



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
JULY 8, 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 June 24, 2021 Regular Meeting.

5. DISCUSSION ITEMS

5.1 Gloria Kanahale - To discuss operating a food truck park at 1015 Atlantic Avenue. This parcel is located within the Central Business District with C-3 zoning.

6. NEW BUSINESS

6.1 SPR 2021-0011: Asa Gillette with Gillette & Associates - 21 N. Second St. - Construction of 5 townhomes on individual 25 foot wide platted lots of record.

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

8. COMMITTEE BUSINESS

8.1 SPR 2020-0009 - Towles Residence Amendment: Sign-off

8.2 SPR 2020-0013 - Settlers Cove: Sign-off

9. ADJOURNMENT

NEXT REGULAR TRC MEETING IS SCHEDULED FOR JULY 22, 2021

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



**MINUTES
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
JUNE 24, 2021**

1. CALL TO ORDER 9:02

2. ROLL CALL

MEMBERS PRESENT:

Jacob Platt, Planning

Michelle Forstrom, Code Enforcement

Andre Desilet, Stormwater/Utilities

Don Kukla, Building

Rex Lester, Streets/ADA

Scott Mikelson, Parks & Recreation (9:05)

OTHERS PRESENT:

Taylor Hartmann, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.1 Approval of Minutes for the June 10, 2021 Regular Meeting

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

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

5. DISCUSSION ITEMS

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

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

John Cotner, architect, applicant, confirmed that the proposed project received HDC approval at the June 17, 2021, regular meeting. He also stated that their goal is to apply for both a demolition permit and a building permit in August 2021.

Mr. Lester stated that, with regards to any potential sidewalk closures, his jurisdiction in the downtown area is from the street's edge of asphalt to the other side of the edge of asphalt. He indicated that Mr. Mikelson is then responsible for the area from the curbs up to existing buildings.

Members agreed that a detailed maintenance and traffic plan needs to be submitted prior to any demolition or construction in order to provide vehicle and pedestrian traffic proper warnings and an ADA accessible alternative route.

Mr. Cotner stated that the 3 palm trees on S. 3rd Street will likely be relocated during construction and then replanted when the project is completed.

Mr. Lester inquired about having a designated truck route and staging area.

- 5.2 Pre-Application: 1005 S. 14th Street, Asa Gillette, Gillette & Associates, Inc., to discuss construction of a new multi-purpose church building. This property is zoned R-2.

Mr. Platt introduced the case and invited Jose Miranda, to speak.

Jose Miranda, architect, introduced the proposed project which would include the demolition of an existing fellowship hall and construction of a new multi-use facility. He also inquired about the possibility of combining both parcels. Mr. Platt suggested scheduling a meeting to provide Mr. Miranda with additional information.

Mr. Desilet confirmed that utilities would have to be run to the new building and impact fees may be applied.

Mr. Lester commented on the current size of the church parking lot and noted that it may be because of a possible agreement with the school to supply overflow parking.

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

Parker Construction, for Paxton Automotive, was present to inquire about increasing the current proposed plan for a 2100 sq ft building to 3,000 sq ft.

Mr. Platt stated that an increase in building footprint would push the project over the maximum impervious surface ratio of 60%. He suggested that an option would be to enclose areas of where concrete has already been calculated into the ratio.

Mr. Desilet stated that an increase in building footprint would change utility impact fees.

7. COMMITTEE BUSINESS

- 7.1 SPR 2021-0008 - Chris Nardone, Passero Associates, LLC. - Site Plan Review of Waterfront - South Front Street - Marina Parking Lots C & D

This item was discussed at a previous TRC meeting as a walk-on. It was placed on this agenda only as a formality.

- 7.2 Mr. Lester and Mr. Platt presented an idea to remove all asphalt parking islands and replacing them with landscaping such a palm trees and ground cover.

Chip Ross, public attendant, inquired how much this project would cost and where the funding would come from. Mr. Platt stated that the landscaping would be funded through the City Tree Trust Fund. He also commented that Nassau County is performing a parking study for the areas of North Beach, Main Beach, Seaside Park, and Peter's Point and suggested that Staff contact them in this regard.

8. ADJOURNMENT 10:02

ENGINEERING PLANS

FOR

MCJUNKIN STATION

FOR

ARTISAN HOMES

MCJUNKIN STATION

FOR

ARTISAN HOMES

RELEASED FOR CONSTRUCTION BY

GILLETTE & ASSOCIATES, INC.

CIVIL & ENVIRONMENTAL ENGINEERING
MECHANICAL & STRUCTURAL ENGINEERING
PERMITTING & CONSTRUCTION MANAGEMENT

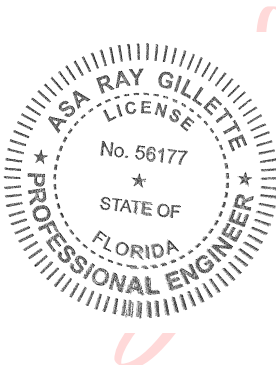
20 SOUTH 4TH STREET AMELIA ISLAND, FLORIDA 32034
PHONE: 904/261-8819

PERMITTING AGENCIES
CITY OF FERNANDINA BEACH

G & A

INDEX		
PAGE #	SHEET	DESCRIPTION
1	CVR	COVER SHEET
2	PRE-1	PREDEVELOPMENT PLAN
3	GE-1	GEOMETRY PLAN
4	GE-2	ENLARGED GEOMETRY PLAN
5	DR-1	DRAINAGE PLAN
6	LS-1	LANDSCAPE PLAN
7	DT-1	MISCELLANEOUS DETAILS

ISSUE DATE: JUNE 29, 2021



Digitally signed
by Asa R.
Gillette, P.E.
Date:
2021.06.30
13:22:11 -04'00'



PROPERTY INFORMATION:

- PID#: (LOTS 22-26) 00-00-31-1800-0001-0080
- LOCATION: FERNANDINA BEACH, FL
- FLOOD ZONE: AE-9
- ZONING: C-3
- FUTURE LAND USE: CENTRAL BUSINESS DISTRICT
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL

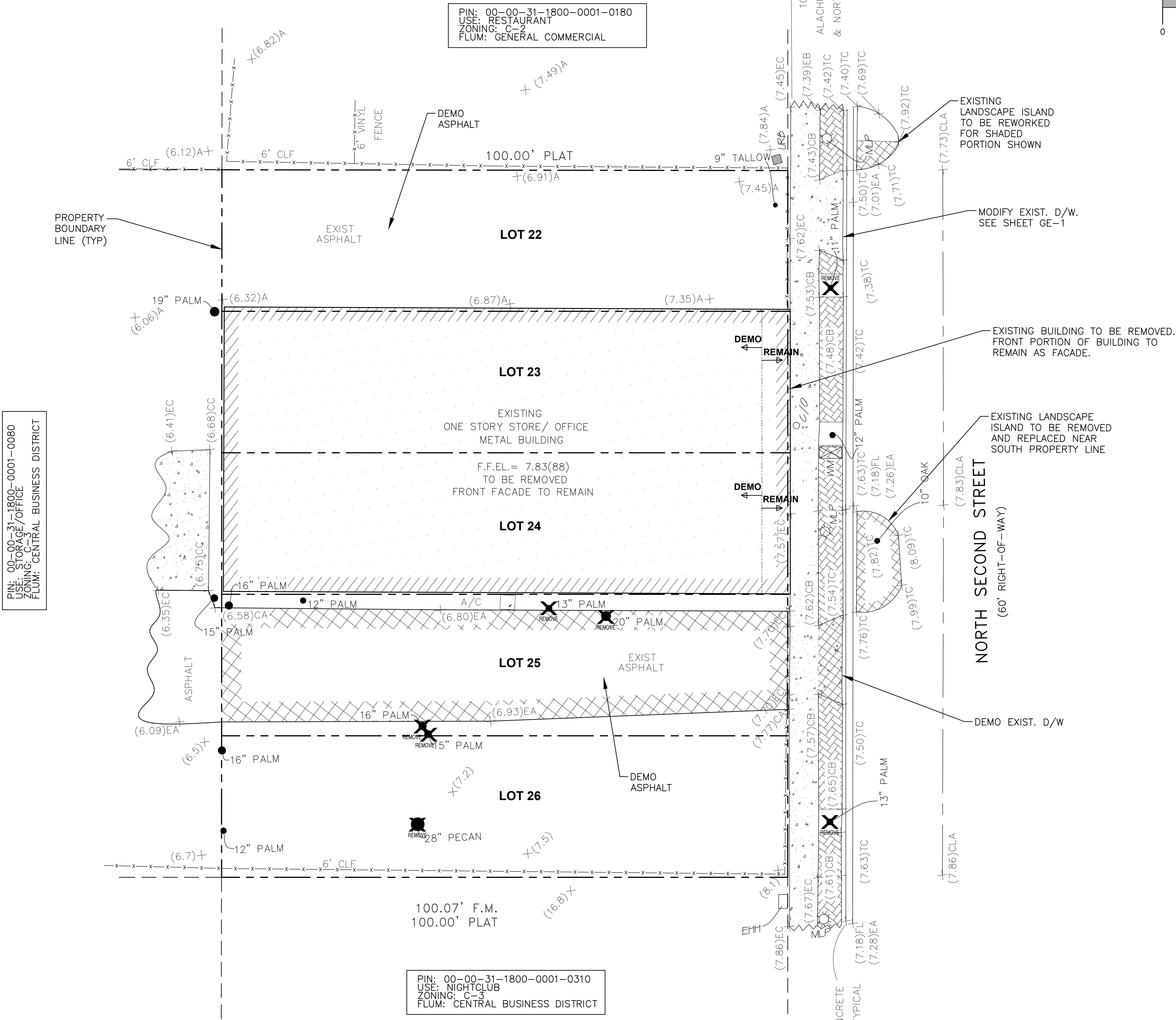
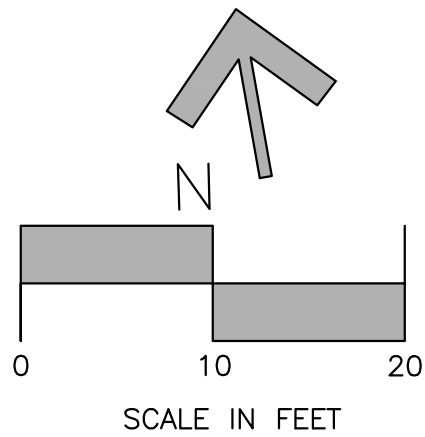
LOTS:

- LENGTH: 100 FT
- WIDTH: 25 FT
- AREA: 2,500 SF

ISSUE FOR CONSTRUCTION IF APPROVED BY C.O.F.B.

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, P.E.
Date: 2021.06.30
13:22:58 -0400
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 96177



LEGEND

- CONCRETE
- PAVERS

GILLETTE & ASSOCIATES, INC.
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 9332
ASA R. GILLETTE, P.E. * FL. PE. NO. 96177
20 S. 4th STREET * FERNANDINA BEACH, FL 32034
PHONE: 904-261-8819 * www.gilletteassociates.com

ARTISAN HOMES
MCJUNKIN STATION
21 North 2nd Street
Fernandina Beach, Florida 32034

ISSUE DATE: 6/29/21

PREDEVELOPED
SITE PLAN

North / Elev Key Sheet
PRE-1
Page 2 of 7

- PID#: (LOTS 22-26) 00-00-31-1800-0001-0080
- LOCATION: FERNANDINA BEACH, FL
- FLOOD ZONE: AE-9
- ZONING: C-3
- FUTURE LAND USE: CENTRAL BUSINESS DISTRICT
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL

- LENGTH: 100 FT
- WIDTH: 25 FT
- AREA: 2,500 SF

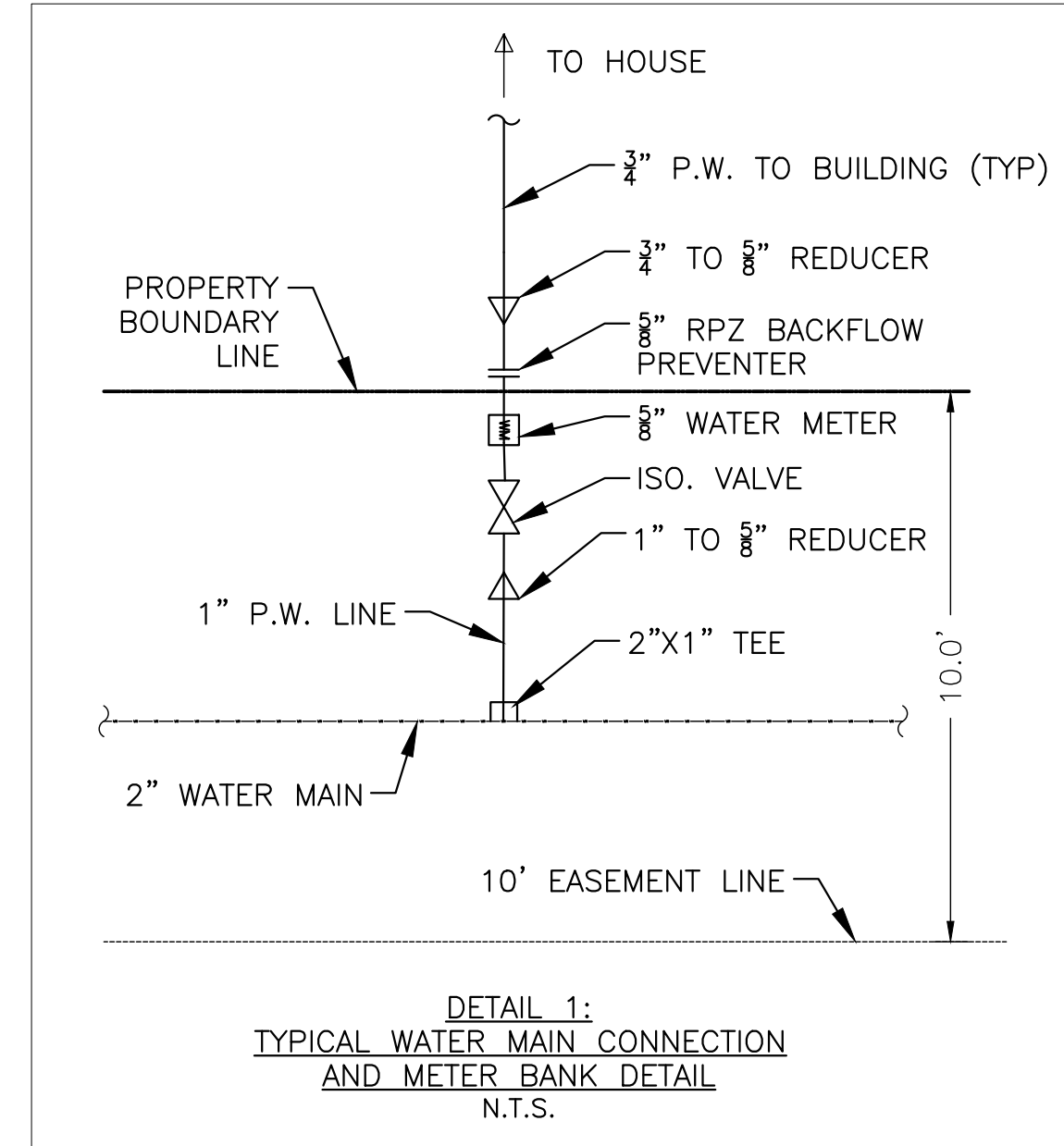
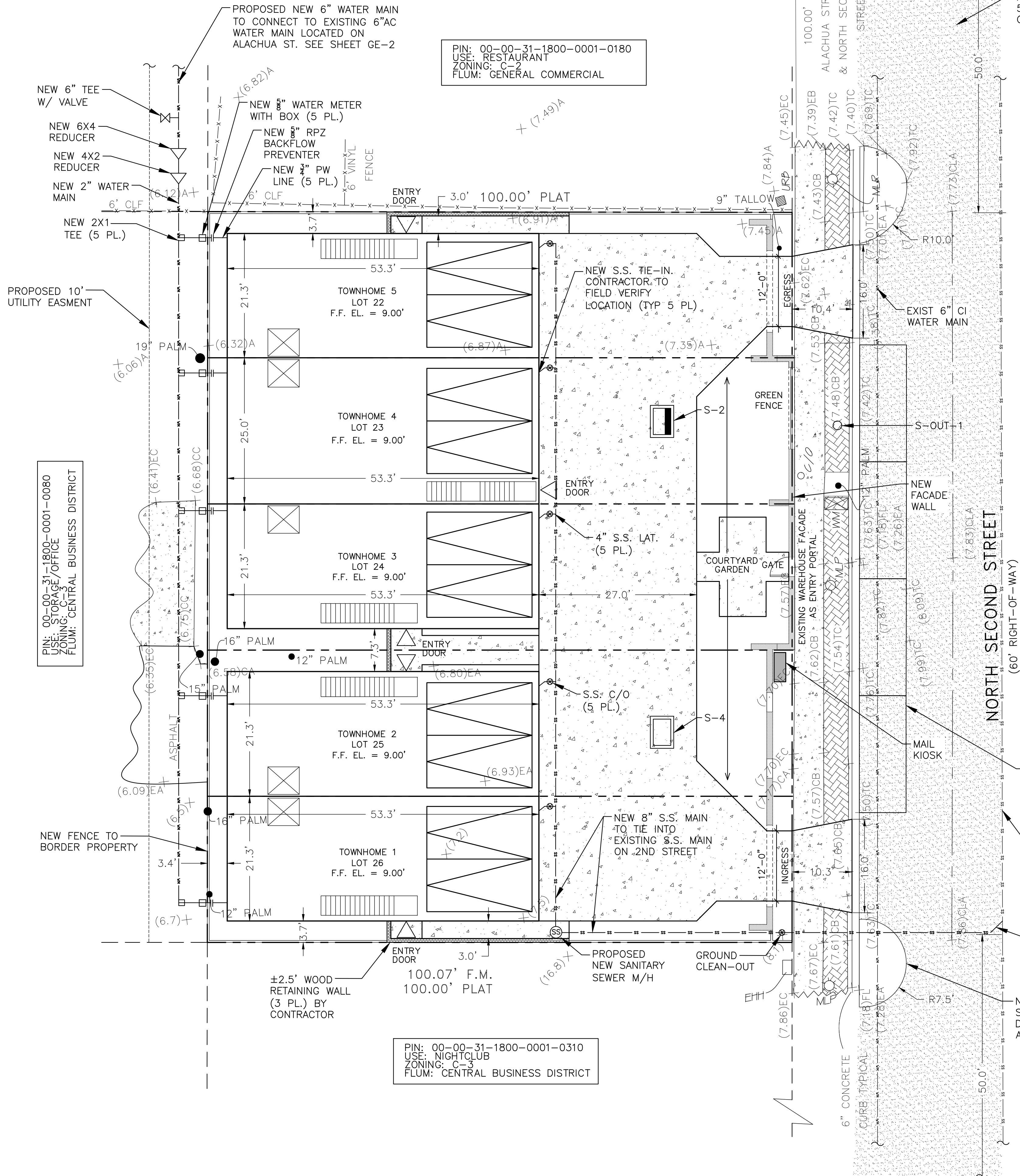
- FRONT: 0 FEET
- SIDES: 0 FEET
- REAR: 0 FEET

- WATER: CITY OF FERNANDINA BEACH
- SEWER: CITY OF FERNANDINA BEACH
- POWER: F.P.U.

