



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
MARCH 10, 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 February 24, 2022 Regular Meeting.
- 5. OLD BUSINESS**
 - 5.1 SPR2021-0016 - Gillette & Associates - S. 13th Street - Construct a group residential project with parking lot and dry retention.
- 6. ADJOURNMENT**

NEXT REGULAR TRC MEETING IS SCHEDULED FOR MARCH 24, 2022

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
FEBRUARY 24, 2022**

1. CALL TO ORDER 10:04

2. ROLL CALL

MEMBERS PRESENT:

Kelly Gibson, Planning	Don Kukla, Building
Michelle Forstrom, Code Enforcement	Andre Desilet, Stormwater/Utilities
Jason Higginbotham, Fire	

OTHERS PRESENT:

Taylor Hartmann, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.1 Approval of Minutes for the January 13, 2022, Regular Meeting.

ACTION TAKEN: A motion was made by Mr. Kukla, seconded by Mr. 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. OLD BUSINESS

5.1 TRC 2022-0017 - Asa Gillette with Gillette & Associates, 700 Airport Rd. - Construction of a private airplane hangar.

Ms. Gibson introduced the case, confirming that the proposed plan has been approved by the Airport Advisory Committee, and invited the applicant to speak.

Asa Gillette, applicant, inquired about whether the ADA parking spot dimension should be measured from center line to center line or inside the line to inside the line.

Members discussed prior guidance that has been given to applicants, however, Mr. Desilet will speak with legal counsel to confirm the proper direction. Members agreed that this project can be issued a Local Development Order.

Mr. Desilet stated that he is in communication with the Health Department regarding providing utilities to a vacant parcel that is currently for sale and has received many inquiries.

6. ADJOURNMENT 10:14

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

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DEPARTMENT OF PLANNING & CONSERVATION

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



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
Revised February 5, 2022

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 50 hour mark for the pond. The maximum stage for the 10-year storm event is elevation 23.5 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 0.39 cfs.

SUPPORTING INFORMATION

PERMIT SET
NOT FOR CONSTRUCTION

ENGINEERING PLANS

FOR

HICKORY COVE-GROUP RESIDENTIAL
SINGLE BUILDING DESIGN

FOR

SIMMONS 9, LLC

HICKORY COVE-GROUP RESIDENTIAL
SINGLE BUILDING DESIGN

FOR

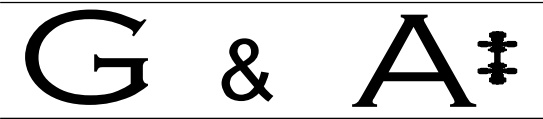
SIMMONS 9, LLC

RELEASED FOR CONSTRUCTION BY

GILLETTE & ASSOCIATES, INC.

