



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
JANUARY 13, 2022
10:00 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 December 9, 2021 Regular Meeting
- 5. DISCUSSION ITEMS**
 - 5.1 Pre-Application Discussion - Dan McCranie, 1920-1944 First Ave., to discuss a 4-lot residential project. This property is zoned R-3.
- 6. NEW BUSINESS**
 - 6.1 SPR 2021-0014: Halff Associates, Inc., 59 S. Fletcher Ave., Construction of 10 individual hotel villas, office building and pool amenity.
 - 6.2 SPR 2021-0015: Halff Associates, Inc., 87 S. Fletcher Ave., Construction of 10 individual hotel villas and office building.
 - 6.3 SPR 2021-0016: Nick Gillette with Gillette & Associates, S 13th Street - Construction of a group residential project with parking lot and dry retention.
- 7. DEVELOPMENT INQUIRIES FROM APPLICANTS NOT ON THE AGENDA - DISCUSSION ONLY, NO ACTION TO BE TAKEN.**
- 8. COMMITTEE BUSINESS**
- 9. ADJOURNMENT**

THE NEXT REGULAR TRC MEETING IS SCHEDULED FOR THURSDAY, JANUARY 27, 2022 AT 10AM.

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
DECEMBER 9, 2021**

1. CALL TO ORDER 10:00

2. ROLL CALL

MEMBERS PRESENT:

Jacob Platt, Planning

Sal Cumella, Historic Preservation

Andre Desilet, Stormwater/Utilities

Jason Higginbotham, Fire (10:22)

Don Kukla, Building

Michelle Forstrom, Code Enforcement

Daphne Forehand, Planning

OTHERS PRESENT:

Taylor Hartmann, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.1 Approval of Minutes for the TRC Regular Meeting of November 18, 2021.

ACTION TAKEN: A motion was made by Member Forstrom, seconded by Member Desilet 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 Discussion - Eric Eppley, Lot 4, S. 14th Street, to discuss using the vacant parcel for outside sales of mulch and pine straw. This property is zoned C-2.

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

Eric Eppley, applicant, spoke about creating a driveway cut for access to the property off of S. 14th Street. The adjacent medical offices do not need the parcel for overflow parking.

Mr. Desilet stated that this parcel was originally designed for parking and the current drainage path needs to be assessed.

Mr. Kukla inquired about whether any lighting would be installed.

Members discussed the need for ADA parking and an accessible route between the office and sales area.

Mr. Kukla inquired about whether this parcel would have to revert back to a parking lot prior to any future sale of the business lot.

Members agreed that this project needs to come back for a full site plan review.

- 5.2 Pre-Application Discussion - Nick Gillette, S 13th Street, to discuss a 2-story group residential building. The property is zoned MU-1.

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

Nick Gillette stated that this proposed project is nearly identical to the permitted project happening at 233 S. 14th St. He also stated that they've already had an arborist make a site visit to assess the condition of all trees on the parcel.

Mr. Desilet confirmed that no permits exist for the adjacent dentist office

- 5.3 Pre-Application Discussion - Dan McCranie, 1920-1944 First Avenue, to discuss a 4-lot residential project. This property is zoned R-3.

The applicant was not present to speak.

Mr. Desilet inquired about a property located off of N. 15th Street at 15th Ct. He was contacted by the property owner who would like to develop the currently vacant parcel and access to the parcel would require working around an existing retention pond located in a City's right-of-way.

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

No parties wished to speak.

7. ADJOURNMENT 11:00

Jacob Platt

Print

Technical Review Committee (TRC): Pre-Application Meeting Request - Submission #8402

Date Submitted: 12/2/2021

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

2022 Meeting Calendar



IMPORTANT NOTES

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

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



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



Pre-Application Conference “ see LDC section 11.01.02

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

All applications and related documents for a Pre-Application Meeting must be submitted by 12:00 p.m. five (5) business days before the scheduled meeting. Required documents are as follow:

☒

A complete application.

☒

Site plans or scaled drawings; and

☒

Any other files that illustrate the proposed project.

PROPERTY INFORMATION

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

Site Address*

1920 1st Avenue

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

20-3N-29-0000-0031-0000

Lot

Block

Subdivision

Zoning District*

R-3

Future Land Use Designation*

High Density Residential

Overlay District

None

Size of Property (acres)*

0.43

Present Property Use*

vacant

Wetlands*

No

Flood Zone*

X, area of minimal flood

Coastal Construction Control Line (CCCL)*

Yes

CONTACT INFORMATION

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

First Name*

Dan

Last Name*

McCranie

Company (if applicable)

1920-1944 First Avenue, LLC

Telephone Number*

904-753-8777

E-mail Address*

dan@mccranie-engineers.com

PROJECT INFORMATION

Project Name

1920-1944 First Avenue

Project Type*

Residential ▼

Project Description*

4 lot residential project

Describe your project in detail

Proposed Access Road*

1st 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*

DANIEL

Applicant Last Name*

MCCRANIE

Today's Date*

12/2/2021

Upload Supporting Documentation*

FIRSTAVEAMELIA-SITEPLAN03.pdf

Upload 2

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Upload 3

Choose File

No file selected

Upload 4

Choose File

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Upload 5

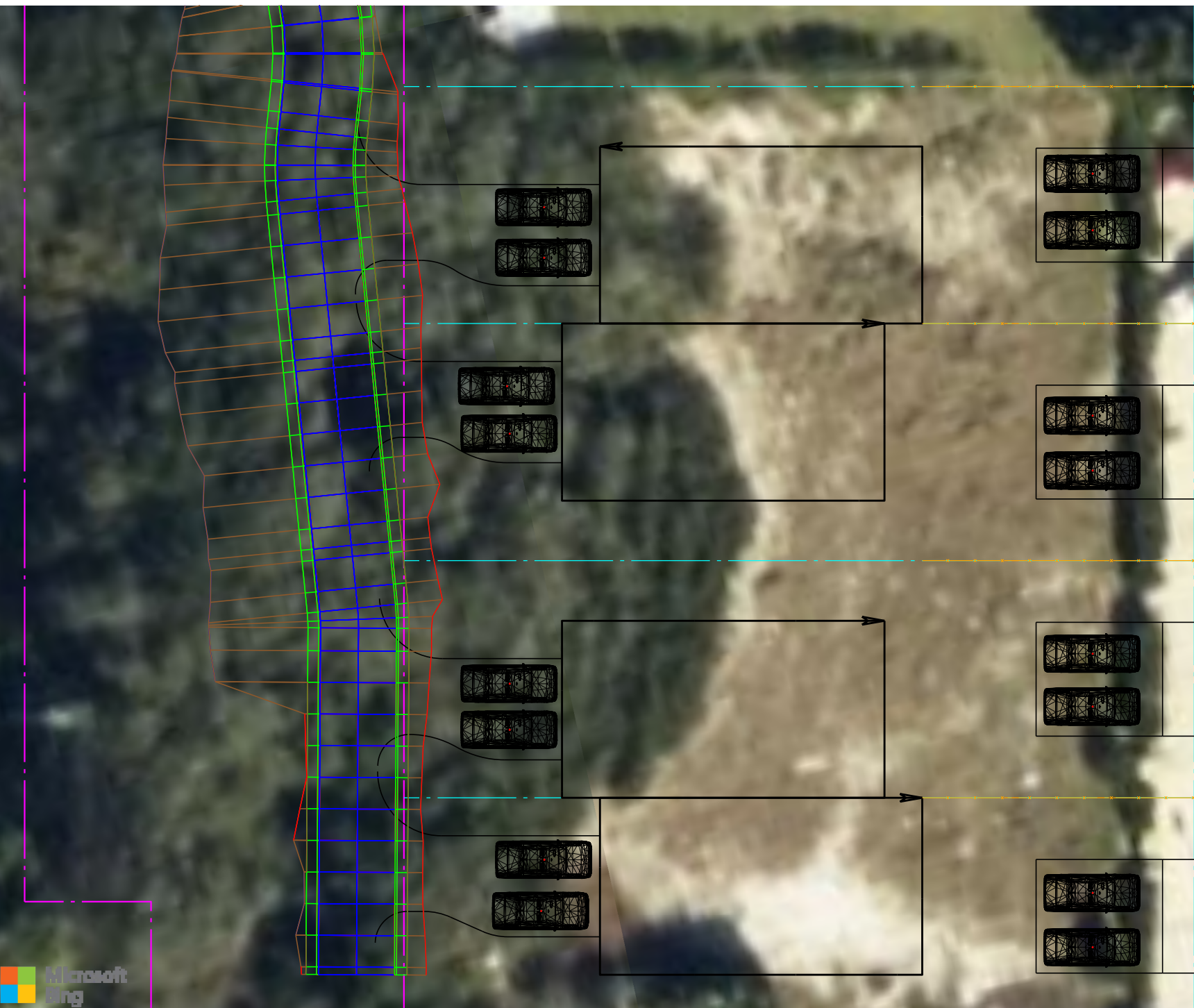
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DEPARTMENT OF PLANNING & CONSERVATION

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



Technical Review Committee: Application - Submission #8448

Date Submitted: 12/13/2021

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. 1/2 of original application fees

☐Change of Use Determination Letter \$50

☐Engineering Review (Consultant Hourly Rate) \$125



November 24 Meeting is cancelled in observance of Thanksgiving Day.

IMPORTANT NOTES

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

****Please note that the TRC now meets at 10:00 AM on the second and fourth Thursdays of each month (unless otherwise indicated) in City Hall Chambers.****

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*

59 S Fletcher Avenue

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)

00-00-31-1020-0052-0000

Lot

52&53

Block

Subdivision

Amelia Lighthouse Reservation

Zoning District

C-1

Future Land Use Designation*

General Commercial

Overlay District*

None

Size of Property (acres)*

.67

Present Property Use*

Undeveloped

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*

Susan

Last Name*

Caples

Company (if applicable)

Lodging Resources, Inc.

Mailing Address*

1617 Atlantic Avenue

City*

Fernandina Beach

State*

Florida

Zip*

32034

Telephone Number*

904-556-6964

Email Address*

kelley@lodgingresources.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

Michael

Last Name

Coffey

Company (if applicable)

Half Associates, Inc.

Mailing Address

7807 Baymeadows Road East

City

Jacksonville

State

FL

Zip

32256

Telephone Number

904-456-9802

Email Address

mcoffey@half.com

PROJECT INFORMATION

Project Type*

Site Plan Review

Project Name

Amelia Island Rentals

Proposed Access Road*

Fletcher Avenue

Rd Maintenance Jurisdiction*

City Maintained

Project Estimated Cost*

\$2,500,000

Description of Request*

Construction of 10 rental units, office building and pool amenity, associated drainage, water and sewer utilities.

Site Plan Review Checklist



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



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



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



A vicinity map showing the location of the property.



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



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



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



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



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



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



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



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



Elevations of all proposed structures.



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



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



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



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



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



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



- o Timeline for the development; and



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



A summary block containing:



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



- o Zoning district;



o Total acreage;



o Total square footage for non-residential uses;



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



o Impervious surface ratio calculation, proposed and permissible;



o Floor area ratio calculation, proposed and permissible;



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



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



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



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



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



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



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



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



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



o Tree Protection Plan (Section 4.05.09.)



o Landscape Plan (Section 4.05.00.)



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



o Signage Plan (Section 5.03.00.)



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



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



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

School Concurrency

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

Certification*

☒

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

☒

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

Applicant First Name*

Michael

Applicant Last Name*

Coffey

Today's Date*

12/13/2021

Upload Supporting Documentation*

NORTH END G STREET SHEET SET 2021-12-13 SS -Both.pdf

Upload 2

Amelia Island Rentals Drainage Calcs SS.pdf

Upload 3

Fire Sprinklers.pdf

Upload 4

Lighting with schedule.pdf

Upload 5

North Bldg Elevations.pdf

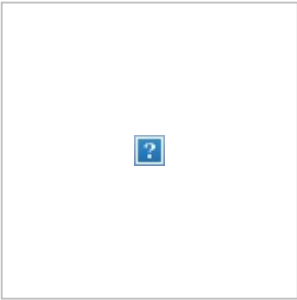
Upload 6

owner authorization for representation to Planning board.pdf

Upload 7

Choose File

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DEPARTMENT OF PLANNING & CONSERVATION

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Lodging Resources, Inc.

(print name of property owner(s))

hereby authorize: Half Associates, Inc.

(print name of agent)

to represent me/us in processing an application for: Technical Review Committee - Siteplan
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

Susan L. Caples (Pres. of Lodging Resources)
(Signature of owner)

(Signature of owner)

Susan L. Caples (Pres. of Lodging Resources)
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

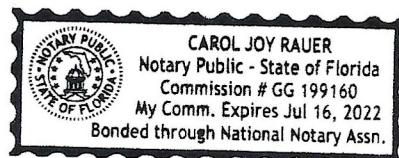
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 1st day
of December, 2021, by Susan L. Caples.

Carol Joy Rauer
Notary Public

CAROL JOY RAUER
Printed Name

7/16/22
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: _____



CIVIL AND LANDSCAPE PERMIT PLANS
FOR
AMELIA ISLAND RENTALS

59 S. FLETCHER AVENUE, FERNANDINA BEACH
32034

OWNER

LODGING RESOURCES INC.
1617 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

DEVELOPER

G STREET APARTMENTS, LLC
514 S 4TH STREET, UNIT C
FERNANDINA BEACH, FL 32034

CIVIL ENGINEER:



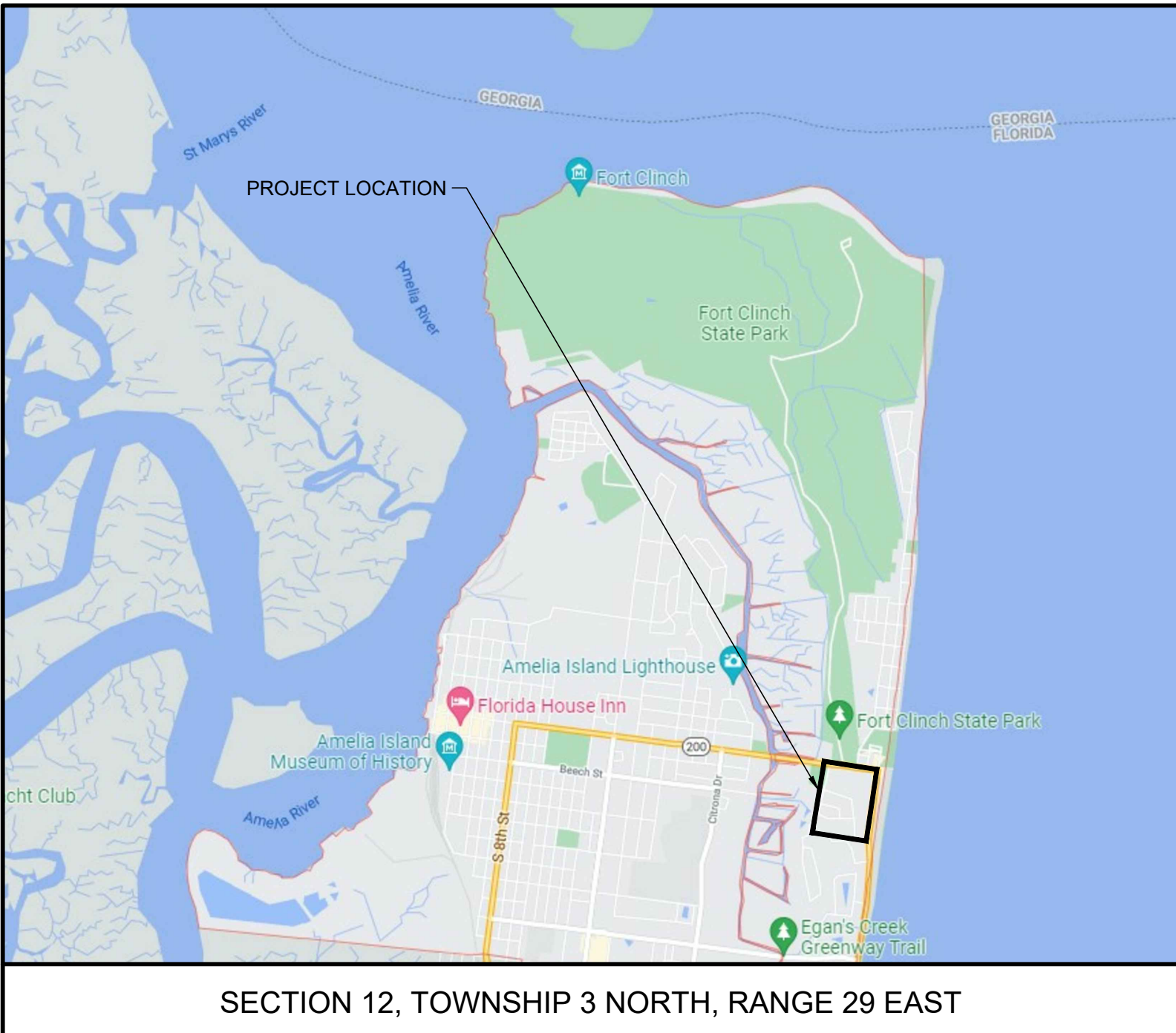
7807 BAYMEADOWS ROAD EAST, SUITE 200
JACKSONVILLE, FLORIDA USA 32256
PHONE 904.730.9360 WWW.HALFF.COM
FL CA 33380 FL LC 26000645

LANDSCAPE ARCHITECT:

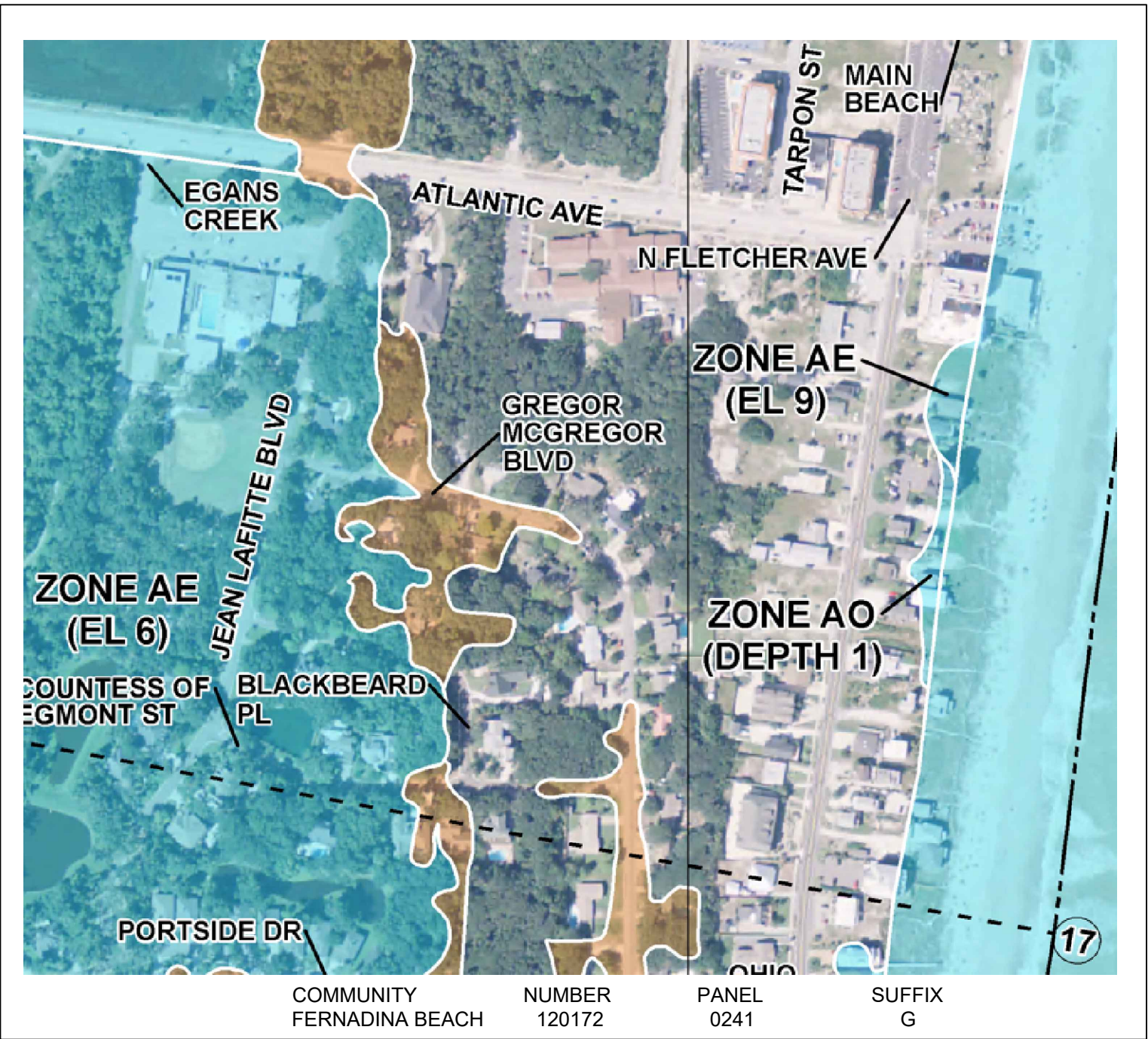
HALFF ASSOCIATES, INC.
7807 BAYMEADOWS ROAD EAST, SUITE 200
JACKSONVILLE, FL 32256

SURVEYOR:

GLASS LAND SURVEYING, LLC
23884 CRESCENT COURT,
FERNANDINA BEACH, FL 32034



VICINITY MAP
N.T.S.



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF NASSAU, STATE OF FLORIDA AND BEING PARTICULARLY DESCRIBED AS FOLLOWS: LOTS 52 AND 53, PLAT OF SUBDIVISION OF LOTS 8 AND 17 OF SUPPLEMENT PLAT OF AMELIA ISLAND LIGHTHOUSE RESERVATION OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 29 EAST, ACCORDING TO PLAT RECORDED IN PLAT BOOK 2, PAGE 24, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA

Sheet List Table	
SheetTitle	TITLE
C-000	COVER
--	SURVEY
C-001	SIGNATURE SHEET
C-002	GENERAL NOTES
C-003	GENERAL NOTES
C-004	EXISTING CONDITIONS AND DEMOLITION PLAN
C-005	PRE-DEVELOPMENT DRAINAGE MAP
C-006	POST-DEVELOPMENT DRAINAGE MAP
C-100	SITE PLAN
C-101	SITE STANDARD DETAILS
C-102	SITE STANDARD DETAILS
C-200	PAVING GRADING AND DRAINAGE
C-300	UTILITIES
C-301	UTILITY DETAILS
C-302	UTILITY DETAILS
C-303	UTILITY DETAILS
C-400	SWPPP GENERAL NOTES AND DETAILS
C-401	SWPPP FORMS
C-402	SWPPP GENERAL REQUIREMENTS
SL-1	SITE LIGHTING PLAN
TM-100	TREE MITIGATION PLAN
LS-200	LANDSCAPE NOTES AND SPECIFICATION
LS-201	NC CODE REQUIREMENT AND PLANT SCHEDULE
LS-202	LANDSCAPE PLAN

PROJECT NAME

AMELIA ISLAND RENTALS
FERNANDINA BEACH, FL

PREPARED FOR
G STREET APARTMENTS, LLC



7807 BAYMEADOWS ROAD EAST, SUITE 200
JACKSONVILLE, FLORIDA USA 32256
PHONE 904.730.9360 WWW.HALFF.COM
FL CA 33380 FL LC 26000645

PRELIMINARY SET - NOT FOR CONSTRUCTION

REVISIONS		DESCRIPTION	
NO.	DATE		

SEAL

PROJECT NO.:	46016.001
ISSUED:	12/13/2021
DRAWN BY:	ST
CHECKED BY:	MAC
SCALE:	

COVER

C-000

MAP OF BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF NASSAU, STATE OF FLORIDA AND BEING PARTICULARLY DESCRIBED AS FOLLOWS: LOT 52 AND 53, PLAT OF SUBDIVISION OF LOTS 8 AND 17 OF SUPPLEMENTAL PLAT OF AMELIA ISLAND LIGHTHOUSE RESERVATION OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 29 EAST, ACCORDING TO PLAT RECORDED IN PLAT BOOK 2, PAGE 24, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA

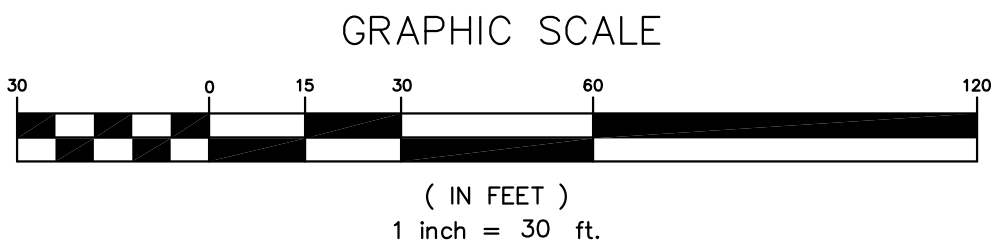


PREPARED FOR:
G STREET APTS, LLC

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings based on S 82°27'00" E for the North line of Lot 54, (Plat).
- 5) Fence ownership, if applicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
- 6) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
- 7) The property shown hereon lies within flood zone " X " as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C0241G Dated 08-02-2017.
- 8) Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.
- 9) This survey has been performed according to the standard of care to achieve the following accuracies for the following surveyed. Surveyed Accuracy: 1 foot in 21782 feet Commercial / High risk Linear Accuracy: 1 foot in 10000 feet SOP Rule 5J-17.05(3) (B) (15) b.ii
- 10) Elevation shown hereon are based on the North American Vertical Datum of 1988, (NAVD 1988)

L-1 = S08°33'27"W 49.74' MEAS. NO BEARING PLAT 50.00' PLAT



LEGEND

—E—E— = AERIAL UTILITY WIRES
A/C = AIR CONDITIONER
AKA = ALSO KNOWN AS
B.R.L = BUILDING RESTRICTION LINE
TV = CABLE TELEVISION PEDESTAL
△ = CENTRAL ANGLE
C = CENTERLINE
-x-x- = CHAIN LINK FENCE
CB = CHORD BEARING
CD = CHORD DISTANCE

CONC. = CONCRETE
CMP = CORRUGATED METAL PIPE
E = ELECTRICITY METER
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
F = FIRE HYDRANT
G = GAS METER
L = ARC LENGTH
LP = LIGHT POLE

MEAS. = MEASURED
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O.R.B. = OFFICIAL RECORD BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
S = SEWER CLEANOUT
SM = SEWER MANHOLE

⊕ = STORM MANHOLE
T = TELEPHONE PEDESTAL
-B-B- = WOOD FENCE
W = WOOD POWER POLE
W = WATER METER
⊙ = WELL

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS 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.

BY:
ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE No. 5712

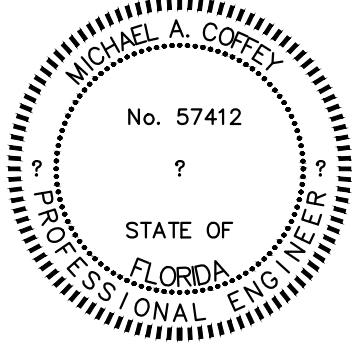
GLASS LAND SURVEYING, LLC

GLASS LAND SURVEYING, LLC
23884 CRESCENT PARK COURT, FERNANDINA BEACH, FLORIDA 32034
(904) 261-0128 • CELL (904) 370-0318
LICENSE BUSINESS NO. LB 8359

SCALE: 1" = 30'
DATE: 07-12-21
DRN BY: AFG
CKD BY: AFG
JOB NO: 21-177
F.B. NO: AGT10
PAGE NO: 76-78

Michael A Coffey

Digitally signed by Michael A Coffey
DN: CN=Michael A Coffey,
OU=A01410C000001710D2B263A000150E7,
O=HALFF ASSOCIATES INC., C=US
Date: 2021.12.13 11:52:52-05'00'



MICHAEL A. COFFEY, PhD, PE STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 57412
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MICHAEL A. COFFEY, PE ON THE DATE ADJACENT TO THE SEAL USING SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

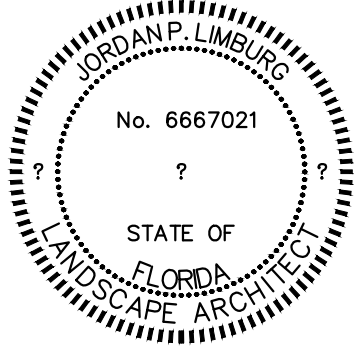
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THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

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Jordan Limburg
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Jordan Limburg
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THE ABOVE NAMED REGISTERED LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G10-11.011, F.A.C.

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LS-202	LANDSCAPE PLAN

PROJECT NAME	AMELIA ISLAND RENTALS FERNANDINA BEACH, FL
PREPARED FOR	G STREET APARTMENTS, LLC



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PRELIMINARY SET - NOT FOR CONSTRUCTION

REVISIONS		DESCRIPTION
NO.	DATE	

SEAL

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PROJECT NO.:	46016.001
ISSUED:	12/13/2021
DRAWN BY:	ST
CHECKED BY:	MAC
SCALE:	

SIGNATURE SHEET

C-001

GENERAL CONSTRUCTION NOTES

- A. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES, THE ENGINEER, AND THE ARCHITECT. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE ANY NECESSARY INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS.
- B. CONTRACTOR IS RESPONSIBLE FOR PREPARING AND PERMITTING ANY REQUIRED DEWATERING PLAN.
- C. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO IN THESE PLANS SHALL BE OF THE LATEST REVISION.
- D. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH THE STRICTER OF CITY OF JACKSONVILLE AND FOOT SPECIFICATIONS (LATEST EDITION).
- E. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRE-CAST AND MANUFACTURED ITEMS TO THE OWNER'S ENGINEER FOR REVIEW AND APPROVAL. PRIOR TO SUBMITTING SHOP DRAWINGS FOR APPROVAL, THE CONTRACTOR SHALL CONFIRM THAT THE MOST CURRENT PLANS WERE USED TO PREPARE THE SHOP DRAWINGS AND REVIEW THE SHOP DRAWINGS TO CONFIRM DIMENSIONS, ELEVATIONS, CONNECTIONS, AND MATERIALS. FAILURE TO OBTAIN APPROVAL BEFORE FABRICATION AND/OR INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE.
- F. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES (INCLUDE LIGHTING, POWER, TELEPHONE, CABLE, GAS, IRRIGATION, ETC.).
- G. THE WATER, SANITARY SEWER, AND STORM DRAINAGE FACILITIES ARE SUBJECT TO THE REVIEW AND APPROVAL OF APPLICABLE AGENCIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY ADDITIONALLY REQUIRED PERMITS IN ORDER TO PERFORM THE PROPOSED WORK.
- H. IT WILL BE NECESSARY TO EXAMINE, COORDINATE AND ADJUST ACCORDINGLY THE PROPOSED LOCATIONS OF THE VARIOUS COMPONENTS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT COORDINATION DRAWINGS (SHOP DRAWINGS) SHOWING PIPE SIZES, STRUCTURES, AND ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING AND COORDINATION OF THE UNDERGROUND WORK ASSOCIATED WITH THIS PROJECT.
- I. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY ENVIRONMENTAL PROTECTION AGENCY (EPA) PERMITTING WHERE REQUIRED. THIS INCLUDES FILING A NPDES NOTICE OF INTENT OR NOTICE OF TERMINATION, IF REQUIRED.
- J. ALL CONSTRUCTION SHALL CONFORM TO CURRENT ZONING REQUIREMENTS. CONTRACTOR MAY REQUEST A COPY OF THESE CONDITIONS FROM THE OWNER OR ENGINEER OF RECORD.
- K. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, EITHER ABOVE OR BELOW GROUND, WHICH MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
- L. ALL UNDERGROUND STORMWATER INFRASTRUCTURE AND UTILITIES (INCLUDING CONDUIT & SLEEVES) MUST BE IN PLACE, TESTED, AND AS-BUILT PRIOR TO BASE AND PAVEMENT CONSTRUCTION. CONTRACTOR SHALL PROVIDE SAID AS-BUILTS TO THE ENGINEER OF RECORD FOR PRELIMINARY REVIEW PRIOR TO PAVING. FAILURE TO FOLLOW THIS PROCEDURE MAY RESULT IN REMOVAL AND REPLACEMENT OF BASE AND/OR PAVEMENT AT THE CONTRACTOR'S EXPENSE.
- M. CONTRACTOR SHALL COORDINATE PRE-CONSTRUCTION CONFERENCE WITH AGENCIES HAVING JURISDICTION (AHJ) OVER WORK TO BE PERFORMED.
- N. CONSTRUCTION SHALL ADHERE TO THE APPLICABLE GOVERNMENT AGENCY CRITERIA, PERMIT CONDITIONS, APPROVED PLANS, AND SUPPLEMENTAL SPECIFICATIONS PROVIDED BY OWNER. IN THE CASE OF CONFLICTS THE STRICTER REQUIREMENT WILL PREVAIL.
- O. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE OWNER AND ENGINEER OF RECORD CONCERNING LIMITS OF CONSTRUCTION, TRANSITIONS, ETC. WHICH MAY NOT BE SHOWN ON THESE PLANS.
- P. ANY PUBLIC LAND CORNER OR BENCH MARK WITHIN THE LIMITS OF CONSTRUCTION TO BE PROTECTED.
- Q. EXISTING VERTICAL AND HORIZONTAL GEOMETRY, SUPERELEVATION RATES, TAPERS, AND TRANSITION RATES ASSOCIATED WITH EXISTING ROADWAYS SHALL BE MAINTAINED UNLESS OTHERWISE SHOWN ON THE PLANS.
- R. ANY ON-SITE WELLS NOT PROPOSED TO REMAIN ARE TO BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH 40D-3.517.
- S. ALL PRACTICABLE AND NECESSARY EFFORT SHALL BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT MATERIAL TO INLETS, SURFACE DRAINS, WETLANDS AND LAKE AREAS. CONTRACTOR IS RESPONSIBLE FOR PREPARING, IMPLEMENTING, AND MAINTAINING A STORMWATER POLLUTION PREVENTION PLAN MEETING ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RESTORATION EFFORTS THAT MAY BE REQUIRED.
- T. THE CONTRACTOR IS TO CONTROL ALL FUGITIVE DUST ORIGINATING ON THIS PROJECT BY WATERING OR OTHER METHODS AS REQUIRED.
- U. SEE FDOT DESIGN STANDARDS INDEX 001 FOR STANDARD ABBREVIATIONS DENOTED IN THIS PLAN SET.
- V. CONTRACTOR SHALL CALL SUNSHINE 811 48 HOURS BEFORE BEGINNING EXCAVATION.
- W. CONTRACTOR SHALL NOT STORE CONSTRUCTION MATERIALS, VEHICLES, OR HEAVY EQUIPMENT NEAR WETLAND AREAS OR TREES PROPOSED TO REMAIN.
- X. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION CERTIFIED BY A REGISTERED LAND SURVEYOR. UPON COMPLETION, THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH A COMPACT DISK CONTAINING THE ELECTRONIC COPY OF THE AUTOCAD DRAWING FILE OF EACH SHEET AND FIVE SETS OF SIGNED AND SEALED PRINTS. THE ELECTRONIC FILES SHALL BE GEO-PREFERENCED (STATE PLANE COORDINATE SYSTEM) AND INCLUDE TIES TO AN ESTABLISHED LOCAL BENCHMARK. THE "AS-BUILT" SURVEY INFORMATION SHALL BE SUPPLEMENTED BY THE CONTRACTOR AS NECESSARY TO CLEARLY AND ACCURATELY REPRESENT ALL CONSTRUCTED ITEMS INCLUDING, BUT NOT LIMITED TO:
- X.1. WATER/WASTEWATER/RECLAIMED WATER AND OTHER PRESSURE LINES:
- OFFSETS FROM EDGE OF PAVEMENT AND R.O.W. TO PIPE LINES SHALL BE SHOWN AT NOT GREATER THAN 100 FEET INTERVALS.
 - LOCATION OF CASING PIPE, CONCRETE ENCASEMENT, AND SHEETING BY STATION AND ELEVATION. INCLUDE SIZE, LENGTH, MATERIAL TYPE AND WALL THICKNESS OF CASING.
 - ELEVATIONS AT ALL CHANGES IN VERTICAL OR HORIZONTAL DIRECTION. ELEVATIONS AT ALL VALVES, BENDS AND CHANGES TO FINISHED GRADE OVER PIPE.
 - ELEVATION FOR TOP OF PIPE AND GRADE SHALL OCCUR AT A MINIMUM OF 200 FEET FOR STRAIGHT RUNS OF PIPE AND AT SUFFICIENT INTERVALS TO ESTABLISH CURVATURE FOR ANY PIPE DEFLECTIONS IN A CURVED ALIGNMENT.
 - ANY CHANGES IN ALIGNMENT OR ELEVATION OF OTHER UTILITIES DUE TO CONSTRUCTION.
 - LOCATION OF ANY FOUND UTILITIES.
 - INSTALLED PIPE DIAMETER, MATERIAL TYPE, AND AWWA/ASTM/ANSI CLASSIFICATION.
 - MATERIAL TYPE AND SERIAL NUMBERS OF ALL VALVES, METERS, ASSEMBLIES.
 - IF ABANDONMENT OF EXISTING FACILITIES IS INCLUDED IN PROJECT, PROVIDE SIZE, TYPE, DEPTH, LOCATION, AND LIMITS OF ANY ABANDONED PIPE. ALSO INCLUDE THE METHOD OF ABANDONMENT (I.E., MORTAR FILLED, ETC.).
 - ANY VERTICAL IMPROVEMENTS WITHIN EXISTING RIGHTS-OF-WAY THAT ARE IN IMMEDIATE PROXIMITY OF THE UTILITY SYSTEM (I.E. MONUMENT SIGNS, WALLS AND BRIDGES).
 - CROSS-SECTIONAL DETAILS SHALL BE PROVIDED WHERE UTILITIES CROSS.
 - HORIZONTAL AND VERTICAL LOCATION AND TYPE OF ALL FITTINGS, BENDS, REDUCERS, SLEEVES, PLUGS, CAPS, TEES, CROSSES, TAPS, RESTRAINED JOINTS, VALVES, BLOW-OFFS, HYDRANTS, HIGH AND LOW POINTS, ETC.
 - STATION ALL CONNECTIONS WHEN THEY ARE NOT ON PROPERTY LINES.
- X.1. GRAVITY SEWER LINES:
- LOCATION AND ELEVATIONS OF ALL SANITARY SEWER STRUCTURES, TO INCLUDE TOP ELEVATIONS, BOTTOM ELEVATIONS, AND INVERTS. INCLUDING FIELD MEASURED PIPE LENGTHS, PIPE TYPES, SLOPES AND PIPE SIZES.
 - SHOW LOCATION OF LATERAL SERVICE CONNECTIONS BY STATION AND INCLUDE DEPTH OF COVER AT LOT LINES (CLEANOUT)
 - SHOW SIZE, LENGTH INVERT ELEVATION AND GRADE OF SUB-OUTS FOR FUTURE CONNECTIONS.
- X.1. STORMWATER SYSTEM:
- LOCATION AND ELEVATIONS OF ALL STORM SEWER OUTFALL STRUCTURES (AKA CONTROL STRUCTURES), TO INCLUDE ELEVATIONS, DIMENSIONS, SKIMMERS, INVERTS, WEIRS DIMENSIONS AND SLABS.
 - LOCATION AND ELEVATIONS OF ALL STORM STRUCTURES, PIPES, CONDUITS, SLEEVES, ETC. INCLUDING CALCULATED SLOPE SIZE AND MATERIAL TYPE OF ALL PIPES.
 - HORIZONTAL AND VERTICAL CONTROL OF ALL TOP OF BANKS, TOE OF SLOPES LITTORAL ZONES, DITCHES, PAVEMENT, CURB AND ALL GRADE BREAKS.
- X.1. PUMPLIFT STATIONS:
- HORIZONTAL AND VERTICAL CONTROL ELEVATIONS OF ALL ELEMENTS OF PUMPLIFT STATIONS INCLUDING TOP AND BOTTOM ELEVATIONS, PIPE INVERTS, PIPE SIZES AND PIPE TYPES.
 - LOCATION AND ELEVATION OF ANY PAVEMENT MATERIALS ASSOCIATED WITH THE STATION.
 - LOCATION AND TYPE OF ANY VERTICAL ELEMENTS ASSOCIATED WITH THE STATION, TO INCLUDE, PANELS, LIGHT POLES, FENCING, BACK FLOW ASSEMBLIES, METERS, ALL VALVES AND ASSOCIATED APPURTENANCES.
 - ELEVATIONS AT WHICH THE FLOAT SWITCHES ENGAGE.
- X.1. BUILDINGS AND OTHER VERTICAL STRUCTURES:
- LOCATION OF ALL CORNERS AND FINISHED FLOOR ELEVATIONS
 - OVERHANG LOCATIONS
- W. NO ENGINEER'S CERTIFICATIONS CAN BE SUBMITTED TO OBTAIN A CERTIFICATE OF OCCUPANCY UNTIL THE "AS-BUILT" INFORMATION IS RECEIVED, REVIEWED, AND APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL ALLOW THE ENGINEER A MINIMUM OF FOUR WEEKS TO COMPLETE THE REVIEW OF THE "AS-BUILT" INFORMATION UPON RECEIPT, PRIOR TO SUBMITTAL TO APPLICABLE AGENCIES.

ROADWAY LIGHTING NOTES

- A. ROADWAY LIGHTING SHALL CONFORM TO ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), NATIONAL ELECTRICAL CODE (NEC) AND COUNTY STANDARDS FOR ALL AREAS; THIS INCLUDES CROSSWALKS, INTERSECTIONS AND THOROUGHFARES.
- B. ROADWAY LIGHTING FIXTURES, POLES, MOUNTING HEIGHT AND SPACING (LOCATION) TO BE DETERMINED UPON SELECTION OF FIXTURE.
- C. DRAWINGS AND PRODUCT SAMPLE SHALL BE SUBMITTED TO OWNER AND OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO ORDERING AND INSTALLATION.

ON-SITE FIRE PROTECTION NOTES

- A. ALL NEW PRIVATE SERVICE MAINS SHALL BE TESTED HYDROSTATICALLY AT NOT LESS THAN 200 PSI (13.8 BARS) PRESSURE FOR TWO HOURS, OR AT 50 PSI (3.4 BARS) IN EXCESS OF THE MAXIMUM STATIC PRESSURE (WHICHEVER IS GREATER), (NFPA 24)
- B. FIRE PUMP ROOM (IF APPLICABLE) SHALL CONTAIN APPROVED BACKFLOW PREVENTION DEVICE TO PREVENT RE-CIRCULATION WHEN FDC IS PRESSURIZED USING ON-SITE HYDRANT.

TESTING SCHEDULE

ITEM	TEST	TEST FREQUENCY
EMBANKMENT	OPTIMUM MOISTURE/MAXIMUM DENSITY	PER SOIL TYPE
	100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T99-57(METHOD C) NO TOLERANCE	ONE PER 500' HORIZONTALLY, IN ONE (1) FOOT LIFTS
	GRADATION 1-T027	1/500' SECTION PER LIFT
	PROCTOR 1-T180	PER MATERIAL TYPE
	PROCTOR 5-525	PER MATERIAL TYPE
UTILITY TRENCH BACKFILL-OVER PIPELINES AND AROUND STRUCTURES FROM R.O.W. LINE TO R.O.W. LINE	DENSITY 1-T238	1/500' SECTION PER LIFT
	OPTIMUM MOISTURE/MAXIMUM DENSITY	PER SOIL TYPE
	100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T99-57(METHOD C) NO TOLERANCE	REFER TO NOTE A & NOTE B
UTILITY TRENCH BACKFILL-OVER PIPELINES AND AROUND STRUCTURES OUTSIDE R.O.W. LINE	OPTIMUM MOISTURE/MAXIMUM DENSITY	PER SOIL TYPE
	95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T99-57(METHOD C) NO TOLERANCE	REFER TO NOTE A
STABILIZED SUBGRADE	OPTIMUM MOISTURE/MAXIMUM DENSITY	PER SOIL TYPE
	MINIMUM 40 LBR	PER MATERIAL TYPE. REFER TO NOTE D
	MINIMUM 20 LBR (FOR SOIL CEMENT ONLY)	SAME AS FOR 40 LBR. REFER TO NOTE D
	98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T180-57 (ASTM D1557-70) NO TOLERANCE	REFER TO NOTE C
	OPTIMUM MOISTURE/MAXIMUM DENSITY	PER SOIL TYPE
BASE (OTHER THAN SOIL CEMENT OR CRUSHED CONCRETE)	MINIMUM 100 LBR	PER SOURCE
	98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T180-57 (ASTM D1557-70) NO TOLERANCE	REFER TO NOTE C
SOIL CEMENT BASE	GRADATION, ATTERBERG LIMITS	PER SOURCE
	MIX DESIGN	PER MATERIAL TYPE
	OPTIMUM MOISTURE/MAXIMUM DENSITY	PER MATERIAL TYPE DAILY
	PROCTOR 1-T180	PER MATERIAL TYPE
	COMPRESSIVE STRENGTH SPECIMENS	ONE SET OF THREE (3) PER MATERIAL TYPE DAILY
CONCRETE	TEST CORES-THICKNESS	REFER TO NOTE C
	97% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T134 - NO TOLERANCE	REFER TO NOTE C
	SLUMP TEST	ONE PER SET OF CYLINDERS
	COMPRESSIVE STRENGTH CYLINDERS	ONE SET OF THREE(3) CYLINDERS FOR 100 CUBIC YARDS OF FRACTION THEREOF
	AIR CONTENT	ONE PER SET OF CYLINDERS
CRUSHED CONCRETE BASE	MINIMUM LBR 130	3/STREET TO OBTAIN AN AVERAGE OF 150
	LIQUID LIMIT (AS DETERMINED BY AASHTO T80) (LESS THAN 25)	PER MATERIAL TYPE
	PLASTICITY INDEX (AS DETERMINED BY AASHTO T90) (LESS THAN 4)	PER MATERIAL TYPE
	ABRASION	PER LOS ANGELES ABRASION (FM-1T090) (50 MIN) PER MATERIAL TYPE
	DENSITY 100% OF MAXIMUM DENSITY (AS DETERMINED BY AASHTO T-180)	PER MATERIAL TYPE
SUPERPAVE ASPHALT	AGGREGATE ANALYSIS	PER FDOT
	DESIGN MIX	ONE PER FDOT APPROVED TYPE
	BITUMEN CONTENT	PER FDOT
	THICKNESS	REFER TO NOTE C
	MAXIMUM SPECIFIC GRAVITY (Gmm)	PER FDOT
	90% OF LAB DENSITY FOR LOCAL ONSITE ROADWAYS (REMOVE AND REPLACE IF NOT MET) 92% OF LAB DENSITY FOR COLLECTORS AND ARTERIALS (REMOVE AND REPLACE IF NOT MET)	REFER TO NOTE C

NOTES

- A) TESTS SHALL BE LOCATED NO MORE THAN 500FT APART. TESTS SHALL BE PERFORMED ON EACH LIFT, EXCEPT THAT TESTS SHALL NOT BE FURTHER APART THAN ONE FOOT VERTICALLY. FIELD DENSITIES SHALL BE TAKEN OVER ALL ROAD CROSSINGS. FIELD DENSITIES FOR SANITARY LINES SHALL BE STAGGERED TO INCLUDE RESULTS OVER SERVICE LATERALS. THERE SHALL BE A MINIMUM OF ONE TEST SERIES FOR EACH ONE FOOT OF LIFT OVER PIPELINE BETWEEN MANHOLES. TESTS AROUND STRUCTURES SHALL BE SPIRALED IN ONE FOOT LIFTS. FOR ALL TYPE PIPE, FILL TO BE COMPACTED BENEATH THE HAUNCHES USING SUITABLE TAMPERS. FOR PIPE LESS THAN 24 INCHES IN DIAMETER, BACKFILL IN APPROPRIATE LIFTS AND TEST FROM THE TOP OF THE PIPE AND EVERY ONE FOOT VERTICALLY THEREAFTER. FOR PIPE 24 INCHES TO 72 INCHES IN DIAMETER, BACKFILL IN APPROPRIATE LIFTS AND TEST FROM THE SPRINGLINE AND EVERY ONE FOOT VERTICALLY THEREAFTER. FOR PIPE LARGER THAN 72 INCHES, TESTS SHALL BEGIN ONE FOOT ABOVE THE BASE OF THE TRENCH.
- B) FOR FLEXIBLE PIPE (CORRUGATED STEEL OR ALUMINUM), 95% OF MAXIMUM DENSITY (AASHTO-T99) PER FDOT SPECIFICATIONS SUBARTICLE 125-9.2.1
- C) TESTS SHALL BE LOCATED NO MORE THAN 500 FEET APART. THERE SHALL BE NO LESS THAN ONE TEST PER STREET. NO CORE SHALL BE LESS THAN SPECIFIED MINIMUM THICKNESS.
- D) TESTING FOR THE SUBGRADE BEARING CAPACITY AND COMPACTION SHALL BE LOCATED NO MORE 500 FEET APART AND SHALL BE STAGGERED TO THE LEFT, RIGHT, AND ON THE CENTERLINE OF THE ROADWAY. THERE SHALL BE NO LESS THAN THREE TESTS PER STREET TO OBTAIN AN AVERAGE LBR 40 VALUE. THE AUTHORITY HAVING JURISDICTION (AHJ) MAY RESERVE THE RIGHT TO SAMPLE AND TEST ANY MATERIAL UTILIZED IN THE CONSTRUCTION OF THE SUBGRADE. TESTING SHALL BE IN ACCORDANCE WITH THE TESTING SCHEDULE OF THE AHJ AND APPLICABLE FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION (EXCEPT FOR THE REQUIREMENTS OF COQ). IN THE EVENT OF A CONFLICT BETWEEN SPECIFICATIONS, THE MOST STRINGENT SHALL PREVAIL. INSPECTION OF THE SUBGRADE SHALL BE CONDUCTED BY THE ENGINEER OF RECORD, THE AHJ INSPECTOR, AND SHALL BE APPROVED BY THE PROJECT MANAGER PRIOR TO BASE CONSTRUCTION.

ADDITIONAL NOTE: THE AHJ RESERVES THE RIGHT TO SAMPLE AND TEST ANY MATERIAL DURING CONSTRUCTION

DEMOLITION NOTES

- A. CONTRACTOR TO REMOVE AND DISPOSE OF ALL EXISTING OCCUPATION AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
- B. CONTRACTOR TO ESTABLISH AND PROPERLY FLAG PROPERTY LINES PRIOR TO DEMOLITION.
- C. THE CONTRACTOR SHALL INSTALL EROSION CONTROL PRIOR TO DEMOLITION AND MAINTAIN DURING CONSTRUCTION, REFER TO GENERAL CONSTRUCTION NOTES.
- D. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIAL GENERATED FROM THE SITE CLEARING / DEMOLITION PROCESS, INCLUDING BUT NOT LIMITED TO: TREES, STUMPS, TRASH, VEGETATION, ASPHALT AND CONCRETE PAVEMENT, REINFORCED CONCRETE PAVEMENT, SITE STRUCTURES AND WALLS, PVC AND DIP PIPE. THIS MATERIAL SHALL BE DISPOSED OF OFF-SITE AT A PERMITTED SITE SELECTED BY THE CONTRACTOR. BURNING OF THESE MATERIALS ON-SITE SHALL NOT BE PERMITTED. BURNING OF VEGETATION IS ACCEPTABLE PROVIDED THE CONTRACTOR OBTAIN ALL REQUIRED STATE AND LOCAL PERMITS.
- E. INFORMATION TAKEN FROM SURVEY(S) PREPARED BY PROJECT SURVEYOR (SEE SURVEY NOTES).
- F. UTILITIES TO BE PLUGGED SHALL BE FILLED WITH A MINIMUM 1.0 CUBIC FT. OF NON SHRINK GROUT OR AS OTHERWISE APPROVED BY ENGINEER. PRESSURE MAINS SHOULD BE CAPPED OR PLUGGED AND RESTRAINED WITH A REVERSE DEADMAN. RCP SHOULD RECEIVE A BRICK AND MORTAR PLUG.
- G. TREES SHOWN TO REMAIN SHALL MAINTAIN PROTECTIVE BARRIERS AT ALL TIMES. THESE BARRIERS SHALL BE IN ACCORDANCE WITH CURRENT PLANT CITY STANDARDS.
- H. ALL TREE ROOTS EXISTING WITHIN APPROVED IMPROVEMENT AREAS AND ORIGINATING FROM A PROTECTED TREE, SHALL BE SEVERED CLEAN AT THE LIMITS OF THE PRESERVED AREA WHERE INDICATED. ROOT PRUNING TO BE CONDUCTED BY LICENSED ARBORIST IN ACCORDANCE WITH ANSI A300 STANDARDS.
- I. THE CONTRACTOR SHALL COORDINATE THE REMOVAL/RELOCATION OF EXISTING UTILITIES WITH THE OWNER OF SAID UTILITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO WATER, SEWER, GAS, CABLE TV, POWER AND TELEPHONE.
- J. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO DEMOLITION AND WILL BE RESPONSIBLE FOR THE DAMAGE OF ANY ON-SITE OR OFF-SITE UTILITIES THAT ARE NOT A PART OF THIS PROJECT OR ARE NOT IDENTIFIED TO BE REMOVED.
- K. THE CONTRACTOR SHALL BARRICADE THE SITE AND CONTROL TRAFFIC PER CURRENT FDOT TRAFFIC CONTROL STANDARDS.
- L. ALL ABOVE GROUND IMPROVEMENTS (IE: PAVEMENT, CURBING, BUILDINGS, SIGNAGE, CONCRETE WALKS, POLES, INLETS, ETC...) AND BELOW GROUND IMPROVEMENTS (IE: SANITARY, STORM, WATER, CABLE, ELECTRIC, PHONE, ETC...) SHALL REMAIN UNLESS OTHERWISE NOTED.
- M. UNSUITABLE MATERIAL IS TO BE REMOVED FROM LANDSCAPE AREAS. (SEE LANDSCAPE PLANS FOR PLANTING SOIL REQUIREMENTS).
- N. THE OWNER RESERVES THE RIGHT TO RETAIN ANY ITEM FROM THE DEMOLITION OF THE SITE DEEMED VALUABLE.
- O. ALL EXISTING CONCRETE/ASPHALT OCCUPATION DESIGNATED TO BE REMOVED IS TO BE SAWCUT ALONG THE LIMITS OF DEMOLITION.

NOTE:
CONTRACTOR TO REFER TO
FDOT DESIGN STANDARDS FOR
ADDITIONAL INDEX INFORMATION
NOT SHOWN ON THESE PLANS

SIGNING AND PAVEMENT MARKING NOTES

- A. ALL SIGNS AND PAVEMENT MARKING SHALL CONFORM TO THE U.S. DEPARTMENT OF TRANSPORTATION 'MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES' 2009 EDITION INCLUDING REVISION DATED MAY 2012 AND THE FLORIDA DEPARTMENT OF TRANSPORTATION 'DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM' (DATED 2017-2018).
- B. ALL FLORIDA ROUTE MARKERS MUST CONFORM TO FDOT DESIGN STANDARDS INDEX NO. 700-102.
- C. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LENGTH OF COLUMN (POST) SUPPORTS IN THE FIELD PRIOR TO FABRICATION. COLUMN HEIGHTS AND DIMENSION SHALL CONFORM TO FDOT STANDARDS.
- D. REFER TO FDOT DESIGN STANDARDS INDEX NO. 17352 FOR RETRO-REFLECTIVE PAVEMENT MARKER PLACEMENT DETAILS.
- E. PAINT ALL MEDIAN NOSES AND RAISED ISLAND NOSES REFLECTIVE WHITE OR REFLECTIVE YELLOW. COLOR IS AS INDICATED IN THE PLANS. ABSENCE OF A CALLOUT RELATED TO THIS DETAIL DOES NOT ELIMINATE THIS REQUIREMENT.
- F. CAUTION MUST BE EXERCISED WHILE RELOCATING EXISTING SIGNS SO AS TO PREVENT DAMAGE TO THE SIGNS. IF THE SIGNS ARE DAMAGED BEYOND USE, AS DETERMINED BY THE ENGINEER OR AUTHORITY HAVING JURISDICTION THEN THEY SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE. IF SIGNS ARE IN POOR CONDITION PRIOR TO REMOVAL, THE ENGINEER OF RECORD AND OWNER SHALL BE NOTIFIED IN WRITING AND ADVISED OF ANY POTENTIAL CHANGE ORDER.
- G. ANY EXISTING SIGN TO REMAIN THAT ARE DISTURBED DURING CONSTRUCTION OR RELOCATED SHALL BE RESET TO CURRENT FDOT STANDARDS FOR HEIGHT, OFFSET, AND METHOD OF INSTALLATION. IF THE EXISTING SIGN CANNOT BE RELOCATED DURING THE CONSTRUCTION IMPROVEMENTS, THE CONTRACTOR SHOULD TAKE CAREFUL PRECAUTION TO STORE AND PROTECT THE EXISTING SIGN UNTIL THE SIGN CAN BE INSTALLED AT ITS FINAL LOCATION. COST OF THIS WORK SHALL BE REFLECTED IN THE BID ITEM OR RELATED WORK.
- H. THE SIGN LOCATIONS SHOWN ARE APPROXIMATE AND SHOULD BE INSTALLED IN ACCORDANCE WITH MUTCD PLACEMENT CRITERIA, AND MAY REQUIRE FIELD ADJUSTMENT AS DIRECTED BY THE LOCAL GOVERNMENT AGENCY OR BY THE ENGINEER OF RECORD.
- I. ALL ROUTE MARKER AUXILIARIES SHALL MATCH THE COLOR COMBINATION OF THE RESPECTIVE MARKER WHICH THEY SUPPLEMENT.
- J. CONTRACTOR SHALL USE W-SHAPE STEEL POSTS FOR MULTI-POST SIGNS AND ALUMINUM ROUND TUBES FOR SINGLE COLUMN / POSTS (UNLESS OTHERWISE NOTED IN THE PLANS OR REQUIRED BY THE LOCAL JURISDICTION).
- K. ANY EXISTING SIGNS LOCATED WITHIN PUBLIC RIGHT-OF-WAY (WITHIN PROJECT LIMITS SHALL) SHALL REMAIN UNLESS OTHERWISE NOTED IN THE PLANS.
- L. ALL SINGLE COLUMN SIGNS WITHIN THE LIMITS OF CLEARING AND GRUBBING SHALL BE REMOVED UNLESS OTHERWISE NOTED IN THE PLANS.
- B. PAVEMENT MARKINGS SHALL BE PLACED AS SHOWN IN THE PLANS AND THE APPROPRIATE FDOT DESIGN STANDARDS INDEX. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IN WRITING.
- C. THE CONTRACTOR SHALL APPLY THERMOPLASTIC AS THE FINAL TRAFFIC STRIPES AND MARKINGS A MINIMUM OF 14 DAYS AFTER THE FIRST APPLICATION OF PAINT BUT PRIOR TO FINAL ACCEPTANCE OF THE PROJECT. THERMOPLASTIC SHALL BE LEAD-FREE, NON-SOLVENT BASED, COMPLIANT WITH SECTION 711 OF THE STANDARD SPECIFICATIONS, AND LISTED ON OPL.
- D. ON CONCRETE SURFACE, INCLUDING BRIDGE DECKS, ALL SKIP STRIPE PAVEMENT MARKINGS SHALL BE ALTERNATE WHITE (THERMOPLASTIC) AND BLACK (PAINT) (10' WHITE/10' BLACK/20' SKIP).
- E. IN PARKING LOTS STRIPING AND SIGNAGE SHALL CONFORM TO FDOT STANDARDS. PAINTED OR THERMOPLASTIC STRIPING SHALL BE USED AS DESIGNATED ON THE PLANS. WHEN STRIPING WITH WHITE ON CONCRETE SURFACES THE CONTRACTOR SHALL APPLY BLACK PAINT FIRST ON THE PAVEMENT PRIOR TO PAINTING WHITE STRIPING.
- F. PAINTED PAVEMENT MARKINGS SHALL COMPLY WITH SECTION 710 OF THE STANDARD SPECIFICATIONS AND BE LISTED ON OPL. (TWO COATS APPLIED 14 DAYS APART).
- G. ACCESSIBLE PARKING SPACES SHALL BE MARKED AND SIGNED IN ACCORDANCE WITH FDOT INDEX 711-001 (UNLESS OTHERWISE NOTED).
- H. ALL PAVEMENT MARKING TO BE REMOVED SHALL BE PERFORMED BY HYDROBLASTING (UNLESS PROHIBITED BY THE AHJ).

SAFETY NOTES

- A. DURING THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.
- B. CONTRACTOR SHALL REMAIN IN COMPLIANCE WITH ALL OCCUPATION SAFETY AND HEALTH REGULATIONS AS WELL AS THE ENVIRONMENTAL PROTECTION LAWS.
- C. NEITHER THE ENGINEER OF RECORD NOR OWNER ARE RESPONSIBLE FOR PROJECT SAFETY.
- D. THE CONTRACTOR'S MAINTENANCE OF TRAFFIC (MOT) PLAN MUST BE PREPARED BY A PROFESSIONAL WITH FDOT ADVANCED MOT CERTIFICATION. THE PLAN MUST THEN BE SUBMITTED AND APPROVED BY APPLICABLE GOVERNING AGENCIES PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES WITHIN OR IMMEDIATELY ADJACENT TO THE EXISTING RIGHT-OF-WAY.
- E. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
- F. CONTRACTOR SHALL PROVIDE AND MAINTAIN IT'S OWN SAFETY EQUIPMENT IN ACCORDANCE WITH IT'S HEALTH & SAFETY PROGRAM AND ALL OTHER APPLICABLE LEGAL AND HEALTH AND SAFETY REQUIREMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING IT'S EMPLOYEES AND SUB-CONTRACTORS WITH ADEQUATE INFORMATION AND TRAINING TO ENSURE THAT ALL EMPLOYEES AND SUB-CONTRACTORS AND SUB-CONTRACTOR'S EMPLOYEES COMPLY WITH ALL APPLICABLE SAFETY CODE REQUIREMENTS.
- G. ALL EXCAVATIONS BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS AND FLORIDA TRENCH SAFETY ACT.
- H. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE 'STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS' SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.
- I. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS CONTAINING BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES. CALL SUNSHINE STATE ONE CALL AT SUNSHINE 811 BEFORE YOU DIG.
- J. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

TRAFFIC CONTROL GENERAL NOTES

- A. THE MAINTENANCE OF TRAFFIC SHALL CONFORM TO THE 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS' (MUTCD) LATEST EDITION' AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS (CURRENT STANDARDS).
- B. THE MINIMUM TEMPORARY LANE WIDTH ALLOWED WILL BE 10 FEET. THE CONTRACTOR SHALL NOTIFY THE LOCAL JURISDICTION AND THE ENGINEER OF RECORD ALONG WITH ALL LOCAL LAW ENFORCEMENT AND EMERGENCY/RESCUE AGENCIES LOCATED IN THE PROJECT VICINITY A MINIMUM OF 24 HOURS IN ADVANCE OF ANY PROPOSED LANE CLOSURES AND/OR DETOURS.
- C. TEMPORARY REFLECTIVE PAVEMENT MARKERS SHALL BE PROVIDED ON ALL TEMPORARY LANE LINES AND MEDIAN EDGE LINES IN ACCORDANCE WITH FDOT INDEXES.
- D. ALL TRAFFIC LANES MUST REMAIN OPEN FOR TRAFFIC DURING AN EVACUATION NOTICE FROM HURRICANES OR OTHER CATASTROPHIC EVENTS AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT AS DIRECTED BY THE ENGINEER OF RECORD OR LOCAL JURISDICTION.
- E. THE CONTRACTOR SHALL MAINTAIN AND KEEP STREET NAME IDENTIFICATION VISIBLE DURING CONSTRUCTION OPERATIONS IN ORDER TO FACILITATE EMERGENCY VEHICLE TRAFFIC.
- F. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTICES TO ALL PROPERTY OWNER'S NOT LESS THEN THREE (3) DAYS IF DRIVEWAYS ARE TO BE CLOSE OR REMOVED AS PART OF THE PROJECT IMPROVEMENTS.

SITE PLAN AND COORDINATE GEOMETRY NOTES

- A. ALL POINTS AND MONUMENTS SHALL BE SURVEYED UPON MOBILIZATION TO VERIFY THEIR ACCURACY. ANY DISCREPANCIES DISCOVERED MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING PRIOR TO CONSTRUCTION.
- B. MONUMENTS AND OTHER SURVEY CONTROL POINTS SHALL BE PROTECTED FROM DAMAGE AND DISTURBANCE. IF ANY CONTROL POINTS ARE DAMAGED OR DISTURBED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND REPLACE THE CONTROL POINTS TO THEIR ORIGINAL CONDITION AT HIS OWN EXPENSE.
- C. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
- D. DIGITAL OR ELECTRONIC REPRESENTATION OF THESE CONSTRUCTION PLANS DOES NOT CONSTITUTE A COORDINATE CONTROL MAP OR MATHEMATICALLY CONTROLLED INFORMATION FOR THE USE OF CONSTRUCTION STAKEOUT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE CONTRACTOR'S SURVEYOR TO ENSURE THAT ANY DIGITAL OR ELECTRONIC REPRESENTATION OF THESE PLANS IS IN COMPLETE CONFORMANCE WITH ALL OF THE NOTATIONS, SPECIFICATIONS, DETAILS AND OTHER DATA APPEARING ON OR AS MAY BE DERIVED FROM THESE CONSTRUCTION PLANS.
- E. ALL DIMENSIONS SHOWN ON PLAN ARE TO FACE OF BUILDING, EDGE OF PAVEMENT, FACE OF CURB OR CENTERLINE OF STRUCTURE, UNLESS NOTED OTHERWISE.

PROJECT NAME



7807 BAYMEADOWS ROAD EAST, SUITE 200
JACKSONVILLE, FLORIDA USA 32256
PHONE 904.730.9360 WWW.HALFF.COM
FL CA 33380 FLC 26000645

NO.	DATE	DESCRIPTION

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PROJECT NO.:	46016.001
ISSUED:	12/13/2021
DRAWN BY:	ST
CHECKED BY:	MAC
SCALE:	

GENERAL NOTES

C-002

AMELIA ISLAND RENTALS
FERNANDINA BEACH, FL

G STREET APARTMENTS, LLC

PAVING AND GRADING NOTES

- ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, THE OWNER'S ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS TO BE BACK FILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND SHALL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
- ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOIL TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS OR THE REFERENCED SOILS REPORT. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES, WHICH INCLUDE BUT ARE NOT LIMITED TO EARTHWORK ACTIVITIES, SUB GRADE PREPARATION, ETC... CONFORM WITH THE GEOTECHNICAL REPORT.
- PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
- CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
- CURBING WILL BE PLACED AT THE EDGE OF ALL PAVEMENT, AS SHOWN ON THE PLANS.
- REFER TO THE LATEST IMPERIAL EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURBING AND GUTTERS CALLED FOR IN THESE PLANS.
- CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIAL. CONTRACTOR TO PROVIDE A 1"(W) RIBBON CURB AT THE ABUTMENT OF SPECIALTY PAVEMENT AND ASPHALT. REFER TO PLANS.
- CONTRACTOR IS TO PROVIDE EROSION CONTROL AND SEDIMENTATION BARRIER TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
- IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.
- THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD OR OTHER APPROVED MATERIALS AS REQUIRED ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE SOILS TESTING AND SUBMITTING TESTING TO OWNER'S ENGINEER ON A WEEKLY BASIS. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING SCHEDULE REQUIRED BY THE GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THIS WORK. UPON THE COMPLETION OF THIS WORK, SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
- A QUALIFIED TESTING LABORATORY SELECTED BY THE OWNER SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.
- MIXING IN PLACE OF SOIL CEMENT WILL NOT BE ALLOWED.
- CONTRACTOR TO FINISH ALL EXPOSED BACK OF CURB.
- COMPACTED SUB-GRADE SHALL BE MECHANICALLY MIXED TO THE SPECIFIED DEPTH PRIOR TO GRADING, COMPACTION AND TESTING.
- DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.

DRAINAGE NOTES

- STANDARD INDEXES REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS" aka "DESIGN STANDARDS" AND/OR "FDOT INDEX". REFER TO THIS MANUAL FOR ADDITIONAL DETAILS AND INFORMATION NOT SHOWN OR REFERENCED ON THESE PLANS.
- ALL STORM SEWER PIPE SHALL BE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS.
- ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH FDOT INDEX UNLESS OTHERWISE NOTED ON PLANS. STRUCTURE BOTTOMS SHALL BE ADJUSTED OR MODIFIED PER FDOT INDEX WHEN LARGER PIPES ARE INDICATED
- ALTERNATIVE DRAINAGE PIPE MATERIALS AND SUBSTITUTIONS MUST BE LISTED AS A BID ALTERNATE MATERIAL DURING THE INITIAL BIDDING PHASE FOR CONSIDERATION. SUBSTITUTION OF PIPE MATERIALS DURING THE CONSTRUCTION PHASE IS NOT PERMISSIBLE WITHOUT SPECIFIC WRITTEN APPROVAL FROM THE ENGINEER OF RECORD AND OWNER. THE USE OF PLASTIC STORMWATER PIPE MATERIALS (PVC, HDPE, ETC) SHALL REQUIRE THE USE OF WATERTIGHT BOOTED CONNECTIONS AT ALL STORMWATER STRUCTURES. NO GROUTING OF STRUCTURE OPENINGS WILL BE PERMITTED WHEN USING FLEXIBLE PIPE MATERIALS.
- PIPE LENGTHS SHOWN ARE APPROXIMATE AND MEASURED TO CENTER OF DRAINAGE STRUCTURE WITH THE EXCEPTION OF MITERED END SECTION (MES) AND FLARED END SECTION (FES) WHICH ARE NOT INCLUDED IN LENGTHS. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES AS SHOWN ON THE PLANS OR BID SCHEDULE (IF PROVIDED BY OWNER) PRIOR TO FINALIZING THEIR SUBMITTAL OF BIDS/PROPOSAL, AND INFORM THE ENGINEER OF ANY DISCREPANCIES.
- ALL STORM DRAINAGE PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER OR ENGINEER'S REPRESENTATIVE PRIOR TO THE PLACEMENT OF BACK FILL.
- THE CONTRACTOR MUST PROVIDE CCTV VIDEO (IN DVD FORMAT) OF THE NEWLY CONSTRUCTED STORMWATER PIPELINE FOR REVIEW AND ACCEPTANCE. THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HOURS NOTIFICATION TO THE ENGINEER AND TO THE APPLICABLE AGENCIES TO SCHEDULE INSPECTIONS. PRIOR TO SUBMITTING VIDEOS TO THE ENGINEER FOR REVIEW, THE CONTRACTOR SHALL REVIEW THE VIDEOS FIRST FOR DISCREPANCIES AND FOR COMPLETENESS TO MAKE SURE THAT ALL PIPELINE SECTIONS ARE INCLUDED.
- THE CONTRACTOR SHALL PROVIDE EROSION CONTROL TO MAINTAIN AND PROTECT THE STORM DRAINAGE SYSTEM FROM MUD, DIRT, DEBRIS, ETC. THE SYSTEM SHALL BE PROTECTED AND WRITTEN FINAL ACCEPTANCE OF THE PROJECT HAS BEEN PROVIDED. THE CONTRACTOR MAY BE REQUIRED TO PRESSURE CLEAN PIPES AND INLETS FOR THESE PURPOSES.
- ALL FDOT DITCH BOTTOM INLETS IN THE PROPOSED PAVEMENT AREAS AND WITHIN THE DESIGNATED EASEMENTS OR PUBLIC ROW SHALL BE MODIFIED FOR TRAFFIC BEARING WITH HOT DIPPED GALVANIZED STEEL GRATES AND METAL ANGLE FRAMES SUPPORT FOR GRATES. ANGLE FRAME SHALL BE PART OF THE PRECAST CONCRETE STRUCTURES, INDICATED ON THE SHOP DRAWINGS AND THE PRECAST SHALL BE ACCORDANCE WITH FDOT SPECIFICATIONS.
- ALL DRAINAGE STRUCTURE STEEL GRATES AND COVERS TO BE TRAFFIC RATED FOR A MINIMUM H-20 LOADING.
- ALL MITERED END SECTIONS FOR SIDE DRAIN PIPES AT DRIVEWAY ENTRANCES ON COUNTY OR FDOT ROADWAYS MUST BE CONSTRUCTED WITH A CONCRETE TOE FOUNDATION IN ACCORDANCE WITH FDOT INDEX 273.
- NO POND/LAKE EXCAVATION (FOR ANY PURPOSE) SHALL EXTEND BEYOND OR BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS SHOWN ON THE DRAWINGS. NO LOWER SEMI-CONFINING UNIT CLAYEY MATERIALS AND NO WEATHERED LIMESTONE MATERIALS SHALL BE EXCAVATED, REGARDLESS IF THESE MATERIALS ARE ENCOUNTERED WITHIN THE PERMITTED EXCAVATION DEPTHS/ELEVATIONS SHOWN ON THE PLANS. TEMPORARY DEWATERING DITCHES OR SUMPS (FOR POND/LAKE EXCAVATION) SHALL NOT EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS SHOWN ON THE DRAWINGS. IF ANY LOWER SEMI-CONFINING UNIT CLAYEY MATERIALS OR WEATHERED LIMESTONE MATERIALS ARE ENCOUNTERED ABOVE THE PERMITTED EXCAVATION DEPTHS/ELEVATIONS, THEN EXCAVATION OPERATIONS IN THAT POND/LAKE AREA SHALL IMMEDIATELY CEASE. IN THE GENERAL AREA, AND THE GEOTECHNICAL CONSULTANT AND ENGINEER OF RECORD SHALL BE NOTIFIED TO PROVIDE SUBSEQUENT EVALUATIONS / RECOMMENDATIONS, AS APPROPRIATE, WHICH SHALL BE IMPLEMENTED BY THE CONTRACTOR. EPC (OR FDP) MUST BE CONTACTED PRIOR TO ANY EXCAVATION OF CLAYS OR EXCEEDING THE PERMITTED EXCAVATION DEPTH.

EROSION/TURBIDITY CONTROL NOTES

- THE INSTALLATION OF TEMPORARY EROSION CONTROL BARRIERS SHALL BE COORDINATED WITH THE CONSTRUCTION OF THE PERMANENT EROSION CONTROL FEATURES TO THE EXTENT NECESSARY TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL OF EROSION AND WATER POLLUTION THROUGHOUT THE LIFE OF THE CONSTRUCTION PHASE.
- THE TYPE OF EROSION CONTROL BARRIERS USED SHALL BE GOVERNED BY THE NATURE OF THE CONSTRUCTION OPERATION AND SOIL TYPE THAT WILL BE EXPOSED. SILTY AND CLAYEY MATERIAL USUALLY REQUIRE SOLID TOEION BARRIERS TO PREVENT TURBID WATER DISCHARGE, WHILE SANDY MATERIAL MAY NEED ONLY SILT SCREENS OR HAY BALES TO PREVENT EROSION. FLOATING TURBIDITY CURTAINS SHALL BE USED IN OPEN WATER SITUATIONS. DIVERSION DITCHES OR SWALES MAY BE REQUIRED TO PREVENT TURBID STORM WATER RUNOFF FROM BEING DISCHARGED TO WETLANDS OR OTHER WATER BODIES. IT MAY BE NECESSARY TO EMPLOY A COMBINATION OF BARRIERS, DITCHES AND OTHER EROSION/TURBIDITY CONTROL MEASURES IF CONDITIONS WARRANT.
- THE CONTRACTOR SHALL SCHEDULE HIS OPERATIONS SUCH THAT THE AREA OF UNPROTECTED ERODIBLE EARTH EXPOSED AT ANY ONE TIME IS NOT LARGER THAN THE MINIMUM AREA NECESSARY FOR EFFICIENT CONSTRUCTION OPERATIONS, AND THE DURATION OF EXPOSED, UNCOMPLETED CONSTRUCTION TO THE ELEMENTS SHALL BE AS SHORT AS PRACTICABLE. CLEARING AND GRUBBING SHALL BE SO SCHEDULED AND PERFORMED THAT GRADING OPERATIONS CAN FOLLOW IMMEDIATELY THEREAFTER, AND GRADING OPERATIONS SHALL BE SCHEDULED AND PERFORMED THAT PERMANENT EROSION CONTROL FEATURES CAN FOLLOW IMMEDIATELY THEREAFTER IF CONDITIONS ON THE PROJECT PERMIT.
- THE CONTRACTOR AND/OR OWNER'S REPRESENTATIVE SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY EROSION CONTROL FEATURES UNTIL THE PROJECT IS COMPLETE AND ALL BARED SOILS ARE STABILIZED.
- ALL GREEN AND/OR DISTURBED AREAS TO BE SODDED/RESODDED WITH LIKE SOD.
- ANY SOD PLACED ON SLOPES EXCEEDING 3:1 TO BE ANCHORED BY STAKES, NETS, AND/OR ENGINEER'S APPROVED METHOD.
- REQUIRED TREE BARRICADES AND EROSION CONTROL MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. ENCROACHMENT INTO OR FAILURE TO MAINTAIN THESE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR PERMIT REVOCATION AS PROVIDED BY LOCAL JURISDICTION
- ROOT PRUNING SHALL BE CONDUCTED AFTER STAKING FOR, AND PRIOR TO INSTALLATION OF SILT FENCE. A CERTIFIED ARBORIST, INTERNATIONAL SOCIETY OF ARBORICULTURE-CERTIFIED, SHALL CONDUCT OR OVERSEE ROOT PRUNING ACTIVITIES. THE CERTIFIED ARBORIST SHALL DETERMINE SPECIFIC EQUIPMENT AND METHODS TO BE USED. THE CERTIFIED ARBORIST SHALL REVIEW ROOT PRUNING SHOWN ON THE PLANS, AND SHALL VERIFY OR MODIFY AS NEEDED THE LIMITS AND LOCATIONS OF ROOT PRUNING TO MINIMIZE IMPACTS TO AFFECTED TREES. THE CERTIFIED ARBORIST SHALL RECOMMEND ANY ASSOCIATED TREATMENTS SUCH AS FERTILIZERS, FUNGICIDES, PESTICIDES, ETC. TO THE OWNER FOR REVIEW AND APPROVAL.

UTILITY NOTES

- ALL UTILITY WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH NASSAU COUNTY UTILITY DEPARTMENT WATER & WASTEWATER STANDARDS MANUAL, ALL STATE AND FEDERAL REGULATIONS, OR THOSE AGENCIES HAVING JURISDICTION.
- ALL WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 OF THE FLORIDA STATUTES.
- ALL NEW PIPE SHALL HAVE A MINIMUM DEPTH OF COVER OF 36 INCHES MEASURED FROM THE TOP OF THE PIPE TO THE PROPOSED FINISHED GROUND SURFACE, EXCEPT AS OTHERWISE NOTED ON THE DRAWINGS. VERTICAL AND HORIZONTAL ALIGNMENT MAY BE ADJUSTED TO MEET ADVERSE FIELD CONDITIONS UPON APPROVAL BY THE ENGINEER AND LOCAL REGULATORY AGENCY.
- ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO FINAL PREPARATION OF SUBGRADE FOR PAVEMENT.
- ALL BEDDING SHALL BE CLASS B, TYPE I BEDDING UNLESS INDICATED OTHERWISE ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

WASTEWATER NOTES

- SANITARY SEWERS, FORCE MAINS AND STORM SEWERS SHOULD ALWAYS CROSS UNDER WATER MAINS. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE. WHERE SANITARY SEWERS, FORCE MAINS AND STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE LEAK FREE AND MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT THE CROSSING. ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING), WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP AND THE CROSSING SHALL BE ARRANGED TO MEET THE REQUIREMENTS ABOVE.
- SANITARY SEWER SERVICE CONNECTION LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. SANITARY SEWER SHOULD BE CONSTRUCTED FIRST AND PROPOSED WATER SERVICES AND STORMWATER SHOULD BE ADJUSTED AROUND THE SANITARY LATERALS AND/OR BUILDING CLEANOUTS.
- PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW SANITARY SEWER LINES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES NEAR THE POINT OF CONNECTION AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES WITH DESIGN INFORMATION SHOWN IN THESE PLANS.
- CONTRACTOR SHALL NOTIFY ENGINEER AND THE APPLICABLE AGENCIES AT LEAST 48 HOURS IN ADVANCE OF SCHEDULED WORK.
- AT LEAST 3 WEEKS PRIOR TO CONNECTION TO THE EXISTING SANITARY FORCE MAIN, CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER AND THE APPLICABLE AGENCIES AND SUPPLY THEM WITH THE CONNECTION DETAIL, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE AND OTHER INFORMATION AS REQUIRED. THEY SHALL ALSO BE CONTACTED 5 DAYS PRIOR TO CONSTRUCTION TO ENSURE AVAILABILITY OF INSPECTION PERSONNEL. ANY WORK PERFORMED PRIOR TO NOTIFYING FIELD ENGINEERING OR WITHOUT A DEPARTMENT INSPECTOR PRESENT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT.
- THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON ALL GRAVITY SEWERS AND A PRESSURE TEST ON ALL FORCE MAINS (AS APPLICABLE) IN ACCORDANCE TO APPLICABLE AGENCIES REGULATIONS. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE APPLICABLE AGENCIES FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION TO ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
- ONE OR MORE OF THE FOLLOWING CERTIFICATES/SHOP DRAWINGS, DEPENDING ON THE TYPE OF CONNECTION, WILL BE REQUIRED. THIS SHOULD BE REVIEWED WITH THE DESIGN DIVISION PRIOR TO APPROVAL FOR CONSTRUCTION.
 - DIP/PVC CERTIFICATE OF MANUFACTURE.
 - JACKING PIT DETAIL.
 - MANHOLE SHOP DRAWINGS AND STRENGTH REPORT.
 - CRUSHED STONE SUBMITTAL.
 - FRAME AND COVER SHOP DRAWINGS.
 - VALVE SHOP DRAWING.
 - FLEXIBLE COUPLING SHOP DRAWINGS.
 - MANHOLE DROP.
 - CASING PIPE CERTIFICATE.
 - CONNECTION DETAIL.
- THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE FOLLOWING HAS BEEN COMPLETED:
 - FINAL INSPECTION IN CONJUNCTION WITH DEPARTMENT PERSONNEL COMPLETED.
 - AS-BUILTS HAVE BEEN SUBMITTED AND ACCEPTED.
 - ALL NECESSARY TESTING COMPLETED AND CERTIFIED.
 - PAYMENT OF ALL CAPACITY FEES.
- THE CONTRACTOR SHALL PERFORM AT HIS OWN EXPENSE AN INFILTRATION OR EXFILTRATION TEST, A TELEVISION INSPECTION (CCTV), AND A MANDREL (GO, NO GO) TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE ENGINEER OF RECORD'S REQUIREMENTS AND/OR THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE WITNESSED AND CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION OF TESTING AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
20. ALL SANITARY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACK FILL. CONTRACTOR TO NOTIFY THE ENGINEER AND APPLICABLE AGENCIES 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS
- THE SANITARY SEWER COLLECTION SYSTEM SHALL NOT BE PLACED INTO SERVICE UNTIL APPROVAL FOR CONNECTION IS OBTAINED FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR SHALL SUBMIT TO THE OWNER'S ENGINEER SANITARY SEWER SYSTEM AS-BUILT DRAWING INFORMATION AT LEAST SIX WEEKS PRIOR TO ANTICIPATED DATE OF CERTIFICATE OF COMPLETION APPLICATION. FAILURE TO OBTAIN EPC APPROVAL PRIOR TO PLACING THE SYSTEM IN OPERATION MAY RESULT IN SUBSTANTIAL FINES.
- THREE (3) FEET FROM JOINTS IN VACUUM TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPE LINES CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610 FAC.
- SIX (6) FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAINS OR PIPE LINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART I OF CHAPTER 62-610 FAC.
- ALL 4 INCH GRAVITY SANITARY SEWER LINES SHALL BE SCHEDULE 40 PVC AND ALL SANITARY SEWER LINES 8 INCHES AND LARGER SHALL BE SDR 26 PVC.
- SEWER LINES ARE DESIGNED TO FINISHED GRADE AND SHALL BE PROTECTED FROM DAMAGE UNTIL ALL WORK IS COMPLETE.
- AT A MINIMUM, ALL SANITARY SEWER LINES 8 INCHES AND LARGER SHALL BE INSPECTED BY REMOTE VIDEO RECORDING SYSTEM AND COPIES OF THE VIDEO SHALL BE PROVIDED TO THE ENGINEER FOR THEIR REVIEW AND APPROVAL. THE STATE AND / OR LOCAL REGULATORY AGENCY REGULATING THE CONSTRUCTION OF THE SYSTEM MAY REQUIRE ADDITIONAL TESTING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL TESTING REQUIRED TO THE ENGINEER FOR FINAL APPROVAL BY REGULATORY AGENCIES.
- ALL SANITARY SEWER FORCE MAINS SHALL BE DR 18 PVC.
- THE CONTRACTOR SHALL INSTALL ANY ADDITIONAL AIR RELEASE VALVES ON FORCE MAINS AT CHANGES IN ELEVATION OF 2 FEET DUE TO ACTUAL FIELD CONDITIONS OR CONFLICTS NOT IDENTIFIED ON THESE PLANS.
- A 4 INCH PUMP-OUT MEETING LOCAL REGULATORY STANDARDS SHALL BE PROVIDED ON ALL FORCE MAINS LOCATED ADJACENT TO RIGHT-OF-WAYS ON PRIVATE PROPERTY. PUMP-OUT MUST BE ACCESSIBLE BY LOCAL UTILITY FORCES FROM ADJACENT PUBLIC STREET OR RIGHT-OF-WAY.
- CONTRACTOR SHALL GROUT FLOW CHANNELS IN ALL SANITARY SEWER MANHOLES.
- CONTRACTOR SHALL GROUT FLOW CHANNELS IN ALL SANITARY SEWER MANHOLES.
- CONTRACTOR SHALL PERFORM THE ON-SITE PRESSURE TEST AT THE POINT OF CONNECTION FOR MANHOLD FORCEMAINS. THIS PRESSURE SHALL BE REPORTED TO THE ENGINEER OF RECORD FOR VERIFICATION PURPOSES. PRIOR TO THE SHOP DRAWING SUBMITTAL FOR THE PUMP EQUIPMENT, D/R

POTABLE WATER NOTES

- WHERE WATER MAIN IS LAID UNDER DITCHES, CULVERTS OR OTHER PIPELINES WITHOUT FITTINGS, THE MAXIMUM DEFLECTION AT ANY JOINT SHALL NOT EXCEED 50% OF THE MAXIMUM DEFLECTION RECOMMENDED BY THE MANUFACTURER OF THE PIPE FURNISHED.
- NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE:
 - A HORIZONTAL DISTANCE OF AT LEAST THREE (3) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE ON ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
 - A HORIZONTAL DISTANCE OF AT LEAST SIX (6) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER, OR A HORIZONTAL DISTANCE OF AT LEAST THREE (3) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX (6) INCHES ABOVE THE TOP OF THE SEWER.
 - A HORIZONTAL DISTANCE OF AT LEAST SIX (6) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND
 - A HORIZONTAL DISTANCE OF AT LEAST TEN (10) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."
- CROSSINGS:
 - WATER MAINS THAT CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6 INCHES BELOW THE OTHER PIPE LINE.
 - WATER MAINS THAT CROSS ANY EXISTING OR PROPOSED PRESSURE TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCEMAIN OR PIPE LINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPE LINE.
- DISINFECTION OF THE POTABLE WATER AND FIRE MAINS SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651.
- ALL WATER MAINS SHALL BE PRESSURE TESTED AT 150 PSI FOR 2 HOURS AND FORCE MAINS SHALL BE TESTED AT 150 PSI FOR 2 HOURS IN ACCORDANCE WITH SECTION 'A' OF AWWA STANDARD C600 WITH LEAKAGE LIMITED TO THAT DETERMINED BY THE APPROPRIATE FORMULA. ALL PRESSURE TESTING SHALL BE SCHEDULED WITH THE LOCAL REGULATORY AGENCY AND ENGINEER A MINIMUM OF 48 HOURS IN ADVANCE.
- ALL D.I. FITTINGS FOR WATER MAINS SHALL BE THIN CEMENT LINING. THE LINING SHALL COMPLY WITH ANSI STANDARD A21.4 (AWWA C104, LATEST "CEMENT-MORTAR LINING FOR DUCTILE IRON PIPE AND FITTINGS FOR WATER" ALL BOLTS, NUTS, STUDS AND OTHER UNCOATED PARTS OF JOINTS FOR UNDERGROUND INSTALLATION SHALL BE COATED WITH ASPHALT OR COAL-TAR PRIOR TO BACKFILLING.
- THE CONTRACTOR SHALL FOLLOW THE PROVISIONS OF FLORIDA STATUTE 386 IF ANY WATER LINE IS BROKEN OR WATER SYSTEM IS SHUT OFF DURING CONSTRUCTION. FLORIDA STATUTE 386 STATES THAT THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) OR THE LOCAL REGULATORY AGENCY DESIGNATED AUTHORITY BY DEP SHALL ISSUE A BOIL WATER / BOTTLED WATER NOTICE FOR ALL AFFECTED CUSTOMERS OF A PUBLIC WATER SUPPLY SYSTEM WHEN AN INTERRUPTION IN SERVICE OCCURS (WHICH RESULTS IN A COMPROMISE OF THE SYSTEM INTEGRITY WHEN THE HEALTH OR LIFE OF AN INDIVIDUAL OR THE HEALTH OF LIVES OF INDIVIDUALS MAY BE THREATENED OR IMPAIRED OR BY WHICH DISEASE MAY BE CAUSED) OR WHEN A HISTORY OF UNSATISFACTORY BACTERIOLOGICAL SAMPLES RESULT OR WHEN THE SYSTEM PRESSURE DROPS BELOW 30 PSI. THIS BOIL WATER / BOTTLED WATER NOTICE WILL BE LIFTED BY THE DESIGNATED REGULATORY AGENCY WHEN THE SYSTEM PRESSURE AND MICROBIOLOGICALS ARE DOCUMENTED THROUGH CERTIFIED DRINKING WATER LABORATORY ANALYSIS RESULTS. IN THE CASE WHERE THE SUPPLIER OF WATER ISSUES THE BOIL WATER / BOTTLED WATER NOTICE, LOCAL HEALTH DEPARTMENT SHALL BE NOTIFIED AS SOON AS POSSIBLE AND PREFERABLY IN ADVANCE OF THE EVENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SUPPLY BOTTLED WATER INDIVIDUALS AND BUSINESS AFFECTED AT THE CONTRACTOR'S COST.
- ALL BACKFLOW PREVENTERS SHALL BE LOCATED ADJACENT TO RIGHT-OF-WAY ON PRIVATE PROPERTY UNLESS OTHERWISE APPROVED BY THE LOCAL REGULATORY AGENCY AND THE ENGINEER.
- AT THE TIME OF OR PRIOR TO FINAL APPROVAL, A DETECTOR CHECK AFFIDAVIT SHALL BE PROVIDED TO THE LOCAL REGULATORY AGENCY AND THE ENGINEER.
- AT ALL UTILITY CROSSINGS REGARDLESS OF VERTICAL SEPARATION ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPE LINE SO THE WATER MAIN JOINTS ARE AS FAR AS POSSIBLE FROM THE OTHER PIPE LINE OR PIPES SHALL BE ARRANGED SO ALL WATER MAIN JOINTS ARE AT LEAST:
- THE WATER TAPS DEPICTED ON THESE DESIGN PLANS SHALL BE CONSTRUCTED AS FOLLOWS: ALL POTABLE AND IRRIGATION WATER TAPS, FIRE LINE SERVICES AND FIRE HYDRANT INSTALLATIONS SHALL BE PERFORMED BY A LICENSED MASTER PLUMBER OR LICENSED UNDERGROUND UTILITY CONTRACTOR UNDER THE FOLLOWING SPECIAL CONDITIONS:
 - THE TAPS ARE TO BE SCHEDULED 48 HOURS IN ADVANCE BY THE CONTRACTOR WITH THE LOCAL REGULATORY AGENCY AND ENGINEER.
 - TAPS REQUIRING METER INSTALLATIONS OF SIZE 2 INCHES AND BELOW MUST INCLUDE THE SERVICE PIPE, METER BOX, CORPORATION STOP SIZED READY TO ACCEPT THE METER INSTALLATION BY THE LOCAL UTILITY COMPANY.
 - LOCAL UTILITY FORCES WILL INSTALL THE METER UPON APPLICATION AND PAYMENT BY LICENSED MASTER PLUMBER OR LICENSED UTILITY CONTRACTOR.
 - ALL TAPS REQUIRING METER INSTALLATIONS OF SIZE 3 INCHES AND ABOVE SHALL TERMINATE SIZED READY FOR VAULT, METER AND BYPASS INSTALLATION BY LOCAL UTILITY COMPANY.
- ALL PIPELINE AND APPURTENANCE MATERIAL IN CONTACT WITH POTABLE WATER MUST BE NSF-61 CERTIFIED
- HYDRANTS SHALL BE LOCATED WITHIN ONE FOOT OF THE SIDE LOT LINES, BETWEEN ADJACENT PROPERTIES. HYDRANTS SHALL NOT BE LOCATED WITHIN ONE PIPE LENGTH (20 FEET) FROM AN INTERSECTION CORNER.
- PER NFPA 1, CLEARANCES OF SEVEN AND ONE HALF FEET (7-1/2 FT.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT, AND FOUR FEET (4 FT.) TO THE REAR OF THE HYDRANT MUST BE MAINTAINED.
- HYDRANTS SHALL BE A MINIMUM OF 4 FEET FROM BACK OF VALLEY GUTTER (MIAMI CURB) AND 2 FEET FROM BACK OF UPRIGHT CURB. FOR RURAL SECTIONS, FDOT INDEX 700 CLEAR ZONE CRITERIA SHALL BE MET. HYDRANTS SHALL BE A MINIMUM OF 10 FEET FROM EDGE OF PAVEMENT.
- HYDRANTS ADJACENT TO PARKING AREAS WHERE THE NOZZLE CAP IS LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL BE PROTECTED BY BOLLARDS OF 4-INCH (MIN) STEEL PIPE THREE FEET ABOVE AND BELOW GRADE FILLED WITH CONCRETE AND SET IN A CUBIC YARD OF CONCRETE, PLACED AS REQUIRED. BOLLARDS SHALL BE PAINTED ORSHA SAFETY YELLOW. BOLLARDS SHALL NOT BLOCK ACCESS TO THE FIRE HYDRANT.
- THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF ALL UTILITY CONNECTIONS PRIOR TO ORDERING MATERIALS OR PRE-CASTING STRUCTURES. VARIATIONS AFFECTING THE DESIGN OF THE SYSTEM SHOULD BE REPORTED TO THE ENGINEER OF RECORD IMMEDIATELY. FAILURE TO PROVIDE DUE DILIGENCE FOR FIELD INVESTIGATION OF TIE-IN CONNECTIONS COULD RESULT IN REJECTION OF WORK AND NON PAYMENT.
- UTILITY CONFLICTS: CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER TO BE RESOLVED BY ADJUSTING THE WATER LINES AS NECESSARY.
- CONTRACTOR IS HEREBY ADVISED THAT THE WATER CERTIFICATION AND CLEARANCE PROCESS MUST BE COMPLETED PRIOR TO ANY TEMPORARY OR PERMANENT BUILDING CERTIFICATE OF OCCUPANCY. THIS PROCESS TYPICALLY REQUIRES A MINIMUM OF 30 DAYS FROM ACCEPTANCE BY THE ENGINEER OF RECORD OF ALL REQUIRED INFORMATION. IN SOME CASES THIS PROCESS CAN TAKE SIGNIFICANTLY LONGER IF AS-BUILT OR TESTING INFORMATION IS INACCURATE OR MISSING OR IF ITEMS ARE NOT CONSTRUCTED PER THE APPROVED PLANS. THIS DELAY MAY RESULT IN A NEED TO RE-TEST THE SYSTEM AT THE CONTRACTOR'S EXPENSE.

ADA/ACCESSIBILITY NOTES

- ALL SIDEWALKS, CURB RAMPS, ACCESSIBLE PARKING SPACES AND ACCESS AISLES, AND ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FLORIDA BUILDING CODE ACCESSIBILITY, LATEST EDITIONS.
- ALL SIDEWALK SLOPES SHALL CONFORM TO THE FOLLOWING CRITERIA:
 - CROSS SLOPE SHALL NOT EXCEED 1V/48H PERPENDICULAR TO THE DIRECTION OF TRAVEL.
 - LONGITUDINAL SLOPE SHALL NOT EXCEED 1V/20H IN THE DIRECTION OF TRAVEL OR HANDRAIL SHALL BE INSTALLED, EXCEPT FOR CURB RAMPS.
 - CURB RAMP SLOPES SHALL NOT EXCEED 1V:12H
 - ALL CURB RAMPS SHALL INCLUDE LANDING AT THE TOP OF THE CURB RAMPS, WITH MINIMUM LENGTH OF 3 FT AND MINIMUM WIDTH EQUAL TO THE WIDTH OF THE CURB RAMP, WITH SLOPES NOT TO EXCEED 2% IN ANY DIRECTION

PROJECT NAME

AMELIA ISLAND RENTALS
FERNANDINA BEACH, FL

PREPARED FOR

G STREET APARTMENTS, LLC



7807 BAYMEADOWS ROAD EAST, SUITE 200
JACKSONVILLE, FLORIDA USA 32256
PHONE 904.730.9360 WWW.HALFF.COM
FL CA 33380 FL LC 26000645

REVISIONS		DESCRIPTION
NO.	DATE	

SEAL

PROJECT NO.: 46016.001

ISSUED: 12/13/2021

DRAWN BY: ST

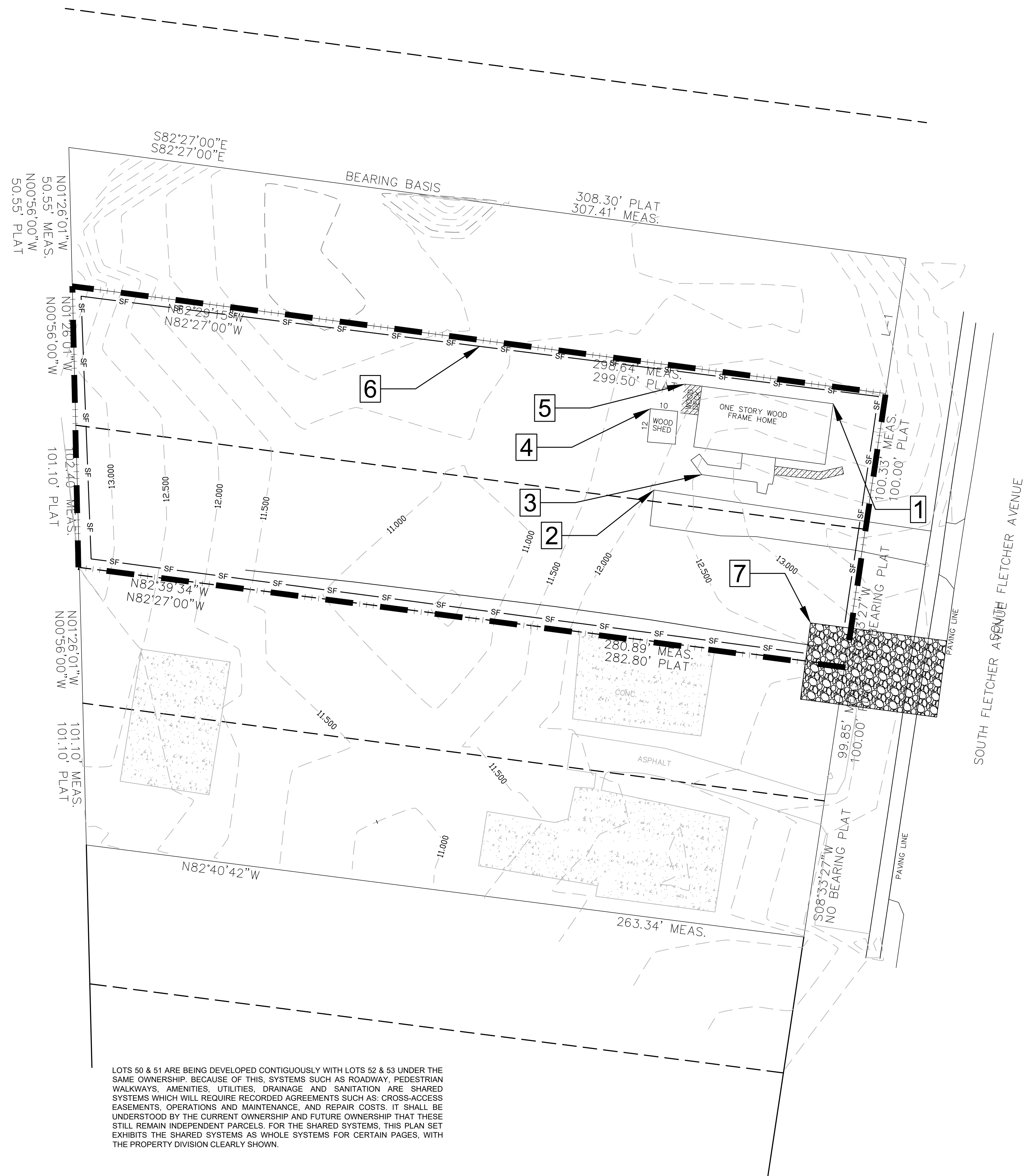
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GENERAL NOTES

C-003

NOTE:
CONTRACTOR TO REFER TO
FDOT DESIGN STANDARDS FOR
ADDITIONAL INDEX INFORMATION
NOT SHOWN ON THESE PLANS



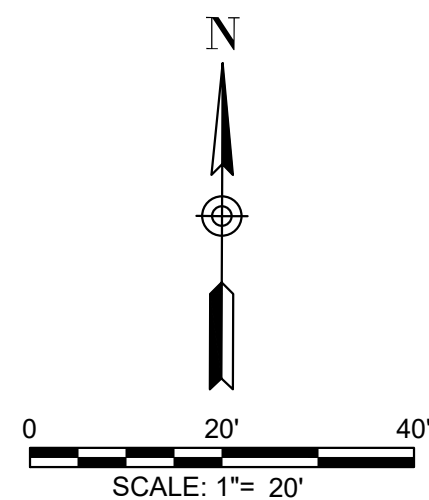
<u>LEGEND</u>	
	BOUNDARY

<u>NOTES</u>	
1. 2. 3. 4. 5.	SEE SHEET C-002 - C-003 FOR GENERAL NOTES. SEE SHEET C-101 - C-102 FOR SITE STANDARD DETAILS. SEE HARDSCAPE PLANS FOR TURF BLOCK, GRAVEL, AND PAVER TYPICAL SECTIONS. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE. EXISTING SITE CONDITIONS ARE BASED ON THE AS-BUILT SURVEY DATED 7/12/2021 PREPARED BY GLASS LAND SURVEYING, LLC.



KEY NOTES

- 1 REMOVE 1075.00± SF SF ONE STORY BLDG
- 2 REMOVE 923.00± SF GRAVEL ROAD
- 3 REMOVE 280.00± SF CONCRETE
- 4 REMOVE 123.00± SF WOOD SHED
- 5 REMOVE 68.00± SF WOOD DECK
- 6 INSTALL 733.00± LF OF SILT FENCE,
SEE SHEET C-400
- 7 INSTALL STABILIZED CONSTRUCTION
ENTRANCE, SEE SHEET C-400



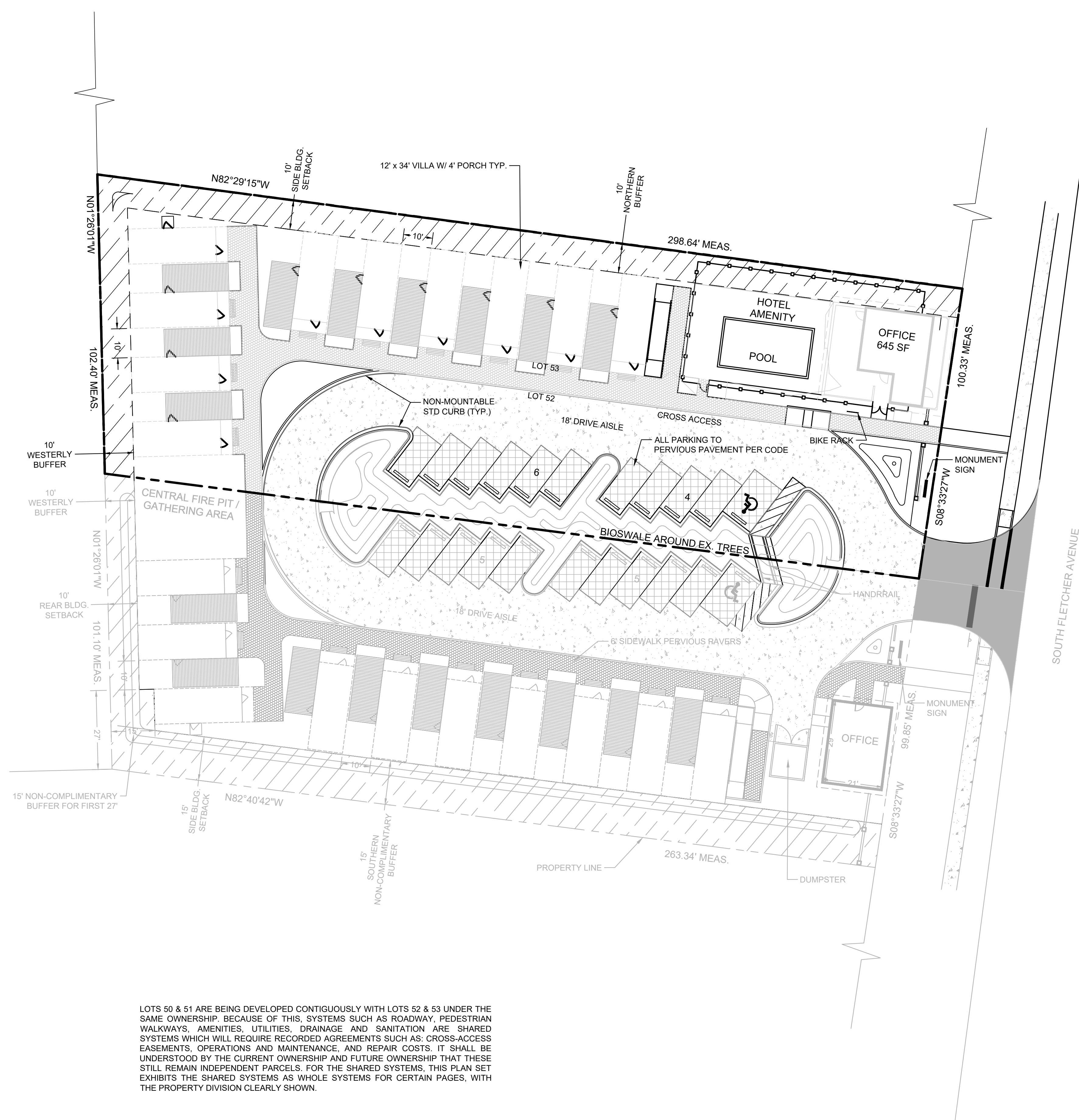
PRELIMINARY SET - NOT FOR CONSTRUCTION

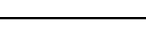
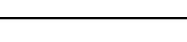
 HALFF 7807 BAYMEADOWS ROAD EAST, SUITE 200 JACKSONVILLE, FLORIDA 32256 PHONE 904.360.9360 WWW.HALFF.COM FL CA 33380 FL LC 26000645		AMELIA ISLAND RENTALS FERNANDINA BEACH, FL G STREET APARTMENTS, LLC	
PROJECT NAME		PREPARED FOR	
EXISTING CONDITIONS AND DEMOLITION PLAN			
C-004			

REVISIONS		DESCRIPTION
NO.	DATE	

SEAL	
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PROJECT NO.:	46016.001
ISSUED:	12/13/2021
DRAWN BY:	ST
CHECKED BY:	MAC
SCALE:	1"=20'



LEGEND		
	BUILDING STRUCTURAL SLAB EXTENTS	 PROPOSED CONCRETE PAVEMENT (HEAVY DUTY)
	PROPOSED ASPHALT PAVEMENT (HEAVY DUTY)	 PROPOSED NON-COMPLIMENTARY BUFFER
	PROPOSED 6 FT SIDEWALK PERVIOUS PAVERS	 PROPERTY LINE SETBACK LINES

SITE PARKING DATA TABLE		
PROPOSED USE	HOTEL / LODGING	
PARKING	REQUIRED	PROVIDED
TOTAL VEHICLE	11 ⁽¹⁾	11
STANDARD	9	10
ADA	1	1
MOTORCYCLE	0	0
BICYCLE	0	0

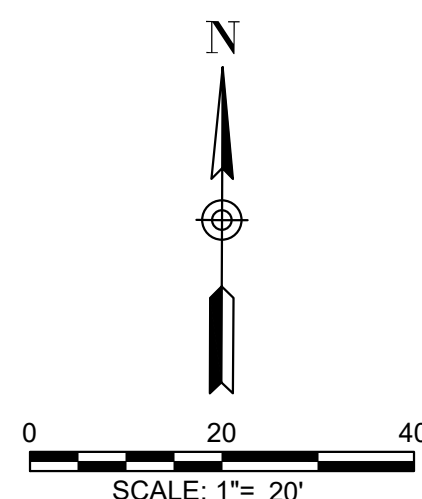
NOTES:

1. 1 SPACE PER UNIT AND 1 SPACE PER 300 S.F. OF OFFICE PER THE CITY'S LAND DEVELOPMENT CODE (LDC).

SITE LOT DATA TABLE		
SITE AREA	± 29,178 S.F. (0.67 AC)	
BUILDING AREA	± 4,209 S.F. (0.10 AC)	
IMPERVIOUS AREA	± 18,022 S.F. (0.41 AC)	
FAR	0.144	
NUMBER OF UNITS	10	
EXISTING ZONING	C-1	
PROPOSED ZONING	C-1	
YARD REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM FRONT	NONE	5'
MINIMUM SIDE	NONE	10'
MINIMUM REAR	10'	10'
SIGN SETBACK	10' FROM RIGHT-OF-WAY	
LOT REQUIREMENTS	MAXIMUM	PROVIDED
MAX FLOOR AREA RATIO	1.50	0.14
MAX IMPERVIOUS (%)	60%	52%
LAND USE CATEGORY	GENERAL COMMERCIAL	
TREES TO BE PROTECTED	9	
TREES TO REMAIN	0	
TREES TO BE PLANTED	39	
TREES TO BE REMOVED	2	

NOTES:

1. SIGN SETBACK PER THE LDC OF ORDINANCES SECTION 4.02.03(D).
2. MAXIMUM IMPERVIOUS SURFACE AND MAXIMUM FLOOR AREA RATIO PER THE LDC OF ORDINANCES SECTION 4.02.01(J).



SCALE: 1"= 20'

PRELIMINARY SET - NOT FOR CONSTRUCTION

PROJECT NAME

AMELIA ISLAND RENTALS
FERNANDINA BEACH, FL

PREPARED FOR

G STREET APARTMENTS, LLC



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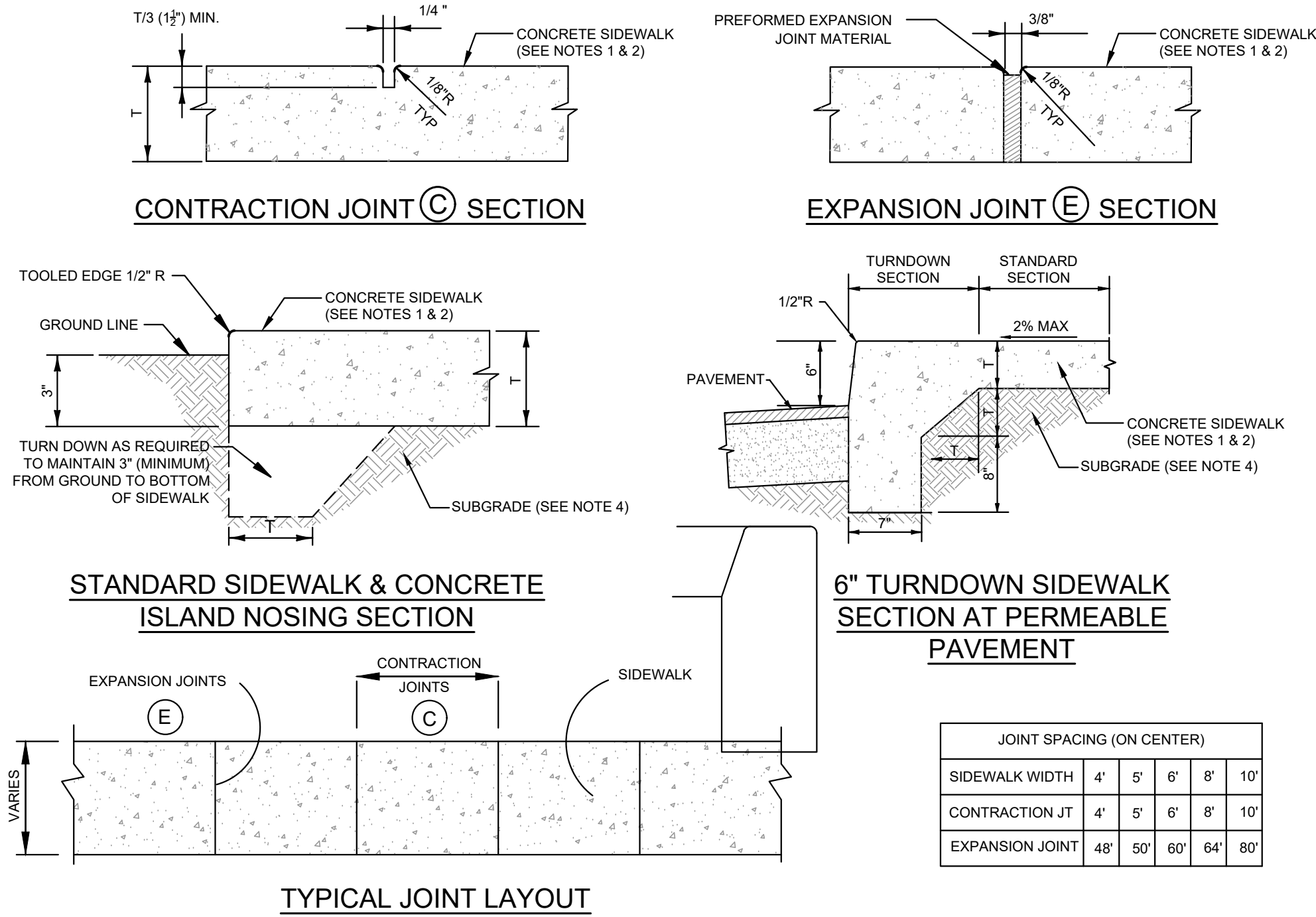
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SEAL

PROJECT NO.:	46016.001
ISSUED:	12/13/2021
DRAWN BY:	ST
CHECKED BY:	MAC
SCALE:	1"=20'

SITE PLAN

C-100

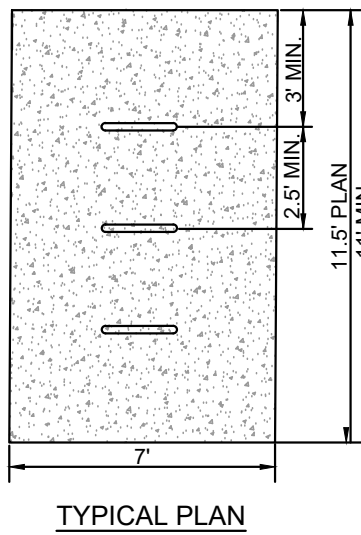


- SIDEWALK AND CONCRETE ISLAND NOSING NOTES:**
1. SIDEWALK AND CONCRETE ISLAND NOSING SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, CLASS 1, 3,000 PSI, W/FIBER MESH ADDITIVE (MIN. 5 LBS PER CUBIC YARD). MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
 2. SIDEWALK AND CONCRETE ISLAND NOSING STANDARD THICKNESS (T) SHALL BE FOUR (4) INCHES.
 3. EXPANSION JOINTS SHALL BE USED BETWEEN SIDEWALK/CONCRETE ISLAND NOSING AND CURBING, DRIVEWAYS, STRUCTURES AND ALL FIXED OBJECTS, AND TO SEPARATE THE NEW CONCRETE SIDEWALK FROM OTHER NEW OR EXISTING CONSTRUCTION.
 4. SUBGRADE SHALL BE 12\"/>

1 TYPICAL CONCRETE SIDEWALK DETAILS

N.T.S.

