



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
AUGUST 25, 2022
10:00 AM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

3.1 Approval of Meeting Minutes for June 9, 2022.

4. NEW BUSINESS

4.1 TRC 2022-0022- Asa Gillette, Gillette & Associates - 3rd/Beech Street 12-Unit Townhome Development - First Round Comments

5. COMMITTEE BUSINESS

5.1 Process and procedures for TRC meetings: Future LDC Text Amendments

6. ADJOURNMENT

NEXT REGULAR TRC MEETING IS SCHEDULED FOR SEPTEMBER 22, 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.



Mr. Asa Gillette, Gillette & Associates, Inc.
20 S. 4th Street
Fernandina Beach, FL 32034

Sent Via Email to Project Team

Applicant Name: Asa Gillette
Project Description: Townhome Project
Location: Parcel ID #'s 00-00-31-1800-0012-0020, 00-00-31-1800-0012-0050, 00-00-31-1800-0012-0100, 00-00-31-1800-0012-0150, 00-00-31-1800-0012-0190, 00-00-31-1800-0012-0210

TRC Case Number: TRC 2022-0022

Mr. Gillette,

The City of Fernandina Beach received your request for site plan review on July 15, 2022. All submitted documents provided were routed to the Technical Review Committee (TRC). Reviewers provided their first round of comments on July 18, 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 August 25, 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 Salvatore Cumella at scumella@fbfl.org or 904-310-3480.

Sincerely,

Salvatore J. Cumella
Senior Planner/Historic Preservation Planner

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

- The lots identified as 2-4 and 8-11 fail to meet minimum net density requirements of 5,445 square feet of land area to support the individual lots seeking to be created under the proposed subdivision and future re-plat application. As proposed, the project cannot move forward. (*Reference Comp Plan and LDC definition of Net Density, Comp Plan Policies 1.07.02, 1.07.05, 1.07.07, LDC Section 1.07.00, 4.01.01, 4.02.01(C) and (G) and LDC Section 4.02.06(A) Specific Standards for townhome development.*)
- The property contains four single-family residential homes and associated accessory structures constructed by the Tringali family. The Tringali family played an important role in the development of the modern shrimping industry in Fernandina.
 - *Consistent with Comp Plan Policy 11.08.01*, The City strongly encourages sensitive restoration of the culturally and historically significant resource located at 124 S. 3rd Street. The 1920's frame vernacular home is an example of a typical home in Fernandina during its period of significance. This structure has a significant connection to the maritime heritage of the City. The structure is eligible for inclusion in the City's designated historic district and would be considered a contributing structure to the district. If incorporated into the district, the property may become eligible for tax incentives to support restoration/rehabilitation. If unable to restore the structure on-site, please evaluate and provide details to relocate the existing structure. Please provide documentation of efforts made to retain, restore, or relocate the structure.
 - Please be aware of timing required as part of a demolition delay on all existing structures as provided in *LDC Section 8.03.03.01 (F) and (G)*.
- Provide architectural elevations and site design details to indicate scale and massing of proposed structures, and exterior materials including walkway surfaces consistent with *Comp Plan Objective 1.06, and Policies 11.06.01 and 11.06.03, and LDC Section 11.01.04 (A)(13)*. Please be aware of the calculation of building height and requirements for setbacks as directed in *LDC Section 4.02.03 (A), (C), and (E) including footnote 2*.
- Provide details for required site infrastructure including sidewalks (3rd and 4th Streets), on-street parking (3rd Street), street trees, and underground utilities consistent with *LDC Sections 4.02.06 (G), 4.04.03 (D), 4.04.04 (G, H, J), 4.05.11, 7.01.03, 7.02.01, and Comp Plan policies 1.04.07, 11.06.05*.
- Add Landscape Plan compliant with *LDC Section 4.05.05*, please include irrigation plan consistent with established criteria and include details for all plant materials consistent with *LDC Section 4.05.03*
- Provide arborist assessment on the health of trees retained and recommendations for any measures to trim trees or support tree health as may be needed for site development *LDC Section 4.05.12*



- Provide details to indicate consistency with erosion control measures compliant with *LDC Section 3.05.03(I), 11.01.04 (A)(8)* and Provide details for retaining walls or landscape walls which may be necessary to support stormwater drainage.
- Indicate placement of mechanical equipment and screening requirements consistent with *LDC Sections 4.05.09 and 4.02.03(A)(8)*
- Indicate placement of garbage can storage on each parcel or common/shared storage location with screening.