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

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



PERMITTING AGENCIES

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

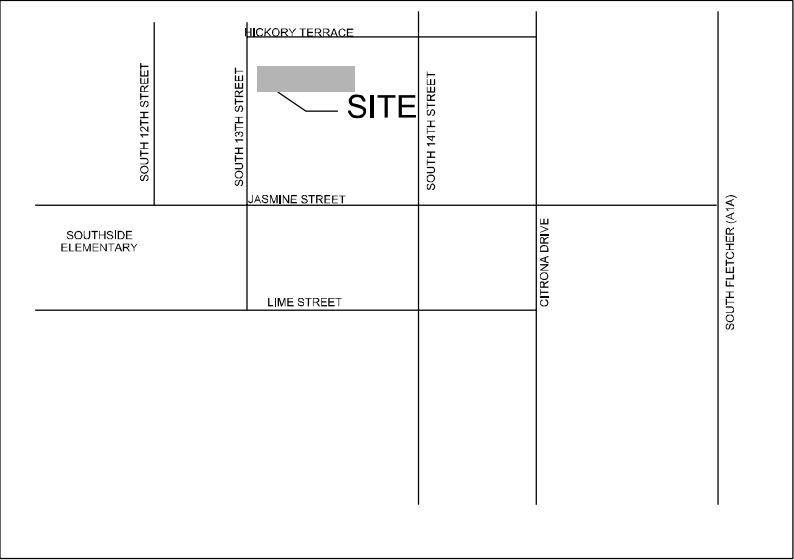
UTILITY PROVIDERS

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

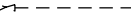
G&A Project
No.:19-10.18

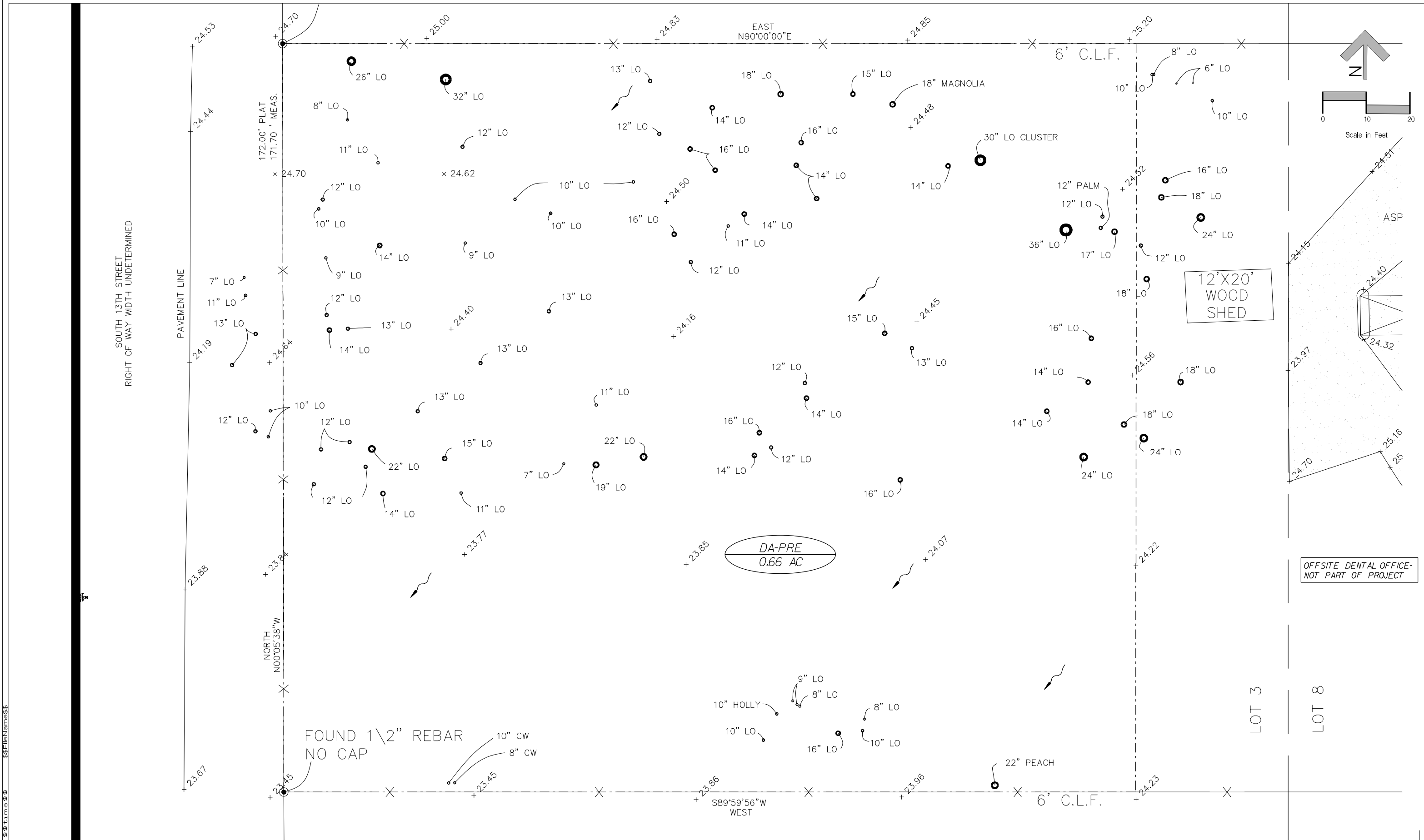


SITE LOCATION MAP



Issue Date: November 25, 2021
Revision Date: February 15, 2022

GENERAL NOTES				INDEX																																																																																													
SITE / GEOMETRY			WATER NOTES		SHEET	DESCRIPTION																																																																																											
1.ALL WORK SHALL BE PERFORMED IN A SAFE MANNER.ALL SAFETY RULES AND GUIDELINES OF O.S.H.A SHALL BE FOLLOWED.THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES,AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT.ALL COSTS ASSOCIATED WITH COMPLYING WITH O.S.H.A,REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTOR'S PRICE FOR PERFORMING THE WORK. 2.THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS,EITHER SURFACE OR SUBSURFACE,WHICH MAY AFFECT THE WORK TO BE PERFORMED,AND THE EQUIPMENT,LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT.THE CONTRACTOR IS URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THIS PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION,AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO CONSTRUCTION OF THE PROJECT.ALL COSTS ASSOCIATED WITH PRELIMINARY INVESTIGATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. 3.ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER. 4.ELEVATIONS ARE BASED ON NAVD 1988. 5.TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PROVIDED BY:MANZIE & DRAKE LAND SURVEYORS (904-491-5700) 6.THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING,RIGHT-OF-WAY PERMITS NOT PROVIDED AND INSURANCE REQUIRED FOR THE PROJECT. 7.THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN COUNTY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION & REPAIR. 8.THE CONTRACTOR SHALL ADVISE THE OWNER'S AUTHORIZED REPRESENTATIVE OF PLANNED WORK SCHEDULE.THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS.IN THE EVENT OF ANY CONFLICT WHATSOEVER,THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD,AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION. 9."AS-BUILT" DRAWINGS - AS-BUILTS ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE,IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION,FIELD LOCATIONS,CERTIFICATION,AND SUBMITTAL OF AS-BUILT DRAWINGS. 10."AS-BUILT" RECORD DATA AND INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR.RECORD DRAWINGS SHALL BE SUPPLIED TO THE ENGINEER. 11.THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS.IF A MONUMENT IS DISTURBED,THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT. 12.ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR ON A DAILY BASIS. 13.ALL EXCESS SUITABLE AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE ENGINEER. 14.ALL EXISTING TREES LISTED TO REMAIN SHALL BE PRESERVED AND PROTECTED. 15.THE LOCATION OF ALL EXISTING UTILITIES,STRUCTURES,AND IMPROVEMENTS ON THE DRAWINGS ARE BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED.THE LOCATIONS ARE APPROXIMATE.THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION.IF THE LOCATIONS SHOWN ARE CONTRARY TO ACTUAL FIELD LOCATIONS,THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY.THE DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION.THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITY IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR REPAIRS OR PAYMENTS FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS.PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION,THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS,AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH THEY SHALL CONNECT. 16.THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER ON ALL MATERIALS,FOR REVIEW AND APPROVAL,PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY OR STRUCTURE. 17.UNSUITABLE MATERIALS UNDER WATER,SEWER,OR STORM PIPE AND/OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO 98% OF IT'S MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557).			18.ALL WATER & SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES. 19.WHEN DEWATERING CAPACITY REQUIRES A PERMIT (ICUP),IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST.JOHNS RIVER WATER MANAGEMENT DISTRICT. 20.WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY HAZARD.THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.WHERE PARALLEL WATER AND SEWER MAINS HAVE LESS THAN 10 FOOT HORIZONTAL SEPARATION,20 FOOT LENGTHS OF C900 (DR18)WATER QUALITY PIPE SHALL BE USED WITH THE JOINTS STAGGERED AT 10 FOOT INTERVALS.THE PIPES SHALL BE PLACED IN SEPARATE TRENCHES WITH THE WATER MAIN AT LEAST 18 INCHES ABOVE THE SEWER. 21.WATER MAINS CROSSING SANITARY HAZARDS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER MAIN.WHERE WATER AND SEWER MAINS CROSS WITH BETWEEN 18 INCHES AND 6 INCHES OF VERTICAL CLEARANCE,A 20 FOOT SECTION OF C900 (DR18)WATER QUALITY PIPE SHALL BE CENTERED ON THE POINT OF THE CROSSING.THE CONTRACTOR SHALL FIELD VERIFY THE VERTICAL SEPARATION,THE MINIMUM SEPARATION BETWEEN WATER AND SEWER PIPES IS TO BE 6 INCHES OUTSIDE DIAMETER TO OUTSIDE DIAMETER. 22.NO WATER MAIN PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER MANHOLE. 23.BLANK 24.TRACER WIRE SHALL BE PROVIDED ON ALL WATER MAINS AND FORCE MAINS.TRACER WIRE SHALL BE A MINIMUM OF 14 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.REVEGETATION 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 SPITS, 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 USED IN THE CONTAMINATED AREA.THE DUCTILE IRON PIPE SHALL EXTEND AT LEAST 100 FEET BEYOND ANY SOLVENT NOTED.ANY CONTAMINATED SOIL THAT IS EXCAVATED SHALL BE PLACED ON AN IMPERMEABLE MAT AND COVERED WITH A WATER PROOF COVERING.THE PROPER AUTHORITIES WILL BE NOTIFIED AND THE CONTAMINATED SOIL HELD FOR PROPER DISPOSAL. 10.2" FLUSHING HYDRANTS SHALL BE INSTALLED AT ALL DEAD END LINES AND MAIN LINE STUB-OUTS. 11.A SEPARATE WATER SERVICE SHALL BE REQUIRED FOR EACH UNIT SERVED AND SHALL BE INSTALLED 3 FEET EITHER SIDE OF PROPERTY LINE.ALL WATER SERVICES SHALL BE MARKED WITH A "W" ETCHED ON THE CURB.ALL VALVES SHALL BE MARKED WITH A "V" ETCHED ON THE CURB. 12.ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY COMPANY'S STANDARDS. 13.ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED AT THE CONSUMER'S METER OR AT THE PROPERTY LINE WHEN A METER IS NOT USED. 14.BACKFLOW PREVENTION ASSEMBLIES SHALL BE TESTED BY A STATE OF FLORIDA LICENSED BACKFLOW TECHNICIAN.TEST RESULTS SHALL BE SUBMITTED TO AND APPROVED BY THE UTILITY COMPANY PRIOR TO ACCEPTANCE OF INSTALLATION. 15.MAXIMUM DEPTH ON WATER SERVICES TO METER TO BE 36".	1 2 3 4 5 6 7 8-9	ALL PERMITTING AGENCIES COVER SHEET INDEX SHEET PRE-DEVELOPMENT DRAINAGE PLAN GEOMETRY PLAN POST DEVELOPMENT DRAINAGE PLAN TREE PROTECTION/PLANTING PLAN MISCELLANEOUS DETAILS SEWER & WATER DETAILS																																																																																											
								FIRE NOTES																																																																																									
								1.WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED,COMPLETED,AND IN SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE.(NFPA 1,16.4.3J.3,2009 EDITION) 2.CLEARANCES OF SEVEN AND ONE HALF FEET (7 FT-6 IN)IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT,WITH A FOUR FOOT CLEARANCE TO THE REAR OF THE HYDRANT.(NFPA 1,18.3.41,2009) 3.NEW FIRE HYDRANT(S) SHALL BE INSTALLED SO THAT POSITIONED NOT MORE THAN 7 FEET 6 INCHES AWAY FROM CURB OR BERM OF THE ROADWAY.																																																																																									
					SEWER NOTES																																																																																												
					1.THE CONTRACTOR SHALL PROVIDE,TO THE ENGINEER OF RECORD ,A SCHEDULE OF INVERT ELEVATIONS OF ALL SANITARY MANHOLES PRIOR TO THE PLACEMENT OF THE LIME ROCK BASE COURSE,THIS SCHEDULE TO BE PROVIDED BY THE REGISTERED LAND SURVEYOR SUBMITTING THE "AS-BUILT" DRAWINGS FOR THIS PROJECT. 2.SANITARY SEWER SERVICES SHALL BE 6"PVC WITH A MINIMUM SLOPE OF 0.006 FEET PER FOOT AND SHALL BE TERMINATED AT THE RIGHT-OF-WAY LINE WITH A DEPTH OF 24"TO 48"FROM THE FINAL FINISHED GRADE OF THE DEVELOPED LOTS.DEPTHS GREATER THAN 48"FROM FINAL FINISHED GRADE SHALL BE READJUSTED BY THE DEVELOPER AT HIS COST. 3.GRAVITY SEWER TO BE CLEANED & TV TESTED BY DEVELOPER AT DEVELOPER'S EXPENSE 4.ALL MANHOLE FRAMES AND COVERS TO BE ADJUSTED TO FINAL FINISHED GRADE. 5.A SEPARATE SEWER SERVICE (6"MIN) SHALL BE PROVIDED TO THE RIGHT-OF-WAY FOR EACH LOT BEING SERVED,AN "S" SHALL BE ETCHED INTO THE CURB DIRECTLY OVER EACH SERVICE LINE OR IN THE STREET SIDE OF A SIDEWALK IN LINE WITH THE CLEANOUT. 6.GRAVITY SEWER TO BE GREEN IN COLOR 7.NEW GRAVITY SEWER SYSTEM SHALL BE PLUGGED AT NEAREST EXISTING DOWNSTREAM MANHOLE AND SHALL NOT BE REMOVED WITHOUT AUTHORIZATION FROM THE UTILITY COMPANY.EXISTING MANHOLES TO BE COREBORED AND ARRANGEMENTS MADE TO BE REFURBISHED WITH COMPATIBLE MATERIALS IF THE EXISTING MANHOLE IS ALLOWED TO BE USED. 8.FINISHED FLOOR ELEVATIONS SHALL BE GREATER (HIGHER) THAN THE ELEVATION OF THE MANHOLE NEAREST THE SERVICE LATERAL IN ORDER TO AVOID A POTENTIAL BACKUP OF SEWERAGE IN THE HOUSE OR BUILDING. 9.FORCE MAIN MUST PASS A PRESSURE TEST PRIOR TO ACCEPTANCE OF THE SYSTEM.THE PRESSURE TEST SHALL COMPLY WITH AWWA C-600 SECTION 41 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 METHODS SHALL TAKE INTO CONSIDERATION THE RANGE IN GROUNDWATER ELEVATIONS DURING THE TEST AND ANTICIPATED DURING THE DESIGNED LIFE OF THE SEWER.NO LEAKAGE ALLOWED IN SYSTEM. 17.RESTRAINT JOINTS TO BE USED THROUGHOUT ON FORCE MAIN 18. ALL FORCE MAIN TO BE PVC (DR-18)																																																																																												
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1	NG	2-15-22	revised to address COFB comments