- MAXIMUM IMPERVIOUS AREA: 100.0%
- PROPOSED IMPERVIOUS AREA (PER LOT)
 - LOT 22: 2,115 SF = 84.6%
 - LOT 23: 2,056 SF = 82.2%
 - LOT 24: 2,110 SF = 84.4%
 - LOT 25: 1,958 SF = 78.3%
 - LOT 26: 2,121 SF = 84.8%

- PROPOSED HOUSE: 2,840 SF
- BUILDING SHELL CONSTRUCTION: WOOD
- CONSTRUCTION TYPE: V
- MAXIMUM BUILDING HEIGHT: 45 FT
- PROPOSED BUILDING HEIGHT: 42 FT

LOT 22:	6.35+6.90+6.91+6.25 = 26.41/4 = 6.60'
	MAXIMUM BLDG. HEIGHT = 6.60' + 45' = 51.60'
LOT 23:	6.35+6.90+6.90+6.70 = 26.85/4 = 6.71'
	MAXIMUM BLDG. HEIGHT = 6.71' + 45' = 51.71'
LOT 24:	6.70+6.90+6.95+6.80 = 27.35/4 = 6.84'
	MAXIMUM BLDG. HEIGHT = 6.84' + 45' = 51.84'
LOT 25:	6.65+6.90+6.95+6.60 = 27.10/4 = 6.78'
	MAXIMUM BLDG. HEIGHT = 6.78' + 45' = 51.78'
LOT 26:	6.60+6.95+7.50+6.80 = 27.85/4 = 6.96'
	MAXIMUM BLDG. HEIGHT = 6.96' + 45' = 51.96'



REGISTERED DESIGN PROFESSIONAL

Digitally signed
by Asa R.
Gillette, P.E.
Date: 2021.06.30
13:23:37 -0400

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

[illegible]

GILLETTE & ASSOCIATES, INC.
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING

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

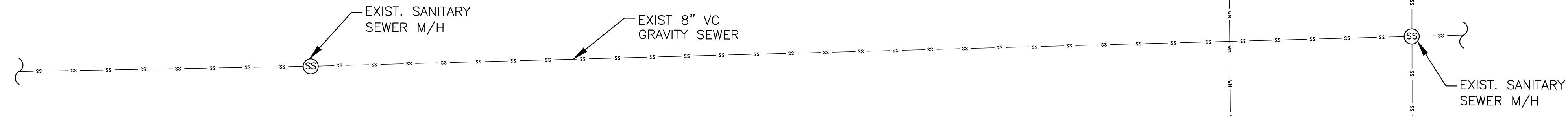
20 S. 4th STREET * FERNANDINA BEACH, FL 32034
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GEOMETRY PLAN

North / Elev Key	Sheet
	GE-1
	Page 3 of 7

CONCRETE
PAVERS

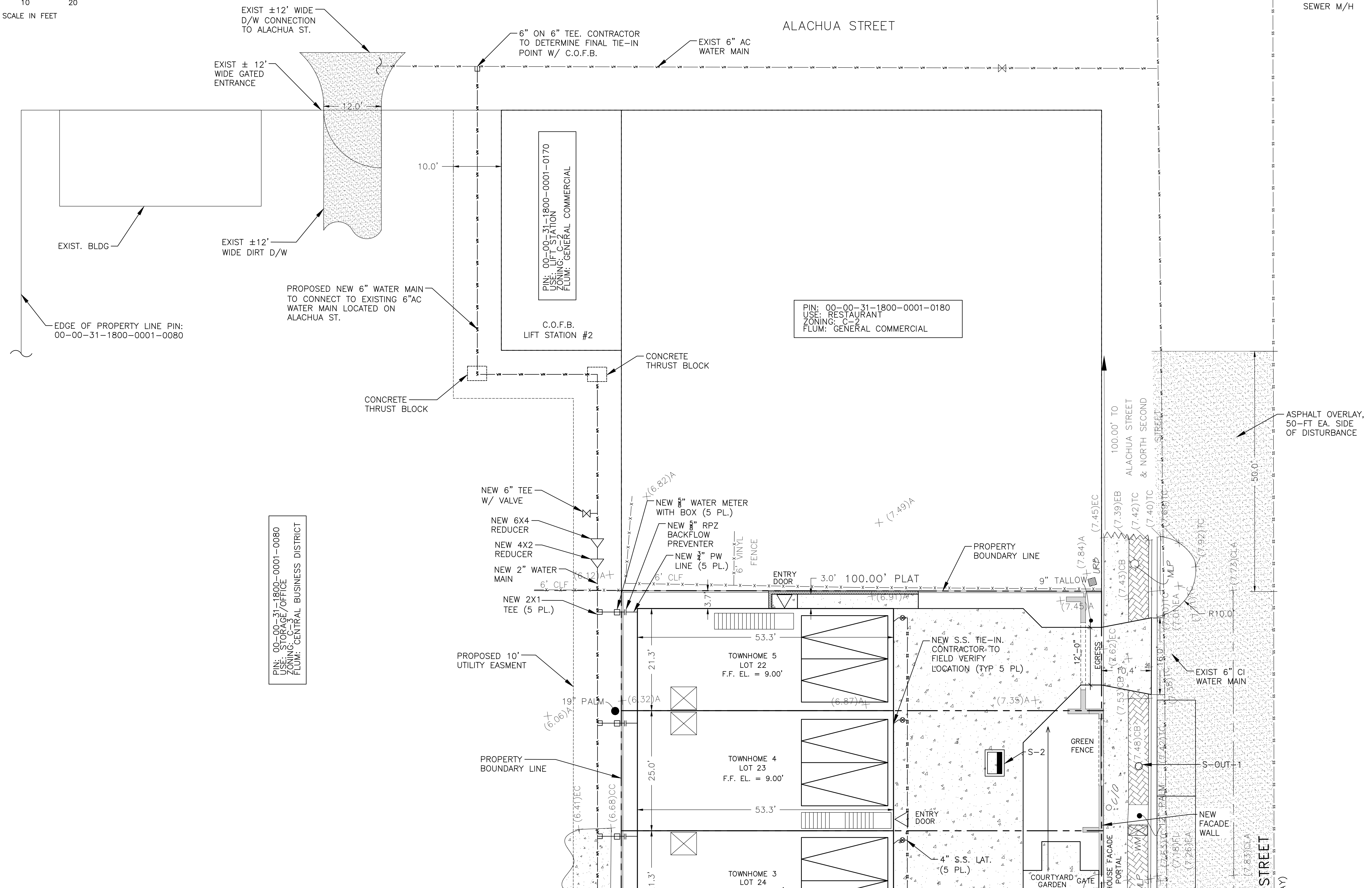


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REV	DATE	ITEM
0	06/29/21	TRC SUBMITTAL

ARTISAN HOMES
MCJUNKIN STATION
21 North 2nd Street
Fernandina Beach, Florida 32034

ISSUE DATE: 6/29/21	
ENLARGED GEOMETRY PLAN	
North / Elev Key	Sheet
	GE-2
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DRAINAGE CALCULATIONS:

COMBINED LOT CALCS:

DRAINAGE AREA: 12,500 SF
IMPERVIOUS AREA: 10,360 SF

TOTAL LOT RUNOFF:
(12,500 SF)*(0.5")*(1/12 FT/IN) = 521 C.F.

TOTAL IMPERVIOUS AREA RUNOFF:
(10,360 SF)*(1.0")*(1/12 FT/IN) = 864 C.F.

TOTAL TREATMENT VOLUME REQUIRED: 864 C.F.
TOTAL TREATMENT VOLUME PROVIDED: 1215 C.F.

DRAINAGE NOTES:

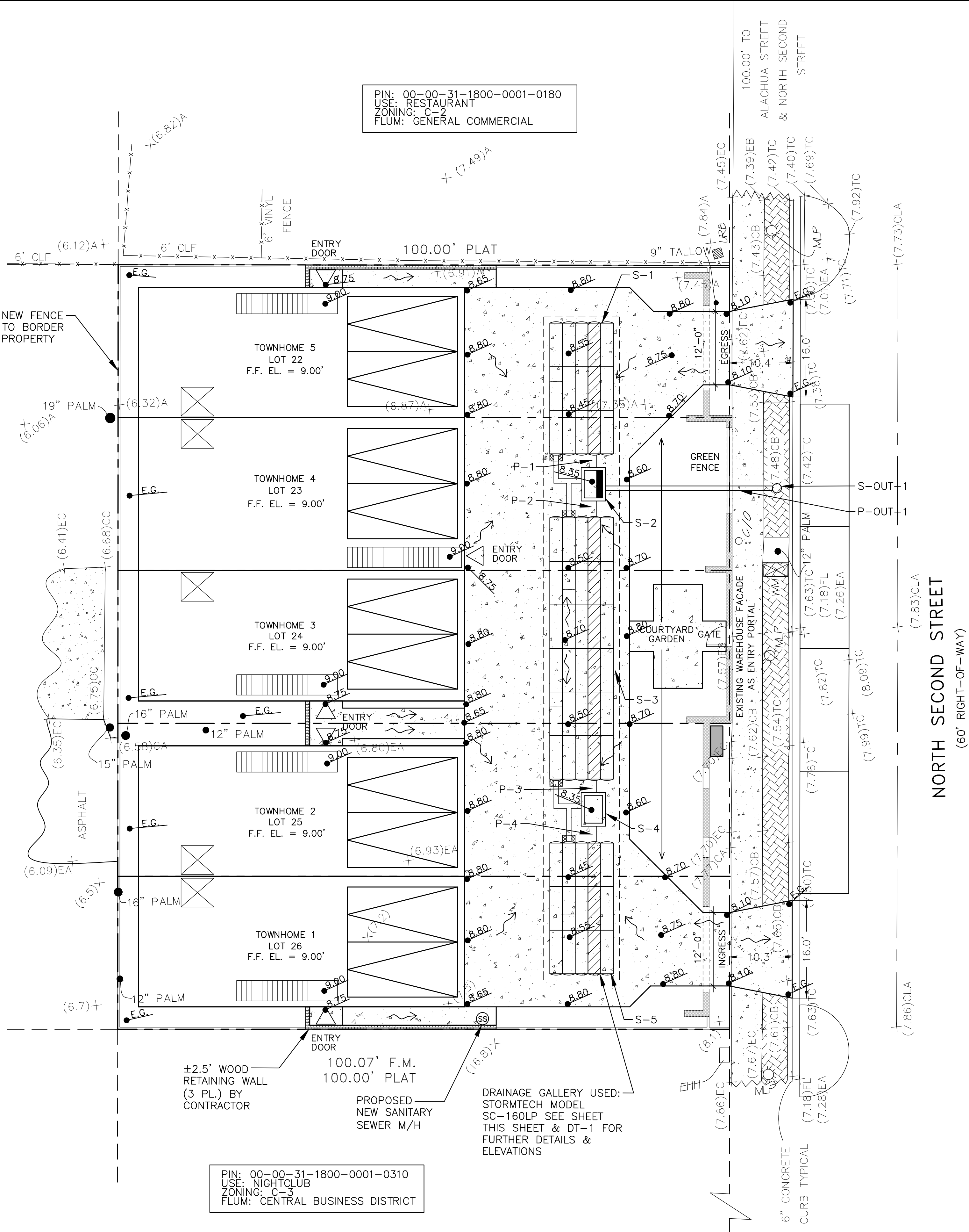
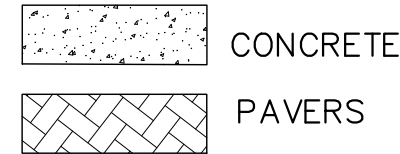
- DRAINAGE GALLERY SHOWN IS THE STORMTECH
MODEL SC-160LP

- ALL ROOF RUNOFF TO BE DIRECTED TO NEAREST
STRUCTURE

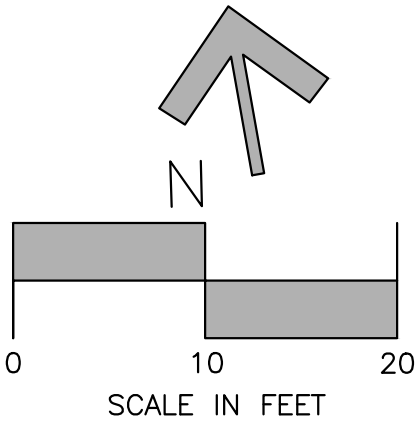
STRUCTURE TABLE						
NAME	TYPE	TOP/ INLET ELEV.	N	S	E	W
S-1	DRAINAGE GALLERY	-	-	-	-	-
S-2	TYPE E INLET	8.35	5.83	5.83	6.05	5.91
S-3	DRAINAGE GALLERY	-	-	-	-	-
S-4	TYPE E INLET	8.35	5.83	5.83	-	5.91
S-5	DRAINAGE GALLERY	-	-	-	-	-
S-OUT-1	NYOPLAST YARD DRAIN	7.50	-	-	5.95	-

PIPE TABLE					
NAME	TYPE	DIAMETER	LENGTH	FROM	TO
P-1	HP STORM	8"	2.0'	S-1	S-2
P-2	HP STORM	8"	2.5'	S-2	S-3
P-3	HP STORM	8"	2.0'	S-3	S-4
P-4	HP STORM	8"	2.5'	S-4	S-5
P-OUT-1	HP STORM	8"	30.0'	S-2	S-OUT-1

LEGEND

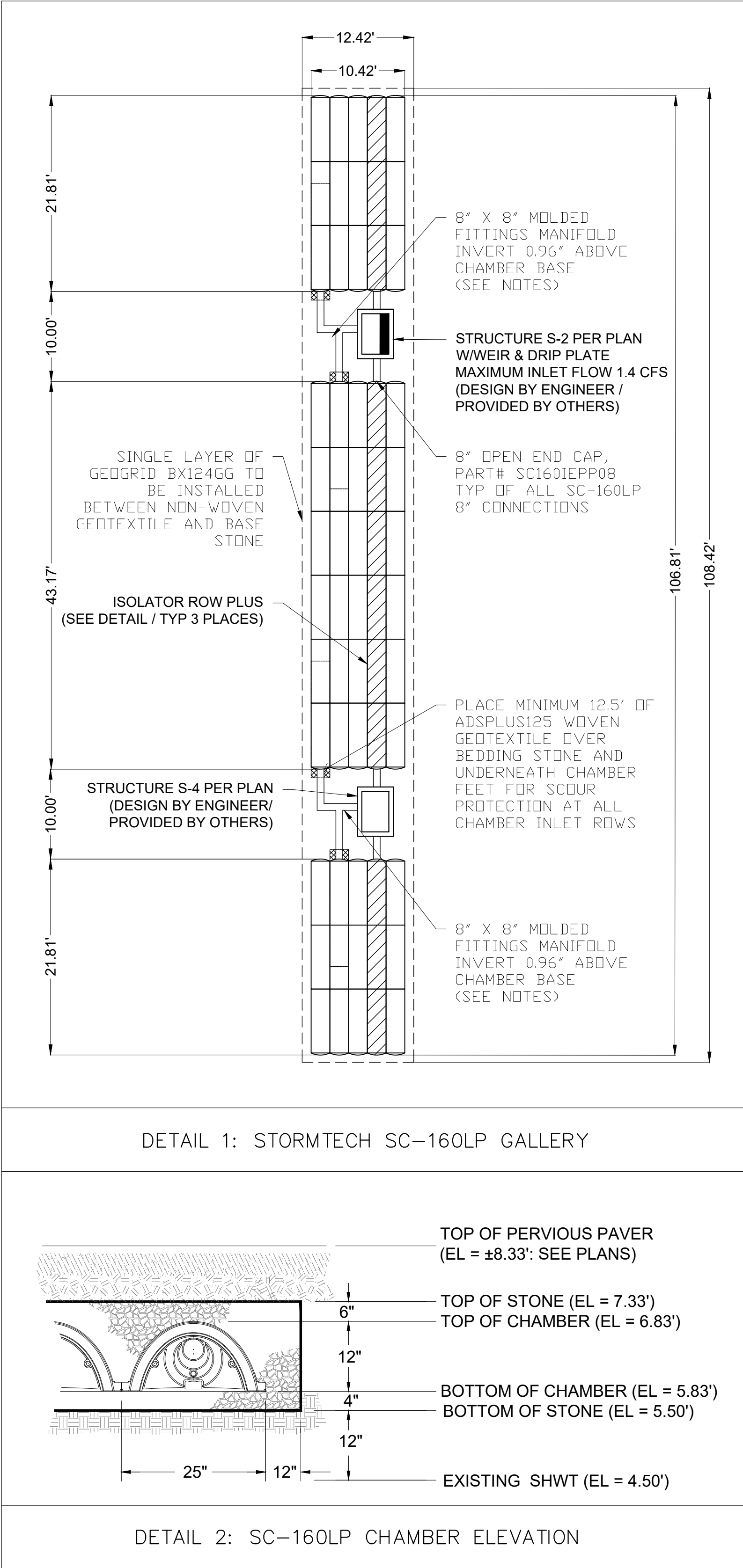


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MAY NOT BE CALLED OUT ON PLANS.
CONTRACTOR SHALL BECOME FAMILIAR
WITH AND FOLLOW ALL DETAILS DURING
CONSTRUCTION IN ALL TYPICAL AREAS.

REGISTERED DESIGN PROFESSIONAL
Digitally signed
by Asa R.
Gillette, P.E.
Date: 2021.06.30
13:25:16 -0400
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 96177



GILLETTE & ASSOCIATES, INC.
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ARTISAN HOMES
MCJUNKIN STATION
21 North 2nd Street
Fernandina Beach, Florida 32034

ISSUE DATE: 6/29/21
DRAINAGE
PLAN
North / Elev KeySheet
DR-1
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LOT 22 TREE PRESERVATION DATA						
TREE ID NO.	SPECIES	SIZE (DBH)	HEALTHY? (Y/N)	MITIGIBLE DBH	SAVED? (Y/N)	SAVED DBH
101	TALLOW	9	Y	9	Y	9
TOTALS				9		9

LOT 22 TREE MITIGATION DATA	
PRE-DEVELOPMENT PROTECTED DBH	9"
REQUIRED REPLACEMENT DBH (50% PROTECTED DBH)	4.5"
SAVED DBH	9"
PLANTED DBH	3"
POST-DEVELOPMENT TOTAL DBH	12"
DBH TOWARDS TREE FUND	0"

LOT 23 TREE PRESERVATION DATA						
TREE ID NO.	SPECIES	SIZE (DBH)	HEALTHY? (Y/N)	MITIGIBLE DBH	SAVED? (Y/N)	SAVED DBH
N/A	N/A	0	N/A	0	N/A	0
TOTALS				0		0

LOT 23 TREE MITIGATION DATA	
PRE-DEVELOPMENT PROTECTED DBH	0"
REQUIRED REPLACEMENT DBH (50% PROTECTED DBH)	0"
SAVED DBH	0"
PLANTED DBH	3"
POST-DEVELOPMENT TOTAL DBH	3"
DBH TOWARDS TREE FUND	0"

LOT 24 TREE PRESERVATION DATA						
TREE ID NO.	SPECIES	SIZE (DBH)	HEALTHY? (Y/N)	MITIGIBLE DBH	SAVED? (Y/N)	SAVED DBH
N/A	N/A	0	N/A	0	N/A	0
TOTALS				0		0

LOT 24 TREE MITIGATION DATA	
PRE-DEVELOPMENT PROTECTED DBH	0"
REQUIRED REPLACEMENT DBH (50% PROTECTED DBH)	0"
SAVED DBH	0"
PLANTED DBH	3"
POST-DEVELOPMENT TOTAL DBH	3"
DBH TOWARDS TREE FUND	0"

LOT 25 TREE PRESERVATION DATA						
TREE ID NO.	SPECIES	SIZE (DBH)	HEALTHY? (Y/N)	MITIGIBLE DBH	SAVED? (Y/N)	SAVED DBH
102	PALM	16	Y	16	Y	16
103	PALM	12	Y	12	Y	12
104	PALM	13	Y	13	N	
105	PALM	20	Y	20	N	
106	PALM	16	Y	16	N	
107	PALM	15	Y	15	N	
TOTALS				92		28

LOT 25 TREE MITIGATION DATA	
PRE-DEVELOPMENT PROTECTED DBH	92"
REQUIRED REPLACEMENT DBH (50% PROTECTED DBH)	46"
SAVED DBH	28"
PLANTED DBH	9"
POST-DEVELOPMENT TOTAL DBH	37"
DBH TOWARDS TREE FUND	9"

LOT 26 TREE PRESERVATION DATA						
TREE ID NO.	SPECIES	SIZE (DBH)	HEALTHY? (Y/N)	MITIGIBLE DBH	SAVED? (Y/N)	SAVED DBH
108	PALM	16	Y	16	Y	16
109	PALM	12	Y	12	Y	12
110	PECAN	28	Y	28	N	
TOTALS				56		28