Code Enforcement:

-

Fire Marshal:

- Please indicate the proposed height or number of stories of the buildings.
- Please show existing hydrants across all applicable pages, such as Geometry, Utility and Landscape Plans. I only found it shown on the predevelopment plan, Sheet PRE-1.
- Can alleyway support the weight of fire department apparatus? If not, vehicle max weight allowed signage will be required, to prevent the drainage system from being damaged.
- For addressing purposes, will the 'front' entrances be facing and have sidewalk/paver access to S 3rd St and S 4th St? It appears to only be landscaping.

Utilities, Stormwater, and Streets:

- If there will be connection between the front of the building, please revise and resubmit the plans.
- In place of the runoff structure on 3rd St, please connect to existing stormwater system. Also, please address drainage system on Beech.
- Sidewalks on both 3rd and 4th St as well as on street parking are required.
- Please indicate if utility connections will be made via boring or cutting into the road and provide specifications.
- Other comments to come as plans are reviewed further.

Building:

- Property is in FEMA SFHA AE- 9.4 with free board 11.4 and gold X zone which new construction per City Floodplain Ordinance is to be constructed to the adjacent SFHA requirements all contiguous properties fall in these factors please ensure flood is properly accounted for.
- Is this property going to have the same drainage problems as the adjacent town home properties where proper retaining walls are needed to also retain the properties soil and water runoff to adjacent properties and structures on them. The retaining wall depicted should be on the property line and grades directed back to the drainage gallery as learned in the adjacent projects.
- Sidewalks down Beech Street and along Third Street?
- Where is the mail kiosk going

Technical Review Committee: Application - Submission #9686

Date Submitted: 8/5/2022

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 Map Search

Site Address*

125 South 4th Street

City*

Fernandina Beach

State*

Florida

Zip*

32034

Parcel ID #(s)

00-00-31-1800-0012-0150; 00-00-31-1800-0012-0100

Lot

Block

Subdivision

Zoning District

R-2

Future Land Use Designation*

Medium Density Residential

Overlay District*

None

Size of Property (acres)*

1.74

Present Property Use*

single family home- being removed

Wetlands*

No

Flood Zone*

X, 0.2% chance flood h

Coastal Construction Control Line (CCCL)*

No

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Josephine

Last Name*

Tringali

Company (if applicable)

Mailing Address*

225 Benjamin Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Telephone Number*

904-261-8819

Email Address*

asa@gilletteassociates.com

OWNER'S AGENT

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

First Name

Asa

Last Name

Gillette

Company (if applicable)

Gillette & Associates, Inc.

Mailing Address

20 South 4th Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9042618819

Email Address

asa@gilletteassociates.com

PROJECT INFORMATION

Project Type*

Site Plan Review

Project Name

3rd and Beech Townhomes

Proposed Access Road*

Beech Street

Rd Maintenance Jurisdiction*

City Maintained

Project Estimated Cost*

250,000

Description of Request*

8 units- townhomes

Site Plan Review Checklist



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



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



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



A vicinity map showing the location of the property.



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



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



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



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



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



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



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



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



Elevations of all proposed structures.



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



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



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



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



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



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



- o Timeline for the development; and



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



A summary block containing:



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



- o Zoning district;



o Total acreage;



o Total square footage for non-residential uses;



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



o Impervious surface ratio calculation, proposed and permissible;



o Floor area ratio calculation, proposed and permissible;



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



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



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



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



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



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



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



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



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



o Tree Protection Plan (Section 4.05.09.)



o Landscape Plan (Section 4.05.00.)



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



o Signage Plan (Section 5.03.00.)