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G & A[†]
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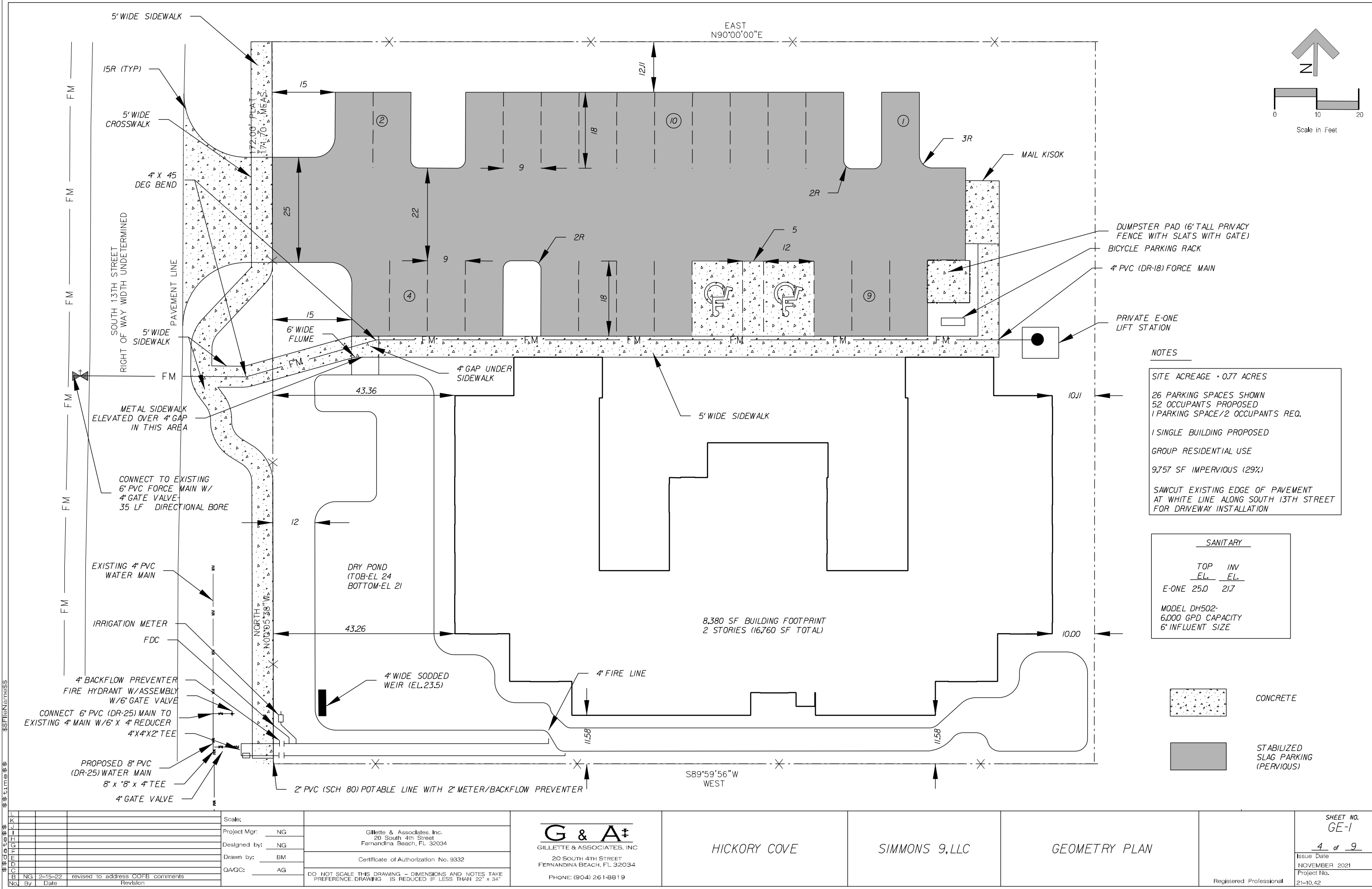
HICKORY COVE

