AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
MARCH 11, 2021
9:00 AM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.1 Approval of Minutes for the Regular Meeting of February 11, 2021.

4.2 Approval of Minutes for the Regular Meeting of February 25, 2021.

5. DISCUSSION ITEMS

6. NEW BUSINESS

6.1 SPR 2021-0004: Matthew Lahti, Gulfstream Design Group, LLC., 1412 Nectarine St. - Construction of 4 medical offices with associated parking, pedestrian sidewalks, stormwater and utility infrastructure.

6.2 SPR 2021-0005: Chris Nardone, Passero Associates, LLC., 700 Airport Rd. - Proposed expansion to existing T-hangar buildings 6 and 7; includes a unisex restroom, asphalt taxi lanes, and retention ponds.

6.3 Pre-Application Discussion - Myrta Defendini, 109 S. 8th St. - To discuss the construction of a Limestone parking lot.

6.4 Pre-Application Discussion - Asa Gillette, 1st Ave. & Mantanzas Ave. To discuss the construction of 2 single-family homes.

6.5 Pre-Application Discussion - Asa Gillette, 4447 Buccaneer Tr. - To discuss the construction of a new pro shop and new temporary event site.

7. OLD BUSINESS

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

9. COMMITTEE BUSINESS

9.1 SPR 2020-0009 - Jefferson Avenue Extension, Driveway for private residence - Sign-off

9.2 SPR 2021-0002 - South 14th & Date Street - River Green Development, 5 Single Family Homes - Sign-off

9.3 SPR 2021-0003: Gillette & Associates, Inc. - S. 18th St. - Construction of a "Y" turnaround at the end of S. 18th St. Sign-Off

10. ADJOURNMENT

NEXT REGULAR TRC MEETING IS SCHEDULED FOR MARCH 25TH

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

DRAFT

MINUTES
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
FEBRUARY 11, 2021

1. CALL TO ORDER 9:02

2. ROLL CALL

MEMBERS PRESENT:

Jacob Platt, Planning
Michelle Forstrom, Code Enforcement (9:06)
Rex Lester, Streets/ADA
Don Kukla, Building
Jason Higginbotham, Fire (9:09)

OTHERS PRESENT:

Taylor Hartmann, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.1 Approval of the January 28, 2021 Regular Meeting Minutes

ACTION TAKEN: A motion was made by Mr. Kukla seconded by Mr. Lester to approve the minutes as presented.

Vote upon passage of the motion was taken by voice vote, and being all ayes, carried.

5. DISCUSSION ITEMS

6. NEW BUSINESS

6.1 SPR 2021-0001: Gillette & Associates, Inc. - Lime Street/Vintage Way - Medical Office Building-Vintage Amelia Commercial Outparcel

Mr. Platt stated that he previously met with Asa Gillette to address comments and that Mr. Gillette was not able to attend today's meeting.

6.2 SPR 2021-0002: Gillette & Associates, Inc. - S. 14th Street - Construction of 5 single family residential residences.

Mr. Platt stated that he previously met with Asa Gillette to address comments and that Mr. Gillette was not able to attend today's meeting.

Mr. Kukla inquired about planned setbacks for all buildings in relation to necessary fire protection and barriers.

Ms. Forstrom inquired about whether a clearing permit had been issued to which Mr. Platt confirmed one the affirmative.

DRAFT

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

John Crow, 302 S. 8th Street, explained his project to create a small office space in the back half of the building.

Mr. Kukla stated that this is considered a Change of Use and would require a design professional to assess the layout and ensure all code requirements are being met, including occupant loads, fire separation, and ADA accessibility.

8. COMMITTEE BUSINESS

8.1 Distribution SPR 2021-0003: Gillette & Associates, Inc. - S. 18th Street - Construction of a "Y" turnaround at the end of S. 18th St.

9. ADJOURNMENT 9:17

_____

Jacob Platt, Chair

DRAFT

MINUTES
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
FEBRUARY 25, 2021

1. CALL TO ORDER 9:00

2. ROLL CALL

MEMBERS PRESENT:

Jacob Platt, Planning
Michelle Forstrom, Code Enforcement (9:02)
Andre Desilet, Stormwater/Utilities
Don Kukla, Building
Rex Lester, Streets/ADA

OTHERS PRESENT:

Taylor Hartmann, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.1 Approval of Amended Minutes for the Amended January 14, 2021 Regular Meeting.

ACTION TAKEN: A motion was made by Mr. Desilet seconded by Mr. Kukla to approve the minutes as presented.

Vote upon passage of the motion was taken by voice vote, and being all ayes, carried.

5. OLD BUSINESS

5.1 SPR 2021-0003: Nick Gillette, Gillette & Associates, Inc - South 18th Street extension for access to a platted lot of record.

Mr. Platt introduced the case and invited Mr. Gillette to speak.

Mr. Gillette, architect for the applicant, provided a brief history of the project.

Mr. Desilet questioned the significant elevation variations. Mr. Gillette stated that there would need to be multiple transitions to address them.

Mr. Platt stated that he spoke with Mr. Jeffrey Bunch from the Nassau County School Board and that three was agreement that the fence which is currently on the city right-of-way will be moved by the NC School Board.

Mr. Gillette stated that the proposed driveway design was done, in part, in order to preserve a greater number of trees and canopy.

Mr. Desilet questioned the impervious surface ratio and would like to see it indicated on the plans.

Members agreed that this project can move forward to a formal sign-off.

5.2 SPR 2017-08 Sea Cottages of Amelia, 2528 Sadler Road - Philip Griffin to discuss Minor Amendments related to parking lot design per LDC 11.06.02.

Mr. Platt introduced the case and reviewed the few minor amendments which included parking lot, tree planting, and mitigation.

6. DISCUSSION ITEMS

6.1 Pre-Application Discussion: Mike Stauffer, AIA, 809 Beech Street parcel - Relocation of historic structure from 14 S. 10th Street to South 9th Street for an adaptive commercial re-use. The parcel is a split zoned lot C-3/MU-8.

Mr. Platt introduced the case and invited Mr. Stauffer to speak.

Mike Stauffer, architect for the applicant, gave a brief overview of the proposed plans for relocation and future use.

Mr. Platt stated that care would need to be taken during the relocation process due to the low tree canopy.

Mr. Kukla reviewed Change of Use requirements such as fire separation and grease traps.

Mr. Lester inquired about handicapped parking locations and whether there were accessible through pathways from the structure.

Mr. Platt indicated that the current parking at the intersection of Beech Street and S. 9th Street already has visibility issues and to make necessary corrections would result in a loss of parking spaces.

Members discussed the possibility of adding a public sidewalk down Beech Street and changing the parking layout to parallel parking spaces on each side of the street.

Mr. Desilet discussed the proposed site needing proper drainage.

Mr. Lester inquired about plans to protect the granite curbs on both sides of the road.

Members agreed that the applicant would return with more detailed site plans.

6.2 Pre-Application Discussion: Wayne Chism, 1920, 1924, 1944, & 1952 1st Avenue - Two minor subdivisions to create four fee simple townhome lots. Property is zoned R-3, High Density Residential.

Mr. Platt introduced the case and invited Mr. Chism to speak.

Mr. Chism, applicant, spoke about wanting to split the lots in order to build fee-simple homes and avoid condominium associations. He also confirmed that stormwater drainage would flow towards First Avenue.

Mr. Desilet inquired about the location of utility hookups.

Mr. Chism stated he would provide Mr. Platt with a previous site plan for reference.

Members agreed that this can move forward with the Minor Subdivision applications.

DRAFT

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

415 Centre Street - Mike Stauffer, architect for the applicant, gave a brief overview of the proposed plans including construction of an ADA ramp and small kitchen used only for warming food.

Mr. Kukla stated that the state will need to be contacted regarding vertical accessibility.

Mr. Desilet confirmed that this will be considered a Change of Use and utility use will be calculated accordingly.

Members agreed that this project can move on to permitting.

420 Citrona Drive - Asa Gillette, architect, would like to split the lot.

Mr. Platt previously spoke with Mr. Gillette regarding setback requirements of the future lots.

Members confirmed that water hookups are already in place however, sewer needs would have to be addressed.

Members agreed that this can move forward with the Minor Subdivision applications.

8. COMMITTEE BUSINESS

Mr. Lester stated that he never approved the handicapped space that is currently located at Beech Street and 9th Street.

Mr. Platt addressed the prospect of transitioning to digital stamps and digital signing off of plans. He also introduced members to the Nassau County Development Tracker.

Members discussed having personalized versus department stamps associated with TRC. It was decided that one large stamp would be a cleaner way of keeping track.

9. ADJOURNMENT 10:23

_____

Jacob Platt, Chair

Print

Technical Review Committee: Application - Submission #6825

Date Submitted: 2/23/2021

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

- [x] Initial submittal + two submittals of full site plans. $400 + 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 â€“ see LDC section 11.01.04
- Requirements for Subdivision Plats â€“ see LDC section 11.01.05
- Determination for Completeness & sufficiency â€“ see LDC section 11.03.01
- Review and Compliance Report by the Technical Review Committee â€“ see LDC Section 11.03.02
- Construction and Improvements â€“ see LDC section 11.05.00
- Amendments to Local Development Orders â€“ see LDC section 11.06.00

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

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

Key Contacts

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

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiserâ€™s Website â†' Map Search

Site Address*

1412 Nectarine Street

City*

Fernandina Beach

State*

Florida

Zip*

32034

Parcel ID #(s)

00-00-31-1800-0267-0010, 00-00-31-1800-0267-0021, 00-00-31-1800-0267-0022, 00-00-31-1800-0267-0031, 00-00-31-1800-0267-0092, 00-00-31-1800-0267-0091, 00-00-31-1800-0267-0101, 00-00-31-1800-0267-0102

Lot

2,3,9,10

Block

267

Subdivision

N/A

Zoning District

C-1

Future Land Use Designation*

General Commercial

Overlay District*

None

Size of Property (acres)*

3.9

Present Property Use*

Mixed Uses/Residential

Wetlands*

No

Flood Zone*

X, area of minimal flood

Coastal Construction Control Line (CCCL)*

No

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Zeeshan

Last Name*

Aziz

Company (if applicable)

Island Park Properties, LLC

Mailing Address*

1348 18th Street South Suite 340

City*

Fernandina Beach

State*

Florida

Zip*

32034

Telephone Number*

9047944231

Email Address*

zazizmd@gmail.com

OWNER'S AGENT

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

First Name

Matthew

Last Name

Lahti

Company (if applicable)

Gulfstream Design Group, LLC

Mailing Address

906 Anastasia Boulevard, Suite A

City

St. Augustine

State

FL

Zip

32080

Telephone Number

9047944231

Email Address

matt@gulfstreamdesign.com

PROJECT INFORMATION

Project Type*

Site Plan Review

Project Name

Nectarine Street Offices - Phase 1

Proposed Access Road*

Nectarine Street I South 14th Street

Rd Maintenance Jurisdiction*

County Maintained

Project Estimated Cost*

$185,887.50

Description of Request*

The Nectarine Street Offices project includes the construction of four (4) medical offices with associated parking, pedestrian sidewalks, stormwater and utility infrastructure. This development is proposed to be constructed in two phases; only the first phase is included in this application. Please reference the cover letter and civil plans for more information regarding project phasing.

Site Plan Review Checklist

- [x] The names, address, telephone number, fax number, and email address of the person preparing the plan.
- [x] The date of preparation and date(s) of any modifications, a north arrow, and a written and graphic scale.
- [x] The legal description of the property, consistent with the required survey.
- [x] A vicinity map showing the location of the property.
- [x] The location of streams, bodies of water, natural features, roads, rights-of-way, street intersections, and paved areas within the boundaries of the property.
- [x] The location of streams, bodies of water, dunes and dune systems, and other natural features within 250 feet of the boundaries of the property.
- [x] The location of the mean high-water line, if such line is within the boundaries of the property.
- [x] A topographic survey, soils report, grading plan, and an erosion control plan.
- [x] A general floodplain map indicating areas subject to inundation and high groundwater levels up to a 100-year flood classification.
- [x] A statement indicating the distances to schools and public safety facilities intended to serve the proposed development.
- [x] The name, plat book, and page number of any recorded subdivision comprising all or part of the site.
- [x] The location and use of any existing and proposed principal or accessory buildings and structures, showing proposed setbacks, building heights, and other dimensional requirements of the zoning distr
- [x] Elevations of all proposed structures.
- [x] The access points, driveway design, on-site parking, including required parking lot landscaping, internal circulation, sidewalks, and bicycle facilities
- [x] The location of existing and proposed utilities, utility services, and easements.
- [x] A tree survey showing protected trees, proposed replacement trees, if required, and landscaping and buffering. (See Section 4.05.00.)
- [x] 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.
- [x] For site plans and PUD site plans where development is proposed in phases, the plans shall include phase lines and the following supporting information:
- [x] o Timeline for the development; and
- [x] 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.
- [x]

A summary block containing:

☑

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

☑

o Zoning district;

☑

o Total acreage;

☑

o Total square footage for non-residential uses;

☑

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

☑

o Impervious surface ratio calculation, proposed and permissible;

☑

o Floor area ratio calculation, proposed and permissible;

☑

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

☑

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

☑

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

☐

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

☐

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

☑

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

☐

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

☑

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

☐

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

☑

o Tree Protection Plan (Section 4.05.09.)

☑

o Landscape Plan (Section 4.05.00.)

☐

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

☐

o Signage Plan (Section 5.03.00.)

☑

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

☐

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

☐

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

School Concurrency

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

Certification*

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

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

Applicant First Name*

Matthew

Applicant Last Name*

Lahti

Today's Date*

2/23/2021

Upload Supporting Documentation*

01.pdf

Upload 2

02.pdf

Upload 3

10.pdf

Upload 4

11.pdf

Upload 5

13.pdf

Upload 6

12.pdf

Upload 7

14.pdf

GULFSTREAM
DESIGN GROUP, LLC

LETTER OF TRANSMITTAL

VIA: Electronic Delivery

DATE: February 23, 2021

TO: **Ms. Kelly Gibson**
Planning and Conservation Director
City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

FROM: Mr. Matthew H. Lahti, P.E., LEED AP
Gulfstream Design Group, LLC
906 Anastasia, Blvd. Suite A
St. Augustine, FL 32080
904-794-4231

Re: **Technical Review Committee Application**

GDG PROJECT # 20-106

ITEMS ENCLOSED

- ☒ **Applications**
- ☒ **Agent Authorizations**
- ☒ **Property Records**
- ☒ **Application Review Fee**
- ☒ **Engineering Design Plans**
- ☐ **Bound Reports**
- ☐ **Shop Drawings**
- ☒ **Additional Material**
- ☒ **Other**

No. of Copies	Description
One (1)	Cover Letter
One (1)	Application Review Fee of $3,717.75 made out to the City of Fernandina Beach
One (1)	Technical Review Committee Application
One (1)	Set of Property Record Cards
One (1)	Set of Project Maps
One (1)	Contract for Sale for Toadfish of Amelia, LLC
One (1)	Contract for Sale for Pappy's, LLP
One (1)	Sunbiz Information/Articles of Incorporation for Island Park Properties, LLC
One (1)	Legal Description
One (1)	Gulfstream Design Group Agent Authorization for Island Park Properties, LLC
One (1)	Traffic Analysis Report
One (1)	Signed and Sealed Drainage Analysis and Stormwater Management Design Report
One (1)	Set of Signed and Sealed Civil Engineering Drawings
One (1)	Signed and Sealed Survey
One (1)	Set of Signed and Sealed Landscape and Irrigation Drawings by Godard Design
One (1)	Opinion of Probable Costs

Note: Please find the enclosed items in support of the above referenced project. If you have any questions please contact matt@gulfstreamdesign.com

Prepared By: Lindsay Dasher

Lindsay Dasher 02/23/21
Signature Date

Received By: Kelly N. Gibson

Signature Date

GULFSTREAM
DESIGN GROUP, LLC

GULFSTREAM
DESIGN GROUP, LLC

Via Electronic Delivery
(kgibson@fbfl.org)

February 23, 2021

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

RE: **Nectarine Street Offices – Phase 1**
GDG: 20-106
Technical Review Committee Application

Dear Ms. Gibson:

On behalf of my client, Island Park Properties, LLC, please find the following documents in regard to the Technical Review Committee Application associated with the Nectarine Street Offices Project (Phase 1).

- One (1) Application Review Fee of $3,717.75 made out to the City of Fernandina Beach (check# 1017)
- One (1) Technical Review Committee Application
- One (1) Set of Property Record Cards per Nassau County Property Appraiser
- One (1) Set of Project Maps
- One (1) Contract for Sale for Toadfish of Amelia, LLC
- One (1) Contract for Sale for Pappy's, LLP
- One (1) Sunbiz Information/Articles of Incorporation for Island Park Properties, LLC
- One (1) Legal Description
- One (1) Gulfstream Design Group Agent Authorization for Island Park Properties, LLC
- One (1) Traffic Analysis Report
- One (1) Sign and Sealed Drainage Analysis and Stormwater Management Design Report
- One (1) Set of Sign and Sealed Civil Engineering Drawings
- One (1) Sign and Sealed Survey
- One (1) Set of Sign and Sealed Landscape and Irrigation Drawings
- One (1) Opinion of Probable Costs

Project Description

The Nectarine Street Offices project includes the construction of four (4) medical offices, associated parking, and stormwater and utility infrastructure. The proposed project is located on the following parcels: 00-00-31-1800-0267-0010, 00-00-31-1800-0267-0021, 00-00-31-1800-0267-0022, 00-00-31-1800-0267-0031, 00-00-31-1800-0267-0091, 00-00-31-1800-0267-0092, 00-00-31-1800-0267-0101, 00-00-31-1800-0267-0102

This application is for the construction of the overall project, which will include Building #1 and the associated infrastructure to support it. The overall site plan of all phases is offered to depict the

connectivity of the future phase for consistency with the Land Development Code, however, approval of Phase 2 will require a separate development review application and permit.

If you have any questions or require additional information, please do not hesitate to email me at matt@gulfstreamdesign.com.

Sincerely,

Lindsay Dasher for MHL

Matthew H Lahti, P.E.
President
Gulfstream Design Group, LLC

MHL/lad
CC: Dr. Zeeshan Aziz (zazizmd@gmail.com)
Brad Hollet (brad@actarchitects.com)
Brett Godard (bg@godarddesign.com)
Theresa Benton, P.E. (teresa@gulfstreamdesign.com)
Justin Spicer (justin@gulfstreamdesign.com)
Lindsay Dasher (lindsay@gulfstreamdesign.com)
File

Form Center

By signing in or creating an account, some fields will auto-populate with your information and your submitted forms will be saved and accessible to you.

Technical Review Committee: Application

Technical Review Committee: Application

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

Fees

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

TRC 2021 - MEETING CALENDAR

January 2021	February 2021	March 2021	April 2021	May 2021	June 2021
January 14 January 28	February 11 February 25	March 11 March 25	April 08 April 22	May 13 May 27	June 10 June 24
July 2021	**August 2021**	**September 2021**	**October 2021**	**November 2021**	**December 2021**
July 08 July 22	August 12 August 26	September 09 September 23	October 14 October 28	November 04 November 18	December 09 December 23

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 → Map Search

Site Address*

1412 Nectarine Street

City*

Fernandina Beach

State*

Florida

Zip*

32034

Parcel ID #(s)

00-00-31-1800-0267-0010, -0021, -0022, -0031, -0092, -0091, -0101, -0102

Lot
2,3,9,10

Block
267

Subdivision
N/A

Zoning District
C-1 and C 2

Future Land Use Designation*
General Commercial

Overlay District*
N/A

Size of Property (acres)*
3.9

Present Property Use*
Mixed Uses/Residential

Wetlands*
no

Flood Zone*
X,area of minimal flood

Coastal Construction Control Line (CCCL)*
no

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*
Zeeshan

Last Name*
Aziz

Company (if applicable)
Island Park Properties, LLC

Mailing Address*
1348 18th Street South Suite 340

City*
Fernandina Beach

State*
Florida

Zip*
32034

Telephone Number*

Email Address*
zazizmd@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
Matthew

Last Name
Lahti

Company (if applicable)
Gulfstream Design Group, LLC

Mailing Address
906 Anastasia Boulevard, Suite A

City

St. Augustine

State

Florida

Zip

32080

Telephone Number

(904) 794-4231

Email Address

matt@gulfstreamdesign.com

PROJECT INFORMATION

Project Type*

Site Plan Review

Project Name

Nectarine Street Offices - Phase 1

Proposed Access Road*

Nectarine Street I South 14th Street

Rd Maintenance Jurisdiction*

Nassau County

Project Estimated Cost*

$185,887.50

Description of Request*

The Nectarine Street Offices project includes the construction of four (4) medical offices with associated parking, pedestrian sidewalks, stormwater and utility infrastructure. This development is proposed to be constructed in two phases; only the first phase is included in this application. Please reference the cover letter and civil plans for more information regarding project phasing.

Site Plan Review Checklist

- [x] The names, address, telephone number, fax number, and email address of the person preparing the plan.
- [x] The date of preparation and date(s) of any modifications, a north arrow, and a written and graphic scale.
- [x] The legal description of the property, consistent with the required survey.
- [x] A vicinity map showing the location of the property.
- [x] The location of streams, bodies of water, natural features, roads, rights-of-way, street intersections, and paved areas within the boundaries of the property.
- [x] The location of streams, bodies of water, dunes and dune systems, and other natural features within 250 feet of the boundaries of the property.
- [x] The location of the mean high-water line, if such line is within the boundaries of the property.
- [x] A topographic survey, soils report, grading plan, and an erosion control plan.
- [x] A general floodplain map indicating areas subject to inundation and high groundwater levels up to a 100-year flood classification.
- [x] A statement indicating the distances to schools and public safety facilities intended to serve the proposed development.
- [x] The name, plat book, and page number of any recorded subdivision comprising all or part of the site.
- [x] The location and use of any existing and proposed principal or accessory buildings and structures, showing proposed setbacks, building heights, and other dimensional requirements of the zoning distr
- [x] Elevations of all proposed structures.
- [x] The access points, driveway design, on-site parking, including required parking lot landscaping, internal circulation, sidewalks, and bicycle facilities
- [x] The location of existing and proposed utilities, utility services, and easements.
- [x] A tree survey showing protected trees, proposed replacement trees, if required, and landscaping and buffering. (See Section 4.05.00.)
- [x] 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.
- [x] For site plans and PUD site plans where development is proposed in phases, the plans shall include phase lines and the following supporting information:
- [x] o Timeline for the development; and
- [x] 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.
- [x] A summary block containing:
- [x] o Land use category from the Future Land Use Map in the comprehensive plan;
- [x] o Zoning district;
- [x] o Total acreage;
- [x] o Total square footage for non-residential uses;
- [x] o Total density and number of units, proposed and permissible for residential uses;
- [x] o Impervious surface ratio calculation, proposed and permissible;
- [x] o Floor area ratio calculation, proposed and permissible;
- [x] o Total number of parking spaces, required and provided; and
- [x] o Number of trees required to be protected, number of trees remaining on the site, and number of trees to be planted.

- [x] 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.)
- [x] 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.)
- [x] 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.)
- [x] o Tree Protection Plan (Section 4.05.09.)
- [x] 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.)
- [x] 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*

- [x] 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.
- [x] I acknowledge that I understand and have complied with all of the submittal requirements and procedures.

Applicant First Name*

Matthew

Applicant Last Name*

Lahti

Today's Date*

02/23/2021

Upload Supporting Documentation*

Choose File No file chosen

Upload 2

Choose File No file chosen

Upload 3

Choose File No file chosen

Upload 4

Choose File No file chosen

Upload 5

Choose File No file chosen

Upload 6

Choose File No file chosen

Upload 7

Choose File No file chosen

DEPARTMENT OF PLANNING & CONSERVATION

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

protected by reCAPTCHA
Privacy - Terms

☑ Receive an email copy of this form.

Email address

matt@gulfstreamdesign.com

This field is not part of the form submission.

* indicates a required field

Contact

Fernandina Beach Offices
204 Ash Street
Fernandina Beach, FL 32034
Phone: 904-277-7300

Quick Links

Bid Postings

Employment Opportunities

Municipal Code

Online Payments

Helpful Links

Accessibility Statement

Home

Site Map

Contact Us

Legal Notices

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0267-0010

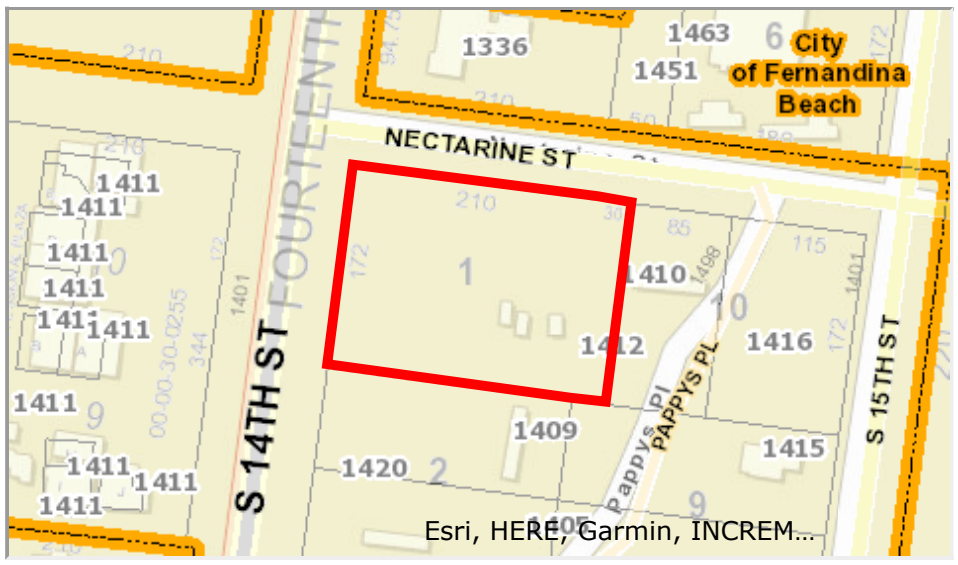
Owner Name	TOADFISH OF AMELIA LLC
Mailing Address	2018 CHEROKEE DRIVE
	NEPTUNE BEACH, FL 32266
Location Address	1412 NECTARINE ST
	FERNANDINA BEACH 32034
Tax District	UNINCORPORATED MIDDLE ISLAND
Milage	16.5856
Homestead	No
Property Usage	UTILITIES 009100
Deed Acres	0
Short Legal	BLK 267 LOT 1 & PT OF LOT 10 IN OR 1964/15 CITY OF FDNA
	BEACH S/D OF

2020 Preliminary Values

Land Value	$144,479
(+) Improved Value	$20,546
(=) Market Value	**$165,025**
(-) Agricultrual Classification	$0
(-) SOH or Non-Hx* Capped Savings	$0
(=) Assessed Value	**$165,025**
(-) Homestead	$0
(-) Additional Exemptions	$0
(=) School Taxable Value	$165,025
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$165,025**

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

PARCEL MAP

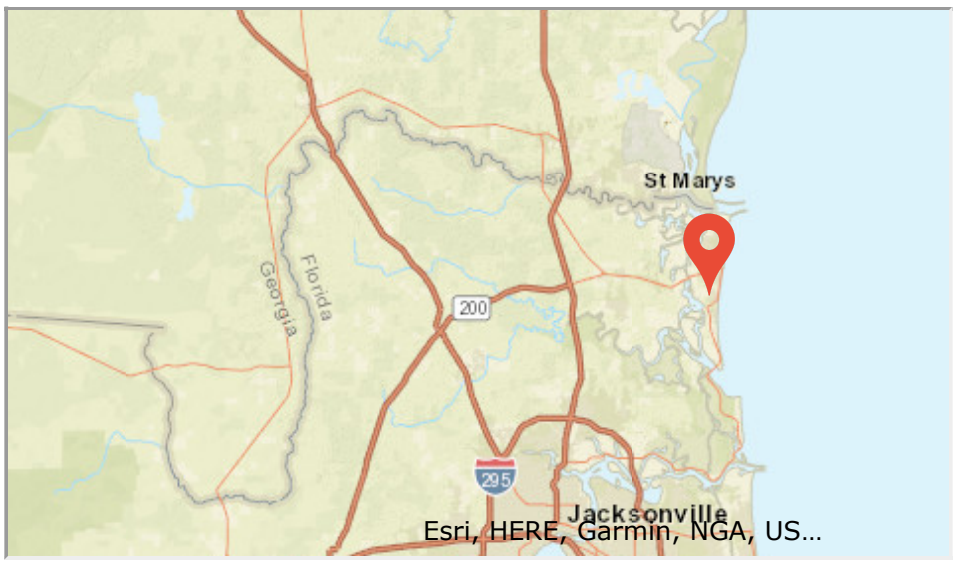


2019 AERIAL MAP

PROPERTY PHOTO

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

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
EXCEP COMM	216	216	0	0	PREFIN MTL		AIR DUCTED	FORCED AIR	2004

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2015-02-18	1964 / 15	$100	QC	U	Y	AMELIA RIVER FARMS GROUP LLC	TOADFISH OF AMELIA LLC
2012-02-21	1779 / 1411	$196,224	WD	U	Y	AMELIA RIVER FARMS INC	AMELIA RIVER FARMS GROUP LLC
2012-02-21	1779 / 1407	$100	MS	U	Y	MCCRAINIE DANIEL I ETAL	AMELIA RIVER FARMS GROUP LLC
1995-10-04	740 / 1428	$150,000	WD	Q	N	NECTARINE INC	AMELIA RIVER FARMS INC
1991-12-18	644 / 727	$110,000	WD	Q	Y	LITTLE CHARLES E SR	NECTARINE INC
1991-12-03	643 / 214	$1,000	CT	U	Y	CLERK OF COURT	LITTLE CHARLES E SR
1988-04-20	541 / 243	$55,000	WD	U	Y	DENNARD W IRVIN	DENNARD W & FANNIN K
1988-03-30	539 / 1049	$100	WD	U	Y	CALDWELL MARK M	DENNARD W IRVIN
1987-05-08	517 / 154	$140,000	WD	U	Y	LITTLE CHARLES SR	DENNARD & CALDWELL
1979-12-01	307 / 60	$4,000	WD	U	N		
1972-01-01	125 / 425	$5,000	TA	Q	N		
1972-01-01	124 / 485	$3,500	TA	U	N		

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0267-0021

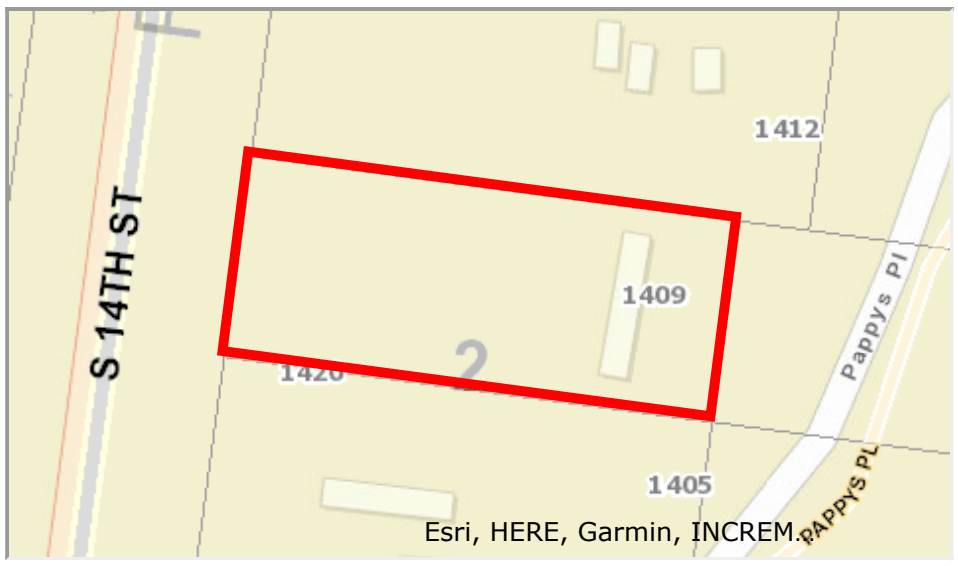
Owner Name	PAPPY'S LLP
Mailing Address	2018 CHEROKEE DRIVE
	NEPTUNE BEACH, FL 32266
Location Address	1409 PAPPYS PL
	FERNANDINA BEACH 32034
Tax District	UNINCORPORATED MIDDLE ISLAND
Milage	16.5856
Homestead	No
Property Usage	MOBILE HOM 000200
Deed Acres	0
Short Legal	BLOCK 267 N 1/2 OF LOT 2 PT OR 972/1666 R568178

2020 Preliminary Values

Land Value	$62,510
(+) Improved Value	$9,988
(=) Market Value	**$72,498**
(-) Agricultrual Classification	$0
(-) SOH or Non-Hx* Capped Savings	$0
(=) Assessed Value	**$72,498**
(-) Homestead	$0
(-) Additional Exemptions	$0
(=) School Taxable Value	$72,498
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$72,498**

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

PARCEL MAP

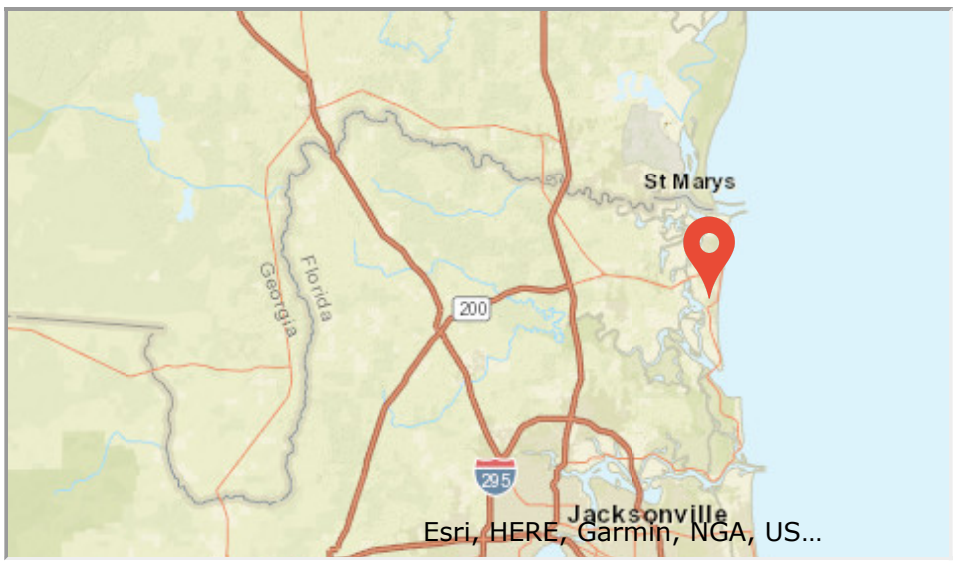


2019 AERIAL MAP

PROPERTY PHOTO

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

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
M/H 93-	744	744	2	1	MOD METAL		CONVECTION	CONVECTION	1970

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee

2001-02-28	972 / 1666	$400,000	PR	U	Y	LEE LINTON ESTATE	PAPPY'S LLP
1980-05-01	313 / 768	$9,400	WD	Q	Y		
1972-01-01	119 / 211	$800	TA	U	Y		

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0267-0022

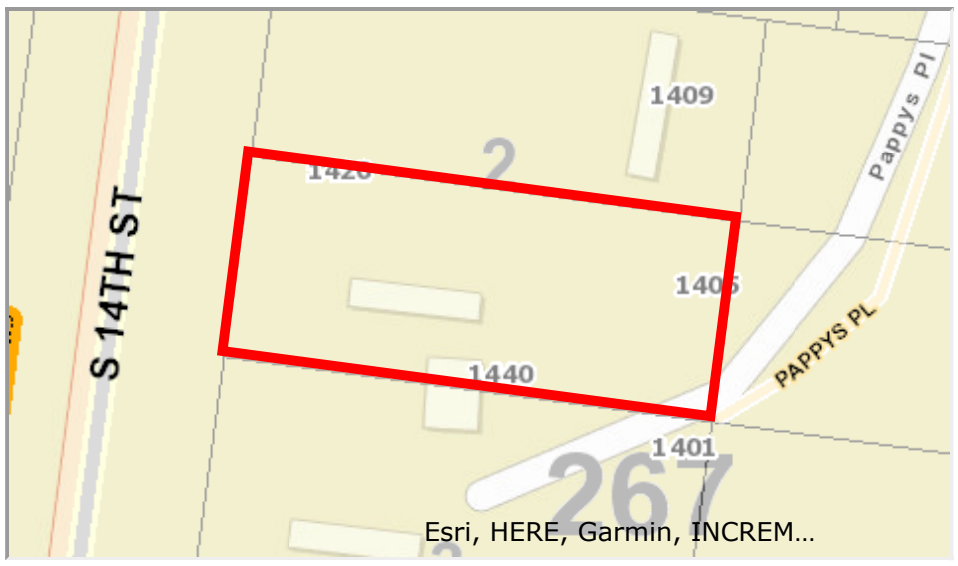
Owner Name	PAPPY'S LLP
Mailing Address	2018 CHEROKEE DRIVE
	NEPTUNE BEACH, FL 32266
Location Address	1420 S 14TH ST
	FERNANDINA BEACH 32034
Tax District	UNINCORPORATED MIDDLE ISLAND
Milage	16.5856
Homestead	No
Property Usage	MOBILE HOM 000200
Deed Acres	0
Short Legal	BLOCK 267 S1/2 OF LOT 2 PT OR 972/1666 ESMT PT OR 1567/64

2020 Preliminary Values

Land Value	$62,510
(+) Improved Value	$8,624
(=) Market Value	**$71,134**
(-) Agricultrual Classification	$0
(-) SOH or Non-Hx* Capped Savings	$0
(=) Assessed Value	**$71,134**
(-) Homestead	$0
(-) Additional Exemptions	$0
(=) School Taxable Value	$71,134
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$71,134**

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

PARCEL MAP

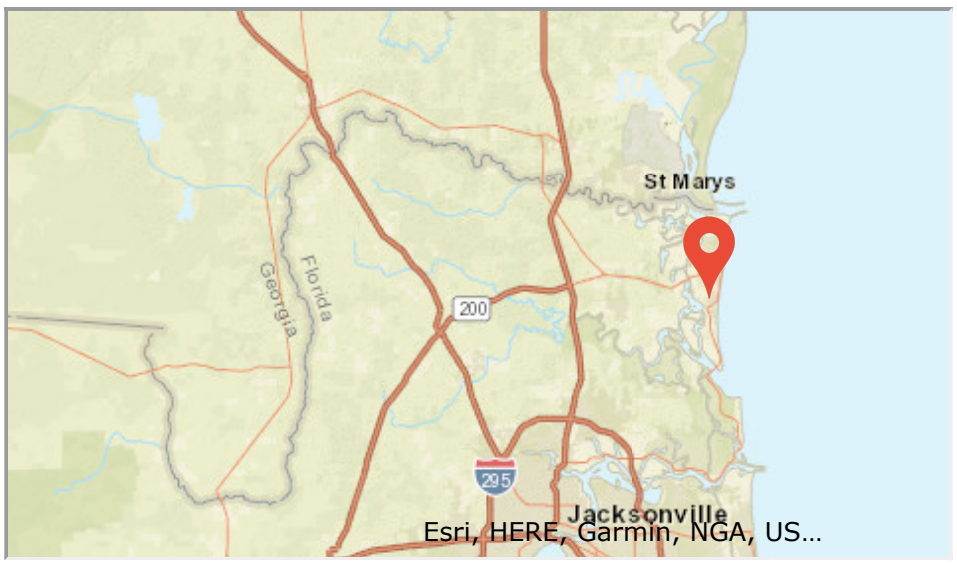


2019 AERIAL MAP

PROPERTY PHOTO

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

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
M/H 93-	672	672	2	1	MOD METAL		CONVECTION	CONVECTION	1968

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee

2001-02-28	972 / 1666	$400,000	PR	U	Y	LEE LINTON ESTATE	PAPPY'S LLP
1984-09-01	432 / 593	$100	MS	U	Y		
1972-00-01	121 / 153	$2,000	WD	Q	N		

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0267-0031

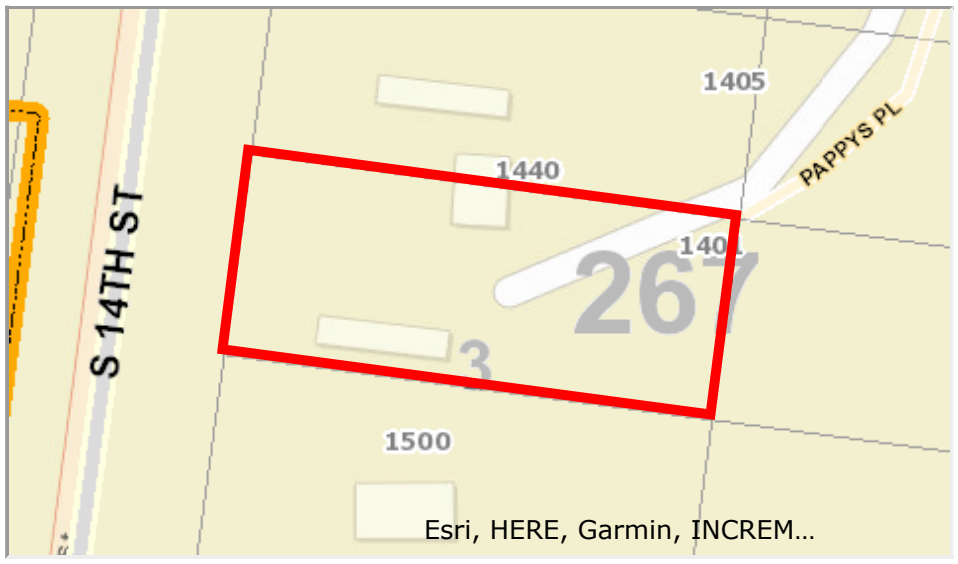
Owner Name	PAPPY'S LLP
Mailing Address	2018 CHEROKEE DRIVE
	NEPTUNE BEACH, FL 32266
Location Address	1440 S 14TH ST
	FERNANDINA BEACH 32034
Tax District	UNINCORPORATED MIDDLE ISLAND
Milage	16.5856
Homestead	No
Property Usage	STORE/OFFI 001200
Deed Acres	0
Short Legal	BLOCK 267 N1/2 OF LOT 3 PT OR 972/1666 R568179 CITY OF FDNA BEACH

2020 Preliminary Values

Land Value	$63,210
(+) Improved Value	$35,811
(=) Market Value	**$99,021**
(-) Agricultrual Classification	$0
(-) SOH or Non-Hx* Capped Savings	$3,873
(=) Assessed Value	**$95,148**
(-) Homestead	$0
(-) Additional Exemptions	$0
(=) School Taxable Value	$99,021
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$95,148**

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

PARCEL MAP

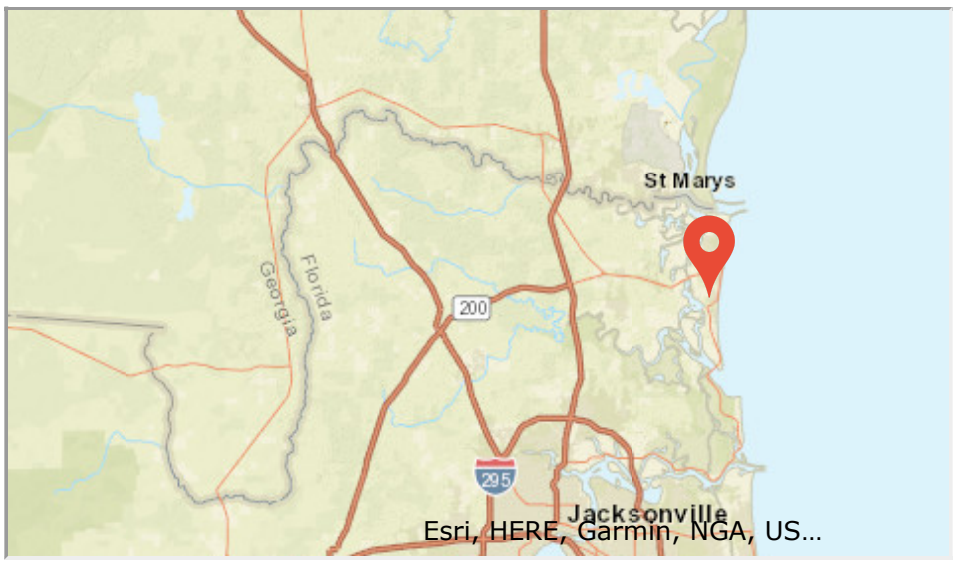


2019 AERIAL MAP

PROPERTY PHOTO

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

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
OFFICE LOW	946	736	1	0	AVERAGE		FORCED AIR	CONVECTION	1982

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2001-02-28	972 / 1666	$400,000	PR	U	Y	LEE LINTON ESTATE	PAPPY'S LLP
1984-09-01	432 / 593	$100	MS	U	Y		

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0267-0091

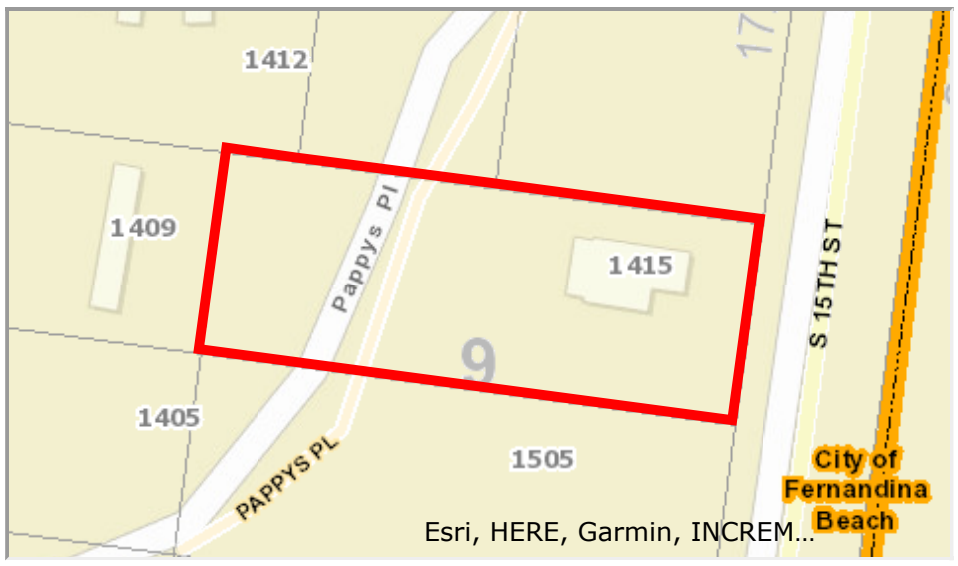
Owner Name	PAPPY'S LLP
Mailing Address	2018 CHEROKEE DRIVE
	NEPTUNE BEACH, FL 32266
Location Address	1415 15TH ST S
	FERNANDINA BEACH 32034
Tax District	UNINCORPORATED MIDDLE ISLAND
Milage	16.5856
Homestead	No
Property Usage	SINGLE FAM 000100
Deed Acres	0
Short Legal	BLOCK 267 N1/2 OF LOT 9 PT OR 972/1666 ESMT PT OR 1567/64

2020 Preliminary Values

Land Value	$59,338
(+) Improved Value	$41,311
(=) Market Value	**$100,649**
(-) Agricultrual Classification	$0
(-) SOH or Non-Hx* Capped Savings	$16,737
(=) Assessed Value	**$83,912**
(-) Homestead	$0
(-) Additional Exemptions	$0
(=) School Taxable Value	$100,649
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$83,912**

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

PARCEL MAP

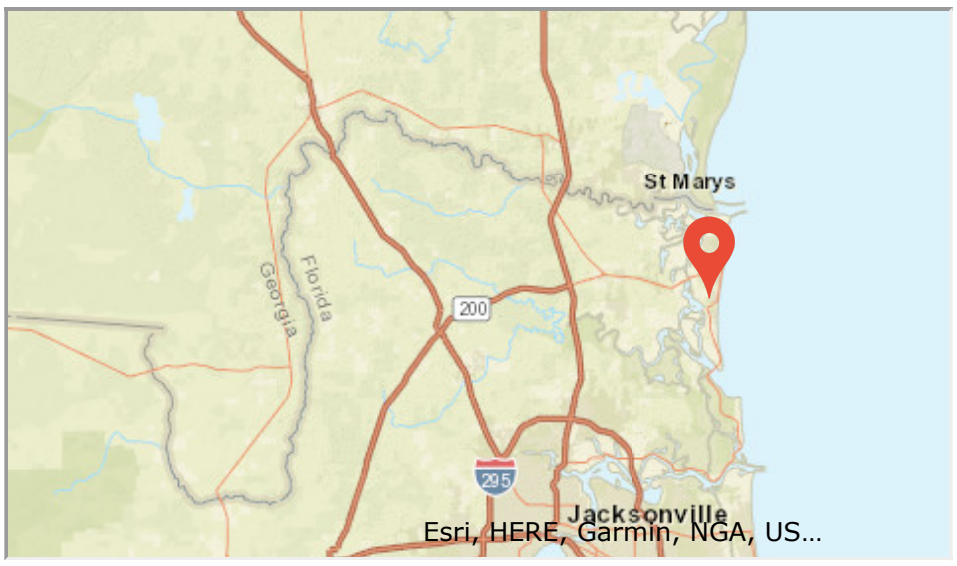


2019 AERIAL MAP

PROPERTY PHOTO

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

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
SINGLE FAM	1236	1036	3	1.5	ASB SIDING		CONVECTION	CONVECTION	1947

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee

2001-02-28	972 / 1666	$400,000	PR	U	Y	LEE LINTON ESTATE	PAPPY'S LLP
1984-02-01	413 / 49	$4,000	MS	U	Y		
1975-00-01	197 / 338	$2,000	WD	Q	N		

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0267-0092

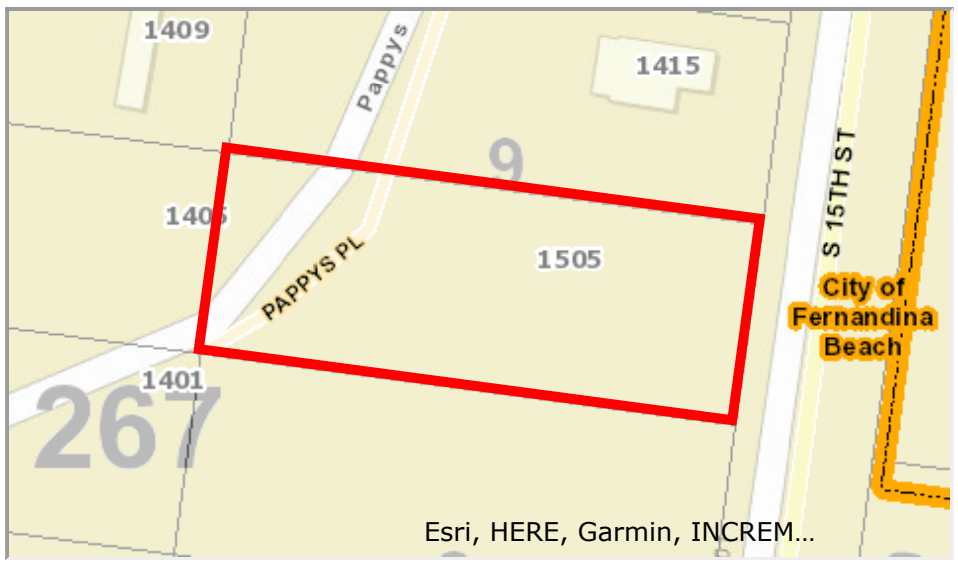
Owner Name	PAPPY'S LLP
Mailing Address	2018 CHEROKEE DRIVE
	NEPTUNE BEACH, FL 32266
Location Address	1505 15TH ST S
	FERNANDINA BEACH 32034
Tax District	UNINCORPORATED MIDDLE ISLAND
Milage	16.5856
Homestead	No
Property Usage	VAC W/XFOB 000001
Deed Acres	0
Short Legal	BLOCK 267 S1/2 OF LOT 9 PT OR 972/1666 ESMT PT OR 1567/64

2020 Preliminary Values

Land Value	$59,342
(+) Improved Value	$10,153
(=) Market Value	**$69,495**
(-) Agricultrual Classification	$0
(-) SOH or Non-Hx* Capped Savings	$20,169
(=) Assessed Value	**$49,326**
(-) Homestead	$0
(-) Additional Exemptions	$0
(=) School Taxable Value	$69,495
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$49,326**

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

PARCEL MAP

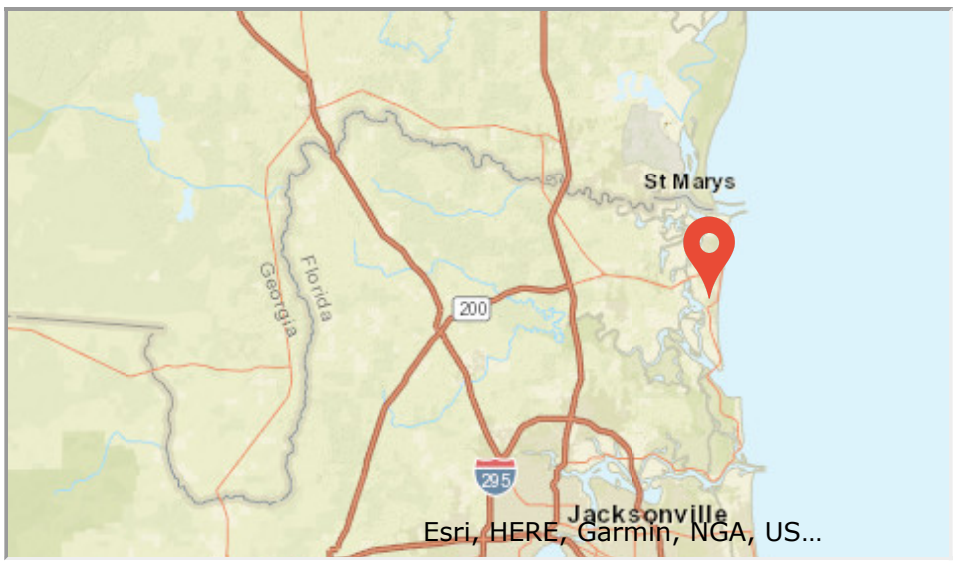


2019 AERIAL MAP

PROPERTY PHOTO

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

LOCATION MAP



BUILDING INFORMATION

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

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2001-02-28	972 / 1666	$400,000	PR	U	Y	LEE LINTON ESTATE	PAPPY'S LLP
1984-02-01	413 / 49	$4,000	MS	U	Y		
1975-01-01	191 / 238	$3,000	WD	Q	N		

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0267-0101

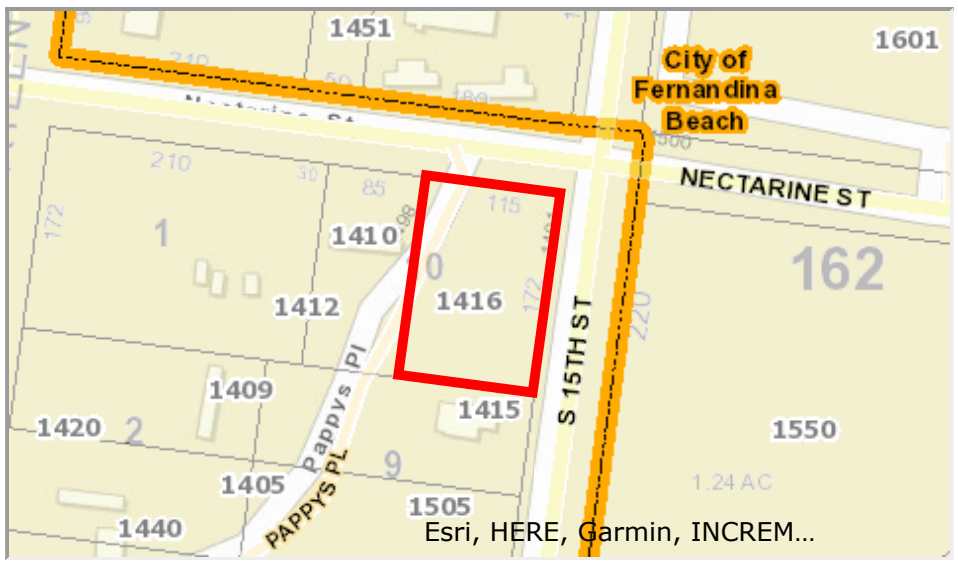
Owner Name	PAPPY'S LLP
Mailing Address	2018 CHEROKEE DRIVE
	NEPTUNE BEACH, FL 32266
Location Address	1416 NECTARINE ST
	FERNANDINA BEACH 32034
Tax District	UNINCORPORATED MIDDLE ISLAND
Milage	16.5856
Homestead	No
Property Usage	MOBILE HOM 000200
Deed Acres	0
Short Legal	BLOCK 267 E 1/2 OF LOT 10 PT OR 972/1666 R359601 & R359602

2020 Preliminary Values

Land Value	$70,000
(+) Improved Value	$18,863
(=) Market Value	**$88,863**
(-) Agricultrual Classification	$0
(-) SOH or Non-Hx* Capped Savings	$21,839
(=) Assessed Value	**$67,024**
(-) Homestead	$0
(-) Additional Exemptions	$0
(=) School Taxable Value	$88,863
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$67,024**

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

PARCEL MAP

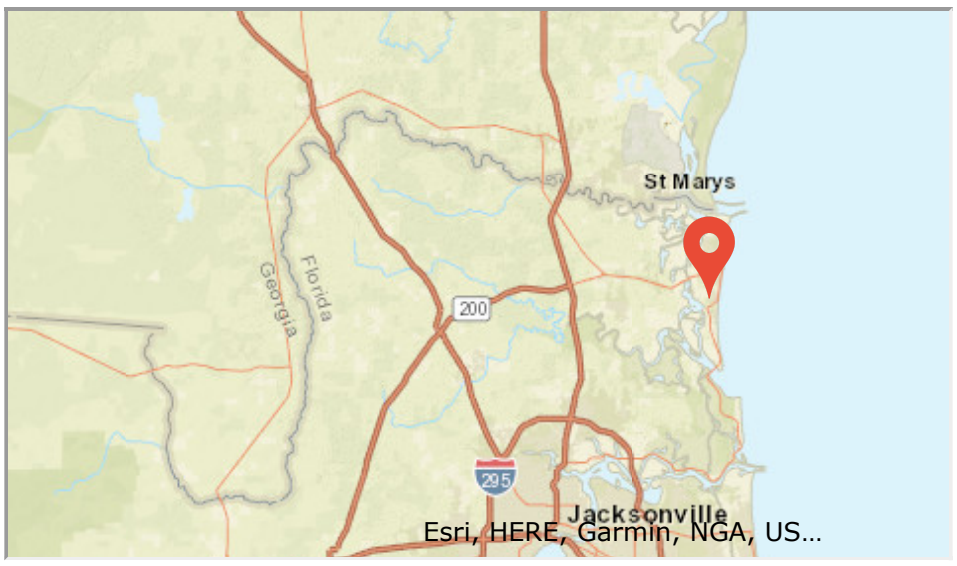


2019 AERIAL MAP

PROPERTY PHOTO

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

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
M/H 93-	1421	1152	3	2	MOD METAL		CONVECTION	CONVECTION	1973

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee

2001-02-28	972 / 1666	$400,000	PR	U	Y	LEE LINTON ESTATE	PAPPY'S LLP
1973-01-01	148 / 201	$2,500	WD	Q	N		

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

Change of Address

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0267-0102

Owner Name	PAPPY'S LLP
Mailing Address	2018 CHEROKEE DRIVE
	NEPTUNE BEACH, FL 32266
Location Address	1410 NECTARINE ST
	FERNANDINA BEACH 32034
Tax District	UNINCORPORATED MIDDLE ISLAND
Millage	16.5856
Homestead	No
Property Usage	MOBILE HOM 000200
Deed Acres	0
Short Legal	BLOCK 267 W 1/2 OF LOT 10 EX W 30 FT PT OR 972/1666

2020 Preliminary Values

Land Value	$60,000
(+) Improved Value	$9,444
(=) Market Value	**$69,444**
(-) Agricultrual Classification	$0
(-) SOH or Non-Hx* Capped Savings	$22,475
(=) Assessed Value	**$46,969**
(-) Homestead	$0
(-) Additional Exemptions	$0
(=) School Taxable Value	$69,444
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$46,969**

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

Property Search

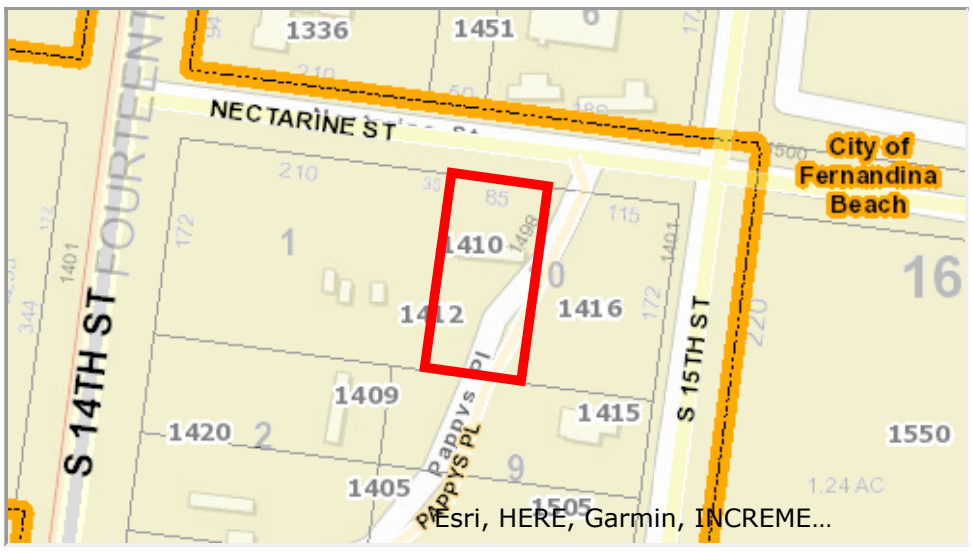
Map This Parcel

GIS Report

Property Record Card

Print Friendly Page

PARCEL MAP

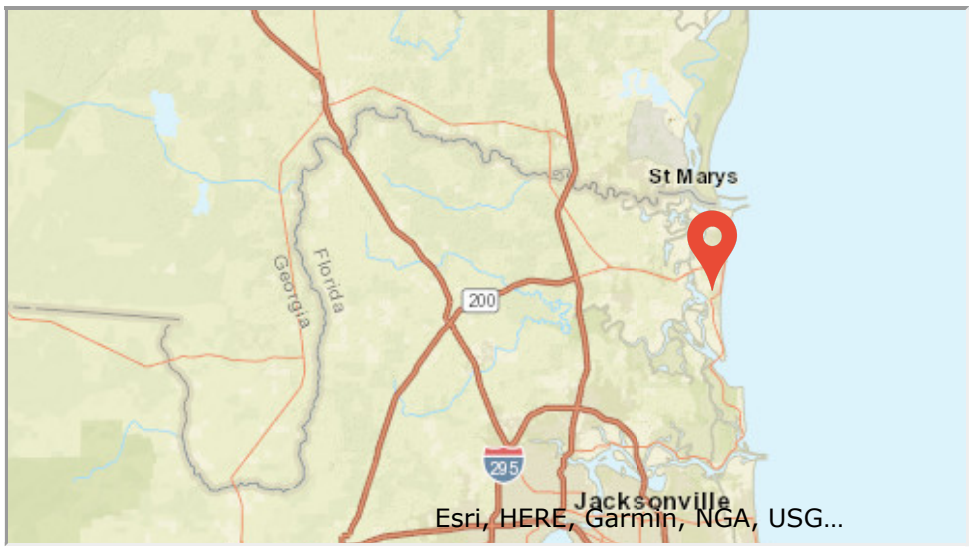


2019 AERIAL MAP

PROPERTY PHOTO

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

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built	Building Sketch
M/H 93-	732	732	2	1	MOD METAL		FORCED AIR	CONVECTION	1971	

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2001-02-28	972 / 1666	$400,000	PR	U	Y	LEE LINTON ESTATE	PAPPY'S LLP
1977-05-01	244 / 615	$1,400	QC	U	N		
1973-01-01	139 / 428	$2,500	AA	Q	N		

dotloop signature verification: dtlp.us/eSK5-vOrn-lANO
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

REAL PROPERTY PURCHASE AND SALE AGREEMENT

THIS REAL PROPERTY PURCHASE AND SALE AGREEMENT by and between TOADFISH of AMELIA, LLC, a Florida Limited Liability Company and its successors and assigns (the **"Seller"**) and Zeeshan Aziz, and successors and assigns (the **"Purchaser"**) is entered into and effective on the date it is last executed by the Seller or Purchaser (the **"Effective Date"**) (Collectively, Seller and Purchaser shall be referred to hereinafter as the **"Parties")**.

