DESCRIPTION</th></tr><tr><td>1</td><td>CVR</td><td>COVER SHEET</td></tr><tr><td>2</td><td>IN-1</td><td>INDEX SHEET</td></tr><tr><td>3</td><td>PRE-1</td><td>PREDEVELOPMENT PLAN</td></tr><tr><td>4</td><td>GE-1</td><td>GEOMETRY PLAN</td></tr><tr><td>5</td><td>DR-1</td><td>DRAINAGE PLAN</td></tr><tr><td>6</td><td>LS-1</td><td>TREE MITIGATION PLAN</td></tr><tr><td>7</td><td>DT-1</td><td>MISCELLANEOUS DETAILS</td></tr></table>	PAGE #	SHEET	DESCRIPTION	1	CVR	COVER SHEET	2	IN-1	INDEX SHEET	3	PRE-1	PREDEVELOPMENT PLAN	4	GE-1	GEOMETRY PLAN	5	DR-1	DRAINAGE PLAN	6	LS-1	TREE MITIGATION PLAN	7	DT-1	MISCELLANEOUS DETAILS
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----->----- EXISTING VALVE ----- WM ----- EXISTING WATER LINE ----- SAN ----- EXISTING SANITARY SEWER  EXISTING FIRE HYDRANT ===== PROPOSED SANITARY SEWER CONNECTION ===== PROPOSED WATER CONNECTION ----- EXISTING EDGE OF PAVEMENT	 PROPOSED SPOT ELEVATION S-5 DRAINAGE STRUCTURE P-1 PIPE ----- -- ----- EXISTING PROPERTY LINE ----- -- ----- PROPOSED LOT LINE ----- 16 ----- EXISTING MAJOR CONTOUR ----- 16 ----- EXISTING MINOR CONTOUR	1. THE CONTRACTOR SHALL PROVIDE, TO THE ENGINEER OF RECORD, A SCHEDULE OF INVERT ELEVATIONS OF ALL SANITARY MANHOLES, PRIOR TO THE PLACEMENT OF THE LIME ROCK BASE COURSE. THIS SCHEDULE TO BE PROVIDED BY THE REGISTERED LAND SURVEYOR SUBMITTING THE "AS-BUILT" DRAWINGS FOR THIS PROJECT. 2. SANITARY SEWER SERVICES SHALL BE 6"PVC WITH A MINIMUM SLOPE OF 0.006 FEET PER FOOT AND SHALL BE TERMINATED AT THE RIGHT-OF-WAY LINE WITH A DEPTH OF 24" TO 48" FROM THE FINAL FINISHED GRADE OF THE DEVELOPED LOTS. DEPTHS GREATER THAN 48" FROM FINAL FINISHED GRADE SHALL BE READJUSTED BY THE DEVELOPER AT HIS COST. 3. GRAVITY SEWER TO BE CLEANED & TV TESTED BY DEVELOPER AT DEVELOPER'S EXPENSE 4. ALL MANHOLE FRAMES AND COVERS TO BE ADJUSTED TO FINAL FINISHED GRADE. 5. A SEPARATE SEWER SERVICE (6" MIN.) SHALL BE PROVIDED TO THE RIGHT-OF-WAY FOR EACH LOT BEING SERVED. AN "S" SHALL BE ETCHED INTO THE CURB DIRECTLY OVER EACH SERVICE LINE OR IN THE STREET SIDE OF A SIDEWALK IN LINE WITH THE CLEANOUT. 6. GRAVITY SEWER TO BE GREEN IN COLOR 7. NEW GRAVITY SEWER SYSTEM SHALL BE PLUGGED AT NEAREST EXISTING DOWNSTREAM MANHOLE AND SHALL NOT BE REMOVED WITHOUT AUTHORIZATION FROM THE UTILITY COMPANY. EXISTING MANHOLES TO BE COREBORED AND ARRANGEMENTS MADE TO BE REFURBISHED WITH COMPATIBLE MATERIALS IF THE EXISTING MANHOLE IS ALLOWED TO BE USED. 8. FINISHED FLOOR ELEVATIONS SHALL BE GREATER (HIGHER) THAN THE ELEVATION OF THE MANHOLE NEAREST THE SERVICE LATERAL IN ORDER TO AVOID A POTENTIAL BACKUP OF SEWERAGE IN THE HOUSE OR BUILDING. 9. ALL GRAVITY SEWER PIPE TO A 10 FOOT DEPTH OF COVER SHALL BE SDR-26 PVC PIPE (MINIMUM). GRAVITY SEWER PIPE WITH COVER OF 15 FEET (AND IN EASEMENTS) AND GREATER SHALL BE C900 - DR18. JOINT SHALL BE OF THE BELL AND SPIGOT TYPE AND MEET THE REQUIREMENTS OF THE PIPE REFERRED BEING USED. 10. WHEN A PROPERTY LINE CAN NOT BE DEFINED, THE SEWER CLEANOUT SHALL BE PLACED IN AN UNPAVED AREA AT A DISTANCE NO GREATER THAN 30 FEET FROM THE SEWER MAIN. 11. NOTE: DR-18 TO BE USED ON SEWER LINE CROSSING WHERE STORM DRAIN IS WITHIN 24 INCHES ABOVE GRAVITY ALSO JOINT TO BE CENTERED AT CROSSING 12. ALL MANHOLES TO HAVE MINIMUM 24" HINGED RING AND COVER EAST JORDAN OR APPROVED EQUIVALENT 13. SEWER PLUGS USED DURING THE CONSTRUCTION OR CONNECTION TO A SYSTEM SHALL HAVE THE CONTRACTOR'S NAME PERMANENTLY STAMPED. 14. THE MANHOLE LINER SHALL BE SPECTRA SHIELD OR APPROVED EQUIVALENT. 15. IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUIREMENTS, LEAKAGE TESTING SHALL BE PERFORMED ON ALL SEGMENTS OF THE SEWER SYSTEM. TESTING MAY INCLUDE APPROPRIATE WATER OR LOW PRESSURE AIR TESTING. TEST METHODS SHALL TAKE INTO CONSIDERATION THE RANGE IN GROUNDWATER ELEVATIONS DURING THE TEST AND ANTICIPATED DURING THE DESIGNED LIFE OF THE SEWER. NO LEAKAGE ALLOWED IN SYSTEM. 16. ALL FORCE MAIN PIPING TO BE DR-18 GREEN OR BROWN. 17. CONTACT JOHN MANDRICK, COFB UTILITY DIRECTOR AT (904-310-3420) FOR PRE-CONSTRUCTION AND COORDINATION MEETING PRIOR TO WORK COMMENCING.																												