SIMMONS 9, LLC

PREDEVELOPMENT
DRAINAGE PLAN

Registered Professional

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NOTES

SITE ACREAGE = 0.77 ACRES

26 PARKING SPACES SHOWN
52 OCCUPANTS PROPOSED
1 PARKING SPACE/2 OCCUPANTS REQ.

1 SINGLE BUILDING PROPOSED

GROUP RESIDENTIAL USE

9,757 SF IMPERVIOUS (29%)

SAWCUT EXISTING EDGE OF PAVEMENT
AT WHITE LINE ALONG SOUTH 13TH STREET
FOR DRIVEWAY INSTALLATION

SANITARY		
	TOP EL.	INV EL.
E-ONE	25.0	21.7
MODEL DH502- 6,000 GPD CAPACITY 6" INFLUENT SIZE		

- CONCRETE
- STABILIZED
SLAG PARKING
(PERVIOUS)

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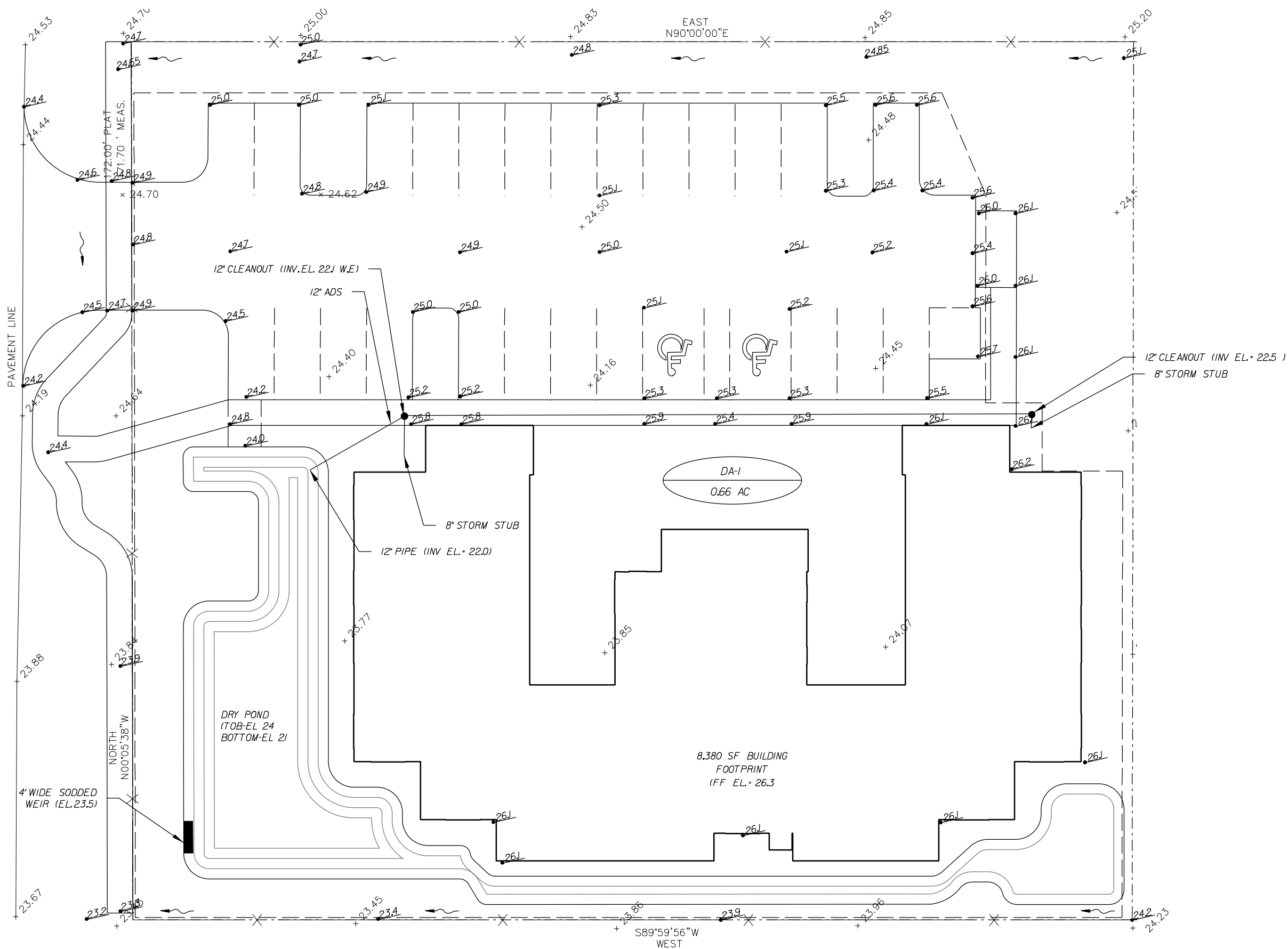
HICKORY COVE

SIMMONS 9, LLC

GEOMETRY PLAN

Registered Professional

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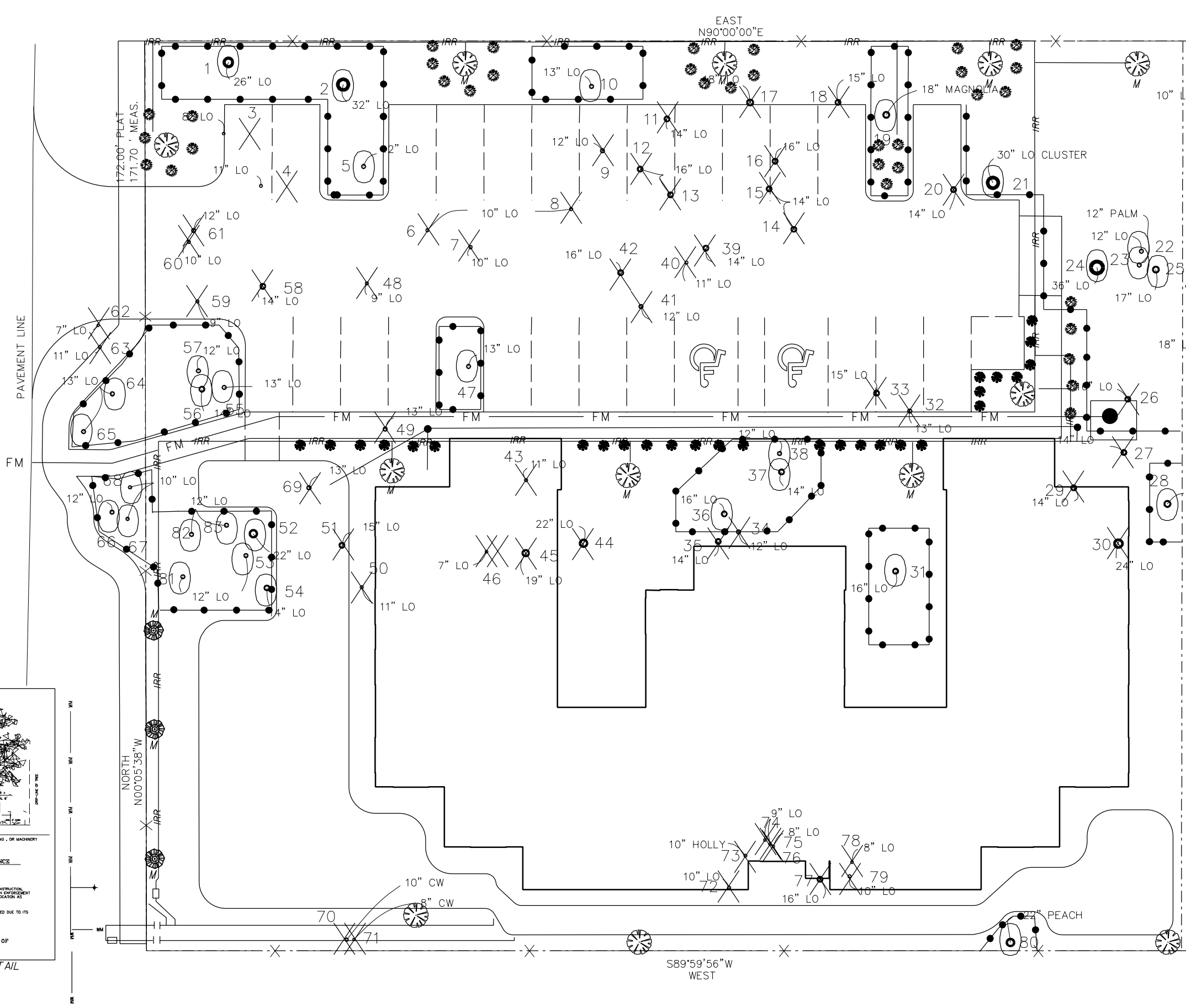
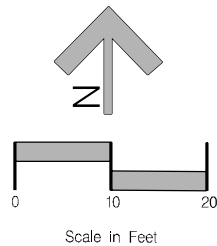