LOT 26 TREE MITIGATION DATA	
PRE-DEVELOPMENT PROTECTED DBH	56"
REQUIRED REPLACEMENT DBH (50% PROTECTED DBH)	28"
SAVED DBH	28"
PLANTED DBH	3"
POST-DEVELOPMENT TOTAL DBH	31"
DBH TOWARDS TREE FUND	0"

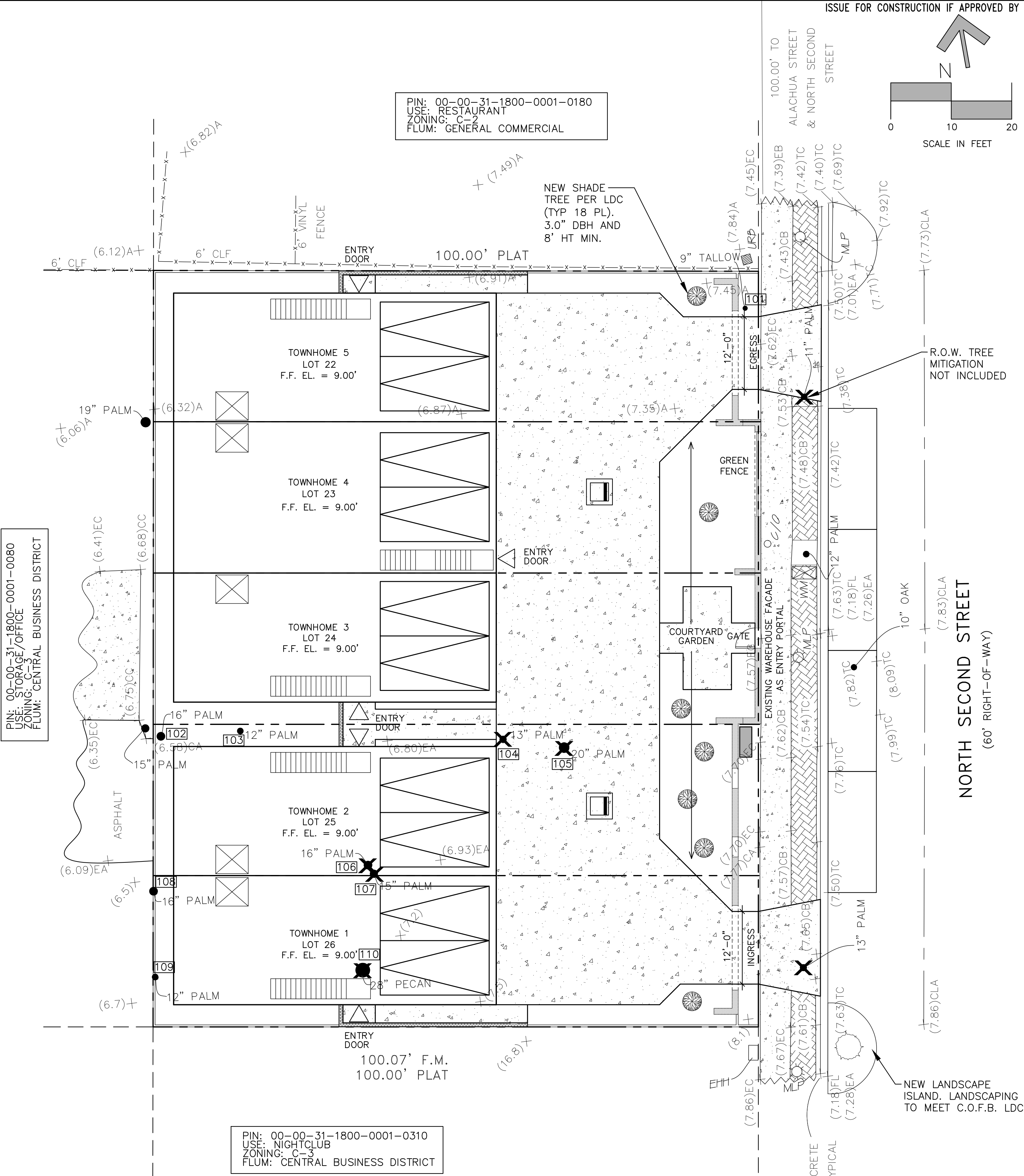
LANDSCAPE NOTES:

— NO LANDSCAPE BUFFER REQUIRED

— MINIMUM ONE (1) SHADE REQUIRED FOR EVERY 2,500 SF OF LOT AREA

"A & J LAND SURVEYORS, INC. CERTIFIES ONLY TO THE SIZE AND LOCATION OF THE TREES SHOWN HEREON. HOWEVER, THE SURVEYOR DOES NOT CERTIFY TO THE EXACT SPECIES OF THE TREES SHOWN HEREON AS THIS IS OUTSIDE THE SURVEYOR'S AREA OF EXPERTISE"

LEGEND	
	CONCRETE
	PAVERS



REGISTERED DESIGN PROFESSIONAL

Digitally signed by Asa R. Gillette, P.E. Date: 2021.06.30 13:25:52 -0400

ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 96177

REV	DATE	ITEM
0	06/29/21	TRC SUBMITAL

GILLETTE & ASSOCIATES, INC.
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING

CERTIFICATE OF AUTHORIZATION NO. 9322
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PHONE: 904-261-8819 * www.gilletteassociates.com

ARTISAN HOMES
MCJUNKIN STATION
21 North 2nd Street
Fernandina Beach, Florida 32034

ISSUE DATE: 6/29/21

LANDSCAPE PLAN

North / Elev Key Sheet

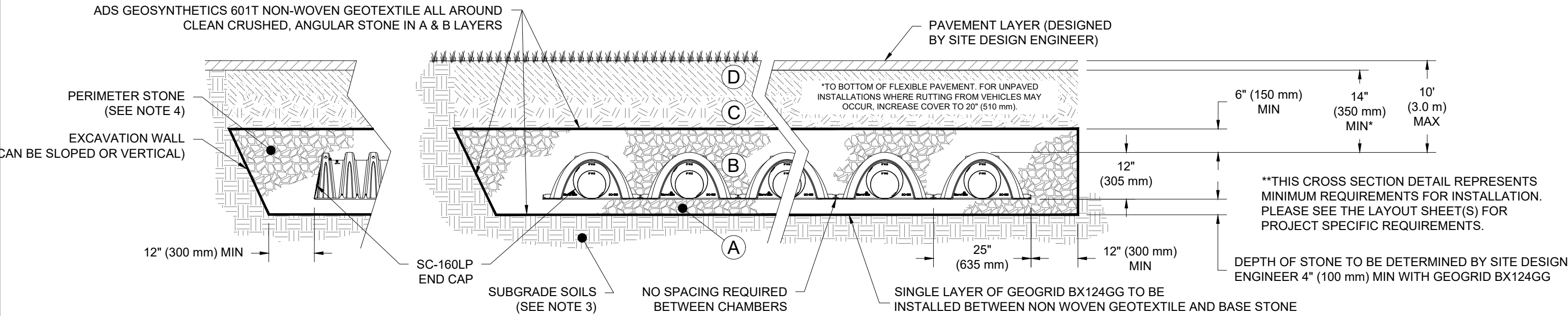
LS-1

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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.	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 14" (355 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.	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:
- 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".
 - 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.
 - 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.
 - 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.



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- 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.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 1.5"
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

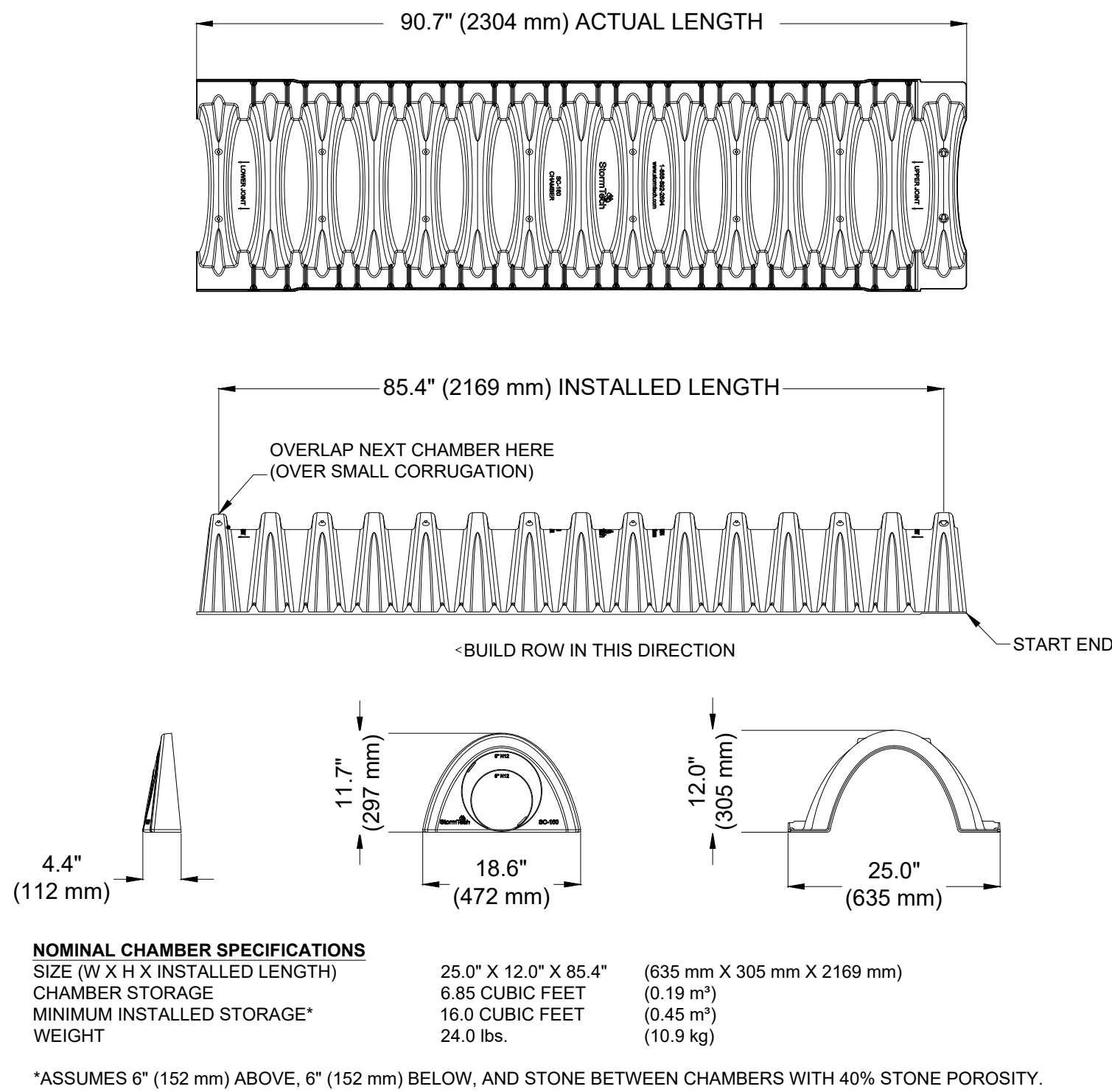
PROPOSED LAYOUT

60	STORMTECH SC-160LP CHAMBERS
30	STORMTECH SC-160LP END CAPS
6	STONE ABOVE (in)
4	STONE BELOW (in)* 4" BASE STONE REQUIRES SINGLE LAYER OF GEOGRID BX124GG TO BE INSTALLED BETWEEN NON WOVEN GEOTEXTILE AND BASE STONE
40	% STONE VOID
1215	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED)
1,321	SYSTEM AREA (R ²)
238	SYSTEM PERIMETER (ft)

PROPOSED ELEVATIONS

16.83	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)
8.50	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)
8.00	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)
8.00	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
8.00	MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT)
7.33	TOP OF STONE
6.83	TOP OF SC-160LP CHAMBER
5.91	8" ISOLATOR ROW PLUS CONNECTION INVERT
5.91	8" X 8" MANIFOLD INVERT
5.83	BOTTOM OF SC-160LP CHAMBER
5.50	BOTTOM OF STONE

SC-160LP TECHNICAL SPECIFICATION
NTS



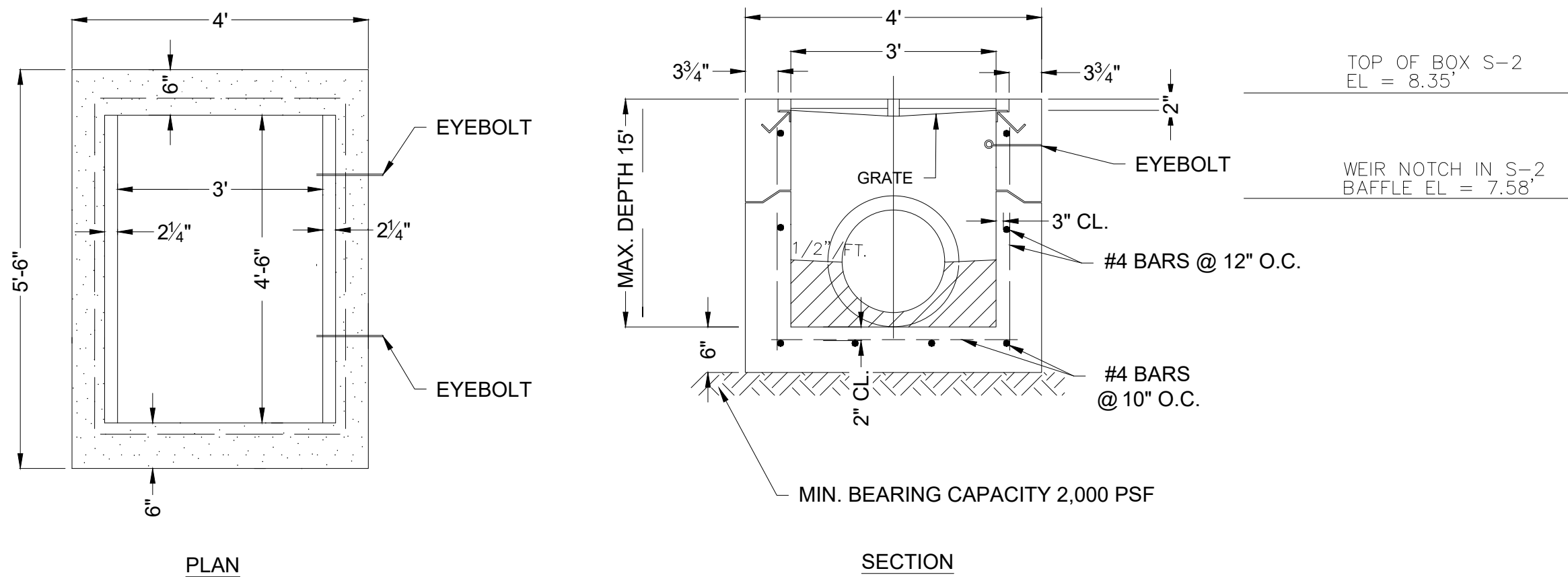
PART #	STUB	A
SC160EPP	6" (150 mm)	0.66" (16 mm)
SC160EPP08	8" (200 mm)	0.80" (20 mm)
SC160EPP08	8" (200 mm)	0.96" (24 mm)

ALL STUBS ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

NOTE: ALL DIMENSIONS ARE NOMINAL

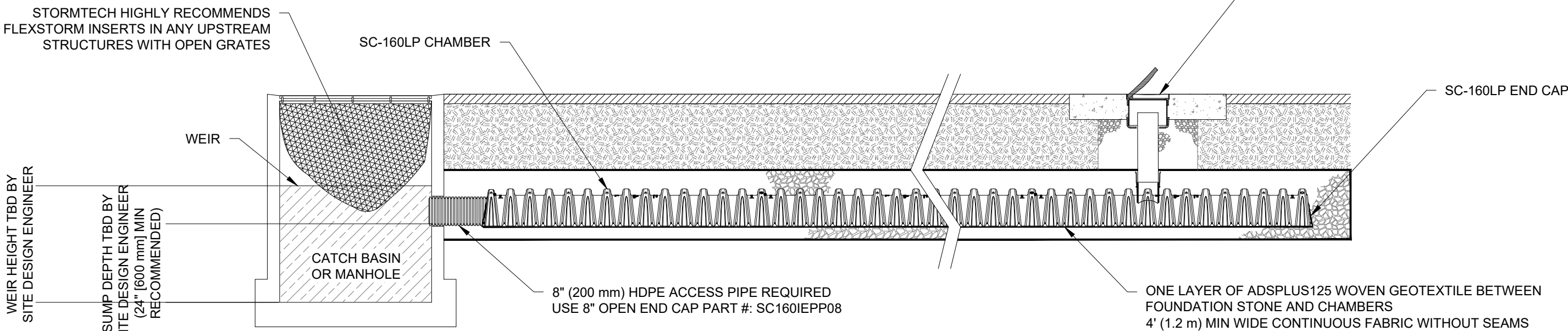
STORMTECH SC-160LP CHAMBER

INFILTRATION GALLERY CROSS SECTION
(NTS)



- NOTES:
- CONCRETE DESIGN STRENGTH 4,000 PSI
 - PIPES SHALL BE FLUSH WITH INSIDE WALL
 - SLOT OPENING SHALL NOT BE IN WALLS WITH RATE SEAT

TYPE E INLET DETAIL
(NTS)



INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
- A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
- A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
- A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
- B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
- B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
- i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
- ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

SC-160LP ISOLATOR ROW PLUS DETAIL
(NTS)

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, P.E.
Date: 2021.06.30 13:26:25 -04'00'
FLORIDA P.E. NO. 96177

ITEM	DATE	REV
TRC SUBMITAL	06/29/21	0

GILLETTE & ASSOCIATES, INC.
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 9332
ASA R. GILLETTE, P.E. * FL. PE. NO. 96177
20 S. 4th STREET * FERNANDINA BEACH, FL 32034
PHONE: 904-261-8819 * www.gilletteassociates.com

ARTISAN HOMES
MCJUNKIN STATION
21 North 2nd Street
Fernandina Beach, Florida 32034

ISSUE DATE: 6/29/21

MISCELLANEOUS
DETAILS

North / Elev KeySheet

DT-1
Page 7 of 7

Print

Technical Review Committee: Application - Submission #7630

Date Submitted: 6/30/2021

Technical Review Committee: Application

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

Fees

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

TRC_2021 Meeting Calendar



December 2020 meeting dates are: December 10, 2020 & December 17, 2020

IMPORTANT NOTES

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

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

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

The LDC is available for review at

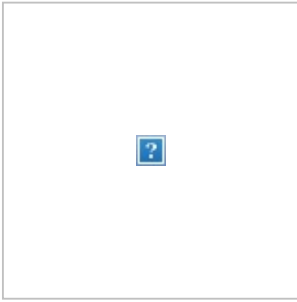
www.fbfl.us/LDC

Application Requirements

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

Key Contacts

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



PROPERTY INFORMATION

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

Site Address*

21 North Front Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)

00-00-30-1800-0001-0080

Lot

Block

Subdivision

Zoning District

C-3

Future Land Use Designation*

Central Business District

Overlay District*

Downtown Historic District

Size of Property (acres)*

0.9

Present Property Use*

metal building

Wetlands*

No

Flood Zone*

AE

Coastal Construction Control Line (CCCL)*

No

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Thomas

Last Name*

Flanner

Company (if applicable)

Downtown Crab, LLC

Mailing Address*

960194 Gateway Boulevard

City*

Fernandina Beach

State*

FL

Zip*

32034

Telephone Number*

904-261-8819

Email Address*

tricia@gilletteassociates.com

OWNER'S AGENT

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

First Name

Asa

Last Name

Gillette

Company (if applicable)

Gillette & Associates, Inc.