REGISTERED DESIGN PROFESSIONAL

Digitally signed by ASA R. GILLETTE

2021.01.21 14:59:17 -0500

Seal of the State of Florida

Professional Engineer

ASA R. GILLETTE, P.E.

FLORIDA P.E. NO. 56177

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

RIVER GREEN DEVELOPMENT

Lots 123-128 S 14th Street
Fernandina Beach, Florida 32034

DATE: 01/21/21

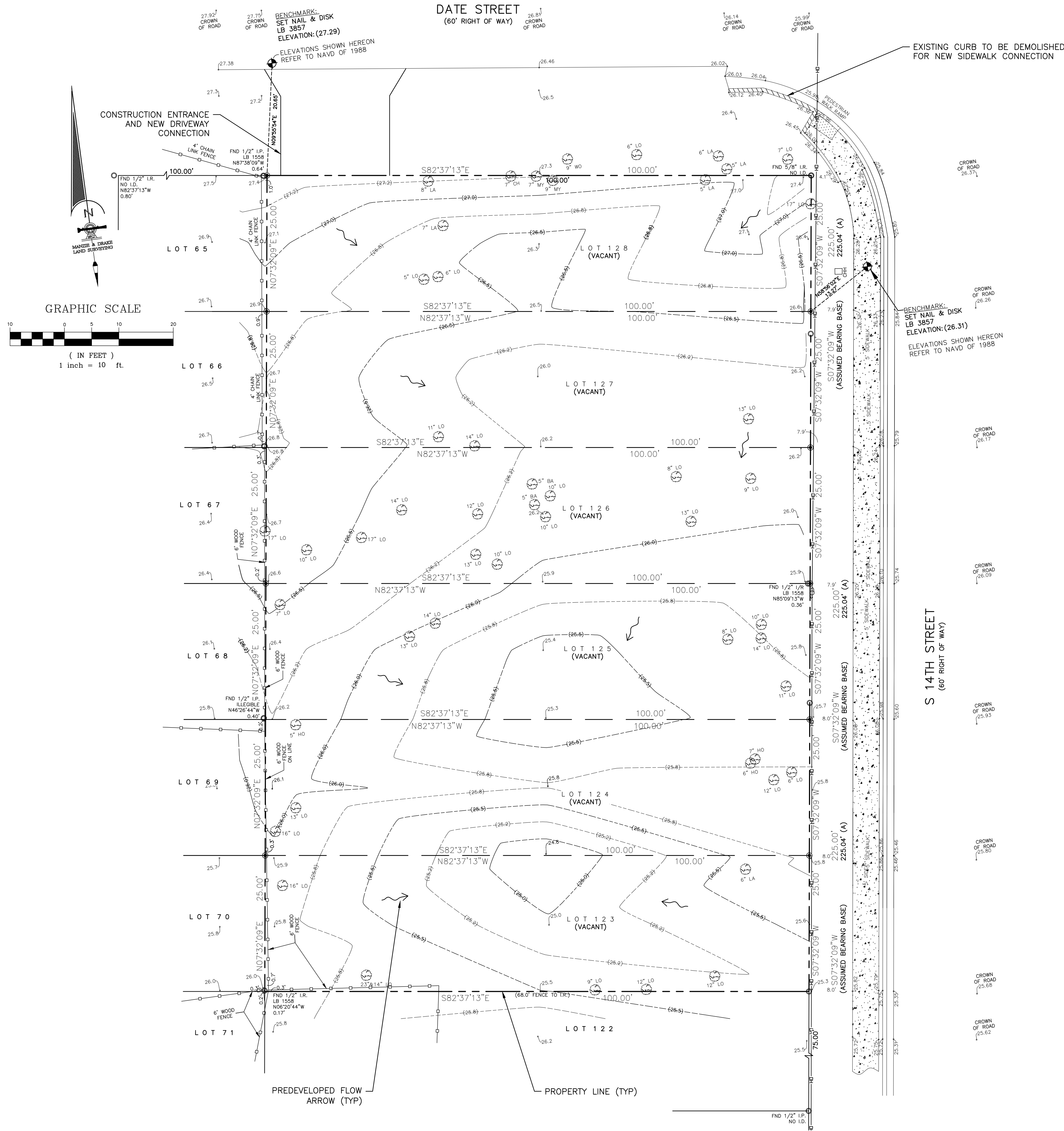
INDEX SHEET

North
W
E
S

Elev Key Sheet

IN-1

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

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DATE: 2023.09.05 00:00

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

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Fernandina Beach, Florida 32034