R E C I T A L S:

A. Seller is the owner of certain property located in NASSAU County, Florida.

B. Seller wishes to sell to Purchaser, and Purchaser wishes to purchase from Seller the Property as hereafter defined upon the terms, covenants and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties covenant and agree as follows:

1. Sale of Property. Subject to the terms and conditions herein, Seller agrees to sell, convey, and assign (to the extent assignable) to Purchaser, and Purchaser agrees to buy from Seller, that certain real property located in NASSAU County, Florida, commonly referred to as 1412 Nectarine Street, Fernandina Beach, Florida 32034, having a Parcel Number of 00-00-31-1800-0267-0010 and being more particularly described by legal description and shown on the map on **Exhibit A**, attached hereto and made a part hereof, together with all appurtenances, easements and privileges thereto belonging, including all right, title and interest of the Seller in and to any easements, strips, gores, appurtenances, streets, alleys or ways adjoining the real property as well as any and all personal property situated upon the real property (collectively, the **"Property"**). The Parties hereby agree that the final legal description for the real property shall be determined by the Survey as contemplated in Paragraph 5, hereof.

2. Definitions. For purposes of this Agreement, the following terms are defined as hereinafter set forth:

"**Agreement**" shall mean this Real Property Purchase and Sale Agreement, as it may be amended from time to time.

"**Closing**" shall mean the execution and delivery of the Transaction Documents and the payment of those funds required to be paid at the time and in the manner required herein for the purchase and sale of the Property.

"**Closing Date**" shall mean the date on which the Closing shall occur, as set forth in Paragraph 7 herein.

"**Encumbrance**" shall mean and include any charge, claim, community property interest, condition, equitable interest, lien, option, pledge, security interest, right of first refusal, or

dotloop signature verification: dtlp.us/eSK5-vOrn-lANO
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

restriction of any kind, including any restriction on use, voting, transfer, receipt of income, or exercise of any other attribute of ownership.

"**Environmental Law**" shall mean any federal, state or local statute, regulation or ordinance or any judicial or administrative decree or decision, whether now existing or hereinafter enacted, promulgated or issued, with respect to any hazardous materials, drinking water, groundwater, wetlands, landfills, open dumps, storage tanks, underground storage tanks, solid waste, waste water, storm water runoff, waste emissions or wells. Without limiting the generality of the foregoing, the term shall encompass each of the following statutes, and regulations, including any state of local counterparts or equivalent, in each case, order, decrees, permits, licenses and deed restrictions now or hereafter promulgated thereunder, and amendments and successors to such statutes and regulations as may be enacted and promulgated from time to time: (i) the Comprehensive Environmental Response, Compensation and Liability Act (codified in scattered sections of 26 U.S.C., 33 U.S.C., 42 U.S.C. and 42 U.S.C. Section 9601 et seq.) ("CERCLA"); (ii) the Resource Conservation and Recovery Act (42 U.S.C. Section 6901 et seq.); (iii) the Hazardous Materials Transportation Act (49 U.S.C. Section 1801 et seq.); (iv) the Toxic Substances Control Act (15 U.S.C. Section 2061 et seq.); (v) the Clean Water Act (33 U.S.C. Section 1251 et seq.); (vi) the Clean Air Act (42 U.S.C. Section 7401 et seq.); (vii) the Safe Drinking Water Act (21 U.S.C. Section 349, 42 U.S.C. Section 201 and Section 300f et seq.); (viii) the National Environmental Policy Act (42 U.S.C. Section 4321 et seq.); (ix) the Superfund Amendments and Reauthorization Act of 1986 (codified in scattered sections of 10 U.S.C., 29 U.S.C., 33 U.S.C. and 42 U.S.C.); (x) Title III of the Superfund Amendment and Reauthorization Act (40 U.S.C. Section 1101 et seq.); (xi) the Uranium Mill Tailings Radiation Control Act (42 U.S.C. Section 7901 et seq.); (xii) the Occupational Safety & Health Act (29 U.S.C. Section 655 et seq.); (xiii) the Federal Insecticide, Fungicide and Rodenticide Act (7 U.S.C. Section 136 et seq.); (xiv) the Noise Control Act (42 U.S.C. Section 4901 et seq.); and (xv) the Emergency Planning and Community Right to Know Act (42 U.S.C. Section 11001 et seq.).

"**Hazardous Materials**" shall mean any solid, gaseous or liquid wastes (including hazardous wastes), regulated substances, pollutants or contaminants or terms of similar import, as such terms are defined in any Environmental law, and shall include, without limitation, any petroleum or petroleum products or by-products, flammable explosives, radioactive materials, asbestos in any form, polychlorinated biphenyls and any other substance or material which constitutes a threat to health, safety, property or the environment or which has been or is in the future determined by any governmental entity to be prohibited, limited or regulated by any Environmental Law.

"Project" shall mean the Purchaser's plan to develop and construct improvements and structures upon the Property for the purposes of use for professional office space and professional office condominiums, or such other primary and / or ancillary use(s) that would be permitted for the zoning classification that would allow for professional office space and professional office condominiums, as Purchaser may deem appropriate in Purchaser's sole and absolute discretion.

dotloop signature verification: dtlp.us/eSK5-vOrn-lANO
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

"**Purchase Price**" shall mean the total consideration to be paid by the Purchaser to the Seller for the Property.

"**Survey**" shall mean a survey of the Property certified by a Florida Registered Land Surveyor.

"**Transaction Documents**" shall mean this Agreement and all of the documents required or contemplated in connection with the Closing of the purchase and sale of the Property.

3. Price / Deposits / Financing. The total Purchase Price for the Property shall be [redacted] (**"Purchase Price"**). The Purchase Price shall be due and payable as follows:

A. Within Five (5) Business Days of the Effective Date of this Agreement, Purchaser will deposit the amount of [redacted] (the "**Earnest Money Deposit**") with Attorneys' Title Services, LLC as escrow agent (the **"Escrow Agent"**, **"Title Agent"** or **"Closing Agent"**, as the case may dictate). The Earnest Money Deposit, Second Earnest Money Deposit and the Third Earnest Money Deposit shall be held in a non-interest bearing account. Upon expiration of thirty (30) days from the Effective Date of this Agreement, the Earnest Money Deposit shall become non-refundable (except in the event of Seller's default or as otherwise expressly provided in this Agreement). The Earnest Money Deposit shall be credited to the Purchaser at the time of the Closing (hereinafter defined). The Parties agree that in the event Purchaser has tendered the Earnest Money Deposit to be held by any third party prior to the Effective Date of this Agreement that the Parties will mutually direct such third party to transfer the Earnest Money Deposit over to Escrow Agent within Five (5) Business Days of the Effective Date hereof.

B. Upon expiration of thirty (30) days from the Effective Date of this Agreement, Purchaser will deposit the amount of [redacted] (the **"Second Earnest Money Deposit"**), which shall be non-refundable to Purchaser (except in the event of Seller's default or as otherwise expressly provided in this Agreement) and shall be credited to the Purchaser at the time of the Closing.

C. Upon Seller obtaining the Annexation and Rezoning (as hereinafter defined) and expiration of the Inspection Period (as hereinafter defined) Purchaser will deposit the amount of [redacted] (the **"Third Earnest Money Deposit"**), which shall be non-refundable to Purchaser (except in the event of Seller's default or as otherwise expressly provided in this Agreement) and shall be credited to the Purchaser at the time of the Closing. (As the case may dictate, collectively the Earnest Money Deposit, the Second Earnest Money Deposit and the Third Earnest Money Deposit shall be referred to as the "Earnest Money Deposits").

D. The remaining balance shall be paid to Seller at Closing in immediately available funds (Official Bank Check or wire transfer), subject to adjustments and proration.

dotloop signature verification: dtlp.us/eSK5-vOrn-lANO
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

4. Execution / Calculation of Time / Time of the Essence

A. Execution. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original as against any party whose signature appears thereon, and all of which together shall constitute one and the same instrument. This Agreement shall become binding when one or more counterparts shall bear the respective signatures of all of the parties designated as signatories herein. If this Agreement shall be executed in counterparts, then upon the subsequent written request of any signatory, all parties shall join in the signing of one complete original instrument. This Agreement may be executed via an electronic or digital signature platform such as docusign.com or adobe sign and a copy of any such electronically or digitally executed version shall be deemed an original for all purposes. A facsimile copy of this Agreement evidencing any signatures shall also be considered as an original for all purposes.

B. Calculation of Time. All references to days shall mean calendar days unless Business Days are specifically stated. Business Days shall mean Monday through Friday, and exclude legal holidays. If any time period ends on a Saturday, Sunday, or legal holiday, it shall instead be deemed to expire at the end of the next Business Day.

C. Time of the Essence. The Parties have been fully advised and agree that time is of the essence in this Agreement.

5. Survey. Within thirty (30) days after the Effective Date, Purchaser may obtain, at Purchaser's expense, an ALTA survey of the Property (the "**Survey**"). In the event the Survey reflects any easements, encroachments, rights-of-way, roads, lack of access, deficiencies, gaps or gores or hiatus between any of the parcels included within the Property or between the Property and any adjoining streets or roads, or any other adverse matters not acceptable to Purchaser, Purchaser may notify Seller of Purchaser's objections to the Survey within the applicable time period set forth in Paragraph 6 hereof. Objections to the Survey shall be treated as Title defects pursuant to Paragraph 6. Purchaser shall be entitled to obtain an update of the Survey ("**Updated Survey**") at any time prior to the Closing, at Purchaser's expense. If any Updated Survey reveals any adverse matter not disclosed by the Survey, then such Updated Survey defect shall be handled in the same manner as a new title defect.

6. Evidence of Title. Within Thirty (30) Days after the Effective Date, Purchaser shall obtain, at Purchaser's expense, and provide a copy thereof to Seller within five (5) days after receipt thereof, a commitment for an owner's title insurance policy (the "**Title Commitment**"). The Title Commitment shall be obtained from Title Agent as an issuing agent of either Westcor Land Title Insurance Company, Old Republic National Title, or First American Title (the **"Title Company"**), agreeing to issue to Purchaser, upon recording of the Warranty Deed, a title insurance policy in the amount of the Purchase Price, insuring Purchaser's title to the Property, subject only to Encumbrances and matters that are permitted, ("**Permitted Encumbrances**").

A. Permitted Encumbrances include the following:

i. Matters of record that Purchaser, in his sole discretion, accepts after the Objections to Title and Title Curative Period as set out in Paragraphs 6(B)

dotloop signature verification: dtlp.us/eSK5-vOrn-lANO
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

and 6(C), below have expired;

ii. Taxes for the year of Closing and subsequent years; and

iii. Assumed mortgages, mortgages taken subject to, and new mortgages, if any.

vii. Other Permitted Encumbrances: none.

The Title Commitment shall include legible copies of all documents referenced therein. The Title Commitment shall provide that all "standard exceptions" (including exceptions for taxes (for years prior to the year of Closing) and assessments not shown in the public records, claims of unrecorded easements, parties other than owner in possession, construction liens and matters disclosed on an accurate Survey, shall be deleted from the Policy when issued. Seller shall provide to the Closing Agent any affidavits, undertakings and other instruments required to delete said standard exceptions, and the Party responsible for submitting a Survey shall provide such Survey with required certifications.

B. Objections to Title. If the Title Commitment contains exceptions to coverage which, in Purchaser's sole opinion, adversely affect title to the Property and render title unmarketable and uninsurable, or if the Survey reveals any defect as set forth in Paragraph 5 hereof, the Purchaser shall notify the Seller, in writing, of Purchaser's objection to such exceptions within ten (10) days after the Title Commitment and copies of all underlying title search instruments and the Survey have been furnished to Purchaser.

C. Curing Title Objections. The Seller shall have thirty (30) days after receipt of such notice in which to cure such defects (the "**Title Curative Period**") and furnish to the Purchaser evidence that same have been cured. The Closing Date shall be postponed and extended for the Title Curative Period. If the Title defects are cured within the Title Curative Period, the sale and purchase shall be closed within seven (7) days after written notice to Purchaser, but not earlier than the Closing Date. In the event that Seller is unable to cure such defects within the Title Curative period, Seller may give notice of the necessity to extend the Title Curative Period for an additional one hundred twenty (120) days. If the Seller fails to cure such defects within the Title Curative Period (as extended if applicable), or notifies Purchaser in writing that Seller has determined, in Seller's sole discretion, that it is not feasible on a commercially reasonable basis to cure one or more of Purchaser's objections (in which event Seller shall notify Purchaser of its determination within twenty (20) days after its receipt of Purchaser's notice of title objections), Purchaser shall have the option, to be exercised in its sole discretion, to either: (i) complete the purchase in accordance with the Agreement and accept title to the Property subject to such objections without any adjustment to the Purchase Price; or (ii) terminate this Agreement by written notice thereof to Seller within seven (7) days after Purchaser's receipt of written notice of Seller's failure to cure Purchaser's objections within the Title Curative Period or Seller's determination that curing Purchaser's objections in not feasible, whereupon this Agreement shall terminate and be of no further force or effect and the Earnest Money Deposits shall be returned to the Purchaser.

dotloop signature verification: dtlp.us/eSK5-vOrn-lANO
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

D. Updates of Title. If Closing is scheduled to occur more than thirty (30) days from the date of the Title Commitment, the Title Commitment shall be updated by endorsement ("**Update Endorsement**") which endorsement, together with legible copies of any additional matters identified therein, shall be delivered to Purchaser no less than five (5) days before the respective Closing Date If any Update Endorsement discloses any new requirement, defect, Encumbrance or other adverse matter that is not a Permitted Encumbrance, then Purchaser shall notify Seller in writing specifying the new title defect. Seller shall have a period of thirty (30) days following the receipt of such notice from Purchaser to cure such new title defect and, if necessary, the Closing Date shall be extended as provided above. Seller agrees to use diligent, good faith efforts to attempt to remove the new title defect, as provided above. If Seller fails to cure any such new title defect Purchaser shall have the remedies provided above in Paragraph 6(c).

E. Title Policy. At or after Closing and upon payment of the premium for same, the Title Agent shall issue Purchaser a standard ALTA Owner's Policy of Title Insurance (with Florida modifications) for the Property based on the Title Commitment and any issued Update Endorsements (the "Policy"). The Policy will be issued by the Closing Agent and be underwritten by the Title Company and will be in the amount of the Purchase Price, and will insure Purchaser's fee simple title to the Property subject only to the Permitted Encumbrances. If Purchaser has not provided Closing Agent a Survey certified to all appropriate parties and showing no defects, the policy shall obtain exceptions for matters which would be disclosed by an accurate Survey and inspection of the Property, and easements and claims of easements not shown by the public records.

F. The Parties have been fully advised and agree that time is of the essence with respect to the parties' obligations under this Section.

7. Closing Date and Procedure / Documents to be Provided.

A. Closing Date. The Closing Date contemplated by this Agreement shall be no later than fifteen (15) days from the satisfaction by Purchaser and Seller of the Conditions Precedent set forth herein but in no event later than April 30, 2021 (the "Outside Closing Date"). Closing shall occur in the county in which the Property is situated, or at such location mutually agreed upon in writing by the Parties hereto. Upon mutually agreement of the Parties and subject to the approval of any lender that Purchaser may utilize for financing, the Closing may be conducted via online video notarization and all closing documents may be executed electronically or digitally.

B. Closing Procedure.

1. Seller. At Closing, if not previously delivered to Purchaser, Seller shall execute and deliver to Purchaser:

(i) A fully executed Warranty Deed;

(ii) A fully executed certification as to Seller's non-foreign status, if

dotloop signature verification: dtlp.us/eSK5-vOrn-lANO
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

applicable;

(iii) An owner's title affidavit. The owner's title affidavit shall attest to the absence, unless otherwise provided for herein, of any lien or Encumbrance upon the Property or any personal property to be conveyed, claims of lien or potential liens known to Seller, improvements or repairs to the Property within ninety (90) days immediately preceding date of Closing. However, if the Property has been improved or repaired within that time, Seller shall deliver releases or waivers of construction liens executed by all potential lienors and an affidavit setting forth the names of all potential lienors and affirming that all charges for improvements or repairs have been paid or will be paid at the Closing;

(iv) Originals, or if unavailable, copies of the specifications, technical manuals and similar materials for the Property to the extent same are in Seller's possession;

(v) A fully executed assignment of leases, if applicable;

(vi) Warranty Bills of Sale as to any personal property conveyed; and

(vii) Any other document reasonably required by the Closing Agent.

2. Purchaser. At Closing, Purchaser shall deliver to Seller the following:

(i) The balance of the Purchase Price payable at the Closing, as adjusted for prorations and taxes, in the manner required under this Agreement;

(ii) Instructions from Purchaser directing Escrow Agent to pay the Purchase Price and all other amounts due at Closing, or thereafter in accordance with the provisions of this Agreement, to Seller or any other person as Seller shall designate; and

(iii) If applicable, Purchase Money Mortgage, Promissory Note, Guarantees, and any other documents required in connection with the transactions contemplated by this Agreement, or reasonably required by the Closing Agent.

3. Seller and Purchaser. Seller and Purchaser shall, on the Closing Date, each execute, acknowledge (as appropriate) and deliver the following documents:

(i) Any transfer tax returns required under any tax laws applicable to the transactions contemplated herein;

dotloop signature verification: dtlp.us/eSK5-vOrn-lANO
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

(ii) The Closing Statement; and

(iii) Any other affidavit, document or instrument required to be delivered by Seller or Purchaser pursuant to the terms of this Agreement.

8. Costs. At the time of Closing, Purchaser shall pay to Seller the total Purchase Price for the Property, less prorations and adjustments in accordance with this Agreement. All applicable insurance, interest, advance rents and deposits on leases, if any, and other expenses of the Property shall be prorated as of the Closing Date. Ad valorem real property taxes shall be prorated based on taxes for the current year, if known, and allowances made for the maximum discount. If Closing occurs before the amount of current year's taxes or current year's millage is fixed, the taxes shall be prorated based upon the assessment and/or millage rate for the immediately preceding year. If the information for the current year is not available, the proration shall be the previous year's tax figure. Any proration based upon an estimate shall be readjusted upon request by either Party when the actual tax statement is received. This covenant shall survive Closing.

A. Seller shall pay for, including but not limited to the following items: (i) the documentary stamp tax due on the Warranty Deed; (ii) the cost of curing any title or survey defect(s), including the preparation and recordation of curative instruments; (iii) Sellers' legal fees and expenses; (iv) the costs to transfer title to any mobile home(s), if applicable; (v) the costs for annexation and re-zoning as set out in Paragraph 9(A); and (vi) any third party professional and/or consulting fees incurred at Seller's request.

B. Purchaser shall pay for, including but not limited to the following items: (i) the recording fees for the Warranty Deed, mortgages and all loan related documents; and (ii) the cost of all inspections, tests and studies undertaken by Purchaser in connection with its investigation; (iii) all costs related to the third party loan and any mortgages, including bank fees, documentary stamps, intangible tax, and title and closing costs related to loans; (iv) Purchaser's legal fees and expenses, (v) any third party professional and consulting fees incurred at Purchaser's request; (vi) cost of any Survey, and any survey certification to any lender, all endorsements, extended coverage, or upgrades to Purchaser's title insurance policy; and (vii) the cost of the premium due on the Owner's Title Insurance required under this Agreement, along with all related title and search costs related thereto, except as are related to mortgagee coverages, if any.

9. Annexation and Rezoning, Purchaser's Inspections, and Purchaser's Approvals.

A. **Annexation and Rezoning**. Seller hereby acknowledges, understands and agrees that in order for Purchaser to complete the Project, the Property must be annexed by the City of Fernandina Beach and that the Property must be rezoned for the appropriate and required zoning classification that, in Purchaser's sole and absolute discretion, would specifically allow for and would permit the development, construction, and use of the Project ("Annexation and Rezoning"). Seller shall be responsible for obtaining and / or completing the Annexation and Rezoning by, including but not limited to, making all applications or requests to governmental

dotloop signature verification: dtlp.us/eSK5-vOrn-lANO
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

authorities and paying all costs and expenses relating to or arising out of obtaining and / or completing the Annexation and Rezoning. Seller agrees that zoning of the Property must be changed to General Commercial (C-2) in order to satisfy the rezoning portion of the requirements under this Paragraph 9.(A). In the event that any site plans, drawings, depictions narratives or summaries are required by any governmental authority as part of Annexation and Rezoning, Seller hereby agrees to first obtain approval from Purchaser's Project Representative as identified below at least five (5) days prior to submitting same. Purchaser's Project Representative is as follows:

ACT Architects, LLC
Attn: Brad Hollett
6903 Atlantic Blvd
Jacksonville, Florida 32211
(904) 721-1771 phone
Email: brad@actarchitects.com

Seller shall have until 4:00 p.m. EST on the date that is one hundred twenty (120) days from the Effective Date of this Agreement in which to obtain the Annexation and Rezoning (the **Annexation and Rezoning Period"**).

B. **Purchaser's Inspection Period**. Purchaser shall have until 4:00 p.m. EST on the date that is two (2) business days after expiration of the Annexation and Rezoning Period (the **"Inspection Period"**), to perform, at Purchaser's cost and expense, an inspection of the Property as Purchaser may deem necessary to determine if the Property is suitable, in Purchaser's sole and absolute discretion, for the Project. Seller grants Purchaser, and / or his agents and representatives, permission to enter upon the Property at Purchaser's sole risk for the purpose of evaluating the Property. If requested by Purchaser, Seller shall make available a representative of Seller to accompany Purchaser or its designated representative on such inspections so long as Purchaser gives Seller reasonable advance notice of same. In all events the surface of the Property shall be restored to its prior grade upon completion of such evaluation. Purchaser shall have the right to inspect and evaluate the Property for any matter, including, but not limited to, the following:

(i) Surface or subsurface conditions which would prohibit or make the construction of the Project economically impracticable;

(ii) Environmental conditions which have an adverse impact on the Project;

(iii) Zoning, permitting or other regulatory restrictions which would prohibit or make the construction or operation of the Project economically impracticable;

(iv) Restrictions on the construction and maintenance of signs and billboards on the Property and alongside nearby highways and roadways;

dotloop signature verification: dtlp.us/eSK5-vOrn-lANO
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

(v) Availability of and access to adequate utilities, sewage, trash disposal and similar public services;

(vi) Approval by state, county and city regulatory agencies, if applicable, of any required roadway improvements for access to the Property;

(vii) Restrictive covenants burdening the Property that would prevent the construction of the Project or materially interfere with the operations thereof;

(viii) A review of any permits or contracts of Seller related to the Property

Provided, however, all such entries shall be at the sole risk of Purchaser and Purchaser shall indemnify and hold Seller harmless from and against all costs, expenses, including attorney's fees, liabilities and obligations of any type whatsoever that may result from Purchaser, or its agents, exercising its rights under this paragraph and entering upon the Property excluding damage or liability caused by the gross negligence or misconduct of Seller or its agents or representatives, and environmental or other conditions existing on the Property prior to Purchaser's investigation discovered, reported, or disturbed by Purchaser's actions. These provisions shall survive termination of this Agreement or the Closing.

Purchaser may terminate this Agreement by written notice to Seller at any time prior to the expiration of the Inspection Period (**"Purchaser's Inspection Period Termination Notice"**). If Purchaser's Inspection Period Termination Notice is timely given this Agreement shall terminate, the Earnest Money Deposits shall be returned to the Purchaser and neither Seller nor Purchaser shall have any further rights, duties, or obligations under this Agreement, except for Purchaser's obligation to indemnify and hold Seller harmless as set out in this Paragraph 9. If requested by Seller, Purchaser shall provide to Seller, without cost to Seller, a copy of all studies obtained by Purchaser for Seller's use and information.

C. **Permits, Approvals and Authorizations**. Seller acknowledges that Purchaser requires certain zoning, approvals, permits, and / or authorizations from various governmental and regulatory agencies having jurisdiction over the Property. Therefore, provided this Agreement is not terminated prior to the expiration of the Inspection Period, Purchaser shall have one hundred-twenty (120) days commencing on the earlier of (i) the day Purchaser notifies Seller that Purchase has completed inspections under the Inspection Period or (ii) the day that the Inspection Period expires, in which to obtain any and all zoning, approvals, permits, and / or authorizations (the **"Approvals Period"**).

(i) **Purchaser's Required Approvals**. During the Approvals Period, Purchaser will work diligently toward obtaining, without limitation, the following **Required Approvals**:

(a) Wetlands Delineation from the St. Johns River Water Management District ("SJRWM"), United Stated Army Core of Engineers ("USACOE"), or such other regulatory or governmental authority having jurisdiction and dominion over the Property;

dotloop signature verification: dtlp.us/eSK5-vOrn-lANO
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

(b) All permitting that Purchaser requires, in its sole and absolute discretion, that is necessary or otherwise needed by Purchaser to allow for the development of the Property and construction of the Project;

(c) Any and all authorizations, approvals and permits Purchaser requires, in its sole and absolute discretion, that is necessary or otherwise needed by Purchaser from the City of Fernandina Beach, Nassau County, SJRWM, USACOE, Florida Department of Transportation ("FDOT"), Florida Department of Environmental Protection ("FDOP"), the State of Florida and all such other political subdivisions and regulatory authorities thereof (the **"Permitting Authorities"**); and

(d) Annexation and Rezoning with it being the understanding of the Parties that it shall also be considered a Required Approval although Seller is responsible for obtaining and / or completing same prior to the commencement of the Approvals Period.

Seller may request updates as to Purchaser's status on obtaining the Required Approvals not more than once per month after commencement of the Approvals Period.

(ii) **Purchaser's Right to Terminate During Approvals Period**. Upon expiration of the Inspection Period, Purchaser may terminate this Agreement only in the event Purchaser is unable to obtain the Required Approvals and provides written notice to Seller at any time prior to the expiration of the Approvals Period ("**Purchaser's Approvals Period Termination Notice**"). Upon Purchaser timely providing Purchaser's Approvals Period Termination Notice, this Agreement shall terminate and Escrow Agent shall immediately disburse the Earnest Money Deposits to Seller and neither Seller nor Purchaser shall have any further rights, duties, or obligations under this Agreement, except for Purchaser's obligation to indemnify and hold Seller harmless as set out in Paragraph 9. If requested by Seller, Purchaser shall provide to Seller, without cost to Seller, a copy of all studies obtained by Purchaser for Seller's use and information.

D. The Parties have been fully advised and agree that time is of the essence with respect to the parties obligations under the Inspection Period.

10. Duties and Rights of Escrow Agent.

A. Escrow Agent is hereby authorized and agrees by acceptance hereof, to hold all monies paid as the Earnest Money Deposits ("**Escrowed Funds**") in escrow and to disburse the same in accordance with the terms and conditions of this Agreement.

B. In the event of doubt as to its duties or liabilities under the provisions of this Agreement, Escrow Agent shall have the right to withhold payment of the monies which are the

dotloop signature verification: dtlp.us/eSK5-vOrn-lANO
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

subject of this escrow until the parties mutually agree to the disbursement thereof, or until a judgment of a court of competent jurisdiction shall determine the rights of the parties thereto, or Escrow Agent may deposit all monies then held pursuant to this Agreement with the Clerk of the Circuit Court of the county in which the Property lies, and upon notifying all parties concerned of such action, all liability on the part of Escrow Agent shall fully terminate. Purchaser and Seller agree that Escrow Agent shall not be liable to any party or person whomsoever for misdelivery to Purchaser or to Seller of money subject to this escrow, unless such misdelivery shall be due to a willful breach of Escrow Agent's duties under this Agreement or fraudulent conduct by Escrow Agent.

11. Default and Notice to Cure.

A. If Purchaser defaults in the payment of the Purchase Price or if Purchaser shall default in the performance of any of its other material obligations, Seller shall have the right to receive disbursement of the Earnest Money Deposits if not previously delivered, and terminate this Agreement. Upon such delivery of the Earnest Money Deposits in accordance with the preceding sentence, this Agreement shall terminate and neither party hereto shall have any further obligations hereunder except for those that are expressly provided in this Agreement to survive the termination hereof.

B. If Seller defaults in any of its material obligations to be performed on or prior to the Closing Date, Purchaser shall have the right (i) to receive a return of the Earnest Money Deposits and terminate this Agreement, or (ii) to seek specific performance of Seller's obligations hereunder (it being expressly acknowledged that the remedy of specific performance is an appropriate remedy in the event of a default by Seller under this Agreement), or (iii) to seek any legal or equitable remedy, including, without limitation, any action for money damages. Upon such return and delivery of the Earnest Money Deposits in accordance with Clause (i) of the preceding sentence if such remedy is elected by Purchaser, this Agreement shall terminate and neither party hereto shall have any further obligations hereunder except for those that are expressly provided in this Agreement to survive the termination hereof.

C. In the event any party breaches the terms and provisions of this Agreement, non-defaulting party shall not exercise any remedies for such breach unless the non-defaulting party has notified the defaulting party in writing of the breach and demanded compliance with this Agreement. The party who has breached this Agreement shall remedy its breach within one (1) day if the default is failure of the defaulting party to close, or within ten (10) days of receipt of written notice thereof as to any other default, unless such breach is susceptible of cure and such cure cannot, with diligence, be completed within the ten (10) day period, in which case additional time shall be afforded, provided said cure is begun within the ten (10) day period and diligently and continuously thereafter prosecuted to completion, and provided that in no event shall such additional time exceed sixty (60) days from the receipt by the defaulting party of written notice of the breach. If a cure is not completed after notice and within the allowed cure period, a non-defaulting party may declare a breaching party in default and may exercise its remedies as provided in this Agreement.

D. Attorneys' Fees and Costs. In connection with any litigation arising out of the

dotloop signature verification: dtlp.us/eSK5-vOrn-lANO
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

enforcement or interpretation of this Agreement, the prevailing party shall be entitled to recover from the other, all costs incurred, including reasonable attorneys' fees, including without limitation trial and appellate proceedings.

E. The provisions of this Section shall survive the termination hereof.

12. Condemnation. If, prior to the Closing Date, any part of the Property is taken (other than a temporary taking), or if Seller shall receive an official notice from any governmental authority, having eminent domain power over the Property, of its intention to take, by eminent domain proceeding, any part of the Property (a "**Taking**"), then Purchaser shall have the option, exercisable within ten (10) days after receipt of notice of such Taking, to terminate this Agreement by delivering written notice thereof to Seller, whereupon this Agreement shall be deemed canceled and of no further force or effect, and neither party shall have any further rights or liabilities against or to the other except pursuant to the provisions of this Agreement, which are expressly provided to survive the termination hereof. If a Taking shall occur and Purchaser shall not have timely elected to terminate this Agreement, then Purchaser and Seller shall consummate this transaction in accordance with this Agreement, without any abatement of the Purchase Price or any liability or obligation on the part of Seller by reason of such Taking, provided, however, that Seller shall, on the Closing Date, (i) assign and remit to Purchaser, and Purchaser shall be entitled to receive and keep, the net proceeds of any award or other proceeds of such Taking which may have been collected by Seller as a result of such Taking less the reasonable expenses incurred by Seller in connection with such Taking, or (ii) if no award or other proceeds shall have been collected, deliver to Purchaser an assignment of Seller's right to any such award or other proceeds which may be payable to Seller as a result of such Taking and Purchaser shall reimburse Seller for the reasonable expenses incurred by Seller in connection with such Taking.

13. Notices. Any notices provided for in this Agreement shall be in writing to the address set forth below and shall be effective (a) upon receipt or refusal if delivered personally or by email; (b) one (1) Business Day after deposit with a recognized overnight courier; or (c) two (2) Business Days after deposit in the U.S. mail.

If to Seller:

TOADFISH OF AMELIA, LLC
2018 CHEROKEE DRIVE
NEPTUNE BEACH, FLORIDA, 32266
Telephone: _____
Email: _____

With copy to:

Bruce Jasinsky
BAJ HOLDINGS, INC.
_____
_____

dotloop signature verification: dtlp.us/eSK5-vOrn-lANO
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

_____
Telephone: (904) 753-3672
Email: bjasinsky@gmail.com

If to Purchaser:

Dr. Zeeshan Aziz
96335 High Pointe Drive
Fernandina Beach, Florida 32034
Telephone: (860) 961-6449
Email: ulemah786@aol.com

With copy to:

Michael J. Barker
Robert Erdman
Quintairos, Prieto, Wood & Boyer, P.A.
4190 Belfort Road, Suite 450
Jacksonville, Florida 32216
Phone: (904) 226-3660
Email: mbarker@qpwblaw.com with a copy to
Robert.erdman@qpwblaw.com

With a copy to:

Purchaser's Project Representative –

ACT Architects, LLC
Attn: Brad Hollett
6903 Atlantic Blvd
Jacksonville, Florida 32211
(904) 721-1771 phone
Email: brad@actarchitects.com

If to Escrow Agent:

Attorneys' Title Services LLC
Attn: Charles R. Wood, Esq.
12428 San Jose Blvd., Suite 1, Jacksonville, Florida 32223
Telephone: (904) 26-0105
Facsimile: charles.wood@attorneystitleservices.us

Either party may change their address by written or email notice given to the other as hereinabove provided. Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered hereunder shall not

dotloop signature verification: dtlp.us/eSK5-vOrn-lANO
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

be deemed ineffective if actual delivery cannot be made due to an unnoticed change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice.

14. Covenants; Preclosing Rights and Obligations of Seller.

A. From the Effective Date of this Agreement until the Closing Date, Seller shall:

I. not take any action which will adversely affect title to the Property;

ii. Notify Purchaser of any material changes discovered by Seller to the representations or warranties made by Seller. In the event that Purchaser learns, through Seller or otherwise, prior to the Closing Date, that any of Seller's warranties or representations are materially incorrect, Purchaser shall have the right to terminate this Agreement and all Earnest Money Deposits shall be immediately returned in full to Purchaser;

iii. Not enter into any lease, license or other agreement for occupancy of the Property, unless Purchaser has previously consented in writing;

iv. Not enter into any service contracts which survive the Closing, unless Purchaser has previously consented in writing.

B. Whenever in this Agreement Seller is required to obtain Purchaser's approval with respect to any transaction described therein, Purchaser shall, within five (5) days after receipt of Seller's request therefore, notify Seller of its approval or disapproval of same and, if Purchaser fails to notify Seller of its disapproval within said five (5) day period, Purchaser shall be deemed to have approved same.

C. If the Property, or any portion thereof, is rented or subject to any lease(s) then Seller shall deliver to Purchaser, within ten (10) days after the Effective Date, copies of any written leases and estoppel letters from each tenant specifying the nature and duration of the tenant's occupancy, rental rates, advanced rent and security deposits paid by tenant. Seller shall, at Closing, deliver and assign all original leases to Purchaser.

D. The provisions of this Paragraph 14 shall survive the Closing.

15. Warranties, Representations and Disclosures of Seller. Seller makes the following warranties, representations and disclosures to Purchaser, which representations and disclosures shall be true on the Effective Date and shall also be true at the time of Closing.

A. Organization. The Seller is a legal entity duly organized, validly existing and in good standing under the laws of the State of Florida, and has all requisite power and authority to execute and deliver this Agreement.

B. Authorization and Validity. The execution, delivery and performance of this

dotloop signature verification: dtlp.us/eSK5-vOrn-lANO
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

Agreement and the consummation of the transaction contemplated hereby by the Seller have been duly authorized and approved by all necessary company action. This Agreement, when executed, will constitute the legal, valid and binding obligation of Seller, enforceable in accordance with its terms, except as enforceability may be limited by applicable bankruptcy, insolvency, reorganization, moratorium or similar laws and subject to general principles of equity (regardless of whether such enforceability is considered in a proceeding in equity or at law.)

C. Marketable Title. As of the Closing Date, Seller shall have the ability to deliver good, marketable and insurable title to the Property, subject only to Permitted Encumbrances and any other matter permitted by the terms of this Agreement.

D. Condemnation. Seller has no knowledge of any pending or threatened condemnation or similar proceeding affecting the Property, nor does Seller have knowledge that any such action is presently contemplated.

E. Environmental Matters. As to the Property, the Seller is, and at all times has been, in full compliance with, and has not been and is not in violation of or liable under, any Environmental Law. Seller has no basis to expect, nor has any other person or entity for whose conduct they are or may be held to be responsible received, any actual or threatened order, notice, or other communication from (A) any governmental body or private citizen acting in the public interest, or (B) the current or prior owner or operator of the Property, of any actual or potential violation or failure to comply with any Environmental Law, or of any actual or threatened obligation to undertake or bear the cost of any environmental, health, and safety liabilities with respect to any of the Property, or with respect to any property or facility at or to which Hazardous Materials, as defined by law, were generated, transported, stored, handled, disposed, manufactured, refined, transferred, imported, used or processed by Seller, or any other person or entity for whose conduct they are or may be held responsible related to the Property. To the best of Seller's knowledge, there has been no release or threat of release, of any Hazardous Materials at or from the Property.

F. Pending Litigation/Violations. There are no legal actions, suits, code enforcement, regulatory actions, or other legal or administrative proceedings, including bankruptcy proceedings, pending or threatened, against the Property or Seller, and Seller is not aware of any facts which might result in any action, suit or other proceeding against the Property or Seller that could result in a lien encumbering the Property or any part thereof.

G. No Notice of Violation. Seller has not received any written notice of any violations of law, or municipal ordinances, orders, designations or requirements whatsoever noted in or issued by any federal, state, municipal or other governmental department, agency or bureau or any other governmental authority having jurisdiction over the Property with respect to the Property, except such notices as have been disclosed in writing to Purchaser.

H. Assessment Proceedings. There are no proceedings pending to reduce the assessment of the Property for real estate tax purposes.

dotloop signature verification: dtlp.us/eSK5-vOrn-lANO
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

I. Other Obligations and Assessments. There are no outstanding impact fees, obligations, assessments, fair share agreements or capital recovery obligations for sewer, water, drainage, roadway or other improvements which affect the Property by reason of any past or existing improvements on the Property.

J. Agreements. As of the Effective Date, there are no options, contracts or rights of any third parties affecting the Property in any manner whatsoever except as specifically set forth herein, nor shall there by any such leases, options, contracts or right of third parties granted during the term of this Agreement without the prior written consent of the Purchaser except as may be liens that will be removed by payment by Seller on or before Closing.

K. Special Assessments. There are no outstanding special assessments with respect to the Property. Certified, confirmed and ratified special assessment liens imposed by public bodies as of Closing are to be paid by Seller. Any special assessment lien that has not been certified, confirmed and ratified as of Closing shall be assumed by Purchaser.

L. Development Rights. Seller has not transferred any development rights with respect to the Property.

M. Historic District/Landmark. No portion of the Property is in a historic district nor has it been designated a historic landmark.

It shall be a condition precedent to Purchaser's obligation to close hereunder that the representations and warranties of Seller set forth in this Agreement will be true in all material respects on the Closing Date. Should Purchaser determine prior to the Closing Date that any representation or warranty set forth herein is inaccurate in a material way, then Purchaser shall promptly provide written notice to Seller of such inaccuracy, and provided that Seller does not otherwise elect or is unable to cure such inaccuracy, Purchaser shall have the option of either waiving any claim against Seller by virtue of such inaccuracy and proceeding to Closing without any adjustment to the Purchase Price, or Purchaser may terminate this Agreement, by written notice to Seller within ten (10) days following written notice from Seller that Seller cannot or will not cure any inaccuracy, whereupon this Agreement and all rights and obligations of the parties hereunder shall thereupon cease and be deemed null and void. In the event of such a termination by Purchaser pursuant to this Paragraph, the Earnest Money Deposits shall be immediately returned to Purchaser.

16. Purchaser's Conditions Precedent. The following are conditions precedent to Purchaser's obligations to close this transaction:

A. Marketable Title. Seller's delivery of good, marketable and insurable fee simple title to the Property as provided in Paragraph 6 above.

B. Document Delivery. Seller shall have executed and delivered to Purchaser all of the documents required of Seller under this Agreement, including but not limited to an acceptable Warranty Deed, the Seller's Affidavit sufficient and acceptable to the Closing Agent

dotloop signature verification: dtlp.us/eSK5-vOrn-lANO
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

to address the elimination of standard exceptions for "gap" coverage, construction liens and possession, and the IRC Section 1445 requirements.

C. Performance of Covenants. Seller shall have performed all of its material covenants, agreements and obligations under this Agreement.

D. Truth of Representations and Warranties. All of Seller's representations and warranties set forth in Paragraphs 14 and 15 of this Agreement shall be true and correct in all material respects though first made as of the date of the Closing.

Purchaser may waive any or all of the preceding conditions precedent. With respect to those conditions precedent of which require the cooperation or subsequent action of Seller, Seller shall undertake such cooperation or action in good faith. If, notwithstanding the parties' commercially reasonably diligent effort, all of the following conditions precedent are not satisfied on or before the Closing Date, Purchaser shall have the right and option to either (i) waive any such unsatisfied condition precedent and close this Agreement in accordance with its terms without any adjustment to the Purchase Price, or (ii) terminate this Agreement on such Closing Date. If Purchaser terminates this Agreement because of the failure to satisfy or waive any such condition precedent all rights and obligations of the parties hereunder to each other shall end and this Agreement shall be of no further force or effect. In the event of such a termination, the Earnest Money Deposits shall be immediately returned to Purchaser.

E. No Termination. Purchaser shall have not terminated this Agreement.

F. CLOSING ON ADJANCENT PARCEL(S). Seller understands, acknowledges and agrees that in addition to any of the other conditions precedent to Purchaser's obligation to close as set out herein, that Purchaser is under contract to purchase a parcel or parcel(s) of real property that are adjacent and contiguous to the Property and owned by PAPPY'S, LLP (the "PAPPY'S Contract"), and that it shall be an absolute condition precedent to Purchaser's obligation to close under this Agreement that Purchaser shall have closed the PAPPY'S Contract contemporaneously with the closing as contemplated in this Agreement. Further, any termination of the PAPPY'S Contract by Purchaser shall also be deemed a termination of this Agreement.

17. Seller's Conditions Precedent. The following are conditions precedent to Seller's obligation to close this Transaction:

A. Delivery of Documents. Purchaser shall have executed and delivered to Seller all of the documents required of Purchaser under this Agreement.

B. Performance of Covenants. Purchaser shall have performed all of its material covenants, agreements and obligations under this Agreement.

C. Payment of Purchase Price. Purchaser shall have delivered to Seller the balance of the Purchase Price and the Escrow Agent shall have delivered to Seller the Earnest Money

dotloop signature verification: dtlp.us/eSK5-vOrn-lANO
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

Deposits.

Seller may waive any or all of the preceding conditions precedent. With respect to those conditions precedent of which require the cooperation or subsequent action of Purchaser, Purchaser shall undertake such cooperation or action in good faith. If, notwithstanding the parties' commercially reasonably diligent effort, all of the following conditions precedent are not satisfied on or before the Closing Date, Seller shall have the right and option to either (i) waive any such unsatisfied condition precedent and close this Agreement in accordance with its terms without any adjustment to the Purchase Price, or (ii) terminate this Agreement on such Closing Date. If Seller terminates this Agreement because of the failure to satisfy or waive any such condition precedent all rights and obligations of the parties hereunder to each other shall end and this Agreement shall be of no further force or effect. In the event of such a termination pursuant to this Paragraph, the Earnest Money Deposits shall be retained by Seller (or if not previously disbursed, the Earnest Money Deposits shall be immediately disbursed to Seller).

18. Miscellaneous.

A. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, representatives, successors and assigns; and no third party shall have any rights, privileges or other beneficial interest in or under this Agreement. Neither party may assign or transfer its rights or obligations under this Agreement without prior written consent of the other. Any assignment without such written consent shall be void and shall not act to release the assigning party from its duties and obligations hereunder. As used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

B. Assignability. Purchaser is free to assign this Agreement to any third party without the need to obtain consent from Seller but such assignment shall not relieve Purchaser of any obligations imposed upon Purchaser under this Agreement.

C. Broker's Commissions. Except for Bruce Jasinsky of BAJ HOLDINGS, INC. (the "**Broker**"), Seller and Purchaser warrant and represent to each other that no broker or other person expecting or due a fee or commission related to the transaction herein contemplated was involved in this Agreement. Seller shall be solely responsible for all fees due to the Broker, if any. Seller shall indemnify Purchaser against any claim of any broker, including the Broker, claiming by, through or under Seller. This warranty and representation shall survive delivery of the Deed and Closing of this transaction.

D. Entire Agreement. This Agreement, including the Exhibits attached hereto, contains the entire Agreement between Seller and Purchaser and all other representations, negotiations and agreements, written and oral, including any letters of intent which pre-date the Effective Date hereof, with respect to the Property or any portion thereof, are superseded by this Agreement and are of no force and effect. This Agreement may be amended and modified only by instrument, in writing, executed by all parties hereto.

dotloop signature verification: dtlp.us/eSK5-vOrn-lANO
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

E. 1031 Exchange. If either Party wishes to enter into a IRC Section 1031 like-kind exchange with respect to the Property ("**Exchange**"), the other party agrees to cooperate, including the execution of documents; provided (1) the cooperating party shall incur no liability or expense related to the Exchange and (2) the Closing shall not be contingent upon, nor extended or delayed by, such Exchange.

F. Radon Gas. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

G. Mold. Mold is naturally occurring and may cause health risks or damage to property. This Agreement is not contingent upon testing for the existence of toxic mold unless specifically provided.

H. Risk of Loss. If a structure exists on the Property and is damaged substantially prior to Closing and the cost of restoration does not exceed 1.5% of the Purchase Price of the Property so damaged, the Seller shall repair the structure at Seller's expense and Closing shall proceed pursuant to the terms of this Agreement. If the cost of restoration exceeds 1.5% of the Purchase Price of the Property, Purchaser shall either take the Property as is, together with either the 1.5% difference paid or to be paid by Seller or credited at Closing, and any insurance proceeds payable by virtue of such loss or damage, or cancel the Agreement and receive a refund of the Earnest Money Deposits.

I. Waiver. No waiver hereunder of any condition or breach shall be deemed to be a continuing waiver or a waiver of any subsequent breach

J. Severability. In case any one or more provisions contained in this Agreement shall, for any reason, be held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had not been contained herein.

K. Florida Contract. This Agreement shall be deemed a Florida contract and construed according to the laws of such state, regardless whether this Agreement is being executed by any of the parties hereto in other states or otherwise. The proper and exclusive venue for any action concerning this Agreement shall be the Circuit Court in and for NASSAU County, Florida.

PURCHASER:

DocuSigned by:
Zeeshan Aziz
ECF674C7F402415...

Zeeshan Aziz

SELLER:

TOADFISH of AMELIA, LLC

By: S. PERRY PENDLAND, JR dotloop verified 08/14/20 9:27 AM EDT RASZ-LKJX-3NDO-LSKQ

dotloop signature verification: dtlp.us/eSK5-vOrn-lANO
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

Zeeshan Aziz

Date: 8/18/2020

S. Perry Penland, Jr. Its Co-Manager

Date: 08/14/2020

By: Daniel I. McCranie dotloop verified 08/14/20 10:27 AM EDT 9E7M-UOCP-UQFE-COL9

Daniel I. McCranie, Its Co-Manager

Date: 08/14/2020

Exhibit A
DESCRIPTION OF REAL PROPERTY

1412 Nectarine Street, Fernandina Beach, FL 32266

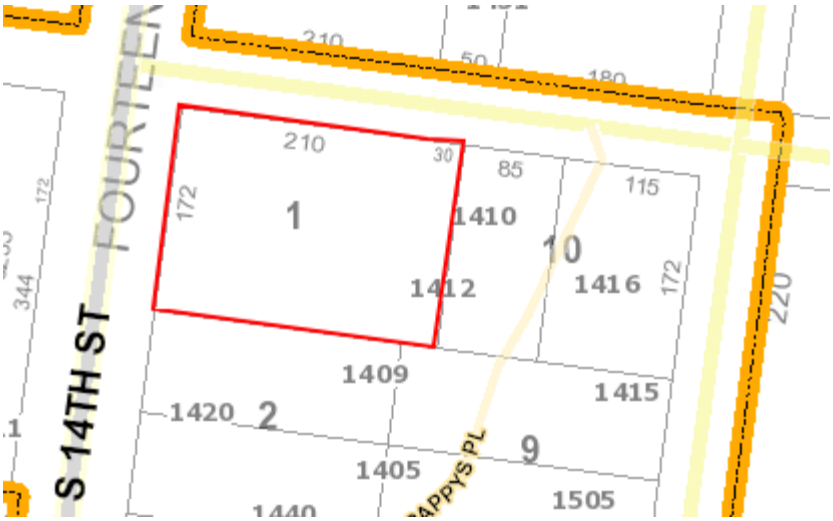
Being more particularly described as:

All that certain lot, piece or parcel of land situate, lying and being in the City of Fernandina Beach (formerly 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 re-issued by the Florida Town Improvement Company in 1887 and 1901 as:

The Westerly 140.0 feet of the Easterly 210.0 feet of Lot One (1), Block Two Hundred Sixty-seven (267) and the Easterly 70.0 feet of Lot One (1) and the Westerly 30.0 feet of Lot Ten (10), Block Two Hundred Sixty-seven (267), City of Fernandina Beach, Florida.