Mailing Address

20 South 4th Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9042618819

Email Address

asa@gilletteassociates.com

PROJECT INFORMATION

Project Type*

Site Plan Review

Project Name

McJunkin Station

Proposed Access Road*

2nd Street

Rd Maintenance Jurisdiction*

City Maintained

Project Estimated Cost*

250,000

Description of Request*

5 townhomes

Site Plan Review Checklist

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



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



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



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



- o Timeline for the development; and



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



A summary block containing:



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



- o Zoning district;



- o Total acreage;



- o Total square footage for non-residential uses;



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



- o Impervious surface ratio calculation, proposed and permissible;



- o Floor area ratio calculation, proposed and permissible;



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



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



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



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



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



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



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



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



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



- o Tree Protection Plan (Section 4.05.09.)



o Landscape Plan (Section 4.05.00.)



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



o Signage Plan (Section 5.03.00.)



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



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



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

School Concurrency

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

Certification*



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



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

Applicant First Name*

Asa

Applicant Last Name*

Gillette

Today's Date*

6/30/2021

Upload Supporting Documentation*

Artisan Nth 2nd Townhomes_6_29_21.pdf

Upload 2

agent form.pdf

Upload 3

sunbiz.pdf

Upload 4

deed.pdf

Upload 5

Survey.pdf

Upload 6

Choose File

No file selected

Upload 7

Choose File

No file selected



DEPARTMENT OF PLANNING & CONSERVATION

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

MAP SHOWING SURVEY OF

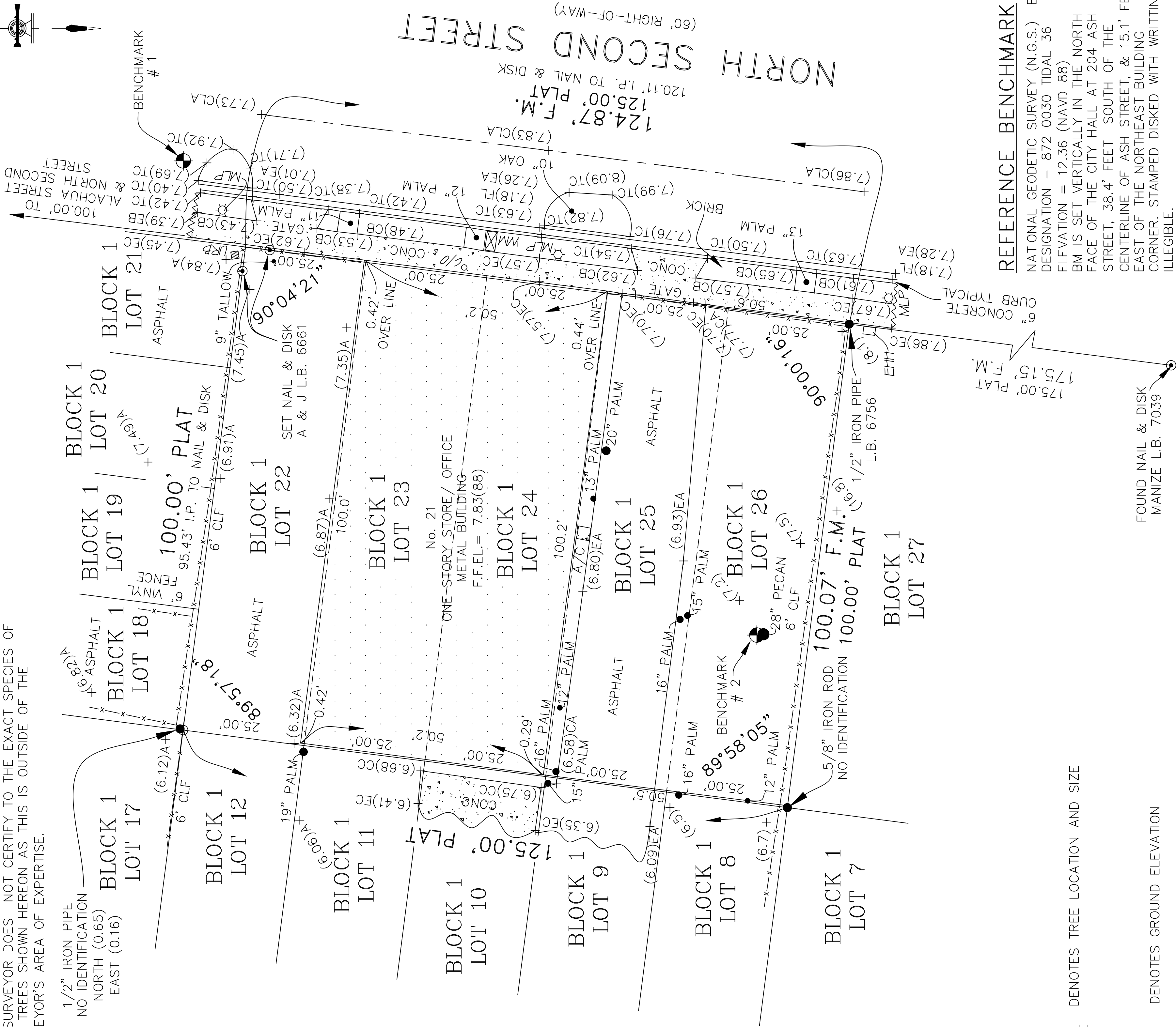
LOTS 22, 23, 24, 25, & 26, BLOCK 1, CITY OF FERNANDINA (FORMERLY NAMES FERNANDINA), NASSAU COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

GENERAL NOTES

- BENCHMARK NUMBER 1 SET NAIL AND DISK A & J LB 6661 ELEVATION (7.24) NAVD OF 1988
- BENCHMARK NUMBER 2 SET 60D NAIL IN THE NORTH FACE OF A 28" PECAN TREE. ELEVATION (8.83) NAVD OF 1988

3) A & J LAND SURVEYORS, INC. CERTIFIES ONLY TO THE SIZE AND LOCATION OF THE TREES SHOWN HEREON. HOWEVER, THE SURVEYOR DOES NOT CERTIFY TO THE EXACT SPECIES OF THE TREES SHOWN HEREON AS THIS IS OUTSIDE OF THE SURVEYOR'S AREA OF EXPERTISE.

CERTIFIED TO:
ARTISIAN HOMES



REFERENCE BENCHMARK

NATIONAL GEODETIC SURVEY (N.G.S.) BM
DESIGNATION - 872 0030 TIDAL 36
ELEVATION = 12.36 (NAVD 88)
BM IS SET VERTICALLY IN THE NORTH
FACE OF THE CITY HALL AT 204 ASH
STREET, 38.4' FEET SOUTH OF THE
CENTERLINE OF ASH STREET, & 15.1' FEET
EAST OF THE NORTHEAST BUILDING
CORNER. STAMPED DISKED WITH WRITING
ILLEGIBLE.

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NOTES:	
1. THE INTERNAL ANGLES ARE BASED ON RECOVERED MONUMENTATION.	
2. THIS IS A BOUNDARY, TOPOGRAPHICAL, AND TREE LOCATION SURVEY OF THE LANDS DESCRIBED HEREON.	
3. ELEVATIONS SHOWN THUS (15.0) REFER TO THE US DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD OF 1988).	
4. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON APPEARS TO LIES WITHIN ZONES: "x" (UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL NUMBER: 120172, 0237 G ; MAP REVISED DATE: 08/02/2017, MAP NUMBER 12089C0237G.	
5. UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.	
6. THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.	

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY	
P.C.P. P.R.M. CB BM A P.C. P.T. URB PG O.R.B. R/W OU F.B. NO. BRL	PERMANENT CONTROL POINT PERMANENT REFERENCE MONUMENT CORNER OF BRICK BENCHMARK ASPHALT POINT OF CURVATURE POINT OF TANGENCY UTILITY RISER BOX PAGE OFFICIAL RECORDS BOOK RIGHT OF WAY OVERHEAD UTILITY LINES FIELD BOOK NUMBER BUILDING RESTRICTION LINE
M.L.P. L.B. TC EC CC CLA FL WPP C/O F.F.EL. EA CA DELTA I.P. CONC.	METAL LIGHT POLE LICENSED BUSINESS TOP OF CURB EDGE OF CONCRETE CORNER OF CONCRETE CENTERLINE ASPHALT FLOW LINE GUTTER WOOD POWER POLE CLEAN OUT FINISH FLOOR ELEVATION EDGE OF ASPHALT CORNER OF ASPHALT IRON PIPE CONCRETE

LEGEND	DATE	FEBRUARY 15, 2021
	SCALE	1" = 30'
	JOB NO.	51788
	F. BOOK(S)	586
	PAGE(S)	11
☒ DENOTES CONCRETE MONUMENT x-x DENOTES FENCE O DENOTES 1/2" IRON PIPE SET A & J L.B. 6661 ● DENOTES PROPERTY CORNER ● FOUND (AS NOTED) ● DENOTES NAIL & DISK (AS NOTED)	COMPUTER FILE NAME (JON ON SERVER)	
	51788-LOTS-22-26-BLK1.DWG	

A & J LAND SURVEYORS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 6661

PROFESSIONAL LAND SURVEYORS

5847 LUELLA STREET

JACKSONVILLE, FLORIDA 32207

OFFICE: (904) 346-1733

FAX: (904) 346-1736

JONATHAN B. BOWAN, STATE OF FLORIDA
REGISTERED LAND SURVEYOR, CERTIFICATE NUMBER 4600



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

Detail by Entity Name

Florida Limited Liability Company
DOWNTOWN CRAB, LLC

Filing Information

Document Number	L18000001005
FEI/EIN Number	85-1236221
Date Filed	01/02/2018
Effective Date	01/02/2018
State	FL
Status	ACTIVE

Principal Address

961687 Gateway Blvd Suite 201 L
FERNANDINA BEACH, FL 32034

Changed: 04/29/2021

Mailing Address

PO BOX 16496
FERNANDINA BEACH, FL 32035

Registered Agent Name & Address

Holt, Stephanie
961687 Gateway Blvd Suite 201 L
FERNANDINA BEACH, FL 32034

Name Changed: 04/29/2021

Address Changed: 04/29/2021

Authorized Person(s) Detail

Name & Address

Title MGR

FLANNERY, THOMAS
8 DUNES ROW
FERNANDINA BEACH, FL 32034

Annual Reports

Report Year	Filed Date
2019	02/28/2019

2020	02/19/2020
2021	04/29/2021

Document Images

[04/29/2021 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/19/2020 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/28/2019 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[01/02/2018 -- Florida Limited Liability](#)

[View image in PDF format](#)

This instrument prepared by:
Harrison W. Poole, Esquire
POOLE & POOLE, P.A.
303 Centre Street, Suite 200
Fernandina Beach, FL 32034

SPECIAL WARRANTY DEED

THIS INDENTURE made this 31st day of July, 2020, between **AMELIA HISTORICAL DISTRICT HOTEL, LLC, a North Carolina Limited Liability Company**, hereinafter called "Grantor", and **DOWNTOWN CRAB, LLC, a Florida Limited Liability Company**, having an address at 960194 Gateway Blvd #101, Fernandina Beach, FL, 32034, hereinafter called "Grantee."

WITNESSETH, that said Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged by Grantor, hereby grants, bargains, sells and conveys to the Grantees and their successors the following described real property in Nassau County, Florida, hereinafter called the "property":

All that certain lot, piece or parcel of land situate, lying and being in the City of Fernandina Beach, (formerly named Fernandina), County of Nassau and State of Florida and being further described according to the official map or plat of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:

Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, 22, 23, 24, 25, 26, and the Southerly 50.0 feet of Lot 17, all in Block 1.

PARCEL NO: 00-00-31-1800-0001-0080.

TO HAVE AND TO HOLD the property in fee simple upon the trust and for the uses and purposes set forth in this Deed.

SUBJECT to all Covenants, Restrictions, Easements, and Reservations of record, if any. The Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

GRANTOR WARRANTS THE HEREIN DESCRIBED LANDS IS NOT ITS HOMESTEAD.

IN WITNESS WHEREOF, the said Grantor has hereunto set *its* hand and seal the day and year first above written.

SIGNED, SEALED, AND
DELIVERED IN OUR PRESENCE:

AMELIA HISTORICAL DISTRICT HOTEL,
LLC, a North Carolina Limited Liability
Company

Adeline Leguz
Witness:

Ronald E. McCauley
Witness:

By: REM McCauley 7/29/20
Ronald E. McCauley
Its: Manager

STATE OF NORTH CAROLINA
COUNTY OF Iredell

The foregoing instrument was acknowledged before me this 29th day of July, 2020, by Ronald E. McCauley, as Manager of AMELIA HISTORICAL DISTRICT HOTEL, LLC, a North Carolina Limited Liability Company, ☒ who is personally known to me or [] who has produced _____ as of identification.

Bonnie R. Linder
Print Name: Bonnie L. Linder
Notary Public
My Commission Expires: 11/24/2023





Gillette & Associates, Inc.

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

AGENT AUTHORIZATION

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

Property ID Number(s): 00-00-31-1800-0001-0080

Location: 21 North Front Street (2nd Street)

Thomas Flannery
Signature

6/8/21
Date

917-403-8755
Telephone Number

STATE OF FLORIDA
COUNTY OF NASSAU

Subscribed and sworn to before me this 8th day of June,
2021.

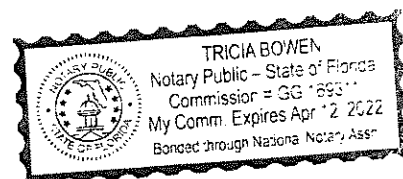
Who is personally known to me ☒ or has produced identification

Tricia Bowen
Notary Public Signature

Tricia Bowen
Printed Name

My Commission Expires: 4/12/22

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



SITE CONSTRUCTION PLANS

TOWLES RESIDENCE DRIVE

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



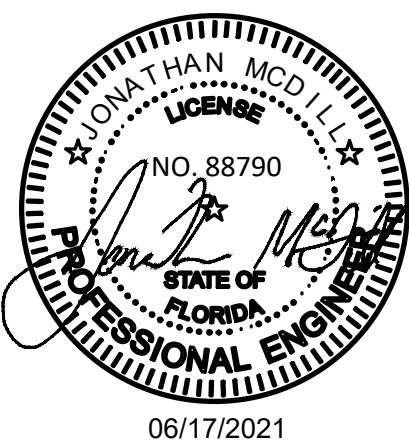
ROBERTS
CIVIL ENGINEERING
WWW.ROBERTSCIVILENGINEERING.COM

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



VICINITY MAP		NTS
FERNANDINA BEACH, FL 32034		
TOWLES RESIDENCE DRIVE		
<u>OWNER</u> JENNIFER AND ADAM TOWLES CONTACT JENNIFER TOWLES EMAIL DRJENNIFERTOWLES@COMCAST.NET		<u>ENGINEER</u> ROBERTS CIVIL ENGINEERING CONTACT JONATHAN MCDILL, P.E. EMAIL JMCDDILL@ROBERTSCIVILENGINEERING.COM
#	REVISIONS	
1	2020-12-15: REVISED PER COUNTY COMMENTS	
2	2021-02-09: REVISED GRADING AND UTILITIES	
3	2021-06-17: REVISED LAYOUT, GRADING, AND UTILITIES	
4		
5		
2020-07-06: ORIGINAL ISSUE DATE		RCE PROJECT NUMBER: 19801
CONTENTS		
SHEET		DATE
1	COVER	06/17/21
2	GENERAL NOTES	06/17/21
3	EXISTING CONDITIONS AND DEMOLITION PLAN	06/17/21
4	STAKING PLAN	06/17/21
5	GRADING & DRAINAGE PLAN	06/17/21
6	UTILITIES PLAN	06/17/21
7	ROAD SECTION	06/17/21
8	AUTOTURN	06/17/21
9	CONSTRUCTION DETAILS	06/17/21
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 POLYETHYLENE LINING IN ACCORDANCE WITH ANSI/ASTM D1248.
7. THE MAXIMUM NUMBER OF DIPS IS ONE. 1-INCH DIP PER 135 LF OF PIPE. NO MORE THAN ONE DIP PER 135 LF OF PIPE. A DIP IS DEFINED AS A CHANGE IN ELEVATION OF 0.5" OR GREATER.

WATER MAIN NOTES

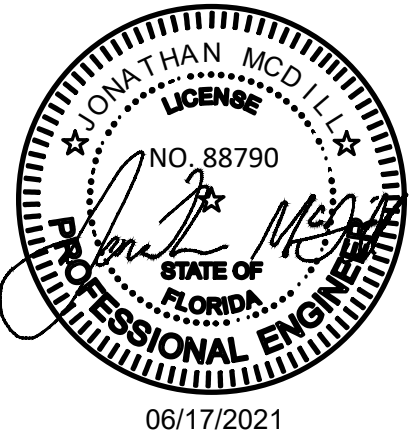
IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER MAINS BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C800.

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..

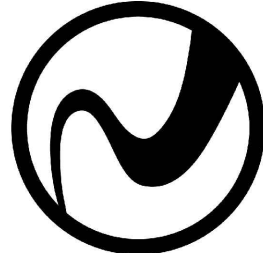
ALL WATER MAINS WILL BE CONSTRUCTED WITH BLUE C900-DR25 PIPE
ALL WATER SERVICES WILL CONSTRUCTED WITH WHITE PVC SCHEDULE 80 PIPE. BLUE SPRAY PAINT WILL BE APPLIED TO THE TOP SURFACE.
JOINT RESTRAINERS MAY BE USED IN PLACE OF THRUST BLOCKS ON C900, DR25 PIPE.
WITH APPROVAL OF THE CITY UTILITIES DEPARTMENT.

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



REVISIONS 2020-12-15: REVISED PER COUNTY COMMENTS	



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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

2

SHEET:

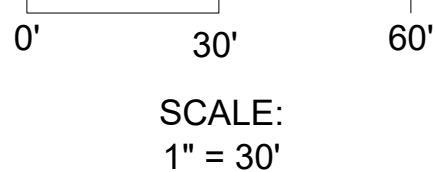


TREES TO BE REMOVED

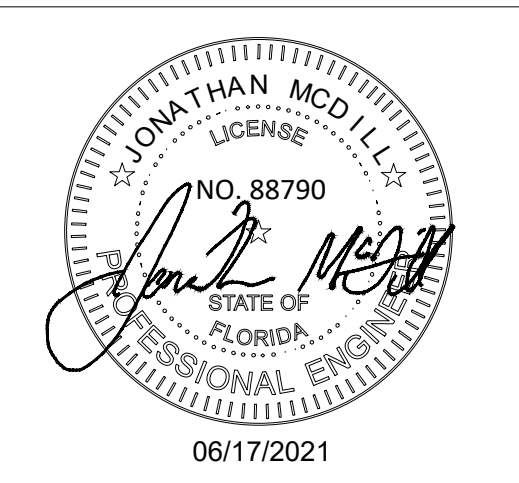
1. 8" HB	14. 9" OAK	27. 9" OAK	40. 14" OAK	53. 17" MAG	66. 22" MAG
2. 8" HB	15. 10" OAK	28. 13" OAK	41. 17" OAK	54. 17" MAG	67. 19" OAK
3. 10" OAK	16. 6" HB	29. 11" OAK	42. 25" MAG	55. 20" OAK	68. 15" OAK
4. 11" OAK	17. 10" OAK	30. 7" OAK	43. 17" OAK	56. 14" MAG	69. 15" OAK
5. 8" OAK	18. 12' OAK	31.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



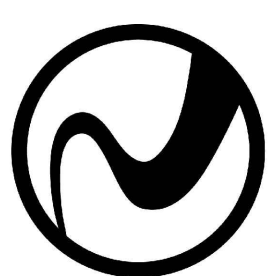
Know what's below.
Call before you dig.