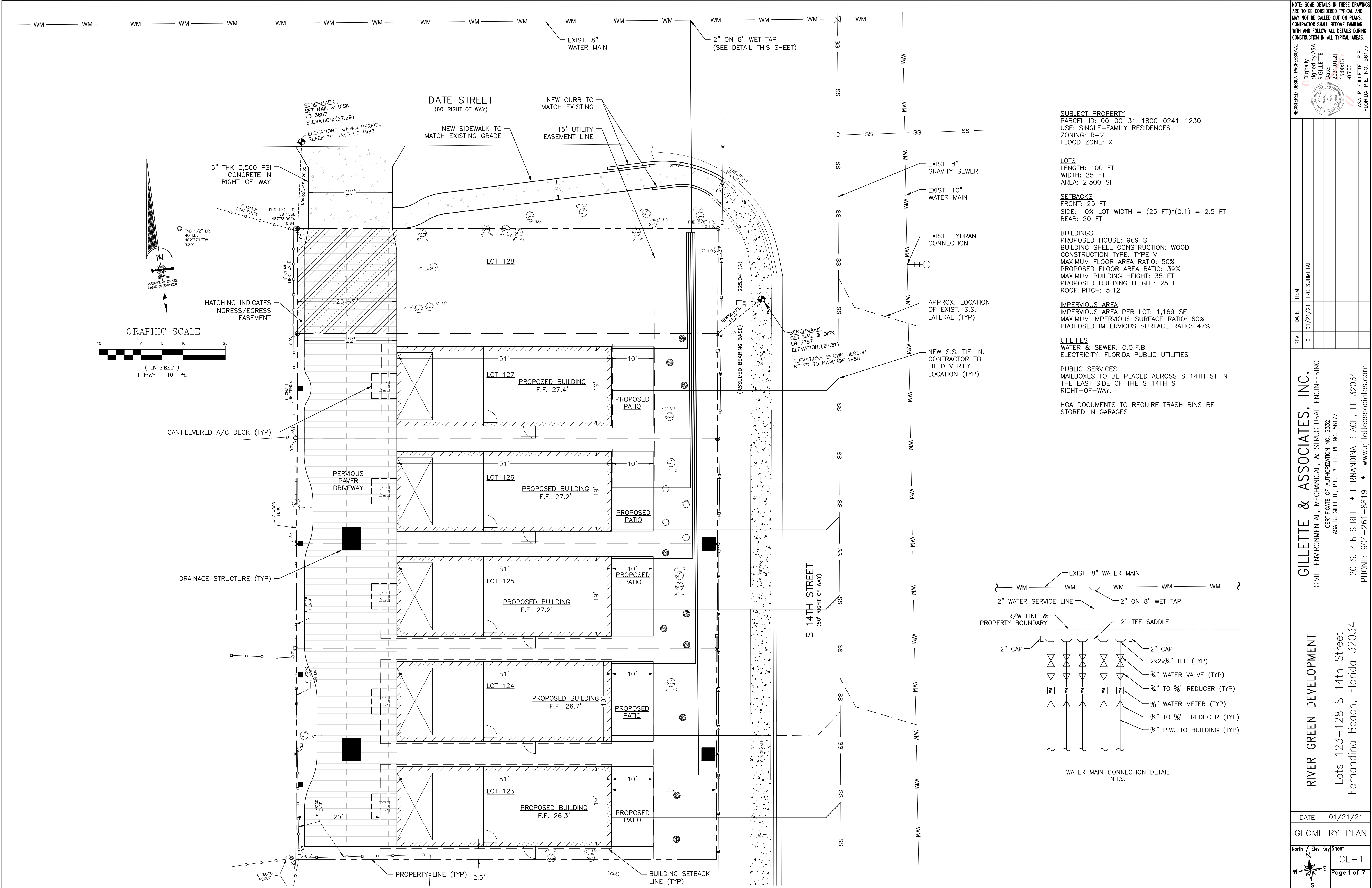
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PREDEVELOPMENT PLAN