CycleSafe
SECURE BICYCLE PARKING



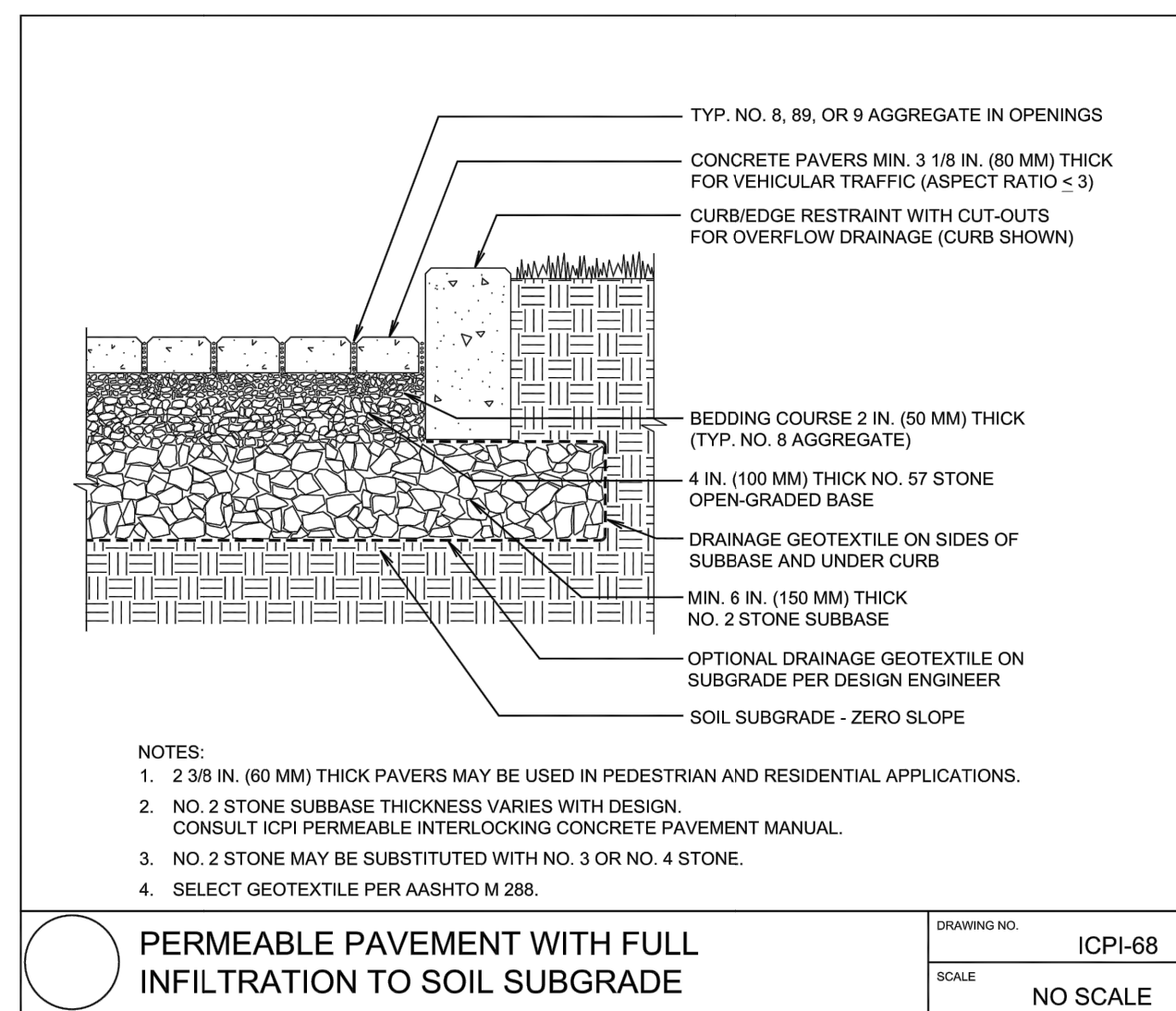
CYCLE-SAFE, INC.
5211 CASCADE RD SE, SUITE 210
GRAND RAPIDS, MI 49546
TOLL FREE: (800) 950-6531
PHONE: (616) 954-9977
FAX: (616) 954-0290
WWW.CYCLESAFE.COM

- ☒ SELECT DESIRED INSTALLATION METHOD
- ☒ IN-GROUND (12170G)
 - ☐ SURFACE-MOUNT (12170S)
- ☒ SELECT DESIRED COLOR
- ☒ BLACK (STANDARD)
 - ☐ CUSTOM (CONTACT MANUFACTURER)

- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT WWW.CADDDETAILS.COM/INFO AND ENTER REFERENCE NUMBER.
 6. CONCRETE SIDEWALK FOR BICYCLE RACKS SHALL BE CONSTRUCTED TO THE SAME SPECIFICATIONS AS THE STANDARD SIDEWALK.

4 TYPICAL U-RACK BICYCLE RAD DETAILS (THE RAPID)

N.T.S.



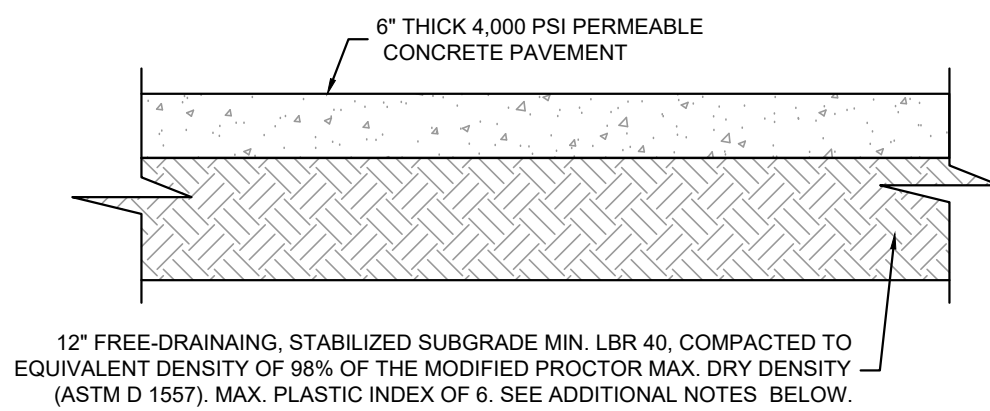
- NOTES:**
1. 2 3/8 IN. (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN AND RESIDENTIAL APPLICATIONS.
 2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.
 3. NO. 2 STONE MAY BE SUBSTITUTED WITH NO. 3 OR NO. 4 STONE.
 4. SELECT GEOTEXTILE PER AASHTO M 288.

PERMEABLE PAVEMENT WITH FULL INFILTRATION TO SOIL SUBGRADE

DRAWING NO. ICPI-68
SCALE NO SCALE

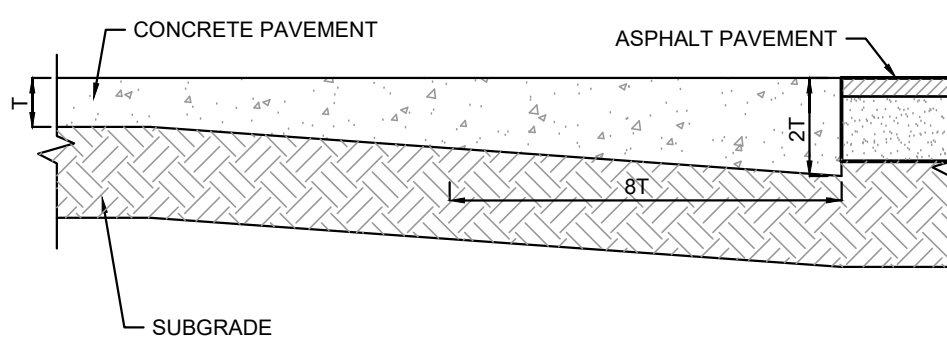
7 PERMEABLE PAVEMENT DETAILS

N.T.S.



CONCRETE PAVEMENT SECTION

- NOTES:**
1. UNIFIED SOIL CLASSIFICATION SYSTEM CLASSIFICATION OF SP OR SP-SM (WITH LESS THAN 10% FINES) IS CONSIDERED FREE DRAINING.
 2. STABILIZED SUBGRADE SHALL EXTEND 12\"/>
 3. IF EXISTING SUBGRADE CANNOT OBTAIN CBR 30, MIXING MAY BE REQUIRED.
 4. MODIFICATIONS TO THE PAVEMENT SECTION MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
 5. STABILIZED SUBGRADE AND BASE SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
 6. CONCRETE MIX DESIGN SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL.
 7. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL PAVEMENT REQUIREMENTS.

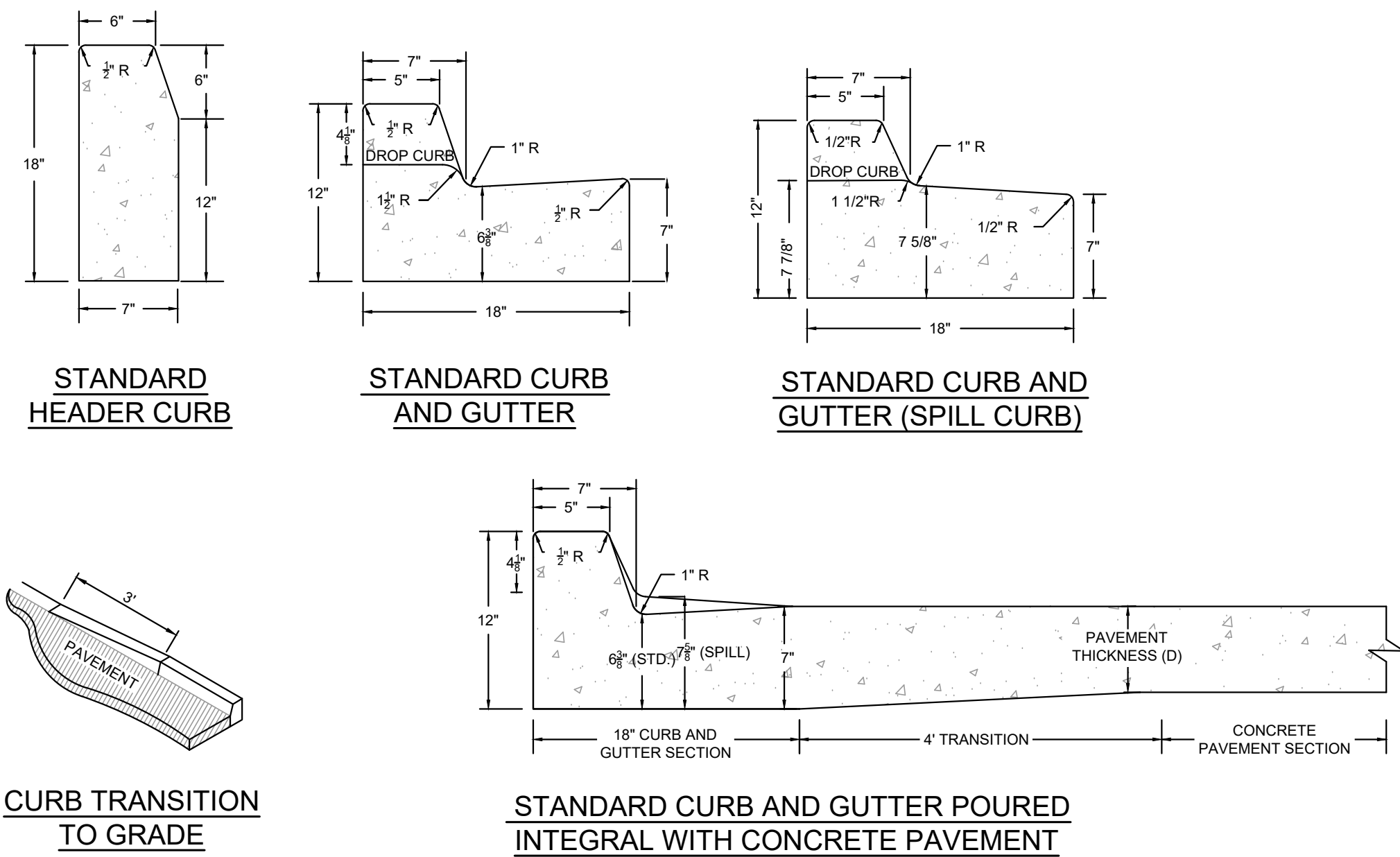


CONCRETE THICKENED EDGE DETAIL AT ASPHALT PAVEMENT INTERFACE

- NOTES:**
1. SEE CONCRETE PAVEMENT SECTION FOR CONCRETE PAVEMENT AND SUBGRADE DETAILS.
 2. SEE ASPHALT PAVEMENT SECTION FOR ASPHALT PAVEMENT, BASE AND SUBGRADE DETAILS.

5 TYPICAL CONCRETE PAVEMENT DETAILS

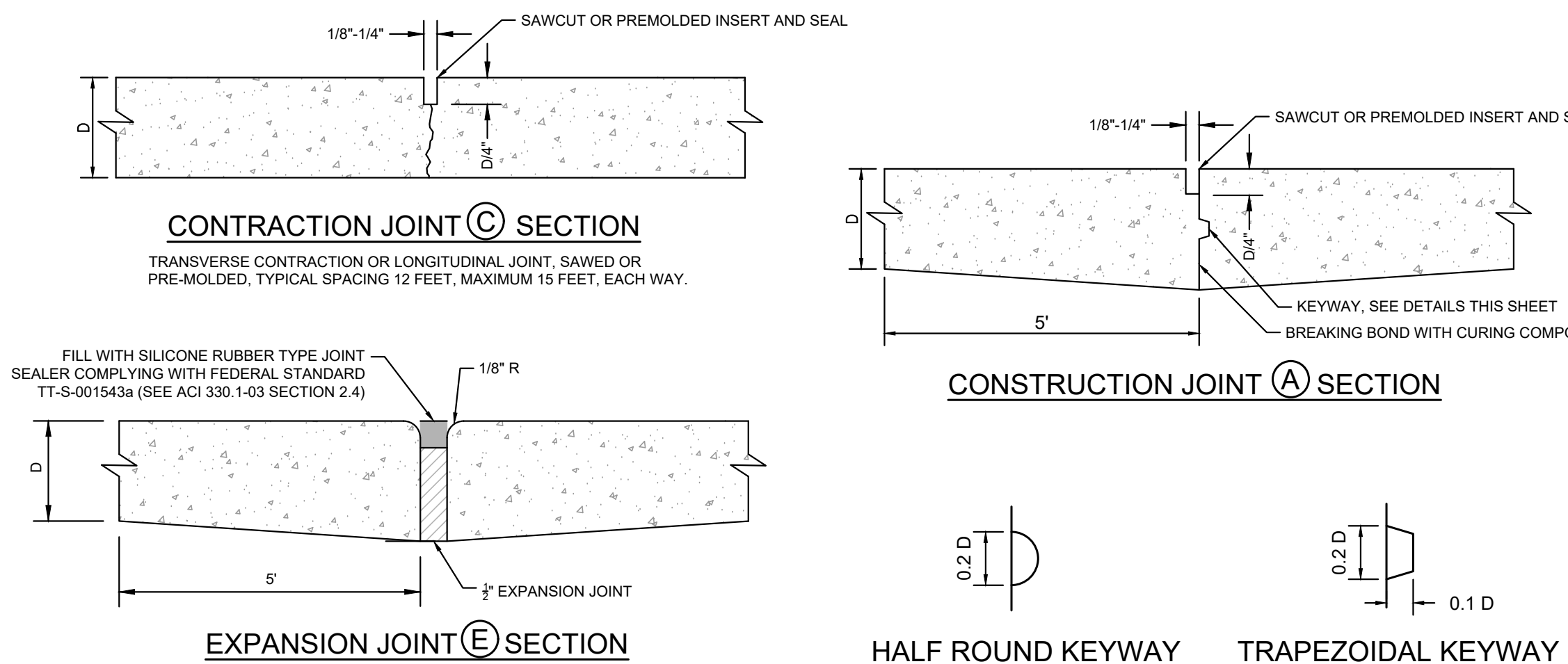
N.T.S.



- NOTES:**
1. WHEN USED ON HIGH SIDE OF ROADWAYS SPILL CURB SHALL BE USED, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT.
 2. ALL CURB AND GUTTER SHALL BE 3,000 PSI CONCRETE, UNLESS POURED INTEGRAL WITH CONCRETE PAVEMENT, IN WHICH CASE REFER TO THE CONCRETE PAVEMENT TYPICAL SECTION FOR DETAILS.
 3. SUBGRADE SHALL BE PREPARED AS DESCRIBED IN THE TYPICAL PAVEMENT SECTION.
 4. CONTRACTION JOINTS SHALL BE SPACED AT INTERVALS OF 10 FT; WHERE CLOSER JOINT SPACING IS NECESSARY THE MINIMUM INTERVAL SHALL BE 4 FT. WHEN POURED INTEGRAL WITH CONCRETE PAVEMENT REFER TO THE CONCRETE JOINTING PLAN AND DETAILS.
 5. EXPANSION JOINTS SHALL BE USED ADJACENT TO STRUCTURES AND EVERY 500 FT MAXIMUM.

3 TYPICAL CURB DETAILS

N.T.S.



- NOTES:**
1. LOCATION OF JOINTS ARE PROVIDED AS A GUIDE TO THE CONTRACTOR. CONTRACTOR IS TO LOCATE JOINTS TO ASSURE THEY DO NOT ALIGN WITH BUILDING DOWNSPOUTS.
 2. CONTRACTOR TO PREVENT TRAFFIC (INCLUDING CONCRETE DELIVERY TRUCKS) FROM RUTTING AND SOFTENING FINISHED COMPACTED SUB-BASE PRIOR TO CONCRETE PLACEMENT.
 3. ALL CONTRACTION JOINTS SHALL BE EQUALLY SPACED, 12 FEET TYPICAL AND 15 FEET MAXIMUM EACH WAY.
 4. ALL COLD CONSTRUCTION JOINTS TO UTILIZE TYPE 'A' CONSTRUCTION JOINT WITH KEYWAY.
 5. ACUTE ANGLES OF LESS THAN 45° BETWEEN INTERSECTING JOINTS SHALL BE PROHIBITED.
 6. APPLY CURING COMPOUND IN ACCORDANCE WITH ASTM C 309, TYPE 2, CLASS A. (SEE ACI 308.1-03 SECTION 2.3).
 7. EXPANSION MATERIAL INSTALLED BETWEEN EXISTING OR PROPOSED STRUCTURES AND THE NEW POUR.

6 TYPICAL CONCRETE PAVEMENT JOINTING DETAILS

N.T.S.

AMELIA ISLAND RENTALS
FERNANDINA BEACH, FL

PROJECT NAME

G STREET APARTMENTS, LLC

PREPARED FOR

HALFF

7807 BAYMEADOWS ROAD EAST, SUITE 200
JACKSONVILLE, FLORIDA USA 32256
PHONE 904.730.9360 WWW.HALFF.COM
FL CA 33380 FLC 26000645

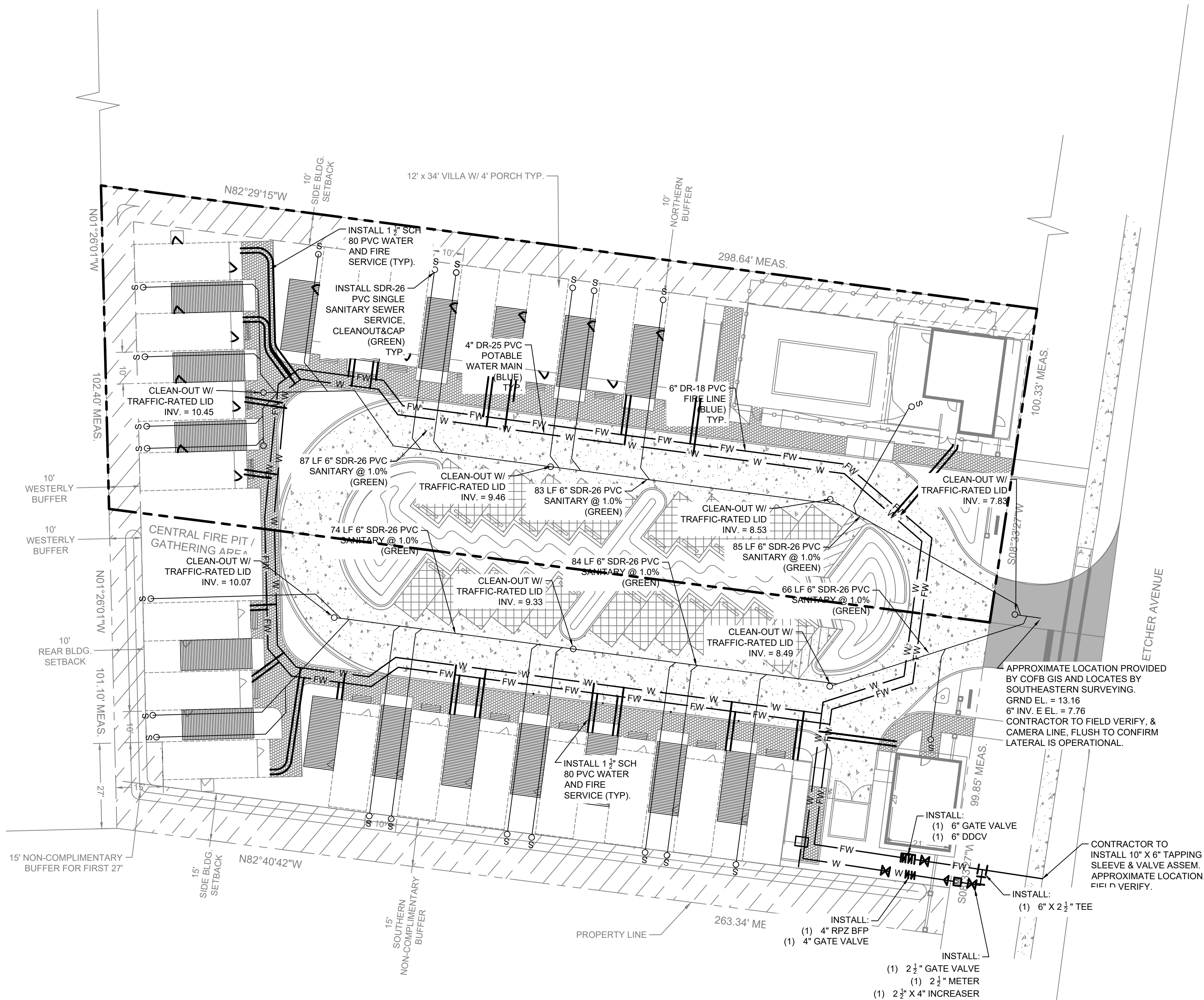
NO.	DATE	DESCRIPTION

SEAL

PROJECT NO.: 46016.001
ISSUED: 12/13/2021
DRAWN BY: ST
CHECKED BY: MAC
SCALE:

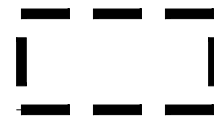
SITE STANDARD
DETAILS

C-101

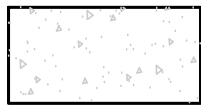


LOTS 50 & 51 ARE BEING DEVELOPED CONTIGUOUSLY WITH LOTS 52 & 53 UNDER THE SAME OWNERSHIP. BECAUSE OF THIS, SYSTEMS SUCH AS ROADWAY, PEDESTRIAN WALKWAYS, AMENITIES, UTILITIES, DRAINAGE AND SANITATION ARE SHARED SYSTEMS WHICH WILL REQUIRE RECORDED AGREEMENTS SUCH AS: CROSS-ACCESS EASEMENTS, OPERATIONS AND MAINTENANCE, AND REPAIR COSTS. IT SHALL BE UNDERSTOOD BY THE CURRENT OWNERSHIP AND FUTURE OWNERSHIP THAT THESE STILL REMAIN INDEPENDENT PARCELS. FOR THE SHARED SYSTEMS, THIS PLAN SET EXHIBITS THE SHARED SYSTEMS AS WHOLE SYSTEMS FOR CERTAIN PAGES, WITH THE PROPERTY DIVISION CLEARLY SHOWN.

LEGEND



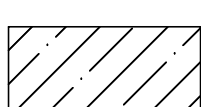
BUILDING STRUCTURAL
SLAB EXTENTS



PROPOSED CONCRETE
PAVEMENT (HEAVY DUTY)



PROPOSED ASPHALT
PAVEMENT (HEAVY DUTY)



PROPOSED
NON-COMPLIMENTARY
BUFFER



PROPOSED 6 FT SIDEWALK
PERVIOUS PAVERS

----- PROPERTY LINE
----- SETBACK LINES

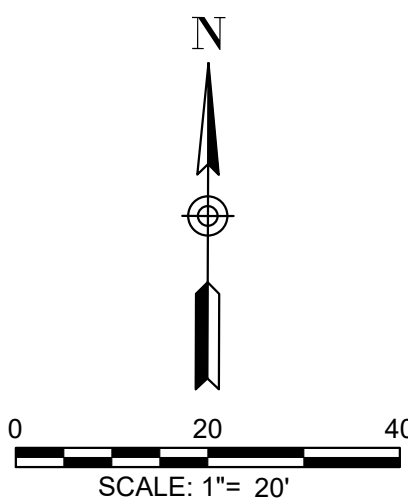
NOTES:

- ALL UNITS SHALL HAVE FIRE SPRINKLERS AND ALARMS

CITY OF FERNANDINA BEACH, FLORIDA
AVAILABLE FLOW GPM CALCULATIONS
Location: 98 S. Fletcher Ave.

Hydrant Number	470
Upstream Hydrant #	133
Upstream Static Pressure	58
Upstream Residual Pressure	52
Pilot Gauge	30
Flow GPM for test	600
Target Pressure	20
Static minus target pressure	38
Static minus residual pressure	6
Ratio target psi to the residual psi at the .54 power	2.71
Flow times the ratio equals the available GPM at 20 psi	2492.7
Test Date	11/30/2021
Test By	GW/CI

Color codes for available flow
1500 gpm or greater paint top and nozzle caps Safety Blue
1000 - 1499 gpm or greater paint top and nozzle caps Safety Green
500 - 999 gpm or greater paint top and nozzle caps Safety Orange
500 gpm or less paint top and nozzle caps Safety Red



PRELIMINARY SET - NOT FOR CONSTRUCTION

PROJECT NAME

AMELIA ISLAND RENTALS
FERNANDINA BEACH, FL

PREPARED FOR

G STREET APARTMENTS, LLC

7807 BAYMEADOWS ROAD EAST, SUITE 200
JACKSONVILLE, FLORIDA USA 32256
PHONE 904.730.9360 WWW.HALFF.COM
FL CA 33380

REVISIONS	NO.	DATE	DESCRIPTION

SEAL

PROJECT NO.: 46016.001
ISSUED: 12/13/2021
DRAWN BY: ST
CHECKED BY: MAC
SCALE: 1"=20'

UTILITIES

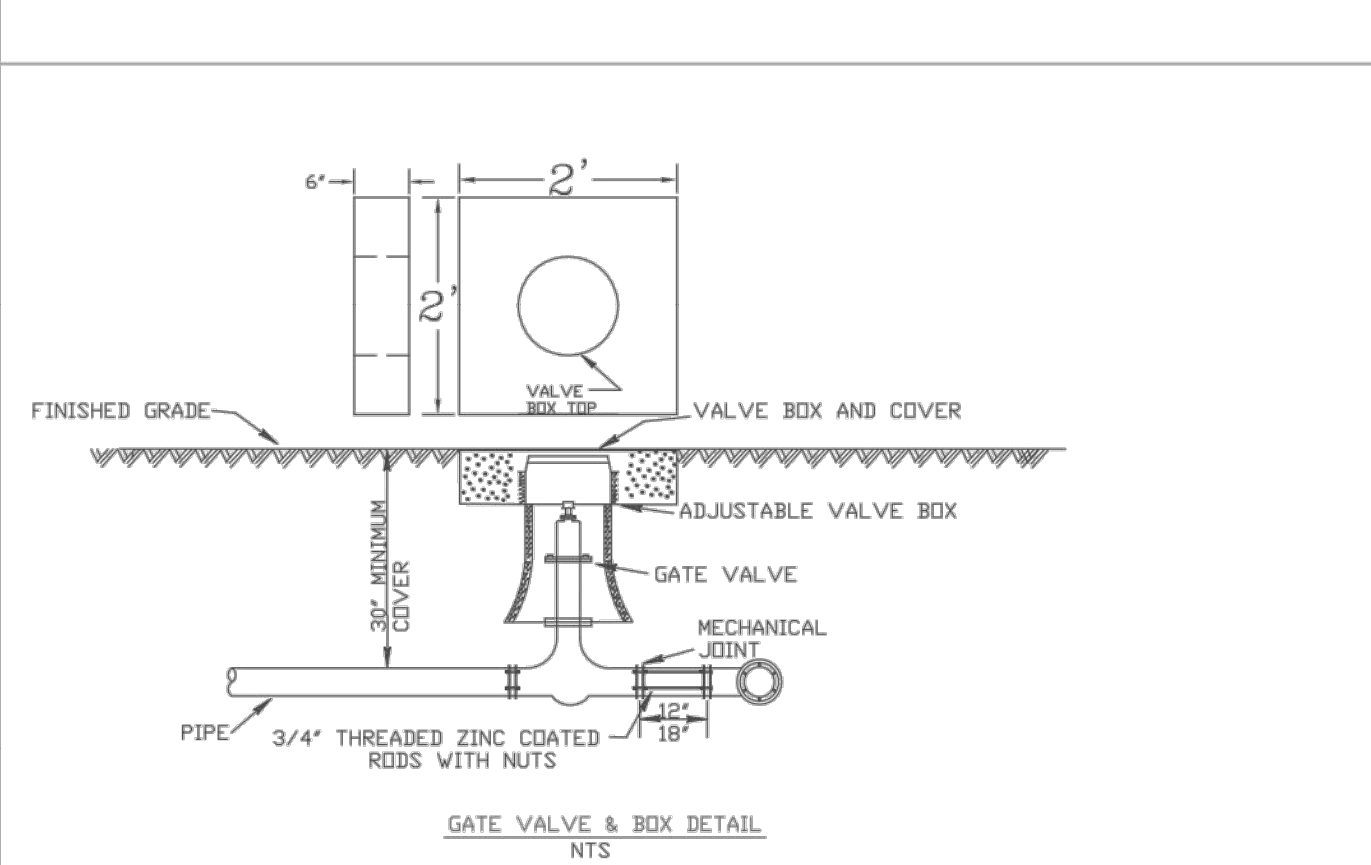
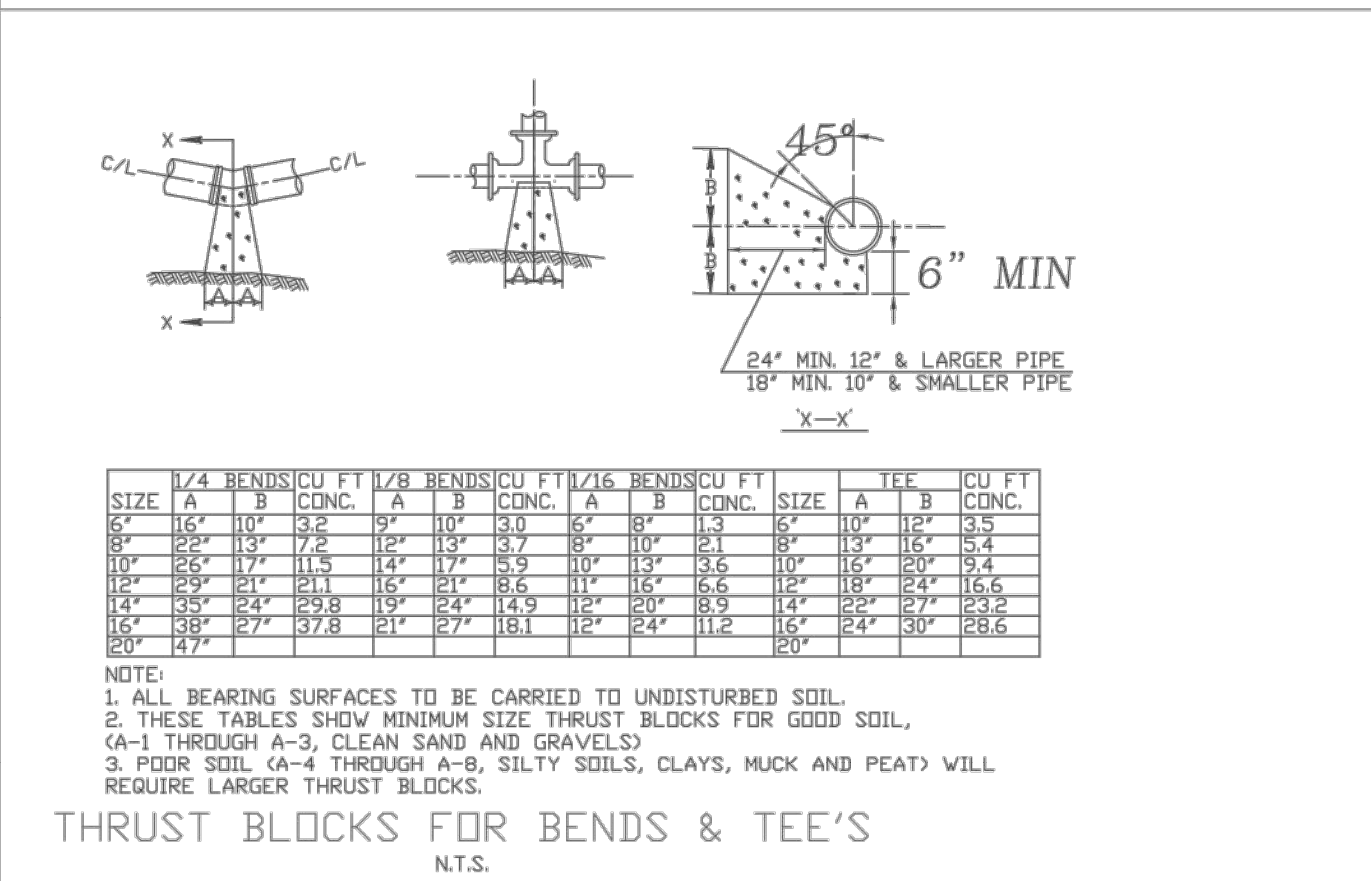
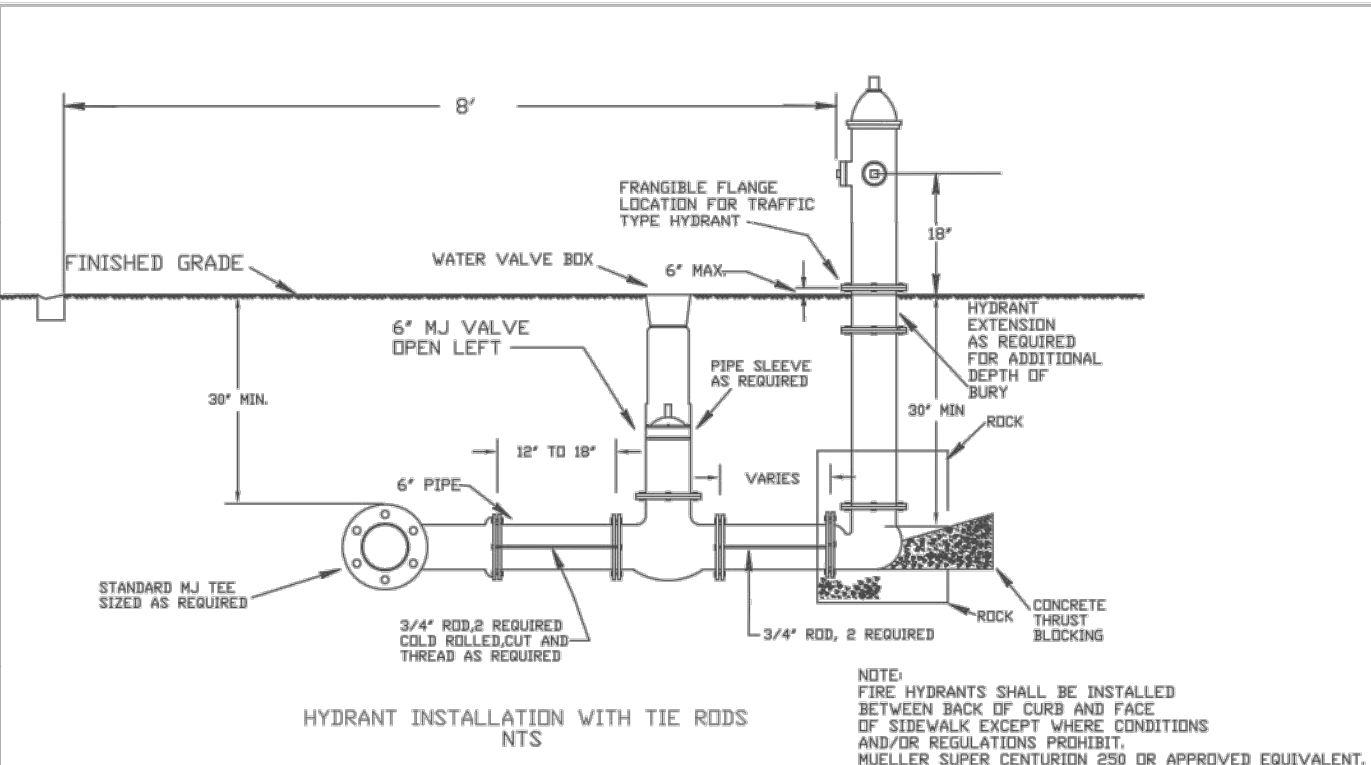
C-300

FIRE RESCUE NOTE

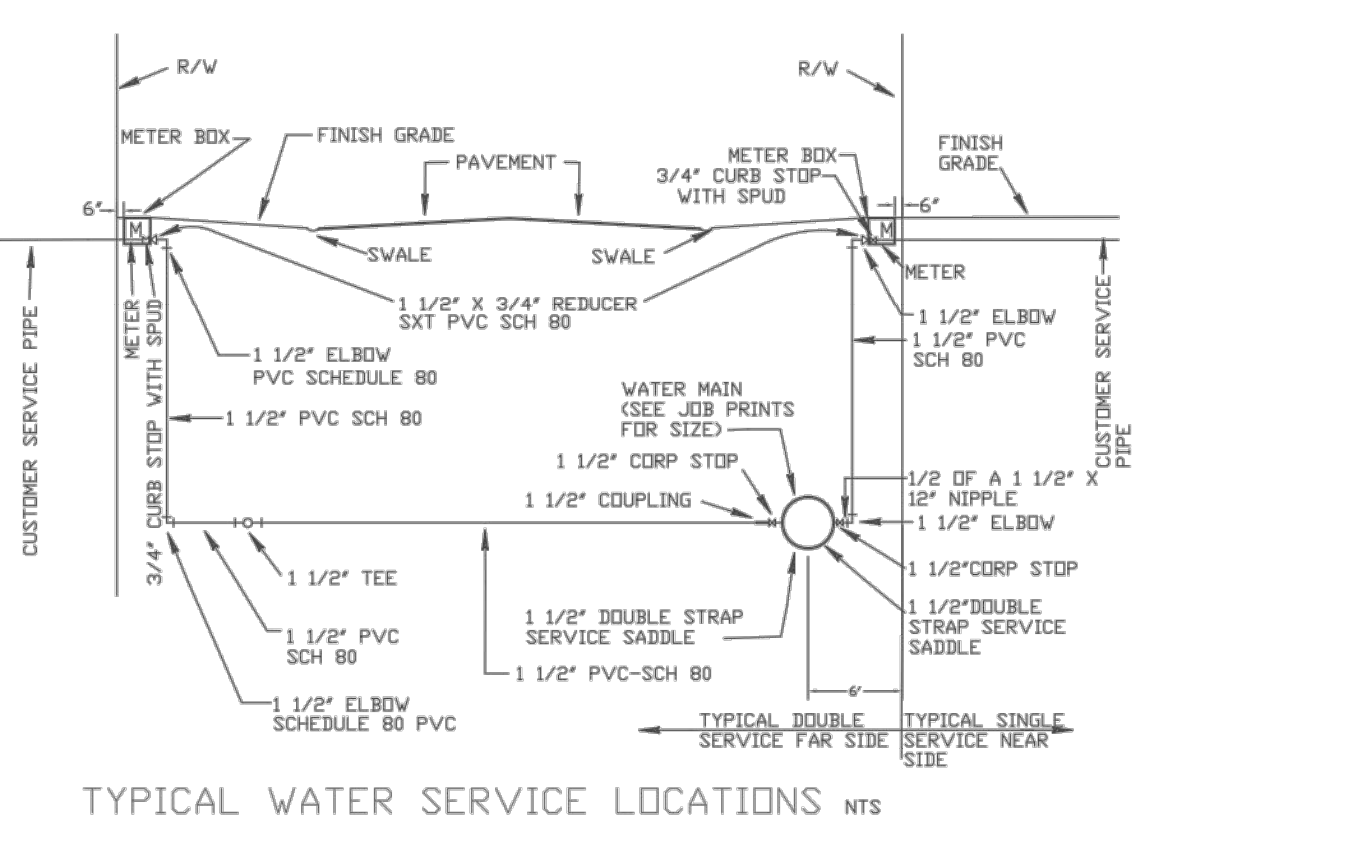
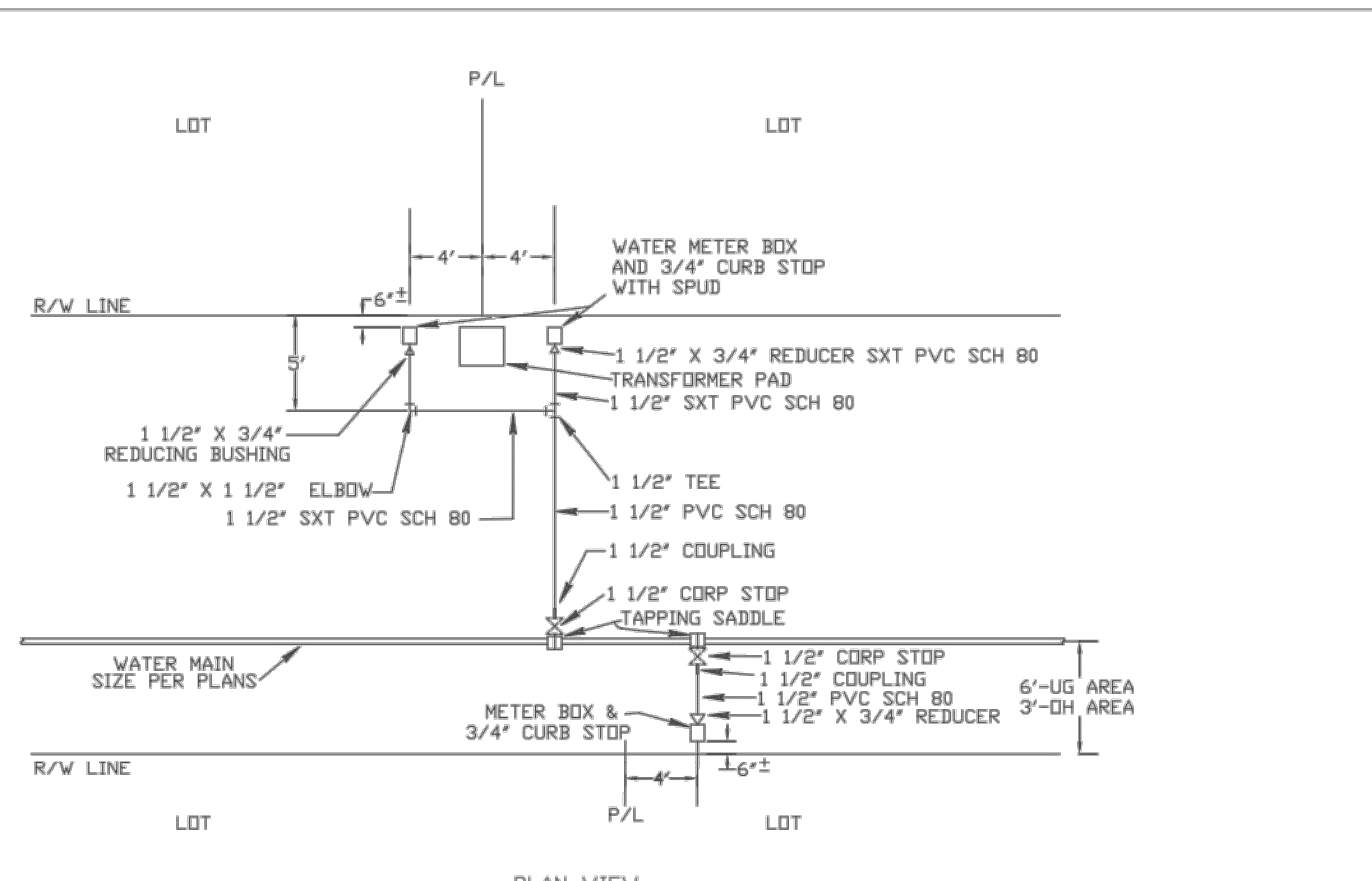
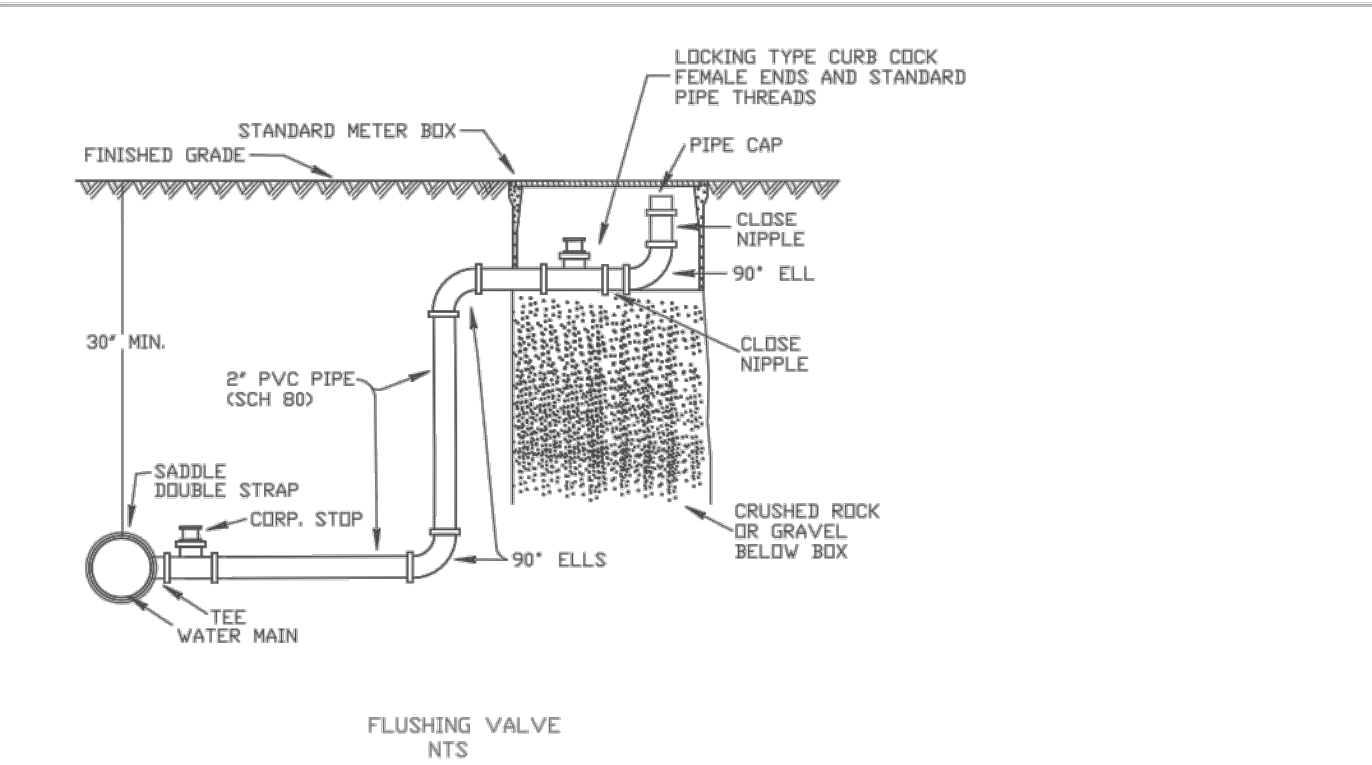
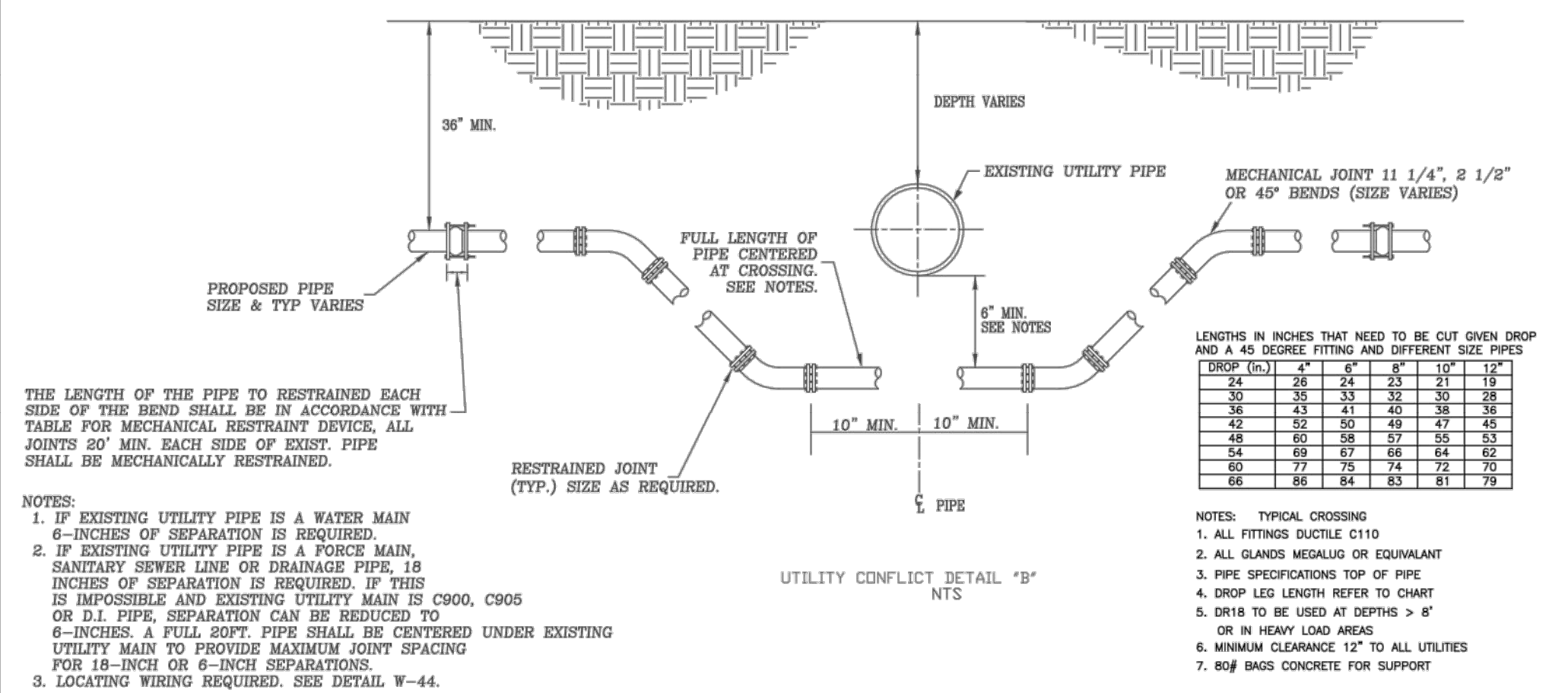
A 36 IN. CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.

WATER FOR FIREFIGHTING PURPOSES SHALL BE INDICATED WITH A BLUE ROADWAY REFLECTOR PLACED ONE FOOT OFF THE CENTER LINE OF THE ROAD FACING THE FIRE HYDRANT. THIS INCLUDES NEW AND EXISTING SOURCES (NFPA 1: 18.5.7.1).

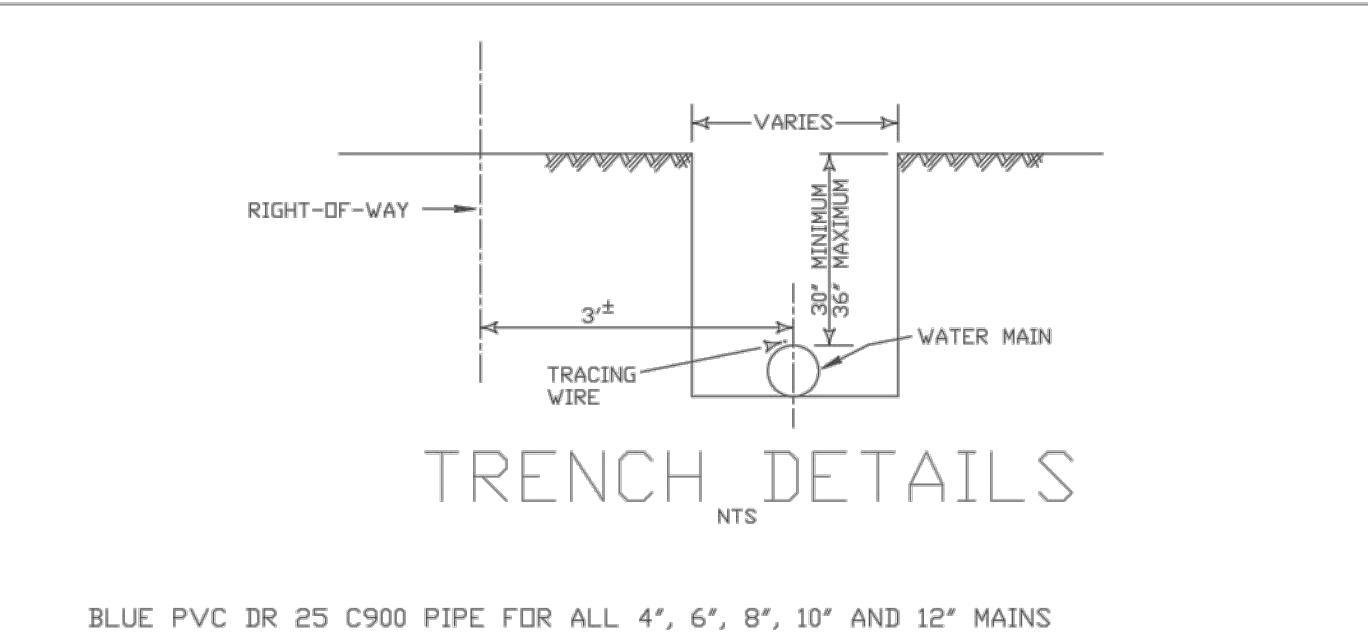
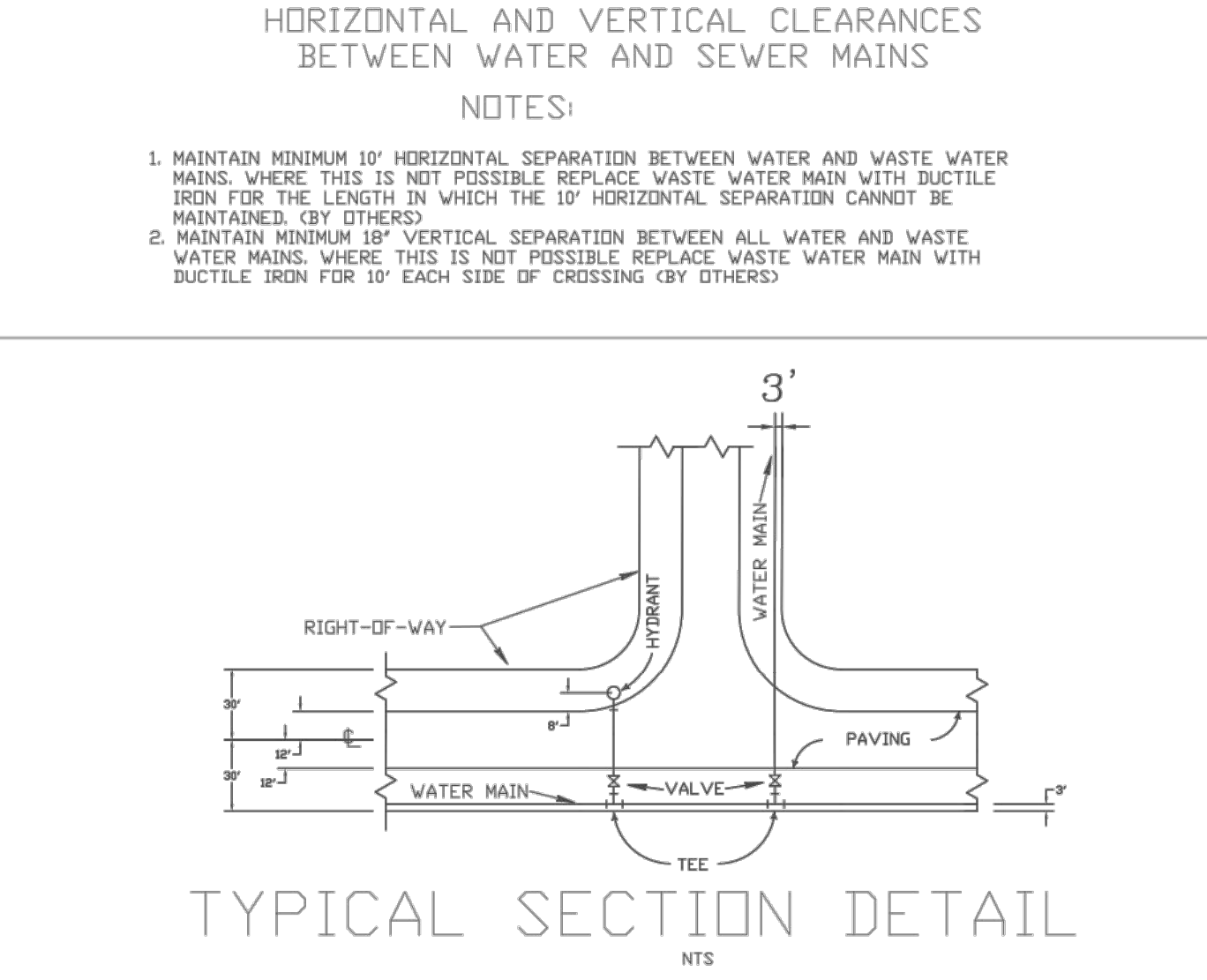
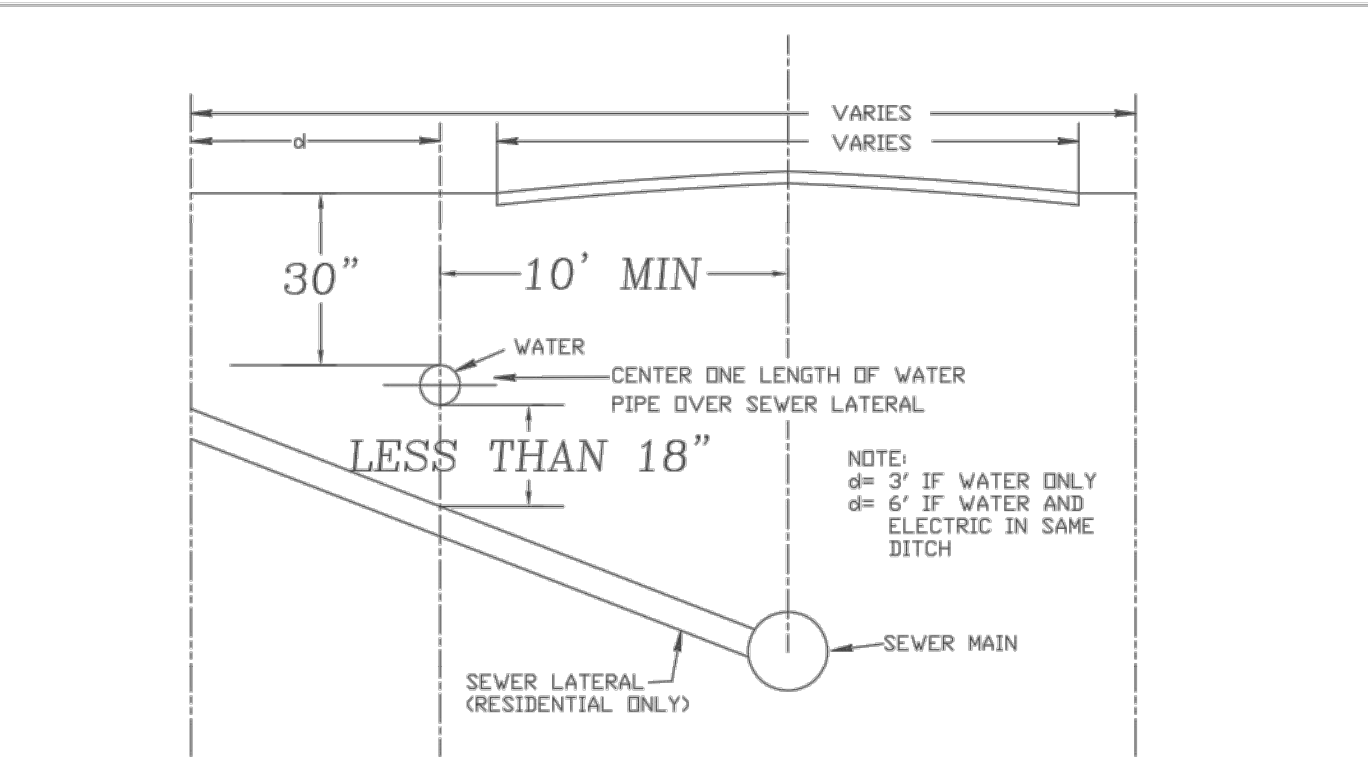
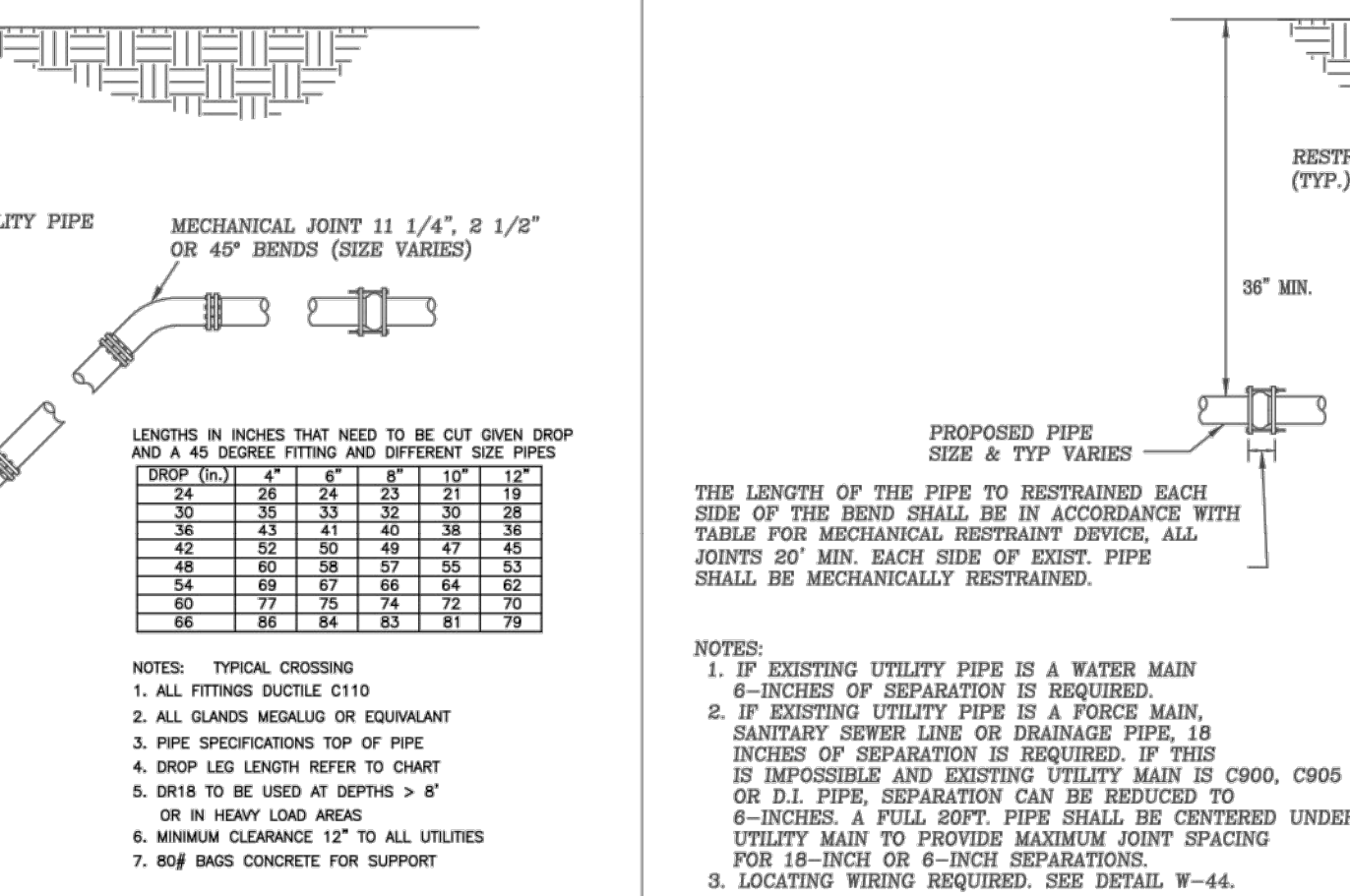
NEW FIRE HYDRANTS SHALL BE POSITIONED NOT MORE THAN 8 FEET NOR LESS THAN 6 FEET OFF THE EDGE OF PAVEMENT. THE CENTER LINE OF THE STEAMER CONNECTION (4-1/2") SHALL BE POSITIONED BETWEEN 18"-24" ABOVE FINISHED GRADE (I.E. SODDED OR MULCHED). ALSO, ALL HYDRANTS SHALL BE READILY ACCESSIBLE WITHOUT THE NEED TO TRANSVERSE SWALES, DITCHES, ETC.



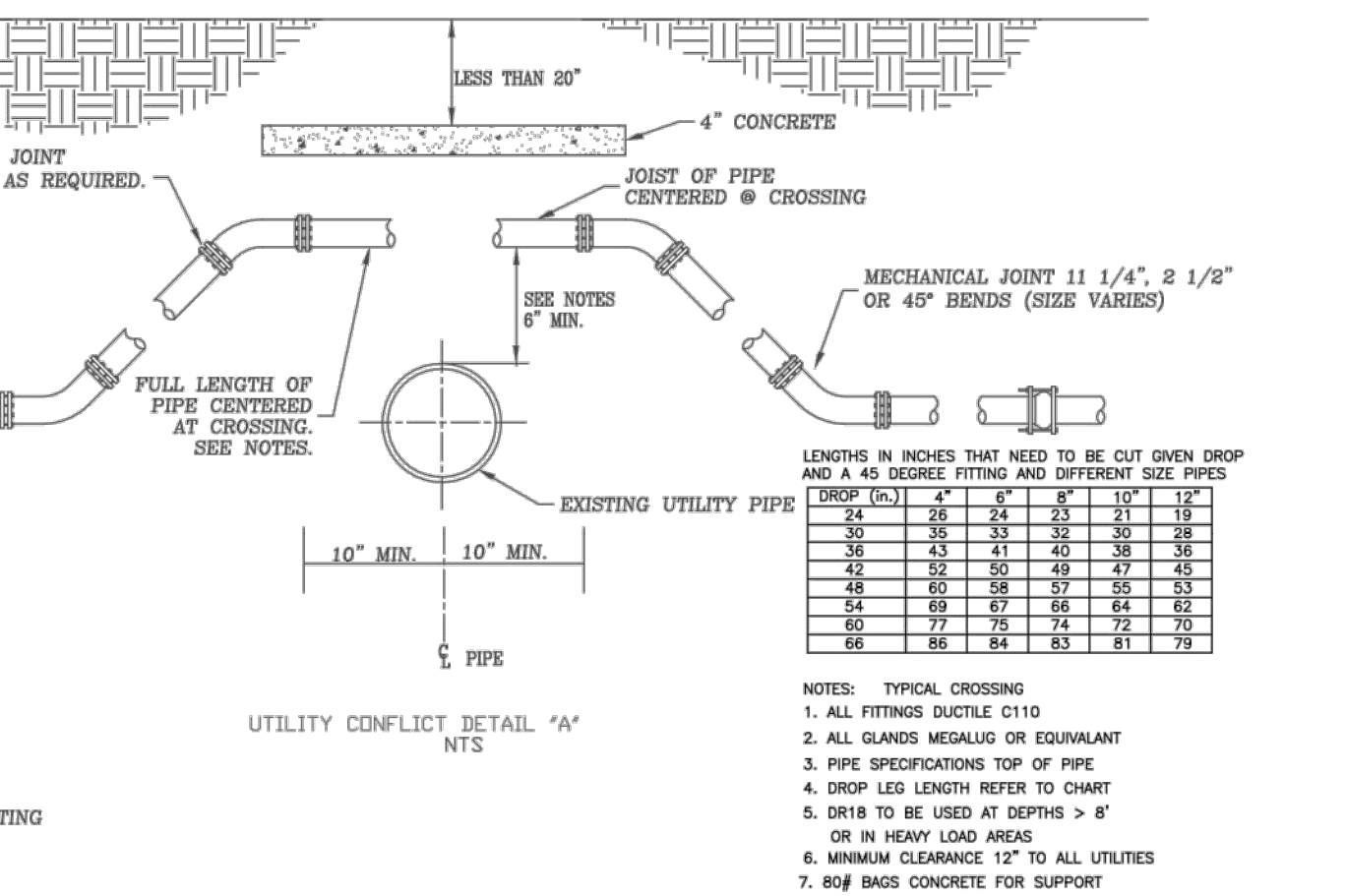
TIE RODS
TWO RODS ON ALL SIX INCH (6") PIPE
THREE RODS ON ALL EIGHT INCH (8") PIPE
FOUR RODS ON ALL TEN AND TWELVE INCH (10" & 12") PIPE



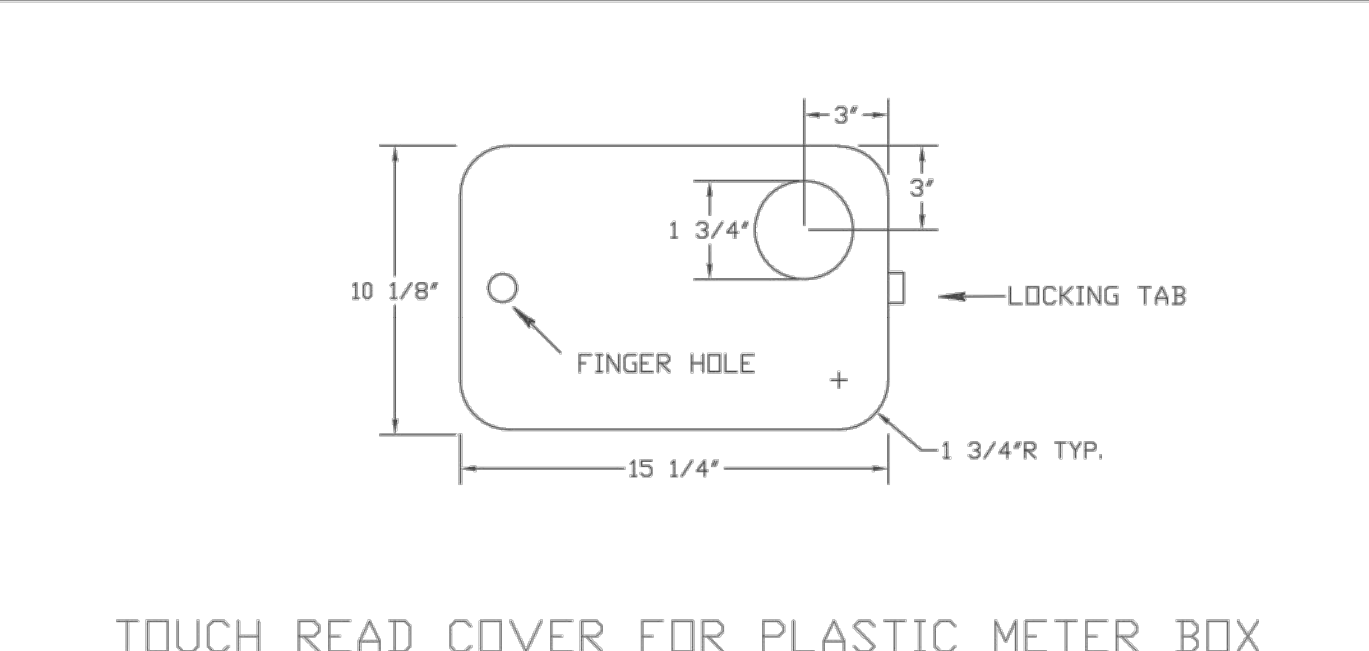
STATE ROAD- 1 1/2" CARRIER PIPE-4" BLACK IRON CASING FOR JACK AND BORE INSTALLATION.
COUNTY AND CITY- 1 1/2" CARRIER PIPE- 3" PVC CASING FOR JACK AND BORE INSTALLATION.



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



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			



MATERIALS		
ITEM	QUANT.	DESCRIPTION
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.L.P. (48" LONG) F-FE
3A	1	2.5"-10" D.L.P. (24" LONG) F-FE (OPT.)
4	3	2.5"-10" FLANGE, D.L.P.
5	2	2.5"-10" VALVE GATE, D.L. 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)

FIREBACKFLOW PREVENTER
N.T.S.

CONTRACTORS ARE REQUIRED TO PAINT NEW HYDRANTS SAFETY YELLOW AND MARK HYDRANTS. THE TOPS AND NOZZLE CAPS SHALL BE PAINTED WITH THE FOLLOWING CAPACITY INDICATOR COLOR SCHEME: BLUE (SW4079) 1500GPM AND HIGHER GREEN (SW4085) 1000-1499 GPM ORANGE (SW4083) 500-999 GPM RED (SW4081) LESS THAN 500 GPM	
IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER MAINS BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.	
IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER MAINS BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555.345, F.A.C.	
ALL WATER MAINS WILL BE CONSTRUCTED WITH BLUE 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.	
WATER SPECIFICATIONS SCALE: N.T.S. DATE: 2/9/98 DRAWN BY: VLT REVISOR: JMM DATE: 4/28/11 CITY OF FERNANDINA BEACH FERNANDINA BEACH, FLORIDA 32054 DRAWING # WD-1	

PRELIMINARY SET - NOT FOR CONSTRUCTION

PROJECT NAME

AMELIA ISLAND RENTALS
FERNANDINA BEACH, FL

PREPARED FOR

G STREET APARTMENTS, LLC

PROJECT NO.:

46016.001

ISSUED:

12/13/2021

DRAWN BY:

ST

CHECKED BY:

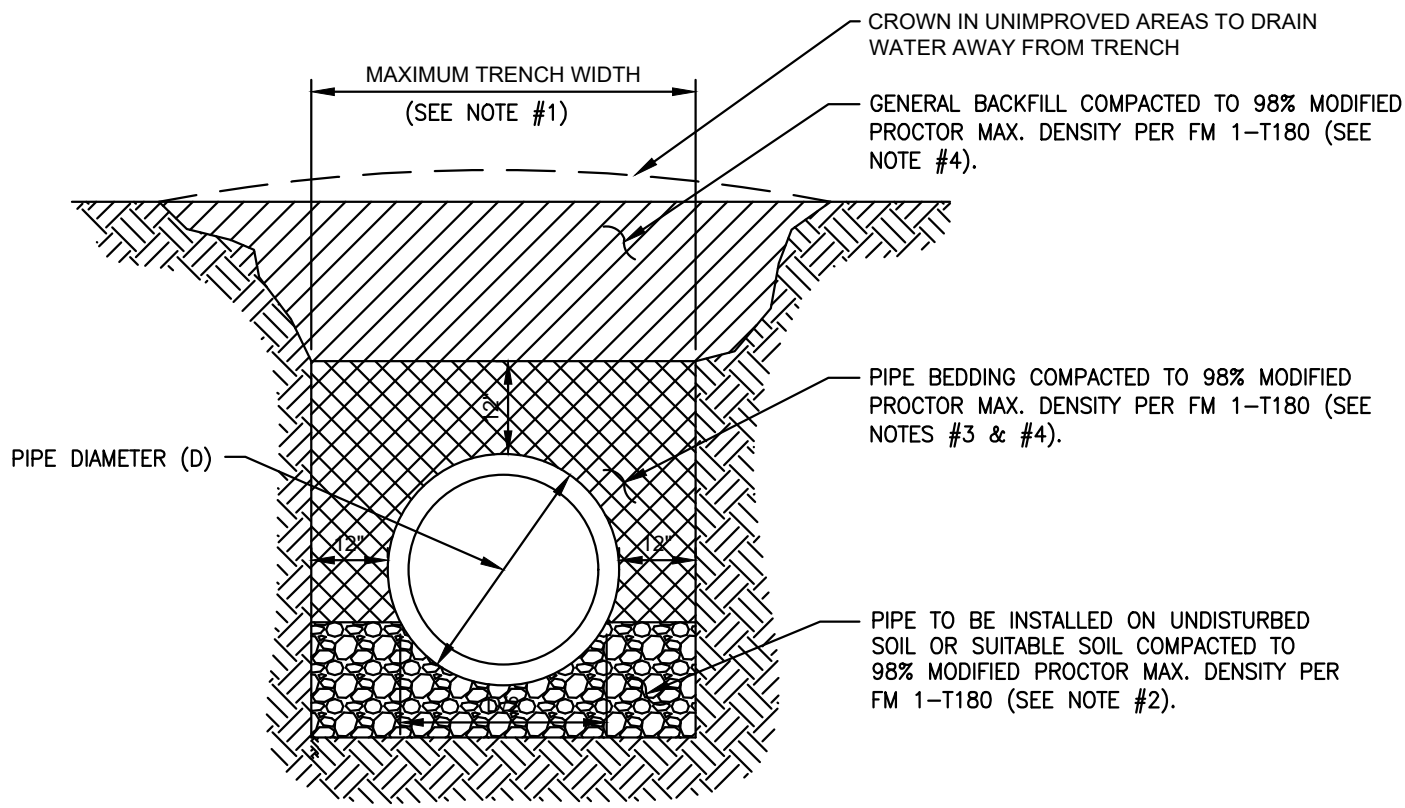
MAC

SCALE:

UTILITY DETAILS

C-301

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12/13/2021 11:05:54 AM T:\cadd\Sheet\ANC-C-302-304 SEWER ST DETAIL S.dwg



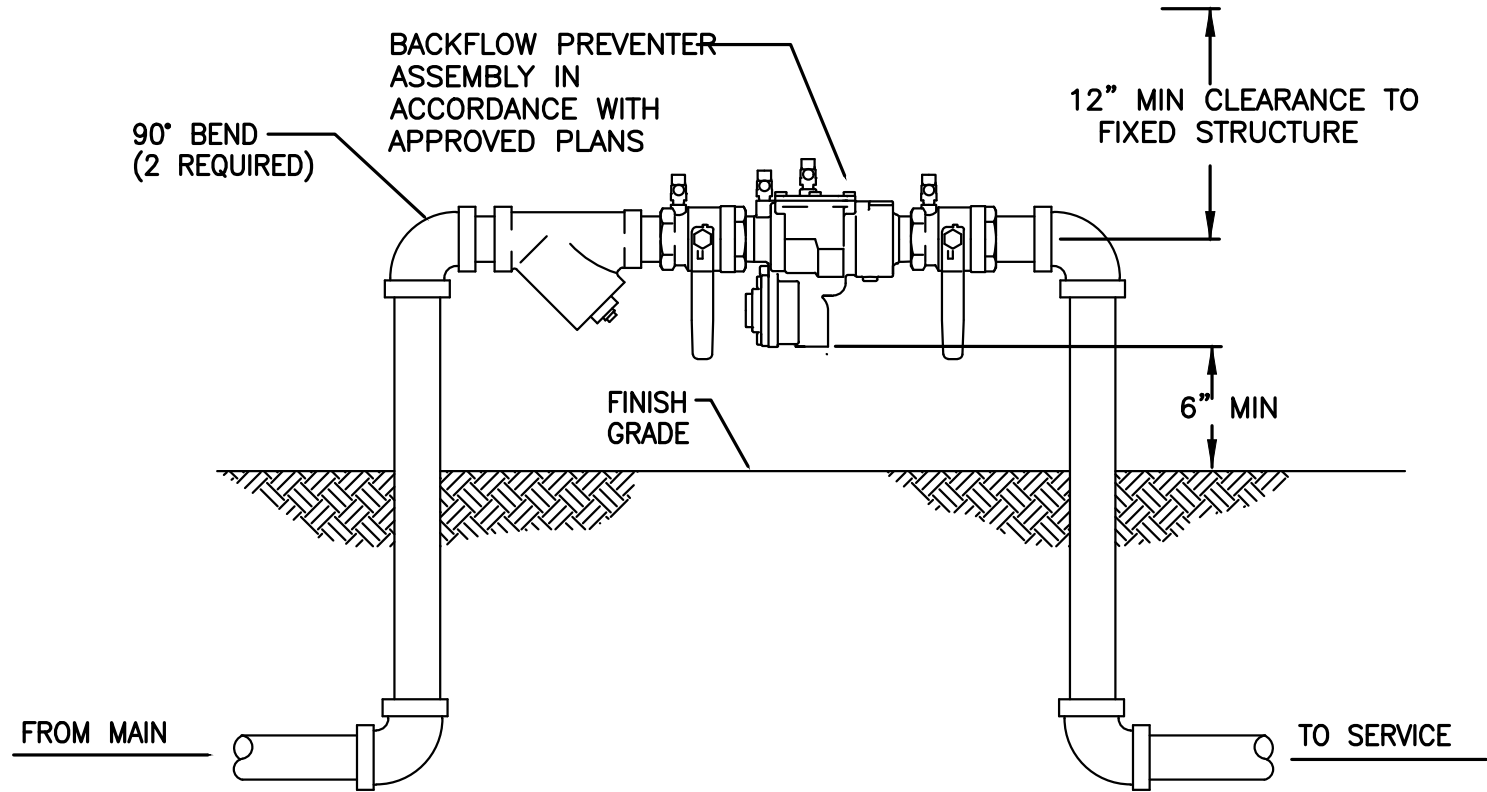
TYPICAL PIPE TRENCH AND BEDDING

NOTES:

- TRENCH SIDES SHALL BE APPROXIMATELY VERTICAL BETWEEN AN ELEVATION OF 1 FOOT ABOVE THE TOP OF THE PIPE AND THE CENTER LINE OF THE PIPE; OTHERWISE, TRENCH SIDES SHALL BE AS VERTICAL AS POSSIBLE OR AS REQUIRED BY OSHA STANDARDS.
- BELL HOLE SHALL BE DUG TO PERMIT THE ENTIRE STRAIGHT BARREL OF THE PIPE TO REST ON THE UNDISTURBED TRENCH BOTTOM. BOULDERS OR LOOSE ROCKS LARGER THAN 3/4 INCH IN SIZE WILL NOT BE PERMITTED IN BACKFILL UP TO 1 FOOT ABOVE THE TOP OF THE PIPE.
- PIPE BEDDING MATERIAL UP TO A LEVEL OF 1 FOOT OVER THE PIPE SHALL CONSIST OF AASHTO CLASS A-3 SOIL (SUITABLE SOIL) AND SHALL EXCLUDE CLAY MATERIALS AND LOOSE ROCKS LARGER THAN 3/4 INCH SIZE.
- PIPE BEDDING MATERIAL AND GENERAL BACKFILL MATERIAL OVER THE PIPE OR UNDER STRUCTURES SHALL BE PLACED IN 6 INCH COMPACTED THICKNESS LAYERS AND SHALL BE COMPACTED TO 98% OF ITS MODIFIED PROCTOR MAXIMUM DENSITY AS DETERMINED BY FM 1-T180.
- WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
- ALL PIPE TO BE INSTALLED WITH THE BELL FACING UPSTREAM TO THE DIRECTION OF FLOW.
- SEE SITE GEOTECH REPORT FOR ADDITIONAL DETAILS.

1 TYPICAL PIPE BEDDING DETAILS

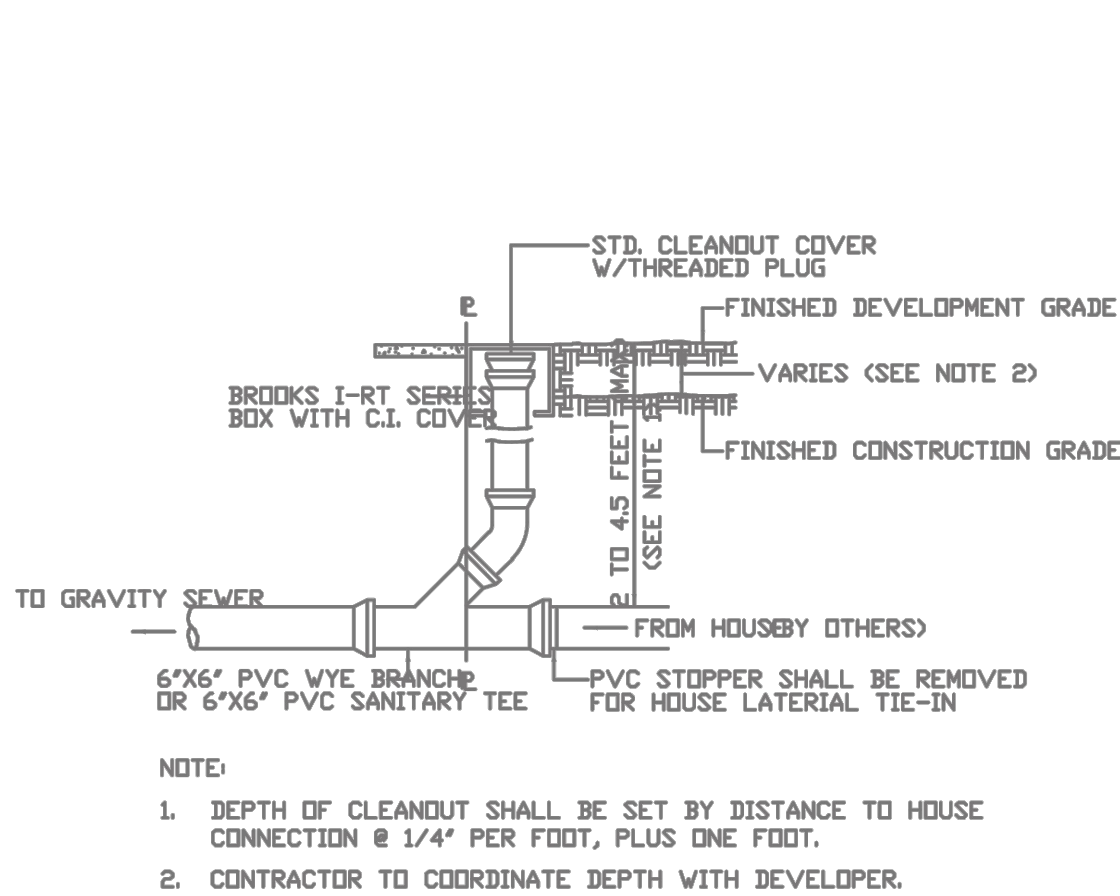
N.T.S.



NOTES:

- ALL BACKFLOW PREVENTERS SHALL COMPLY WITH AND BE INSTALLED IN ACCORDANCE WITH JEA STANDARDS AND SPECIFICATIONS.
- UNPROTECTED CONNECTIONS ARE PROHIBITED BETWEEN BACKFLOW PREVENTER AND METER.
- USE ADJUSTABLE PIPE STANDS WHERE REQUIRED.
- ASSEMBLY TO BE INSTALLED A MAXIMUM OF 30" OVER FINAL FINISH GRADE AS MEASURED TO THE LOWEST POINT OF THE ASSEMBLY AND NO CLOSER THAN 12" TO ANY FIXED APPURTENANCE.
- BACKFLOW UNIT REQUIRES CERTIFICATION AND ANNUAL TEST RESULTS TO BE SUBMITTED TO THE WATER DEPARTMENT.
- FREEZE PROTECTION IS REQUIRED FOR ALL BACKFLOW PREVENTION DEVICES.

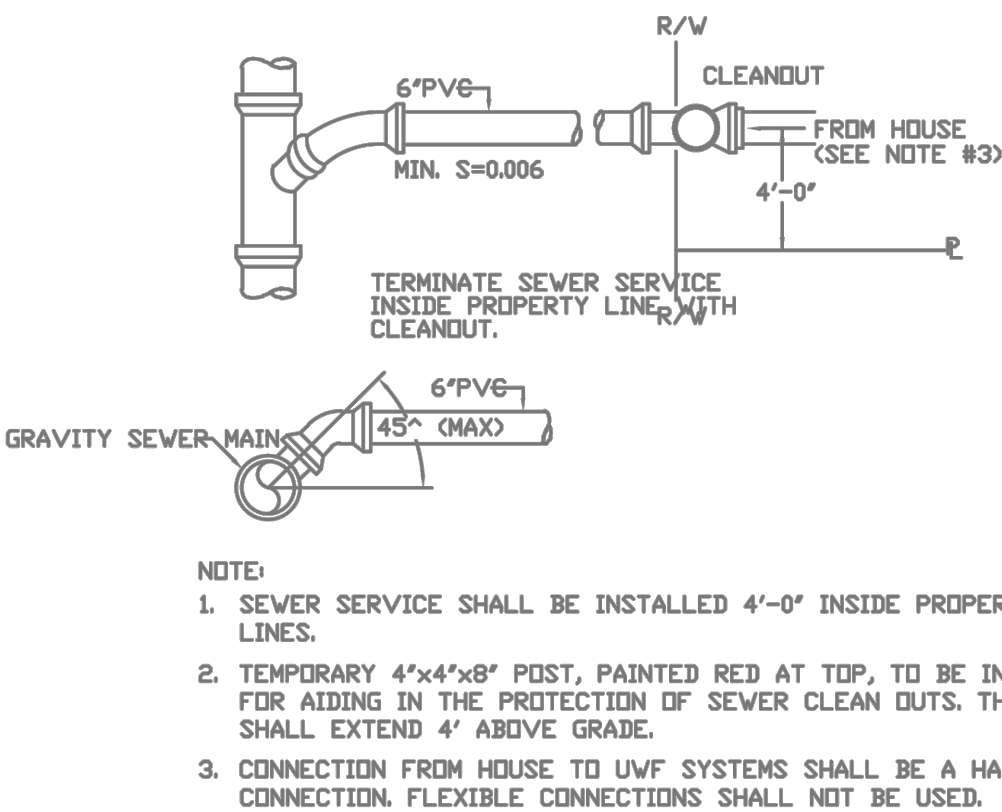
TYPICAL REDUCED PRESSURE ZONE BACKFLOW PREVENTER (RPZ)



NOTE:

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

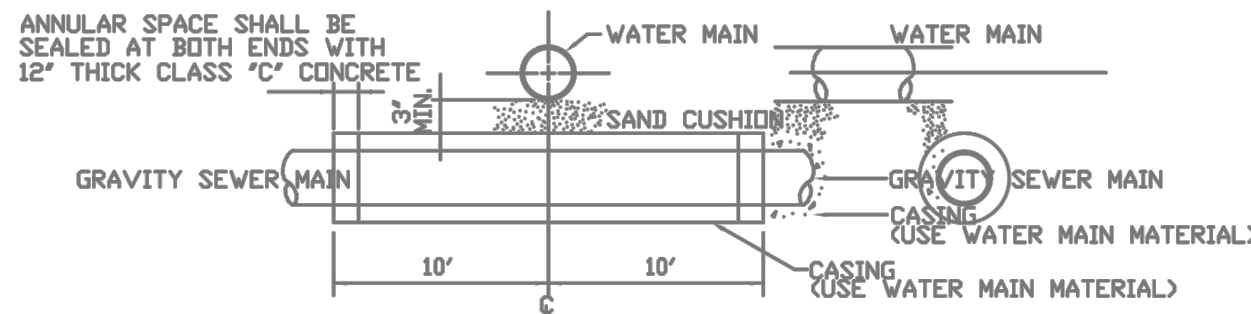
CLEANOUT



NOTE:

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

TYPICAL SEWER SERVICE



NOTE:

- SEWER MAIN SHALL BE ENCASED AS SHOWN ON THE ABOVE DETAIL WHERE LESS THAN 12 INCHES OF VERTICAL CLEARANCE IS MAINTAINED BETWEEN WATER MAIN AND SEWER MAIN.
- C-900 CASING SHALL BE SIZED FOR 2 INCHES PLUS THE OUTSIDE DIAMETER OF THE CARRIER PIPE JOINT.
- THE ABOVE DETAIL APPLIES TO WATER MAINS 1 INCH DIAMETER AND LARGER.

ENCASEMENT AT WATER LINE

PRELIMINARY SET - NOT FOR CONSTRUCTION

PROJECT NAME		AMELIA ISLAND RENTALS FERNANDINA BEACH, FL	
PREPARED FOR		G STREET APARTMENTS, LLC	
REVISIONS		NO. DATE DESCRIPTION	
SEAL			
PROJECT NO.:		46016.001	
ISSUED:		12/13/2021	
DRAWN BY:		ST	
CHECKED BY:		MAC	
SCALE:			
UTILITY DETAILS			
C-302			



NOTES

1. IF EXISTING CONFLICT PIPE IS A WATER MAIN 12-INCHES OF SEPARATION IS REQUIRED. A FULL LENGTH OF PIPE SHALL BE CENTERED OVER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR ALL CROSSINGS.
2. FOR OTHER LOCATION LIMITATIONS SEE DETAIL (S-26 & S-27).
3. NUMBER OF TIE RODS REQUIRED IS AS FOLLOWS:

3" - 8"	DIAMETER MAIN - 2 TIE RODS REQUIRED PER JOINT (3/4" ROD)
10" - 12"	DIAMETER MAIN - 4 TIE RODS REQUIRED PER JOINT (3/4" ROD)
14" - 16"	DIAMETER MAIN - 6 TIE RODS REQUIRED PER JOINT (3/4" ROD)
18" - 20"	DIAMETER MAIN - 8 TIE RODS REQUIRED PER JOINT (3/4" ROD)
22" - 24"	DIAMETER MAIN - 12 TIE RODS REQUIRED PER JOINT (3/4" ROD)
30" - 36"	DIAMETER MAIN - 14 TIE RODS REQUIRED PER JOINT (1" ROD)
42" - 48"	DIAMETER MAIN - 16 TIE RODS REQUIRED PER JOINT (1 1/4" ROD)
54"	DIAMETER MAIN - 18 TIE RODS REQUIRED PER JOINT (1 1/4" ROD)
4. LOCATING WIRE REQUIRED: SEE DETAIL S-49.
5. THE COVER FOR PIPING LESS THAN 24" SIZE SHALL BE 30" (MIN) IN UNPAVED AREAS, 36" (MIN) IN PAVED AREAS AND A MAXIMUM COVER OF 60", UNLESS PER-APPROVED BY CITY OF FERNANDINA BEACH. THE COVER FOR PIPING 24" SIZE AND LARGER SHALL BE 36" (MIN) IN PAVED AND UNPAVED AREAS AND A MAXIMUM COVER OF 84", UNLESS APPROVE BY CITY OF FERNANDINA BEACH.
6. THE SOILS BETWEEN THE MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST ASTM D 1557.

ADJUSTMENT OVER EXISTING UTILITIES USING TIRE RODS

SEPTEMBER 2011

PLATE S-40



NOTES:

1. IF EXISTING CONFLICT PIPE IS A WATER MAIN, 12-INCHES OF SEPARATION IS REQUIRED. A FULL LENGTH OF PIPE SHALL BE CENTERED OVER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR ALL CROSSING.
2. FOR OTHER LOCATION LIMITATIONS SEE DETAIL (S-26 & S-27).
3. LOCATING WIRE REQUIRED: SEE DETAIL S-49.
4. THE COVER OVER ALL PIPING LESS THAN 24" SIZE SHALL BE A MINIMUM OF 30" IN UNPAVED AREAS AND 36" IN PAVED AREAS WITH A MAXIMUM COVER OF 60" UNLESS APPROVED OTHERWISE BY CITY OF FERNANDINA BEACH. COVER FOR PIPING 24" SIZE AND LARGER SHALL BE MINIMUM OF 36" (PAVED AND UNPAVED) AND MAXIMUM OF 84" UNLESS APPROVED OTHERWISE BY CITY OF FERNANDINA BEACH. THE SOILS BETWEEN THE WATER MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST ASTM D 1557.
5. THE MAXIMUM TOTAL COMBINED LONGITUDINAL PIPE BENDING INCLUDING JOINT DEFLECTION OF PVC PIPE SHALL BE LIMITED TO AN OFFSET (OFFSET LIMIT IS BASED UPON 20LF PIPE LENGTH) AS INDICATED BELOW:

<u>PVC PIPE SIZE</u>	<u>MAX OFFSET (20LF JOINT)</u>
2"	30"
4"	19"
6"	13"
8"	10"
10"	8"
12"	7"
14" AND LONGER	5"

ADJUSTMENT UNDER EXISTING UTILITIES PIPE JOINT DEFLECTION

SEPTEMBER 2011

PLATE S-47



1. FOR UNPAVED LOCATIONS, A PRECAST CONCRETE VALVE PAD SHALL BE PROVIDED AND INSTALLED FLUSH WITH GRADE. CONCRETE PAD IS NOT REQUIRED FOR VALVE LOCATED IN THE ROADWAY, UNLESS SHOWN OR NOTED OTHERWISE.
2. LOCATING WIRE IS REQUIRED ON ALL PRESSURE PIPING (SEE DETAIL S-49).
3. A "V" CUT SHALL BE CARVED IN THE CURB CLOSEST/ADJACENT TO ALL BELOW GRADE VALVES. THE "V" CUT IS TO BE PAINTED GREEN.
4. IN PAVED AREAS, INSTALL VALVE AT A DEPTH TO ALLOW A 12" MIN. DISTANCE BETWEEN THE VALVE COVER PLATE AND THE TOP OF THE VALVE OPERATING NUT. OUTSIDE OF PAVED AREAS (GRASS), INSTALL VALVE AT A DEPTH TO ALLOW A 6" MINIMUM DISTANCE BETWEEN THE VALVE COVER AND THE TOP OF THE VALVE OPERATING NUT. OPERATING NUT/STEM EXTENSION SHALL BE PROVIDED (WHERE APPLICABLE) SO THAT THE OPERATING NUT WILL BE NO MORE THAN 30 INCHES BELOW FINISHED GRADE.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS. ROUTE LOCATE WIRES THRU A "V" CUT IN THE TOP OF THE 6" PVC RISER PIPE FOR LOCATE WIRE ACCESS INTO VALVE BOX. THE LOCATE WIRES WITH A 12" LONG PIG-TAIL AT THE TOP SHALL BE CONNECTED TOGETHER WITH A WIRE NUT.
6. BRASS IDENTIFICATION TAG INDICATING "SEWER", VALVE SIZE, DIRECTION AND TURNS TO OPEN & VALVE TYPE. PROVIDE A 1/2" HOLE IN BRASS TAG AND ATTACH TAG (TWIST WIRE AROUND TAG) TO THE END OF THE LOCATE WIRE. TAGS ARE NOT REQUIRED ON VALVES INSTALLED ON FIRE HYDRANT BRANCH LINES.
7. IN LIEU OF PRECAST CONCRETE PAD, A 6" THICK X 24" (ROUND OR SQUARE) POURED CONCRETE PAD W/2 - #4 REBAR AROUND PERIMETER, MAY BE USED.
8. GRAVEL SHALL BE PROVIDED UNDER ALL VALVES 20" AND LARGER. THE MINIMUM VERTICAL LIMIT OF GRAVEL IS 12" UNDER THE VALVE UP TO 1/2 THE OVERALL HEIGHT OF THE VALVE.
9. FOR VALVES 12 INCH AND SMALLER, PROVIDE A WHITE OR BLACK PLASTIC DEBRIS SHIELD WHICH INSTALLS BELOW THE OPERATING NUT. THIS SHIELD SHALL COVER THE RISER PIPE BOX OVER THE OPERATING NUT AND MINIMIZE INFILTRATION. SHIELD SHALL BE BY AFC, BOXLOK OR APPROVED EQUAL.
10. ALL VALVES SHALL BE INSTALLED WITH AN ELECTRIC LOCATE MARKER. MARKER SHALL BE 4" DIA. COLOR CODED BALL MARKER (3M-1404XR FOR SEWER).

SEWER VALVE DETAIL

SEPTEMBER 2011

PLATE S-3C



NOTES:

1. IF EXISTING CONFLICT PIPE IS A WATER MAIN, 12-INCHES OF SEPARATION IS REQUIRED. A FULL LENGTH OF PIPE SHALL BE CENTERED OVER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR ALL CROSSING.
 2. FOR OTHER LOCATION LIMITATIONS SEE DETAIL (S-26 & S-27).
 3. LOCATING WIRE REQUIRED: SEE DETAIL S-49.
 4. THE COVER OVER ALL PIPING LESS THAN 24" SIZE SHALL BE A MINIMUM OF 30" IN UNPAVED AREAS AND 36" IN PAVED AREAS WITH A MAXIMUM COVER OF 60" UNLESS APPROVED OTHERWISE BY CITY OF FERNANDINA BEACH. COVER FOR PIPING 24" SIZE AND LARGER SHALL BE MINIMUM OF 36" (PAVED AND UNPAVED) AND MAXIMUM OF 84" UNLESS APPROVED OTHERWISE BY CITY OF FERNANDINA BEACH. THE SOILS BETWEEN THE MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST ASTM D 1557.
 5. THE MAXIMUM TOTAL COMBINED LONGITUDINAL PIPE BENDING INCLUDING JOINT DEFLECTION OF PVC PIPE SHALL BE LIMITED TO AN OFFSET (OFFSET LIMIT IS BASED UPON 20LF PIPE LENGTH) AS INDICATED BELOW:
- | <u>PVC PIPE SIZE</u> | <u>MAX. OFFSET (20LF JOINT)</u> |
|----------------------|---------------------------------|
| 2" | 30" |
| 4" | 19" |
| 6" | 13" |
| 8" | 10" |
| 10" | 8" |
| 12" | 7" |
| 14" AND LONGER | 5" |

ADJUSTMENT OVER EXISTING UTILITIES

SEPTEMBER 2011

PLATE S-48



NOTES

1. IF EXISTING CONFLICT PIPE IS A WATER OR RECLAIMED WATER MAIN, 12-INCHES OF SEPARATION IS REQUIRED. A FULL LENGTH OF PIPE SHALL BE CENTERED OVER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR ALL CROSSINGS.
2. FOR OTHER LOCATION LIMITATIONS SEE DETAIL (S-26 & S-27).
3. LOCATING WIRE REQUIRED: SEE DETAIL S-49.
4. THE COVER FOR PIPING LESS THAN 24" SIZE SHALL BE 30" (MIN) IN UNPAVED AREAS, 36" (MIN) IN PAVED AREAS AND A MAXIMUM COVER OF 60", UNLESS PRE-APPROVED BY CITY OF FERNANDINA BEACH. THE COVER FOR PIPING 24" SIZE AND LARGER SHALL BE 36" (MIN) IN PAVED AND UNPAVED AREAS AND A MAXIMUM COVER OF 84", UNLESS APPROVED BY CITY OF FERNANDINA BEACH.
5. THE SOILS BETWEEN THE MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST ASTM D 1557.

ADJUSTMENT UNDER EXISTING UTILITIES MECHANICAL RESTRAINTS

SEPTEMBER 2011

PLATE S-41



NOTES

1. IF EXISTING CONFLICT PIPE IS A WATER OR RECLAIMED WATER MAIN, 12-INCHES OF SEPARATION IS REQUIRED. A FULL LENGTH OF PIPE SHALL BE CENTERED OVER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR ALL CROSSINGS.
2. FOR OTHER LOCATION LIMITATIONS SEE DETAIL (S-26 & S-27).
3. LOCATING WIRE REQUIRED: SEE DETAIL S-49.
4. THE COVER FOR PIPING LESS THAN 24" SIZE SHALL BE 30" (MIN) IN UNPAVED AREAS, 36" (MIN) IN PAVED AREAS AND A MAXIMUM COVER OF 60", UNLESS PRE-APPROVED BY CITY OF FERNANDINA BEACH. THE COVER FOR PIPING 24" SIZE AND LARGER SHALL BE 36" (MIN) IN PAVED AND UNPAVED AREAS AND A MAXIMUM COVER OF 84", UNLESS APPROVED BY CITY OF FERNANDINA BEACH.
5. THE SOILS BETWEEN THE MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST ASTM D 1557.

ADJUSTMENT OVER EXISTING UTILITIES MECHANICAL RESTRAINTS

SEPTEMBER 2011

PLATE S-39

UTILITY DETAILS
C-303

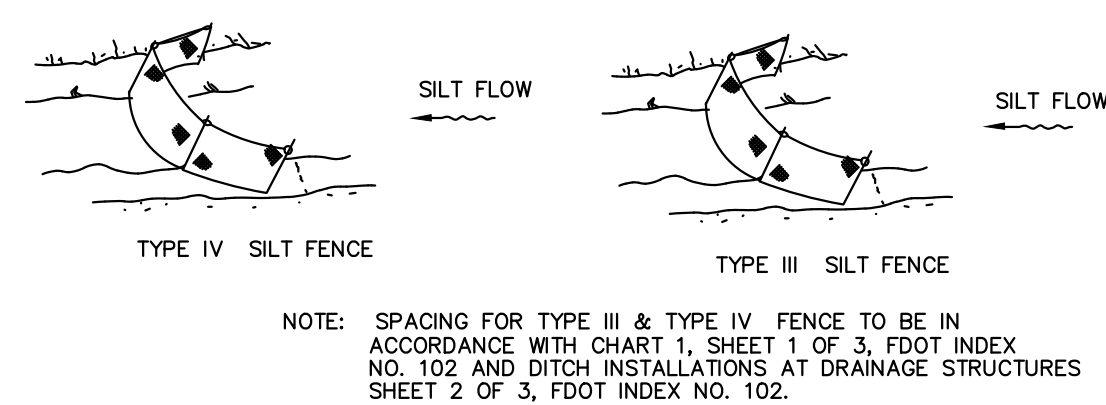
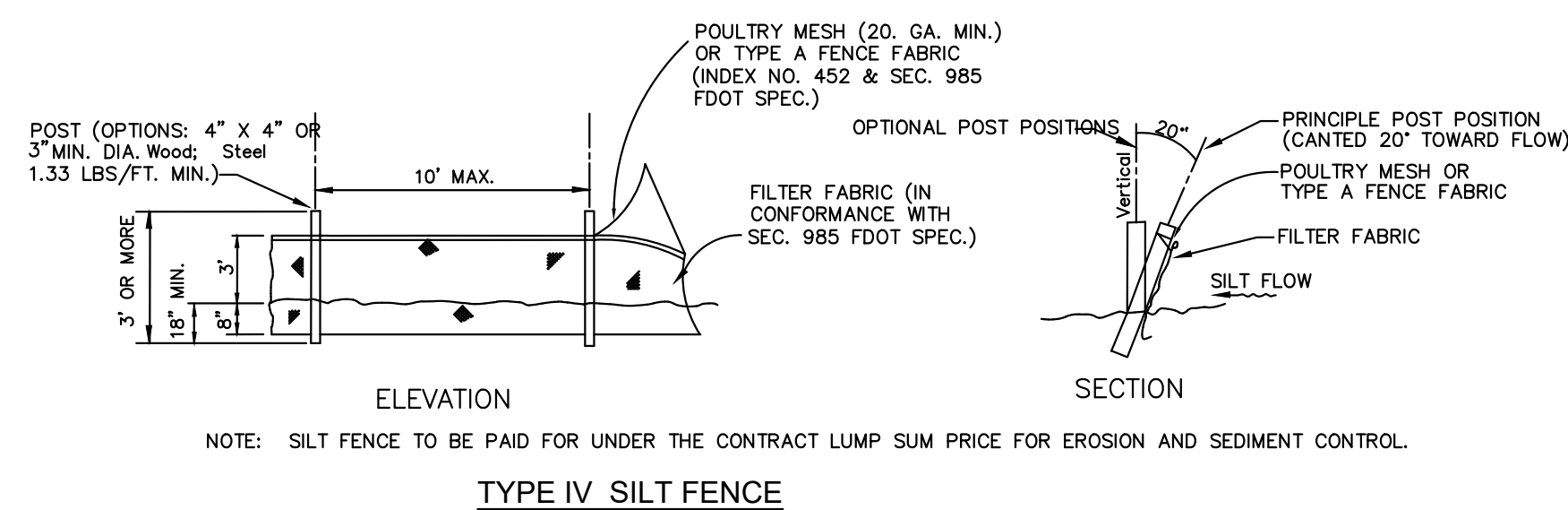
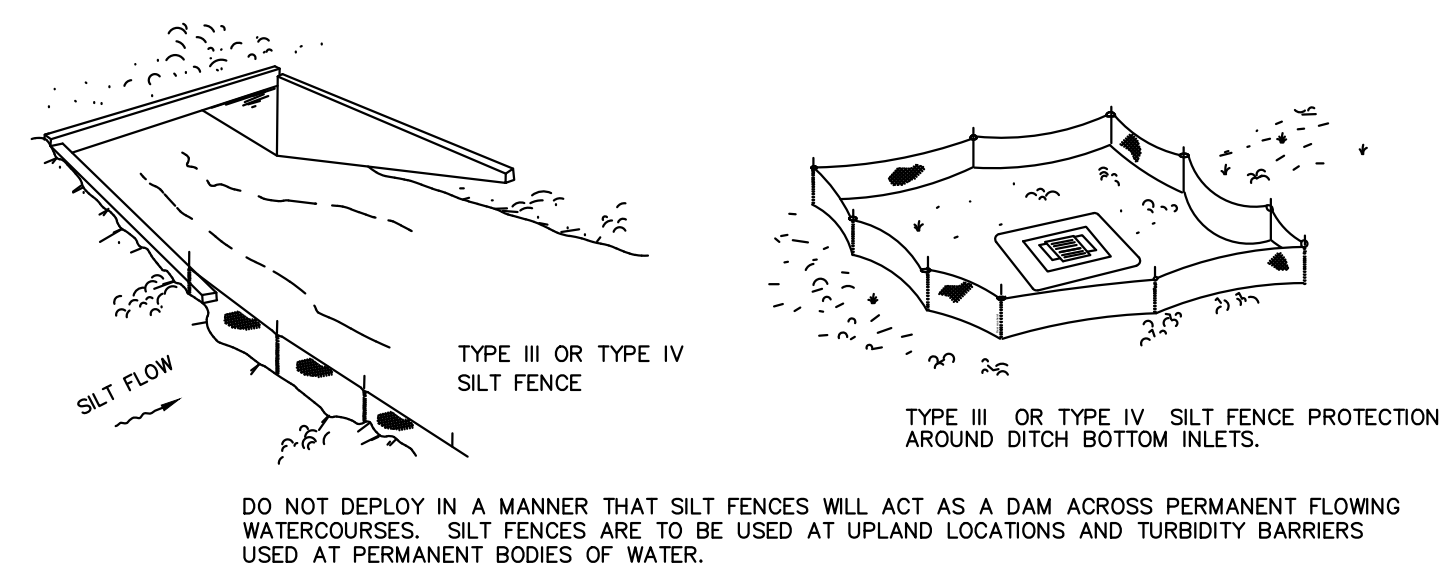
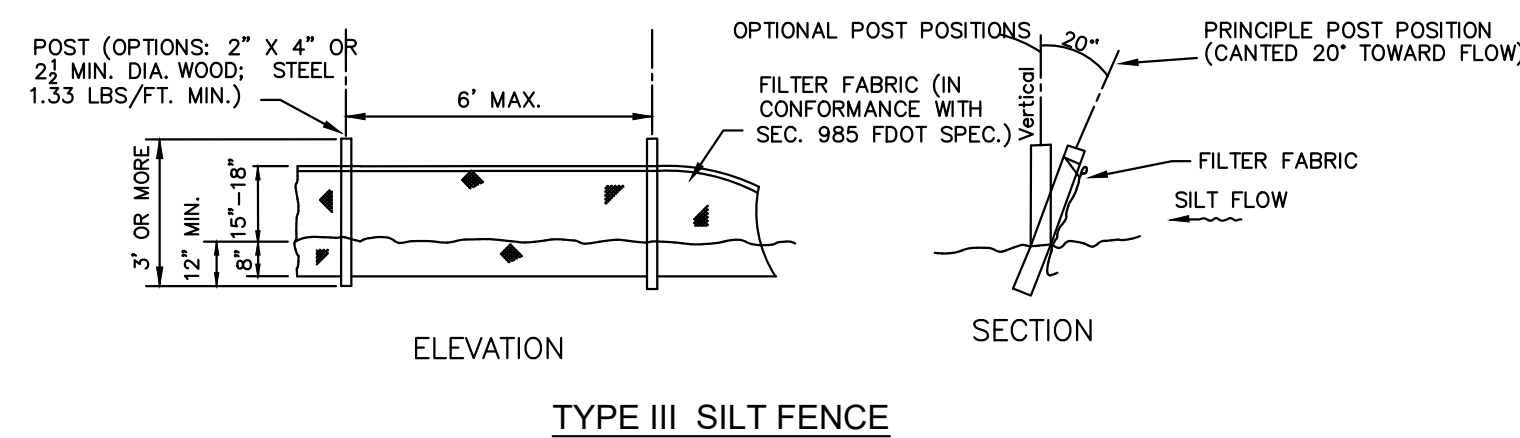
PRELIMINARY SET - NOT FOR CONSTRUCTION

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

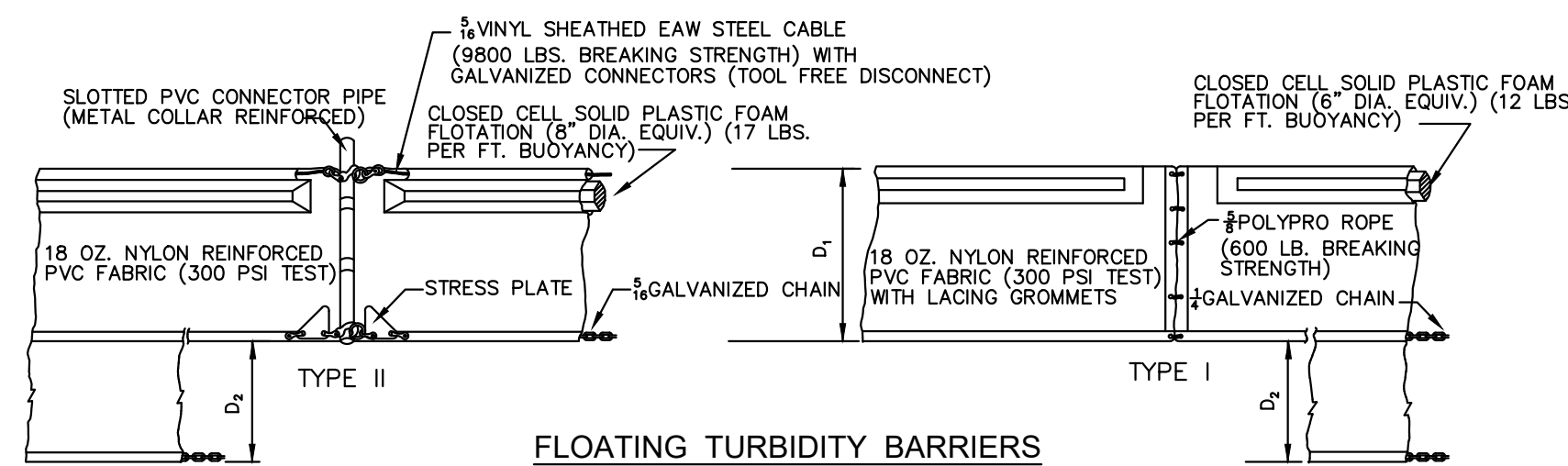
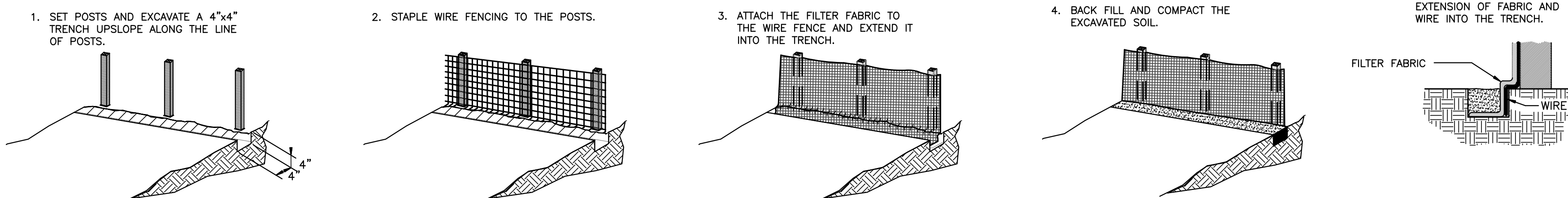
EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION -- ON-SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENINGS SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FDOT NO. 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED IN D-903. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONES MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
9. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEFUL LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
10. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
11. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
12. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
13. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/3 THE DEPTH OF THE TRAP. THE REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
14. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES.
15. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL, REFER TO "THE FLORIDA DEVELOPMENT MANUAL -- A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (F.D.E.R.) CHAPTER 6.
16. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION. SEE DETAIL SHEET FOR TYPICAL CONSTRUCTION.
17. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
18. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
19. ANY DISCHARGE FROM Dewatering ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
20. Dewatering PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
21. ALL DISTURBED AREAS ARE TO BE STABILIZED THROUGH COMPACTION, SOD PLACEMENT AND SEEDING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
22. ALL Dewatering, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.
23. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
24. THE CONTRACTOR SHALL BE REQUIRED TO RESPOND TO ALL WATER DISTURBANCES, INQUIRIES, RELATIVE TO COMPLIANCE OF DEP FOR EROSION AND SEDIMENTATION CONTROL. THE COST OF THIS COMPLIANCE SHALL BE PART OF THE CONTRACT.