SCALE:
1" = 30'



REVISIONS	2020-12-15: REVISED PER COUNTY COMMENTS
	2021-06-17: REVISED LAYOUT, GRADING, AND UTILITIES
	ROBERTS CIVIL ENGINEERING, LLC 301 SEA ISLAND ROAD, SUITE 10 ST. SIMONS ISLAND, GA 31522 912-638-9681 OFFICE 912-289-0339 FAX



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EXISTING CONDITIONS AND DEMOLITION PLAN

TOWLES RESIDENCE DRIVE
FERNANDINA BEACH, FL 32034

PREPARED FOR:
JENNIFER AND ADAM TOWLES

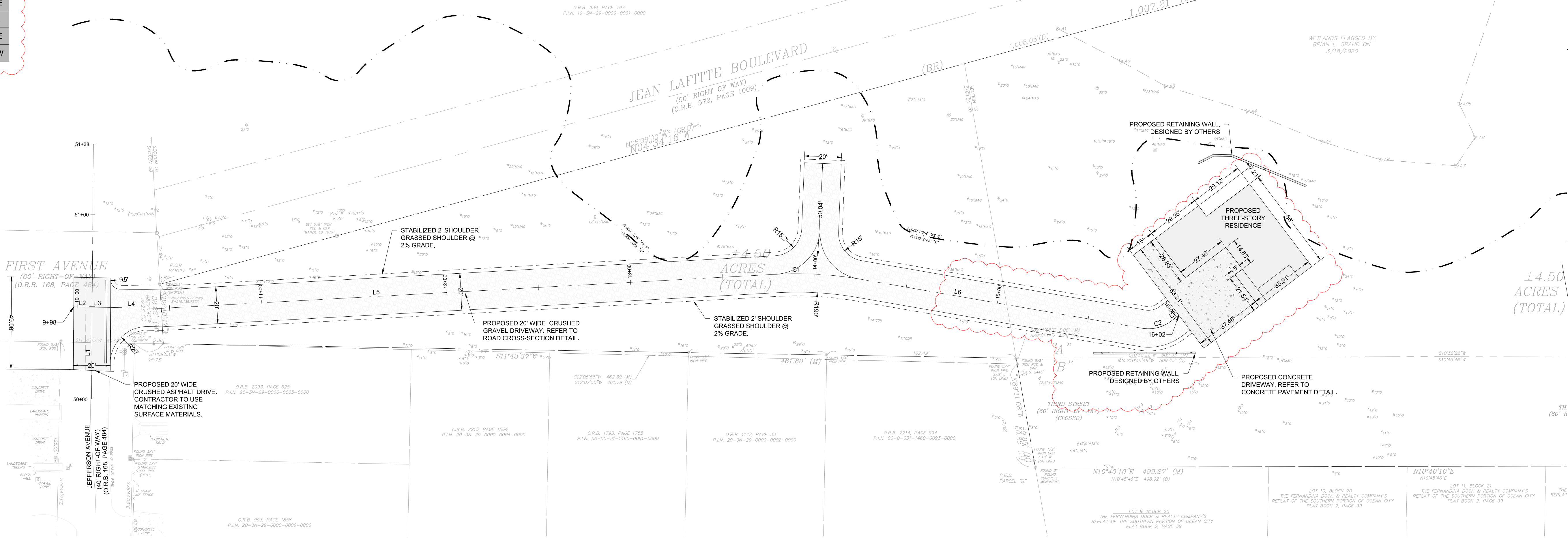
DATE: 06/08/21	PROJECT NUMBER: 19801
DRAWN BY: TL	CHECKED BY: JM
SCALE: 1"=30' (FOR 24"x36" PLT)	

3

SHEET:

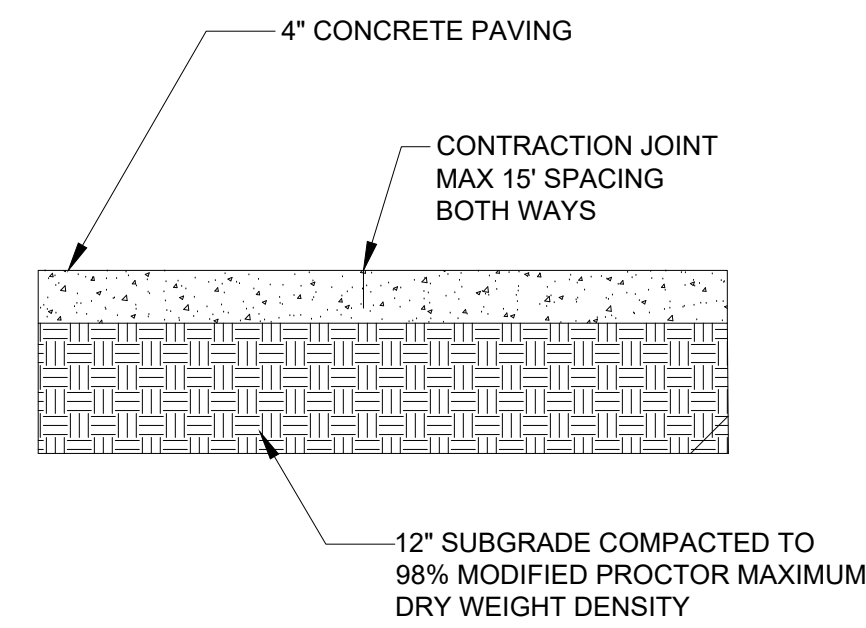
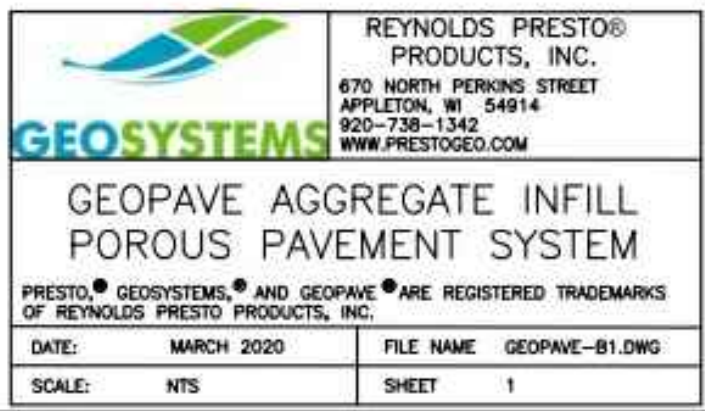
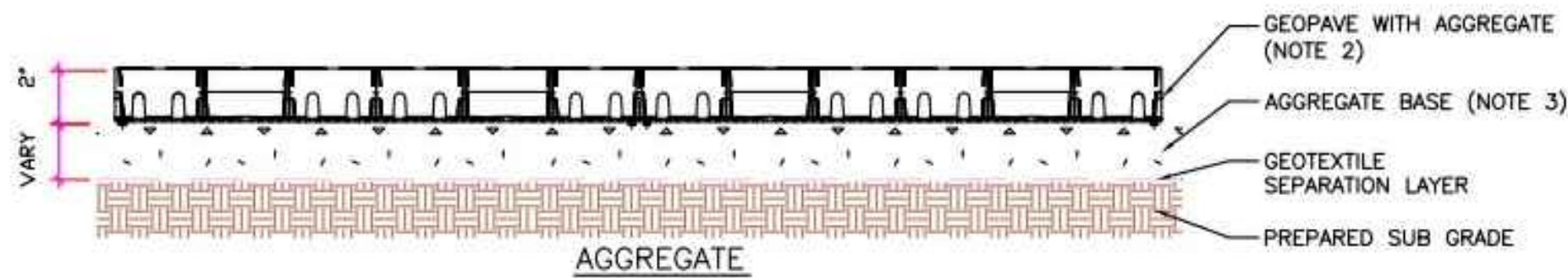
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	34.26	N78° 50' 50.58"W
L2	10.00	N11° 43' 36.95"E
L3	10.00	N11° 43' 36.95"E
L4	27.41	N11° 43' 36.90"E
L5	333.60	N7° 35' 22.78"E
L6	155.46	N20° 37' 51.65"E
L7	5.48	N26° 19' 52.44"W

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	20.00	16.39	N2°51'00"W	STA: 15+80	STA: 15+96



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

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

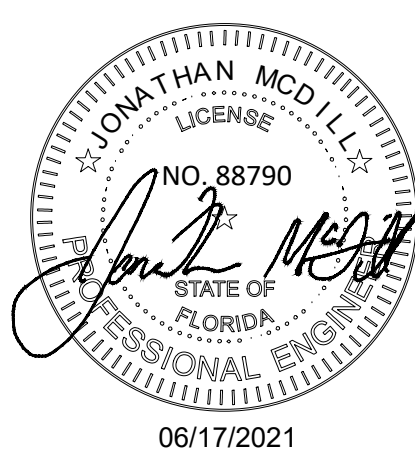


CONCRETE PAVING SECTION
NTS

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

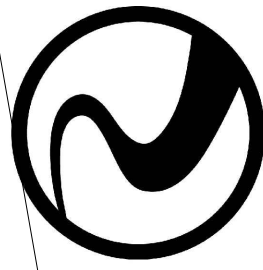


0' 30' 60'
SCALE:
1" = 30'



REVISIONS
2020-12-15: REVISED PER COUNTY COMMENTS
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STAKING PLAN

TOWLES RESIDENCE DRIVE
FERNANDINA BEACH, FL 32034

PREPARED FOR:
JENNIFER AND ADAM TOWLES

DATE: 06/08/21
PROJECT NUMBER: 19801

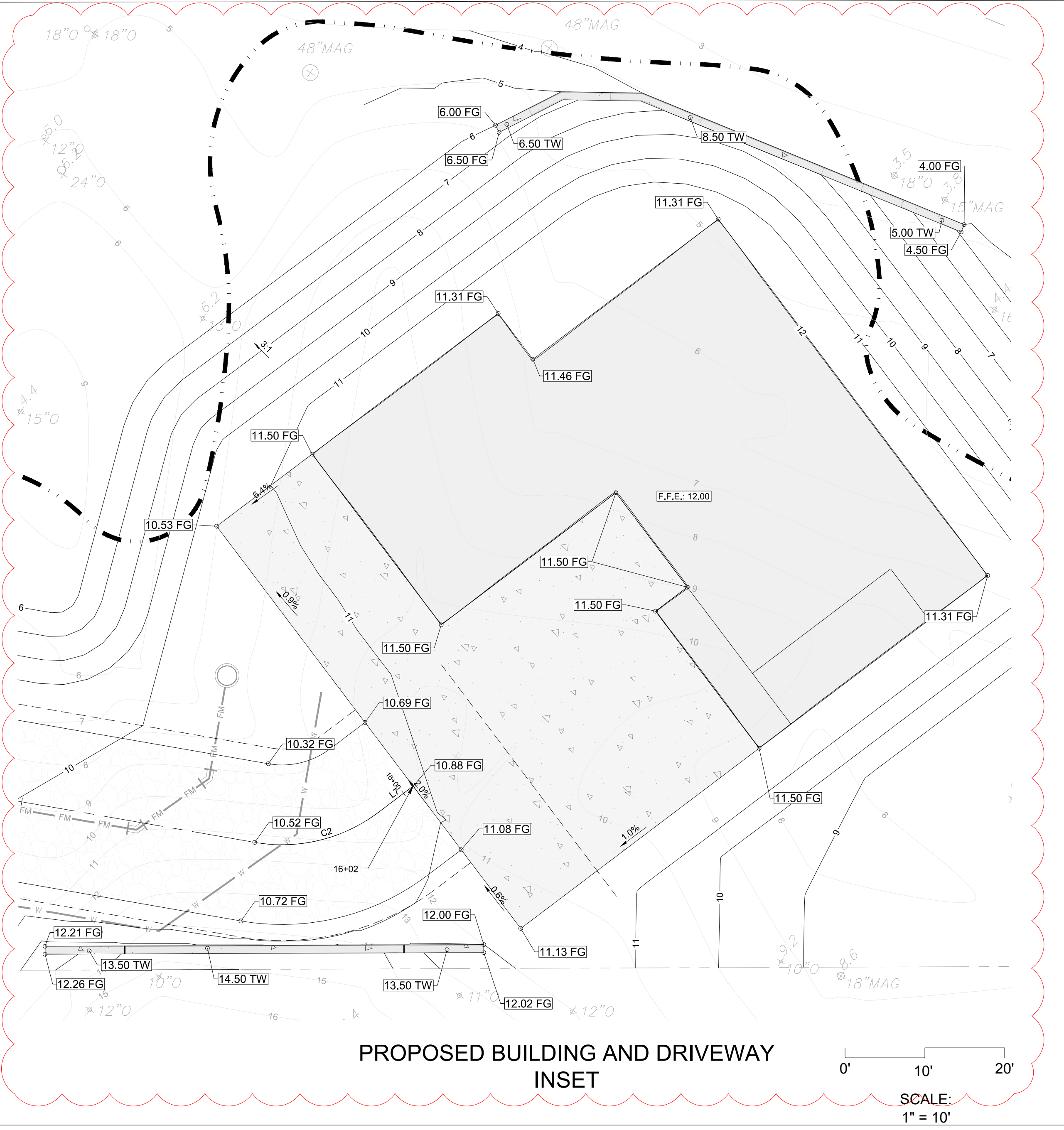
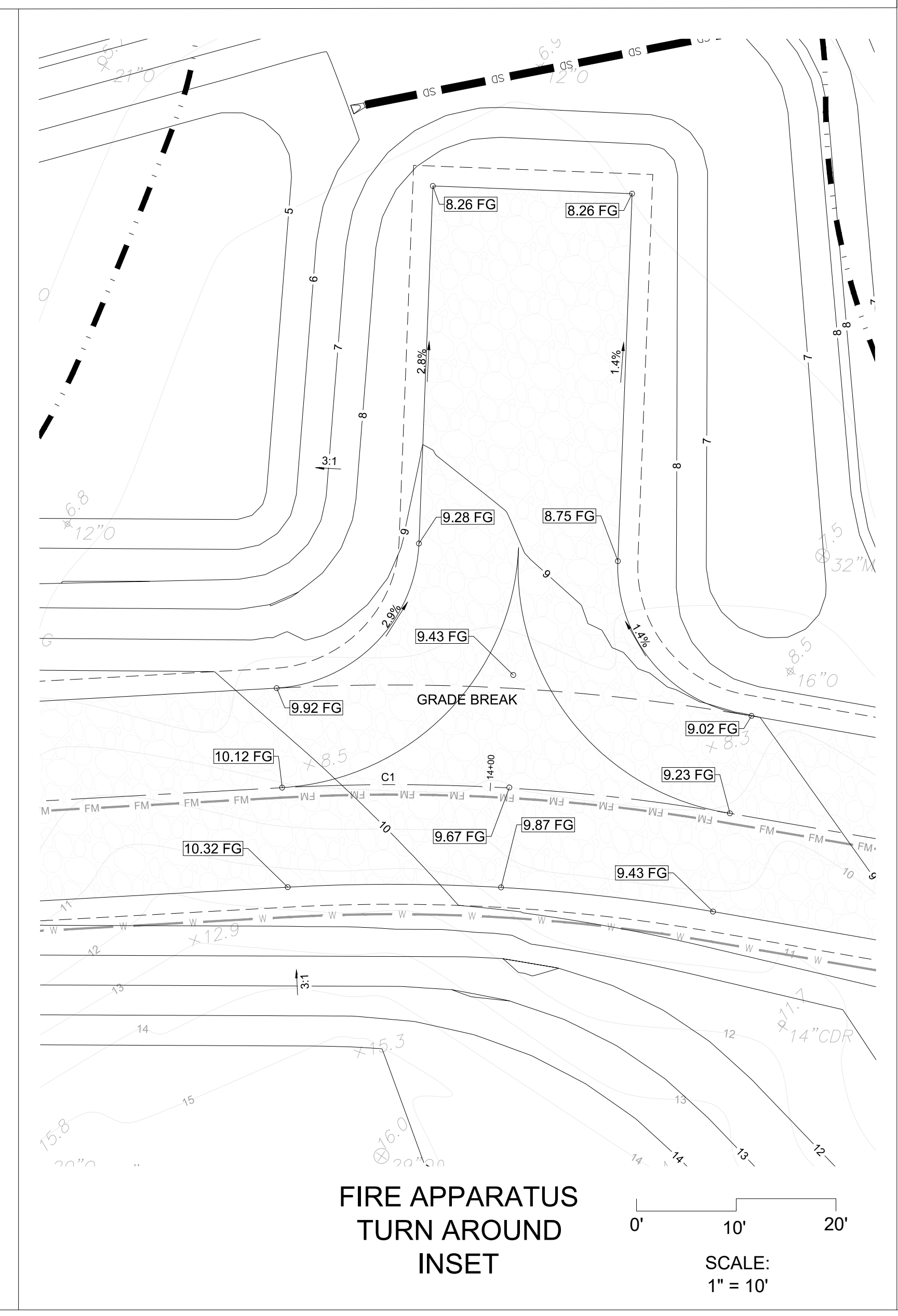
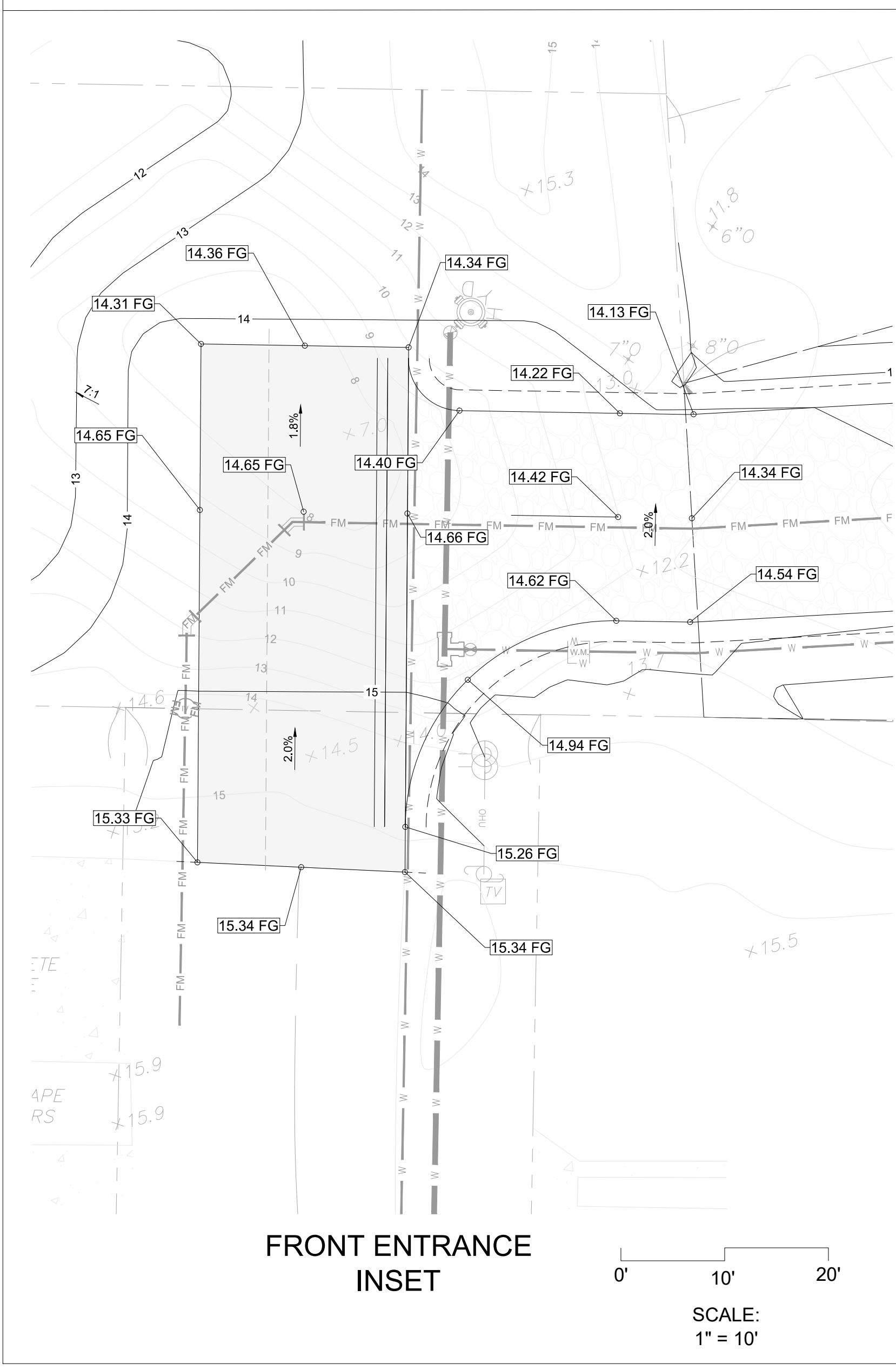
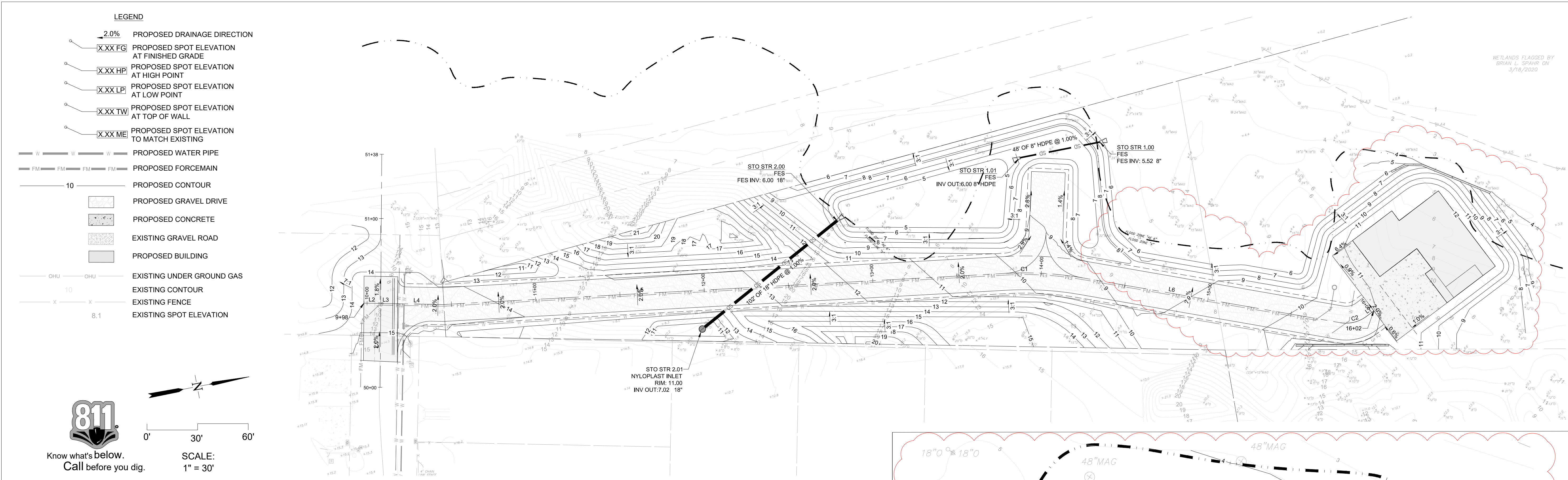
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CHECKED BY: JM