North / Elev Key Sheet

PRE-1

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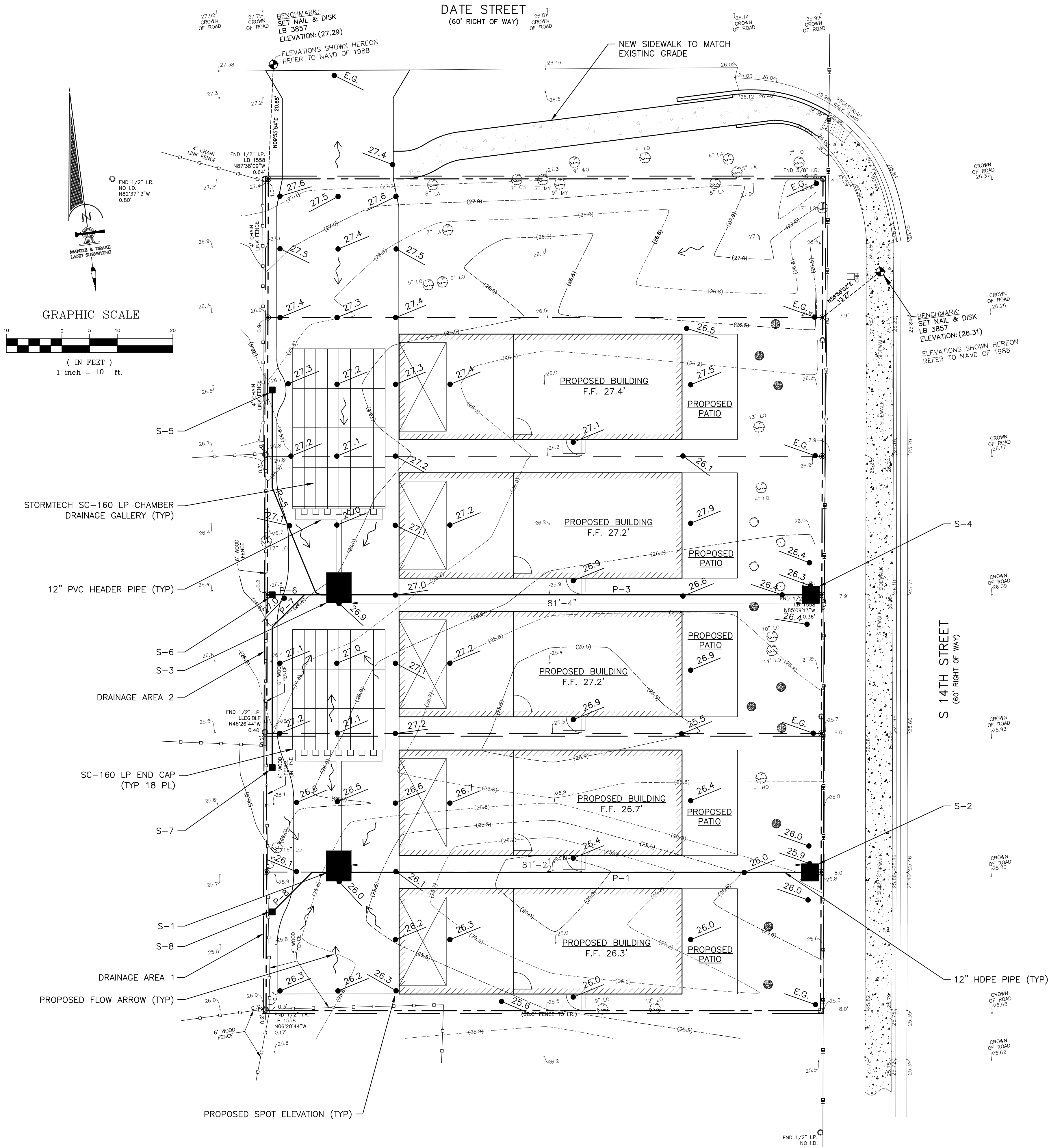
RIVER GREEN DEVELOPMENT

Lots 123-128 S 14th Street
Fernandina Beach, Florida 32034

DATE: 01/21/21

GEOMETRY PLAN

North / Elev Key Sheet
GE-1
Page 4 of 7



SUBJECT PROPERTY
PARCEL ID: 00-00-31-1800-0241-1230
USE: SINGLE-FAMILY RESIDENCES
ZONING: R-2
FLOOD ZONE: X

DRAINAGE CALCULATIONS

DRAINAGE AREA 1
DRAINAGE AREA: 5,000 SF
IMPERVIOUS AREA: 3,452 SF

TOTAL LOT RUNOFF:
 $(5,000 \text{ S.F.}) \times (0.5") \times (\frac{1}{12} \text{ FT/IN}) = 208 \text{ C.F.}$
TOTAL IMPERVIOUS AREA RUNOFF:
 $(3,452 \text{ S.F.}) \times (1.0") \times (\frac{1}{12} \text{ FT/IN}) = 288 \text{ C.F.}$

TREATMENT PROVIDED: 312 C.F.

DRAINAGE AREA 2
DRAINAGE AREA: 10,000 SF
IMPERVIOUS AREA: 5,728 SF

TOTAL LOT RUNOFF:
 $(10,000 \text{ S.F.}) \times (0.5") \times (\frac{1}{12} \text{ FT/IN}) = 417 \text{ C.F.}$
TOTAL IMPERVIOUS AREA RUNOFF:
 $(5,728 \text{ S.F.}) \times (1.0") \times (\frac{1}{12} \text{ FT/IN}) = 477 \text{ C.F.}$

TREATMENT PROVIDED: 480 C.F.

STRUCTURE TABLE

NAME	TYPE	TOP / INLET ELEV.	INVERT ELEVATION			
			N	S	E	W
S-1	MODIFIED TYPE C INLET	26.0	23.5	-	23.9	-
S-2	TYPE C INLET	25.9	-	-	-	23.9
S-3	MODIFIED TYPE C INLET	26.9	23.9	-	24.3	-
S-4	TYPE C INLET	26.3	-	-	-	24.3
S-5	12" NYLOPLAST DRAIN: 2712AG04	26.7	-	24.3	-	-
S-6	12" NYLOPLAST DRAIN: 2712AG12	26.6	-	-	24.3	-
S-7	12" NYLOPLAST DRAIN: 2712AG04	26.1	24.3	-	-	-
S-8	12" NYLOPLAST DRAIN: 2712AG04	25.8	24.3	-	-	-

PIPE TABLE

NAME	FROM	TO	SIZE	LENGTH	MATERIAL
P-1	S-1	S-2	12"	81'	HDPE
P-3	S-3	S-4	12"	81'	HDPE
P-5	S-5	S-3	4"	39'	HDPE
P-6	S-6	S-3	12"	10'	HDPE
P-7	S-7	S-3	4"	33'	HDPE
P-8	S-8	S-1	4"	13'	HDPE

NOTES

S-1 AND S-3 TO BE FITTED WITH SUMP TO TRAP SEDIMENT.

SEE SHEET DT-1 FOR GALLERY DETAILS.

ALL ROOF RUNOFF TO BE DIRECTED TO DRIVEWAY AND CHAMBERS.