NOTE:
WHERE FDOT SPECS AND INDEX ARE
REFERENCED, PLEASE REFER TO FDOT
ROADWAY & TRAFFIC DESIGN STANDARDS,
AND FDOT STANDARD SPECIFICATIONS
FOR ROAD & BRIDGE CONSTRUCTION.

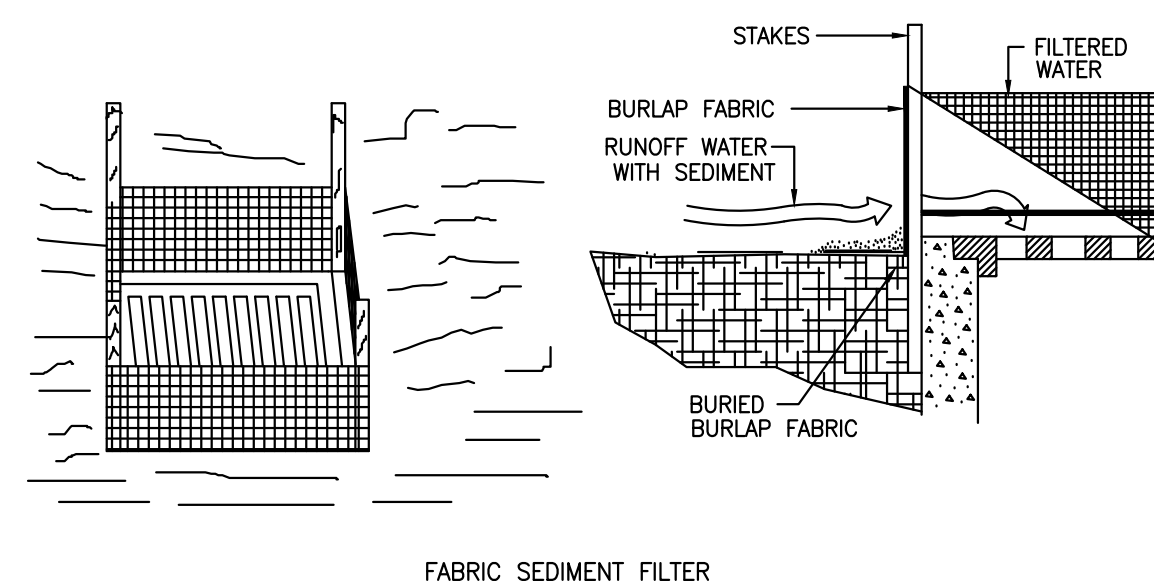


SILT FENCE TYPE III & IV
N.T.S.



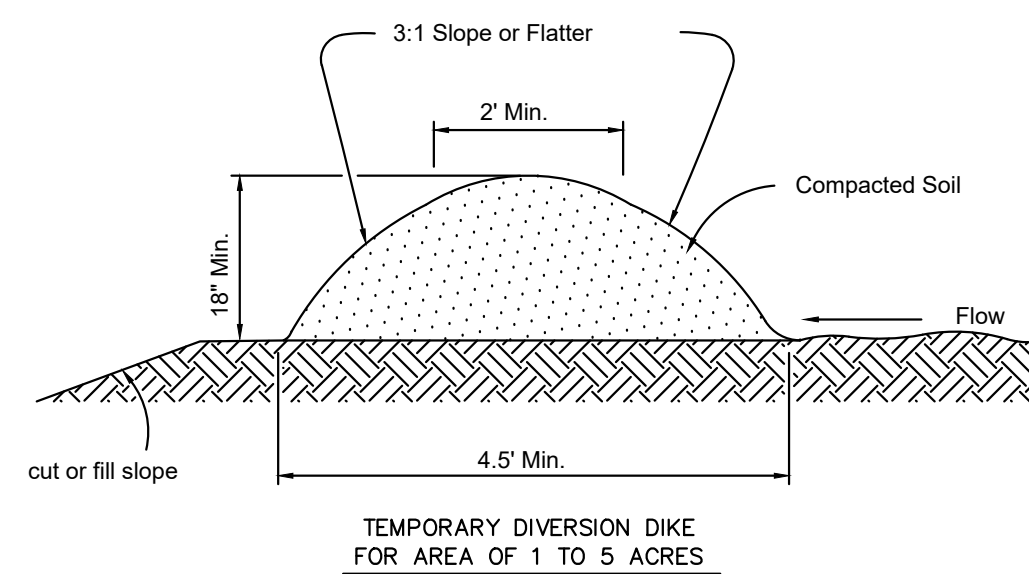
- NOTES:
1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH.
 2. NUMBER AND SPACING OF ANCHORS DEPENDENT ON CURRENT VELOCITIES.
 3. DEPLOYMENT OF BARRIER AROUND PILE LOCATIONS MAY VARY TO ACCOMMODATE CONSTRUCTION OPERATIONS
 4. NAVIGATION MAY REQUIRE SEGMENTING BARRIER DURING CONSTRUCTION OPERATIONS.
 5. FOR ADDITIONAL INFORMATION SEE SECTION 104 OF THE FDOT STANDARD SPECIFICATIONS.

TURBIDITY BARRIERS
N.T.S.

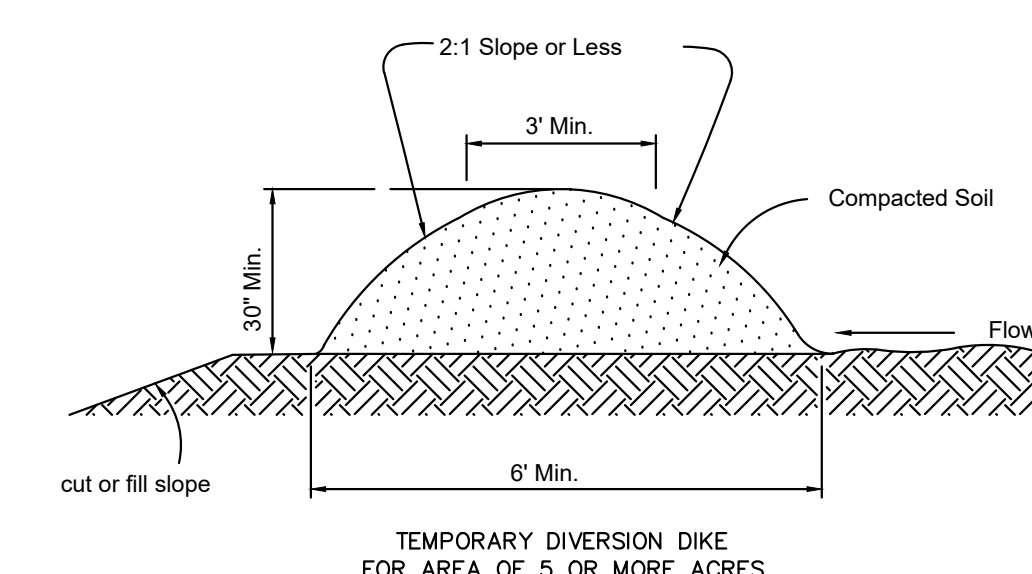


THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 cfs) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

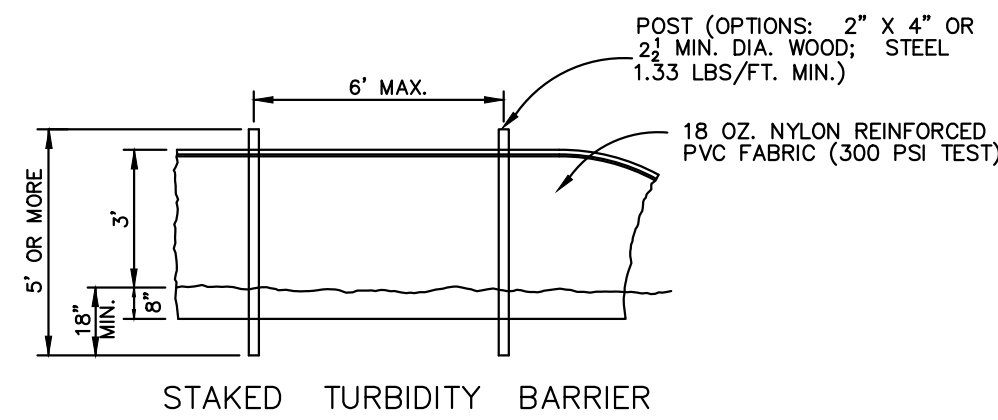
DROP INLET SEDIMENT TRAP
N.T.S.



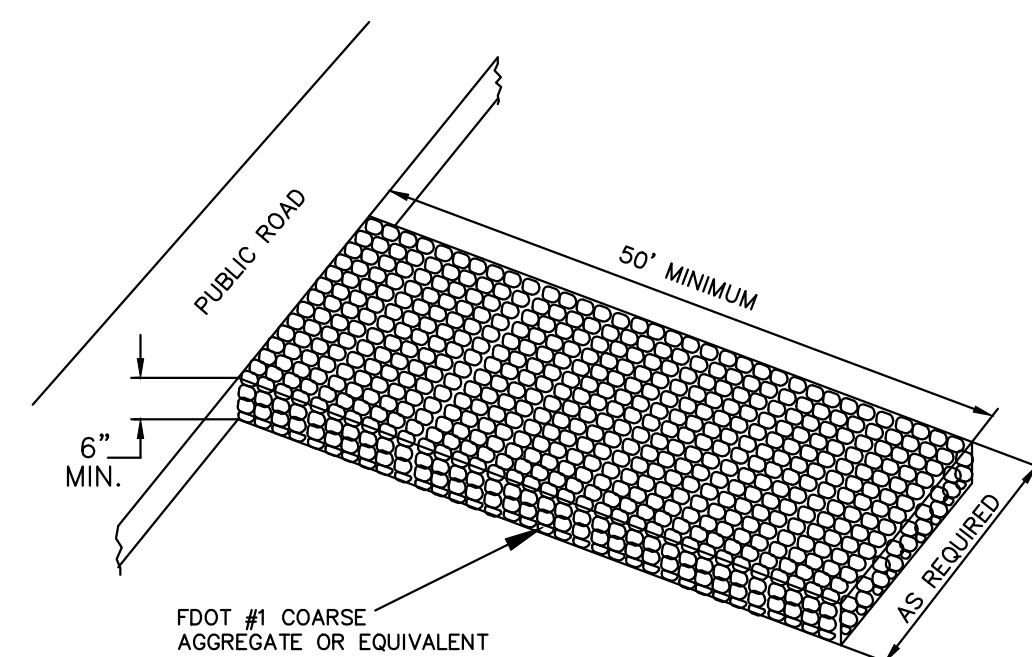
DIVERSION DIKE
N.T.S.



NOTICE:
COMPONENTS OF TYPES I & TYPE II MAY
BE SIMILAR OR IDENTICAL TO PROPRIETARY
DESIGNS. ANY INFRINGEMENT ON THE
PROPRIETARY RIGHTS OF THE DESIGNER
SHALL BE THE SOLE RESPONSIBILITY OF
THE USER. SUBSTITUTIONS FOR TYPES
I AND II SHALL BE AS APPROVED BY
THE ENGINEER.



NOTE:
TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING, OR STAKED TYPES OR ANY COMBINATIONS OF TYPES THAT WILL SUIT SITE CONDITIONS AND MEET EROSION CONTROL AND WAIVER OF LIABILITY REQUIREMENTS. BARRIERS SHALL BE INSTALLED AT THE CONTRACTORS OPTION UNLESS OTHERWISE SPECIFIED IN THE PLANS. HOWEVER, PAYMENT WILL BE UNDER THE CONTRACT LUMP SUM PRICE ESTABLISHED IN THE BID PROPOSAL FOR EROSION AND SEDIMENT CONTROL POSTS, STAKED TURBIDITY BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER.



STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

NOTE: SEE EROSION AND SEDIMENTATION CONTROL
PLANS FOR LOCATION OF ALL SILT FENCE.

SILT FENCE CONSTRUCTION DETAILS
N.T.S.

PROJECT NAME	AMELIA ISLAND RENTALS FERNANDINA BEACH, FL
PREPARED FOR	G STREET APARTMENTS, LLC



7807 BAYMEADOWS ROAD EAST, SUITE 200
JACKSONVILLE, FLORIDA USA 32256
PHONE 904.730.9360 WWW.HALFF.COM
FL CA 33380 FL LC 26000645

[illegible]

SEAL

PROJECT NO.:	46016.001
ISSUED:	12/13/2021
DRAWN BY:	ST
CHECKED BY:	MAC
SCALE:	

SWPPP GENERAL
NOTES AND DETAILS

C-400

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

PROJECT: AMELIA BEACH RENTALS 46016 – 59 S. FLETCHER AVE., FERNANDINA BEACH, FL

STORM WATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT FORM

TO BE COMPLETED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL EVENT OF 0.25 INCHES OR MORE

INSPECTOR: _____ DATE: _____

INSPECTOR'S QUALIFICATIONS: _____

DAYS SINCE LAST RAINFALL: _____ AMOUNT OF LAST RAINFALL _____ INCHES

STABILIZATION MEASURES

INSPECTION AREA (DESCRIPTION OF LOCATION)	DATE SINCE LAST DISTURBED	DATE OF NEXT DISTURBANCE	STABILIZED ? (YES/NO)	STABILIZED WITH	CONDITION

STABILIZATION REQUIRED: _____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

PAGE 1 OF 4

PROJECT: AMELIA BEACH RENTALS 46016 – 59 S. FLETCHER AVE., FERNANDINA BEACH, FL

STORM WATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT FORM

STRUCTURAL CONTROLS

DATE: _____

EARTH DIKES/SWALES

DIKE OR SWALE	FROM	TO	IS DIKE/SWALE STABILIZED ?	IS THERE EVIDENCE OF WASHOUT OR OVERTOPPING

MAINTENANCE REQUIRED FOR EARTH DIKE/SWALE:

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

CATCH BASIN/CURB INLET/OUTFALL TURBIDITY CONTROLS

STRUCTURE/ OUTFALL	ARE TURBIDITY CONTROLS IN PLACE	ANY EVIDENCE OF CLOGGING/WASHOUT OR BYPASSING ?	ARE TURBIDITY CONTROLS IN NEED OF REPLACING	DOES SILT NEED TO BE REMOVED FROM AROUND CONTROL

MAINTENANCE REQUIRED FOR CATCH BASIN/CURB INLETS/OUTFALLS TURBIDITY CONTROLS:

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

PAGE 2 OF 4

PROJECT: AMELIA BEACH RENTALS 46016 – 59 S. FLETCHER AVE., FERNANDINA BEACH, FL

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM
SEDIMENT BASIN

DEPTH OF SEDIMENT IN BASIN	DEPTH OF SEDIMENT SIDE BASIN	ANY EVIDENCE OF OVERTOPPING OF THE EMBANKMENT ?	CONDITION OF OUTFALL FROM SEDIMENT BASIN

MAINTENANCE REQUIRED FOR SEDIMENT BASIN:

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

OTHER CONTROLS

STABILIZED CONSTRUCTION ENTRANCE

DONES MUCH SEDIMENT GET TRACKED ON TO ROAD ?	IS THE GRAVEL CLEAN OR IS IT FILLED WITH SEDIMENT?	DOES ALL TRAFFIC USE THE STABILIZED ENTRANCE TO LEAVE THE SITE ?	IS THE CULVERT BENEATH THE ENTRANCE MARKING (IF APPLICABLE)

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION ENTRANCE:

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

PAGE 3 OF 4

PROJECT: AMELIA BEACH RENTALS 46016 - 59 S. FLETCHER AVE., FERNANDINA BEACH, FL

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM

CHANGES REQUIRED TO THE POLLUTION PREVENTION PLAN:

REASONS FOR CHANGES:

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNATURE: _____
DATE: _____

PAGE 4 OF 4

NOTE TO CONTRACTOR:
THIS IS THE CONTRACTORS CERTIFICATION REQUIRED BY THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES), STORM WATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION SITES OF 1 ACRE OR MORE. THIS CERTIFICATION MUST BE COMPLETED WEEKLY AND AFTER EVERY RAINFALL EVENT OVER 0.25 INCHES. IT IS SUGGESTED THAT THIS SHEET BE REMOVED FROM THE PLAN SET AND DUPLICATED AS NEEDED BY THE CONTRACTOR.

PRELIMINARY SET - NOT FOR CONSTRUCTION

PROJECT NAME AMELIA ISLAND RENTALS FERNANDINA BEACH, FL					
PREPARED FOR G STREET APARTMENTS, LLC					
 HALFF 7807 BAYMEADOWS ROAD EAST, SUITE 200 JACKSONVILLE, FLORIDA USA 32256 PHONE 904.730.9380 WWW.HALFF.COM FL LC 26000645					
SEAL					
REVISIONS					
NO.	DATE	DESCRIPTION			
PROJECT NO.:		46016.001			
ISSUED:		12/13/2021			
DRAWN BY:		ST			
CHECKED BY:		MAC			
SCALE:					
SWPPP FORMS					
C-401					

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

OWNER'S REQUIREMENTS

SITE DESCRIPTION

PROJECT NAME AND LOCATION:
AMELIA ISLAND RENTALS 46016 –
59 S. FLETCHER AVENUE, FERNANDINA BEACH, FL

OWNER NAME AND ADDRESS:
G STREET APARTMENTS, LLC
514 S 4TH STREET
FERNANDINA BEACH, FLORIDA 32034
PHONE#: (561) 319-7300

DESCRIPTION:
0.67± ACRE SITE, CONSTRUCTION OF 1 COMMERCIAL REAL ESTATE BUILDING AND ASSOCIATED INFRASTRUCTURE.

SOIL DISTURBING ACTIVITIES WILL INCLUDE:
CLEARING, EXCAVATION, EARTHWORK, PAVEMENT INSTALLATION AND GRADING.

RUNOFF CURVE NUMBERS:
1. PRE-CONSTRUCTION = ±55
2. DURING CONSTRUCTION = ±55
3. POST-CONSTRUCTION = ±55

SOILS:
SEE SOIL BORING REPORT FOR SOILS DATA

SITE MAPS:
* SEE ATTACHED PLANS FOR LIMITS OF CONSTRUCTION AND SCOPE OF PROJECT.
* SEE GENERAL NOTES FOR REQUIREMENTS FOR TEMPORARY AND PERMANENT STABILIZATION.

SITE AREA:
1. TOTAL AREA OF SITE = ±0.67 ACRES
2. TOTAL AREA TO BE DISTURBED = ±0.67 ACRES

NAME OF RECEIVING WATERS: MASTER STORMWATER POND

1. ANTICIPATED START DATE OF CONSTRUCTION:
2. ANTICIPATED END DATE OF CONSTRUCTION:
(CONSTRUCTION DATES ARE TO BE FILLED IN BY CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION)

CONTROLS

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN OFF. AN EROSION AND TURBIDITY PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "CONTRACTORS RESPONSIBILITY" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.

STORM WATER MANAGEMENT

STORM WATER DRAINAGE WILL BE PROVIDED BY (DESCRIPTION:-) THE SITE IS CONNECTED TO A MASTER STORM WATER SYSTEM

WHERE PRACTICAL, TEMPORARY SEDIMENT BASINS WILL BE USED TO INTERCEPT SEDIMENT BEFORE ENTERING THE PERMANENT DETENTION BASIN. THE WET DETENTION SYSTEM IS DESIGNED WITH A TWO DAY MINIMUM RESIDENCE VOLUME. THIS IS IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT FOR THIS TYPE OF DEVELOPMENT AT THE TIME OF PERMITTING.

TIMING OF CONTROLS/MEASURES

REFER TO "CONTRACTORS REQUIREMENTS" FOR THE TIMING OF CONTROL/MEASURES.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS RELATED TO STORM WATER MANAGEMENT AND EROSION AND TURBIDITY CONTROLS, THE FOLLOWING PERMITS HAVE BEEN OBTAINED (TO BE FILLED IN BY CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION).

D.E. DREDGE/FILL PERMIT # _____

C.O.E. DREDGE/FILL PERMIT # _____

S.J.R./W.M.D. M.S.S.W. PERMIT # _____

N.P.D.E.S PERMIT # _____

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: _____
OWNER/OPERATOR OR CONTRACTOR

DATED: _____

CONTRACTOR'S REQUIREMENTS

GENERAL

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

SEQUENCE OF MAJOR ACTIVITIES:

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE

2. INSTALL SILT FENCES AND HAY BALES AS REQUIRED

3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN

4. CONSTRUCT SEDIMENTATION BASIN

5. CONTINUE CLEARING AND GRUBBING

6. STOCK PILE TOP SOIL IF REQUIRED

7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED

8. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE

9. INSTALL UTILITIES, STORM SEWER, CURBS & GUTTER.

10. APPLY BASE TO PROJECT

11. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING

12. COMPLETE FINAL PAVING BASIN

13. REMOVE ACCUMULATED SEDIMENT FROM BASINS

14. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND HAY BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE EROSION & TURBIDITY CONTROL PLAN.

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED , MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE EROSION AND TURBIDITY CONTROL PLAN AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES

1. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES. REFER TO CITY STANDARD DETAIL D-910 FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.

2. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.

3. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL UP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE. LEVEL SPREADER SHALL BE CONSTRUCTED IN ACCORDANCE TO CITY STANDARD DETAIL D-914.

NOTE:
THE 3,600 CUBIC FEET OF STORAGE AREA PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

CONTROLS CONT'D.

5. STOCKPIILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPIILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.

6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.

7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.

8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.

9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.

10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.

11. TEMPORARY REGRASSING : IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 85 PERCENT UNIFORM GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.

12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.

13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.

14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

STRUCTURAL PRACTICES

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY, AND IT SHALL BE CONSTRUCTED IN ACCORDANCE TO D-914.

2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN AN DRAINAGEWAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA. THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:
A. BLOCK & GRAVEL SEDIMENT FILTER – THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE. REFER TO D-902 FOR CONSTRUCTION OF A CURB INLET SEDIMENT FILTER, AND D-904 FOR CONSTRUCTION OF A DROP INLET SEDIMENT FILTER.
B. GRAVEL SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES & UNPROTECTED AREAS. REFER TO D-903 FOR CONSTRUCTION OF CURB INLET & DROP SEDIMENT TRAP.
C. DROP INLET SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS. REFER TO D-905 FOR CONSTRUCTION OF HAY BALE & FABRIC SEDIMENT FILTER.

3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION & SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES & HAY BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.

4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME. THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE.

OTHER CONTROLS

HAZARDOUS WASTE

ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LOADED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEP DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARP/AULIN.

INVENTORY FOR POLLUTION PREVENTION PLAN

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

☒ Concrete ☒ Fertilizers ☒ Wood

☒ Asphalt ☒ Petroleum Based Products ☒ Masonry Blocks

☐ Tar ☒ Cleaning Solvents ☒ Roofing Materials

☐ Detergents ☒ Paints ☒ Metal Studs

☐ _____ ☐ _____ ☐ _____

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF:

* AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.

* ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.

* PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.

* SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.

* WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.

* MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.

* THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

* PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.

* ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.

* IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

SPILL PREVENTION CONT'D.

PRODUCT SPECIFIC PRACTICES

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS

WASHING OF VEHICLES SHOULD BE CONDUCTED USING PRACTICES THAT WILL PREVENT DIRECT, UNTREATED DISCHARGES OF WASTEWATER AND HAZARDOUS WASTES TO SURFACE AND GROUND WATERS. A DESIGNATED AREA MUST BE CREATED SPECIFICALLY FOR WASHING VEHICLES THAT WILL BE LAID WITH FILTER FABRIC, CRUSHED STONE (DOT GRAVEL #2 AND UP) AND COVERED WITH LINED BERM.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (i.e. KITTY LITTER OR EQUAL), SAND, SAWDUST AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

MAINTENANCE/INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

* NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.

* ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.

* ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF ORDER.

* BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.

* SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.

* DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.

MAINT./INSP. PROCEDURES CONT'D.

* THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.

* TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.

* A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED. THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.

* THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.

* PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

* WATER FROM WATER LINE FLUSHING

* PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).

* UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

PRELIMINARY SET - NOT FOR CONSTRUCTION

AMELIA ISLAND RENTALS
FERNANDINA BEACH, FL

G STREET APARTMENTS, LLC

PROJECT NAME

PREPARED FOR



7807 BAYMEADOWS ROAD EAST, SUITE 200
JACKSONVILLE, FLORIDA USA 32256
PHONE 904.730.9360 WWW.HALFF.COM
FL CA 33380 FL LC 26000645

NO.	DATE	DESCRIPTION

SEAL

PROJECT NO.: 46016.001

ISSUED: 12/13/2021

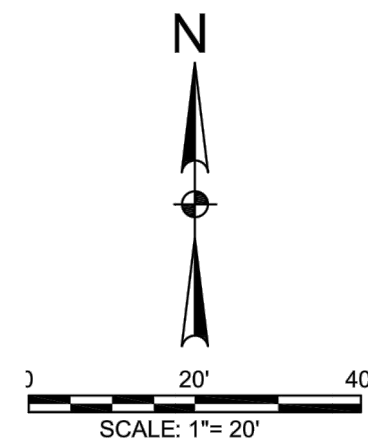
DRAWN BY: ST

CHECKED BY: MAC

SCALE:

SWPPP GENERAL REQUIREMENTS

C-402

[illegible]

FLETCHER AVE CABIN HOTEL LIGHTING
AMERLIA ISLAND, FL

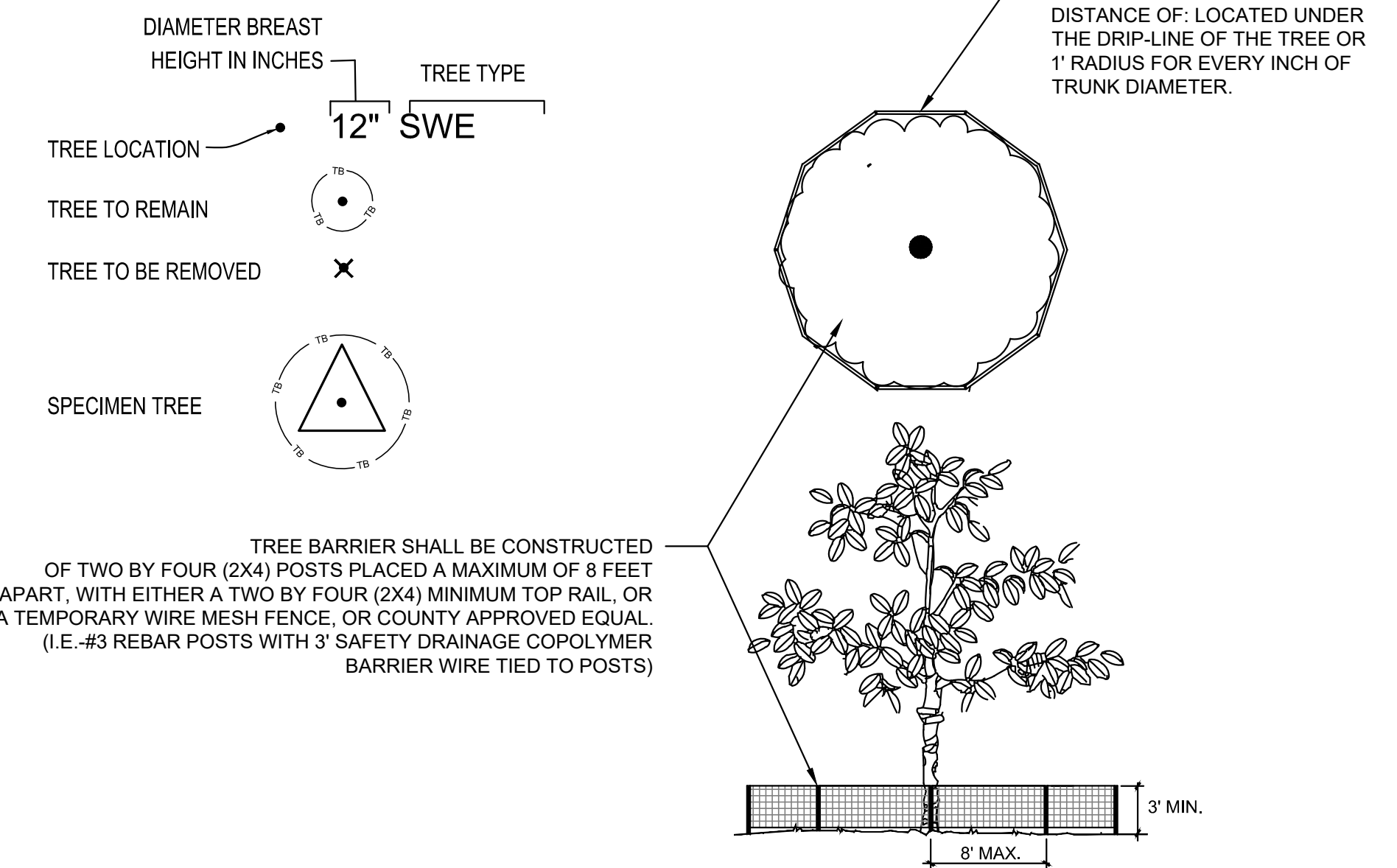
THIS LIGHTING DESIGN OPTIMIZES THE LIGHT AND SYSTEM EFFICIENCY IN A SPACE WITH THE USE OF A THIRDPARTY PHOTOMETRIC SOFTWARE TO ESTIMATE FOOTCANDLES AND VISUALIZE LIGHT. PHOTOMETRIC REPORTS ARE GENERATED USING METHODS RECOMMENDED BY THE ILLUMINATION ENGINEERING SOCIETY (IES). THE ACCURACY OF THE RESULTS AND CALCULATED PHOTOMETRIC PERFORMANCE IS DEPENDANT ON THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT AT THE TIME OF DESIGN GENERATION. NO SITE VISITS WERE CONDUCTED BY THE DESIGNER. THE DESIGNER HAS NO CONTROL OVER THE QUALITY OF THE FIXTURE, HEALTH, AND SAFETY REGULATIONS. THE LIGHTING DESIGN PACKAGE PROVIDES APPROXIMATE LIGHTING FIXTURE PLACEMENT FOR THE CLIENT'S REVIEW. THE CLIENT'S REVIEW OF THE LIGHTING DESIGN, FIXTURE AND POWER PLACEMENT IS AT THE SOLE DISCRETION OF THE INSTALLER. WE ARE NOT RESPONSIBLE FOR ARCHITECTURAL, ELECTRICAL, MECHANICAL OR STRUCTURAL CONFLICTS. DRAWINGS NOT TO SCALE.

LIGHTING STUDY
SCALE 1/16" = 1'



1. BARRICADES MAY BE WOOD RAIL AS DETAILED OR WIRE MESH FENCE, OR SIMILAR BARRIER WHICH WILL LIMIT ACCESS TO THE PROTECTED AREA.
2. THE TEMPORARY BARRIER SHALL BE AT LEAST THREE FEET HIGH, SHALL BE PLACED AT LEAST SIX FEET AWAY FROM THE BASE OF ANY TREE AND INCLUDE AT LEAST 50% OF THE DRIPLINE OF ANY PROTECTED TREE OR TREES.
3. REMOVE VINES AND DEADWOOD FROM TREES. REMOVE SUCKERS AND MIS-SHAPEN LIMBS TO 12' HEIGHT.
4. REQUIRED BARRICADES ARE TO REMAIN INTACT THROUGHOUT CONSTRUCTION. EXCEPTION: BARRICADES MAY BE REMOVED TO COMPLETE LANDSCAPE WORK. NOTIFY CONSTRUCTION MANAGER PRIOR TO REMOVAL OF BARRICADES.
5. NO MATERIALS OR EQUIPMENT SHALL BE STORED, OPERATED, DUMPED, OR BURNED WITHIN THE PROTECTED AREA.
6. NO ATTACHMENT (WIRES, SIGNS, ETC...) SHALL BE ATTACHED TO A PROTECTED TREE.
7. PRIOR TO ANY LAND CLEARING OPERATIONS, TREE LIMBS WHICH INTERFERE WITH CONSTRUCTION SHALL BE REMOVED IN ACCORDANCE WITH NATIONAL ARBORISTS ASSOCIATION PRUNING STANDARDS.
8. ALL PROTECTED TREES SHALL BE PRUNED TO REMOVE DEAD OR DAMAGED LIMBS AND FERTILIZED AS NECESSARY TO COMPENSATE FOR ANY ROOT LOSS.
9. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES PRIOR TO DEMOLITION.
10. CONTRACTOR TO VERIFY WATER, SEWER, ELECTRICAL AND NATURAL GAS SERVICES ARE DISCONNECTED PRIOR TO DEMOLITION. ALL DECOMMISSIONINGS, DISCONNECTS AND REMOVAL TO BE EXECUTED ACCORDING TO APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND GOVERNMENT REGULATIONS.
11. CALL PUBLIC WORKS FOR UTILITY LOCATES PRIOR TO ANY EXCAVATION, DIGGING OR DEMOLITION.

EXISTING TREE LEGEND:

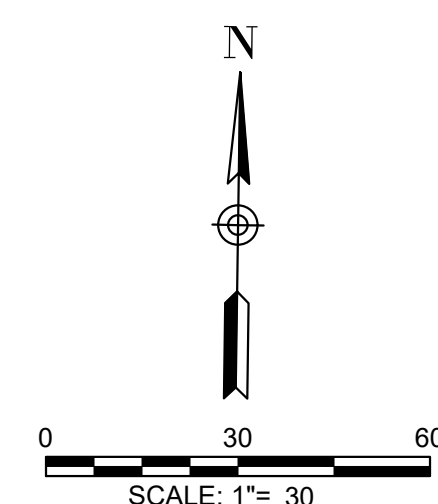


1 TREE PROTECTION DETAIL
TM-1 N.T.S.

AS PER SJC LDC, TREE PROTECTION
BARRICADES SHALL REMAIN IN PLACE UNTIL
LAND ALTERATIONS AND CONSTRUCTION
ACTIVITIES ARE COMPLETED.

Always call 811 two full business days before you dig

Sunshine811.com



PRELIMINARY SET - NOT FOR CONSTRUCTION

[illegible]

SEAL

PROJECT NO.:	46016.001
ISSUED:	12/13/2021
DRAWN BY:	ST
CHECKED BY:	MAC
SCALE:	

TREE MITIGATION
 PLAN

TM-100

PROJECT NAME

AMELIA ISLAND RENTALS
FERNANDINA BEACH, FL

PREPARED FOR

G STREET APARTMENTS, LLC



7807 BAYMEADOWS ROAD EAST, SUITE 200
JACKSONVILLE, FLORIDA USA 32256
PHONE 904.730.9360 WWW.HALFF.COM
FL CA 33380 FL LC 26000645

MATERIALS:

1. PLANTING SOIL BACKFILL MIX: TREE PITS, SHRUBS AND GROUNDCOVERS: MIX 50% EXISTING TOPSOIL TO 50% SOIL ADMIXTURE COMPRISED OF 1/3 PARTS DECOMPOSED PINE BARK OR PEAT MOSS, 1/3 PARTS COV MANURE, AND 1/3 PARTS IMPORTED TOPSOIL AND SOIL AMENDMENTS AS REQUIRED TO BRING THE pH TO BETWEEN 5.5 TO 6.5. ALTERNATE PLANTING SOIL BACKFILL MIXTURE: MIX 50% EXISTING TOPSOIL, AND 50% "FLORIDA MUCK" AND SOIL AMENDMENT AS REQUIRED TO BRING pH TO BETWEEN 5.5 AND 6.5.
2. TOP SOIL SHALL BE DEFINED AS THE UPPER 4" TO 6" OF NATURALLY OCCURRING SOILS SUITABLE FOR AGRICULTURAL PRODUCTION AND ARE WITHOUT DRAINAGE LIMITATIONS. IMPORT TOPSOIL FROM OFF SITE SOURCE, IF REQUIRED. OBTAIN TOPSOIL FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. UNDER NO CIRCUMSTANCES SHOULD TOPSOIL BE OBTAINED FROM BOGS OR MARSHES.
3. PLANTING BED AND TREE MULCH: MINI PINE NUGGETS TO MATCH COMMUNITY LANDSCAPE PLAN REQUIREMENTS. PROVIDE FOR 3" LAYER, AFTER SETTLING.
4. SOD: LAWN AREAS TO BE BAHIA GRASS
5. SEEDING: QUICK GROWING / TEMPORARY COVER
MARCH-APRIL PLANTING: ANNUAL RYEGRASS
MAY PLANTING: BROWN TOP MILLET
JUNE-AUGUST PLANTING: MIX 50% RYE GRAIN AND 50% WINTER WHEAT
SEPTEMBER-OCTOBER PLANTING: ANNUAL RYEGRASS
6. FERTILIZER: FOR PLANT BEDS USE 8-8-8 RATIO, AND FOR LAWN AREAS USE 16-8-4 RATIO, EACH WITH AT LEAST 25% OF THE NITROGEN IN A WATER INSOLUBLE ORGANIC FORM.
7. TREE GUYING: STRAPS SHALL BE MINIMUM 1" WIDE NYLON OR POLYPROPYLENE. ALL WOOD STAKES SHALL BE LOCATED BEYOND THE EDGE OF THE ROOT BALL.

1. SOD CERTIFICATE FROM GROWER.
2. SAMPLE OF PREPARED SOIL BACKFILL MIX (1/2 CU. FOOT).
3. SOIL TEST REPORT FOR pH WITH RECOMMENDATIONS FOR pH ADJUSTMENT (ALL LANDSCAPE PLANTING AREAS AND PLANTING BACKFILL MIX)
4. WRITTEN PLANT GUARANTEE.
5. SUBMIT MANUFACTURER DATA WITH INSTRUCTIONS FOR APPLICATIONS FOR ALL HERBICIDES.
6. PLANTING AREA / BED PREP HERBICIDES
 - A. FOR GRASS AND WEEK KILL PRIOR TO TILLING, TOP DRESSING OR MULCHING; ROUNDUP BY MONSANTO
7. PALM FERTILIZER
 - A. BALANCE OF NITROGEN (N), POTASH (P), POTASSIUM (K), AND MAGNESIUM (Mg.) IN A 2N-1P-3K-1Mg RATIO, AND ALSO CONTAINING 1-2% MANGANESE (Mn), 1-2% IRON (Fe), SULFUR (S), AND TRACE AMOUNTS OF ZINC (Zn), COPPER (Cu) AND BORON (B). PROVIDE 100% OF N, K AND Mg IN CONTROLLED-RELEASE FORM (RESIN OR SULFUR COATED).
8. FUNGICIDE
 - A. FOR ROT AND WILT DISEASES: BROAD SPECTRUM SYSTEMIC FUNGICIDE THAT IS ALSO LABELED FOR THE CONTROL OF PHYTOPHTHORA BUD ROT. B. FOR GRAPHIOLA LEAF SPOT, MANEB, MANCOZEB OR BROAD SPECTRUM COPPER FUNGICIDE SUCH AS KODICE 101. COPPER (Cu) AND BORON (B). PROVIDE 100% OF N, K AND Mg IN CONTROLLED-RELEASE FORM (RESIN OR SULFUR COATED).
9. INSECTICIDE
 - A. SYSTEMIC INSECTICIDE SUCH AS LINDANE OR SEVIN.

1. PERFORM ALL WORK AS SHOWN AND IN STRICT ACCORDANCE WITH SOUND HORTICULTURAL PRACTICE.
2. PLANTING PREPARATION:
 - A. INCORPORATE BACKFILL MIX AS SPECIFIED AND AS SHOWN ON DETAILS AND DRAWINGS.
 - B. ADJUST SOIL AND BACKFILL pH TO 5.5 AND 6.5.
 - C. ADJUST SOIL pH TO 5.5-6.5 AS RECOMMENDED BY THE SOIL TEST. USE ALUMINUM SULFATE OR IRON SULFATE TO LOWER THE pH AND USE HYDRATED LIME OR DOLOMITE TO RAISE THE pH.
3. PLACE ALL PLANT MATERIALS WHERE SHOWN ON DESIGN PLANS.
4. AFTER PLANTS ARE INSTALLED EACH TREE SHALL HAVE 1/4 LBS. OF 8-8-8 FERTILIZER APPLIED PER CALIPER INCH.
5. ALL TREES SHALL BE STAKED AND GUYED AS SHOWN TO MAINTAIN VERTICAL ALIGNMENT.
6. APPLY 2-1/2 INCHES OF MULCH (AFTER SETTLING) TO ALL TREES, SHRUB AND GROUNDCOVER BEDS. REDUCE MULCHING TO 1-1/2" DEPTH IN ANNUAL PLANTING AREAS.
7. ALL TREES PLACED IN LAWN AREAS SHALL UTILIZE A 3-FOOT DIAMETER CIRCLE OF LANDSCAPE MULCH BENEATH-SOD SHALL BE REMOVED.

1. SOIL PREPARATION:
 - A. REMOVE STONES OVER 1-1/2" IN DIAMETER, STICKS, ROOTS, RUBBISH AND OTHER EXTRANEOUS MATTER FROM ALL LAWN AREAS.
 - B. ADJUST SOIL pH AS RECOMMENDED BY THE SOIL TEST FOR GRASS SPECIFIED.
 - C. ROT AND TILL, 4" DEEP AND RAKE LAWN AREAS TO A SMOOTH EVEN SURFACE. IN AREAS TO BE SODDED, ALLOW FOR SOD THICKNESS, PROVIDING A FINISH GRADE 2" BELOW ADJACENT PAVEMENTS.
 - D. MOISTEN PREPARED LAWN AREAS PRIOR TO PLANTING IF DRY.
2. SEEDING:
 - A. ALL DISTURBED AREAS OF THE PROJECT SITE THAT ARE NOT IDENTIFIED TO BE SODDED SHALL BE SEEDDED.
 - B. APPLY QUICK GROWING / TEMPORARY SEED UNIFORMLY AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET.
 - C. RAKE SOIL LIGHTLY TO LOOSEN SURFACE PRIOR TO SEED APPLICATION. COVER SEEDED AREAS WITH THIN LAYER OF OAT OR WHEAT STRAW AND ROLL LIGHTLY. WATER THOROUGHLY WITH A FINE SPRAY TO ESTABLISH SOIL MOISTURE TO 4" DEPTH. MAINTAIN APPROPRIATE SOIL MOISTURE LEVEL TO OPTIMIZE SEED ESTABLISHMENT.
3. SODDING:
 - A. INSTALL SOD WHERE SHOWN ON DESIGN PLANS.
 - B. APPLY FERTILIZER OVER PREPARED SOIL IN ALL AREAS TO BE SODDED, EXCEPT SLOPES ADJACENT TO WATER'S EDGE. APPLY MATERIAL AT A RATE OF 6 LBS. PER 1000 SQUARE FEET. SECOND APPLICATION AS SPECIFIED UNDER LAWN MAINTENANCE AND WARRANTY.
 - C. LAY SOD WITHIN 36 HOURS OF HARVESTING TIME.
 - D. LAY SOD IN STRAIGHT, (NOT CURVED) PARALLEL ROWS TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS, WITHOUT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS. WORK TOPSOIL DOWN TO MINOR CRACKS.
 - E. ROLL ENTIRE SODDED AREA WITH A 200 LB. ROLLER.
 - F. WATER SOD IMMEDIATELY AFTER ROLLING. THEREAFTER MAINTAIN SUFFICIENTLY TO KEEP SOIL MOIST TO A DEPTH OF 4" UNTIL ESTABLISHED.

1. AT THE END OF EACH WORK DAY, REMOVE ALL DEBRIS RESULTING FROM THE WORK. CLEAN PAVED SURFACES AND BARRICADE ALL HAZARDS.
2. RESTORE ANY DAMAGED AREAS CAUSED BY THE WORK.

1. THE WARRANTY SHALL BEGIN AFTER INITIAL LANDSCAPE INSPECTION AND ACCEPTANCE.
2. INSPECTION SHALL BE MADE BY THE OWNER OR OWNER'S REPRESENTATIVE WITHIN ONE WEEK OF WRITTEN NOTIFICATION FROM THE LANDSCAPE CONTRACTOR THAT INSTALLATION IS COMPLETE. PLANTS ARE SUBJECT TO INSPECTION AT ANY TIME.

1. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR TO BE HEALTHY, AND IN FLOURISHING CONDITION OF ACTIVE GROWTH FOR A PERIOD OF (1) ONE YEAR FROM INITIAL INSPECTION AND ACCEPTANCE. SO SHALL BE GUARANTEED TO BE HEALTHY, FREE OF NOXIOUS WEEDS, DISEASE AND INSECT INFESTATION FOR A PERIOD OF SIXTY (60) DAYS FROM THE DATE OF INITIAL ACCEPTANCE.

1. BEGIN MAINTENANCE OF LANDSCAPE WORK IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE FOR THE MAINTENANCE PERIOD SPECIFIED.

2. **PLANT MAINTENANCE AND WARRANTY:**

A. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND MAINTAINING PLANT MATERIAL FOR THE DURATION OF THE ESTABLISHMENT PERIOD.

B. THE ESTABLISHMENT PERIOD FOR PLANT MAINTENANCE AND WARRANTY SHALL BE 365 DAYS AFTER INITIAL ACCEPTANCE.

C. INSPECTIONS WILL BE CONDUCTED ON 90 DAY INTERVALS THROUGHOUT THE ESTABLISHMENT PERIOD TO ASSURE ALL PLANTINGS ARE BEING MAINTAINED IN A CONDITION OF GOOD HEALTH AND ACTIVE GROWTH. ANY DEAD OR DYING PLANTS SHALL BE PROMPTLY REMOVED AND REPLACED WITH NEW PLANTS OF THE SAME SPECIES AND SIZE. PLANTS MUST BE PROPERLY WATERED TO PROPER GROWTH AND POSITION AND TIGHTEN OR REPAIR GUYS AND STAKES AS NECESSARY. RE-MULCH TREES, SHRUBS AND GROUNDCOVER BEDS AS NECESSARY TO MAINTAIN THE SPECIFIED MULCH LAYER THROUGHOUT THE ESTABLISHMENT PERIOD.

D. ONE MONTH PRIOR TO THE END OF THE 365 DAY ESTABLISHMENT PERIOD, THE CONTRACTOR SHALL NOTIFY THE OWNER TO COORDINATE A DATE FOR FINAL INSPECTION OF THE LANDSCAPE FOR FINAL ACCEPTANCE.

3. LAWN MAINTENANCE AND WARRANTY:

- A. MAINTAIN LAWNS FOR A MINIMUM PERIOD OF 60 DAYS AFTER INITIAL ACCEPTANCE.
- B. WATER LAWN SUFFICIENTLY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES UNTIL FINAL ACCEPTANCE.
- C. MOW LAWNS WHEN SOIL IS FIRMLY ROOTED AND TOP GROWTH EXCEEDS 4 INCHES. MOW TO A HEIGHT OF NO LESS THAN 2-1/2 INCHES.
- D. FERTILIZE LAWNS 6 WEEKS AFTER PLANTING WITH 16-4-8 AT A RATE OF 6 LBS. PER 1000 SQUARE FEET.

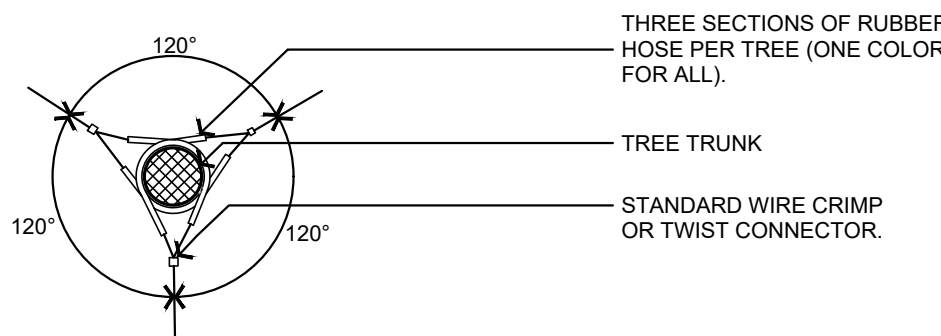
1. REPLACEMENTS FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL BE MADE WITHIN 2 WEEKS FOLLOWING EACH 90 DAY ESTABLISHMENT PERIOD INSPECTION, INCLUDING THE FINAL INSPECTION.
2. A REPLACEMENT WILL BE OF THE SAME SIZE AS THE ORIGINAL WITH NO ADDITIONAL SOIL ADDITIVES TO BE USED.

3. LAWNS:

A. AT THE TIME OF FINAL INSPECTION, SODDED LAWNS WILL BE ACCEPTABLE PROVIDED A HEALTHY, WELL-ROOTED, EVEN-COLORED, LAWN IS ESTABLISHED, FREE OF WEEDS, DISEASE AND INSECT INFESTATION. THERE SHALL BE NO OPEN JOINTS OR BARE AREAS.

B. SEEDED AREAS SHALL EXHIBIT NO LESS THAN 85% COVERAGE, UNIFORMLY THROUGHOUT. GRASS STANDS SHALL BE WELL ROOTED, EVEN-COLORED AND FREE OF WEEDS, DISEASE AND INSECT INFESTATION.

1. CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES, EXISTING TREES AND VEGETATION PRIOR TO COMMENCEMENT OF THE PLANT INSTALLATION.
2. CONTRACTOR SHALL ANTICIPATE THE POSSIBILITY OF THE LANDSCAPE ARCHITECT ADJUSTING THE LOCATIONS OF CERTAIN PLANTS AND TREES IN ORDER TO AVOID UTILITIES.
3. ALL TREES AND SHRUBS SHALL BE OF THE SIZES AS CALLED FOR IN THE PLANT MATERIALS SCHEDULE. ANY PLANT MATERIALS AS DETERMINED BY THE LANDSCAPE ARCHITECT AS NOT MEETING THE SIZES AND QUALITY AS CALLED FOR SHALL BE REMOVED FROM THE SITE.
4. ALL PLANT MATERIALS SHALL BE EQUIVALENT TO FLORIDA H-1 OR BETTER AS OUTLINED BY GRADES AND STANDARDS FOR NURSERY PLANTS, TREES AND SHRUBS, 2008 EDITION, AS ADOPTED BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSERVATION.
5. IF QUANTITIES DIFFER BETWEEN THE PLAN AND SCHEDULE, THOSE ON THE SCHEDULE SHALL GOVERN. THE CONTRACTOR SHALL VERIFY THAT THE QUANTITIES INDICATED WILL PROVIDE THE COVERAGE AS SPECIFIED AND REPORT ANY DISCREPANCIES AT THE TIME OF BIDDING TO THE ARCHITECT.
6. ALL SHRUB MATERIAL SHALL BE PLANTED IN STAGGERED ROWS, SPACED ON CENTER (O.C.) AS SPECIFIED, UNLESS OTHERWISE SHOWN ON DESIGN PLANS.
7. IF THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONDITIONS THAT MAY ADVERSELY AFFECT PLANTING OPERATIONS IMMEDIATELY UPON SUCH FINDINGS.



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SEAL

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PROJECT NO.:	46016.001
ISSUED:	12/13/2021
DRAWN BY:	ST
CHECKED BY:	MAC
SCALE:	

LANDSCAPE NOTES
AND SPECIFICATION

LS-200

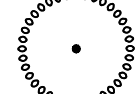
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PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	NATIVE	TREE INCHES	QTY	REMARKS
	IE	Ilex x attenuata 'Eagleston'	Eagleston Holly	45G		36	9	10-12' Ht., 4-5' Spd., 4" Cal.
	QVH	Quercus virginiana 'High Rise'	High Rise Live Oak	65G	Native	36	9	12-15' ht., 6-7' spd., 4" Cal., F.L.S.
	SP	Sabal palmetto	Cabbage Palm	B&B	Native	52	13	See Plan for C.T., F.L.S.
	TD	Taxodium distichum	Bald Cypress	100G	Native	20	5	14-16' Ht., 7-8' Spd., 4" Cal., F.L.S.
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT	NATIVE	PLANTING AREA - SF	QTY	REMARKS
	IVS	Ilex vomitoria 'Schillings Dwarf'	Dwarf Yaupon Holly	3G	Native	156	25	15-18" ht., 15-18" spd., 30" O.C.
	IP	Illicium parvifolia	Yellow Star Anise	7G	Native	1,392	87	36-42" Ht., 36-42" Spd., 4' O.C.
	NO	Nerium oleander 'Petite Pink'	Petite Pink Oleander	3G		56	9	15-18 ht., 15-18 spd., 30" O.C.
	RR	Rosa x 'Radrazz' TM	Knock Out Shrub Rose	7G		38	6	18-24" ht., 18-24" spd., 30" O.C.
	ZP	Zamia pumila	Coontie	3G	Native	163	26	18-24" ht., 18-24" spd., 30" O.C.
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	CONT	NATIVE		QTY	REMARKS
	SB	Spartina bakeri	Sand Cord Grass	3G	Native	2,128	133	24-30" Ht., 15-18" Spd., 4' O.C.
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	CONT	NATIVE		QTY	REMARKS
	AA	Agapanthus africanus	Lily of the Nile	1G		34	15	12-15" ht., 12-15" spd., 10-12 bibs, 18" O.C.
	DT	Daniellia tasmanica 'Variegata'	Blueberry Flax Lily	1G		185	82	12-15" ht., 12-15" spd., 10-12 bibs, 18" O.C.
	JBP	Juniperus conferta 'Blue Pacific'	Blue Pacific Juniper	1G		213	34	6-8" ht., 15-18" spd., 30" O.C.
	RM	Rosa x 'Meidrifora'	Coral Drift Rose	3G		256	64	8-10" HT., 12-15" spd., 2' O.C.
	SS	Stenotaphrum secundatum	St. Augustine Grass	Rolls				SOD

COFB LANDSCAPE PLAN SUMMARY REQUIREMENTS

MINIMUM REQUIREMENT FOR NON-RESIDENTIAL AND MIXED USED DEVELOPMENT (4.05.06)

TYPE	REQUIRED	PROVIDED	COMMENTS
MINIMUM LANDSCAPE AREA (20% OF THE TOTAL GROSS AREA SHALL BE LANDSCAPED)	5,838 SF	5,838+ SF	29,192 TOTAL SF x 20% = 5,838 SF
MINIMUM TREE PLANTING (ONE SHADE TREE FOR EACH 1,500 SF OF GROSS AREA)	19 TREES	VARIANCE BOA 2016-21	29,192 / 1,500 SF = (19) TREES; WE ARE PLANTING (16) PALM TREES @ 2:1 RATIO FOR SHADE TREES = (8) TREES AS PER THE VARIANCE. THE REMAINING (11) SPECIMEN SYLVESTER PALMS ARE COVERED UNDER THE ABOVE MENTIONED VARIANCE.

PERIMETER PARKING LOT LANDSCAPING REQUIREMENT (4.05.07)

TYPE	REQUIRED	PROVIDED	COMMENTS
PERIMETER LANDSCAPING	10 FT.	VARIANCE BOA 2016-21	WE ARE PROVIDING 5 FT. AS PER VARIANCE
VISUAL SCREEN	YES	YES	PARKING AREA SCREENED WITH A CONTIGUOUS DOUBLE ROW OF ORNAMENTAL GRASSES

INTERIOR PARKING LOT LANDSCAPING REQUIREMENT (4.05.07)

TYPE	REQUIRED	PROVIDED	COMMENTS
PLANTING AREAS WITHIN PARKING LOT AND VUA SHALL BE NOT LESS THAN 10% OF THE GROSS AREA	953 SF	953+ SF	9,525 VUA x 10% = 953 SF
NO MORE THAN (10) CONTIGUOUS SPACES	YES	YES	
INTERIOR PLANTING AREAS (1) SHADE TREE SHALL BE INSTALLED FOR EACH 400 SF OF REQUIRED PLANTING AREA	2 TREES	VARIANCE BOA 2016-21	953/ 400 SF = (2) TREES; WE ARE PLANTING (4+) INTERIOR PALM TREES @ 2:1 RATIO FOR SHADE TREES = (2+) TREES AS PER THE VARIANCE.

NATIVE VS. NON-NATIVE

TREES

75% NATIVE TREES
25% NON-NATIVE TREES

SHRUBS & GROUNDCOVER

3,839 SF NATIVE
782 SF NON-NATIVE
82% NATIVE

PRELIMINARY SET - NOT FOR CONSTRUCTION

PROJECT NAME

AMELIA ISLAND RENTALS
FERNANDINA BEACH, FL

PREPARED FOR

G STREET APARTMENTS, LLC



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JACKSONVILLE, FLORIDA USA 32256
PHONE 904.730.9380 WWW.HALFF.COM
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REVISIONS	NO.	DATE	DESCRIPTION

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PROJECT NO.: 46016.001

ISSUED: 12/13/2021

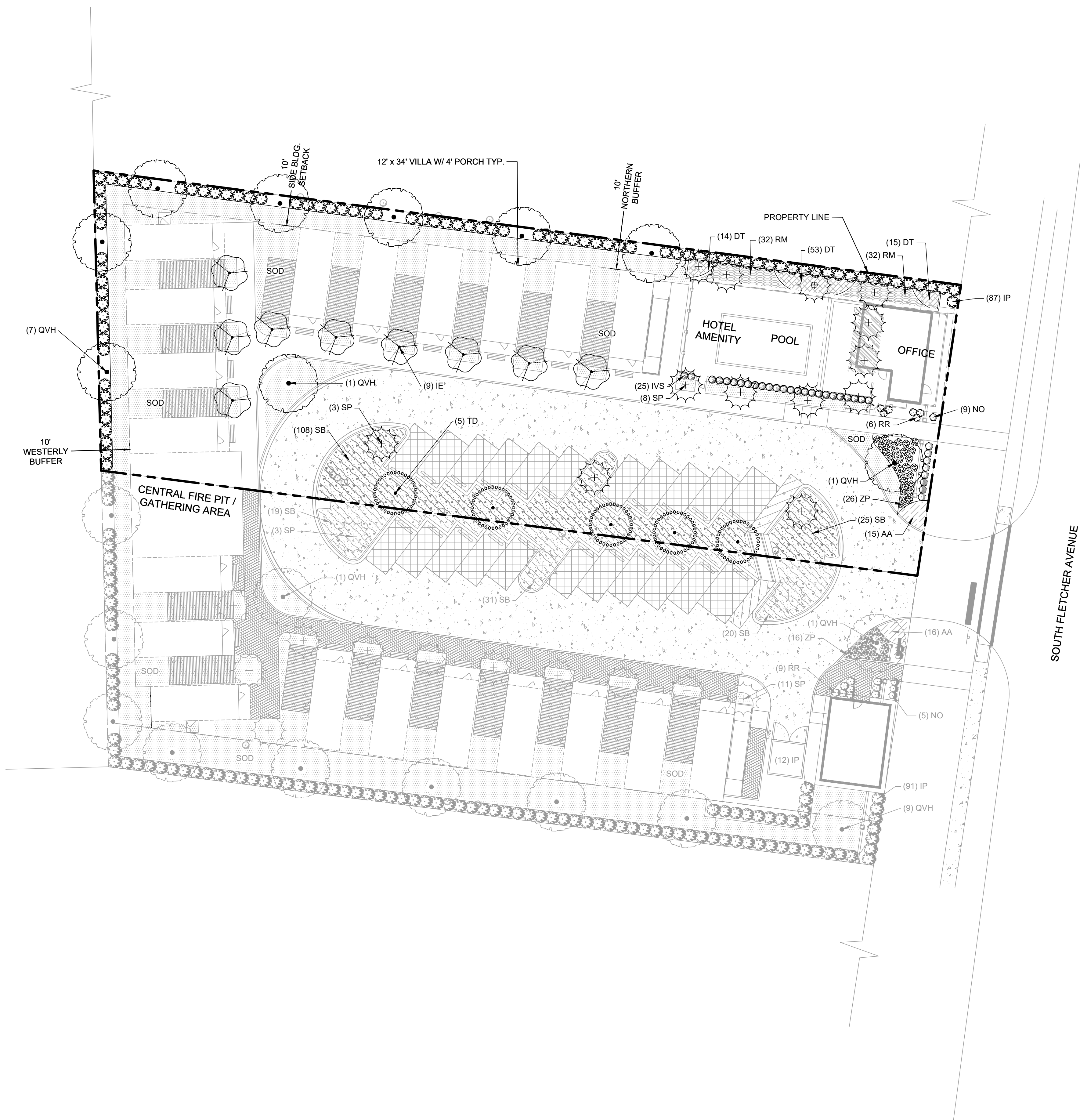
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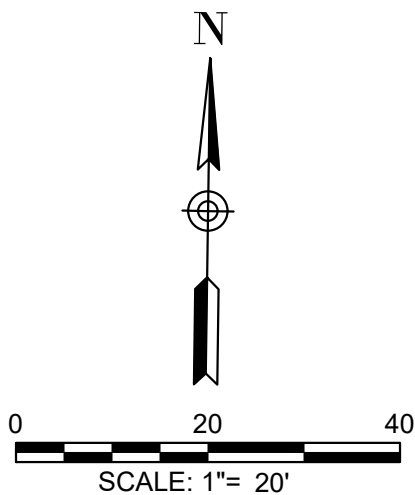
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REQUIREMENT AND
PLANT SCHEDULE

LS-201



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	QTY
	IE	Ilex x attenuata 'Eagleston'	Eagleston Holly	9
	QVH	Quercus virginiana 'High Rise'	High Rise Live Oak	9
	SP	Sabal palmetto	Cabbage Palm	13
	TD	Taxodium distichum	Bald Cypress	5
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	QTY
	IVS	Ilex vomitoria 'Schillings Dwarf'	Dwarf Yaupon Holly	25
	IP	Illicium parvifolia	Yellow Star Anise	87
	NO	Nerium oleander 'Petite Pink'	Petite Pink Oleander	9
	RR	Rosa x 'Radrazz' TM	Knock Out Shrub Rose	6
	ZP	Zamia pumila	Coontie	26
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	QTY
	SB	Spartina bakeri	Sand Cord Grass	133
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	QTY
	AA	Agapanthus africanus	Lily of the Nile	15
	DT	Daniellia tasmanica 'Variegata'	Blueberry Flax Lily	82
	JBP	Juniperus conferta 'Blue Pacific'	Blue Pacific Juniper	34
	RM	Rosa x 'Meidrifora'	Coral Drift Rose	64
	SS	Stenotaphrum secundatum	St. Augustine Grass	



PRELIMINARY SET - NOT FOR CONSTRUCTION

PROJECT NAME

AMELIA ISLAND RENTALS
FERNANDINA BEACH, FL

PREPARED FOR

G STREET APARTMENTS, LLC

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NO.	DATE	DESCRIPTION

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PROJECT NO.: 46016.001

ISSUED: 12/13/2021

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SCALE:

LANDSCAPE PLAN

LS-202

DRAINAGE CALCULATIONS FOR AMELIA ISLAND RENTALS

Michael A Coffey

Digitally signed by Michael A Coffey
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OU=A01410C000001710D2B263A000150E7,
O=HALFF ASSOCIATES INC., C=US
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Michael A. Coffey, PhD, PE State of Florida Professional Engineer, License No. 57412
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AMELIA ISLAND RENTALS

PRE-DEVELOPMENT CURVE NUMBER CALCULATIONS

Land Use	Area (SF)	Area (AC)	% Impervious	Pervious CN	Impervious CN	Weighted CN
ASPHALT	2,783	0.06	100%	39	98	98.0
CONCRETE	5,807	0.13	100%	39	98	98.0
ONE STORY BLDG	1,075	0.02	100%	39	98	98.0
WOOD SHED	122	0.00	100%	39	98	98.0
GRAVEL ROCK	1,462	0.03	50%	39	98	68.5
WOOD DECK	67	0.00	100%	39	98	98.0
IMPERVIOUS AROUND 1 STORY BLDG	278	0.01	100%	39	98	98.0
PERVIOUS	44,775	1.03	0%	39	98	39.0
	0	0.00	0%	39	98	39.0
Total	56,369	1.29	19.3%			50.4

Total Runoff Volume (SCS Curve Number Method)		
P	9.5 in	25yr 24hr
CN	50.4	
S	9.85 in	
Q	3.26 in	
A	1.29 AC	
Qtotal	0.35 AC-ft	15,320 cf

AMELIA ISLAND RENTALS

POST-DEVELOPMENT CURVE NUMBER CALCULATIONS

Dry Retention

Land Use	Area (SF)	Area (AC)	% Impervious	Pervious CN	Impervious CN	Weighted CN
BUILDINGS	9,696	0.22	100%	39	98	98.0
PERVIOUS PARKING	3,681	0.08	50%	39	98	68.5
ASPHALT PAVEMENT	10,356	0.24	100%	39	98	98.0
PERVIOUS PAVER SIDEWALK	6,444	0.15	50%	39	98	68.5
AC PADS	320	0.01	100%	39	98	98.0
DUMPSTER & LIFT STATION	96	0.00	100%	39	98	98.0
OPEN SPACE	25,776	0.59	0%	39	98	39.0
	0	0.00	80%	39	98	86.2
	0	0.00	0%	39	98	39.0
Total	56,369	1.29	45.3%			65.7

AMELIA ISLAND RENTALS

DRY RETENTION AREA CALCULATIONS

Stage-Storage

Notes	Stage	Area (SF)	Area (AC)	Storage (AC-ft)
			0.000	0.00
			0.000	0.00
			0.000	0.00
			0.000	0.00
			0.000	0.00
Bottom	9.0	102	0.002	0.00
	10.0	533	0.012	0.01
	11.0	2,233	0.051	0.04
Top of Bank	12.0	4,938	0.113	0.12

Treatment Volume

Basin:	Dry Area
Type:	On-line dry retention
Criteria:	1" runoff or 1.25" impervious runoff + 0.5" runoff
Basin Area:	1.29 AC
Impervious Area:	0.5861 AC
0.5" x Basin Area:	0.05 AC-ft
1.25" x Impervious Area:	0.06 AC-ft
Additional 0.5" x Basin Area:	0.05
Required Treatment Volume:	0.11 AC-ft
	5,008 CF

Geotech Data

Boring Location	DRI
Ground Elevation	11 ± ft
SHWT Depth	5.5 ft
SHWT Elevation	5.5 ft
Aquifer Base Depth	11 ft
Aquifer Base Elevation	0 ft
Soil Storage Coefficient	0.25
Kv(unsat)	23.6 ft/day
Kh	40 ft/day
FS (Kv only)	1
Kv(unsat) design	23.6 ft/day
Kh design	40 ft/day

PONDS Version 3.3.0278
Retention Pond Recovery - Refined Method
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Devo Seereeram, Ph.D., P.E.

Project Data

Project Name: Amelia Island Beach Rentals
Simulation Description: SJRWMD Calculations
Project Number: 46016
Engineer :
Supervising Engineer: Coffey
Date: 11-16-2021

Aquifer Data

Base Of Aquifer Elevation, [B] (ft datum): 3.00
Water Table Elevation, [WT] (ft datum): 5.50
Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day): 40.00
Fillable Porosity, [n] (%): 25.00
Vertical infiltration was not considered.

Geometry Data

Equivalent Pond Length, [L] (ft): 339.0
Equivalent Pond Width, [W] (ft): 9.5
Ground water mound is expected to intersect the pond bottom

Stage vs Area Data

Stage (ft datum)	Area (ft ²)
9.00	102.0
10.00	533.0
11.00	2233.0
12.00	4938.0

Discharge Structures

Discharge Structure #1 is inactive
Discharge Structure #2 is inactive
Discharge Structure #3 is inactive

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Scenario Input Data

Scenario 1 :: Mean Annual

Hydrograph Type: Inline SCS
Modflow Routing: Routed with infiltration
Repetitions: 1

Basin Area (acres) 1.290
Time Of Concentration (minutes) 10.0
DCIA (%) 0.0
Curve Number 65.3
Design Rainfall Depth (inches) 5.0
Design Rainfall Duration (hours) 24.0
Shape Factor UHG 484
Rainfall Distribution SCS Type II Florida Modified

Initial ground water level (ft datum) 5.50 (default)

Time After Storm Event (days)
1.000
7.000
14.000
15.000

Scenario 2 :: 10-Yr 24-Hr

Hydrograph Type: Inline SCS
Modflow Routing: Routed with infiltration
Repetitions: 1

Basin Area (acres) 1.290
Time Of Concentration (minutes) 10.0
DCIA (%) 0.0
Curve Number 65.3
Design Rainfall Depth (inches) 7.5
Design Rainfall Duration (hours) 24.0
Shape Factor UHG 484
Rainfall Distribution SCS Type II Florida Modified

Initial ground water level (ft datum) 5.50 (default)

Time After Storm Event (days)
1.000
7.000
14.000
15.000

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Scenario Input Data (cont'd.)

Scenario 3 :: 25-Yr 24-Hr

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1
Basin Area (acres)	1.290
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	65.3
Design Rainfall Depth (inches)	9.5
Design Rainfall Duration (hours)	24.0
Shape Factor	UHG 484
Rainfall Distribution	SCS Type II Florida Modified

Initial ground water level (ft datum) 5.50 (default)

Time After Storm Event (days)
1.000
7.000
14.000
15.000

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Modflow Log

MODFLOW CONTROL PARAMETERS

Perimeter boundary condition: constant head
Maximum iterations of outer loop: 150
Maximum iterations of inner loop: 60
Horizontal conductivity within pond: 1000000 (if ground water mound is expected to intersect pond bottom)
Instantaneous storage coefficient: Volumetric balance
Default head closure tolerance: .01
Default residual closure tolerance: .5
Target water budget error: 1
On failure to converge: Rerun limiting inner loop to one iteration
 > Maximum number of iterations of outer loop: 500
Running Average Porosity is active
 > Starting on pass: 2
 > When outer iteration reaches: 50
 > Number of data points: 4
Running Average Pond Stage (for discharge structures with tailwater) is active
 > Starting on pass: 2
 > When outer iteration reaches: 50
 > Number of data points: 4
Grid size: 1000 ft (from pond centerline)
Mound Output: none

Begin Scenario 1 12/13/2021 11:44:42

End Scenario 1 12/13/2021 11:44:43

Begin Scenario 2 12/13/2021 11:44:44

#WARNING: Modflow did not converge with the following iterations limits:

Inner Loop=60, Outer Loop=150

Re-running with the following iteration limits:

Inner Loop=1, Outer Loop=500

Horizontal conductivity inside pond increased to 1.0000000E+07 ft/day

End Scenario 2 12/13/2021 11:44:47

Begin Scenario 3 12/13/2021 11:44:47

End Scenario 3 12/13/2021 11:44:49

Worst Case Scenarios

Selection Criteria: <default - All scenarios with valid results>

Maximum Stage = 11.79197 ft datum

For scenario 3 at Time = 12.64444 hours
Scenario Description: 25-Yr 24-Hr

Scenarios considered: 1 to 3

Maximum Positive Inflow Rate = 4.923751 ft³/s

For scenario 3 at Time = 12.02222 hours
Scenario Description: 25-Yr 24-Hr

Scenarios considered: 1 to 3

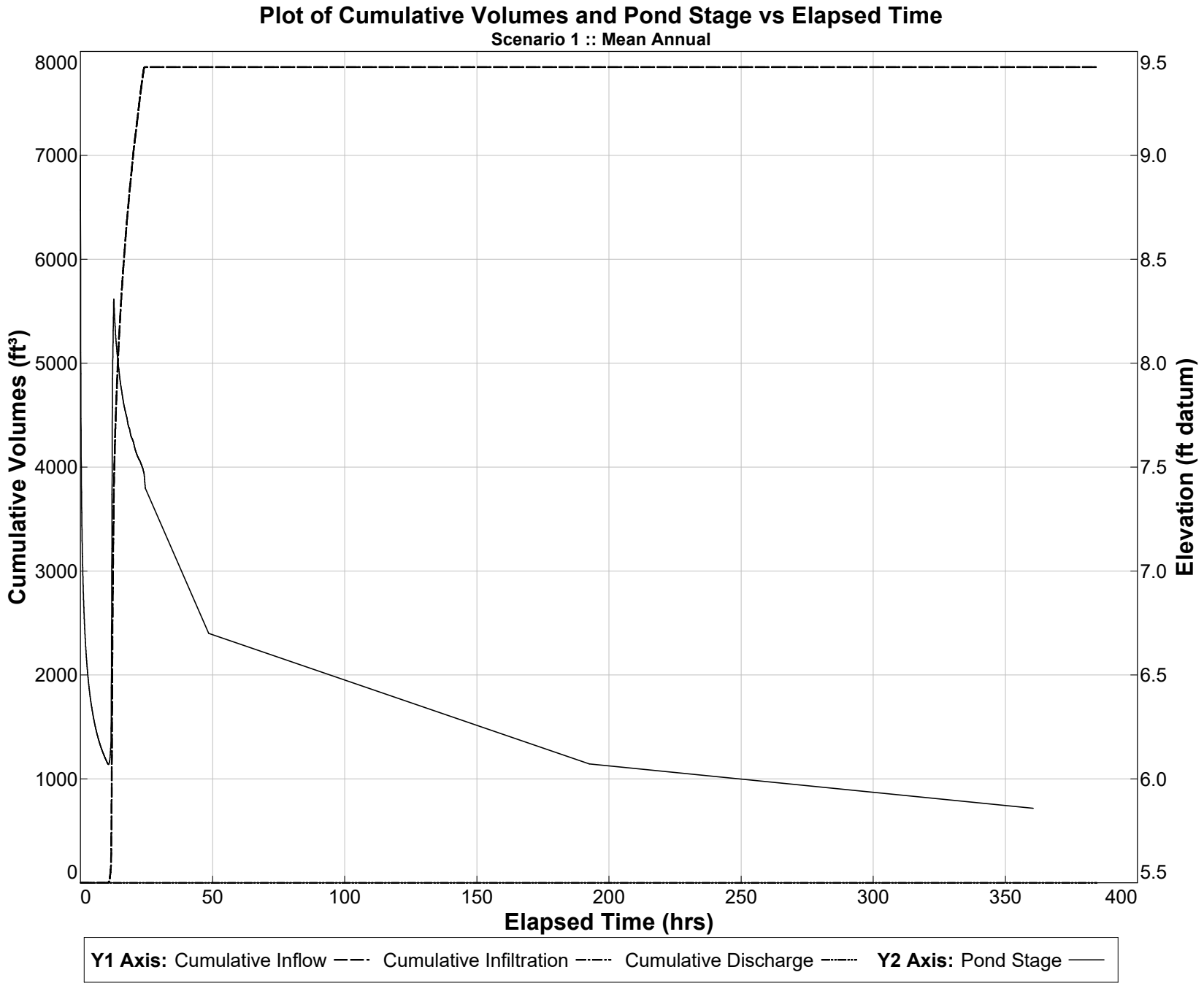
Maximum Positive Cumulative Discharge Volume = none

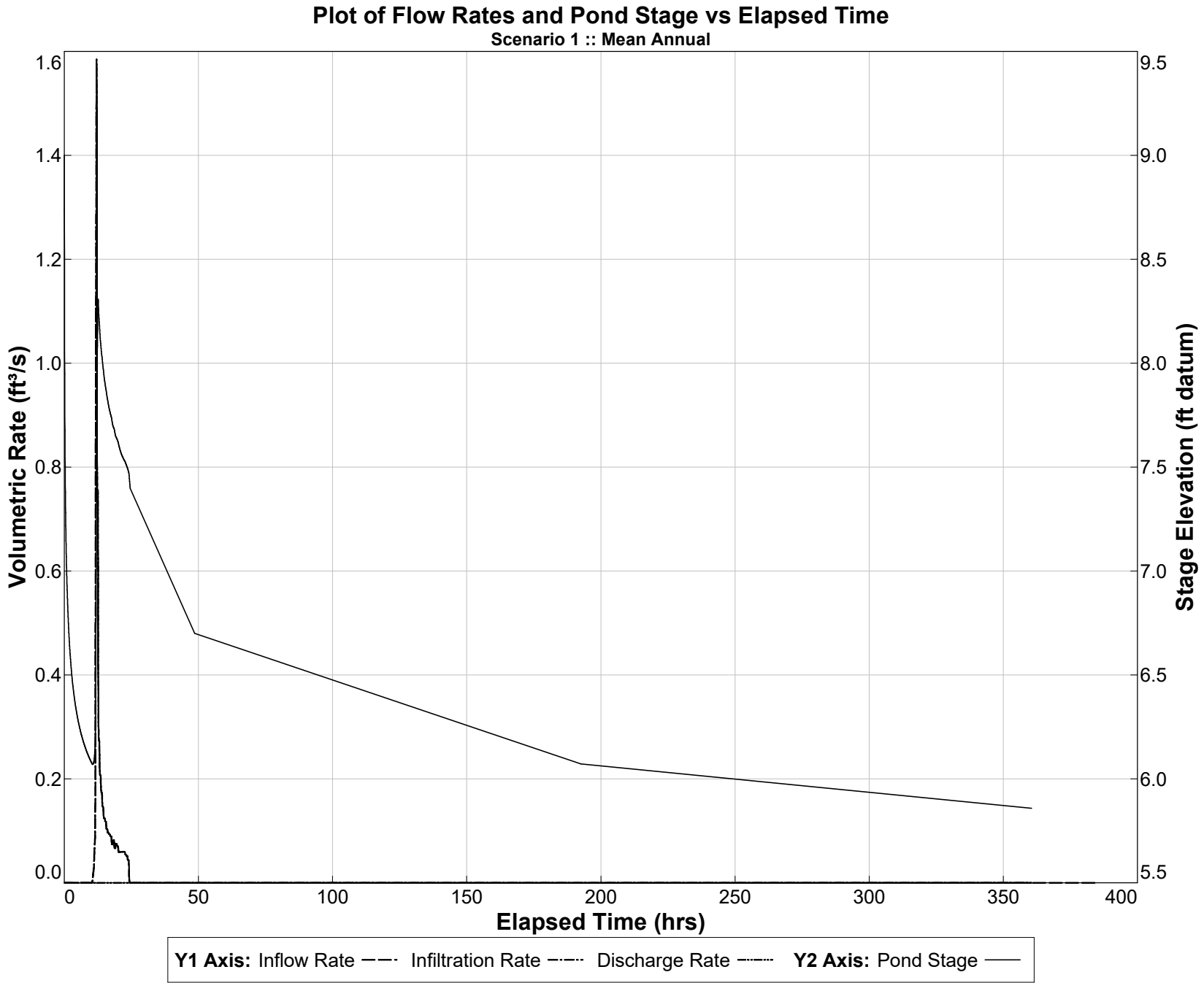
Scenarios considered: 1 to 3

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Summary of Results :: Scenario 1 :: Mean Annual

	Time (hours)	Stage (ft datum)	Rate (ft ³ /s)	Volume (ft ³)
Stage				
Minimum	384.578	5.84		
Maximum	0.000	9.00		
Inflow				
Rate - Maximum - Positive	12.022		1.5853	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.533			7850.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	384.578			7850.2
Infiltration				
Rate - Maximum - Positive	12.022		1.5758	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.533			7850.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	384.578			7850.2
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	384.578			0.0
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

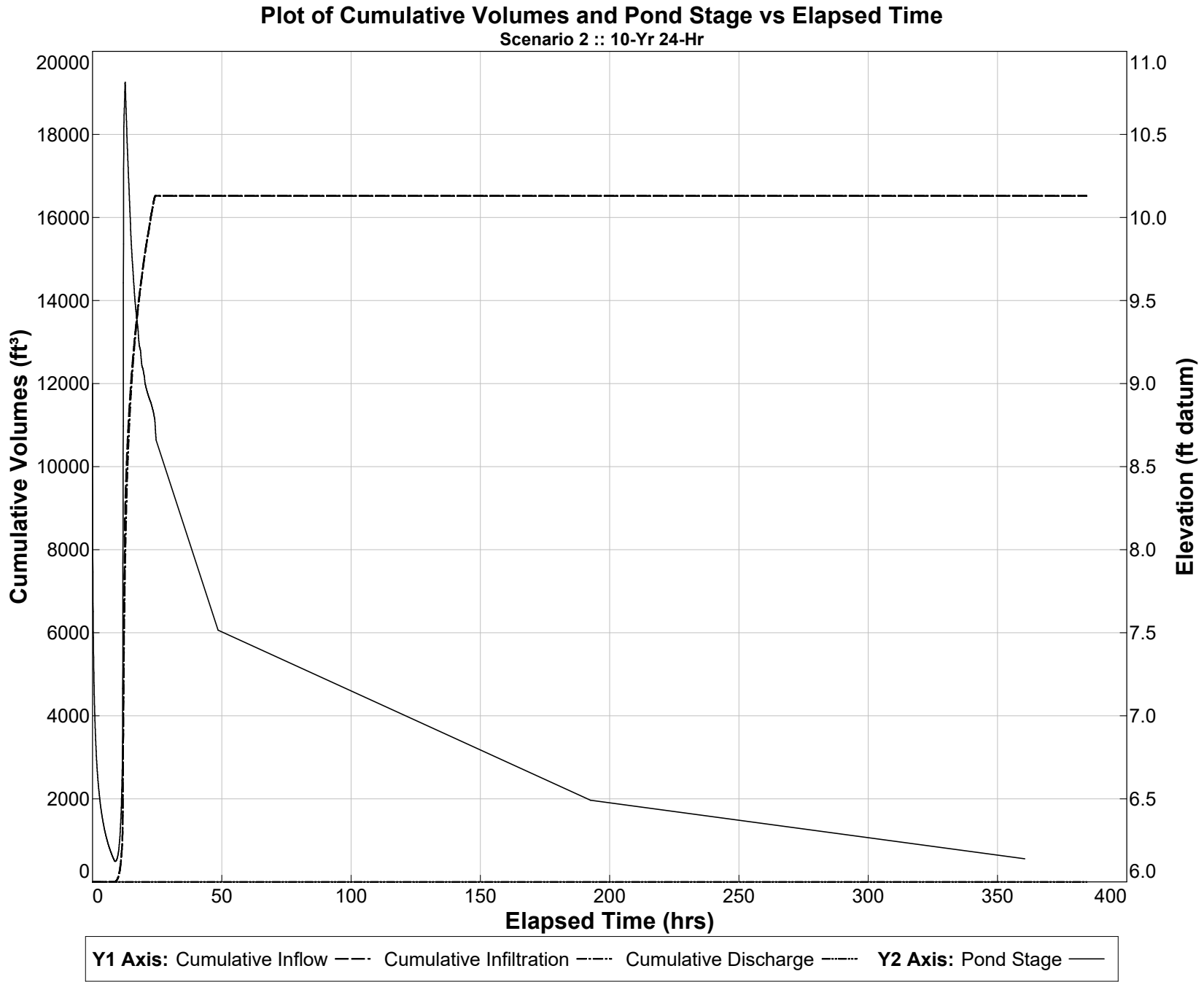


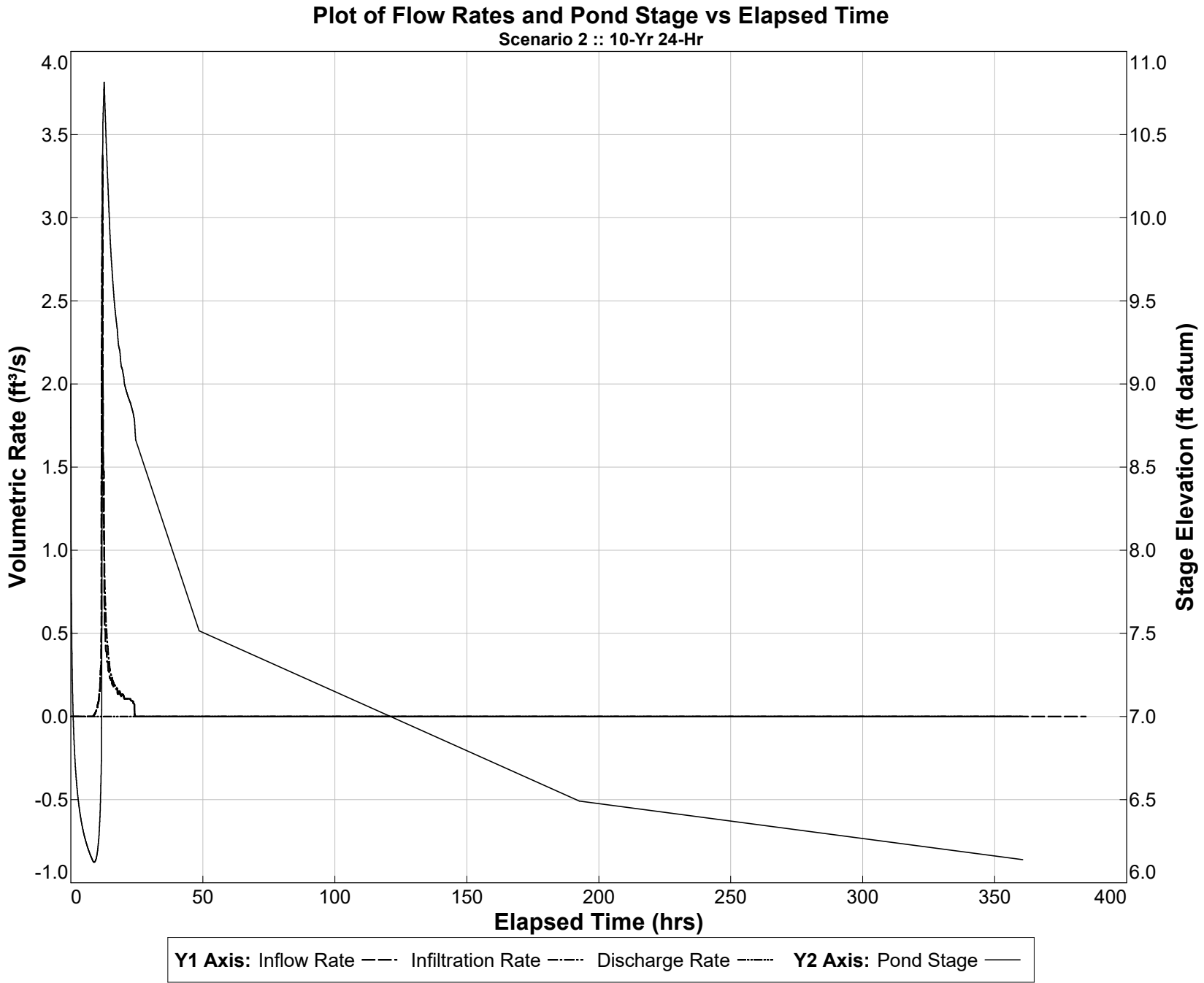


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Summary of Results :: Scenario 2 :: 10-Yr 24-Hr

	Time (hours)	Stage (ft datum)	Rate (ft ³ /s)	Volume (ft ³)
Stage				
Minimum	384.578	6.10		
Maximum	12.622	10.81		
Inflow				
Rate - Maximum - Positive	12.022		3.3776	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.533			16520.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	384.578			16520.2
Infiltration				
Rate - Maximum - Positive	11.889		3.0185	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.533			16520.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	384.578			16520.2
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	384.578			0.0
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

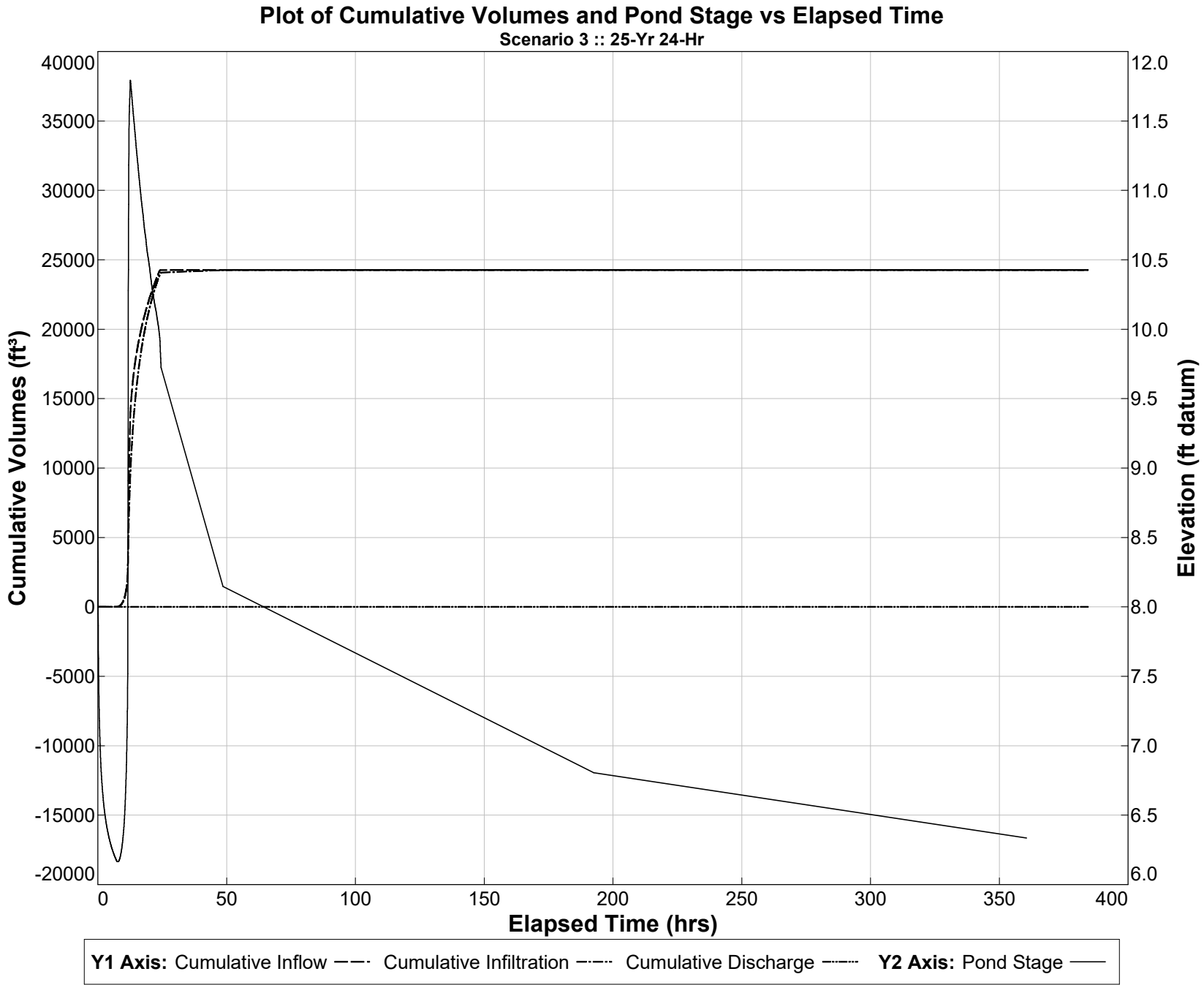


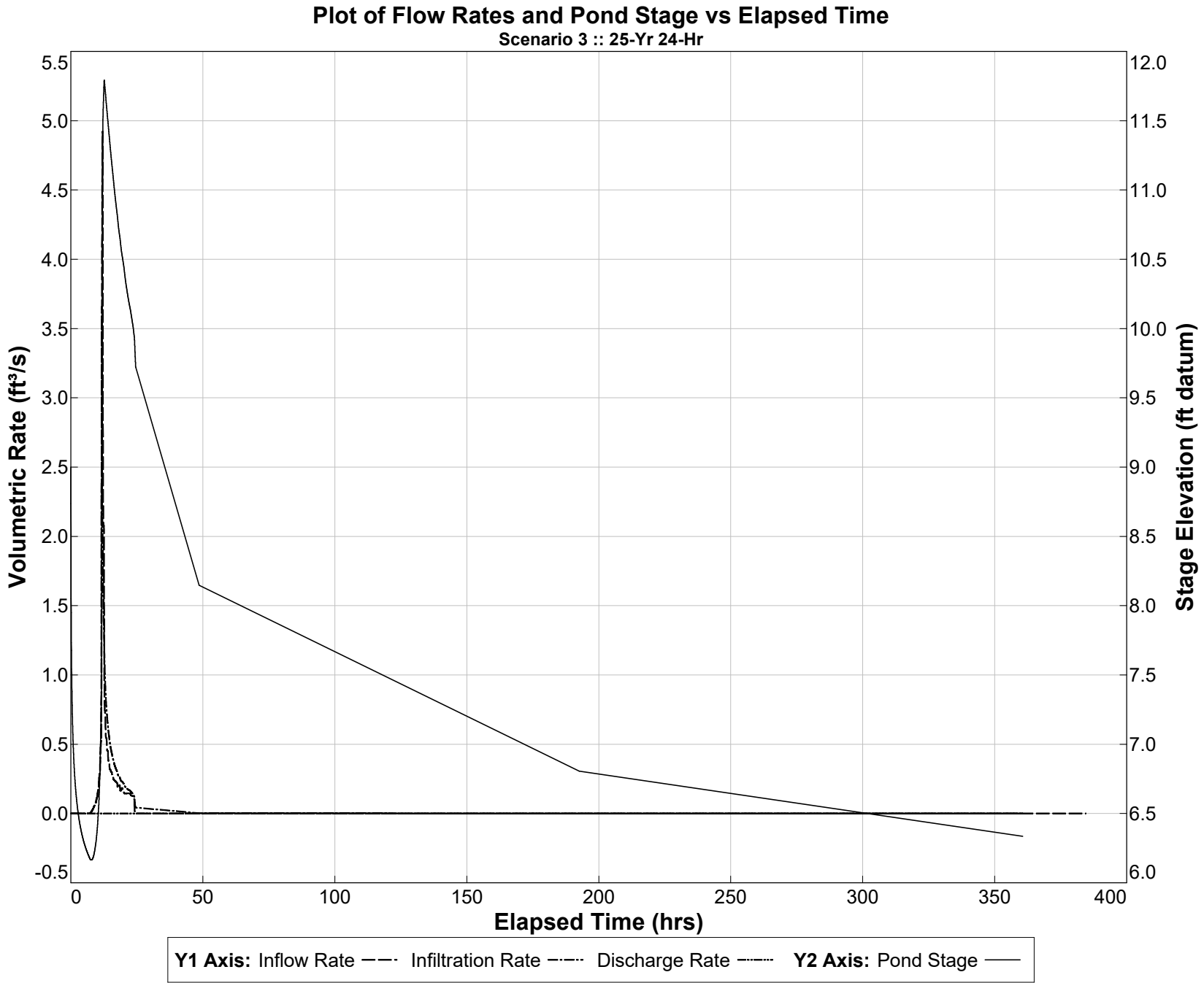


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Summary of Results :: Scenario 3 :: 25-Yr 24-Hr

	Time (hours)	Stage (ft datum)	Rate (ft ³ /s)	Volume (ft ³)
Stage				
Minimum	7.733	6.16		
Maximum	12.644	11.79		
Inflow				
Rate - Maximum - Positive	12.022		4.9238	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.533			24252.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	384.578			24252.7
Infiltration				
Rate - Maximum - Positive	11.733		3.6597	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	48.578			24252.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	384.578			24252.7
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	384.578			0.0
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.





[illegible]

LEGEND / SYMBOLS

MATERIAL DESIGNATIONS (ELEVATION)

	CONCRETE/PLASTER		RUNNING BOND MASONRY
	CERAMIC TILE		STONE
	BRICK		

MATERIAL DESIGNATIONS (PLAN/SECTION)

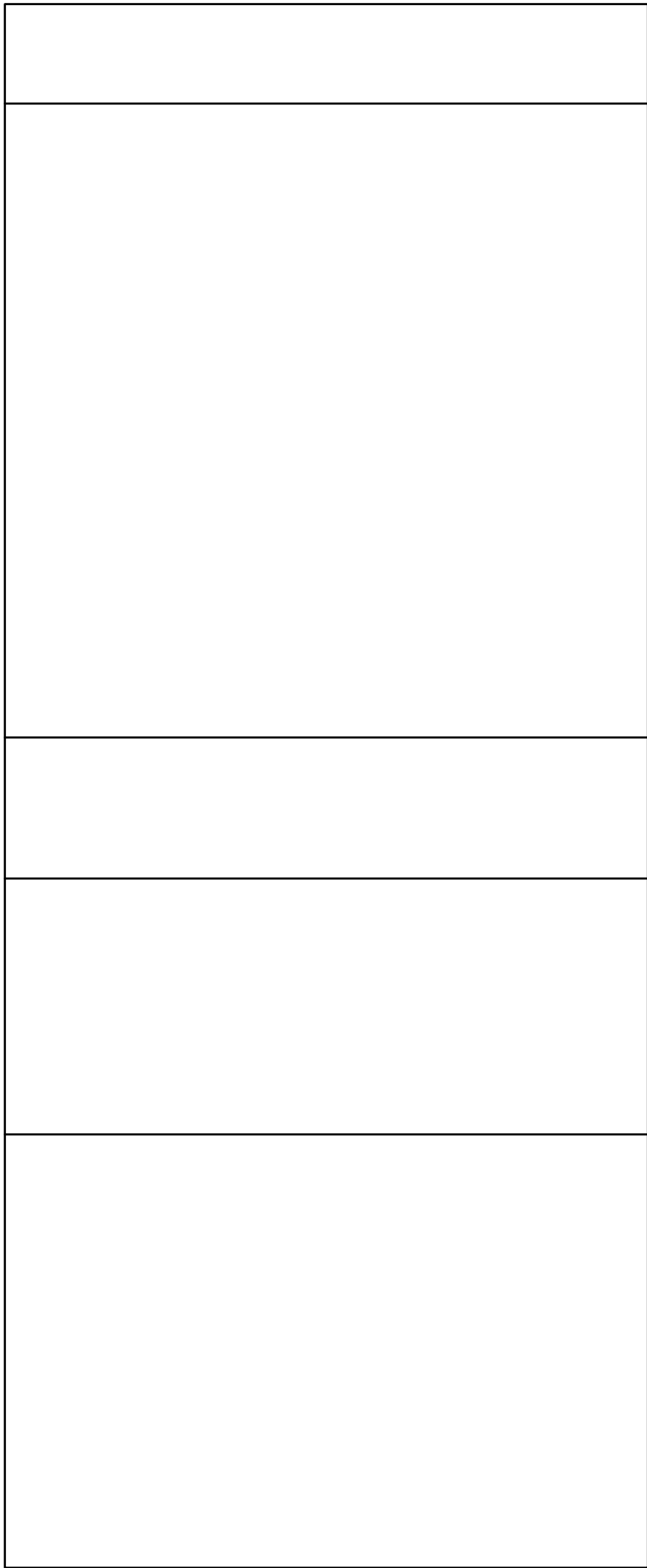
	EARTH/COMPACT FILL		BLOCKING/SHIM
	ROCK		ROUGH WOOD
	GRANULAR FILL		FINISHED WOOD
	LIGHTWEIGHT CONCRETE		PLYWOOD - LARGE SCALE
	STRUCTURAL CONCRETE		PLYWOOD - SMALL SCALE
	BRICK		METAL - LARGE SCALE
	CONCRETE BLOCK		METAL - SMALL SCALE
	TILE ON CONCRETE		GYP. BD./PLASTER BD.
	CERAMIC/QUARRY TILE		SHEATHING
	BOARD/RIGID INSULATION		ACOUSTICAL CEILING TILE
	LOOSE FILL/BATT INSULATION		CARPET
	STONE		METAL STUDS
	MARBLE		

COMPLIANCE STATEMENT

TO THE BEST OF THE ARCHITECT'S OR ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, LATEST EDITION.

ARCHITECTURAL SYMBOLS

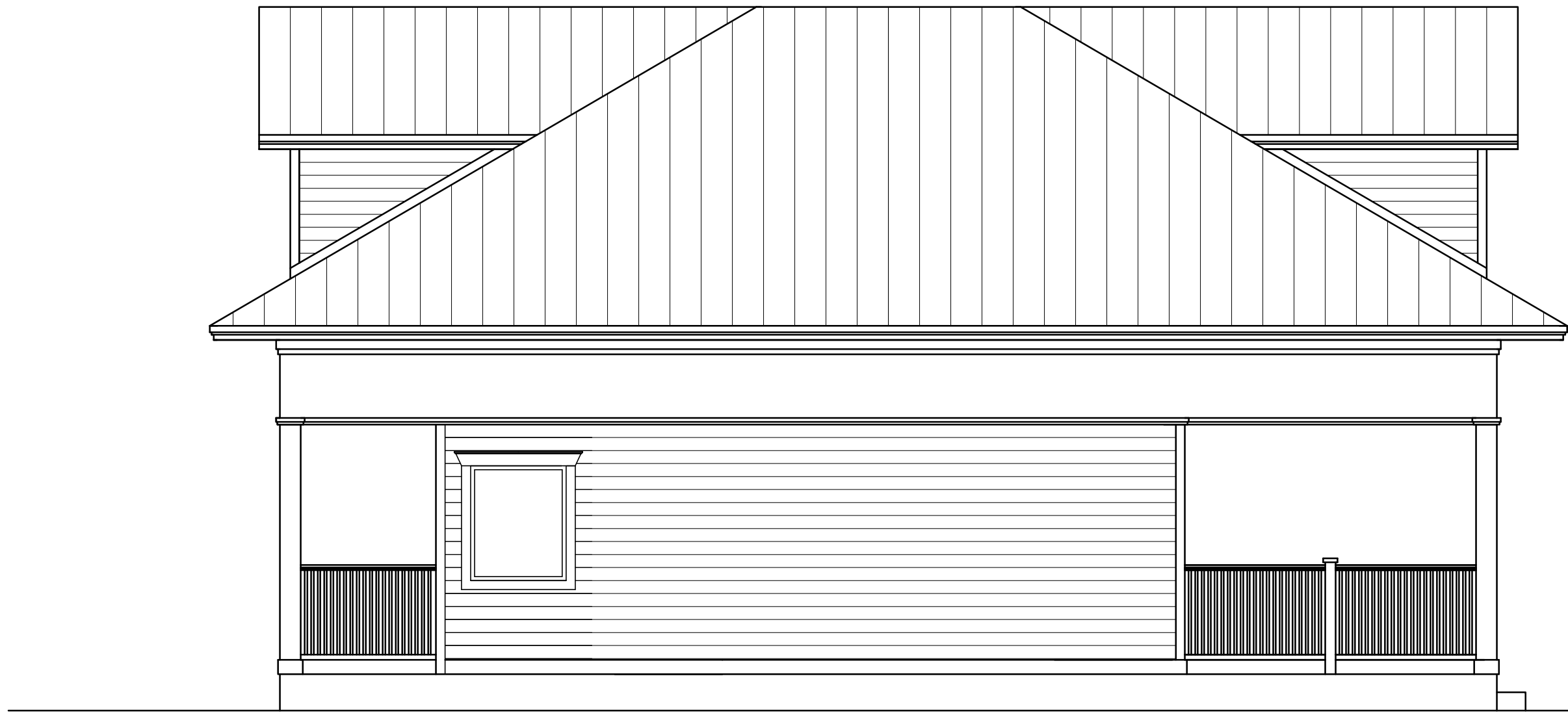
	SECTION TARGET SECTION NUMBER SHEET NUMBER		CROSS SECTION TARGET SECTION NUMBER SHEET NUMBER
	DETAIL TARGET DETAIL NUMBER SHEET NUMBER		ROOF SLOPE INDICATION
	SECTION NUMBER SHEET NUMBER		ELEVATION TARGET ELEVATION NUMBER SHEET NUMBER
	DOOR-WINDOW ASSEMBLY NUMBER DOOR-WINDOW ASSEMBLY TYPE		ROOM NUMBER
	SHEET LAYOUT DESIGNATION VIEW NUMBER SHEET NUMBER		EQUIPMENT NUMBER
	COLUMN GRID		WALL TYPE
	CENTER LINE		FLOOR ELEVATION TAG FLOOR OR LEVEL BUILDING DATUM ELEVATION
	EXISTING CONTOUR LINE		SPOT ELEVATION
	CASEWORK		REVISION TARGET REVISION AREA CLOUDED
	GRAPHIC SCALE		PROPERTY LINE
	ELEVATION LEGEND MARKER		NEW CONTOUR LINE
			NORTH DESIGNATION
			CHANGE IN ELEVATION



DEMOLITION

Sheet No:
A-0

GENERAL NOTES									
1.	IN THE EVENT THAT DISCREPANCIES AMONG THESE CONTRACT DOCUMENTS OR AMBIGUITIES AND/OR OMISSIONS FROM THE SPECIFICATIONS OR DRAWINGS ARE FOUND, OR SHOULD THERE BE DOUBT AS TO THEIR MEANING, THE ARCHITECT SHALL BE NOTIFIED IN ORDER TO PROVIDE A WRITTEN CLARIFICATION. IF A CLARIFICATION IS NOT SOUGHT, THE MOST RESTRICTIVE SHALL APPLY OR, UPON WRITTEN REQUEST FOR CLARIFICATION OR INTERPRETATION BY THE OWNER OR CONTRACTOR.				2.	ABBREVIATIONS THROUGHOUT THE PLANS ARE THOSE IN COMMON USE. ARCHITECT WILL DEFINE INTENT OF ANY IN QUESTION.			
3.	THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY BARRIERS, LIGHTING, COVERINGS, FIRE PREVENTION AND OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS AND THE PROPERTY THROUGHOUT THE ENTIRE PERIOD OF THE CONSTRUCTION CONTRACT.				4.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATIONS AND COORDINATION WITH OTHER TRADES AND THEIR WORK TO ENSURE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS.			
5.	THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE COMMENCING ANY PORTION OF THE WORK AND SHALL NOTIFY THE ARCHITECT IN WRITING IMMEDIATELY IF THERE ARE ANY DISCREPANCIES AND/OR DEVIATIONS FROM THE DRAWINGS REQUIRED IN ORDER TO ACCOMMODATE EXISTING CONDITIONS. COMMENCEMENT OF WORK SHALL CONSTITUTE FULL ACCEPTANCE OF SITE CONDITIONS.				6.	THE CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL OPENINGS FOR MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT WITH SUB-CONTRACTORS, AS WELL AS SHOP DRAWINGS AS APPROVED BY ARCHITECT, BEFORE PROCEEDING WITH THE WORK.			
7.	ALL ITEMS USED IN CONSTRUCTION, BUT NOT SPECIALLY MENTIONED HEREIN, SHALL CONFORM TO ALL LOCAL CODES AND STATE ORDINANCES AS TO APPLICATION AND USE.				8.	PROVIDE GALVANIC INSULATION BETWEEN ALL DISSIMILAR METALS, AND ALSO BETWEEN CEMENT AND METAL.			
9.	ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR REVIEWING ALL DRAWINGS INCLUDING ARCHITECTURAL, EQUIPMENT FLOOR PLANS AND SCHEDULES BEFORE SUBMITTING A SPECIFICATIONS FINAL BID. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL EQUIPMENT AND ELECTRICAL REQUIREMENTS REQUESTED ON THE DRAWINGS TO BE INSTALLED. ALL SUB-CONTRACTORS BIDS SHALL BE BASED ON THE SUB-CONTRACTORS REVIEW OF ALL DRAWINGS & SPECIFICATIONS UPON A THOROUGH KNOWLEDGE OF APPLICABLE CODES AND COMPLIANCE THEREWITH. THE ARCHITECT SHALL DETERMINE WHAT SHALL APPLY. AT THE ARCHITECT'S DISCRETION				10.	GENERAL CONTRACTOR IS RESPONSIBLE FOR THE TOTAL SCOPE OF THE WORK INCLUDING COORDINATION OF ALL TRADES. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ALL MAJOR SUB-CONTRACTORS REVIEW ALL DRAWINGS & SPECIFICATIONS BEFORE BEGING THE WORK. USE OF ONLY REVIEWING DRAWINGS OF THEIR RESPECTIVE TRADE.			
11.	SINCE THE WORK TO BE DONE MAY INVOLVE EXISTING CONDITIONS, GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT, IN WRITING, OF ANY CONFLICT BETWEEN EXISTING CONDITIONS AND NEW MECHANICAL, PLUMBING AND / OR ELECTRICAL OR OTHER WORK.				12.	SECTION DETAILS NOTED "TYPICAL" ON PLANS MAY NOT BE NOTED AT EACH APPLICABLE CONDITION, HOWEVER, THEY ARE MEANT TO APPLY TO ALL SIMILAR LOCATIONS, CONDITIONS OR CIRCUMSTANCES.			
13.	GENERAL CONTRACTOR IS TO PROTECT EXISTING ADJACENT AREAS TO WHERE WORK IS TO BE PERFORMED.				14.	DRAWINGS ARE SCHEMATIC SHOWING RELATIVE LOCATIONS AND CONNECTIONS AND SHALL NOT BE SCALED AT ANY TIME.			
15.	ALL WOOD BLOCKING WITHIN BUILDING STRUCTURE, SHALL BE FIRE-RETARDANT TREATED PER SPECIFICATIONS.				16.	GENERAL CONTRACTOR IS RESPONSIBLE FOR THE SAFETY AND SECURITY OF ALL AREAS AFFECTED BY CONSTRUCTION. THIS RESPONSIBILITY EXTENDS FROM THE BEGINNING OF CONSTRUCTION (BUILDING PERMIT) TO COMPLETION OF CONSTRUCTION (FINAL PAYMENT TO CONTRACTOR), 24 HOURS A DAY/7 DAYS A WEEK.			
17.	THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF CONSTRUCTION DOCUMENTS. DIVISION OF DISCIPLINES IS INTENDED FOR THE DESIGNER'S BENEFIT WHILE PREPARING THE PLANS AND NOT FOR EITHER PRICING OR WORK PERFORMANCE. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SERVICES REQUIRED TO OPERATE ALL SYSTEMS AND EQUIPMENT. GAPS EXIST. GENERAL CONTRACTOR RESPONSIBLE FOR REQUESTING THE INFORMATION DURING THE BIDDING PHASE. IF INFORMATION IS NOT REQUIRED, CONTRACTOR WILL PROVIDE WHAT IS REQUIRED (AS DIRECTED BY ARCHITECT/ENGINEER) AT HIS OWN EXPENSE. FOR PROTECTION OF THIS CONCEPT ARCHITECT/ENGINEER WILL ONLY PROVIDE COMPLETE SETS OF CONTRACT DOCUMENTS AND THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAKING COMPLETE SETS AVAILABLE TO SUB-CONTRACTORS FOR BIDDING PURPOSES.				18.	ALL LOOSE DEBRIS ABOVE CEILING MUST BE REMOVED.			
19.	ALL CONTRACTORS MUST HAVE PERMITS & ST. LOUIS COUNTY LICENSES.				20.	WHEN THE CONTRACT DOCUMENTS STATE "OR EQUAL" OR OTHER MANUFACTURERS ARE NAMED FOR EQUIPMENT, IT IS THE RESPONSIBILITY OF THE TENDERAL CONTRACTOR TO INSURE THAT THE EQUIPMENT IS EQUAL IN PERFORMANCE, SIZE AND ALL OTHER FACTORS, ANY ADAPTATIONS REQUIRED TO USE PROPOSED EQUIPMENT BECOME THE RESPONSIBILITY OF THE GENERAL			
21.	UTILITIES MUST BE COORDINATED TO AVOID LOWERING CEILINGS BELOW THE DESIGN HEIGHTS.				22.	GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INVESTIGATING EXISTING CONDITIONS AND ANTICIPATING ANY CONFLICT WITH NEW WORK. WORK NECESSARY TO RESOLVE ANY CONFLICT WITH NEW WORK SHALL BE REWORKED AT NO ADDITIONAL COST TO THE OWNER WHENEVER SPECIFICALLY SHOWN ON NOT.			
23.	ASPHALT IMPREGATED FIBER MATERIAL WILL NOT SOL BE PERMITTED FOR USE AS AN EXPANSION JOINT FILLER MATERIAL.				24.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS TO COMPLETE THE PROJECT.			
25.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION FASTENER MATERIALS W/ PRESSURE TREATED LUMBER TO AVOID CORROSION DUE TO CHEMICAL REACTION. (GALVANIZED STEEL AND NON ARRESTING BARE P.T. CAUSES CORROSION).				26.	THE FLORIDA BUILDING CODE <u>FCB 600.20(1)(4)(C)</u> IS INCORPORATED INTO THESE CONTRACT DOCUMENTS AND CONSTRUCTION DOCUMENTS BY REFERENCE AND SHALL BE CONSTRUED AS PRINTED HEREIN IN THEIR ENTIRELY.			
27.	THE CONTRACT DOCUMENTS SHALL INCLUDE AT A MINIMUM, UNLESS SET FORTH OTHERWISE IN THE OWNER CONTRACTOR AGREEMENT FOR CONSTRUCTION, THE FOLLOWING: - THESE CONSTRUCTION DOCUMENTS (DRAWINGS) - THE SPECIFICATIONS - THE SCOPE AND CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA G-201 - THE SUPPLEMENTARY CONDITIONS (OF THE CONTRACT FOR CONSTRUCTION) - THE SPECIAL CONDITIONS, IF ANY, (OF THE CONTRACT FOR CONSTRUCTION)				28.	NO CHANGES OR SUBSTITUTIONS SHALL BE MADE BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL OF ARCHITECT.			