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



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



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

School Concurrency

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

Certification*

☒

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

☒

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

Applicant First Name*

Asa

Applicant Last Name*

Gillette

Today's Date*

8/5/2022

Upload Supporting Documentation*

3rd-Beech-Site_07-29-22.pdf

Upload 2

3rd-Beech_DrainageReport_07-29-22.pdf

Upload 3

Agent Form.pdf

Upload 4

School Impact Analyis Form.pdf

Upload 5

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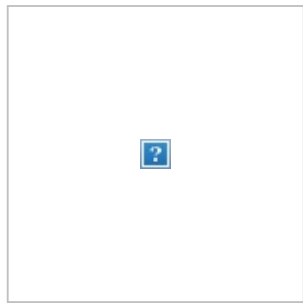
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DEPARTMENT OF PLANNING & CONSERVATION

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



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

AGENT AUTHORIZATION

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

Property ID Number(s): 00-00-31-1800-0012-0150; 00-00-31-1800-0012-0100

Location: 125 South 4th Street./South Street/Beech Street

Steve Simmons 7-28-2022 904-583-1234
Signature Date Telephone Number

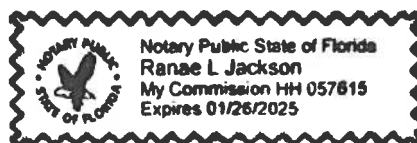
STATE OF FLORIDA
COUNTY OF NASSAU

Subscribed and sworn to before me this 29th day of July,
2022.

Who is personally known to me ☒ or has produced identification

Ranae L. Jackson Ranae L. Jackson
Notary Public: Signature Printed Name

My Commission Expires: 1/26/2025



ENGINEERING PLANS

FOR

3RD AND BEECH TOWNHOMES

FOR

COMPASS GROUP, INC.

GILLETTE & ASSOCIATES, INC.

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

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

This item has been digitally signed and sealed by
Asa R. Gillette.