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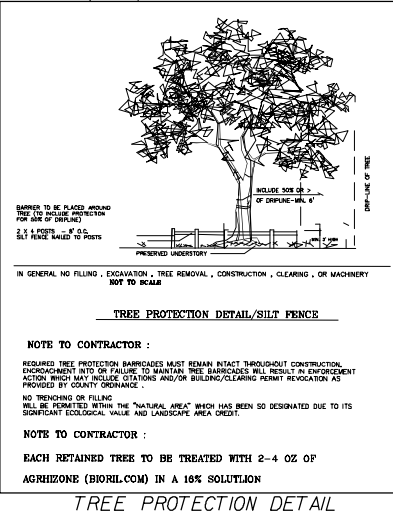
Xeriscape Calculations		Points
1. Moisture Sensing Controller to be added(not rain switch) to all Irrigation		5
2. All grass to be drought toerant species		10
3. Compacted mulched planting beds to be used and to be at least 3" deep In all planting areas		10
4. Less than 75% of all beds to be sodded.		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
27	DWARF AZALEA (RHODODENDRON ATLANTICUM) SHRUB
11	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 = 501"
DEFICIT = 14"
(7 CM + 3 ELM) X 3" = 30" PLANTED FOR MITIGATION

NOTE:MECAHNICAL EQUIPMENT TO BE LOCATED IN THE BACK OF THE BUILDING AND TO BE SCREENED WITH SHRUBS PLANTED ON 5 FOOT CENTERS



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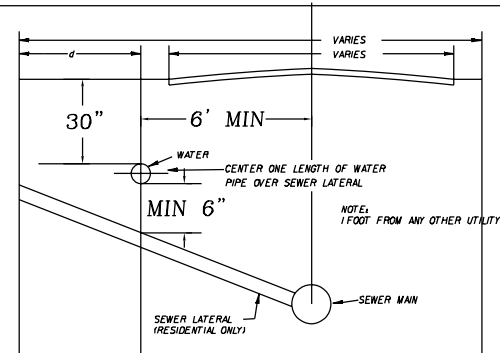
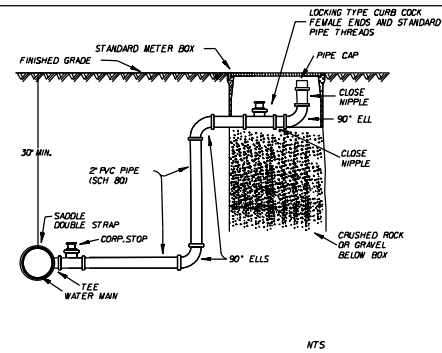
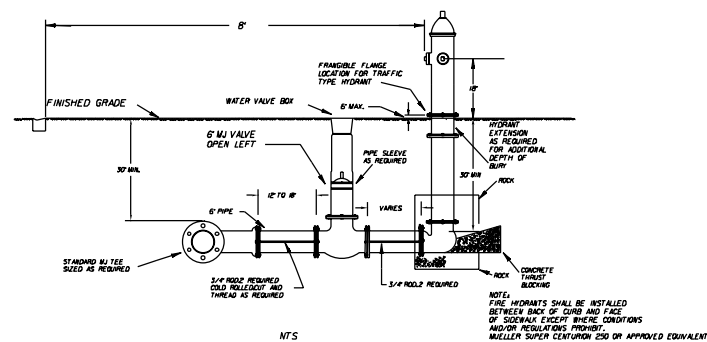
LANDSCAPE -TREE PROTECTION PLAN

Registered Professional

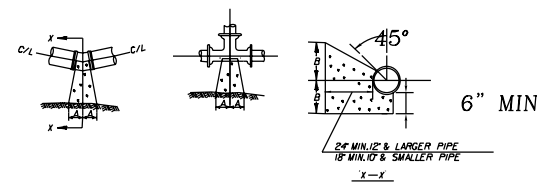
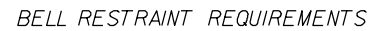
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STD. CLEANOUT COVER W/THREADED PLUG FINISHED DEVELOPMENT GRADE VARIES (SEE NOTE 2) FINISHED CONSTRUCTION GRADE TO 45 FEET (SEE NOTE 1) TO GRAVITY SEWER 6"x6" PVC WYE BRANCH OR 6"x6" PVC SANITARY TEE FROM HOUSE (BY OTHERS) PVC STOPPER SHALL BE REMOVED FOR HOUSE LATERAL TIE-IN 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.	SHALLOW MANHOLE	TYPE I SHAPED BOTTOM W/TAMPED TYPE II COMPACTED GRANULAR BEDDING CLASS "B"	1. ALL MANHOLES SHALL BE PRECAST CONCRETE AND CONFORM TO ASTM C-478 STANDARDS. MANHOLE CONES AND RISERS SHALL BE CONSTRUCTED OF 4000 PSI TYPE II CEMENT WITH RIVER ROCK OR GRANITE AGGREGATE. 2. ALL PIPES SHALL BE CONNECTED TO THE MANHOLE USING A 10 CK JOINT FLEXIBLE MANHOLE SLEEVE (ASTM C-923) OR APPROVED EQUAL. 3. THE EXTERIOR AND INTERIOR OF THE MANHOLE SHALL BE COATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS WITH FABERITE AS MANUFACTURED BY BRIGGS BITUMINOUS COMPOSITION COMPANY. 4. AN INSIDE PVC DROP MANHOLE (TYPE "B") SHALL BE REQUIRED FOR MANHOLES WHICH HAVE A DISTANCE OF 18 INCHES OR GREATER BETWEEN INFLUENT PIPE INVERT AND EFFLUENT PIPE INVERT. ALL OTHER DROPS SHALL HAVE A SLIDE CONSTRUCTED TO DIRECT THE FLOW INTO THE INVERT CHANNEL. 5. SEWER SERVICES SHALL BE CAST IRON IF 2 1/2 FEET OF GROUND COVER CAN NOT BE MAINTAINED OVER THE SERVICE LINE. 6. ALL DUCTILE IRON SEWER PIPE, WHERE SPECIFIED, SHALL BE CLASS 51 AND COMPLY WITH ANSI/AWWA C150/A21.50 AND ANSI/AWWA C151/A21.51. DUCTILE IRON PIPE SHALL BE PROVIDED WITH A FACTORY APPLIED INTERIOR POLYETHYLENE LINING IN ACCORDANCE WITH ANSI/ASTM D2448. 7. THE MAXIMUM NUMBER OF DIPS IS ONE, 1-INCH DIP PER 135 LF OF PIPE, NO MORE THAN ONE DIP PER 135 LF OF PIPE. A DIP IS DEFINED AS A CHANGE IN ELEVATION OF 0.5" OR GREATER.
CLEANOUT	TYPE "C" MANHOLE	BEDDING DETAILS	GRAVITY SEWER STANDARD SPECIFICATIONS
6" PVC MIN. 5'-0.006 CLEANOUT FROM HOUSE (SEE NOTE *3) 4'-0" TERMINATE SEWER SERVICE INSIDE PROPERTY LINE WITH CLEANOUT. 6" PVC 4" (MAX) GRAVITY SEWER MAIN 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 UNF SYSTEMS SHALL BE A HARD CONNECTION. FLEXIBLE CONNECTIONS SHALL NOT BE USED.	FERRO PVC TRANSITION FITTING OR APPROVED EQUAL C.I. OR V.C. PIPE PVC PIPE STAINLESS STEEL BAND CLASS C-301 OR C-305 C.I. TO PVC COUPLING ADAPTER	OUTSIDE WALL PRE-PRIMED JOINT SURFACE PRE-MOLDED PLASTIC JOINT SEALER COMPLETED JOINT W/ SQUEEZE OUT TRIM RAN NECK AFTER INSTALLATION AND REMOVE FROM MANHOLE. MANHOLE JOINT	WATER MAIN WATER MAIN GRAVITY SEWER MAIN SAND CUSHION STEEL CASING STEEL CASING NOTE: - SEWER MAIN SHALL BE ENCASED AS SHOWN ON THE ABOVE DETAIL WHERE LESS THAN 18 INCHES OF VERTICAL CLEARANCE IS MAINTAINED BETWEEN WATER MAIN AND SEWER MAIN. - CLASS 51 STEEL 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
TYPICAL SEWER SERVICE	CONE SECTION 32" 8" RISER SECTION 6" DIA. 60" DIA. BASE SECTION 1/2" DIA. 1/2" DIA. 6"		