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



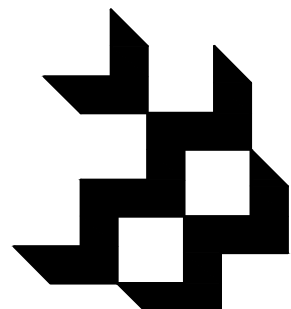
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



Barretta & Associates
Architecture
Planning
Design

658 Normandy Lane, Bldg. N
Delray Beach, FL 33438
561-740-0041

AR 0017415

TINY CABIN MOTEL COMPLEX
C STREET, LLC

59 S. FLETCHER
FERNANDINA BEACH, FL

Revisions:

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and the property of this office and were created, reduced and developed for the use on and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of BARRETTA & ASSOCIATES. Written dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variation from the dimensions and conditions shown by these drawings. © Barretta & Associates 2021

Seal

JAMES T. BARRETTA

ELEVATIONS
OFFICE BLDG

Project No:
21-057.00

Scale:

Proj. Mgr: J. BARRETTA
Designer: J. BARRETTA
Drawn: J. BARRETTA
Checked: J.B.
Date: 4/4/21

Sheet No:

A-5.1



Calculation Summary						
Label	Calc Type	Units	Avg	Max	Min	Angle/Dir
Gathering Area	Illuminance	Fc	2.71	7.31	0.5	N/A
Parking Lot	Illuminance	Fc	0.74	3.1	0.0	N/A
Pool	Illuminance	Fc	0.11	1.0	0.0	N/A
Setback/Behind Buildings	Illuminance	Fc	0.70	2.4	0.1	7.00
Sidewalk	Illuminance	Fc	1.96	9.4	0.1	18.00
Spot	Illuminance	Fc	0.09	0.3	0.0	N/A

LUMINAIRE SCHEDULE						
Type	Description	Lamp Data	Mounting	Manufacturer Part Number	Finish	QTY
A1	String Lights	1W-2400 K	Aircraft Cable	LED-BK-514-1-120-FL/BK-411-82	Bronze	25 sets
B1	Bollard	1x17W LED 590nm	Bollard	AA1F82003-F-U-AM-L-2-42	Bronze	10
B2	Bollard	1x17W LED 590nm	Bollard	AA1F82003-F-U-AM-L-C-42	Custom Color	10
C1	Area Light	3x78 590nm	Post Top	A1P7200-F-3X78-U-AM-L-2-5P	Bronze	7
D1a	Barn Light 11 1/4"	1W-2400 K	Wall Mounted	Urban Barn 11 1/4" High Bronze Indoor-Outdoor Wall Light Style # W4596	Bronze	20
D1b	Barn Light 13"	1W-2400 K	Wall Mounted	Urban Barn 11 1/4" High Bronze Indoor-Outdoor Wall Light Style # W4596	Bronze	5
D2a	Barn Light 11 1/4"	1W-2400 K	Wall Mounted	Urban Barn 11 1/4" High Galvanized Indoor-Outdoor Wall Light Style # W4595	Galvanized	20
D2b	Barn Light 13"	1W-2400 K	Wall Mounted	Urban Barn 13" High Galvanized Indoor-Outdoor Wall Light Style # W4534	Galvanized	2
E1	2" Inground Recessed	9-15 VAC, 50/60Hz	In Grade	2021-9-15 VAC - 2700-85-225-85	Bronze Stainless	7*
F1	Deck Light	9-15 VAC, 50/60Hz	Post Mounted	9031-2700-82	Bronze	10
F2	Deck Light	9-15 VAC, 50/60Hz	Post Mounted	9031-2700-WT	White	10
G1	Gazebo Light	1W-2400 K	Ceiling Mount	Urban Barn 15 3/4" High Galvanized Steel Outdoor Post Light Style # W4522	Galvanized	8
G2	Post Light	1W-2400 K	Post Top	LED-BK-514-1-120-FL/BK-411-82	Galvanized	4
P1	Post Cap	3 LED	Post Top	Prestige 5" H Copper Plated Large Outdoor Solar LED Post Cap Style # N5333	Bronze	32
S1	Signage Light	15W - 3000K	Wall Mounted	WP-LED514-120 VAC-3000K85-4B2	Bronze	3
S2	Signage Light	15W - 3000K	Wall Mounted	WP-LED514-120 VAC-3000K85-4WT	WHITE	3

Notes: *In ground landscaping fixtures are dependent on finalized landscaping plans



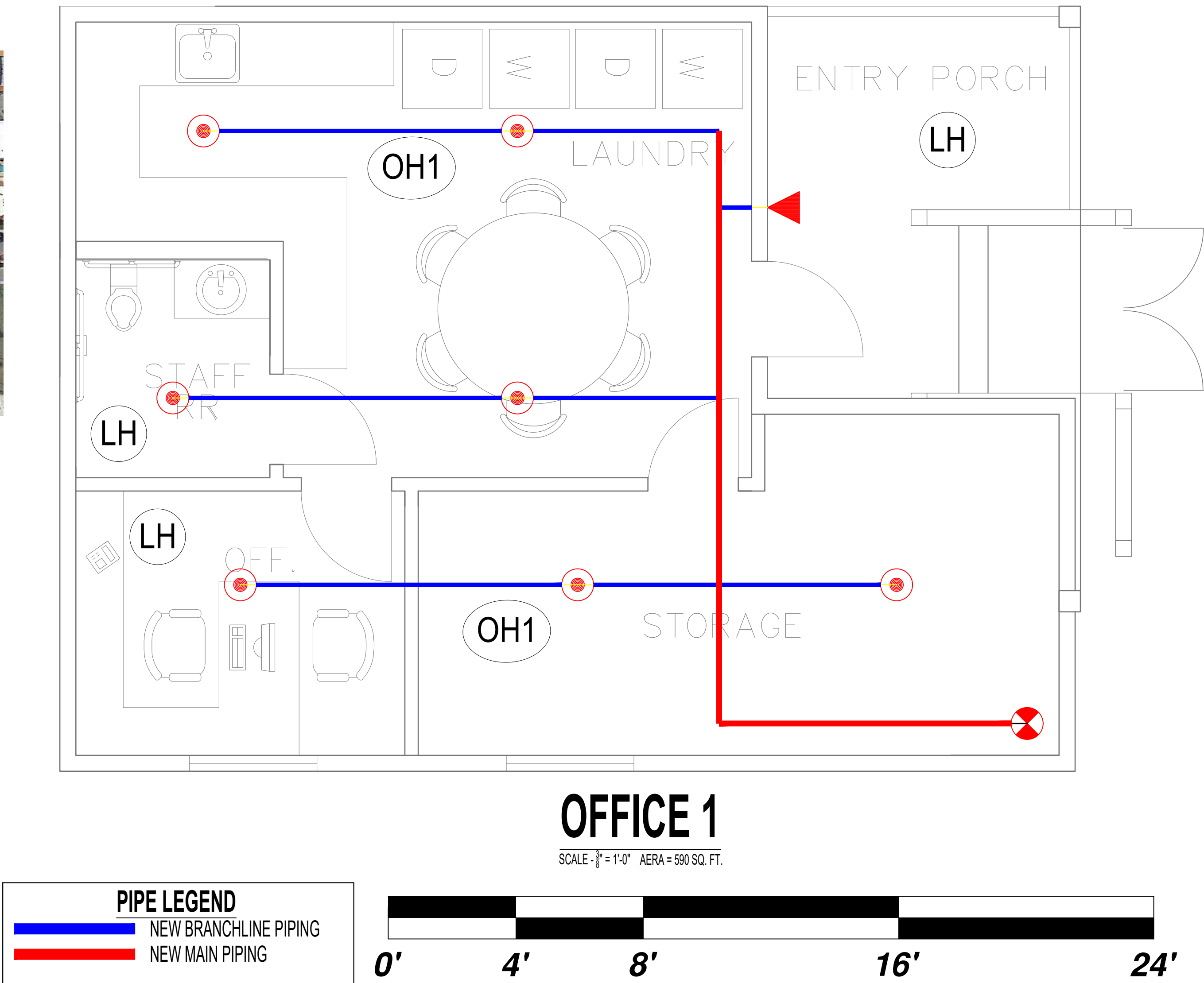
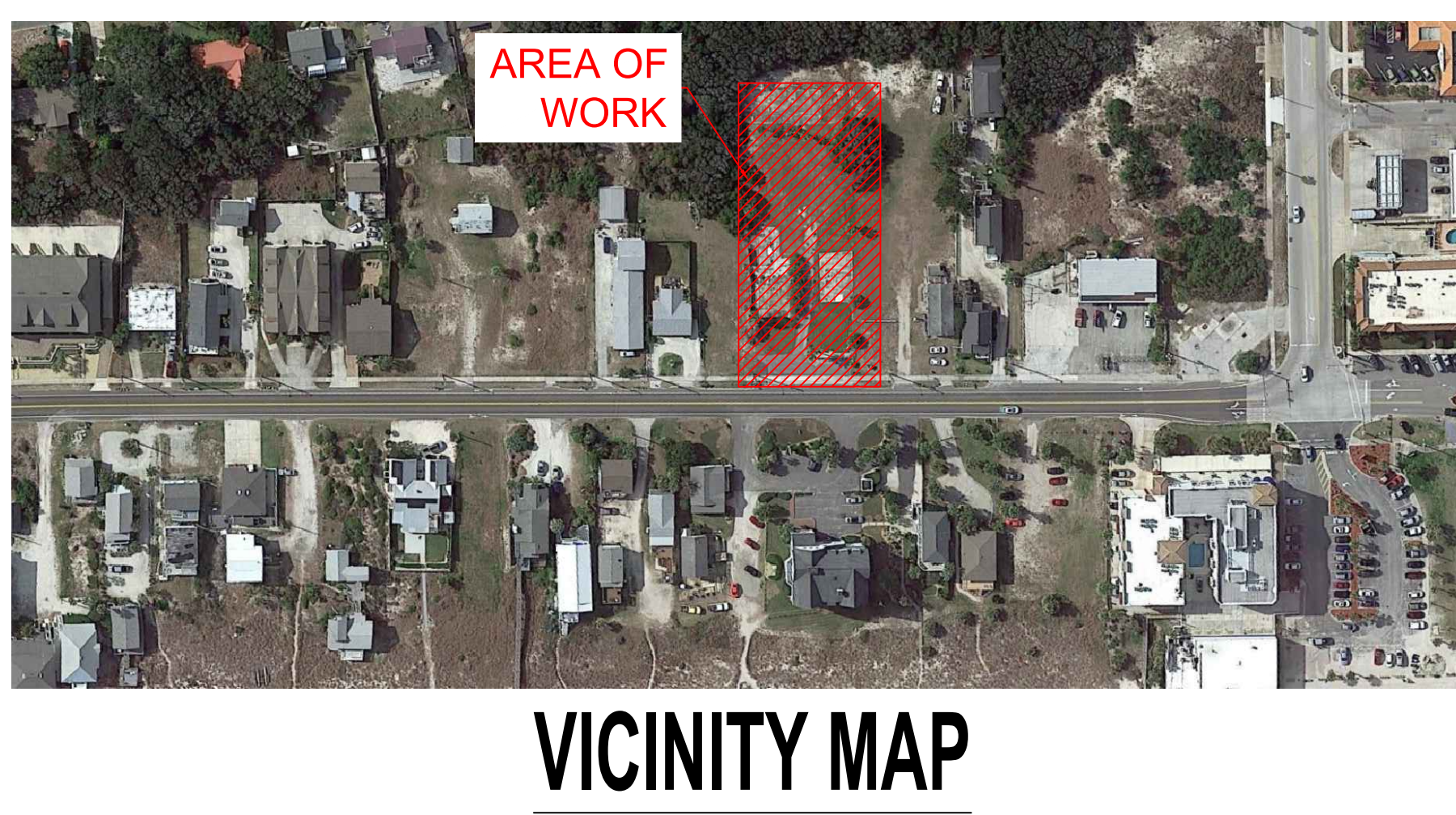
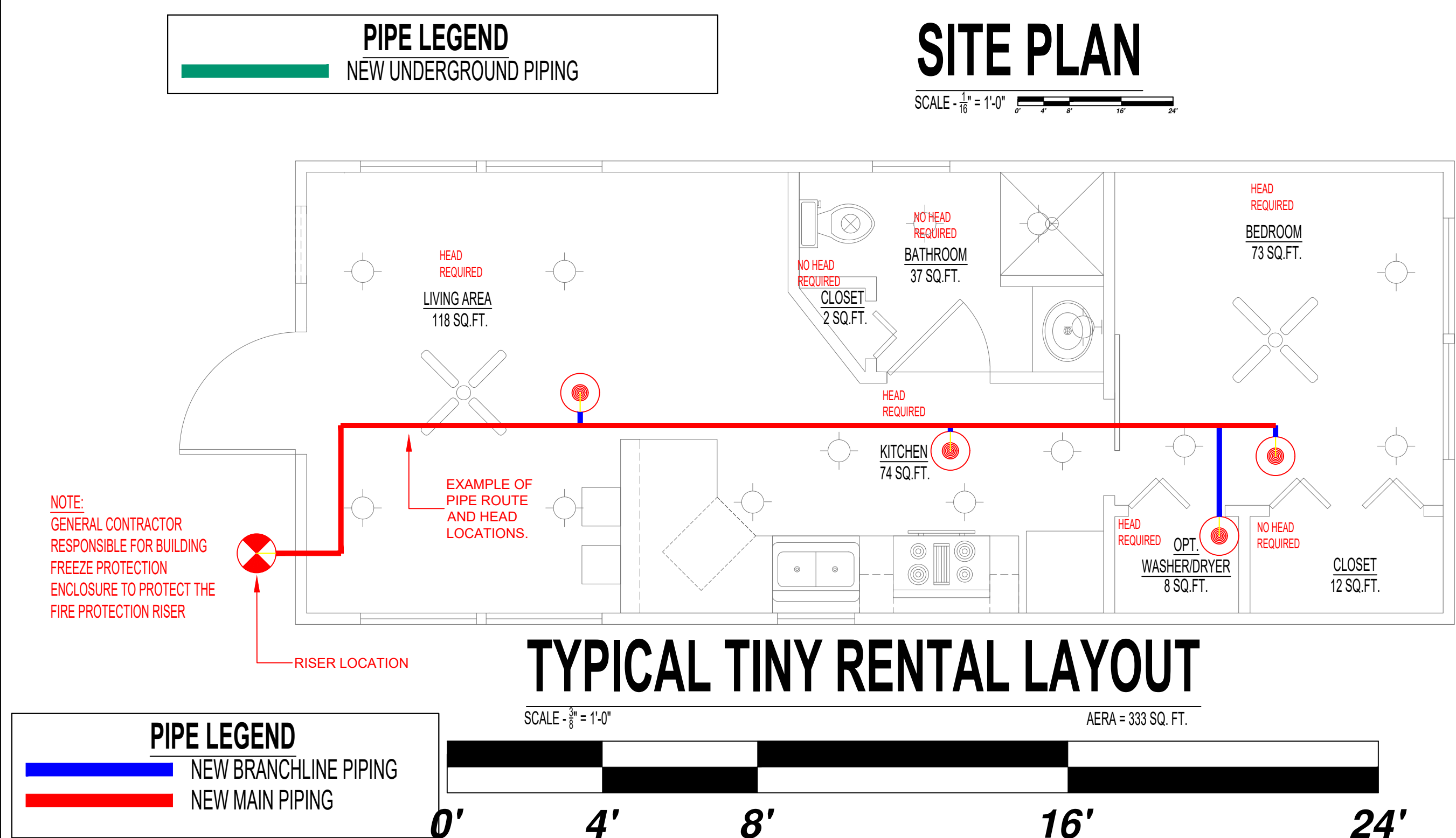
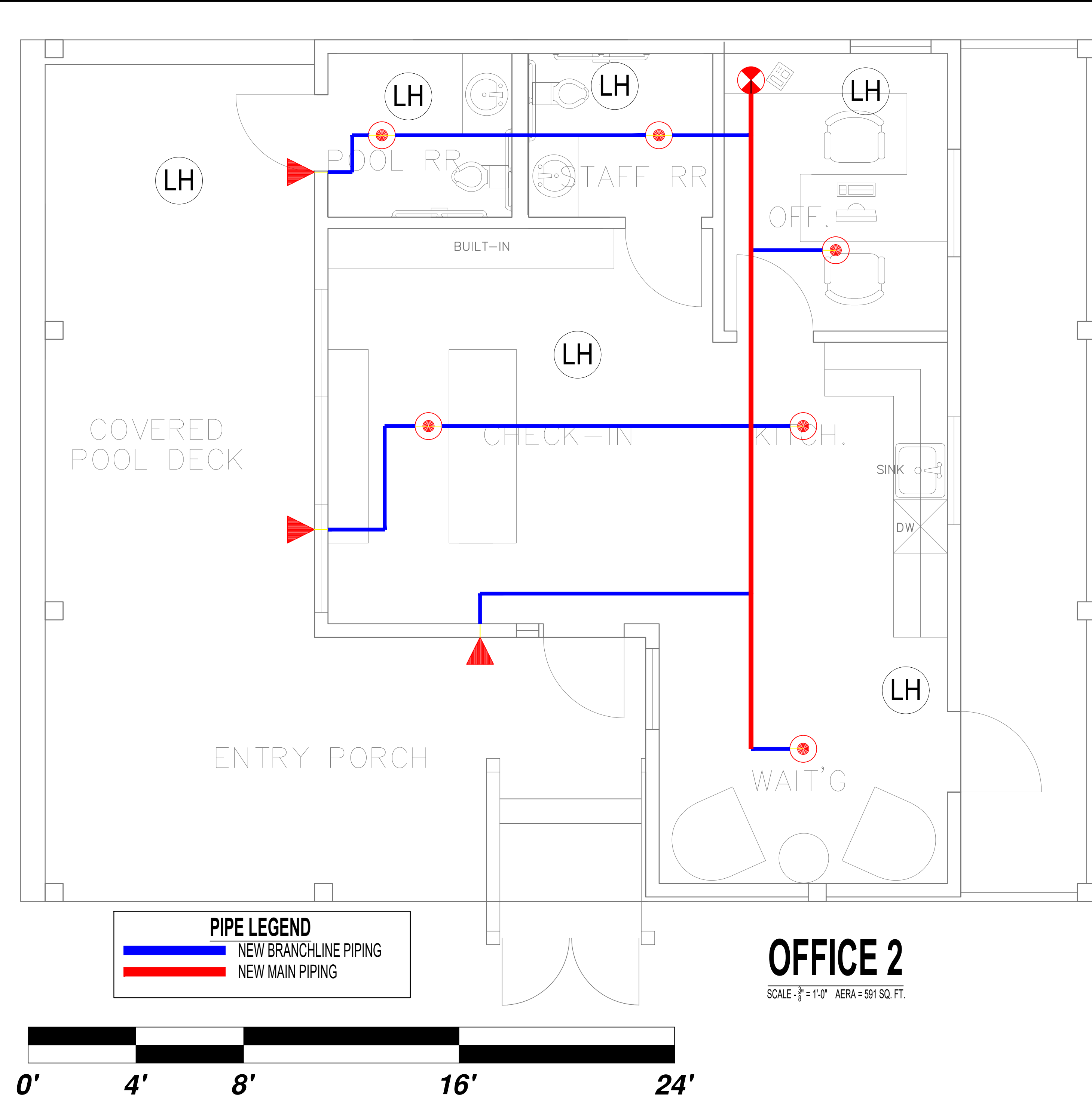
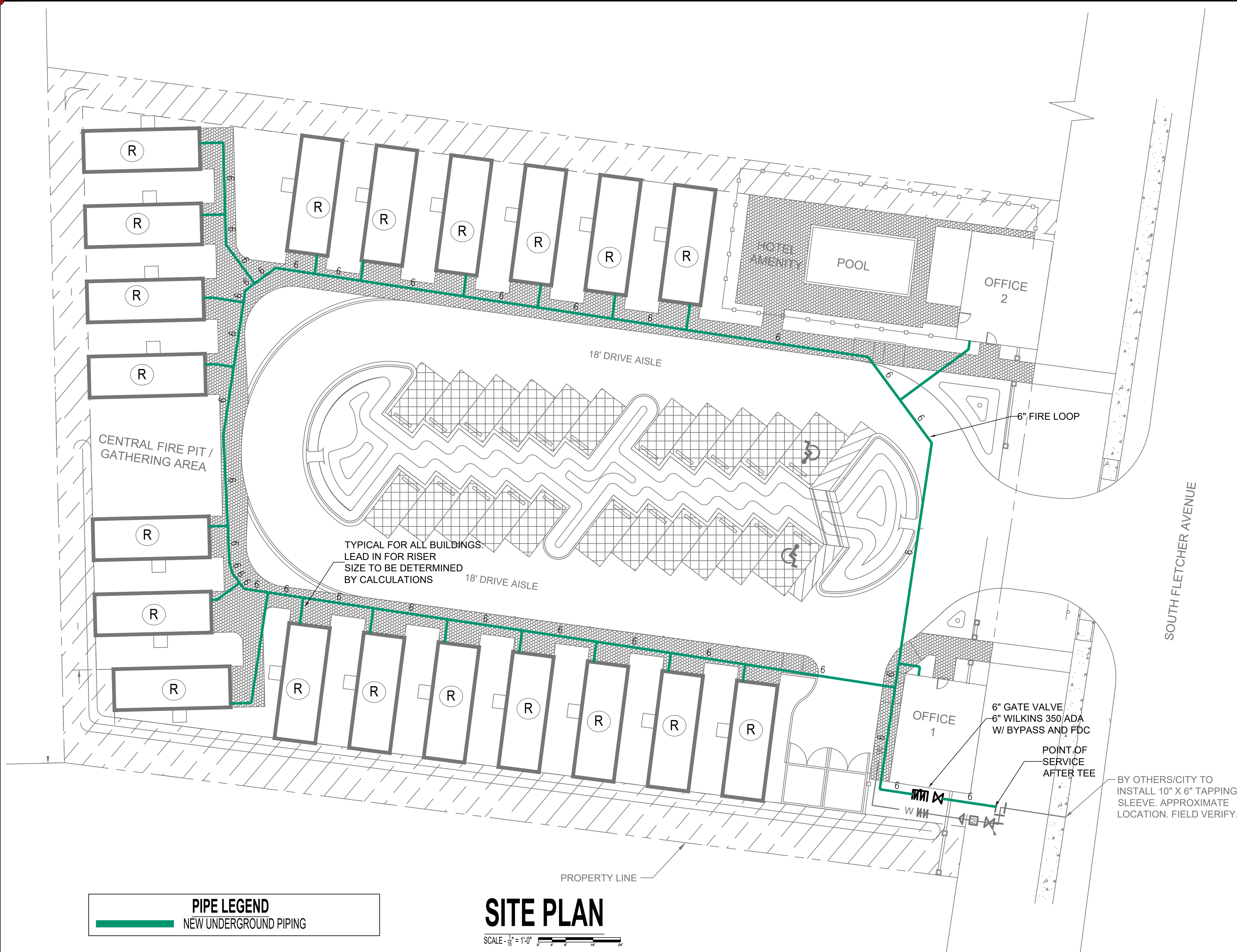
FLETCHER AVE CABIN HOTEL LIGHTING WITH SCHEDULE

AMERLIA ISLAND, FL

THIS LIGHTING DESIGN OPTIMIZES THE LIGHT AND SYSTEM EFFICIENCY IN A SPACE WITH THE USE OF A THIRD-PARTY PHOTOMETRIC SOFTWARE TO ESTIMATE LUMENS AND VISUAL LIGHT. PHOTOMETRIC REPORTS ARE GENERATED USING METHODS RECOMMENDED BY THE ILLUMINATION ENGINEERING SOCIETY OF NORTH AMERICA. BECAUSE THE ACCURACY OF THE CALCULATED PHOTOMETRIC PERFORMANCE IS DEPENDANT ON THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT AT THE TIME OF DESIGN GENERATION, NO SITE VISITS WERE CONDUCTED BY THE DESIGN TEAM. WE ARE NOT RESPONSIBLE FOR COMPLIANCE WITH LOCAL, FIRE, HEALTH AND SAFETY REGULATIONS. THE LIGHTING DESIGN PACKAGE PROVIDES APPROXIMATE LIGHTING FIXTURE PLACEMENT FOR CONCEPTUAL PURPOSES ONLY AND MAY NOT REFLECT THE FINAL DESIGN. FIXTURE AND POWER PLACEMENT IS AT THE SOLE DISCRETION OF THE INSTALLER. WE ARE NOT RESPONSIBLE FOR ARCHITECTURAL, ELECTRICAL, MECHANICAL OR STRUCTURAL CONFLICTS. DRAWINGS NOT TO BE USED FOR CONSTRUCTION. DO NOT SCALE.

ISSUE DATE	DESCRIPTION
12/8/2021	PRELIMINARY

PROJECT INFORMATION BLOCK	
JOB #	Village Vision Center
DATE:	9/17/2021
DRAWN BY:	
CHECKED BY:	
SHEET TITLE	
Site Lighting Plan	
SHEET NUMBER	
SL-1	



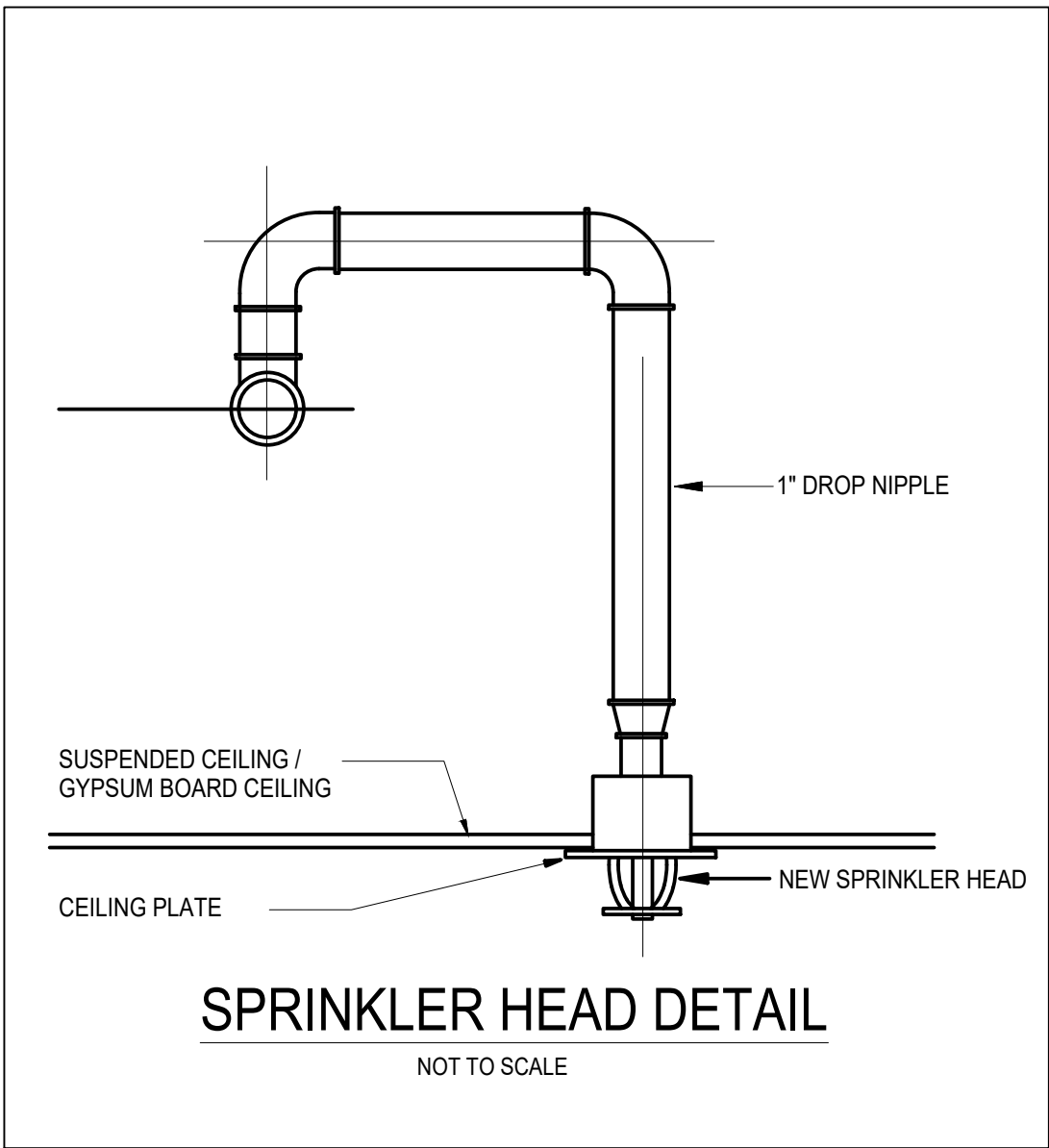
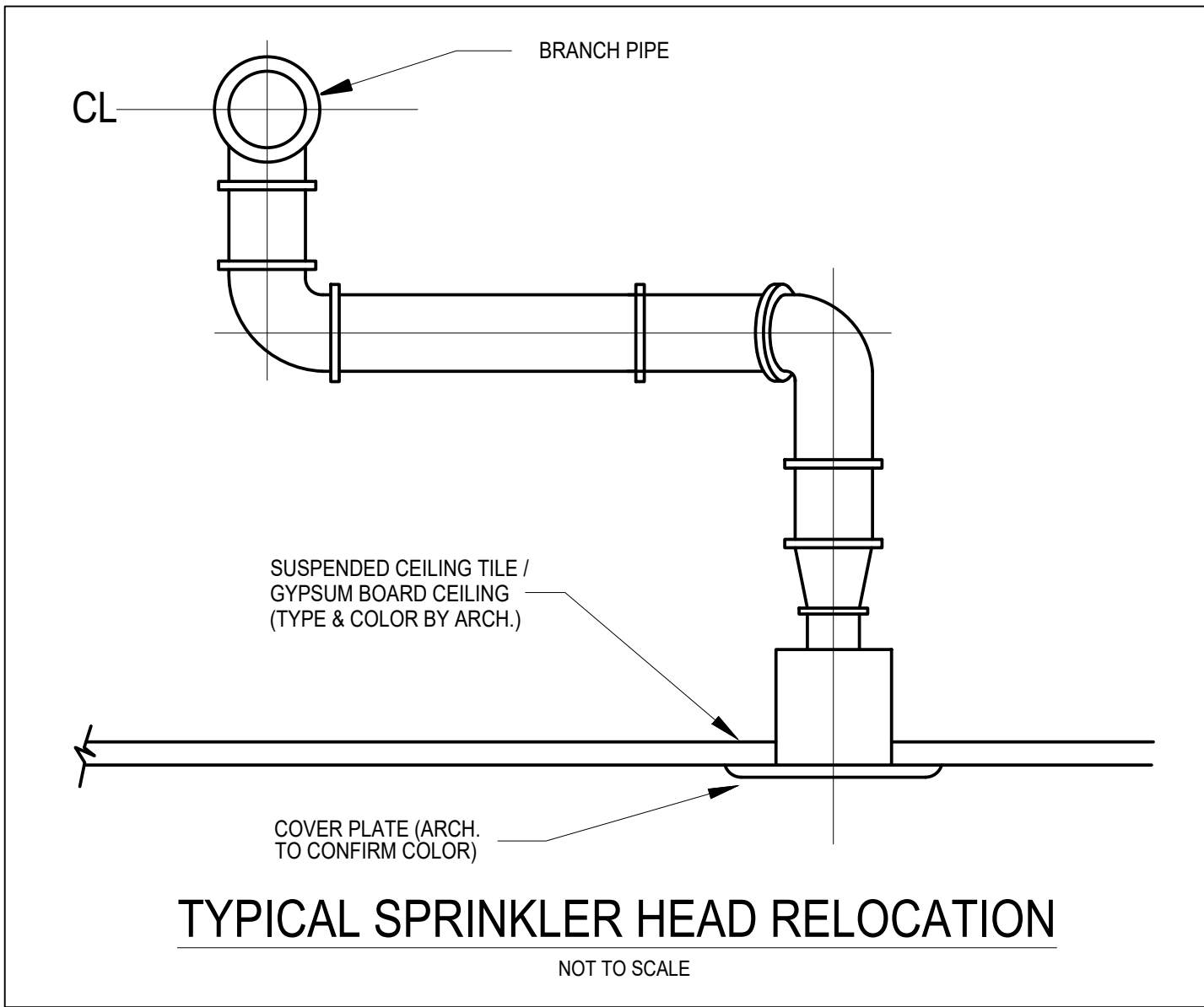
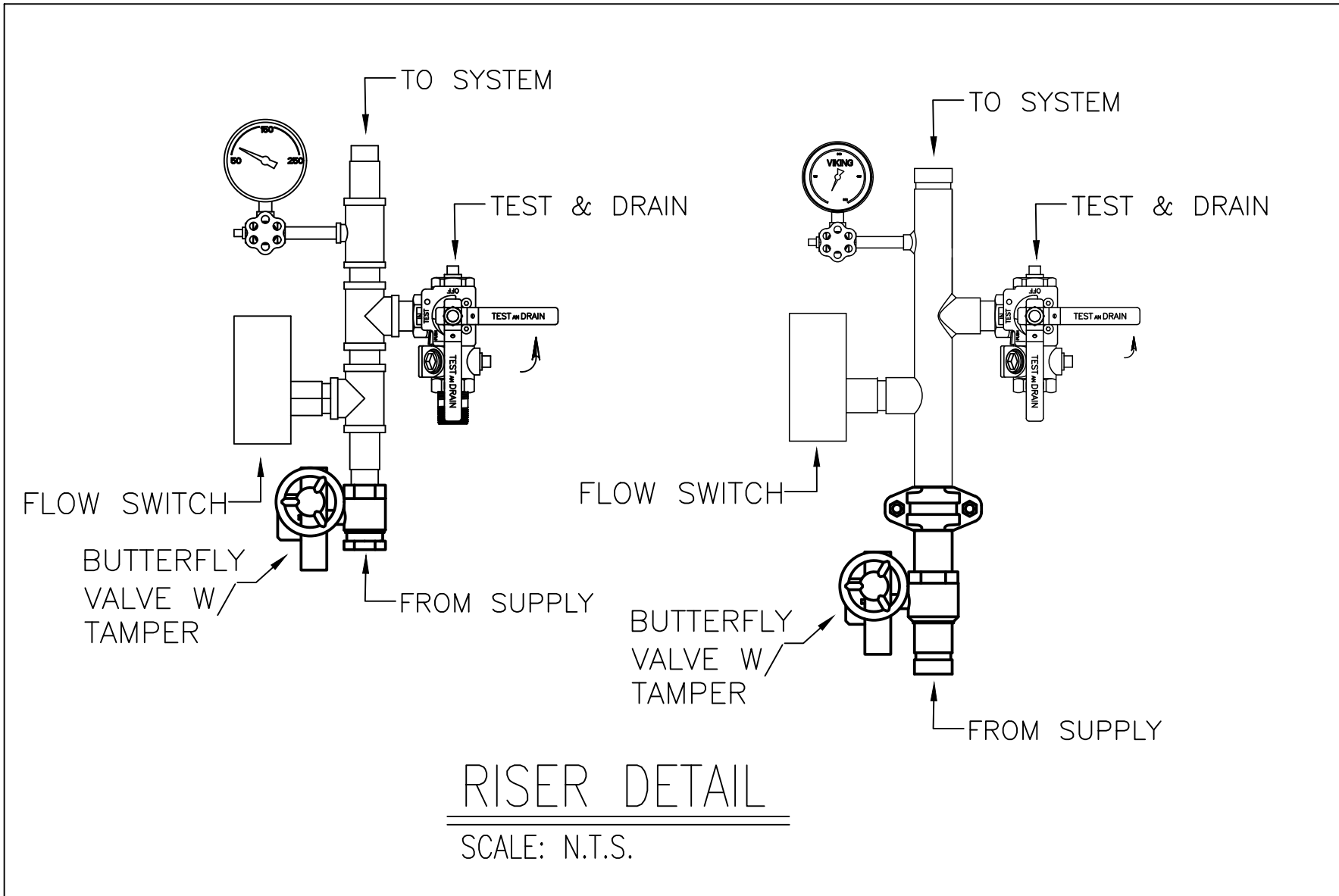
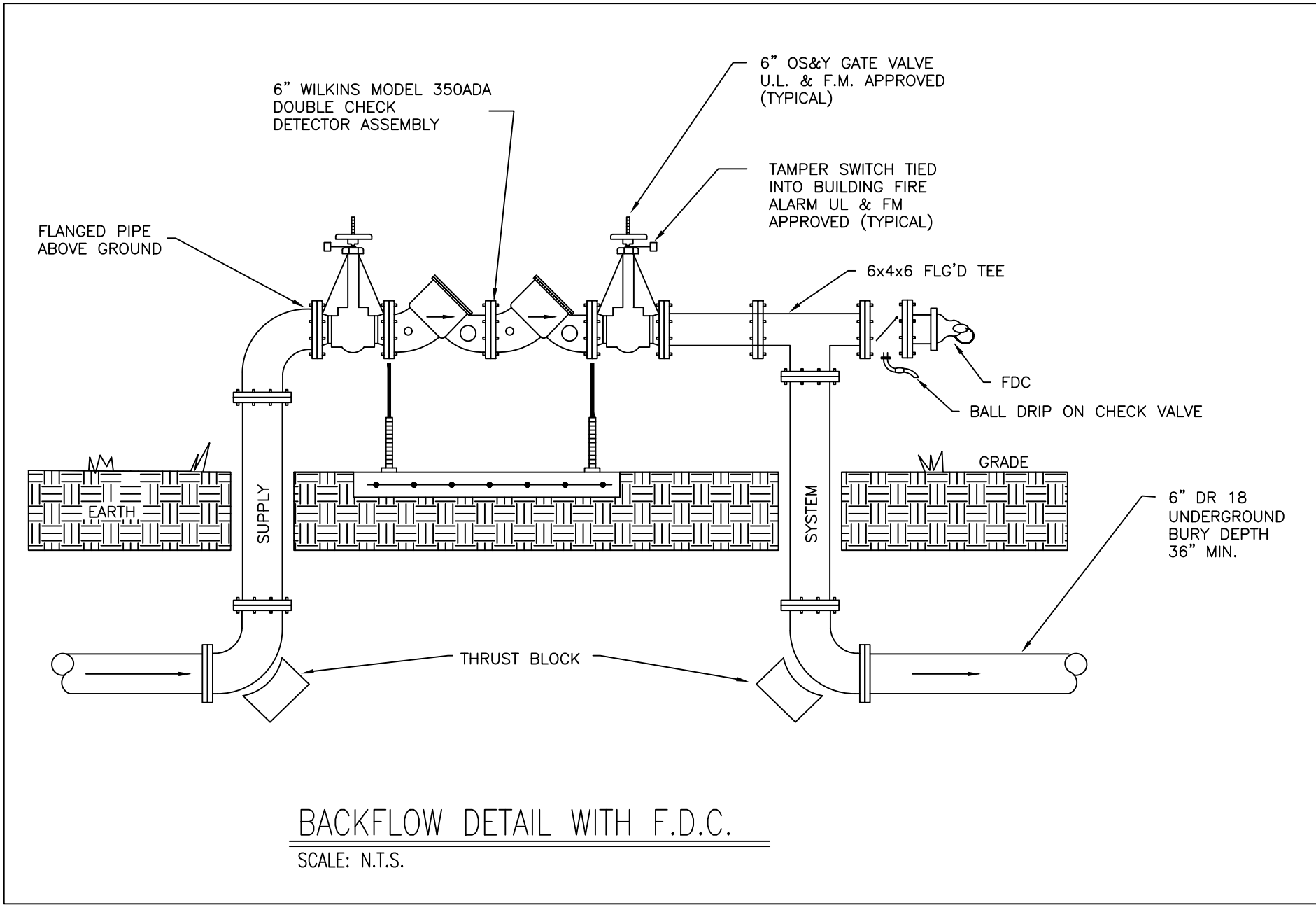
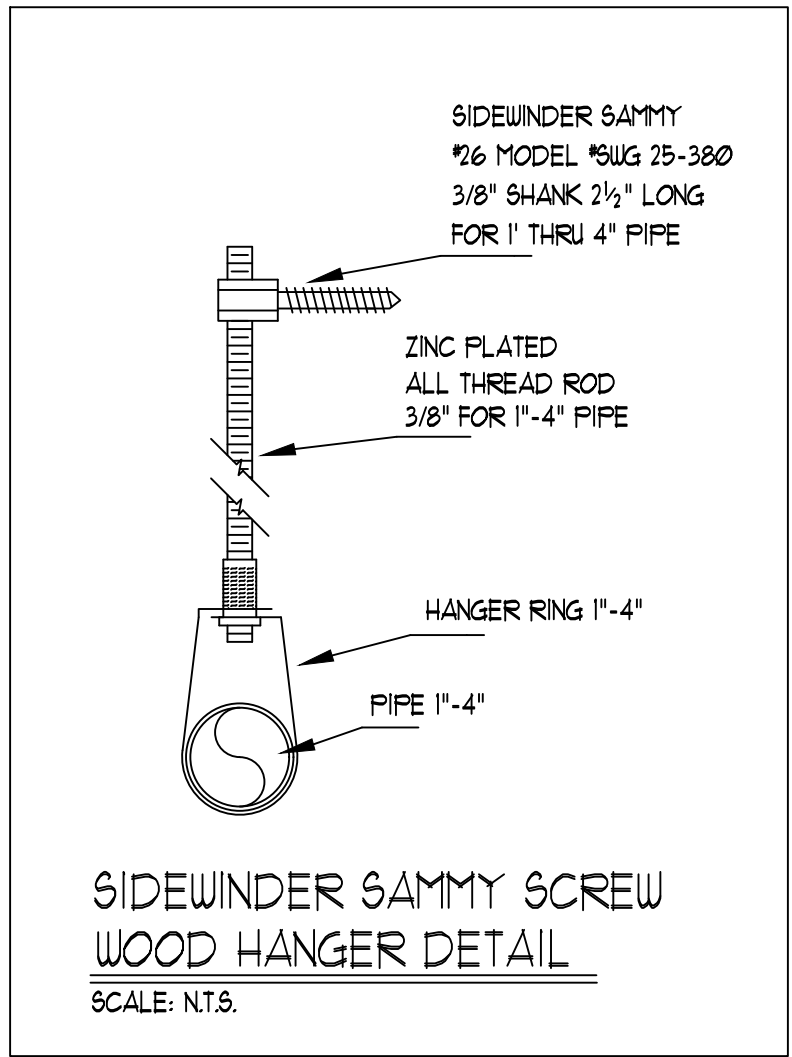
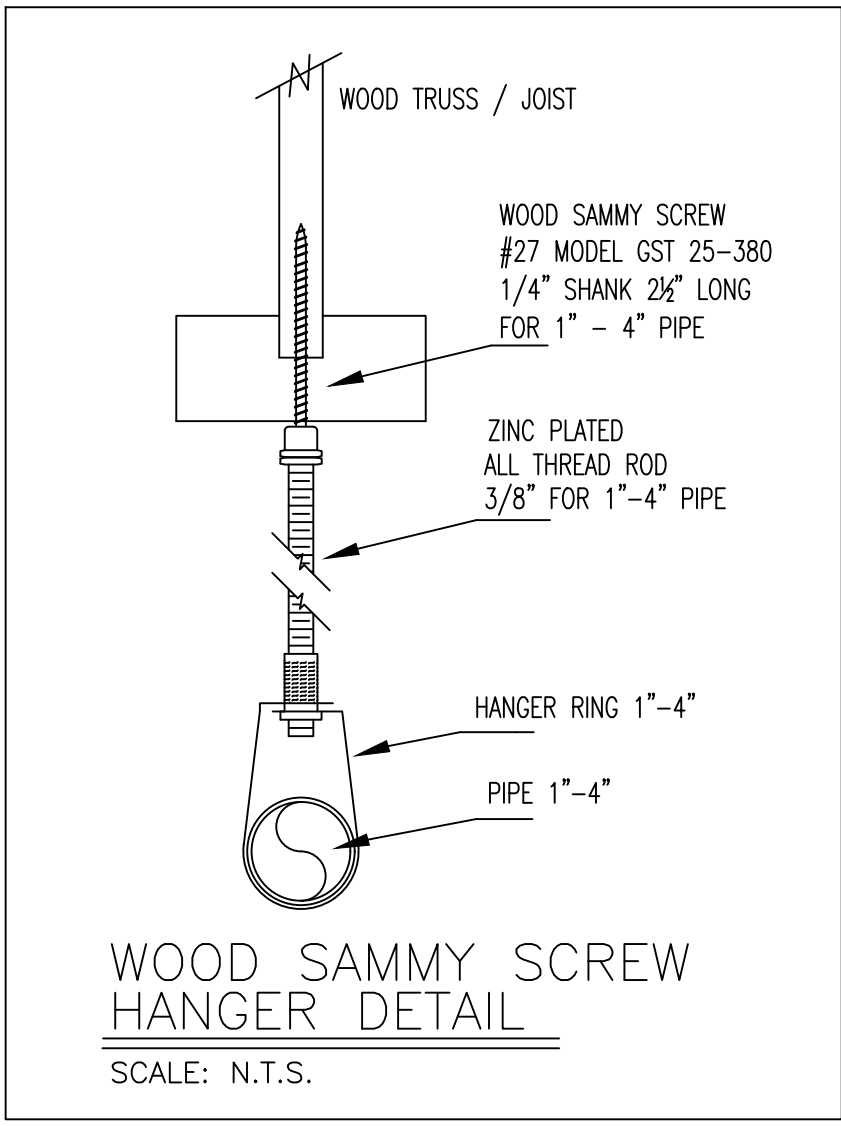
AMERICAN FIRE
SERVICE INC.
108 HALSEMA ROAD NORTH, JACKSONVILLE, FL 32220
PHONE (904) 781-2460
STATE LICENSE #552833-0001-2005

AMELIA ISLAND RENTALS
87 SOUTH FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

FIRE
SPRINKLER
SITE PLAN

NO.	DATE	REVISION DESCRIPTION	BY	DG
1	12/8/2021	61G FOR BUILDING PERMIT		
2				
3				
4				

CONTRACT #AMELIA ISLAND
DRAWN : DG
CHECKED : MR
DATE : 12/8/2021
TOTAL A/S : 333 SQ FT
SCALE : 1/2", 1/16"=1'-0"
SHEET NO.
FP-1
PAGE NO.
2 OF 2



- ### FIRE PROTECTION GENERAL NOTES
- FIRE PROTECTION SYSTEM TO COMPLY WITH ALL APPLICABLE STATE, LOCAL CODES & AHJ REQUIREMENTS. ALSO SHALL OBTAIN ALL PERMITS, LICENSES AND ALL GOVERNMENT/MILITARY REQUIREMENTS.
 - FINAL INSPECTION AND APPROVAL BY LOCAL FIRE DEPARTMENT, BLDG. DEPT. AND ARCHITECT/ENGINEER.
 - VISIT THE SITE TO CHECK AND VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING TO INSURE THE COORDINATION OF THE FIRE SERVICES WITH EXISTING CONDITIONS.
 - CUTTING OF STRUCTURAL AND/OR ARCHITECTURAL MEMBERS TO BE DONE ONLY WITH THE WRITTEN APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER.
 - FITTINGS REQUIRED FOR PROPER INSTALLATION, COORDINATION WITH OTHER EXISTING TRADES, AND/OR TO MAINTAIN PROPER CLEARANCES SHALL BE PROVIDED. VERIFY STRUCTURAL, MECHANICAL, ELECTRICAL INSTALLATIONS AND AVOID ANMAL OBSTRUCTIONS OR INTERFERENCES WITH FIRE PROTECTION PIPE ROUTING.
 - CONTRACTOR SHALL MAKE A FIELD VISIT TO VERIFY ARCHITECTURAL REFLECTED CEILING CONDITIONS AND ELECTRICAL LIGHTING, CEILING CONFIGURATIONS AND HEIGHTS.
 - FIRE STOP ALL PENETRATIONS OF SMOKE/FIRE WALLS, CEILINGS, FLOORS, ROOFS, ETC., FLASH AND COUNTERFLASH ROOF PENETRATIONS. (SEE FIRE RATED PIPE PENETRATION DETAILS ON ARCHITECTURAL SHEETS).
 - PROVIDE ACCESS PANELS TO ALL VALVES ABOVE NON-ACCESSIBLE CEILINGS AND CHASES.
 - SPRINKLER HEADS ARE TO BE COORDINATED WITH ALL LOCATIONS OF DIFFUSERS, SPEAKERS, LIGHTING FIXTURES, CEILING SYSTEMS AND STRUCTURAL SYSTEM.
 - INDICATE CENTER TO CENTER DIMENSIONS AND/OR PIPE CUT LENGTHS AND NOMINAL PIPE DIAMETERS ON ALL PIPING. INDICATE PIPE TYPE, SCHEDULE OF WALL THICKNESS AND METHOD OF JOINING ON SHOP DRAWING.
 - PROVIDE STOCK OF EXTRA SPRINKLERS IN ACCORDANCE WITH N.F.P.A. #13 & NFPA 13D.
 - PROVIDE DETAIL AND INDICATE TYPE OF HANGERS TO BE INSTALLED FOR SPRINKLER PIPING. METHODS OF HANGING PIPES, HEADERS AND BRANCHES SHALL BE IN ACCORDANCE WITH N.F.P.A. 13D. ALL HANGERS ON 4\"/>
 - ALL GROOVED & SCREWED FITTING SHALL BE UL/FM APPROVED PRIOR TO ANY INSTALLATION BY ENGINEER WHO RESERVES THE RIGHT TO DISAPPROVE ANY FITTING. ALL SCREWED PIPING SHALL BE SCHEDULE 40 BLACK STEEL PIPE IN ACCORDANCE WITH SPECIFICATIONS ASTM A120 AND SHALL BE JOINED BY SCREWED JOINTS IN ACCORDANCE WITH SPECIFICATION ANSI B2.1. ALL GROOVED PIPING 2-1/2\"/>
 - WELD-O-LETS SHALL BE TWO SIZES SMALLER THAN CROSSMAIN, NO LENGTH OF CROSSMAIN SHALL BE GREATER THAN 10'-0\"/>
 - AUTOMATIC SPRINKLER TEMPERATURE RATINGS OF FUSIBLE ELEMENTS TO BE IN ACCORDANCE WITH N.F.P.A. 13D. ALL SPRINKLERS SHALL HAVE CORROSIVE RESISTANT COATING WHERE EXPOSED TO ELEMENTS.
 - SPRINKLERS SHALL COVER THE ENTIRE AREA OF ALL STRUCTURAL MEMBERS. THE SPRAY PATTERN ON ANY SPRINKLER SHALL NOT BE BLOCKED BY WALL, PARTITIONS OR STRUCTURAL COMPONENTS.
 - IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THESE PLANS, OTHER ENGINEERING PLANS, THE ARCHITECTURAL PLANS AND/OR FIELD CONDITIONS PRIOR TO FINAL BID PRICE OR FINAL PERMITTING.
 - IN CASE OF DISPUTE OR DOUBT AS TO INTENT OF DRAWINGS OR SPECIFICATIONS, OBTAIN ARCHITECT/ENGINEER'S WRITTEN DECISION BEFORE PROCEEDING WITH BID OR WORK INVOLVED.
 - BEFORE SUBMITTING PROPOSAL OR BID, EXAMINE ALL DRAWINGS AND SPECIFICATIONS RELATING TO THIS PROJECT, THE AMOUNT OF SPACE AVAILABLE FOR PIPING, EQUIPMENT AND CONNECTING SERVICES. THE SCOPE OF SITE OF THE WORK, THE REQUIREMENTS TO CORRELATE THE FIRE PROTECTION WORK WITH THAT OF OTHER TRADES AND THE TIME SCHEDULE NECESSARY TO PERFORM THAT WORK.
 - PIPE SHALL BE REAMED AND CLEANED BEFORE ASSEMBLY, AND AFTER ASSEMBLY THE ENTIRE PIPING SYSTEM SHALL BE FLUSHED CLEAN.
 - ADJUST NEW SPRINKLER PIPING AND SPRINKLER HEAD PLACEMENT TO ACCOMMODATE EXISTING CEILING HEIGHTS AND STRUCTURAL CONFIGURATIONS.
 - PROVIDE SYSTEM(S) WITH FLUSHING CONNECTION(S).
 - PROVIDE SPRINKLERS ABOVE AND BELOW EXPOSED DUCTWORK 4 FEET OR WIDER.
 - PROVIDE HAZARD COVERAGE FOR THE FUNCTIONS FOR EACH AREA.
 - INDICATE THE LOCATION AND SIZE OF BLIND SPACES AND CLOSETS.
 - INDICATE THE TOTAL SQUARE FOOT AREA PROTECTED BY SYSTEM(S) ON EACH FLOOR(S).
 - PROVIDE HEAD GUARDS ON SPRINKLER HEADS IN ELECTRIC, TELEPHONE, AND MECHANICAL ROOMS.
 - ALL PENDENT SPRINKLERS SHALL BE CENTER OF TILE, UNLESS MAXIMUM DISTANCES FROM WALLS OR BETWEEN HEADS IS EXCEEDED. IF POSSIBLE ALL SPRINKLER HEADS MOUNTED IN CEILING SHALL BE LOCATED A MINIMUM OF 4\"/>
 - FIRE PROTECTION CONTRACTOR SHALL ASSIST IN PREPARATION OF COORDINATION DRAWINGS FOR ALL LEVELS WHICH INDICATE ALL THE ENGINEERING DISCIPLINES & FIRE PROTECTION PIPING. THESE DRAWINGS SHALL BE PREPARED & APPROVED BY THE ENGINEER PRIOR TO ANY INSTALLATION.
 - FIRE SPRINKLER PIPING SHALL NOT TRAVEL OVER THE TOPS OF ELECTRICAL PANELBOARDS.
 - PROVIDE TEFLON COATING FOR ALL SPRINKLERS IN KITCHEN AREAS, AND ANY CORROSIVE AREAS.
 - REFER TO ARCHITECTURAL DRAWINGS FOR CEILING HEIGHTS IN EACH AREA.
 - ALL MATERIALS, WHERE APPLICABLE, SHALL BE U.L. LISTED OR FACTORY MUTUAL APPROVED FOR USE IN AUTOMATIC SPRINKLER SYSTEMS. ALL NEW PIPING SHALL BE HYDROSTATICALLY TESTED FOR TWO HOURS IN ACCORDANCE WITH NFPA #13 & 13D, 2016 ED. MODIFICATIONS THAT CANNOT BE ISOLATED SHALL BE TESTED AT SYSTEM WORKING PRESSURE.
 - WET SYSTEM PIPING SHALL BE INSTALLED LEVEL TO DRAIN BACK TO THE SYSTEM RISER, IN ACCORDANCE WITH NFPA #13 & NFPA13D. TRAPPED PIPING SHALL HAVE AUXILIARY DRAIN CONNECTIONS IN ACCORDANCE WITH NFPA.

- ### FIRE PROTECTION GENERAL NOTES
- WET PIPE SPRINKLER SYSTEM DESIGNED PER NFPA 13D.
 - PIPE TO HANG TIGHT TO BOTTOM OF DECK WHERE POSSIBLE. IN ALL OTHER AREAS, PIPE TO HANG AS HIGH AS POSSIBLE.
 - THE CONSTRUCTION MANAGER SHALL PROVIDE, OR HAVE PROVIDED, A SET OF COORDINATION DWGS. FOR ALL SYSTEMS & FEATURES THAT OCCUR ABOVE THE CEILING PLANE. THE COORDINATION DWGS. SHALL INCLUDE, BUT NOT BE LIMITED TO, STRUCTURAL MEMBERS, HVAC DUCTWORK, HYDRONIC PIPING, PLUMBING SUPPLY & WASTE PIPING, FIRE PROTECTION PIPING, ELECTRICAL POWER CONDUITS & RACEWAYS & ELECTRICAL LOW VOLTAGE CONDUITS & RACEWAYS. THE COORDINATION DWGS. SHALL PROVIDE, APPORTION & COORDINATE SPACE FOR ALL SYSTEMS, HORIZONTALLY & VERTICALLY ABOVE THE CEILING PLANE TO THE STRUCTURAL DECK ABOVE ALLOWING EACH TRADE CONTRACTOR THE SPACE TO PROPERLY EXECUTE HIS PORTION OF THE WORK.
 - ALL GROOVED FITTINGS TO BE "VICTALIC" FITTINGS OR APPROVED EQUAL.
 - ALL DIMENSIONS TO BE VERIFIED DURING FIELD CHECK OF SPRINKLER SYSTEM.
 - ALL UPRIGHT TYPE SPRINKLERS ARE TO BE BRASS W/NO ESCUTCHEON 1/2\"/>
 - TINY RENTAL HOUSE
RESIDENTIAL SEMI-RECESSED PENDENT TYPE SPRINKLERS ARE TO BE RECESSED WITH ESCUTCHEON, WHITE, 155\"/>
 - OFFICES (2)
SEMI-RECESSED PENDENT TYPE SPRINKLERS ARE TO BE RECESSED WITH ESCUTCHEON, WHITE 1/2\"/>
 - ALL FIRE SPRINKLER COMPONENTS ARE TO BE RATED FOR THE MAXIMUM SYSTEM WORKING PRESSURE TO WHICH THEY ARE EXPOSED IN ACCORDANCE WITH NFPA 13D.
 - ALL PENDENT TYPE FIRE SPRINKLERS IN PUBLIC AREAS SHALL BE CENTERED IN CEILING TILES

DESIGN CRITERIA						
SYMBOL	HAZARD	DENSITY	MAX SQ. FT. / SPRINKLER	DESIGN AREA (SQ. FT.)	HOSE DEMAND (GPM)	DURATION (MIN)
(LH)	LIGHT HAZARD	.10 GPM / SQ. FT.	225	1500	100	30
(R)	RESIDENTIAL	.05 GPM / SQ. FT.	400	MAX OF 2 HEADS IN A COMPARTMENT	0	30

ABBREVIATIONS			
BFP	BACKFLOW PREVENTER	PS	PRESSURE SWITCH
DN	DOWN	PSI	POUNDS PER SQUARE INCH
DP	DRY PIPE	SF	SQUARE FOOT
DPV	DRY PIPE VALVE	SP	STANDPIPE
EX	EXISTING	TS	TAMPER SWITCH
FHV	FIRE HOSE VALVE	TYP	TYPICAL
FS	FLOW SWITCH	WP	WET PIPE
FVC	FIRE VALVE CABINET	LH	LIGHT HAZARD
GPM	GALLONS PER MINUTE	OH-1	ORDINARY HAZARD (GROUP 1)
ITC	INSPECTOR'S TEST CONNECTION	OH-2	ORDINARY HAZARD (GROUP 2)

APPLICABLE CODES/STANDARDS	
- 2017 FLORIDA FIRE PREVENTION CODE WITH LOCAL AMENDMENTS	
- 2016 NFPA 13 AND NFPA 13D	
- 2016 NFPA 24	

IE - FIRE PROTECTION SHEET LIST				
SHEET #	SHEET TITLE	Sheet Issue Date	Current Revision	Current Revision Date
FP0	FIRE PROTECTION LEGEND, NOTES & ABBREVIATIONS	12/8/2021		
FP1	FIRE PROTECTION SITE PLAN	12/8/2021		

FAC 61G15-32.003 NOTES	
32.003(1)	THE FIRE SPRINKLER CONTRACTOR SHALL PREPARE DETAILED WORKING PLANS IN ACCORDANCE WITH NFPA 13D, 2016 EDITION. THE FIRE PROTECTION SYSTEM LAYOUT SHALL FOLLOW THE DESIGN GUIDELINES SET FORTH IN THESE FIRE PROTECTION SYSTEM ENGINEERING DOCUMENTS.
32.003(2)	THE FIRE SPRINKLER CONTRACTOR SHALL OBTAIN THE ACCEPTANCE TESTS FROM THE LOCAL AUTHORITY. THE ACCEPTANCE TEST FOR THE OVERHEAD SPRINKLER SYSTEM PIPING SHALL BE IN ACCORDANCE WITH NFPA 13D. USING THE MATERIAL AND TEST CERTIFICATE FOR ABOVEGROUND.
FAC 61G15-32.004 NOTES	
32.004(2)(a)	THE BUILDINGS ARE NEW TINY HOMES AND 2 OFFICES. THE POINT OF SERVICE HAS BEEN INDICATED ON THE TEE BEFORE THE BACKFLOW SHOWN ON FP-1.
32.004(2)(b)	THE FOLLOWING ARE APPLICABLE STANDARDS: NFPA 13D (2016 EDITION), NFPA 24 (2016 EDITION), AND NFPA 25 (2016 EDITION).
32.004(2)(c)	THE TINY HOMES FALL UNDER NFPA 13D(2016 EDITION), THE OFFICES FALL UNDER NFPA 13(2016 EDITION), AND FLORIDA BUILDING CODE.
32.004(2)(d)	ALL SYSTEM WILL BE WET SYSTEMS WITH INDIVIDUAL RISERS FOR EACH BUILDING. THE TINY HOMES WILL HAVE A DENSITY OF .5 OVER THE MOST DEMANDING 2 SPRINKLER HEADS IN A COMPARTMENT SPACING WILL BE DETERMINED BY CALCULATIONS. THE OFFICE DENSITY WILL BE .1 OVER 1500 SQ.FT. SPACED AT A MAX OF 15'X15'(225 SQ.FT.).
32.004(2)(e)	WATER SUPPLY: 6\"/>
32.004(2)(f)	A FLOW TEST HAS BEEN CONDUCTED PLEASE SEE SHEET FP-0 FOR THE RESULTS.
32.004(2)(g)	(22) NEW WET RISER COMPLETE WITH CONTROL VALVE, FLOW SWITCH, DRAIN, AND INSPECTORS TEST FOR EACH SYSTEM.
32.004(2)(h)	THE LOCAL WATER PURVEYOR IS REQUESTED TO ADVISE THE ENGINEER OF RECORD IF CONDITIONS EXIST IN THEIR WATER SUPPLY THAT COULD LEAD TO MIC, SO THAT THE ENGINEER CAN DESIGN CORRECTIVE MEASURES. THERE ARE NO KNOWN MIC CONDITIONS IN THE PUBLIC UTILITY'S WATER SYSTEMS.
32.004(2)(i)	NEW 6\"/>
32.004(2)(j)	INTERIOR FIRE PROTECTION COMPONENTS: PRODUCT DATA SHEETS SHALL BE SUBMITTED BY THE SPRINKLER CONTRACTOR ALONG WITH THEIR SHOP DRAWINGS. ALL FIRE PROTECTION DEVICES AND COMPONENTS SHALL BE UL LISTED AND FM APPROVED.
32.004(2)(k)	A FIRE PUMP IS NOT REQUIRED BASED UPON WATER SUPPLY INFORMATION, BUILDING HEIGHT AND HAZARD CLASSIFICATION.
32.004(2)(l)	A FIRE WATER STORAGE TANK IS NOT REQUIRED BASED UPON WATER SUPPLY INFORMATION, BUILDING HEIGHT AND HAZARD CLASSIFICATION.
32.004(2)(m)	THIS IS NOT A STORAGE OCCUPANCY AND AN OWNER'S CERTIFICATE IS NOT REQUIRED.

THESE PLANS REQUIRE THAT A SEPARATE FIRE SPRINKLER SHOP DRAWING BE PROVIDED AND PERMITS BE OBTAINED BY THE LICENSED AND CERTIFIED FIRE SPRINKLER CONTRACTOR FOR THE INSTALLATION OF THESE SYSTEMS.

THESE PLANS REQUIRE THAT A SEPARATE FIRE ALARM SHOP DRAWING BE PROVIDED AND PERMITS BE OBTAINED BY THE LICENSED AND CERTIFIED FIRE ALARM CONTRACTOR FOR THE INSTALLATION OF THIS SYSTEM.

NOTE:
ALL REFERENCES TO "CONTRACTOR" SHALL MEAN THE SUB-CONTRACTOR PERFORMING THE SPECIFIC WORK. HVAC SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL MECHANICAL WORK. ELECTRICIAN SHALL BE RESPONSIBLE FOR ALL ELECTRICAL WORK. PLUMBING SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLUMBING WORK. FIRE ALARM SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIRE ALARM WORK, AND FIRE SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIRE SPRINKLER WORK.

FIRE PROTECTION LEGEND	
— W —	WATER MAIN BY CIVIL
— F —	SPRINKLER PIPING
— D —	FIRE SUPPLY PIPING
— T —	PIPE TURNING DOWN
— FDC —	PIPE TURNING UP
— S —	FIRE DEPARTMENT CONNECTION
— S —	SHUT OFF VALVE WITH TAMPER SWITCH
— S —	2-1/2\"/>
— S —	POINT OF SERVICE
— S —	RESIDENTIAL HAZARD
— S —	LIGHT HAZARD

AMERICAN FIRE
SERVICE INC.
108 HALSEMA ROAD NORTH, JACKSONVILLE, FL 32220
PHONE (904) 781-2460
STATE LICENSE #552833-0001-2005

AMELIA ISLAND RENTALS
87 SOUTH FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

FIRE
SPRINKLER
61G NOTES

NO.	DATE	REVISION	DESCRIPTION	BY	DG
1	12/8/2021		61G FOR BUILDING PERMIT		
2					
3					
4					
CONTRACT #AMELIA ISLAND					
DRAWN : DG					
CHECKED : MR					
DATE : 12/8/2021					
TOTAL A/S : N/A SQ FT					
SCALE : N/A = 1\"/>					
SHEET NO.					
FP-0					
PAGE NO.					
1 OF 2					

CITY OF FERNANDINA BEACH, FLORIDA

AVAILABLE FLOW GPM CALCULATIONS

Location: 98 S. Fletcher Ave.

Hydrant Number	470	
Upstream Hydrant #	133	
Upstream Static Pressure	58	
Upstream Residual Pressure	52	
Pitot Gauge	30	
Flow GPM for test	920	
Target Pressure	20	
		0.54 Power
Static minus target pressure	38	7.13
Static minus residual pressure	6	2.63
Ratio target psi to the residual psi at the .54 power	2.71	
Flow times the ratio equals the available GPM at 20 psi	2492.7	
Test Date	11/30/2021	
Test By	GW/CI	

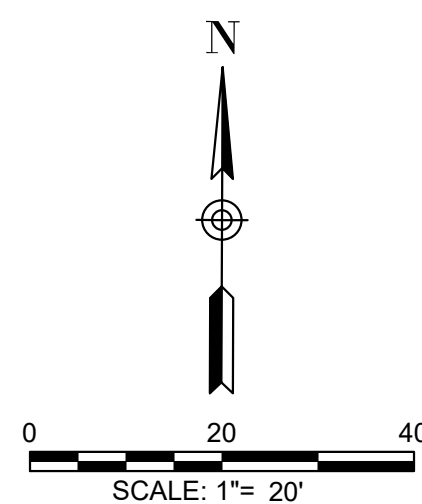
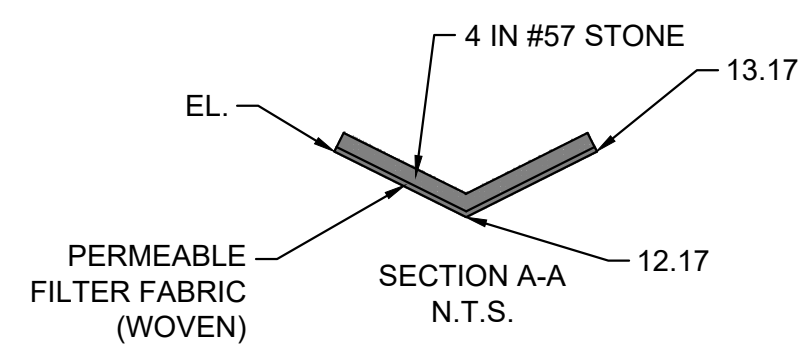
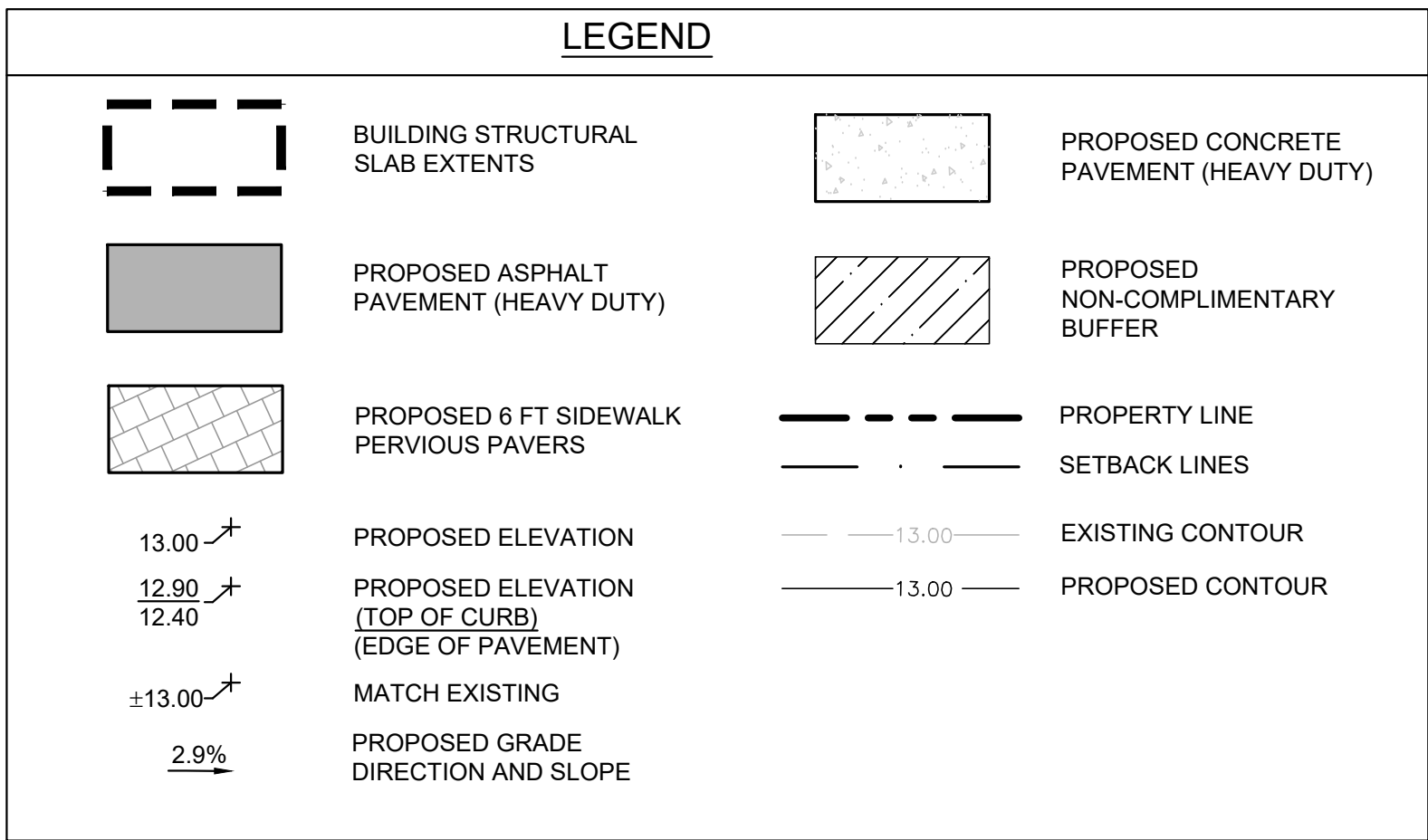
Color codes for available flow

1500 gpm or greater paint top and nozzle caps **Safety Blue**

1000 - 1499 gpm or greater paint top and nozzle caps **Safety Green**

500 - 999 gpm or greater paint top and nozzle caps **Safety Orange**

500 gpm or less paint top and nozzle caps **Safety Red**



LOTS 50 & 51 ARE BEING DEVELOPED CONTIGUOUSLY WITH LOTS 52 & 53 UNDER THE SAME OWNERSHIP. BECAUSE OF THIS, SYSTEMS SUCH AS ROADWAY, PEDESTRIAN WALKWAYS, AMENITIES, UTILITIES, DRAINAGE AND SANITATION ARE SHARED SYSTEMS WHICH WILL REQUIRE RECORDED AGREEMENTS SUCH AS: CROSS-ACCESS EASEMENTS, OPERATIONS AND MAINTENANCE, AND REPAIR COSTS. IT SHALL BE UNDERSTOOD THAT THE CURRENT OWNERSHIP AND FUTURE OWNERSHIP OF THESE LOTS WILL REMAIN UNDER THE SAME SHARE. THE SHARE AGREEMENTS, THIS PLAN SHOWS THE SHARED SYSTEMS AS WHOLE SYSTEMS FOR CERTAIN PAGES, WITH THE PROPERTY DIVISION CLEARLY SHOWN.

PRELIMINARY SET - NOT FOR CONSTRUCTION

PROJECT NAME

AMELIA ISLAND RENTALS
FERNANDINA BEACH, FL

PREPARED FOR



7807 BAYMEADOWS ROAD EAST, SUITE 200
JACKSONVILLE, FLORIDA USA 32256
PHONE 904.730.9360 WWW.HALFF.COM
FL CA 33380 FL LC 260000645

[illegible]

SEAL

PROJECT NO.:	46016.001
ISSUED:	12/13/2021
DRAWN BY:	ST
CHECKED BY:	MAC
SCALE:	1"=20'

#####



Mr. Michael Coffey
Halff Associates, Inc
7807 Baymeadows Road East
Jacksonville, FL 32256

Sent Via Email to Project Team

Applicant Name: Mr. Michael Coffey
Project Description: Amelia Island Rentals – Tiny Hotel South
Location: 59 S. Avenue
TRC Case Number: SPR 2021-0014

Mr. Coffey,

The City of Fernandina Beach received your request for site plan review on December 13, 2021. All submitted documents provided were routed to the Technical Review Committee (TRC). Reviewers provided their first round of comments on January 6, 2022. The comments provided as part of this site plan review are valid for six months from the date of issuance.

Please resubmit response documents to address each comment in a narrative form and through an amended site plan. The next available TRC meeting is Thursday, January 13, 2022 at 10am. This project is currently scheduled to appear on the agenda. All reviewers will be present to discuss any questions you have concerning the comments provided herein.

If you have any questions, please contact Kelly N. Gibson, AICP at kgibson@fbfl.org or 904-310-3480.

Sincerely,

Kelly N. Gibson, AICP
Director of Planning & Conservation

**1ST ROUND REVIEW COMMENTS:****Planning:**

- Impervious Surface Ratio/Lot Coverage- How will the patio/decking be calculated into this ratio? What is the ground surface below the decking? What is the type of decking proposed? This information may have an impact on the impervious surface ratio calculations. Currently at 52%
- Landscape Plan Summary- Notes Salt Life Variances which do not apply to this project. Please review for compliance with the City's amended landscape plan requirements in its current code. Once reviewed, we can determine compliance with plan as proposed. (Reference: LDC Section 4.05.03, 4.05.04, 4.05.06, 4.05.07) Consider salt tolerant species – Southern Red Cedar, Jerusalem Thorn, or other species which might be better than the cypress to withstand salt air exposure.
- Update plant guarantee consistent with LDC Section 4.05.03(E) and provide landscape bond information consistent with LDC Section 11.05.03.
- Provide front façade detailing along S. Fletcher Avenue with planters or windows (no blank walls)
- Monument Signs must be located at least 5 feet from the front property line. Please reference LDC Section 5.03.07 for all sign measurement requirements. Landscape provisions in LDC Section 4.05.08
- Provide Bicycle Parking area and detail compliant with LDC Section 7.01.03
- Identify Mechanical location for each unit and provide sufficient screening compliant with LDC Section 4.05.09 and 4.02.03(A)(7)
- Irrigation system design and compliance with LDC Section 4.05.03(C)
- Please describe the amenities available within each hotel unit to determine compliance with definitions for Lodging Accommodations/ Hotel/Motel- Limited to kitchenette and no laundry facilities within each unit. LDC Reference 1.07.00
- Lighting Plan should note color range
- Will units be ADA accessible – it appears there is consideration for the end units? Have ramps, slopes, and openings been considered? It looks like the front porch opening is too small of a turn radius for the end units.

Code Enforcement:

- I would like to see specific fixtures for each one. Would like to discuss fixtures and bulbs.

Fire Marshal:

- Fire Sprinklers - Sheet # FP-1 - Due to keeping the lots separate, there should be two separate sprinkler systems, one for each property.

Utilities, Stormwater, and Streets:

- Approved subject to revised specification of RPZ backflow preventer on fire line

Building:

- No comments provided as of the date this letter was issued.

Technical Review Committee: Application - Submission #8449

Date Submitted: 12/13/2021

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. 1/2 of original application fees

☐Change of Use Determination Letter \$50

☐Engineering Review (Consultant Hourly Rate) \$125



November 24 Meeting is cancelled in observance of Thanksgiving Day.

IMPORTANT NOTES

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

****Please note that the TRC now meets at 10:00 AM on the second and fourth Thursdays of each month (unless otherwise indicated) in City Hall Chambers.****

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*

87 S Fletcher Avenue

City*

Fernandina Beach

State*

Florida

Zip*

32034

Parcel ID #(s)

00-00-31-1020-0050-0000

Lot

50 & 51

Block

Subdivision

Amelia Lighthouse Reservation

Zoning District

C-1

Future Land Use Designation*

General Commercial

Overlay District*

None

Size of Property (acres)*

.62

Present Property Use*

Undeveloped

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*

Susan

Last Name*

Caples

Company (if applicable)

Lodging Resources, Inc.

Mailing Address*

1617 Atlantic Avenue

City*

Fernandina Beach

State*

Florida

Zip*

32034

Telephone Number*

904-556-6964

Email Address*

kelley@lodgingresources.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

Michael

Last Name

Coffey

Company (if applicable)

Half Associates, Inc.

Mailing Address

7807 Baymeadows Road East

City

Jacksonville

State

FL

Zip

32256

Telephone Number

904-456-9802

Email Address

mcoffey@half.com

PROJECT INFORMATION

Project Type*

Site Plan Review

Project Name

Amelia Island Rentals

Proposed Access Road*

Fletcher Avenue

Rd Maintenance Jurisdiction*

City Maintained

Project Estimated Cost*

\$2,500,000

Description of Request*

Development of 10 rental units, office building, associated drainage, water, and sewer utilities.

Site Plan Review Checklist



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



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



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



A vicinity map showing the location of the property.



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



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



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



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



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



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



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



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



Elevations of all proposed structures.



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



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



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



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



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



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



o Timeline for the development; and



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



A summary block containing:



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



o Zoning district;



o Total acreage;



o Total square footage for non-residential uses;



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



o Impervious surface ratio calculation, proposed and permissible;



o Floor area ratio calculation, proposed and permissible;



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



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



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



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



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



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



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



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



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



o Tree Protection Plan (Section 4.05.09.)



o Landscape Plan (Section 4.05.00.)



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



o Signage Plan (Section 5.03.00.)



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



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



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

School Concurrency

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

Certification*

☒

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

☒

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

Applicant First Name*

Michael

Applicant Last Name*

Coffey

Today's Date*

12/13/2021

Upload Supporting Documentation*

SOUTH END G STREET SHEET SET 2021-12-13 SS -Both.pdf

Upload 2

Amelia Island Rentals Drainage Calcs SS.pdf

Upload 3

Fire Sprinklers.pdf

Upload 4

Lighting with schedule.pdf

Upload 5

South Building Elevations.pdf

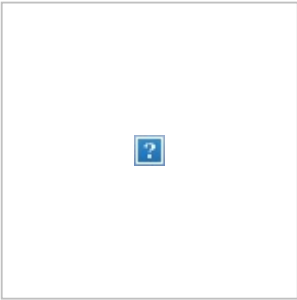
Upload 6

owner authorization for representation to Planning board.pdf

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Lodging Resources, Inc.

(print name of property owner(s))

hereby authorize: Half Associates, Inc.

(print name of agent)

to represent me/us in processing an application for: Technical Review Committee - Siteplan
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

Susan L. Caples (Pres. of Lodging Resources)
(Signature of owner)

(Signature of owner)

Susan L. Caples (Pres. of Lodging Resources)
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

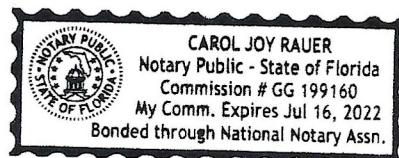
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 1st day
of December, 2021, by Susan L. Caples.

Carol Joy Rauer
Notary Public

CAROL JOY RAUER
Printed Name

7/16/22
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: _____



CIVIL AND LANDSCAPE PERMIT PLANS
FOR
AMELIA ISLAND RENTALS

87 S. FLETCHER AVENUE, FERNANDINA BEACH
32034

OWNER

LODGING RESOURCES INC.
1617 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

DEVELOPER

G STREET APARTMENTS, LLC
514 S 4TH STREET, UNIT C
FERNANDINA BEACH, FL 32034

CIVIL ENGINEER:



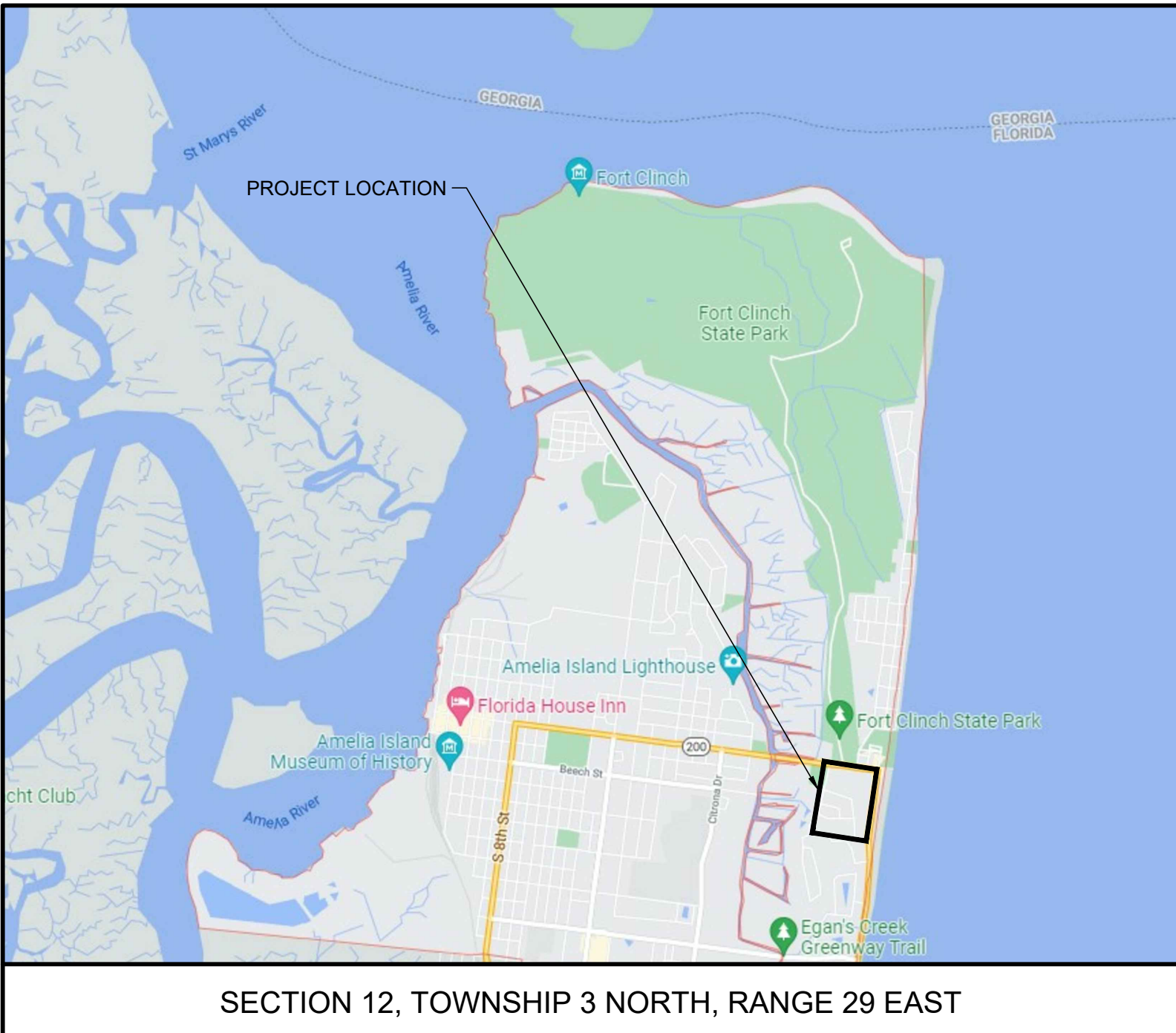
7807 BAYMEADOWS ROAD EAST, SUITE 200
JACKSONVILLE, FLORIDA USA 32256
PHONE 904.730.9360 WWW.HALFF.COM
FL CA 33380 FL LC 26000645

LANDSCAPE ARCHITECT:

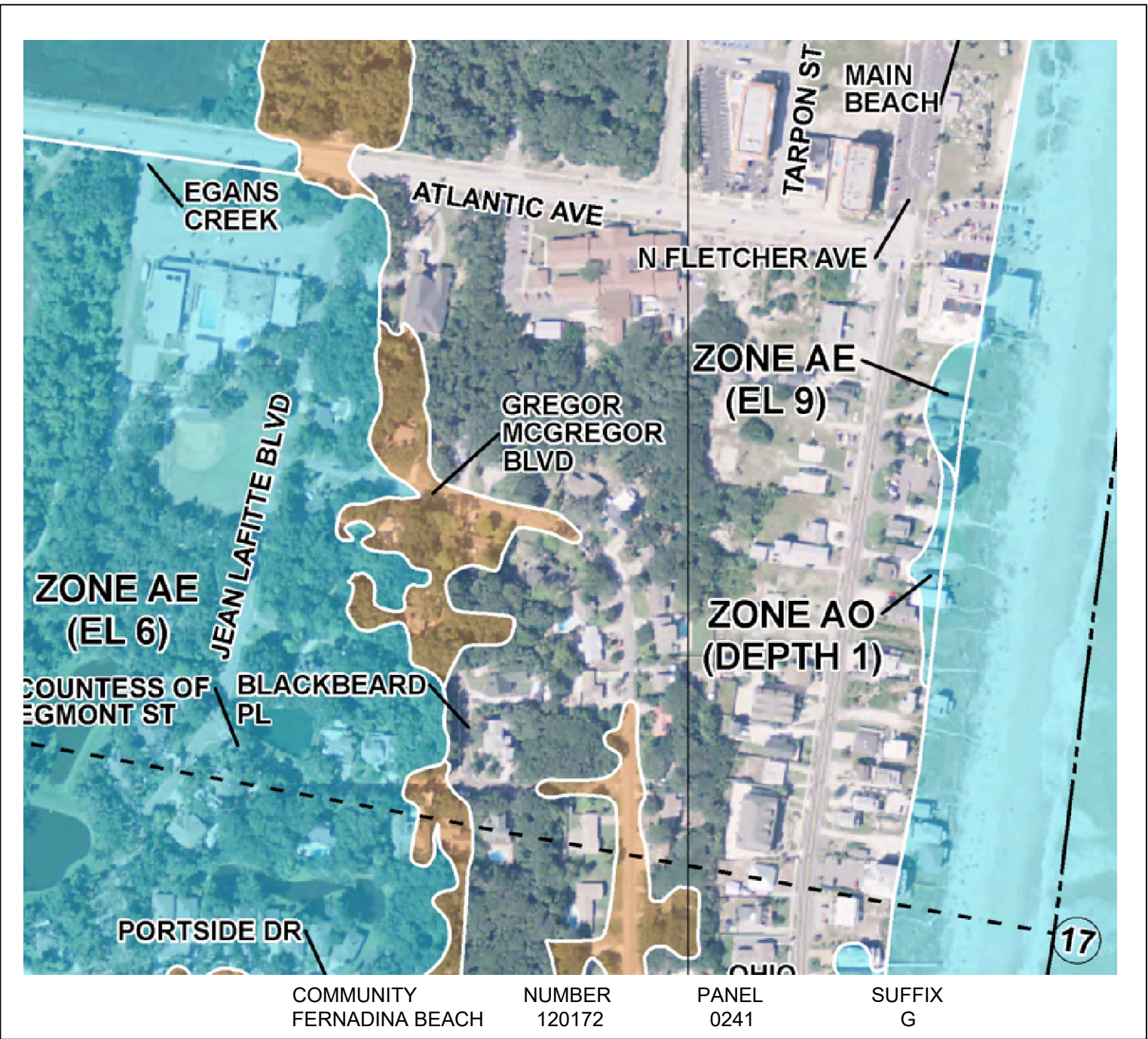
HALFF ASSOCIATES, INC.
7807 BAYMEADOWS ROAD EAST, SUITE 200
JACKSONVILLE, FL 32256

SURVEYOR:

GLASS LAND SURVEYING, LLC
23884 CRESCENT COURT,
FERNANDINA BEACH, FL 32034



VICINITY MAP
N.T.S.



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF NASSAU, STATE OF FLORIDA AND BEING PARTICULARLY DESCRIBED AS FOLLOWS: LOTS 50 AND 51, PLAT OF SUBDIVISION OF LOTS 8 AND 17 OF SUPPLEMENT PLAT OF AMELIA ISLAND LIGHTHOUSE RESERVATION OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 29 EAST, ACCORDING TO PLAT RECORDED IN PLAT BOOK 2, PAGE 24, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA

Sheet List Table	
SheetTitle	TITLE
C-000	COVER
--	SURVEY
C-001	SIGNATURE SHEET
C-002	GENERAL NOTES
C-003	GENERAL NOTES
C-004	EXISTING CONDITIONS AND DEMOLITION PLAN
C-005	PRE DEVELOPMENT DRAINAGE MAP
C-006	POST DEVELOPMENT DRAINAGE MAP
C-100	SITE PLAN
C-101	SITE STANDARD DETAILS
C-102	SITE STANDARD DETAILS
C-200	PAVING GRADING AND DRAINAGE
C-300	UTILITIES
C-301	UTILITY DETAILS
C-302	UTILITY DETAILS
C-303	UTILITY DETAILS
C-304	LIFT STATION DETAILS
C-400	CWPPP GENERAL NOTES AND DETAILS
C-401	SWPPP FORMS
C-403	SWPPP GENERAL REQUIREMENTS
SL-1	SITE LIGHTING PLAN
TM-100	TREE MITIGATION PLAN
LS-200	LANDSCAPE NOTES AND SPECIFICATION
LS-201	NC CODE REQUIREMENTN AND PLANT SCHEDULE
LS-202	LANDSCAPE PLAN

PROJECT NAME

AMELIA ISLAND RENTALS
FERNANDINA BEACH, FL

PREPARED FOR

G STREET APARTMENTS, LLC



7807 BAYMEADOWS ROAD EAST, SUITE 200
JACKSONVILLE, FLORIDA USA 32256
PHONE 904.730.9360 WWW.HALFF.COM
FL CA 33380 FL LC 26000645

PRELIMINARY SET - NOT FOR CONSTRUCTION

REVISIONS		DESCRIPTION	
NO.	DATE		

SEAL

PROJECT NO.:	46016.001
ISSUED:	12/13/2021
DRAWN BY:	ST
CHECKED BY:	MAC
SCALE:	

COVER

C-000

MAP OF BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF NASSAU, STATE OF FLORIDA AND BEING PARTICULARLY DESCRIBED AS FOLLOWS: LOT 50 AND 51, PLAT OF SUBDIVISION OF LOTS 8 AND 17 OF SUPPLEMENTAL PLAT OF AMELIA ISLAND LIGHTHOUSE RESERVATION OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 29 EAST, ACCORDING TO PLAT RECORDED IN PLAT BOOK 2, PAGE 24, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA



NOW OR FORMERLY
O.R.B. 2300, PAGE 154

PREPARED FOR:
G STREET APTS, LLC

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings based on S 82°27'00" E for the North line of Lot 54, (Plat).
- 5) Fence ownership, if applicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
- 6) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
- 7) The property shown hereon lies within flood zone " X " as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C0241G, Dated 08-02-2017.
- 8) Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.
- 9) This survey has been performed according to the standard of care to achieve the following accuracies for the following surveyed. Surveyed Accuracy: 1 foot in 21782 feet Commercial / High risk Linear Accuracy: 1 foot in 10000 feet SOP Rule 5J-17.05(3) (B) (15) b.ii
- 10) Elevation shown hereon are based on the North American Vertical Datum of 1988, (NAVD 1988)

L-1 = S08°33'27"W 49.74' MEAS. NO BEARING PLAT 50.00' PLAT

LEGEND

—E—E— = AERIAL UTILITY WIRES
A/C = AIR CONDITIONER
AKA = ALSO KNOWN AS
B.R.L = BUILDING RESTRICTION LINE
TV = CABLE TELEVISION PEDESTAL
△ = CENTRAL ANGLE
℄ = CENTERLINE
-x-x- = CHAIN LINK FENCE
CB = CHORD BEARING
CD = CHORD DISTANCE

CONC. = CONCRETE
CONC. FLATWORK
CMP = CORRUGATED METAL PIPE
E = ELECTRICITY METER
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
F.H. = FIRE HYDRANT
G = GAS METER
L = ARC LENGTH
L.P. = LIGHT POLE

MEAS. = MEASURED
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O.R.B. = OFFICIAL RECORD BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
S = SEWER CLEANOUT
SM = SEWER MANHOLE

⊕ = STORM MANHOLE
⊞ = TELEPHONE PEDESTAL
-B-B- = WOOD FENCE
⊙ = WOOD POWER POLE
⊞ = WATER METER
⊞ = WELL

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS 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.

BY:

ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE No. 5712

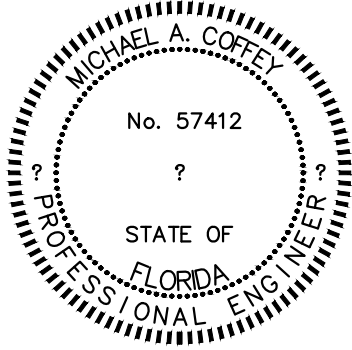
GLASS LAND SURVEYING, LLC

GLASS LAND SURVEYING, LLC
23884 CRESCENT PARK COURT, FERNANDINA BEACH, FLORIDA 32034
(904) 261-0128 * CELL (904) 370-0318
LICENSE BUSINESS NO. LB 8359

SCALE: 1" = 30'
DATE: 07-12-21
DRN BY: AFG
CKD BY: AFG
JOB NO: 21-177
F.B. NO: AGT10
PAGE NO: 76-78

Michael A Coffey

Digitally signed by Michael A Coffey
DN: CN=Michael A Coffey,
OU=A01410C000001710D2B263A000150E7,
O=HALFF ASSOCIATES INC., C=US
Date: 2021.12.13 11:53:36-05'00'



MICHAEL A. COFFEY, PhD, PE STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 57412
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MICHAEL A. COFFEY, PE ON THE DATE ADJACENT TO THE SEAL USING SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HALFF ASSOCIATES, INC.
7807 BAYMEADOWS RD EAST,
SUITE 200
JACKSONVILLE, FL 32256
CERTIFICATE OF AUTHORIZATION: 0009660
MICHAEL A. COFFEY, P.E. NO. 57412

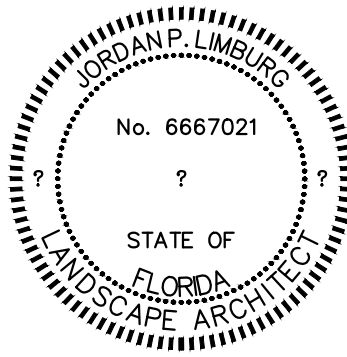
THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

Sheet List Table	
SheetTitle	TITLE
C-000	COVER
C-002	GENERAL NOTES
C-003	GENERAL NOTES
C-004	EXISTING CONDITIONS AND DEMOLITION PLAN
C-005	PRE-DEVELOPMENT DRAINAGE MAP
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C-303	UTILITY DETAILS
C-400	SWPPP GENERAL NOTES AND DETAILS
C-401	SWPPP FORMS
C-402	SWPPP GENERAL REQUIREMENTS

THIS DOCUMENT HAS BEEN DIGITALLY
SIGNED AND SEALED BY:

Jordan
Limburg

Digitally signed by
Jordan Limburg
Date: 2021.12.13
12:05:22 -05'00'



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS.

HALFF ASSOCIATES, INC.
7807 BAYMEADOWS ROAD EAST
SUITE 200
JACKSONVILLE, FL 32256
CERTIFICATE OF AUTHORIZATION: LC26000645
JORDAN P. LIMBURG, PLA FL LA-6667021

THE ABOVE NAMED REGISTERED LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G10-11.011, F.A.C.

Sheet List Table	
SheetTitle	TITLE
TM-100	TREE MITIGATION PLAN
LS-200	LANDSCAPE NOTES AND SPECIFICATION
LS-201	NC CODE REQUIREMENT AND PLANT SCHEDULE
LS-202	LANDSCAPE PLAN

PROJECT NAME	AMELIA ISLAND RENTALS FERNANDINA BEACH, FL
PREPARED FOR	G STREET APARTMENTS, LLC



7807 BAYMEADOWS ROAD EAST, SUITE 200
JACKSONVILLE, FLORIDA USA 32256
PHONE 904.730.8360 WWW.HALFF.COM
FL CA 33380 FL LC 26000645

REVISIONS		DESCRIPTION
NO.	DATE	

SEAL

PROJECT NO.:	46016.001
ISSUED:	12/13/2021
DRAWN BY:	ST
CHECKED BY:	MAC
SCALE:	

SIGNATURE SHEET

C-001

PRELIMINARY SET - NOT FOR CONSTRUCTION

GENERAL CONSTRUCTION NOTES

- A. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES, THE ENGINEER, AND THE ARCHITECT. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE ANY NECESSARY INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS.
- B. CONTRACTOR IS RESPONSIBLE FOR PREPARING AND PERMITTING ANY REQUIRED DEWATERING PLAN.
- C. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO IN THESE PLANS SHALL BE OF THE LATEST REVISION.
- D. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH THE STRICTER OF CITY OF JACKSONVILLE AND FOOT SPECIFICATIONS (LATEST EDITION).
- E. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRE-CAST AND MANUFACTURED ITEMS TO THE OWNER'S ENGINEER FOR REVIEW AND APPROVAL. PRIOR TO SUBMITTING SHOP DRAWINGS FOR APPROVAL, THE CONTRACTOR SHALL CONFIRM THAT THE MOST CURRENT PLANS WERE USED TO PREPARE THE SHOP DRAWINGS AND REVIEW THE SHOP DRAWINGS TO CONFIRM DIMENSIONS, ELEVATIONS, CONNECTIONS, AND MATERIALS. FAILURE TO OBTAIN APPROVAL BEFORE FABRICATION AND/OR INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE.
- F. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES (INCLUDE LIGHTING, POWER, TELEPHONE, CABLE, GAS, IRRIGATION, ETC.).
- G. THE WATER, SANITARY SEWER, AND STORM DRAINAGE FACILITIES ARE SUBJECT TO THE REVIEW AND APPROVAL OF APPLICABLE AGENCIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY ADDITIONALLY REQUIRED PERMITS IN ORDER TO PERFORM THE PROPOSED WORK.
- H. IT WILL BE NECESSARY TO EXAMINE, COORDINATE AND ADJUST ACCORDINGLY THE PROPOSED LOCATIONS OF THE VARIOUS COMPONENTS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT COORDINATION DRAWINGS (SHOP DRAWINGS) SHOWING PIPE SIZES, STRUCTURES, AND ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING AND COORDINATION OF THE UNDERGROUND WORK ASSOCIATED WITH THIS PROJECT.
- I. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY ENVIRONMENTAL PROTECTION AGENCY (EPA) PERMITTING WHERE REQUIRED. THIS INCLUDES FILING A NPDES NOTICE OF INTENT OR NOTICE OF TERMINATION, IF REQUIRED.
- J. ALL CONSTRUCTION SHALL CONFORM TO CURRENT ZONING REQUIREMENTS. CONTRACTOR MAY REQUEST A COPY OF THESE CONDITIONS FROM THE OWNER OR ENGINEER OF RECORD.
- K. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, EITHER ABOVE OR BELOW GROUND, WHICH MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
- L. ALL UNDERGROUND STORMWATER INFRASTRUCTURE AND UTILITIES (INCLUDING CONDUIT & SLEEVES) MUST BE IN PLACE, TESTED, AND AS-BUILT PRIOR TO BASE AND PAVEMENT CONSTRUCTION. CONTRACTOR SHALL PROVIDE SAID AS-BUILTS TO THE ENGINEER OF RECORD FOR PRELIMINARY REVIEW PRIOR TO PAVING. FAILURE TO FOLLOW THIS PROCEDURE MAY RESULT IN REMOVAL AND REPLACEMENT OF BASE AND/OR PAVEMENT AT THE CONTRACTOR'S EXPENSE.
- M. CONTRACTOR SHALL COORDINATE PRE-CONSTRUCTION CONFERENCE WITH AGENCIES HAVING JURISDICTION (AHJ) OVER WORK TO BE PERFORMED.
- N. CONSTRUCTION SHALL ADHERE TO THE APPLICABLE GOVERNMENT AGENCY CRITERIA, PERMIT CONDITIONS, APPROVED PLANS, AND SUPPLEMENTAL SPECIFICATIONS PROVIDED BY OWNER. IN THE CASE OF CONFLICTS THE STRICTER REQUIREMENT WILL PREVAIL.
- O. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE OWNER AND ENGINEER OF RECORD CONCERNING LIMITS OF CONSTRUCTION, TRANSITIONS, ETC. WHICH MAY NOT BE SHOWN ON THESE PLANS.
- P. ANY PUBLIC LAND CORNER OR BENCH MARK WITHIN THE LIMITS OF CONSTRUCTION TO BE PROTECTED.
- Q. EXISTING VERTICAL AND HORIZONTAL GEOMETRY, SUPERELEVATION RATES, TAPERS, AND TRANSITION RATES ASSOCIATED WITH EXISTING ROADWAYS SHALL BE MAINTAINED UNLESS OTHERWISE SHOWN ON THE PLANS.
- R. ANY ON-SITE WELLS NOT PROPOSED TO REMAIN ARE TO BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH 40D-3.517.
- S. ALL PRACTICABLE AND NECESSARY EFFORT SHALL BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT MATERIAL TO INLETS, SURFACE DRAINS, WETLANDS AND LAKE AREAS. CONTRACTOR IS RESPONSIBLE FOR PREPARING, IMPLEMENTING, AND MAINTAINING A STORMWATER POLLUTION PREVENTION PLAN MEETING ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RESTORATION EFFORTS THAT MAY BE REQUIRED.
- T. THE CONTRACTOR IS TO CONTROL ALL FUGITIVE DUST ORIGINATING ON THIS PROJECT BY WATERING OR OTHER METHODS AS REQUIRED.
- U. SEE FDOT DESIGN STANDARDS INDEX 001 FOR STANDARD ABBREVIATIONS DENOTED IN THIS PLAN SET.
- V. CONTRACTOR SHALL CALL SUNSHINE 811 48 HOURS BEFORE BEGINNING EXCAVATION.
- W. CONTRACTOR SHALL NOT STORE CONSTRUCTION MATERIALS, VEHICLES, OR HEAVY EQUIPMENT NEAR WETLAND AREAS OR TREES PROPOSED TO REMAIN.
- X. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION CERTIFIED BY A REGISTERED LAND SURVEYOR. UPON COMPLETION, THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH A COMPACT DISK CONTAINING THE ELECTRONIC COPY OF THE AUTOCAD DRAWING FILE OF EACH SHEET AND FIVE SETS OF SIGNED AND SEALED PRINTS. THE ELECTRONIC FILES SHALL BE GEO-PREFERENCED (STATE PLANE COORDINATE SYSTEM) AND INCLUDE TIES TO AN ESTABLISHED LOCAL BENCHMARK. THE "AS-BUILT" SURVEY INFORMATION SHALL BE SUPPLEMENTED BY THE CONTRACTOR AS NECESSARY TO CLEARLY AND ACCURATELY REPRESENT ALL CONSTRUCTED ITEMS INCLUDING, BUT NOT LIMITED TO:
- X.1. WATER/WASTEWATER/RECLAIMED WATER AND OTHER PRESSURE LINES:
- OFFSETS FROM EDGE OF PAVEMENT AND R.O.W. TO PIPE LINES SHALL BE SHOWN AT NOT GREATER THAN 100 FEET INTERVALS.
 - LOCATION OF CASING PIPE, CONCRETE ENCASEMENT, AND SHEETING BY STATION AND ELEVATION. INCLUDE SIZE, LENGTH, MATERIAL TYPE AND WALL THICKNESS OF CASING.
 - ELEVATIONS AT ALL CHANGES IN VERTICAL OR HORIZONTAL DIRECTION. ELEVATIONS AT ALL VALVES, BENDS AND CHANGES TO FINISHED GRADE OVER PIPE.
 - ELEVATION FOR TOP OF PIPE AND GRADE SHALL OCCUR AT A MINIMUM OF 200 FEET FOR STRAIGHT RUNS OF PIPE AND AT SUFFICIENT INTERVALS TO ESTABLISH CURVATURE FOR ANY PIPE DEFLECTIONS IN A CURVED ALIGNMENT.
 - ANY CHANGES IN ALIGNMENT OR ELEVATION OF OTHER UTILITIES DUE TO CONSTRUCTION.
 - LOCATION OF ANY FOUND UTILITIES.
 - INSTALLED PIPE DIAMETER, MATERIAL TYPE, AND AWWA/ASTM/ANSI CLASSIFICATION.
 - MATERIAL TYPE AND SERIAL NUMBERS OF ALL VALVES, METERS, ASSEMBLIES.
 - IF ABANDONMENT OF EXISTING FACILITIES IS INCLUDED IN PROJECT, PROVIDE SIZE, TYPE, DEPTH, LOCATION, AND LIMITS OF ANY ABANDONED PIPE. ALSO INCLUDE THE METHOD OF ABANDONMENT (I.E., MORTAR FILLED, ETC.).
 - ANY VERTICAL IMPROVEMENTS WITHIN EXISTING RIGHTS-OF-WAY THAT ARE IN IMMEDIATE PROXIMITY OF THE UTILITY SYSTEM (I.E. MONUMENT SIGNS, WALLS AND BRIDGES).
 - CROSS-SECTIONAL DETAILS SHALL BE PROVIDED WHERE UTILITIES CROSS.
 - HORIZONTAL AND VERTICAL LOCATION AND TYPE OF ALL FITTINGS, BENDS, REDUCERS, SLEEVES, PLUGS, CAPS, TEES, CROSSES, TAPS, RESTRAINED JOINTS, VALVES, BLOW-OFFS, HYDRANTS, HIGH AND LOW POINTS, ETC.
 - STATION ALL CONNECTIONS WHEN THEY ARE NOT ON PROPERTY LINES.
- X.1. GRAVITY SEWER LINES:
- LOCATION AND ELEVATIONS OF ALL SANITARY SEWER STRUCTURES, TO INCLUDE TOP ELEVATIONS, BOTTOM ELEVATIONS, AND INVERTS. INCLUDING FIELD MEASURED PIPE LENGTHS, PIPE TYPES, SLOPES AND PIPE SIZES.
 - SHOW LOCATION OF LATERAL SERVICE CONNECTIONS BY STATION AND INCLUDE DEPTH OF COVER AT LOT LINES (CLEANOUT)
 - SHOW SIZE, LENGTH INVERT ELEVATION AND GRADE OF SUB-OUTS FOR FUTURE CONNECTIONS.
- X.1. STORMWATER SYSTEM:
- LOCATION AND ELEVATIONS OF ALL STORM SEWER OUTFALL STRUCTURES (AKA CONTROL STRUCTURES), TO INCLUDE ELEVATIONS, DIMENSIONS, SKIMMERS, INVERTS, WEIRS DIMENSIONS AND SLABS.
 - LOCATION AND ELEVATIONS OF ALL STORM STRUCTURES, PIPES, CONDUITS, SLEEVES, ETC. INCLUDING CALCULATED SLOPE SIZE AND MATERIAL TYPE OF ALL PIPES.
 - HORIZONTAL AND VERTICAL CONTROL OF ALL TOP OF BANKS, TOE OF SLOPES LITTORAL ZONES, DITCHES, PAVEMENT, CURB AND ALL GRADE BREAKS.
- X.1. PUMPLIFT STATIONS:
- HORIZONTAL AND VERTICAL CONTROL ELEVATIONS OF ALL ELEMENTS OF PUMPLIFT STATIONS INCLUDING TOP AND BOTTOM ELEVATIONS, PIPE INVERTS, PIPE SIZES AND PIPE TYPES.
 - LOCATION AND ELEVATION OF ANY PAVEMENT MATERIALS ASSOCIATED WITH THE STATION.
 - LOCATION AND TYPE OF ANY VERTICAL ELEMENTS ASSOCIATED WITH THE STATION, TO INCLUDE, PANELS, LIGHT POLES, FENCING, BACK FLOW ASSEMBLIES, METERS, ALL VALVES AND ASSOCIATED APPURTENANCES.
 - ELEVATIONS AT WHICH THE FLOAT SWITCHES ENGAGE.
- X.1. BUILDINGS AND OTHER VERTICAL STRUCTURES:
- LOCATION OF ALL CORNERS AND FINISHED FLOOR ELEVATIONS
 - OVERHANG LOCATIONS
- W. NO ENGINEER'S CERTIFICATIONS CAN BE SUBMITTED TO OBTAIN A CERTIFICATE OF OCCUPANCY UNTIL THE "AS-BUILT" INFORMATION IS RECEIVED, REVIEWED, AND APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL ALLOW THE ENGINEER A MINIMUM OF FOUR WEEKS TO COMPLETE THE REVIEW OF THE "AS-BUILT" INFORMATION UPON RECEIPT, PRIOR TO SUBMITTAL TO APPLICABLE AGENCIES.

ROADWAY LIGHTING NOTES

- A. ROADWAY LIGHTING SHALL CONFORM TO ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), NATIONAL ELECTRICAL CODE (NEC) AND COUNTY STANDARDS FOR ALL AREAS; THIS INCLUDES CROSSWALKS, INTERSECTIONS AND THOROUGHFARES.
- B. ROADWAY LIGHTING FIXTURES, POLES, MOUNTING HEIGHT AND SPACING (LOCATION) TO BE DETERMINED UPON SELECTION OF FIXTURE.
- C. DRAWINGS AND PRODUCT SAMPLE SHALL BE SUBMITTED TO OWNER AND OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO ORDERING AND INSTALLATION.

ON-SITE FIRE PROTECTION NOTES

- A. ALL NEW PRIVATE SERVICE MAINS SHALL BE TESTED HYDROSTATICALLY AT NOT LESS THAN 200 PSI (13.8 BARS) PRESSURE FOR TWO HOURS, OR AT 50 PSI (3.4 BARS) IN EXCESS OF THE MAXIMUM STATIC PRESSURE (WHICHEVER IS GREATER), (NFPA 24)
- B. FIRE PUMP ROOM (IF APPLICABLE) SHALL CONTAIN APPROVED BACKFLOW PREVENTION DEVICE TO PREVENT RE-CIRCULATION WHEN FDC IS PRESSURIZED USING ON-SITE HYDRANT.