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

PERMITTING AGENCIES

CITY OF FERNANDINA BEACH
ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

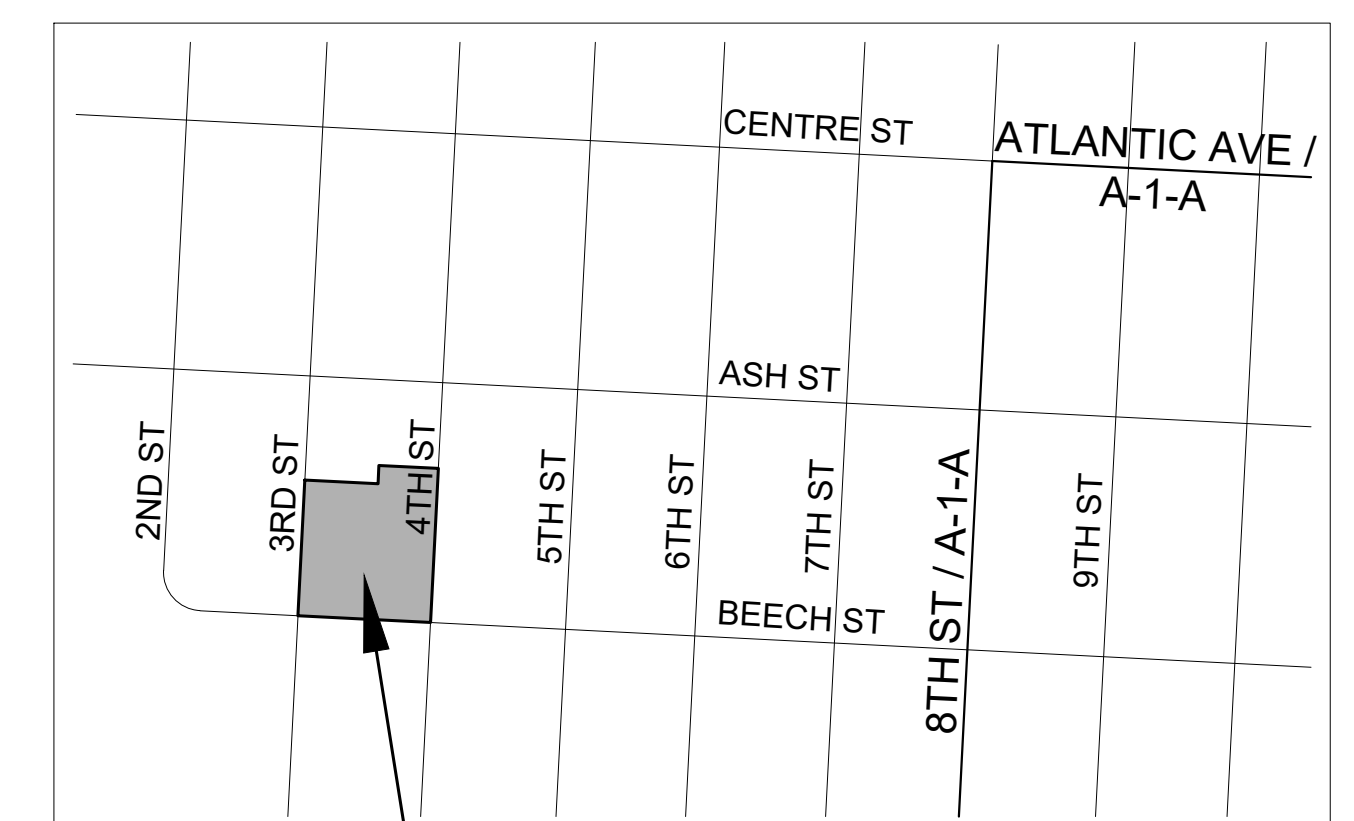
G & A 

ISSUE DATE: 07/29/22

G&A Project
No.: 22-10-14

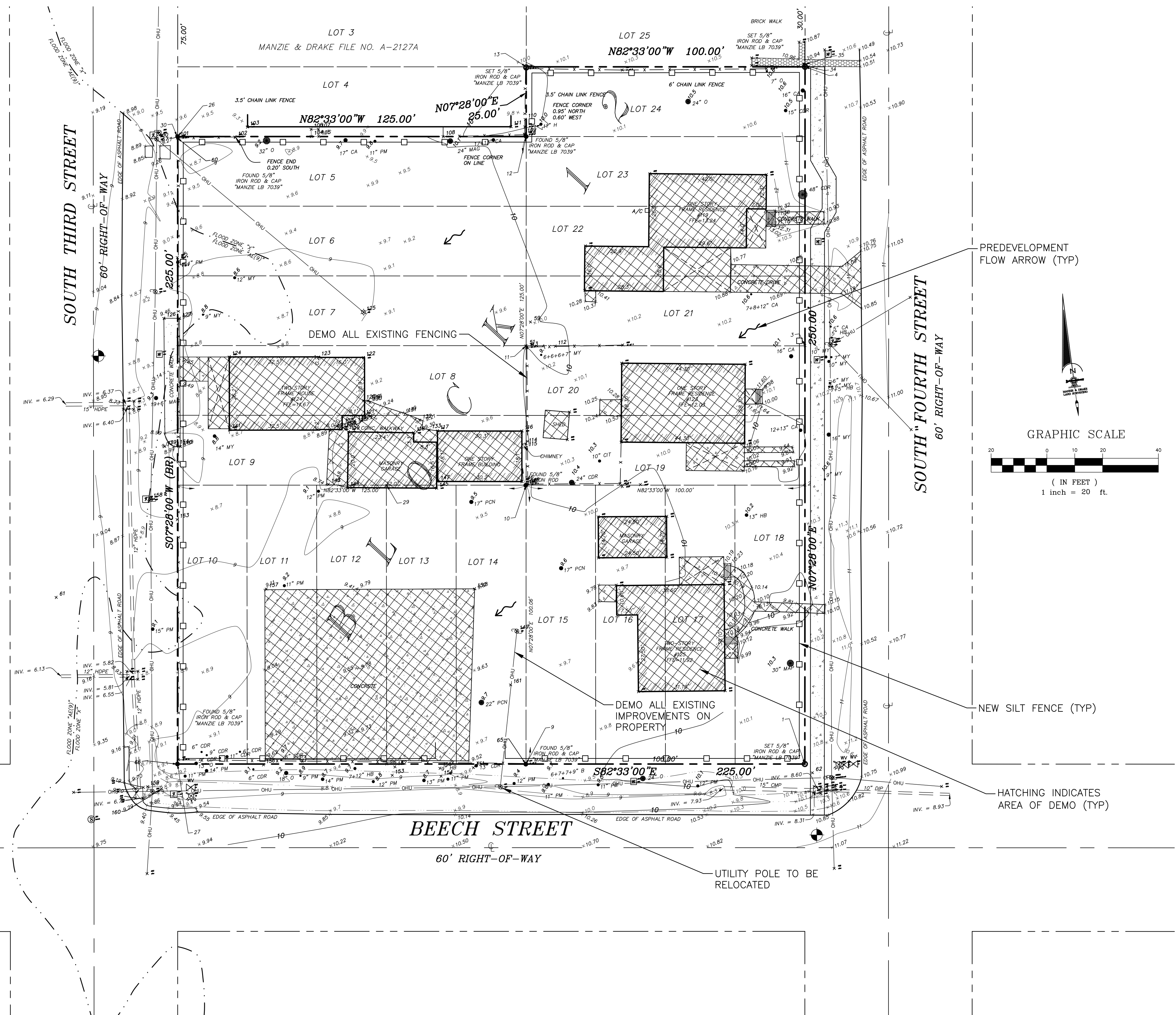


SITE LOCATION MAP



SITE

SITE / GEOMETRY NOTES										SITE / GEOMETRY NOTES CONT.										INDEX										NOT FOR CONSTRUCTION																					
1. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTOR'S PRICE FOR PERFORMING THE WORK. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUBSURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR IS URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THIS PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO CONSTRUCTION OF THE PROJECT. ALL COSTS ASSOCIATED WITH PRELIMINARY INVESTIGATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. 3. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER. 4. ELEVATIONS ARE BASED ON NAVD DATUM OF 1988. 5. TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PROVIDED BY: MANZIE & DRAKE LAND SURVEYING (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. 17A. UNSUITABLE MATERIALS UNDER WATER, SEWER, OR STORM PIPE AND/OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO 98% OF IT'S MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557). 17B. ALL FINISH FLOORS SHOWN ON THE PLANS ARE MINIMUM ELEVATIONS 18. GRADES SHOWN ON PLANS ARE EDGE OF PAVEMENT FINISHED GRADES UNLESS OTHERWISE NOTED. 