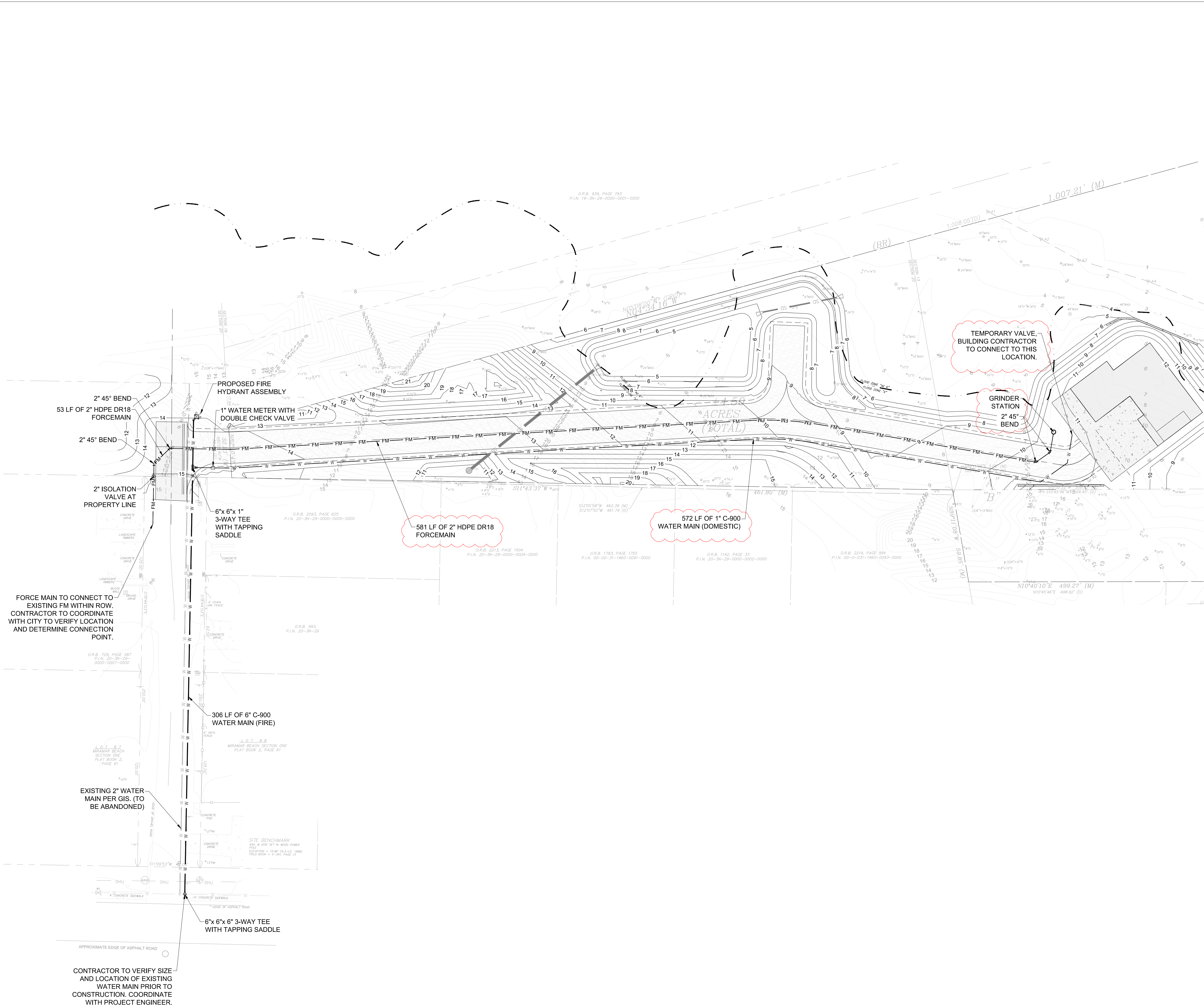
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4

SHEET:



REVISIONS <table><tr><td>2020-12-15: REVISED PER COUNTY COMMENTS</td></tr><tr><td>2021-02-09: REVISED GRADING AND UTILITIES</td></tr><tr><td>2021-06-17: REVISED LAYOUT, GRADING, AND UTILITIES</td></tr></table>		2020-12-15: REVISED PER COUNTY COMMENTS	2021-02-09: REVISED GRADING AND UTILITIES	2021-06-17: REVISED LAYOUT, GRADING, AND UTILITIES	ROBERTS CIVIL ENGINEERING, LLC 301 SEA ISLAND ROAD, SUITE 10 ST. SIMONS ISLAND, GA 31522 912-638-9681 OFFICE 912-289-0339 FAX
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2021-06-17: REVISED LAYOUT, GRADING, AND UTILITIES					
GRADING & DRAINAGE PLAN TOWLES RESIDENCE DRIVE FERNANDINA BEACH, FL 32034 PREPARED FOR: JENNIFER AND ADAM TOWLES					
DATE: 06/08/21 PROJECT NUMBER: 19801 DRAWN BY: TL CHECKED BY: JM SCALE: 1"=30' (FOR 24"x36" PLT)	5 SHEET:				



LEGEND

- W W W W PROPOSED WATER PIPE
- FM 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.

SCALE:
1" = 30'

JONATHAN MCD L.L.C.
LICENSE
NO. 88790
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
06/17/2021

REVISIONS	
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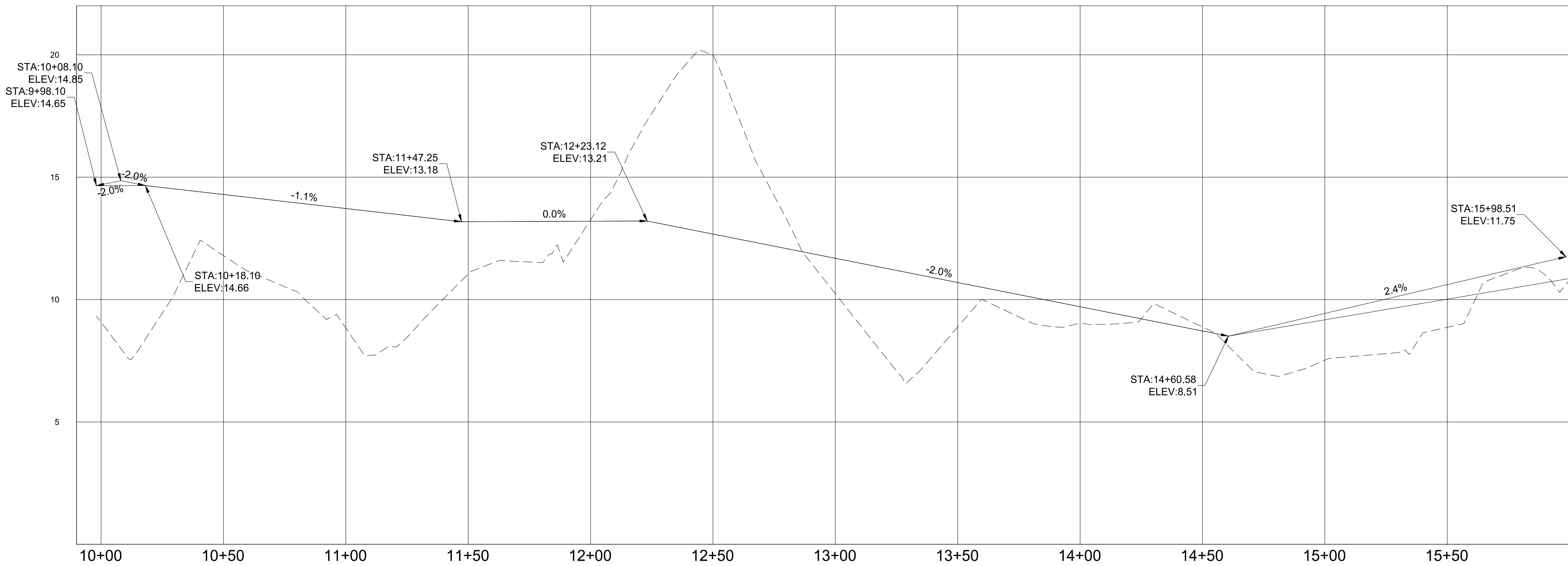
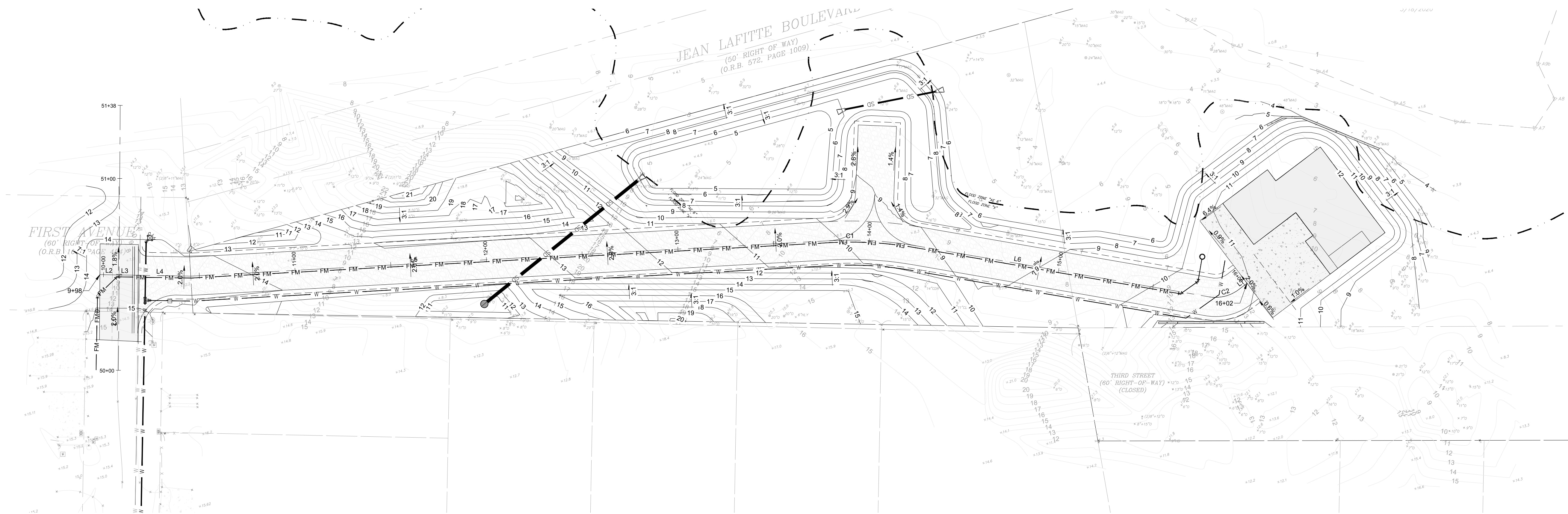
UTILITIES PLAN

TOWLES RESIDENCE DRIVE

FERNANDINA BEACH, FL 32034

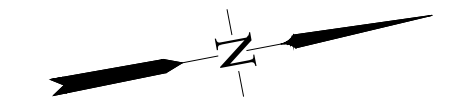
PREPARED FOR:
JENNIFER AND ADAM TOWLES

DATE: 06/08/21
PROJECT NUMBER: 19801
DRAWN BY: TL
CHECKED BY: JM
SCALE: 1"=30' (FOR 24"x36" PLT)



ENTRY DRIVE
Vertical Scale: 1" = 1 FT
Horizontal Scale: 1" = 10 FT

- LEGEND
- W W W W PROPOSED WATER PIPE
 - FM 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



SCALE:
1" = 30'

ROAD SECTION

TOWLES RESIDENCE DRIVE
FERNANDINA BEACH, FL 32034

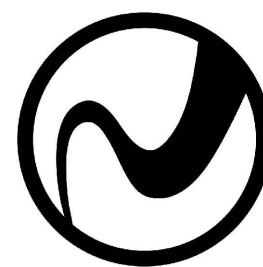
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7

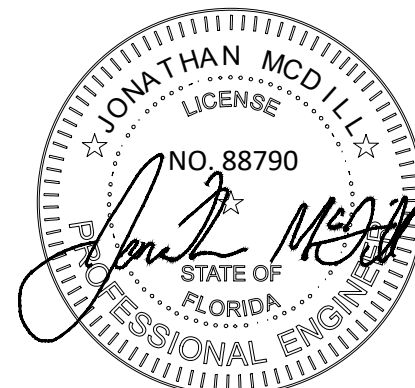
SHEET:

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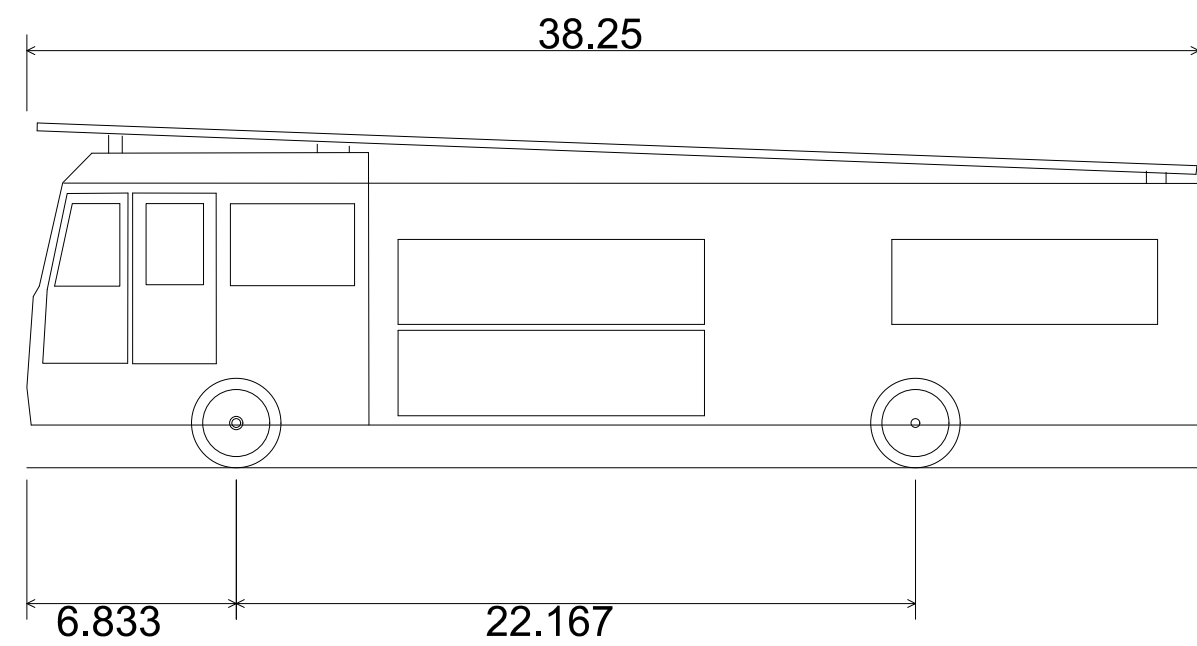


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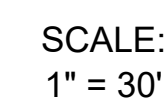
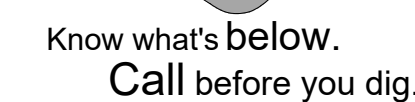
ROBERTS CIVIL ENGINEERING, LLC
301 SEA ISLAND ROAD, SUITE 10
ST. SIMONS, GA 31522
912-638-9681 OFFICE
912-289-0339 FAX



06/17/2021



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°



AUTOTURN

TOWLES RESIDENCE DRIVE
FERNANDINA BEACH, FL 32034

PREPARED FOR:

DATE: 12/15/20

PROJECT NUMBER: 19801

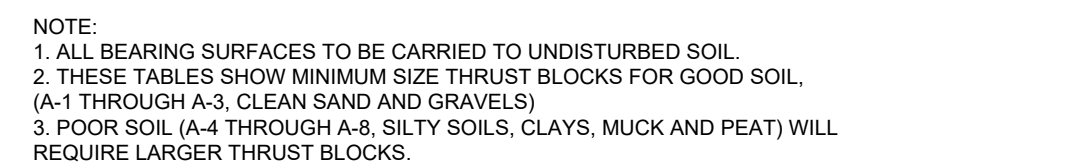
DRAWN BY: TL

CHECKED BY: JM

SCALE: 1":30' (FOR 24"X36" PLOT)

8

SHEET:



NOTE: BETWEEN BOLLARDS, ANGLE BETWEEN EFFLUENT MAIN AND GRAVITY EFFLUENT PIPE SHALL BE BETWEEN 15° - 20° UNLESS APPROVED OTHERWISE BY J.E.A.

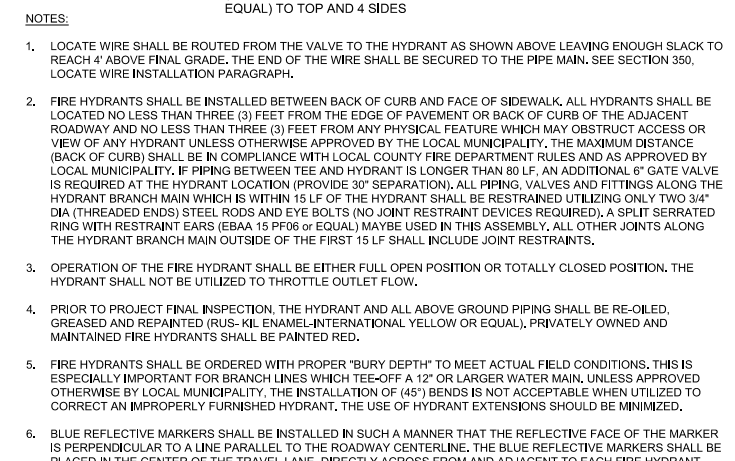
PLAN

Labels in Plan view: FLOOR, GRAVITY EFFLUENT, FORCE MAIN (EFFLUENT), FORM CONCRETE CHANNELS TO FORM EASY FLOW CURVES.