TESTING SCHEDULE

ITEM	TEST	TEST FREQUENCY
EMBANKMENT	OPTIMUM MOISTURE/MAXIMUM DENSITY	PER SOIL TYPE
	100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T99-57(METHOD C) NO TOLERANCE	ONE PER 500' HORIZONTALLY, IN ONE (1) FOOT LIFTS
	GRADATION 1-T027	1/500' SECTION PER LIFT
	PROCTOR 1-T180	PER MATERIAL TYPE
	PROCTOR 5-525	PER MATERIAL TYPE
UTILITY TRENCH BACKFILL-OVER PIPELINES AND AROUND STRUCTURES FROM R.O.W. LINE TO R.O.W. LINE	DENSITY 1-T238	1/500' SECTION PER LIFT
	OPTIMUM MOISTURE/MAXIMUM DENSITY	PER SOIL TYPE
	100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T99-57(METHOD C) NO TOLERANCE	REFER TO NOTE A & NOTE B
UTILITY TRENCH BACKFILL-OVER PIPELINES AND AROUND STRUCTURES OUTSIDE R.O.W. LINE	OPTIMUM MOISTURE/MAXIMUM DENSITY	PER SOIL TYPE
	95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T99-57(METHOD C) NO TOLERANCE	REFER TO NOTE A
	OPTIMUM MOISTURE/MAXIMUM DENSITY	PER SOIL TYPE
STABILIZED SUBGRADE	MINIMUM 40 LBR	PER MATERIAL TYPE. REFER TO NOTE D
	MINIMUM 20 LBR (FOR SOIL CEMENT ONLY)	SAME AS FOR 40 LBR. REFER TO NOTE D
	98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T180-57 (ASTM D1557-70) NO TOLERANCE	REFER TO NOTE C
	OPTIMUM MOISTURE/MAXIMUM DENSITY	PER SOIL TYPE
	MINIMUM 100 LBR	PER SOURCE
BASE (OTHER THAN SOIL CEMENT OR CRUSHED CONCRETE)	98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T180-57 (ASTM D1557-70) NO TOLERANCE	REFER TO NOTE C
	GRADATION, ATTERBERG LIMITS	PER SOURCE
	MIX DESIGN	PER MATERIAL TYPE
SOIL CEMENT BASE	OPTIMUM MOISTURE/MAXIMUM DENSITY	PER MATERIAL TYPE DAILY
	PROCTOR 1-T180	PER MATERIAL TYPE
	COMPRESSIVE STRENGTH SPECIMENS	ONE SET OF THREE (3) PER MATERIAL TYPE DAILY
	TEST CORES-THICKNESS	REFER TO NOTE C
	97% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T134 - NO TOLERANCE	REFER TO NOTE C
CONCRETE	SLUMP TEST	ONE PER SET OF CYLINDERS
	COMPRESSIVE STRENGTH CYLINDERS	ONE SET OF THREE(3) CYLINDERS FOR 100 CUBIC YARDS OF FRACTION THEREOF
	AIR CONTENT	ONE PER SET OF CYLINDERS
CRUSHED CONCRETE BASE	MINIMUM LBR 130	3/STREET TO OBTAIN AN AVERAGE OF 150
	LIQUID LIMIT (AS DETERMINED BY AASHTO T80) (LESS THAN 25)	PER MATERIAL TYPE
	PLASTICITY INDEX (AS DETERMINED BY AASHTO T90) (LESS THAN 4)	PER MATERIAL TYPE
	ABRASION	PER LOS ANGELES ABRASION (FM-1T090) (50 MIN) PER MATERIAL TYPE
	DENSITY 100% OF MAXIMUM DENSITY (AS DETERMINED BY AASHTO T-180)	PER MATERIAL TYPE
SUPERPAVE ASPHALT	AGGREGATE ANALYSIS	PER FDOT
	DESIGN MIX	ONE PER FDOT APPROVED TYPE
	BITUMEN CONTENT	PER FDOT
	THICKNESS	REFER TO NOTE C
	MAXIMUM SPECIFIC GRAVITY (Gmm)	PER FDOT
	90% OF LAB DENSITY FOR LOCAL ONSITE ROADWAYS (REMOVE AND REPLACE IF NOT MET) 92% OF LAB DENSITY FOR COLLECTORS AND ARTERIALS (REMOVE AND REPLACE IF NOT MET)	REFER TO NOTE C

NOTES

- A) TESTS SHALL BE LOCATED NO MORE THAN 500FT APART. TESTS SHALL BE PERFORMED ON EACH LIFT, EXCEPT THAT TESTS SHALL NOT BE FURTHER APART THAN ONE FOOT VERTICALLY. FIELD DENSITIES SHALL BE TAKEN OVER ALL ROAD CROSSINGS. FIELD DENSITIES FOR SANITARY LINES SHALL BE STAGGERED TO INCLUDE RESULTS OVER SERVICE LATERALS. THERE SHALL BE A MINIMUM OF ONE TEST SERIES FOR EACH ONE FOOT OF LIFT OVER PIPELINE BETWEEN MANHOLES. TESTS AROUND STRUCTURES SHALL BE SPIRALED IN ONE FOOT LIFTS. FOR ALL TYPE PIPE, FILL TO BE COMPACTED BENEATH THE HAUNCHES USING SUITABLE TAMPERS. FOR PIPE LESS THAN 24 INCHES IN DIAMETER, BACKFILL IN APPROPRIATE LIFTS AND TEST FROM THE TOP OF THE PIPE AND EVERY ONE FOOT VERTICALLY THEREAFTER. FOR PIPE 24 INCHES TO 72 INCHES IN DIAMETER, BACKFILL IN APPROPRIATE LIFTS AND TEST FROM THE SPRINGLINE AND EVERY ONE FOOT VERTICALLY THEREAFTER. FOR PIPE LARGER THAN 72 INCHES, TESTS SHALL BEGIN ONE FOOT ABOVE THE BASE OF THE TRENCH.
- B) FOR FLEXIBLE PIPE (CORRUGATED STEEL OR ALUMINUM), 95% OF MAXIMUM DENSITY (AASHTO-T99) PER FDOT SPECIFICATIONS SUBARTICLE 125-9.2.1
- C) TESTS SHALL BE LOCATED NO MORE THAN 500 FEET APART. THERE SHALL BE NO LESS THAN ONE TEST PER STREET. NO CORE SHALL BE LESS THAN SPECIFIED MINIMUM THICKNESS.
- D) TESTING FOR THE SUBGRADE BEARING CAPACITY AND COMPACTION SHALL BE LOCATED NO MORE 500 FEET APART AND SHALL BE STAGGERED TO THE LEFT, RIGHT, AND ON THE CENTERLINE OF THE ROADWAY. THERE SHALL BE NO LESS THAN THREE TESTS PER STREET TO OBTAIN AN AVERAGE LBR 40 VALUE. THE AUTHORITY HAVING JURISDICTION (AHJ) MAY RESERVE THE RIGHT TO SAMPLE AND TEST ANY MATERIAL UTILIZED IN THE CONSTRUCTION OF THE SUBGRADE. TESTING SHALL BE IN ACCORDANCE WITH THE TESTING SCHEDULE OF THE AHJ AND APPLICABLE FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION (EXCEPT FOR THE REQUIREMENTS OF COQ). IN THE EVENT OF A CONFLICT BETWEEN SPECIFICATIONS, THE MOST STRINGENT SHALL PREVAIL. INSPECTION OF THE SUBGRADE SHALL BE CONDUCTED BY THE ENGINEER OF RECORD, THE AHJ INSPECTOR, AND SHALL BE APPROVED BY THE PROJECT MANAGER PRIOR TO BASE CONSTRUCTION.

ADDITIONAL NOTE: THE AHJ RESERVES THE RIGHT TO SAMPLE AND TEST ANY MATERIAL DURING CONSTRUCTION

DEMOLITION NOTES

- A. CONTRACTOR TO REMOVE AND DISPOSE OF ALL EXISTING OCCUPATION AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
- B. CONTRACTOR TO ESTABLISH AND PROPERLY FLAG PROPERTY LINES PRIOR TO DEMOLITION.
- C. THE CONTRACTOR SHALL INSTALL EROSION CONTROL PRIOR TO DEMOLITION AND MAINTAIN DURING CONSTRUCTION, REFER TO GENERAL CONSTRUCTION NOTES.
- D. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIAL GENERATED FROM THE SITE CLEARING / DEMOLITION PROCESS, INCLUDING BUT NOT LIMITED TO: TREES, STUMPS, TRASH, VEGETATION, ASPHALT AND CONCRETE PAVEMENT, REINFORCED CONCRETE PAVEMENT, SITE STRUCTURES AND WALLS, PVC AND DIP PIPE. THIS MATERIAL SHALL BE DISPOSED OF OFF-SITE AT A PERMITTED SITE SELECTED BY THE CONTRACTOR. BURNING OF THESE MATERIALS ON-SITE SHALL NOT BE PERMITTED. BURNING OF VEGETATION IS ACCEPTABLE PROVIDED THE CONTRACTOR OBTAIN ALL REQUIRED STATE AND LOCAL PERMITS.
- E. INFORMATION TAKEN FROM SURVEY(S) PREPARED BY PROJECT SURVEYOR (SEE SURVEY NOTES).
- F. UTILITIES TO BE PLUGGED SHALL BE FILLED WITH A MINIMUM 1.0 CUBIC FT. OF NON SHRINK GROUT OR AS OTHERWISE APPROVED BY ENGINEER. PRESSURE MAINS SHOULD BE CAPPED OR PLUGGED AND RESTRAINED WITH A REVERSE DEADMAN. RCP SHOULD RECEIVE A BRICK AND MORTAR PLUG.
- G. TREES SHOWN TO REMAIN SHALL MAINTAIN PROTECTIVE BARRIERS AT ALL TIMES. THESE BARRIERS SHALL BE IN ACCORDANCE WITH CURRENT PLANT CITY STANDARDS.
- H. ALL TREE ROOTS EXISTING WITHIN APPROVED IMPROVEMENT AREAS AND ORIGINATING FROM A PROTECTED TREE, SHALL BE SEVERED CLEAN AT THE LIMITS OF THE PRESERVED AREA WHERE INDICATED. ROOT PRUNING TO BE CONDUCTED BY LICENSED ARBORIST IN ACCORDANCE WITH ANSI A300 STANDARDS.
- I. THE CONTRACTOR SHALL COORDINATE THE REMOVAL/RELOCATION OF EXISTING UTILITIES WITH THE OWNER OF SAID UTILITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO WATER, SEWER, GAS, CABLE TV, POWER AND TELEPHONE.
- J. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO DEMOLITION AND WILL BE RESPONSIBLE FOR THE DAMAGE OF ANY ON-SITE OR OFF-SITE UTILITIES THAT ARE NOT A PART OF THIS PROJECT OR ARE NOT IDENTIFIED TO BE REMOVED.
- K. THE CONTRACTOR SHALL BARRICADE THE SITE AND CONTROL TRAFFIC PER CURRENT FDOT TRAFFIC CONTROL STANDARDS.
- L. ALL ABOVE GROUND IMPROVEMENTS (IE: PAVEMENT, CURBING, BUILDINGS, SIGNAGE, CONCRETE WALKS, POLES, INLETS, ETC...) AND BELOW GROUND IMPROVEMENTS (IE: SANITARY, STORM, WATER, CABLE, ELECTRIC, PHONE, ETC...) SHALL REMAIN UNLESS OTHERWISE NOTED.
- M. UNSUITABLE MATERIAL IS TO BE REMOVED FROM LANDSCAPE AREAS. (SEE LANDSCAPE PLANS FOR PLANTING SOIL REQUIREMENTS).
- N. THE OWNER RESERVES THE RIGHT TO RETAIN ANY ITEM FROM THE DEMOLITION OF THE SITE DEEMED VALUABLE.
- O. ALL EXISTING CONCRETE/ASPHALT OCCUPATION DESIGNATED TO BE REMOVED IS TO BE SAWCUT ALONG THE LIMITS OF DEMOLITION.

NOTE:
CONTRACTOR TO REFER TO
FDOT DESIGN STANDARDS FOR
ADDITIONAL INDEX INFORMATION
NOT SHOWN ON THESE PLANS

SIGNING AND PAVEMENT MARKING NOTES

- A. ALL SIGNS AND PAVEMENT MARKING SHALL CONFORM TO THE U.S. DEPARTMENT OF TRANSPORTATION 'MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES' 2009 EDITION INCLUDING REVISION DATED MAY 2012 AND THE FLORIDA DEPARTMENT OF TRANSPORTATION 'DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM' (DATED 2017-2018).
- B. ALL FLORIDA ROUTE MARKERS MUST CONFORM TO FDOT DESIGN STANDARDS INDEX NO. 700-102.
- C. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LENGTH OF COLUMN (POST) SUPPORTS IN THE FIELD PRIOR TO FABRICATION. COLUMN HEIGHTS AND DIMENSION SHALL CONFORM TO FDOT STANDARDS.
- D. REFER TO FDOT DESIGN STANDARDS INDEX NO. 17352 FOR RETRO-REFLECTIVE PAVEMENT MARKER PLACEMENT DETAILS.
- E. PAINT ALL MEDIAN NOSES AND RAISED ISLAND NOSES REFLECTIVE WHITE OR REFLECTIVE YELLOW. COLOR IS AS INDICATED IN THE PLANS. ABSENCE OF A CALLOUT RELATED TO THIS DETAIL DOES NOT ELIMINATE THIS REQUIREMENT.
- F. CAUTION MUST BE EXERCISED WHILE RELOCATING EXISTING SIGNS SO AS TO PREVENT DAMAGE TO THE SIGNS. IF THE SIGNS ARE DAMAGED BEYOND USE, AS DETERMINED BY THE ENGINEER OR AUTHORITY HAVING JURISDICTION THEN THEY SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE. IF SIGNS ARE IN POOR CONDITION PRIOR TO REMOVAL, THE ENGINEER OF RECORD AND OWNER SHALL BE NOTIFIED IN WRITING AND ADVISED OF ANY POTENTIAL CHANGE ORDER.
- G. ANY EXISTING SIGN TO REMAIN THAT ARE DISTURBED DURING CONSTRUCTION OR RELOCATED SHALL BE RESET TO CURRENT FDOT STANDARDS FOR HEIGHT, OFFSET, AND METHOD OF INSTALLATION. IF THE EXISTING SIGN CANNOT BE RELOCATED DURING THE CONSTRUCTION IMPROVEMENTS, THE CONTRACTOR SHOULD TAKE CAREFUL PRECAUTION TO STORE AND PROTECT THE EXISTING SIGN UNTIL THE SIGN CAN BE INSTALLED AT ITS FINAL LOCATION. COST OF THIS WORK SHALL BE REFLECTED IN THE BID ITEM OR RELATED WORK.
- H. THE SIGN LOCATIONS SHOWN ARE APPROXIMATE AND SHOULD BE INSTALLED IN ACCORDANCE WITH MUTCD PLACEMENT CRITERIA, AND MAY REQUIRE FIELD ADJUSTMENT AS DIRECTED BY THE LOCAL GOVERNMENT AGENCY OR BY THE ENGINEER OF RECORD.
- I. ALL ROUTE MARKER AUXILIARIES SHALL MATCH THE COLOR COMBINATION OF THE RESPECTIVE MARKER WHICH THEY SUPPLEMENT.
- J. CONTRACTOR SHALL USE W-SHAPE STEEL POSTS FOR MULTI-POST SIGNS AND ALUMINUM ROUND TUBES FOR SINGLE COLUMN / POSTS (UNLESS OTHERWISE NOTED IN THE PLANS OR REQUIRED BY THE LOCAL JURISDICTION).
- K. ANY EXISTING SIGNS LOCATED WITHIN PUBLIC RIGHT-OF-WAY (WITHIN PROJECT LIMITS SHALL) SHALL REMAIN UNLESS OTHERWISE NOTED IN THE PLANS.
- L. ALL SINGLE COLUMN SIGNS WITHIN THE LIMITS OF CLEARING AND GRUBBING SHALL BE REMOVED UNLESS OTHERWISE NOTED IN THE PLANS.
- B. PAVEMENT MARKINGS SHALL BE PLACED AS SHOWN IN THE PLANS AND THE APPROPRIATE FDOT DESIGN STANDARDS INDEX. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IN WRITING.
- C. THE CONTRACTOR SHALL APPLY THERMOPLASTIC AS THE FINAL TRAFFIC STRIPES AND MARKINGS A MINIMUM OF 14 DAYS AFTER THE FIRST APPLICATION OF PAINT BUT PRIOR TO FINAL ACCEPTANCE OF THE PROJECT. THERMOPLASTIC SHALL BE LEAD-FREE, NON-SOLVENT BASED, COMPLIANT WITH SECTION 711 OF THE STANDARD SPECIFICATIONS, AND LISTED ON OPL.
- D. ON CONCRETE SURFACE, INCLUDING BRIDGE DECKS, ALL SKIP STRIPE PAVEMENT MARKINGS SHALL BE ALTERNATE WHITE (THERMOPLASTIC) AND BLACK (PAINT) (10' WHITE/10' BLACK/20' SKIP).
- E. IN PARKING LOTS STRIPING AND SIGNAGE SHALL CONFORM TO FDOT STANDARDS. PAINTED OR THERMOPLASTIC STRIPING SHALL BE USED AS DESIGNATED ON THE PLANS. WHEN STRIPING WITH WHITE ON CONCRETE SURFACES THE CONTRACTOR SHALL APPLY BLACK PAINT FIRST ON THE PAVEMENT PRIOR TO PAINTING WHITE STRIPING.
- F. PAINTED PAVEMENT MARKINGS SHALL COMPLY WITH SECTION 710 OF THE STANDARD SPECIFICATIONS AND BE LISTED ON OPL. (TWO COATS APPLIED 14 DAYS APART).
- G. ACCESSIBLE PARKING SPACES SHALL BE MARKED AND SIGNED IN ACCORDANCE WITH FDOT INDEX 711-001 (UNLESS OTHERWISE NOTED).
- H. ALL PAVEMENT MARKING TO BE REMOVED SHALL BE PERFORMED BY HYDROBLASTING (UNLESS PROHIBITED BY THE AHJ).

SAFETY NOTES

- A. DURING THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.
- B. CONTRACTOR SHALL REMAIN IN COMPLIANCE WITH ALL OCCUPATION SAFETY AND HEALTH REGULATIONS AS WELL AS THE ENVIRONMENTAL PROTECTION LAWS.
- C. NEITHER THE ENGINEER OF RECORD NOR OWNER ARE RESPONSIBLE FOR PROJECT SAFETY.
- D. THE CONTRACTOR'S MAINTENANCE OF TRAFFIC (MOT) PLAN MUST BE PREPARED BY A PROFESSIONAL WITH FDOT ADVANCED MOT CERTIFICATION. THE PLAN MUST THEN BE SUBMITTED AND APPROVED BY APPLICABLE GOVERNING AGENCIES PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES WITHIN OR IMMEDIATELY ADJACENT TO THE EXISTING RIGHT-OF-WAY.
- E. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
- F. CONTRACTOR SHALL PROVIDE AND MAINTAIN IT'S OWN SAFETY EQUIPMENT IN ACCORDANCE WITH IT'S HEALTH & SAFETY PROGRAM AND ALL OTHER APPLICABLE LEGAL AND HEALTH AND SAFETY REQUIREMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING IT'S EMPLOYEES AND SUB-CONTRACTORS WITH ADEQUATE INFORMATION AND TRAINING TO ENSURE THAT ALL EMPLOYEES AND SUB-CONTRACTORS AND SUB-CONTRACTOR'S EMPLOYEES COMPLY WITH ALL APPLICABLE SAFETY CODE REQUIREMENTS.
- G. ALL EXCAVATIONS BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS AND FLORIDA TRENCH SAFETY ACT.
- H. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE 'STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS' SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.
- I. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS CONTAINING BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES. CALL SUNSHINE STATE ONE CALL AT SUNSHINE 811 BEFORE YOU DIG.
- J. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

TRAFFIC CONTROL GENERAL NOTES

- A. THE MAINTENANCE OF TRAFFIC SHALL CONFORM TO THE 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS' (MUTCD) LATEST EDITION' AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS (CURRENT STANDARDS).
- B. THE MINIMUM TEMPORARY LANE WIDTH ALLOWED WILL BE 10 FEET. THE CONTRACTOR SHALL NOTIFY THE LOCAL JURISDICTION AND THE ENGINEER OF RECORD ALONG WITH ALL LOCAL LAW ENFORCEMENT AND EMERGENCY/RESCUE AGENCIES LOCATED IN THE PROJECT VICINITY A MINIMUM OF 24 HOURS IN ADVANCE OF ANY PROPOSED LANE CLOSURES AND/OR DETOURS.
- C. TEMPORARY REFLECTIVE PAVEMENT MARKERS SHALL BE PROVIDED ON ALL TEMPORARY LANE LINES AND MEDIAN EDGE LINES IN ACCORDANCE WITH FDOT INDEXES.
- D. ALL TRAFFIC LANES MUST REMAIN OPEN FOR TRAFFIC DURING AN EVACUATION NOTICE FROM HURRICANES OR OTHER CATASTROPHIC EVENTS AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT AS DIRECTED BY THE ENGINEER OF RECORD OR LOCAL JURISDICTION.
- E. THE CONTRACTOR SHALL MAINTAIN AND KEEP STREET NAME IDENTIFICATION VISIBLE DURING CONSTRUCTION OPERATIONS IN ORDER TO FACILITATE EMERGENCY VEHICLE TRAFFIC.
- F. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTICES TO ALL PROPERTY OWNER'S NOT LESS THEN THREE (3) DAYS IF DRIVEWAYS ARE TO BE CLOSE OR REMOVED AS PART OF THE PROJECT IMPROVEMENTS.

SITE PLAN AND COORDINATE GEOMETRY NOTES

- A. ALL POINTS AND MONUMENTS SHALL BE SURVEYED UPON MOBILIZATION TO VERIFY THEIR ACCURACY. ANY DISCREPANCIES DISCOVERED MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING PRIOR TO CONSTRUCTION.
- B. MONUMENTS AND OTHER SURVEY CONTROL POINTS SHALL BE PROTECTED FROM DAMAGE AND DISTURBANCE. IF ANY CONTROL POINTS ARE DAMAGED OR DISTURBED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND REPLACE THE CONTROL POINTS TO THEIR ORIGINAL CONDITION AT HIS OWN EXPENSE.
- C. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
- D. DIGITAL OR ELECTRONIC REPRESENTATION OF THESE CONSTRUCTION PLANS DOES NOT CONSTITUTE A COORDINATE CONTROL MAP OR MATHEMATICALLY CONTROLLED INFORMATION FOR THE USE OF CONSTRUCTION STAKEOUT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE CONTRACTOR'S SURVEYOR TO ENSURE THAT ANY DIGITAL OR ELECTRONIC REPRESENTATION OF THESE PLANS IS IN COMPLETE CONFORMANCE WITH ALL OF THE NOTATIONS, SPECIFICATIONS, DETAILS AND OTHER DATA APPEARING ON OR AS MAY BE DERIVED FROM THESE CONSTRUCTION PLANS.
- E. ALL DIMENSIONS SHOWN ON PLAN ARE TO FACE OF BUILDING, EDGE OF PAVEMENT, FACE OF CURB OR CENTERLINE OF STRUCTURE, UNLESS NOTED OTHERWISE.

PROJECT NAME

AMELIA ISLAND RENTALS
FERNANDINA BEACH, FL

PREPARED FOR

G STREET APARTMENTS, LLC



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NO.	DATE	DESCRIPTION

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PROJECT NO.:	46016.001
ISSUED:	12/13/2021
DRAWN BY:	ST
CHECKED BY:	MAC
SCALE:	

GENERAL NOTES

C-002

PAVING AND GRADING NOTES

- ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, THE OWNER'S ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS TO BE BACK FILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND SHALL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
- ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOIL TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS OR THE REFERENCED SOILS REPORT. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES, WHICH INCLUDE BUT ARE NOT LIMITED TO EARTHWORK ACTIVITIES, SUB GRADE PREPARATION, ETC... CONFORM WITH THE GEOTECHNICAL REPORT.
- PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
- CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
- CURBING WILL BE PLACED AT THE EDGE OF ALL PAVEMENT, AS SHOWN ON THE PLANS.
- REFER TO THE LATEST IMPERIAL EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURBING AND GUTTERS CALLED FOR IN THESE PLANS.
- CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIAL. CONTRACTOR TO PROVIDE A 1"(W) RIBBON CURB AT THE ABUTMENT OF SPECIALTY PAVEMENT AND ASPHALT. REFER TO PLANS.
- CONTRACTOR IS TO PROVIDE EROSION CONTROL AND SEDIMENTATION BARRIER TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
- IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.
- THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD OR OTHER APPROVED MATERIALS AS REQUIRED ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE SOILS TESTING AND SUBMITTING TESTING TO OWNER'S ENGINEER ON A WEEKLY BASIS. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING SCHEDULE REQUIRED BY THE GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THIS WORK. UPON THE COMPLETION OF THIS WORK, SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
- A QUALIFIED TESTING LABORATORY SELECTED BY THE OWNER SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.
- MIXING IN PLACE OF SOIL CEMENT WILL NOT BE ALLOWED.
- CONTRACTOR TO FINISH ALL EXPOSED BACK OF CURB.
- COMPACTED SUB-GRADE SHALL BE MECHANICALLY MIXED TO THE SPECIFIED DEPTH PRIOR TO GRADING, COMPACTION AND TESTING.
- DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.

DRAINAGE NOTES

- STANDARD INDEXES REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS" aka "DESIGN STANDARDS" AND/OR "FDOT INDEX". REFER TO THIS MANUAL FOR ADDITIONAL DETAILS AND INFORMATION NOT SHOWN OR REFERENCED ON THESE PLANS.
- ALL STORM SEWER PIPE SHALL BE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS.
- ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH FDOT INDEX UNLESS OTHERWISE NOTED ON PLANS. STRUCTURE BOTTOMS SHALL BE ADJUSTED OR MODIFIED PER FDOT INDEX WHEN LARGER PIPES ARE INDICATED
- ALTERNATIVE DRAINAGE PIPE MATERIALS AND SUBSTITUTIONS MUST BE LISTED AS A BID ALTERNATE MATERIAL DURING THE INITIAL BIDDING PHASE FOR CONSIDERATION. SUBSTITUTION OF PIPE MATERIALS DURING THE CONSTRUCTION PHASE IS NOT PERMISSIBLE WITHOUT SPECIFIC WRITTEN APPROVAL FROM THE ENGINEER OF RECORD AND OWNER. THE USE OF PLASTIC STORMWATER PIPE MATERIALS (PVC, HDPE, ETC) SHALL REQUIRE THE USE OF WATERTIGHT BOOTED CONNECTIONS AT ALL STORMWATER STRUCTURES. NO GROUTING OF STRUCTURE OPENINGS WILL BE PERMITTED WHEN USING FLEXIBLE PIPE MATERIALS.
- PIPE LENGTHS SHOWN ARE APPROXIMATE AND MEASURED TO CENTER OF DRAINAGE STRUCTURE WITH THE EXCEPTION OF MITERED END SECTION (MES) AND FLARED END SECTION (FES) WHICH ARE NOT INCLUDED IN LENGTHS. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES AS SHOWN ON THE PLANS OR BID SCHEDULE (IF PROVIDED BY OWNER) PRIOR TO FINALIZING THEIR SUBMITTAL OF BIDS/PROPOSAL, AND INFORM THE ENGINEER OF ANY DISCREPANCIES.
- ALL STORM DRAINAGE PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER OR ENGINEER'S REPRESENTATIVE PRIOR TO THE PLACEMENT OF BACK FILL.
- THE CONTRACTOR MUST PROVIDE CCTV VIDEO (IN DVD FORMAT) OF THE NEWLY CONSTRUCTED STORMWATER PIPELINE FOR REVIEW AND ACCEPTANCE. THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HOURS NOTIFICATION TO THE ENGINEER AND TO THE APPLICABLE AGENCIES TO SCHEDULE INSPECTIONS. PRIOR TO SUBMITTING VIDEOS TO THE ENGINEER FOR REVIEW, THE CONTRACTOR SHALL REVIEW THE VIDEOS FIRST FOR DISCREPANCIES AND FOR COMPLETENESS TO MAKE SURE THAT ALL PIPELINE SECTIONS ARE INCLUDED.
- THE CONTRACTOR SHALL PROVIDE EROSION CONTROL TO MAINTAIN AND PROTECT THE STORM DRAINAGE SYSTEM FROM MUD, DIRT, DEBRIS, ETC. THE SYSTEM SHALL BE PROTECTED AND WRITTEN FINAL ACCEPTANCE OF THE PROJECT HAS BEEN PROVIDED. THE CONTRACTOR MAY BE REQUIRED TO PRESSURE CLEAN PIPES AND INLETS FOR THESE PURPOSES.
- ALL FDOT DITCH BOTTOM INLETS IN THE PROPOSED PAVEMENT AREAS AND WITHIN THE DESIGNATED EASEMENTS OR PUBLIC ROW SHALL BE MODIFIED FOR TRAFFIC BEARING WITH HOT DIPPED GALVANIZED STEEL GRATES AND METAL ANGLE FRAMES SUPPORT FOR GRATES. ANGLE FRAME SHALL BE PART OF THE PRECAST CONCRETE STRUCTURES, INDICATED ON THE SHOP DRAWINGS AND THE PRECAST SHALL BE ACCORDANCE WITH FDOT SPECIFICATIONS.
- ALL DRAINAGE STRUCTURE STEEL GRATES AND COVERS TO BE TRAFFIC RATED FOR A MINIMUM H-20 LOADING.
- ALL MITERED END SECTIONS FOR SIDE DRAIN PIPES AT DRIVEWAY ENTRANCES ON COUNTY OR FDOT ROADWAYS MUST BE CONSTRUCTED WITH A CONCRETE TOE FOUNDATION IN ACCORDANCE WITH FDOT INDEX 273.
- NO POND/LAKE EXCAVATION (FOR ANY PURPOSE) SHALL EXTEND BEYOND OR BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS SHOWN ON THE DRAWINGS. NO LOWER SEMI-CONFINING UNIT CLAYEY MATERIALS AND NO WEATHERED LIMESTONE MATERIALS SHALL BE EXCAVATED, REGARDLESS IF THESE MATERIALS ARE ENCOUNTERED WITHIN THE PERMITTED EXCAVATION DEPTHS/ELEVATIONS SHOWN ON THE PLANS. TEMPORARY DEWATERING DITCHES OR SUMPS (FOR POND/LAKE EXCAVATION) SHALL NOT EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS SHOWN ON THE DRAWINGS. IF ANY LOWER SEMI-CONFINING UNIT CLAYEY MATERIALS OR WEATHERED LIMESTONE MATERIALS ARE ENCOUNTERED ABOVE THE PERMITTED EXCAVATION DEPTHS/ELEVATIONS, THEN EXCAVATION OPERATIONS IN THAT POND/LAKE AREA SHALL IMMEDIATELY CEASE. IN THE GENERAL AREA, AND THE GEOTECHNICAL CONSULTANT AND ENGINEER OF RECORD SHALL BE NOTIFIED TO PROVIDE SUBSEQUENT EVALUATIONS / RECOMMENDATIONS, AS APPROPRIATE, WHICH SHALL BE IMPLEMENTED BY THE CONTRACTOR. EPC (OR FDP) MUST BE CONTACTED PRIOR TO ANY EXCAVATION OF CLAYS OR EXCEEDING THE PERMITTED EXCAVATION DEPTH.

EROSION/TURBIDITY CONTROL NOTES

- THE INSTALLATION OF TEMPORARY EROSION CONTROL BARRIERS SHALL BE COORDINATED WITH THE CONSTRUCTION OF THE PERMANENT EROSION CONTROL FEATURES TO THE EXTENT NECESSARY TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL OF EROSION AND WATER POLLUTION THROUGHOUT THE LIFE OF THE CONSTRUCTION PHASE.
- THE TYPE OF EROSION CONTROL BARRIERS USED SHALL BE GOVERNED BY THE NATURE OF THE CONSTRUCTION OPERATION AND SOIL TYPE THAT WILL BE EXPOSED. SILTY AND CLAYEY MATERIAL USUALLY REQUIRE SOLID TOEION BARRIERS TO PREVENT TURBID WATER DISCHARGE, WHILE SANDY MATERIAL MAY NEED ONLY SILT SCREENS OR HAY BALES TO PREVENT EROSION. FLOATING TURBIDITY CURTAINS SHALL BE USED IN OPEN WATER SITUATIONS. DIVERSION DITCHES OR SWALES MAY BE REQUIRED TO PREVENT TURBID STORM WATER RUNOFF FROM BEING DISCHARGED TO WETLANDS OR OTHER WATER BODIES. IT MAY BE NECESSARY TO EMPLOY A COMBINATION OF BARRIERS, DITCHES AND OTHER EROSION/TURBIDITY CONTROL MEASURES IF CONDITIONS WARRANT.
- THE CONTRACTOR SHALL SCHEDULE HIS OPERATIONS SUCH THAT THE AREA OF UNPROTECTED ERODIBLE EARTH EXPOSED AT ANY ONE TIME IS NOT LARGER THAN THE MINIMUM AREA NECESSARY FOR EFFICIENT CONSTRUCTION OPERATIONS, AND THE DURATION OF EXPOSED, UNCOMPLETED CONSTRUCTION TO THE ELEMENTS SHALL BE AS SHORT AS PRACTICABLE. CLEARING AND GRUBBING SHALL BE SO SCHEDULED AND PERFORMED THAT GRADING OPERATIONS CAN FOLLOW IMMEDIATELY THEREAFTER, AND GRADING OPERATIONS SHALL BE SCHEDULED AND PERFORMED THAT PERMANENT EROSION CONTROL FEATURES CAN FOLLOW IMMEDIATELY THEREAFTER IF CONDITIONS ON THE PROJECT PERMIT.
- THE CONTRACTOR AND/OR OWNER'S REPRESENTATIVE SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY EROSION CONTROL FEATURES UNTIL THE PROJECT IS COMPLETE AND ALL BARED SOILS ARE STABILIZED.
- ALL GREEN AND/OR DISTURBED AREAS TO BE SODDED/RESODDED WITH LIKE SOD.
- ANY SOD PLACED ON SLOPES EXCEEDING 3:1 TO BE ANCHORED BY STAKES, NETS, AND/OR ENGINEER'S APPROVED METHOD.
- REQUIRED TREE BARRICADES AND EROSION CONTROL MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. ENCROACHMENT INTO OR FAILURE TO MAINTAIN THESE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR PERMIT REVOCATION AS PROVIDED BY LOCAL JURISDICTION
- ROOT PRUNING SHALL BE CONDUCTED AFTER STAKING FOR, AND PRIOR TO INSTALLATION OF SILT FENCE. A CERTIFIED ARBORIST, INTERNATIONAL SOCIETY OF ARBORICULTURE-CERTIFIED, SHALL CONDUCT OR OVERSEE ROOT PRUNING ACTIVITIES. THE CERTIFIED ARBORIST SHALL DETERMINE SPECIFIC EQUIPMENT AND METHODS TO BE USED. THE CERTIFIED ARBORIST SHALL REVIEW ROOT PRUNING SHOWN ON THE PLANS, AND SHALL VERIFY OR MODIFY AS NEEDED THE LIMITS AND LOCATIONS OF ROOT PRUNING TO MINIMIZE IMPACTS TO AFFECTED TREES. THE CERTIFIED ARBORIST SHALL RECOMMEND ANY ASSOCIATED TREATMENTS SUCH AS FERTILIZERS, FUNGICIDES, PESTICIDES, ETC. TO THE OWNER FOR REVIEW AND APPROVAL.

UTILITY NOTES

- ALL UTILITY WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH NASSAU COUNTY UTILITY DEPARTMENT WATER & WASTEWATER STANDARDS MANUAL, ALL STATE AND FEDERAL REGULATIONS, OR THOSE AGENCIES HAVING JURISDICTION.
- ALL WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 OF THE FLORIDA STATUTES.
- ALL NEW PIPE SHALL HAVE A MINIMUM DEPTH OF COVER OF 36 INCHES MEASURED FROM THE TOP OF THE PIPE TO THE PROPOSED FINISHED GROUND SURFACE, EXCEPT AS OTHERWISE NOTED ON THE DRAWINGS. VERTICAL AND HORIZONTAL ALIGNMENT MAY BE ADJUSTED TO MEET ADVERSE FIELD CONDITIONS UPON APPROVAL BY THE ENGINEER AND LOCAL REGULATORY AGENCY.
- ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO FINAL PREPARATION OF SUBGRADE FOR PAVEMENT.
- ALL BEDDING SHALL BE CLASS B, TYPE I BEDDING UNLESS INDICATED OTHERWISE ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

WASTEWATER NOTES

- SANITARY SEWERS, FORCE MAINS AND STORM SEWERS SHOULD ALWAYS CROSS UNDER WATER MAINS. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE. WHERE SANITARY SEWERS, FORCE MAINS AND STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE LEAK FREE AND MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT THE CROSSING. ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING), WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP AND THE CROSSING SHALL BE ARRANGED TO MEET THE REQUIREMENTS ABOVE.
- SANITARY SEWER SERVICE CONNECTION LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. SANITARY SEWER SHOULD BE CONSTRUCTED FIRST AND PROPOSED WATER SERVICES AND STORMWATER SHOULD BE ADJUSTED AROUND THE SANITARY LATERALS AND/OR BUILDING CLEANOUTS.
- PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW SANITARY SEWER LINES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES NEAR THE POINT OF CONNECTION AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES WITH DESIGN INFORMATION SHOWN IN THESE PLANS.
- CONTRACTOR SHALL NOTIFY ENGINEER AND THE APPLICABLE AGENCIES AT LEAST 48 HOURS IN ADVANCE OF SCHEDULED WORK.
- AT LEAST 3 WEEKS PRIOR TO CONNECTION TO THE EXISTING SANITARY FORCE MAIN, CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER AND THE APPLICABLE AGENCIES AND SUPPLY THEM WITH THE CONNECTION DETAIL, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE AND OTHER INFORMATION AS REQUIRED. THEY SHALL ALSO BE CONTACTED 5 DAYS PRIOR TO CONSTRUCTION TO ENSURE AVAILABILITY OF INSPECTION PERSONNEL. ANY WORK PERFORMED PRIOR TO NOTIFYING FIELD ENGINEERING OR WITHOUT A DEPARTMENT INSPECTOR PRESENT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT.
- THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON ALL GRAVITY SEWERS AND A PRESSURE TEST ON ALL FORCE MAINS (AS APPLICABLE) IN ACCORDANCE TO APPLICABLE AGENCIES REGULATIONS. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE APPLICABLE AGENCIES FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION TO ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
- ONE OR MORE OF THE FOLLOWING CERTIFICATES/SHOP DRAWINGS, DEPENDING ON THE TYPE OF CONNECTION, WILL BE REQUIRED. THIS SHOULD BE REVIEWED WITH THE DESIGN DIVISION PRIOR TO APPROVAL FOR CONSTRUCTION.
 - DIP/PVC CERTIFICATE OF MANUFACTURE.
 - JACKING PIT DETAIL.
 - MANHOLE SHOP DRAWINGS AND STRENGTH REPORT.
 - CRUSHED STONE SUBMITTAL.
 - FRAME AND COVER SHOP DRAWINGS.
 - VALVE SHOP DRAWING.
 - FLEXIBLE COUPLING SHOP DRAWINGS.
 - MANHOLE DROP.
 - CASING PIPE CERTIFICATE.
 - CONNECTION DETAIL.
- THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE FOLLOWING HAS BEEN COMPLETED:
 - FINAL INSPECTION IN CONJUNCTION WITH DEPARTMENT PERSONNEL COMPLETED.
 - AS-BUILTS HAVE BEEN SUBMITTED AND ACCEPTED.
 - ALL NECESSARY TESTING COMPLETED AND CERTIFIED.
 - PAYMENT OF ALL CAPACITY FEES.
- THE CONTRACTOR SHALL PERFORM AT HIS OWN EXPENSE AN INFILTRATION OR EXFILTRATION TEST, A TELEVISION INSPECTION (CCTV), AND A MANDREL (GO, NO GO) TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE ENGINEER OF RECORD'S REQUIREMENTS AND/OR THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE WITNESSED AND CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION OF TESTING AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
20. ALL SANITARY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACK FILL. CONTRACTOR TO NOTIFY THE ENGINEER AND APPLICABLE AGENCIES 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS
- THE SANITARY SEWER COLLECTION SYSTEM SHALL NOT BE PLACED INTO SERVICE UNTIL APPROVAL FOR CONNECTION IS OBTAINED FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR SHALL SUBMIT TO THE OWNER'S ENGINEER SANITARY SEWER SYSTEM AS-BUILT DRAWING INFORMATION AT LEAST SIX WEEKS PRIOR TO ANTICIPATED DATE OF CERTIFICATE OF COMPLETION APPLICATION. FAILURE TO OBTAIN EPC APPROVAL PRIOR TO PLACING THE SYSTEM IN OPERATION MAY RESULT IN SUBSTANTIAL FINES.
- THREE (3) FEET FROM JOINTS IN VACUUM TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPE LINES CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610 FAC.
- SIX (6) FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWER , WASTEWATER FORCE MAINS OR PIPE LINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART I OF CHAPTER 62-610 FAC.
- ALL 4 INCH GRAVITY SANITARY SEWER LINES SHALL BE SCHEDULE 40 PVC AND ALL SANITARY SEWER LINES 8 INCHES AND LARGER SHALL BE SDR 26 PVC.
- SEWER LINES ARE DESIGNED TO FINISHED GRADE AND SHALL BE PROTECTED FROM DAMAGE UNTIL ALL WORK IS COMPLETE.
- AT A MINIMUM , ALL SANITARY SEWER LINES 8 INCHES AND LARGER SHALL BE INSPECTED BY REMOTE VIDEO RECORDING SYSTEM AND COPIES OF THE VIDEO SHALL BE PROVIDED TO THE ENGINEER FOR THEIR REVIEW AND APPROVAL. THE STATE AND / OR LOCAL REGULATORY AGENCY REGULATING THE CONSTRUCTION OF THE SYSTEM MA REQUIRE ADDITIONAL TESTING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL TESTING REQUIRED TO THE ENGINEER FOR FINAL APPROVAL BY REGULATORY AGENCIES.
- ALL SANITARY SEWER FORCE MAINS SHALL BE DR 18 PVC.
- THE CONTRACTOR SHALL INSTALL ANY ADDITIONAL AIR RELEASE VALVES ON FORCE MAINS AT CHANGES IN ELEVATION OF 2 FEET DUE TO ACTUAL FIELD CONDITIONS OR CONFLICTS NOT IDENTIFIED ON THESE PLANS.
- A 4 INCH PUMP-OUT MEETING LOCAL REGULATORY STANDARDS SHALL BE PROVIDED ON ALL FORCE MAINS LOCATED ADJACENT TO RIGHT-OF-WAYS ON PRIVATE PROPERTY. PUMP-OUT MUST BE ACCESSIBLE BY LOCAL UTILITY FORCES FROM ADJACENT PUBLIC STREET OR RIGHT-OF-WAY.
- CONTRACTOR SHALL GROUT FLOW CHANNELS IN ALL SANITARY SEWER MANHOLES.
- CONTRACTOR SHALL GROUT FLOW CHANNELS IN ALL SANITARY SEWER MANHOLES.
- CONTRACTOR SHALL PERFORM THE ON-SITE PRESSURE TEST AT THE POINT OF CONNECTION FOR MANHOLD FORCEMAINS. THIS PRESSURE SHALL BE REPORTED TO THE ENGINEER OF RECORD FOR VERIFICATION PURPOSES. PRIOR TO THE SHOP DRAWING SUBMITTAL FOR THE PUMP EQUIPMENT, D/R

POTABLE WATER NOTES

- WHERE WATER MAIN IS LAID UNDER DITCHES, CULVERTS OR OTHER PIPELINES WITHOUT FITTINGS, THE MAXIMUM DEFLECTION AT ANY JOINT SHALL NOT EXCEED 50% OF THE MAXIMUM DEFLECTION RECOMMENDED BY THE MANUFACTURER OF THE PIPE FURNISHED.
- NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE:
 - A HORIZONTAL DISTANCE OF AT LEAST THREE (3) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE ON ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.;
 - A HORIZONTAL DISTANCE OF AT LEAST SIX (6) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER, OR A HORIZONTAL DISTANCE OF AT LEAST THREE (3) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX (6) INCHES ABOVE THE TOP OF THE SEWER.
 - A HORIZONTAL DISTANCE OF AT LEAST SIX (6) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND
 - A HORIZONTAL DISTANCE OF AT LEAST TEN (10) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."
- CROSSINGS:
 - WATER MAINS THAT CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6 INCHES BELOW THE OTHER PIPE LINE.
 - WATER MAINS THAT CROSS ANY EXISTING OR PROPOSED PRESSURE TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCEMAIN OR PIPE LINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPE LINE.
- DISINFECTION OF THE POTABLE WATER AND FIRE MAINS SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651.
- ALL WATER MAINS SHALL BE PRESSURE TESTED AT 150 PSI FOR 2 HOURS AND FORCE MAINS SHALL BE TESTED AT 150 PSI FOR 2 HOURS IN ACCORDANCE WITH SECTION 'A' OF AWWA STANDARD C600 WITH LEAKAGE LIMITED TO THAT DETERMINED BY THE APPROPRIATE FORMULA. ALL PRESSURE TESTING SHALL BE SCHEDULED WITH THE LOCAL REGULATORY AGENCY AND ENGINEER A MINIMUM OF 48 HOURS IN ADVANCE.
- ALL D.I. FITTINGS FOR WATER MAINS SHALL BE THIN CEMENT LINING. THE LINING SHALL COMPLY WITH ANSI STANDARD A21.4 (AWWA C104, LATEST "CEMENT-MORTAR LINING FOR DUCTILE IRON PIPE AND FITTINGS FOR WATER" ALL BOLTS, NUTS, STUDS AND OTHER UNCOATED PARTS OF JOINTS FOR UNDERGROUND INSTALLATION SHALL BE COATED WITH ASPHALT OR COAL-TAR PRIOR TO BACKFILLING.
- THE CONTRACTOR SHALL FOLLOW THE PROVISIONS OF FLORIDA STATUTE 386 IF ANY WATER LINE IS BROKEN OR WATER SYSTEM IS SHUT OFF DURING CONSTRUCTION. FLORIDA STATUTE 386 STATES THAT THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) OR THE LOCAL REGULATORY AGENCY DESIGNATED AUTHORITY BY DEP SHALL ISSUE A BOIL WATER / BOTTLED WATER NOTICE FOR ALL AFFECTED CUSTOMERS OF A PUBLIC WATER SUPPLY SYSTEM WHEN AN INTERRUPTION IN SERVICE OCCURS (WHICH RESULTS IN A COMPROMISE OF THE SYSTEM INTEGRITY WHEN THE HEALTH OR LIFE OF AN INDIVIDUAL OR THE HEALTH OF LIVES OF INDIVIDUALS MAY BE THREATENED OR IMPAIRED OR BY WHICH DISEASE MAY BE CAUSED) OR WHEN A HISTORY OF UNSATISFACTORY BACTERIOLOGICAL SAMPLES RESULT OR WHEN THE SYSTEM PRESSURE DROPS BELOW 30 PSI. THIS BOIL WATER / BOTTLED WATER NOTICE WILL BE LIFTED BY THE DESIGNATED REGULARITY AGENCY WHEN THE SYSTEM PRESSURE AND MICROBIOLOGICALS ARE DOCUMENTED THROUGH CERTIFIED DRINKING WATER LABORATORY ANALYSIS RESULTS. IN THE CASE WHERE THE SUPPLIER OF WATER ISSUES THE BOIL WATER / BOTTLED WATER NOTICE, LOCAL HEALTH DEPARTMENT SHALL BE NOTIFIED AS SOON AS POSSIBLE AND PREFERABLY IN ADVANCE OF THE EVENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SUPPLY BOTTLED WATER INDIVIDUALS AND BUSINESS AFFECTED AT THE CONTRACTOR'S COST.
- ALL BACKFLOW PREVENTERS SHALL BE LOCATED ADJACENT TO RIGHT-OF-WAY ON PRIVATE PROPERTY UNLESS OTHERWISE APPROVED BY THE LOCAL REGULATORY AGENCY AND THE ENGINEER.
- AT THE TIME OF OR PRIOR TO FINAL APPROVAL, A DETECTOR CHECK AFFIDAVIT SHALL BE PROVIDED TO THE LOCAL REGULATORY AGENCY AND THE ENGINEER.
- AT ALL UTILITY CROSSINGS REGARDLESS OF VERTICAL SEPARATION ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPE LINE SO THE WATER MAIN JOINTS ARE AS FAR AS POSSIBLE FROM THE OTHER PIPE LINE OR PIPES SHALL BE ARRANGED SO ALL WATER MAIN JOINTS ARE AT LEAST:
- THE WATER TAPS DEPICTED ON THESE DESIGN PLANS SHALL BE CONSTRUCTED AS FOLLOWS: ALL POTABLE AND IRRIGATION WATER TAPS, FIRE LINE SERVICES AND FIRE HYDRANT INSTALLATIONS SHALL BE PERFORMED BY A LICENSED MASTER PLUMBER OR LICENSED UNDERGROUND UTILITY CONTRACTOR UNDER THE FOLLOWING SPECIAL CONDITIONS:
 - THE TAPS ARE TO BE SCHEDULED 48 HOURS IN ADVANCE BY THE CONTRACTOR WITH THE LOCAL REGULATORY AGENCY AND ENGINEER.
 - TAPS REQUIRING METER INSTALLATIONS OF SIZE 2 INCHES AND BELOW MUST INCLUDE THE SERVICE PIPE, METER BOX, CORPORATION STOP SIZED READY TO ACCEPT THE METER INSTALLATION BY THE LOCAL UTILITY COMPANY.
 - LOCAL UTILITY FORCES WILL INSTALL THE METER UPON APPLICATION AND PAYMENT BY LICENSED MASTER PLUMBER OR LICENSED UTILITY CONTRACTOR.
 - TAPS REQUIRING METER INSTALLATIONS OF SIZE 3 INCHES AND ABOVE SHALL TERMINATE SIZED READY FOR VAULT, METER AND BYPASS INSTALLATION BY LOCAL UTILITY COMPANY.
- ALL PIPELINE AND APPURTENANCE MATERIAL IN CONTACT WITH POTABLE WATER MUST BE NSF-61 CERTIFIED
- HYDRANTS SHALL BE LOCATED WITHIN ONE FOOT OF THE SIDE LOT LINES, BETWEEN ADJACENT PROPERTIES. HYDRANTS SHALL NOT BE LOCATED WITHIN ONE PIPE LENGTH (20 FEET) FROM AN INTERSECTION CORNER.
- PER NFPA 1, CLEARANCES OF SEVEN AND ONE HALF FEET (7-1/2 FT.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT, AND FOUR FEET (4 FT.) TO THE REAR OF THE HYDRANT MUST BE MAINTAINED.
- HYDRANTS SHALL BE A MINIMUM OF 4 FEET FROM BACK OF VALLEY GUTTER (MIAMI CURB) AND 2 FEET FROM BACK OF UPRIGHT CURB. FOR RURAL SECTIONS, FDOT INDEX 700 CLEAR ZONE CRITERIA SHALL BE MET. HYDRANTS SHALL BE A MINIMUM OF 10 FEET FROM EDGE OF PAVEMENT.
- HYDRANTS ADJACENT TO PARKING AREAS WHERE THE NOZZLE CAP IS LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL BE PROTECTED BY BOLLARDS OF 4-INCH (MIN) STEEL PIPE THREE FEET ABOVE AND BELOW GRADE FILLED WITH CONCRETE AND SET IN A CUBIC YARD OF CONCRETE, PLACED AS REQUIRED. BOLLARDS SHALL BE PAINTED ORSHA SAFETY YELLOW. BOLLARDS SHALL NOT BLOCK ACCESS TO THE FIRE HYDRANT.
- THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF ALL UTILITY CONNECTIONS PRIOR TO ORDERING MATERIALS OR PRE-CASTING STRUCTURES. VARIATIONS AFFECTING THE DESIGN OF THE SYSTEM SHOULD BE REPORTED TO THE ENGINEER OF RECORD IMMEDIATELY. FAILURE TO PROVIDE DUE DILIGENCE FOR FIELD INVESTIGATION OF TIE-IN CONNECTIONS COULD RESULT IN REJECTION OF WORK AND NON PAYMENT.
- UTILITY CONFLICTS: CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER TO BE RESOLVED BY ADJUSTING THE WATER LINES AS NECESSARY.
- CONTRACTOR IS HEREBY ADVISED THAT THE WATER CERTIFICATION AND CLEARANCE PROCESS MUST BE COMPLETED PRIOR TO ANY TEMPORARY OR PERMANENT BUILDING CERTIFICATE OF OCCUPANCY. THIS PROCESS TYPICALLY REQUIRES A MINIMUM OF 30 DAYS FROM ACCEPTANCE BY THE ENGINEER OF RECORD OF ALL REQUIRED INFORMATION. IN SOME CASES THIS PROCESS CAN TAKE SIGNIFICANTLY LONGER IF AS-BUILT OR TESTING INFORMATION IS INACCURATE OR MISSING OR IF ITEMS ARE NOT CONSTRUCTED PER THE APPROVED PLANS. THIS DELAY MAY RESULT IN A NEED TO RE-TEST THE SYSTEM AT THE CONTRACTOR'S EXPENSE.

ADA/ACCESSIBILITY NOTES

- ALL SIDEWALKS, CURB RAMPS, ACCESSIBLE PARKING SPACES AND ACCESS AISLES, AND ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FLORIDA BUILDING CODE ACCESSIBILITY, LATEST EDITIONS.
- ALL SIDEWALK SLOPES SHALL CONFORM TO THE FOLLOWING CRITERIA:
 - CROSS SLOPE SHALL NOT EXCEED 1V/48H PERPENDICULAR TO THE DIRECTION OF TRAVEL.
 - LONGITUDINAL SLOPE SHALL NOT EXCEED 1V/20H IN THE DIRECTION OF TRAVEL OR HANDRAIL SHALL BE INSTALLED, EXCEPT FOR CURB RAMPS.
 - CURB RAMP SLOPES SHALL NOT EXCEED 1V:12H
 - ALL CURB RAMPS SHALL INCLUDE LANDING AT THE TOP OF THE CURB RAMPS, WITH MINIMUM LENGTH OF 3 FT AND MINIMUM WIDTH EQUAL TO THE WIDTH OF THE CURB RAMP, WITH SLOPES NOT TO EXCEED 2% IN ANY DIRECTION

PROJECT NAME

AMELIA ISLAND RENTALS
FERNANDINA BEACH, FL

PREPARED FOR

G STREET APARTMENTS, LLC



7807 BAYMEADOWS ROAD EAST, SUITE 200
JACKSONVILLE, FLORIDA USA 32256
PHONE 904.730.9360 WWW.HALFF.COM
FL CA 33380 FL LC 26000645

REVISIONS		DESCRIPTION
NO.	DATE	

SEAL

PROJECT NO.: 46016.001

ISSUED: 12/13/2021

DRAWN BY: ST

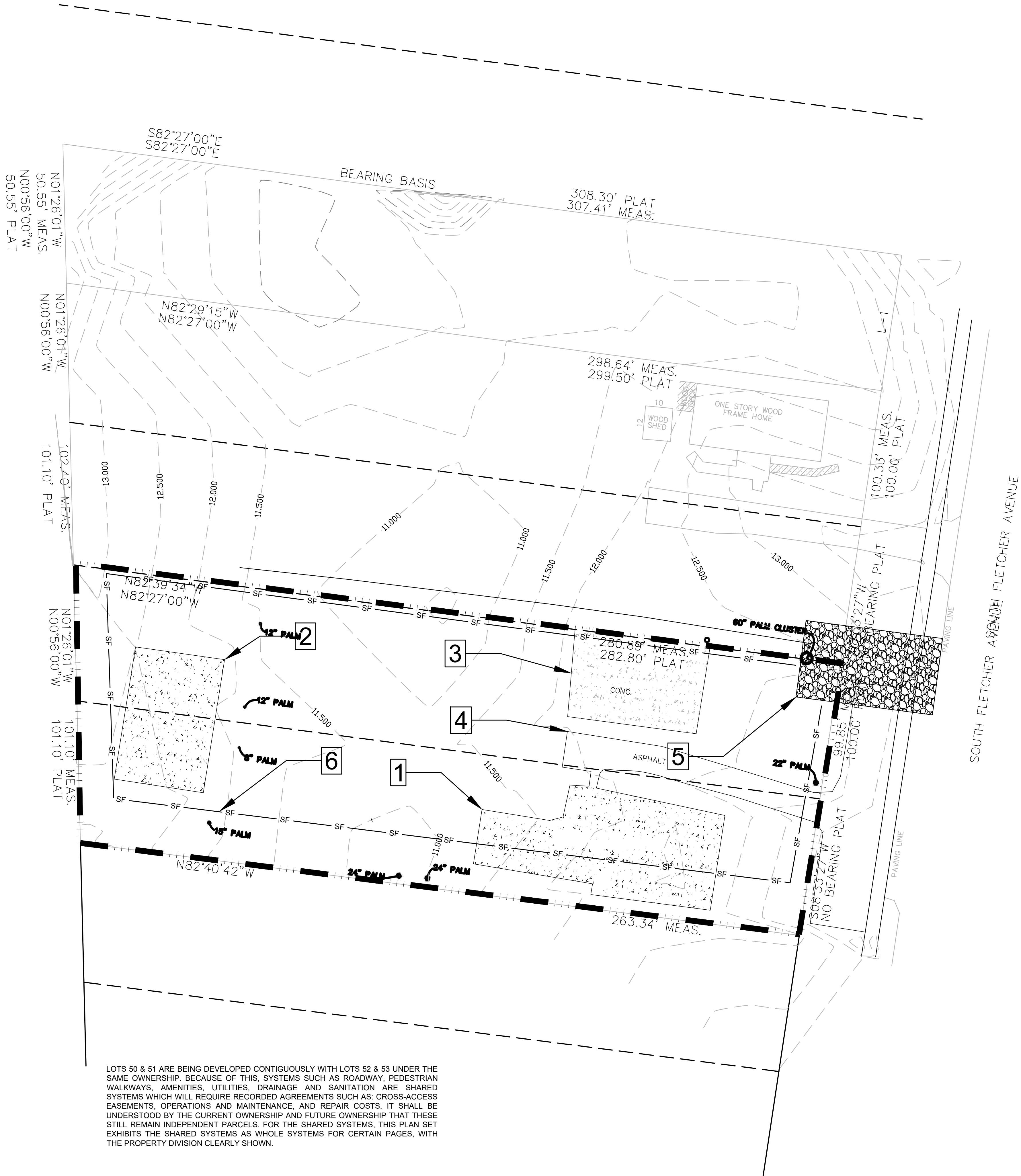
CHECKED BY: MAC

SCALE:

GENERAL NOTES

C-003

NOTE:
CONTRACTOR TO REFER TO
FDOT DESIGN STANDARDS FOR
ADDITIONAL INDEX INFORMATION
NOT SHOWN ON THESE PLANS



LOTS 50 & 51 ARE BEING DEVELOPED CONTIGUOUSLY WITH LOTS 52 & 53 UNDER THE SAME OWNERSHIP. BECAUSE OF THIS, SYSTEMS SUCH AS ROADWAY, PEDESTRIAN WALKWAYS, AMENITIES, UTILITIES, DRAINAGE AND SANITATION ARE SHARED SYSTEMS WHICH WILL REQUIRE RECORDED AGREEMENTS SUCH AS: CROSS-ACCESS EASEMENTS, OPERATIONS AND MAINTENANCE, AND REPAIR COSTS. IT SHALL BE UNDERSTOOD BY THE CURRENT OWNERSHIP AND FUTURE OWNERSHIP THAT THESE STILL REMAIN INDEPENDENT PARCELS. FOR THE SHARED SYSTEMS, THIS PLAN SET EXHIBITS THE SHARED SYSTEMS AS WHOLE SYSTEMS FOR CERTAIN PAGES, WITH THE PROPERTY DIVISION CLEARLY SHOWN.



LEGEND

BOUNDARY

NOTES

- SEE SHEET C-002 - C-003 FOR GENERAL NOTES.
- SEE SHEET C-101 - C-102 FOR SITE STANDARD DETAILS.
- SEE HARDSCAPE PLANS FOR TURF BLOCK, GRAVEL, AND PAVER TYPICAL SECTIONS.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.
- EXISTING SITE CONDITIONS ARE BASED ON THE AS-BUILT SURVEY DATED 7/12/2021 PREPARED BY GLASS LAND SURVEYING, LLC.

KEY NOTES

- REMOVE 2699.00± SF CONCRETE
- REMOVE 1612.00± SF CONCRETE
- REMOVE 1524.00± SF CONCRETE
- REMOVE 1045.00± SF ASPHALT
- INSTALL 648.00± LF OFSILT FENCE, SEE SHEET C-400
- INSTALL STABILIZED CONSTRUCTION ENTRANCE, SEE SHEET C-400

PRELIMINARY SET - NOT FOR CONSTRUCTION

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PREPARED FOR
G STREET APARTMENTS, LLC

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PHONE 904.730.8360 WWW.HALFF.COM
FL CA 33380 FLC 26000645

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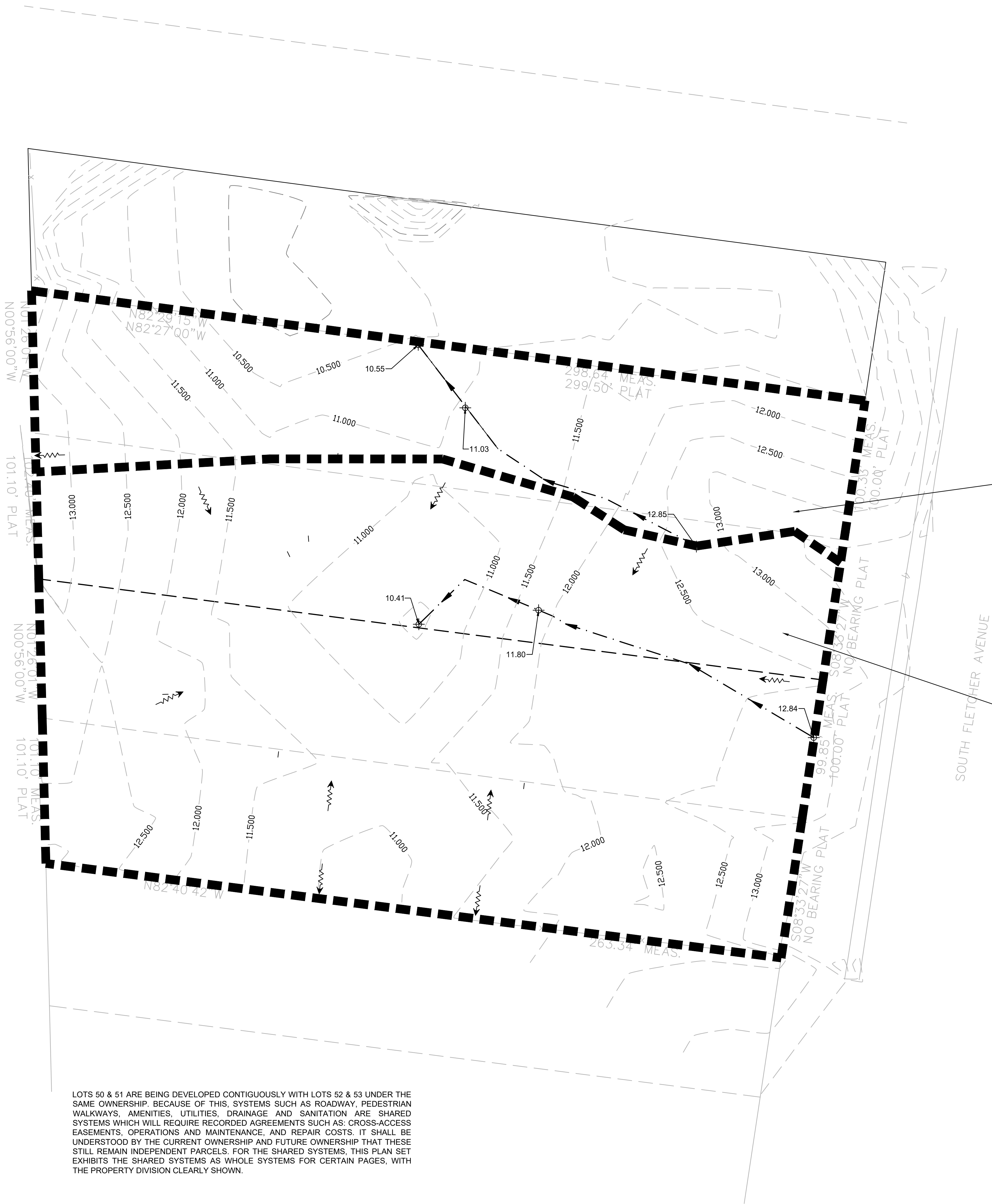
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EXISTING
CONDITIONS AND
DEMOLITION PLAN

C-004

12/13/2021 11:13:30 AM T:\varnas, S:\mora 1:\46016\46016001\CADD\Sheets\XCC-005-006 PRE AND POST DRAINAGE MAP.dwg Jax Civil - Full Weight.cbr



LOTS 50 & 51 ARE BEING DEVELOPED CONTIGUOUSLY WITH LOTS 52 & 53 UNDER THE SAME OWNERSHIP. BECAUSE OF THIS, SYSTEMS SUCH AS ROADWAY, PEDESTRIAN WALKWAYS, AMENITIES, UTILITIES, DRAINAGE AND SANITATION ARE SHARED SYSTEMS WHICH WILL REQUIRE RECORDED AGREEMENTS SUCH AS: CROSS-ACCESS EASEMENTS, OPERATIONS AND MAINTENANCE, AND REPAIR COSTS. IT SHALL BE UNDERSTOOD BY THE CURRENT OWNERSHIP AND FUTURE OWNERSHIP THAT THESE STILL REMAIN INDEPENDENT PARCELS. FOR THE SHARED SYSTEMS, THIS PLAN SET EXHIBITS THE SHARED SYSTEMS AS WHOLE SYSTEMS FOR CERTAIN PAGES, WITH THE PROPERTY DIVISION CLEARLY SHOWN.

PRE BASIN 2
IMPERVIOUS: 0.04 AC
Tc: 10 MIN
CN: 57

AREA 2 PRE DEVELOPMENT DISCHARGE				
RAINFALL	RUNOFF COEFFICIENT	INTENSITY (IN/HR)	AREA (AC)	DISCHARGE (CFS)
10 YR - 24 HR	0.25	7.1	0.34	0.60
25 YR - 24 HR	0.25	7.9	0.34	0.67
100 YR - 24 HR	0.25	9.2	0.34	0.78

PRE BASIN 1
IMPERVIOUS: 0.17 AC
Tc: 10 MIN
CN: 57

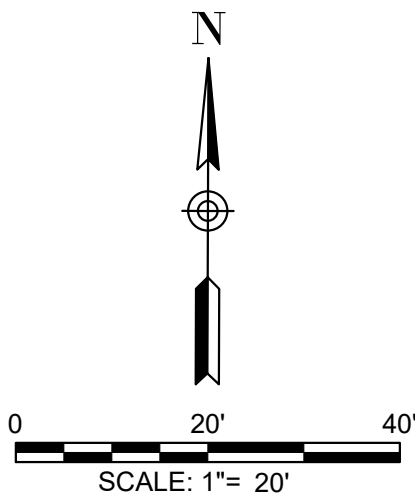
AREA 1 PRE DEVELOPMENT DISCHARGE				
RAINFALL	RUNOFF COEFFICIENT	INTENSITY (IN/HR)	AREA (AC)	DISCHARGE (CFS)
10 YR - 24 HR	0.25	7.1	0.95	1.68
25 YR - 24 HR	0.25	7.9	0.95	1.88
100 YR - 24 HR	0.25	9.2	0.95	2.19

LEGEND

■■■■■■■■■■ BASIN DELINEATION

NOTES

- SEE SHEET C-002 - C-003 FOR GENERAL NOTES.
- SEE SHEET C-101 - C-102 FOR SITE STANDARD DETAILS.
- EXISTING SITE CONDITIONS ARE BASED ON THE AS-BUILT SURVEY DATED 7/12/2021 PREPARED BY GLASS LAND SURVEYING, LLC.



PRELIMINARY SET - NOT FOR CONSTRUCTION

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FERNANDINA BEACH, FL

PREPARED FOR
G STREET APARTMENTS, LLC



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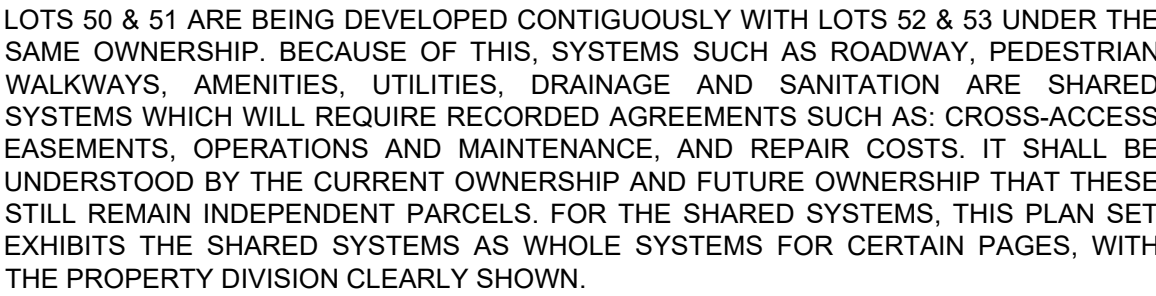
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NO.	DATE		

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PRE-DEVELOPMENT
DRAINAGE MAP

C-005



LEGEND

■ ■ ■ ■ ■ ■ ■ ■ ■ ■ BASIN DELINEATION

NOTES

1. SEE SHEET C-002 - C-003 FOR GENERAL NOTES.
2. SEE SHEET C-101 - C-102 FOR SITE STANDARD DETAILS.
3. EXISTING SITE CONDITIONS ARE BASED ON THE AS-BUILT SURVEY DATED 7/12/2021 PREPARED BY GLASS LAND SURVEYING, LLC.

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G STREET APARTMENTS, LLC



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EL CA 32380 EL IC 26000615

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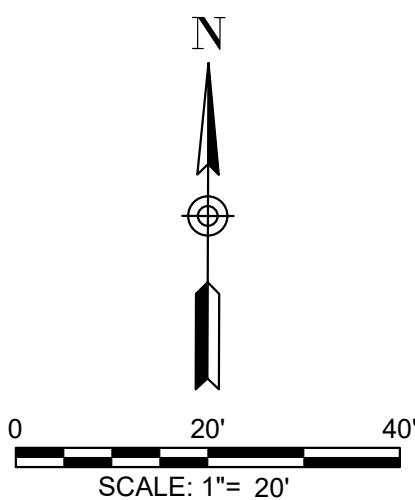
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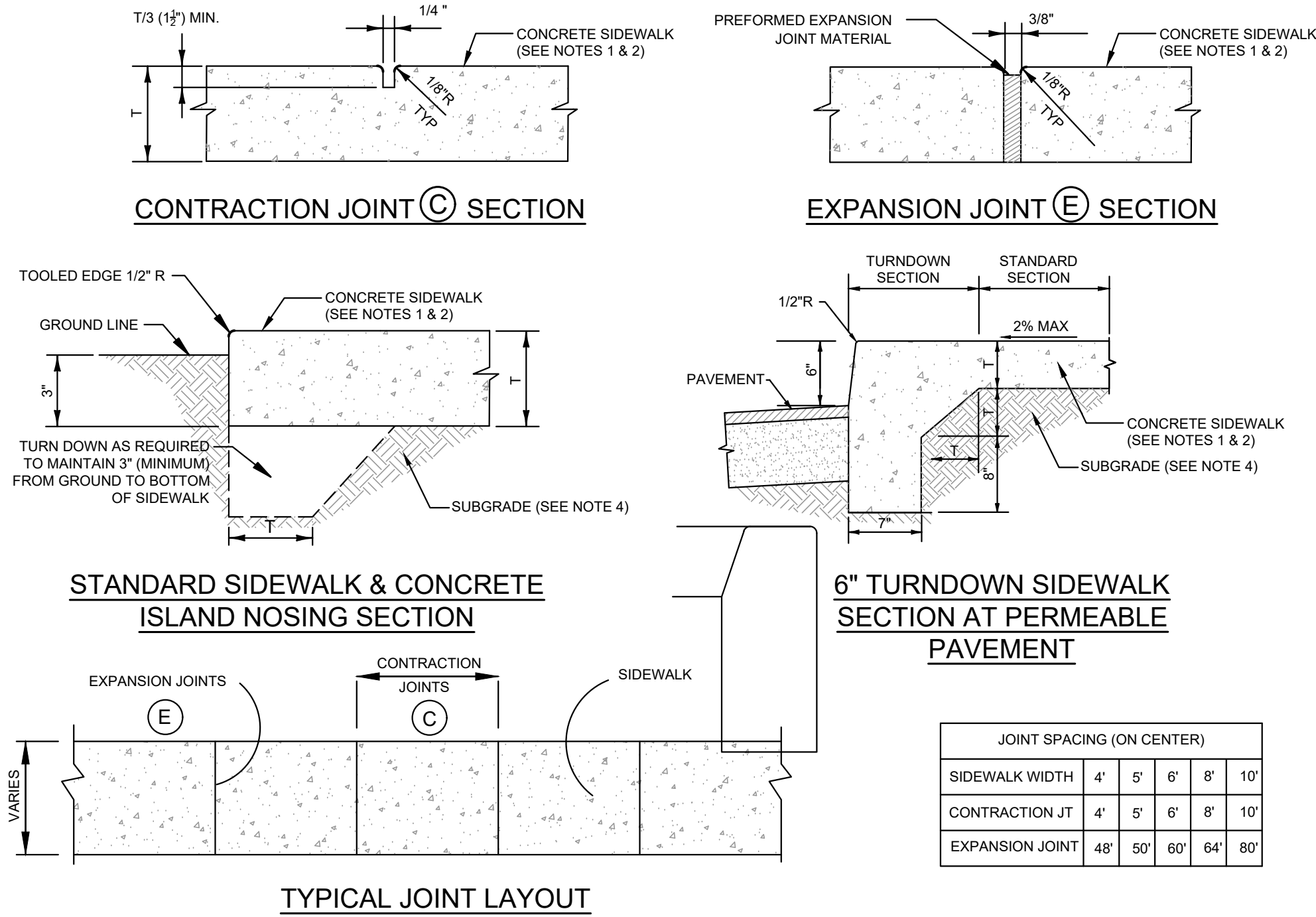
PROJECT NO.:	46016.001
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POST-DEVELOPMENT DRAINAGE MAP

C-006

PRELIMINARY SET - NOT FOR CONSTRUCTION





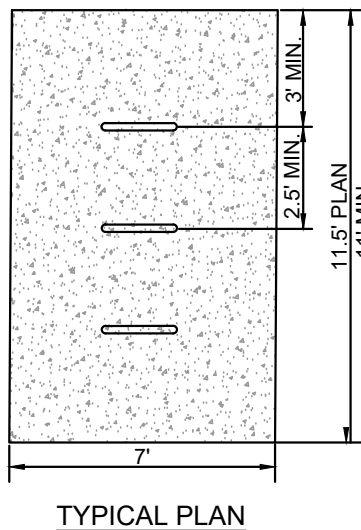
SIDEWALK AND CONCRETE ISLAND NOSING NOTES:

- SIDEWALK AND CONCRETE ISLAND NOSING SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, CLASS 1, 3,000 PSI, W/FIBER MESH ADDITIVE (MIN. 5 LBS PER CUBIC YARD). MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- SIDEWALK AND CONCRETE ISLAND NOSING STANDARD THICKNESS (T) SHALL BE FOUR (4) INCHES.
- EXPANSION JOINTS SHALL BE USED BETWEEN SIDEWALK/CONCRETE ISLAND NOSING AND CURBING, DRIVEWAYS, STRUCTURES AND ALL FIXED OBJECTS, AND TO SEPARATE THE NEW CONCRETE SIDEWALK FROM OTHER NEW OR EXISTING CONSTRUCTION.
- SUBGRADE SHALL BE 12" STABILIZED SUBGRADE MIN. LBR 40, COMPACTED TO EQUIVALENT DENSITY OF 98% OF THE MODIFIED PROCTOR MAX. DRY DENSITY (ASTM D1557) AND SHALL EXTEND (1) FOOT PAST THE EDGE OF SIDEWALK/CONCRETE ISLAND NOSING.

1 TYPICAL CONCRETE SIDEWALK DETAILS

N.T.S.

CycleSafe
SECURE BICYCLE PARKING



CYCLE-SAFE, INC.
5211 CASCADE RD SE, SUITE 210
GRAND RAPIDS, MI 49546
TOLL FREE: (800) 950-6531
PHONE: (616) 954-9977
FAX: (616) 954-0290
WWW.CYCLESAFE.COM

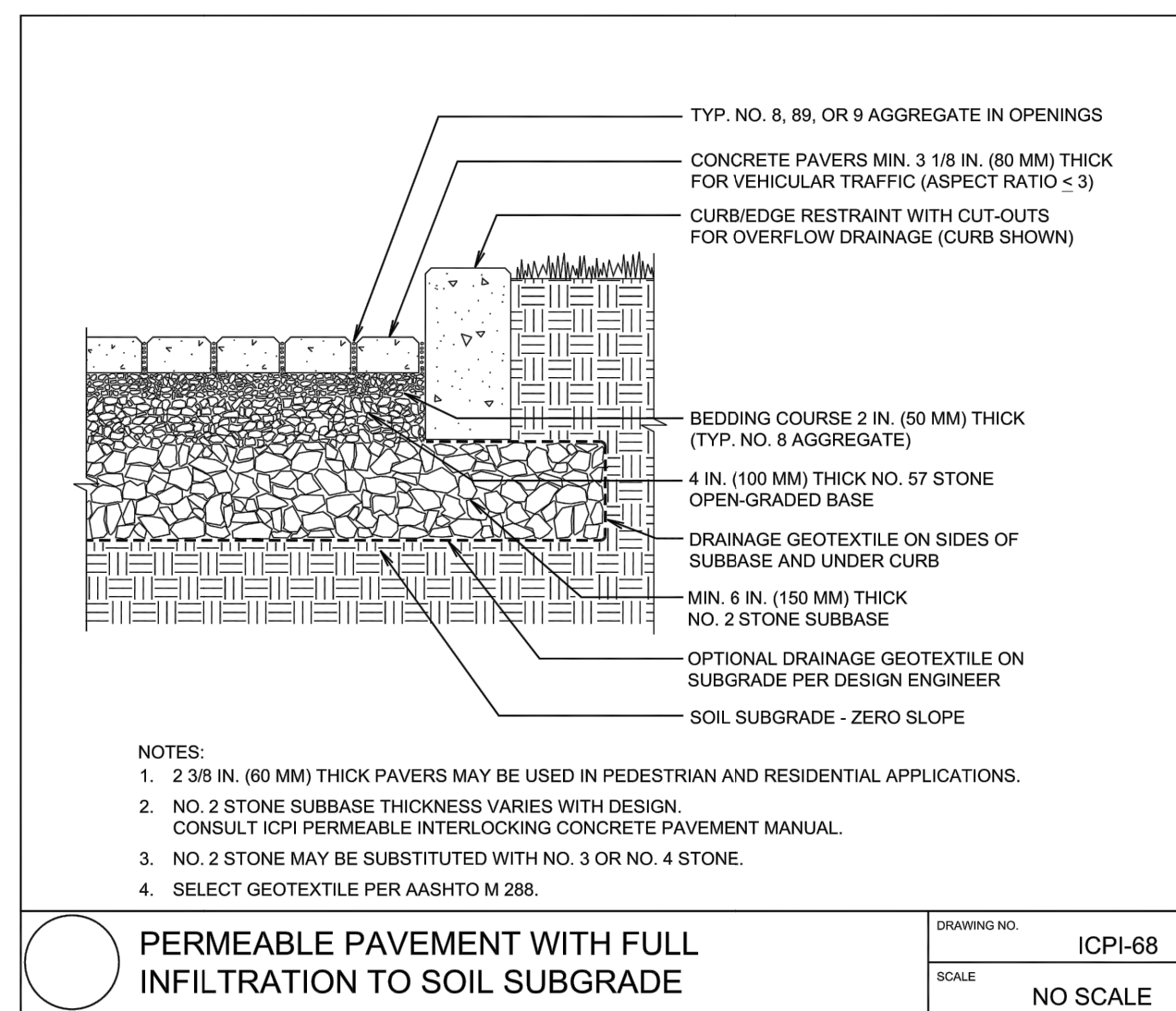
- ☒ SELECT DESIRED INSTALLATION METHOD
- ☒ IN-GROUND (12170G)
 - ☐ SURFACE-MOUNT (12170S)
- ☒ SELECT DESIRED COLOR
- ☒ BLACK (STANDARD)
 - ☐ CUSTOM (CONTACT MANUFACTURER)

NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- DO NOT SCALE DRAWING.
- THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
- ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
- CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT WWW.CADDDETAILS.COM/INFO AND ENTER REFERENCE NUMBER.
- CONCRETE SIDEWALK FOR BICYCLE RACKS SHALL BE CONSTRUCTED TO THE SAME SPECIFICATIONS AS THE STANDARD SIDEWALK.

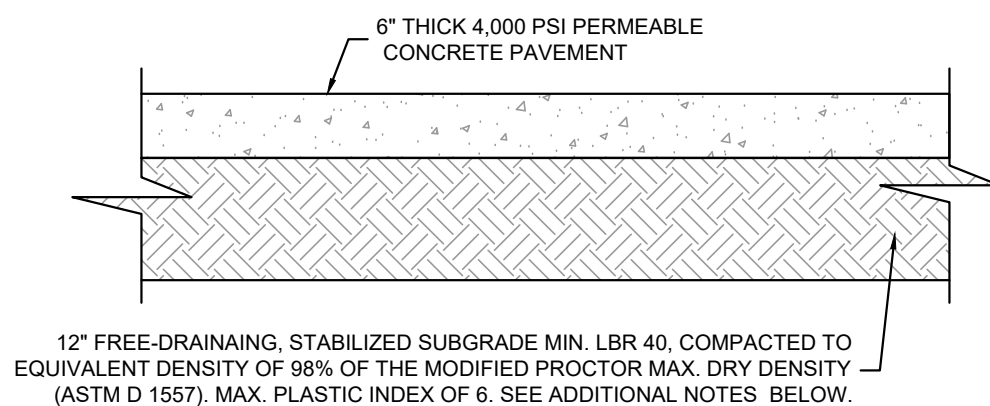
4 TYPICAL U-RACK BICYCLE RAD DETAILS (THE RAPID)

N.T.S.



7 PERMEABLE PAVEMENT DETAILS

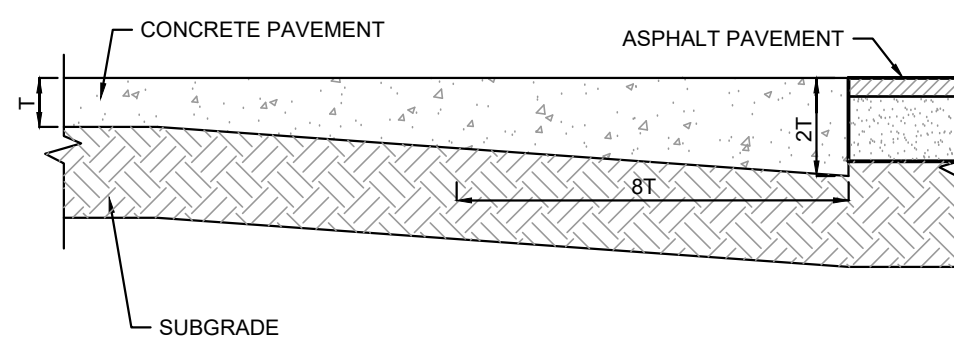
N.T.S.



CONCRETE PAVEMENT SECTION

NOTES:

- UNIFIED SOIL CLASSIFICATION SYSTEM CLASSIFICATION OF SP OR SP-SM (WITH LESS THAN 10% FINES) IS CONSIDERED FREE DRAINING.
- STABILIZED SUBGRADE SHALL EXTEND 12" PAST EDGE OF PAVEMENT. BASE SHALL EXTEND 6" PAST EDGE OF PAVEMENT (OR PAST BACK OF CURB IF CURBING IS INSTALLED ADJACENT TO PAVEMENT).
- IF EXISTING SUBGRADE CANNOT OBTAIN CBR 30, MIXING MAY BE REQUIRED.
- MODIFICATIONS TO THE PAVEMENT SECTION MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- STABILIZED SUBGRADE AND BASE SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- CONCRETE MIX DESIGN SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL.
- REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL PAVEMENT REQUIREMENTS.



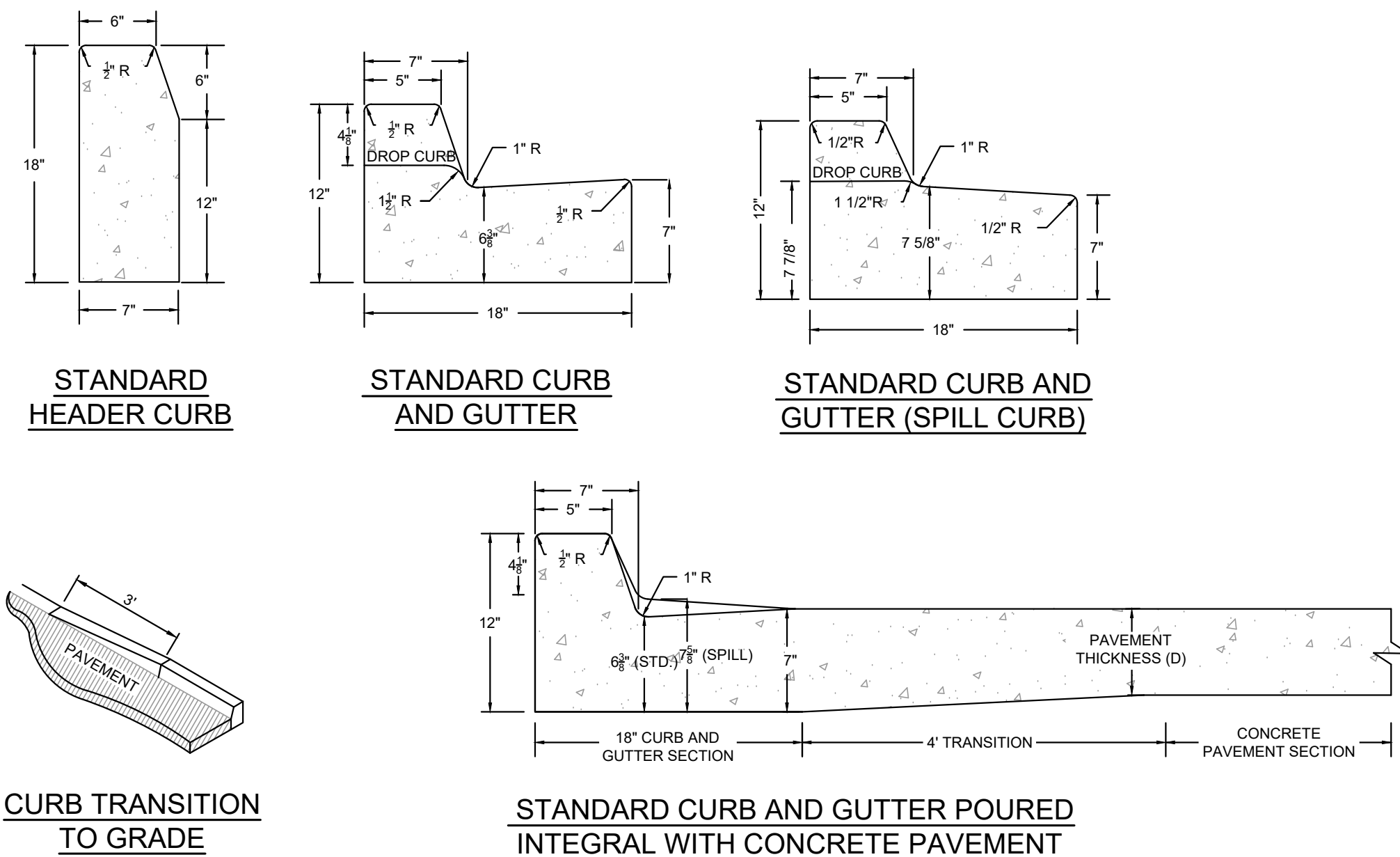
CONCRETE THICKENED EDGE DETAIL AT ASPHALT PAVEMENT INTERFACE

NOTES:

- SEE CONCRETE PAVEMENT SECTION FOR CONCRETE PAVEMENT AND SUBGRADE DETAILS.
- SEE ASPHALT PAVEMENT SECTION FOR ASPHALT PAVEMENT, BASE AND SUBGRADE DETAILS.

5 TYPICAL CONCRETE PAVEMENT DETAILS

N.T.S.

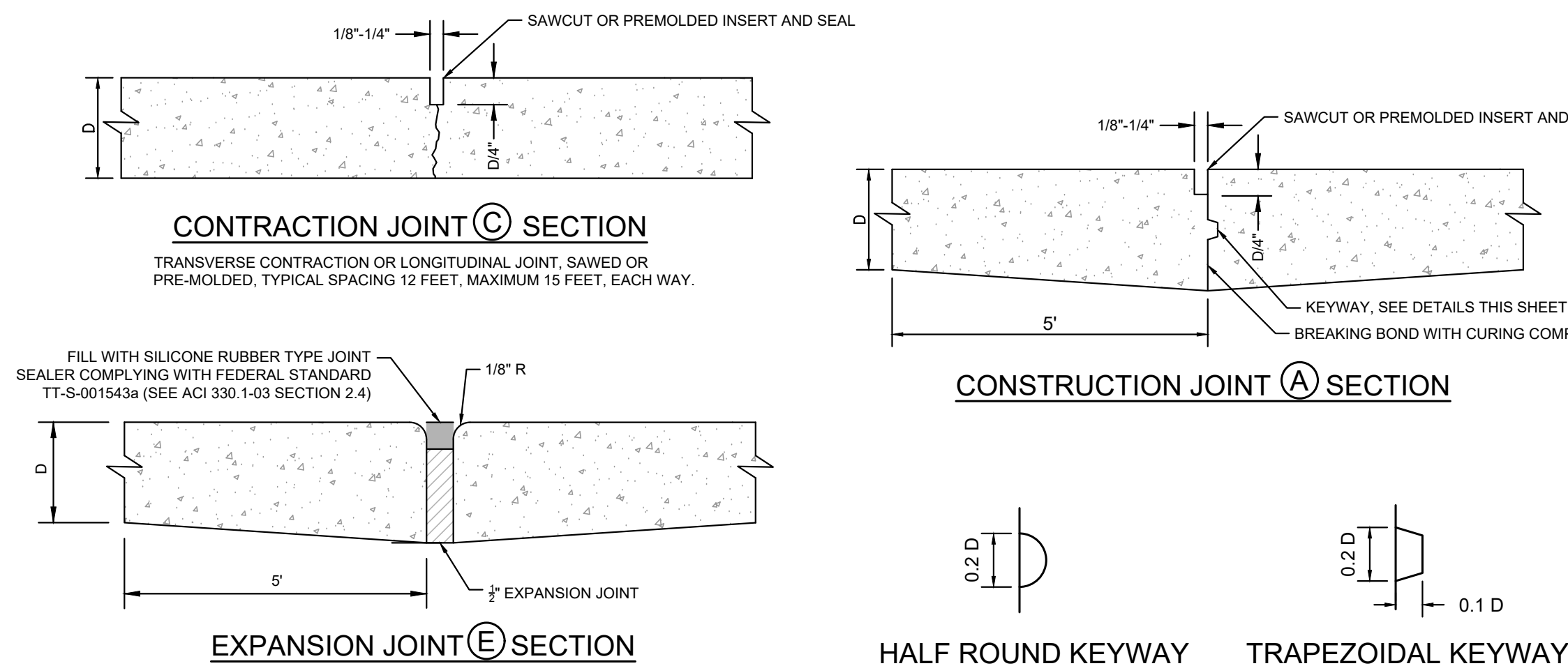


NOTES:

- WHEN USED ON HIGH SIDE OF ROADWAYS SPILL CURB SHALL BE USED, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT.
- ALL CURB AND GUTTER SHALL BE 3,000 PSI CONCRETE, UNLESS POURED INTEGRAL WITH CONCRETE PAVEMENT, IN WHICH CASE REFER TO THE CONCRETE PAVEMENT TYPICAL SECTION FOR DETAILS.
- SUBGRADE SHALL BE PREPARED AS DESCRIBED IN THE TYPICAL PAVEMENT SECTION.
- CONTRACTION JOINTS SHALL BE SPACED AT INTERVALS OF 10 FT; WHERE CLOSER JOINT SPACING IS NECESSARY THE MINIMUM INTERVAL SHALL BE 4 FT. WHEN POURED INTEGRAL WITH CONCRETE PAVEMENT REFER TO THE CONCRETE JOINTING PLAN AND DETAILS.
- EXPANSION JOINTS SHALL BE USED ADJACENT TO STRUCTURES AND EVERY 500 FT MAXIMUM.

3 TYPICAL CURB DETAILS

N.T.S.



NOTES:

- LOCATION OF JOINTS ARE PROVIDED AS A GUIDE TO THE CONTRACTOR. CONTRACTOR IS TO LOCATE JOINTS TO ASSURE THEY DO NOT ALIGN WITH BUILDING DOWNSPOUTS.
- CONTRACTOR TO PREVENT TRAFFIC (INCLUDING CONCRETE DELIVERY TRUCKS) FROM RUTTING AND SOFTENING FINISHED COMPACTED SUB-BASE PRIOR TO CONCRETE PLACEMENT.
- ALL CONTRACTION JOINTS SHALL BE EQUALLY SPACED, 12 FEET TYPICAL AND 15 FEET MAXIMUM EACH WAY.
- ALL COLD CONSTRUCTION JOINTS TO UTILIZE TYPE 'A' CONSTRUCTION JOINT WITH KEYWAY.
- ACUTE ANGLES OF LESS THAN 45° BETWEEN INTERSECTING JOINTS SHALL BE PROHIBITED.
- APPLY CURING COMPOUND IN ACCORDANCE WITH ASTM C 309, TYPE 2, CLASS A. (SEE ACI 308.1-03 SECTION 2.3).
- EXPANSION MATERIAL INSTALLED BETWEEN EXISTING OR PROPOSED STRUCTURES AND THE NEW POUR.

6 TYPICAL CONCRETE PAVEMENT JOINTING DETAILS

N.T.S.

AMELIA ISLAND RENTALS
FERNANDINA BEACH, FL

G STREET APARTMENTS, LLC

PROJECT NAME

PREPARED FOR

HALFF

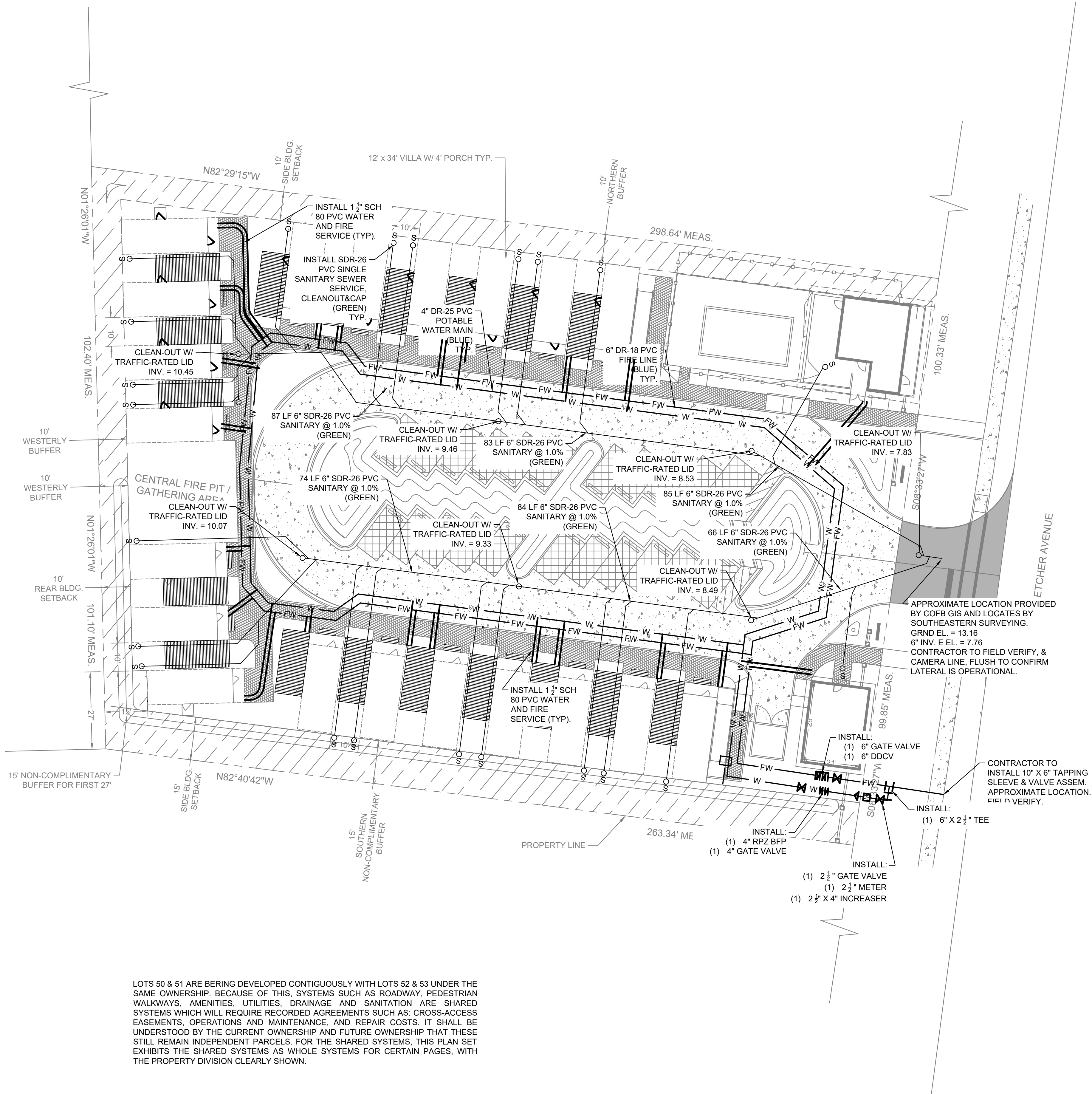
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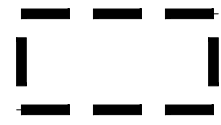
SITE STANDARD DETAILS

C-101

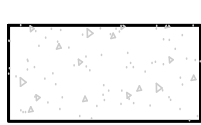


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LEGEND



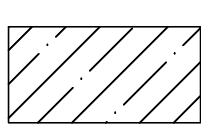
BUILDING STRUCTURAL
SLAB EXTENTS



PROPOSED CONCRETE
PAVEMENT (HEAVY DUTY)



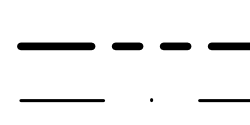
PROPOSED ASPHALT
PAVEMENT (HEAVY DUTY)



PROPOSED
NON-COMPLIMENTARY
BUFFER



PROPOSED 6 FT SIDEWALK
PERVIOUS PAVERS



PROPERTY LINE
SETBACK LINES

NOTES:

- ALL UNITS SHALL HAVE FIRE SPRINKLERS AND ALARMS

CITY OF FERNANDINA BEACH, FLORIDA

AVAILABLE FLOW GPM CALCULATIONS

Location: 98 S. Fletcher Ave.

Hydrant Number 470

Upstream Hydrant # 133

Upstream Static Pressure 58

Upstream Residual Pressure 52

Pilot Gauge 30

Flow GPM for test 600

Target Pressure 20

Static minus target pressure 38 0.54 Power

Static minus residual pressure 6 7.13 2.63

Ratio target psi to the residual psi at the .54 power 2.71

Flow times the ratio equals the available GPM at 20 psi 2492.7

Test Date 11/30/2021

Test By GW/CI

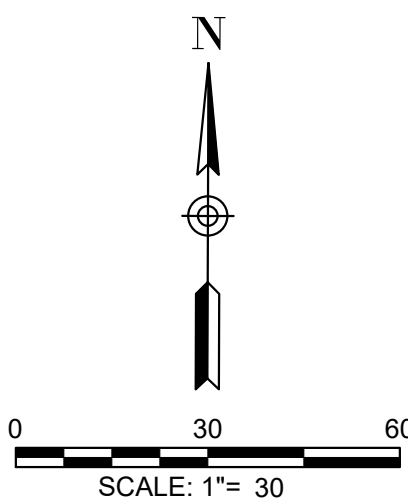
Color codes for available flow

1500 gpm or greater paint top and nozzle caps Safety Blue

1000 - 1499 gpm or greater paint top and nozzle caps Safety Green

500 - 999 gpm or greater paint top and nozzle caps Safety Orange

500 gpm or less paint top and nozzle caps Safety Red



PRELIMINARY SET - NOT FOR CONSTRUCTION

PROJECT NAME

AMELIA ISLAND RENTALS
FERNANDINA BEACH, FL

PREPARED FOR

G STREET APARTMENTS, LLC

REVISIONS

NO.	DATE	DESCRIPTION

SEAL

PROJECT NO.: 46016.001

ISSUED: 12/13/2021

DRAWN BY: ST

CHECKED BY: MAC

SCALE: 1"=20'

UTILITIES

C-300



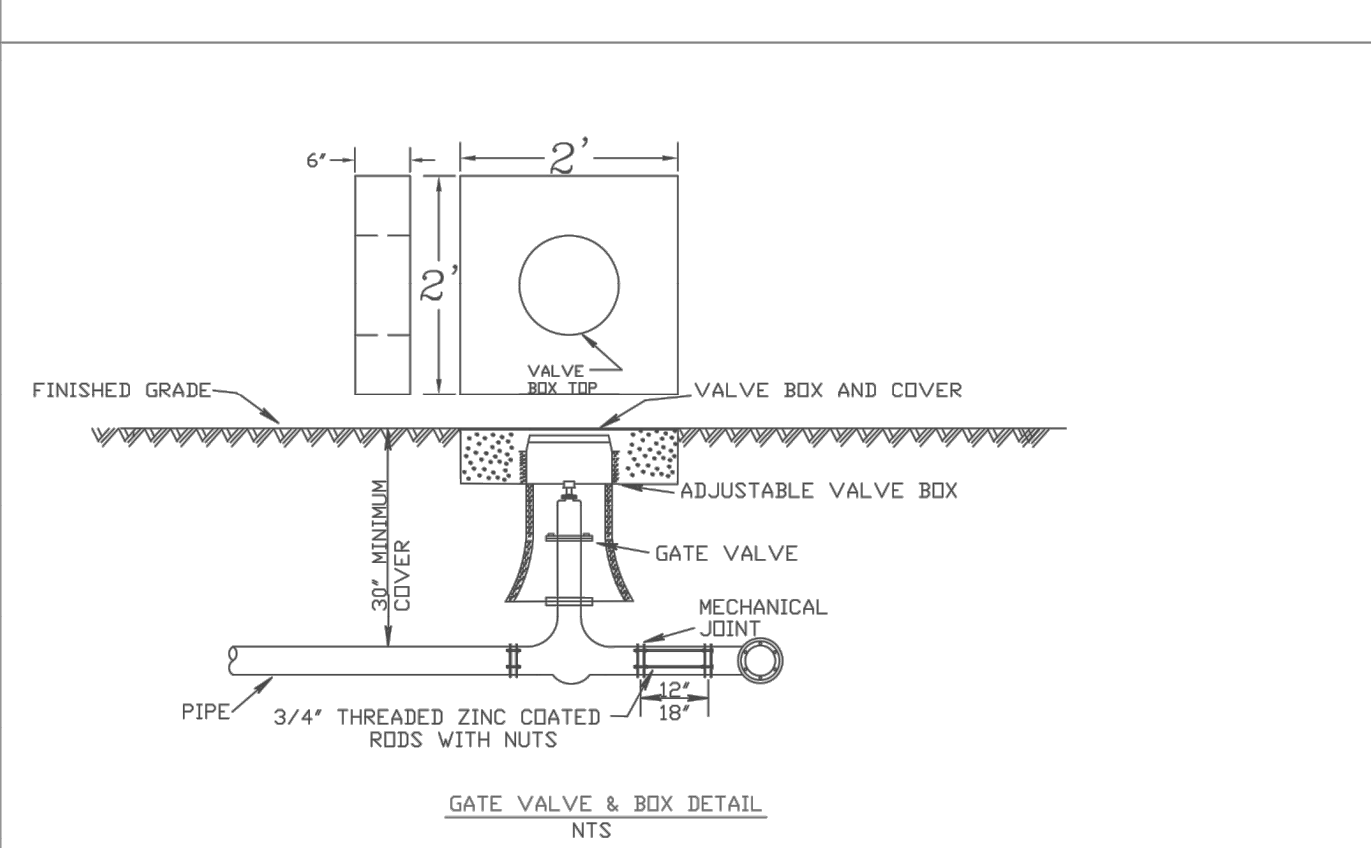
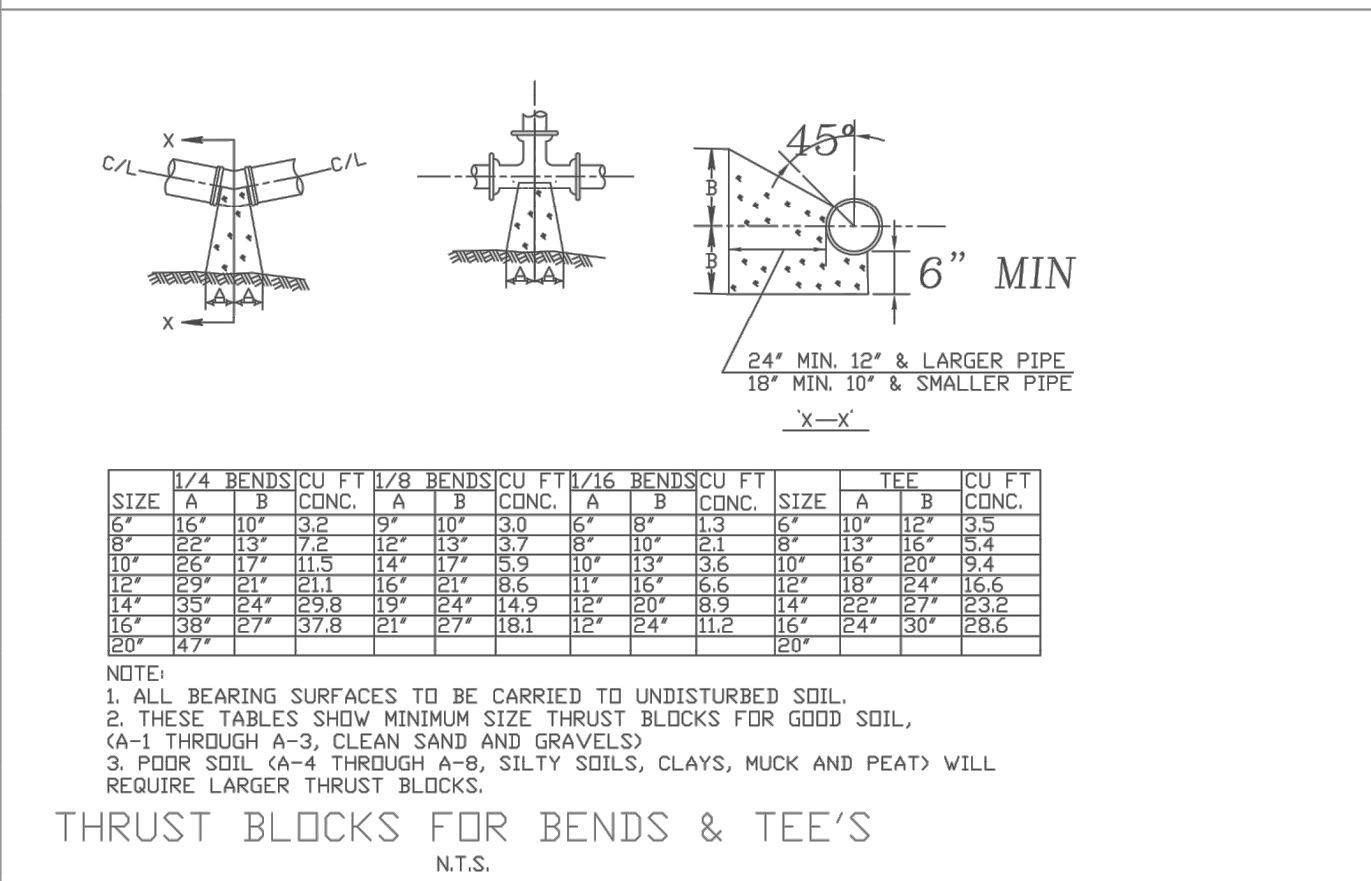
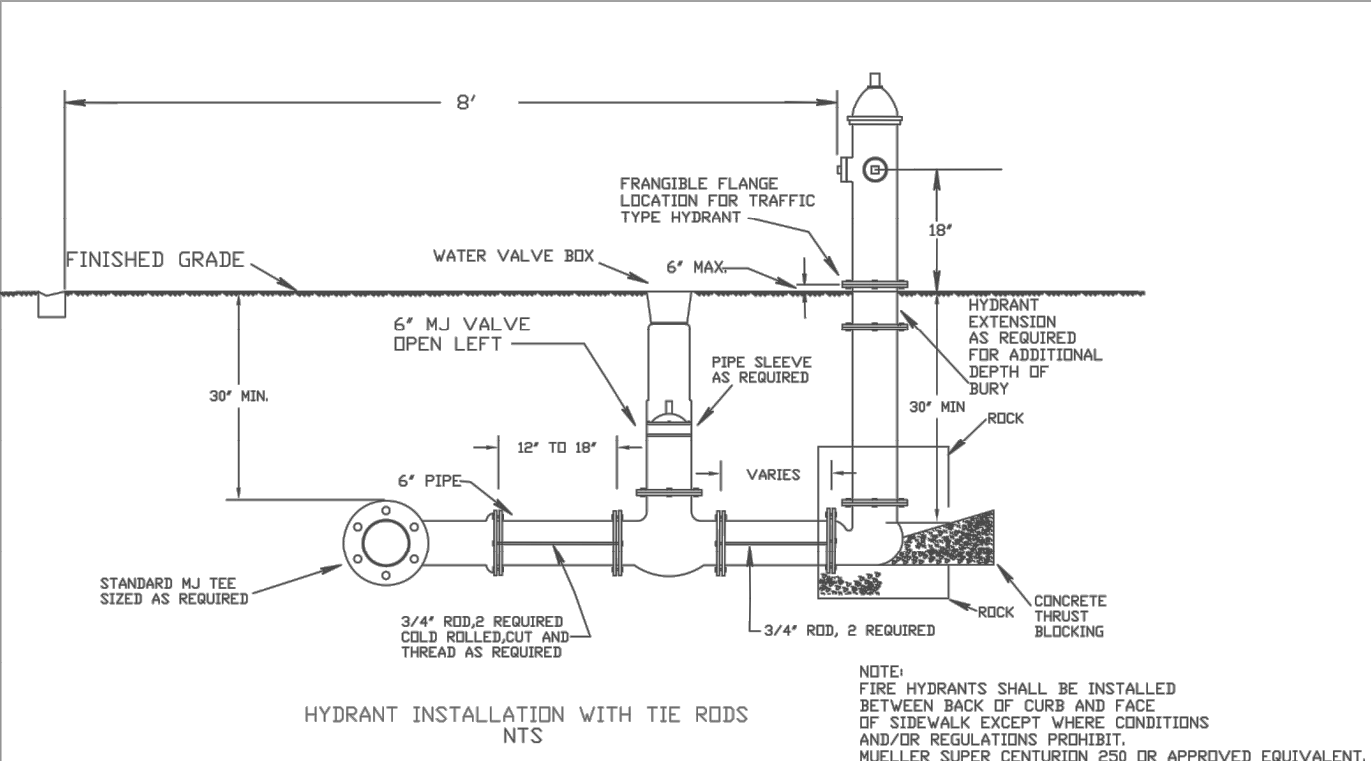
7807 BAYMEADOWS ROAD EAST, SUITE 200
JACKSONVILLE, FLORIDA USA 32256
PHONE 904.730.9360 WWW.HALFF.COM
FL CA 33380 FL LC 26000645

FIRE RESCUE NOTE

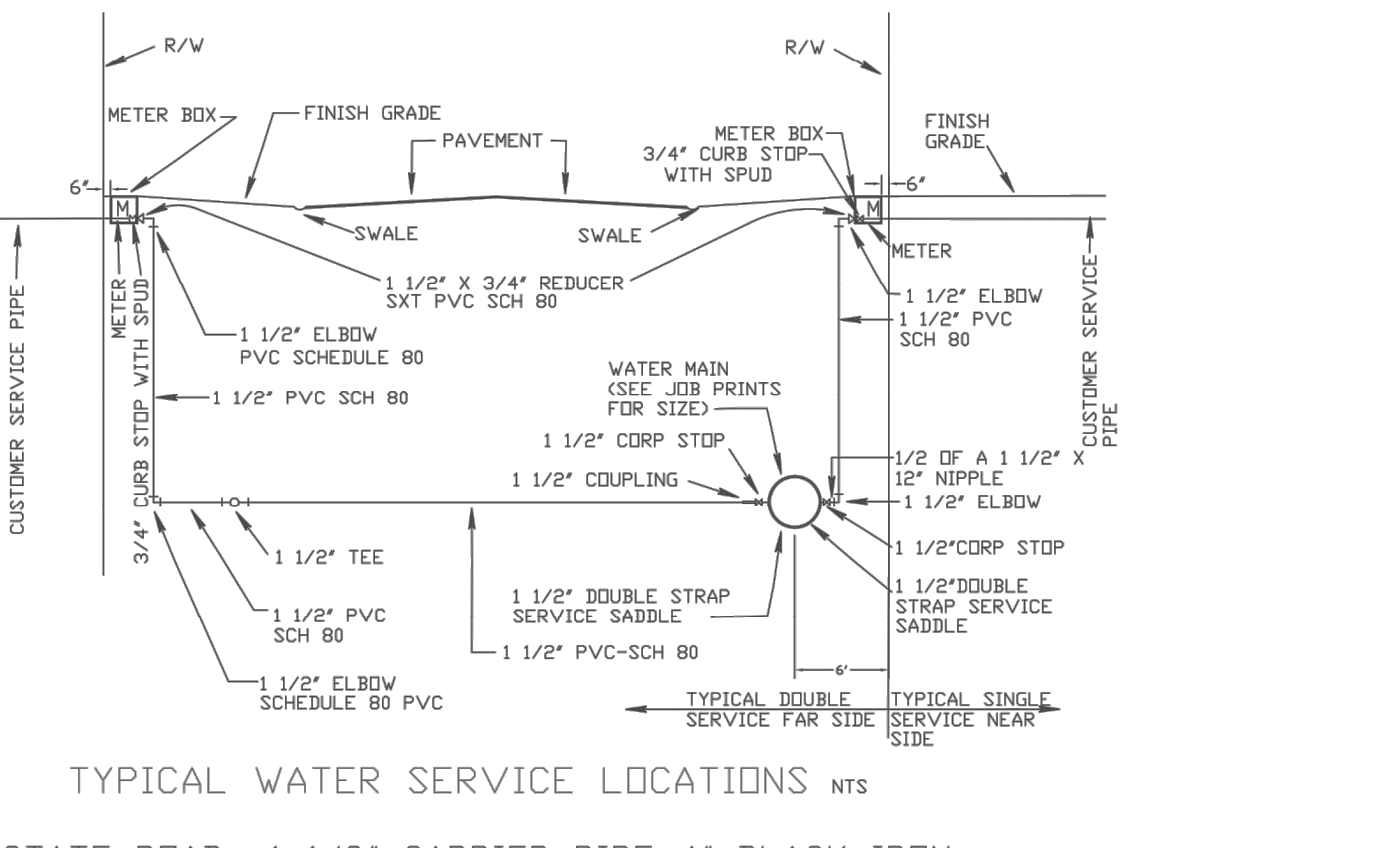
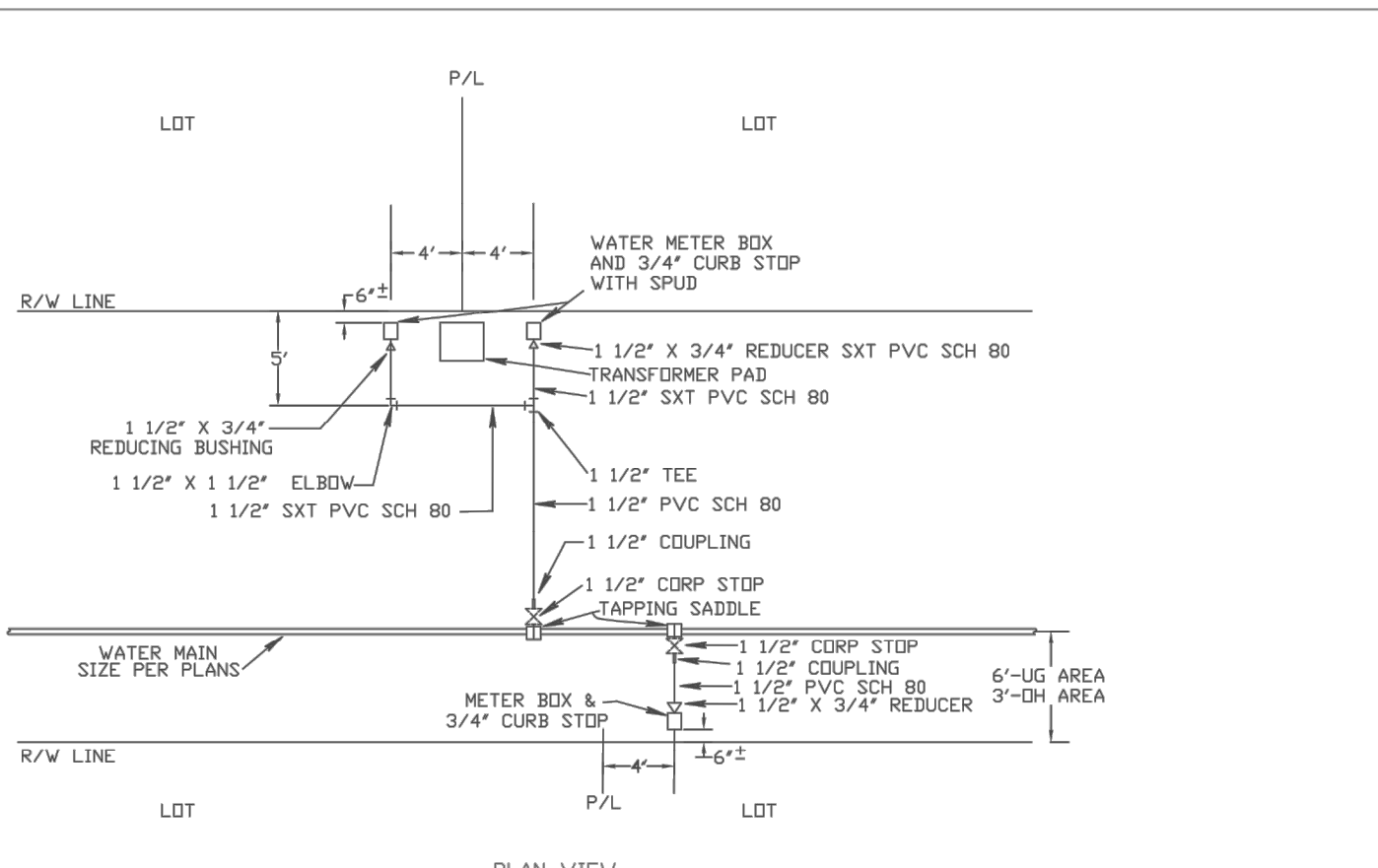
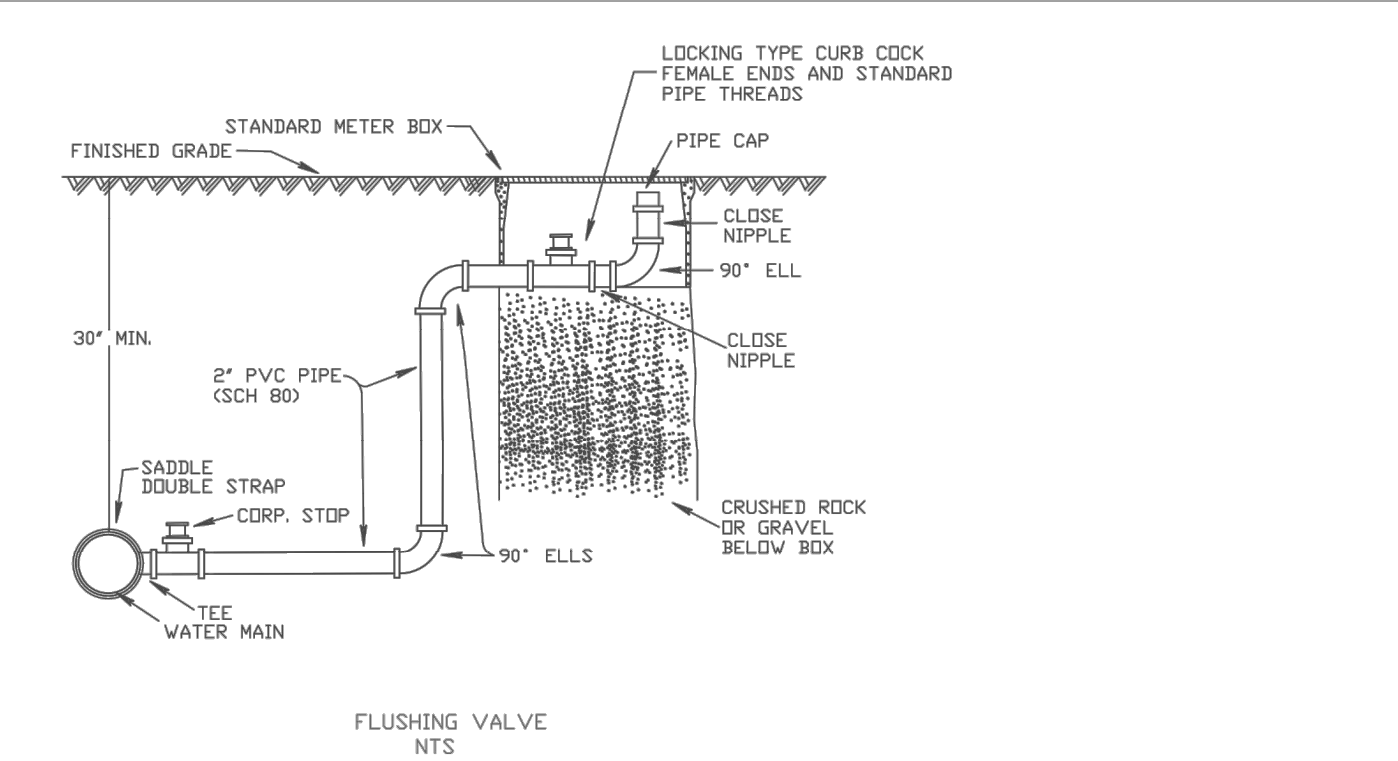
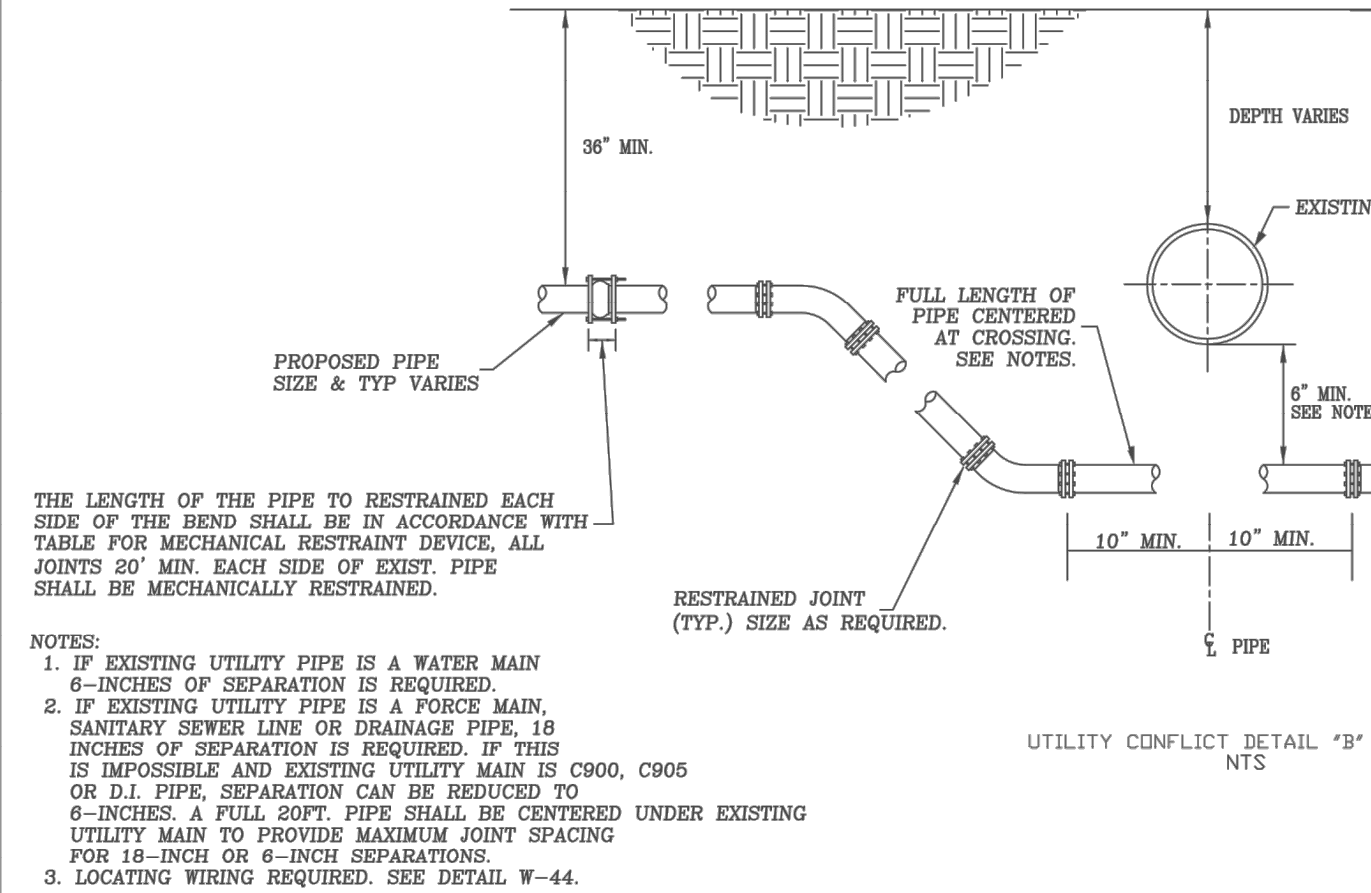
A 36 IN. CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.