DRAINAGE GALLERY AND STRUCTURES TO BE INSPECTED AND CLEANED ANNUALLY. MAINTENANCE OF GALLERY AND PERVIOUS PAVERS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

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
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P. GILLETTE
DATE: 15/03/21
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ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

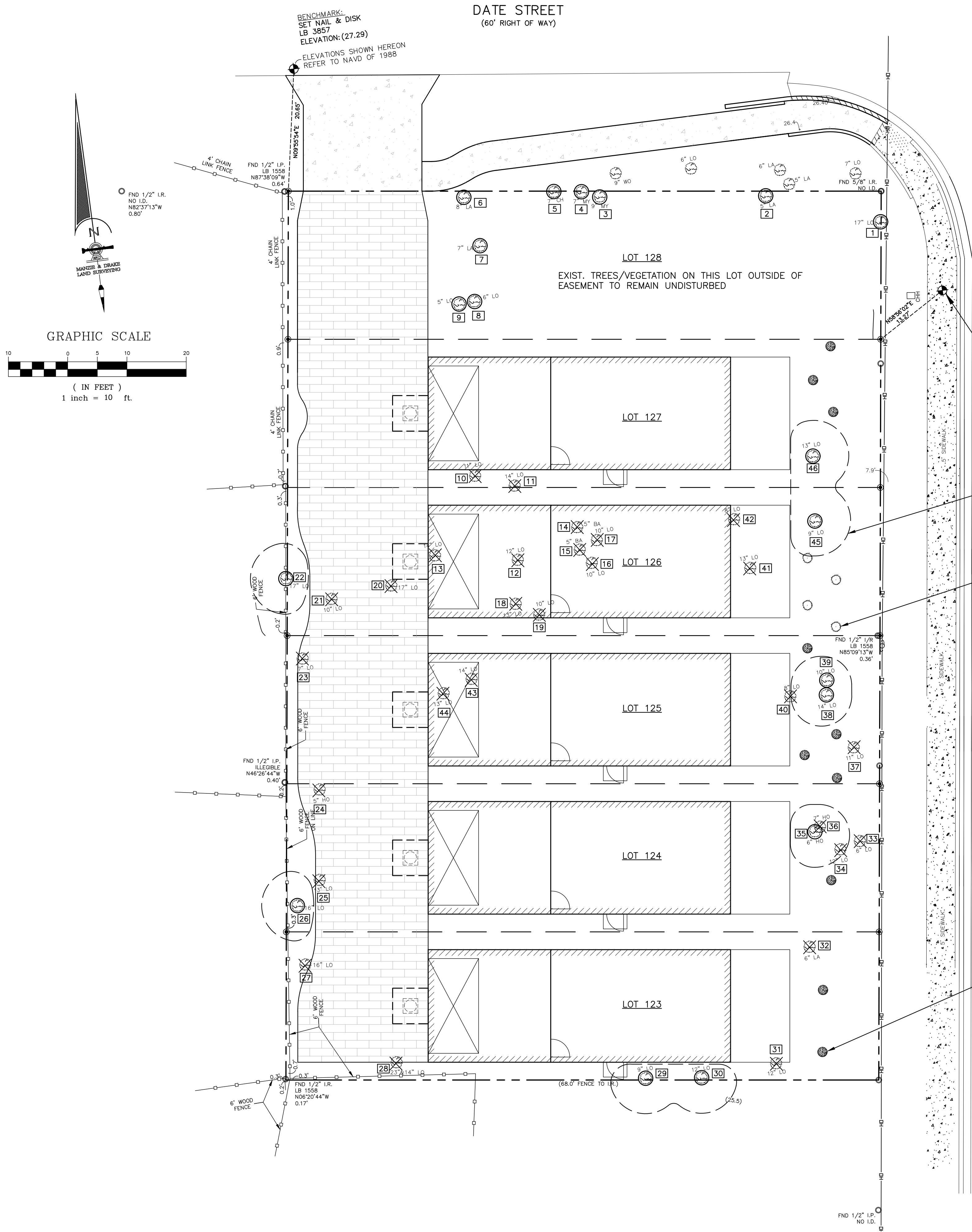
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RIVER GREEN DEVELOPMENT
Lots 123-128 S 14th Street
Fernandina Beach, Florida 32034

DATE: 01/21/21

DRAINAGE PLAN

North / Elev Key Sheet
DR-1
Page 5 of 7



SUBJECT PROPERTY
PARCEL ID: 00-00-31-1800-0241-1230
USE: SINGLE-FAMILY RESIDENCES
ZONING: R-2
FLOOD ZONE: X

LANDSCAPING REQUIREMENTS PER LOT
1 SHADE TREE/2,500 SF
2 SHADE TREES IN FRONT OR REAR YARD

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

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P. GILLETTE
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ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 96177

REV	DATE	ITEM	TRC SUBMITAL
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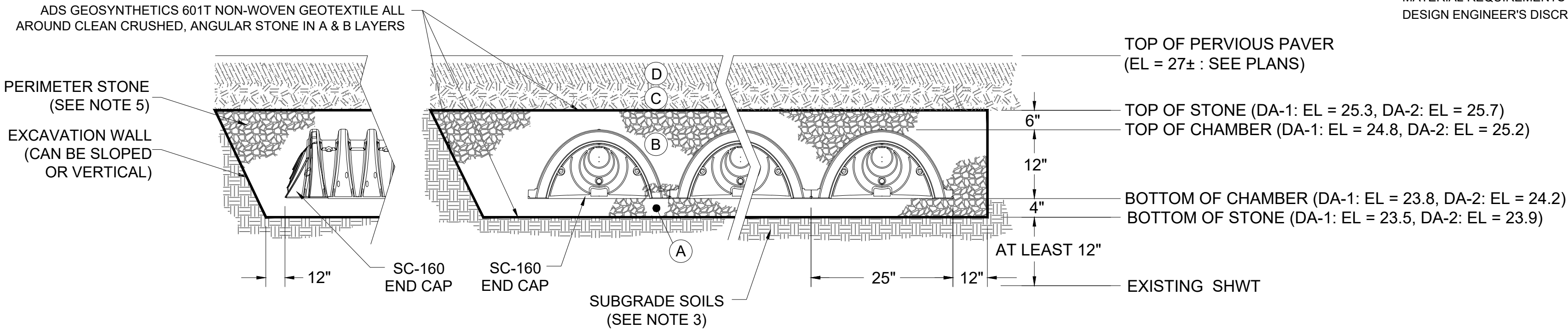
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PHONE: 904-261-8819 * www.gilletteassociates.com