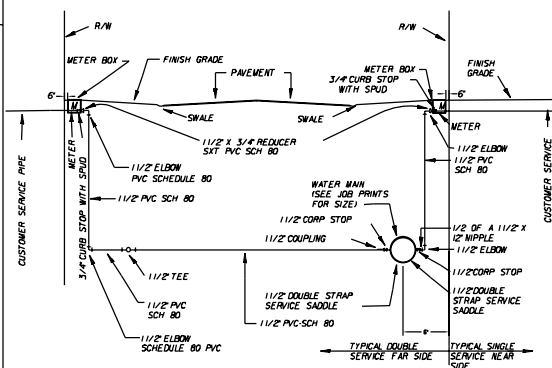
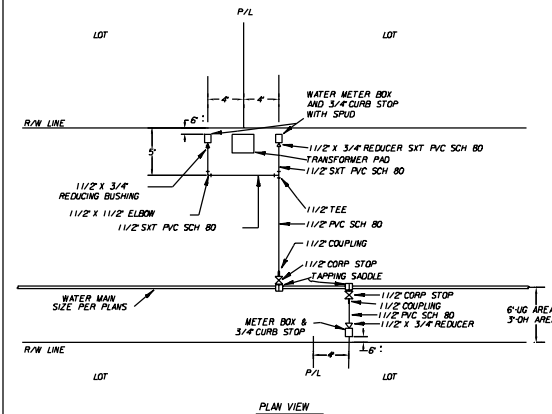
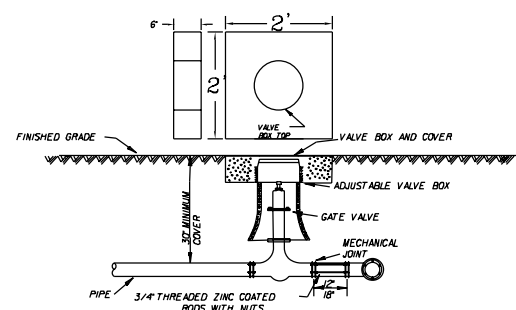


MINIMUM LENGTH TO BE RESTRAINED ON EACH SIDE OF FITTING (FEET)								
PIPE SIZE	11 1/4	22 1/2	45	90	TEE	VALVE	CAP	REDUCER
4	2	4	7	18	20	39	39	N/A
6	2	5	10	25	20	55	55	28
8	3	6	13	32	20	72	72	30
10	4	8	16	38	20	86	86	29
12	4	9	19	45	20	102	102	50
16	6	11	23	57	20	131	131	30

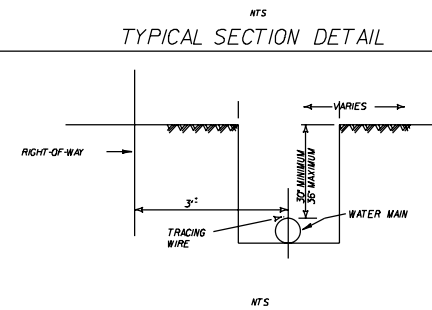
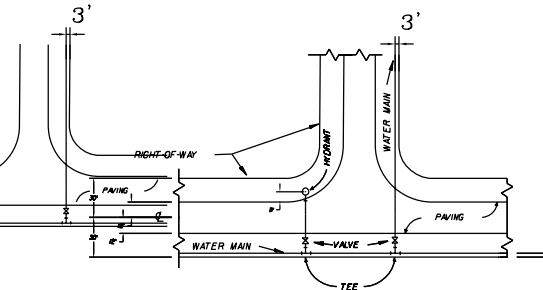


SIZE	1/4 BENDS		CU FT CONC.	1/8 BENDS		CU FT CONC.	1/16 BENDS		CU FT CONC.	SIZE	TEE		CU FT CONC.		
	A	B		A	B		A	B			A	B			
6"	16	10	1.2	9	10	31	6	10	12	12	35	6"	10	12	35
8"	22	13	1.5	12	13	37	8	13	17	17	41	8"	13	17	41
10"	26	17	1.5	14	17	5.9	11	15	18	18	46	10"	16	20	54
12"	29	21	2.1	16	21	8.5	11	16	20	20	56	12"	18	24	66
14"	34	24	2.5	19	24	14.9	12	20	24	24	66	14"	20	28	80
16"	38	27	3.0	21	27	16.7	12	24	28	28	76	16"	24	30	96
20"										20"					

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



STATE ROAD-11/2" CARRIER PIPE-4" BLACK IRON
CASING FOR JACK AND BORE INSTALLATION.
COUNTY AND CITY-11/2" CARRIER PIPE-3" PVC
CASING FOR JACK AND BORE INSTALLATION.