WATER FOR FIREFIGHTING PURPOSES SHALL BE INDICATED WITH A BLUE ROADWAY REFLECTOR PLACED ONE FOOT OFF THE CENTER LINE OF THE ROAD FACING THE FIRE HYDRANT. THIS INCLUDES NEW AND EXISTING SOURCES (NFPA 1: 18.5.7.1).

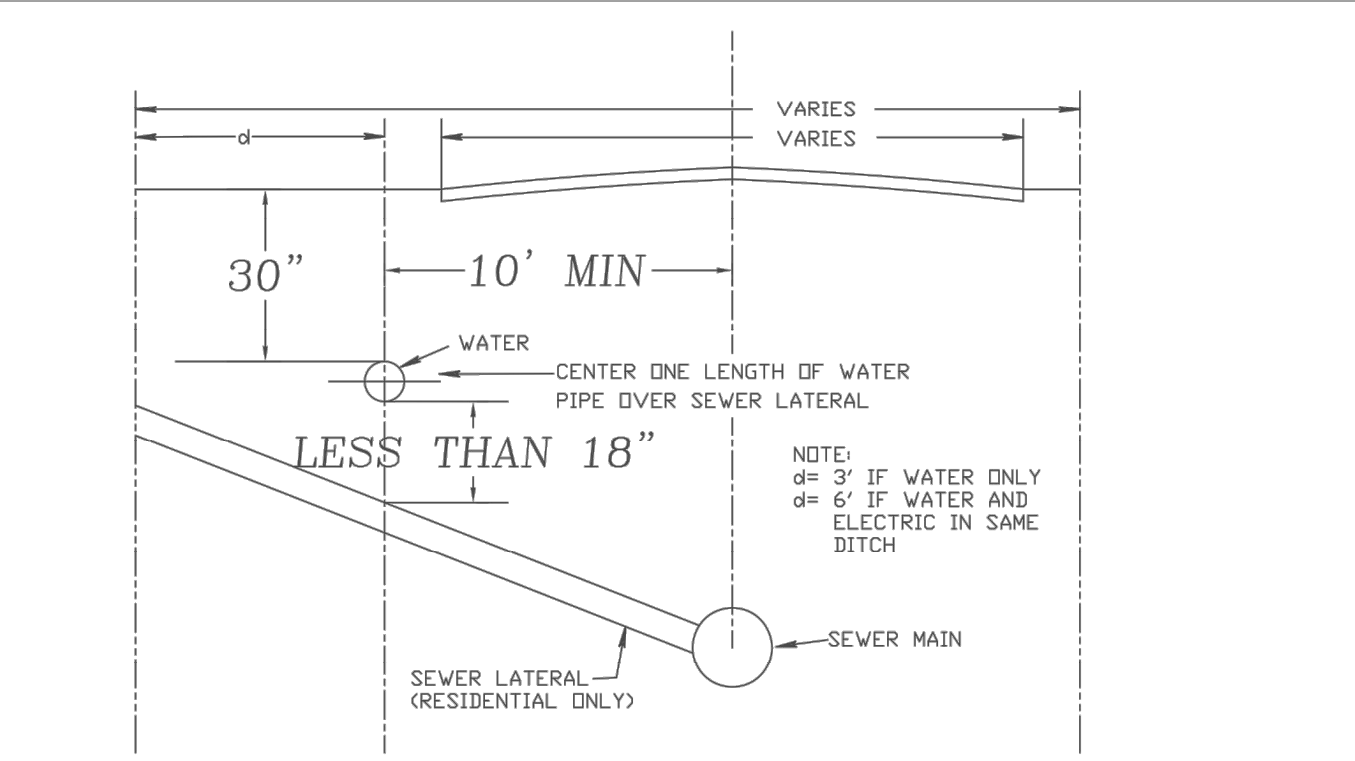
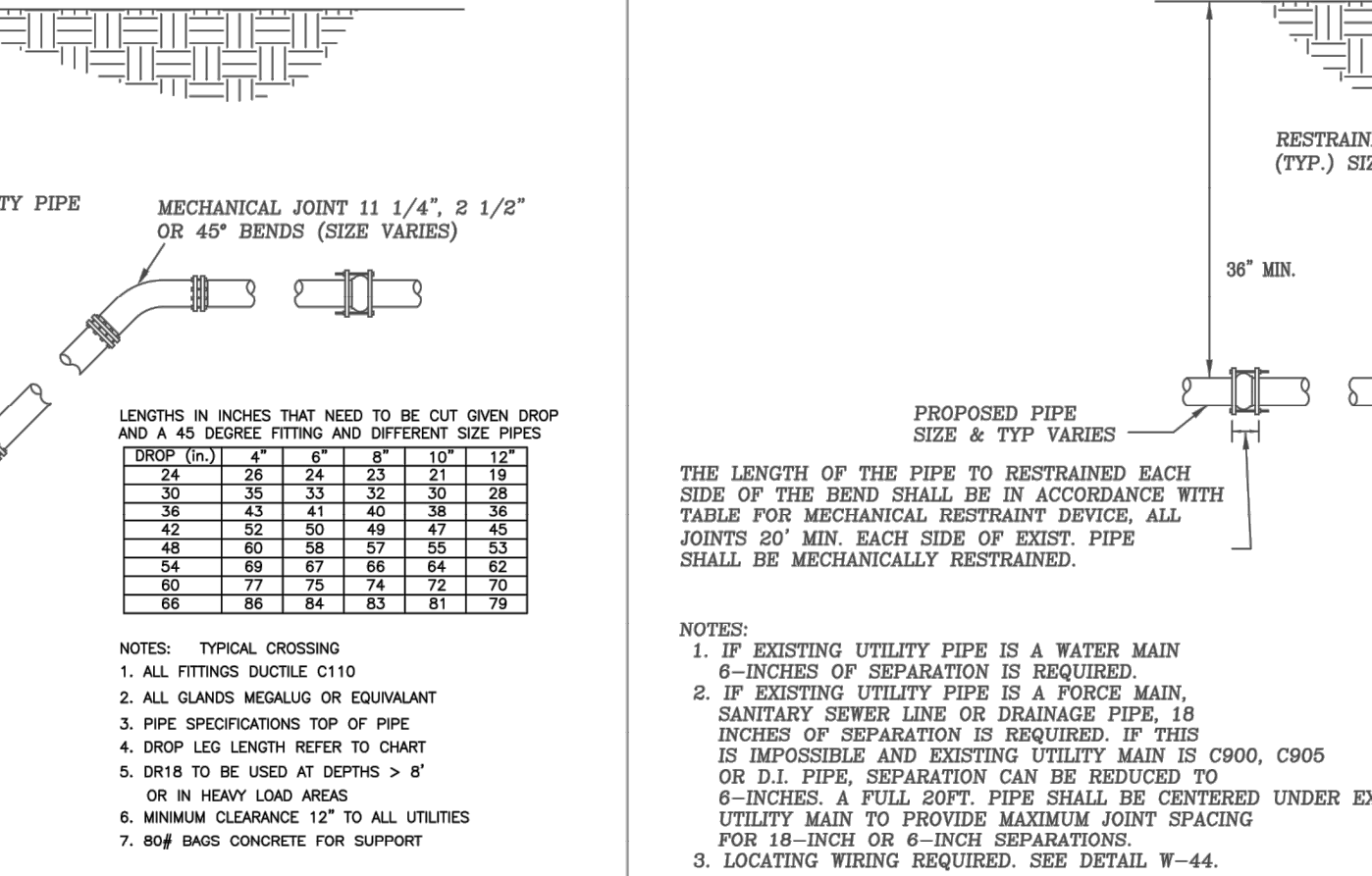
NEW FIRE HYDRANTS SHALL BE POSITIONED NOT MORE THAN 8 FEET NOR LESS THAN 6 FEET OFF THE EDGE OF PAVEMENT. THE CENTER LINE OF THE STEAMER CONNECTION (4-1/2") SHALL BE POSITIONED BETWEEN 18"-24" ABOVE FINISHED GRADE (I.E. SODDED OR MULCHED). ALSO, ALL HYDRANTS SHALL BE READILY ACCESSIBLE WITHOUT THE NEED TO TRANSVERSE SWALES, DITCHES, ETC.



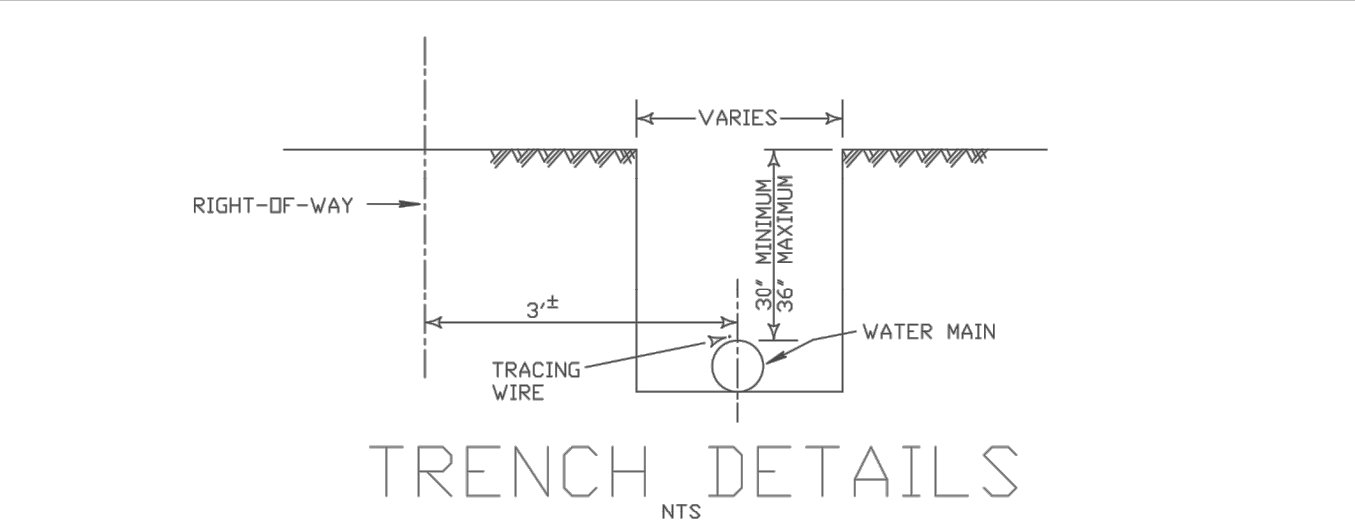
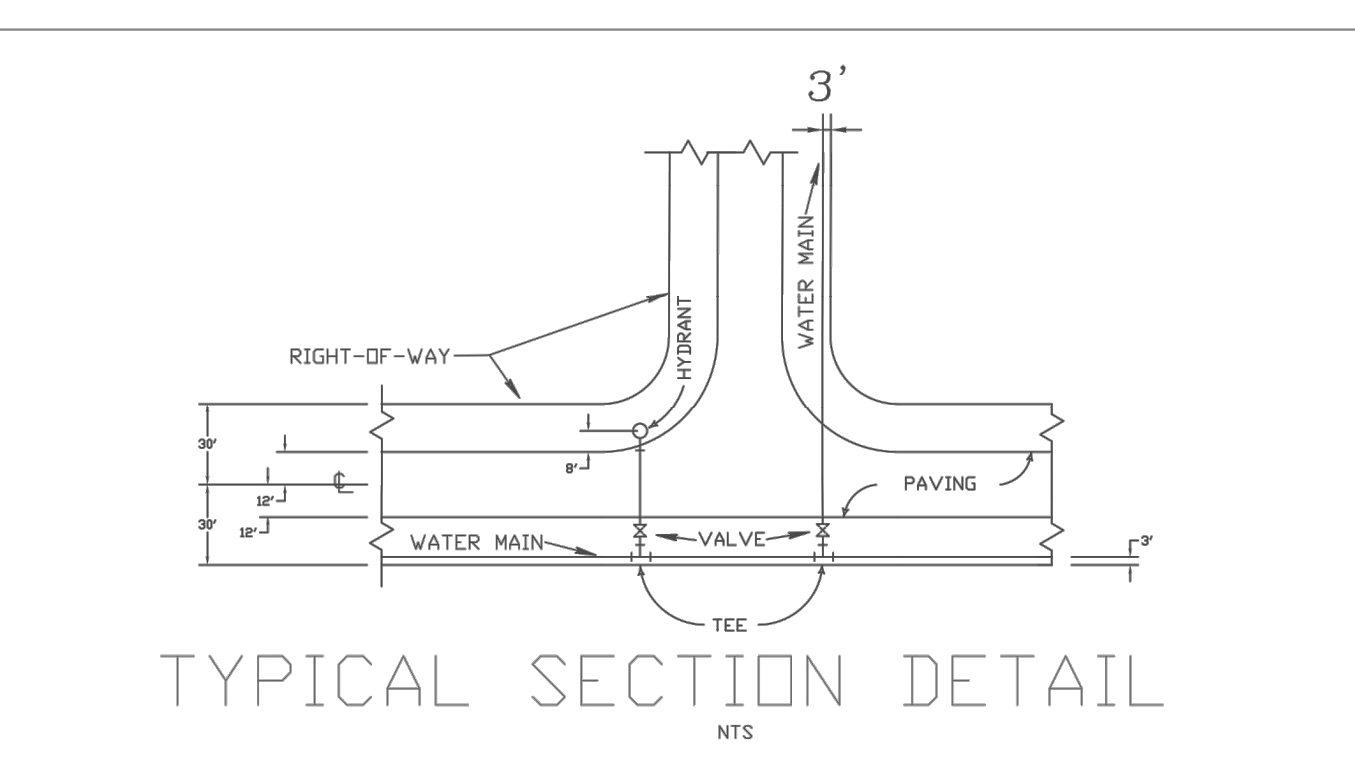
TIE RODS
TWO RODS ON ALL SIX INCH (6") PIPE
THREE RODS ON ALL EIGHT INCH (8") PIPE
FOUR RODS ON ALL TEN AND TWELVE INCH (10" & 12") PIPE



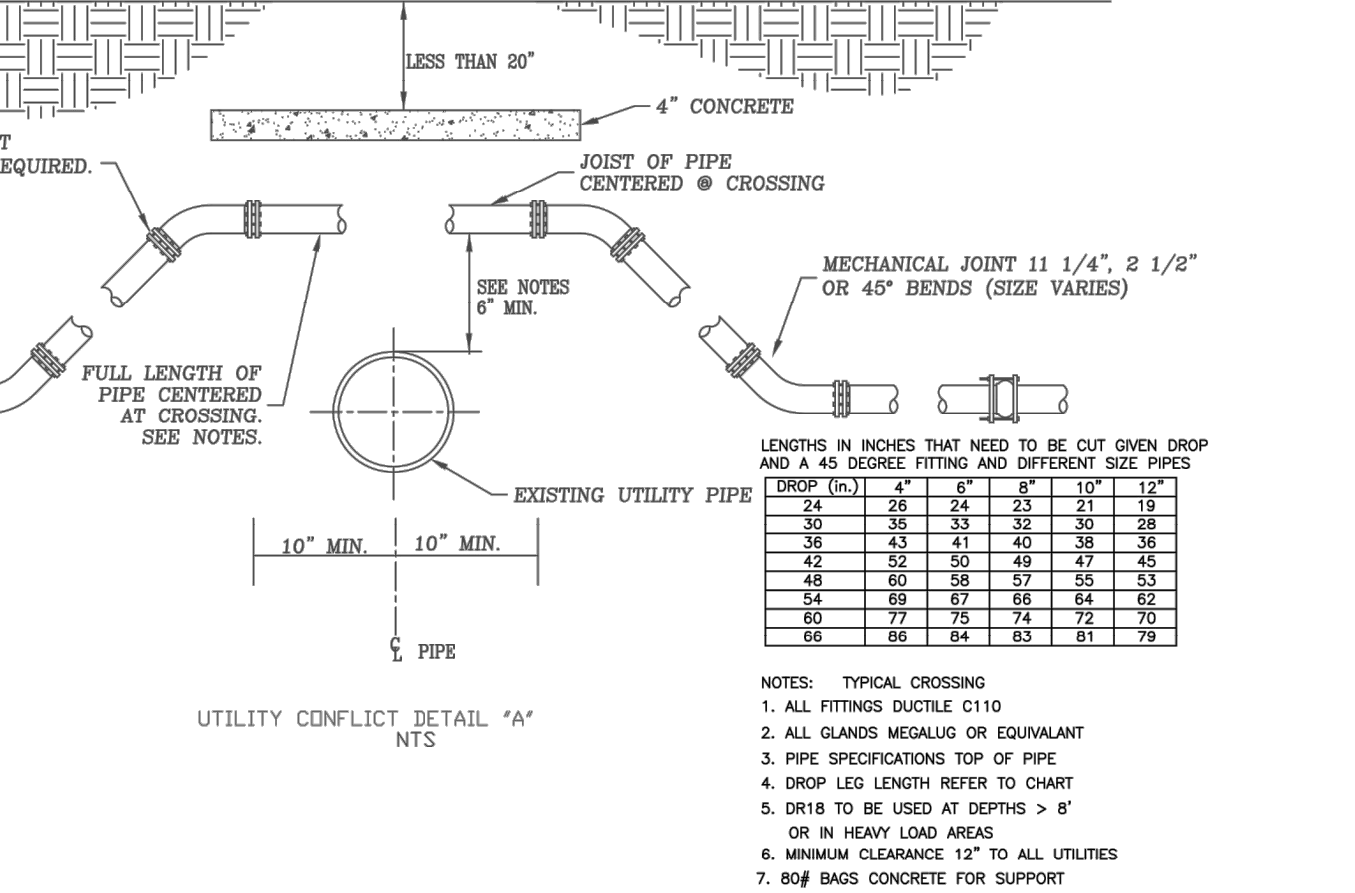
STATE ROAD- 1 1/2" CARRIER PIPE-4' BLACK IRON CASING FOR JACK AND BORE INSTALLATION.
COUNTY AND CITY- 1 1/2" CARRIER PIPE- 3" PVC CASING FOR JACK AND BORE INSTALLATION.



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)

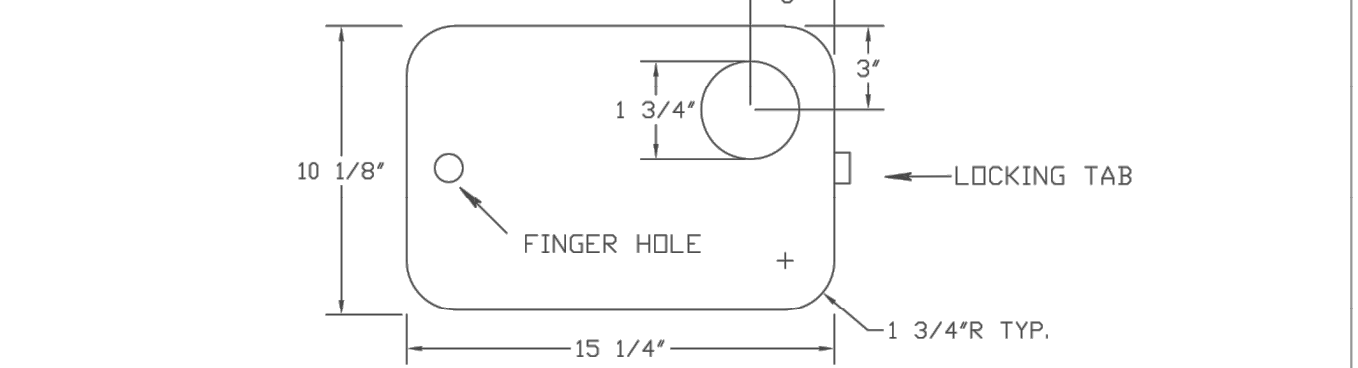


BLUE PVC DR 25 C900 PIPE FOR ALL 4', 6', 8', 10" AND 12" MAINS
TRACING WIRE TO BE INSTALLED ON TOP OF MAIN TAPED EVERY TEN FEET
PIPE LETTERING TO BE AT TOP OF PIPE

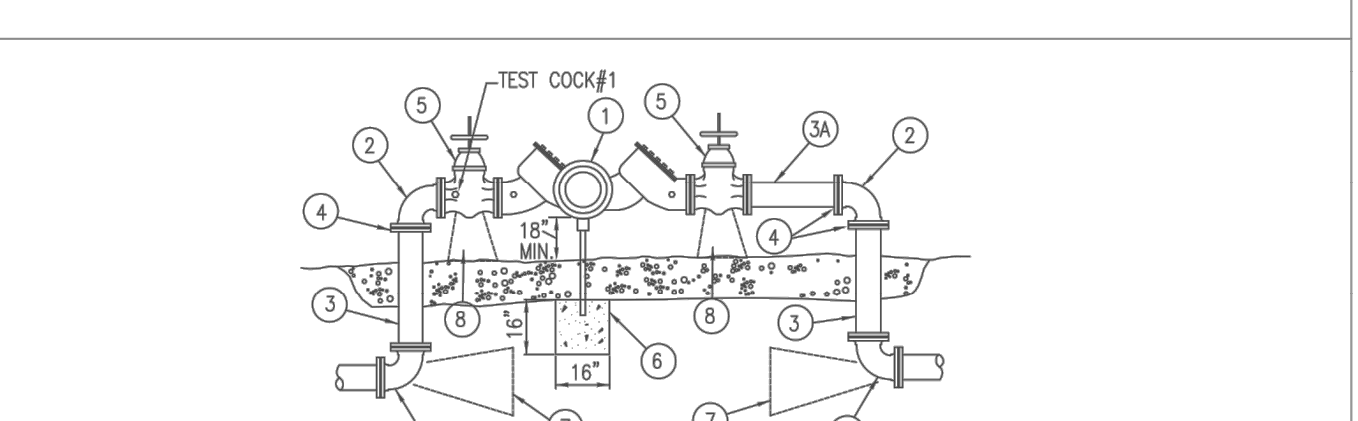


MINIMUM LENGTH TO BE RESTRAINED ON EACH SIDE OF FITTING (FEET)											
PIPE SIZE	11 1/4	22 1/2	45	90	TEE	VALVE	CAP	REDUCER			
4	2	4	7	18	20	39	39	N/A			
6	2	5	10	25	20	55	55	28			
8	3	6	13	32	20	72	72	30			
10	4	8	16	38	20	86	86	29			
12	4	9	19	45	20	102	102	50			
16	6	11	23	57	20	131	131	30			

BELL RESTRAINT REQUIREMENTS



TOUCH READ COVER FOR PLASTIC METER BOX



M A T E R I A L S		
ITEM	QUANT.	D E S C R I P T I O N
1	1	2.5'-10" VALVE, DOUBLE CHECK OR REDUCED PRESSURE
2	4	2.5'-10" BEND - 90° F-F
3	2	2.5'-10" D.I.P. (48" LONG) F-PE
3A	1	2.5'-10" D.I.P. (24" LONG) F-PE (OPT.X)
4	3	2.5'-10" FLANGE, D.I.P.
5	2	2.5'-10" VALVE, GATE, D.I., F-F, OS+Y (RESILIENT SEAT)
6	1	2" IRON PIPE/CONCRETE FOUNDATION
7	2	THRUST BLOCK
8	2	SUPPORT BLOCKING UNDER VALVES (6" AND LARGER SIZES)

DOUBLE CHECK REDUCED PRESSURE WITH FLOW DIRECTION REQUIRED ON 4 INCH AND ABOVE
INSULATION AGAINST FREEZE DAMAGE REQUIRED AND FOC MARKING PLATE WHEN APPLICABLE

DOUBLE CHECK REDUCED PRESSURE WITH FLOW DECTION REQUIRED ON 4 INCH AND ABOVE
INSULATION AGAINST FREEZE DAMAGE REQUIRED AND FDC MARKING PLATE WHEN APPLICABLE

FIRE BACKFLOW PREVENTER
N.T.S.

CONTRACTORS ARE REQUIRED TO PAINT NEW HYDRANTS SAFETY YELLOW AND MARK HYDRANTS. THE TOPS AND NOZZLE CAPS SHALL BE PAINTED WITH THE FOLLOWING CAPACITY INDICATOR COLOR SCHEME:
BLUE (SW4079) 1500GPM AND HIGHER
GREEN (SW4085) 1000-1499 GPM
ORANGE (SW4083) 500-999 GPM
RED (SW4081) LESS THAN 500 GPM
IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER MAINS BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.
IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER MAINS BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555.345, F.A.C..

ALL WATER MAINS WILL BE CONSTRUCTED WITH BLUE 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.

WATER SPECIFICATIONS		UTILITY DETAILS	
SCALE: N.T.S. DATE: 2/5/98 DRAWN BY: VLT REVIEWED BY: JMM DATE: 4/28/11		CITY OF FERNANDINA BEACH FERNANDINA BEACH, FLORIDA 32054 DRAWING # WD-1	

PROJECT NAME

AMELIA ISLAND RENTALS
FERNANDINA BEACH, FL

PREPARED FOR

G STREET APARTMENTS, LLC

PROJECT NO.:

46016.001

ISSUED:

12/13/2021

DRAWN BY:

ST

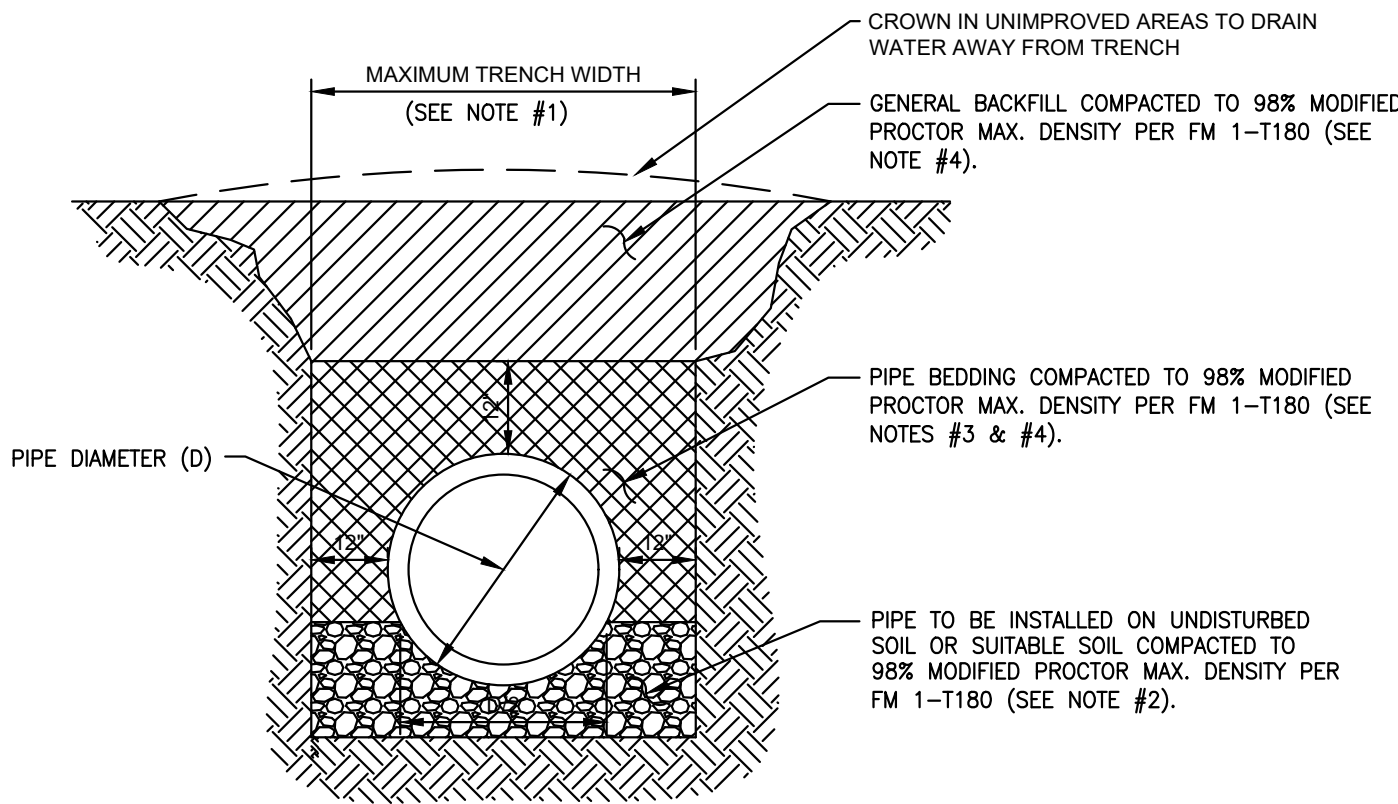
CHECKED BY:

MAC

SCALE:

UTILITY DETAILS

C-301



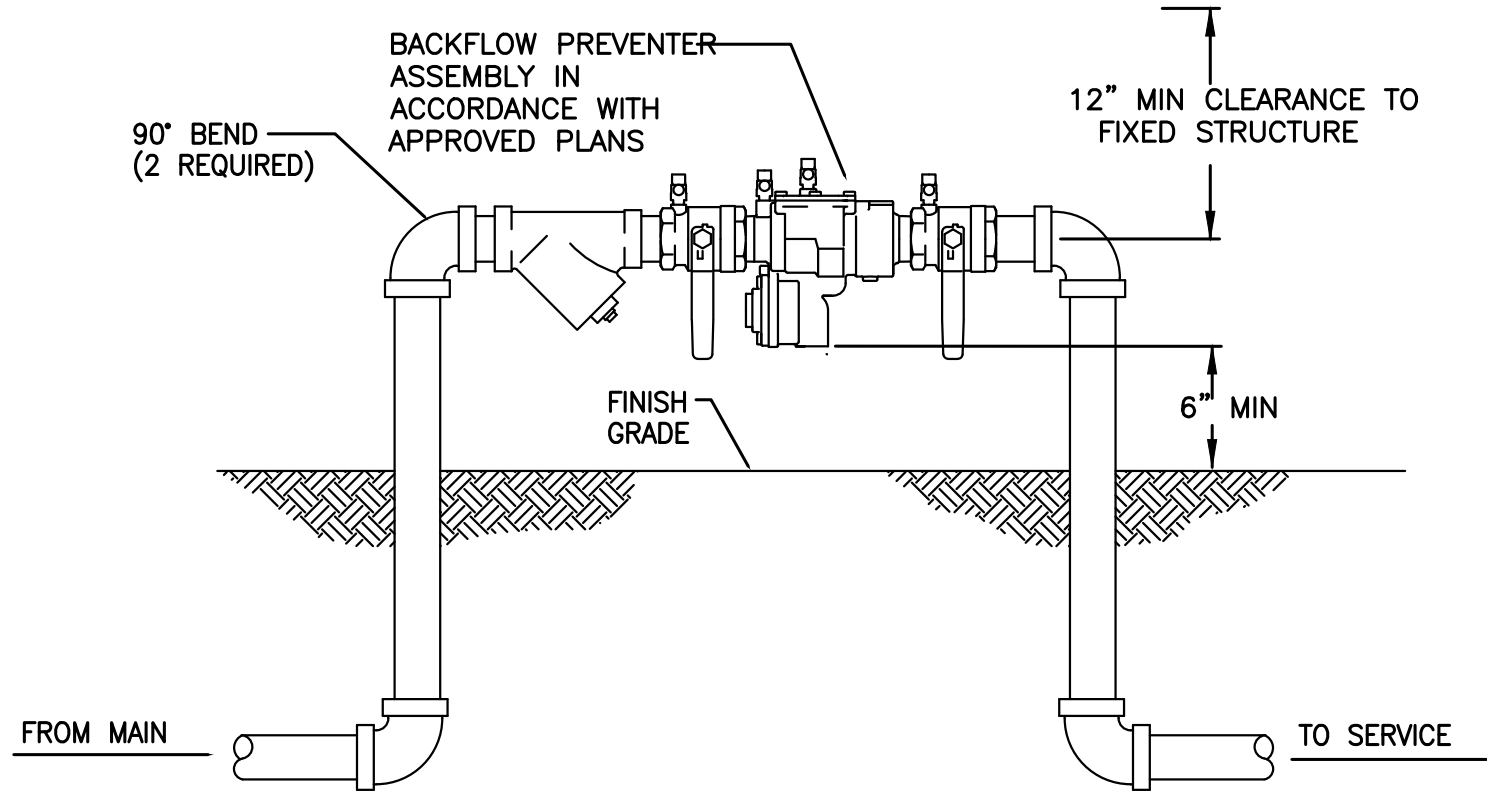
TYPICAL PIPE TRENCH AND BEDDING

NOTES:

- TRENCH SIDES SHALL BE APPROXIMATELY VERTICAL BETWEEN AN ELEVATION OF 1 FOOT ABOVE THE TOP OF THE PIPE AND THE CENTER LINE OF THE PIPE; OTHERWISE, TRENCH SIDES SHALL BE AS VERTICAL AS POSSIBLE OR AS REQUIRED BY OSHA STANDARDS.
- BELL HOLE SHALL BE DUG TO PERMIT THE ENTIRE STRAIGHT BARREL OF THE PIPE TO REST ON THE UNDISTURBED TRENCH BOTTOM. BOULDERS OR LOOSE ROCKS LARGER THAN 3/4 INCH IN SIZE WILL NOT BE PERMITTED IN BACKFILL UP TO 1 FOOT ABOVE THE TOP OF THE PIPE.
- PIPE BEDDING MATERIAL UP TO A LEVEL OF 1 FOOT OVER THE PIPE SHALL CONSIST OF AASHTO CLASS A-3 SOIL (SUITABLE SOIL) AND SHALL EXCLUDE CLAY MATERIALS AND LOOSE ROCKS LARGER THAN 3/4 INCH SIZE.
- PIPE BEDDING MATERIAL AND GENERAL BACKFILL MATERIAL OVER THE PIPE OR UNDER STRUCTURES SHALL BE PLACED IN 6 INCH COMPACTED THICKNESS LAYERS AND SHALL BE COMPACTED TO 98% OF ITS MODIFIED PROCTOR MAXIMUM DENSITY AS DETERMINED BY FM 1-T180.
- WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
- ALL PIPE TO BE INSTALLED WITH THE BELL FACING UPSTREAM TO THE DIRECTION OF FLOW.
- SEE SITE GEOTECH REPORT FOR ADDITIONAL DETAILS.

1 TYPICAL PIPE BEDDING DETAILS

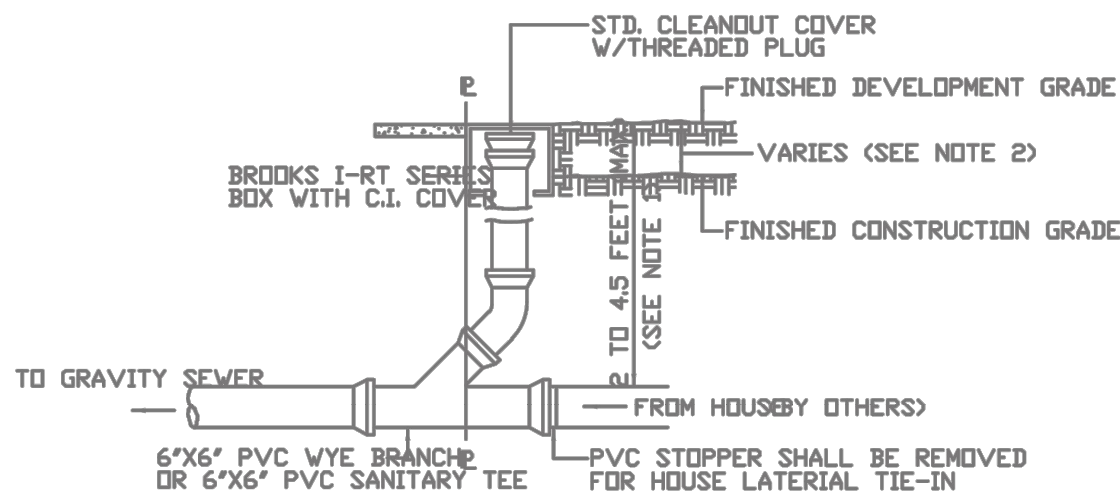
N.T.S.



NOTES:

- ALL BACKFLOW PREVENTERS SHALL COMPLY WITH AND BE INSTALLED IN ACCORDANCE WITH JEA STANDARDS AND SPECIFICATIONS.
- UNPROTECTED CONNECTIONS ARE PROHIBITED BETWEEN BACKFLOW PREVENTER AND METER.
- USE ADJUSTABLE PIPE STANDS WHERE REQUIRED.
- ASSEMBLY TO BE INSTALLED A MAXIMUM OF 30" OVER FINAL FINISH GRADE AS MEASURED TO THE LOWEST POINT OF THE ASSEMBLY AND NO CLOSER THAN 12" TO ANY FIXED APPURTENANCE.
- BACKFLOW UNIT REQUIRES CERTIFICATION AND ANNUAL TEST RESULTS TO BE SUBMITTED TO THE WATER DEPARTMENT.
- FREEZE PROTECTION IS REQUIRED FOR ALL BACKFLOW PREVENTION DEVICES.

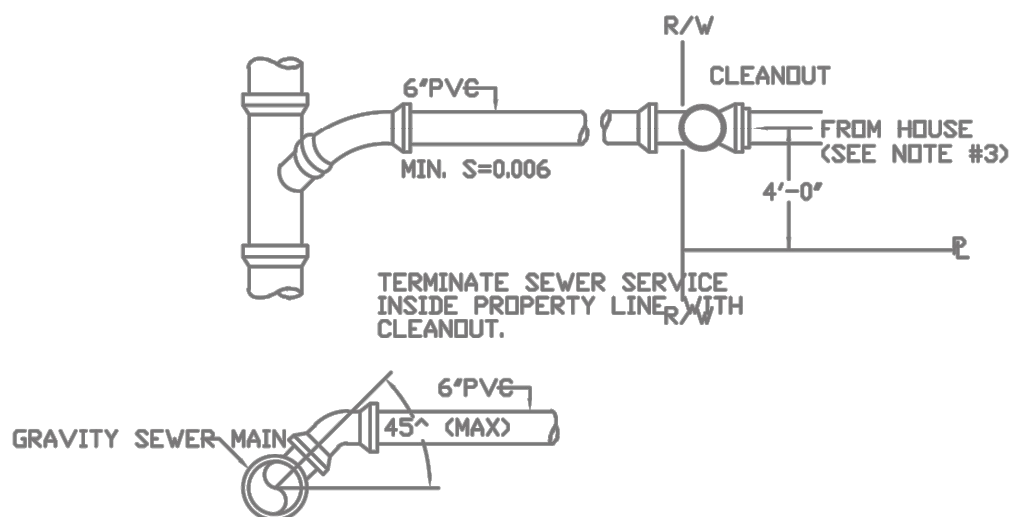
TYPICAL REDUCED PRESSURE ZONE BACKFLOW PREVENTER (RPZ)



NOTE:

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

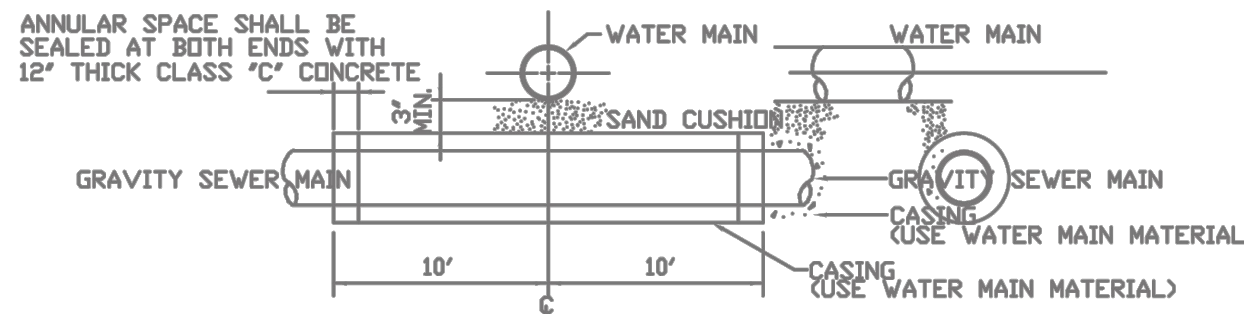
CLEANOUT



NOTE:

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

TYPICAL SEWER SERVICE



NOTE:

- SEWER MAIN SHALL BE ENCASED AS SHOWN ON THE ABOVE DETAIL WHERE LESS THAN 12 INCHES OF VERTICAL CLEARANCE IS MAINTAINED BETWEEN WATER MAIN AND SEWER MAIN.
- C-900 CASING SHALL BE SIZED FOR 2 INCHES PLUS THE OUTSIDE DIAMETER OF THE CARRIER PIPE JOINT.
- THE ABOVE DETAIL APPLIES TO WATER MAINS 1 INCH DIAMETER AND LARGER.

ENCASEMENT AT WATER LINE

PROJECT NAME

AMELIA ISLAND RENTALS
FERNANDINA BEACH, FL

PREPARED FOR

G STREET APARTMENTS, LLC



7807 BAYMEADOWS ROAD EAST, SUITE 200
JACKSONVILLE, FLORIDA USA 32256
PHONE 904.730.9360 WWW.HALFF.COM
FL CA 33380 FL LC 26000645

REVISIONS	NO.	DATE	DESCRIPTION

SEAL

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PROJECT NO.:	46016.001
ISSUED:	12/13/2021
DRAWN BY:	ST
CHECKED BY:	MAC
SCALE:	

UTILITY DETAILS

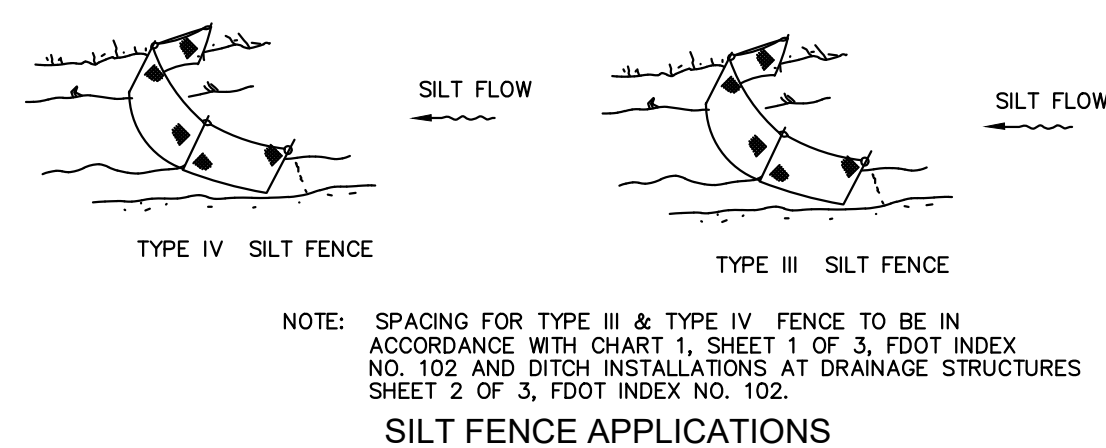
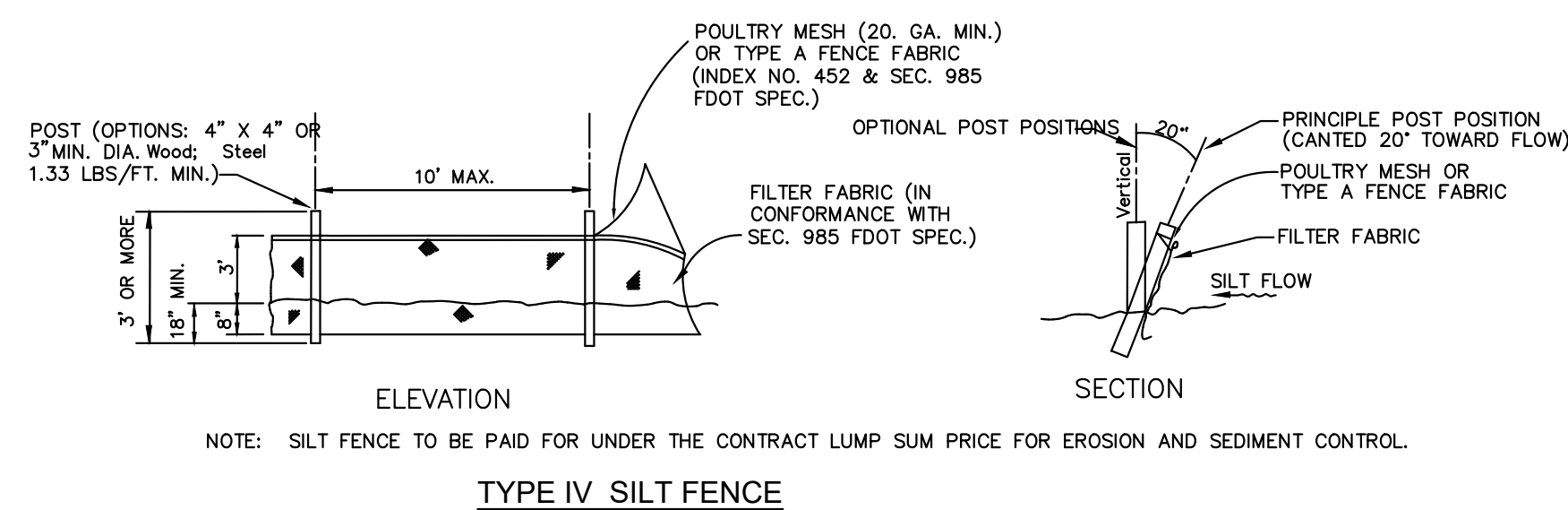
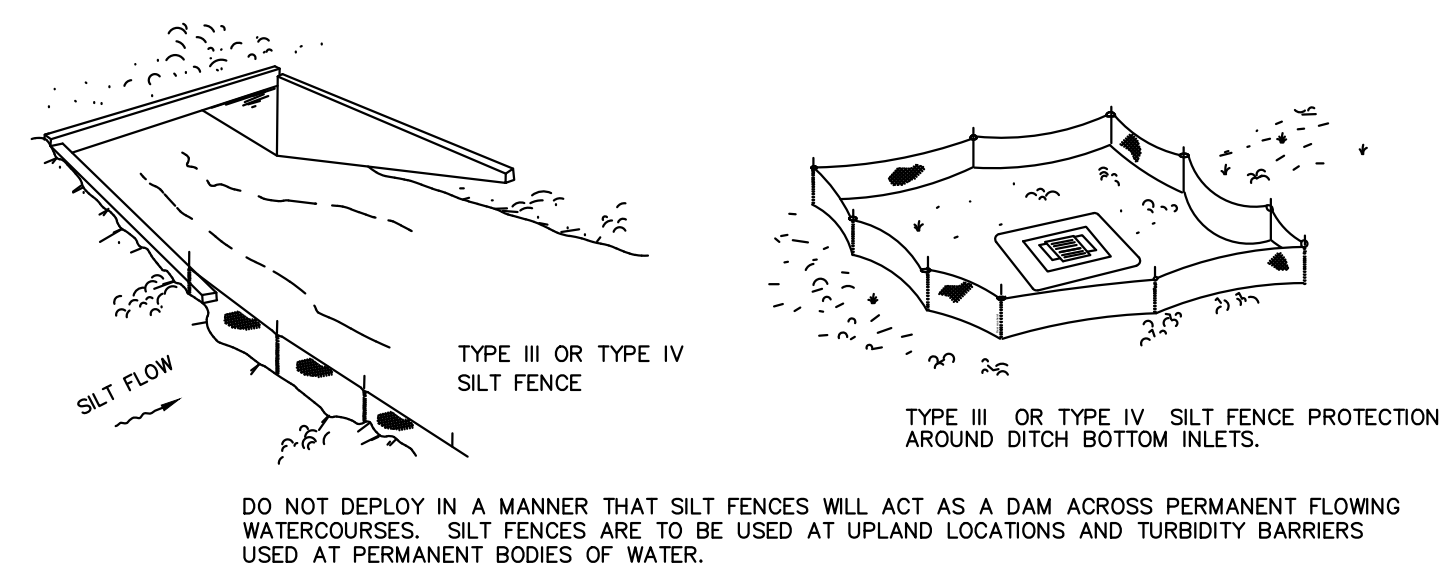
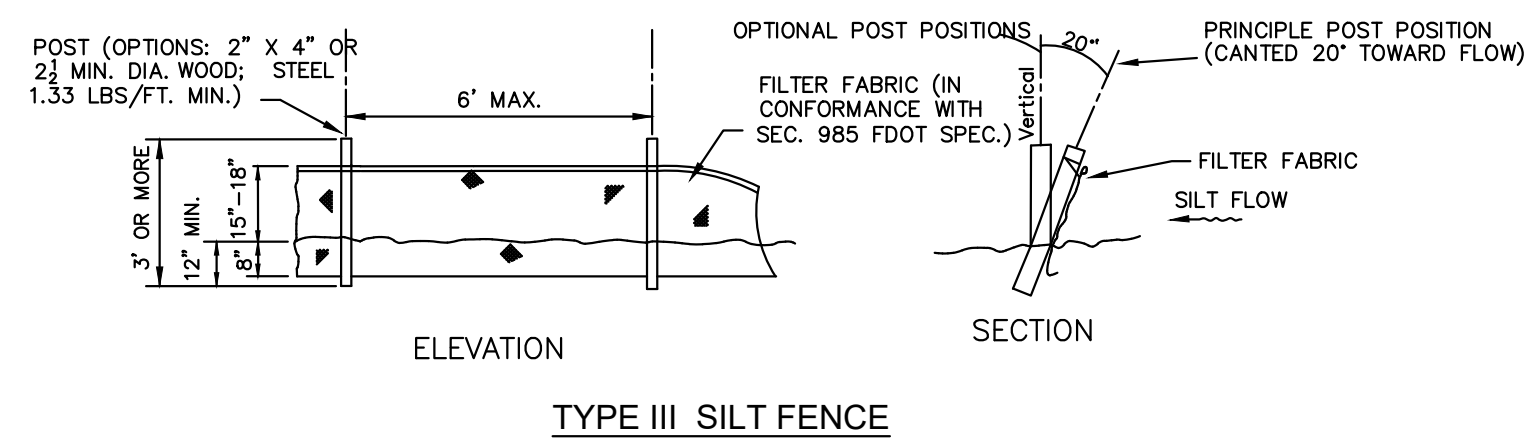
C-302

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

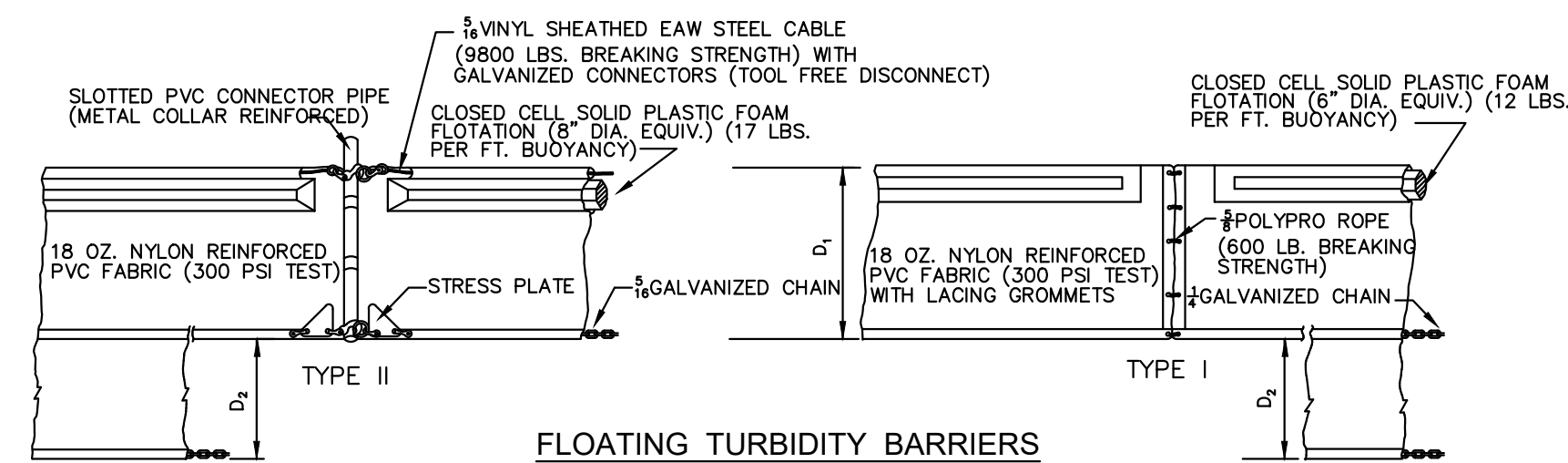
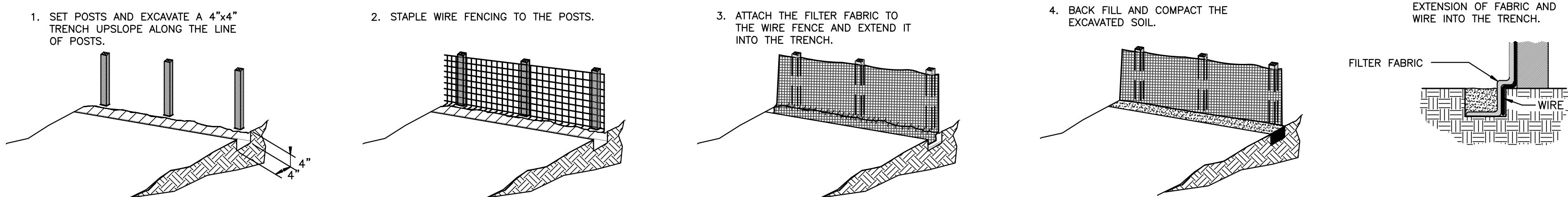
EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION -- ON-SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENINGS SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FDOT NO. 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED IN D-903. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONES MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
9. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEFUL LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
10. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
11. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
12. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
13. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/3 THE DEPTH OF THE TRAP. THE REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
14. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES.
15. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL, REFER TO "THE FLORIDA DEVELOPMENT MANUAL -- A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (F.D.E.R.) CHAPTER 6.
16. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION. SEE DETAIL SHEET FOR TYPICAL CONSTRUCTION.
17. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
18. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
19. ANY DISCHARGE FROM Dewatering ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
20. Dewatering PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
21. ALL DISTURBED AREAS ARE TO BE STABILIZED THROUGH COMPACTION, SOD PLACEMENT AND SEEDING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
22. ALL Dewatering, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.
23. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
24. THE CONTRACTOR SHALL BE REQUIRED TO RESPOND TO ALL WATER DISTURBANCES, INQUIRIES, RELATIVE TO COMPLIANCE OF DEP FOR EROSION AND SEDIMENTATION CONTROL. THE COST OF THIS COMPLIANCE SHALL BE PART OF THE CONTRACT.

NOTE:
WHERE FDOT SPECS AND INDEX ARE
REFERENCED, PLEASE REFER TO FDOT
ROADWAY & TRAFFIC DESIGN STANDARDS,
AND FDOT STANDARD SPECIFICATIONS
FOR ROAD & BRIDGE CONSTRUCTION.

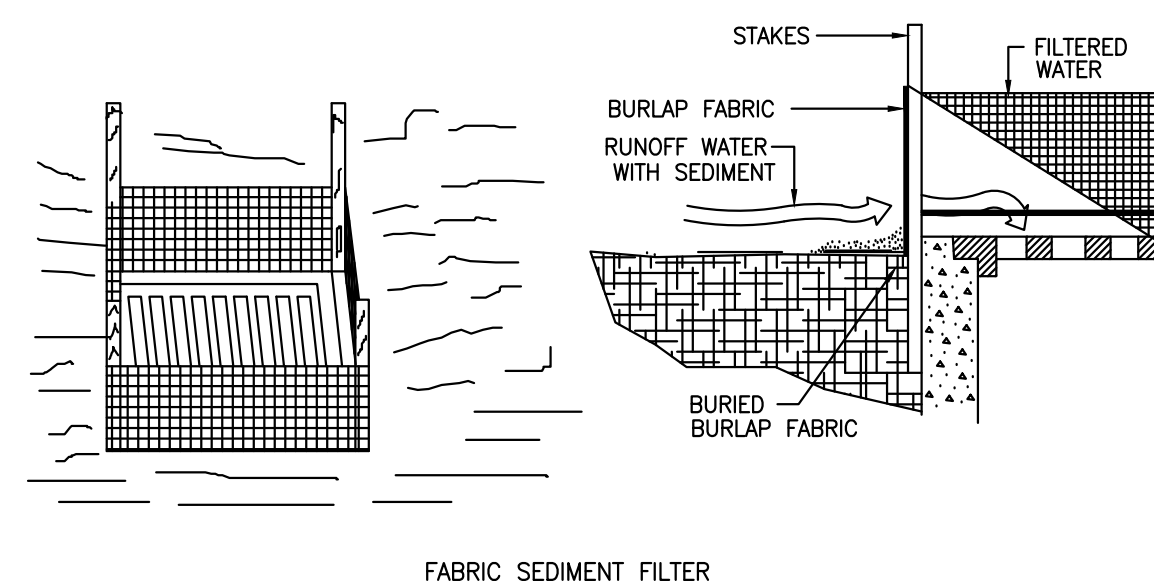


SILT FENCE TYPE III & IV
N.T.S.



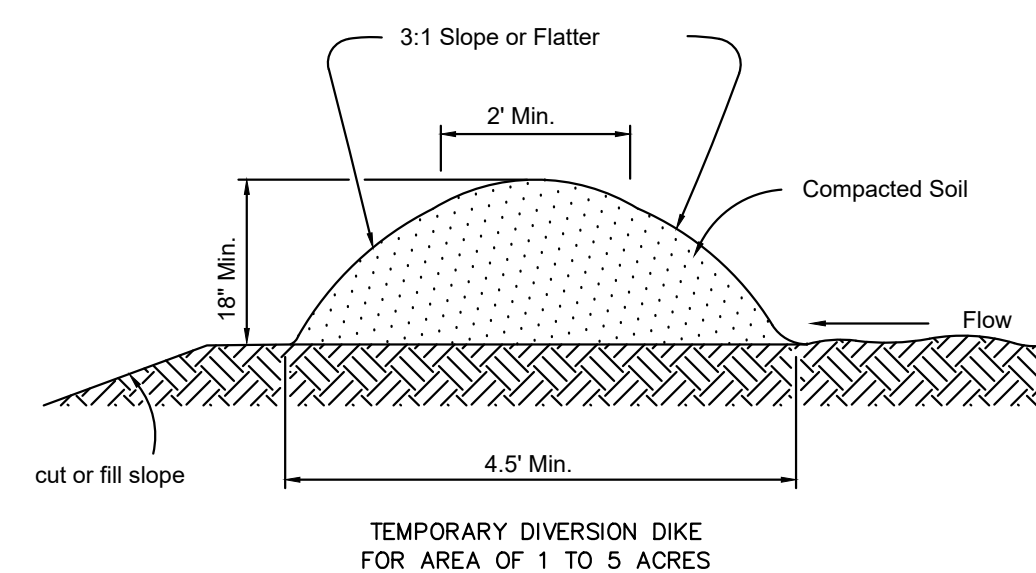
- NOTES:
1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH.
 2. NUMBER AND SPACING OF ANCHORS DEPENDENT ON CURRENT VELOCITIES.
 3. DEPLOYMENT OF BARRIER AROUND PILE LOCATIONS MAY VARY TO ACCOMMODATE CONSTRUCTION OPERATIONS.
 4. NAVIGATION MAY REQUIRE SEGMENTING BARRIER DURING CONSTRUCTION OPERATIONS.
 5. FOR ADDITIONAL INFORMATION SEE SECTION 104 OF THE FDOT STANDARD SPECIFICATIONS.

TURBIDITY BARRIERS
N.T.S.

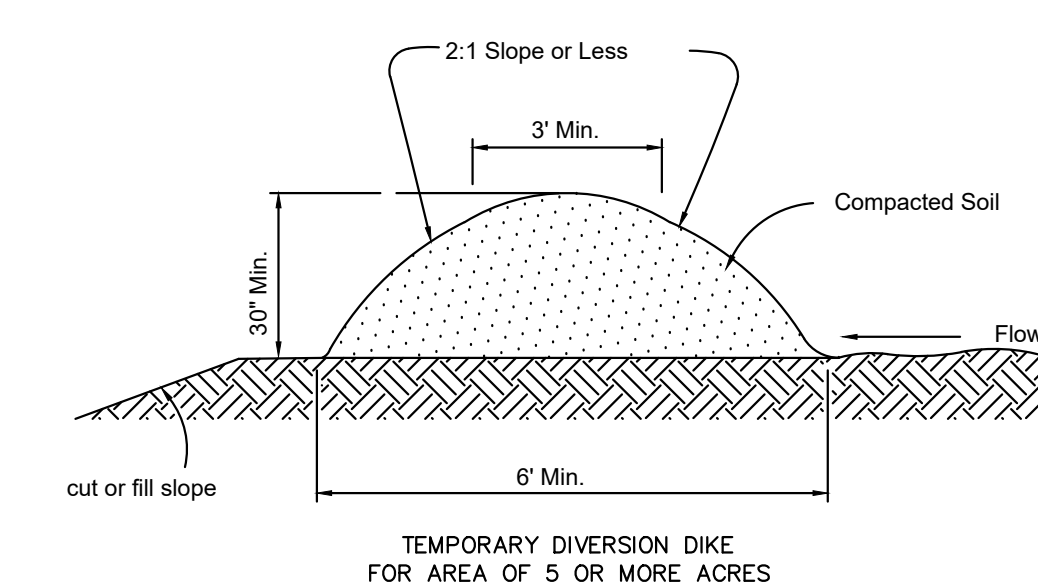


THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 cfs) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

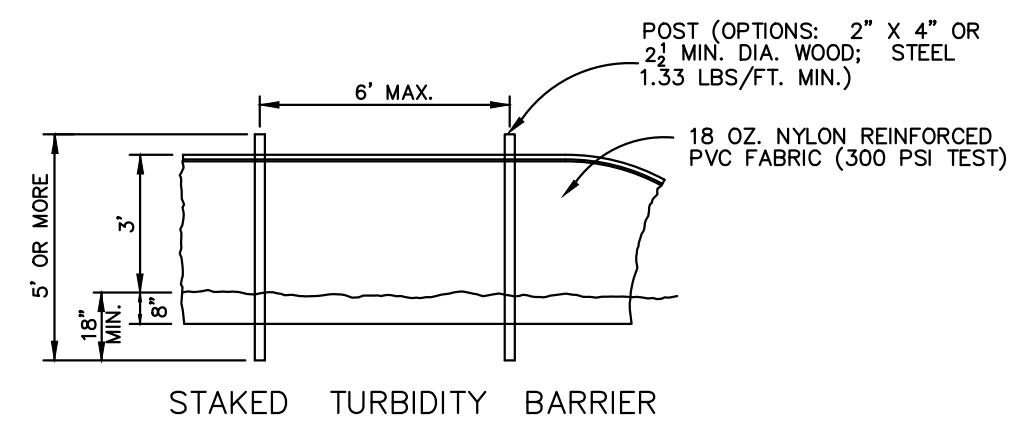
DROP INLET SEDIMENT TRAP
N.T.S.



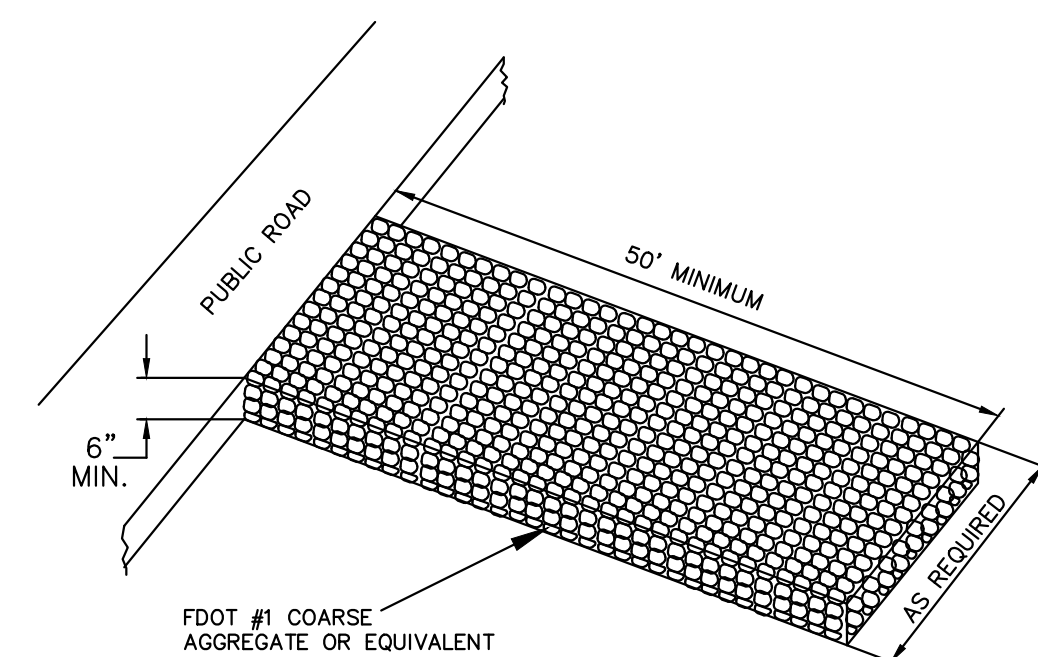
DIVERSION DIKE



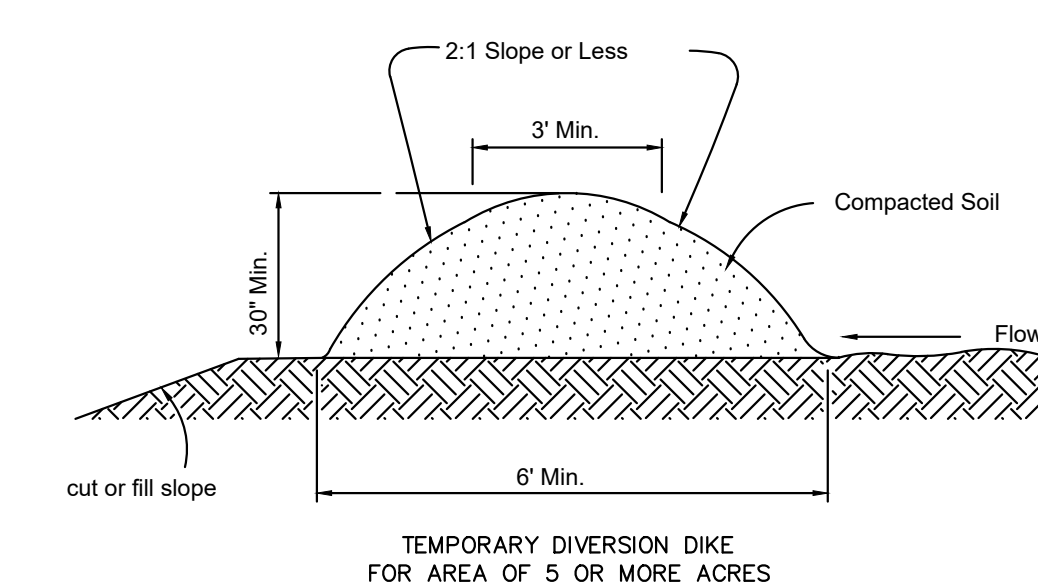
NOTICE:
COMPONENTS OF TYPES I & TYPE II MAY
BE SIMILAR OR IDENTICAL TO PROPRIETARY
DESIGNS. ANY INFRINGEMENT ON THE
PROPRIETARY RIGHTS OF THE DESIGNER
SHALL BE THE SOLE RESPONSIBILITY OF
THE USER. SUBSTITUTIONS FOR TYPES
I AND II SHALL BE AS APPROVED BY
THE ENGINEER.



NOTE:
TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING, OR STAKED TYPES OR ANY COMBINATIONS OF TYPES THAT WILL SUIT SITE CONDITIONS AND MEET EROSION CONTROL AND QUALITY IMPROVEMENT REQUIREMENTS. THE CONTRACTOR SHALL ADVISE THE CONTRACTORS OPTION UNLESS OTHERWISE SPECIFIED IN THE PLANS, HOWEVER, PAYMENT WILL BE UNDER THE CONTRACT LUMP SUM PRICE ESTABLISHED IN THE BID PROPOSAL FOR EROSION AND SEDIMENT CONTROL POSTS. STAKED TURBIDITY BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER.



STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



NOTE: SEE EROSION AND SEDIMENTATION CONTROL
PLANS FOR LOCATION OF ALL SILT FENCE.

SILT FENCE CONSTRUCTION DETAILS
N.T.S.

PROJECT NAME	AMELIA ISLAND RENTALS FERNANDINA BEACH, FL
PREPARED FOR	G STREET APARTMENTS, LLC



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[illegible]

SEAL

PROJECT NO.:	46016.001
ISSUED:	12/13/2021
DRAWN BY:	ST
CHECKED BY:	MAC
SCALE:	

SWPPP GENERAL
NOTES AND DETAILS

C-400

PROJECT: AMELIA BEACH RENTALS 46016 – 87 S. FLETCHER AVE., FERNANDINA BEACH, FL

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM

TO BE COMPLETED EVERY 7 DAYS AND WITHIN 24 HOURS OF
A RAINFALL EVENT OF 0.25 INCHES OR MORE

INSPECTOR: _____ DATE: _____

INSPECTOR'S QUALIFICATIONS: _____

DAYS SINCE LAST RAINFALL: _____ AMOUNT OF LAST RAINFALL _____ INCHES

STABILIZATION MEASURES					
INSPECTION AREA (DESCRIPTION OF LOCATION)	DATE SINCE LAST DISTURBED	DATE OF NEXT DISTURBANCE	STABILIZED ? (YES/NO)	STABILIZED WITH	CONDITION

STABILIZATION REQUIRED: _____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

PAGE 1 OF 4

PROJECT: AMELIA BEACH RENTALS 46016 – 87 S. FLETCHER AVE., FERNANDINA BEACH, FL

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM

SEDIMENT BASIN

DEPTH OF SEDIMENT IN BASIN	DEPTH OF SEDIMENT SIDE BASIN	ANY EVIDENCE OF OVERTOPPING OF THE EMBANKMENT ?	CONDITION OF OUTFALL FROM SEDIMENT BASIN

MAINTENANCE REQUIRED FOR SEDIMENT BASIN: _____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

OTHER CONTROLS STABILIZED CONSTRUCTION ENTRANCE			
DOES MUCH SEDIMENT GET TRACKED ON TO ROAD ?	IS THE GRAVEL CLEAN OR IS IT FILLED WITH SEDIMENT?	DOES ALL TRAFFIC USE THE STABILIZED ENTRANCE TO LEAVE THE SITE ?	IS THE CULVERT BENEATH THE ENTRANCE WORKING? (IF APPLICABLE)

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION ENTRANCE: _____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

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PROJECT: AMELIA BEACH RENTALS 46016 – 87 S. FLETCHER AVE., FERNANDINA BEACH, FL

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM

STRUCTURAL CONTROLS

DATE: _____

EARTH DIKES/SWALES

DIKE OR SWALE	FROM	TO	IS DIKE/SWALE STABILIZED ?	IS THERE EVIDENCE OF WASHOUT OR OVERTOPPING

MAINTENANCE REQUIRED FOR EARTH DIKE/SWALE: _____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

CATCH BASIN/CURB INLET/OUTFALL TURBIDITY CONTROLS				
STRUCTURE/ OUTFALL	ARE TURBIDITY CONTROLS IN PLACE	ANY EVIDENCE OF CLOSING/WASHOUT OR BYPASSING ?	ARE TURBIDITY CONTROLS IN NEED OF REPLACING	DOES SILT NEED TO BE REMOVED FROM AROUND CONTROL

MAINTENANCE REQUIRED FOR CATCH BASIN/CURB INLETS/OUTFALLS TURBIDITY CONTROLS: _____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

PAGE 2 OF 4

PROJECT: AMELIA BEACH RENTALS 46016 – 87 S. FLETCHER AVE., FERNANDINA BEACH, FL

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM

CHANGES REQUIRED TO THE POLLUTION PREVENTION PLAN: _____

REASONS FOR CHANGES: _____

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNATURE: _____

DATE: _____

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NOTE TO CONTRACTOR:
THIS IS THE CONTRACTORS CERTIFICATION REQUIRED BY THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES), STORM WATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION SITES OF 1 ACRE OR MORE. THIS CERTIFICATION MUST BE COMPLETED WEEKLY AND AFTER EVERY RAINFALL EVENT OVER 0.25 INCHES. IT IS SUGGESTED THAT THIS SHEET BE REMOVED FROM THE PLAN SET AND DUPLICATED AS NEEDED BY THE CONTRACTOR.

PRELIMINARY SET - NOT FOR CONSTRUCTION

SWPPP FORMS

C-401

PROJECT NO.: 46016.001
ISSUED: 12/13/2021
DRAWN BY: ST
CHECKED BY: MAC
SCALE:

SEAL

REVISIONS
NO. DATE DESCRIPTION

PROJECT NAME
AMELIA ISLAND RENTALS
FERNANDINA BEACH, FL
PREPARED FOR
G STREET APARTMENTS, LLC

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

OWNER'S REQUIREMENTS

SITE DESCRIPTION

PROJECT NAME AND LOCATION:
AMELIA ISLAND RENTALS 46016 –
87 S. FLETCHER AVENUE, FERNANDINA BEACH, FL

OWNER NAME AND ADDRESS:
G STREET APARTMENTS, LLC
514 S 4TH STREET
FERNANDINA BEACH, FLORIDA 32034
PHONE#: (561) 319-7300

DESCRIPTION:
0.62± ACRE SITE, CONSTRUCTION OF 1 COMMERCIAL REAL ESTATE BUILDING AND ASSOCIATED INFRASTRUCTURE.

SOIL DISTURBING ACTIVITIES WILL INCLUDE:
CLEARING, EXCAVATION, EARTHWORK, PAVEMENT INSTALLATION AND GRADING.

RUNOFF CURVE NUMBERS:
1. PRE-CONSTRUCTION = ±55
2. DURING CONSTRUCTION = ±55
3. POST-CONSTRUCTION = ±55

SOILS:
SEE SOIL BORING REPORT FOR SOILS DATA

SITE MAPS:
* SEE ATTACHED PLANS FOR LIMITS OF CONSTRUCTION AND SCOPE OF PROJECT.
* SEE GENERAL NOTES FOR REQUIREMENTS FOR TEMPORARY AND PERMANENT STABILIZATION.

SITE AREA:
1. TOTAL AREA OF SITE = ±0.62 ACRES
2. TOTAL AREA TO BE DISTURBED = ±0.62 ACRES

NAME OF RECEIVING WATERS: MASTER STORMWATER POND

1. ANTICIPATED START DATE OF CONSTRUCTION:
2. ANTICIPATED END DATE OF CONSTRUCTION:
(CONSTRUCTION DATES ARE TO BE FILLED IN BY CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION)

CONTROLS

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN OFF. AN EROSION AND TURBIDITY PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "CONTRACTORS RESPONSIBILITY" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.

STORM WATER MANAGEMENT

STORM WATER DRAINAGE WILL BE PROVIDED BY (DESCRIPTION:-) THE SITE IS CONNECTED TO A MASTER STORM WATER SYSTEM

WHERE PRACTICAL, TEMPORARY SEDIMENT BASINS WILL BE USED TO INTERCEPT SEDIMENT BEFORE ENTERING THE PERMANENT DETENTION BASIN. THE WET DETENTION SYSTEM IS DESIGNED WITH A TWO DAY MINIMUM RESIDENCE VOLUME. THIS IS IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT FOR THIS TYPE OF DEVELOPMENT AT THE TIME OF PERMITTING.

TIMING OF CONTROLS/MEASURES

REFER TO "CONTRACTORS REQUIREMENTS" FOR THE TIMING OF CONTROL/MEASURES.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS RELATED TO STORM WATER MANAGEMENT AND EROSION AND TURBIDITY CONTROLS, THE FOLLOWING PERMITS HAVE BEEN OBTAINED (TO BE FILLED IN BY CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION).

D.E.R. DREDGE/FILL PERMIT # _____

C.O.E. DREDGE/FILL PERMIT # _____

S.J.R./W.M.D. M.S.S.W. PERMIT # _____

N.P.D.E.S PERMIT # _____

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: _____
OWNER/OPERATOR OR CONTRACTOR

DATED: _____

CONTRACTOR'S REQUIREMENTS

GENERAL

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

SEQUENCE OF MAJOR ACTIVITIES:

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE

2. INSTALL SILT FENCES AND HAY BALES AS REQUIRED

3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN

4. CONSTRUCT SEDIMENTATION BASIN

5. CONTINUE CLEARING AND GRUBBING

6. STOCK PILE TOP SOIL IF REQUIRED

7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED

8. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE

9. INSTALL UTILITIES, STORM SEWER, CURBS & GUTTER.

10. APPLY BASE TO PROJECT

11. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING

12. COMPLETE FINAL PAVING

13. REMOVE ACCUMULATED SEDIMENT FROM BASINS

14. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND HAY BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE EROSION & TURBIDITY CONTROL PLAN.

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED , MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE EROSION AND TURBIDITY CONTROL PLAN AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES

1. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES. REFER TO CITY STANDARD DETAIL D-910 FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.

2. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.

3. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL UP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE. LEVEL SPREADER SHALL BE CONSTRUCTED IN ACCORDANCE TO CITY STANDARD DETAIL D-914.

NOTE:
THE 3,600 CUBIC FEET OF STORAGE AREA PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

CONTROLS CONT'D.

5. STOCKPIILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.

6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.

7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.

8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.

9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.

10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.

11. TEMPORARY REGRASSING : IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 85 PERCENT UNIFORM GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.

12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.

13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.

14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

STRUCTURAL PRACTICES

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY, AND IT SHALL BE CONSTRUCTED IN ACCORDANCE TO D-914.

2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN AN DRAINAGEWAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA. THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:

A. BLOCK & GRAVEL SEDIMENT FILTER – THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE. REFER TO D-902 FOR CONSTRUCTION OF A CURB INLET SEDIMENT FILTER, AND D-904 FOR CONSTRUCTION OF A CURB INLET SEDIMENT FILTER.

B. GRAVEL SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES & UNPROTECTED AREAS. REFER TO D-903 FOR CONSTRUCTION OF CURB INLET & DROP SEDIMENT TRAP.

C. DROP INLET SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS. REFER TO D-905 FOR CONSTRUCTION OF HAY BALE & FABRIC SEDIMENT FILTER.

3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION & SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES & HAY BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.

4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME. THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE.

OTHER CONTROLS

HAZARDOUS WASTE

ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LOADED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEP DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARP/AULIN.

INVENTORY FOR POLLUTION PREVENTION PLAN

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

☒ Concrete ☒ Fertilizers ☒ Wood

☒ Asphalt ☒ Petroleum Based Products ☒ Masonry Blocks

☐ Tar ☒ Cleaning Solvents ☒ Roofing Materials

☐ Detergents ☒ Paints ☒ Metal Studs

☐ _____ ☐ _____ ☐ _____

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF:

* AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.

* ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.

* PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.

* SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.

* WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.

* MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.

* THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

* PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.

* ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.

* IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

SPILL PREVENTION CONT'D.

PRODUCT SPECIFIC PRACTICES

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS

WASHING OF VEHICLES SHOULD BE CONDUCTED USING PRACTICES THAT WILL PREVENT DIRECT, UNTREATED DISCHARGES OF WASTEWATER AND HAZARDOUS WASTES TO SURFACE AND GROUND WATERS. A DESIGNATED AREA MUST BE CREATED SPECIFICALLY FOR WASHING VEHICLES THAT WILL BE LAID WITH FILTER FABRIC, CRUSHED STONE (DOT GRAVEL #2 AND UP) AND COVERED WITH LINED BERM.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (I.E. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

MAINTENANCE/INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

* NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.

* ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.

* ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF ORDER.

* BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.

* SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.

* DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.

MAINT./INSP. PROCEDURES CONT'D.

* THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.

* TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.

* A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED. THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.

* THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.

* PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

* WATER FROM WATER LINE FLUSHING

* PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).

* UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

PRELIMINARY SET - NOT FOR CONSTRUCTION

AMELIA ISLAND RENTALS
FERNANDINA BEACH, FL

G STREET APARTMENTS, LLC

PROJECT NAME

PREPARED FOR



7807 BAYMEADOWS ROAD EAST, SUITE 200
JACKSONVILLE, FLORIDA USA 32256
PHONE 904.730.9360 WWW.HALFF.COM
FL CA 33380 FL LC 26000645

NO.	DATE	DESCRIPTION

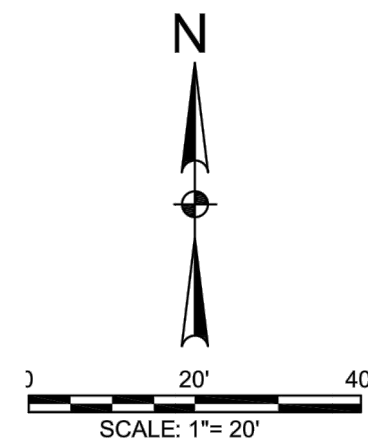
SEAL

PROJECT NO.: 46016.001
ISSUED: 12/13/2021
DRAWN BY: ST
CHECKED BY: MAC
SCALE:

SWPPP GENERAL REQUIREMENTS

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FLETCHER AVE CABIN HOTEL LIGHTING
AMERLIA ISLAND, FL

ISSUE	DATE	DESCRIPTION
	12/8/2021	PRELIMINARY

SHEET TITLE

Site Lighting Plan

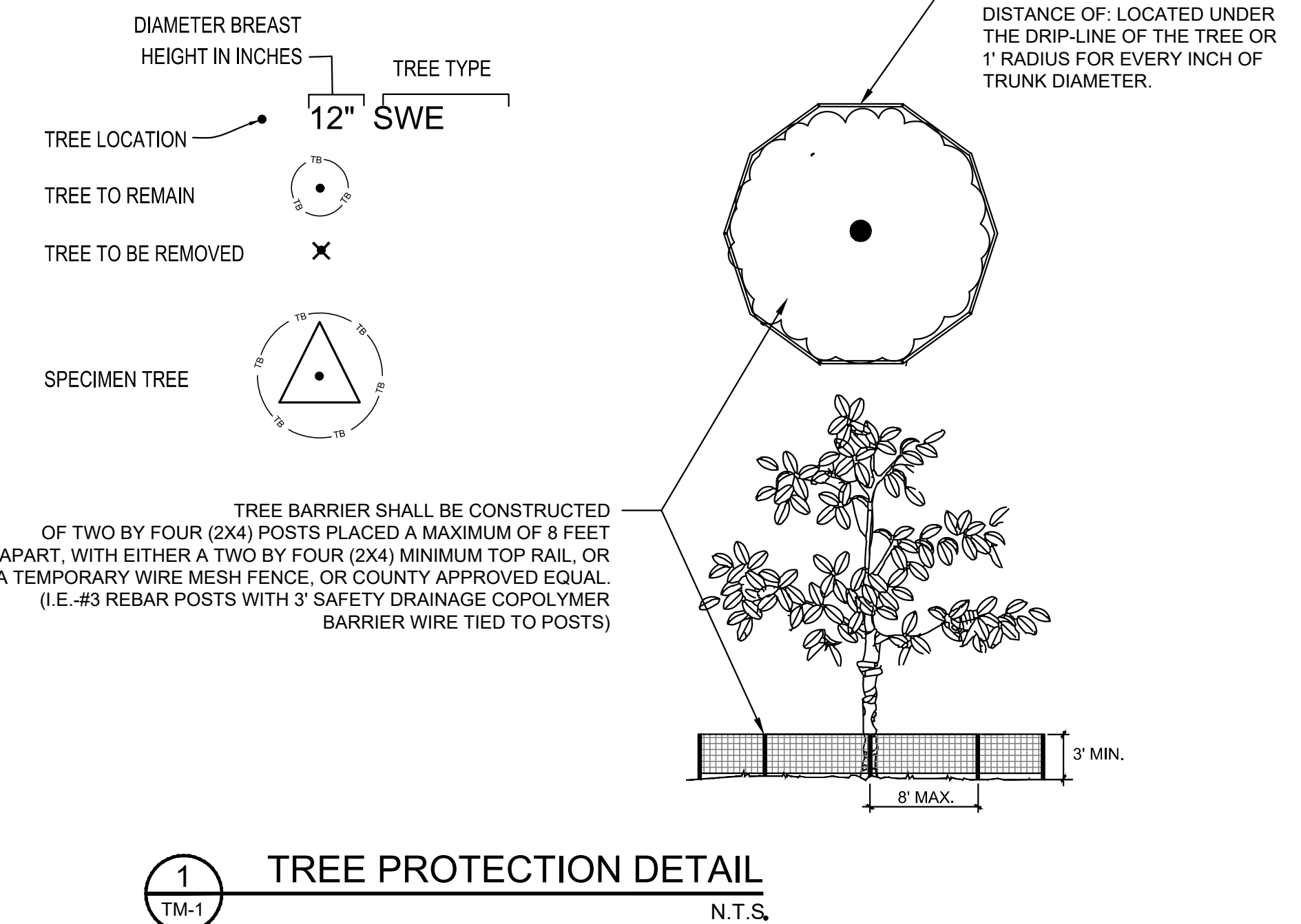
SHEET NUMBER

SL-1



1. BARRICADES MAY BE WOOD RAIL AS DETAILED OR WIRE MESH FENCE, OR SIMILAR BARRIER WHICH WILL LIMIT ACCESS TO THE PROTECTED AREA.
2. THE TEMPORARY BARRIER SHALL BE AT LEAST THREE FEET HIGH, SHALL BE PLACED AT LEAST SIX FEET AWAY FROM THE BASE OF ANY TREE AND INCLUDE AT LEAST 50% OF THE DRIPLINE OF ANY PROTECTED TREE OR TREES.
3. REMOVE VINES AND DEADWOOD FROM TREES. REMOVE SUCKERS AND MIS-SHAPEN LIMBS TO 12' HEIGHT.
4. REQUIRED BARRICADES ARE TO REMAIN INTACT THROUGHOUT CONSTRUCTION. EXCEPTION: BARRICADES MAY BE REMOVED TO COMPLETE LANDSCAPE WORK. NOTIFY CONSTRUCTION MANAGER PRIOR TO REMOVAL OF BARRICADES.
5. NO MATERIALS OR EQUIPMENT SHALL BE STORED, OPERATED, DUMPED, OR BURNED WITHIN THE PROTECTED AREA.
6. NO ATTACHMENT (WIRES, SIGNS, ETC...) SHALL BE ATTACHED TO A PROTECTED TREE.
7. PRIOR TO ANY LAND CLEARING OPERATIONS, TREE LIMBS WHICH INTERFERE WITH CONSTRUCTION SHALL BE REMOVED IN ACCORDANCE WITH NATIONAL ARBORISTS ASSOCIATION PRUNING STANDARDS.
8. ALL PROTECTED TREES SHALL BE PRUNED TO REMOVE DEAD OR DAMAGED LIMBS AND FERTILIZED AS NECESSARY TO COMPENSATE FOR ANY ROOT LOSS.
9. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES PRIOR TO DEMOLITION.
10. CONTRACTOR TO VERIFY WATER, SEWER, ELECTRICAL AND NATURAL GAS SERVICES ARE DISCONNECTED PRIOR TO DEMOLITION. ALL DECOMMISSIONINGS, DISCONNECTS AND REMOVAL TO BE EXECUTED ACCORDING TO APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND GOVERNMENT REGULATIONS.
11. CALL PUBLIC WORKS FOR UTILITY LOCATES PRIOR TO ANY EXCAVATION, DIGGING OR DEMOLITION.

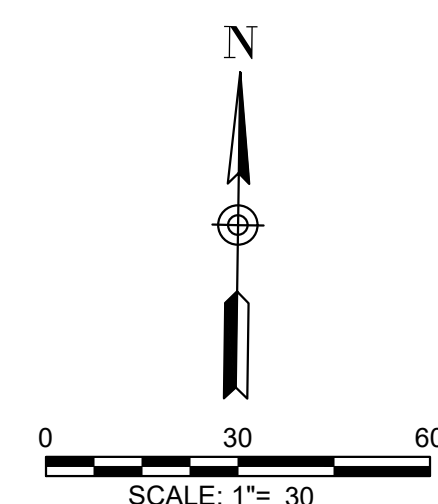
EXISTING TREE LEGEND:



AS PER SJC LDC, TREE PROTECTION
BARRICADES SHALL REMAIN IN PLACE UNTIL
LAND ALTERATIONS AND CONSTRUCTION
ACTIVITIES ARE COMPLETED.

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PRELIMINARY SET - NOT FOR CONSTRUCTION

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SEAL

PROJECT NO.:	46016.001
ISSUED:	12/13/2021
DRAWN BY:	ST
CHECKED BY:	MAC
SCALE:	

TREE MITIGATION
 PLAN

TM-100

PROJECT NAME

AMELIA ISLAND RENTALS
FERNANDINA BEACH, FL

PREPARED FOR

G STREET APARTMENTS, LLC



7807 BAYMEADOWS ROAD EAST, SUITE 200
JACKSONVILLE, FLORIDA USA 32256
PHONE 904.730.9360 WWW.HALFF.COM
FL CA 33380 FL LC 26000645

MATERIALS:

1. PLANTING SOIL BACKFILL MIX: TREE PITS, SHRUBS AND GROUNDCOVERS: MIX 50% EXISTING TOPSOIL TO 50% SOIL ADMIXTURE COMPRISED OF 1/3 PARTS DECOMPOSED PINE BARK OR PEAT MOSS, 1/3 PARTS COW MANURE, AND 1/3 PARTS IMPORTED TOPSOIL AND SOIL AMENDMENTS AS REQUIRED TO BRING THE pH TO BETWEEN 5.5 TO 6.5. ALTERNATE PLANTING SOIL BACKFILL MIXTURE: MIX 50% EXISTING TOPSOIL AND 50% 'FLORIDA MUCK' AND SOIL AMENDMENT AS REQUIRED TO BRING pH TO BETWEEN 5.5 AND 6.5.

3. PLANTING BED AND TREE MULCH: MINI PINE NUGGETS TO MATCH COMMUNITY LANDSCAPE PLAN REQUIREMENTS. PROVIDE FOR 3" LAYER, AFTER SETTLING.

4. SOD: LAWN AREAS TO BE BAHIA GRASS

5. SEEDING: QUICK GROWING / TEMPORARY COVER
MARCH-APRIL PLANTING: ANNUAL RYEGRASS
MAY PLANTING: BROWN TOP MILLET
JUNE-AUGUST PLANTING: MIX 50% RYE GRAIN AND 50% WINTER WHEAT
SEPTEMBER-OCTOBER PLANTING: ANNUAL RYEGRASS

6. FERTILIZER: FOR PLANT BEDS USE 8-8-8 RATIO, AND FOR LAWN AREAS USE 16-4-8 RATIO, EACH WITH AT LEAST 25% OF THE NITROGEN IN A WATER INSOLUBLE ORGANIC FORM.

7. TREE GUYING: STRAPS SHALL BE MINIMUM 1" WIDE NYLON OR POLYPROPYLENE. ALL WOOD STAKES SHALL BE LOCATED BEYOND THE EDGE OF THE ROOT BALL.

SUBMITTALS:

1. SOD CERTIFICATE FROM GROWER.
2. SAMPLE OF PREPARED SOIL BACKFILL MIX (1/2 CU. FOOT).
3. SOIL TEST REPORT FOR pH WITH RECOMMENDATIONS FOR pH ADJUSTMENT (ALL LANDSCAPE PLANTING AREAS AND PLANTING BACKFILL MIX)
4. WRITTEN PLANT GUARANTEE.
5. SUBMIT MANUFACTURER DATA WITH INSTRUCTIONS FOR APPLICATIONS FOR ALL HERBICIDES.
6. PLANTING AREA / BED PREP HERBICIDES
 - A. FOR GRASS AND WEEK KILL PRIOR TO TILLING, TOP DRESSING OR MULCHING: ROUNDUP BY MONSANTO
7. PALM FERTILIZER
 - A. BALANCE OF NITROGEN (N), POTASH (P), POTASSIUM (K), AND MAGNESIUM (Mg), IN A 2N-1P-3K-1Mg RATIO, AND ALSO CONTAINING 1-2% MANGANESE (Mn), 1-2% IRON (Fe), SULFUR (S), AND TRACE AMOUNTS OF ZINC (Zn), COPPER (Cu) AND BORON (B). PROVIDE 100% OF N, K AND Mg IN CONTROLLED-RELEASE FORM (RESIN OR SULFUR COATED).
8. FUNGICIDE
 - A. FOR ROT AND WILT DISEASES: BROAD SPECTRUM SYSTEMIC FUNGICIDE THAT IS ALSO LABELED FOR THE CONTROL OF PHYTOPHTHORA BUD ROT. B. FOR GRAPHILOA LEAF SPOT: MANEB, MANCOZEB OR BROAD SPECTRUM COPPER FUNGICIDE SUCH AS KODICE 101. COPPER (Cu) AND BORON (B). PROVIDE 100% OF N, K AND Mg IN CONTROLLED-RELEASE FORM (RESIN OR SULFUR COATED).
9. INSECTICIDE
 - A. SYSTEMIC INSECTICIDE SUCH AS LINDANE OR SEVIN.

EXECUTION:

1. PERFORM ALL WORK AS SHOWN AND IN STRICT ACCORDANCE WITH SOUND HORTICULTURAL PRACTICE.
2. PLANTING PREPARATION:
 - A. INCORPORATE BACKFILL MIX AS SPECIFIED AND AS SHOWN ON DETAILS AND DRAWINGS.
 - B. ADJUST SOIL AND BACKFILL pH TO 5.5 AND 6.5.
 - C. ADJUST SOIL pH TO 5.5 & 6.5 AS RECOMMENDED BY THE SOIL TEST. USE ALUMINUM SULFATE OR IRON SULFATE TO LOWER THE pH AND USE HYDRATED LIME OR DOLOMITE TO RAISE THE pH.
3. PLACE ALL PLANT MATERIALS WHERE SHOWN ON DESIGN PLANS.
4. AFTER PLANTS ARE INSTALLED EACH TREE SHALL HAVE 1/4 LBS. OF 8-8-8 FERTILIZER APPLIED PER CALIPER INCH.
5. ALL TREES SHALL BE STAKED AND GUYED AS SHOWN TO MAINTAIN VERTICAL ALIGNMENT.
6. APPLY 2-1/2 INCHES OF MULCH (AFTER SETTLING) TO ALL TREES, SHRUB AND GROUNDCOVER BEDS. REDUCE MULCHING TO 1-1/2" DEPTH IN ANNUAL PLANTING AREAS.
7. ALL TREES PLACED IN LAWN AREAS SHALL UTILIZE A 3-FOOT DIAMETER CIRCLE OF LANDSCAPE MULCH BENEATH-SOD SHALL BE REMOVED.

GRASSING:

1. SOIL PREPARATION:
 - A. REMOVE STONES OVER 1-1/2" IN DIAMETER, STICKS, ROOTS, RUBBISH AND OTHER EXTRANEOUS MATTER FROM ALL LAWN AREAS.
 - B. ADJUST SOIL pH AS RECOMMENDED BY THE SOIL TEST FOR GRASS SPECIFIED.
 - C. ROT TILLAGE, 4" DEEP AND RAKE LAWN AREA TO A SMOOTH EVEN SURFACE. IN AREAS TO BE SODDED, ALLOW FOR SOD THICKNESS, PROVIDING A FINISH GRADE 2" BELOW ADJACENT PAVEMENTS.
 - D. MOISTEN PREPARED LAWN AREAS PRIOR TO PLANTING IF DRY.
2. SEEDING:
 - A. ALL DISTURBED AREAS OF THE PROJECT SITE THAT ARE NOT IDENTIFIED TO BE SODDED SHALL BE SEEDDED.
 - B. APPLY QUICK GROWING / TEMPORARY SEED UNIFORMLY AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET.
 - C. RAKE SOIL LIGHTLY TO LOOSEN SURFACE PRIOR TO SEED APPLICATION. COVER SEEDED AREAS WITH THIN LAYER OF OAT OR WHEAT STRAW AND ROLL LIGHTLY. WATER THOROUGHLY WITH A FINE SPRAY TO ESTABLISH SOIL MOISTURE TO 4" DEPTH. MAINTAIN APPROPRIATE SOIL MOISTURE LEVEL TO OPTIMIZE SEED ESTABLISHMENT.
3. SODDING:
 - A. INSTALL SOD WHERE SHOWN ON DESIGN PLANS.
 - B. APPLY FERTILIZER OVER PREPARED SOIL IN ALL AREAS TO BE SODDED, EXCEPT SLOPES ADJACENT TO WATER'S EDGE. APPLY MATERIAL AT A RATE OF 6 LBS. PER 1000 SQUARE FEET. SECOND APPLICATION AS SPECIFIED UNDER LAWN MAINTENANCE AND WARRANTY.
 - C. LAY SOD WITHIN 36 HOURS OF HARVESTING TIME.
 - D. LAY SOD IN STRAIGHT, (NOT CURVED) PARALLEL ROWS TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS, WITHOUT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS. WORK TOPSOIL DOWN TO MINOR CRACKS.
 - E. ROLL ENTIRE SODDED AREA WITH A 200 LB. ROLLER.
 - F. WATER SOD IMMEDIATELY AFTER ROLLING. THEREAFTER WATER SUFFICIENTLY TO KEEP SOIL MOIST TO A DEPTH OF 4" UNTIL ESTABLISHED.

CLEANUP:

1. AT THE END OF EACH WORK DAY, REMOVE ALL DEBRIS RESULTING FROM THE WORK. CLEAN PAVED SURFACES AND BARRICADE ALL HAZARDS.
2. RESTORE ANY DAMAGED AREAS CAUSED BY THE WORK.

INITIAL INSPECTION AND ACCEPTANCE:

1. THE WARRANTY SHALL BEGIN AFTER INITIAL LANDSCAPE INSPECTION AND ACCEPTANCE.
2. INSPECTION SHALL BE MADE BY THE OWNER OR OWNER'S REPRESENTATIVE WITHIN ONE WEEK OF WRITTEN NOTIFICATION FROM THE LANDSCAPE CONTRACTOR THAT INSTALLATION IS COMPLETE. PLANTS ARE SUBJECT TO INSPECTION AT ANY TIME.

PLANT GUARANTEE

1. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR TO BE HEALTHY, AND IN FLOURISHING CONDITION OF ACTIVE GROWTH FOR A PERIOD OF (1) ONE YEAR FROM INITIAL INSPECTION AND ACCEPTANCE. SO SHALL BE GUARANTEED TO BE HEALTHY, FREE OF NOXIOUS WEEDS, DISEASE AND INSECT INFESTATION FOR A PERIOD OF SIXTY (60) DAYS FROM THE DATE OF INITIAL ACCEPTANCE.

MAINTENANCE AND WARRANTY:

1. BEGIN MAINTENANCE OF LANDSCAPE WORK IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE FOR THE MAINTENANCE PERIOD SPECIFIED.
2. PLANT MAINTENANCE AND WARRANTY:
- A. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND MAINTAINING PLANT MATERIALS FOR THE DURATION OF THE ESTABLISHMENT PERIOD.
- B. THE ESTABLISHMENT PERIOD FOR PLANT MAINTENANCE AND WARRANTY SHALL BE 365 DAYS AFTER INITIAL ACCEPTANCE.
- C. INSPECTIONS WILL BE CONDUCTED ON 90 DAY INTERVALS THROUGHOUT THE ESTABLISHMENT PERIOD TO ASSURE ALL PLANTINGS ARE BEING MAINTAINED AND ARE HEALTHY AND ACTIVE GROWING. ANY DEAD OR DYING PLANTS SHALL BE PROMPTLY REMOVED AND REPLACED WITHIN 2 WEEKS FOLLOWING THE DATE OF INSPECTION. RESET SETTLED PLANTS TO PROPER GRADE AND POSITION AND TIGHTEN OR REPAIR GUYS AND STAKES AS NECESSARY. RE-MULCH TREES, SHRUBS AND GROUNDCOVER BEDS AS NECESSARY TO MAINTAIN THE SPECIFIED MULCH LAYER THROUGHOUT THE ESTABLISHMENT PERIOD.
- D. ONE MONTH PRIOR TO THE END OF THE 365 DAY ESTABLISHMENT PERIOD, THE CONTRACTOR SHALL NOTIFY THE OWNER TO COORDINATE A DATE FOR FINAL INSPECTION OF ALL PLANTINGS AS BASIS FOR FINAL ACCEPTANCE.
3. LAWN MAINTENANCE AND WARRANTY:
- A. MAINTAIN LAWNS FOR A MINIMUM PERIOD OF 60 DAYS AFTER INITIAL ACCEPTANCE.
- B. WATER LAWN SUFFICIENTLY TO MAINTAIN MOIST SOIL TO A DEPTH OF A INCHES UNTIL FINAL ACCEPTANCE.
- C. MOW LAWN WHEN SOIL IS FIRMS, ROOTED AND TOP GROWTH EXCEEDS 4 INCHES. MOW TO A HEIGHT OF NO LESS THAN 2-1/2 INCHES.
- D. FERTILIZE LAWNS 6 WEEKS AFTER PLANTING WITH 16-4-8 AT A RATE OF 6 LBS. PER 1000 SQUARE FEET.

REPLACEMENTS AND CONDITIONS

1. REPLACEMENTS FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL BE MADE WITHIN 2 WEEKS FOLLOWING EACH 90 DAY ESTABLISHMENT PERIOD INSPECTION, INCLUDING THE FINAL INSPECTION.
2. A REPLACEMENT WILL BE OF THE SAME SIZE AS THE ORIGINAL WITH NO ADDITIONAL SOIL ADDITIVES TO BE USED.

3. AFTER INITIAL INSPECTION THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, THEFT, RELOCATION OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.

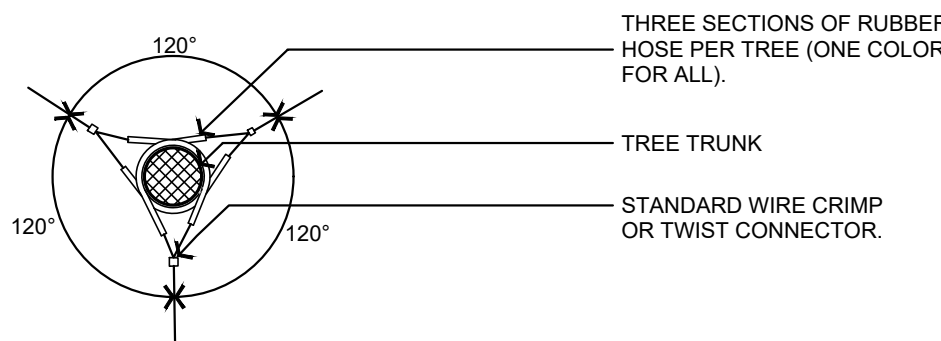
4. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT LOSSES DUE TO ABNORMAL WEATHER CONDITIONS SUCH AS FLOODS, EXCESSIVE WIND DAMAGE OR SEVERE FREEZING.