And for reference as to location, shown on GIS map as follow:

dotloop signature verification: dtlp.us/eSK5-vOrn-lANO
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3



dotloop signature verification: dtlp.us/9FSf-tUG6-mltl
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

REAL PROPERTY PURCHASE AND SALE AGREEMENT

THIS REAL PROPERTY PURCHASE AND SALE AGREEMENT by and between PAPPY'S, LLP, a Florida General Partnership and its successors and assigns (the **"Seller"**) and Zeeshan Aziz, and his successors and assigns (the **"Purchaser"**) is entered into and effective on the date it is last executed by the Seller or Purchaser (the **"Effective Date"**) (Collectively, Seller and Purchaser shall be referred to hereinafter as the **"Parties")**.

R E C I T A L S:

A. Seller is the owner of certain property located in NASSAU County, Florida.

B. Seller wishes to sell to Purchaser, and Purchaser wishes to purchase from Seller the Property as hereafter defined upon the terms, covenants and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties covenant and agree as follows:

1. Sale of Property. Subject to the terms and conditions herein, Seller agrees to sell, convey, and assign (to the extent assignable) to Purchaser, and Purchaser agrees to buy from Seller, that certain real property located in NASSAU County, Florida, and being described by address, parcel number, and legal description and shown on the maps on **Exhibit A**, attached hereto and made a part hereof, together with all appurtenances, easements and privileges thereto belonging, including all right, title and interest of the Seller in and to any easements, strips, gores, appurtenances, streets, alleys or ways adjoining the real property as well as any and all personal property situated upon the real property (collectively, the **"Property"**). The Parties hereby agree that the final legal description for the real property shall be determined by the Survey as contemplated in Paragraph 5, hereof.

2. Definitions. For purposes of this Agreement, the following terms are defined as hereinafter set forth:

"**Agreement**" shall mean this Real Property Purchase and Sale Agreement, as it may be amended from time to time.

"**Closing**" shall mean the execution and delivery of the Transaction Documents and the payment of those funds required to be paid at the time and in the manner required herein for the purchase and sale of the Property.

"**Closing Date**" shall mean the date on which the Closing shall occur, as set forth in Paragraph 7 herein.

dotloop signature verification: dtlp.us/9FSf-tUG6-mltl
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

"**Encumbrance**" shall mean and include any charge, claim, community property interest, condition, equitable interest, lien, option, pledge, security interest, right of first refusal, or restriction of any kind, including any restriction on use, voting, transfer, receipt of income, or exercise of any other attribute of ownership.

"**Environmental Law**" shall mean any federal, state or local statute, regulation or ordinance or any judicial or administrative decree or decision, whether now existing or hereinafter enacted, promulgated or issued, with respect to any hazardous materials, drinking water, groundwater, wetlands, landfills, open dumps, storage tanks, underground storage tanks, solid waste, waste water, storm water runoff, waste emissions or wells. Without limiting the generality of the foregoing, the term shall encompass each of the following statutes, and regulations, including any state of local counterparts or equivalent, in each case, order, decrees, permits, licenses and deed restrictions now or hereafter promulgated thereunder, and amendments and successors to such statutes and regulations as may be enacted and promulgated from time to time: (i) the Comprehensive Environmental Response, Compensation and Liability Act (codified in scattered sections of 26 U.S.C., 33 U.S.C., 42 U.S.C. and 42 U.S.C. Section 9601 et seq.) ("CERCLA"); (ii) the Resource Conservation and Recovery Act (42 U.S.C. Section 6901 et seq.); (iii) the Hazardous Materials Transportation Act (49 U.S.C. Section 1801 et seq.); (iv) the Toxic Substances Control Act (15 U.S.C. Section 2061 et seq.); (v) the Clean Water Act (33 U.S.C. Section 1251 et seq.); (vi) the Clean Air Act (42 U.S.C. Section 7401 et seq.); (vii) the Safe Drinking Water Act (21 U.S.C. Section 349, 42 U.S.C. Section 201 and Section 300f et seq.); (viii) the National Environmental Policy Act (42 U.S.C. Section 4321 et seq.); (ix) the Superfund Amendments and Reauthorization Act of 1986 (codified in scattered sections of 10 U.S.C., 29 U.S.C., 33 U.S.C. and 42 U.S.C.); (x) Title III of the Superfund Amendment and Reauthorization Act (40 U.S.C. Section 1101 et seq.); (xi) the Uranium Mill Tailings Radiation Control Act (42 U.S.C. Section 7901 et seq.); (xii) the Occupational Safety & Health Act (29 U.S.C. Section 655 et seq.); (xiii) the Federal Insecticide, Fungicide and Rodenticide Act (7 U.S.C. Section 136 et seq.); (xiv) the Noise Control Act (42 U.S.C. Section 4901 et seq.); and (xv) the Emergency Planning and Community Right to Know Act (42 U.S.C. Section 11001 et seq.).

"**Hazardous Materials**" shall mean any solid, gaseous or liquid wastes (including hazardous wastes), regulated substances, pollutants or contaminants or terms of similar import, as such terms are defined in any Environmental law, and shall include, without limitation, any petroleum or petroleum products or by-products, flammable explosives, radioactive materials, asbestos in any form, polychlorinated biphenyls and any other substance or material which constitutes a threat to health, safety, property or the environment or which has been or is in the future determined by any governmental entity to be prohibited, limited or regulated by any Environmental Law.

"Project" shall mean the Purchaser's plan to develop and construct improvements and structures upon the Property for the purposes of use for professional office space and professional office condominiums, or such other primary and / or ancillary use(s) that would be permitted for the zoning classification that would allow for professional office space and professional office condominiums, as Purchaser may deem appropriate in Purchaser's sole and absolute discretion.

dotloop signature verification: dtlp.us/9FSf-tUG6-mltl
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

"**Purchase Price**" shall mean the total consideration to be paid by the Purchaser to the Seller for the Property.

"**Survey**" shall mean a survey of the Property certified by a Florida Registered Land Surveyor.

"**Transaction Documents**" shall mean this Agreement and all of the documents required or contemplated in connection with the Closing of the purchase and sale of the Property.

3. Price / Deposits / Financing. The total Purchase Price for the Property shall be [redacted] ("**Purchase Price**"). The Purchase Price shall be due and payable as follows:

A. Within Five (5) Business Days of the Effective Date of this Agreement, Purchaser will deposit the amount of [redacted] (the "**Earnest Money Deposit**") with Attorneys' Title Services, LLC as escrow agent (the "**Escrow Agent**", **"Title Agent"** or **"Closing Agent"**, as the case may dictate). The Earnest Money Deposit, Second Earnest Money Deposit and the Third Earnest Money Deposit shall be held in a non-interest bearing account. Upon expiration of thirty (30) days from the Effective Date of this Agreement, the Earnest Money Deposit shall become non-refundable (except in the event of Seller's default or as otherwise expressly provided in this Agreement). The Earnest Money Deposit shall be credited to the Purchaser at the time of the Closing (hereinafter defined). The Parties agree that in the event Purchaser has tendered the Earnest Money Deposit to be held by any third party prior to the Effective Date of this Agreement that the Parties will mutually direct such third party to transfer the Earnest Money Deposit over to Escrow Agent within Five (5) Business Days of the Effective Date hereof.

B. Upon expiration of thirty (30) days from the Effective Date of this Agreement, Purchaser will deposit the amount of [redacted] (the **"Second Earnest Money Deposit"**), which shall be non-refundable to Purchaser (except in the event of Seller's default or as otherwise expressly provided in this Agreement) and shall be credited to the Purchaser at the time of the Closing.

C. Upon Seller obtaining the Annexation and Rezoning (as hereinafter defined) and expiration of the Inspection Period (as hereinafter defined) Purchaser will deposit the amount of [redacted] (the **"Third Earnest Money Deposit"**), which shall be non-refundable to Purchaser (except in the event of Seller's default or as otherwise expressly provided in this Agreement) and shall be credited to the Purchaser at the time of the Closing. (As the case may dictate, collectively, the Earnest Money Deposit, the Second Earnest Money Deposit and the Third Earnest Money Deposit shall be referred to as the "Earnest Money Deposits").

D. The remaining balance shall be paid to Seller at Closing in immediately available funds (Official Bank Check or wire transfer), subject to adjustments and proration.

dotloop signature verification: dtlp.us/9FSf-tUG6-mltl
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

4. Execution / Calculation of Time / Time of the Essence

A. Execution. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original as against any party whose signature appears thereon, and all of which together shall constitute one and the same instrument. This Agreement shall become binding when one or more counterparts shall bear the respective signatures of all of the parties designated as signatories herein. If this Agreement shall be executed in counterparts, then upon the subsequent written request of any signatory, all parties shall join in the signing of one complete original instrument. This Agreement may be executed via an electronic or digital signature platform such as docusign.com or adobe-sign and a copy of any such electronically or digitally executed version shall be deemed an original for all purposes. A facsimile copy of this Agreement evidencing any signatures shall also be considered as an original for all purposes.

B. Calculation of Time. All references to days shall mean calendar days unless Business Days are specifically stated. Business Days shall mean Monday through Friday, and exclude legal holidays. If any time period ends on a Saturday, Sunday, or legal holiday, it shall instead be deemed to expire at the end of the next Business Day.

C. Time of the Essence. The Parties have been fully advised and agree that time is of the essence in this Agreement.

5. Survey. Within thirty (30) days after the Effective Date, Purchaser may obtain, at Purchaser's expense, an ALTA survey of the Property (the "**Survey**"). In the event the Survey reflects any easements, encroachments, rights-of-way, roads, lack of access, deficiencies, gaps or gores or hiatus between any of the parcels included within the Property or between the Property and any adjoining streets or roads, or any other adverse matters not acceptable to Purchaser, Purchaser may notify Seller of Purchaser's objections to the Survey within the applicable time period set forth in Paragraph 6 hereof. Objections to the Survey shall be treated as Title defects pursuant to Paragraph 6. Purchaser shall be entitled to obtain an update of the Survey ("**Updated Survey**") at any time prior to the Closing, at Purchaser's expense. If any Updated Survey reveals any adverse matter not disclosed by the Survey, then such Updated Survey defect shall be handled in the same manner as a new title defect.

6. Evidence of Title. Within Thirty (30) Days after the Effective Date, Purchaser shall obtain, at Purchaser's expense, and provide a copy thereof to Seller within five (5) days after receipt thereof, a commitment for an owner's title insurance policy (the "**Title Commitment**"). The Title Commitment shall be obtained from Title Agent as an issuing agent of either Westcor Land Title Insurance Company, Old Republic National Title, or First American Title (the **"Title Company"**), agreeing to issue to Purchaser, upon recording of the Warranty Deed, a title insurance policy in the amount of the Purchase Price, insuring Purchaser's title to the Property, subject only to Encumbrances and matters that are permitted, ("**Permitted Encumbrances**").

A. Permitted Encumbrances include the following:

i. Matters of record that Purchaser, in his sole discretion, accepts after the Objections to Title and Title Curative Period as set out in Paragraphs 6(B)

dotloop signature verification: dtlp.us/9FSf-tUG6-mltl
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

and 6(C), below have expired;

ii. Taxes for the year of Closing and subsequent years; and

iii. Assumed mortgages, mortgages taken subject to, and new mortgages, if any.

vii. Other Permitted Encumbrances: none.

The Title Commitment shall include legible copies of all documents referenced therein. The Title Commitment shall provide that all "standard exceptions" (including exceptions for taxes (for years prior to the year of Closing) and assessments not shown in the public records, claims of unrecorded easements, parties other than owner in possession, construction liens and matters disclosed on an accurate Survey, shall be deleted from the Policy when issued. Seller shall provide to the Closing Agent any affidavits, undertakings and other instruments required to delete said standard exceptions, and the Party responsible for submitting a Survey shall provide such Survey with required certifications.

B. Objections to Title. If the Title Commitment contains exceptions to coverage which, in Purchaser's sole opinion, adversely affect title to the Property and render title unmarketable and uninsurable, or if the Survey reveals any defect as set forth in Paragraph 5 hereof, the Purchaser shall notify the Seller, in writing, of Purchaser's objection to such exceptions within ten (10) days after the Title Commitment and copies of all underlying title search instruments and the Survey have been furnished to Purchaser.

C. Curing Title Objections. The Seller shall have thirty (30) days after receipt of such notice in which to cure such defects (the "**Title Curative Period**") and furnish to the Purchaser evidence that same have been cured. The Closing Date shall be postponed and extended for the Title Curative Period. If the Title defects are cured within the Title Curative Period, the sale and purchase shall be closed within seven (7) days after written notice to Purchaser, but not earlier than the Closing Date. In the event that Seller is unable to cure such defects within the Title Curative period, Seller may give notice of the necessity to extend the Title Curative Period for an additional one hundred twenty (120) days. If the Seller fails to cure such defects within the Title Curative Period (as extended if applicable), or notifies Purchaser in writing that Seller has determined, in Seller's sole discretion, that it is not feasible on a commercially reasonable basis to cure one or more of Purchaser's objections (in which event Seller shall notify Purchaser of its determination within twenty (20) days after its receipt of Purchaser's notice of title objections), Purchaser shall have the option, to be exercised in its sole discretion, to either: (i) complete the purchase in accordance with the Agreement and accept title to the Property subject to such objections without any adjustment to the Purchase Price; or (ii) terminate this Agreement by written notice thereof to Seller within seven (7) days after Purchaser's receipt of written notice of Seller's failure to cure Purchaser's objections within the Title Curative Period or Seller's determination that curing Purchaser's objections in not feasible, whereupon this Agreement shall terminate and be of no further force or effect and the Earnest Money Deposits shall be returned to the Purchaser.

dotloop signature verification: dtlp.us/9FSf-tUG6-mltl
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

D. Updates of Title. If Closing is scheduled to occur more than thirty (30) days from the date of the Title Commitment, the Title Commitment shall be updated by endorsement ("**Update Endorsement**") which endorsement, together with legible copies of any additional matters identified therein, shall be delivered to Purchaser no less than five (5) days before the respective Closing Date If any Update Endorsement discloses any new requirement, defect, Encumbrance or other adverse matter that is not a Permitted Encumbrance, then Purchaser shall notify Seller in writing specifying the new title defect. Seller shall have a period of thirty (30) days following the receipt of such notice from Purchaser to cure such new title defect and, if necessary, the Closing Date shall be extended as provided above. Seller agrees to use diligent, good faith efforts to attempt to remove the new title defect, as provided above. If Seller fails to cure any such new title defect Purchaser shall have the remedies provided above in Paragraph 6(c).

E. Title Policy. At or after Closing and upon payment of the premium for same, the Title Agent shall issue Purchaser a standard ALTA Owner's Policy of Title Insurance (with Florida modifications) for the Property based on the Title Commitment and any issued Update Endorsements (the "Policy"). The Policy will be issued by the Closing Agent and be underwritten by the Title Company and will be in the amount of the Purchase Price, and will insure Purchaser's fee simple title to the Property subject only to the Permitted Encumbrances. If Purchaser has not provided Closing Agent a Survey certified to all appropriate parties and showing no defects, the policy shall obtain exceptions for matters which would be disclosed by an accurate Survey and inspection of the Property, and easements and claims of easements not shown by the public records.

F. The Parties have been fully advised and agree that time is of the essence with respect to the parties' obligations under this Section.

7. Closing Date and Procedure / Documents to be Provided.

A. Closing Date. The Closing Date contemplated by this Agreement shall be no later than fifteen (15) days from the satisfaction by Purchaser and Seller of the Conditions Precedent set forth herein but in no event later than April 30, 2021 (the "Outside Closing Date"). Closing shall occur in the county in which the Property is situated, or at such location mutually agreed upon in writing by the Parties hereto. Upon mutually agreement of the Parties and subject to the approval of any lender that Purchaser may utilize for financing, the Closing may be conducted via online video notarization and all closing documents may be executed electronically or digitally.

B. Closing Procedure.

1. Seller. At Closing, if not previously delivered to Purchaser, Seller shall execute and deliver to Purchaser:

(i) A fully executed Warranty Deed;

dotloop signature verification: dtlp.us/9FSf-tUG6-mltl
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

(ii) A fully executed certification as to Seller's non-foreign status, if applicable;

(iii) An owner's title affidavit. The owner's title affidavit shall attest to the absence, unless otherwise provided for herein, of any lien or Encumbrance upon the Property or any personal property to be conveyed, claims of lien or potential liens known to Seller, improvements or repairs to the Property within ninety (90) days immediately preceding date of Closing. However, if the Property has been improved or repaired within that time, Seller shall deliver releases or waivers of construction liens executed by all potential lienors and an affidavit setting forth the names of all potential lienors and affirming that all charges for improvements or repairs have been paid or will be paid at the Closing;

(iv) Originals, or if unavailable, copies of the specifications, technical manuals and similar materials for the Property to the extent same are in Seller's possession;

(v) A fully executed assignment of leases, if applicable;

(vi) Warranty Bills of Sale as to any personal property conveyed; and

(vii) Any other document reasonably required by the Closing Agent.

2. Purchaser. At Closing, Purchaser shall deliver to Seller the following:

(i) The balance of the Purchase Price payable at the Closing, as adjusted for prorations and taxes, in the manner required under this Agreement;

(ii) Instructions from Purchaser directing Escrow Agent to pay the Purchase Price and all other amounts due at Closing, or thereafter in accordance with the provisions of this Agreement, to Seller or any other person as Seller shall designate; and

(iii) If applicable, Purchase Money Mortgage, Promissory Note, Guarantees, and any other documents required in connection with the transactions contemplated by this Agreement, or reasonably required by the Closing Agent.

3. Seller and Purchaser. Seller and Purchaser shall, on the Closing Date, each execute, acknowledge (as appropriate) and deliver the following documents:

(i) Any transfer tax returns required under any tax laws applicable to

dotloop signature verification: dtlp.us/9FSf-tUG6-mltl
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

the transactions contemplated herein;

(ii) The Closing Statement; and

(iii) Any other affidavit, document or instrument required to be delivered by Seller or Purchaser pursuant to the terms of this Agreement.

8. Costs. At the time of Closing, Purchaser shall pay to Seller the total Purchase Price for the Property, less prorations and adjustments in accordance with this Agreement. All applicable insurance, interest, advance rents and deposits on leases, if any, and other expenses of the Property shall be prorated as of the Closing Date. Ad valorem real property taxes shall be prorated based on taxes for the current year, if known, and allowances made for the maximum discount. If Closing occurs before the amount of current year's taxes or current year's millage is fixed, the taxes shall be prorated based upon the assessment and/or millage rate for the immediately preceding year. If the information for the current year is not available, the proration shall be the previous year's tax figure. Any proration based upon an estimate shall be readjusted upon request by either Party when the actual tax statement is received. This covenant shall survive Closing.

A. Seller shall pay for, including but not limited to the following items: (i) the documentary stamp tax due on the Warranty Deed; (ii) the cost of curing any title or survey defect(s), including the preparation and recordation of curative instruments; (iii) Sellers' legal fees and expenses; (iv) the costs to transfer title to any mobile home(s), if applicable; (v) the costs for annexation and re-zoning as set out in Paragraph 9(A); and (vi) any third party professional and/or consulting fees incurred at Seller's request.

B. Purchaser shall pay for, including but not limited to the following items: (i) the recording fees for the Warranty Deed, mortgages and all loan related documents; and (ii) the cost of all inspections, tests and studies undertaken by Purchaser in connection with its investigation; (iii) all costs related to the third party loan and any mortgages, including bank fees, documentary stamps, intangible tax, and title and closing costs related to loans; (iv) Purchaser's legal fees and expenses, (v) any third party professional and consulting fees incurred at Purchaser's request; (vi) cost of any Survey, and any survey certification to any lender, all endorsements, extended coverage, or upgrades to Purchaser's title insurance policy; and (vii) the cost of the premium due on the Owner's Title Insurance required under this Agreement, along with all related title and search costs related thereto, except as are related to mortgagee coverages, if any.

9. Annexation and Rezoning, Purchaser's Inspections, and Purchaser's Approvals.

A. **Annexation and Rezoning**. Seller hereby acknowledges, understands and agrees that in order for Purchaser to complete the Project, the Property must be annexed by the City of Fernandina Beach and that the Property must be rezoned for the appropriate and required zoning classification that, in Purchaser's sole and absolute discretion, would specifically allow for and would permit the development, construction, and use of the Project ("Annexation and Rezoning"). Seller shall be responsible for obtaining and / or completing the Annexation and

dotloop signature verification: dtlp.us/9FSf-tUG6-mltl
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

Rezoning by, including but not limited to, making all applications or requests to governmental authorities and paying all costs and expenses relating to or arising out of obtaining and / or completing the Annexation and Rezoning. Seller agrees that zoning of the Property must be changed to General Commercial (C-2) in order to satisfy the rezoning portion of the requirements under this Paragraph 9.(A). In the event that any site plans, drawings, depictions narratives or summaries are required by any governmental authority as part of Annexation and Rezoning, Seller hereby agrees to first obtain approval from Purchaser's Project Representative as identified below at least five (5) days prior to submitting same. Purchaser's Project Representative is as follows:

ACT Architects, LLC
Attn: Brad Hollett
6903 Atlantic Blvd
Jacksonville, Florida 32211
(904) 721-1771 phone
Email: brad@actarchitects.com

Seller shall have until 4:00 p.m. EST on the date that is one hundred twenty (120) days from the Effective Date of this Agreement in which to obtain the Annexation and Rezoning (the **Annexation and Rezoning Period"**).

B. **Purchaser's Inspection Period**. Purchaser shall have until 4:00 p.m. EST on the date that is two (2) business days after expiration of the Annexation and Rezoning Period (the **"Inspection Period"**), to perform, at Purchaser's cost and expense, an inspection of the Property as Purchaser may deem necessary to determine if the Property is suitable, in Purchaser's sole and absolute discretion, for the Project. Seller grants Purchaser, and / or his agents and representatives, permission to enter upon the Property at Purchaser's sole risk for the purpose of evaluating the Property. If requested by Purchaser, Seller shall make available a representative of Seller to accompany Purchaser or its designated representative on such inspections so long as Purchaser gives Seller reasonable advance notice of same. In all events the surface of the Property shall be restored to its prior grade upon completion of such evaluation. Purchaser shall have the right to inspect and evaluate the Property for any matter, including, but not limited to, the following:

(i) Surface or subsurface conditions which would prohibit or make the construction of the Project economically impracticable;

(ii) Environmental conditions which have an adverse impact on the Project;

(iii) Zoning, permitting or other regulatory restrictions which would prohibit or make the construction or operation of the Project economically impracticable;

(iv) Restrictions on the construction and maintenance of signs and billboards on the Property and alongside nearby highways and roadways;

(v) Availability of and access to adequate utilities, sewage, trash disposal and similar

dotloop signature verification: dtlp.us/9FSf-tUG6-mltl
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

public services;

(vi) Approval by state, county and city regulatory agencies, if applicable, of any required roadway improvements for access to the Property;

(vii) Restrictive covenants burdening the Property that would prevent the construction of the Project or materially interfere with the operations thereof;

(viii) A review of any permits or contracts of Seller related to the Property

Provided, however, all such entries shall be at the sole risk of Purchaser and Purchaser shall indemnify and hold Seller harmless from and against all costs, expenses, including attorney's fees, liabilities and obligations of any type whatsoever that may result from Purchaser, or its agents, exercising its rights under this paragraph and entering upon the Property excluding damage or liability caused by the gross negligence or misconduct of Seller or its agents or representatives, and environmental or other conditions existing on the Property prior to Purchaser's investigation discovered, reported, or disturbed by Purchaser's actions. These provisions shall survive termination of this Agreement or the Closing.

Purchaser may terminate this Agreement by written notice to Seller at any time prior to the expiration of the Inspection Period (**"Purchaser's Inspection Period Termination Notice"**). If Purchaser's Inspection Period Termination Notice is timely given this Agreement shall terminate, the Earnest Money Deposits shall be returned to the Purchaser and neither Seller nor Purchaser shall have any further rights, duties, or obligations under this Agreement, except for Purchaser's obligation to indemnify and hold Seller harmless as set out in this Paragraph 9. If requested by Seller, Purchaser shall provide to Seller, without cost to Seller, a copy of all studies obtained by Purchaser for Seller's use and information.

C. **Permits, Approvals and Authorizations**. Seller acknowledges that Purchaser requires certain zoning, approvals, permits, and / or authorizations from various governmental and regulatory agencies having jurisdiction over the Property. Therefore, provided this Agreement is not terminated prior to the expiration of the Inspection Period, Purchaser shall have one hundred-twenty (120) days commencing on the earlier of (i) the day Purchaser notifies Seller that Purchase has completed inspections under the Inspection Period or (ii) the day that the Inspection Period expires, in which to obtain any and all zoning, approvals, permits, and / or authorizations (the **"Approvals Period"**).

(i) **Purchaser's Required Approvals**. During the Approvals Period, Purchaser will work diligently toward obtaining, without limitation, the following **Required Approvals**:

(a) Wetlands Delineation from the St. Johns River Water Management District ("SJRWM"), United Stated Army Core of Engineers ("USACOE"), or such other regulatory or governmental authority having jurisdiction and dominion over the Property;

dotloop signature verification: dtlp.us/9FSf-tUG6-mltl
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

(b) All permitting that Purchaser requires, in its sole and absolute discretion, that is necessary or otherwise needed by Purchaser to allow for the development of the Property and construction of the Project;

(c) Any and all authorizations, approvals and permits Purchaser requires, in its sole and absolute discretion, that is necessary or otherwise needed by Purchaser from the City of Fernandina Beach, Nassau County, SJRWM, USACOE, Florida Department of Transportation ("FDOT"), Florida Department of Environmental Protection ("FDOP"), the State of Florida and all such other political subdivisions and regulatory authorities thereof (the **"Permitting Authorities"**); and

(d) Annexation and Rezoning with it being the understanding of the Parties that it shall also be considered a Required Approval although Seller is responsible for obtaining and / or completing same prior to the commencement of the Approvals Period.

Seller may request updates as to Purchaser's status on obtaining the Required Approvals not more than once per month after commencement of the Approvals Period.

(ii) **Purchaser's Right to Terminate During Approvals Period**. Upon expiration of the Inspection Period, Purchaser may terminate this Agreement only in the event Purchaser is unable to obtain the Required Approvals and provides written notice to Seller at any time prior to the expiration of the Approvals Period ("**Purchaser's Approvals Period Termination Notice**"). Upon Purchaser timely providing Purchaser's Approvals Period Termination Notice, this Agreement shall terminate and Escrow Agent shall immediately disburse the Earnest Money Deposits to Seller and neither Seller nor Purchaser shall have any further rights, duties, or obligations under this Agreement, except for Purchaser's obligation to indemnify and hold Seller harmless as set out in Paragraph 9. If requested by Seller, Purchaser shall provide to Seller, without cost to Seller, a copy of all studies obtained by Purchaser for Seller's use and information.

D. The Parties have been fully advised and agree that time is of the essence with respect to the parties obligations under the Inspection Period.

10. Duties and Rights of Escrow Agent.

A. Escrow Agent is hereby authorized and agrees by acceptance hereof, to hold all monies paid as the Earnest Money Deposits ("**Escrowed Funds**") in escrow and to disburse the same in accordance with the terms and conditions of this Agreement.

B. In the event of doubt as to its duties or liabilities under the provisions of this Agreement, Escrow Agent shall have the right to withhold payment of the monies which are the subject of this escrow until the parties mutually agree to the disbursement thereof, or until a

dotloop signature verification: dtlp.us/9FSf-tUG6-mltl
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

judgment of a court of competent jurisdiction shall determine the rights of the parties thereto, or Escrow Agent may deposit all monies then held pursuant to this Agreement with the Clerk of the Circuit Court of the county in which the Property lies, and upon notifying all parties concerned of such action, all liability on the part of Escrow Agent shall fully terminate. Purchaser and Seller agree that Escrow Agent shall not be liable to any party or person whomsoever for misdelivery to Purchaser or to Seller of money subject to this escrow, unless such misdelivery shall be due to a willful breach of Escrow Agent's duties under this Agreement or fraudulent conduct by Escrow Agent.

11. Default and Notice to Cure.

A. If Purchaser defaults in the payment of the Purchase Price or if Purchaser shall default in the performance of any of its other material obligations, Seller shall have the right to receive disbursement of the Earnest Money Deposits if not previously delivered, and terminate this Agreement. Upon such delivery of the Earnest Money Deposits in accordance with the preceding sentence, this Agreement shall terminate and neither party hereto shall have any further obligations hereunder except for those that are expressly provided in this Agreement to survive the termination hereof.

B. If Seller defaults in any of its material obligations to be performed on or prior to the Closing Date, Purchaser shall have the right (i) to receive a return of the Earnest Money Deposits and terminate this Agreement, or (ii) to seek specific performance of Seller's obligations hereunder (it being expressly acknowledged that the remedy of specific performance is an appropriate remedy in the event of a default by Seller under this Agreement), or (iii) to seek any legal or equitable remedy, including, without limitation, any action for money damages. Upon such return and delivery of the Earnest Money Deposits in accordance with Clause (i) of the preceding sentence if such remedy is elected by Purchaser, this Agreement shall terminate and neither party hereto shall have any further obligations hereunder except for those that are expressly provided in this Agreement to survive the termination hereof.

C. In the event any party breaches the terms and provisions of this Agreement, non-defaulting party shall not exercise any remedies for such breach unless the non-defaulting party has notified the defaulting party in writing of the breach and demanded compliance with this Agreement. The party who has breached this Agreement shall remedy its breach within one (1) day if the default is failure of the defaulting party to close, or within ten (10) days of receipt of written notice thereof as to any other default, unless such breach is susceptible of cure and such cure cannot, with diligence, be completed within the ten (10) day period, in which case additional time shall be afforded, provided said cure is begun within the ten (10) day period and diligently and continuously thereafter prosecuted to completion, and provided that in no event shall such additional time exceed sixty (60) days from the receipt by the defaulting party of written notice of the breach. If a cure is not completed after notice and within the allowed cure period, a non-defaulting party may declare a breaching party in default and may exercise its remedies as provided in this Agreement.

D. Attorneys' Fees and Costs. In connection with any litigation arising out of the enforcement or interpretation of this Agreement, the prevailing party shall be entitled to recover

dotloop signature verification: dtlp.us/9FSf-tUG6-mltl
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

from the other, all costs incurred, including reasonable attorneys' fees, including without limitation trial and appellate proceedings.

E. The provisions of this Section shall survive the termination hereof.

12. Condemnation. If, prior to the Closing Date, any part of the Property is taken (other than a temporary taking), or if Seller shall receive an official notice from any governmental authority, having eminent domain power over the Property, of its intention to take, by eminent domain proceeding, any part of the Property (a "**Taking**"), then Purchaser shall have the option, exercisable within ten (10) days after receipt of notice of such Taking, to terminate this Agreement by delivering written notice thereof to Seller, whereupon this Agreement shall be deemed canceled and of no further force or effect, and neither party shall have any further rights or liabilities against or to the other except pursuant to the provisions of this Agreement, which are expressly provided to survive the termination hereof. If a Taking shall occur and Purchaser shall not have timely elected to terminate this Agreement, then Purchaser and Seller shall consummate this transaction in accordance with this Agreement, without any abatement of the Purchase Price or any liability or obligation on the part of Seller by reason of such Taking, provided, however, that Seller shall, on the Closing Date, (i) assign and remit to Purchaser, and Purchaser shall be entitled to receive and keep, the net proceeds of any award or other proceeds of such Taking which may have been collected by Seller as a result of such Taking less the reasonable expenses incurred by Seller in connection with such Taking, or (ii) if no award or other proceeds shall have been collected, deliver to Purchaser an assignment of Seller's right to any such award or other proceeds which may be payable to Seller as a result of such Taking and Purchaser shall reimburse Seller for the reasonable expenses incurred by Seller in connection with such Taking.

13. Notices. Any notices provided for in this Agreement shall be in writing to the address set forth below and shall be effective (a) upon receipt or refusal if delivered personally or by email; (b) one (1) Business Day after deposit with a recognized overnight courier; or (c) two (2) Business Days after deposit in the U.S. mail.

If to Seller:

PAPPY'S LLP
Attn: Daniel I. McCranie, Sr.
26 S. 5th Street
Fernandina Beach, FL 32034
Telephone: _____
Email: _____

With copy to:

Bruce Jasinsky
BAJ HOLDINGS, INC.
_____

dotloop signature verification: dtlp.us/9FSf-tUG6-mltl
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

_____

_____

Telephone: (904) 753-3672
Email: bjasinsky@gmail.com

If to Purchaser:

Dr. Zeeshan Aziz
96335 High Pointe Drive
Fernandina Beach, Florida 32034
Telephone: (860) 961-6449
Email: ulemah786@aol.com

With copy to:

Michael J. Barker
Robert Erdman
Quintairos, Prieto, Wood & Boyer, P.A.
4190 Belfort Road, Suite 450
Jacksonville, Florida 32216
Phone: (904) 226-3660
Email: mbarker@qpwblaw.com with a copy to
Robert.erdman@qpwblaw.com

With a copy to:

Purchaser's Project Representative –

ACT Architects, LLC
Attn: Brad Hollett
6903 Atlantic Blvd
Jacksonville, Florida 32211
(904) 721-1771 phone
Email: brad@actarchitects.com

If to Escrow Agent:

Attorneys' Title Services LLC
Attn: Charles R. Wood, Esq.
12428 San Jose Blvd., Suite 1, Jacksonville, Florida 32223
Telephone: (904) 26-0105
Facsimile: charles.wood@attorneystitleservices.us

Either party may change their address by written or email notice given to the other as hereinabove provided. Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered hereunder shall not

dotloop signature verification: dtlp.us/9FSf-tUG6-mltl
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

be deemed ineffective if actual delivery cannot be made due to an unnoticed change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice.

14. Covenants; Preclosing Rights and Obligations of Seller.

A. From the Effective Date of this Agreement until the Closing Date, Seller shall:

I. Not take any action which will adversely affect title to the Property;

ii. Notify Purchaser of any material changes discovered by Seller to the representations or warranties made by Seller. In the event that Purchaser learns, through Seller or otherwise, prior to the Closing Date, that any of Seller's warranties or representations are materially incorrect, Purchaser shall have the right to terminate this Agreement and all Earnest Money Deposits shall be immediately returned in full to Purchaser;

iii. Not enter into any lease, license or other agreement for occupancy of the Property, unless Purchaser has previously consented in writing;

iv. Not enter into any service contracts which survive the Closing, unless Purchaser has previously consented in writing.

B. Whenever in this Agreement Seller is required to obtain Purchaser's approval with respect to any transaction described therein, Purchaser shall, within five (5) days after receipt of Seller's request therefore, notify Seller of its approval or disapproval of same and, if Purchaser fails to notify Seller of its disapproval within said five (5) day period, Purchaser shall be deemed to have approved same.

C. If the Property, or any portion thereof, is rented or subject to any lease(s) then Seller shall deliver to Purchaser, within ten (10) days after the Effective Date, copies of any written leases and estoppel letters from each tenant specifying the nature and duration of the tenant's occupancy, rental rates, advanced rent and security deposits paid by tenant. Seller shall, at Closing, deliver and assign all original leases to Purchaser.

D. The provisions of this Paragraph 14 shall survive the Closing.

15. Warranties, Representations and Disclosures of Seller. Seller makes the following warranties, representations and disclosures to Purchaser, which representations and disclosures shall be true on the Effective Date and shall also be true at the time of Closing.

A. Organization. The Seller is a legal entity duly organized, validly existing and in good standing under the laws of the State of Florida, and has all requisite power and authority to execute and deliver this Agreement.

B. Authorization and Validity. The execution, delivery and performance of this

dotloop signature verification: dtlp.us/9FSf-tUG6-mltl
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

Agreement and the consummation of the transaction contemplated hereby by the Seller have been duly authorized and approved by all necessary company action. This Agreement, when executed, will constitute the legal, valid and binding obligation of Seller, enforceable in accordance with its terms, except as enforceability may be limited by applicable bankruptcy, insolvency, reorganization, moratorium or similar laws and subject to general principles of equity (regardless of whether such enforceability is considered in a proceeding in equity or at law.)

C. Marketable Title. As of the Closing Date, Seller shall have the ability to deliver good, marketable and insurable title to the Property, subject only to Permitted Encumbrances and any other matter permitted by the terms of this Agreement.

D. Condemnation. Seller has no knowledge of any pending or threatened condemnation or similar proceeding affecting the Property, nor does Seller have knowledge that any such action is presently contemplated.

E. Environmental Matters. As to the Property, the Seller is, and at all times has been, in full compliance with, and has not been and is not in violation of or liable under, any Environmental Law. Seller has no basis to expect, nor has any other person or entity for whose conduct they are or may be held to be responsible received, any actual or threatened order, notice, or other communication from (A) any governmental body or private citizen acting in the public interest, or (B) the current or prior owner or operator of the Property, of any actual or potential violation or failure to comply with any Environmental Law, or of any actual or threatened obligation to undertake or bear the cost of any environmental, health, and safety liabilities with respect to any of the Property, or with respect to any property or facility at or to which Hazardous Materials, as defined by law, were generated, transported, stored, handled, disposed, manufactured, refined, transferred, imported, used or processed by Seller, or any other person or entity for whose conduct they are or may be held responsible related to the Property. To the best of Seller's knowledge, there has been no release or threat of release, of any Hazardous Materials at or from the Property.

F. Pending Litigation/Violations. There are no legal actions, suits, code enforcement, regulatory actions, or other legal or administrative proceedings, including bankruptcy proceedings, pending or threatened, against the Property or Seller, and Seller is not aware of any facts which might result in any action, suit or other proceeding against the Property or Seller that could result in a lien encumbering the Property or any part thereof.

G. No Notice of Violation. Seller has not received any written notice of any violations of law, or municipal ordinances, orders, designations or requirements whatsoever noted in or issued by any federal, state, municipal or other governmental department, agency or bureau or any other governmental authority having jurisdiction over the Property with respect to the Property, except such notices as have been disclosed in writing to Purchaser.

H. Assessment Proceedings. There are no proceedings pending to reduce the assessment of the Property for real estate tax purposes.

dotloop signature verification: dtlp.us/9FSf-tUG6-mltl
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

I. Other Obligations and Assessments. There are no outstanding impact fees, obligations, assessments, fair share agreements or capital recovery obligations for sewer, water, drainage, roadway or other improvements which affect the Property by reason of any past or existing improvements on the Property.

J. Agreements. As of the Effective Date, there are no options, contracts or rights of any third parties affecting the Property in any manner whatsoever except as specifically set forth herein, nor shall there by any such leases, options, contracts or right of third parties granted during the term of this Agreement without the prior written consent of the Purchaser except as may be liens that will be removed by payment by Seller on or before Closing.

K. Special Assessments. There are no outstanding special assessments with respect to the Property. Certified, confirmed and ratified special assessment liens imposed by public bodies as of Closing are to be paid by Seller. Any special assessment lien that has not been certified, confirmed and ratified as of Closing shall be assumed by Purchaser.

L. Development Rights. Seller has not transferred any development rights with respect to the Property.

M. Historic District/Landmark. No portion of the Property is in a historic district nor has it been designated a historic landmark.

It shall be a condition precedent to Purchaser's obligation to close hereunder that the representations and warranties of Seller set forth in this Agreement will be true in all material respects on the Closing Date. Should Purchaser determine prior to the Closing Date that any representation or warranty set forth herein is inaccurate in a material way, then Purchaser shall promptly provide written notice to Seller of such inaccuracy, and provided that Seller does not otherwise elect or is unable to cure such inaccuracy, Purchaser shall have the option of either waiving any claim against Seller by virtue of such inaccuracy and proceeding to Closing without any adjustment to the Purchase Price, or Purchaser may terminate this Agreement, by written notice to Seller within ten (10) days following written notice from Seller that Seller cannot or will not cure any inaccuracy, whereupon this Agreement and all rights and obligations of the parties hereunder shall thereupon cease and be deemed null and void. In the event of such a termination by Purchaser pursuant to this Paragraph, the Earnest Money Deposits shall be immediately returned to Purchaser.

16. Purchaser's Conditions Precedent. The following are conditions precedent to Purchaser's obligations to close this transaction:

A. Marketable Title. Seller's delivery of good, marketable and insurable fee simple title to the Property as provided in Paragraph 6 above.

B. Document Delivery. Seller shall have executed and delivered to Purchaser all of the documents required of Seller under this Agreement, including but not limited to an acceptable Warranty Deed, the Seller's Affidavit sufficient and acceptable to the Closing Agent

dotloop signature verification: dtlp.us/9FSf-tUG6-mltl
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

to address the elimination of standard exceptions for "gap" coverage, construction liens and possession, and the IRC Section 1445 requirements.

C. Performance of Covenants. Seller shall have performed all of its material covenants, agreements and obligations under this Agreement.

D. Truth of Representations and Warranties. All of Seller's representations and warranties set forth in Paragraphs 14 and 15 of this Agreement shall be true and correct in all material respects though first made as of the date of the Closing.

Purchaser may waive any or all of the preceding conditions precedent. With respect to those conditions precedent of which require the cooperation or subsequent action of Seller, Seller shall undertake such cooperation or action in good faith. If, notwithstanding the parties' commercially reasonably diligent effort, all of the following conditions precedent are not satisfied on or before the Closing Date, Purchaser shall have the right and option to either (i) waive any such unsatisfied condition precedent and close this Agreement in accordance with its terms without any adjustment to the Purchase Price, or (ii) terminate this Agreement on such Closing Date. If Purchaser terminates this Agreement because of the failure to satisfy or waive any such condition precedent all rights and obligations of the parties hereunder to each other shall end and this Agreement shall be of no further force or effect. In the event of such a termination, the Earnest Money Deposits shall be immediately returned to Purchaser.

E. No Termination. Purchaser shall have not terminated this Agreement.

F. CLOSING ON ADJANCENT PARCEL(S). Seller understands, acknowledges and agrees that in addition to any of the other conditions precedent to Purchaser's obligation to close as set out herein, that Purchaser is under contract to purchase a parcel or parcel(s) of real property that are adjacent and contiguous to the Property and owned by TOADFISH OF AMEILIA, LLC (the "Toadfish Contract"), and that it shall be an absolute condition precedent to Purchaser's obligation to close under this Agreement that Purchaser shall have closed the Toadfish Contract contemporaneously with the closing as contemplated in this Agreement. Further, any termination of the Toadfish Contract by Purchaser shall also be deemed a termination of this Agreement.

17. Seller's Conditions Precedent. The following are conditions precedent to Seller's obligation to close this Transaction:

A. Delivery of Documents. Purchaser shall have executed and delivered to Seller all of the documents required of Purchaser under this Agreement.

B. Performance of Covenants. Purchaser shall have performed all of its material covenants, agreements and obligations under this Agreement.

C. Payment of Purchase Price. Purchaser shall have delivered to Seller the balance of the Purchase Price and the Escrow Agent shall have delivered to Seller the Earnest Money

dotloop signature verification: dtlp.us/9FSf-tUG6-mltl
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

Deposits.

Seller may waive any or all of the preceding conditions precedent. With respect to those conditions precedent of which require the cooperation or subsequent action of Purchaser, Purchaser shall undertake such cooperation or action in good faith. If, notwithstanding the parties' commercially reasonably diligent effort, all of the following conditions precedent are not satisfied on or before the Closing Date, Seller shall have the right and option to either (i) waive any such unsatisfied condition precedent and close this Agreement in accordance with its terms without any adjustment to the Purchase Price, or (ii) terminate this Agreement on such Closing Date. If Seller terminates this Agreement because of the failure to satisfy or waive any such condition precedent all rights and obligations of the parties hereunder to each other shall end and this Agreement shall be of no further force or effect. In the event of such a termination pursuant to this Paragraph, the Earnest Money Deposits shall be retained by Seller (or if not previously disbursed, the Earnest Money Deposits shall be immediately disbursed to Seller).

18. Miscellaneous.

A. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, representatives, successors and assigns; and no third party shall have any rights, privileges or other beneficial interest in or under this Agreement. Neither party may assign or transfer its rights or obligations under this Agreement without prior written consent of the other. Any assignment without such written consent shall be void and shall not act to release the assigning party from its duties and obligations hereunder. As used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

B. Assignability. Purchaser is free to assign this Agreement to any third party without the need to obtain consent from Seller but such assignment shall not relieve Purchaser of any obligations imposed upon Purchaser under this Agreement.

C. Broker's Commissions. Except for Bruce Jasinsky of BAJ HOLDINGS, INC. (the "**Broker**"), Seller and Purchaser warrant and represent to each other that no broker or other person expecting or due a fee or commission related to the transaction herein contemplated was involved in this Agreement. Seller shall be solely responsible for all fees due to the Broker, if any. Seller shall indemnify Purchaser against any claim of any broker, including the Broker, claiming by, through or under Seller. This warranty and representation shall survive delivery of the Deed and Closing of this transaction.

D. Entire Agreement. This Agreement, including the Exhibits attached hereto, contains the entire Agreement between Seller and Purchaser and all other representations, negotiations and agreements, written and oral, including any letters of intent which pre-date the Effective Date hereof, with respect to the Property or any portion thereof, are superseded by this Agreement and are of no force and effect. This Agreement may be amended and modified only by instrument, in writing, executed by all parties hereto.

dotloop signature verification: dtlp.us/9FSf-tUG6-mltl
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

E. 1031 Exchange. If either Party wishes to enter into a IRC Section 1031 like-kind exchange with respect to the Property ("**Exchange**"), the other party agrees to cooperate, including the execution of documents; provided (1) the cooperating party shall incur no liability or expense related to the Exchange and (2) the Closing shall not be contingent upon, nor extended or delayed by, such Exchange.

F. Radon Gas. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

G. Mold. Mold is naturally occurring and may cause health risks or damage to property. This Agreement is not contingent upon testing for the existence of toxic mold unless specifically provided.

H. Risk of Loss. If a structure exists on the Property and is damaged substantially prior to Closing and the cost of restoration does not exceed 1.5% of the Purchase Price of the Property so damaged, the Seller shall repair the structure at Seller's expense and Closing shall proceed pursuant to the terms of this Agreement. If the cost of restoration exceeds 1.5% of the Purchase Price of the Property, Purchaser shall either take the Property as is, together with either the 1.5% difference paid or to be paid by Seller or credited at Closing, and any insurance proceeds payable by virtue of such loss or damage, or cancel the Agreement and receive a refund of the Earnest Money Deposits.

I. Waiver. No waiver hereunder of any condition or breach shall be deemed to be a continuing waiver or a waiver of any subsequent breach

J. Severability. In case any one or more provisions contained in this Agreement shall, for any reason, be held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had not been contained herein.

K. Florida Contract. This Agreement shall be deemed a Florida contract and construed according to the laws of such state, regardless whether this Agreement is being executed by any of the parties hereto in other states or otherwise. The proper and exclusive venue for any action concerning this Agreement shall be the Circuit Court in and for NASSAU County, Florida.

PURCHASER:

DocuSigned by:
Zeeshan Aziz
ECF674C7F402415...

Zeeshan Aziz

SELLER:

PAPPY'S, LLP, a Florida General Partnership

By: S. Perry Penland, Jr.
dotloop verified
08/15/20 9:27 AM EDT
FAA9-SYC4-JDN5-WP7X

dotloop signature verification: dtlp.us/9FSf-tUG6-mltl
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

Zeeshan Aziz

Date: 8/18/2020

S. Perry Penland, Jr. Its Partner

Date: 08/14/2020

By: Daniel I. McCranie dotloop verified 08/17/20 10:16 AM EDT EWU4-DGZA-ECAS-PTNY

Daniel I. McCranie, Its Partner

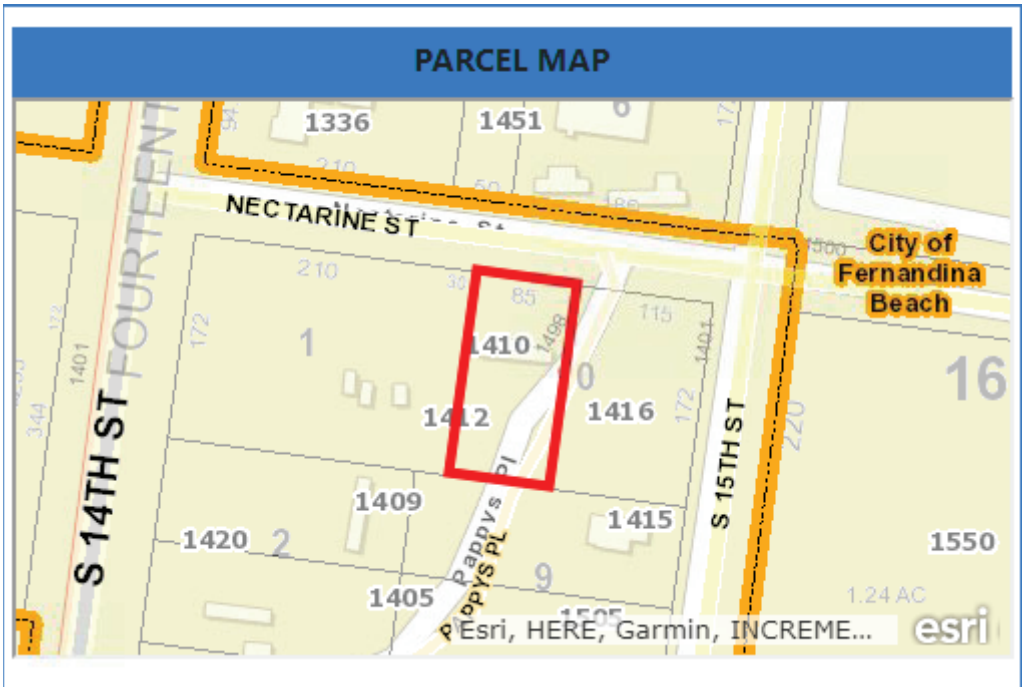
Date: 08/14/2020

dotloop signature verification: dtlp.us/9FSf-tUG6-mltl
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

Exhibit A
DESCRIPTION OF REAL PROPERTY

Parcel # 00-00-31-1800-0267-0102,
1410 Nectarine Street, Fernandina Beach, FL 32034

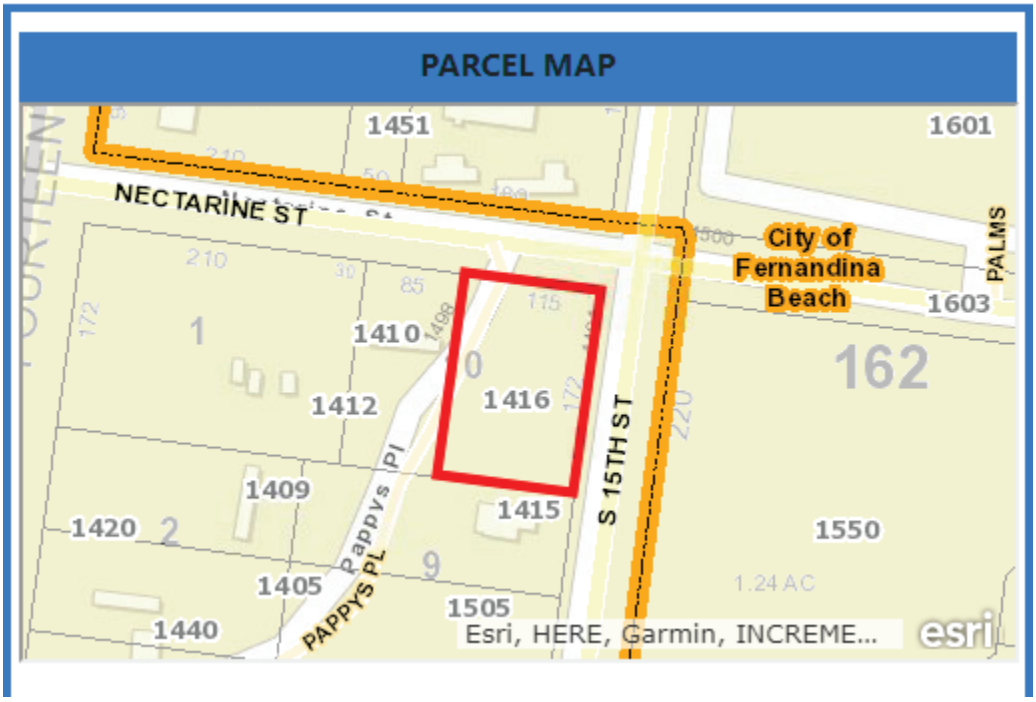
BLOCK 267 W 1/2 OF LOT 10 EX W 30 FT PT OR 972/1666



dotloop signature verification: dtlp.us/9FSf-tUG6-mltl
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

Parcel # 00-00-31-1800-0267-0101,
1416 Nectarine Street, Fernandina Beach, FL 32034

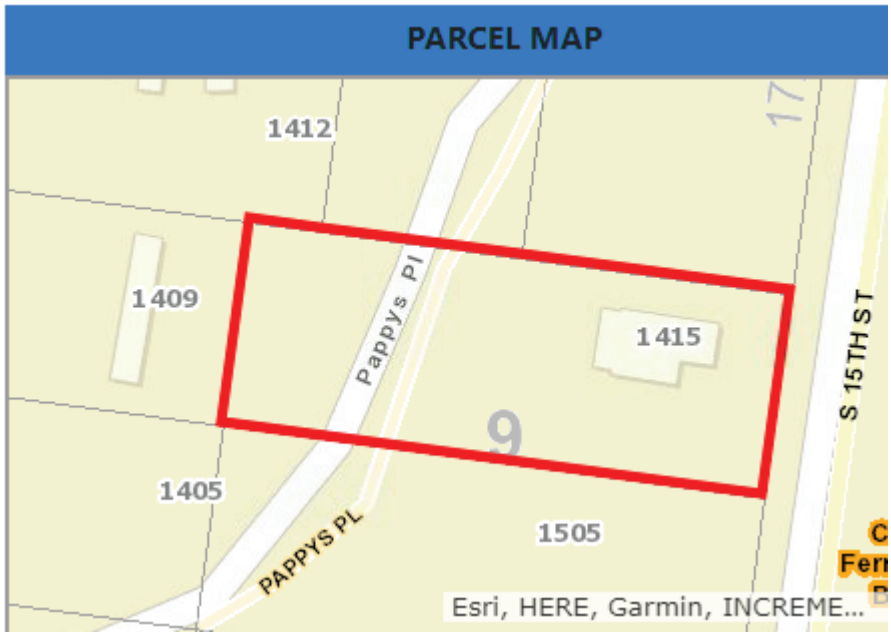
BLOCK 267 E 1/2 OF LOT 10 PT OR 972/1666 R359601 & R359602



dotloop signature verification: dtlp.us/9FSf-tUG6-mltl
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

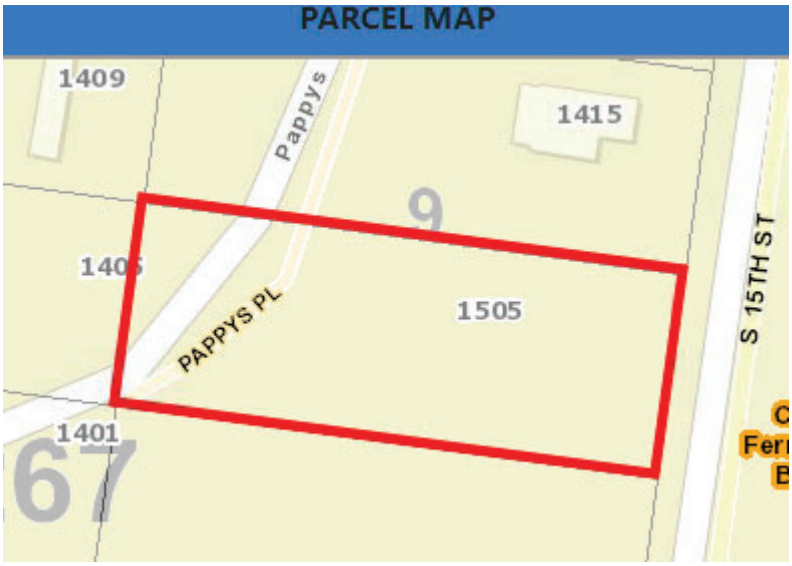
Parcel # 00-00-31-1800-0267-0091,
1415 S. 15th Street, Fernandina Beach, FL 32034

BLOCK 267 N1/2 OF LOT 9 PT OR 972/1666 ESMT PT OR 1567/64



Parcel # 00-00-31-1800-0267-0092
1505 S. 15th Street, Fernandina Beach, FL 32034

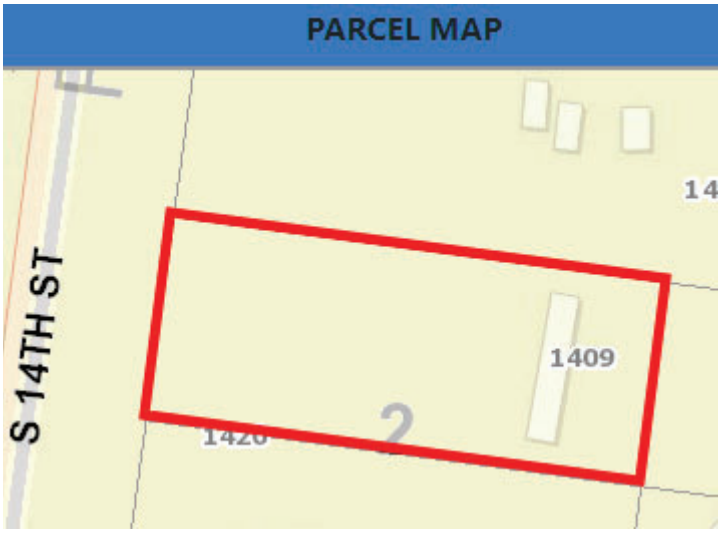
BLOCK 267 S1/2 OF LOT 9 PT OR 972/1666 ESMT PT OR 1567/64



dotloop signature verification: dtlp.us/9FSf-tUG6-mltl
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

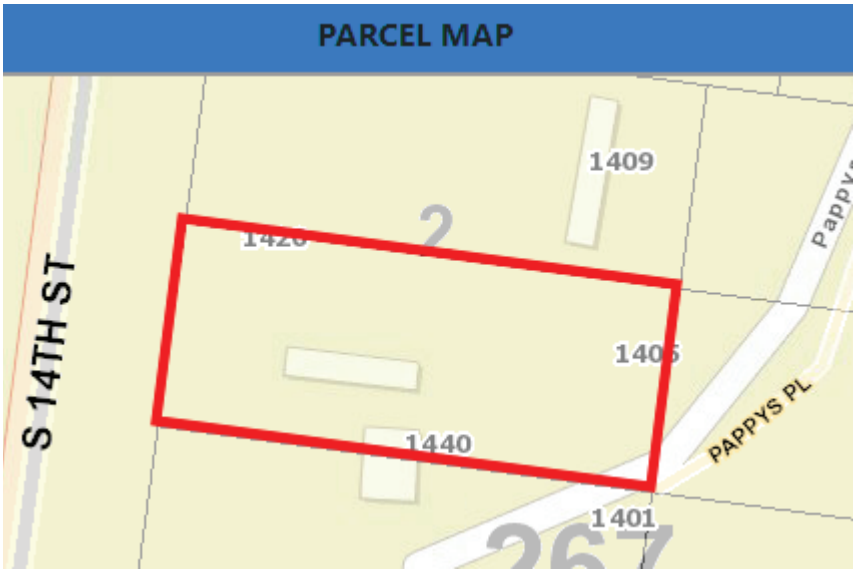
Parcel # 00-00-31-1800-0267-0021,
1409 Pappy's Place, Fernandina Beach, FL 32034

BLOCK 267 N 1/2 OF LOT 2 PT OR 972/1666 R568178



Parcel # 00-00-31-1800-0267-0022,
1405 Pappy's Place / 1420 S. 14th Street, Fernandina Beach, FL 32034

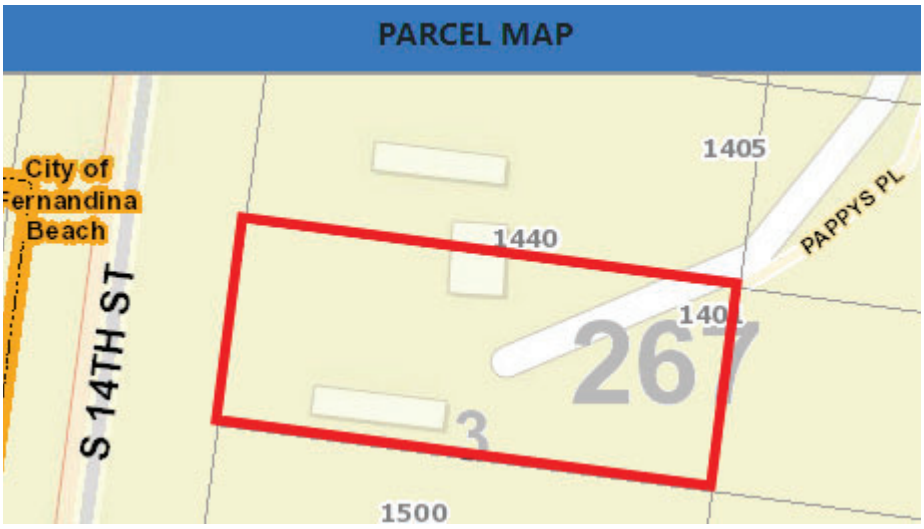
BLOCK 267 S1/2 OF LOT 2 PT OR 972/1666 ESMT PT OR 1567/64



dotloop signature verification: dtlp.us/9FSf-tUG6-mltl
DocuSign Envelope ID: 997A43E2-558A-4267-99DE-AEB6869D74F3

Parcel # 00-00-31-1800-0267-0031
1401 Pappy's Place, Fernandina Beach, FL 32034

BLOCK 267 N1/2 OF LOT 3 PT OR 972/1666 R568179 CITY OF FDNA



sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
ISLAND PARK PROPERTIES LLC

Filing Information

Document Number	L20000331525
FEI/EIN Number	NONE
Date Filed	10/19/2020
State	FL
Status	ACTIVE

Principal Address

1201 HAYS STREET
TALLAHASSEE, FL 32301

Mailing Address

1100 AZIE MORTON ROAD #1105
AUSTIN, TX 78704

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title MGR

ISLAND PARK PROPERTIES AGENT TRUST
1100 AZIE MORTON ROAD #1105
AUSTIN, TX 78704

Annual Reports

No Annual Reports Filed

Document Images

10/19/2020 -- Florida Limited Liability | View image in PDF format

Electronic Articles of Organization For Florida Limited Liability Company

L20000331525
FILED 8:00 AM
October 19, 2020
Sec. Of State
wlawrence

Article I

The name of the Limited Liability Company is:

ISLAND PARK PROPERTIES LLC

Article II

The street address of the principal office of the Limited Liability Company is:

1201 HAYS STREET
TALLAHASSEE, FL. 32301

The mailing address of the Limited Liability Company is:

1100 AZIE MORTON ROAD #1105
AUSTIN, TX. US 78704

Article III

The name and Florida street address of the registered agent is:

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL. 32301

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: LINDA SNOOK

Article IV

L20000331525
FILED 8:00 AM
October 19, 2020
Sec. Of State
wlawrence

The name and address of person(s) authorized to manage LLC:

Title: MGR
ISLAND PARK PROPERTIES AGENT TRUST
1100 AZIE MORTON ROAD #1105
AUSTIN, TX. 78704

Signature of member or an authorized representative

Electronic Signature: SCOTT SMITH

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

LEGAL DESCRIPTION

GDG# (20-106) NECTARINE STREET OFFICES

ALL OF LOTS 2 AND 9 TOGETHER WITH THE NORTH ½ OF LOT 3 AND THE EASTERLY 200 FEET OF LOT 10, ALL BEING IN BLOCK 267, THE CITY OF FERNANDINA BEACH, FLORIDA.