RIVER GREEN DEVELOPMENT
Lots 123-128 S 14th Street
Fernandina Beach, Florida 32034
DATE: 01/21/21
TREE MITIGATION PLAN
North / Elev Key / Sheet
LS-1
Page 6 of 7

ACCEPTABLE FILL MATERIALS: STORMTECH SC-160LP CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



INFILTRATION GALLERY CROSS SECTION

NOTES:

1.SC-160LP CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

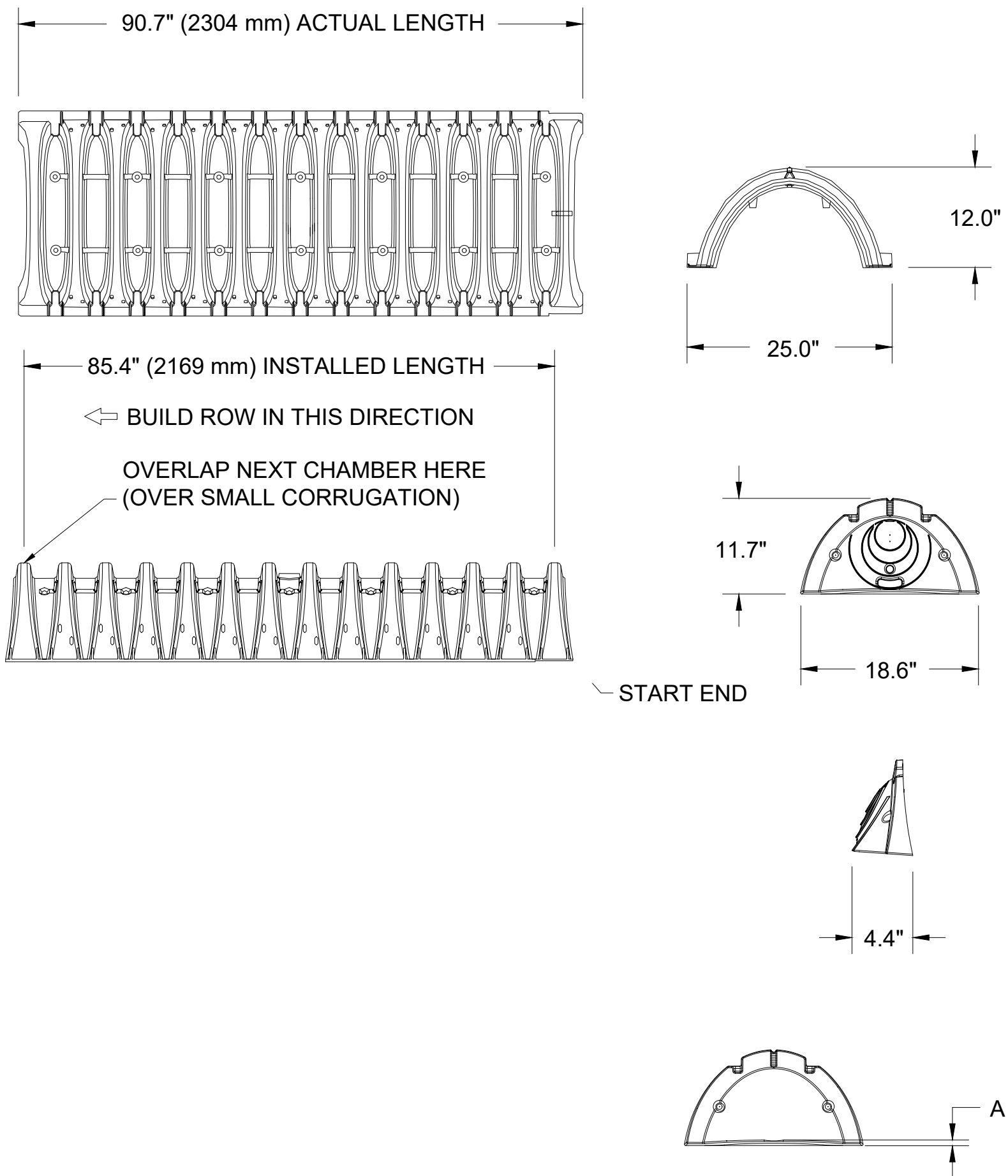
2.SC-160LP CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

3."ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.