SECTION

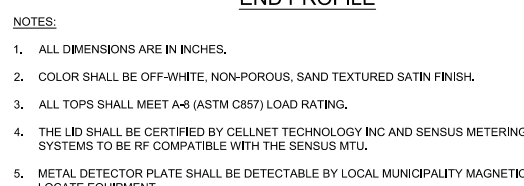
Labels in Section view: 12" MAX, FINISHED GRADE, MARKLE FRAME & COVER, GROUT, GATE VALVE (4" MIN) REQUIRED PRIOR TO DROP, 45° BEND (70°), PVC PIPE (4" MIN), DROP-IN PIPING TO CROWN OF GRAVITY EFFLUENT PIPE AS SHOWN, REFER TO S-15 DETAIL.

TYPICAL FORCE MAIN CONNECTION TO MANHOLE



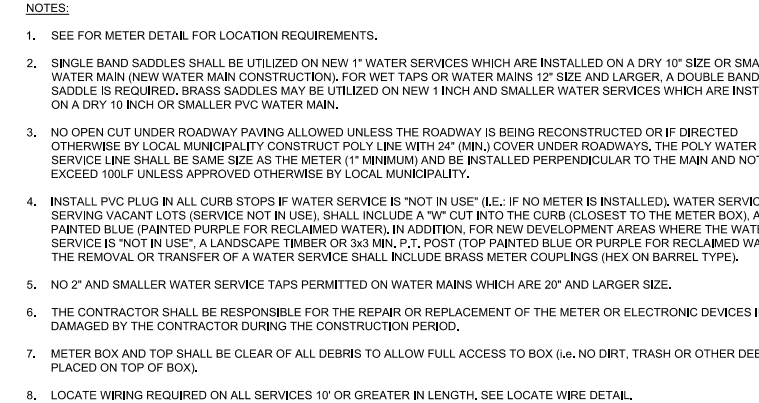
FIRE HYDRANT INSTALLATION USING TAPPING SLEEVE & VALVE

JANUARY 2020

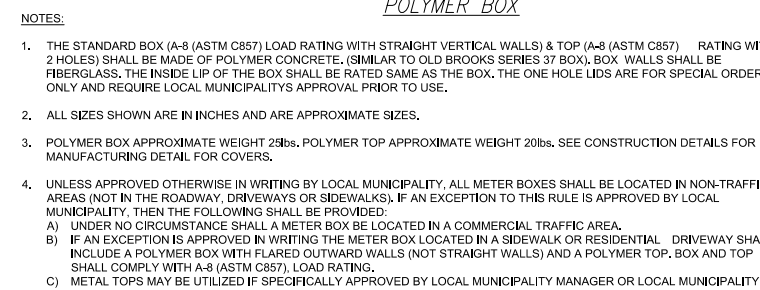


WATER METER BOX POLYMER COVER
MODEL No. 37 - TWO HOLE

JANUARY 2020



JANUARY 2020



TER OSM STAFF.

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

JANUARY 2020

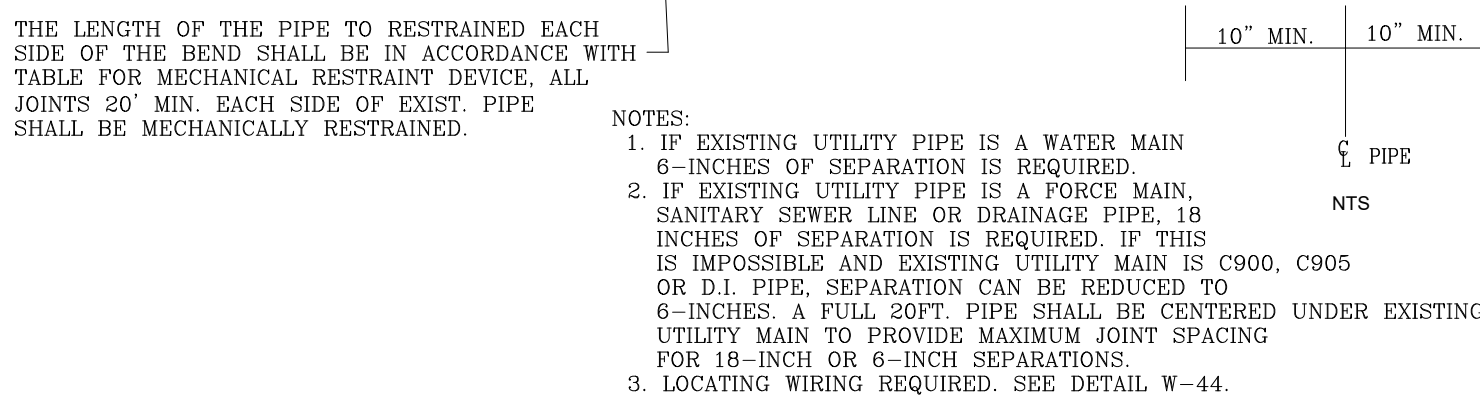


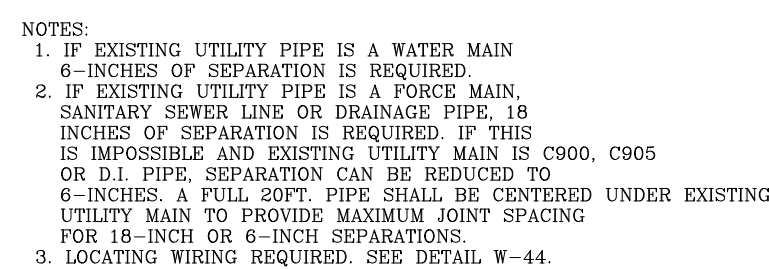
Diagram illustrating the installation of a water pipe over a sewer lateral. The diagram shows a cross-section of the ground with a sewer lateral (residential only) and a sewer main. A water pipe is shown running parallel to the sewer lateral, with a dimension line 'd' indicating the distance from the sewer lateral to the start of the water pipe. The water pipe is labeled 'WATER' and the sewer lateral is labeled 'SEWER LATERAL (RESIDENTIAL ONLY)'. The sewer main is labeled 'SEWER MAIN'. A note states: 'NOTE: 1 FOOT FROM ANY OTHER UTILITY'. The water pipe is shown with a slight upward curve, and the sewer lateral is shown as a straight line.

NOTES:

1. MAINTAIN MINIMUM 6' HORIZONTAL SEPARATION BETWEEN WATER AND WASTE WATER MAINS, WHERE THIS IS NOT POSSIBLE RUN 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

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

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



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 AS SHOWN. THE ABOVE FITTING LENGTHS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
2. ASSUMPTIONS: PVE PIPE, SAFETY FACTOR=1.1; TEST PRESSURE=100% S.O.D.-S.M. STRENGTH TYPE 3; COEFFICIENT OF FRICTION=0.022; AND 1" SMALLER PIPE SIZE THAN THE ABOVE 20' AND 40' AND 60'.
3. BENDS AND VALVES: SHALL BE RESTRAINED ON EACH SIDE OF FITTING.
4. VERTICAL OFFSETS: APPROX. 3" FEET COVER ON TOP AND APPROX. 8" FEET COVER ON BOTTOM. PER THE DETAILS, US IS THE RESTRAINED LENGTH FOR THE FITTING. APPROX. 1.5' US 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 END OF MAIN SHALL BE APPROX. 10' US. (SEE SCHEDULE 4 FOR LOWER DEEPER LEVEL. ALLOW FOR RESTRANT LENGTH ON TEE "BRANCH" LINE).
6. HOPE TO PVE TRANSITIONS: THE PVE PIPE SIZE SHALL BE RESTRAINED 30' (5' MIN).
7. THE INSTALLATION OF BALL HARNES RESTRAINTS AT PVE JOINTS (DR=18 x 25) SHALL BE REQUIRED FOR ALL JOINTS. THE JOINTS SHALL BE PROTECTED BY A JOINT PROTECTOR WHICH INCLUDES NOT OVER TIGHTENING THE PARALLEL RODS/NUTS. THESE NUTS MUST BE PROTECTED BY A JOINT PROTECTOR. THE JOINT PROTECTOR SHALL BE INSTALLED AFTER THE RESTRAINT IS INSTALLED. OVERTIGHTENING THE JOINT MAY CAUSE A FAILURE OF THE JOINT. THE JOINT PROTECTOR SHALL BE INSTALLED AFTER THE JOINT IS INSTALLED.

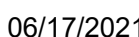
JANUARY 2020

PLATE W-31A

LENGTH (L) TO BE RESTRAINED										(SEE PLATE NO. 38C & 38D FOR ADDITIONAL DETAILS)										
NOMINAL PIPE SIZE (IN.)	HORIZONTAL BENDS					VERTICAL OFFSETS (SEE NOTE 4)					VALVES (SEE NOTE 5)					TEE SETBACKS				
	90° LIFT	45° LIFT	22.5° LIFT	11.25° LIFT	90° LIFT	90° LIFT	45° LIFT	22.5° LIFT	11.25° LIFT	90° LIFT	90° LIFT	45° LIFT	22.5° LIFT	11.25° LIFT	90° LIFT	RUN SIZE (IN.)	BRANCH SIZE (IN.)	TEE SIZE (IN.)	TEE LIFT (IN.)	TEE SETBACK (IN.)
	LIFT	LIFT	LIFT	LIFT	LIFT	LIFT	LIFT	LIFT	LIFT	LIFT	LIFT	LIFT	LIFT	LIFT	LIFT	SIZE (IN.)	SIZE (IN.)	SIZE (IN.)	SIZE (IN.)	SIZE (IN.)
4	21	9	5	3	17	3	47				84	34	4	4	F.O.					
6	30	13	6	3	23	4	66				136	36	4	4	F.O.					
8	36	15	8	4	30	6	86				164	62	4	4	LESS F.O.					
10	45	19	9	5	36	7	103				198	35	8	8	25					
12	53	22	11	6	43	8	121				230	36	10	10	45					
14	61	26	13	6	50	9	140				268	64	6	6	LESS F.O.					
16	66	28	14	7	55	10	154				312	66	12	12	10	32				
18	73	30	15	8	60	11	170				360	66	16	16	16	84				
20	79	33	16	8	66	12	186				410	66	16	16	9	5				
24	93	38	18	9	77	15	215				490	117	16	16	LESS F.O.					
30	93	38	19	10	97	17	222				2420	56	20	20	125					
36	106	39	19	11	107	20	257				2416	80	24	24	12	14				
42	117	48	24	12	120	24	289				3024	78	24	24	124					
48	144	53	26	13	133	26	321				3020	121	36	36	16	18				
											3630	30			12	LESS F.O.				
											3624	141	30	30	108					
											4032	75	24	24	104					
											4030	140	30	30	22					
											4806	75	16	16	LESS F.O.					
											4849	139	35	35	192					
													30	30	142					
													24	24	83					
													42	42	223					
													36	36	178					
													24	24	124					
													24	24	99					
													20	20	69					

JOINT JOINT SCHEDULE									
PLATE W-31A									
F.O. = FITTING ONLY									

F.O. = FITTING ONLY



REVISIONS

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

SCALE: NTS

9

SHEET:

ENGINEERING PLANS

FOR

SETTLERS COVE- SINGLE BUILDING DESIGN

FOR

SIMMONS 9, LLC

SETTLERS COVE
SINGLE BUILDING DESIGN

FOR

SIMMONS 9, LLC

RELEASED FOR CONSTRUCTION BY

GILLETTE & ASSOCIATES, INC.

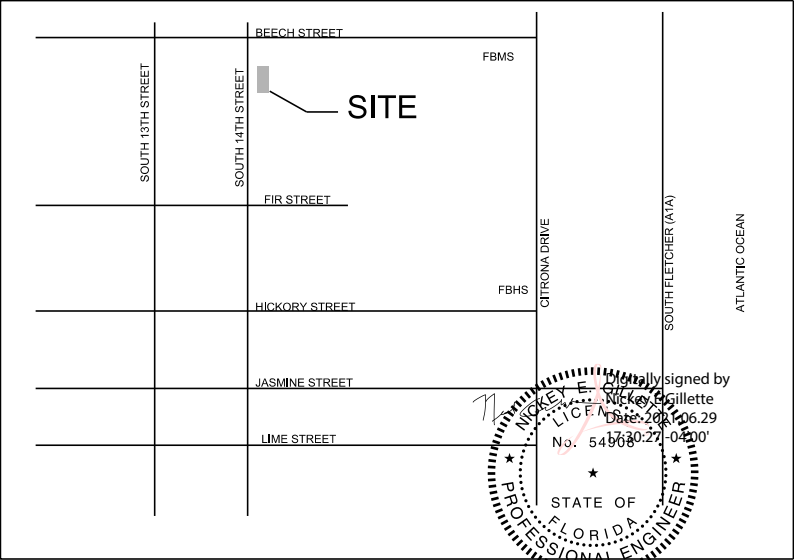
CIVIL & ENVIRONMENTAL ENGINEERING
MECHANICAL & STRUCTURAL ENGINEERING
PERMITTING & CONSTRUCTION MANAGEMENT

20 SOUTH 4TH STREET AMELIA ISLAND, FLORIDA 32034
PHONE: 904/261-8819

G & A



SITE LOCATION MAP



PERMITTING AGENCIES

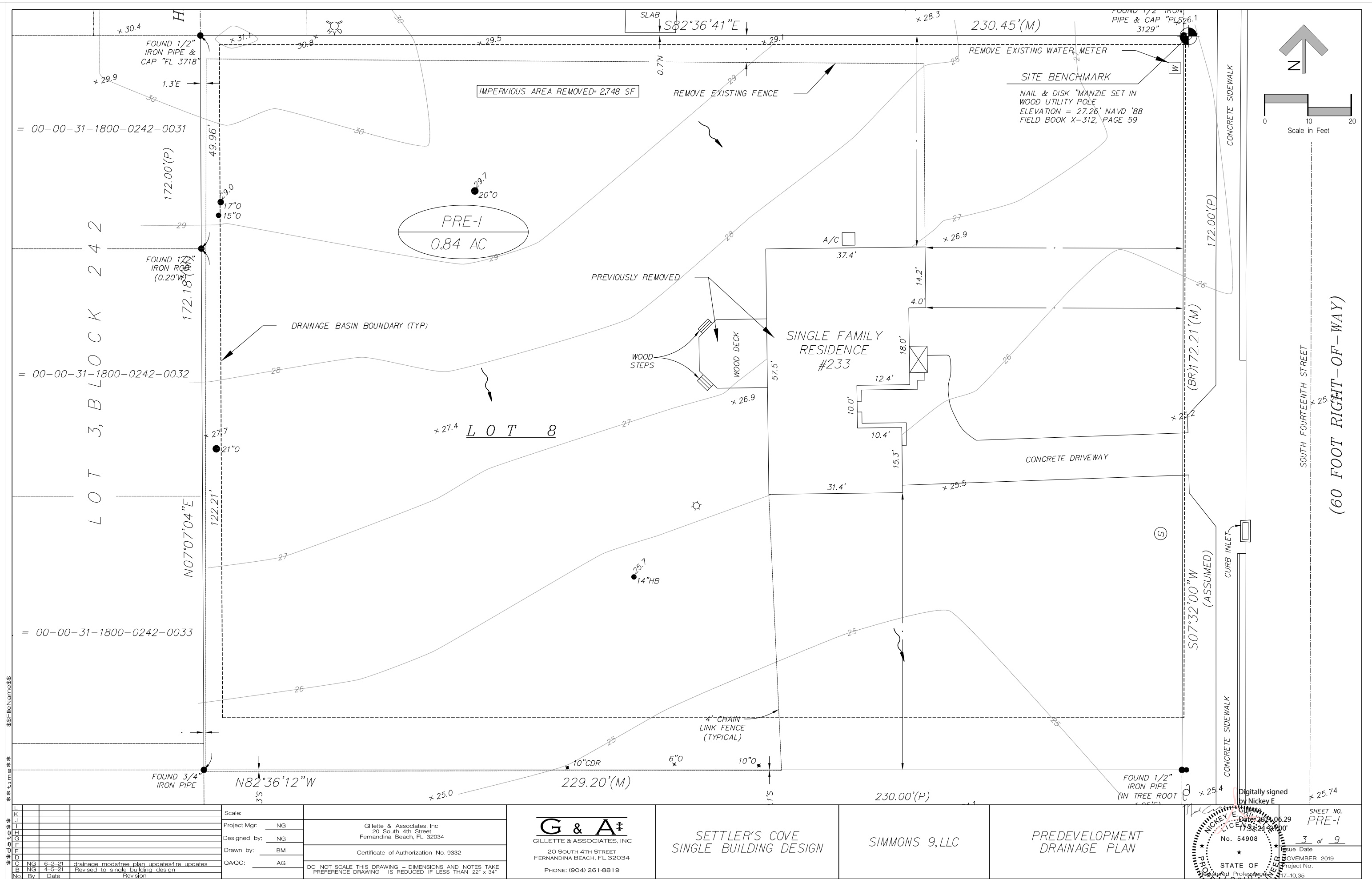
CITY OF FERNANDINA BEACH: 904-310-3421
SJRWMD: 904-730-6270

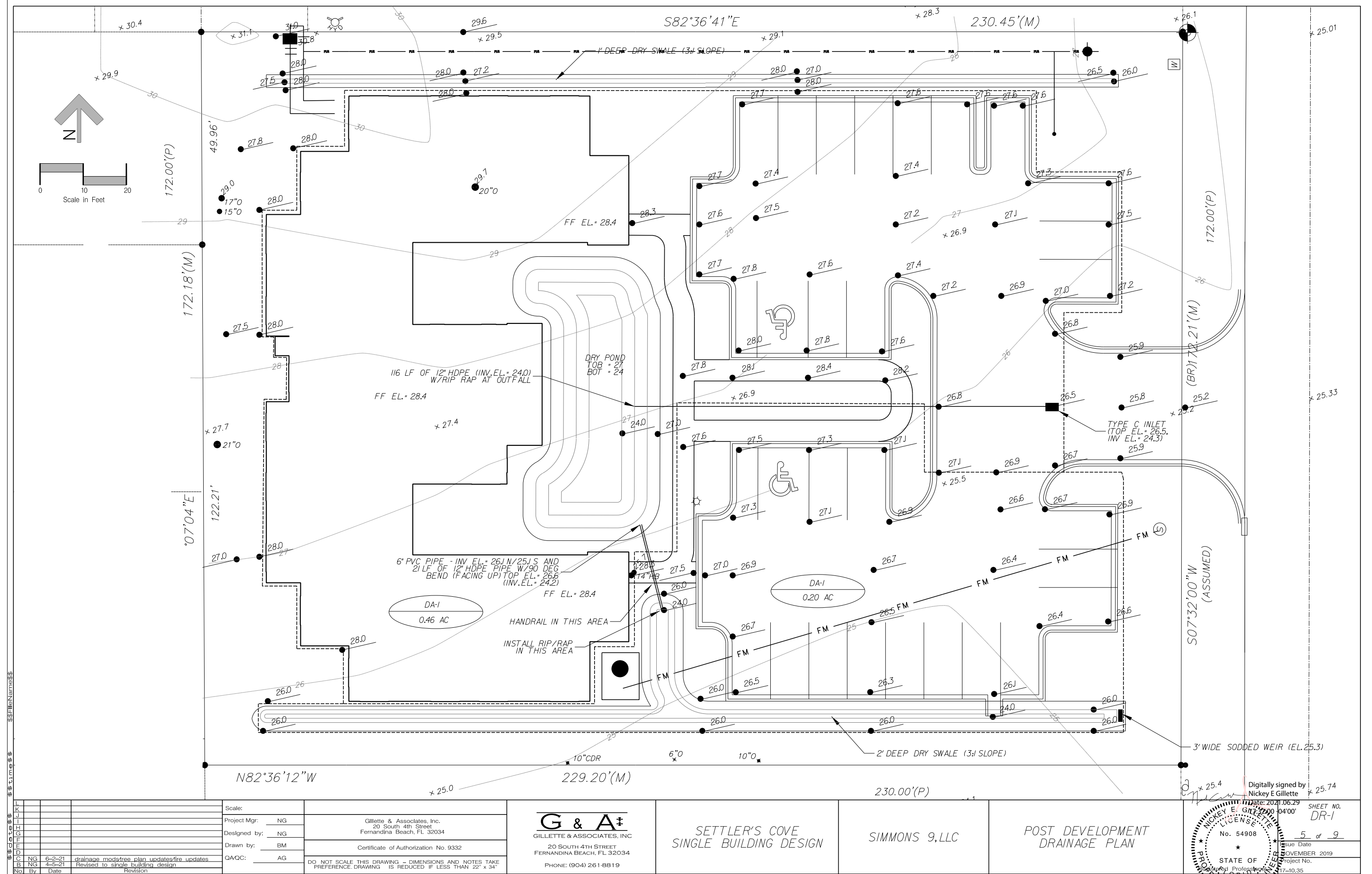
UTILITY PROVIDERS

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

G&A Project
No.:19-10.18

Issue Date: April 5, 2021
Revision Date: June 29, 2021





- Xeriscape Calculations
- | | Points |
|--|--------|
| 1. Moisture Sensing Controller to be added(not rain switch) to all Irrigation | 5 |
| 2. All grass to be drought toerant species | 10 |
| 3. Compacted mulched planting beds to be used and to be at least 3" deep in all planting areas | 10 |
| 4. Less than 75% of all beds to be sodded. | 10 |
| 5. Crepe Myrtle& Pittisporum considered extremely drought tolerant (ref.USDA database) | 10 |
| 6. Dwarf Azaleas,Pittisporum are considered drought tolerant (ref.USDA database) | 5 |