GULFSTREAM
DESIGN GROUP, LLC

February 11, 2021

VIA EMAIL (zazizmd@gmail.com)

Island Park Properties
Attn: Dr. Zeeshan Aziz
1343 S. 18th Street Suite 340
Fernandina Beach, FL 32034

RE: Authorization to act as agent for government approvals
Nectarine Street Offices
GDG# 20-106

Dear Dr. Aziz:

As you know, Gulfstream Design Group, LLC ("Gulfstream") has been retained by you as the civil engineer for the above-referenced project. We understand that you have entered into an agreement to purchase approximately 3.9 acres of property from one or more owners. You have instructed Gulfstream to incorporate such property into the applications described below. You have further instructed that such applications may be submitted prior to the closing date on the purchase agreement(s) and, thus, prior to you or your affiliate becoming the record owner of such property. Accordingly, Gulfstream will need to obtain authorization forms from the record property owners to act on the owner(s)' behalf. Upon your approval and signature of this letter agreement, Gulfstream will contact the property owner(s) to obtain their authorization.

In addition, Gulfstream needs your formal blanket authorization to act on your behalf with respect to the applications described below. Your authorization form is enclosed. Please execute the form and return the original to us at your earliest convenience. Gulfstream will not be able to submit the applications until some time after receipt of your executed authorization form.

In its capacity as authorized agent for you and for the property owner(s), Gulfstream will be taking instruction only from you and not from the property owner(s). Gulfstream will make the property owner(s) aware of this fact. Please also be aware that Gulfstream's representation of you and the property owner(s) with respect to the applications may be terminated by Gulfstream at any time, in its sole discretion.

Gulfstream will be obtaining releases from the property owner(s), in addition to the agent authorization(s), to release Gulfstream from any liability to the property owner(s). Likewise, by signing this letter agreement, Dr. Zeeshan Aziz agrees to defend, indemnify, and hold harmless Gulfstream and its owners, employees, and agents from and against any claim, loss, damages, expense, costs, and attorney fees, arising out of or resulting from Gulfstream's actions or omissions as the authorized agent for Dr. Zeeshan Aziz or for the property owner(s), but not to the extent caused by Gulfstream's own willful or negligent acts, errors or omissions. Further, Dr. Zeeshan Aziz waives and releases Gulfstream from any

damages or delay to the project arising from or related to your instructions described in this letter and Gulfstream's acts or omissions in carrying out same with respect to the property owner(s).

Based on your directive, Gulfstream will be submitting for site plans and site construction approvals from City of Fernandina Beach, Nassau County, St. Johns River Water Management District, and Florida Department of Environmental Protection.

We look forward to acting as your agent in this regard, and will promptly commence obtaining authorizations and releases from the property owner(s) upon receipt of your signature on this letter agreement.

Sincerely,

Matt Lahti

Matthew Lahti, P.E.
President
Gulfstream Design Group, LLC

MHL/lad

Enclosures: Letter of Agent Authorization

Cc: Brad Hollet (brad@actarchitects.com)
Brett Godard (bg@godarddesign.com)
Teresa Benton (teresa@gulfstreamdesign.com)
Justin Spicer (justin@gulfstreamdesign.com)
Lindsay Dasher (lindsay@gulfstreamdesign.com)
File

Dr. Zeeshan Aziz agrees to the representations, releases, terms and conditions set forth in this letter agreement, and without limiting the generality of the foregoing, specifically instructs Gulfstream to obtain agent authorizations and releases from the subject property owners, and specifically agrees to defend, indemnify, and hold harmless Gulfstream and its owners, employees, and agents as set forth in this letter agreement.

Signed: _____

Name: Zeeshan Aziz

Title: Self

Date: February 12, 2021

GULFSTREAM
DESIGN GROUP, LLC

LETTER OF AGENT AUTHORIZATION

February 11, 2021
Project: Nectarine Street Offices
GDG #: 20-106

To Whom It May Concern:

Please be advised that **Gulfstream Design Group, LLC** is hereby authorized to act on behalf of **Dr. Zeeshan Aziz,** as the Civil Engineer for the above referenced project. In this regard, this letter authorizes, Gulfstream Design Group, LLC, to act as our agent for and with all regulatory agencies (including but not limited to the FDEP, SJRWMD, and ACOE), as well as Nassau County departments and their respective personnel, in an effort to receive all governmental approvals and permits necessary for the development of the project located in Nassau County, Florida.

Dr. Zeeshan Aziz

Signed: _____

Name: Zeeshan Aziz

Title: Self

STATE OF FLORIDA
COUNTY OF Duval

Sworn to and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 12 day of February, 2021, ~~2020~~. Such person did take an oath and is personally known to me or produced Florida DL as identification.

_____
SIGNATURE OF NOTARY

NOTARY PUBLIC
MARLEN BACALLAO
Notary Public, State of Florida
Commission# GG 315534
My comm. expires Mar. 25, 2023

Print

Technical Review Committee: Application - Submission #6843

Date Submitted: 2/26/2021

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

- [x] Initial submittal + two submittals of full site plans. $400 + 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 â€“ see LDC section 11.01.04
- ☑ Requirements for Subdivision Plats â€“ see LDC section 11.01.05
- ☑ Determination for Completeness & sufficiency â€“ see LDC section 11.03.01
- ☑ Review and Compliance Report by the Technical Review Committee â€“ see LDC Section 11.03.02
- ☑ Construction and Improvements â€“ see LDC section 11.05.00
- ☑ Amendments to Local Development Orders â€“ see LDC section 11.06.00

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

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

Key Contacts

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

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiserâ€™s Website â†' Map Search

Site Address*

Airport Road

City*

Fernandina Beach

State*

Florida

Zip*

32034

Parcel ID #(s)

06-2N-28-0000-0001-0000

Lot

NA

Block

NA

Subdivision

NA

Zoning District

IA

Future Land Use Designation*

Industrial

Overlay District*

Airport

Size of Property (acres)*

.93

Present Property Use*

Vacant Airport Land

Wetlands*

No

Flood Zone*

X, area of minimal flood

Coastal Construction Control Line (CCCL)*

No

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Nathan

Last Name*

Coyle

Company (if applicable)

City of Fernandina Airport Manager

Mailing Address*

700 Airport Road

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

Fernandina Beach | Florida | 32034

Telephone Number* | **Email Address***

(904) 310-3436 | ncoyle@fbfl.org

OWNER'S AGENT

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

First Name | **Last Name**

Christopher | Nardone

Company (if applicable)

Passero Associates

Mailing Address

260 Majorca Road

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

St. Augustine | Florida | 32095

Telephone Number | **Email Address**

(904) 624-4211 | cnardone@passero.com

PROJECT INFORMATION

Project Type* | **Project Name**

Site Plan Review | Hangars 6 & 7 Expansion

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

NA | City Maintained

Project Estimated Cost*

$950,000.00

Description of Request*

Proposed expansion to existing T-hangar buildings 6 and 7 by providing 3 additional units per each building. Project includes a unisex toilet room and storage room; also asphalt taxilanes and aprons with retention ponds.

Site Plan Review Checklist

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

- [x] The legal description of the property, consistent with the required survey.
- [x] A vicinity map showing the location of the property.
- [x] The location of streams, bodies of water, natural features, roads, rights-of-way, street intersections, and paved areas within the boundaries of the property.
- [x] The location of streams, bodies of water, dunes and dune systems, and other natural features within 250 feet of the boundaries of the property.
- [x] The location of the mean high-water line, if such line is within the boundaries of the property.
- [x] A topographic survey, soils report, grading plan, and an erosion control plan.
- [x] A general floodplain map indicating areas subject to inundation and high groundwater levels up to a 100-year flood classification.
- [x] A statement indicating the distances to schools and public safety facilities intended to serve the proposed development.
- [x] The name, plat book, and page number of any recorded subdivision comprising all or part of the site.
- [x] The location and use of any existing and proposed principal or accessory buildings and structures, showing proposed setbacks, building heights, and other dimensional requirements of the zoning distr
- [x] Elevations of all proposed structures.
- [ ] The access points, driveway design, on-site parking, including required parking lot landscaping, internal circulation, sidewalks, and bicycle facilities
- [x] 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.)
- [x] 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.
- [x] A summary block containing:
- [x] o Land use category from the Future Land Use Map in the comprehensive plan;
- [x]

o Zoning district;

☑

o Total acreage;

☑

o Total square footage for non-residential uses;

☑

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

☑

o Impervious surface ratio calculation, proposed and permissible;

☑

o Floor area ratio calculation, proposed and permissible;

☑

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

☐

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

☑

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

☐

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

☐

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

☐

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

☐

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

☐

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

☐

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

☐

o Tree Protection Plan (Section 4.05.09.)

☐

o Landscape Plan (Section 4.05.00.)

☐

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

☐

o Signage Plan (Section 5.03.00.)

☐

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

☐

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

☐

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

School Concurrency

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

Certification*

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

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

Applicant First Name*

Christopher

Applicant Last Name*

Nardone

Today's Date*

2/26/2021

Upload Supporting Documentation*

FHB Hangar TRC Set 20210226.pdf

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

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

CONTRACT DOCUMENTS FOR:

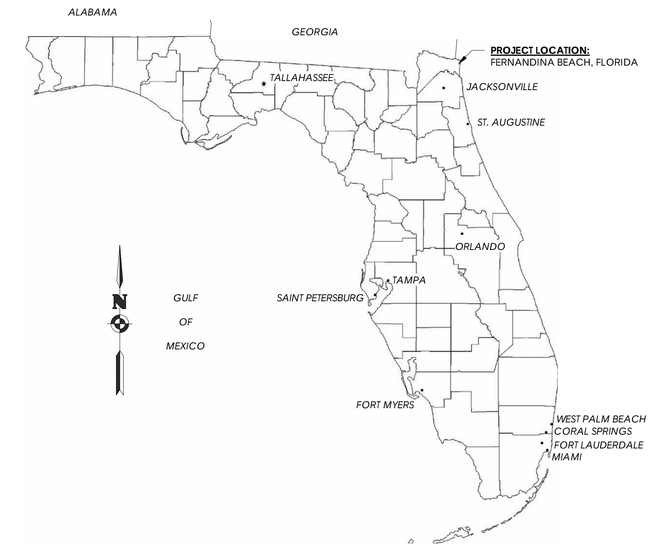
HANGARS 6 & 7 EXPANSION

Passero Project No: 99000047.0091
FDOT FIN Number: 434909-1-94-20

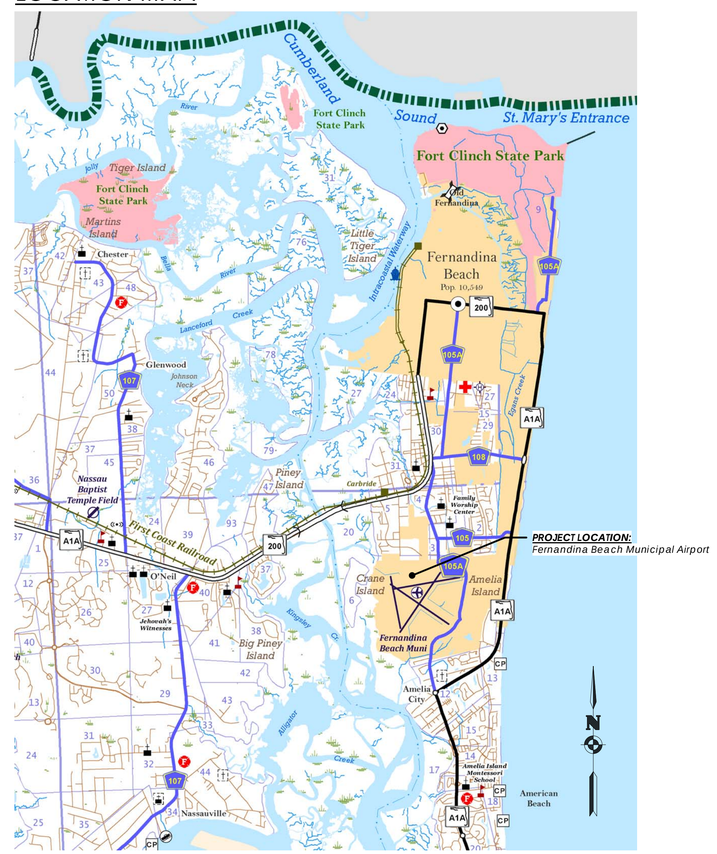
Fernandina Beach Municipal Airport (FHB)
700 Airport Road
Fernandina Beach, FL 32034

FEBRUARY 23, 2021

VICINITY MAP:



LOCATION MAP:



CLIENT:

City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

ARCHITECTURAL & CIVIL & STRUCTURAL:

PASSERO ASSOCIATES
engineering architecture

4730 Casa Cola Way, Suite 200 (904) 757-6106
St. Augustine, Florida 32095

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

PROMUS

4245 Land Rd. (678) 246-5166
Ball Ground, GA 30107

INDEX OF TRC DRAWINGS:

CIVIL:

C-001	SITE SAFETY, SECURITY & GENERAL NOTES
C-002	SITE SURVEY
C-100	PROPOSED SITE PLAN
C-101	PARKING AREA MARKINGS SITE PLAN (BID ADDITIVE "A")
C-200	DRAINAGE & EROSION CONTROL PLAN
C-300	UTILITY PLAN
C-400	SITE DETAILS
C-401	SITE DETAILS
C-402	SITE DETAILS
C-403	SITE DETAILS

ARCHITECTURAL (HANGAR #6):

A-200	EXTERIOR ELEVATIONS
A-200A	EXTERIOR ELEVATIONS (BID ALTERNATE 1)

ARCHITECTURAL (HANGAR #7):

A-201	EXTERIOR ELEVATIONS

TRC SET

GENERAL NOTES

1. UNDERGROUND UTILITY LAYOUT INFORMATION WAS COMPILED FROM AS-BUILT INFORMATION, EXISTING RECORD PLANS, AND NON-DESTRUCTIVE GEOPHYSICAL INVESTIGATION, AND IS OFFERED SOLELY FOR THE PURPOSE OF PROVIDING THE CONTRACTOR WITH DATA AVAILABLE TO THE ENGINEER. THE ACTUAL LOCATIONS IN THE FIELD MAY BE DIFFERENT FROM THAT SHOWN. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES AND AIRPORT CABLES IN FIELD PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES (SEE SUNSHINE STATE ONE CALL OF FLORIDA NOTE BELOW). IN THE EVENT OF DAMAGE TO EXISTING ELECTRICAL CABLES AND UTILITIES, THE ENGINEER AND AIRPORT OWNER ARE TO BE NOTIFIED IMMEDIATELY AND THE CONTRACTOR SHALL REPAIR THE DAMAGE, AS DIRECTED BY THE ENGINEER, IMMEDIATELY AND AT THE CONTRACTOR'S EXPENSE. ALL DAMAGED CABLES, WILL BE REPLACED TO THE NEAREST LIGHTING FIXTURES. NO FIELD SPLICES WILL BE PERMITTED.

3. PROPERTY LINES, RIGHT-OF-WAY LINES, AND OWNER NAMES SHOWN ON THE PLANS ARE TAKEN FROM RECORD MAPS.

4. CONTRACTOR'S ACCESS TO THE AIRPORT SHALL BE LIMITED TO THE ACCESS ROADS SHOWN ON THIS PLAN. THE CONTRACTOR, UPON COMPLETION OF THIS CONTRACT, SHALL REPAIR ANY DAMAGE TO ACCESS ROADS, GATES OR FENCES. ALL EXISTING PAVEMENTS AND DISTURBED GROUND SHALL BE RESTORED TO EXISTING CONDITION OR BETTER AT NO COST TO THE OWNER. ONLY ACTIVE AIRCRAFT PAVEMENTS MARKED ON THIS PLAN MAY BE USED FOR CONTRACTOR ACCESS. CONTRACTOR SHALL MINIMIZE PAVEMENT CROSSINGS AND SHALL CLEAN AND SWEEP ACTIVE AIRCRAFT PAVEMENT AS OFTEN AS NECESSARY, AS ORDERED BY OWNER / ENGINEER, TO KEEP PAVEMENT FREE OF DEBRIS. UTILIZED VEHICLE ROADS SHALL BE SWEPT AT THE END OF EACH WORKING DAY.

5. ALL AREAS DISTURBED SHALL BE FINE GRADED, TOPSOILED, AND SEEDED AND MULCHED. FINE GRADING SHALL BE SHAPED TO ALLOW SURFACE DRAINAGE AND CONFORM TO SMOOTH TRANSITIONS WITH SURROUNDING GRADE.

6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR THE PROJECT AND FOR ACCESS TO THE SITE. COST FOR PERMITS IS TO BE PAID FOR UNDER THE MOBILIZATION PAY ITEM.

7. ALL COSTS ASSOCIATED WITH MAINTENANCE OF HAUL ROADS, ACCESS ROADS, RESTORATION OF SURFACES DISTURBED AND ALL BARRICADES AND TEMPORARY AIRPORT MARKINGS SHALL BE INCLUDED IN ITEM M-100 MAINTENANCE & PROTECTION OF TRAFFIC.

8. THE CONTRACTOR'S SPECIAL ATTENTION IS DIRECTED TO AC 150/5370-2F, OPERATIONAL SAFETY ON AIRPORTS DURING CONSTRUCTION, AND THE CONTRACT SPECIAL PROVISIONS SECTION 80, AS THEY RELATE TO SAFETY REQUIREMENTS AND AFFECT SEQUENCING OF WORK.

9. ANY IRON PINS, CONCRETE MONUMENTS, SURVEY MONUMENTS, OR OTHER ITEMS DEFINING PROPERTY LINES OR BASELINES WHICH ARE DISTURBED SHALL BE PROPERLY TIED AND ACCURATELY RESET UPON COMPLETION OF WORK BY THE CONTRACTOR AT NO COST TO THE OWNER.

10. ELEVATIONS ARE BASED ON U.S.C. & G.S. DATUM. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING THESE SITE BENCH MARKS OR MOVING THEM IF THEY ARE IN THE LINE OF CONSTRUCTION.

11. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE ENGINEER.

12. SITE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE PERIOD OF CONSTRUCTION.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFELY MAINTAINING THE CONSTRUCTION SITE THROUGHOUT THE PERIOD OF CONSTRUCTION.

14. THE CONTRACTOR SHALL NOT LEAVE CONSTRUCTION EQUIPMENT RUNNING OR UNATTENDED.

15. THE CONTRACTOR SHALL KEEP EQUIPMENT NOT NECESSARY FOR THEIR OPERATIONS OUT OF THE EXISTING TERMINAL AND AIR OPERATIONS AREA.

16. ALL WORK IS INCLUDED UNDER BASE BID UNLESS SPECIFICALLY LABELED OTHERWISE.

17. GATES WITH LOCKS WILL BE MAINTAINED AT CONTRACTOR ACCESS ROUTES. NO ACCESS WILL BE PERMITTED BY ANYONE OTHER THAN AIRPORT EMPLOYEES, CONTRACTOR'S EMPLOYEES AND EQUIPMENT INCLUDING DELIVERIES, AND THE RESIDENT ENGINEER. NO OPEN GATES WILL BE LEFT UNATTENDED.

18. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.

19. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS.

20. THE ENGINEER RESERVES THE RIGHT TO EXAMINE ANY WORK DONE ON THIS PROJECT AT ANY TIME TO DETERMINE CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS OF THIS PROJECT, AS INTENDED AND INTERPRETED BY THE ENGINEER.

21. EROSION CONTROL: PROVIDE AND MAINTAIN EROSION CONTROL MEASURES IN CONFORMANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. MAINTAIN CONTROL MEASURES UNTIL PAVING IS COMPLETE AND LAWN AREAS ARE FULLY DEVELOPED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF SEDIMENT LADEN RUNOFF RESULTING FROM STORM EVENTS DURING CONSTRUCTION OF THIS PROJECT. SILT FENCING AND OTHER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR PRIOR TO AND THROUGHOUT CONSTRUCTION PERIOD SO AS TO PREVENT THE TRANSPORT OF SEDIMENT ONTO ADJACENT PROPERTY, WETLAND JURISDICTIONAL AREAS AND SURFACE WATERS. STABILIZATION AND RE-VEGETATION OF ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE FOLLOWING THE PROCESS OF DISTURBANCE TO REDUCE THE POTENTIAL FOR FURTHER SOIL EROSION AND SEDIMENTATION OF LOWER LYING AND DOWNSTREAM AREAS.

22. THE CONTRACTOR SHALL:

A. VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE ENGINEER, IN WRITING, OF ANY DISCREPANCIES.

B. EXAMINE THE SITE AND INCLUDE IN HIS WORK THE EFFECT OF ALL EXISTING CONDITIONS ON THE WORK.

C. PROVIDE AND INSTALL ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH RECOGNIZED GOOD STANDARD PRACTICE.

D. HOLD THE OWNER HARMLESS AGAINST ANY AND ALL CLAIMS ARISING FROM WORK DONE BY THE CONTRACTOR OR HIS SUB-CONSULTANTS ON THE SITE.

23. CONTRACTOR PROJECT CLOSE-OUT REQUIREMENTS:

A. THE CONTRACTOR SHALL FULFILL THE REQUIREMENTS AND COMPLETE THE "CONTRACTOR'S PROJECT CLOSEOUT CHECKLIST", INCLUDED IN THE CONTRACT DOCUMENTS, BEFORE FINAL PAYMENT WILL BE ISSUED.

B. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS FOR THE COMPLETION AND CLOSE-OUT OF THE PROJECT CONSTRUCTION.

C. THE CONTRACTOR SHALL PROVIDE THE OWNER AND THE ENGINEER OF RECORD WITH COPIES OF RECORD LOGS, TEST RESULTS, AND SUPPORTING DOCUMENTATION WITHIN 30 DAYS OF THE COMPLETION OF WORK.

D. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER AND THE ENGINEER OF RECORD A MINIMUM OF THREE (3) DAYS NOTICE PRIOR TO THE SCHEDULED SITE WALK THROUGH.

CONTRACTOR'S SAFETY AND SECURITY REQUIREMENTS

SAFETY NOTES

1. AIRPORT OPERATIONS - THE CONTRACTOR SHALL ACQUAINT ALL SUPERVISORS AND EMPLOYEES WITH THE AIRPORT ACTIVITIES AND OPERATIONS THAT ARE INHERENT AT THE AIRPORT AND SHALL CONDUCT ALL CONSTRUCTION ACTIVITIES TO CONFORM TO ALL ROUTINE AND EMERGENCY AIR TRAFFIC REQUIREMENTS AND GUIDELINES ON SAFETY SPECIFIED IN NOTE 11 BELOW.

2. VEHICLE IDENTIFICATION - ALL CONTRACTOR VEHICLES THAT ARE AUTHORIZED TO OPERATE ON THE AIRPORT OUTSIDE OF THE DESIGNATED CONSTRUCTION AREA LIMITS OR HAUL ROUTES AS SPECIFIED ON THE PLANS AND WITHIN THE ACTIVE AIRCRAFT OPERATIONS AREA (AOA) SHALL DISPLAY IN FULL VIEW ABOVE THE VEHICLE A 3' X 3' OR LARGER ORANGE AND WHITE CHECKERED FLAG, EACH CHECK BEING 1' SQUARE. ALL VEHICLES OPERATING IN THE ACTIVE AOA DURING THE HOURS OF DARKNESS SHALL BE EQUIPPED WITH A FLASHING/ROTATING AMBER (YELLOW) DOME-TYPE LIGHT MOUNTED ON TOP OF THE VEHICLE AND OF SUCH INTENSITY TO CONFORM TO LOCAL CODES FOR MAINTENANCE AND EMERGENCY VEHICLES.

3. ALL CONTRACTOR VEHICLES AND PERSONNEL THAT ARE REQUIRED TO CROSS ACTIVE RUNWAYS, TAXIWAYS, OBJECT FREE AREAS, AND APPROACH CLEAR ZONES SHALL DO SO UNDER DIRECT CONTROL OF A FLAGMAN IN RADIO CONTACT WITH UNICOM OR THE CTAF. THE FLAGMAN SHALL BE TRAINED AND INSTRUCTED IN THE REGULATION GOVERNING OPERATIONS ON THE AOA AND RADIO PROCEDURES AT THE AIRPORT. THE FLAGMAN SHALL REMAIN WITH THE VEHICLE AT ALL TIMES. THE FLAGMAN AND RADIOS SHALL BE FURNISHED BY THE CONTRACTOR. IT SHALL BE UNDERSTOOD BY THE CONTRACTOR THAT AIRPORT TRAFFIC ON RUNWAYS, TAXIWAYS, AND APRONS SHALL HAVE PRIORITY OVER CONTRACTOR'S TRAFFIC.

4. PAVEMENT CLOSURES - NO RUNWAY, TAXIWAY, APRON OR AIRPORT ROADWAY SHALL BE CLOSED WITHOUT PRIOR APPROVAL OF AIRPORT OPERATIONS, TO ENABLE NECESSARY NOTICES TO AIRMEN (NOTAMS) OR ADVISORIES TO AIRPORT SERVICES OR TENANTS. A MINIMUM OF 72 HOURS WRITTEN NOTICE OF REQUESTED CLOSING SHALL BE DIRECTED TO THE AUTHORITY'S REPRESENTATIVE (AR), WHO WILL COORDINATE THE REQUEST WITH THE AIRPORT MANAGER.

5. OPEN TRENCHES - ANY CONSTRUCTION ACTIVITY OR OPEN TRENCHES WITHIN THE SAFETY AREA OF AN ACTIVE RUNWAY OR ACTIVE TAXIWAY WILL REQUIRE CLOSURE OF THE AFFECTED RUNWAY OR TAXIWAY, UNLESS OTHERWISE APPROVED BY AIRPORT OPERATIONS AND THE AUTHORITY'S REPRESENTATIVE. CLOSURES REQUIRE THE SAME PROVISIONS AS PARAGRAPH 4 ABOVE.

6. TRENCH MARKING - OPEN TRENCHES, EXCAVATIONS AND STOCKPILED MATERIALS LOCATED IN THE AOA SHALL BE PROMINENTLY MARKED WITH FLAGS AND LIGHTED BY APPROVED LIGHT UNITS DURING HOURS OF RESTRICTED VISIBILITY AND DARKNESS.

7. OPEN FLAME - OPEN FLAME, WELDING OR TORCH-CUTTING OPERATIONS ARE PROHIBITED UNLESS ADEQUATE FIRE AND SAFETY PRECAUTIONS HAVE BEEN TAKEN AND THE PROCEDURE APPROVED BY FIRE INSPECTOR, AIRPORT OPERATIONS AND THE ENGINEER. NO DEBRIS BURNING IS ALLOWED.

8. STOCKPILE EROSION AND DUST CONTROL - STOCKPILED MATERIAL AND OPEN EXCAVATIONS SHALL BE TREATED IN SUCH A MANNER AS TO PREVENT MOVEMENT RESULTING FROM AIRCRAFT BLAST OR WIND.

9. DEBRIS CONTROL - DEBRIS, WASTE AND LOOSE MATERIAL SHALL NOT BE ALLOWED ON ACTIVE AIRCRAFT MOVEMENT AREAS. IF OBSERVED TO BE ON ACTIVE AIRCRAFT MOVEMENT AREAS, THE MATERIAL WILL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE ENGINEER MAY DIRECT THAT DEBRIS PROBLEMS DURING CONSTRUCTION NOT CORRECTED BY THE CONTRACTOR BE CORRECTED BY OTHERS AT THE EXPENSE OF THE CONTRACTOR. NO OPEN TOP DUMPSTERS ARE ALLOWED IN THE PROJECT OR STAGING AREA. TRUCKS SHALL COVER THE LOAD FOR ALL MOVEMENTS ON THE AIRPORT.

10. INSPECTION BY OPERATIONS - PRIOR TO OPENING FOR AIRCRAFT USE, THE AUTHORIZED REPRESENTATIVE WILL ARRANGE FOR INSPECTION BY THE AIRPORT MANAGER ANY RUNWAY, TAXIWAY OR APRON THAT HAS BEEN CLOSED FOR WORK, OR THAT HAS BEEN USED FOR A CROSSING POINT OR HAUL ROUTE BY THE CONTRACTOR.

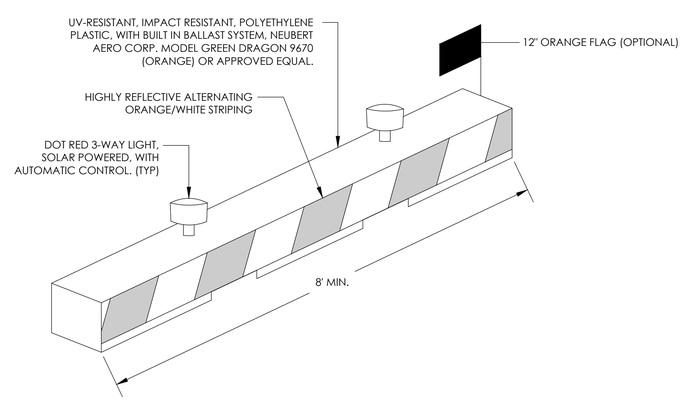
11. SAFETY GUIDELINES (CURRENT EDITION APPLIES):
150/5370-2 "OPERATIONAL SAFETY ON AIRPORTS DURING CONSTRUCTION"

150/5200-18 "AIRPORT SAFETY SELF-INSPECTION"

150/5210-5 "PAINTING, MARKING AND LIGHTING OF VEHICLES USED ON AIRPORT"

12. LIGHTED BARRICADES ARE REQUIRED AS NOTED ANYTIME THE CONTRACTOR IS WORKING. A MINIMUM OF 90% OF THE LIGHTS SHALL BE OPERATIONAL.

13. AT THE END OF THE WORK DAY, CONTRACTOR SHALL REMOVE ALL EQUIPMENT FROM WORK AREA BACK TO THE CONTRACTOR STAGING AREA OR TO SUCH OTHER LOCATIONS AS APPROVED BY THE ENGINEER.



AIRPORT LOW-PROFILE BARRICADE
N.T.S.

SECURITY NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE AIRPORT AND WITH THE SECURITY REQUIREMENTS SPECIFIED HEREIN. THE CONTRACTOR SHALL DESIGNATE IN WRITING TO THE ENGINEER THE NAME OF HIS/HER "CONTRACTOR SECURITY OFFICER". THE CONTRACTOR SECURITY OFFICER SHALL REPRESENT THE CONTRACTOR ON THE SECURITY REQUIREMENTS OF THE CONTRACT.

2. CONTRACTOR PERSONNEL SECURITY ORIENTATION - THE CONTRACTOR SECURITY OFFICER SHALL BE RESPONSIBLE FOR BRIEFING ALL CONTRACTOR PERSONNEL ON THESE REQUIREMENTS AND, FROM TIME TO TIME, OTHER SECURITY PROVISIONS ADOPTED BY THE ENGINEER OR OWNER. ALL NEW CONTRACTOR EMPLOYEES SHALL BE BRIEFED ON THESE REQUIREMENTS PRIOR TO WORKING IN THE CONSTRUCTION AREA.

3. ACCESS TO THE SITE - CONTRACTOR'S ACCESS TO THE SITE SHALL BE AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL NOT PERMIT ANY UNAUTHORIZED CONSTRUCTION PERSONNEL OR TRAFFIC ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL TO AND FROM THE VARIOUS CONSTRUCTION AREAS ON THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR THE IMMEDIATE CLEANUP OF ANY DEBRIS DEPOSITED ALONG THE ACCESS ROAD AS A RESULT OF HIS/HER CONSTRUCTION TRAFFIC. DIRECTIONAL SIGNING AT THE ACCESS GATE AND ALONG THE DELIVERY ROUTE TO THE STORAGE AREA OR WORK SITE SHALL BE AS DIRECTED BY THE ENGINEER.

4. MATERIALS DELIVERY TO THE SITE - ALL CONTRACTOR'S MATERIAL ORDERS FOR DELIVERY TO THE SITE WILL USE THE ACCESS POINT AT THE CONTRACTOR'S STAGING SITE. THE CONTRACTOR SHALL PROVIDE ESCORT SERVICES TO DIRECT DELIVERIES.

5. CONSTRUCTION AREA LIMITS - THE LIMITS OF CONSTRUCTION, MATERIAL STORAGE AREAS, EQUIPMENT STORAGE AREA, PARKING AREA AND OTHER AREAS DEFINED AS REQUIRED FOR THE CONTRACTOR'S EXCLUSIVE USE DURING CONSTRUCTION SHALL BE MARKED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL ERECT AND MAINTAIN AROUND THE PERIMETER OF THESE AREAS SUITABLE FENCING, SIGNAGE AND WARNING DEVICES VISIBLE FOR BOTH DAY/NIGHT USE TO DELINEATE THE PERIMETER OF ALL SUCH AREAS (INCLUDE COST IN ITEM M-100).

6. CONTRACTOR EMPLOYEE PERSONAL VEHICLES SHALL BE RESTRICTED TO THE CONTRACTOR'S STAGING AREA OR CONTRACTOR EMPLOYEE PARKING AREA AND ARE NOT ALLOWED ON THE AIRFIELD AT ANY TIME.

7. REQUIREMENTS FOR BADGING - BADGING OF CONTRACTOR PERSONNEL WILL NOT BE REQUIRED FOR THIS PROJECT.

8. THE CONTRACTOR SHALL INSTALL A 3' X 3' SIGN AT THE CONSTRUCTION SITE ENTRANCE GATE THAT SAYS: "THIS AREA IS A DESIGNATED CONSTRUCTION SITE AND ANYONE WHO TRESPASSES ON THIS PROPERTY COMMITS A FELONY."

BARRICADE NOTES

1. TYPICAL LIGHTED AIRPORT LOW PROFILE BARRICADES TO BE PLACED ALONG THE LIMITS OF THE PHASES OF WORK, AS SHOWN IN THESE PLANS, TO DELINEATE THE CONTRACTOR'S WORK AREAS (SEE DETAIL BELOW).

2. ALL BARRICADES SHALL BE CHECKED VISUALLY ON A WEEKLY BASIS AND SHALL BE REPAIRED WHEN DEEMED APPROPRIATE BY THE ENGINEER. ALL LIGHT FIXTURES SHALL BE VERIFIED OPERATING BY THE CONTRACTOR ON A DAILY BASIS BEFORE THE CONTRACTOR CEASES OPERATION FOR THE DAY.

3. ALL BARRICADES SHALL BE MOVED AT LEAST ONCE EACH WEEK AND THE CONTRACTOR SHALL SWEEP THE DEBRIS WHICH HAS ACCUMULATED AND REMOVE IT FROM THE SITE. THE BARRICADES SHALL THEN BE REPLACED AT THE APPROPRIATE LOCATION.

4. BARRICADES SHALL BE SPACED 8' MAXIMUM, END TO END, OR CLOSER IF INTENDED TO PREVENT PASSAGE OF VEHICLES LESS THAN 8' WIDE. IF INTENDED TO PREVENT PEDESTRIAN ENTRANCE, THEN BARRICADES SHALL BE PLACED END TO END WITH NO GAP. COORDINATE PLACEMENT OF BARRICADES WITH THE ENGINEER & AIRPORT OPERATOR.

SUNSHINE STATE ONE CALL OF FLORIDA:

AT LEAST 48 HOURS BEFORE YOU DIG, EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS, CALL **811** WHEN CALLING FROM FLORIDA AND **1-800-432-4770** WHEN CALLING FROM OUTSIDE FLORIDA. A REPRESENTATIVE WILL COME TO YOUR PROPERTY TO LOCATE AND MARK PUBLIC UTILITIES. THERE IS NO CHARGE FOR THIS SERVICE.

PASSERO ASSOCIATES
engineering architecture

TRC REVIEW

Stamp:

MATTHEW RYAN SINGLETARY LICENSE No. 71535 STATE OF FLORIDA PROFESSIONAL ENGINEER
10/09/2020

Owner:

CITY OF FERNANDINA BEACH FLORIDA 1925

City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Passero Associates
4730 Casa Cola Way, Suite 200
St. Augustine, FL. 32095
(904) 757-6106
Fax: (904) 757-6107
Certificate of Authorization 3428
Program Manager **Bradley J. Wenfe, P.E.**
Project Architect **Christopher Nardone, A.I.A.**
Project Manager **Justin Vollenweider, A.I.A.**

No.	Date	By	Description

UNAUTHORIZED USE OF THESE DRAWINGS IS IN VIOLATION OF FLORIDA ADMINISTRATIVE CODE 61G15-27.001 AND FLORIDA STATUTES 471.033(1). THESE PLANS ARE COPYRIGHT PROTECTED. ©

SITE SAFETY, SECURITY & GENERAL NOTES

HANGARS #6 & #7 ADDITION

700 Airport Rd.
Fernandina Beach Municipal Airport
County: Nassau Town/City: Fernandina Beach State: Florida

Project No.: 99000047.0091

Drawing No.: C-001

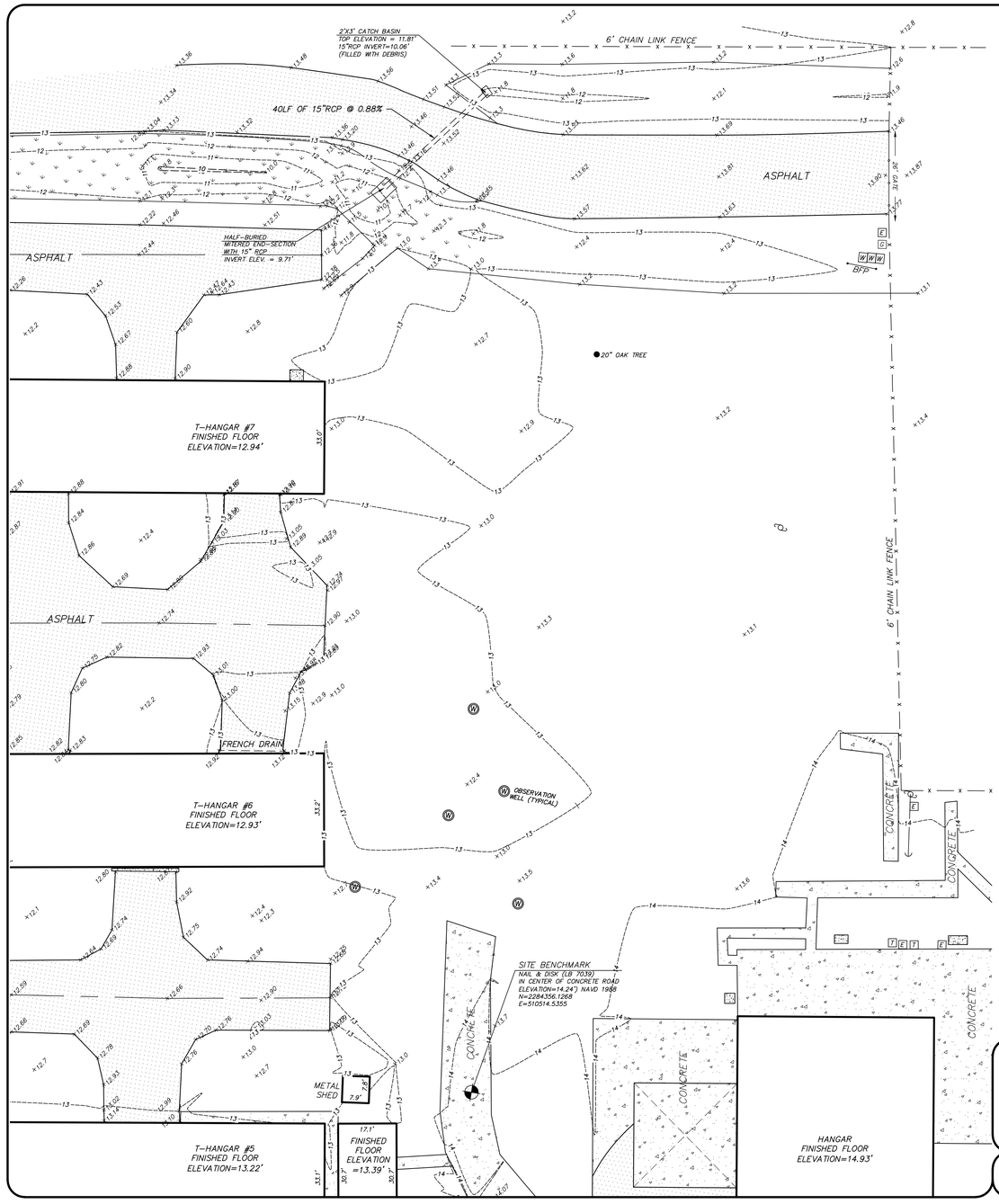
Date: FEBRUARY 23, 2021

Drawing name: Y:\Projects-New\1999\99000047 SE FHB\99000047.0091 - Hangers 6-7 Expansion\01 CAD - BIM - Models\Airport\C-001 Safety Security.dwg NOTES Nov 04, 2020 4:14pm by: bbradley

MAP OF TOPOGRAPHIC SURVEY
FERNANDINA BEACH MUNICIPAL AIRPORT
EAST T–HANGAR EXPANSION

FERNANDINA BEACH, NASSAU COUNTY, FLORIDA.

(THIS IS NOT A BOUNDARY SURVEY)



GRAPHIC SCALE

20 0 10 20 40 80

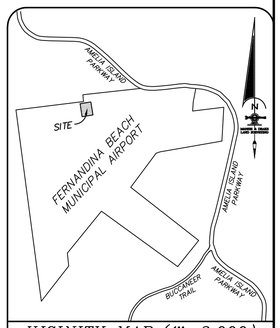
(IN FEET)
1 inch = 20 ft.

LEGEND

- —x—x— = CHAIN LINK FENCE
- = CONCRETE FLATWORK
- CMP = CORRUGATED METAL PIPE
- E = ELECTRICITY METER
- = FIRE HYDRANT
- G = GATE CONTROLS
- = LIGHT POLE
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- M.E.S. = MITERED END SECTION
- RCP = REINFORCED CONCRETE PIPE
- S/T = SEPTIC TANK
- S = SEWER CLEANOUT
- D = STORM MANHOLE
- T = TELEPHONE PEDESTAL
- W = WATER METER
- = WOOD POWER POLE
- W = MONITORING WELL
- ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE
- BFP = BACK-FLOW PREVENTER

SURVEY NOTES:

1) This is not a boundary survey.
2) Underground Improvements were not located or shown.
3) Lands shown hereon were not abstracted by this office for easements, rights–of–way, ownership or other instruments of record.
4) Project & coordinates shown hereon are based on The State Plane Coordinate System, East Zone, State of Florida, North American Datum of 1983. (NAD '83)
5) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
6) The Reference Benchmark is published benchmark "Fernport AZ MK". (Elevation=12.00' NAVD 1988)
7) Site benchmark is shown hereon.



VICINITY MAP (1"=2,000)

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

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

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

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

SCALE: 1"=20' JOB NO: 14050–TH DATE: 4/29/2020 CADD: WKD
F.B. NO: X–340 PAGE NO: 24 FIELD CREW: JM FILE NO: B–1428

PASSERO ASSOCIATES
engineering architecture

TRC REVIEW

Stamp:

MATTHEW RYAN SINGLETARY
LICENSE
No. 71535
STATE OF FLORIDA
PROFESSIONAL ENGINEER
10/09/2020

Owner:

CITY OF FERNANDINA BEACH FLORIDA

City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Passero Associates
4730 Casa Cola Way, Suite 200
St. Augustine, FL 32095
(904) 757-6106
Fax: (904) 757-6107
Certificate of Authorization 3428

Program Manager **Bradley J. Wente, P.E.**
Project Architect **Christopher Nardone, A.I.A.**
Project Manager **Justin Vollenweider, A.I.A.**

No.	Date	By	Description

UNAUTHORIZED USE OF THESE DRAWINGS IS IN VIOLATION OF FLORIDA ADMINISTRATIVE CODE 61G15-27.001 AND FLORIDA STATUTES 471.033(1). THESE PLANS ARE COPYRIGHT PROTECTED. ©

SITE SURVEY

HANGARS #6 & #7 ADDITION

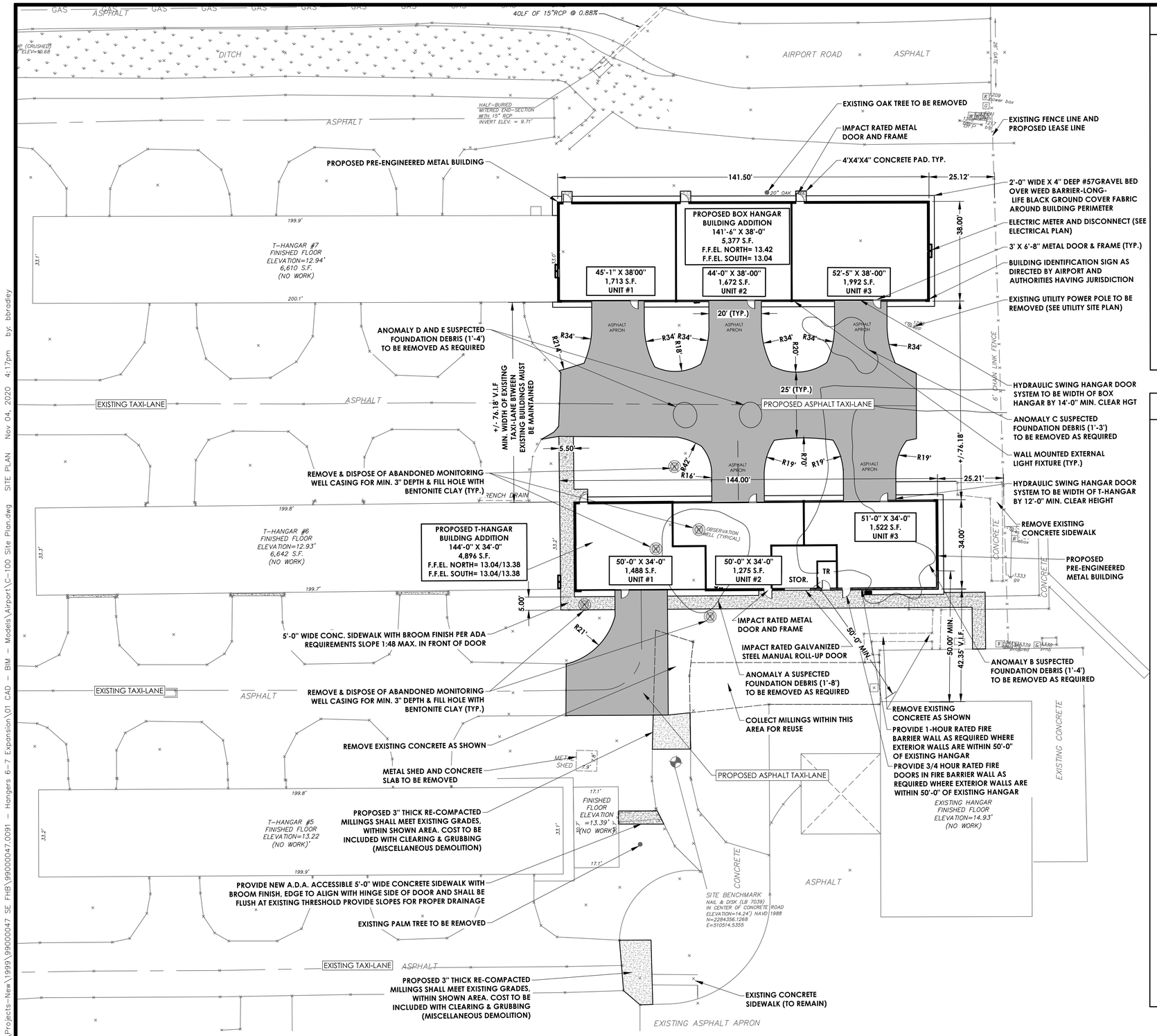
700 Airport Rd.
Fernandina Beach Municipal Airport
Town/City: Fernandina Beach
County: Nassau
State: Florida

Project No.: 99000047.0091

Drawing No.: C-002

Date: FEBRUARY 23, 2021

Drawing name: Y:\Projects-New\1999\99000047 SE FHB\99000047.0091 – Hangers 6–7 Expansion\01 CAD – BIM – Models\Airport\C-002 Site Survey.dwg Nov 04, 2020 4:16pm by: bbradley



1 PROPOSED SITE PLAN

IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURAL AND ENGINEERING SPECIFICATIONS OR DRAWINGS, THEN ENGINEERING SHALL BE FOLLOWED UNLESS ARCHITECTURAL DESIGN IS AFFECTED; THEN CONTACT ENGINEER IN ANY CASE OF DISCREPANCY, CONTACT ARCHITECT FOR DIRECTION.