19. SHOULD THE SURFACE OR SUBSURFACE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. 20. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFICALLY STATED. ALL DISTURBED AREAS WITHIN THE NASSAU COUNTY RIGHT OF WAY SHALL BE COVERED WITH BERMUDA SOD. 21. 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. 22. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND CITY BEFORE COMMENCING WORK.										23. MINIMUM COVER OVER PIPES SHALL BE 36" UNLESS OTHERWISE INDICATED. 24. ALL UNDERGROUND UTILITY COMPANIES SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. 25. BACKFILL MATERIAL SHALL BE COMPACTED TO 100% (2%) UNDER EXISTING AND PROPOSED ROADWAYS. 26. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER. 27. 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 28. ALL CONSTRUCTION, MATERIAL, AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH CITY OF F.B. AND NASSAU COUNTY STANDARDS.										ALL PERMITTING ENTITIES PAGE #SHEETDESCRIPTION 1CVRCOVER SHEET 2IN-1INDEX SHEET 3PRE-1PREDEVELOPMENT PLAN 4GE-1GEOMETRY PLAN 5UT-1UTILITY PLAN 6DR-1DRAINAGE PLAN 7DR-2DRAINAGE PLAN 8LS-1LANDSCAPE PLAN 9TM-1TREE MITIGATION PLAN 10DT-1MISCELLANEOUS DETAILS																															
										WATER NOTES																																									
										1. ALL WATER & SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES. 2. WHEN DEWATERING CAPACITY REQUIRES A PERMIT (CUP), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. 3. 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. 4. 