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

M A T E R I A L S		
ITEM	QUANT.	D E S C R I P T I O N
1	2	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	IRON PIPE/CONCRETE FOUNDATION
7	2	THRUST BLOCK
8	2	SUPPORT BLOCCING UNDER VALVES (6" AND LARGER SIZES)

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

N.T.S.
BACKFLOW PREVENTER

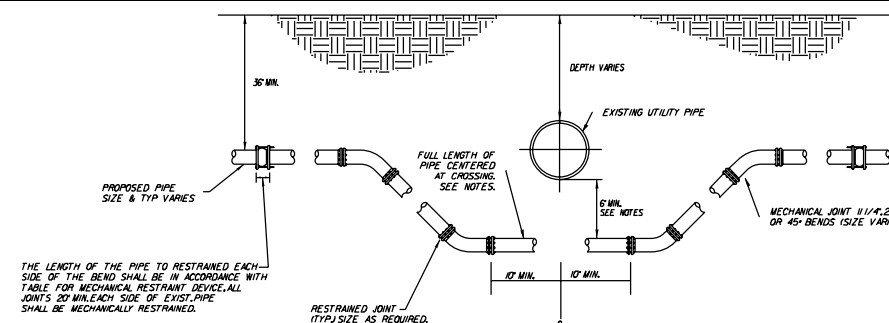
CONTRACTORS ARE REQUIRED TO PAINT NEW HYDRANTS SAFETY YELLOW AND MARK HYDRANTS. THE TOPS AND NOZZLE CAPS SHALL BE PAINTED WITH THE FOLLOWING CAPACITY INDICATOR COLOR SCHEME:

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

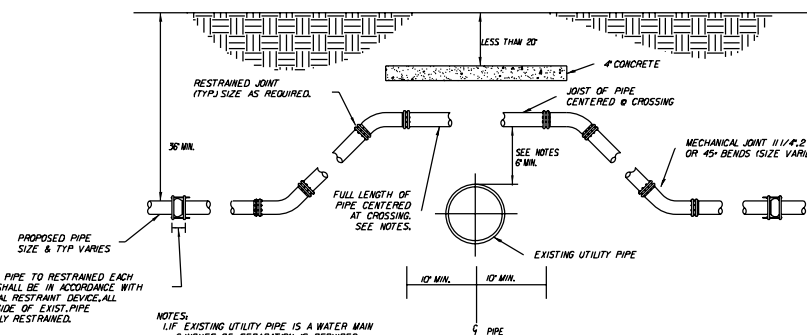
IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER MAINS BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.

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.



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



NOTES:

1. IF EXISTING UTILITY PIPE IS A WATER MAIN
6-INCHES OF SEPARATION IS REQUIRED.
2. IF EXISTING UTILITY PIPE IS A FORCE MAIN,
SANITARY SEWER LINE OR DRAINAGE PIPE, 18
INCHES OF SEPARATION IS REQUIRED. IF THIS
IS IMPOSSIBLE, AND EXISTING UTILITY MAIN IS C900, C905
OR D.I.P.P.E., SEPARATION CAN BE REDUCED TO
6-INCHES. A FULL 20FT. PIPE SHALL BE CENTERED UNDER EXISTING
UTILITY MAIN TO PROVIDE MAINLINE JOINT SPACING
OR 18" OR 24" OR 6" ON CENTER.
3. LOCATING, WIRING REQUIRED. SEE DETAIL W-44.



WATER SPECIFICATIONS	
SCALE: NTS DATE: 2/5/98 DRAWN BY: YLT REVISED BY: JNM	CITY OF FERNANDINA BEACH FERNANDINA BEACH, FLORIDA 32034

SIMMONS 9 LLC WATER MAIN HYDRULIC DESIGN REPORT

GIVEN AND ASSUMPTIONS:

1) Background:

- Hydrant testing was performed on 1/20/22 at an existing hydrant (Hydrant 284) located at intersection of S. 13th St and Jasmine St with upstream hydrant (Hydrant 353) located at S. 13th St and Hickory St.
- Fire flow requirement is assumed to be a minimum of 1,500 gpm with minimum 20 psi residual pressure for 2 hours.
- Existing water main (WM) in front of site is 4" dia. and is believed to be too small to provide needed fire flow.
- Desire to improve WM on S. 13th St from Jasmine St north to site with a larger diameter WM.

2) Fire Flow Results:

CITY OF FERNANDINA BEACH, FLORIDA

AVAILABLE FLOW GPM CALCULATIONS

Location: South 13/ Jasmine St.

Hydrant Number	284	
Upstream Hydrant #	353	
Upstream Static Pressure	54	
Upstream Residual Pressure	51	
Pitot Gauge	40	
Flow GPM for test	1060	
Target Pressure	20	
		0.54 Power
Static minus target pressure	34	6.71
Static minus residual pressure	3	1.81
Ratio target psi to the residual psi at the .54 power	3.71	
Flow times the ratio equals the available GPM at 20 psi	3932.4	
Test Date	1/20/2022	
Test By	GW/JP	

SIMPLIFIED WATERGEMS HYDRAULIC MODEL SETUP:

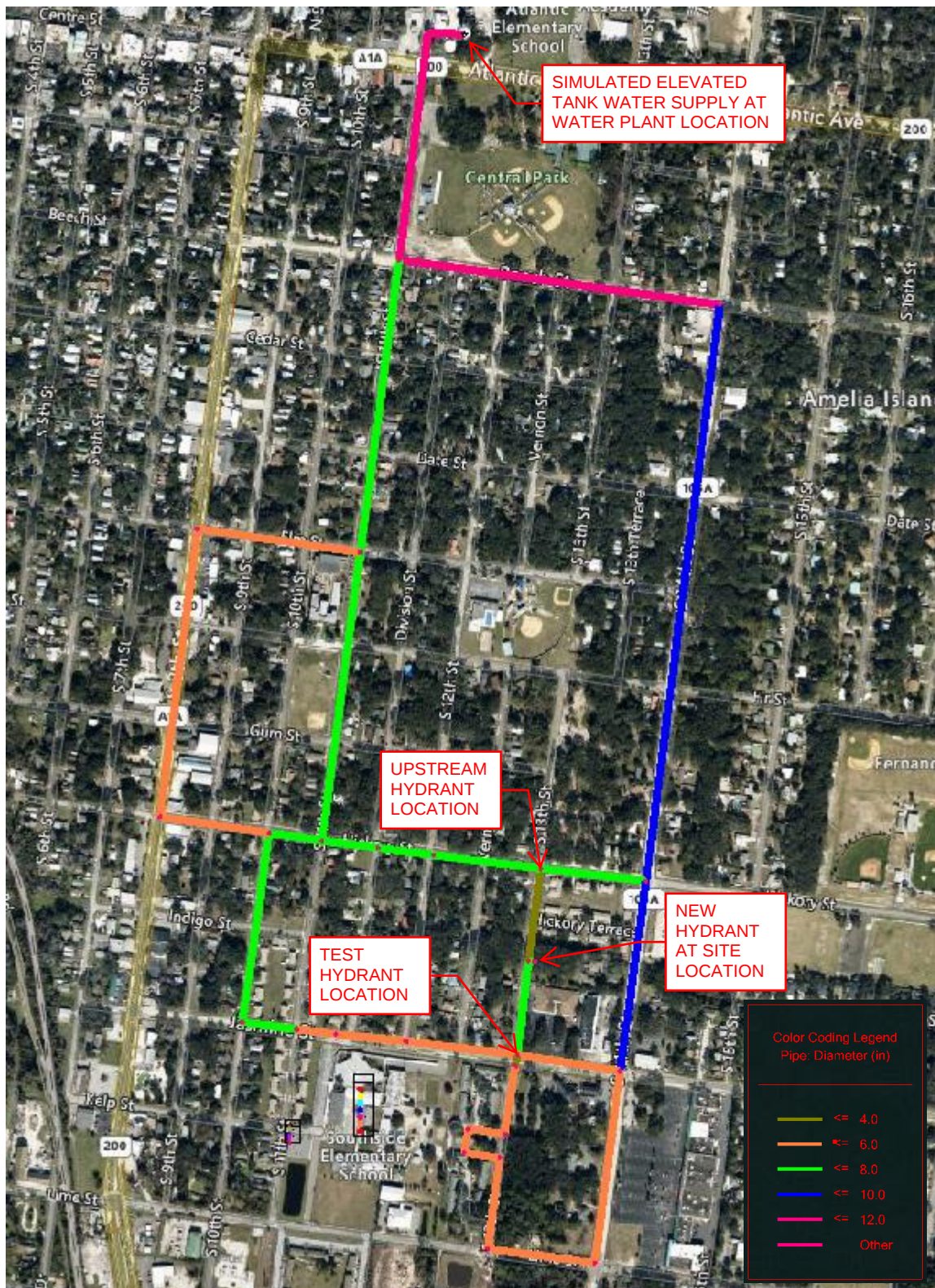
- 1) WaterGEMS Connect Edition Update 2 hydraulic modeling software used.
- 2) Elevated tank (reservoir) to simulate water supply.
- 3) Simplified water system was constructed in the hydraulic model upstream of hydrant test location based on actual WM sizes as determined from City of Fernandina Beach water system map (Exhibit 1).
- 4) Hydrant test results were verified to be approximately simulated in the hydraulic model (static pressure and residual pressure during hydrant test). The resultant representative water system set up in the hydraulic model conservatively simulates both the static and hydrant flow conditions as observed in the hydrant test.
- 5) Once simplified model of hydrant test was set up, modeling of WM improvements was performed.
- 6) It was assumed that normal demands of the development are negligible in comparison to the much higher fire flows required.