LAND DEVELOPMENT CRITERIA

SUMMARY BLOCK

LAND USE CATEGORY (FUTURE LAND USE):	INDUSTRIAL
ZONING DISTRICT:	1A
TOTAL ACREAGE:	0.93 ACRES
TOTAL SQUARE FOOTAGE:	40,471 S.F.
IMPERVIOUS SURFACE RATIO:	18,873 S.F. IMPERIOUS SURFACE / 40,471 S.F. TOTAL SITE EQUALS: 46.6% PROPOSED IMPERIOUS SURFACE - PER LDC PERMISSIBLE MAX. IMPERVIOUS SURFACE RATIO = 75% PER LDC AIRPORT MIN. TOTAL GROSS LANDSCAPE AREA = 20%
FLOOR AREA RATIO:	5,377 S.F. 3 UNIT BOX HANGAR FLOOR AREA ADDITION PLUS 4,896 S.F. 3 UNIT T-HANGAR FLOOR AREA ADDITION EQUALS 10,273 S.F. / 40,471 S.F. TOTAL SITE EQUALS 25.4% PROPOSED FLOOR AREA RATIO - PER LDC PERMISSIBLE MAX. FLOOR AREA RATIO = 50%
TOTAL NUMBER OF PARKING SPACES:	PER LDC 0.5 PARKING SPACES PER UNIT THEREFORE 6/2 3 PARKING SPACES REQUIRED 7 PARKING SPACES PROVIDED
TOTAL NUMBER OF PERVIOUS PARKING SPACES:	PER FAA AC 150/5320-6F ASPHALT SURFACING MUST BE FREE FROM LOOSE PARTICLES THAT COULD BECOME FOREIGN OBJECT DEBRIS (FOD) THEREFORE PERVIOUS SURFACING IS NOT ACCEPTABLE SURFACE WITHIN THE SECURED PERIMETER FENCING OF THE AIRFIELD
TOTAL TREES ON SITE CRITERIA:	PER AIRPORT LDC - FOR SAFETY REASONS NO NEW TREES SHALL BE PERMITTED WITHIN THE AIR OPERATIONS AREA.
PLAT BOOK SECTION TOWNSHIP RANGE:	06 - 2N - 28 - 0000 - 0001 -0000

CODE RESEARCH

FBC 2017 & NFPA 409 2016

OCCUPANCY CLASSIFICATION:	GROUP S-1 MODERATE - HAZARD STORAGE
SPECIAL OCCUPANCY REQUIREMENTS:	AIRCRAFT HANGAR (STORAGE ONLY)
TYPE OF CONSTRUCTION:	TYPE II B & TYPE II (000) UNPROTECTED / UN-SPRINKLERED
ALLOWABLE BLDG HGT & AREA PER FBC:	55' HGT 2 STORY 17,500 S.F.
AIRCRAFT HANGAR GROUP PER NFPA:	GROUP III
ALLOWABLE DOOR/BLDG HGT & AREA PER NFPA:	28' ACCESS DR HGT 1 STORY 12,000 S.F.
ALLOWABLE BLDG HGT PER FAA PART 77 FROM RUNWAY 9-27:	86' HGT
ALLOWABLE BLDG HGT PER AIRPORT DEVELOPMENT CODE:	45' HGT
REQUIRED SEPARATION OF OCCUPANCIES PER FBC:	1 HR
MAXIMUM FIRE AREA ALLOWABLE PER FBC & NFPA:	12,000 S.F.
FIRE SEPARATION DISTANCE FOR EXTERIOR WALLS PER FBC:	10' < x < 30' = 0 FIRE RATING
MINIMUM BLDG SEPARATION REQUIRED BETW. BLDGS PER NFPA:	50'
ACTUAL FIRE SEPARATION DISTANCE +/- 42' - 4", THEREFORE:	1-HOUR RATED FIRE BARRIER WALL REQ'D
MIN. BLDG SEPARATION W/ 2 HR RATED EXPOSED WALL PER NFPA:	25'
SEPARATION OF INCIDENTAL ACCESSORY OCCUPANCIES PER FBC:	1 HR FIRE RESISTANT RATING
ROOF COVERINGS SHALL BE LISTED AS PER NFPA:	CLASS C OR BETTER
EXPOSED INTERIOR INSULATION PER FBC:	THERMAL/ACOUSTICAL INSUL CLASS A ONLY
OIL SEPARATOR REQUIRED PER FBC:	NO SINGLE LEASE SPACE EXCEEDING 2000 S.F.

HANGAR BUILDING #7

TOTAL PROPOSED BOX HANGAR BUILDING #7 ADDITION SQUARE FOOTAGE:	5,377 S.F.
TOTAL EXISTING T-HANGAR BUILDING #7 SQUARE FOOTAGE:	6,610 S.F.
TOTAL HANGAR BUILDING #7 SQUARE FOOTAGE:	11,987 S.F.
MAXIMUM BOX HANGAR BUILDING ADDITION SINGLE LEASE SPACE UNIT:	+/- 1,992 S.F.
TOTAL BOX HANGAR BUILDING ADDITION HEIGHT:	+/- 19' 0" HGT 1 STORY

HANGAR BUILDING #6

TOTAL PROPOSED T-HANGAR BUILDING #6 ADDITION SQUARE FOOTAGE:	4,896 S.F.
TOTAL EXISTING T-HANGAR BUILDING #6 SQUARE FOOTAGE:	6,642 S.F.
TOTAL HANGAR BUILDING #6 SQUARE FOOTAGE:	11,538 S.F.
MAXIMUM T-HANGAR BUILDING ADDITION SINGLE LEASE SPACE UNIT:	+/- 1,522 S.F.
TOTAL T-HANGAR BUILDING ADDITION HEIGHT	+/- 16'4" HGT 1 STORY
NEAREST BUILDING ADJACENT TO T-HANGAR BUILDING #6 ADDITION	+/- 43'-8"

DESIGN CRITERIA

ULTIMATE DESIGN WIND SPEEDS, ASCE 7, V_{ULT} FOR RISK CATEGORY II BUILDINGS

ULTIMATE WIND SPEED (3 SECOND GUSTS):	130 MPH
EXPOSURE CATEGORY:	"D" ENCLOSED

WIND BORNE DEBRIS REGION REQUIREMENTS ARE APPLICABLE

REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL DESIGN CRITERIA AND REQUIREMENTS

PASSERO ASSOCIATES
engineering architecture

N
20' 0 20'

TRC REVIEW

Stamp:
MATTHEW RYAN SINGLETARY LICENSE No. 71535 STATE OF FLORIDA PROFESSIONAL ENGINEER
10/09/2020

Owner:
CITY OF FERNANDINA BEACH FLORIDA

City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Passero Associates
4730 Casa Cola Way, Suite 200
St. Augustine, FL. 32095
(904) 757-6106
Fax: (904) 757-6107
Certificate of Authorization 3428

Program Manager **Bradley J. Wenle, P.E.**
Project Architect **Christopher Nardone, A.I.A.**
Project Manager **Justin Vollenweider, A.I.A.**

No.	Date	By	Description

UNAUTHORIZED USE OF THESE DRAWINGS IS IN VIOLATION OF FLORIDA ADMINISTRATIVE CODE 61G15-27.001 AND FLORIDA STATUTES 471.033(1). THESE PLANS ARE COPYRIGHT PROTECTED. ©

PROPOSED SITE PLAN

HANGARS #6 & #7 ADDITION

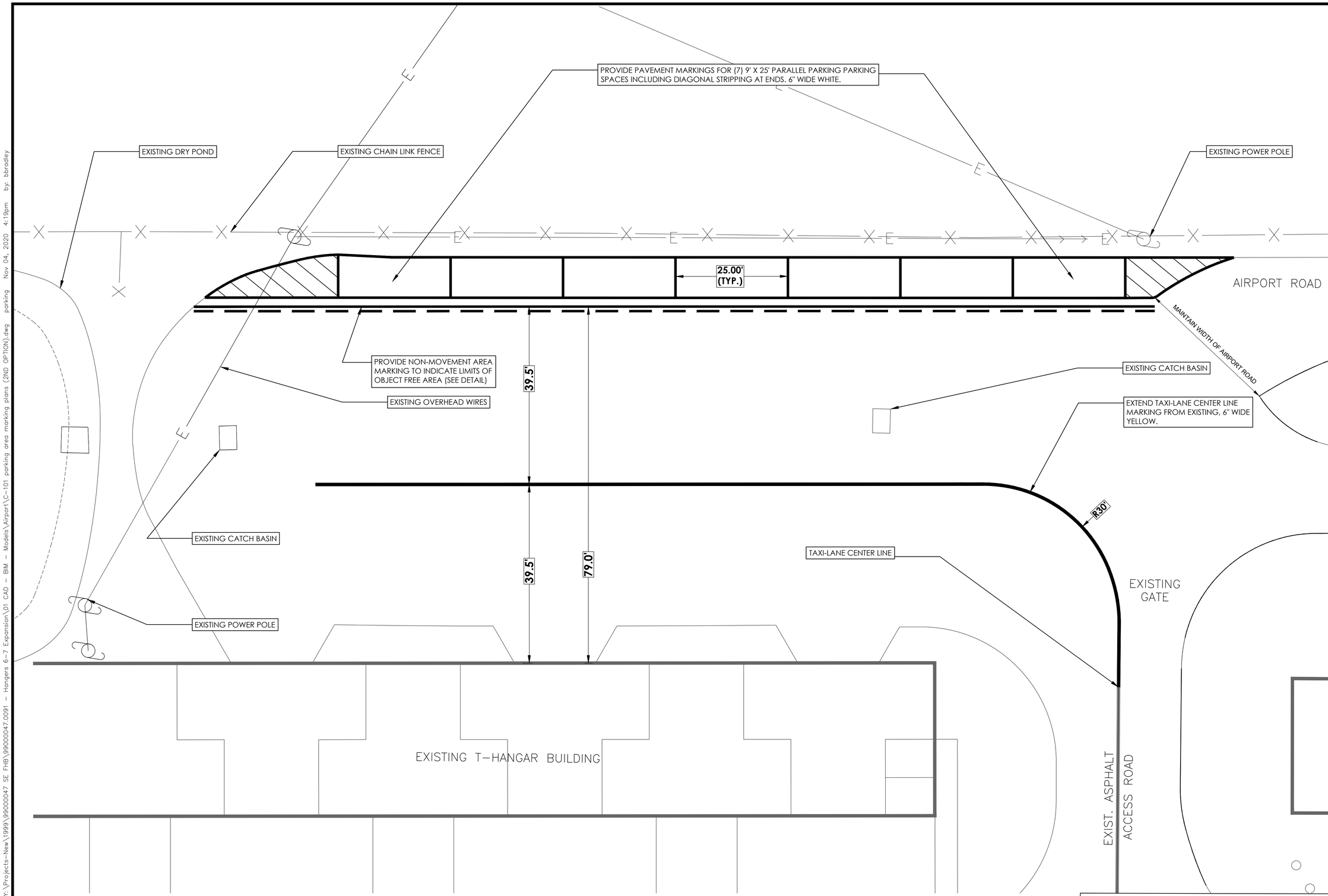
700 Airport Rd.
Fernandina Beach Municipal Airport
Town/City: Fernandina Beach
County: Nassau
State: Florida

Project No.: 99000047.0091

Drawing No.: C-100

Date: FEBRUARY 23, 2021

Drawing name: Y:\Projects-New\1999\99000047 SE FHB\99000047.0091 - Hangers 6-7 Expansion\01 CAD - BIM - Models\Airport\C-100 Site Plan.dwg SITE PLAN Nov 04, 2020 4:17pm by: bbradley



1 PARKING AREA MARKING SITE PLAN

BID ADDITIVE "A"

PASSERO ASSOCIATES
engineering architecture

10' 0 10'

TRC REVIEW

Stamp:

MATTHEW RYAN SINGLETARY
LICENSE
No. 71535
STATE OF FLORIDA
PROFESSIONAL ENGINEER
10/09/2020

Owner:

City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Passero Associates
4730 Casa Cola Way, Suite 200
St. Augustine, FL. 32095
(904) 757-6106
Fax: (904) 757-6107
Certificate of Authorization 3428

Program Manager: **Bradley J. Wente. P.E.**
Project Architect: **Christopher Nardone. A.I.A.**
Project Manager: **Justin Vollenweider. A.I.A.**

No.	Date	By	Description

UNAUTHORIZED USE OF THESE DRAWINGS IS IN VIOLATION OF FLORIDA ADMINISTRATIVE CODE 61G15-27.001 AND FLORIDA STATUTES 471.033(1). THESE PLANS ARE COPYRIGHT PROTECTED. ©

PARKING AREA MARKINGS SITE PLAN

HANGARS #6 & #7 ADDITION

700 Airport Rd.
Fernandina Beach Municipal Airport
Town/City: Fernandina Beach
County: Nassau
State: Florida

Project No.: 99000047.0091

Drawing No.: C-101

Date: FEBRUARY 23, 2021

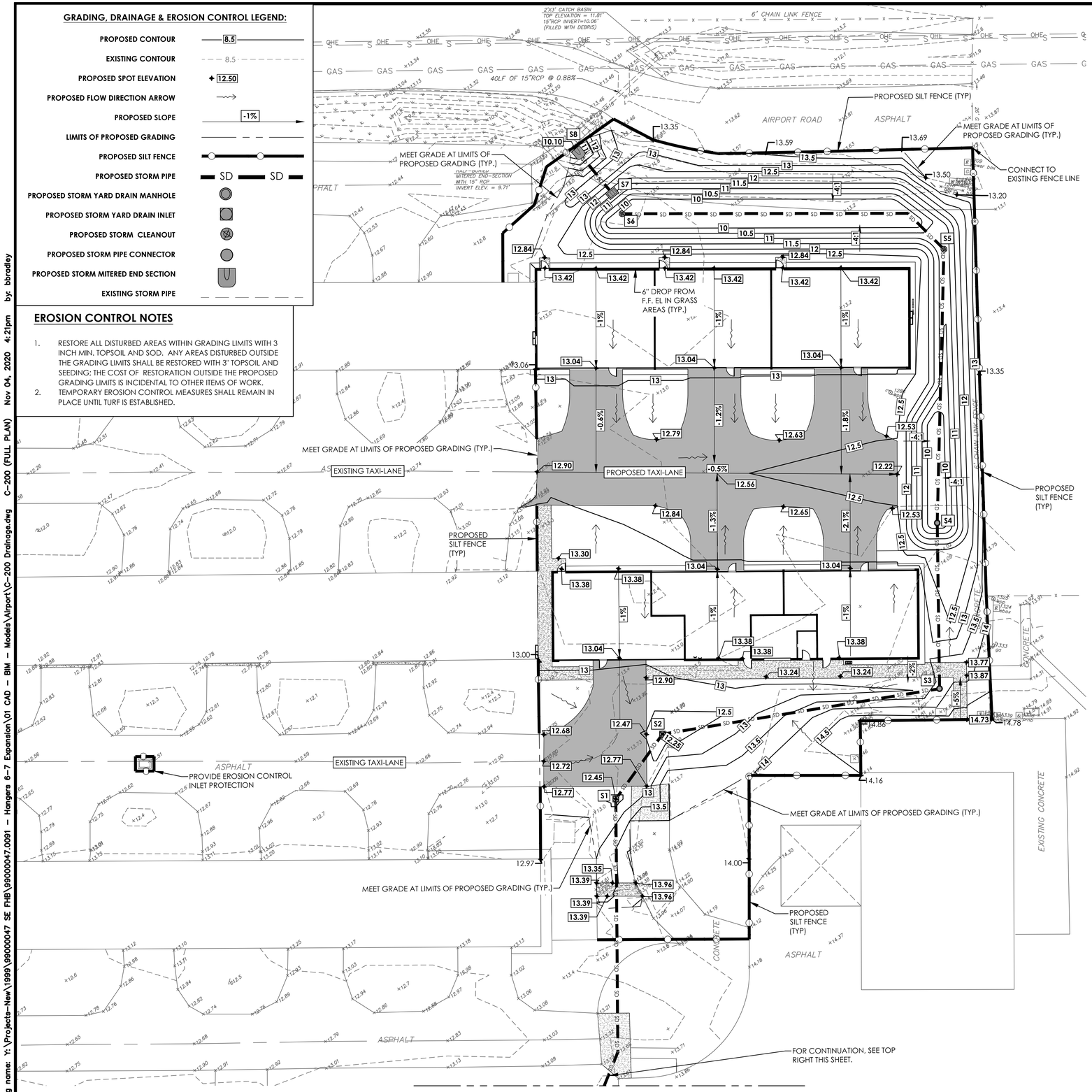
Drawing name: Y:\Projects-New\1999\99000047 SE FHB\99000047.0091 - Hangers 6-7 Expansion\01 CAD - BIM - Models\Airport\C-101 parking area marking plans (2ND OPTION).dwg parking Nov 04, 2020 4:19pm by: bbradley

GRADING, DRAINAGE & EROSION CONTROL LEGEND:

- PROPOSED CONTOUR — 8.5
- EXISTING CONTOUR — 8.5
- PROPOSED SPOT ELEVATION — 12.50
- PROPOSED FLOW DIRECTION ARROW
- PROPOSED SLOPE — -1%
- LIMITS OF PROPOSED GRADING
- PROPOSED SILT FENCE
- PROPOSED STORM PIPE — SD
- PROPOSED STORM YARD DRAIN MANHOLE
- PROPOSED STORM YARD DRAIN INLET
- PROPOSED STORM CLEANOUT
- PROPOSED STORM PIPE CONNECTOR
- PROPOSED STORM MITERED END SECTION
- EXISTING STORM PIPE

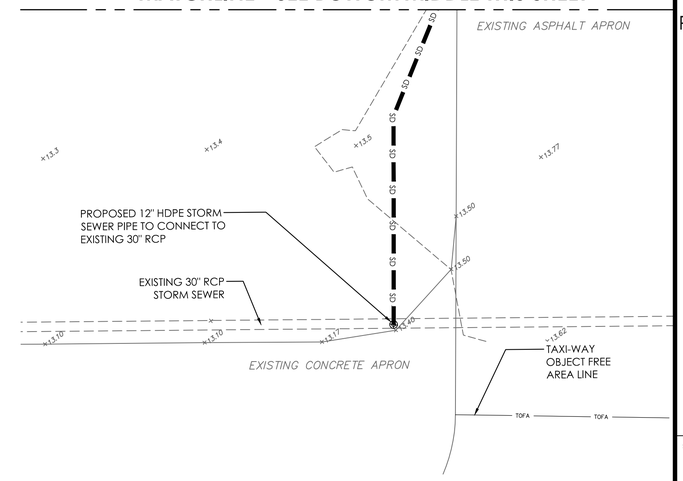
EROSION CONTROL NOTES

1. RESTORE ALL DISTURBED AREAS WITHIN GRADING LIMITS WITH 3 INCH MIN. TOPSOIL AND SOD. ANY AREAS DISTURBED OUTSIDE THE GRADING LIMITS SHALL BE RESTORED WITH 3" TOPSOIL AND SEEDING; THE COST OF RESTORATION OUTSIDE THE PROPOSED GRADING LIMITS IS INCIDENTAL TO OTHER ITEMS OF WORK.
2. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL TURF IS ESTABLISHED.



MATCHLINE - SEE TOP RIGHT THIS SHEET

MATCHLINE - SEE BOTTOM MIDDLE THIS SHEET



DRAINAGE STRUCTURE SCHEDULE

STRUCTURE NO.	STRUCTURE TYPE/DESCRIPTION	TOP EL.	INVERT ELEVATION N	INVERT ELEVATION S	INVERT ELEVATION E	INVERT ELEVATION W
S1	12" YARD DRAIN INLET	12.45	6.84	6.84	-	
S2	12" YARD DRAIN INLET	12.25		6.88	6.88	-
S3	12" YARD DRAIN MANHOLE	13.74	7.02	-	-	7.02
S4	12" YARD DRAIN MANHOLE	10.00	7.10	7.10	-	-
S5	STORM CLEANOUT	10.93	-	7.20	-	7.20
S6	STORM CLEANOUT	10.00	-	-	7.33	-
S7	FDOT MES,12" HDPE, INDEX 430-021 MODIFIED, 4:1 SLOPE	NA	-	-	10.10	-
S8	FDOT TYPE C INLET, MODIFIED, POND CONTROL STR.	12.00	-	-	-	10.16

DRAINAGE PIPE SCHEDULE

PIPE NUMBER	LENGTH (FT.)	SIZE (DIA., INCH)	TYPE	UP STREAM INV.	DOWN STREAM INV.	SLOPE %
S8 TO S7	21	12	HDPE	10.16	10.10	0.26
S6 TO S5	127	4	HDPE U.D.	7.33	7.20	0.10
S5 TO S4	103	4	HDPE U.D.	7.20	7.10	0.10
S4 TO S3	63	12	HDPE	7.10	7.02	0.13
S3 TO S2	106	12	HDPE	7.02	6.88	0.13
S2 TO S1	31	12	HDPE	6.88	6.84	0.13
S1 TO OUTFALL	197	12	HDPE	6.84	6.57	0.13

1 DRAINAGE AND EROSION CONTROL PLAN

IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURAL AND ENGINEERING SPECIFICATIONS OR DRAWINGS, THEN ENGINEERING SHALL BE FOLLOWED UNLESS ARCHITECTURAL DESIGN IS AFFECTED: THEN CONTACT ENGINEER IN ANY CASE OF DISCREPANCY, CONTACT ARCHITECT FOR DIRECTION.

PASSERO ASSOCIATES
engineering architecture

20' 0 20'

TRC REVIEW

Stamp:

MATTHEW RYAN SINGLETARY LICENSE No. 71535 STATE OF FLORIDA PROFESSIONAL ENGINEER
10/09/2020

Owner:

CITY OF FERNANDINA BEACH FLORIDA

City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Passero Associates
4730 Casa Cola Way, Suite 200
St. Augustine, FL. 32095
(904) 757-6106
Fax: (904) 757-6107
Certificate of Authorization 3428
Program Manager: Bradley J. Wente, P.E.
Project Architect: Christopher Nordone, A.I.A.
Project Manager: Justin Vollenweider, A.I.A.

No.	Date	By	Description

UNAUTHORIZED USE OF THESE DRAWINGS IS IN VIOLATION OF FLORIDA ADMINISTRATIVE CODE 61G15-27.001 AND FLORIDA STATUTES 471.033(1). THESE PLANS ARE COPYRIGHT PROTECTED. ©

DRAINAGE & EROSION CONTROL PLAN

HANGARS #6 & #7 ADDITION

700 Airport Rd.
Fernandina Beach Municipal Airport
Town/City: Fernandina Beach
County: Nassau
State: Florida

Project No.: 99000047.0091

Drawing No.: C-200

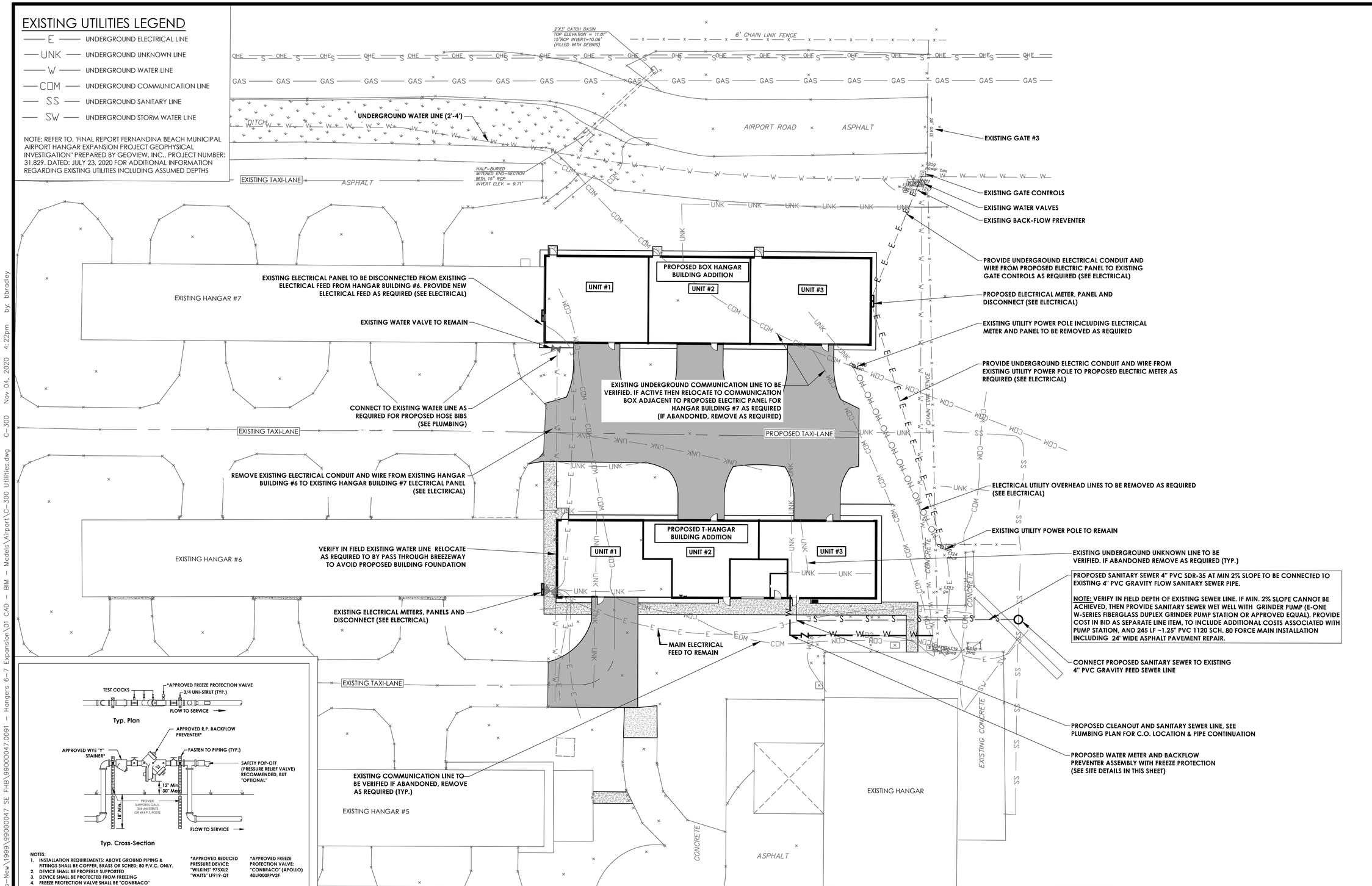
Date: FEBRUARY 23, 2021

Drawing name: Y:\Projects-New\1999\99000047 SE FHB\99000047.0091 - Hangers 6-7 Expansion\01 CAD - BIM - Models\Airport\C-200 Drainage.dwg C-200 (FULL PLAN) Nov 04, 2020 4:21pm by: bbradley

EXISTING UTILITIES LEGEND

- E — UNDERGROUND ELECTRICAL LINE
- UNK — UNDERGROUND UNKNOWN LINE
- W — UNDERGROUND WATER LINE
- COM — UNDERGROUND COMMUNICATION LINE
- SS — UNDERGROUND SANITARY LINE
- SW — UNDERGROUND STORM WATER LINE

NOTE: REFER TO, 'FINAL REPORT FERNANDINA BEACH MUNICIPAL AIRPORT HANGAR EXPANSION PROJECT GEOPHYSICAL INVESTIGATION" PREPARED BY GEOVIEW, INC., PROJECT NUMBER: 31,829. DATED: JULY 23, 2020 FOR ADDITIONAL INFORMATION REGARDING EXISTING UTILITIES INCLUDING ASSUMED DEPTHS



NOTES:
1. INSTALLATION REQUIREMENTS: ABOVE GROUND PIPING & FITTINGS SHALL BE COPPER, BRASS OR SCHED. 80 P.V.C. ONLY.
2. DEVICE SHALL BE PROPERLY SUPPORTED
3. DEVICE SHALL BE PROTECTED FROM FREEZING
4. FREEZE PROTECTION VALVE SHALL BE "CONBRACO" 40LF000FPV2F
5. DEVICE SHALL BE INSTALLED LEVEL, TESTED AND CERTIFIED.
6. CERTIFICATION OF TESTING SHALL BE PLACED IN PERMIT BOX FOR INSPECTOR'S VERIFICATION
7. ALL FITTINGS SHALL BE LEAD FREE.
8. ALL CORPORATION STOPS, SHALL BE "FORD" OR "MUELLER" ONLY ALL INSTALLATIONS SHALL BE APPROVED BY THE CITY

*APPROVED REDUCED PRESSURE DEVICE: "WILKINS" 975XL2 "WATTS" LF919-QT

*APPROVED FREEZE PROTECTION VALVE: "CONBRACO" (APOLLO) 40LF000FPV2F

*APPROVED WYE "Y" STRAINER: "CONCRACO" (APOLLO) #Y834LF, #Y81LF, #Y8114LF, #Y8112LF, #Y82LF

2 WATER METER & BACKFLOW PREVENTER

$\frac{3}{4}$" THRU 2" MODELS - SEE PLUMBING DRAWINGS

1 UTILITY PLAN

IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURAL AND ENGINEERING SPECIFICATIONS OR DRAWINGS, THEN ENGINEERING SHALL BE FOLLOWED UNLESS ARCHITECTURAL DESIGN IS AFFECTED: THEN CONTACT ENGINEER IN ANY CASE OF DISCREPANCY, CONTACT ARCHITECT FOR DIRECTION.

Drawing name: Y:\Projects-New\1999\99000047 SE FHB\99000047.0091 - Hangers 6-7 Expansion\01 CAD - BIM - Models\Airport\C-300 Utilities.dwg C-300 Nov 04, 2020 4:22pm by: bbradley

PASSERO ASSOCIATES
engineering architecture

20' 0 20'

TRC REVIEW

Stamp:

MATTHEW RYAN SINGLETARY LICENSE No. 71535 STATE OF FLORIDA PROFESSIONAL ENGINEER
10/09/2020

Owner:

City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Passero Associates
4730 Casa Cola Way, Suite 200
St. Augustine, FL. 32095
(904) 757-6106
Fax: (904) 757-6107
Certificate of Authorization 3428
Program Manager: Bradley J. Wenke, P.E.
Project Architect: Christopher Nordone, A.I.A.
Project Manager: Justin Vollenweider, A.I.A.

No.	Date	By	Description

UNAUTHORIZED USE OF THESE DRAWINGS IS IN VIOLATION OF FLORIDA ADMINISTRATIVE CODE 61G15-27.001 AND FLORIDA STATUTES 471.033(1). THESE PLANS ARE COPYRIGHT PROTECTED. ©

UTILITY PLAN

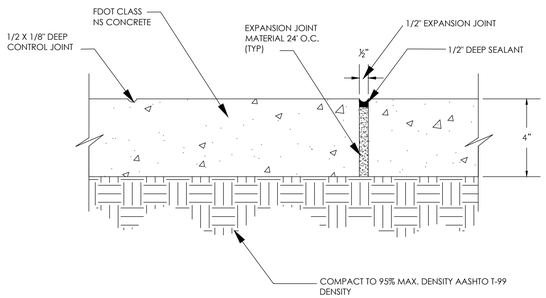
HANGARS #6 & #7 ADDITION

700 Airport Rd.
Fernandina Beach Municipal Airport
Town/City: Fernandina Beach
County: Nassau
State: Florida

Project No.: 99000047.0091

Drawing No.: C-300

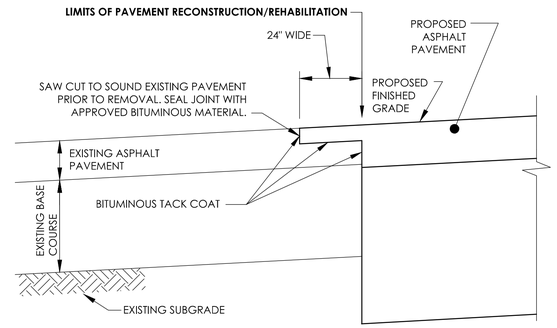
Date: FEBRUARY 23, 2021



NOTE:
1. CONCRETE SIDEWALK SHALL MEET THE REQUIREMENTS OF FDOT INDEX 522-01, UNLESS OTHERWISE SPECIFIED.
2. IF CONTROL JOINTS ARE SAWED, SAWING SHALL BE ACCOMPLISHED WITHIN 12 HRS. OF CONCRETE POUR: 5'-0" O.C. (TYP)

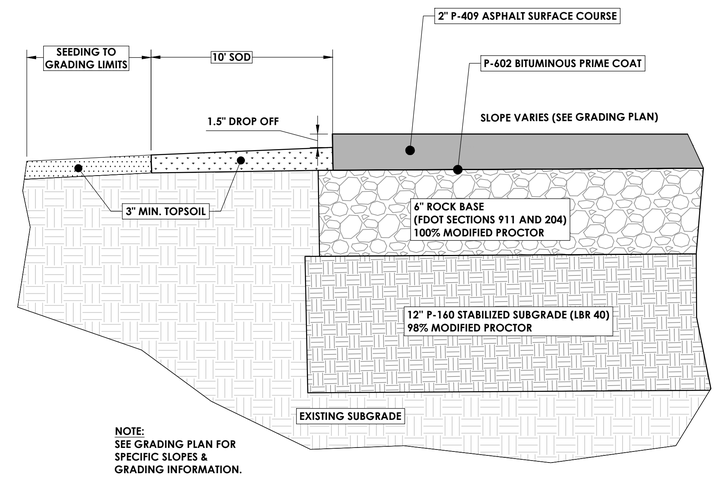
CONCRETE SIDEWALK

N.T.S.



KEYING DETAIL AT LIMITS OF PROPOSED PAVEMENT

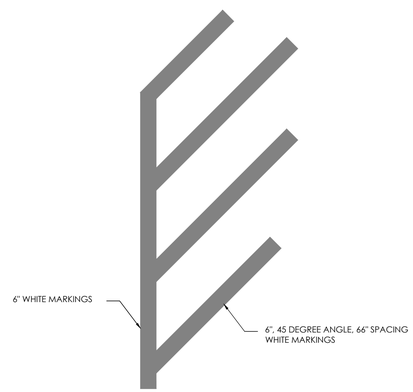
N.T.S.



NOTE:
SEE GRADING PLAN FOR
SPECIFIC SLOPES &
GRADING INFORMATION.

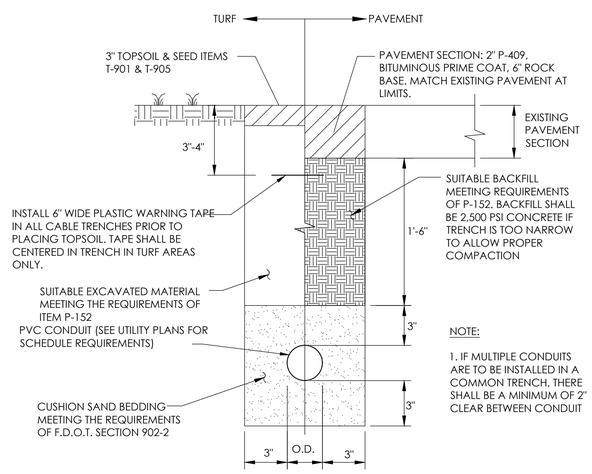
PROPOSED ASPHALT PAVEMENT SECTION

N.T.S.



PAINTED PARKING LOT ISLAND MARKING

N.T.S.

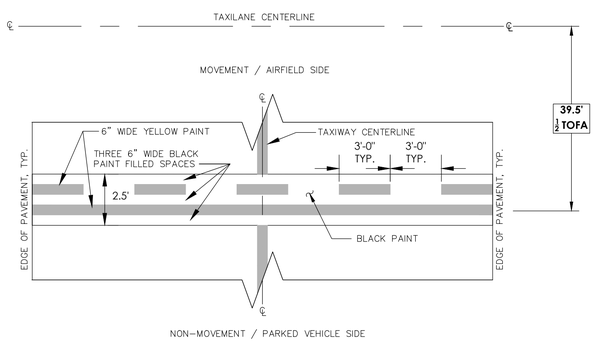


NOTE:

1. IF MULTIPLE CONDUITS ARE TO BE INSTALLED IN A COMMON TRENCH, THERE SHALL BE A MINIMUM OF 2" CLEAR BETWEEN CONDUIT

TYPICAL CONDUIT INSTALLATION DETAIL

N.T.S.



TYPICAL NON-MOVEMENT AREA BOUNDARY MARKING

N.T.S.

SITE DETAILS

1 IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURAL AND ENGINEERING SPECIFICATIONS OR DRAWINGS, THEN ENGINEERING SHALL BE FOLLOWED UNLESS ARCHITECTURAL DESIGN IS AFFECTED; THEN CONTACT ENGINEER IN ANY CASE OF DISCREPANCY. CONTACT ARCHITECT FOR DIRECTION.

PASSERO ASSOCIATES
engineering architecture

TRC REVIEW

Stamp:

MATTHEW RYAN SINGLETARY
LICENSE
No. 71535
STATE OF FLORIDA
PROFESSIONAL ENGINEER
10/09/2020

Owner:

CITY OF FERNANDINA BEACH
1824
FLORIDA

City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Passero Associates
4730 Casa Cola Way, Suite 200
St. Augustine, FL 32095
(904) 757-6106
Fax: (904) 757-6107
Certificate of Authorization 3428
Program Manager **Bradley J. Wente, P.E.**
Project Architect **Christopher Nordone, A.I.A.**
Project Manager **Justin Vollenweider, A.I.A.**

No.	Date	By	Description

UNAUTHORIZED USE OF THESE DRAWINGS IS IN VIOLATION OF FLORIDA ADMINISTRATIVE CODE 61G15-27.001 AND FLORIDA STATUTES 471.033(1). THESE PLANS ARE COPYRIGHT PROTECTED. ©

SITE DETAILS

HANGARS #6 & #7
ADDITION

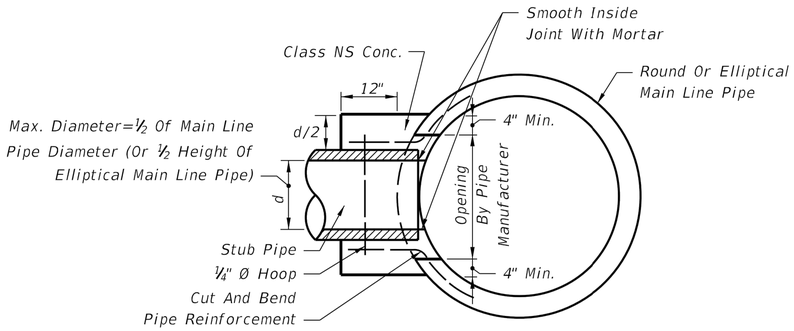
700 Airport Rd.
Fernandina Beach Municipal Airport
Town/City: Fernandina Beach
County: Nassau
State: Florida

Project No.: 99000047.0091

Drawing No.: C-400

Date: FEBRUARY 23, 2021

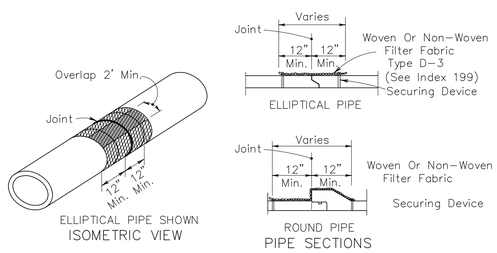
Drawing name: Y:\Projects-New\1999\99000047 SE FHB\99000047.0091 - Hangers 6-7 Expansion\01 CAD - BIM - Models\Airport\C-400 Details.dwg C-400 Nov 04, 2020 4:25pm by: bbradley



Cost of concrete and steel to be included in contract unit price for pipe culvert.

CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE

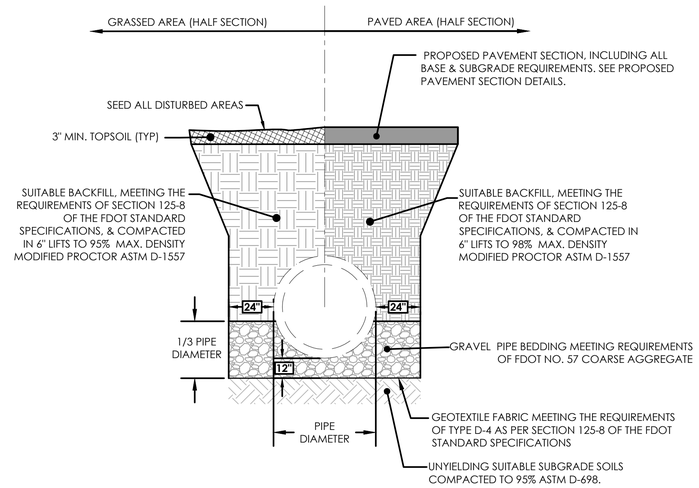
N.T.S.



Cost of filter fabric jacket to be included in cost of pipe culverts.

FOR ALL PIPE TYPES – CONCRETE PIPE SHOWN

FILTER FABRIC JACKET



TYPICAL DRAINAGE PIPE INSTALLATION

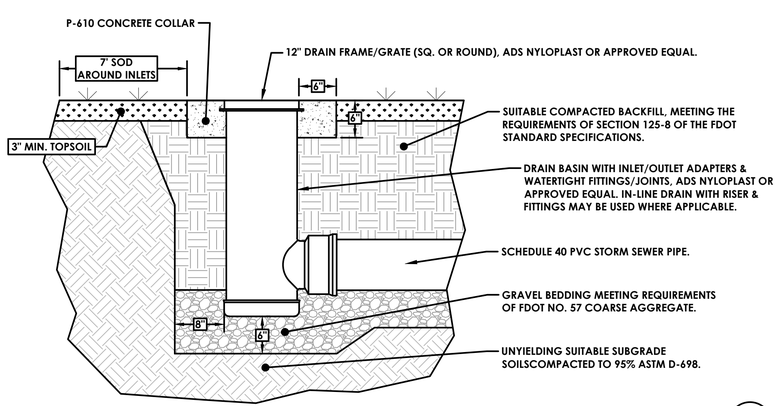
N.T.S.

FDOT DRAINAGE STRUCTURE NOTES:

1. ALL STRUCTURES SPECIFIED AS FDOT STRUCTURES SHALL MEET THE REQUIREMENTS OF THE CURRENT FDOT DESIGN STANDARDS, INCLUDING THE INDICES LISTED BELOW , WITH MODIFICATIONS AS SHOWN IN THE DETAILS & SPECIFIED IN THE PLANS.
   - 1.1. ALL STRUCTURES SPECIFIED AS FDOT TYPE J & P BOTTOM INLET & MANHOLE STRUCTURES SHALL MEET THE REQUIREMENTS OF INDICES 425-010.
   - 1.2. ALL STRUCTURES SPECIFIED AS TYPE 9 CURB INLETS SHALL HAVE RISER TOPS MEETING THE REQUIREMENTS OF INDEX 425-024 AND TYPE J OR P BOTTOMS MEETING 425-010 AS APPLICABLE.
   - 1.3. ALL DITCH BOTTOM INLET STRUCTURES SPECIFIED AS TYPE C, D, E & H SHALL MEET THE REQUIREMENTS OF INDEX 425-052.
   - 1.4. BACK OF SIDEWALK DRAINAGE HEADWALLS SHALL MEET THE REQUIREMENTS OF 425-060.
1. COST OF ALL BAR REINFORCEMENT SHALL BE INCLUDED IN THE PRICE BID FOR THE CORRESPONDING STRUCTURE. REINFORCEMENT SHALL HAVE A MINIMUM COVER OF 2" UNLESS OTHERWISE SHOWN.
2. STRUCTURES TO BE APPROVED THROUGH SHOP DRAWING REVIEW PROCESS PRIOR TO FABRICATION.
3. THE MISCELLANEOUS INSTALLATION REQUIREMENTS (SUCH AS FOR BEDDING, BACKFILL & COMPACTION) SHOWN IN THE FDOT DITCH BOTTOM INLET DETAIL, SHALL APPLY TO ALL FDOT DRAINAGE STRUCTURE INSTALLATIONS.

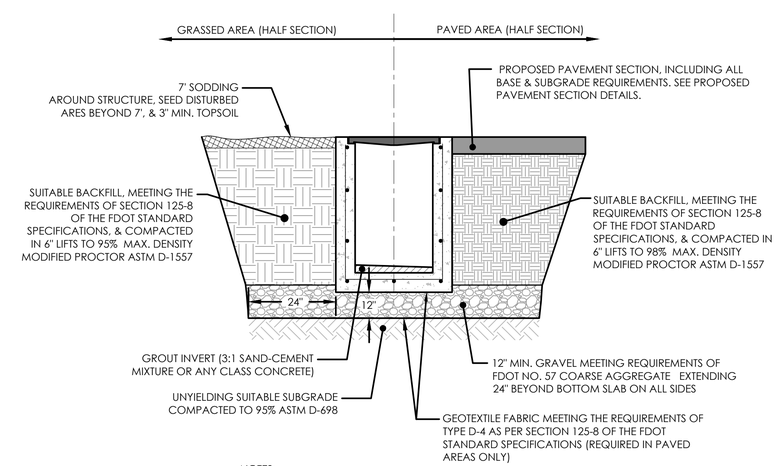
GENERAL NOTES FOR DRAINAGE STRUCTURE & PIPE INSTALLATION:

1. TRENCH SHALL BE EXCAVATED TO A WIDTH SUFFICIENT TO PERMIT SATISFACTORY JOINING OF PIPE AND THOROUGH TAMPING OF BEDDING MATERIAL.
2. IF UNSUITABLE OR UNYIELDING MATERIAL IS ENCOUNTERED AT PROPOSED DEPTH OF BOTTOM OF PIPE OR STRUCTURE, THEN THE MATERIAL SHALL BE UNDERCUT IN ACCORDANCE WITH PIPE EXCAVATION REQUIREMENTS ITEM D-701.
3. DEWATER EXCAVATED TRENCH AS REQUIRED TO ALLOW FOR PROPER COMPACTION OF SOIL MATERIALS AND PROPER PLACEMENT OF PIPES AND STRUCTURES.
5. PIPE BED SHALL BE SHAPED TO FIT THE PIPE AND SHALL HAVE RECESSES SHAPED TO RECEIVE THE BELL OF BELL AND SPIGOT PIPE, IF APPLICABLE.
6. IF THE EXCAVATED MATERIAL IS UNSUITABLE FOR TRENCH BACKFILL IT SHALL BE REPLACED WITH AASHTO A-1 OR A-3 CLASSIFIED SOIL MATERIAL, OR OTHERWISE AS APPROVED BY THE ENGINEER.



TYPICAL YARD DRAIN DETAIL

N.T.S.



NOTES:
1. FDOT DITCH BOTTOM INLETS SHALL MEET THE REQUIREMENTS OF INDEX 425-052.
2. PIPES NOT ILLUSTRATED.

PROPOSED FDOT DITCH BOTTOM INLET

N.T.S.

SITE DETAILS

1 IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURAL AND ENGINEERING SPECIFICATIONS OR DRAWINGS, THEN ENGINEERING SHALL BE FOLLOWED UNLESS ARCHITECTURAL DESIGN IS AFFECTED; THEN CONTACT ENGINEER IN ANY CASE OF DISCREPANCY, CONTACT ARCHITECT FOR DIRECTION.

PASSERO ASSOCIATES
engineering architecture

TRC REVIEW

Stamp:

MATTHEW RYAN SINGLETARY LICENSE No. 71535 STATE OF FLORIDA PROFESSIONAL ENGINEER
10/09/2020

Owner:

CITY OF FERNANDINA BEACH FLORIDA

City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Passero Associates
4730 Casa Cola Way, Suite 200
St. Augustine, FL 32095
(904) 757-6106
Fax: (904) 757-6107
Certificate of Authorization 3428
Program Manager: Bradley J. Wente, P.E.
Project Architect: Christopher Nordone, A.I.A.
Project Manager: Justin Vollenweider, A.I.A.

No.	Date	By	Description

UNAUTHORIZED USE OF THESE DRAWINGS IS IN VIOLATION OF FLORIDA ADMINISTRATIVE CODE 61G15-27.001 AND FLORIDA STATUTES 471.033(1). THESE PLANS ARE COPYRIGHT PROTECTED. ©

SITE DETAILS

HANGARS #6 & #7 ADDITION

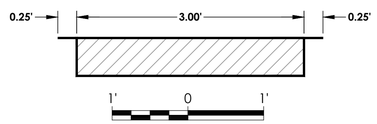
700 Airport Rd.
Fernandina Beach Municipal Airport
Town/City: Fernandina Beach
County: Nassau
State: Florida

Project No.: 99000047.0091

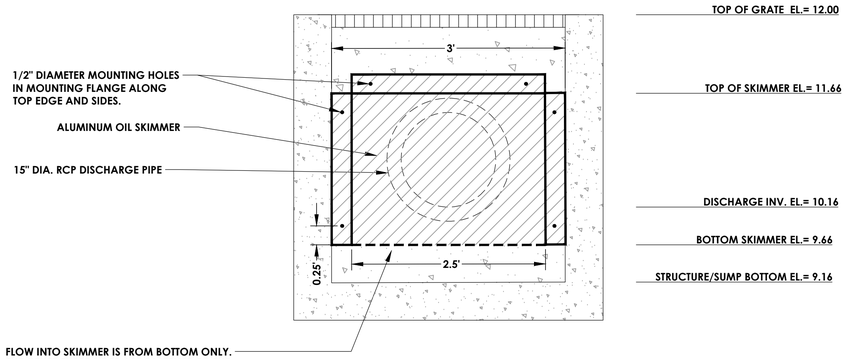
Drawing No.: C-401

Date: FEBRUARY 23, 2021

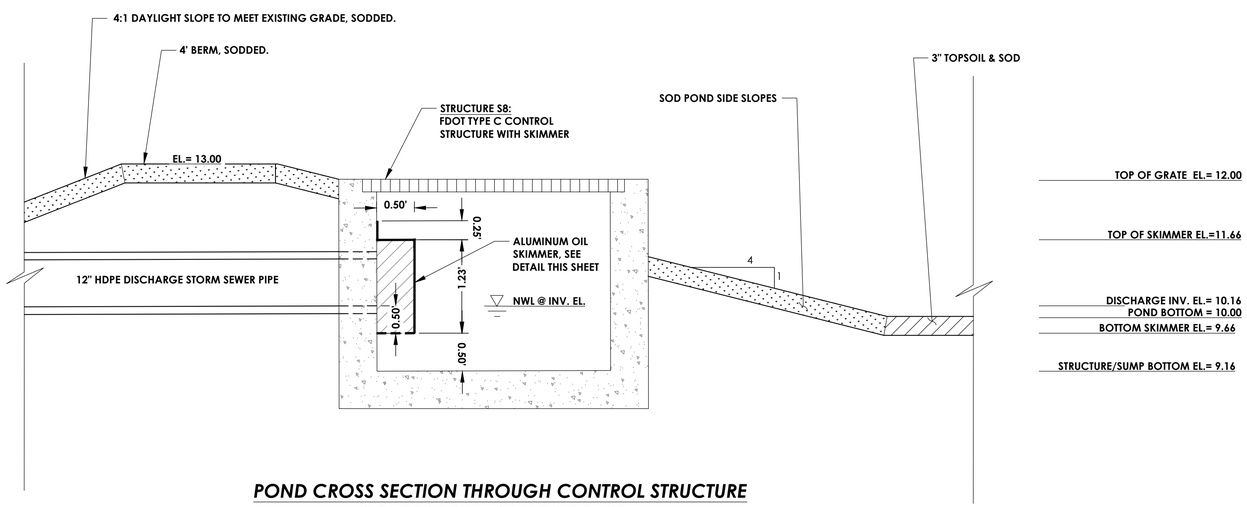
Drawing name: Y:\Projects-New\1999\99000047 SE FHB\99000047.0091 - Hangers 6-7 Expansion\01 CAD - BIM - Models\Airport\C-400 Details.dwg C-401 Nov 04, 2020 4:25pm by: bbradley



OIL SKIMMER DETAIL, TOP VIEW



CONTROL STRUCTURE FRONT VIEW
N.T.S

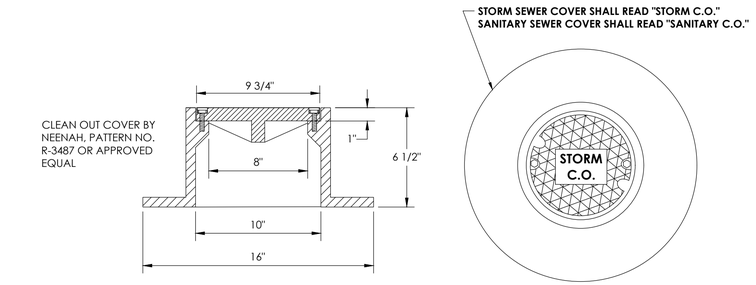


POND CROSS SECTION THROUGH CONTROL STRUCTURE
CONTROL STRUCTURE SIDE VIEW
N.T.S.

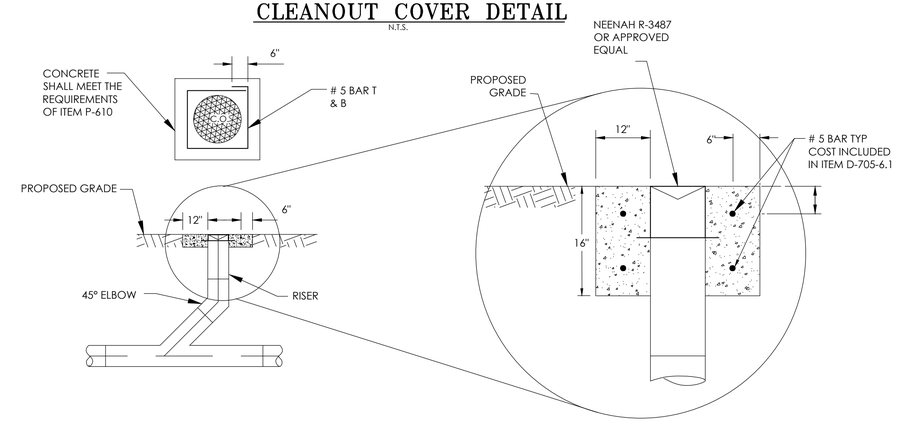
POND/CONTROL STRUCTURE NOTES:

1. THE MODIFIED TYPE 'C' INLET CONTROL STRUCTURE SHALL MEET THE REQUIREMENTS OF THE FDOT DESIGN STANDARDS.
2. CONTROL STRUCTURE BEDDING, BACKFILL & INSTALLATION SHALL BE AS DETAILED & SPECIFIED FOR FDOT DITCH BOTTOM INLETS.
2. ALUMINUM OIL SKIMMER TO BE CONSTRUCTED OF SHOP BENT OR WELDED 1/8" THICK ALUMINUM & FASTENED TO CONCRETE STRUCTURE WITH STAINLESS STEEL FASTENER HARDWARE PER DETAILS.
3. THE COST OF ALL BAR REINFORCEMENT SHALL BE INCLUDED IN THE PRICE BID FOR THE CORRESPONDING STRUCTURE. REINFORCEMENT SHALL HAVE A MIN. COVER OF 2" UNLESS OTHERWISE SHOWN.
4. STRUCTURES TO BE APPROVED THROUGH SHOP DRAWING REVIEW PROCESS PRIOR TO FABRICATION.
5. POND EXCAVATION AND EMBANKMENT SHALL BE PER TECHNICAL SPECIFICATION ITEM P-152.

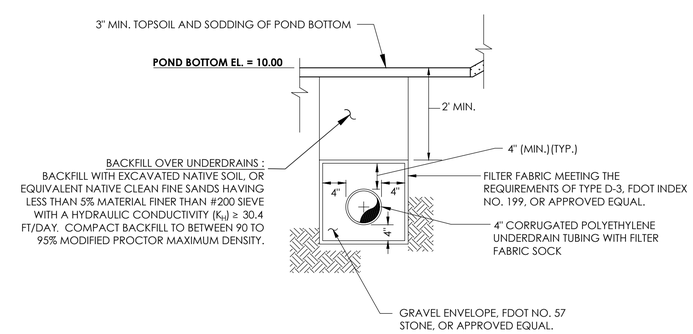
STORMWATER RETENTION POND & CONTROL STRUCTURE DETAILS



CLEANOUT COVER DETAIL
N.T.S.



STORM & SANITARY SEWER CLEANOUT DETAIL
N.T.S.



UNDERDRAIN MAINTENANCE NOTE:

1. THE OWNER SHALL FLUSH THE UNDERDRAIN SYSTEM WITHIN 2 YEARS OF CONSTRUCTION COMPLETION AND SHALL CONTINUE A REGULAR MAINTENACE SCHEDULE OF FLUSHING THE SYSTEM EVERY 2 YEARS. SUBSEQUENT MAINTENANCE INTERVALS MAY BE ADJUSTED BASED ON OBSERVATIONS OF THE RATE OF ACCUMULATION OF DEBRIS IN THE UNDERDRAIN SYSTEM.

PROPOSED POND UNDERDRAIN DETAIL
N.T.S.

1 **SITE DETAILS**

IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURAL AND ENGINEERING SPECIFICATIONS OR DRAWINGS, THEN ENGINEERING SHALL BE FOLLOWED UNLESS ARCHITECTURAL DESIGN IS AFFECTED; THEN CONTACT ENGINEER IN ANY CASE OF DISCREPANCY, CONTACT ARCHITECT FOR DIRECTION.

PASSERO ASSOCIATES
engineering architecture

TRC REVIEW

Stamp:

MATTHEW RYAN SINGLETARY LICENSE No. 71535 STATE OF FLORIDA PROFESSIONAL ENGINEER
10/09/2020

Owner:

CITY OF FERNANDINA BEACH FLORIDA 1824

City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Passero Associates
4730 Casa Cola Way, Suite 200
St. Augustine, FL. 32095
(904) 757-6106
Fax: (904) 757-6107
Certificate of Authorization 3428
Program Manager: Bradley J. Wente, P.E.
Project Architect: Christopher Nardone, A.I.A.
Project Manager: Justin Vollenweider, A.I.A.