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. 5. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT. 6. CONTACT ANDRE DESILET, CITY OF FERNANDINA BEACH UTILITY DIRECTOR, AT 904-310-3431 PRIOR TO ANY UTILITY TIE-IN.																																									
										FIRE NOTES																																									
										1. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE. (NFPA 1, 16.4.3.1.3, 2009 EDITION) 2. HYDRANTS SHALL HAVE CLEARANCES OF SEVEN AND ONE HALF FEET (7 FT-6 IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT, WITH A FOUR FOOT CLEARANCE TO THE REAR OF THE HYDRANT. (NFPA 1, 18.3.4.1, 2009) 3. NEW FIRE HYDRANT(S) SHALL BE INSTALLED NOT MORE THAN 7 FEET 6 INCHES AWAY FROM CURB OR BERM OF THE ROADWAY.																																									
										LEGEND																																									
										EXISTING VALVE EXISTING WATER LINE EXISTING FIRE HYDRANT EXISTING PROPERTY LINE EXISTING EDGE OF PAVEMENT P-1PIPE					PROPOSED SPOT ELEVATION PROPOSED WATER LINE PROPOSED FIRE HYDRANT PROPOSED LOT LINE PROPOSED EDGE OF PAVEMENT S-5DRAINAGE STRUCTURE																																				
										Scale: NONE																						Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034										3RD & BEECH TOWNHOMES		COMPASS GROUP, INC.		INDEX SHEET		REGISTERED DESIGN PROFESSIONAL		Date: 07/29/22	
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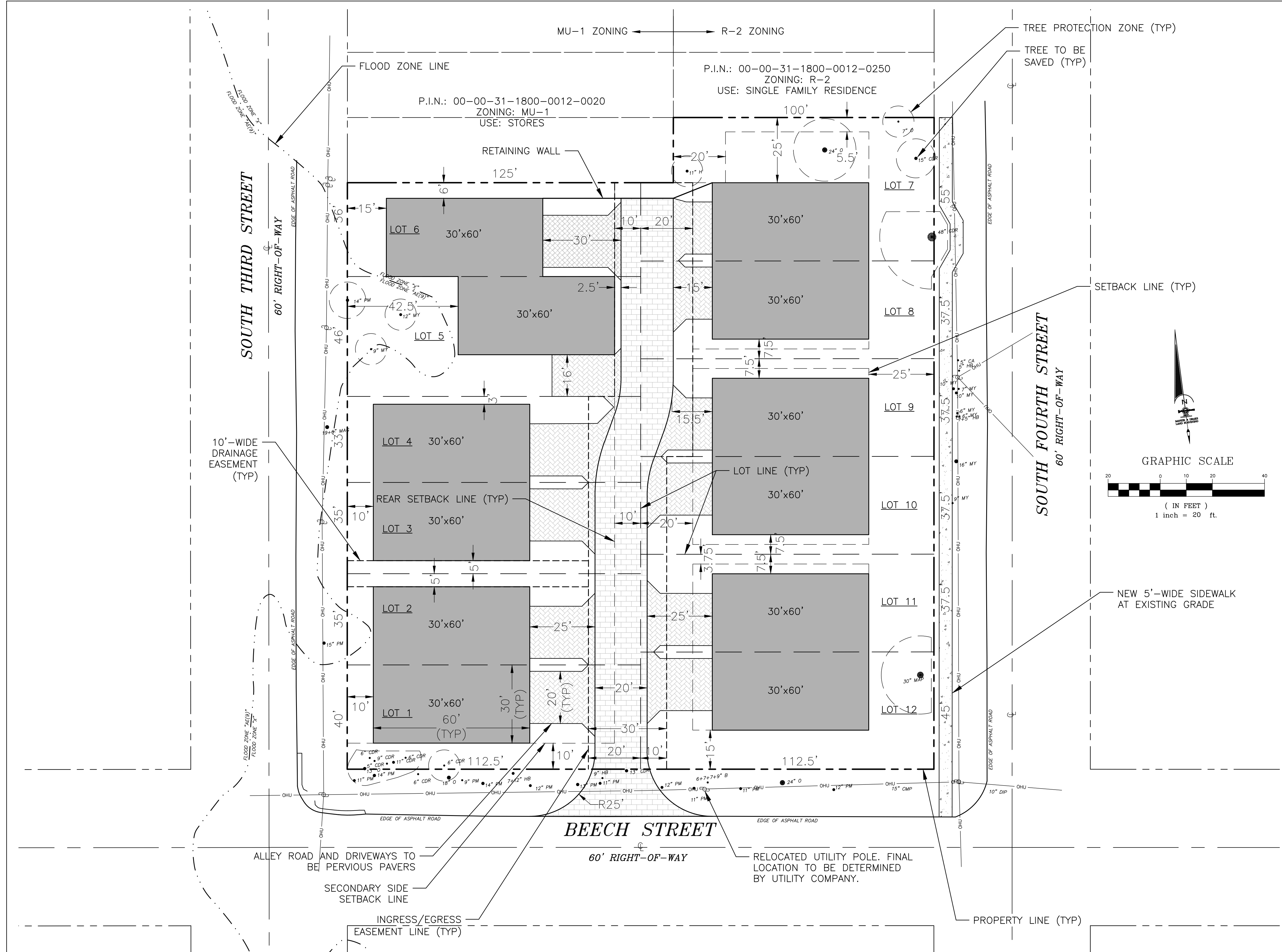
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FERNANDINA BEACH, FLORIDA