FINAL INSPECTION AND ACCEPTANCE:

1. FINAL INSPECTION: THE LANDSCAPE CONTRACTOR WILL CONDUCT A FINAL INSPECTION WITH THE OWNER OR OWNER'S REPRESENTATIVE AT THE END OF THE ESTABLISHMENT PERIOD FOR LAWNS AND PLANT MATERIALS.
2. PLANT MATERIALS:
 - A. REPLACE ANY MATERIAL NOT IN HEALTHY CONDITION OR WHICH FAILS TO MEET SPECIFICATIONS.
 - B. DECIDUOUS MATERIAL WILL BE GUARANTEED TO BREAK DORMANCY IF PLANTED IN DORMANT SEASON.

3. LAWN:
- A. AT THE TIME OF FINAL INSPECTION, SODDED LAWNS WILL BE ACCEPTABLE PROVIDED A HEALTHY, WELL-ROOTED, EVEN-COLORED, LAWN IS ESTABLISHED, FREE OF WEEDS, DISEASE AND INSECT INFESTATION. THERE SHALL BE NO OPEN JOINTS OR BARE AREAS.
- B. SEEDED AREAS SHALL EXHIBIT NO LESS THAN 85% COVERAGE, UNIFORMLY THROUGHOUT. GRASS STANDS SHALL BE WELL ROOTED, EVEN-COLORED AND FREE OF WEEDS, DISEASE AND INSECT INFESTATION.

1. CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES, EXISTING TREES AND VEGETATION PRIOR TO COMMENCEMENT OF THE PLANT INSTALLATION.
2. CONTRACTOR SHALL ANTICIPATE THE POSSIBILITY OF THE LANDSCAPE ARCHITECT ADJUSTING THE LOCATIONS OF CERTAIN PLANTS AND TREES IN THE FIELD.
3. TREES AND SHRUBS SHALL BE OF THE SIZES AS CALLED FOR IN THE PLANT MATERIALS SCHEDULE. ANY PLANT MATERIALS AS DETERMINED BY THE LANDSCAPE ARCHITECT AS NOT MEETING THE SIZES AND QUALITY AS CALLED FOR SHALL BE REMOVED FROM THE SITE.
4. ALL PLANT MATERIALS SHALL BE EQUIVALENT TO FLORIDA #1 OR BETTER AS OUTLINED BY GRADES AND STANDARDS FOR NURSERY PLANTS.
5. TREES AND SHRUBS SHALL BE OBTAINED FROM THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES.
6. IF QUANTITIES DIFFER BETWEEN THE PLAN AND SCHEDULE, THOSE ON THE SCHEDULE SHALL GOVERN. THE CONTRACTOR SHALL VERIFY THAT THE QUANTITIES INDICATED WILL PROVIDE THE COVERAGE AS SPECIFIED AND REPORT ANY DISCREPANCIES AT THE TIME OF BIDDING TO THE ARCHITECT.
7. ALL SHRUB MATERIAL SHALL BE PLANTED IN STAGGERED ROWS, SPACED ON CENTER (O.C.) AS SPECIFIED, UNLESS OTHERWISE SHOWN ON DESIGN PLANS.
8. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONDITIONS THAT MAY ADVERSELY AFFECT PLANTING OPERATIONS IMMEDIATELY UPON SUCH FINDINGS.



PROJECT NAME	AMELIA ISLAND RENTALS FERNANDINA BEACH, FL
PREPARED FOR	G STREET APARTMENTS, LLC

HALFF

7807 BAYMEADOWS ROAD EAST, SUITE 200
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FL CA 33380 FLIC 26000945

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SEAL

11/11/2019

PROJECT NO.:	46016.001
ISSUED:	12/13/2021
DRAWN BY:	ST
CHECKED BY:	MAC
SCALE:	

LANDSCAPE NOTES
AND SPECIFICATION

LS-200

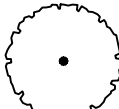
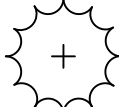
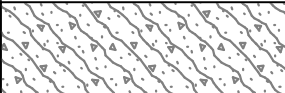
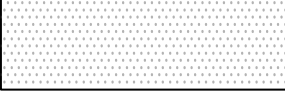
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PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	NATIVE	TREE INCHES	QTY	REMARKS
	QVH	Quercus virginiana 'High Rise'	High Rise Live Oak	65G	Native	40	11	12-15' ht., 6-7' spd., 4" Cal., F.L.S.
	SP	Sabal palmetto	Cabbage Palm	B&B	Native	56	14	See Plan for C.T., F.L.S.
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT	NATIVE	PLANTING AREA - SF	QTY	REMARKS
	IP	Illicium parvifolia	Yellow Star Anise	7G	Native	1,648	103	36-42" Ht., 36-42" Spd., 4' O.C.
	NO	Nerium oleander 'Petite Pink'	Petite Pink Oleander	3G		31	5	15-18 ht., 15-18 spd., 30" O.C.
	RR	Rosa x 'Radrazz' TM	Knock Out Shrub Rose	7G		56	9	18-24" ht., 18-24" spd., 30" O.C.
	ZP	Zamia pumila	Coontie	3G	Native	100	16	18-24" ht., 18-24" spd., 30" O.C.
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	CONT	NATIVE	PLANTING AREA - SF	QTY	REMARKS
	SB	Spartina bakeri	Sand Cord Grass	3G	Native	1,220	70	24-30" Ht., 15-18" Spd., 4' O.C.
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	CONT	NATIVE	PLANTING AREA - SF	QTY	REMARKS
	AA	Agapanthus africanus	Lily of the Nile	1G		36	16	12-15" ht., 12-15" spd., 10-12 bibs, 18" O.C.
	SS	Stenotaphrum secundatum	St. Augustine Grass	Rolls				SOD

COFB LANDSCAPE PLAN SUMMARY REQUIREMENTS

MINIMUM REQUIREMENT FOR NON-RESIDENTIAL AND MIXED USED DEVELOPMENT (4.05.06)

TYPE	REQUIRED	PROVIDED	COMMENTS
MINIMUM LANDSCAPE AREA (20% OF THE TOTAL GROSS AREA SHALL BE LANDSCAPED)	9,000 SF	9,000 SF	27,191 TOTAL SF x 20% = 5,438 SF
MINIMUM TREE PLANTING (ONE SHADE TREE FOR EACH 1,500 SF OF GROSS AREA)	18 TREES	VARIANCE BOA 2016-21	27,191 / 1,500 SF = (18) TREES; WE ARE PLANTING (14) PALM TREES @ 2:1 RATIO FOR SHADE TREES = (7) TREES AS PER THE VARIANCE. THE REMAINING (11) SPECIMEN SYLVESTER PALMS ARE COVERED UNDER THE ABOVE MENTIONED VARIANCE.

PERIMETER PARKING LOT LANDSCAPING REQUIREMENT (4.05.07)

TYPE	REQUIRED	PROVIDED	COMMENTS
PERIMETER LANDSCAPING	10 FT.	VARIANCE BOA 2016-21	WE ARE PROVIDING 5 FT. AS PER VARIANCE
VISUAL SCREEN	YES	YES	PARKING AREA SCREENED WITH A CONTIGUOUS DOUBLE ROW OF ORNAMENTAL GRASSES

INTERIOR PARKING LOT LANDSCAPING REQUIREMENT (4.05.07)

TYPE	REQUIRED	PROVIDED	COMMENTS
PLANTING AREAS WITHIN PARKING LOT AND VUA SHALL BE NOT LESS THAN 10% OF THE GROSS AREA	908 SF	908+ SF	9,077 VUA x 10% = 908 SF
NO MORE THAN (10) CONTIGUOUS SPACES	YES	YES	
INTERIOR PLANTING AREAS (1) SHADE TREE SHALL BE INSTALLED FOR EACH 400 SF OF REQUIRED PLANTING AREA	2 TREES	VARIANCE BOA 2016-21	908 / 400 SF = (2) TREES; WE ARE PLANTING (4+) INTERIOR PALM TREES @ 2:1 RATIO FOR SHADE TREES = (2+) TREES AS PER THE VARIANCE.

NATIVE VS. NON-NATIVE

TREES

100% NATIVE TREES
0% NON-NATIVE TREES

SHRUBS & GROUND COVER

2,968 SF NATIVE
123 SF NON-NATIVE
95% NATIVE

PROJECT NAME

AMELIA ISLAND RENTALS
FERNANDINA BEACH, FL

PREPARED FOR

G STREET APARTMENTS, LLC



7807 BAYMEADOWS ROAD EAST, SUITE 200
JACKSONVILLE, FLORIDA USA 32256
PHONE 904.730.9380 WWW.HALFF.COM
FL CA 33380 FL LC 26000645

REVISIONS		DESCRIPTION	
NO.	DATE		

SEAL

PROJECT NO.:	46016.001
ISSUED:	12/13/2021
DRAWN BY:	ST
CHECKED BY:	MAC
SCALE:	

NC CODE
REQUIEREMTN AND
PLANT SCHEDULE

LS-201

PRELIMINARY SET - NOT FOR CONSTRUCTION

ABBREVIATIONS									
AB	ANCHOR BOLT	FD	FLOOR DRAIN	PAR	PARALLEL				
ABV	ABOVE	FDN	FOUNDATION	PBD	PARTICLE BOARD				
ACoust	ACOUSTICAL	FE	FIRE EXTINGUISHER	PC	PRECAST CONCRETE				
AC	AIR CONDITIONING	FEC	FIRE EXTINGUISHER CABINET	PERF	PERFORATED				
ACU	ACOUSTICAL TILE	FTE	FINISHED FLOOR ELEVATION	PERM	PERMEABLE				
ADJ	ADJUSTABLE	FL	FLOOR FINISH CABINET	PL	PLATE				
AFF	ABOVE FINISHED FLOOR	FN	FINISHED	PL	PROPERTY LINE				
AG	AGGREGATE	FLEX	FLEXIBLE	PLAM	PLASTIC LAMINATE				
AL	ALUMINUM	FLG	FLASHING	PLAS	PLASTER				
ALU	ALUMINUM	FLR	FLOORING	PLUMB	PLUMBING				
ANCH	ANCHOR, ANCHORAGE	FLUR	FLOOR FLUORESCENT	PLF	POUNDS PER LINEAR FOOT				
ANCD	ANCHOR DETAIL	FR	FRAMED (ING)	PNL	PANEL				
APPD	APPROVED	FT	FOOT(FEET)	POL	POLYMERIZED				
APPD	APPROXIMATE	FTG	FOOTING	PR	PREFAB				
ARCH	ARCHITECTURAL	GU	GUTTER, FURRING	PREF	PREFABRICATED(D)				
AUTO	AUTOMATIC	FTU	FUTURE	PREP	PRESSURE				
AVG	AVERAGE	FVC	FIRE VALVE CABINET	PRJ	PROJECTION				
				PSF	POUNDS PER SQUARE FOOT				
				PSI	POUNDS PER SQUARE INCH				
				PT	PRESSURE TREATED				
				PTD	PAPER TOWEL DISPENSER				
BO	BOARD	GA	GAUGE	PTN	PARTITION				
BEL	BELOW	GALV	GALVANIZED	PTS	PAPER TOWEL RECEPTOR				
BETW	BETWEEN	GC	GENERAL CONTRACTOR	PVC	POLYVINYL CHLORIDE				
BEV	BEVELED	GD	GRADE, GRADING	PL WD	PLYWOOD				
BLOC	BLOCKING	GKT	GASKETED						
BLDG	BUILDING	GL	GLASS, GLAZING						
BM	BIRM	GB	GYPSON BOARD						
BOT	BOTTOM								
BRG	BEARING			QT	QUANTITY				
BS	BUILDING			QTY	QUANTITY				
BSMT	BASEMENT								
B.S.	BOTH SIDES	HB	HOSE BIBB						
BTU	BRITISH THERMAL UNIT	HC	HOLLOW CORE						
		HC	HAND(CAP)ED						
		HD	HEAD						
		HDW	HARDWARE	R	RISER				
		HEX	HEXAGONAL	RCP	REFLECTED CEILING PLAN				
CAB	CABINET	HL	HOLLOW METAL	RCP	ROOF DRAIN				
CAP	CAPACITY	HORIZ	HORIZONTAL	REV	REVISION				
CEM	CEMENT	HP	HIGH POINT	REF	RECEPTACLE				
CEM	CERAMIC	HR	HOUR	REF	REFERENCE				
CG	CORNER GUARD	HT	HEIGHT	REFL	REFLECTED(LIVE)				
CHAM	CHAMFER	HTG	HEATING	REG	REGISTER				
CHBS	CHALKBOARD	HVAC	HVAC, HEATING/VENTILATION	RENF	REINFORCED(D), (ING)				
CH	CHANCE	HC	HOT CONDITIONING	REQ	REQUIRED				
CH	CIRCLE	HW	HOT WATER	RH	RIGHT HAND				
CH	CIRCUMFERENCE	HYD	HYDRAULIC	RM	ROOM				
CJ	CONTROL JOINT			RPM	REVOLUTIONS PER MINUTE				
CK	CALLING				ROUGH OPENING				
CL	CENTER LINE								
CLS	CLOSE								
CL	CLEARANCE	ID	INSIDE DIAMETER						
CLO	CLOSURE	IN	IN (INCHES)						
CLO	CLOSURE	INCL	INCLINED (ING)						
CM	CORNER MASONRY UNIT	INFO	INFORMATION	S	SANITARY				
COEF	COEFFICIENT	INSUL	INSULATED, (ION)	SAH	SANITARY				
COL	COLUMN	INT	INTERIOR	SCH	SCHEDULE				
COMB.	COMBINATION			SD	SOAP DISPENSER				
COMP.	COMPRESSED, (ION), (BLE)			SECT	SECTION				
CONC	CONCRETE			SECT	SQUARE FOOT (FEET)				
CONF.	CONFERENCE			SGL	SINGLE				
CONC.	CONNECTION	J	JOINT	SH	SHIRT				
CONJ.	CONNECTION	JAN	JANITOR	SM	SMALL				
CONJ.	CONSTRUCTION	JT	JOINT	SND	SANITARY NAPKIN DISPENSER				
CON.	CONTINUOUS OR CONTINUE			SNC	SANITARY NAPKIN RECEPTOR				
CONTR.	CONTRACT			SPEC	SPECIFICATION				
CORR.	CORRIDOR			SQ	SQUARE				
CP	CARPET			SS	STAINLESS STEEL				
CNTSKNS	COUNTERSINK			STD	STANDARD				
CSMT	CASEMENT	KIT	KITCHEN	STD	STEEL				
CT	CERAMIC TILE	KO	KNOCKOUT	STL	STEEL				
CU	CUBIC (CUBIC FOOT)			STR	STORAGE				
CU YD	CUBIC YARD (S)			STRUCT	STRUCTURE, STRUCTURAL				
CH	COLD WATER			SUSP	SUSPEND, SUSPENDED				
		L	LENGTH						
		LAB	LABORATORY						
		LAM	LAMINATE(D)						
DPth	DEPTH	LAT	LATVATORY						
DEC	DEGREE	LB	POUNDS	T	TREAD				
DBL	DOUBLE	LB	POUNDS	TO	TOP OF				
DEL	DELIVER	LT	LEFT HAND	TEL	TELEPHONE				
DEPT	DEPARTMENT	LB	LIBRARY	TEMP	TEMPERATURE				
DET	DETAIL	LN	LINEAR	TEMP	TEMPERATURE				
DR	DRINKING FOUNTAIN	LT	LIGHTING	TERAZZ	TERRAZZO				
DIA	DIAMETER	LP	LOW POINT	T & G	TONGUE & GROOVE				
DAG	DIAGONAL	LT							

LEGEND / SYMBOLS

MATERIAL DESIGNATIONS (ELEVATION)

	CONCRETE/PLASTER		RUNNING BOND MASONRY
	CERAMIC TILE		STONE
	BRICK		

MATERIAL DESIGNATIONS (PLAN/SECTION)

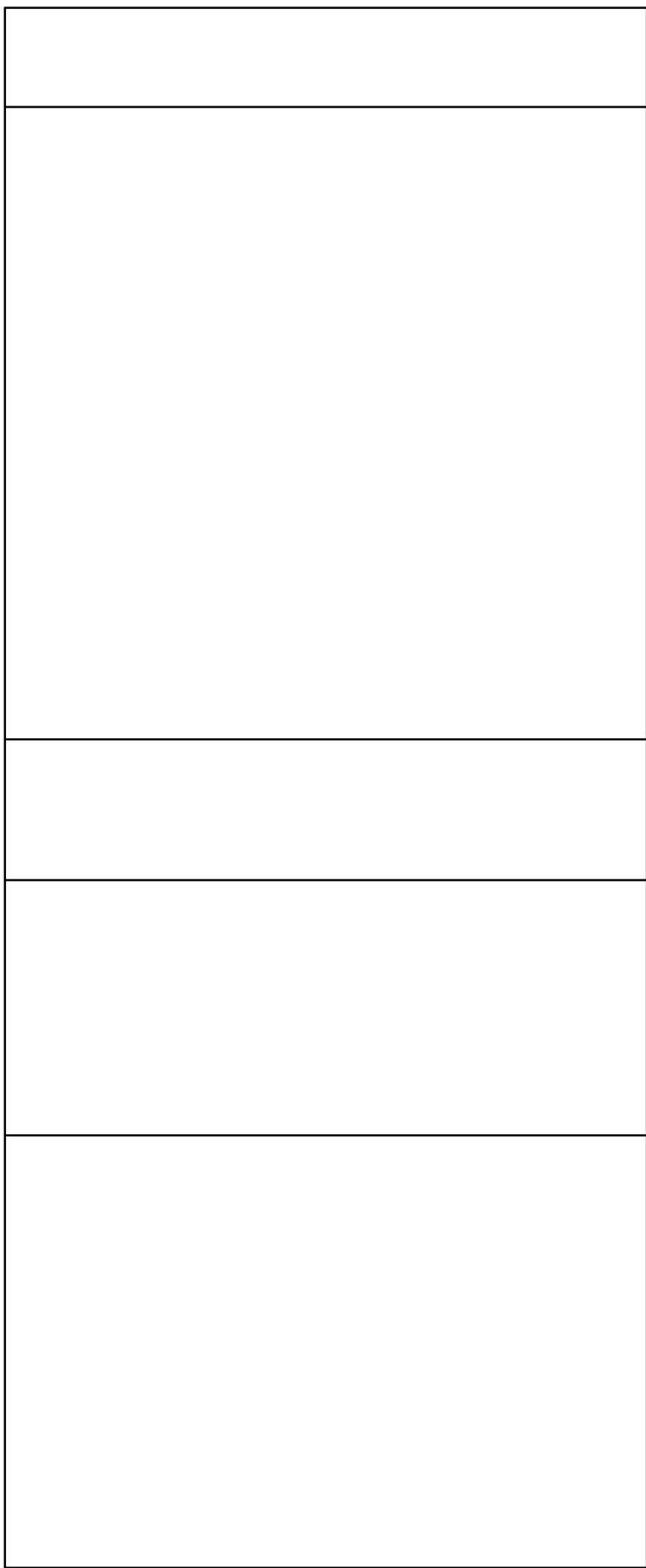
	EARTH/COMPACT FILL		BLOCKING/SHIM
	ROCK		ROUGH WOOD
	GRANULAR FILL		FINISHED WOOD
	LIGHTWEIGHT CONCRETE		PLYWOOD - LARGE SCALE
	STRUCTURAL CONCRETE		PLYWOOD - SMALL SCALE
	BRICK		METAL - LARGE SCALE
	CONCRETE BLOCK		METAL - SMALL SCALE
	TILE ON CONCRETE		GYP. BD./PLASTER BD.
	CERAMIC/QUARRY TILE		SHEATHING
	BOARD/RIGID INSULATION		ACOUSTICAL CEILING TILE
	LOOSE FILL/BATT INSULATION		CARPET
	STONE		METAL STUDS
	MARBLE		

COMPLIANCE STATEMENT

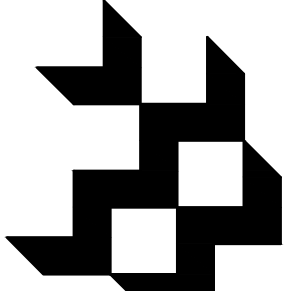
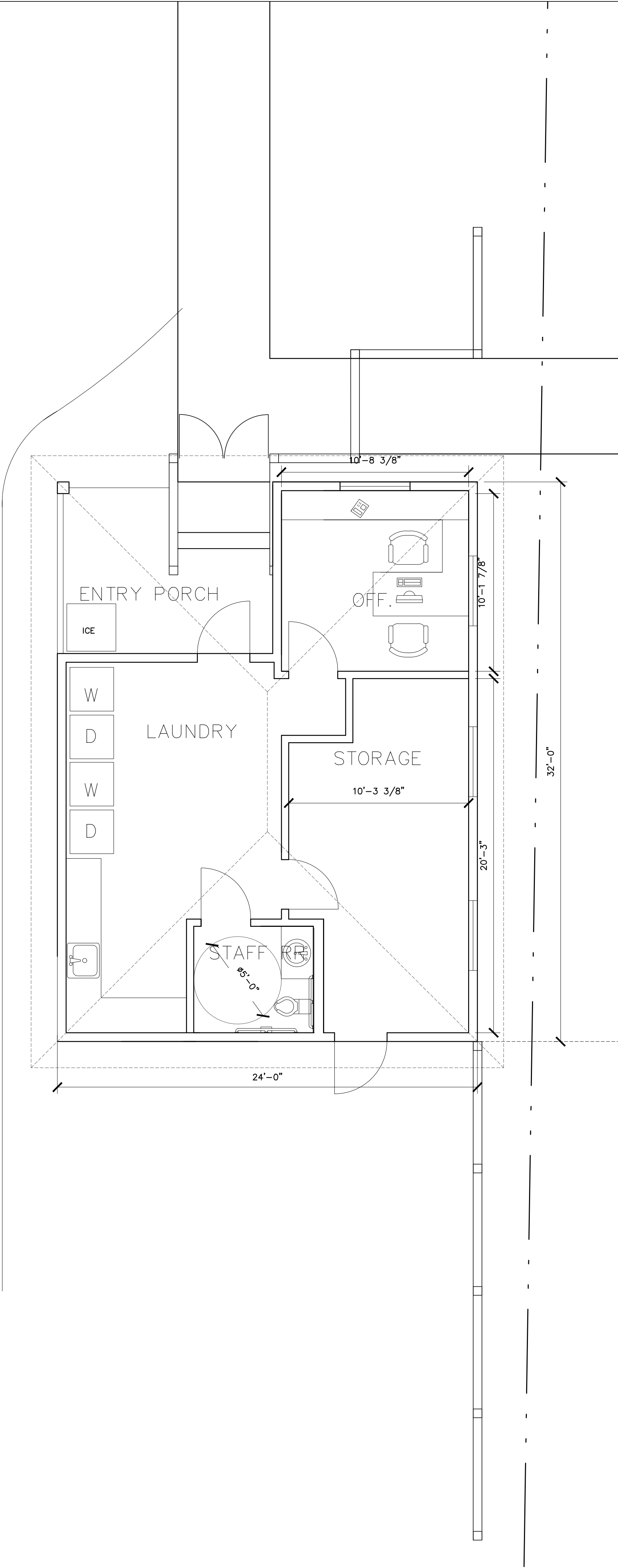
TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, LATEST EDITION.

ARCHITECTURAL SYMBOLS

	SECTION TARGET SECTION NUMBER SHEET NUMBER		CROSS SECTION TARGET SECTION NUMBER SHEET NUMBER
	DETAIL TARGET DETAIL NUMBER SHEET NUMBER		ROOF SLOPE INDICATION
	SECTION NUMBER SHEET NUMBER		ELEVATION TARGET ELEVATION NUMBER SHEET NUMBER
	DOOR-WINDOW ASSEMBLY NUMBER DOOR-WINDOW ASSEMBLY TYPE		ROOM NUMBER
			EQUIPMENT NUMBER
	SHEET LAYOUT DESIGNATION VIEW NUMBER SHEET NUMBER		WALL TYPE
	COLUMN GRID		FLOOR ELEVATION TAG FLOOR OR LEVEL BUILDING DATUM ELEVATION
	CENTER LINE		SPOT ELEVATION
	EXISTING CONTOUR LINE		REVISION TARGET REVISION AREA CLOUDED
	CASEWORK		PROPERTY LINE
	GRAPHIC SCALE		NEW CONTOUR LINE
	ELEVATION LEGEND MARKER		NORTH DESIGNATION
			CHANGE IN ELEVATION

[illegible]

GENERAL NOTES			
1. IN THE EVENT THAT DISCREPANCIES AMONG THESE CONTRACT DOCUMENTS OR AMBIGUITIES AND/OR OMISSIONS FROM THE SPECIFICATIONS OR DRAWINGS ARE FOUND, OR SHOULD THERE BE DOUBT AS TO THEIR MEANING, THE ARCHITECT SHALL BE NOTIFIED IN ORDER TO PROVIDE A WRITTEN CLARIFICATION. IF A CLARIFICATION IS NOT SOUGHT, THE MOST RESTRICTIVE SHALL APPLY OR UPON WRITTEN REQUEST FOR CLARIFICATION OR INTERPRETATION BY THE OWNER OR CONTRACTOR.	8. PROVIDE GALVANIC INSULATION BETWEEN ALL DISSIMILAR METALS, AND ALSO BETWEEN CEMENT AND METAL.	15. ALL WOOD BLOCKING WITHIN BUILDING STRUCTURE, SHALL BE FIRE-RETARDANT TREATED PER SPECIFICATIONS.	21. UTILITIES MUST BE COORDINATED TO AVOID LOWERING CEILINGS BELOW THE DESIGN HEIGHTS.
2. ABBREVIATIONS THROUGHOUT THE PLANS ARE THOSE IN COMMON USE. ARCHITECT WILL DEFINE INTENT OF ANY ABBREVIATIONS.	9. ALL SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING ALL DRAWINGS INCLUDING ARCHITECTURAL, EQUIPMENT FLOOR PLANS AND SCHEDULE BEFORE SUBMITTING A SPECIFICATIONS FINAL BID. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL EQUIPMENT AND ELECTRICAL REQUIREMENTS REQUESTED ON THE DRAWINGS TO BE INSTALLED. ALL SUB CONTRACTORS BIDS SHALL BE BASED ON THE SUBCONTRACTORS REVIEW OF ALL DRAWINGS A SPECIFICATION A UPON A THOROUGH KNOWLEDGE OF APPLICABLE CODES AND COMPLIANCE THEREWITH. THE ARCHITECT SHALL DETERMINE WHAT SHALL APPLY, AT THE ARCHITECT'S DISCRETION.	16. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE SAFETY AND SECURITY OF ALL AREAS AFFECTED BY CONSTRUCTION. THIS RESPONSIBILITY EXTENDS TO THE BEGINNING OF CONSTRUCTION (BUILDING PERMIT) TO COMPLETION OF CONSTRUCTION (FINAL PAYMENT TO CONTRACTOR), 24 HOURS A DAY/7 DAYS A WEEK.	22. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INVESTIGATING EXISTING CONDITIONS AND OBTAINING ANY CONSENTS NECESSARY TO RESOLVE ANY CONFLICT WITH NEW WORK SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER WHETHER SPECIFICALLY SHOWN OR NOT.
3. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY BARRIERS, LIGHTING, COVERINGS, FIRE PREVENTION AND OTHER EQUIPMENT TO PROTECT THE SAFETY OF THE PUBLIC AND THE PROPERTY THROUGHOUT THE ENTIRE PERIOD OF THE CONSTRUCTION CONTRACT.	10. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE TOTAL SCOPE OF THE WORK INCLUDING COORDINATION OF ALL TRADES. IT IS THE CONTRACTORS RESPONSIBILITY THAT ALL MAJOR SUBCONTRACTORS REVIEW ALL DRAWINGS A SPECIFICATIONS BEFORE BEGINNING THE WORK OR USE OF ONLY REVIEWING DRAWINGS OF THEIR RESPECTIVE TRADE.	17. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF CONSTRUCTION DOCUMENTS DIVISION OF DISINFINES IS INTENDED FOR THE DESIGNER'S BENEFIT WHILE PREPARING THE PLANS AND PRIOR TO OTHER PRICING OR WORK. PERSONNEL CONTRACTOR IS RESPONSIBLE FOR PROVIDING SERVICES REQUIRED TO OPERATE ALL SYSTEMS AND EQUIPMENT. GAPS EXIST. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE INFORMATION DURING THE BIDDING PHASE. IF INFORMATION IS NOT REQUESTED, CONTRACTOR WILL PROVIDE WHAT IS REQUIRED (AS DIRECTED BY ARCHITECT/ENGINEER) AT HIS OWN EXPENSE. FOR THE PROTECTION OF THIS CONCEPT ARCHITECT/ENGINEER WILL ONLY PROVIDE COMPLETE SETS OF CONTRACT DOCUMENTS AND THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAKING COMPLETE SETS AVAILABLE TO SUB-CONTRACTORS FOR BIDDING PURPOSES.	23. ASPHALT IMPREGATED FIBER MATERIAL WILL NOT SOL BE PERMITTED FOR USE AS AN EXPANSION JOINT FILLER MATERIAL.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATIONS AND COORDINATION WITH OTHER TRADES AND THEIR WORK TO ENSURE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS.	11. SINCE THE WORK TO BE DONE MAY INVOLVE EXISTING CONDITIONS, GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT, IN WRITING, OF ANY CONFLICT BETWEEN EXISTING CONDITIONS AND NEW MECHANICAL, PLUMBING AND/OR ELECTRICAL OR OTHER WORK.	18. ALL LOOSE DEBRIS ABOVE CEILING MUST BE REMOVED.	24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS TO COMPLETE THE PROJECT.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE COMMENCING ANY PORTION OF THE WORK AND SHALL NOTIFY THE ARCHITECT IN WRITING IMMEDIATELY IF THERE ARE ANY DISCREPANCIES AND/OR DEVIATIONS FROM THE DRAWINGS REQUIRED IN ORDER TO ACCOMMODATE EXISTING CONDITIONS. COMMENCEMENT OF WORK SHALL CONSTITUTE FULL ACCEPTANCE OF SITE CONDITIONS.	12. SECTIONS/DETAILS NOTED "TYPICAL" ON PLANS MAY NOT BE NOTED AT EACH APPLICABLE LOCATION. HOWEVER, THEY ARE MEANT TO APPLY TO ALL SIMILAR LOCATIONS, CONDITIONS OR CIRCUMSTANCES.	19. ALL CONTRACTORS MUST HAVE PERMITS A ST. LUCIE COUNTY LICENSES.	25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION FASTER MATERIALS W/ PRESSURE TREATED LUMBER TO AVOID CORROSION DUE TO CHEMICAL REACTION. (GALVANIZED STEEL AND NON ARSINIC BASED P.T. CAUSES CORROSION).
6. THE CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL OPENINGS FOR MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT WITH SUB-CONTRACTORS, AS WELL AS SHOP DRAWINGS AS APPROVED BY ARCHITECT, BEFORE PROCEEDING WITH THE WORK.	13. GENERAL CONTRACTOR IS TO PROTECT EXISTING ADJACENT AREAS TO WHERE WORK IS TO BE PERFORMED.	20. WHEN THE CONTRACT DOCUMENTS STATE "OR EQUAL" OR OTHER MANUFACTURERS ARE NAMED FOR EQUIPMENT, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THE EQUIPMENT IS EQUAL IN PERFORMANCE, SIZE AND ALL OTHER FACTORS. ANY ADAPTATIONS REQUIRED TO USE PROPOSED EQUIPMENT BECOME THE RESPONSIBILITY OF THE GENERAL.	26. THE FLORIDA BUILDING CODE <u>2020 EDITION</u> IS INCORPORATED INTO THESE CONTRACT DOCUMENTS AND CONSTRUCTION DOCUMENTS BY REFERENCE AND SHALL BE CONSTRUED AS PRINTED HEREIN IN THEIR ENTIRETY.
7. ALL ITEMS USED IN CONSTRUCTION, BUT NOT SPECIALLY MENTIONED HEREIN, SHALL CONFORM TO ALL LOCAL CODES AND STATE ORDINANCES AS TO APPLICATION AND USE.	14. DRAWINGS ARE SCHEMATIC SHOWING RELATIVE LOCATIONS AND CONNECTIONS AND SHALL NOT BE SCALED AT ANY TIME.		27. THE CONTRACT DOCUMENTS SHALL INCLUDE AT A MINIMUM, UNLESS SET FORTH OTHERWISE IN THE OWNER CONTRACTOR AGREEMENT FOR CONSTRUCTION, THE FOLLOWING: - THESE CONSTRUCTION DOCUMENTS (DRAWINGS) - THE SPECIFICATIONS - THE GENERAL CONDITIONS (OF THE CONTRACT FOR CONSTRUCTION), AIA G-201 - THE SUPPLEMENTARY CONDITIONS (OF THE CONTRACT FOR CONSTRUCTION) - THE SPECIAL CONDITIONS, IF ANY, (OF THE CONTRACT FOR CONSTRUCTION)



Barretta & Associates
Architecture
Planning
Design

658 Normandy Lane, Bldg. N
Delray Beach, FL 33438
561-740-0041

AR 0017415

TINY CABIN MOTEL COMPLEX
C STREET, LLC

59 S. FLETCHER
FERNANDINA BEACH, FL

Revisions:

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and the property of, this office and were created, reduced and developed for the use on and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of BARRETTA & ASSOCIATES. Written dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variation from the dimensions and conditions shown by these drawings.
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Seal

JAMES T. BARRETTA

605918
C BARRETTA, INC. 04/15/2021

FLOOR PLAN

Project No:
21-057.00

Scale:

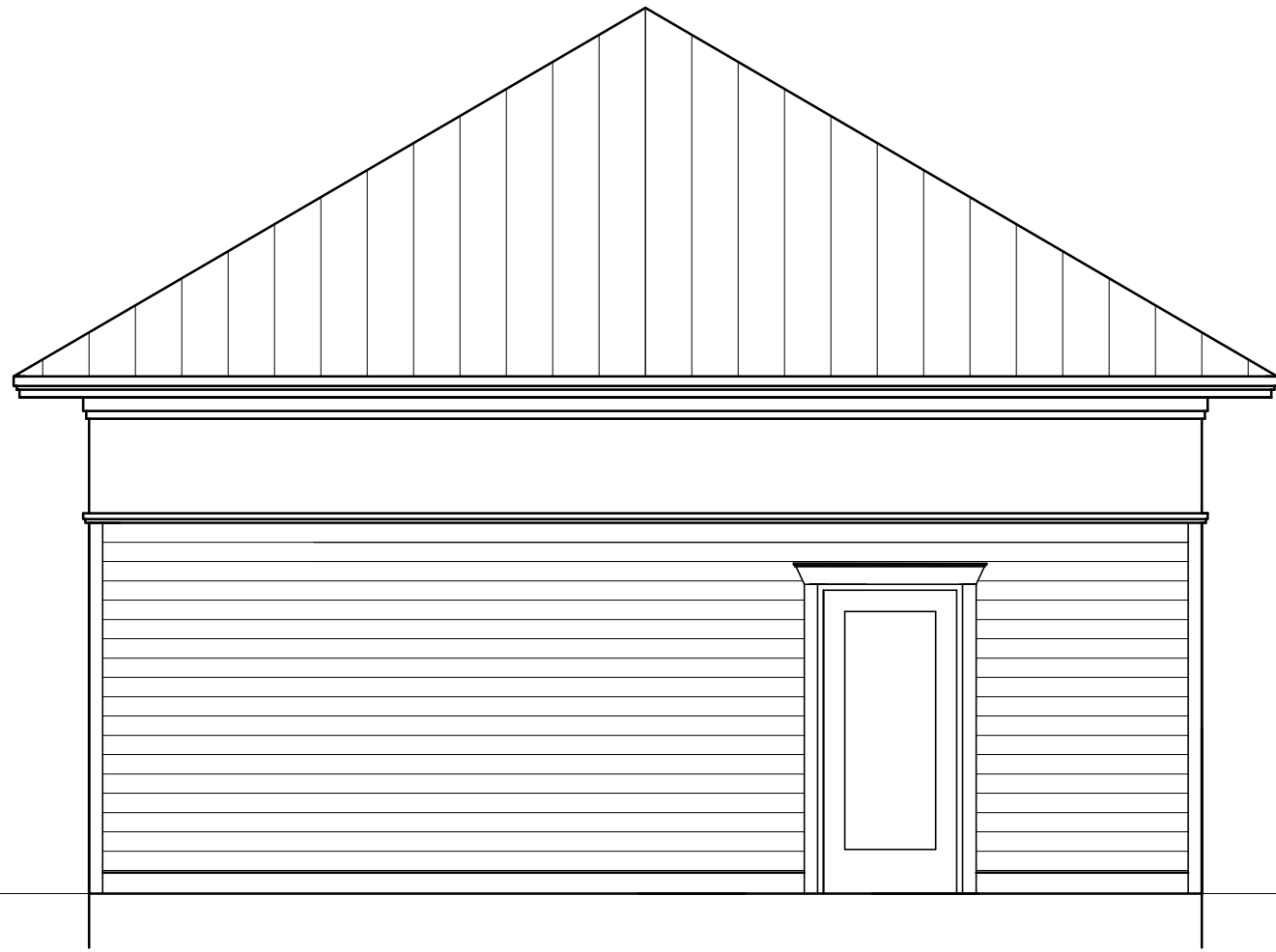
Proj. Mgr: J. BARRETTA
Designer: J. BARRETTA
Drawn: J. BARRETTA
Checked: J.B.
Date: 4/4/21

Sheet No:

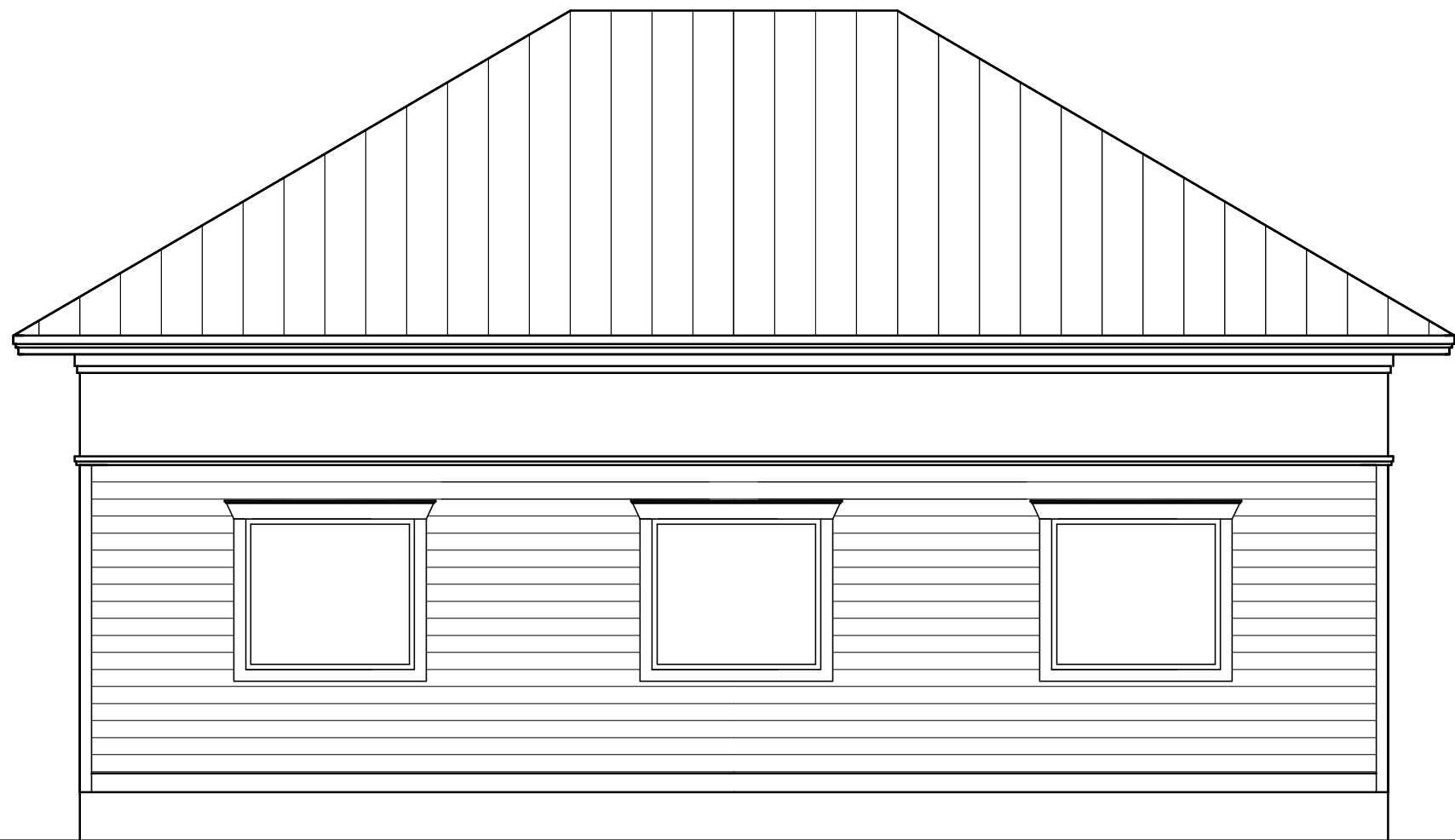
A-2.1



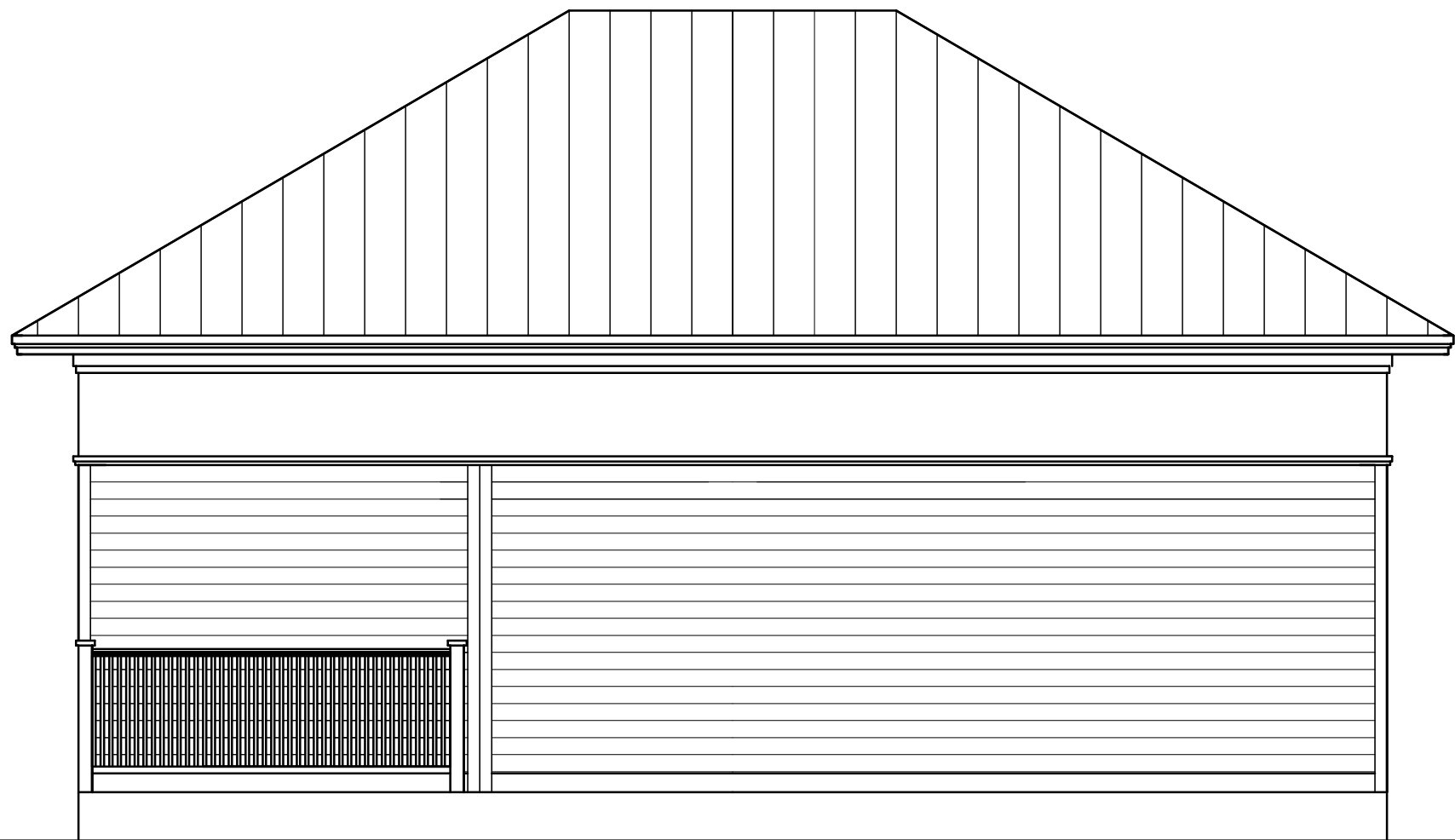
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



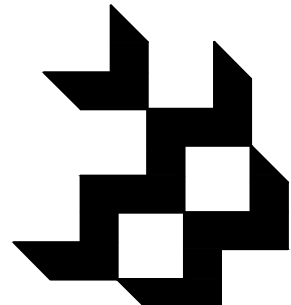
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



Barretta & Associates
Architecture
Planning
Design

658 Normandy Lane, Bldg. N
Delray Beach, FL 33438
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AR 0017415

TINY CABIN MOTEL COMPLEX
C STREET, LLC

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FERNANDINA BEACH, FL

Revisions:

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Seal

JAMES T. BARRETTA

ELEVATIONS
LAUNDRY BLDG

Project No:
21-057.00

Scale:

Proj. Mgr: J. BARRETTA
Designer: J. BARRETTA
Drawn: J. BARRETTA
Checked: J.B.
Date: 4/4/21

Sheet No:

A-5.1

DRAINAGE CALCULATIONS FOR AMELIA ISLAND RENTALS

Michael A Coffey

Digitally signed by Michael A Coffey
DN: CN=Michael A Coffey,
OU=A01410C000001710D2B263A000150E7,
O=HALFF ASSOCIATES INC., C=US
Date: 2021.12.13 11:51:07-05'00'

Michael A. Coffey, PhD, PE State of Florida Professional Engineer, License No. 57412
This item has been electronically signed and sealed by Michael A. Coffey, PE on the date
above using a SHA-1 authentication code. Printed copies of this document are not
considered signed and sealed and the SHA-1 authentication code must be verified on any
electronic copies.

AMELIA ISLAND RENTALS

PRE-DEVELOPMENT CURVE NUMBER CALCULATIONS

Land Use	Area (SF)	Area (AC)	% Impervious	Pervious CN	Impervious CN	Weighted CN
ASPHALT	2,783	0.06	100%	39	98	98.0
CONCRETE	5,807	0.13	100%	39	98	98.0
ONE STORY BLDG	1,075	0.02	100%	39	98	98.0
WOOD SHED	122	0.00	100%	39	98	98.0
GRAVEL ROCK	1,462	0.03	50%	39	98	68.5
WOOD DECK	67	0.00	100%	39	98	98.0
IMPERVIOUS AROUND 1 STORY BLDG	278	0.01	100%	39	98	98.0
PERVIOUS	44,775	1.03	0%	39	98	39.0
	0	0.00	0%	39	98	39.0
Total	56,369	1.29	19.3%			50.4

Total Runoff Volume (SCS Curve Number Method)		
P	9.5 in	25yr 24hr
CN	50.4	
S	9.85 in	
Q	3.26 in	
A	1.29 AC	
Qtotal	0.35 AC-ft	15,320 cf

AMELIA ISLAND RENTALS

POST-DEVELOPMENT CURVE NUMBER CALCULATIONS

Dry Retention

Land Use	Area (SF)	Area (AC)	% Impervious	Pervious CN	Impervious CN	Weighted CN
BUILDINGS	9,696	0.22	100%	39	98	98.0
PERVIOUS PARKING	3,681	0.08	50%	39	98	68.5
ASPHALT PAVEMENT	10,356	0.24	100%	39	98	98.0
PERVIOUS PAVER SIDEWALK	6,444	0.15	50%	39	98	68.5
AC PADS	320	0.01	100%	39	98	98.0
DUMPSTER & LIFT STATION	96	0.00	100%	39	98	98.0
OPEN SPACE	25,776	0.59	0%	39	98	39.0
	0	0.00	80%	39	98	86.2
	0	0.00	0%	39	98	39.0
Total	56,369	1.29	45.3%			65.7

AMELIA ISLAND RENTALS

DRY RETENTION AREA CALCULATIONS

Stage-Storage

Notes	Stage	Area (SF)	Area (AC)	Storage (AC-ft)
			0.000	0.00
			0.000	0.00
			0.000	0.00
			0.000	0.00
			0.000	0.00
Bottom	9.0	102	0.002	0.00
	10.0	533	0.012	0.01
	11.0	2,233	0.051	0.04
Top of Bank	12.0	4,938	0.113	0.12

Treatment Volume

Basin:	Dry Area
Type:	On-line dry retention
Criteria:	1" runoff or 1.25" impervious runoff + 0.5" runoff
Basin Area:	1.29 AC
Impervious Area:	0.5861 AC
0.5" x Basin Area:	0.05 AC-ft
1.25" x Impervious Area:	0.06 AC-ft
Additional 0.5" x Basin Area:	0.05
Required Treatment Volume:	0.11 AC-ft
	5,008 CF

Geotech Data

Boring Location	DRI
Ground Elevation	11 ± ft
SHWT Depth	5.5 ft
SHWT Elevation	5.5 ft
Aquifer Base Depth	11 ft
Aquifer Base Elevation	0 ft
Soil Storage Coefficient	0.25
Kv(unsat)	23.6 ft/day
Kh	40 ft/day
FS (Kv only)	1
Kv(unsat) design	23.6 ft/day
Kh design	40 ft/day

PONDS Version 3.3.0278
Retention Pond Recovery - Refined Method
Copyright 2012
Devo Seereeram, Ph.D., P.E.

Project Data

Project Name: Amelia Island Beach Rentals
Simulation Description: SJRWMD Calculations
Project Number: 46016
Engineer :
Supervising Engineer: Coffey
Date: 11-16-2021

Aquifer Data

Base Of Aquifer Elevation, [B] (ft datum): 3.00
Water Table Elevation, [WT] (ft datum): 5.50
Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day): 40.00
Fillable Porosity, [n] (%): 25.00
Vertical infiltration was not considered.

Geometry Data

Equivalent Pond Length, [L] (ft): 339.0
Equivalent Pond Width, [W] (ft): 9.5
Ground water mound is expected to intersect the pond bottom

Stage vs Area Data

Stage (ft datum)	Area (ft ²)
9.00	102.0
10.00	533.0
11.00	2233.0
12.00	4938.0

Discharge Structures

Discharge Structure #1 is inactive
Discharge Structure #2 is inactive
Discharge Structure #3 is inactive

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Scenario Input Data

Scenario 1 :: Mean Annual

Hydrograph Type: Inline SCS
Modflow Routing: Routed with infiltration
Repetitions: 1

Basin Area (acres) 1.290
Time Of Concentration (minutes) 10.0
DCIA (%) 0.0
Curve Number 65.3
Design Rainfall Depth (inches) 5.0
Design Rainfall Duration (hours) 24.0
Shape Factor UHG 484
Rainfall Distribution SCS Type II Florida Modified

Initial ground water level (ft datum) 5.50 (default)

Time After Storm Event (days)
1.000
7.000
14.000
15.000

Scenario 2 :: 10-Yr 24-Hr

Hydrograph Type: Inline SCS
Modflow Routing: Routed with infiltration
Repetitions: 1

Basin Area (acres) 1.290
Time Of Concentration (minutes) 10.0
DCIA (%) 0.0
Curve Number 65.3
Design Rainfall Depth (inches) 7.5
Design Rainfall Duration (hours) 24.0
Shape Factor UHG 484
Rainfall Distribution SCS Type II Florida Modified

Initial ground water level (ft datum) 5.50 (default)

Time After Storm Event (days)
1.000
7.000
14.000
15.000

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Scenario Input Data (cont'd.)

Scenario 3 :: 25-Yr 24-Hr

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1
Basin Area (acres)	1.290
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	65.3
Design Rainfall Depth (inches)	9.5
Design Rainfall Duration (hours)	24.0
Shape Factor	UHG 484
Rainfall Distribution	SCS Type II Florida Modified

Initial ground water level (ft datum) 5.50 (default)

Time After Storm Event (days)
1.000
7.000
14.000
15.000

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Modflow Log

MODFLOW CONTROL PARAMETERS

Perimeter boundary condition: constant head
Maximum iterations of outer loop: 150
Maximum iterations of inner loop: 60
Horizontal conductivity within pond: 1000000 (if ground water mound is expected to intersect pond bottom)
Instantaneous storage coefficient: Volumetric balance
Default head closure tolerance: .01
Default residual closure tolerance: .5
Target water budget error: 1
On failure to converge: Rerun limiting inner loop to one iteration
 > Maximum number of iterations of outer loop: 500
Running Average Porosity is active
 > Starting on pass: 2
 > When outer iteration reaches: 50
 > Number of data points: 4
Running Average Pond Stage (for discharge structures with tailwater) is active
 > Starting on pass: 2
 > When outer iteration reaches: 50
 > Number of data points: 4
Grid size: 1000 ft (from pond centerline)
Mound Output: none

Begin Scenario 1 12/13/2021 11:44:42

End Scenario 1 12/13/2021 11:44:43

Begin Scenario 2 12/13/2021 11:44:44

#WARNING: Modflow did not converge with the following iterations limits:

Inner Loop=60, Outer Loop=150

Re-running with the following iteration limits:

Inner Loop=1, Outer Loop=500

Horizontal conductivity inside pond increased to 1.0000000E+07 ft/day

End Scenario 2 12/13/2021 11:44:47

Begin Scenario 3 12/13/2021 11:44:47

End Scenario 3 12/13/2021 11:44:49

Worst Case Scenarios

Selection Criteria: <default - All scenarios with valid results>

Maximum Stage = 11.79197 ft datum

For scenario 3 at Time = 12.64444 hours
Scenario Description: 25-Yr 24-Hr

Scenarios considered: 1 to 3

Maximum Positive Inflow Rate = 4.923751 ft³/s

For scenario 3 at Time = 12.02222 hours
Scenario Description: 25-Yr 24-Hr

Scenarios considered: 1 to 3

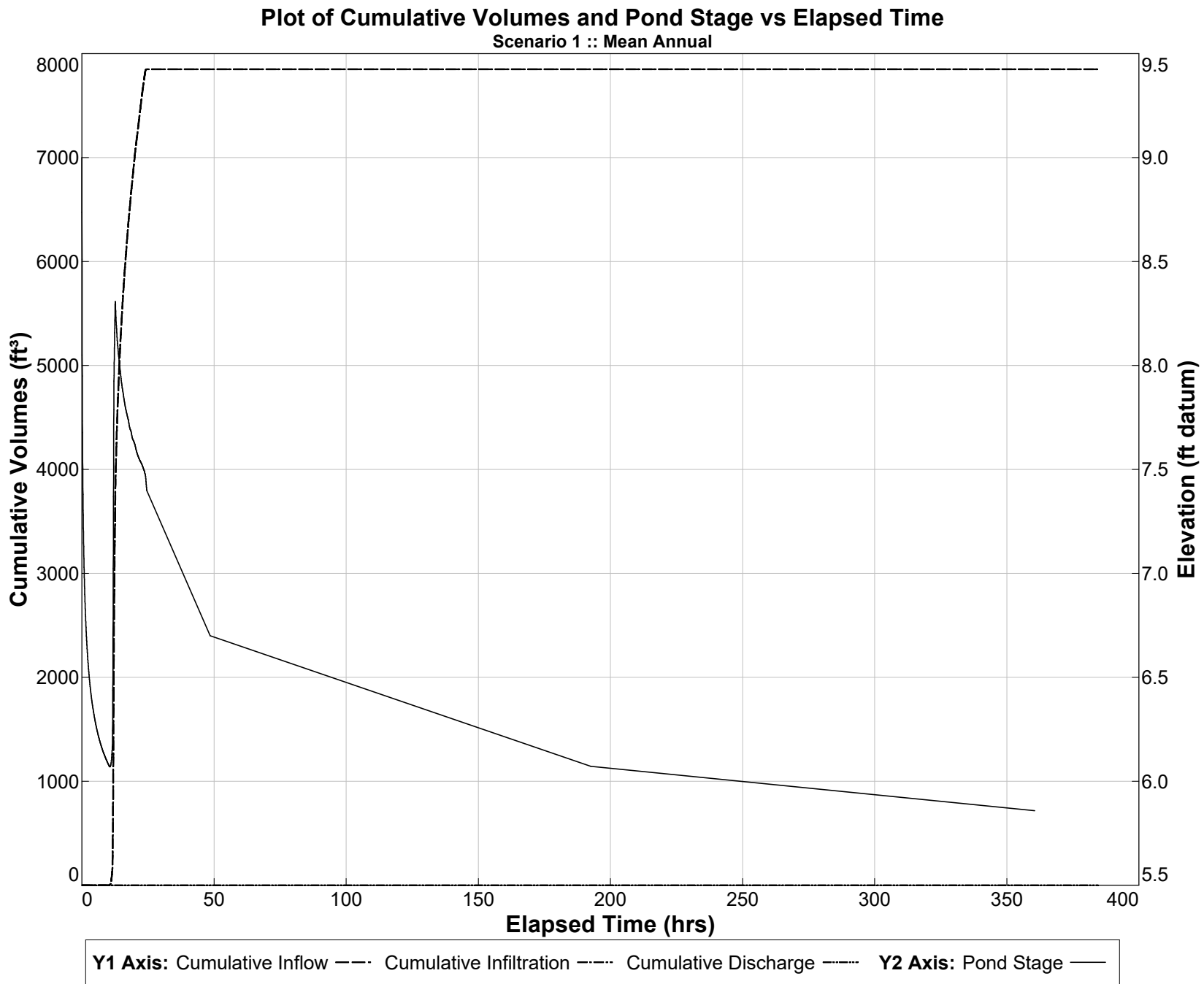
Maximum Positive Cumulative Discharge Volume = none

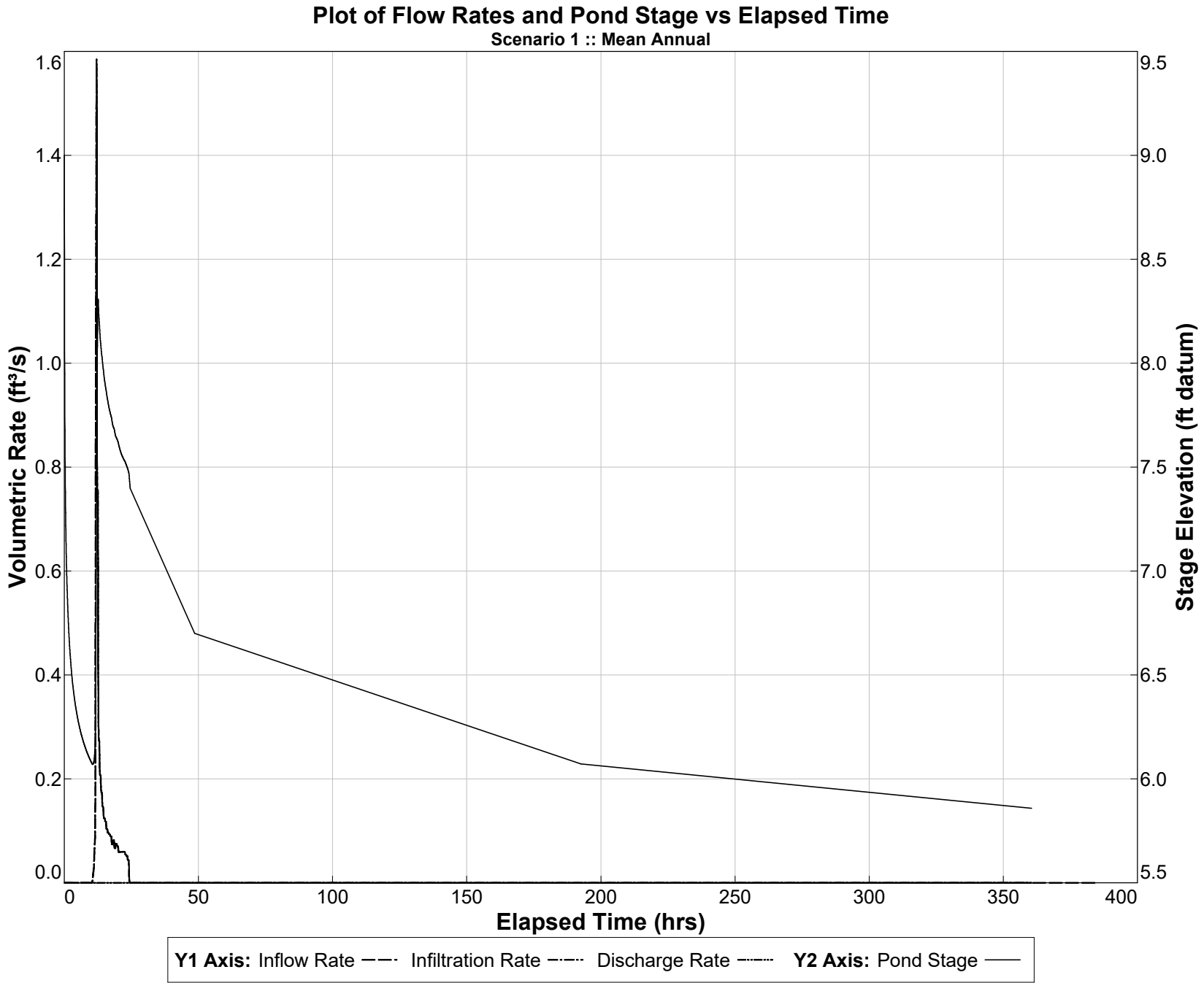
Scenarios considered: 1 to 3

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Summary of Results :: Scenario 1 :: Mean Annual

	Time (hours)	Stage (ft datum)	Rate (ft ³ /s)	Volume (ft ³)
Stage				
Minimum	384.578	5.84		
Maximum	0.000	9.00		
Inflow				
Rate - Maximum - Positive	12.022		1.5853	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.533			7850.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	384.578			7850.2
Infiltration				
Rate - Maximum - Positive	12.022		1.5758	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.533			7850.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	384.578			7850.2
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	384.578			0.0
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

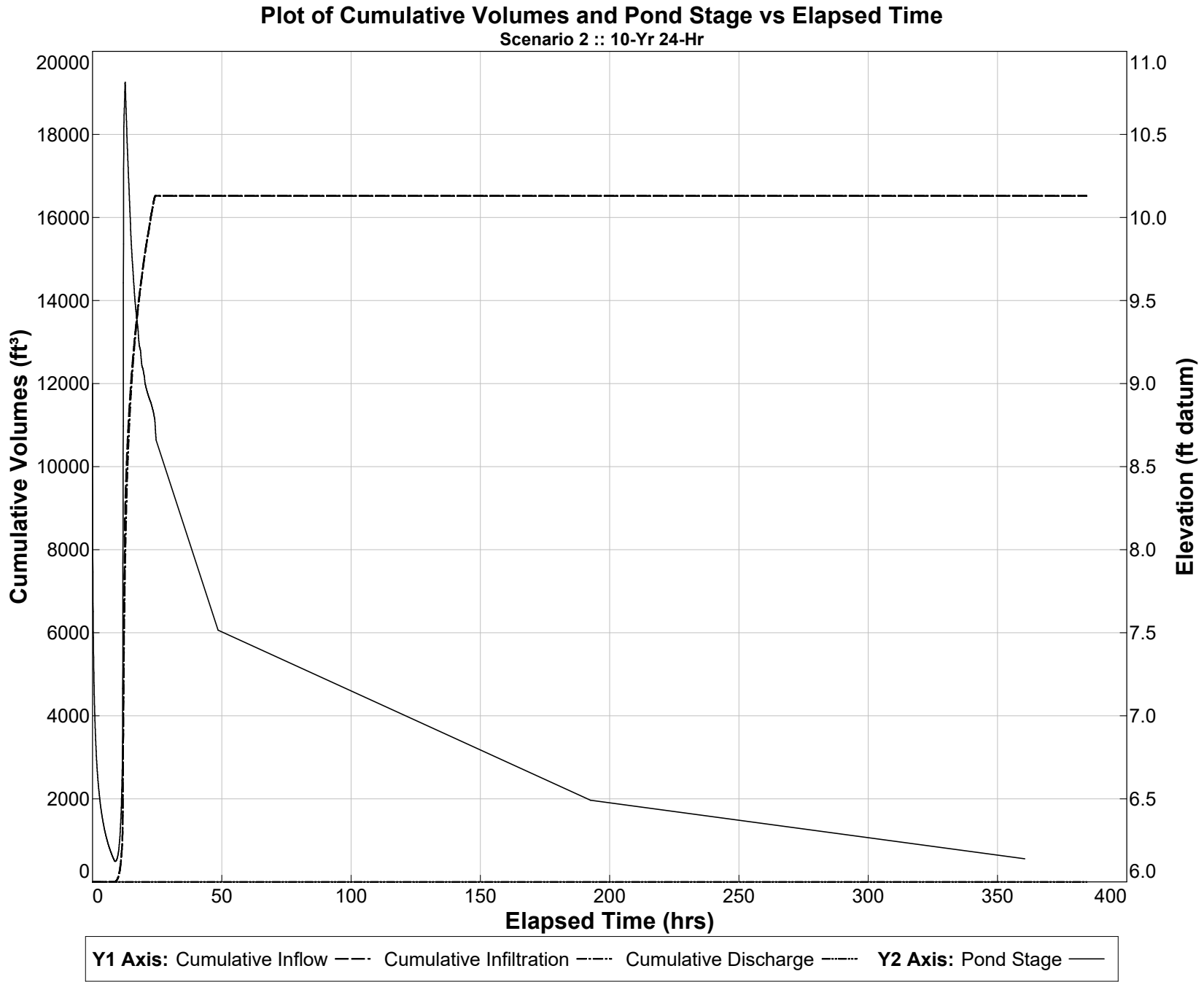


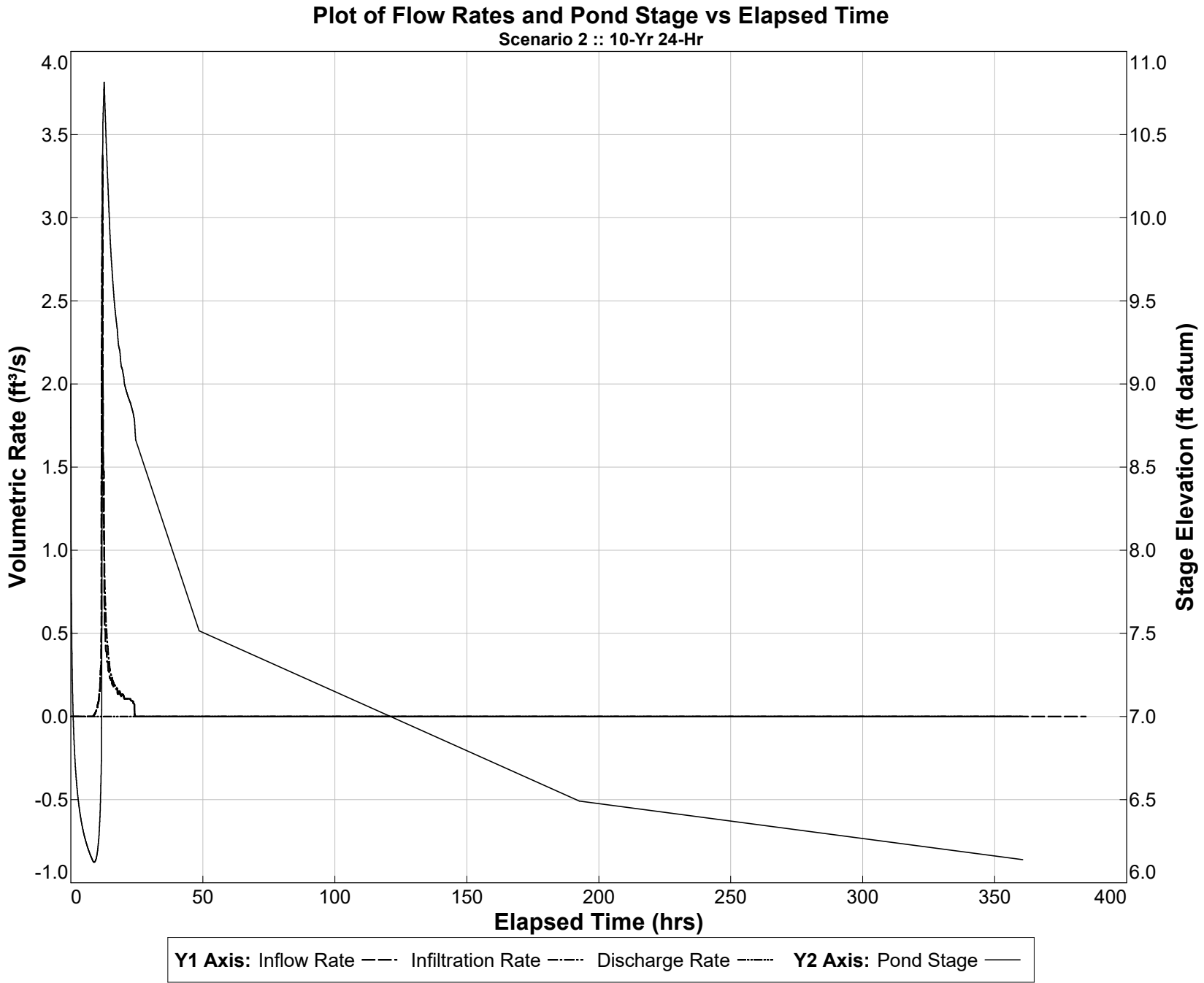


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Summary of Results :: Scenario 2 :: 10-Yr 24-Hr

	Time (hours)	Stage (ft datum)	Rate (ft ³ /s)	Volume (ft ³)
Stage				
Minimum	384.578	6.10		
Maximum	12.622	10.81		
Inflow				
Rate - Maximum - Positive	12.022		3.3776	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.533			16520.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	384.578			16520.2
Infiltration				
Rate - Maximum - Positive	11.889		3.0185	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.533			16520.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	384.578			16520.2
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	384.578			0.0
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

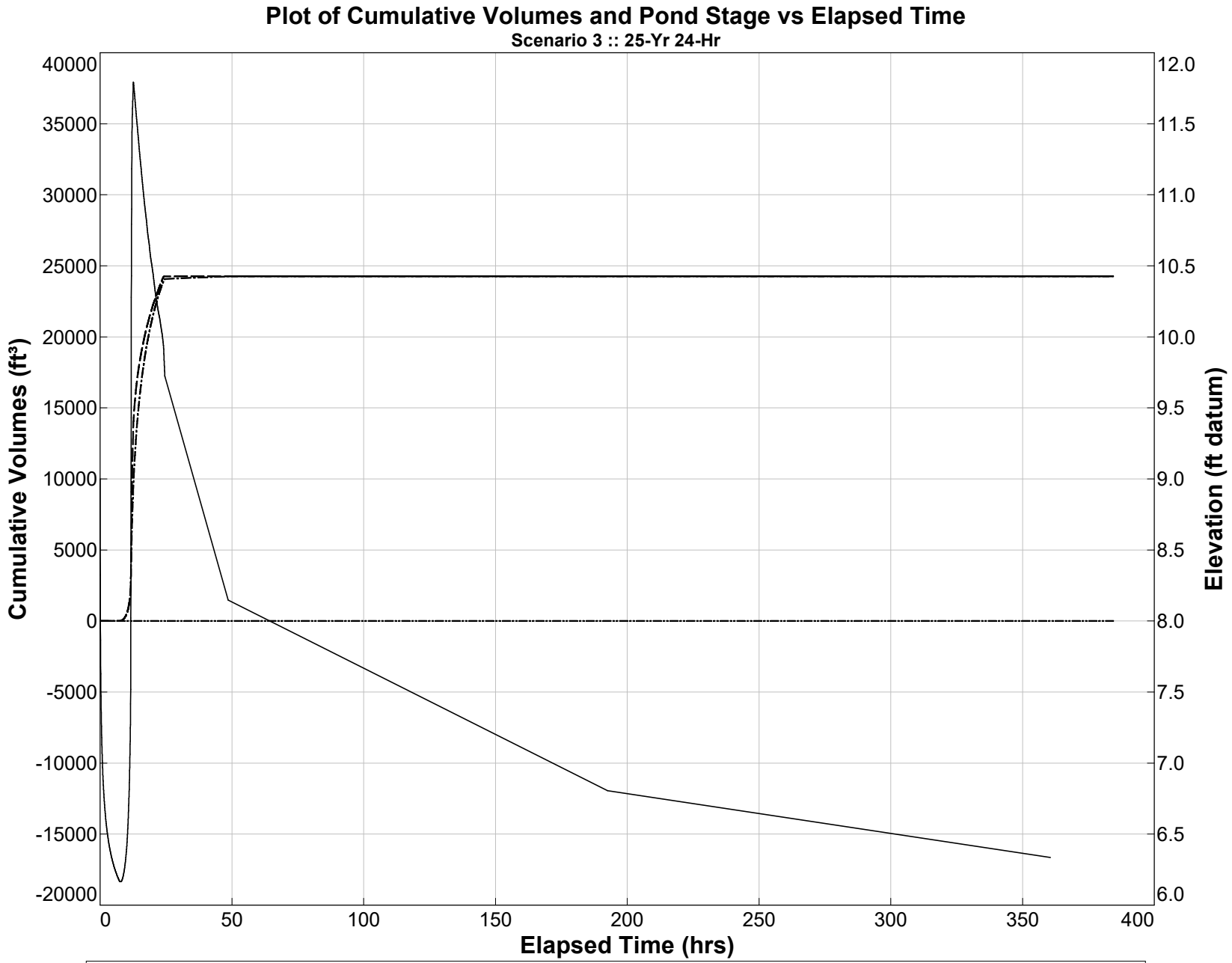




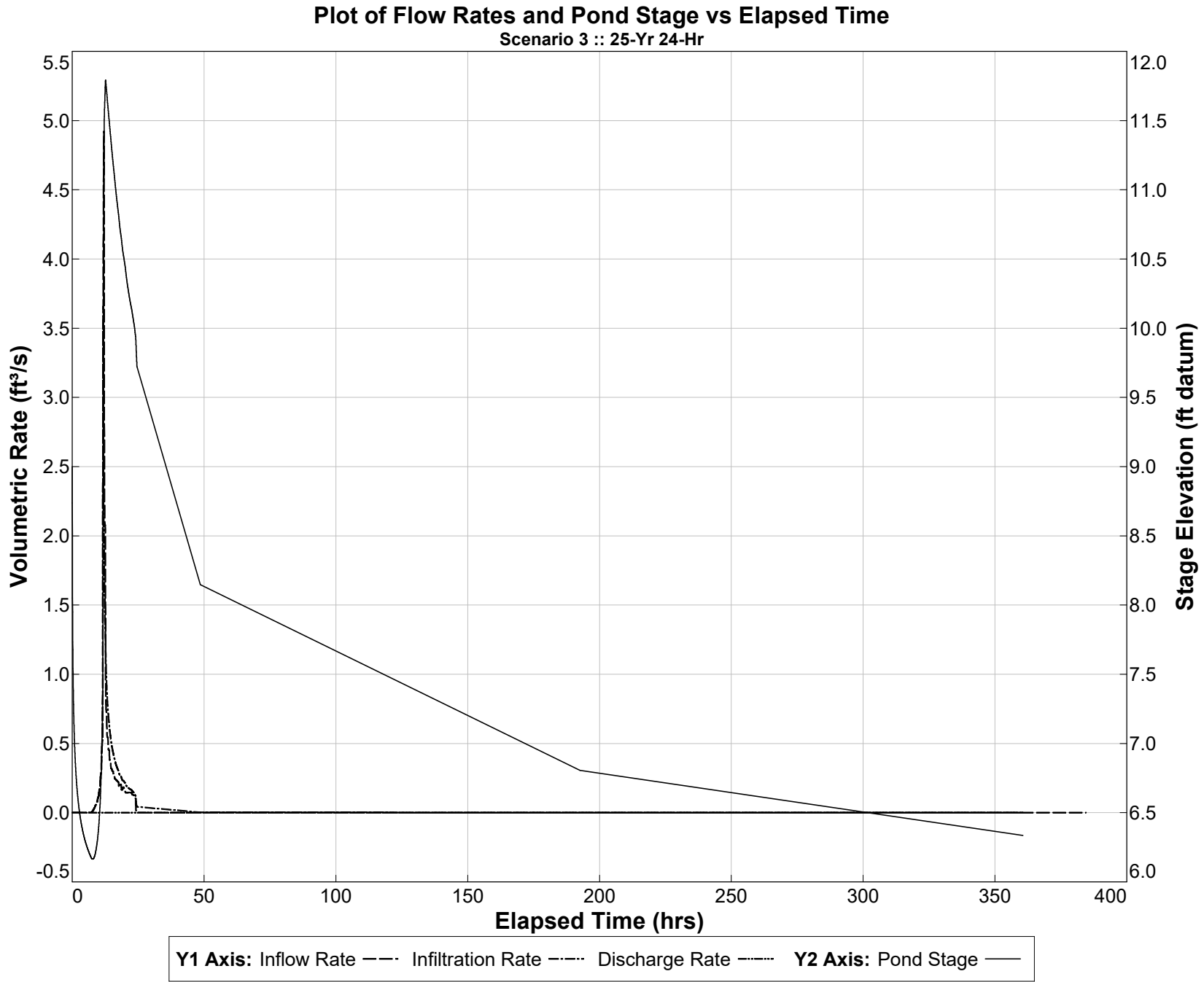
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Summary of Results :: Scenario 3 :: 25-Yr 24-Hr

	Time (hours)	Stage (ft datum)	Rate (ft ³ /s)	Volume (ft ³)
Stage				
Minimum	7.733	6.16		
Maximum	12.644	11.79		
Inflow				
Rate - Maximum - Positive	12.022		4.9238	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.533			24252.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	384.578			24252.7
Infiltration				
Rate - Maximum - Positive	11.733		3.6597	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	48.578			24252.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	384.578			24252.7
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	384.578			0.0
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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Calculation Summary						
Label	Calc Type	Units	Avg	Max	Min	Angle/Max
Gathering Area	Illuminance	Fc	2.71	7.31	0.5	N/A
Parking Lot	Illuminance	Fc	0.74	3.1	0.0	N/A
Pool	Illuminance	Fc	0.11	1.0	0.0	N/A
Setback/Behind Buildings	Illuminance	Fc	0.70	2.4	0.1	7.00
Street	Illuminance	Fc	1.96	9.4	0.1	18.00
Spot	Illuminance	Fc	0.09	0.3	0.0	N/A

LUMINAIRE SCHEDULE						
Type	Description	Lamp Data	Mounting	Manufacturer Part Number	Finish	QTY
A1	String Lights	1W-2400 K	Aircraft Cable	LED-BK-514-1-120-FL/BK-411-82	Bronze	25 sets
B1	Bollard	1x17W LED 590nm	Bollard	AA1P82003-F-U-AM-L-2-42	Bronze	10
B2	Bollard	1x17W LED 590nm	Bollard	AA1P82003-F-U-AM-L-C-42	Custom Color	10
C1	Area Light	3x78 590nm	Post Top	AA1P700-F-3x78-U-AM-L-2-5P	Bronze	7
D1a	Barn Light 11 1/4"	1W-2400 K	Wall Mounted	Urban Barn 11 1/4" High Bronze Indoor-Outdoor Wall Light Style # W4596	Bronze	20
D1b	Barn Light 11 1/4"	1W-2400 K	Wall Mounted	Urban Barn 11 1/4" High Bronze Indoor-Outdoor Wall Light Style # W4596	Bronze	5
D2a	Barn Light 11 1/4"	1W-2400 K	Wall Mounted	Urban Barn 11 1/4" High Galvanized Indoor-Outdoor Wall Light Style # W4595	Galvanized	20
D2b	Barn Light 11 1/4"	1W-2400 K	Wall Mounted	Urban Barn 11 1/4" High Galvanized Indoor-Outdoor Wall Light Style # W4595	Galvanized	2
E1	2" Inground Recessed	9-15 VAC, 50/60Hz	In-Grade	2021-9-15 VAC - 2700-85-225-85	Bronze Stainless	7*
F1	Deck Light	9-15 VAC, 50/60Hz	Post Mounted	8031-2700-82	Bronze	10
F2	Deck Light	9-15 VAC, 50/60Hz	Post Mounted	8031-2700-WT	White	10
G1	Gazebo Light	1W-2400 K	Ceiling Mount	Urban Barn 15 3/4" High Galvanized Steel Outdoor Post Light Style # W4522	Galvanized	8
G2	Post Light	1W-2400 K	Post Top	LED-BK-514-1-120-FL/BK-411-82	Galvanized	4
P1	Post Cap	3 LED	Post Top	Prestige 5" H Copper Plated Large Outdoor Solar LED Post Cap Style # NS333	Bronze	32
S1	Signage Light	15W - 3000K	Wall Mounted	WP-LED514-120 VAC-3000K85-4B2	Bronze	3
S2	Signage Light	15W - 3000K	Wall Mounted	WP-LED514-120 VAC-3000K85-4WT	WHITE	3

Notes: *In ground landscaping fixtures are dependent on finalized landscaping plans

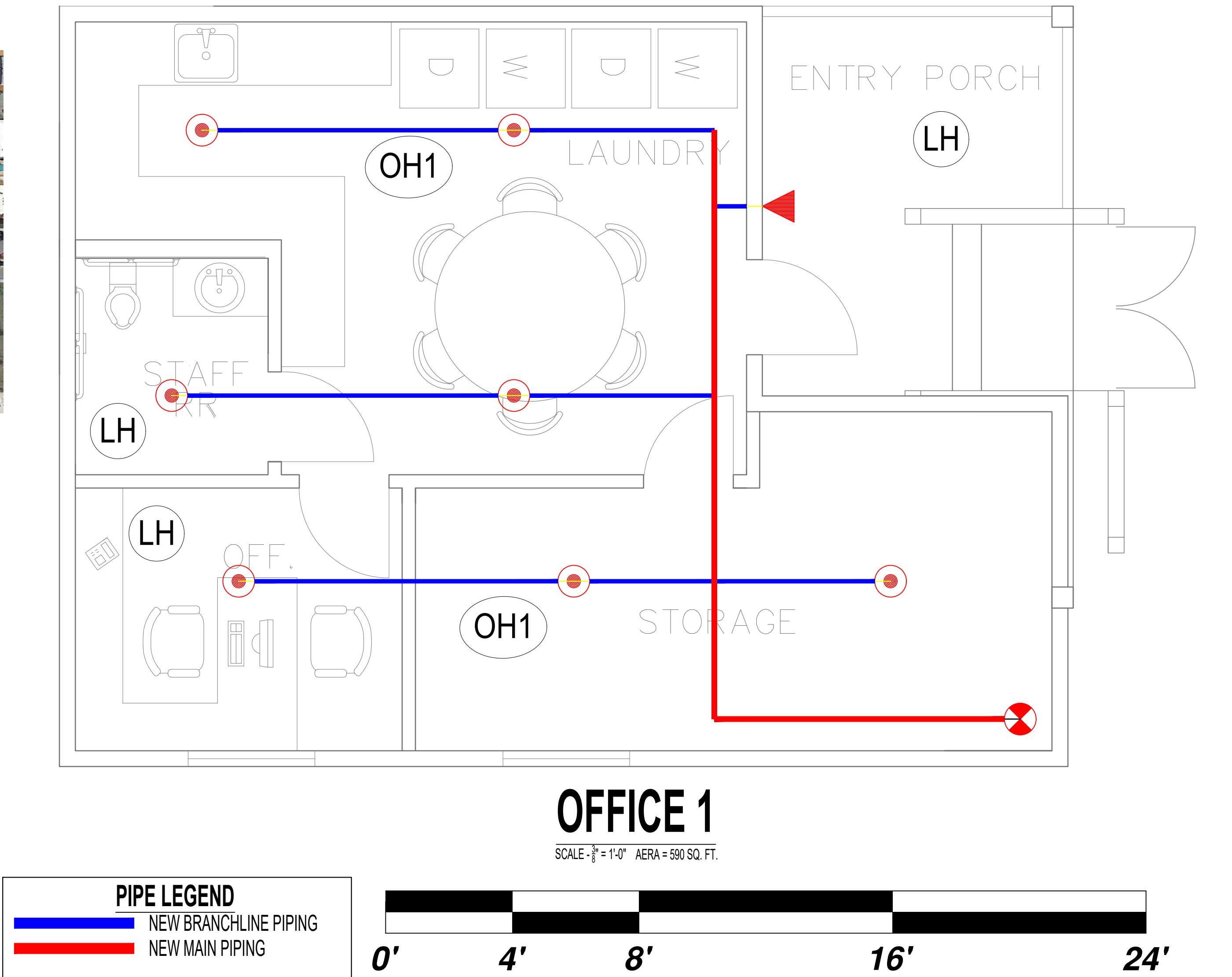
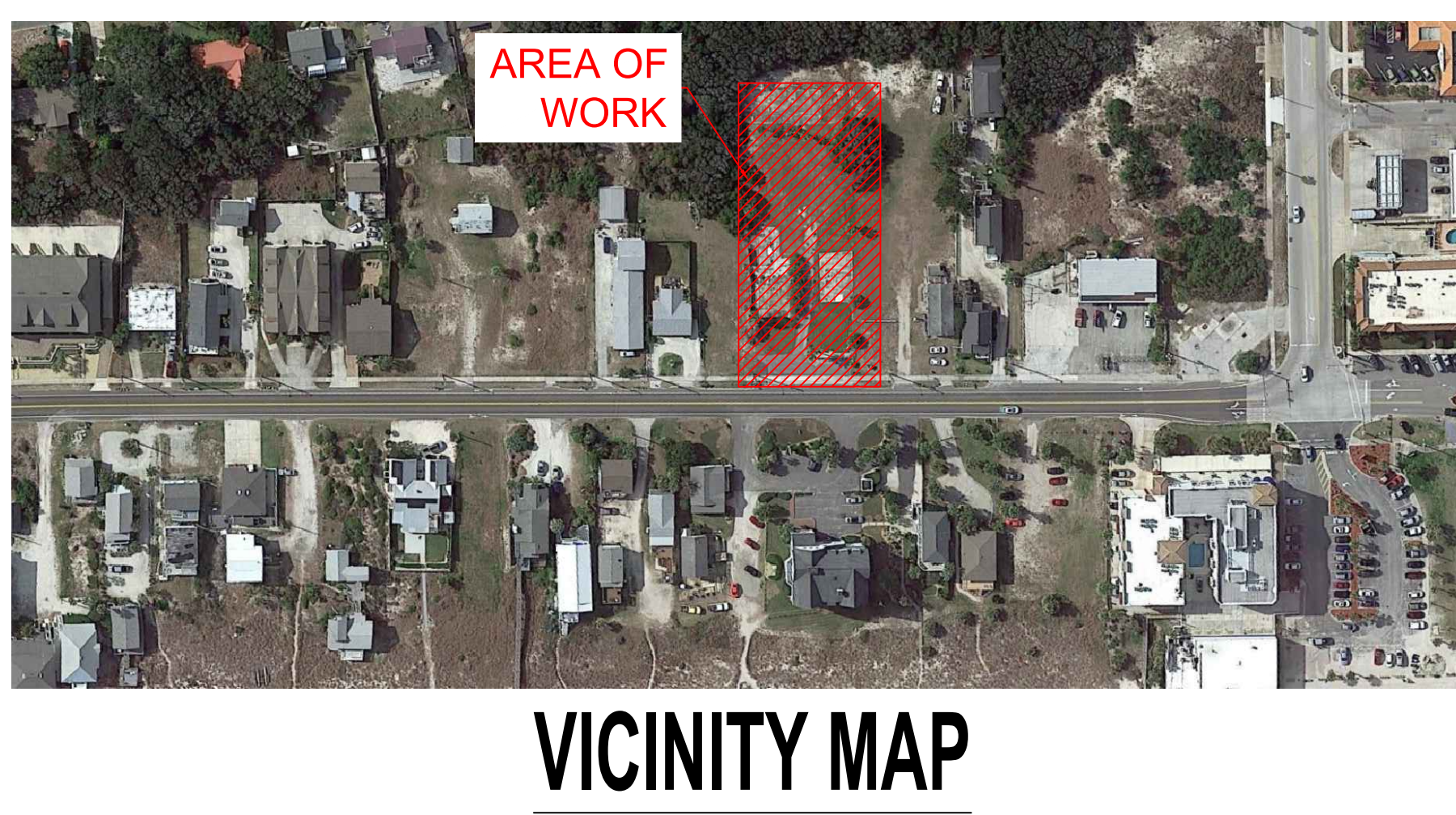
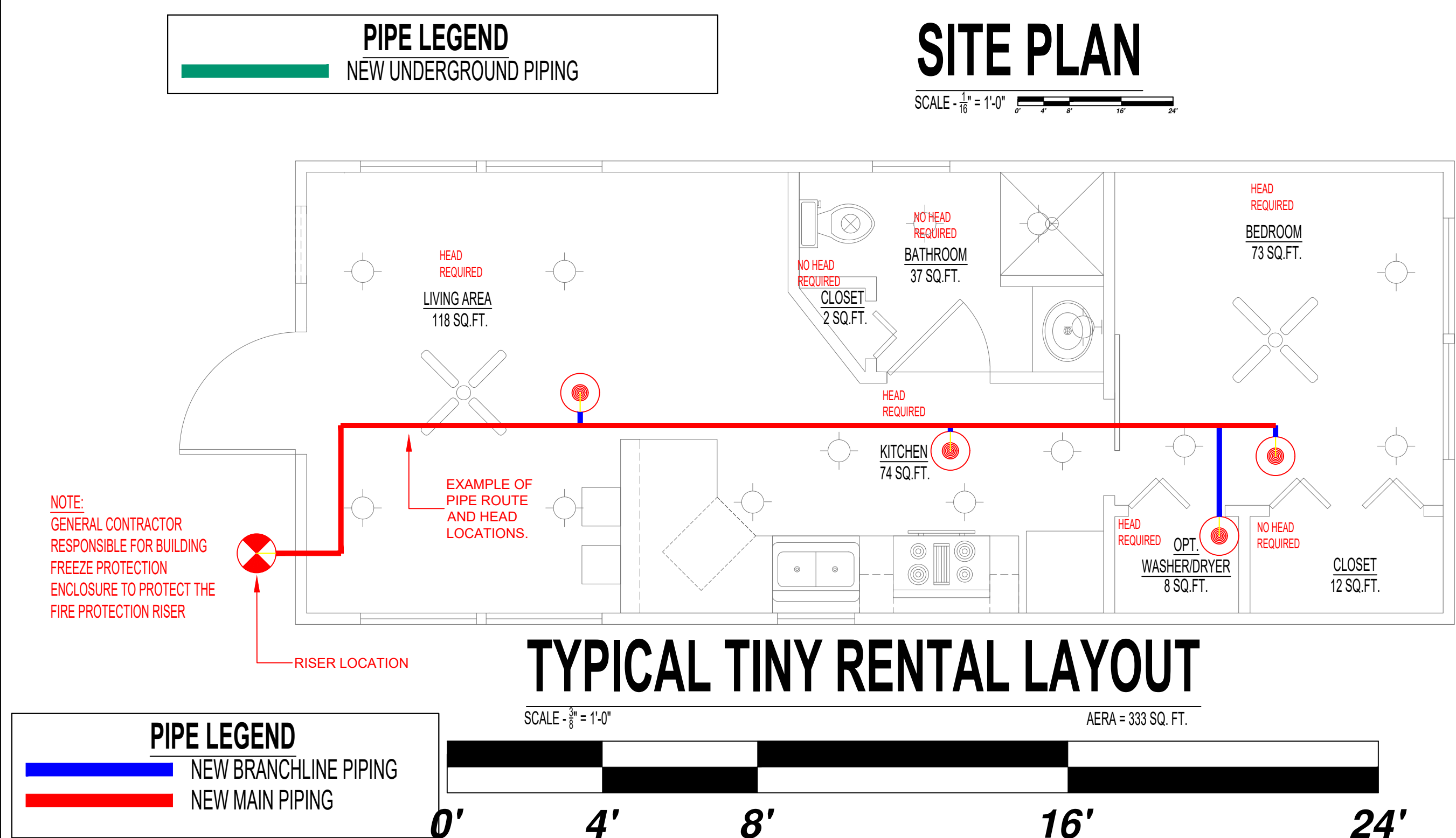
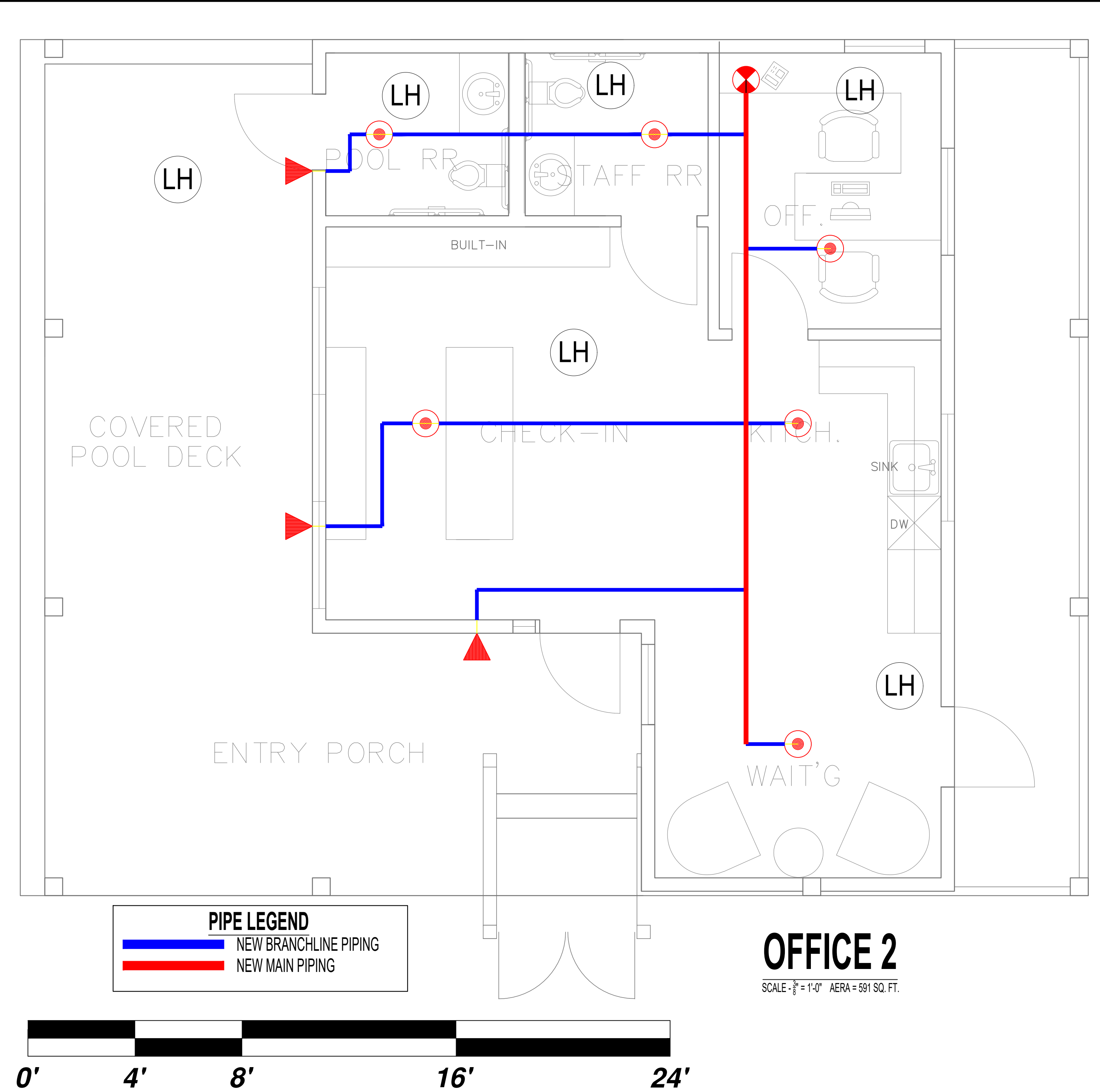
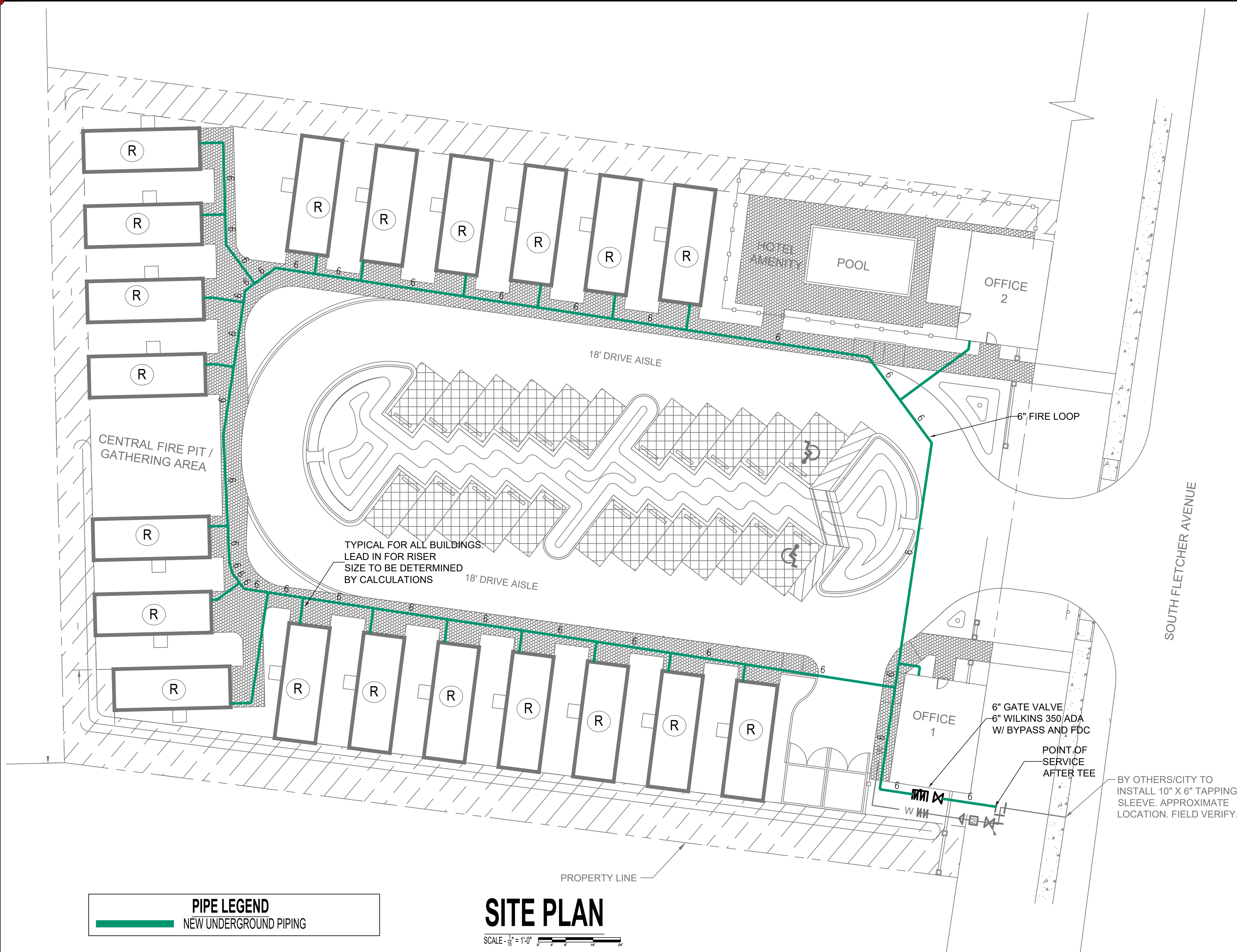


FLETCHER AVE CABIN HOTEL LIGHTING WITH SCHEDULE AMERLIA ISLAND, FL

THIS LIGHTING DESIGN OPTIMIZES THE LIGHT AND SYSTEM EFFICIENCY IN A SPACE. WHILE THE USE OF A THIRD-PARTY PHOTOMETRIC SOFTWARE TO ESTIMATE LUMENS AND VISUAL LIGHT, PHOTOMETRIC REPORTS ARE GENERATED USING METHODS RECOMMENDED BY THE ILLUMINATION ENGINEERING SOCIETY OF NORTH AMERICA. BECAUSE THE ACCURACY OF THE CALCULATED PHOTOMETRIC PERFORMANCE IS DEPENDANT ON THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT AT THE TIME OF DESIGN GENERATION, NO SITE VISITS WERE CONDUCTED BY THE DESIGN TEAM. WE ARE NOT RESPONSIBLE FOR COMPLIANCE WITH LOCAL, STATE, FEDERAL, AND SAFETY REGULATIONS. THE LIGHTING DESIGN PACKAGE PROVIDES APPROXIMATE LIGHTING FIXTURE PLACEMENT FOR CONCEPTUAL PURPOSES ONLY AND MAY NOT REFLECT THE FINAL DESIGN. FIXTURE AND POWER PLACEMENT IS AT THE SOLE DISCRETION OF THE INSTALLER. WE ARE NOT RESPONSIBLE FOR ARCHITECTURAL, ELECTRICAL, MECHANICAL OR STRUCTURAL CONFLICTS. DRAWINGS NOT TO BE USED FOR CONSTRUCTION. DO NOT SCALE.