No.	Date	By	Description

UNAUTHORIZED USE OF THESE DRAWINGS IS IN VIOLATION OF FLORIDA ADMINISTRATIVE CODE 61G15-27.001 AND FLORIDA STATUTES 471.033(1). THESE PLANS ARE COPYRIGHT PROTECTED. ©

SITE DETAILS

HANGARS #6 & #7 ADDITION

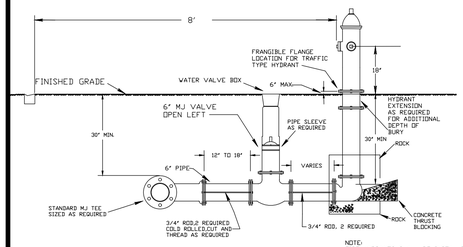
700 Airport Rd.
Fernandina Beach Municipal Airport
Town/City: Fernandina Beach
County: Nassau
State: Florida

Project No.: 99000047.0091

Drawing No.: C-402

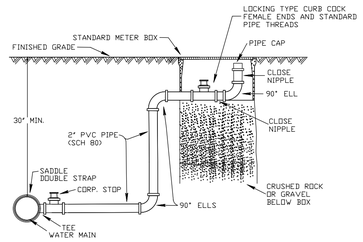
Date: FEBRUARY 23, 2021

Drawing name: Y:\Projects-New\1999\99000047 SE FHB\99000047.0091 - Hangers 6-7 Expansion\01 CAD - BIM - Models\Airport\C-400 Details.dwg C-402 Nov 04, 2020 4:24pm by: bbradley

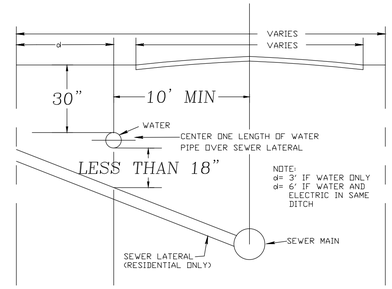


NOTE:
FIRE HYDRANTS SHALL BE INSTALLED BETWEEN BACK OF CURB AND FACE OF SIDEWALK EXCEPT WHERE CONDITIONS AND/OR REGULATIONS PROHIBIT. MUELLER SUPER CENTURION 250 OR APPROVED EQUIVALENT.

HYDRANT INSTALLATION WITH TIE RODS
NTS



FLUSHING VALVE
NTS



NOTE:
d= 3' IF WATER ONLY
d= 6' IF WATER AND ELECTRIC IN SAME DITCH

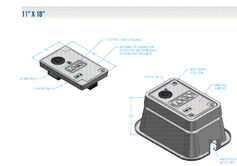
HORIZONTAL AND VERTICAL CLEARANCES BETWEEN WATER AND SEWER MAINS

NOTES:

1. MAINTAIN MINIMUM 10' HORIZONTAL SEPARATION BETWEEN WATER AND WASTE WATER MAINS. WHERE THIS IS NOT POSSIBLE REPLACE WASTE WATER MAIN WITH DUCTILE IRON FOR THE LENGTH IN WHICH THE 10' HORIZONTAL SEPARATION CANNOT BE MAINTAINED. (BY OTHERS)
2. MAINTAIN MINIMUM 18" VERTICAL SEPARATION BETWEEN ALL WATER AND WASTE WATER MAINS. WHERE THIS IS NOT POSSIBLE REPLACE WASTE WATER MAIN WITH DUCTILE IRON FOR 10' EACH SIDE OF CROSSING (BY OTHERS)

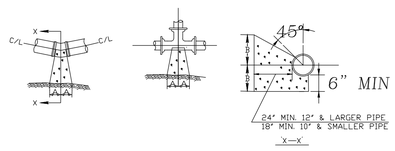
MINIMUM LENGTH TO BE RESTRAINED ON EACH SIDE OF FITTING (FEET)								
PIPE SIZE	11 1/4	22 1/2	45	90	TEE	VALVE	CAP	REDUCER
4	2	4	7	18	20	39	39	N/A
6	2	5	10	25	20	55	55	28
8	3	6	13	32	20	72	72	30
10	4	8	16	38	20	86	86	29
12	4	9	19	45	20	102	102	50
16	6	11	23	57	20	131	131	30

BELL RESTRAINT REQUIREMENTS



GWBS111812140 11X18X12 MTR BX FLR WALL
CWC00111802TR 11X18 SOLD LID W/ TR HOLE

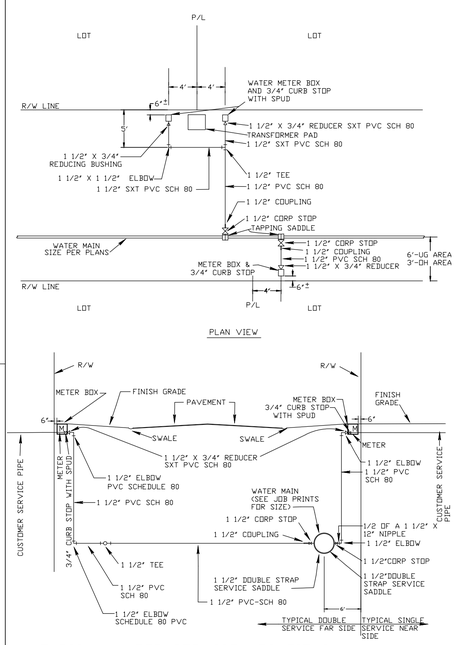
GLASS MASTER METER BOX



	1/4 BENDS		CU FT	1/8 BENDS		CU FT	1/16 BENDS		CU FT		TEE		CU FT
SIZE	A	B	CONC.	A	B	CONC.	A	B	CONC.	SIZE	A	B	CONC.
6"	16"	10"	3.2	9"	10"	3.0	6"	8"	1.3	6"	10"	18"	3.5
8"	22"	13"	7.2	12"	13"	3.7	8"	10"	2.1	8"	13"	16"	5.4
10"	26"	17"	11.5	14"	17"	5.9	10"	13"	3.6	10"	16"	20"	9.4
12"	32"	21"	21.1	16"	21"	8.6	11"	15"	6.6	12"	18"	24"	16.5
14"	36"	24"	29.8	19"	24"	14.9	12"	20"	8.9	14"	22"	27"	23.2
16"	38"	27"	37.8	21"	27"	18.1	12"	24"	11.2	16"	24"	30"	28.6
20"	47"									20"			

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

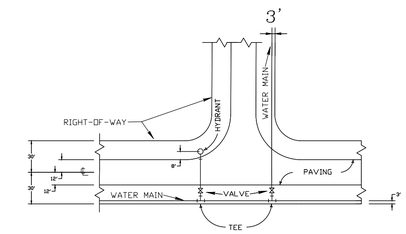
THRUST BLOCKS FOR BENDS & TEE'S
N.T.S.



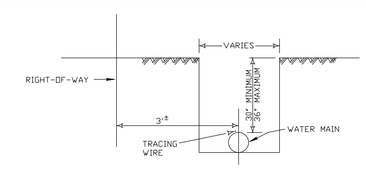
TYPICAL WATER SERVICE LOCATIONS NTS

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

COUNTY AND CITY- 1 1/2" CARRIER PIPE- 3" PVC CASING FOR JACK AND BORE INSTALLATION.



TYPICAL SECTION DETAIL
NTS

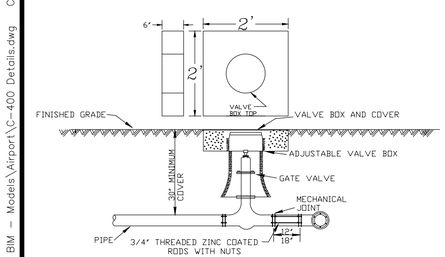


TRENCH DETAILS
NTS

BLUE PVC DR 25 C900 PIPE FOR ALL 4", 6", 8", 10" AND 12" MAINS

TRACING WIRE TO BE INSTALLED ON TOP OF MAIN TAPED EVERY TEN FEET

PIPE LETTERING TO BE AT TOP OF PIPE



GATE VALVE & BOX DETAIL
NTS

TIE RODS

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

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

LARGE WATER SERVICE

DOUBLE CHECK AND REDUCED PRESSURE BACKFLOW PREVENTION
SINGLE SERVICE: 2 1/2" - 10"

FIRE LINE SERVICES

DOUBLE CHECK AND REDUCED PRESSURE WITH WINTER PROTECTION AND FLOW DETECTOR ASSEMBLY

BACKFLOW PREVENTER
N.T.S.

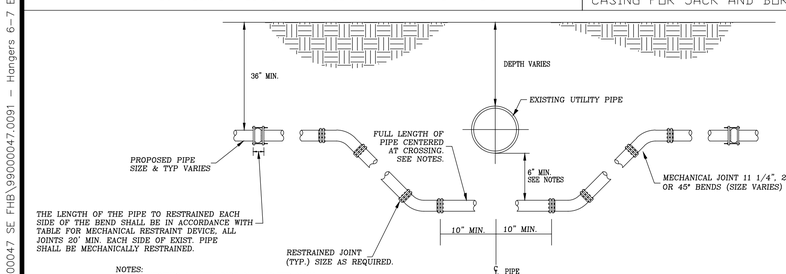
CONTRACTORS ARE REQUIRED TO PIAINT NEW HYDRANTS SAFETY YELLOW AND MARK HYDRANTS. THE TOPS AND NOZZLE CAPS SHALL BE PAINTED WITH THE FOLLOWING CAPACITY INDICATOR COLOR SCHEME:

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

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

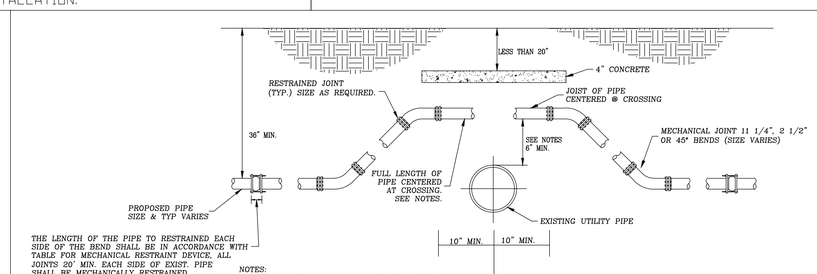
IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER MAINS BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555.345, F.A.C..

ALL WATER MAINS WILL BE CONSTRUCTED WITH BLUE AWWA C900-DR25 PIPE NSF CERTIFIED
ALL WATER SERVICES WILL CONSTRUCTED WITH WHITE PVC SCHEDULE 80 PIPE
BLUE SPRAY PAINT WILL BE APPLIED TO THE TOP SURFACE WITH #10 COPPER UF TRACE WIRE.
JOINT RESTRAINERS MAY BE USED IN PLACE OF THRUST BLOCKS ON C900, DR25 PIPE.
WITH APPROVAL OF THE CITY UTILITIES DEPARTMENT.



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

UTILITY CONFLICT DETAIL "B"
NTS



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

UTILITY CONFLICT DETAIL "A"
NTS

SITE DETAILS

1 IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURAL AND ENGINEERING SPECIFICATIONS OR DRAWINGS, THEN ENGINEERING SHALL BE FOLLOWED UNLESS ARCHITECTURAL DESIGN IS AFFECTED; THEN CONTACT ENGINEER IN ANY CASE OF DISCREPANCY, CONTACT ARCHITECT FOR DIRECTION.

PASSERO ASSOCIATES
engineering architecture

TRC REVIEW

Stamp:

MATTHEW RYAN SINGLETARY LICENSE No. 71535 STATE OF FLORIDA PROFESSIONAL ENGINEER
10/09/2020

Owner:

City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Passero Associates
4730 Casa Cola Way, Suite 200
St. Augustine, FL. 32095
(904) 757-6106
Fax: (904) 757-6107
Certificate of Authorization 3428
Program Manager **Bradley J. Wente, P.E.**
Project Architect **Christopher Nordone, A.I.A.**
Project Manager **Justin Vollenweider, A.I.A.**

No.	Date	By	Description

UNAUTHORIZED USE OF THESE DRAWINGS IS IN VIOLATION OF FLORIDA ADMINISTRATIVE CODE 61G15-27.001 AND FLORIDA STATUTES 471.033(1). THESE PLANS ARE COPYRIGHT PROTECTED. ©

SITE DETAILS

HANGARS #6 & #7 ADDITION

700 Airport Rd.
Fernandina Beach Municipal Airport
Town/City: Fernandina Beach
County: Nassau
State: Florida

Project No.: 99000047.0091

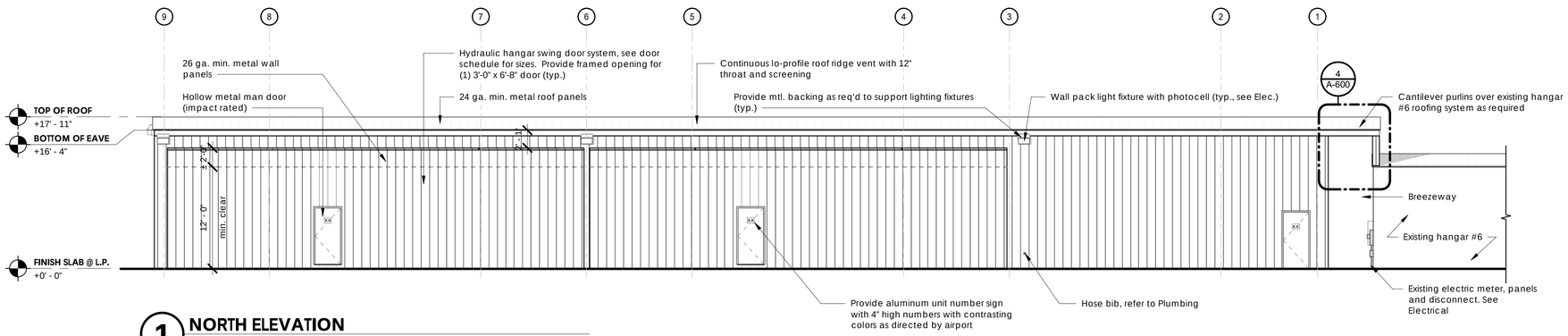
Drawing No.: C-403

Date: FEBRUARY 23, 2021

Drawing name: Y:\Projects-New\1999\99000047 SE FHB\99000047.0091 - Hangers 6-7 Expansion\01 CAD - BIM - Models\Airport\C-400 Details.dwg C-403 Nov 04, 2020 4:24pm by: bbradley

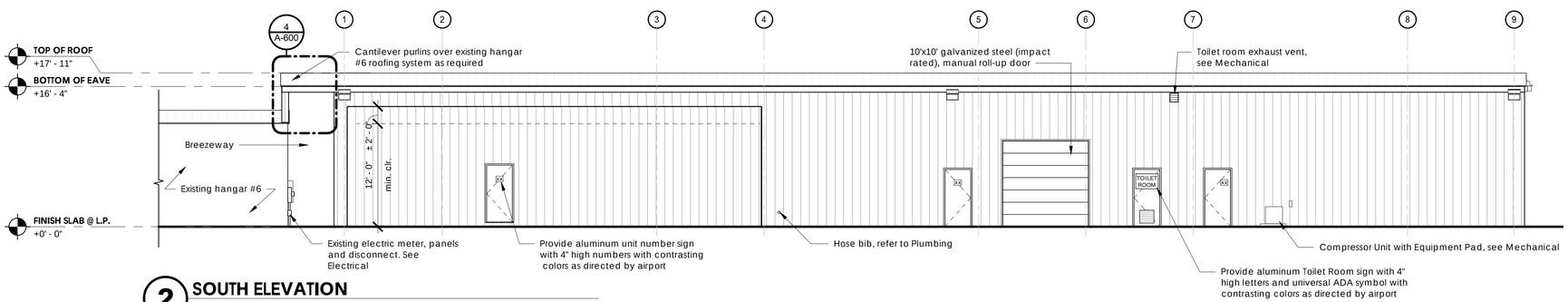
General Exterior Elevation Notes:

1. Elevations expressed in decimal feet refer to north american vertical datum (NAVD), elevations expressed in feet and inches refer to building relative elevations where 0'-0" =13.04'. Refer to civil drawings.
2. Maximum building height, 86'-0" per FAA part 77.
3. Notes are typical for all elevations unless otherwise noted.



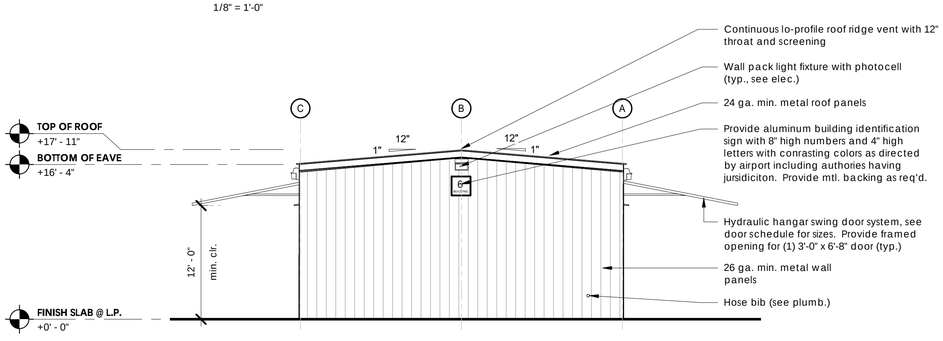
1 NORTH ELEVATION

0' 2' 4' 8' 16'
1/8" = 1'-0"



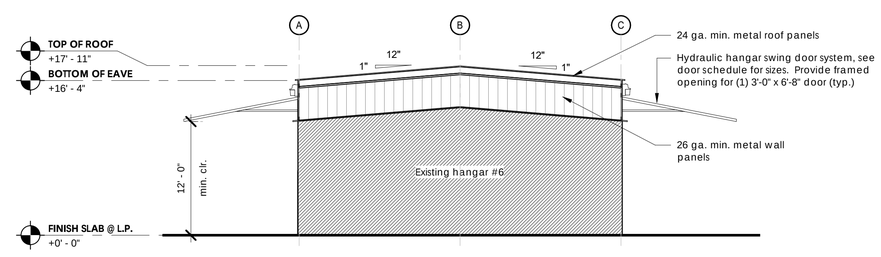
2 SOUTH ELEVATION

0' 2' 4' 8' 16'
1/8" = 1'-0"



3 EAST ELEVATION

0' 2' 4' 8' 16'
1/8" = 1'-0"



4 WEST ELEVATION

0' 2' 4' 8' 16'
1/8" = 1'-0"

PASSERO ASSOCIATES
engineering architecture

PROMUS

TRC REVIEW

Stamp:

STATE OF FLORIDA
CHRISTOPHER J. NARDONE
REGISTERED ARCHITECT
No. 0010563

Client:

CITY OF FERNANDINA BEACH
FLORIDA

City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Passero Associates
4730 Casa Cola Way, Suite 200
St. Augustine, FL 32095
(904) 757-6106

Project Manager: Justin Vollenweider, AIA
Project Architect: Chris Nardone, AIA
Designer: Justin Vollenweider, AIA

No.	Date	By	Description

UNAUTHORIZED USE OF THESE DRAWINGS IS IN VIOLATION OF FLORIDA ADMINISTRATIVE CODE 61G15-27.001 AND FLORIDA STATUES 471.033(1). THESE PLANS ARE COPYRIGHT PROTECTED. ©

EXTERIOR ELEVATIONS

HANGAR #6

Fernandina Beach Municipal Airport (FHB)

HANGARS 6 & 7 EXPANSION

Town/City: Fernandina Beach
County: Nassau
State: Florida

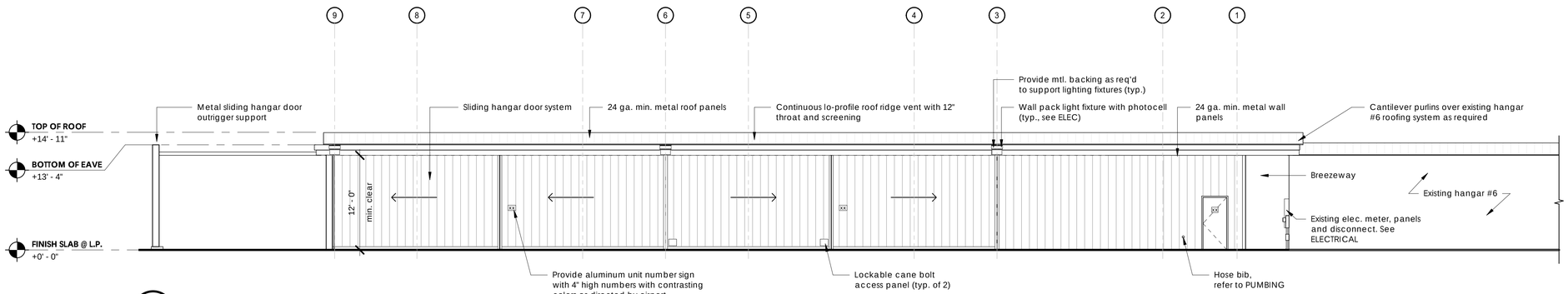
Project No.: 99000047.0091

Drawing No.: A-200

Date: FEBRUARY 23, 2021

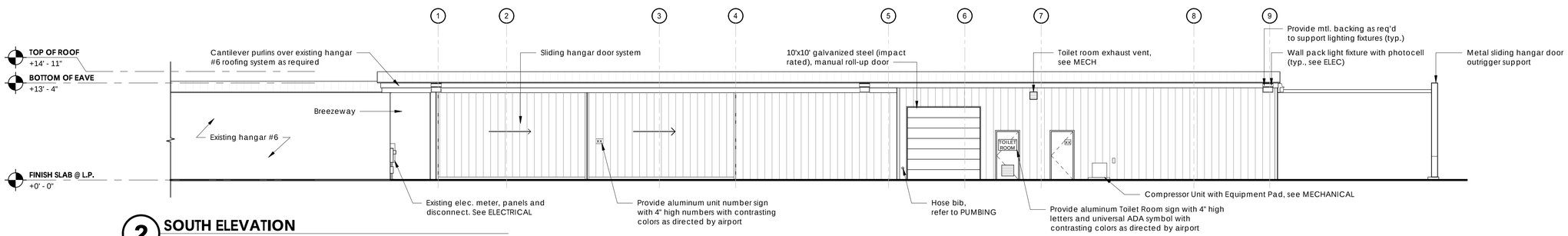
General Exterior Elevation Notes:

1. Elevations expressed in decimal feet refer to north american vertical datum (NAVD), elevations expressed in feet and inches refer to building relative elevations where 0'-0" =13.04'. Refer to civil drawings.
2. Maximum building height, 86'-0" per FAA part 77.
3. Notes are typical for all elevations unless otherwise noted.



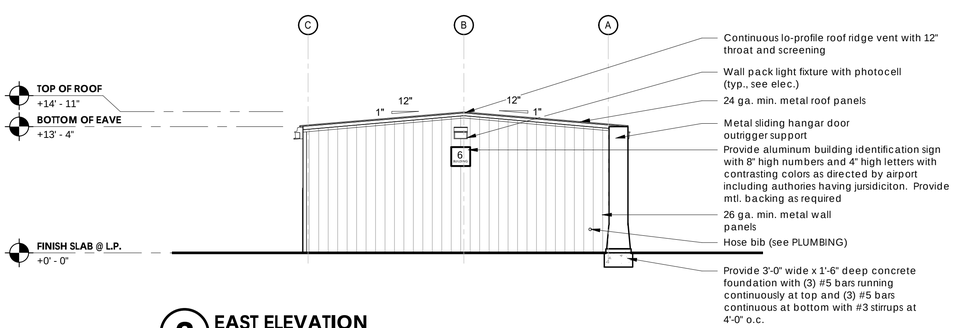
1 NORTH ELEVATION

0' 2' 4' 8' 16'
1/8" = 1'-0"



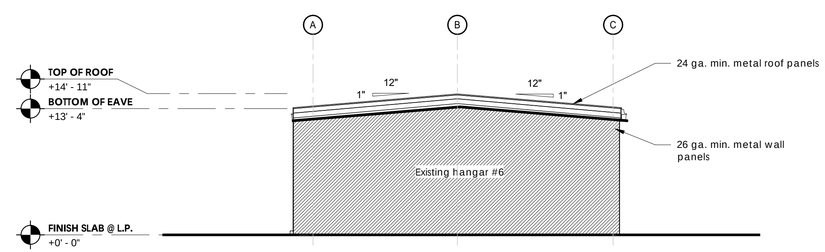
2 SOUTH ELEVATION

0' 2' 4' 8' 16'
1/8" = 1'-0"



3 EAST ELEVATION

0' 2' 4' 8' 16'
1/8" = 1'-0"



4 WEST ELEVATION

0' 2' 4' 8' 16'
1/8" = 1'-0"

BID ALTERNATE 1

PASSERO ASSOCIATES
engineering architecture

PROMUS

TRC REVIEW

Stamp:

STATE OF FLORIDA
CHRISTOPHER J. NARDONE
AR0017565
REGISTERED ARCHITECT

Client:

CITY OF FERNANDINA BEACH
1828
FLORIDA

City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Passero Associates
4730 Casa Cola Way, Suite 200
St. Augustine, FL 32095
(904) 757-6106

Project Manager: Justin Vollenweider, AIA
Project Architect: Chris Nardone, AIA
Designer: Justin Vollenweider, AIA

No.	Date	By	Description

UNAUTHORIZED USE OF THESE DRAWINGS IS IN VIOLATION OF FLORIDA ADMINISTRATIVE CODE 61G15-27.001 AND FLORIDA STATUES 471.033(1). THESE PLANS ARE COPYRIGHT PROTECTED. ©

EXTERIOR ELEVATIONS

HANGAR #6

Fernandina Beach Municipal Airport (FHB)

HANGARS 6 & 7 EXPANSION

Town/City: Fernandina Beach
County: Nassau
State: Florida

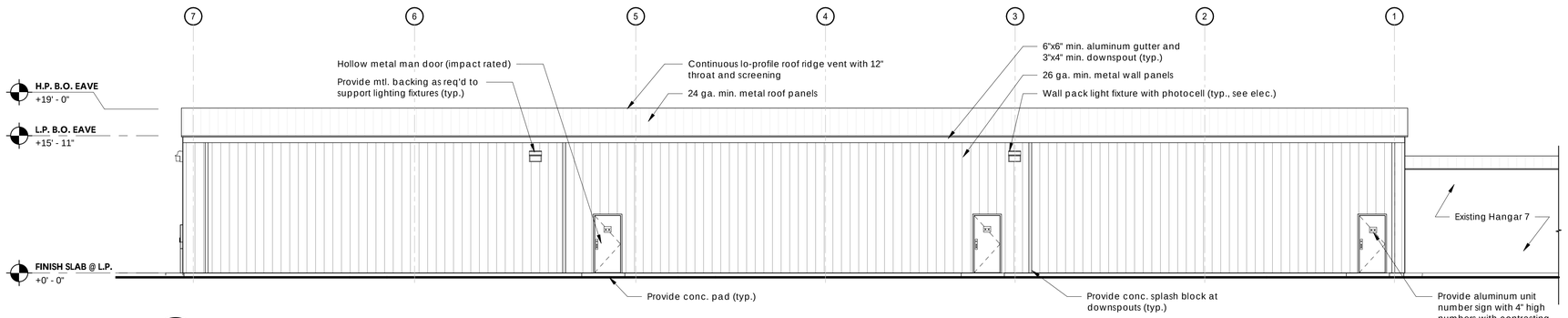
Project No.: 99000047.0091

Drawing No.: A-200A

Date: FEBRUARY 23, 2021

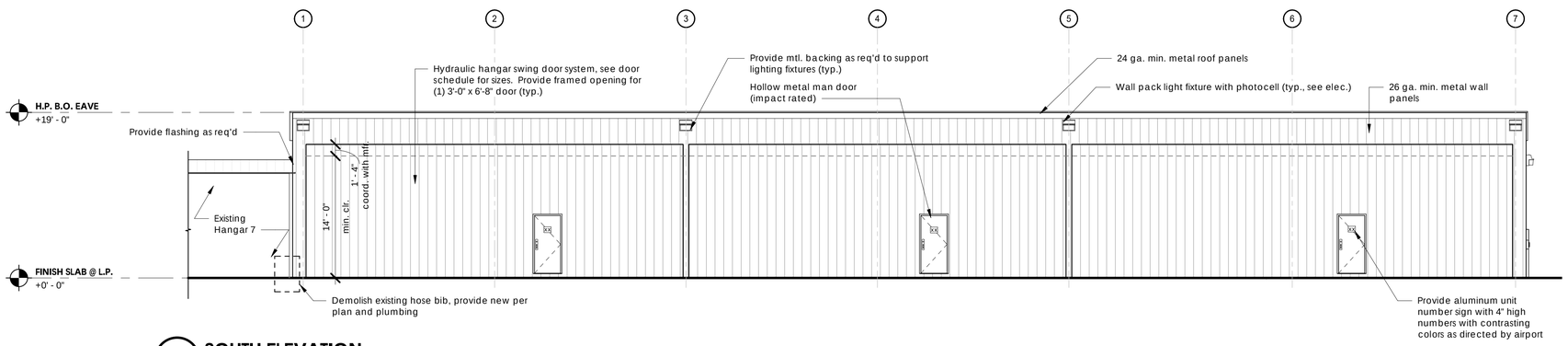
General Exterior Elevation Notes:

1. Elevations expressed in decimal feet refer to north american vertical datum (NAVD), elevations expressed in feet and inches refer to building relative elevations where 0'-0" =13.04'. Refer to civil drawings.
2. Maximum building height, 86'-0" per FAA part 77.
3. Notes are typical for all elevations unless otherwise noted.



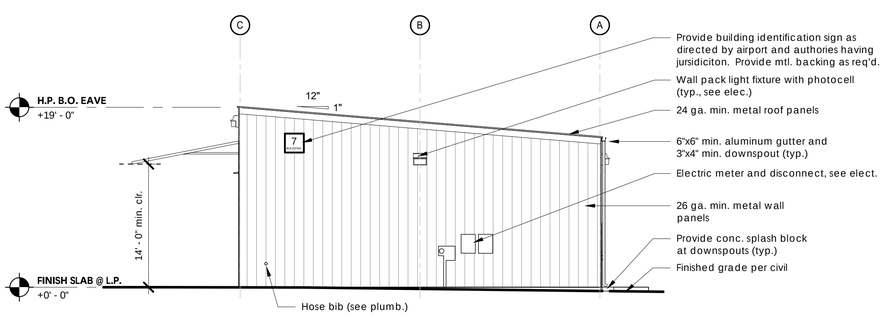
1 NORTH ELEVATION

0' 2' 4' 8' 16'
1/8" = 1'-0"



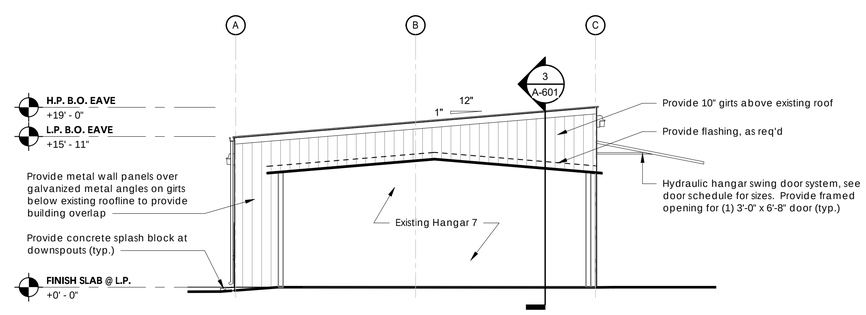
2 SOUTH ELEVATION

0' 2' 4' 8' 16'
1/8" = 1'-0"



3 EAST ELEVATION

0' 2' 4' 8' 16'
1/8" = 1'-0"



4 WEST ELEVATION

0' 2' 4' 8' 16'
1/8" = 1'-0"

PASSERO ASSOCIATES
engineering architecture

PROMUS

TRC REVIEW

Stamp:

STATE OF FLORIDA
CHRISTOPHER J. NARDONE
No. AR0017565
REGISTERED ARCHITECT

Client:

CITY OF FERNANDINA BEACH
FLORIDA

City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Passero Associates
4730 Casa Cola Way, Suite 200
St. Augustine, FL 32095
(904) 757-6106

Project Manager: Justin Vollenweider, AIA
Project Architect: Chris Nardone, AIA
Designer: Justin Vollenweider, AIA

No.	Date	By	Description

UNAUTHORIZED USE OF THESE DRAWINGS IS IN VIOLATION OF FLORIDA ADMINISTRATIVE CODE 61G15-27.001 AND FLORIDA STATUES 471.033(1). THESE PLANS ARE COPYRIGHT PROTECTED. ©

Exterior Elevations

HANGAR #7

Fernandina Beach Municipal Airport (FHB)

HANGARS 6 & 7 EXPANSION

Town/City: Fernandina Beach
County: Nassau
State: Florida

Project No.: 99000047.0091

Drawing No.: A-201

Date: FEBRUARY 23, 2021

Print

Technical Review Committee (TRC): Pre-Application Meeting Request - Submission #6885

Date Submitted: 3/3/2021

Technical Review Committee (TRC) Pre-Application Meeting Request

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

Fees

None

IMPORTANT NOTES

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

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

- ☐ Local Development Orders for a Change of Use â€“ see LDC Section 11.00.05
- ☐ Pre-Application Conference â€“ see LDC section 11.01.02

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

- ☐ A complete application.
- ☐ Site plans or scaled drawings; and
- ☐ Any other files that illustrate the proposed project.

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiserâ€™s Website â†’ Map Search

Site Address*

109 S 8th Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

00-00-31-1800-0041-0071

Lot

N1/2 OF LOT 7 IN OR 1718/1379

Block

BLOCK 41

Subdivision

Zoning District*

MU-8

Future Land Use Designation*

8th Street Mixed Use

Overlay District

-- Select One --

Size of Property (acres)*

.12

Present Property Use*

VACANT COM 001000

Wetlands*

No

Flood Zone*

X, area of minimal flood

Coastal Construction Control Line (CCCL)*

No

CONTACT INFORMATION

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

First Name*

Myrta

Last Name*

Defendini

Company (if applicable)

Telephone Number*

201-232-7176

E-mail Address*

davids802ash@gmail.com

PROJECT INFORMATION

Project Name

Project Type*

Commercial

Project Description*

Put down lime stone 1/2 inch to 1 inch in white

Describe your project in detail

Proposed Access Road*

n/a

Rd Maintenance Jurisdiction *

County Maintained

Certification*

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

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

Applicant First Name*

Myrta

Applicant Last Name*

Defendini

Today's Date*

3/3/2021

Upload Supporting Documentation*

Upload.docx

Upload 2

Choose File No file selecte

Upload 3

Choose File No file selecte

Upload 4

Choose File No file selecte

Upload 5

Choose File No file selecte

DEPARTMENT OF PLANNING & CONSERVATION

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

Hello,

I have no files to upload, but the system requested I do. Please reach out to me with any questions.

Thank you so much,

Myrta Defendini

201-232-7176

3/3/2021

Print

Technical Review Committee (TRC): Pre-Application Meeting Request - Submission #6888

Date Submitted: 3/4/2021

Technical Review Committee (TRC) Pre-Application Meeting Request

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

Fees

None

IMPORTANT NOTES

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

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

- [ ] Local Development Orders for a Change of Use â€“ see LDC Section 11.00.05
- [x] Pre-Application Conference â€“ see LDC section 11.01.02

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

- [ ] A complete application.
- [ ] Site plans or scaled drawings; and
- [ ] Any other files that illustrate the proposed project.

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiserâ€™s Website â†’ Map Search

Site Address*

1st Avenue & Mantanzas Avenue

City*

Fernandina Beach

State*

Florida

Zip*

32034

Parcel ID #(s)*

00-00-31-1680-0019-0110; 00-00-31-1680-0019-0120

Lot

Block

Subdivision

Zoning District*

R-2

Future Land Use Designation*

Medium Density Residential

Overlay District

-- Select One --

Size of Property (acres)*

0.17

Present Property Use*

vacant

Wetlands*

No

Flood Zone*

X, 0.2 % chance flood l

Coastal Construction Control Line (CCCL)*

No

CONTACT INFORMATION

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

First Name*

Asa

Last Name*

Gillette

Company (if applicable)

Gillette & Associates, Inc.

Telephone Number*

904-261-8819

E-mail Address*

asa@gilletteassociates.com

PROJECT INFORMATION

Project Name

River Green Estates-1st Avenue & Mantanzas Ave

Project Type*

Residential

Project Description*

2 single family residences

Describe your project in detail

Proposed Access Road*

Mantanzas Avenue

Rd Maintenance Jurisdiction *

City Maintained

Certification*

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

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

Applicant First Name*

Tricia

Applicant Last Name*

Bowen

Today's Date*

3/4/2021

Upload Supporting Documentation*

NEW SITE.pdf

Upload 2

Choose File No file selecte

Upload 3

Choose File No file selecte

Upload 4

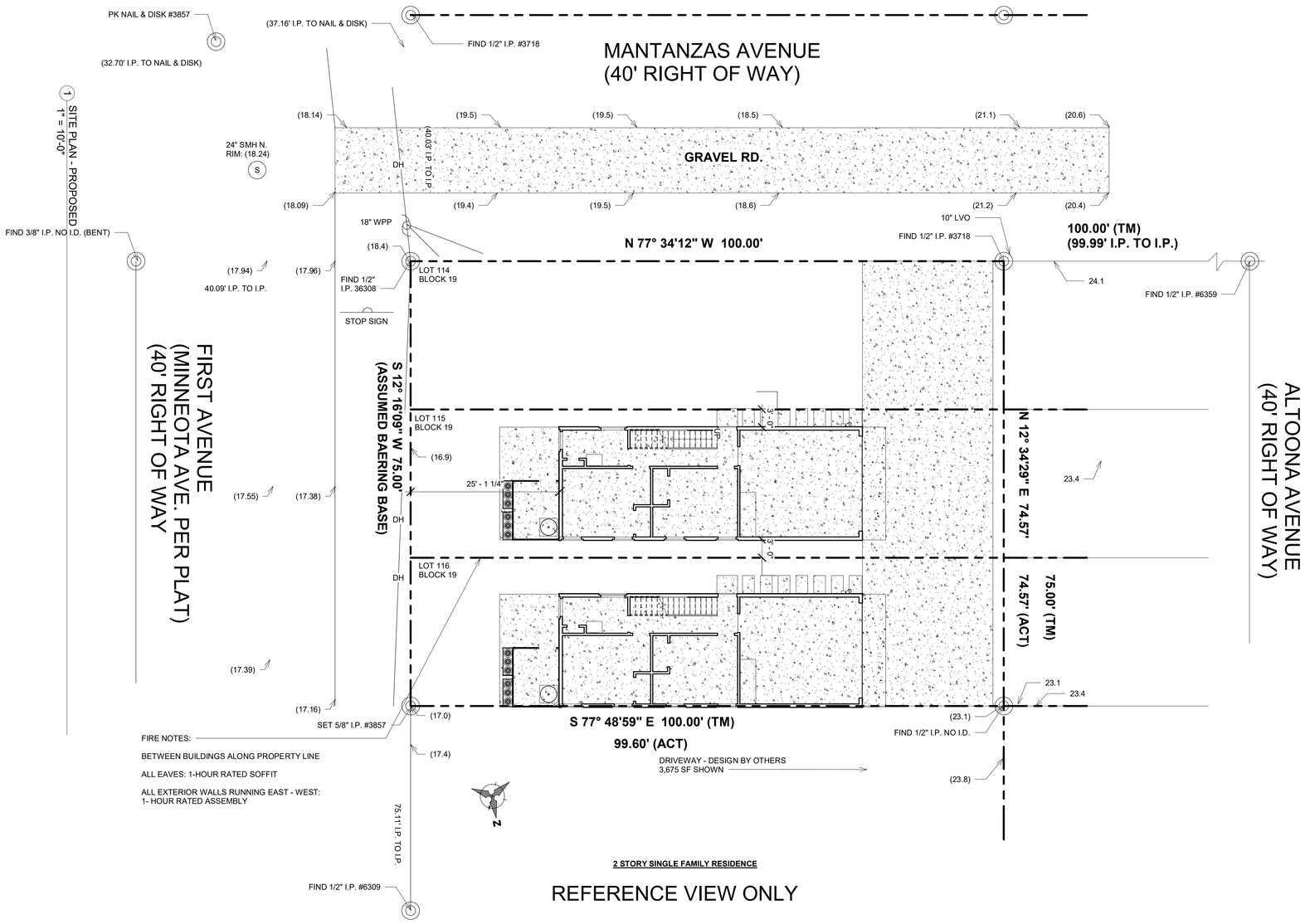
Choose File No file selecte

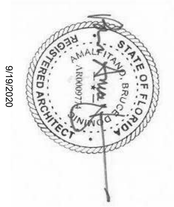
Upload 5

Choose File No file selecte

DEPARTMENT OF PLANNING & CONSERVATION

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





9/16/2020

COPYRIGHT © 2019 BY 3SSS DESIGN STUDIO, LLC.

SITE PLANS

A2

Project number	2020-011
Date	7/15/2020
Drawn by	SK
Checked by	BA
Scale	1" = 10'-0"

River Green Estates

1ST AVE ROOFTOP

LOTS 14,15,16 1ST AVE.
Fernandina Beach, FL. 32034

No.	Description	Date
4	Revision 4 - FRAMING CLAR.	6/13/17

Bruce D. Amalfitano,
Architect, A.I.A.
Jacksonville,Florida
1-904-228-9337
BAmalfi1@aim.com

3S Design Studio LLC.
Custom Architectural Design

1996 Pebble Point Dr.
Green Cove Springs, FL. 32043
dennis@3sdesignstudio.net

10/13/2020 4:57:08 PM

Print

Technical Review Committee (TRC): Pre-Application Meeting Request - Submission #6889

Date Submitted: 3/4/2021

Technical Review Committee (TRC) Pre-Application Meeting Request

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

Fees

None

IMPORTANT NOTES

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

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

- [ ] Local Development Orders for a Change of Use â€“ see LDC Section 11.00.05
- [x] Pre-Application Conference â€“ see LDC section 11.01.02

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

- [ ] A complete application.
- [ ] Site plans or scaled drawings; and
- [ ] Any other files that illustrate the proposed project.

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiserâ€™s Website â†’ Map Search

Site Address*

4447 Buccaneer Trail

City*

Fernandina Beach

State*

Florida

Zip*

32034

Parcel ID #(s)*

11-2N-28-0000-0005-00L1

Lot

Block

Subdivision

Zoning District*

IA

Future Land Use Designation*

Industrial

Overlay District

None

Size of Property (acres)*

310.43

Present Property Use*

Golf course

Wetlands*

No

Flood Zone*

AE

Coastal Construction Control Line (CCCL)*

No

CONTACT INFORMATION

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

First Name*

Asa

Last Name*

Gillette

Company (if applicable)

Gillette & Associates, Inc.

Telephone Number*

904-261-8819

E-mail Address*

asa@gilletteassociates.com

PROJECT INFORMATION

Project Name

Amelia River Golf Club Modifications

Project Type*

Commercial

Project Description*

New pro shop and new temporary event site

Describe your project in detail

Proposed Access Road*

Buccaneer Trail

Rd Maintenance Jurisdiction *

County Maintained

Certification*

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

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

Applicant First Name*

Tricia

Applicant Last Name*

Bowen

Today's Date*

3/4/2021

Upload Supporting Documentation*

Golf Pro Shop.pdf

Upload 2

Choose File No file selecte

Upload 3

Choose File No file selecte

Upload 4

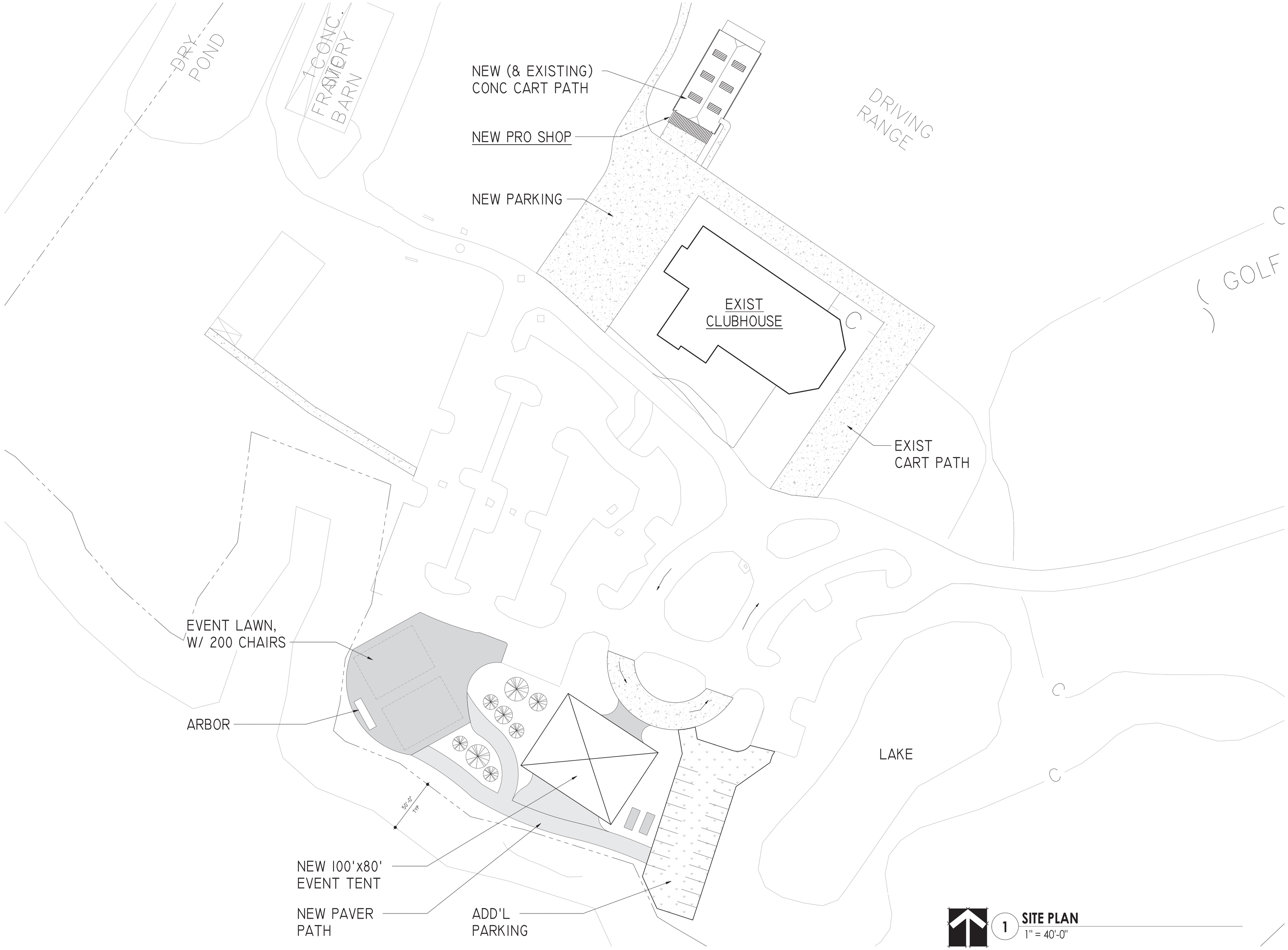
Choose File No file selecte

Upload 5

Choose File No file selecte

DEPARTMENT OF PLANNING & CONSERVATION

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



1 **SITE PLAN**
1" = 40'-0"

PICKETT CONSTRUCTION

COMMERICIAL
RESIDENTIAL
DESIGN-BUILD

STEVE PICKETT
218 WESLEY ROAD
GREEN COVE SPRINGS, FL 32043
P: (904) 282.5505

THIS DOCUMENT, ALONG WITH ASSOCIATED DOCUMENTS, IS AN INSTRUMENT OF DESIGNER'S SERVICE FOR THE EXCLUSIVE USE AT THE PROJECT TITLED HEREIN. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND INFORMATION DERVIED FROM THIS DOCUMENT, AND/OR ASSOCIATED DOCUMENTS, MAY NOT BE USED FOR OTHER WORK(S) OR PROJECT(S) WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER.

PRO SHOP

AMELIA ISLAND, FLORIDA

ISSUE DATES

NO.	DESCRIPTION	DATE

PROJ. #: 2020-5
DATE: 1/22/2021

SITE PLAN

SHEET NUMBER
A1.0
SCHEMATIC

SITE CONSTRUCTION PLANS

TOWLES RESIDENCE DRIVE

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

ROBERTS
CIVIL ENGINEERING
WWW.ROBERTSCIVILENGINEERING.COM

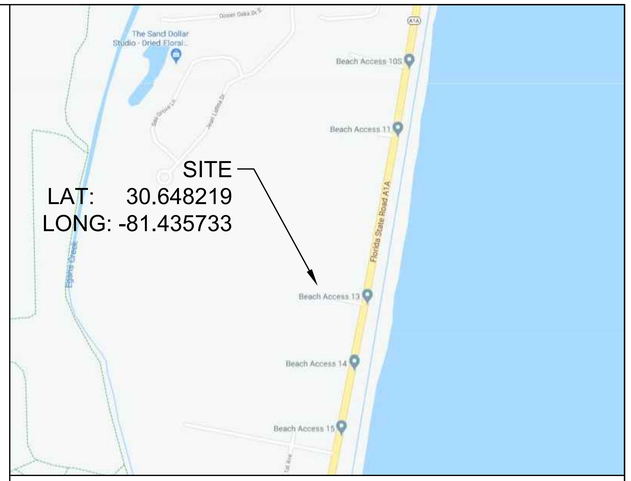
301 SEA ISLAND ROAD, SUITE 10
ST. SIMONS ISLAND, GA 31522
912-638-9681

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

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

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

JONATHAN MCDILL
LICENSE
NO. 88790
STATE OF FLORIDA
PROFESSIONAL ENGINEER
02/09/2021



VICINITY MAP NTS

FERNANDINA BEACH, FL 32034

TOWLES RESIDENCE DRIVE

OWNER	ENGINEER
JENNIFER AND ADAM TOWLES	ROBERTS CIVIL ENGINEERING
CONTACT	CONTACT
JENNIFER TOWLES	JONATHAN MCDILL, P.E.
EMAIL	EMAIL
DRJENNIFERTOWLES@COMCAST.NET	JMCDILL@ROBERTSCIVILENGINEERING.COM

#	REVISIONS
1	2020-12-15: REVISED PER COUNTY COMMENTS
2	2021-02-09: REVISED GRADING AND UTILITIES
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	02/09/21
6	UTILITIES PLAN	02/09/21
7	ROAD SECTION	12/15/20
8	AUTOTURN	12/15/20
9	CONSTRUCTION DETAILS	12/15/20

COVER

GENERAL NOTES:

1. CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO APPLICABLE FEDERAL, STATE, AND LOCAL LAWS.
2. PERMITS NECESSARY FOR CONSTRUCTION SHALL BE OBTAINED BY CONTRACTOR.
3. DEVIATIONS FROM PLANS ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE ENGINEER.
4. CONTRACTOR IS TO IMMEDIATELY CONTACT ENGINEER IF ANY UNFORESEEN CONDITIONS OR DISCREPANCIES OCCUR.
5. CONTRACTOR SHALL COORDINATE CONSTRUCTION OF UTILITIES ON SITE WITH APPROPRIATE PROVIDER (I.E., POWER, PHONE, CABLE, ETC.).
6. ENGINEER IS NOT RESPONSIBLE FOR PHYSICAL CONSTRUCTION OF SITE.
7. CONTRACTOR SHALL MAINTAIN A SAFE SITE AND MEET APPROPRIATE REGULATIONS CONCERNING SAFETY.
8. SURVEY DATA PROVIDED BY
   MANZIE & DRAKE LAND SURVEYING
   117 SOUTH NINTH STREET
   FERNANDINA BEACH, FL 32034
   904-491-5700
9. EXISTING SURVEY INFORMATION TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF DISCREPANCIES IN FIELD OBSERVATIONS VERSUS SURVEY DATA.
10. CONTRACTOR TO LOCATE UTILITIES PRIOR TO CONSTRUCTION BY CALLING "CALL BEFORE YOU DIG" HOTLINE: 811.
11. ACCORDING TO FEMA FLOOD INSURANCE RATEMAPS 12089C 0243G DATED 08/02/2017, THE SITE IS LOCATED IN THE 100 YEAR FLOODPLAIN IN ZONE X & AE-6.
12. HORIZONTAL DATUM BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD83.

EARTHWORK AND PAVING:

1. UPPER 12 INCHES OF SUBGRADE BELOW PAVEMENT AND BUILDINGS SHALL BE SCARIFIED AND RECOMPACTED TO 100% STANDARD PROCTOR MAX DRY WEIGHT DENSITY WITH A MOISTURE CONTENT WITHIN 2% OF OPTIMUM MOISTURE CONTENT.
2. CONTRACTOR TO PROVIDE TEST RESULTS OF SUBGRADE AND BASE COURSE COMPACTION TO ENGINEER INCLUDING VOLUME ESTIMATES OF ANY UNSUITABLE SOILS TO BE REMOVED AND REPLACED THAT WERE IDENTIFIED DURING COMPACTION OPERATIONS PER ITEM NO. 1 ABOVE , IF ANY. CONTRACTOR SHALL NOT PROCEED WITH OVER-EXCAVATION AND REPLACEMENT OF UNSUITABLE SOILS WITHOUT WRITTEN AUTHORIZATION FROM ENGINEER OR OWNER.
3. FOR APPROVED AREAS OF OVER-EXCAVATION AND REPLACEMENT, CONTRACTOR TO REMOVE IDENTIFIED UNSUITABLE MATERIAL TO A DEPTH OF 3 FEET AND REPLACE WITH STRUCTURAL FILL.
4. IN AREAS WHERE STRUCTURAL FILL IS REQUIRED, FILL SHALL BE PLACED IN LIFTS OF 6 INCHES AND BE COMPACTED TO 100% STANDARD PROCTOR MAX DRY WEIGHT DENSITY. STRUCTURAL FILL SHALL CONSIST OF GRANULAR SOIL CONTAINING LESS THAN 10% MATERIAL PASSING THE NO 200 SIEVE.
5. EXCAVATION AND FILL SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITIES.

GRAVITY SEWER STANDARD SPECIFICATIONS

1. ALL MANHOLES SHALL BE PRECAST CONCRETE AND CONFORM TO ASTM C-478 STANDARDS. MANHOLE CONES AND RISERS SHALL BE CONSTRUCTED OF 4,00 PSI, TYPE II CEMENT WITH RIVER ROCK OR GRANITE AGGREGATE.

2. ALL PIPES SHALL BE CONNECTED TO THE MANHOLE USING A LOCK JOINT FLEXIBLE MANHOLE SLEEVE (ASTM C-923) OR APPROVED EQUAL.

3. THE EXTERIOR AND INTERIOR OF THE MANHOLE SHALL BE COATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS WITH FABERTITE AS MANUFACTURED BY BRIGGS BITUMINOUS COMPOSITION COMPANY.

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

5. SEWER SERVICES SHALL BE CAST IRON IF 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 POLYETHYLINE LINING IN ACCORDANCE WITH ANSI/ASTM D1248.

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

WATER MAIN NOTES

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.

PROJECT NOTES:

1. OWNER / DEVELOPER:
   A. NAME: JENNIFER AND ADAM TOWLES
   B. CONTACT: DRJENNIFERTOWLES@COMCAST.NET
   C. ADDRESS: 304 S 17TH STREET, FERNANDINA BEACH, FL 32034
2. COUNTY NAME AND PARCEL / TAX MAP NUMBER(S):
   NASSAU COUNTY FLORIDA / 00-00-31-1540-0019-0020
3. ZONING CLASSIFICATION: RESIDENTIAL
4. SITE COVERAGE:
   A. TOTAL AREA: 4.52 AC
   B. IMPERVIOUS (ALLOWABLE / PROPOSED): N/A / 0.10 AC
   C. OPEN SPACE (REQUIRED / PROPOSED): N/A / 4.14 AC
6. DWELLINGS: 1 PROPOSED
7. PARKING REQUIREMENTS:
   A. REQUIRED / PROPOSED: N/A

JONATHAN MCDILL
LICENSE
NO. 88790
STATE OF FLORIDA
PROFESSIONAL ENGINEER
02/09/2021

REVISIONS
2020-12-15: REVISED PER COUNTY COMMENTS

ROBERTS
CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH
WWW.ROBERTSCIVILENGINEERING.COM

GENERAL NOTES

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: NTS

SHEET: 2

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

Know what's below.
Call before you dig.