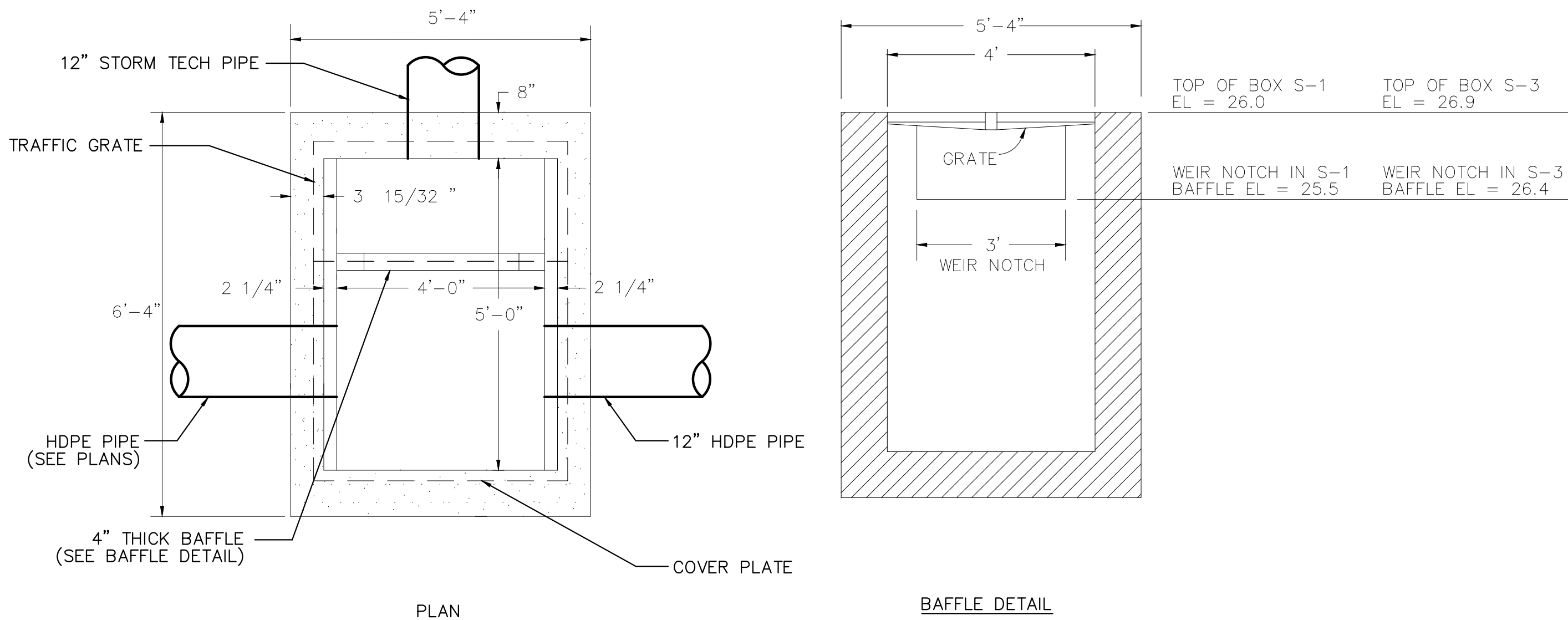
4.THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.

5.PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.