COMPASS GROUP, INC.

PREDEVELOPMENT PLAN

REGISTERED DESIGN PROFESSIONAL	Date: 07/29/22
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ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177



NOTES

PROPERTY
PARCEL IDS:
00-00-31-1800-0012-0050
00-00-31-1800-0012-0100
00-00-31-1800-0012-0150
00-00-31-1800-0012-0190
00-00-31-1800-0012-0210
ZONING: MU-1 & R-2
FUTURE LAND USE: MIXED USE & MEDIUM DENSITY RESIDENTIAL
PROPOSED USE: TOWNHOMES
FLOOD ZONE: X & AE-9 (DWELLINGS DO NOT RESIDE IN FLOOD ZONE)
TOTAL AREA: 53,125 SF = 1.22 AC

LOTS
MAXIMUM GROSS DENSITY: 8 UNITS PER ACRE
TOTAL DENSITY AREA: 75,956 SF = 1.74 AC
PROPOSED DENSITY: 12 UNITS/1.74 AC = 6.9 UNITS PER ACRE

MU-1 SETBACKS
FRONT: NONE
SIDE: BUILDING CODE REQUIRES 6 FT BETWEEN BUILDINGS AS MEASURED FROM THE OUTERMOST FACE OF ALL MATERIALS
SECONDARY SIDE: 10 FT
REAR: 10 FT

R-2 SETBACKS
FRONT: 25 FT
SIDE: 10% LOT WIDTH = 3.75 FT
SECONDARY SIDE: 15 FT
REAR: 20 FT

IMPERVIOUS AREA
MAXIMUM IMPERVIOUS SURFACE RATIO: 60%
SMALLEST LOT PROPOSED IMP. AREA: 1,800 SF
SMALLEST LOT PROPOSED ISR: 49%
TOTAL PROPOSED IMP. AREA: 21,600 SF
TOTAL PROPOSED ISR: 41%

LOT TABLE				
LOT #	WIDTH (FT)	DEPTH (FT)	GROSS AREA (SF)	NET AREA (SF)
1	40	112.5	4,500.00	3,700.00
2	35	112.5	3,937.50	2,960.00
3	35	112.5	3,712.50	2,735.00
4	33	112.5	3,712.50	3,052.50
5	46	112.5	5,175.00	3,252.50
6	36	112.5	4,050.00	3,420.00
7	55	112.5	6,187.50	5,737.50
8	37.5	112.5	4,218.75	3,468.75
9	37.5	112.5	4,218.75	3,468.75
10	37.5	112.5	4,218.75	3,843.75
11	37.5	112.5	4,218.75	3,843.75
12	45	112.5	5,062.50	4,687.50