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

JONATHAN MCDILL
LICENSE
NO. 88790
STATE OF FLORIDA
PROFESSIONAL ENGINEER
02/09/2021

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

ROBERTS
CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH
WWW.ROBERTSCIVILENGINEERING.COM

EXISTING CONDITIONS AND DEMOLITION PLAN

TOWLES RESIDENCE DRIVE
FERNANDINA BEACH, FL 32034

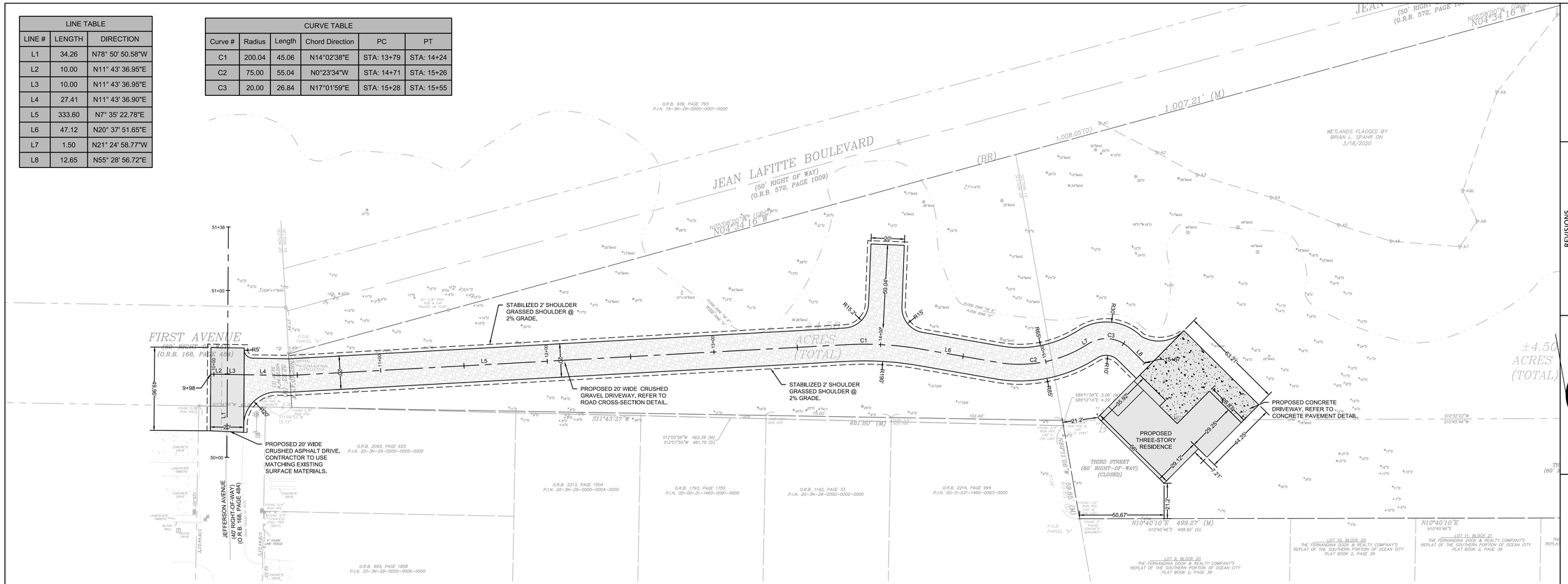
PREPARED FOR:
JENNIFER AND ADAM TOWLES

DATE: 12/15/20
PROJECT NUMBER: 19801
DRAWN BY: TL
CHECKED BY: JM
SCALE: 1":30' (FOR 24"X36" PLOT)

SHEET: 3

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

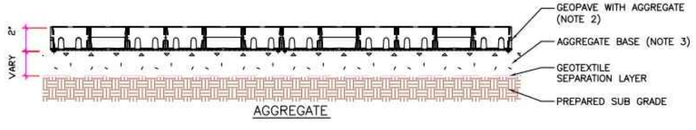


DESIGN GUIDELINES – BASE DEPTH		
LOAD DESCRIPTION	CBR 2 – 4%	CBR > 4%
Heavy Fire Truck Access & H/HS25 loading. Typical 110 psi (758 kPa) tire pressure. Single axle loadings of 40 kips (178 kN). Gross vehicle weight of 90,000 lbs) (40.1 MT).	6 IN (150 MM)	6 IN (150 MM)
Heavy Fire Truck Access & H/HS20 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 (35,625KPa
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) RAINFALL WITH AGGREGATE INFILL	0 – 0.15
UNITS PER PALLET	46

Notes:

1. 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.
2. 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.
3. 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.
4. 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.
5. Provide a non-woven geotextile separation layer and install in accordance with Manufacturer recommendations including overlaps based on sub grade CBR.
6. 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.
7. Refer to the GeoPave Design and Construction Overview for a complete description of the design and construction methods.



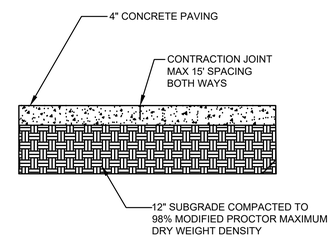
GEOSYSTEMS

REYNOLDS PRESTO® PRODUCTS, INC.
670 NORTH PERKINS STREET
APPLETON, WI 54914
920-738-1342
WWW.PRESTOGEO.COM

GEOPAVE AGGREGATE INFILL POROUS PAVEMENT SYSTEM

PRESTO,® GEOSYSTEMS,® AND GEOPAVE® ARE REGISTERED TRADEMARKS OF REYNOLDS PRESTO PRODUCTS, INC.

DATE:	MARCH 2020	FILE NAME	GEOPAVE-B1.DWG
SCALE:	NTS	SHEET	1



CONCRETE PAVING SECTION
NTS

LEGEND

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

Know what's below. Call before you dig.

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

JONATHAN MCDILL LICENSE NO. 88790 STATE OF FLORIDA PROFESSIONAL ENGINEER
02/09/2021

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

ROBERTS CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH
WWW.ROBERTSCIVILENGINEERING.COM

STAKING 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
SCALE: 1":30' (FOR 24"X36" PLOT)

SHEET: 4

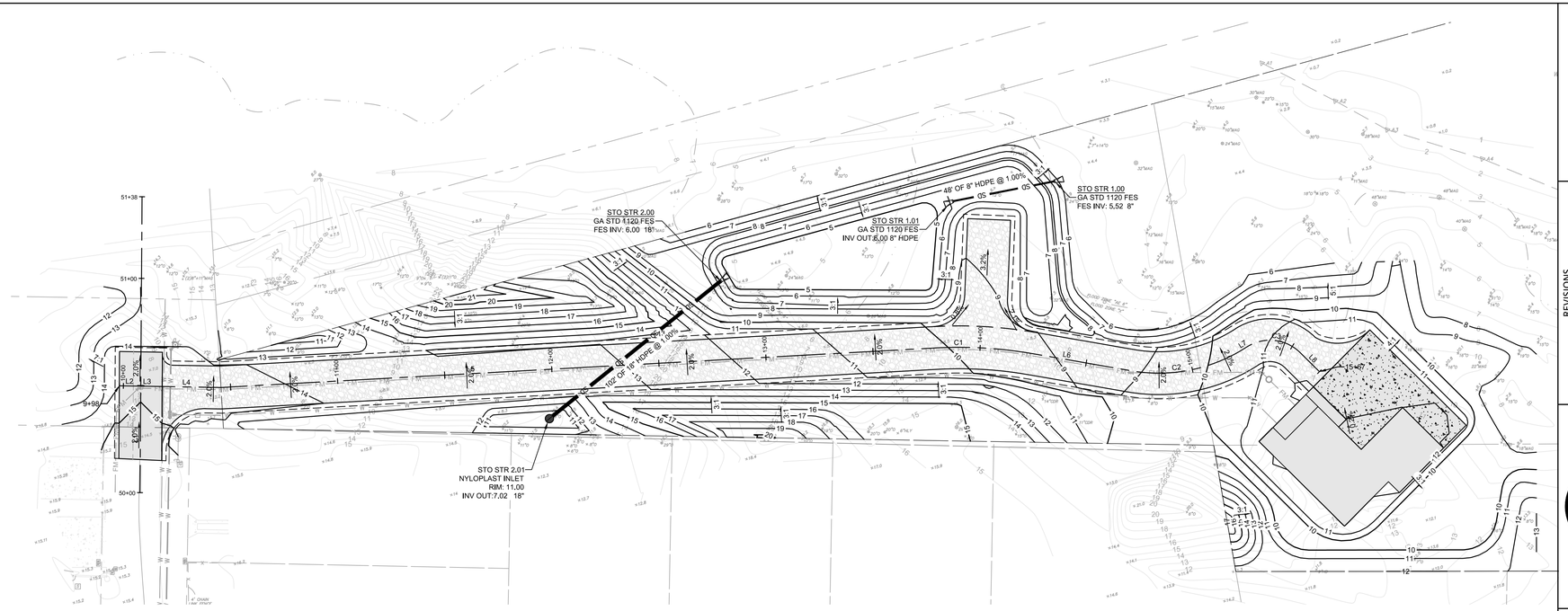
LEGEND

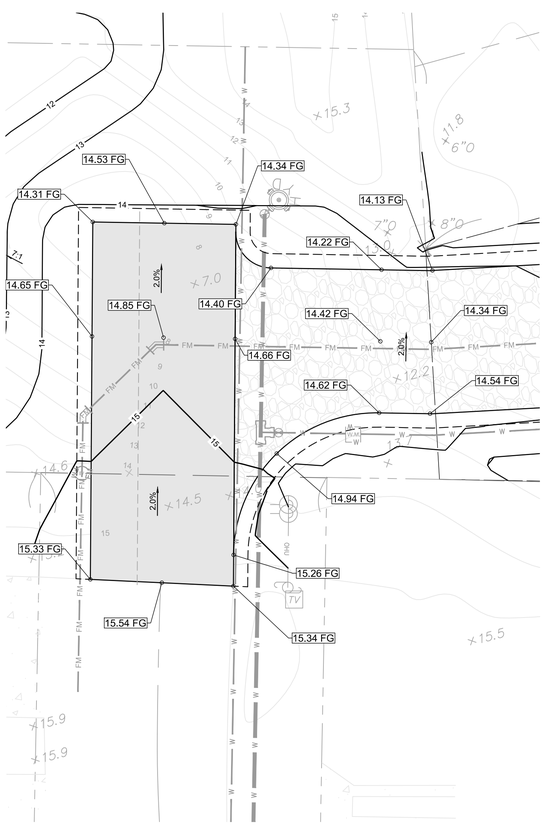
2.0%	PROPOSED DRAINAGE DIRECTION
X.XX FG	PROPOSED SPOT ELEVATION AT FINISHED GRADE
X.XX HP	PROPOSED SPOT ELEVATION AT HIGH POINT
X.XX LP	PROPOSED SPOT ELEVATION AT LOW POINT
X.XX BP	PROPOSED SPOT ELEVATION AT BREAK POINT
X.XX ME	PROPOSED SPOT ELEVATION TO MATCH EXISTING
W W W	PROPOSED WATER PIPE
FM FM FM	PROPOSED FORCEMAIN
10	PROPOSED CONTOUR
	PROPOSED GRAVEL DRIVE
	PROPOSED CONCRETE
	EXISTING GRAVEL ROAD
	PROPOSED BUILDING
OHU OHU	EXISTING UNDER GROUND GAS
10	EXISTING CONTOUR
X X	EXISTING FENCE
8.1	EXISTING SPOT ELEVATION

811 Know what's below. Call before you dig.

0' 30' 60'

SCALE: 1" = 30'

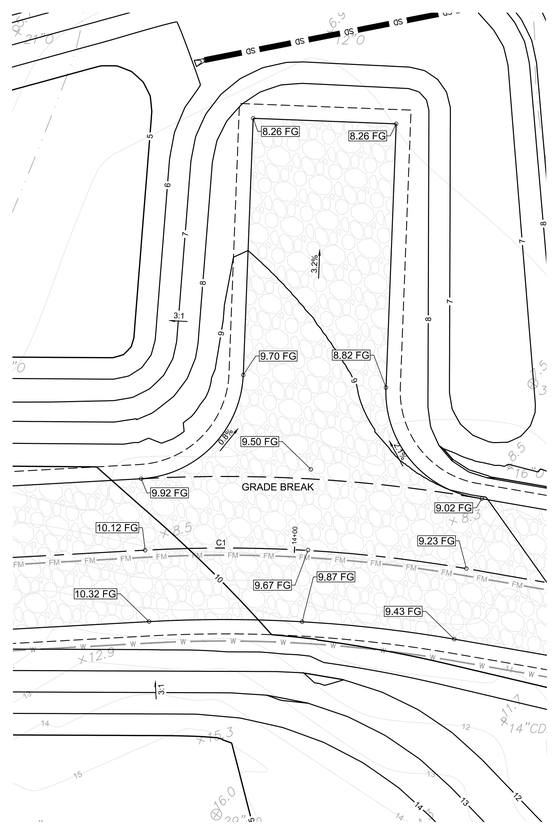




FRONT ENTRANCE INSET

0' 10' 20'

SCALE: 1" = 10'



FIRE APPARATUS TURN AROUND INSET

0' 10' 20'

SCALE: 1" = 10'

PROPOSED BUILDING AND DRIVEWAY INSET

0' 10' 20'

SCALE: 1" = 10'

JONATHAN MCDILL LICENSE NO. 88790 STATE OF FLORIDA PROFESSIONAL ENGINEER

02/09/2021

REVISIONS

2020-12-15: REVISED PER COUNTY COMMENTS
2021-02-09: REVISED GRADING AND UTILITIES

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

ROBERTS CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH
WWW.ROBERTSCIVILENGINEERING.COM

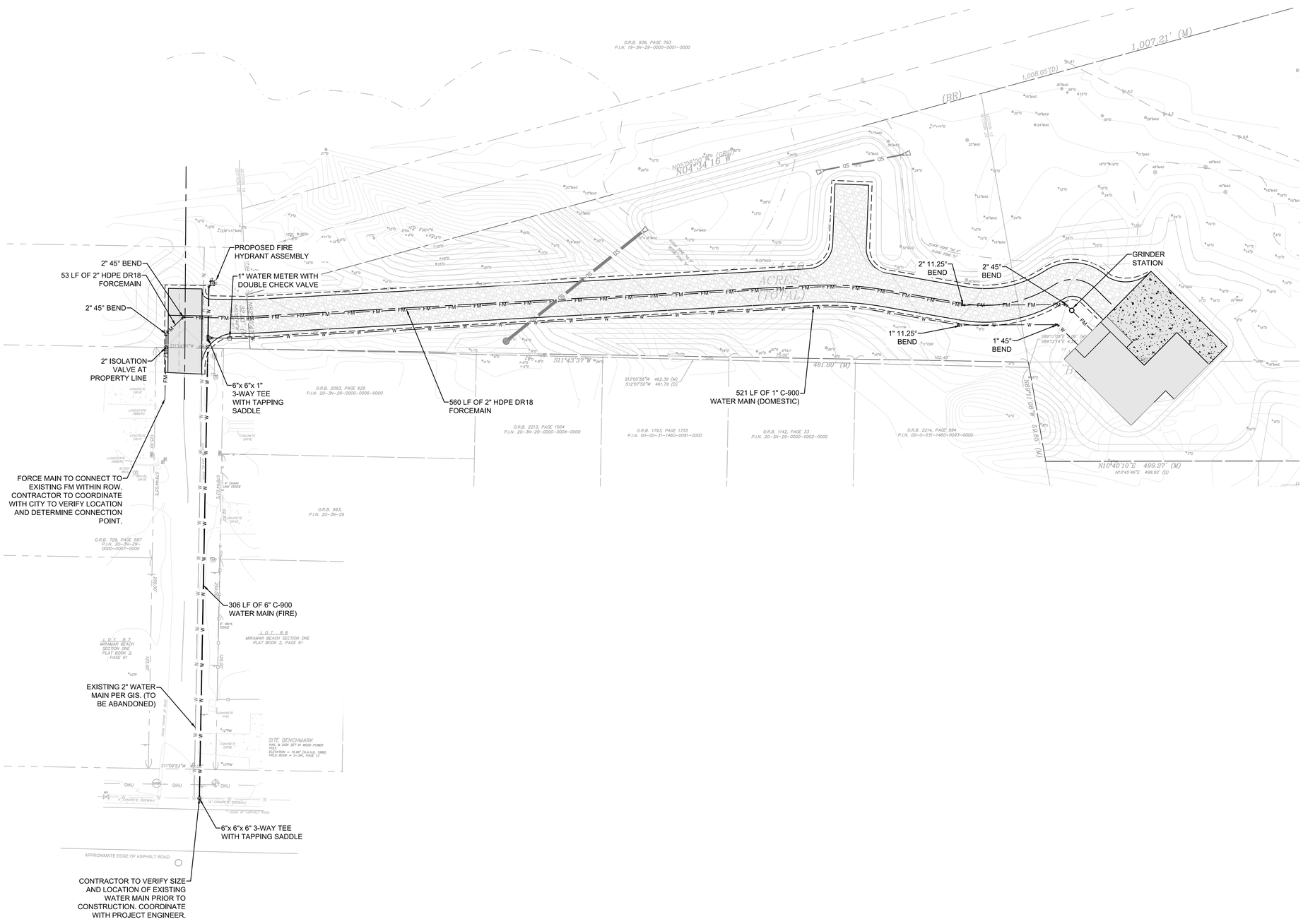
GRADING & DRAINAGE PLAN

TOWLES RESIDENCE DRIVE
FERNANDINA BEACH, FL 32034

PREPARED FOR:
JENNIFER AND ADAM TOWLES

DATE: 02/09/21
PROJECT NUMBER: 19801
DRAWN BY: TL
CHECKED BY: JM
SCALE: 1":30' (FOR 24"X36" PLOT)

SHEET: 5



LEGEND

- PROPOSED WATER PIPE
- PROPOSED FORCEMAIN
- PROPOSED CONTOUR
- PROPOSED GRAVEL DRIVE
- PROPOSED CONCRETE
- EXISTING GRAVEL ROAD
- PROPOSED BUILDING
- EXISTING UNDER GROUND GAS
- EXISTING CONTOUR
- EXISTING FENCE
- EXISTING SPOT ELEVATION

811 Know what's below. Call before you dig.

0' 30' 60'

SCALE: 1" = 30'

JONATHAN MCDILL LICENSE NO. 88790 STATE OF FLORIDA PROFESSIONAL ENGINEER

02/09/2021

REVISIONS

2020-12-15: REVISED PER COUNTY COMMENTS

2021-02-09: REVISED GRADING AND UTILITIES

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

ROBERTS CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH
WWW.ROBERTSCIVILENGINEERING.COM

UTILITIES PLAN

TOWLES RESIDENCE DRIVE
FERNANDINA BEACH, FL 32034

PREPARED FOR:
JENNIFER AND ADAM TOWLES

DATE: 02/09/21

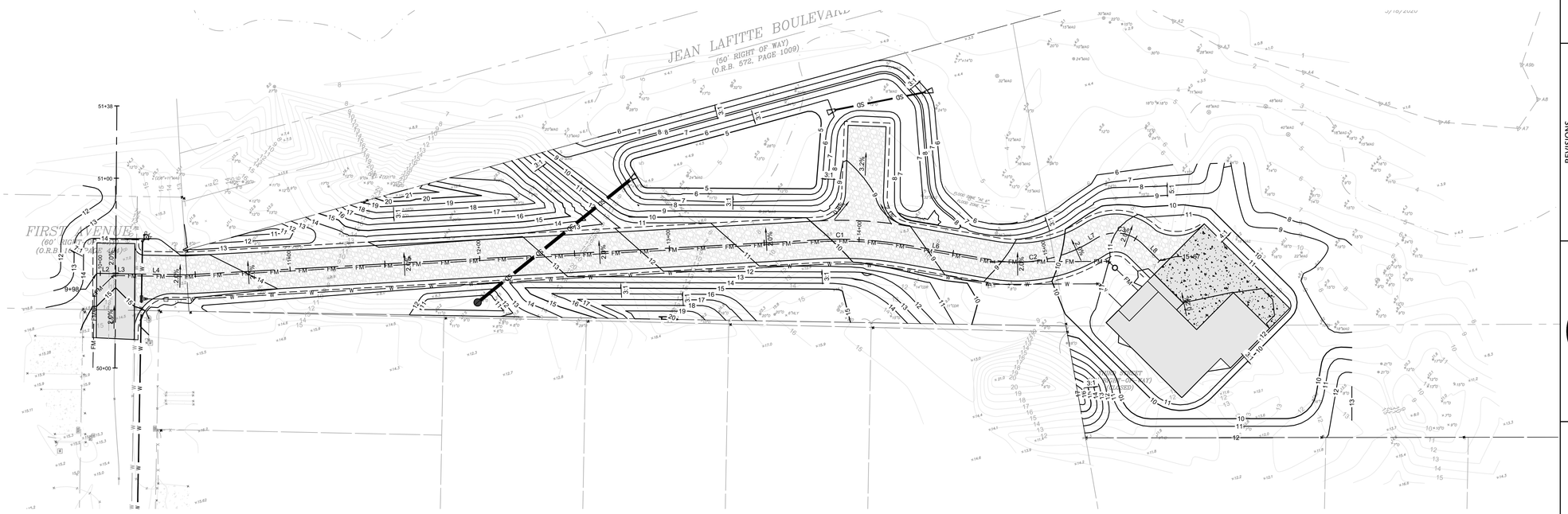
PROJECT NUMBER: 19801

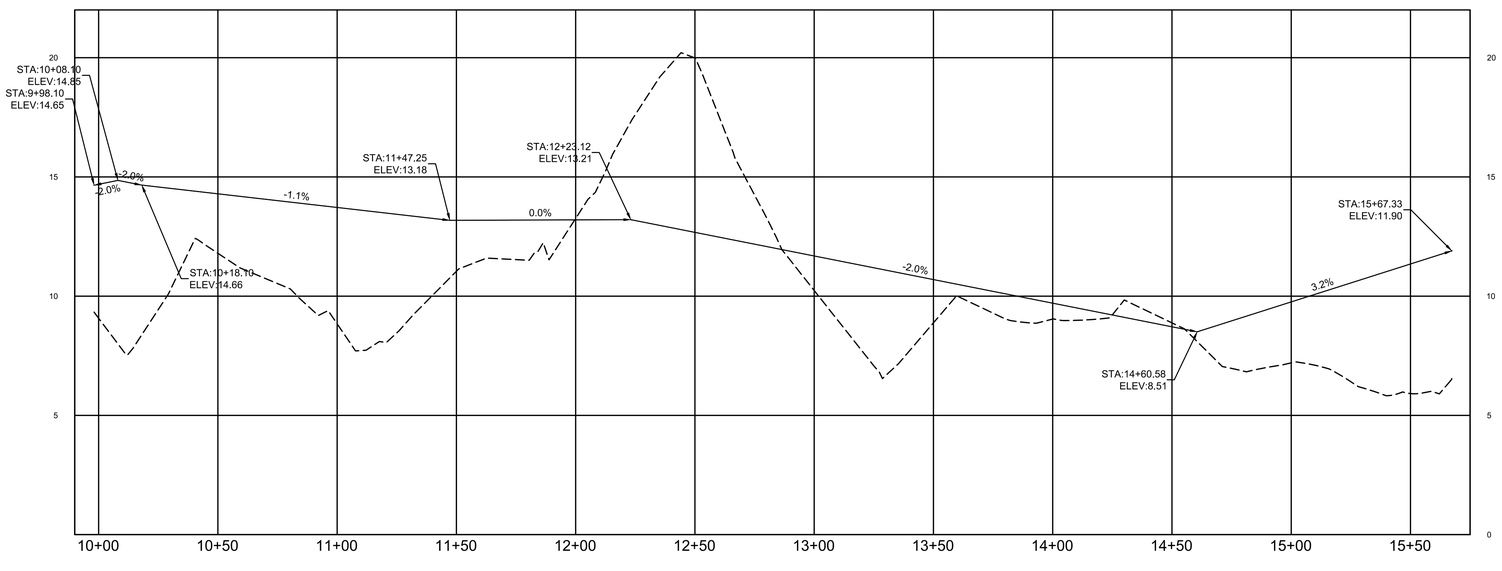
DRAWN BY: TL

CHECKED BY: JM

SCALE: 1":30' (FOR 24"X36" PLOT)

SHEET: 6





ENTRY_DRIVE
Vertical Scale: 1" = 3 FT
Horizontal Scale: 1" = 30 FT

LEGEND

- PROPOSED WATER PIPE
- PROPOSED FORCEMAIN
- PROPOSED CONTOUR
- PROPOSED GRAVEL DRIVE
- PROPOSED CONCRETE
- EXISTING GRAVEL ROAD
- PROPOSED BUILDING
- EXISTING UNDER GROUND GAS
- EXISTING CONTOUR
- EXISTING FENCE
- EXISTING SPOT ELEVATION

0' 30' 60'

SCALE:
1" = 30'

JONATHAN MCDILL
LICENSE
NO. 88790
STATE OF FLORIDA
PROFESSIONAL ENGINEER

02/09/2021

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

ROBERTS
CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH
WWW.ROBERTSCIVILENGINEERING.COM

ROAD SECTION

TOWLES RESIDENCE DRIVE
FERNANDINA BEACH, FL 32034

PREPARED FOR:
JENNIFER AND ADAM TOWLES

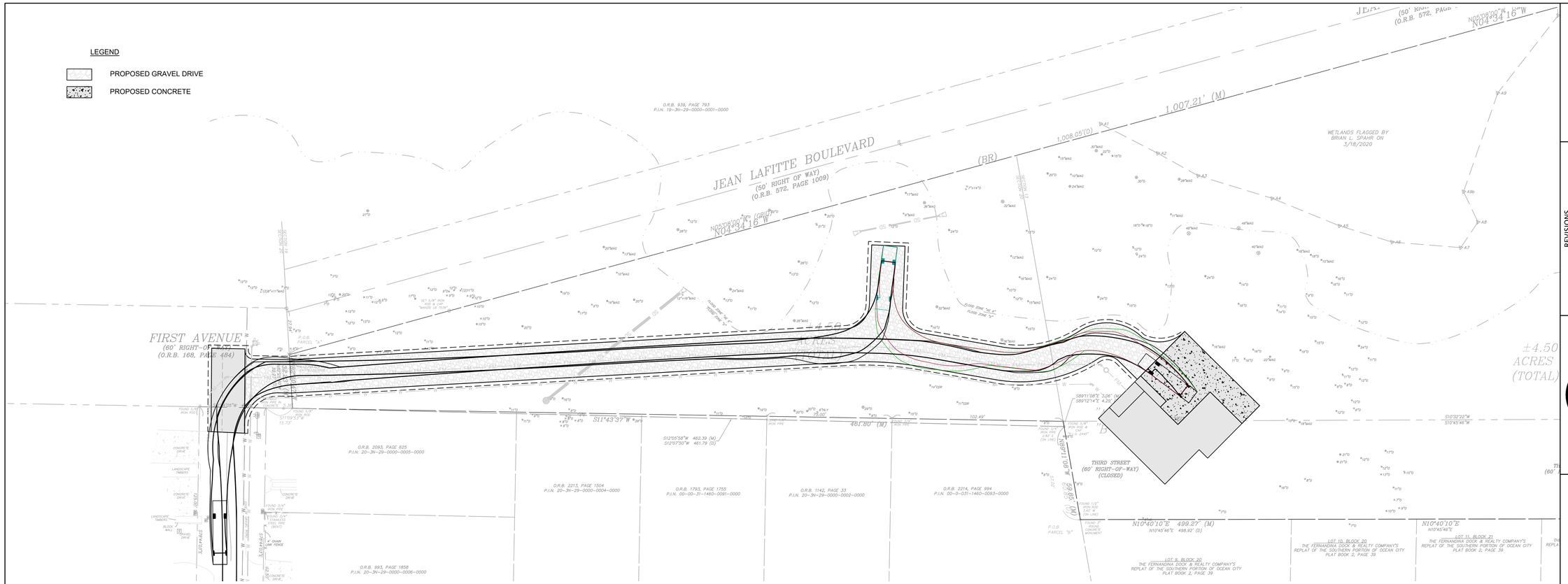
DATE: 12/15/20
PROJECT NUMBER: 19801
DRAWN BY: TL
CHECKED BY: JM
SCALE: 1":30' [FOR 24"X36" PLOT]

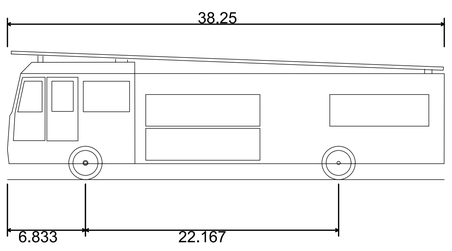
SHEET: 7

LEGEND

PROPOSED GRAVEL DRIVE

PROPOSED CONCRETE





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°

Know what's below.
Call before you dig.

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

JONATHAN MCDILL
LICENSE
NO. 88790
STATE OF FLORIDA
PROFESSIONAL ENGINEER
02/09/2021

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

ROBERTS
CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH
WWW.ROBERTSCIVILENGINEERING.COM

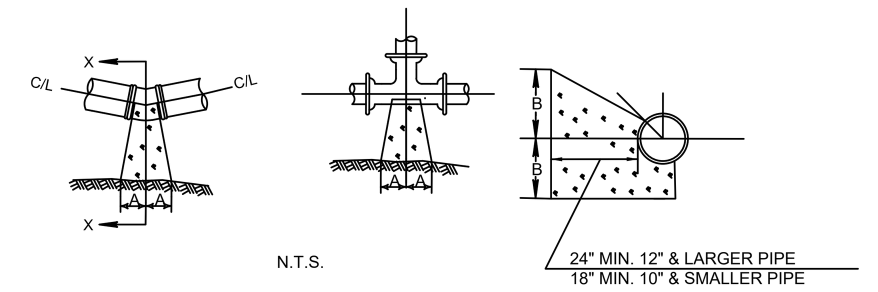
AUTOTURN

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" PLOT)

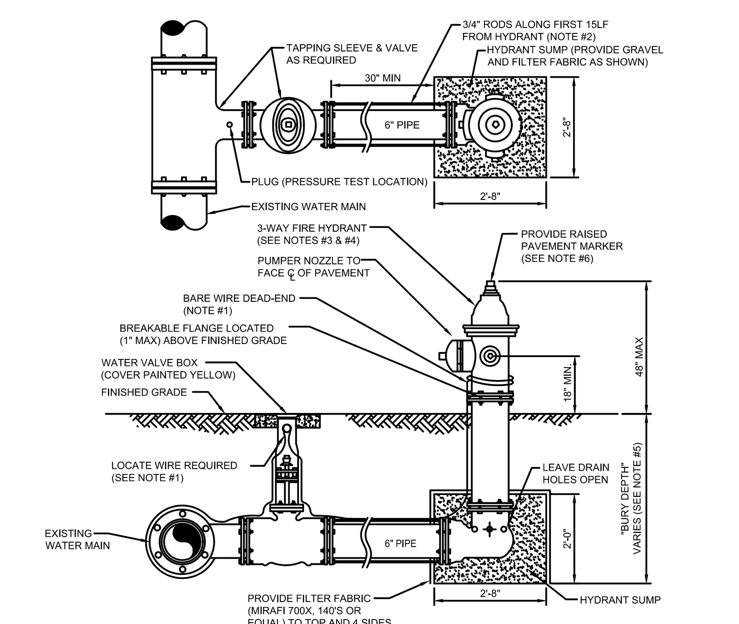
SHEET: 8



SIZE	1/4 BENDS A	B	CU FT CONC.	1/8 BENDS A	B	CU FT CONC.	1/16 BENDS A	B	CU FT CONC.	SIZE	TEE A	B	CU FT CONC.
6"	16"	10"	3.2	9"	10"	3.0	6"	8"	1.3	6"	10"	12"	3.5
8"	22"	13"	7.2	12"	13"	3.7	8"	10"	2.1	8"	13"	16"	5.4
10"	26"	17"	11.5	14"	17"	5.9	10"	13"	3.6	10"	16"	20"	9.4
12"	29"	21"	21.1	16"	21"	8.6	11"	16"	6.6	12"	18"	24"	16.6
14"	35"	24"	29.8	19"	24"	14.9	12"	20"	8.9	14"	22"	27"	23.2
16"	38"	27"	37.8	21"	27"	18.1	12"	24"	11.2	16"	24"	30"	28.6
20"	47"									20"			

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

THRUST BLOCKS FOR BENDS & TEE'S

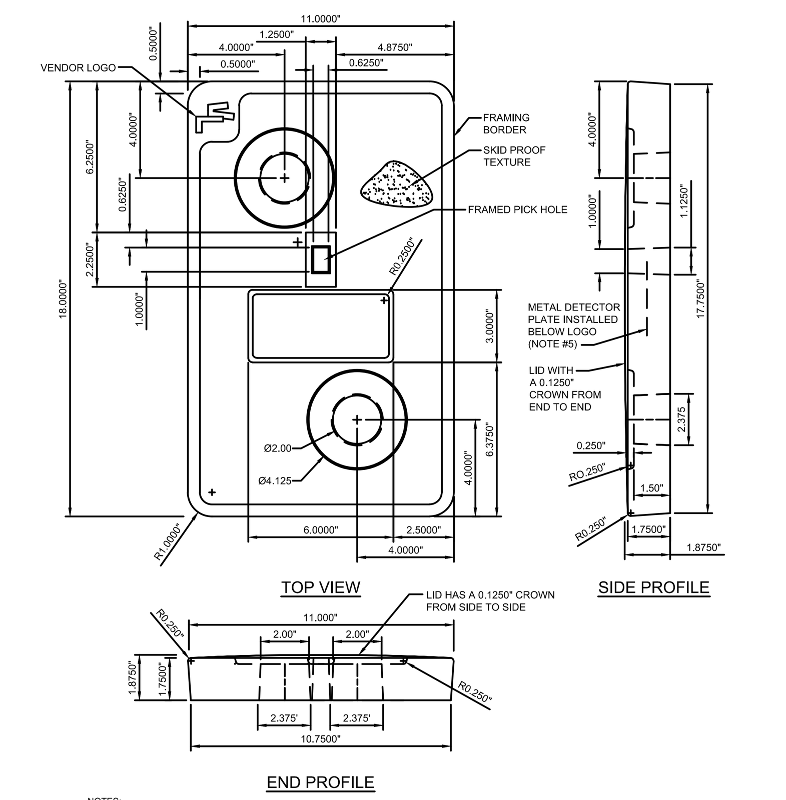


NOTES:

1. LOCATE WIRE SHALL BE ROUTED FROM THE VALVE TO THE HYDRANT AS SHOWN ABOVE LEAVING ENOUGH SLACK TO REACH 4' ABOVE FINAL GRADE. THE END OF THE WIRE SHALL BE SECURED TO THE PIPE MAIN. SEE SECTION 350, LOCATE WIRE INSTALLATION PARAGRAPH.
2. FIRE HYDRANTS SHALL BE INSTALLED BETWEEN BACK OF CURB AND FACE OF SIDEWALK. ALL HYDRANTS SHALL BE LOCATED NO LESS THAN THREE (3) FEET FROM THE EDGE OF PAVEMENT OR BACK OF CURB OF THE ADJACENT ROADWAY AND NO LESS THAN THREE (3) FEET FROM ANY PHYSICAL FEATURE WHICH MAY OBSTRUCT ACCESS OR VIEW OF ANY HYDRANT UNLESS OTHERWISE APPROVED BY THE LOCAL MUNICIPALITY. THE MAXIMUM DISTANCE (BACK OF CURB) SHALL BE IN COMPLIANCE WITH LOCAL COUNTY FIRE DEPARTMENT RULES AND AS APPROVED BY LOCAL MUNICIPALITY. IF PIPING BETWEEN TEE AND HYDRANT IS LONGER THAN 80 LF, AN ADDITIONAL 6" GATE VALVE IS REQUIRED AT THE HYDRANT LOCATION (PROVIDE 30" SEPARATION). ALL PIPING, VALVES AND FITTINGS ALONG THE HYDRANT BRANCH MAIN WHICH IS WITHIN 15 LF OF THE HYDRANT SHALL BE RESTRAINED UTILIZING ONLY TWO 3/4" DIA (THREADED ENDS) STEEL RODS AND EYE BOLTS (NO JOINT RESTRAINT DEVICES REQUIRED). A SPLIT SERRATED RING WITH RESTRAINT EARS (EBAA 15 PF06 or EQUAL) MAYBE USED IN THIS ASSEMBLY. ALL OTHER JOINTS ALONG THE HYDRANT BRANCH MAIN OUTSIDE OF THE FIRST 15 LF SHALL INCLUDE JOINT RESTRAINTS.
3. OPERATION OF THE FIRE HYDRANT SHALL BE EITHER FULL OPEN POSITION OR TOTALLY CLOSED POSITION. THE HYDRANT SHALL NOT BE UTILIZED TO THROTTLE OUTLET FLOW.
4. PRIOR TO PROJECT FINAL INSPECTION, THE HYDRANT AND ALL ABOVE GROUND PIPING SHALL BE RE-OILED, GREASED AND REPAINTED (RUS- KIL ENAMEL-INTERNATIONAL YELLOW OR EQUAL). PRIVATELY OWNED AND MAINTAINED FIRE HYDRANTS SHALL BE PAINTED RED.
5. FIRE HYDRANTS SHALL BE ORDERED WITH PROPER "BURY DEPTH" TO MEET ACTUAL FIELD CONDITIONS. THIS IS ESPECIALLY IMPORTANT FOR BRANCH LINES WHICH TEE-OFF A 12" OR LARGER WATER MAIN. UNLESS APPROVED OTHERWISE BY LOCAL MUNICIPALITY, THE INSTALLATION OF (45°) BENDS IS NOT ACCEPTABLE WHEN UTILIZED TO CORRECT AN IMPROPERLY FURNISHED HYDRANT. THE USE OF HYDRANT EXTENSIONS SHOULD BE MINIMIZED.
6. BLUE REFLECTIVE MARKERS SHALL BE INSTALLED IN SUCH A MANNER THAT THE REFLECTIVE FACE OF THE MARKER IS PERPENDICULAR TO A LINE PARALLEL TO THE ROADWAY CENTERLINE. THE BLUE REFLECTIVE MARKERS SHALL BE PLACED IN THE CENTER OF THE TRAVEL LANE, DIRECTLY ACROSS FROM AND ADJACENT TO EACH FIRE HYDRANT.

FIRE HYDRANT INSTALLATION USING TAPPING SLEEVE & VALVE

JANUARY 2020

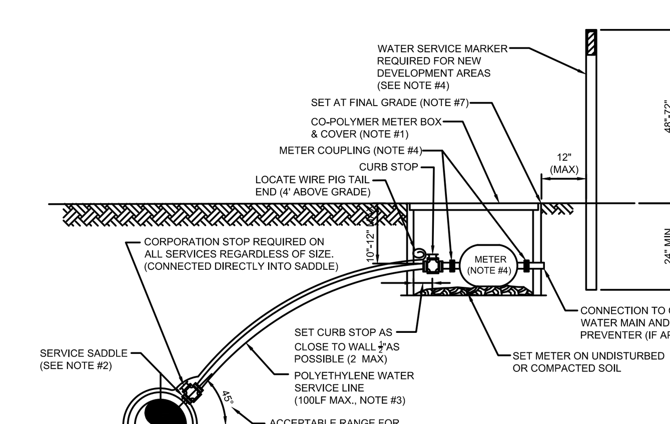


NOTES:

1. ALL DIMENSIONS ARE IN INCHES.
2. COLOR SHALL BE OFF-WHITE, NON-POROUS, SAND TEXTURED SATIN FINISH.
3. ALL TOPS SHALL MEET A-8 (ASTM C857) LOAD RATING.
4. THE LID SHALL BE CERTIFIED BY CELLNET TECHNOLOGY INC AND SENSUS METERING SYSTEMS TO BE RF COMPATIBLE WITH THE SENSUS MTU.
5. METAL DETECTOR PLATE SHALL BE DETECTABLE BY LOCAL MUNICIPALITY MAGNETIC LOCATE EQUIPMENT.

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

JANUARY 2020

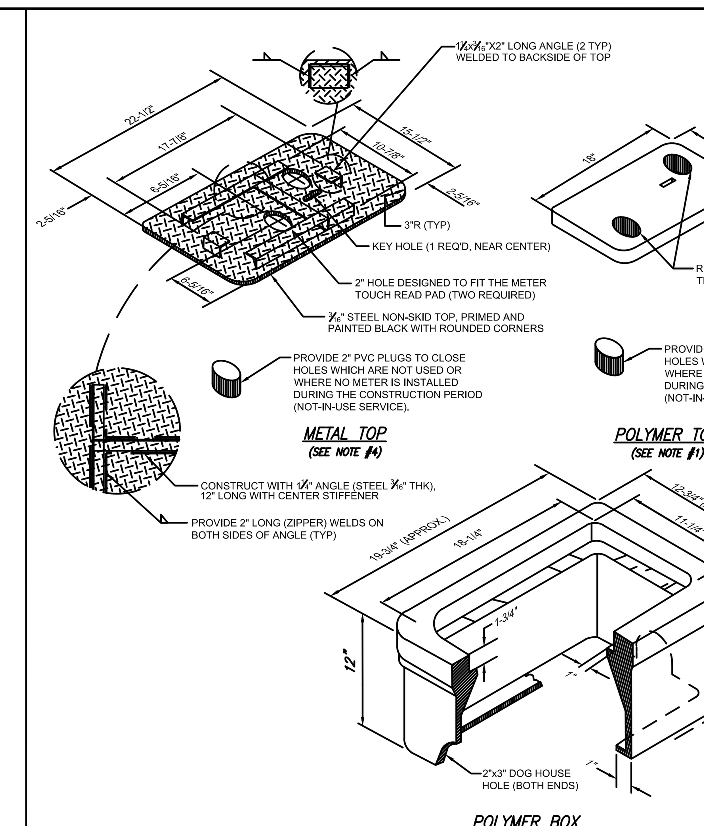


NOTES:

1. SEE FOR METER DETAIL FOR LOCATION REQUIREMENTS.
2. SINGLE BAND SADDLES SHALL BE UTILIZED ON NEW 1" WATER SERVICES WHICH ARE INSTALLED ON A DRY 10" SIZE OR SMALLER WATER MAIN (NEW WATER MAIN CONSTRUCTION). FOR WET TAPS OR WATER MAINS 12" SIZE AND LARGER, A DOUBLE BAND SADDLE IS REQUIRED. BRASS SADDLES MAY BE UTILIZED ON NEW 1 INCH AND SMALLER WATER SERVICES WHICH ARE INSTALLED ON A DRY 10 INCH OR SMALLER PVC WATER MAIN.
3. NO OPEN CUT UNDER ROADWAY PAVING ALLOWED UNLESS THE ROADWAY IS BEING RECONSTRUCTED OR IF DIRECTED OTHERWISE BY LOCAL MUNICIPALITY CONSTRUCT POLY LINE WITH 24" (MIN.) COVER UNDER ROADWAYS. THE POLY WATER SERVICE LINE SHALL BE SAME SIZE AS THE METER (1" MINIMUM) AND BE INSTALLED PERPENDICULAR TO THE MAIN AND NOT EXCEED 100LF UNLESS APPROVED OTHERWISE BY LOCAL MUNICIPALITY.
4. INSTALL PVC PLUG IN ALL CURB STOPS IF WATER SERVICE IS "NOT IN USE" (I.E.: IF NO METER IS INSTALLED). WATER SERVICES SERVING VACANT LOTS (SERVICE NOT IN USE), SHALL INCLUDE A "W" CUT INTO THE CURB (CLOSEST TO THE METER BOX), AND PAINTED BLUE (PAINTED PURPLE FOR RECLAIMED WATER). IN ADDITION, FOR NEW DEVELOPMENT AREAS WHERE THE WATER SERVICE IS "NOT IN USE", A LANDSCAPE TIMBER OR 3x3 MIN. P.T. POST (TOP PAINTED BLUE OR PURPLE FOR RECLAIMED WATER). THE REMOVAL OR TRANSFER OF A WATER SERVICE SHALL INCLUDE BRASS METER COUPLINGS (HEX ON BARREL TYPE).
5. NO 2" AND SMALLER WATER SERVICE TAPS PERMITTED ON WATER MAINS WHICH ARE 20" AND LARGER SIZE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF THE METER OR ELECTRONIC DEVICES IF DAMAGED BY THE CONTRACTOR DURING THE CONSTRUCTION PERIOD.
7. METER BOX AND TOP SHALL BE CLEAR OF ALL DEBRIS TO ALLOW FULL ACCESS TO BOX (i.e. NO DIRT, TRASH OR OTHER DEBRIS PLACED ON TOP OF BOX).
8. LOCATE WIRING REQUIRED ON ALL SERVICES 10' OR GREATER IN LENGTH. SEE LOCATE WIRE DETAIL.

WATER SERVICE DETAIL- 2" AND SMALLER METER

JANUARY 2020

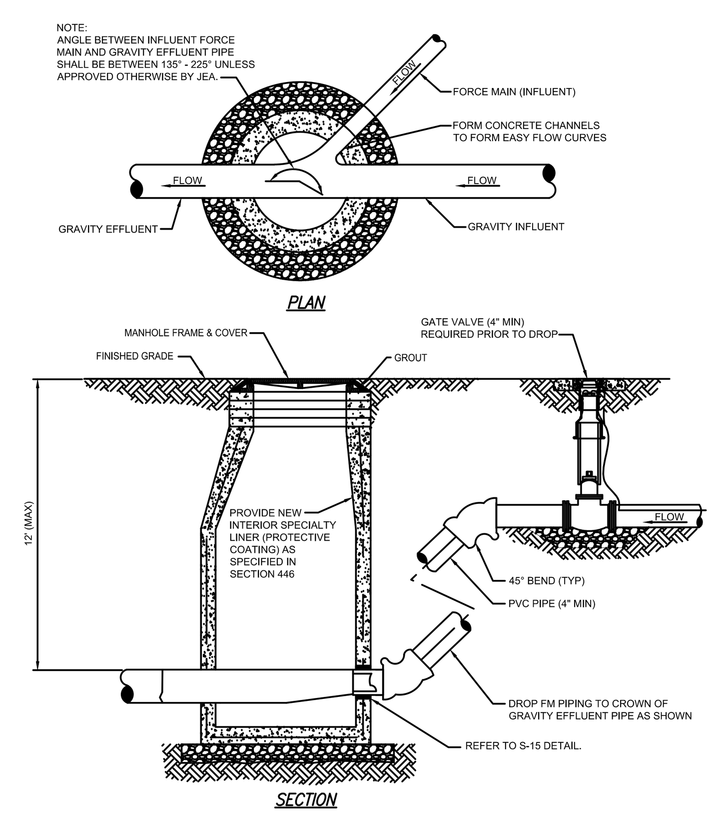


NOTES:

1. THE STANDARD BOX (A-8 (ASTM C857) LOAD RATING WITH STRAIGHT VERTICAL WALLS) & TOP (A-8 (ASTM C857) RATING WITH 2 HOLES) SHALL BE MADE OF POLYMER CONCRETE. (SIMILAR TO OLD BROOKS SERIES 37 BOX). BOX WALLS SHALL BE FIBERGLASS. THE INSIDE LIP OF THE BOX SHALL BE RATED SAME AS THE BOX. THE ONE HOLE LIDS ARE FOR SPECIAL ORDERS ONLY AND REQUIRE LOCAL MUNICIPALITYS APPROVAL PRIOR TO USE.
2. ALL SIZES SHOWN ARE IN INCHES AND ARE APPROXIMATE SIZES.
3. POLYMER BOX APPROXIMATE WEIGHT 25lbs. POLYMER TOP APPROXIMATE WEIGHT 20lbs. SEE CONSTRUCTION DETAILS FOR MANUFACTURING DETAIL FOR COVERS.
4. UNLESS APPROVED OTHERWISE IN WRITING BY LOCAL MUNICIPALITY, ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS (NOT IN THE ROADWAY, DRIVEWAYS OR SIDEWALKS). IF AN EXCEPTION TO THIS RULE IS APPROVED BY LOCAL MUNICIPALITY, THEN THE FOLLOWING SHALL BE PROVIDED:
   A) UNDER NO CIRCUMSTANCE SHALL A METER BOX BE LOCATED IN A COMMERCIAL TRAFFIC AREA.
   B) IF AN EXCEPTION IS APPROVED IN WRITING THE METER BOX LOCATED IN A SIDEWALK OR RESIDENTIAL DRIVEWAY SHALL INCLUDE A POLYMER BOX WITH FLARED OUTWARD WALLS (NOT STRAIGHT WALLS) AND A POLYMER TOP. BOX AND TOP SHALL COMPLY WITH A-8 (ASTM C857), LOAD RATING.
   C) METAL TOPS MAY BE UTILIZED IF SPECIFICALLY APPROVED BY LOCAL MUNICIPALITY MANAGER OR LOCAL MUNICIPALITY METER O&M STAFF.

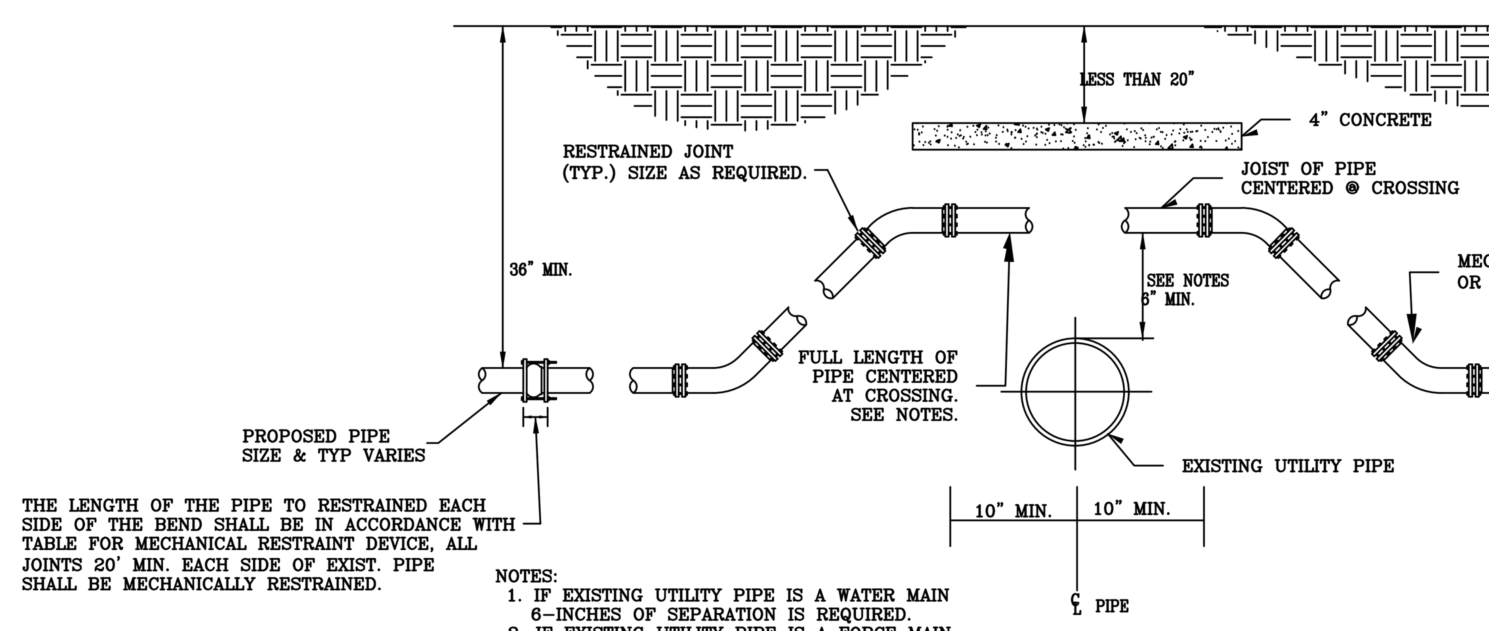
WATER METER BOX & COVER FOR 1" AND SMALLER METERS

JANUARY 2020



TYPICAL FORCE MAIN CONNECTION TO MANHOLE

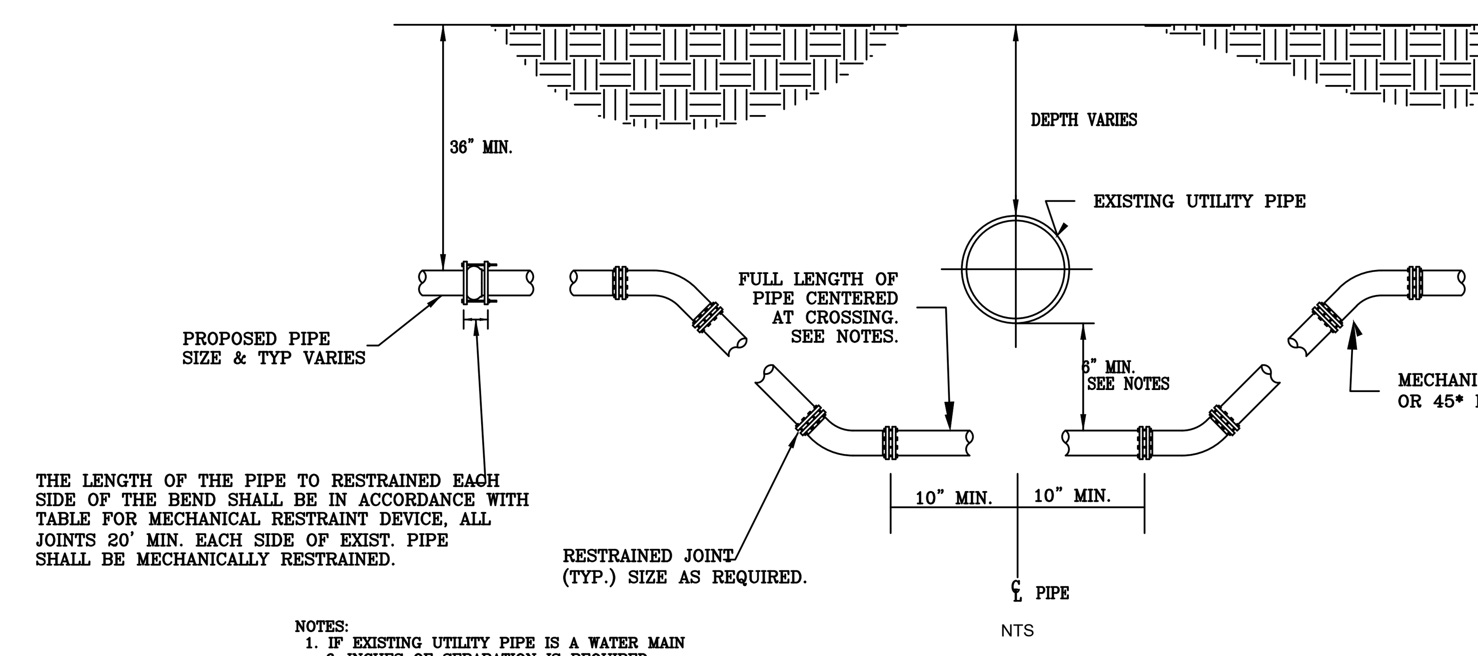
JANUARY 2020 PLATE S-18



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

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

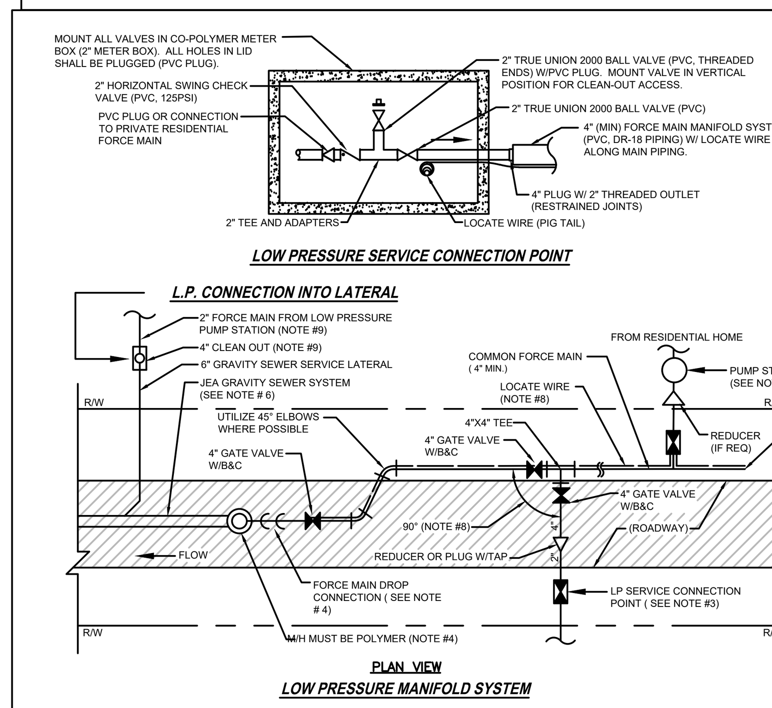
UTILITY CONFLICT DETAIL "A"



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

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

UTILITY CONFLICT DETAIL "B"

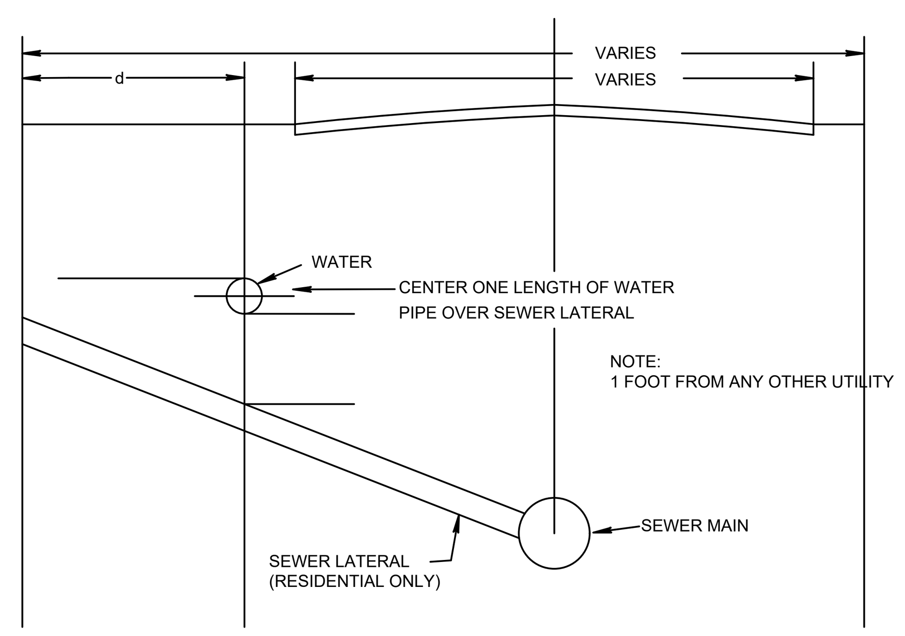


NOTES:

1. THIS LOW PRESSURE (LP) SEWER SERVICE ARRANGEMENT IS FOR " SPECIAL CASES ONLY " AND MUST FIRST BE APPROVED BY LOCAL MUNICIPALITY PRIOR TO DESIGN OR CONSTRUCTION. THIS LOW PRESSURE SEWER MANIFOLD ARRANGEMENT MAY BE UTILIZED TO SERVE UP TO 20 EQUIVALENT RESIDENTIAL UNITS (ERU)AND SHALL BE PERMITTED SIMILAR TO A GRAVITY SEWER MAIN. THIS STANDARD SHALL APPLY TO RESIDENTIAL CUSTOMERS ONLY.
2. RESIDENTIAL PUMP STATION (PS) SHALL BE MAINTAINED BY THE CUSTOMER AND SHALL MEET EPB RULE No.3 (NASSAU COUNTY). THE CUSTOMER IS RESPONSIBLE FOR FINAL PUMP DESIGN AND SELECTION. A CHECK VALVE AND BALL VALVE SHALL BE PROVIDED AT THE PS AND MAINTAINED BY THE CUSTOMER.
3. EACH CUSTOMER SHALL HAVE A SEPARATE "LOW PRESSURE SERVICE CONNECTION POINT" (SEE ABOVE DETAIL). THE CHECK VALVE LOCATED IN THE BOX SHALL DEFINE THE "POINT OF SERVICE". THIS BOX (2" METER BOX WITH PVC PLUG IN TOP) SHALL BE APPROXIMATELY 7 FEET INSIDE THE R/W AND A MINIMUM OF 6 FEET FROM THE WATER METER BOX (IN FRONT OF CUSTOMER HOME).
4. LOW PRESSURE FORCE MAIN DROP CONNECTION AT M/H SHALL INCLUDE A 4" GATE VALVE AND BE IN ACCORDANCE WITH LOCAL MUNICIPALITY STANDARD PLATE No. S-18. FOR OTHER LOCATION LIMITATIONS SEE DETAIL (W-10 & W-11).
5. ALL PUMP STATIONS, PIPES (W/LOCATE WIRE), VALVES AND FITTINGS WHICH ARE MAINTAINED BY LOCAL MUNICIPALITY SHALL BE OF LOCAL MUNICIPALITY APPROVED MATERIALS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL MUNICIPALITY W&S STANDARD
6. PER DEP RULES AND EPB RULE No.3, A LOW PRESSURE PUMP STATION CONNECTION INTO A LOCAL MUNICIPALITY FORCE MAIN IS NOT ALLOWED. (NO EXCEPTIONS).
7. AS BUILTS FOR ALL UTILITIES WITHIN THE R/W SHALL BE PROVIDED TO LOCAL MUNICIPALITY IN ACCORDANCE WITH LOCAL MUNICIPALITY STANDARDS.
8. LOCATE WIRE IS REQUIRED ALONG THE MAIN PIPING AND SERVICE LATERALS TO THE LAST CUSTOMER CONNECTION BOX. (AS SHOWN IN DETAIL)
9. FOR RESIDENTIAL CUSTOMERS LOCATED IN AREAS OF LOW ELEVATION, THE CUSTOMER MAY BE REQUIRED TO OPERATE AND MAINTAIN A LOW PRESSURE PUMP STATION (SEE NOTE #2) WHICH MAY DISCHARGE INTO A 6 INCH GRAVITY SEWER SERVICE LATERAL. IN THESE CASES, THE CUSTOMER SHALL PROVIDE AND MAINTAIN A 4 INCH CLEAN-OUT LOCATED AT THE CONNECTION POINT (AT R/W LINE).