HYDRAULIC MODELING RESULTS AND CONCLUSIONS:

- The diameter of the WM extension was iterated in multiple modeling runs.
- Modeling of a 6" dia. water main improvement was shown to be inadequate, as only 1,460 gpm of available fire flow was simulated.
- Final conclusions of the modeling simulations performed are that replacing the existing 4" dia. WM on S. 13th St from Jasmine St north to site with an 8" dia. WM will provide the required minimum 1,500 gpm fire flow at the site. The 8" dia. WM will need to be reconnected to the existing 4" dia. WM running north from the site.
- Model fire flow simulation indicates 1,763.5 gpm available fire flow at the site at a 20 psi residual system pressure:

Results (Fire Flow)	
Satisfies Fire Flow Constraints?	True
Fire Flow (Available) (gpm)	1,763.5
Pressure (Calculated Residual) (psi)	20
Pressure (Calculated Zone Lower Limit) (psi)	21
Pressure (Calculated System Lower Limit) (psi)	21
Is Fire Flow Run Balanced?	True
Fire Flow Iterations	3
Flow (Total Needed) (gpm)	1,500.0
Flow (Total Available) (gpm)	1,763.5

EXHIBIT 1: SIMPLIFIED MODEL SETUP:



HICKORY COVE

ENTIRE SITE ANALYSIS - MODIFIED DESIGN

TOTAL MITIGATION REQUIRED	521	INCHES
TOTAL MITIGATION PROVIDED	507	INCHES

DEFICIT MITIGATION	-14	INCHES
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Tree #	Tree Dia	Tree Type	Tree Health Suitability	Regulated Based on Health Score	Retained (Y/N)	Mitigation Value (in)
1	26	Live Oak	38.5	Y	Y	26
2	32	Live Oak	36.0	Y	Y	32
3	8	Live Oak	35.5	Y	N	0
4	11	Live Oak	39.0	Y	N	0
5	12	Live Oak	39.0	Y	N	0
6	10	Live Oak	39.0	Y	N	0
7	10	Live Oak	36.0	Y	N	0
8	10	Live Oak	36.0	Y	Y	10
9	12	Live Oak	33.0	Y	Y	12
10	13	Live Oak	41.5	Y	Y	13
11	14	Live Oak	33.5	Y	Y	14
12	16	Live Oak	38.5	Y	Y	16
13	16	Live Oak	44.5	Y	N	0
14	14	Live Oak	41.5	Y	N	0
15	14	Live Oak	41.5	Y	N	0
16	16	Live Oak	44.5	Y	N	0
17	18	Live Oak	44.5	Y	N	0
17B	7	Devilwood	36.0	Y	N	0
18	15	Live Oak	36.5	Y	N	0
19	18	Magnolia	20.5	N	N	0
20	14	Live Oak	41.5	Y	N	0
21	30	Live Oak	33.0	Y	N	0
22	12	Live Oak	30.0	Y	N	0
23	12	Palm	39.0	Y	N	0
24	36	Black Cherry	36.0	Y	N	0
25	25	Live Oak	33.5	Y	Y	25
26	16	Live Oak	36.5	Y	N	0
27	14	Live Oak	30.5	Y	N	0
28	18	Live Oak	33.5	Y	Y	18
29	14	Live Oak	36.5	Y	N	0
30	24	Live Oak	33.5	Y	N	0
31	16	Live Oak	44.5	Y	N	0
32	13	Live Oak	36.5	Y	N	0
33	15	Live Oak	36.5	Y	N	0
34	12	Live Oak	36.5	Y	Y	12
35	14	Live Oak	30.5	Y	Y	14
36	16	Live Oak	33.5	Y	Y	16
37	14	Live Oak	33.5	Y	N	0
38	12	Live Oak	33.5	Y	N	0
39	14	Live Oak	36.5	Y	N	0
40	11	Live Oak	33.5	Y	N	0
41	12	Live Oak	33.5	Y	Y	12
42	16	Live Oak	36.5	Y	Y	16
43	11	Live Oak	30.0	Y	N	0
44	22	Live Oak	41.5	Y	Y	22
45	19	Live Oak	33.5	Y	Y	19
46	7	Live Oak	26.0	N	N	0
47	13	Live Oak	29.0	N	N	0
48	9	Live Oak	41.5	Y	N	0
49	13	Live Oak	29.0	N	N	0
50	11	Live Oak	36.0	Y	N	0
51	15	Live Oak	33.5	Y	N	0
52	22	Live Oak	30.5	Y	Y	22
53	12	Live Oak	36.0	Y	Y	12
54	14	Live Oak	33.5	Y	N	0
55	13	Live Oak	36.5	Y	Y	13
56	14	Live Oak	36.5	Y	Y	14
57	12	Live Oak	26.5	N	N	0
58	14	Live Oak	33.5	Y	N	0
59	9	Live Oak	33.0	Y	Y	9
60	10	Live Oak	36.0	Y	Y	10
61	12	Live Oak	36.5	Y	Y	12
62	7	Live Oak	33.0	Y	Y	7
63	11	Live Oak	36.0	Y	Y	11
64	13	Live Oak	39.0	Y	Y	13
65	13	Live Oak	33.0	Y	Y	13
66	12	Live Oak	39.0	Y	Y	12
67	10	Live Oak	32.0	Y	Y	10
68	10	Live Oak	39.0	Y	Y	10
69	13	Live Oak	44.0	Y	N	0
70	10	Black Cherry	20.5	N	N	0
71	8	Black Cherry	20.5	N	N	0
72	10	Myrtle Oak	20.5	N	N	0
73	10	Holly	23.5	N	N	0
74	9	Holly	20.5	N	N	0
75	9	Live Oak			N	0
76	8	Live Oak			N	0
77	16	Laurel Oak	36.5	Y	Y	16
78	8	Myrtle Oak	20.5	N	N	0
79	10	Myrtle Oak	23.5	N	N	0
80	22	Black Cherry	33.5	Y	Y	22
81	12	Live Oak	33.5	Y	N	0
82	12	Live Oak	39.0	Y	Y	12
83	12	Live Oak	36.5	Y	Y	12

Total Regulated Inches	1041
Required Mitigation	
50% of Total DBH	520.5

Mitigation	
Provided (In)	507