ISSUE DATE	DESCRIPTION
12/8/2021	PRELIMINARY

PROJECT INFORMATION BLOCK	
JOB #	Village Vision Center
DATE:	9/17/2021
DRAWN BY:	
CHECKED BY:	
SHEET TITLE	
Site Lighting Plan	
SHEET NUMBER	
SL-1	



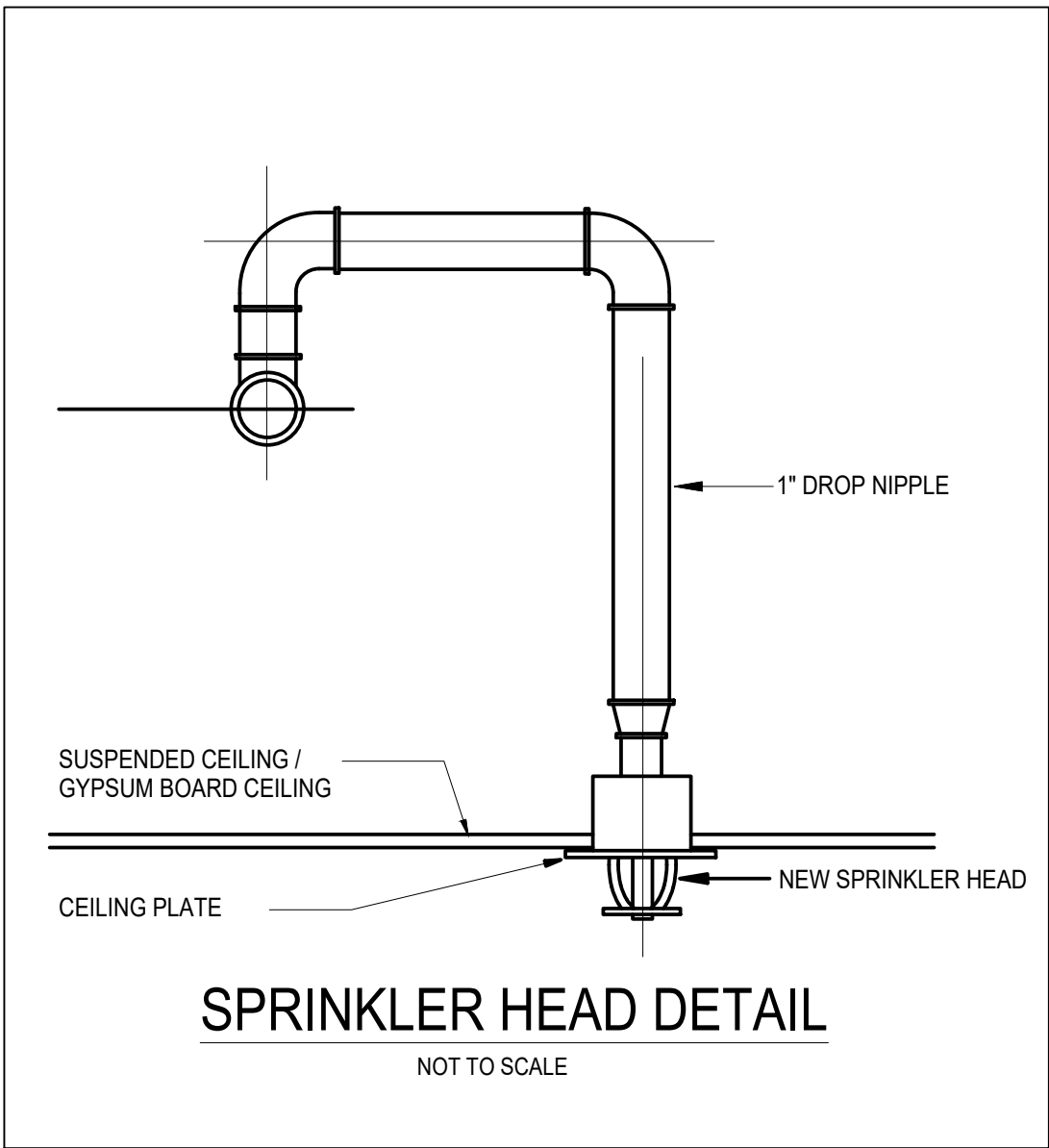
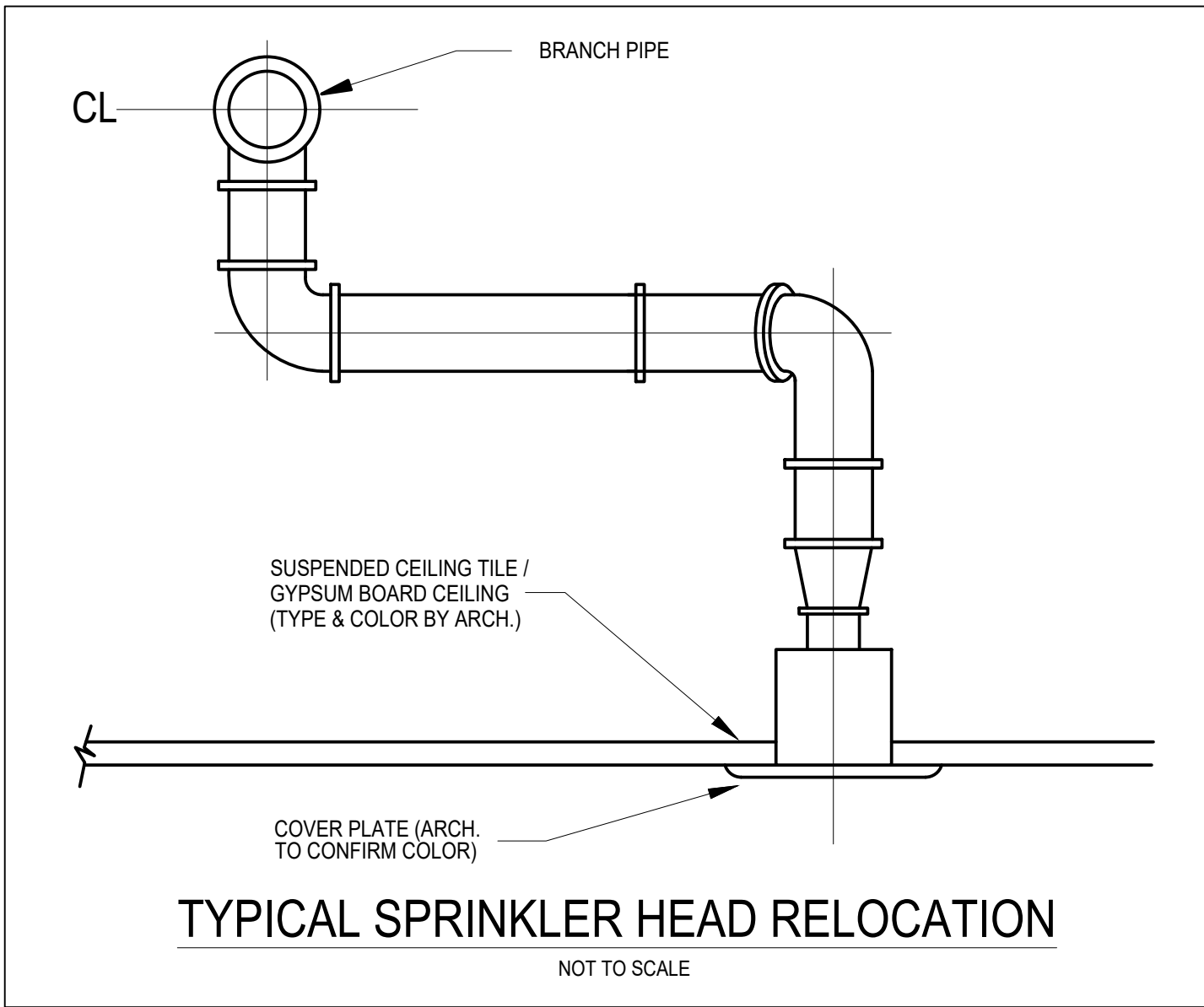
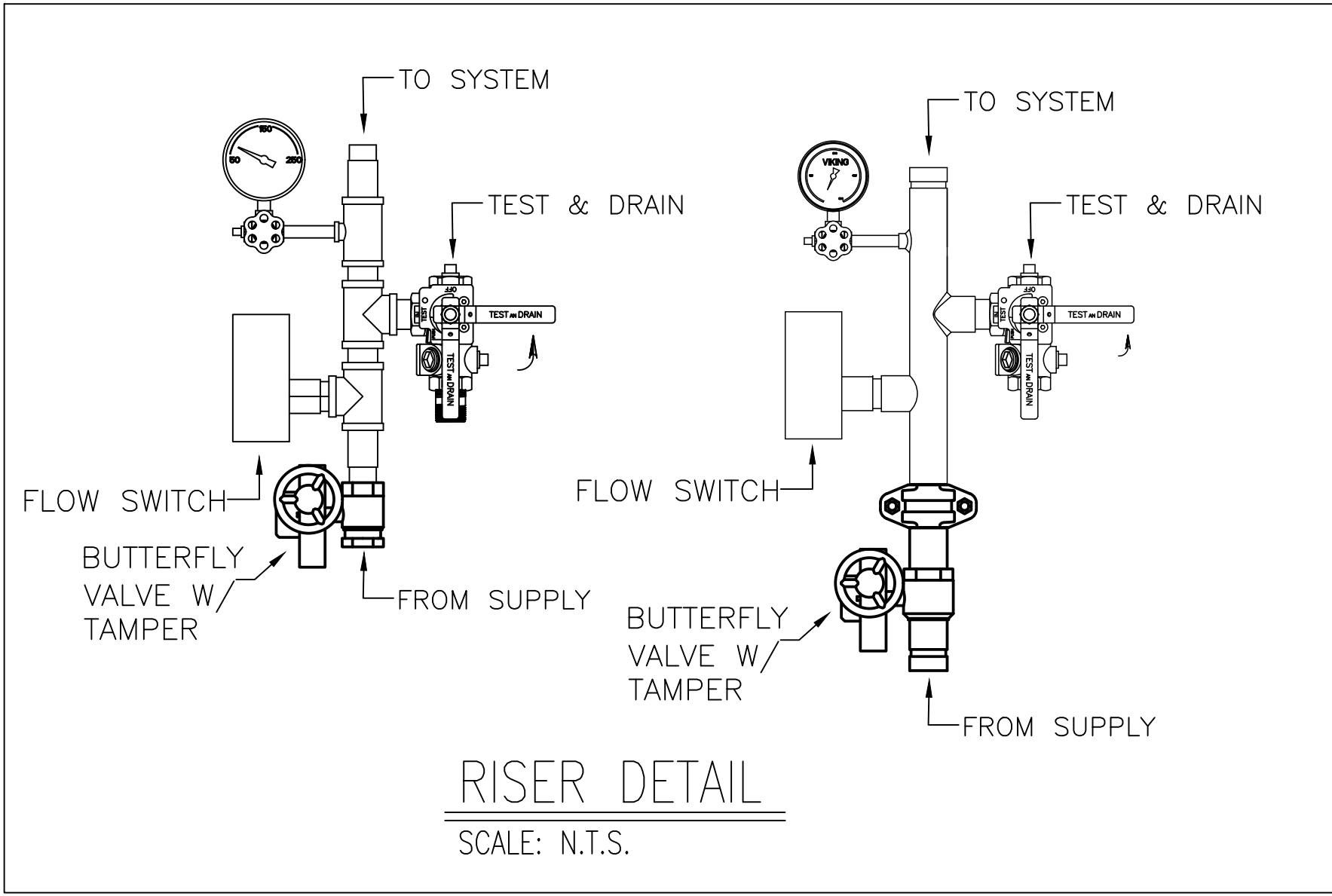
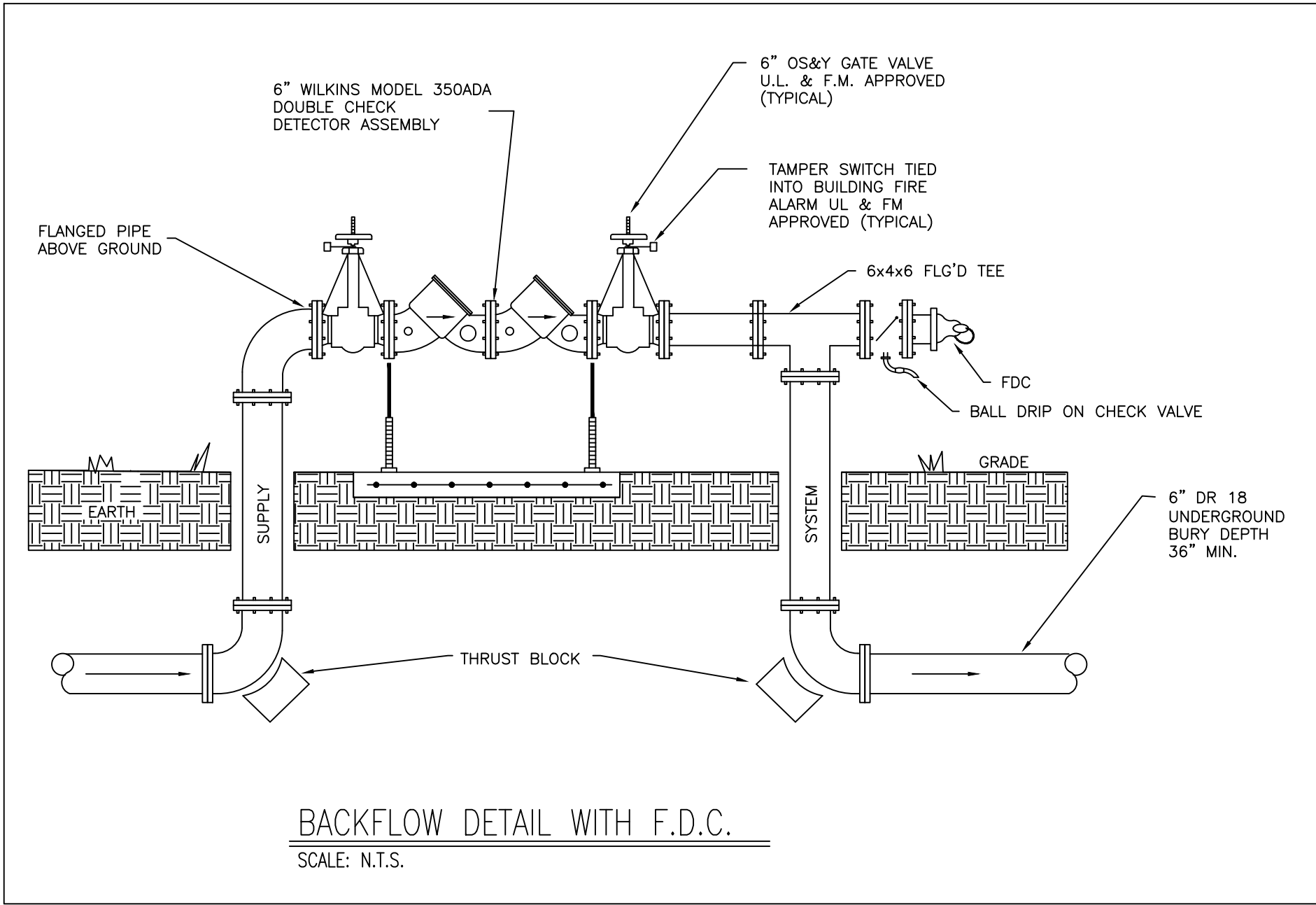
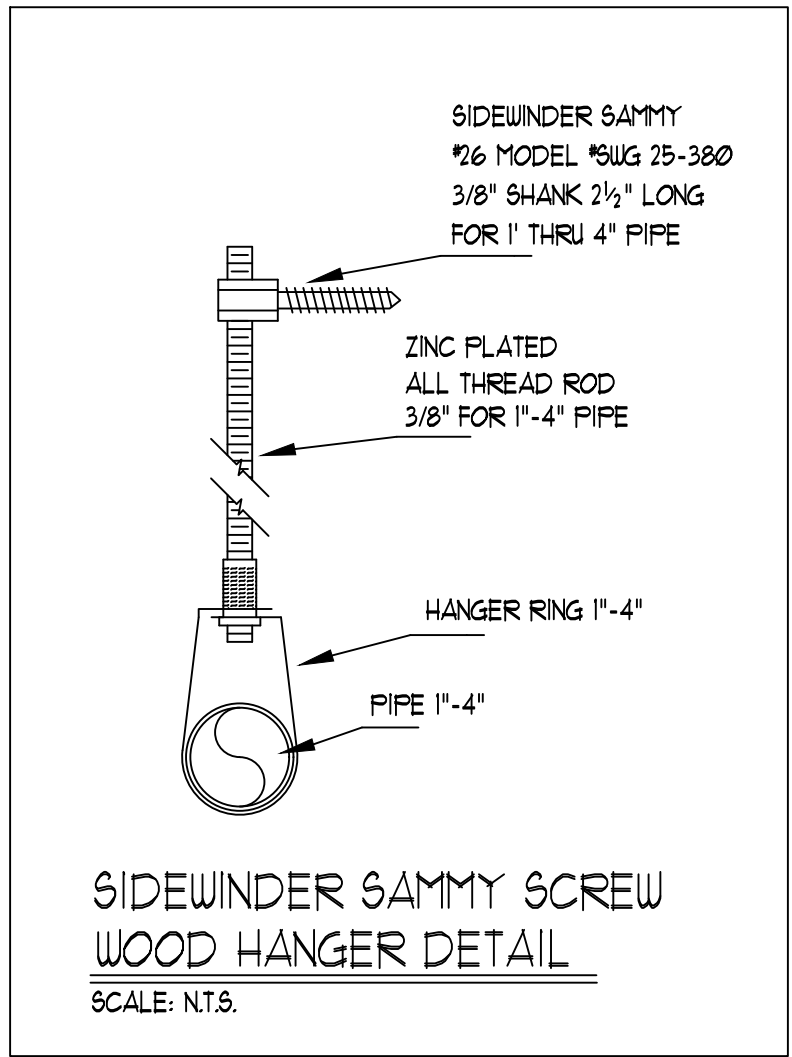
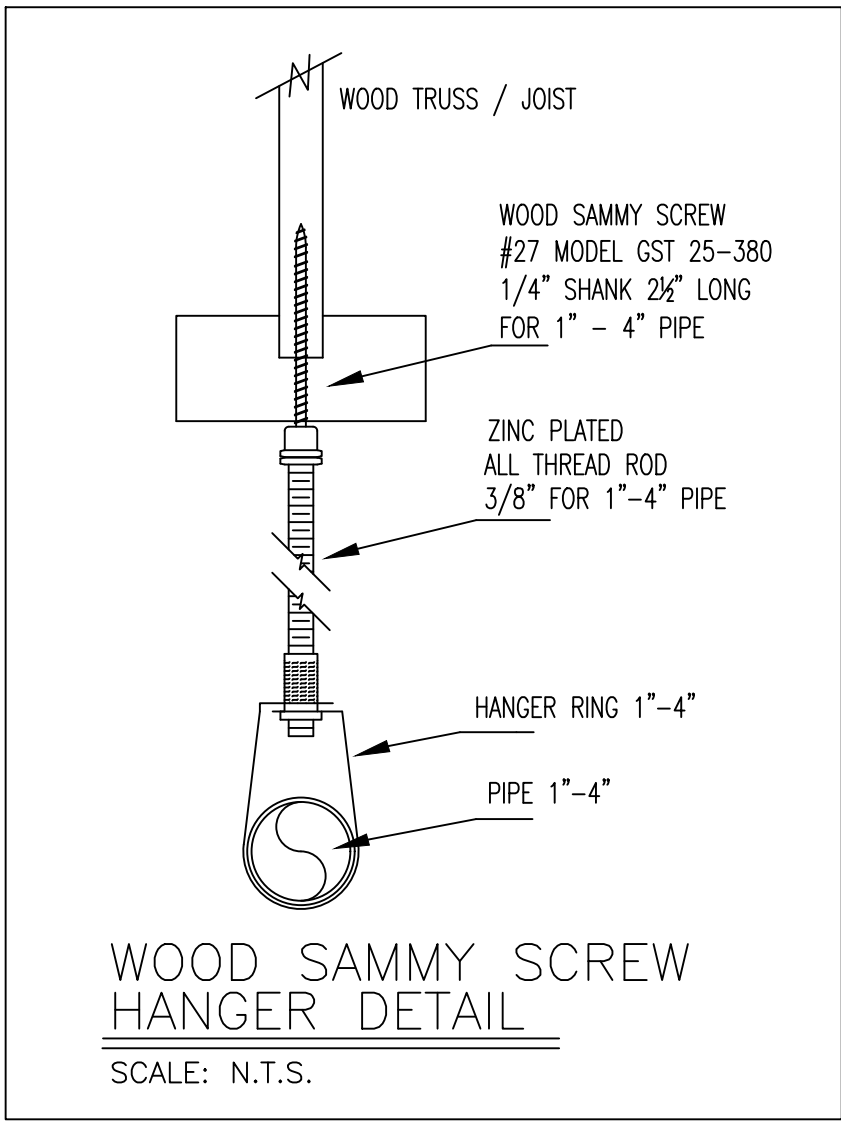
AMERICAN FIRE
SERVICE INC.
108 HALSEMA ROAD NORTH, JACKSONVILLE, FL 32220
PHONE (904) 781-2460
STATE LICENSE #552833-0001-2005

AMELIA ISLAND RENTALS
87 SOUTH FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

FIRE
SPRINKLER
SITE PLAN

NO.	DATE	REVISION DESCRIPTION	BY	DG
1	12/8/2021	61G FOR BUILDING PERMIT		
2				
3				
4				

CONTRACT #AMELIA ISLAND
DRAWN : DG
CHECKED : MR
DATE : 12/8/2021
TOTAL A/S : 333 SQ FT
SCALE : 1/2", 1/16"=1'-0"
SHEET NO.
FP-1
PAGE NO.
2 OF 2



- ### FIRE PROTECTION GENERAL NOTES
- FIRE PROTECTION SYSTEM TO COMPLY WITH ALL APPLICABLE STATE, LOCAL CODES & AHJ REQUIREMENTS. ALSO SHALL OBTAIN ALL PERMITS, LICENSES AND ALL GOVERNMENT/MILITARY REQUIREMENTS.
 - FINAL INSPECTION AND APPROVAL BY LOCAL FIRE DEPARTMENT, BLDG. DEPT. AND ARCHITECT/ENGINEER
 - VISIT THE SITE TO CHECK AND VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING TO INSURE THE COORDINATION OF THE FIRE SERVICES WITH EXISTING CONDITIONS.
 - CUTTING OF STRUCTURAL AND/OR ARCHITECTURAL MEMBERS TO BE DONE ONLY WITH THE WRITTEN APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER.
 - FITTINGS REQUIRED FOR PROPER INSTALLATION, COORDINATION WITH OTHER EXISTING TRADES, AND/OR TO MAINTAIN PROPER CLEARANCES SHALL BE PROVIDED. VERIFY STRUCTURAL, MECHANICAL, ELECTRICAL INSTALLATIONS AND AVOID ANMAL OBSTRUCTIONS OR INTERFERENCES WITH FIRE PROTECTION PIPE ROUTING.
 - CONTRACTOR SHALL MAKE A FIELD VISIT TO VERIFY ARCHITECTURAL REFLECTED CEILING CONDITIONS AND ELECTRICAL LIGHTING, CEILING CONFIGURATIONS AND HEIGHTS.
 - FIRE STOP ALL PENETRATIONS OF SMOKE/FIRE WALLS, CEILINGS, FLOORS, ROOFS, ETC., FLASH AND COUNTERFLASH ROOF PENETRATIONS. (SEE FIRE RATED PIPE PENETRATION DETAILS ON ARCHITECTURAL SHEETS).
 - PROVIDE ACCESS PANELS TO ALL VALVES ABOVE NON-ACCESSIBLE CEILINGS AND CHASES.
 - SPRINKLER HEADS ARE TO BE COORDINATED WITH ALL LOCATIONS OF DIFFUSERS, SPEAKERS, LIGHTING FIXTURES, CEILING SYSTEMS AND STRUCTURAL SYSTEM.
 - INDICATE CENTER TO CENTER DIMENSIONS AND/OR PIPE CUT LENGTHS AND NOMINAL PIPE DIAMETERS ON ALL PIPING. INDICATE PIPE TYPE, SCHEDULE OF WALL THICKNESS AND METHOD OF JOINING ON SHOP DRAWING.
 - PROVIDE STOCK OF EXTRA SPRINKLERS IN ACCORDANCE WITH N.F.P.A. #13 & NFPA 13D.
 - PROVIDE DETAIL AND INDICATE TYPE OF HANGERS TO BE INSTALLED FOR SPRINKLER PIPING. METHODS OF HANGING PIPES, HEADERS AND BRANCHES SHALL BE IN ACCORDANCE WITH N.F.P.A. 13D. ALL HANGERS ON 4\"/>
 - ALL GROOVED & SCREWED FITTING SHALL BE UL/FM APPROVED PRIOR TO ANY INSTALLATION BY ENGINEER WHO RESERVES THE RIGHT TO DISAPPROVE ANY FITTING. ALL SCREWED PIPING SHALL BE SCHEDULE 40 BLACK STEEL PIPE IN ACCORDANCE WITH SPECIFICATIONS ASTM A120 AND SHALL BE JOINED BY SCREWED JOINTS IN ACCORDANCE WITH SPECIFICATION ANSI B2.1. ALL GROOVED PIPING 2-1/2\"/>
 - WELD-O-LETS SHALL BE TWO SIZES SMALLER THAN CROSSMAIN, NO LENGTH OF CROSSMAIN SHALL BE GREATER THAN 10'-0\"/>
 - AUTOMATIC SPRINKLER TEMPERATURE RATINGS OF FUSIBLE ELEMENTS TO BE IN ACCORDANCE WITH N.F.P.A. 13D. ALL SPRINKLERS SHALL HAVE CORROSIVE RESISTANT COATING WHERE EXPOSED TO ELEMENTS.
 - SPRINKLERS SHALL COVER THE ENTIRE AREA OF ALL STRUCTURAL MEMBERS. THE SPRAY PATTERN ON ANY SPRINKLER SHALL NOT BE BLOCKED BY WALL, PARTITIONS OR STRUCTURAL COMPONENTS.
 - IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THESE PLANS, OTHER ENGINEERING PLANS, THE ARCHITECTURAL PLANS AND/OR FIELD CONDITIONS PRIOR TO FINAL BID PRICE OR FINAL PERMITTING.
 - IN CASE OF DISPUTE OR DOUBT AS TO INTENT OF DRAWINGS OR SPECIFICATIONS, OBTAIN ARCHITECT/ENGINEER'S WRITTEN DECISION BEFORE PROCEEDING WITH BID OR WORK INVOLVED.
 - BEFORE SUBMITTING PROPOSAL OR BID, EXAMINE ALL DRAWINGS AND SPECIFICATIONS RELATING TO THIS PROJECT, THE AMOUNT OF SPACE AVAILABLE FOR PIPING, EQUIPMENT AND CONNECTING SERVICES. THE SCOPE OF SITE OF THE WORK, THE REQUIREMENTS TO CORRELATE THE FIRE PROTECTION WORK WITH THAT OF OTHER TRADES AND THE TIME SCHEDULE NECESSARY TO PERFORM THAT WORK.
 - PIPE SHALL BE REAMED AND CLEANED BEFORE ASSEMBLY, AND AFTER ASSEMBLY THE ENTIRE PIPING SYSTEM SHALL BE FLUSHED CLEAN.
 - ADJUST NEW SPRINKLER PIPING AND SPRINKLER HEAD PLACEMENT TO ACCOMMODATE EXISTING CEILING HEIGHTS AND STRUCTURAL CONFIGURATIONS.
 - PROVIDE SYSTEM(S) WITH FLUSHING CONNECTION(S).
 - PROVIDE SPRINKLERS ABOVE AND BELOW EXPOSED DUCTWORK 4 FEET OR WIDER.
 - PROVIDE HAZARD COVERAGE FOR THE FUNCTIONS FOR EACH AREA.
 - INDICATE THE LOCATION AND SIZE OF BLIND SPACES AND CLOSETS.
 - INDICATE THE TOTAL SQUARE FOOT AREA PROTECTED BY SYSTEM(S) ON EACH FLOOR(S).
 - PROVIDE HEAD GUARDS ON SPRINKLER HEADS IN ELECTRIC, TELEPHONE, AND MECHANICAL ROOMS.
 - ALL PENDENT SPRINKLERS SHALL BE CENTER OF TILE, UNLESS MAXIMUM DISTANCES FROM WALLS OR BETWEEN HEADS IS EXCEEDED. IF POSSIBLE ALL SPRINKLER HEADS MOUNTED IN CEILING SHALL BE LOCATED A MINIMUM OF 4\"/>
 - FIRE PROTECTION CONTRACTOR SHALL ASSIST IN PREPARATION OF COORDINATION DRAWINGS FOR ALL LEVELS WHICH INDICATE ALL THE ENGINEERING DISCIPLINES & FIRE PROTECTION PIPING. THESE DRAWINGS SHALL BE PREPARED & APPROVED BY THE ENGINEER PRIOR TO ANY INSTALLATION.
 - FIRE SPRINKLER PIPING SHALL NOT TRAVEL OVER THE TOPS OF ELECTRICAL PANELBOARDS.
 - PROVIDE TEFLON COATING FOR ALL SPRINKLERS IN KITCHEN AREAS, AND ANY CORROSIVE AREAS.
 - REFER TO ARCHITECTURAL DRAWINGS FOR CEILING HEIGHTS IN EACH AREA.
 - ALL MATERIALS, WHERE APPLICABLE, SHALL BE U.L. LISTED OR FACTORY MUTUAL APPROVED FOR USE IN AUTOMATIC SPRINKLER SYSTEMS. ALL NEW PIPING SHALL BE HYDROSTATICALLY TESTED FOR TWO HOURS IN ACCORDANCE WITH NFPA #13 & 13D, 2016 ED. MODIFICATIONS THAT CANNOT BE ISOLATED SHALL BE TESTED AT SYSTEM WORKING PRESSURE.
 - WET SYSTEM PIPING SHALL BE INSTALLED LEVEL TO DRAIN BACK TO THE SYSTEM RISER, IN ACCORDANCE WITH NFPA #13 & NFPA13D. TRAPPED PIPING SHALL HAVE AUXILIARY DRAIN CONNECTIONS IN ACCORDANCE WITH NFPA.

- ### FIRE PROTECTION GENERAL NOTES
- WET PIPE SPRINKLER SYSTEM DESIGNED PER NFPA 13D.
 - PIPE TO HANG TIGHT TO BOTTOM OF DECK WHERE POSSIBLE. IN ALL OTHER AREAS, PIPE TO HANG AS HIGH AS POSSIBLE.
 - THE CONSTRUCTION MANAGER SHALL PROVIDE, OR HAVE PROVIDED, A SET OF COORDINATION DWGS. FOR ALL SYSTEMS & FEATURES THAT OCCUR ABOVE THE CEILING PLANE. THE COORDINATION DWGS. SHALL INCLUDE, BUT NOT BE LIMITED TO, STRUCTURAL MEMBERS, HVAC DUCTWORK, HYDRONIC PIPING, PLUMBING SUPPLY & WASTE PIPING, FIRE PROTECTION PIPING, ELECTRICAL POWER CONDUITS & RACEWAYS & ELECTRICAL LOW VOLTAGE CONDUITS & RACEWAYS. THE COORDINATION DWGS. SHALL PROVIDE, APPORTION & COORDINATE SPACE FOR ALL SYSTEMS, HORIZONTALLY & VERTICALLY ABOVE THE CEILING PLANE TO THE STRUCTURAL DECK ABOVE ALLOWING EACH TRADE CONTRACTOR THE SPACE TO PROPERLY EXECUTE HIS PORTION OF THE WORK.
 - ALL GROOVED FITTINGS TO BE "VICTALIC" FITTINGS OR APPROVED EQUAL.
 - ALL DIMENSIONS TO BE VERIFIED DURING FIELD CHECK OF SPRINKLER SYSTEM.
 - ALL UPRIGHT TYPE SPRINKLERS ARE TO BE BRASS W/NO ESCUTCHEON 1/2\"/>
 - TINY RENTAL HOUSE
RESIDENTIAL SEMI-RECESSED PENDENT TYPE SPRINKLERS ARE TO BE RECESSED WITH ESCUTCHEON, WHITE, 155\"/>
 - OFFICES (2)
SEMI-RECESSED PENDENT TYPE SPRINKLERS ARE TO BE RECESSED WITH ESCUTCHEON, WHITE 1/2\"/>
 - ALL FIRE SPRINKLER COMPONENTS ARE TO BE RATED FOR THE MAXIMUM SYSTEM WORKING PRESSURE TO WHICH THEY ARE EXPOSED IN ACCORDANCE WITH NFPA 13D.
 - ALL PENDENT TYPE FIRE SPRINKLERS IN PUBLIC AREAS SHALL BE CENTERED IN CEILING TILES

DESIGN CRITERIA						
SYMBOL	HAZARD	DENSITY	MAX SQ. FT. / SPRINKLER	DESIGN AREA (SQ. FT.)	HOSE DEMAND (GPM)	DURATION (MIN)
(LH)	LIGHT HAZARD	.10 GPM / SQ. FT.	225	1500	100	30
(R)	RESIDENTIAL	.05 GPM / SQ. FT.	400	MAX OF 2 HEADS IN A COMPARTMENT	0	30

ABBREVIATIONS			
BFP	BACKFLOW PREVENTER	PS	PRESSURE SWITCH
DN	DOWN	PSI	POUNDS PER SQUARE INCH
DP	DRY PIPE	SF	SQUARE FOOT
DPV	DRY PIPE VALVE	SP	STANDPIPE
EX	EXISTING	TS	TAMPER SWITCH
FHV	FIRE HOSE VALVE	TYP	TYPICAL
FS	FLOW SWITCH	WP	WET PIPE
FVC	FIRE VALVE CABINET	LH	LIGHT HAZARD
GPM	GALLONS PER MINUTE	OH-1	ORDINARY HAZARD (GROUP 1)
ITC	INSPECTOR'S TEST CONNECTION	OH-2	ORDINARY HAZARD (GROUP 2)

APPLICABLE CODES/STANDARDS	
- 2017 FLORIDA FIRE PREVENTION CODE WITH LOCAL AMENDMENTS	
- 2016 NFPA 13 AND NFPA 13D	
- 2016 NFPA 24	

IE - FIRE PROTECTION SHEET LIST				
SHEET #	SHEET TITLE	Sheet Issue Date	Current Revision	Current Revision Date
FP0	FIRE PROTECTION LEGEND, NOTES & ABBREVIATIONS	12/8/2021		
FP1	FIRE PROTECTION SITE PLAN	12/8/2021		

FAC 61G15-32.003 NOTES	
32.003(1)	THE FIRE SPRINKLER CONTRACTOR SHALL PREPARE DETAILED WORKING PLANS IN ACCORDANCE WITH NFPA 13D, 2016 EDITION. THE FIRE PROTECTION SYSTEM LAYOUT SHALL FOLLOW THE DESIGN GUIDELINES SET FORTH IN THESE FIRE PROTECTION SYSTEM ENGINEERING DOCUMENTS.
32.003(2)	THE FIRE SPRINKLER CONTRACTOR SHALL OBTAIN THE ACCEPTANCE TESTS FROM THE LOCAL AUTHORITY. THE ACCEPTANCE TEST FOR THE OVERHEAD SPRINKLER SYSTEM PIPING SHALL BE IN ACCORDANCE WITH NFPA 13D. USING THE MATERIAL AND TEST CERTIFICATE FOR ABOVEGROUND.
FAC 61G15-32.004 NOTES	
32.004(2)(a)	THE BUILDINGS ARE NEW TINY HOMES AND 2 OFFICES. THE POINT OF SERVICE HAS BEEN INDICATED ON THE TEE BEFORE THE BACKFLOW SHOWN ON FP-1.
32.004(2)(b)	THE FOLLOWING ARE APPLICABLE STANDARDS: NFPA 13D (2016 EDITION), NFPA 24 (2016 EDITION), AND NFPA 25 (2016 EDITION).
32.004(2)(c)	THE TINY HOMES FALL UNDER NFPA 13D(2016 EDITION), THE OFFICES FALL UNDER NFPA 13(2016 EDITION), AND FLORIDA BUILDING CODE.
32.004(2)(d)	ALL SYSTEM WILL BE WET SYSTEMS WITH INDIVIDUAL RISERS FOR EACH BUILDING. THE TINY HOMES WILL HAVE A DENSITY OF .5 OVER THE MOST DEMANDING 2 SPRINKLER HEADS IN A COMPARTMENT SPACING WILL BE DETERMINED BY CALCULATIONS. THE OFFICE DENSITY WILL BE .1 OVER 1500 SQ.FT. SPACED AT A MAX OF 15X15(225 SQ.FT.).
32.004(2)(e)	WATER SUPPLY: 6\"/>
32.004(2)(f)	A FLOW TEST HAS BEEN CONDUCTED PLEASE SEE SHEET FP-0 FOR THE RESULTS.
32.004(2)(g)	(22) NEW WET RISER COMPLETE WITH CONTROL VALVE, FLOW SWITCH, DRAIN, AND INSPECTORS TEST FOR EACH SYSTEM.
32.004(2)(h)	THE LOCAL WATER PURVEYOR IS REQUESTED TO ADVISE THE ENGINEER OF RECORD IF CONDITIONS EXIST IN THEIR WATER SUPPLY THAT COULD LEAD TO MIC, SO THAT THE ENGINEER CAN DESIGN CORRECTIVE MEASURES. THERE ARE NO KNOWN MIC CONDITIONS IN THE PUBLIC UTILITY'S WATER SYSTEMS.
32.004(2)(i)	NEW 6\"/>
32.004(2)(j)	INTERIOR FIRE PROTECTION COMPONENTS: PRODUCT DATA SHEETS SHALL BE SUBMITTED BY THE SPRINKLER CONTRACTOR ALONG WITH THEIR SHOP DRAWINGS. ALL FIRE PROTECTION DEVICES AND COMPONENTS SHALL BE UL LISTED AND FM APPROVED.
32.004(2)(k)	A FIRE PUMP IS NOT REQUIRED BASED UPON WATER SUPPLY INFORMATION, BUILDING HEIGHT AND HAZARD CLASSIFICATION.
32.004(2)(l)	A FIRE WATER STORAGE TANK IS NOT REQUIRED BASED UPON WATER SUPPLY INFORMATION, BUILDING HEIGHT AND HAZARD CLASSIFICATION.
32.004(2)(m)	THIS IS NOT A STORAGE OCCUPANCY AND AN OWNER'S CERTIFICATE IS NOT REQUIRED.

THESE PLANS REQUIRE THAT A SEPARATE FIRE SPRINKLER SHOP DRAWING BE PROVIDED AND PERMITS BE OBTAINED BY THE LICENSED AND CERTIFIED FIRE SPRINKLER CONTRACTOR FOR THE INSTALLATION OF THESE SYSTEMS.

THESE PLANS REQUIRE THAT A SEPARATE FIRE ALARM SHOP DRAWING BE PROVIDED AND PERMITS BE OBTAINED BY THE LICENSED AND CERTIFIED FIRE ALARM CONTRACTOR FOR THE INSTALLATION OF THIS SYSTEM.

NOTE:
ALL REFERENCES TO "CONTRACTOR" SHALL MEAN THE SUB-CONTRACTOR PERFORMING THE SPECIFIC WORK. HVAC SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL MECHANICAL WORK. ELECTRICIAN SHALL BE RESPONSIBLE FOR ALL ELECTRICAL WORK. PLUMBING SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLUMBING WORK. FIRE ALARM SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIRE ALARM WORK, AND FIRE SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIRE SPRINKLER WORK.

FIRE PROTECTION LEGEND	
— W —	WATER MAIN BY CIVIL
— F —	SPRINKLER PIPING
— P —	FIRE SUPPLY PIPING
— D —	PIPE TURNING DOWN
— FDC —	PIPE TURNING UP
— S —	FIRE DEPARTMENT CONNECTION
— S —	SHUT OFF VALVE WITH TAMPER SWITCH
— S —	2-1/2\"/>
— S —	POINT OF SERVICE
— S —	RESIDENTIAL HAZARD
— S —	LIGHT HAZARD

AMERICAN FIRE
SERVICE INC.
108 HALSEMA ROAD NORTH, JACKSONVILLE, FL 32220
PHONE (904) 781-2460
STATE LICENSE #552833-0001-2005

AMELIA ISLAND RENTALS
87 SOUTH FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

FIRE
SPRINKLER
61G NOTES

NO.	DATE	REVISION DESCRIPTION	BY	DG
1	12/8/2021	61G FOR BUILDING PERMIT		
2				
3				
4				
CONTRACT #AMELIA ISLAND				
DRAWN : DG				
CHECKED : MR				
DATE : 12/8/2021				
TOTAL A/S : N/A SQ FT				
SCALE : N/A = 1\"/>				
SHEET NO.				
FP-0				
PAGE NO.				
1 OF 2				

CITY OF FERNANDINA BEACH, FLORIDA

AVAILABLE FLOW GPM CALCULATIONS

Location: 98 S. Fletcher Ave.

Hydrant Number	470	
Upstream Hydrant #	133	
Upstream Static Pressure	58	
Upstream Residual Pressure	52	
Pitot Gauge	30	
Flow GPM for test	920	
Target Pressure	20	
		0.54 Power
Static minus target pressure	38	7.13
Static minus residual pressure	6	2.63
Ratio target psi to the residual psi at the .54 power	2.71	
Flow times the ratio equals the available GPM at 20 psi	2492.7	
Test Date	11/30/2021	
Test By	GW/CI	

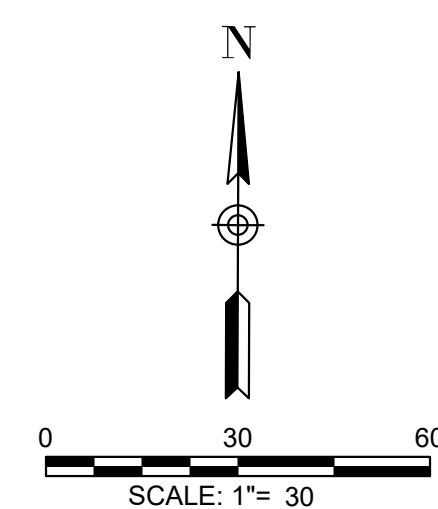
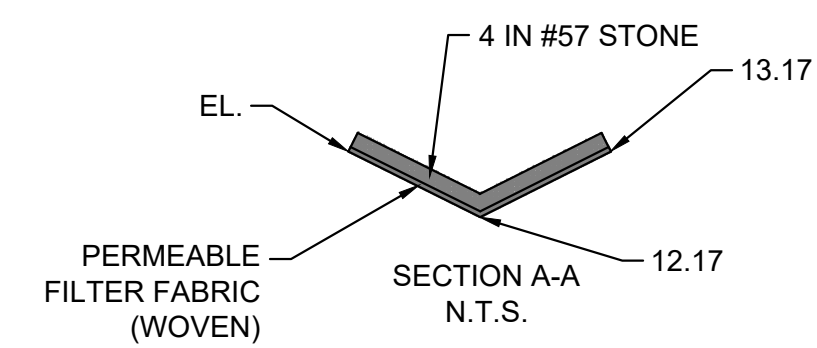
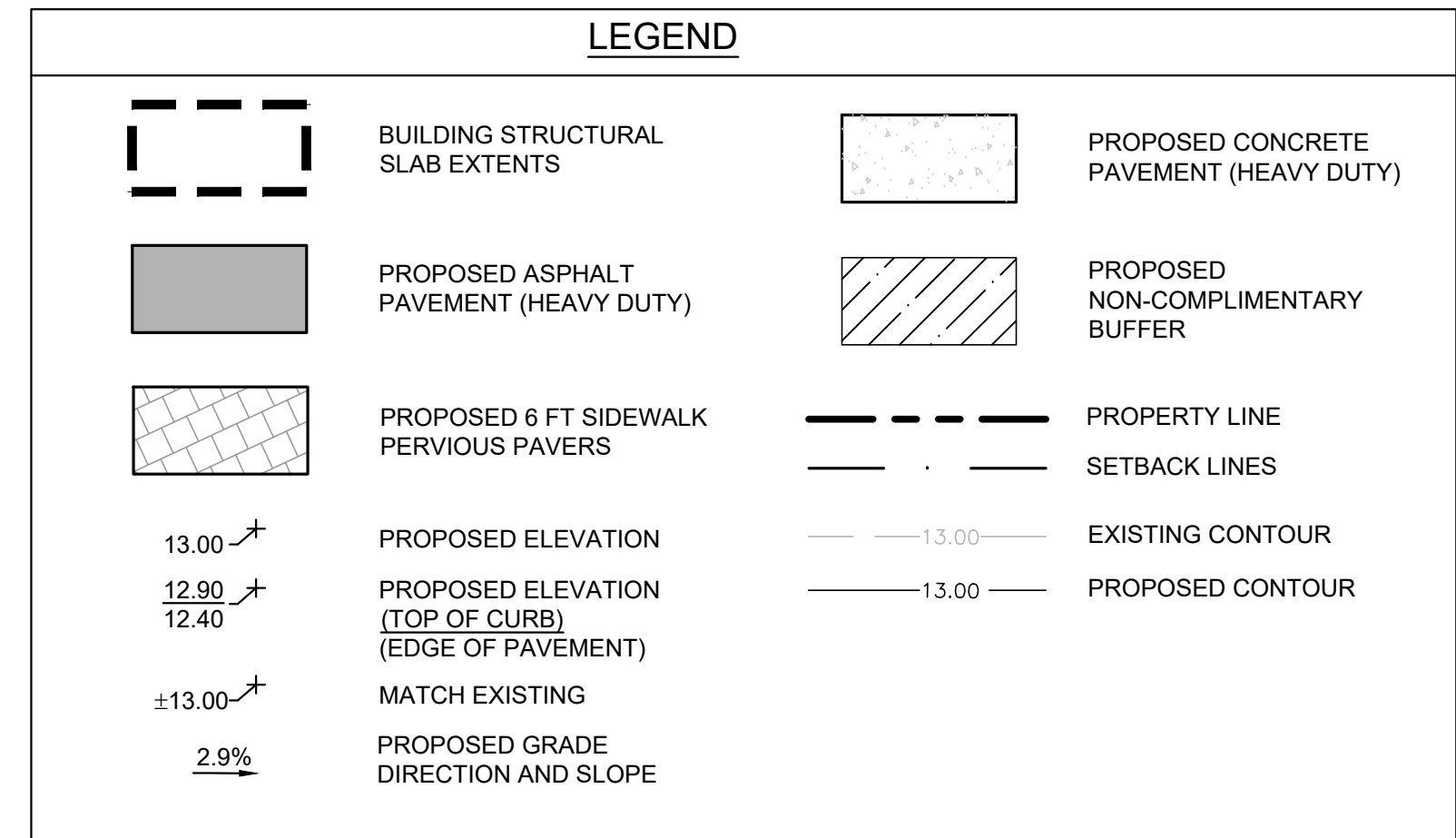
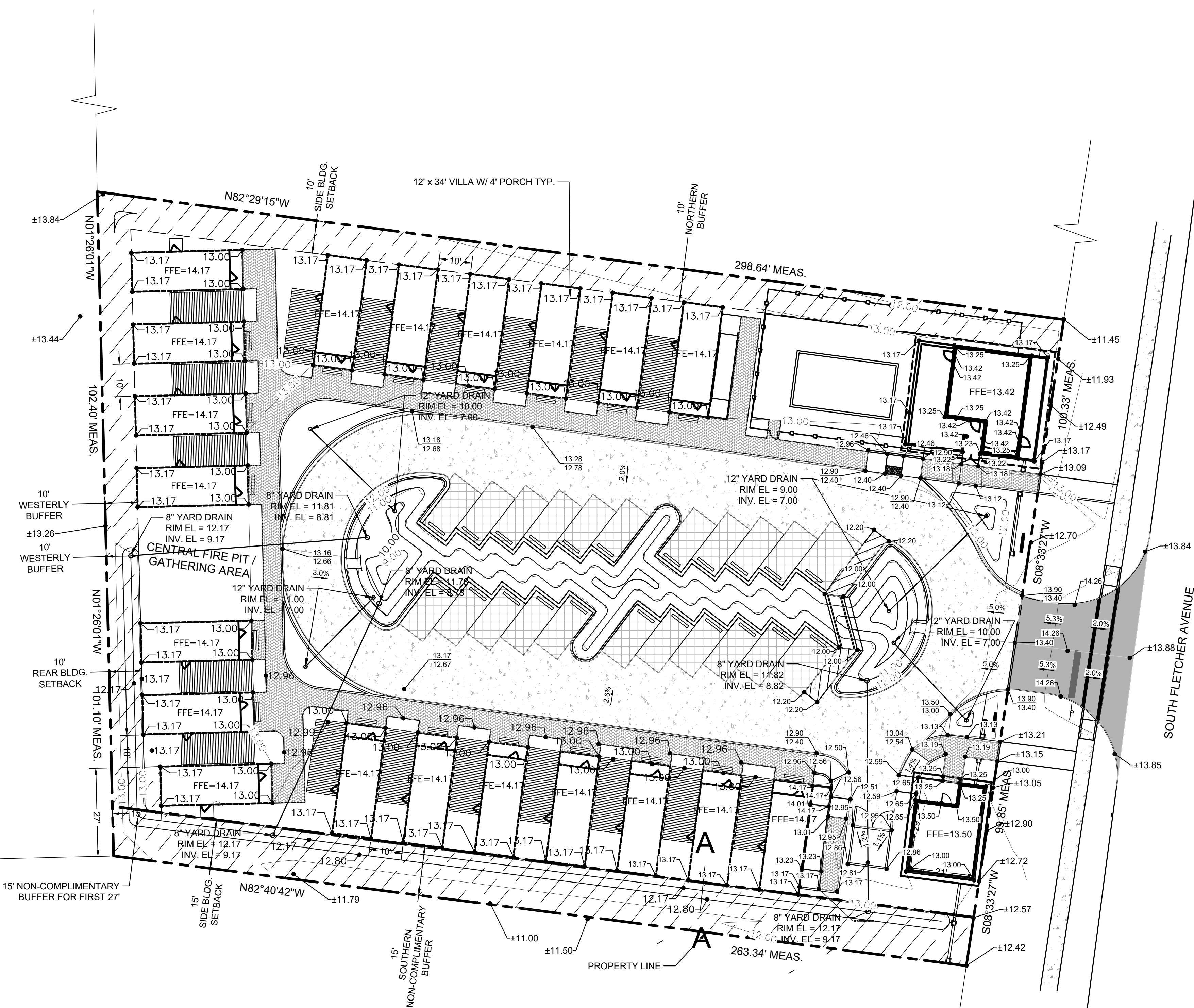
Color codes for available flow

1500 gpm or greater paint top and nozzle caps **Safety Blue**

1000 - 1499 gpm or greater paint top and nozzle caps **Safety Green**

500 - 999 gpm or greater paint top and nozzle caps **Safety Orange**

500 gpm or less paint top and nozzle caps **Safety Red**



LOTS 50 & 51 ARE BEING DEVELOPED CONTIGUOUSLY WITH LOTS 52 & 53 UNDER THE SAME OWNERSHIP. BECAUSE OF THIS, SYSTEMS SUCH AS ROADWAY, PEDESTRIAN WALKWAYS, AMENITIES, UTILITIES, DRAINAGE AND SANITATION ARE SHARED SYSTEMS WHICH WILL REQUIRE RECORDED AGREEMENTS SUCH AS: CROSS-ACCESS EASEMENTS, OPERATIONS AND MAINTENANCE, AND REPAIR COSTS. IT SHALL BE UNDERSTOOD THAT THE CURRENT OWNERSHIP AND FUTURE OWNERSHIP OF THESE LOTS WILL REMAIN UNDER THE SAME SHARE. THE SHARE AGREEMENTS, THIS PLAN SHOWS THE SHARED SYSTEMS AS WHOLE SYSTEMS FOR CERTAIN PAGES, WITH THE PROPERTY DIVISION CLEARLY SHOWN.

PRELIMINARY SET - NOT FOR CONSTRUCTION

 7807 BAYMEADOWS ROAD EAST, SUITE 200 JACKSONVILLE, FLORIDA USA 32256 PHONE 904.766.0660 EMAIL INFO@HALFF.COM FL CA 33380 FL LC 26600645		PROJECT NAME AMELIA ISLAND RENTALS FERNANDINA BEACH, FL		PREPARED FOR G STREET APARTMENTS, LLC																																		
REVISIONS <table><thead><tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>		NO.	DATE	DESCRIPTION																																		
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PAVING GRADING AND DRAINAGE																																						
C-200																																						

12/23/2021	4:30:17 PM	Coffey, Michael	I:\46000g\46016\001\CADD\Sheets\JAXIC-200 PGD.dwg
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Coffey, Michael

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Mr. Michael Coffey
Halff Associates, Inc
7807 Baymeadows Road East
Jacksonville, FL 32256

Sent Via Email to Project Team

Applicant Name: Mr. Michael Coffey
Project Description: Amelia Island Rentals – Tiny Hotel North
Location: 87 S. Avenue
TRC Case Number: SPR 2021-0015

Mr. Coffey,

The City of Fernandina Beach received your request for site plan review on December 13, 2021. All submitted documents provided were routed to the Technical Review Committee (TRC). Reviewers provided their first round of comments on January 6, 2022. The comments provided as part of this site plan review are valid for six months from the date of issuance.

Please resubmit response documents to address each comment in a narrative form and through an amended site plan. The next available TRC meeting is Thursday, January 13, 2022 at 10am. This project is currently scheduled to appear on the agenda. All reviewers will be present to discuss any questions you have concerning the comments provided herein.

If you have any questions, please contact Kelly N. Gibson, AICP at kgibson@fbfl.org or 904-310-3480.

Sincerely,

Kelly N. Gibson, AICP
Director of Planning & Conservation

**1ST ROUND REVIEW COMMENTS:****Planning:**

- Impervious Surface Ratio/Lot Coverage- How will the patio/decking be calculated into this ratio? What is the ground surface below the decking? What is the type of decking proposed? This information may have an impact on the impervious surface ratio calculations. Currently at 52%
- Landscape Plan Summary- Notes Salt Life Variances which do not apply to this project. Please review for compliance with the City's amended landscape plan requirements in its current code. Once reviewed, we can determine compliance with plan as proposed. (Reference: LDC Section 4.05.03, 4.05.04, 4.05.06, 4.05.07) Consider salt tolerant species – Southern Red Cedar, Jerusalem Thorn, or other species which might be better than the cypress to withstand salt air exposure.
- Update plant guarantee consistent with LDC Section 4.05.03(E) and provide landscape bond information consistent with LDC Section 11.05.03.
- Provide front façade detailing along S. Fletcher Avenue with planters or windows (no blank walls)
- Monument Signs must be located at least 5 feet from the front property line. Please reference LDC Section 5.03.07 for all sign measurement requirements. Landscape provisions in LDC Section 4.05.08
- Identify Mechanical location for each unit and provide sufficient screening compliant with LDC Section 4.05.09 and 4.02.03(A)(7)
- Irrigation system design and compliance with LDC Section 4.05.03(C)
- Please describe the amenities available within each hotel unit to determine compliance with definitions for Lodging Accommodations/ Hotel/Motel- Limited to kitchenette and no laundry facilities within each unit. LDC Reference 1.07.00
- Lighting Plan should note color range
- Will units be ADA accessible – it appears there is consideration for the end units? Have ramps, slopes, and openings been considered? It looks like the front porch opening is too small of a turn radius for the end units.

Code Enforcement:

- I would like to see specific fixtures for each one. Would like to discuss fixtures and bulbs.

Fire Marshal:

- Fire Sprinklers - Sheet # FP-1 - Due to keeping the lots separate, there should be two separate sprinkler systems, one for each property.

Utilities, Stormwater, and Streets:

- Approved subject to revised specification of RPZ backflow preventer on fire line

Building:

- No comments provided as of the date this letter was issued.

Technical Review Committee: Application - Submission #8461

Date Submitted: 12/15/2021

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. 1/2 of original application fees

☐Change of Use Determination Letter \$50

☐Engineering Review (Consultant Hourly Rate) \$125



November 24 Meeting is cancelled in observance of Thanksgiving Day.

IMPORTANT NOTES

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

****Please note that the TRC now meets at 10:00 AM on the second and fourth Thursdays of each month (unless otherwise indicated) in City Hall Chambers.****

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



Requirements for All Site Plans – see LDC section 11.01.04



Requirements for Subdivision Plats – see LDC section 11.01.05



Determination for Completeness & sufficiency – see LDC section 11.03.01



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



Construction and Improvements – see LDC section 11.05.00



Amendments to Local Development Orders – see LDC section 11.06.00

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements



See Development Plan Submittal Checklist



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



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



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

Key Contacts

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



PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser’s Website’s Map Search

Site Address*

South 13th Street

City*

Fernandina Beach

State*

Florida

Zip*

32034

Parcel ID #(s)

00-00-31-1800-0239-0030

Lot

3

Block

239

Subdivision

Zoning District

MU-1

Future Land Use Designation*

Mixed Use

Overlay District*

None

Size of Property (acres)*

0.77

Present Property Use*

Undeveloped

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*

Nick

Last Name*

Gillette

Company (if applicable)

Simmons 9, LLC

Mailing Address*

20 South 4th Street

City*

Fernandina Beach

State*

Florida

Zip*

32034

Telephone Number*

9042618819

Email Address*

nick@gilletteassociates.com

OWNER'S AGENT

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

First Name

Nick

Last Name

Gillette

Company (if applicable)

Gillette & Associates

Mailing Address

20 South 4th Street

City

Fernandina Beach

State

Florida

Zip

32034

Telephone Number

9042618819

Email Address

nick@gilletteassociates.com

PROJECT INFORMATION

Project Type*

Site Plan Review

Project Name

Hickory Cove

Proposed Access Road*

South 13th Street

Rd Maintenance Jurisdiction*

City Maintained

Project Estimated Cost*

125,000

Description of Request*

Construct a group residential project with parking lot and dry retention on South 13th Street

Site Plan Review Checklist



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



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



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



A vicinity map showing the location of the property.



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



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



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



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



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



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



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



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



Elevations of all proposed structures.



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



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



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



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



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



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



o Timeline for the development; and



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



A summary block containing:



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



o Zoning district;



o Total acreage;



o Total square footage for non-residential uses;



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



o Impervious surface ratio calculation, proposed and permissible;



o Floor area ratio calculation, proposed and permissible;



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



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



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



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



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



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



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



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



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



o Tree Protection Plan (Section 4.05.09.)



o Landscape Plan (Section 4.05.00.)



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



o Signage Plan (Section 5.03.00.)



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



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



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

School Concurrency

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

Certification*

☒

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

☒

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

Applicant First Name*

Nick

Applicant Last Name*

Gillette

Today's Date*

12/15/2021

Upload Supporting Documentation*

Civil Hickory Cove 12-15-21.pdf

Upload 2

Hickory Cove Drainage Report.pdf

Upload 3

Choose File

No file selected

Upload 4

Choose File

No file selected

Upload 5

Choose File

No file selected

Upload 6

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No file selected

Upload 7

Choose File

No file selected



PERMIT SET
NOT FOR CONSTRUCTION

ENGINEERING PLANS

FOR

HICKORY COVE

FOR

SIMMONS 9, LLC

HICKORY COVE
FOR
SIMMONS 9, LLC
RELEASED FOR CONSTRUCTION BY

GILLETTE & ASSOCIATES, INC.

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

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



PERMITTING AGENCIES

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

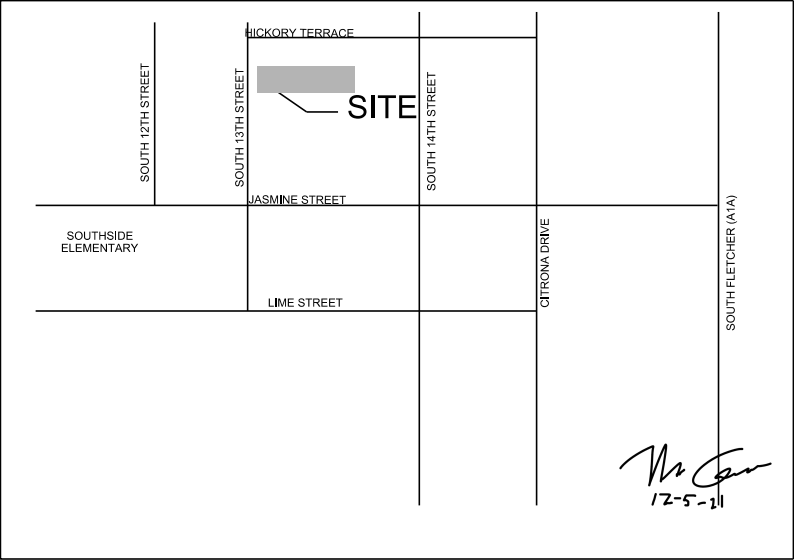
UTILITY PROVIDERS

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

G&A Project
No.:19-10.18

Issue Date: November 25, 2021

SITE LOCATION MAP



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

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

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

4.ELEVATIONS ARE BASED ON NAVD 1988.

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

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

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

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

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

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

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

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

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

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

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

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

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

19.WHEN DEWATERING CAPACITY REQUIRES A PERMIT (ICUP),IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST.JOHN'S 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.

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

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

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

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

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

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

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

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

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

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

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

35.BACKFILL MATERIAL SHALL BE COMPACTED TO 100% (1:2X)PER CITY OF FERNANDINA BEACH REQUIREMENTS UNDER EXISTING AND PROPOSED ROADWAYS.

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

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

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

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

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

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

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

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

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

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

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

9.IF SOLVENT CONTAMINATION IS FOUND IN THE PIPE TRENCH,WORK SHALL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED.BASED ON APPROVAL OF THE PERMITTING AGENCY,DUCTILE IRON PIPE,FITTINGS,AND SOLVENT RESISTANT GASKET MATERIAL SUCH AS FLUOROCARBON SHALL BE INSTALLED IN THE CONTAMINATED AREA.THE DUCTILE IRON PIPE SHALL EXTEND AT LEAST 100 FEET BEYOND ANY SOLVENT NOTED.ANY CONTAMINATED SOIL THAT IS EXCAVATED SHALL BE PLACED ON AN IMPERMEABLE MAT AND COVERED WITH A WATER PROOF COVERING.THE PROPER AUTHORITIES WILL BE NOTIFIED AND THE CONTAMINATED SOIL HELD FOR PROPER DISPOSAL.

10.2" FLUSHING HYDRANTS SHALL BE INSTALLED AT ALL DEAD END LINES AND MAIN LINE STUB-OUTS.

11.A SEPARATE WATER SERVICE SHALL BE REQUIRED FOR EACH UNIT SERVED AND SHALL BE INSTALLED 3 FEET EITHER SIDE OF PROPERTY LINE.ALL WATER SERVICES SHALL BE MARKED WITH A "W" ETCHED ON THE CURB.ALL VALVES SHALL BE MARKED WITH A "V" ETCHED ON THE CURB.

12.ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY COMPANY'S STANDARDS.

13.ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED AT THE CONSUMER'S METER OR AT THE PROPERTY LINE WHEN A METER IS NOT USED.

14.BACKFLOW PREVENTION ASSEMBLIES SHALL BE TESTED BY A STATE OF FLORIDA LICENSED BACKFLOW TECHNICIAN,TEST RESULTS SHALL BE SUBMITTED TO AND APPROVED BY THE UTILITY COMPANY PRIOR TO ACCEPTANCE OF INSTALLATION.

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

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

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

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

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

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

6.GRAVITY SEWER TO BE GREEN IN COLOR

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

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

9.FORCE MAIN MUST PASS A PRESSURE TEST PRIOR TO ACCEPTANCE OF THE SYSTEM.THE PRESSURE TEST SHALL COMPLY WITH AWWA C-600 SECTION 4J,STANDARD FOR HYDROSTATIC TESTING,PRESSURE TEST MUST BE WITNESSED AND APPROVED BY AN AUTHORIZED UTILITY COMPANY REPRESENTATIVE.

10.ALL GRAVITY SEWER PIPE TO A 10 FOOT DEPTH OF COVER SHALL BE SDR-26 PVC PIPE (MINIMUM),GRAVITY SEWER PIPE WITH COVER OF 15 FEET (AND IN EASEMENTS)AND GREATER SHALL BE C900 - DR18,JOINT SHALL BE OF THE BELL AND SPIGOT TYPE AND MEET THE REQUIREMENTS OF THE PIPE REFERRED BEING USED.

11.WHEN A PROPERTY LINE CAN NOT BE DEFINED,THE SEWER CLEANOUT SHALL BE PLACED IN AN UNPAVED AREA AT A DISTANCE NO GREATER THAN 30 FEET FROM THE SEWER MAIN.

12.NOTE: DR-18 TO BE USED ON SEWER LINE CROSSING WHERE STORM DRAIN IS WITHIN 24 INCHES ABOVE GRAVITY ALSO JOINT TO BE CENTERED AT CROSSING

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

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

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

16.IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUIREMENTS,LEAKAGE TESTING SHALL BE PERFORMED ON ALL SEGMENTS OF THE SEWER SYSTEM,TESTING MAY INCLUDE APPROPRIATE WATER OR LOW PRESSURE AIR TESTING,TEST THODS SHALL TAKE INTO CONSIDERATION THE RANGE IN GROUNDWATER ELEVATIONS DURING THE TEST AND ANTICIPATED DURING THE DESIGNED LIFE OF THE SEWER.NO LEAKAGE ALLOWED IN SYSTEM.

17.RESTRAINT JOINTS TO BE USED THROUGHOUT ON FORCE MAIN

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

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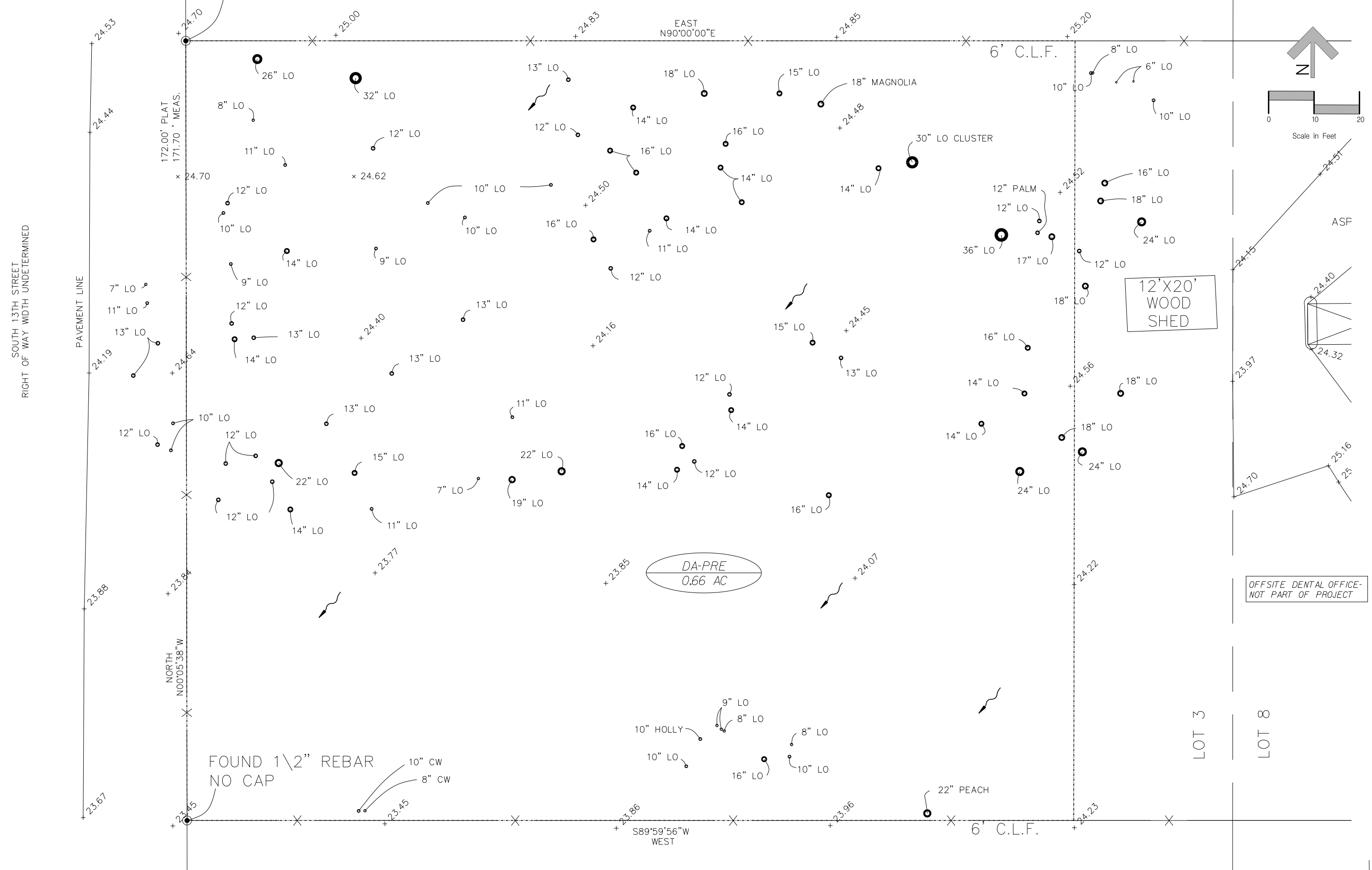
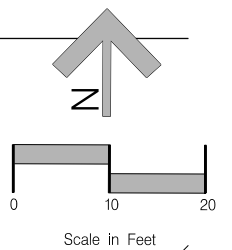
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Scale:	
Project Mgr:	NG
Designed by:	NG
Drawn by:	BM
QA/QC:	AG

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

HICKORY COVE

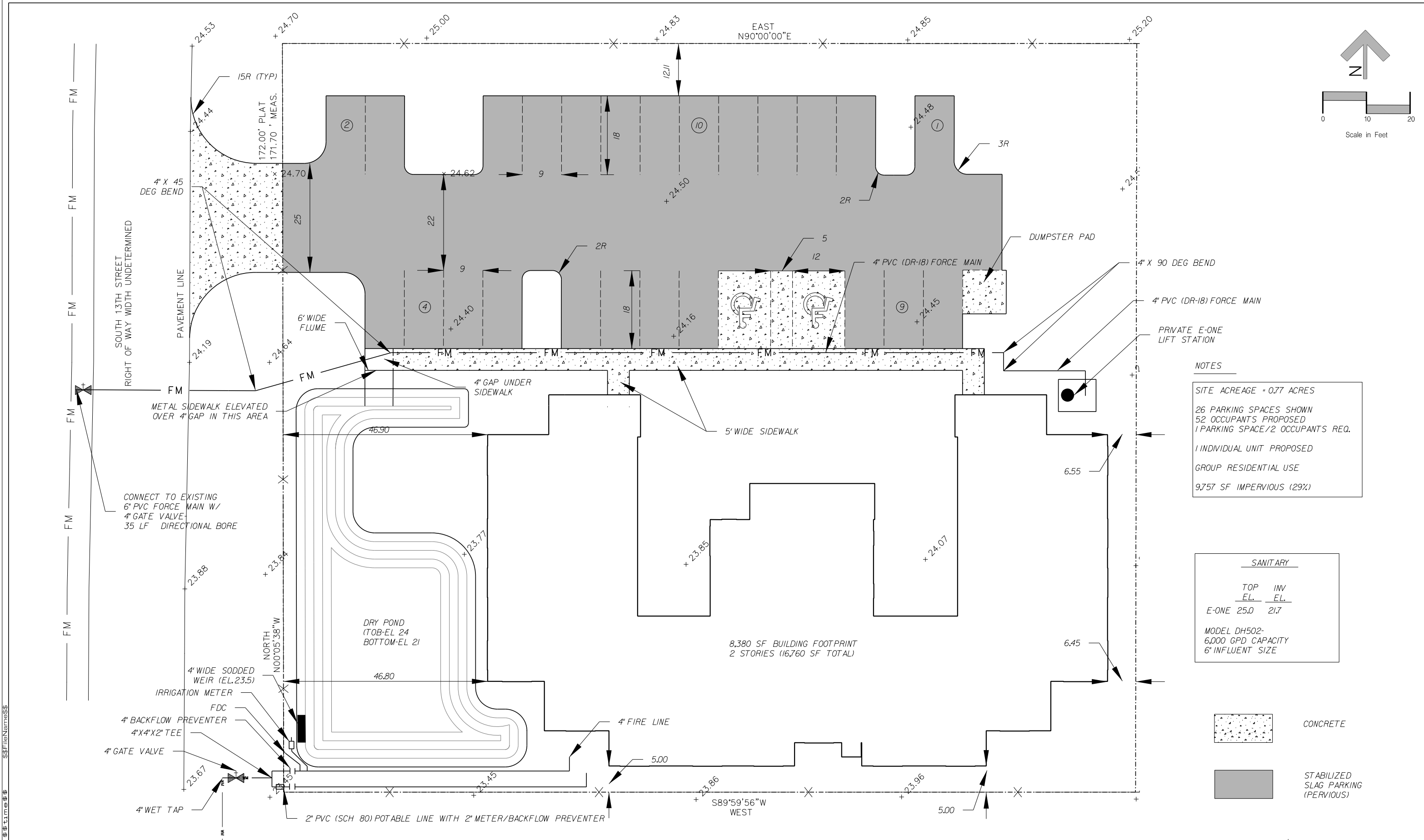
SIMMONS 9, LLC

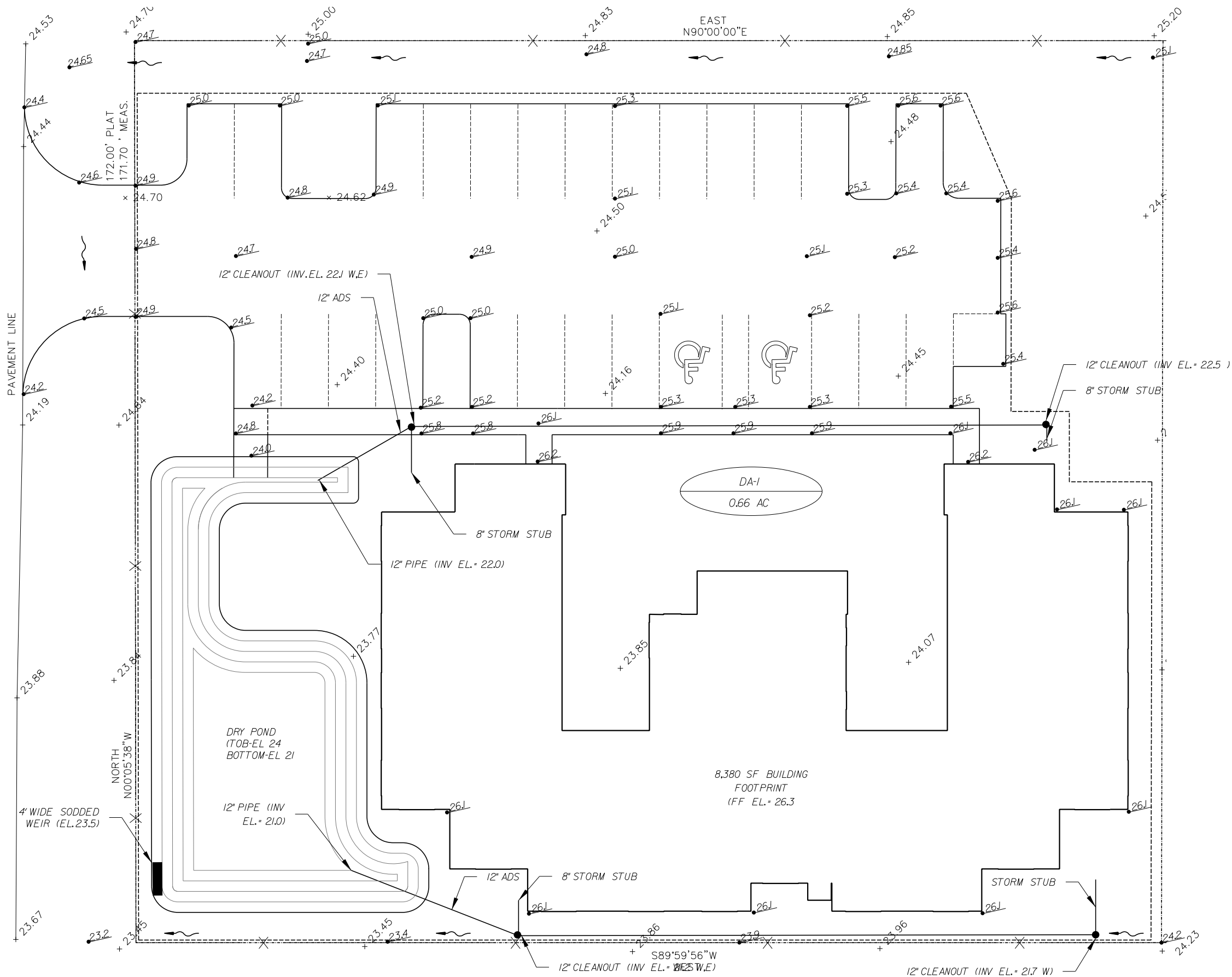
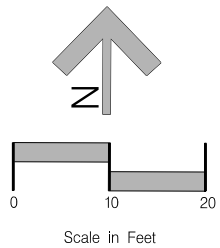
*PREDEVELOPMENT
DRAINAGE PLAN*

Mr. Gao
12-5-11

Registered Professional

SHEET NO.	
PRE-1	
<u>3</u>	of <u>9</u>
Issue Date	
NOVEMBER 2021	
Project No.	
21-10.42	

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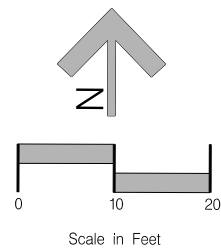
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POST DEVELOPMENT
DRAINAGE PLAN

Mr. Can
12-5-11
Registered Professional

SHEET NO. DR-1
5 of 9
Issue Date NOVEMBER 2021
Project No. 21-10.42

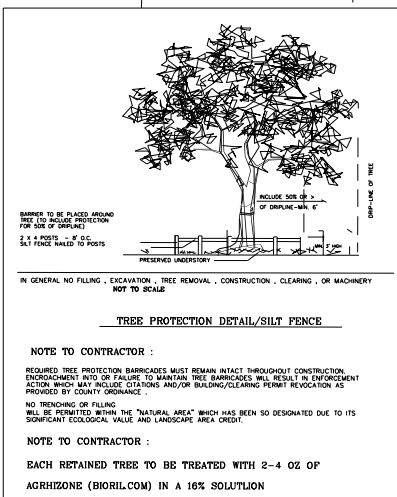


SOUTH 13TH STREET
RIGHT OF WAY WIDTH UNDETERMINED

PAVEMENT LINE

NORTH
N00°05'38"W

S89°59'56"W
WEST



TREE PROTECTION DETAIL

Scale:		Gillette & Associates, Inc. 20 South 4th Street Fernandlna Beach, FL 32034 Certificate of Authorization No. 9332
Project Mgr:	NG	
Designed by:	NG	
Drawn by:	BM	
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HICKORY COVE

SIMMONS 9, LLC

LANDSCAPE -TREE
PROTECTION PLAN

Mr. G
12-5-11

Registered Professional

SHEET NO. LS-1
6 of 9
Issue Date NOVEMBER 2021
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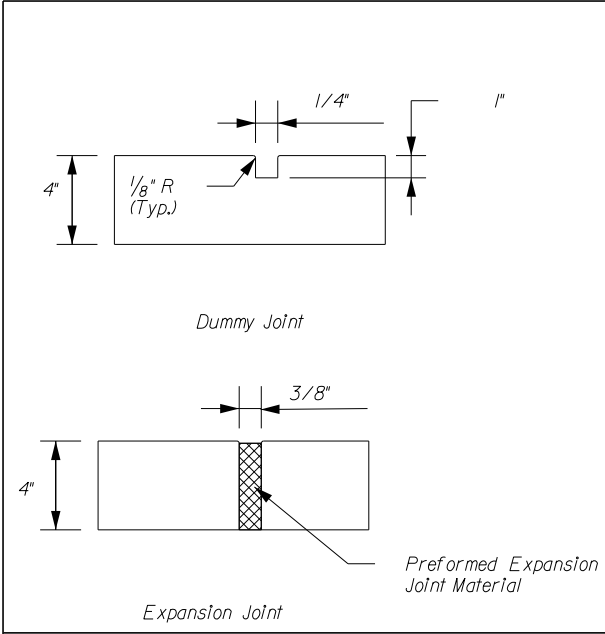
Xeriscape Calculations	Points
1. Moisture Sensing Controller to be added(not rain switch) to all Irrigation	5
2. All grass to be drought toerant species	10
3. Compacted mulched planting beds to be used and to be at least 3" deep In all planting areas	10
4. Less than 75% of all beds to be sodded.	10
5. Crepe Myrtle considered extremely drought tolerant (ref.USDA database)	10
6. Dwarf Azaleas considered drought tolerant (ref.USDA database)	5

PARKING LOT LANDSCAPING CALC
VEHICULAR USE AREA = 8,423 SF
10% REQUIRED LANSCAPE = 842 SF
1 SHADE TREE PER 400 SF = 842/400 = 3 SHADE TREES REQUIRED
5 SHADE TREES SHOWN + 36 SHRUBS

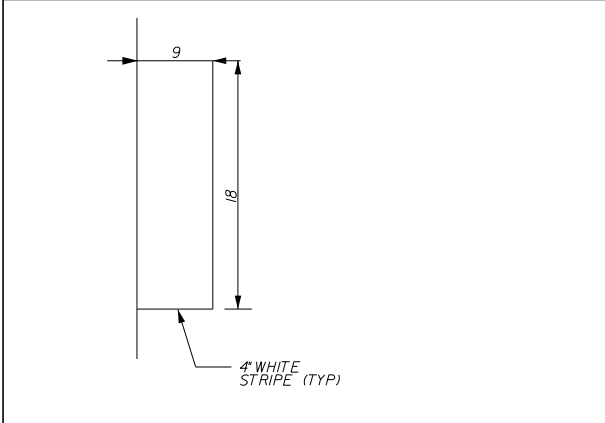
#	SYM	PLANT TYPE
28		DWARF AZALEA (RHODODENDRON ATLANTICUM) SHRUB
9		CREPE MYRTLE TREE (LAGERSTROEMIA INDICA)
35		BIRD OF PARADISE (STRELITZIA REGINAE) SHRUB
3		FLORIDA ELM (ULMUS AMERICANA)
		TREE PROTECTION
M		TREE COUNTED TOWARD MITIGATION

TOTAL REGULATED INCHES ONSITE = 1,041"
50% REQUIRED RETENTION = 1,041" X 50% = 521"
RETENTION PROVIDED = 492"
DEFICIT = 29"

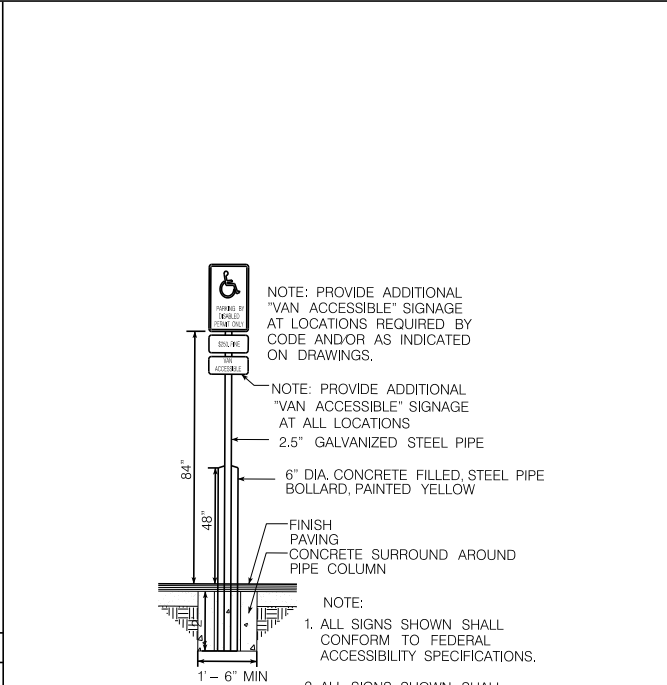
(7 CM + 3 ELM) X 3" = 30" PLANTED FOR MITIGATION



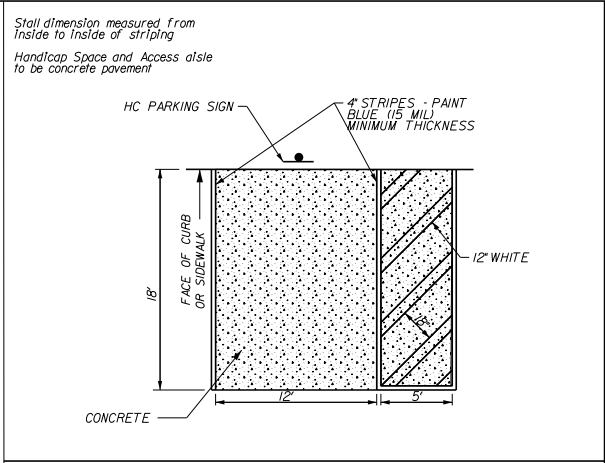
SIDEWALK JOINT DETAILS



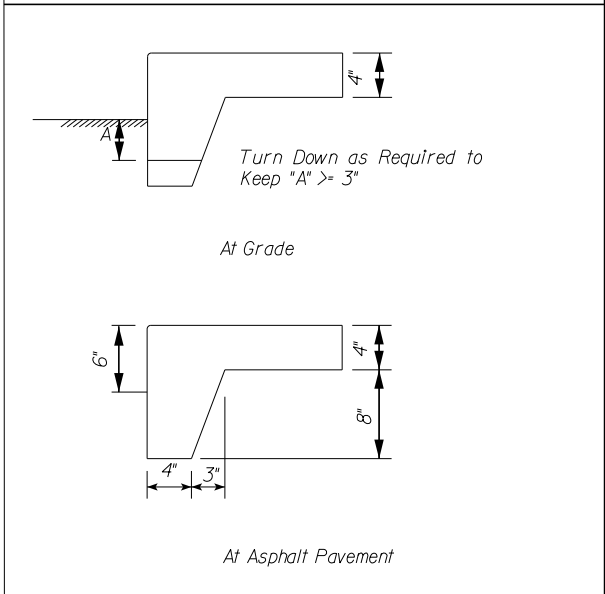
ONSTREET PARKING DETAIL



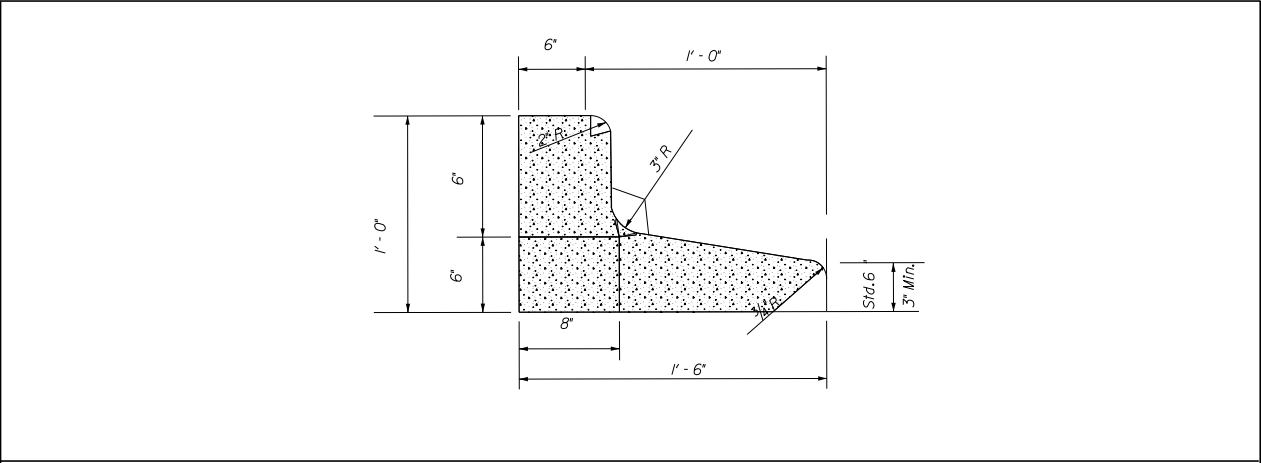
HANDICAP SIGN DETAIL



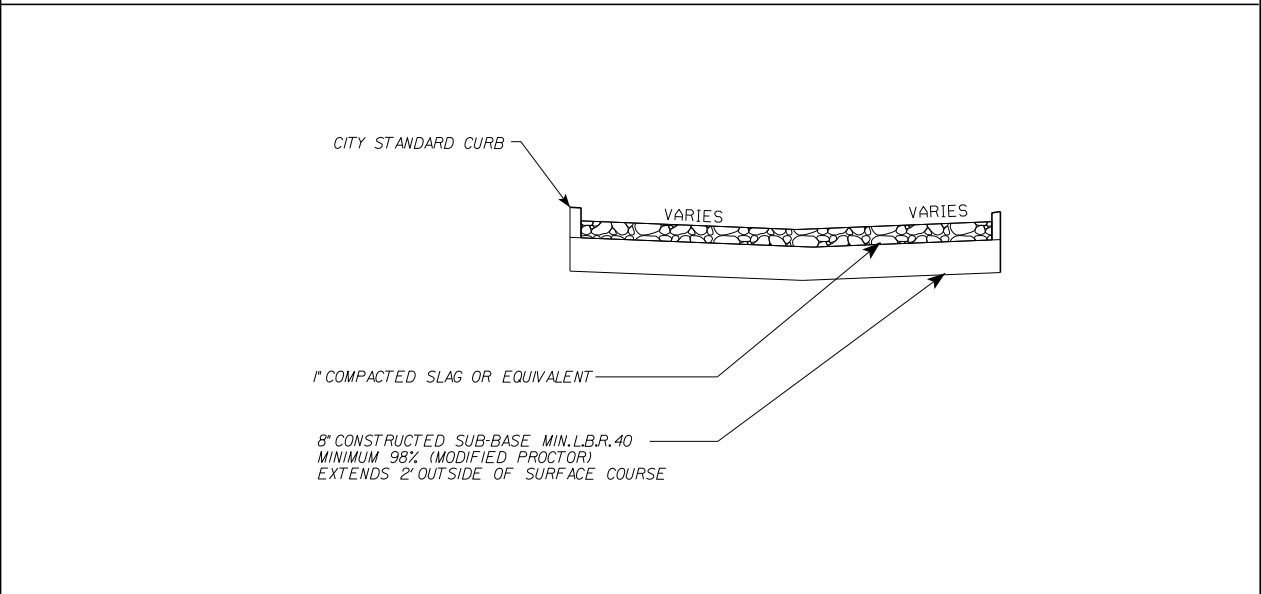
TYPICAL DISABLED PARKING



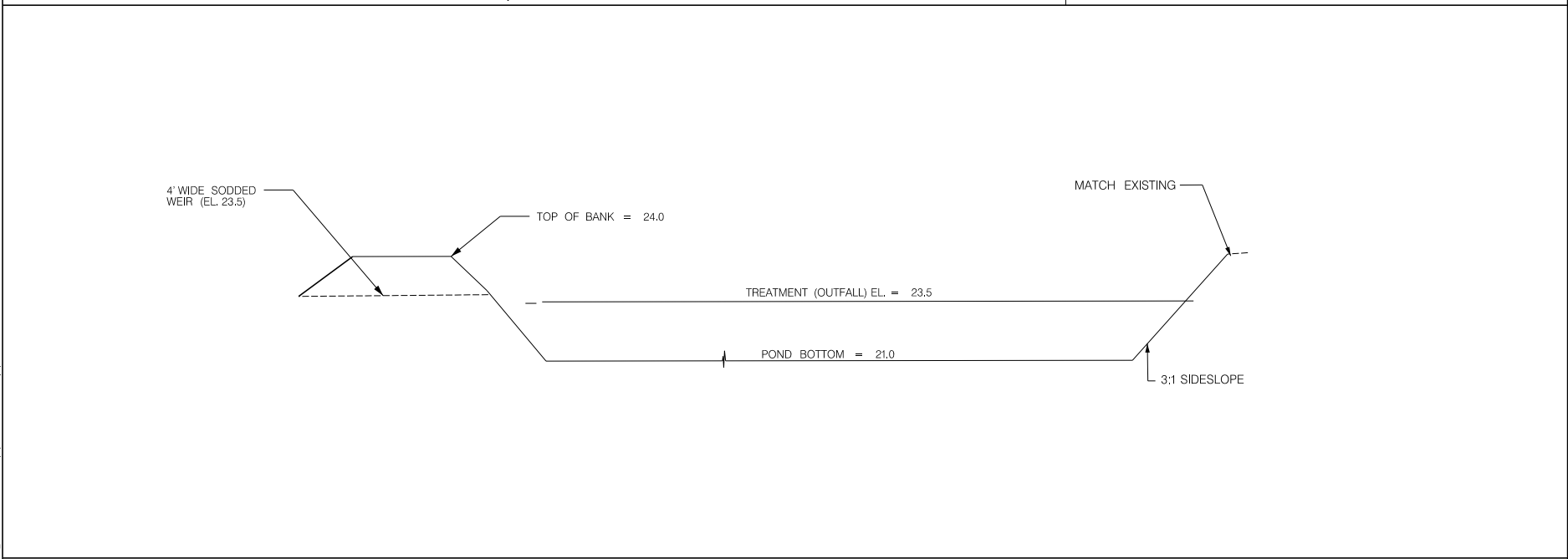
SIDEWALK TURNDOWN DETAILS



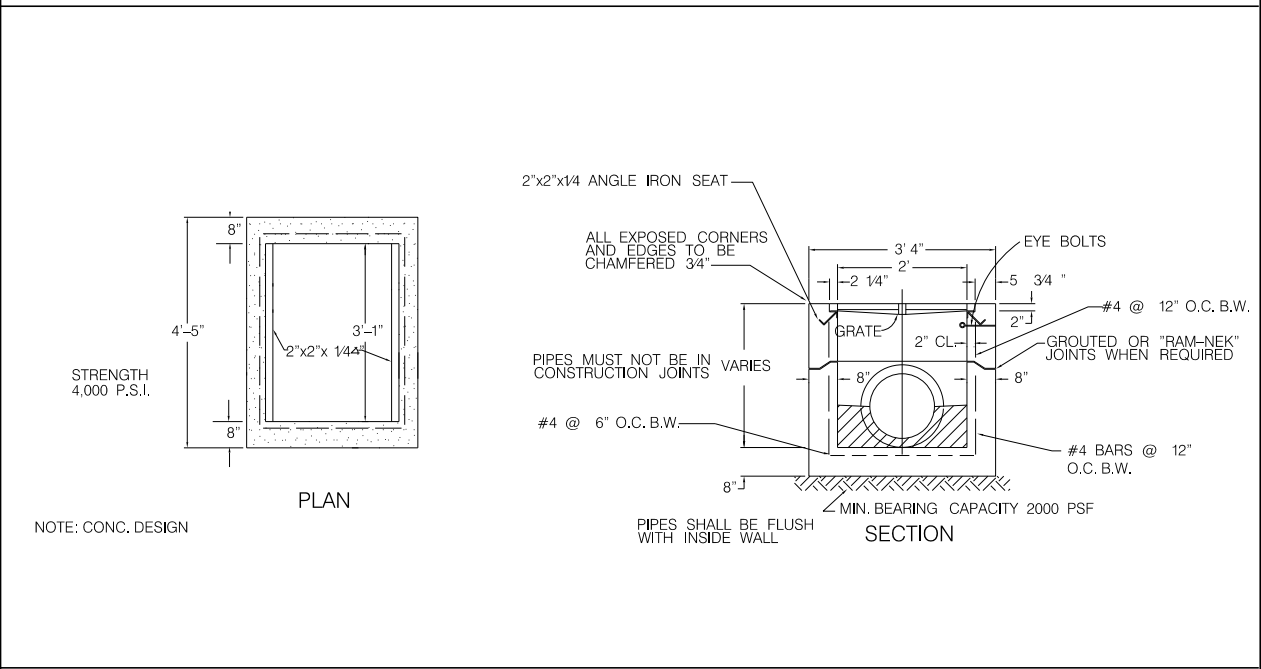
CITY STANDARD CURB & GUTTER



PARKING LOT TYPICAL SECTION



PONDS CROSS SECTION AND DETAIL



STORM SEWER TYPE "C" INLET

No.	By	Date	Revision
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

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

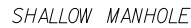
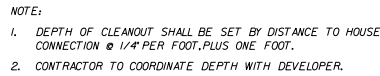
HICKORY COVE

SIMMONS 9, LLC

MISCELLANEOUS DETAILS

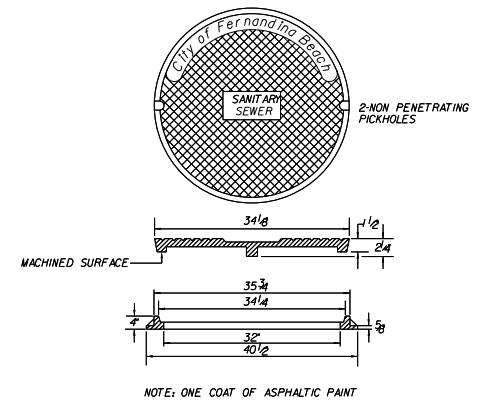
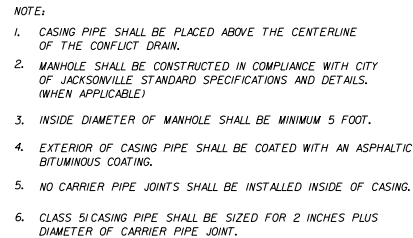
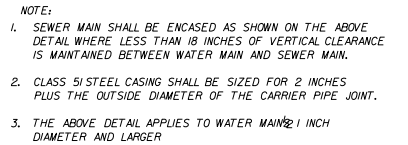
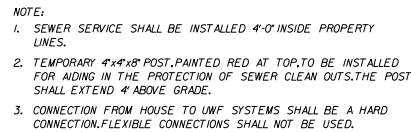
Registered Professional

SHEET NO. DT-1 7 of 9 Issue Date NOVEMBER 2021 Project No. 21-10.42



CLASS "B"

- CLEANOUT



DRAIN CONFLICT

TYPE "B" MANHOLE

TYPE "A" MANHOLE

MANHOLE COVER

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

Certificate of Authorization No. 9332

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

HICKORY COVE

SIMMONS 9, LLC

SEWER DETAILS

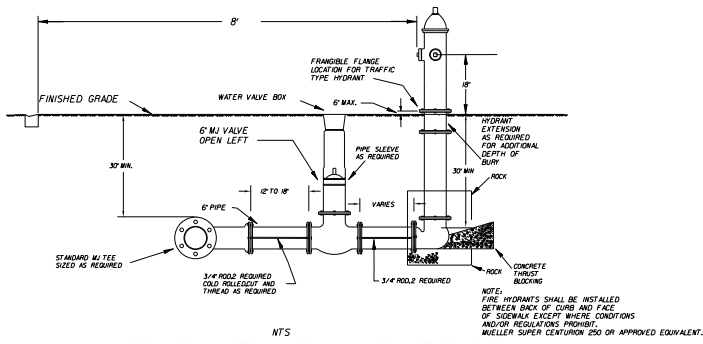
12-5-21

Registered Professional

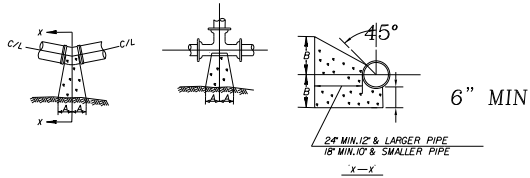
SHEET NO.
DT-2

8 of 9

Issue Date	NOVEMBER 2021
Project No.	21-10.42



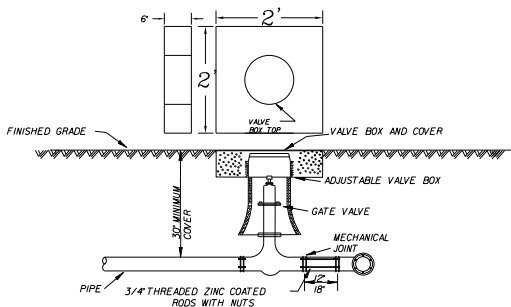
HYDRANT INSTALLATION WITH TIE RODS



SIZE	1/4 BENDS	CU FT	1/2 BENDS	CU FT	1/2 BENDS	CU FT	TEE	CU FT
6"	10	10	10	10	10	10	10	10
8"	15	15	15	15	15	15	15	15
10"	20	20	20	20	20	20	20	20
12"	25	25	25	25	25	25	25	25
14"	30	30	30	30	30	30	30	30
16"	35	35	35	35	35	35	35	35
18"	40	40	40	40	40	40	40	40
20"	45	45	45	45	45	45	45	45

NOTE:
1. ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.
2. THESE TABLES SHOW MINIMUM SIZE THRUST BLOCKS FOR GOOD SOIL.
(A1 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.

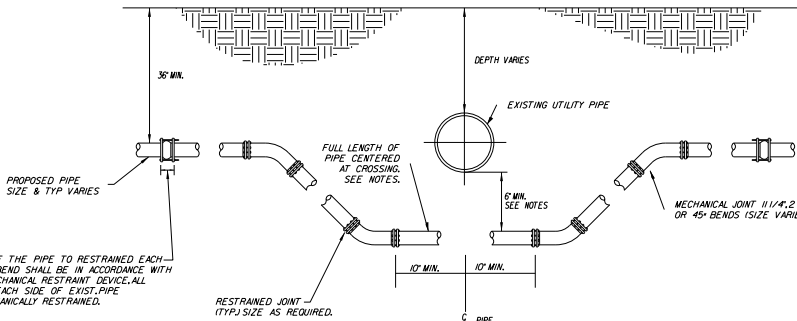
THRUST BLOCKS FOR BENDS & TEE'S



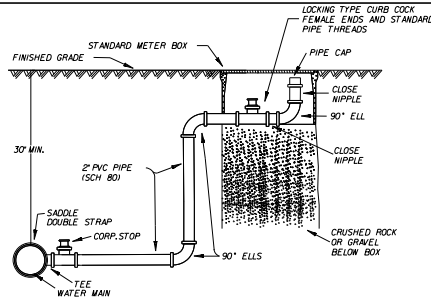
GATE VALVE & BOX DETAIL

TIE RODS

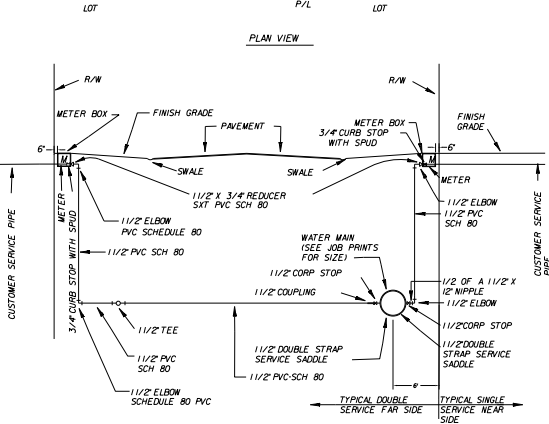
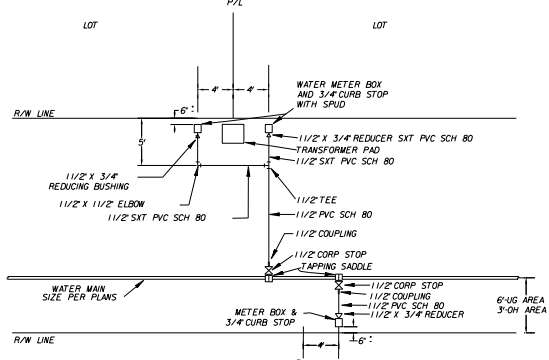
TWO RODS ON ALL SIX INCH (6") PIPE
THREE RODS ON ALL EIGHT INCH (8") PIPE
FOUR RODS ON ALL TEN AND TWELVE INCH (10" & 12") PIPE



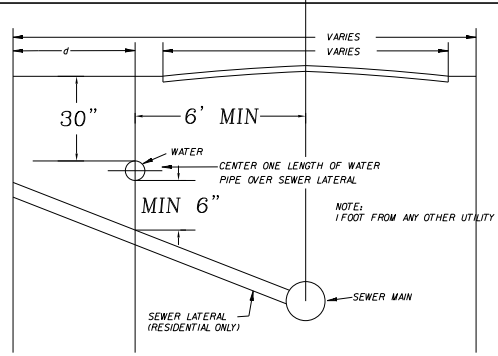
UTILITY CONFLICT DETAIL "B"



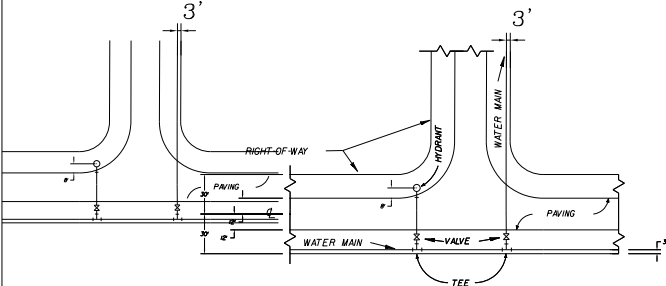
FLUSHING VALVE



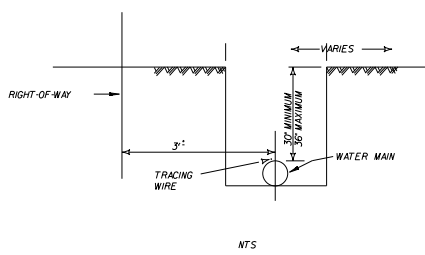
TYPICAL WATER SERVICE LOCATIONS



HORIZONTAL AND VERTICAL CLEARANCES BETWEEN WATER AND SEWER MAINS



TYPICAL SECTION DETAIL

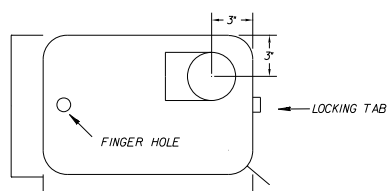


TRENCH DETAILS

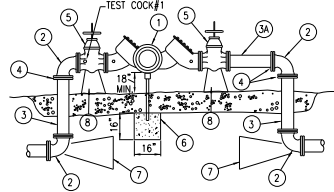
WHITE PVC DR 25 C900 PIPE FOR ALL 4", 6", 8", 10" AND 12" MAINS
*10' OF SOLID TRACING WIRE TO BE INSTALLED ON TOP OF MAIN TAPED EVERY TEN FEET
PIPE LETTERING TO BE AT TOP OF PIPE WITH EDGE OF JOINT LINE VISIBLE AT BELL

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



TOUCH READ COVER FOR PLASTIC METER BOX



ITEM	QUANT.	DESCRIPTION
1	1	2.5" - 10" VALVE, DOUBLE CHECK OR REDUCED PRESSURE
2	4	2.5" - 10" BEND - 90° F-T
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.)
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"

BACKFLOW PREVENTER

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

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

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

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

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



WATER SPECIFICATIONS

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

CITY OF FERNANDINA BEACH
FERNANDINA BEACH, FLORIDA 32034

No.	By	Date	Revision
1	K		
2	J		
3	H		
4	G		
5	F		
6	E		
7	D		
8	C		
9	B		

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

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

Certificate of Authorization No. 9332

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

HICKORY COVE

SIMMONS 9, LLC

WATER DETAILS

Mr. Can
12-5-11

Registered Professional

SHEET NO.
DT-3

9 of 9

Issue Date
NOVEMBER 2021
Project No.

21-10-42



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

SITE DRAINAGE EVALUATION

**HICKORY COVE
SOUTH 13TH STREET
FERNANDINA BEACH, FLORIDA**

BY

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

December 1, 2021

PROJECT DESCRIPTION

The proposed project consists of a single 2-story building that serves as a group residential project. 26 parking spaces are proposed with an 8,380 SF building footprint. The total impervious area is 9,757 SF with a majority of the parking being a pervious slag material. A dry pond is proposed to serve the site.

No wetlands are present on the subject site.

EXISTING CONDITIONS

The project site is wooded with no improvements. The soils are very well drained and are mapped as Eschaw fine sand which is moderately rapid to rapid and are similar to the Resoto soils found nearby at the Hickory Ridge project.

Drainage Analysis

The 10 year storm event was analyzed via MODRET. Treatment volume recovery was observed at the 16 hour mark for the pond. The maximum stage for the 10-year storm event is elevation 22.8 and the top of bank for the pond is set at elevation 24.0. The maximum predevelopment runoff for the site was estimated to be 0.39 cfs and the post development discharge was estimated to be less than 0.2 cfs.

SUPPORTING INFORMATION

Group Residential Post Developed - Massey

Basin Calculations

Basin 1

Composite Cn

Total Drainage Area = 28779 ft²
 Impervious Area = 17614 ft²
 Pond Area = 3142 ft²
 Impervious Cn = 98.0
 Pond Cn = 100.0
 Pervious Cn = 39.0
 Composite Cn = 81.8

0.661
61% Impervious

Time of Concentration, Tc

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

Pond Information

El. (ft.)		Area ft ²	Volume ft ³
24.00	TOB	3142	6737
23.50	weir	2831	5244
22.00		1926	1677
21.00	Bottom	1427	0

Treatment Volume Required, TVR (on-line retention)

TVR = 1" * (1'/12") * Total Drainage Area = 2398 ft³
 or
 TVR = 1.25" * (1'/12") * Total Impervious Drainage Area + 0.5" * (1'/12") * Total Drainage Area = 3034 ft³
 TVR = 3034 ft³

Treatment Volume Provided, TVP

TVP = Vol @ Weir = 5244 ft³ OK

MODRET ANALYSIS

PREDEVELOPMENT HYDROGRAPH

MODRET

HYDROGRAPH DATA INPUT - SCS UNIT METHOD

Project Name : massey 13th 10 yr
Rainfall Distribution : SCS Type II (24 hrs)

Contributing Basin Area

0.66 ac.

SCS Curve Number

39.00

Time of Concentration

10.00 min.

Rainfall Depth

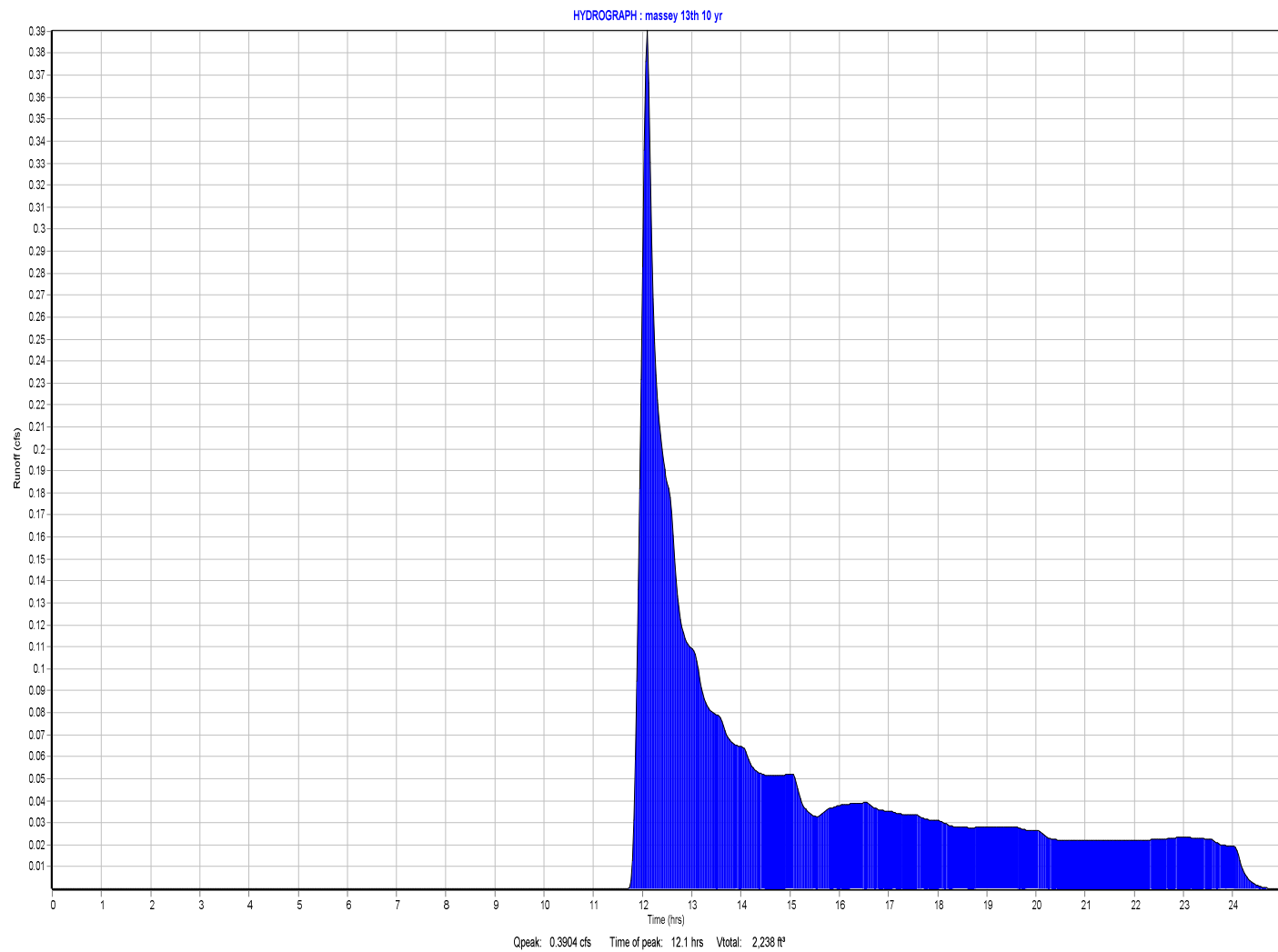
7.44 in.

Shape Factor

323

Percent DCIA

0.00 %



POST DEVELOPMENT ANALYSIS

MODRET

HYDROGRAPH DATA INPUT - SCS UNIT METHOD

Project Name : massey 13th 10 yr
Rainfall Distribution : SCS Type II (24 hrs)

Contributing Basin Area

0.66 ac.

SCS Curve Number

82.00

Time of Concentration

10.00 min.

Rainfall Depth

7.44 in.

Shape Factor

323

Percent DCIA

0.00 %

MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

PROJECT NAME : Massey Infiltration
HYDROGRAPH RUNOFF DATA USED
UNSATURATED ANALYSIS INCLUDED

Pond Bottom Area	1,427.00 ft ²
Pond Volume between Bottom & DHWL	6,734.00 ft ³
Pond Length to Width Ratio (L/W)	2.00
Elevation of Effective Aquifer Base	10.00 ft
Elevation of Seasonal High Groundwater Table	18.00 ft
Elevation of Starting Water Level	21.00 ft
Elevation of Pond Bottom	21.00 ft
Is there overflow ?	Y
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.18
Unsaturated Vertical Hydraulic Conductivity	26.60 ft/d
Factor of Safety	2.00
Saturated Horizontal Hydraulic Conductivity	10.15 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.25
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00
Time Increment During Storm Event	2.00 hrs
Time Increment After Storm Event	6.00 hrs
Total Number of Increments After Storm Event	6.00

Runoff Hydrograph File Name: scs10.SCS

Time of Peak Runoff: 12.06 hrs

Rate of Peak Runoff: 2.95 cfs

Hydraulic Control Features:

Groundwater Control Features - Y/N

Distance to Edge of Pond

Elevation of Water Level

Impervious Barrier - Y/N

Elevation of Barrier Bottom

Top	Bottom	Left	Right
N	N	N	N
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

N	N	N	N
0.00	0.00	0.00	0.00

MODRET

ELEVATION VS OVERFLOW RELATIONSHIP

PROJECT NAME : Massey Infiltration
Structure Type: BROAD CRESTED

Crest Elevation	22.70 ft
Crest Length	4.00 ft
Coefficient of Discharge	3.31
Weir Flow Exponent	1.50
Number of Contractions	0.00
Design High Water Level Elevation	24.00 ft

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Massey Infiltration

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft ³)
00.00 - 4.74	18.000	0.000 *		
			0.00000	
4.74	18.000	0.02716		
			0.05473	
12.63	22.787	0.08229		2,480.50
			0.08931	
14.64	22.751	0.08212		3,901.40
			0.07493	
16.65	22.714	0.07031		4,296.10
			0.06568	
18.66	22.706	0.06247		4,471.10
			0.05925	
20.67	22.703	0.05694		4,542.80
			0.05463	
22.68	22.700	0.05245		4,552.40
			0.05026	
24.69	22.671	0.04694		4,552.40
			0.03704	
30.69	22.315	0.03314		4,552.40
			0.02924	
36.69	22.034	0.02680		4,552.40
			0.02436	
42.69	21.799	0.02262		4,552.40
			0.02088	
48.69	21.598	0.01956		4,552.40
			0.01824	
54.69	21.423	0.01720		4,552.40
			0.01617	
60.69	21.267			4,552.40

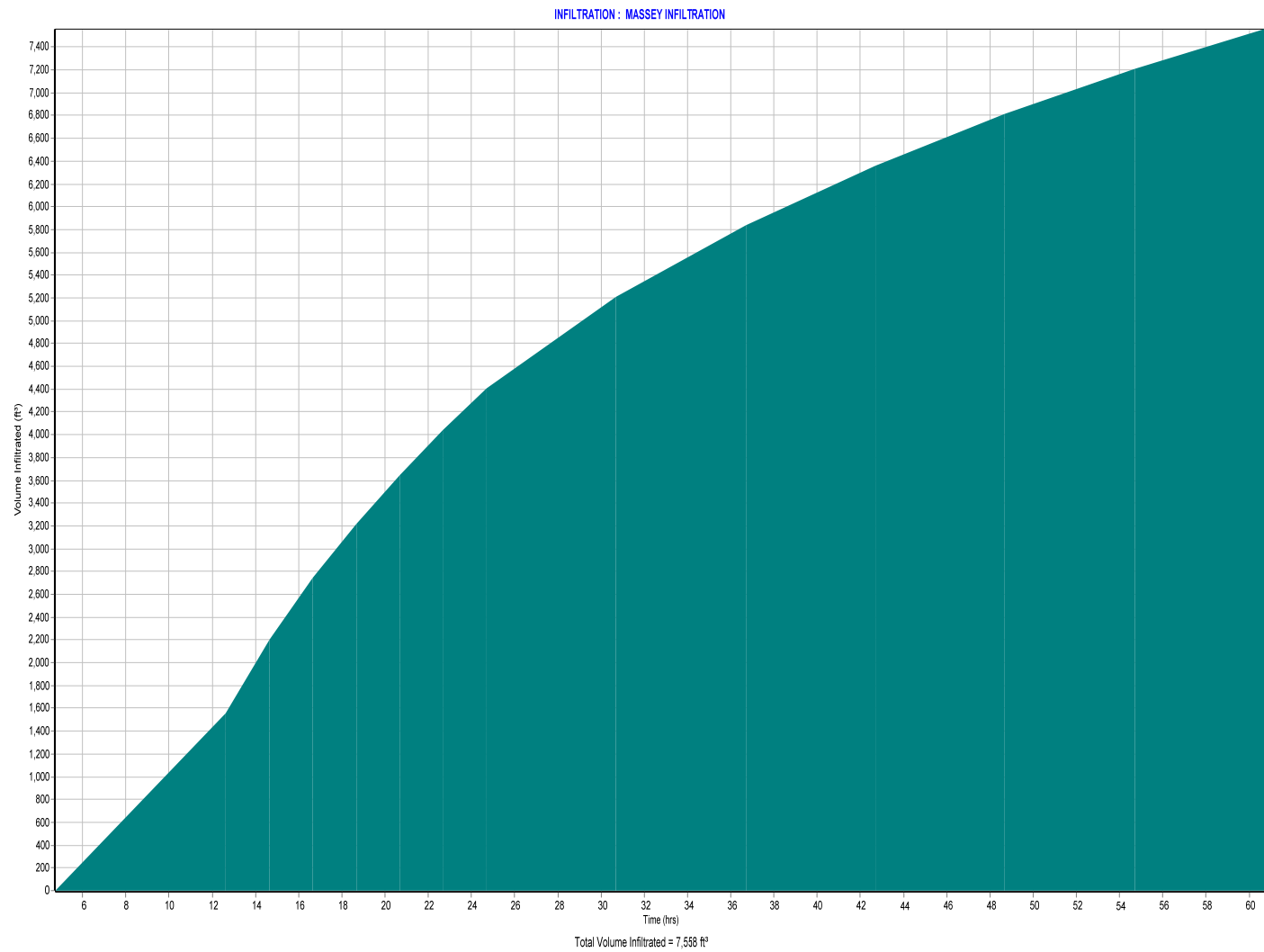
Maximum Water Elevation: 22.787 feet @ 12.63 hours

Recovery @ > 42.690 hours

* Time increment when there is no runoff

Maximum Infiltration Rate: 3.438 ft/day

Analysis Date: 11/3/2021



INFILTRATION - MASSEY INFILTRATION



Max Water Elevation = 22.79 ft

MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

PROJECT NAME : Massey Infiltration
POLLUTION VOLUME RUNOFF DATA USED
UNSATURATED ANALYSIS INCLUDED

Pond Bottom Area	1,427.00 ft ²
Pond Volume between Bottom & DHWL	6,734.00 ft ³
Pond Length to Width Ratio (L/W)	2.00
Elevation of Effective Aquifer Base	10.00 ft
Elevation of Seasonal High Groundwater Table	18.00 ft
Elevation of Starting Water Level	21.00 ft
Elevation of Pond Bottom	21.00 ft
Is there overflow ?	Y
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.18
Unsaturated Vertical Hydraulic Conductivity	26.60 ft/d
Factor of Safety	2.00
Saturated Horizontal Hydraulic Conductivity	10.15 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.25
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00

Hydraulic Control Features:

Groundwater Control Features - Y/N

	Top	Bottom	Left	Right
Distance to Edge of Pond	N	N	N	N
Elevation of Water Level	0.00	0.00	0.00	0.00

Impervious Barrier - Y/N

	Top	Bottom	Left	Right
Elevation of Barrier Bottom	N	N	N	N
	0.00	0.00	0.00	0.00

MODRET

TIME - RUNOFF INPUT DATA

PROJECT NAME: MASSEY INFILTRATION

STRESS PERIOD NUMBER	INCREMENT OF TIME (hrs)	VOLUME OF RUNOFF (ft³)
Unsat	0.97	770.58
1	1.00	2,263.42
2	8.75	0.00
3	8.75	0.00
4	8.75	0.00
5	8.75	0.00
6	8.75	0.00
7	8.75	0.00
8	8.75	0.00
9	8.75	0.00

MODRET

ELEVATION VS OVERFLOW RELATIONSHIP

PROJECT NAME : Massey Infiltration
Structure Type: BROAD CRESTED

Crest Elevation	22.70 ft
Crest Length	4.00 ft
Coefficient of Discharge	3.31
Weir Flow Exponent	1.50
Number of Contractions	0.00
Design High Water Level Elevation	24.00 ft

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Massey Infiltration

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft ³)
00.00 - 0.00	18.000	0.000 *		
			0.00000	
0.00	18.000	0.17689		
			0.15638	
1.97	21.856	0.13586		0.00
			0.04492	
10.73	21.226	0.03571		0.00
			0.02650	
16.04	21.000	0.02247		0.00
			0.01845	
28.23	20.595	0.01638		0.00
			0.01431	
36.99	20.394	0.01301		0.00
			0.01170	
45.74	20.230	0.01079		0.00
			0.00989	
54.49	20.091	0.00921		0.00
			0.00854	
63.25	19.971	0.00801		0.00
			0.00749	
72.00	19.866			0.00

Maximum Water Elevation: 21.856 feet @ 1.97 hours

Recovery @ 16.041 hours

* Time increment when there is no runoff

Maximum Infiltration Rate: 6.019 ft/day

Analysis Date: 12/1/2021



Mr. Nick Gillette
Simmons 9, LLC
20 S. 4th Street
Fernandina Beach, FL 32034

Sent Via Email to Project Team

Applicant Name: Mr. Nick Gillette
Project Description: Hickory Cove – Group Residential
Location: South 13th Street (PIN# 00-00-31-1800-0239-0030)
TRC Case Number: SPR 2021-0016

Mr. Gillette,

The City of Fernandina Beach received your request for site plan review on December 15, 2021. All submitted documents provided were routed to the Technical Review Committee (TRC). Reviewers provided their first round of comments on January 6, 2022. The comments provided as part of this site plan review are valid for six months from the date of issuance.

Please resubmit response documents to address each comment in a narrative form and through an amended site plan. The next available TRC meeting is Thursday, January 13, 2022 at 10am. This project is currently scheduled to appear on the agenda. All reviewers will be present to discuss any questions you have concerning the comments provided herein.

If you have any questions, please contact Kelly N. Gibson, AICP at kgibson@fbfl.org or 904-310-3480.

Sincerely,

Kelly N. Gibson, AICP
Director of Planning & Conservation

**1ST ROUND REVIEW COMMENTS:****Planning:**

- Cover Page- Please title with “single building design” like Settler’s Cove and add “group residential”
- Type B Buffer of 15 feet required on West Side (4.05.12(B) and (C)) due to adjacent zoning district of R-2 against MU-1 zoning district
- Type A Buffer of 10 with landscape as required in LDC Section 6.02.17 (D) and 4.05.12(B) and (C)
- LDC 4.02.03 (E)- Rear yard setback of 10 feet not met on the southeast edge of structure – dimension indicates only 6.4 feet
- Mail Kiosk Location required by US Postal Service
- Bicycle Parking location required by LDC Section 7.01.03
- Dumpster Location - Fencing with landscape LDC Section 5.01.07
- Mechanical Location and Screening LDC Section 4.05.09
- Signage location with appropriate landscape as directed by LDC Section 4.05.08
- Sidewalk along S. 13th Street – 7.01.03 (A) with connection to on-site walkways
- Note on page 4 indicates – 1 individual unit proposed, please clarify.
- Front Façade details required and noted on plans for construction
- Stormwater Pond plantings required by LDC Section 5.05.10
- Street Tree Plantings per LDC Section 4.05.11
- Lighting details LDC 7.01.04 (C) (5)
- Consider stabilized grass paving instead of “slag material” for parking (LDC Section 4.05.07 (D)(4))

Code Enforcement: Approved**Fire Marshal:**

- Reminder: FDC can be on the backflow, depending on the distance between S 13th St and the backflow. In addition to the required sprinkler system, a standpipe system located in the middle of the building is required. It can be integrated into the sprinkler system, which would be preferred. Also, a fire alarm system is required for this occupancy.
- NFPA 1:18.5.3 - Install fire hydrant that is within 100 ft of the building.

Utilities, Stormwater, and Streets:

- Please submit geotech report or other verification of C values and infiltration rates used in analysis. Weir elevation indicated on plans does not match MODRET analysis
- If fire hydrant requested by Fire Rescue review is necessary, the 4" water main on S 13th street will require upgrade between Jasmine and Hickory
- Add note to saw cut existing asphalt at white edge line

Building:

- No comments provided as of the date this letter was issued.