TREE PROTECTION

PARKING LOT LANDSCAPING CALC

VEHICULAR USE AREA = 11,675 SF
10% REQUIRED LANSCAPE = 1,168 SF
1 SHADE TREE PER 400 SF = 1,168/400 = 2.92
3 SHADE TREES REQUIRED
9 SHADE TREES SHOWN + 63 SHRUBS

#	SYM	PLANT TYPE
76		DWARF AZALEA (RHODODENDRON ATLANTICUM) SHRUB
6		CREPE MYRTLE TREE (LAGERSTROEMIA INDICA)
23		FLORIDA ELM (ULMUS AMERICANA)
18		BIRD OF PARADISE (STRELITZIA REGINAE) SHRUB
52		PITTOSPORUM (PITTOSPORUM CVS) SHRUB

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

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

TREES PLANTED (29) + 6 TREES
SAVED = 35 TREES PROVIDED
ALL TREES ARE SHADE TREES

No	By	Date	Revision
1	NG	6-29-21	add double staggered row plantings on 14th st
2	NG	6-29-21	drainage modifree plan updates/fire updates
3	NG	4-5-21	Revised to single building design

Scale:	
Project Mgr:	NG
Designed by:	NG
Drawn by:	BM
QA/QC:	AG
Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034	
Certificate of Authorization No. 9332	
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"	

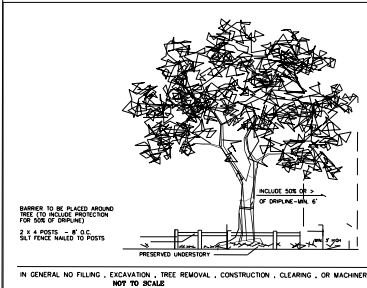
G & A
GILLETTE & ASSOCIATES, INC.
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

SETTLER'S COVE
SINGLE BUILDING DESIGN

SIMMONS 9, LLC

TREE PROTECTION/
PLANTING PLAN

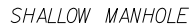
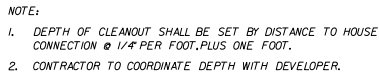
Digitally signed by
NICKY E. GILLETTE
Date: 2021.06.29
16:22:04-00'
SHEET NO. 6 of 9
Issue Date
NOVEMBER 2019
Project No.
17-10.35



NOTE TO CONTRACTOR:
REQUIRED TREE PROTECTION BARRICADES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. ENFORCEMENT INTO OR FAILURE TO MAINTAIN TREE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR BUILDING/CLEARING PERMIT REVOCATION AS PROVIDED BY COUNTY ORDINANCE.

NOTE TO CONTRACTOR:
EACH RETAINED TREE TO BE TREATED WITH 2-4 OZ OF AGRIHZONE (BIOHIL.COM) IN A 10% SOLUTION

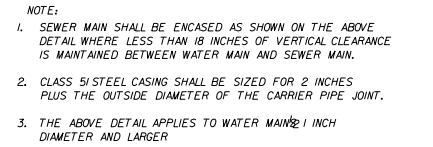
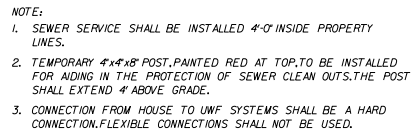
SHEET NO DT-1	
<u>7</u> of <u>9</u>	
Issue Date NOVEMBER 2019	
Project No. 17-10.35	



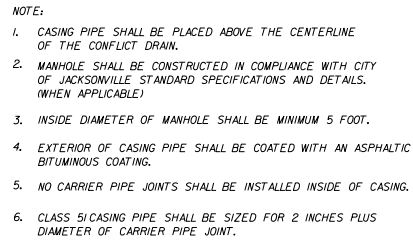
CLASS "B"

1. ALL MANHOLES SHALL BE PRECAST CONCRETE AND CONFORM TO ASTM C-478 STANDARDS. MANHOLE COVERS AND RISERS SHALL BE CONSTRUCTED OF 400 PSI, TYPE II CEMENT WITH RIVER ROCK OR GRANITE AGGREGATE.
2. ALL PIPES SHALL BE CONNECTED TO THE MANHOLE USING A 10 CK JOINT FLEXIBLE MANHOLE SLEEVE (ASTM C-923) OR APPROVED EQUAL.
3. THE EXTERIOR AND INTERIOR OF THE MANHOLE SHALL BE COATED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS WITH FABRICITE 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 1/2 FEET OF GROUND COVER CAN NOT BE MAINTAINED OVER THE SERVICE LINE.
6. ALL DUCTILE IRON SEWER PIPE, WHERE SPECIFIED, SHALL BE CLASS 51 AND COMPLY WITH ANSI/AWWA C150/A242 AND ANSI/AWWA C151/A251. DUCTILE IRON PIPE SHALL BE PROVIDED WITH A FACTORY APPLIED POLYETHYLENE LINING IN ACCORDANCE WITH ANSI/A2130 A2148.
7. THE MAXIMUM NUMBER OF DIPS IS ONE-HUNDRED 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.

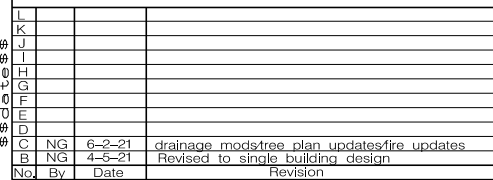
CLEANOUT



TYPICAL SEWER SERVICE



DRAIN CONFLICT



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

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

TYPE "B" MANHOLE

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

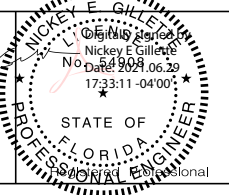
SETTLER'S COVE
SINGLE BUILDING DESIGN

TYPE "A" MANHOLE

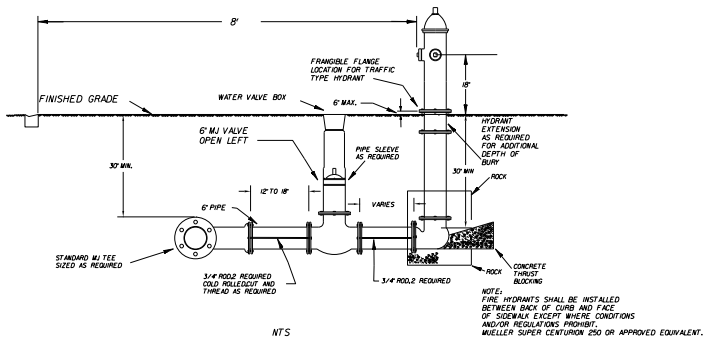
SIMMONS 9, LLC

SEWER DETAILS

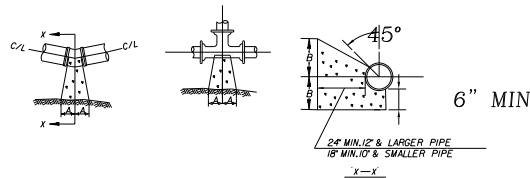
MANHOLE COVER



SHEET NO.
DT-2
8 of 9
e Date
EMBER 2019
ect No.
0.35



HYDRANT INSTALLATION WITH TIE RODS



SIZE	1/4 BENDS	CU FT CONC.	1/2 BENDS	CU FT CONC.	3/4 BENDS	CU FT CONC.	TEE	CU FT CONC.
A	B		A	B		A	B	
6"	16"	10"	9"	10"	30"	6"	10"	12"
8"	20"	12"	12"	12"	36"	8"	12"	15"
10"	24"	14"	14"	14"	42"	10"	14"	18"
12"	28"	16"	16"	16"	48"	12"	16"	21"
14"	32"	18"	18"	18"	54"	14"	18"	24"
16"	36"	20"	20"	20"	60"	16"	20"	27"
18"	40"	22"	22"	22"	66"	18"	22"	30"
20"	44"	24"	24"	24"	72"	20"	24"	33"
22"	48"	26"	26"	26"	78"	22"	26"	36"
24"	52"	28"	28"	28"	84"	24"	28"	39"
26"	56"	30"	30"	30"	90"	26"	30"	42"
28"	60"	32"	32"	32"	96"	28"	32"	45"
30"	64"	34"	34"	34"	102"	30"	34"	48"
32"	68"	36"	36"	36"	108"	32"	36"	51"
34"	72"	38"	38"	38"	114"	34"	38"	54"
36"	76"	40"	40"	40"	120"	36"	40"	57"
38"	80"	42"	42"	42"	126"	38"	42"	60"
40"	84"	44"	44"	44"	132"	40"	44"	63"
42"	88"	46"	46"	46"	138"	42"	46"	66"
44"	92"	48"	48"	48"	144"	44"	48"	69"
46"	96"	50"	50"	50"	150"	46"	50"	72"
48"	100"	52"	52"	52"	156"	48"	52"	75"
50"	104"	54"	54"	54"	162"	50"	54"	78"
52"	108"	56"	56"	56"	168"	52"	56"	81"
54"	112"	58"	58"	58"	174"	54"	58"	84"
56"	116"	60"	60"	60"	180"	56"	60"	87"
58"	120"	62"	62"	62"	186"	58"	62"	90"
60"	124"	64"	64"	64"	192"	60"	64"	93"
62"	128"	66"	66"	66"	198"	62"	66"	96"
64"	132"	68"	68"	68"	204"	64"	68"	99"
66"	136"	70"	70"	70"	210"	66"	70"	102"
68"	140"	72"	72"	72"	216"	68"	72"	105"
70"	144"	74"	74"	74"	222"	70"	74"	108"
72"	148"	76"	76"	76"	228"	72"	76"	111"
74"	152"	78"	78"	78"	234"	74"	78"	114"
76"	156"	80"	80"	80"	240"	76"	80"	117"
78"	160"	82"	82"	82"	246"	78"	82"	120"
80"	164"	84"	84"	84"	252"	80"	84"	123"
82"	168"	86"	86"	86"	258"	82"	86"	126"
84"	172"	88"	88"	88"	264"	84"	88"	129"
86"	176"	90"	90"	90"	270"	86"	90"	132"
88"	180"	92"	92"	92"	276"	88"	92"	135"
90"	184"	94"	94"	94"	282"	90"	94"	138"
92"	188"	96"	96"	96"	288"	92"	96"	141"
94"	192"	98"	98"	98"	294"	94"	98"	144"
96"	196"	100"	100"	100"	300"	96"	100"	147"
98"	200"	102"	102"	102"	306"	98"	102"	150"
100"	204"	104"	104"	104"	312"	100"	104"	153"
102"	208"	106"	106"	106"	318"	102"	106"	156"
104"	212"	108"	108"	108"	324"	104"	108"	159"
106"	216"	110"	110"	110"	330"	106"	110"	162"
108"	220"	112"	112"	112"	336"	108"	112"	165"
110"	224"	114"	114"	114"	342"	110"	114"	168"
112"	228"	116"	116"	116"	348"	112"	116"	171"
114"	232"	118"	118"	118"	354"	114"	118"	174"
116"	236"	120"	120"	120"	360"	116"	120"	177"
118"	240"	122"	122"	122"	366"	118"	122"	180"
120"	244"	124"	124"	124"	372"	120"	124"	183"
122"	248"	126"	126"	126"	378"	122"	126"	186"
124"	252"	128"	128"	128"	384"	124"	128"	189"
126"	256"	130"	130"	130"	390"	126"	130"	192"
128"	260"	132"	132"	132"	396"	128"	132"	195"
130"	264"	134"	134"	134"	402"	130"	134"	198"
132"	268"	136"	136"	136"	408"	132"	136"	201"
134"	272"	138"	138"	138"	414"	134"	138"	204"
136"	276"	140"	140"	140"	420"	136"	140"	207"
138"	280"	142"	142"	142"	426"	138"	142"	210"
140"	284"	144"	144"	144"	432"	140"	144"	213"
142"	288"	146"	146"	146"	438"	142"	146"	216"
144"	292"	148"	148"	148"	444"	144"	148"	219"
146"	296"	150"	150"	150"	450"	146"	150"	222"
148"	300"	152"	152"	152"	456"	148"	152"	225"
150"	304"	154"	154"	154"	462"	150"	154"	228"
152"	308"	156"	156"	156"	468"	152"	156"	231"
154"	312"	158"	158"	158"	474"	154"	158"	234"
156"	316"	160"	160"	160"	480"	156"	160"	237"
158"	320"	162"	162"	162"	486"	158"	162"	240"
160"	324"	164"	164"	164"	492"	160"	164"	243"
162"	328"	166"	166"	166"	498"	162"	166"	246"
164"	332"	168"	168"	168"	504"	164"	168"	249"
166"	336"	170"	170"	170"	510"	166"	170"	252"
168"	340"	172"	172"	172"	516"	168"	172"	255"
170"	344"	174"	174"	174"	522"	170"	174"	258"
172"	348"	176"	176"	176"	528"	172"	176"	261"
174"	352"	178"	178"	178"	534"	174"	178"	264"
176"	356"	180"	180"	180"	540"	176"	180"	267"
178"	360"	182"	182"	182"	546"	178"	182"	270"
180"	364"	184"	184"	184"	552"	180"	184"	273"
182"	368"	186"	186"	186"	558"	182"	186"	276"
184"	372"	188"	188"	188"	564"	184"	188"	279"
186"	376"	190"	190"	190"	570"	186"	190"	282"
188"	380"	192"	192"	192"	576"	188"	192"	285"
190"	384"	194"	194"	194"	582"	190"	194"	288"
192"	388"	196"	196"	196"	588"	192"	196"	291"
194"	392"	198"	198"	198"	594"	194"	198"	294"
196"	396"	200"	200"	200"	600"	196"	200"	297"
198"	400"	202"	202"	202"	606"	198"	202"	300"
200"	404"	204"	204"	204"	612"	200"	204"	303"
202"	408"	206"	206"	206"	618"	202"	206"	306"
204"	412"	208"	208"	208"	624"	204"	208"	309"
206"	416"	210"	210"	210"	630"	206"	210"	312"
208"	420"	212"	212"	212"	636"	208"	212"	315"
210"	424"	214"	214"	214"	642"	210"	214"	318"
212"	428"	216"	216"	216"	648"	212"	216"	321"
214"	432"	218"	218"	218"	654"	214"	218"	324"
216"	436"	220"	220"	220"	660"	216"	220"	327"
218"	440"	222"	222"	222"	666"	218"	222"	330"
220"	444"	224"	224"	224"	672"	220"	224"	333"
222"	448"	226"	226"	226"	678"	222"	226"	336"
224"	452"	228"	228"	228"	684"	224"	228"	339"
226"	456"	230"	230"	230"	690"	226"	230"	342"
228"	460"	232"	232"	232"	696"	228"	232"	345"
230"	464"	234"	234"	234"	702"	230"	234"	348"
232"	468"	236"	236"	236"	708"	232"	236"	351"
234"	472"	238"	238"	238"	714"	234"	238"	354"
236"	476"	240"	240"	240"	720"	236"	240"	357"
238"	480"	242"	242"	242"	726"	238"	242"	360"
240"	484"	244"	244"	244"	732"	240"	244"	363"
242"	488"	246"	246"	246"	738"	242"	246"	366"
244"	492"	248"	248"	248"	744"	244"	248"	369"
246"	496"	250"	250"	250"	750"	246"	250"	372"
248"	500"	252"	252"	252"	756"	248"	252"	375"
250"	504"	254"	254"	254"	762"	250"	254"	378"
252"	508"	256"	256"	256"	768"	252"	256"	381"
254"	512"	258"	258"	258"	774"	254"	258"	384"
256"	516"	260"	260"	260"	780"	256"	260"	387"
258"	520"	262"	262"	262"	786"	258"	262"	390"
260"	524"	264"	264"	264"	792"	260"	264"	393"
262"	528"	266"	266"	266"	798"	262"	266"	396"
264"	532"	268"	268"	268"	804"	264"	268"	399"
266"	536"	270"	270"	270"	810"	266"	270"	402"
268"	540"	272"	272"	272"	816"	268"	272"	405"
270"	544"	274"	274"	274"	822"	270"	274"	408"
272"	548"	276"	276"	276"	828"	272"	276"	411"
274"	552"	278"	278"	278"	834"	274"	278"	414"
276"	556"	280"	280"	280"	840"	276"	280"	417"
278"	560"	282"	282"	282"	846"	278"	282"	420"
280"	564"	284"	284"	284"	852"	280"	284"	423"
282"	568"	286"	286"	286"	858"	282"	286"	426"
284"	572"	288"	288"	288"	864"	284"	288"	429"
286"	576"	290"	290"	290"	870"	286"	290"	432"
288"	580"	292"	292"	292"	876"	288"	292"	435"
290"	584"	294"	294"	294"	882"	290"	294"	438"
292"	588"	296"	296"	296"	888"	292"	296"	441"
294"	592"	298"	298"	298"	894"	294"	298"	444"
296"	596"	300"	300"	300"	900"	296"	300"	447"
298"	600"	302"	302"	302"	906"	298"	302"	450"
300"	604"	304"	304"	304"	912"	300"	304"	453"
302"	608"	306"	306"	306"	918"	302"	306"	456"
304"	612"	308"	308"	308"	924"	304"	308"	459"
306"	616"	310"	310"	310"	930"	306"	310"	462"
308"	620"	312"	312"	312"	936"	308"	312"	465"
310"	624"	314"	314"	314"	942"	310"	314"	468"
312"	628"	316"	316"	316"	948"	312"	316"	471"
314"	632"	318"	318"	318"	954"	314"	318"	474"
316"	636"	320"	320"	320"	960"	316"	320"	477"
318"	640"	322"	322"	322"	966"	318"	322"	480"
320"	644"	324"	324"	324"	972"	320"	324"	483"
322"	648"	326"	326"	326"	978"	322"	326"	486"
324"	652"	328"	328"	328"	984"	324"	328"	489"
326"	656"	330"	330"	330"	990"	326"	330"	492"
328"	660"	332"	332"	332"	996"	328"	332"	495"
330"	664"	334"	334"	334"	1002"	330"	334"	498"
332"	668"							