6.ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



STORMTECH SC-160LP CHAMBER



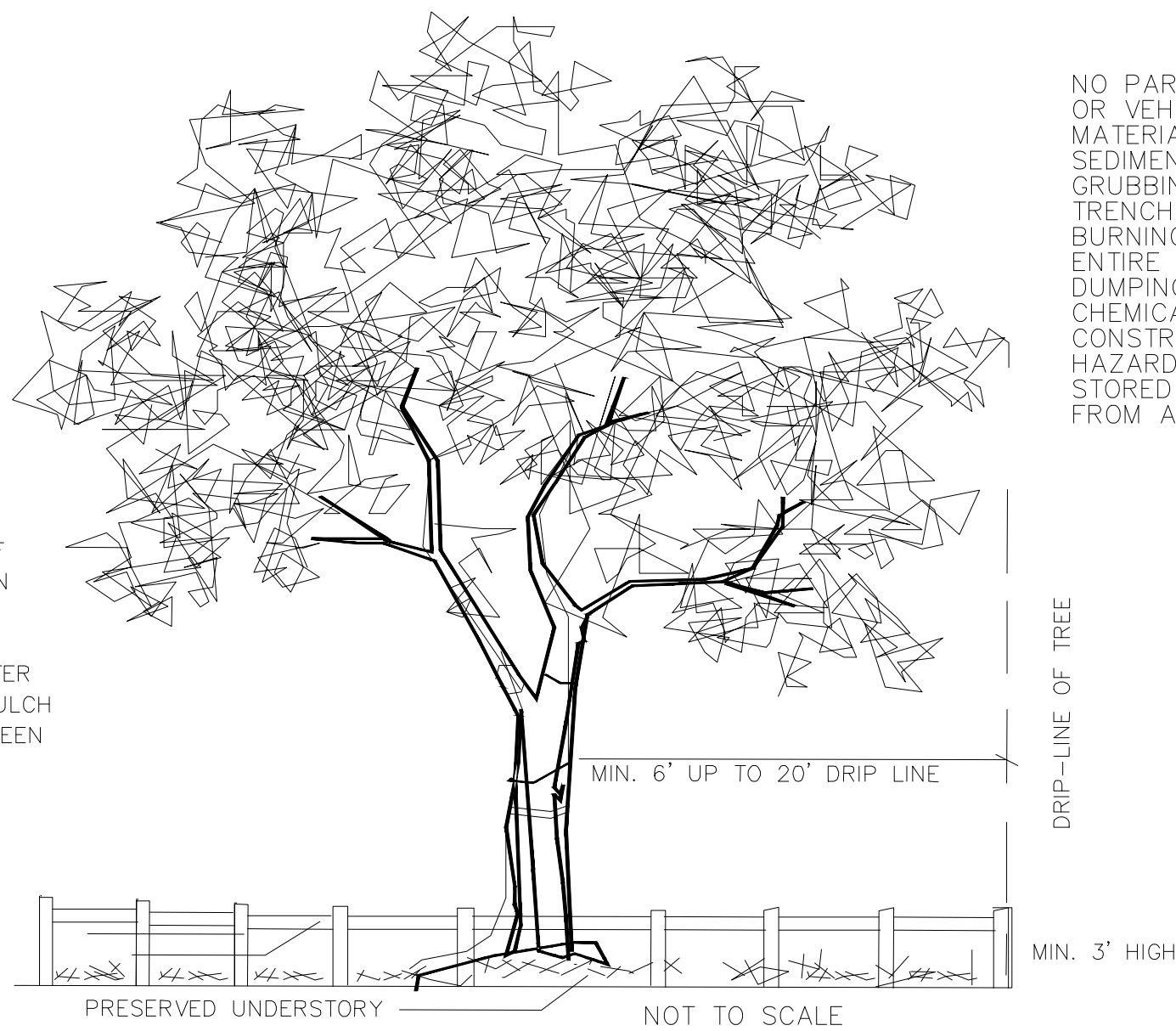
OUTFALL STRUCTURE DETAIL

BARRIER TO BE PLACED AROUND TREE SHALL BE PLACE AROUND TREE PROTECTION ZONE AND BE CONSISTENT WITH SPECIFICATIONS DEFINED IN CHAPTER 4.05.14 OF THE FERNANDINA BEACH LAND DEVELOPMENT CODE.

TREE PROTECTION ZONE IS AT MINIMUM A CIRCULAR ZONE AROUND THE TREE TRUNK OF A RADIUS:

- 6 FEET, IF THE DRIP LINE OF THE TREE IS LESS THAN 6 FEET FROM THE TRUNK OF THE TREE.
- 6-20 FEET ENCOMPASSING THE FULL DRIP LINE OF THE TREE, IF THE DRIP LINE OF THE TREE IS BETWEEN 6 AND 20 FEET FROM THE TRUNK OF THE TREE.
- 20 FEET, IF THE DRIP LINE OF THE TREE IS GREATER THAN 20 FEET FROM THE TRUNK OF THE TREE. 3" MULCH LAYER SHALL APPLIED TO THE REMAINING AREA BETWEEN THE TREE PROTECTION ZONE AND DRIP LINE

2" X 2" X 4' WOODEN POSTS — 8' O.C. WITH A 2" X 4" TOP RAILING AND 3' WIDE TEMPORARY MESH WIRE, CHAIN-LINK, OR SIMILAR BARRIER ATTACHED TO POSTS.



TREE PROTECTION DETAIL

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

REGISTERED DESIGN PROFESSIONAL
Digitally signed by ASA R. GILLETTE
Date: 2025.01.21 15:01:38 -0500
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 96177

REV	DATE	ITEM	TRC	SUBMITAL
0	01/21/21			

GILLETTE & ASSOCIATES, INC.
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 9332
ASA R. GILLETTE, P.E. * FL PE NO. 96177
20 S. 4th STREET * FERNANDINA BEACH, FL 32034
PHONE: 904-261-8819 * www.gilletteassociates.com

RIVER GREEN DEVELOPMENT
Lots 123-128 S 14th Street
Fernandina Beach, Florida 32034

DATE: 01/21/21

MISC. DETAILS

Technical Review Committee: Application - Submission #6645

Date Submitted: 1/21/2021

Technical Review Committee: Application

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

Fees

☒Initial submittal + two submittals of full site plans. \$400 or 2% of the project construction cost (whichever is greater) for up to a maximum of \$5,500.

☐3rd and subsequent resubmittals. \$400

☐Change of Use Determination Letter \$50

☐Engineering Review (Consultant Hourly Rate) \$125

TRC_2021 Meeting Calendar



December 2020 meeting dates are: December 10, 2020 & December 17, 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 “ see LDC section 11.01.04
- ☐ Requirements for Subdivision Plats “ see LDC section 11.01.05
- ☐ Determination for Completeness & sufficiency “ see LDC section 11.03.01
- ☐ Review and Compliance Report by the Technical Review Committee “ see LDC Section 11.03.02
- ☐ Construction and Improvements “ see LDC section 11.05.00
- ☐ Amendments to Local Development Orders “ see LDC section 11.06.00

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

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

Key Contacts

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



PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser's Website's Map Search

Site Address*

South 14th Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)

00-00-31-1800-0241-1230

Lot

Block

Subdivision

Zoning District

R-2

Future Land Use Designation*

Medium Density Residential

Overlay District*

None

Size of Property (acres)*

0.35

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*

Todd

Last Name*

Bates

Company (if applicable)

River Green Estates, LLC

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

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

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

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

☐

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



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



A vicinity map showing the location of the property.



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



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



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



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



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



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



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



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



Elevations of all proposed structures.



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



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



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



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



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



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



- o Timeline for the development; and



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



A summary block containing:



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



o Zoning district;



o Total acreage;



o Total square footage for non-residential uses;



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



o Impervious surface ratio calculation, proposed and permissible;



o Floor area ratio calculation, proposed and permissible;



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



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



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



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



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



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



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



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



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



o Tree Protection Plan (Section 4.05.09.)



o Landscape Plan (Section 4.05.00.)



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



o Signage Plan (Section 5.03.00.)



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



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



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

School Concurrency

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

Certification*

☒

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

☒

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

Applicant First Name*

Asa

Applicant Last Name*

Gillette

Today's Date*

1/21/2021

Upload Supporting Documentation*

RiverGreen_Site_01-21-21_TRC.pdf

Upload 2

River Green_drainage report_012121.pdf

Upload 3

deed.pdf

Upload 4

agent auth.pdf

Upload 5

sunbiz listing.pdf

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