LOW PRESSURE RESIDENTIAL SEWER FORCE MAIN CONNCETIONS

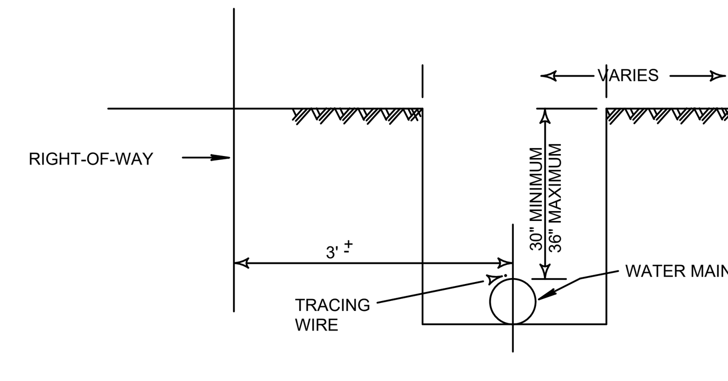
JANUARY 2020 PLATE S-50



NOTES:

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

HORIZONTAL AND VERTICAL CLEARANCES BETWEEN WATER AND SEWER MAINS



WHITE PVC DR 25 C900 PIPE FOR ALL 4", 6", 8", 10" AND 12" MAINS

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

PIPE LETTERING TO BE AT TOP OF PIPE WITH EDGE OF JOINT LINE VISIBLE AT BELL

TRENCH DETAILS

PVC PIPE RESTRAINT NOTES:

1. THIS SCHEDULE SHALL BE UTILIZED ON ALL WATER, SEWER FORCE MAIN OR RECLAIMED WATER SYSTEMS. ALL FITTINGS SHALL BE RESTRAINED TO LENGTHS INDICATED ON THE ABOVE SCHEDULE, AT A MINIMUM.
2. ASSUMPTIONS: PVC PIPE, SAFETY FACTOR=1.5, TEST PRESSURE=150PSI, SOIL=GM OR SM, TRENCH TYPE 3, DEPTH OF COVER=30 INCHES FOR 20" AND SMALLER PIPE SIZE OR 36 INCHES FOR 24" AND LARGER PIPE SIZE.
3. BENDS AND VALVES: SHALL BE RESTRAINED ON EACH SIDE OF FITTING.
4. VERTICAL OFFSETS: ARE APPROX. 3 FEET COVER ON TOP AND APPROX. 8 FEET COVER ON BOTTOM. PER THE DETAILS, Lu IS THE RESTRAINED LENGTH FOR THE UPPER (TOP) LEVEL. Li IS THE RESTRAINED LENGTH FOR THE LOWER (DEEPER) LEVEL. ASSUME 45 DEGREE BENDS.
5. TEES: TOTAL LENGTH BETWEEN FIRST JOINTS OR RESTRAINED LENGTH ON EITHER SIDE OF TEE (RUN) SHALL BE A TOTAL DISTANCE OF 30 FEET (MIN). SEE SCHEDULE ABOVE FOR RESTRAINT LENGTH ON TEE "BRANCH" LINE.
6. HDPE TO PVC TRANSITIONS: THE PVC PIPE SIDE SHALL BE RESTRAINED 35 FT (MIN).
7. THE INSTALLATION OF BELL HARNESS RESTRAINTS AT PVC JOINTS (DR-18 & 25 PIPE) SHALL BE COMPLETED PER THE MANUFACTURERS RECOMMENDATION, WHICH INCLUDES NOT OVER TIGHTENING THE PARALLEL RODS/NUTS. THESE NUTS SHOULD ONLY BE SNUG TIGHT. THE HOME MARKS ON THE PIPE SHOULD ALWAYS BE VISIBLE AFTER THE RESTRAINT IS INSTALLED. OVERHOMING THE JOINT MAY CAUSE A FAILURE AT THE BELL RESULTING IN A SERVICE OUTAGE.

LENGTH (L) TO BE RESTRAINED (SEE PLATE Nos. 38C & 38D FOR ADDITIONAL DETAILS)

NOMINAL PIPE SIZE (IN.)	HORIZONTAL BENDS 90° BENDS L (FT.)	45° BENDS L (FT.)	22.5° BENDS L (FT.)	11.25° BENDS L (FT.)	VERTICAL OFFSETS 45° BENDS (SEE NOTE 4) UPPER L (FT.)	LOWER L (FT.)	VALVES OR DEAD ENDS L (FT.)
4	21	9	5	3	17	3	47
6	30	13	6	3	23	4	66
8	38	16	8	4	30	6	86
10	45	19	9	5	36	7	103
12	53	22	11	6	43	8	121
14	61	26	13	6	50	9	140
16	66	28	14	7	55	10	154
18	73	30	15	8	60	11	170
20	79	33	16	8	66	12	186
24	79	33	16	8	77	15	185
30	93	39	19	10	97	17	222
36	106	39	21	11	107	20	257
42	117	49	24	12	120	24	289
48	144	53	26	13	133	26	321

REDUCERS SIZE (IN.)	L (FT.)
6x4	34
8x6	36
8x4	62
10x8	35
10x6	63
12x10	36
12x8	64
16x12	66
16x10	92
20x18	35
20x16	66
20x12	117
24x20	56
24x18	80
24x16	101
30x24	78
30x20	121
36x30	78
36x24	141
42x36	75
42x30	140
48x42	75
48x36	139

TEES (SEE NOTE 5) RUN SIZE (IN.)	BRANCH SIZE (IN.)	L (FT.)
4	4	F.O.
4	6 4 < LESS	10 F.O.
8	8 6 < LESS	29 F.O.
10	10 8 6 < LESS	45 13 F.O.
12	12 10 8 < LESS	62 32 F.O.
16	16 12 10 10 < LESS	94 39 5 F.O.
20	20 16 12 10 < LESS	125 76 14 F.O.
24	24 20 16 12 < LESS	124 84 36 F.O.
30	30 24 20 16 16 < LESS	159 104 60 5 F.O.
36	36 30 24 20 16 < LESS	192 142 83 33 F.O.
42	42 36 30 24 20 16 < LESS	223 178 124 59 5 F.O.
48	48 42 36 30 24 20 < LESS	253 209 162 104 34 F.O.

F.O. = FITTING ONLY

PVC PIPE RESTRAINT JOINT SCHEDULE

JANUARY 2020 PLATE W-31A

02/09/2021

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

ROBERTS CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH
WWW.ROBERTSCIVILENGINEERING.COM

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

SHEET: 9

Engineering Plans

For

5 SINGLE FAMILY RESIDENCES

For

RIVER GREEN DEVELOPMENT

Gillette & Associates, Inc.

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

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

PERMITTING AGENCIES

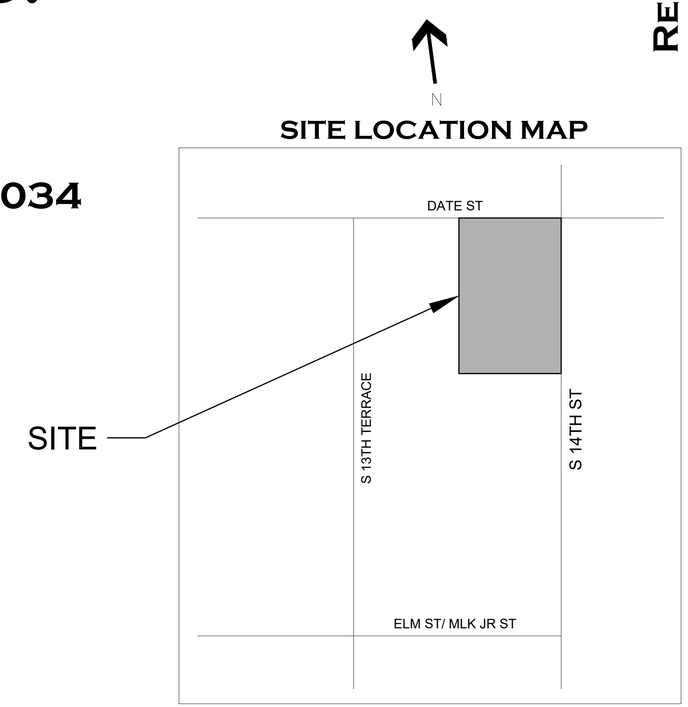
CITY OF FERNANDINA BEACH: 904-310-3421
NASSAU COUNTY (RIGHT OF WAY)

G & A

ISSUE DATE: JANUARY 21, 2021

G&A Project
No.: 20-10-26

SITE LOCATION MAP



5 SINGLE FAMILY RESIDENCES

For

RIVER GREEN DEVELOPMENT

RELEASED FOR CONSTRUCTION _____ BY _____

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 14:58:48 -05'00'

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

REV	DATE	ITEM
0	01/21/21	TRC SUBMITTAL

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

COVER SHEET

North / Elev Key

Sheet CVR

Page 1 of 7

SITE / GEOMETRY NOTES

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

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

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

4. ELEVATIONS ARE BASED ON 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 SCEDULE. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.

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

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

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

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

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

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

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

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

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

17B. ALL FINISH FLOORS SHOWN ON THE PLANS ARE MINIMUM ELEVATIONS

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

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

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

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

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

23. BLANK

24. TRACER WIRE SHALL BE PROVIDED ON ALL WATER MAINS AND FORCE MAINS. TRACER WIRE SHALL BE #10 UF SOLID COPPER WIRE, COATED, AND SUITABLE FOR BURIAL. COATING SHALL BE BLUE FOR WATER AND GREEN FOR SEWER MAIN CONNECTIONS. WIRE SHALL BE ATTACHED DIRECTLY TO TOP OF PIPE AND BROUGHT INTO EACH VALVE BOX AND COILED TO ALLOW FOR EASY ACCESS AND EXTENSION ABOVE FINISHED GRADE FOR ATTACHMENT OF LOCATING EQUIPMENT.

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

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

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

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

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

WATER NOTES

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

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

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

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

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

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

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

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

9. IF SOLVENT CONTAMINATION IS FOUND IN THE PIPE TRENCH, WORK SHALL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. BASED ON APPROVAL OF THE PERMITTING AGENCY, DUCTILE IRON PIPE, FITTINGS, AND SOLVENT RESISTANT GASKET MATERIAL SUCH AS FLUOROCARBON SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE SHALL EXTEND AT LEAST 100 FEET BEYOND ANY SOLVENT NOTED. ANY CONTAMINATED SOIL THAT IS EXCAVATED SHALL BE PLACED ON AN IMPERMEABLE MAT AND COVERED WITH A WATER PROOF COVERING. THE PROPER AUTHORITIES WILL BE NOTIFIED AND THE CONTAMINATED SOIL HELD FOR PROPER DISPOSAL.

10. 2" FLUSHING HYDRANTS SHALL BE INSTALLED AT ALL DEAD END LINES AND MAIN LINE STUB-OUTS.

11. A SEPARATE WATER SERVICE SHALL BE REQUIRED FOR EACH UNIT SERVED AND SHALL BE INSTALLED 3 FEET EITHER SIDE OF PROPERTY LINE. ALL WATER SERVICES SHALL BE MARKED WITH A "W" ETCHED ON THE CURB. ALL VALVES SHALL BE MARKED WITH A "V" ETCHED ON THE CURB.

12. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY COMPANY'S STANDARDS.

13. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED AT THE CONSUMER'S METER OR AT THE PROPERTY LINE WHEN A METER IS NOT USED.

14. BACKFLOW PREVENTION ASSEMBLIES SHALL BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN. TEST RESULTS SHALL BE SUBMITTED TO AND APPROVED BY THE UTILITY COMPANY PRIOR TO ACCEPTANCE OF INSTALLATION.

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

INDEX

PAGE #	SHEET	DESCRIPTION
1	CVR	COVER SHEET
2	IN-1	INDEX SHEET
3	PRE-1	PREDEVELOPMENT PLAN
4	GE-1	GEOMETRY PLAN
5	DR-1	DRAINAGE PLAN
6	LS-1	TREE MITIGATION PLAN
7	DT-1	MISCELLANEOUS DETAILS

FIRE NOTES

1. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE. (NFPA 1, 16.4.3.1.3, 2009 EDITION)

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

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

LEGEND

EXISTING VALVE	
WM	EXISTING WATER LINE
SAN	EXISTING SANITARY SEWER
	EXISTING FIRE HYDRANT
	PROPOSED SANITARY SEWER CONNECTION
	PROPOSED WATER CONNECTION
	EXISTING EDGE OF PAVEMENT
15.3	PROPOSED SPOT ELEVATION
S-5	DRAINAGE STRUCTURE
P-1	PIPE
	EXISTING PROPERTY LINE
	PROPOSED LOT LINE
16	EXISTING MAJOR CONTOUR
16	EXISTING MINOR CONTOUR

SEWER NOTES

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

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

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

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

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

6. GRAVITY SEWER TO BE GREEN IN COLOR

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

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

9. ALL GRAVITY SEWER PIPE TO A 10 FOOT DEPTH OF COVER SHALL BE SDR-26 PVC PIPE (MINIMUM). GRAVITY SEWER PIPE WITH COVER OF 15 FEET (AND IN EASEMENTS) AND GREATER SHALL BE C900 - DR18. JOINT SHALL BE OF THE BELL AND SPIGOT TYPE AND MEET THE REQUIREMENTS OF THE PIPE REFERRED BEING USED.

10. WHEN A PROPERTY LINE CAN NOT BE DEFINED, THE SEWER CLEANOUT SHALL BE PLACED IN AN UNPAVED AREA AT A DISTANCE NO GREATER THAN 30 FEET FROM THE SEWER MAIN.

11. NOTE: DR-18 TO BE USED ON SEWER LINE CROSSING WHERE STORM DRAIN IS WITHIN 24 INCHES ABOVE GRAVITY ALSO JOINT TO BE CENTERED AT CROSSING

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

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

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

15. IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUIREMENTS, LEAKAGE TESTING SHALL BE PERFORMED ON ALL SEGMENTS OF THE SEWER SYSTEM. TESTING MAY INCLUDE APPROPRIATE WATER OR LOW PRESSURE AIR TESTING. TEST METHODS SHALL TAKE INTO CONSIDERATION THE RANGE IN GROUNDWATER ELEVATIONS DURING THE TEST AND ANTICIPATED DURING THE DESIGNED LIFE OF THE SEWER. NO LEAKAGE ALLOWED IN SYSTEM.

16. ALL FORCE MAIN PIPING TO BE DR-18 GREEN OR BROWN.

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

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 14:59:17 -05'00'

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

REV	DATE	ITEM
0	01/21/21	TRC SUBMITTAL

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

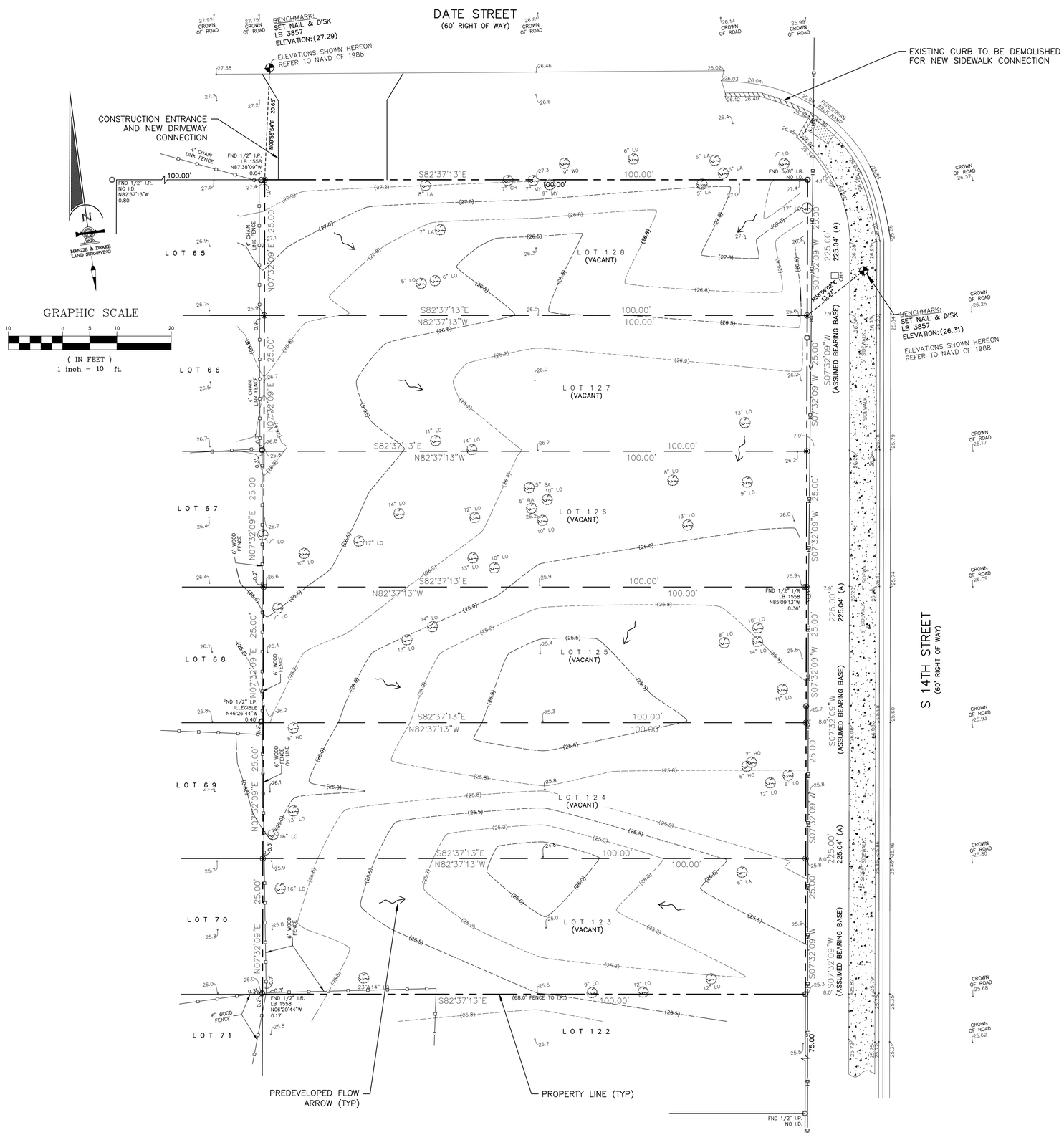
Lots 123-128 S 14th Street
Fernandina Beach, Florida 32034

DATE: 01/21/21

INDEX SHEET

North / Elev Key

Sheet IN-1



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 14:59:39 -05'00'

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

REV	DATE	ITEM
0	01/21/21	TRC SUBMITTAL

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

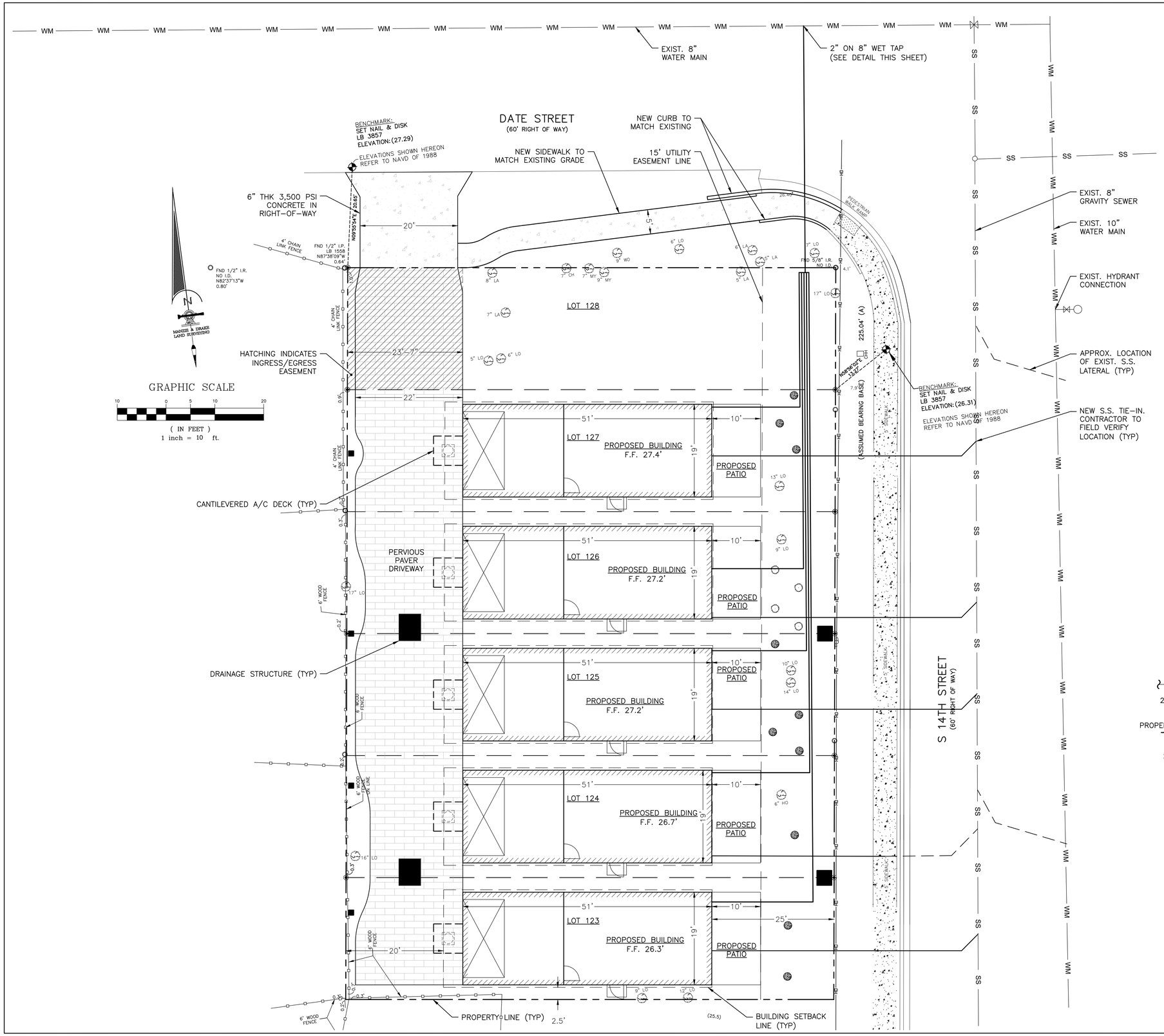
DATE: 01/21/21

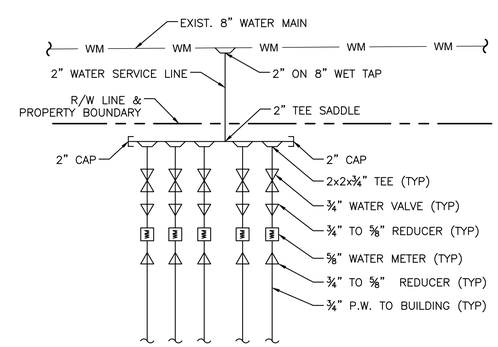
PREDEVELOPMENT PLAN

North / Elev Key

Sheet PRE-1

Page 3 of 7





WATER MAIN CONNECTION DETAIL
N.T.S.

SUBJECT PROPERTY
PARCEL ID: 00-00-31-1800-0241-1230
USE: SINGLE-FAMILY RESIDENCES
ZONING: R-2
FLOOD ZONE: X

LOTS
LENGTH: 100 FT
WIDTH: 25 FT
AREA: 2,500 SF

SETBACKS
FRONT: 25 FT
SIDE: 10% LOT WIDTH = (25 FT)*(0.1) = 2.5 FT
REAR: 20 FT

BUILDINGS
PROPOSED HOUSE: 969 SF
BUILDING SHELL CONSTRUCTION: WOOD
CONSTRUCTION TYPE: TYPE V
MAXIMUM FLOOR AREA RATIO: 50%
PROPOSED FLOOR AREA RATIO: 39%
MAXIMUM BUILDING HEIGHT: 35 FT
PROPOSED BUILDING HEIGHT: 25 FT
ROOF PITCH: 5:12

IMPERVIOUS AREA
IMPERVIOUS AREA PER LOT: 1,169 SF
MAXIMUM IMPERVIOUS SURFACE RATIO: 60%
PROPOSED IMPERVIOUS SURFACE RATIO: 47%

UTILITIES
WATER & SEWER: C.O.F.B.
ELECTRICITY: FLORIDA PUBLIC UTILITIES

PUBLIC SERVICES
MAILBOXES TO BE PLACED ACROSS S 14TH ST IN THE EAST SIDE OF THE S 14TH ST RIGHT-OF-WAY.

HOA DOCUMENTS TO REQUIRE TRASH BINS BE STORED IN GARAGES.

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 15:00:13 -05'00'
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

REV	DATE	ITEM
0	01/21/21	TRC SUBMITTAL

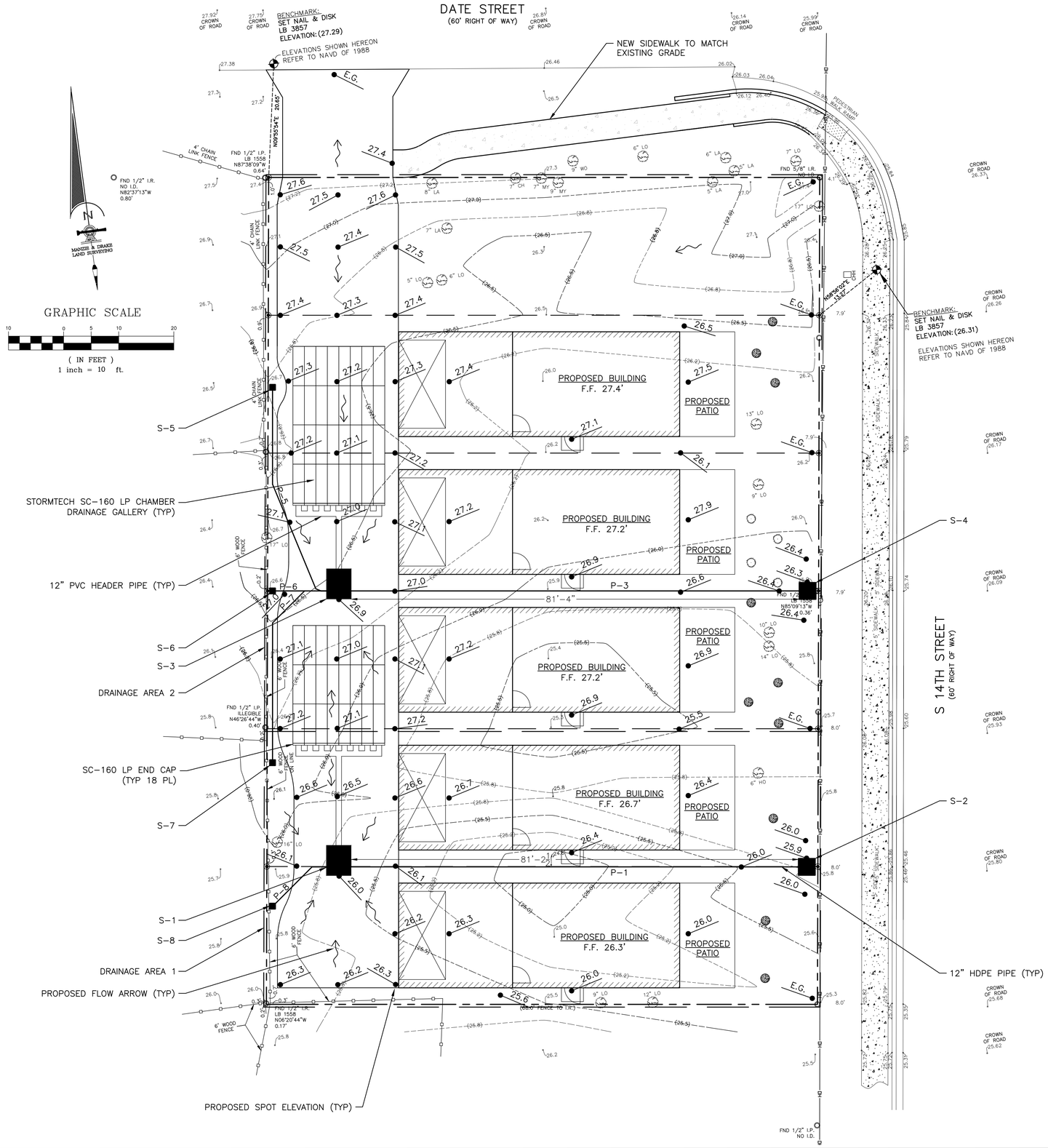
GILLETTE & ASSOCIATES, INC.
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 9332
ASA R. GILLETTE, P.E. * FL. PE NO. 56177
20 S. 4th STREET * FERNANDINA BEACH, FL 32034
PHONE: 904-261-8819 * www.gilletteassociates.com

RIVER GREEN DEVELOPMENT
Lots 123-128 S 14th Street
Fernandina Beach, Florida 32034

DATE: 01/21/21

GEOMETRY PLAN

North / Elev Key | Sheet GE-1



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 S.F.)*(0.5")*($\frac{1}{12}$ FT/IN) = 208 C.F.
TOTAL IMPERVIOUS AREA RUNOFF:
(3,452 S.F.)*(1.0")*($\frac{1}{12}$ FT/IN) = 288 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 S.F.)*(0.5")*($\frac{1}{12}$ FT/IN) = 417 C.F.
TOTAL IMPERVIOUS AREA RUNOFF:
5,728 S.F.)*(1.0")*($\frac{1}{12}$ FT/IN) = 477 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

Digitally signed by ASA R GILLETTE
Date: 2021.01.21 15:00:39 -05'00'

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

REV	DATE	ITEM
0	01/21/21	TRC SUBMITTAL

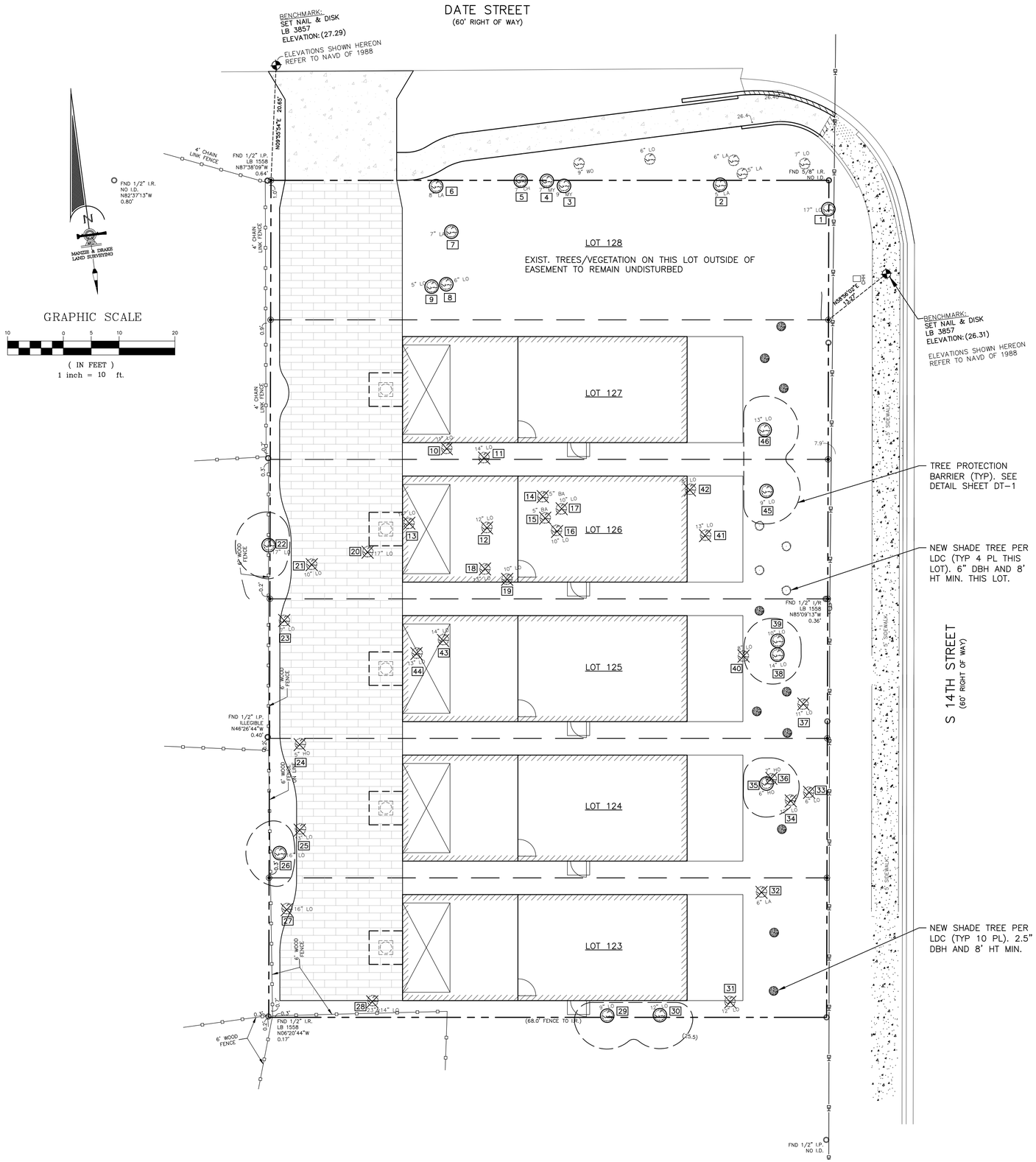
GILLETTE & ASSOCIATES, INC.
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 9332
ASA R. GILLETTE, P.E. * FL. PE NO. 56177
20 S. 4th STREET * FERNANDINA BEACH, FL 32034
PHONE: 904-261-8819 * www.gilletteassociates.com

RIVER GREEN DEVELOPMENT
Lots 123-128 S 14th Street
Fernandina Beach, Florida 32034

DATE: 01/21/21

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

LOT 127 TREE PRESERVATION DATA

TREE ID NO.	ARBORIST LABEL	TAG #	SPECIES	SIZE (DBH)	HEALTHY? (Y/N)	MITIGIBLE DBH	SAVED? (Y/N)	SAVED DBH
10	O	285	QUERCUS GEMINATA	11	Y	11	N	
11	P	300	QUERCUS GEMINATA	14	Y	14	N	
46	AY	480	QUERCUS GEMINATA	13	Y	13	Y	13
			TOTALS			38		13

LOT 127 TREE MITIGATION DATA

PRE-DEVELOPMENT PROTECTED DBH	38"
REQUIRED REPLACEMENT DBH (50% PROTECTED DBH)	19"
SAVED DBH	13"
PLANTED DBH	7.5"
POST-DEVELOPMENT TOTAL DBH	20.5"
POST-DEVELOPMENT REQUIRED REPLACEMENT NET DBH	+1.5"

LOT 126 TREE PRESERVATION DATA

TREE ID NO.	ARBORIST LABEL	TAG #	SPECIES	SIZE (DBH)	HEALTHY? (Y/N)	MITIGIBLE DBH	SAVED? (Y/N)	SAVED DBH
12	Q	286	QUERCUS GEMINATA	12	Y	12	N	
13	R	287	QUERCUS GEMINATA	14	Y	14	N	
14	S	199	PERSEA BORBONIA	5	N		N	
15	T	288	PERSEA BORBONIA	5	N		N	
16	U	298	QUERCUS GEMINATA	10	Y	10	N	
17	V	297	QUERCUS GEMINATA	10	Y	10	N	
18	W	292	QUERCUS GEMINATA	13	Y	13	N	
19	X	295	QUERCUS GEMINATA	10	Y	10	N	
20	Y	294	QUERCUS GEMINATA	17	Y	17	N	
21	Z	289	QUERCUS GEMINATA	10	Y	10	N	
22	AA	293	QUERCUS GEMINATA	17	Y	17	Y	17
41	AT	457	QUERCUS GEMINATA	13	Y	13	N	
42	AU	082	QUERCUS GEMINATA	8	Y	8	N	
45	AX	453	QUERCUS GEMINATA	8	Y	8	Y	8
			TOTALS			142		25

LOT 126 TREE MITIGATION DATA

PRE-DEVELOPMENT PROTECTED DBH	142"
REQUIRED REPLACEMENT DBH (50% PROTECTED DBH)	71"
SAVED DBH	25"
PLANTED DBH	24"
REPLACEMENT FUND DBH (9 TREES)	22.5
POST-DEVELOPMENT TOTAL DBH	71.5"
POST-DEVELOPMENT REQUIRED REPLACEMENT NET DBH	+0.5"

LOT 125 TREE PRESERVATION DATA

TREE ID NO.	ARBORIST LABEL	TAG #	SPECIES	SIZE (DBH)	HEALTHY? (Y/N)	MITIGIBLE DBH	SAVED? (Y/N)	SAVED DBH
23	AB	004	QUERCUS GEMINATA	7	Y	7	N	
37	AP	002	QUERCUS GEMINATA	11	N		N	
38	AQ	424	QUERCUS GEMINATA	14	Y	14	Y	14
39	AR	485	QUERCUS GEMINATA	10	Y	10	Y	10
40	AS	450	QUERCUS GEMINATA	8	Y	8	N	
43	AV	454	QUERCUS GEMINATA	14	Y	14	N	
44	AW	595	QUERCUS GEMINATA	13	Y	13	N	
			TOTALS			66		24

LOT 125 TREE MITIGATION DATA

PRE-DEVELOPMENT PROTECTED DBH	66"
REQUIRED REPLACEMENT DBH (50% PROTECTED DBH)	33"
SAVED DBH	24"
PLANTED DBH	10"
POST-DEVELOPMENT TOTAL DBH	34"
POST-DEVELOPMENT REQUIRED REPLACEMENT NET DBH	+1"

LOT 124 TREE PRESERVATION DATA

TREE ID NO.	ARBORIST LABEL	TAG #	SPECIES	SIZE (DBH)	HEALTHY? (Y/N)	MITIGIBLE DBH	SAVED? (Y/N)	SAVED DBH
24	AC	296	ILEX	5	N		N	
25	AD	101	QUERCUS GEMINATA	13	N		N	
26	AE	291	QUERCUS GEMINATA	16	Y	16	Y	16
33	AL	462	QUERCUS GEMINATA	6	N		N	
34	AM	456	QUERCUS GEMINATA	12	N		N	
35	AN	584	ILEX	6	Y	6	Y	6
36	AO	485	ILEX	7	N		N	
			TOTALS			22		22

LOT 124 TREE MITIGATION DATA

PRE-DEVELOPMENT PROTECTED DBH	22"
REQUIRED REPLACEMENT DBH (50% PROTECTED DBH)	11"
SAVED DBH	22"
PLANTED DBH	2.5"
POST-DEVELOPMENT TOTAL DBH	24.5"
POST-DEVELOPMENT REQUIRED REPLACEMENT NET DBH	+13.5"

LOT 123 TREE PRESERVATION DATA

TREE ID NO.	ARBORIST LABEL	TAG #	SPECIES	SIZE (DBH)	HEALTHY? (Y/N)	MITIGIBLE DBH	SAVED? (Y/N)	SAVED DBH
27	AF	005	QUERCUS GEMINATA	16	N		N	
28	AG	290	QUERCUS GEMINATA	37	N		N	
29	AH	461	QUERCUS GEMINATA	9	Y	9	Y	9
30	AI	581	QUERCUS GEMINATA	12	Y	12	Y	12
31	AJ	111	QUERCUS GEMINATA	12	Y	12	N	
32	AK	118	QUERCUS GEMINATA	6	N		N	
			TOTALS			33		21

LOT 123 TREE MITIGATION DATA

PRE-DEVELOPMENT PROTECTED DBH	33"
REQUIRED REPLACEMENT DBH (50% PROTECTED DBH)	16.5"
SAVED DBH	21"
PLANTED DBH	5"
POST-DEVELOPMENT TOTAL DBH	26"
POST-DEVELOPMENT REQUIRED REPLACEMENT NET DBH	+9.5"

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 15:01:08 -05'00'

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

REV	DATE	ITEM
0	01/21/21	TRC SUBMITTAL

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

TREE MITIGATION PLAN

North / Elev Key

Sheet LS-1

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	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS. (PAVER SYSTEM)	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.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER. UTILIZE 6" LIMEROCK	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.	CLEAN, CRUSHED, ANGULAR STONE	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.	CLEAN, CRUSHED, ANGULAR STONE	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.

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".

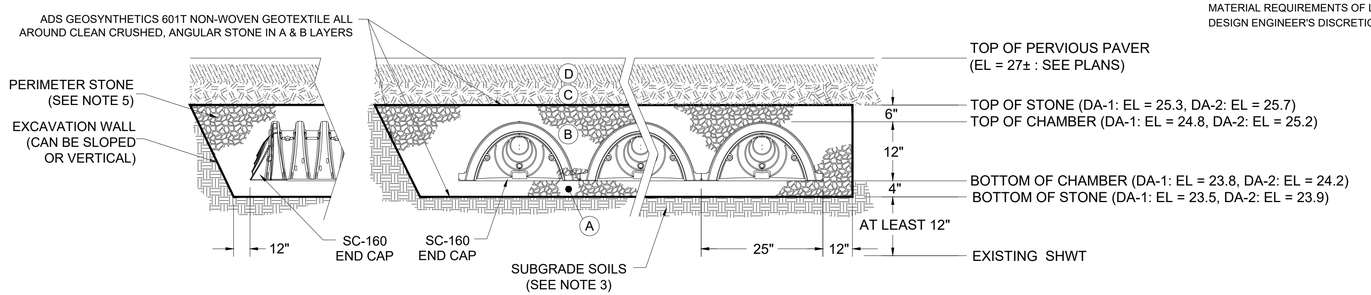
2.SC-160LP CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

3."ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.

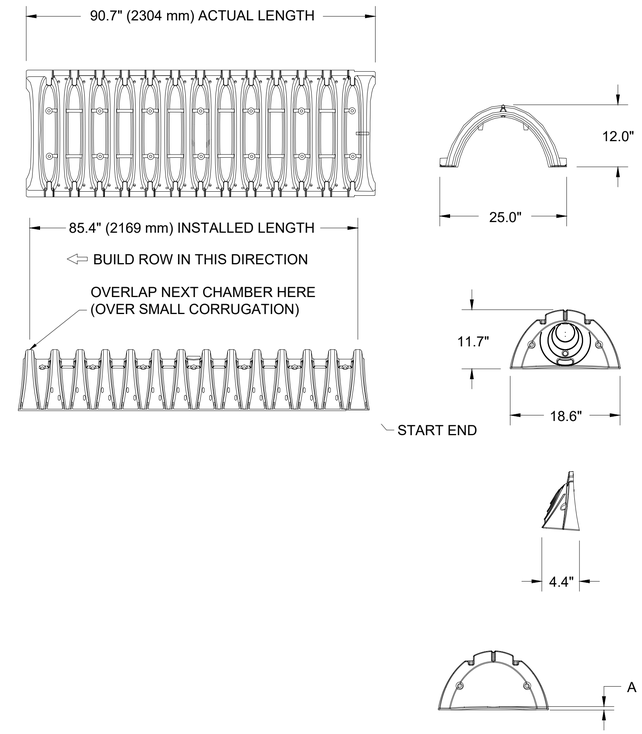
4.THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.

5.PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.

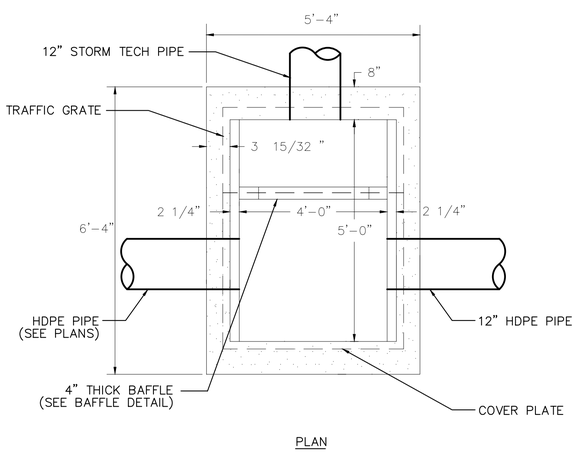
6.ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

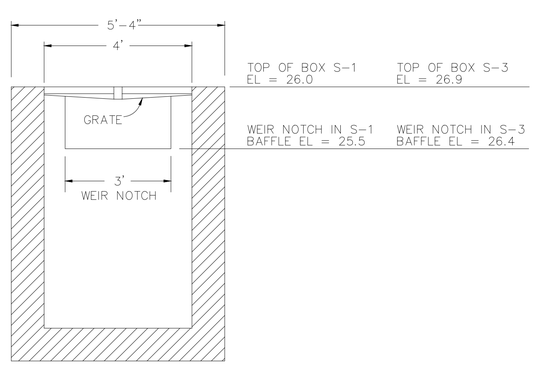


INFILTRATION GALLERY CROSS SECTION



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.

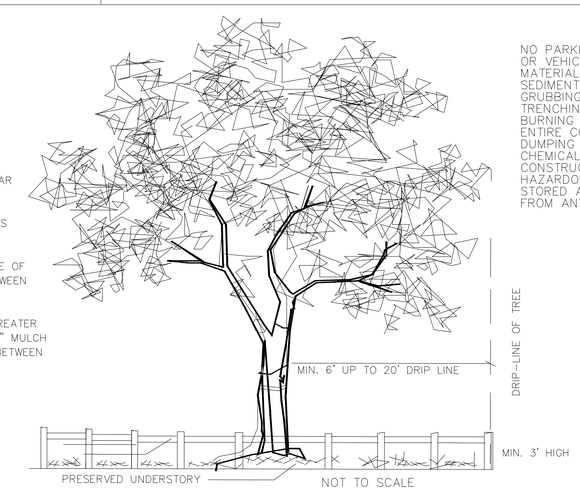
TREE PROTECTION ZONE IS AT MINIMUM A CIRCULAR ZONE AROUND THE TREE TRUNK OF A RADIUS:

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; NO DUMPING, BURIAL OR BURNING OF DEBRIS WITHIN THE ENTIRE CONSTRUCTION SITE. NO DUMPING PETROCHEMICALS, CHEMICALS, WASTEWATER, OR OTHER CONSTRUCTION WASTE. ALL HAZARDOUS MATERIALS TO BE STORED AT A MAXIMUM DISTANCE FROM ANY TREE PROTECTION ZONE.

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: 2021.01.21 15:01:38 -05'00'
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

REV	DATE	ITEM
0	01/21/21	TRC SUBMITTAL

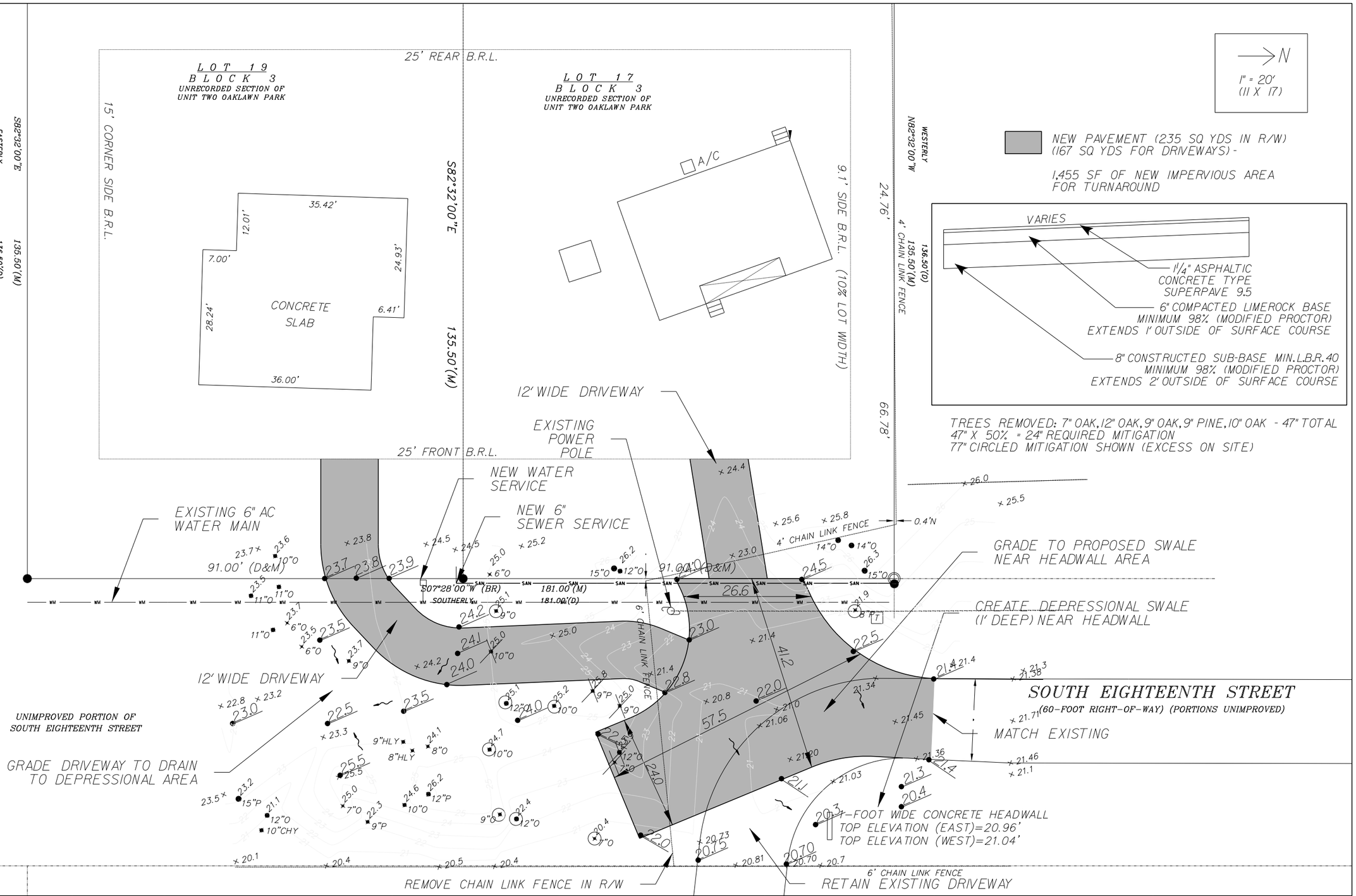
GILLETTE & ASSOCIATES, INC.
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 9332
ASA R. GILLETTE, P.E. * FL. PE NO. 56177
20 S. 4th STREET * FERNANDINA BEACH, FL 32034
PHONE: 904-261-8819 * www.gilletteassociates.com

RIVER GREEN DEVELOPMENT
Lots 123-128 S 14th Street
Fernandina Beach, Florida 32034

DATE: 01/21/21

MISC. DETAILS

North / Elev Key
Sheet DT-1
Page 7 of 7



No.	By	Date	Revision
B	ng	2-25-21	Revised to add spot elevations and swale near headwall

Scale:

Project Mgr: NG

Designed by: NG

Drawn by: AD

QA/QC: AG

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

Certificate of Authorization No. 9332

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

G & A
GILLETTE & ASSOCIATES, INC
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819
FAX: (904) 261-9905

SOUTH 18TH STREET

SIMMONS 9, LLC

SITE PLAN

Registered Professional

SHEET NO.
SP-1
X of X

Issue Date
JAN 2021

Project No.
21-10.02

$$FileName$$ $$time$$ $$date$$