HATCH LEGEND

- PERVIOUS PAVER ALLEYWAY
- PERVIOUS PAVER DRIVEWAY
- BUILDING

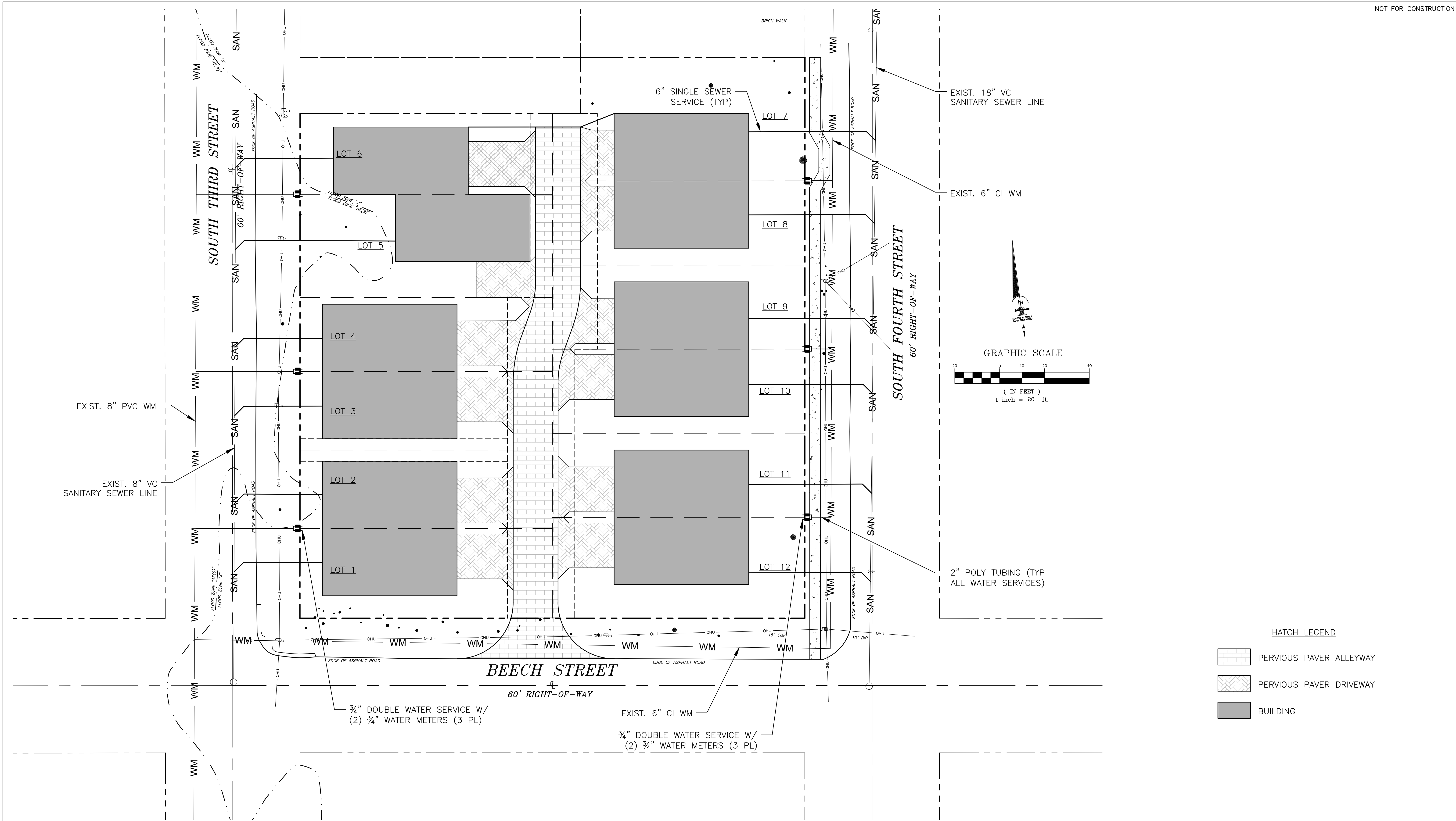
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FERNANDINA BEACH, FLORIDA	

GEOMETRY PLAN	REGISTERED DESIGN PROFESSIONAL	Date: 07/29/22
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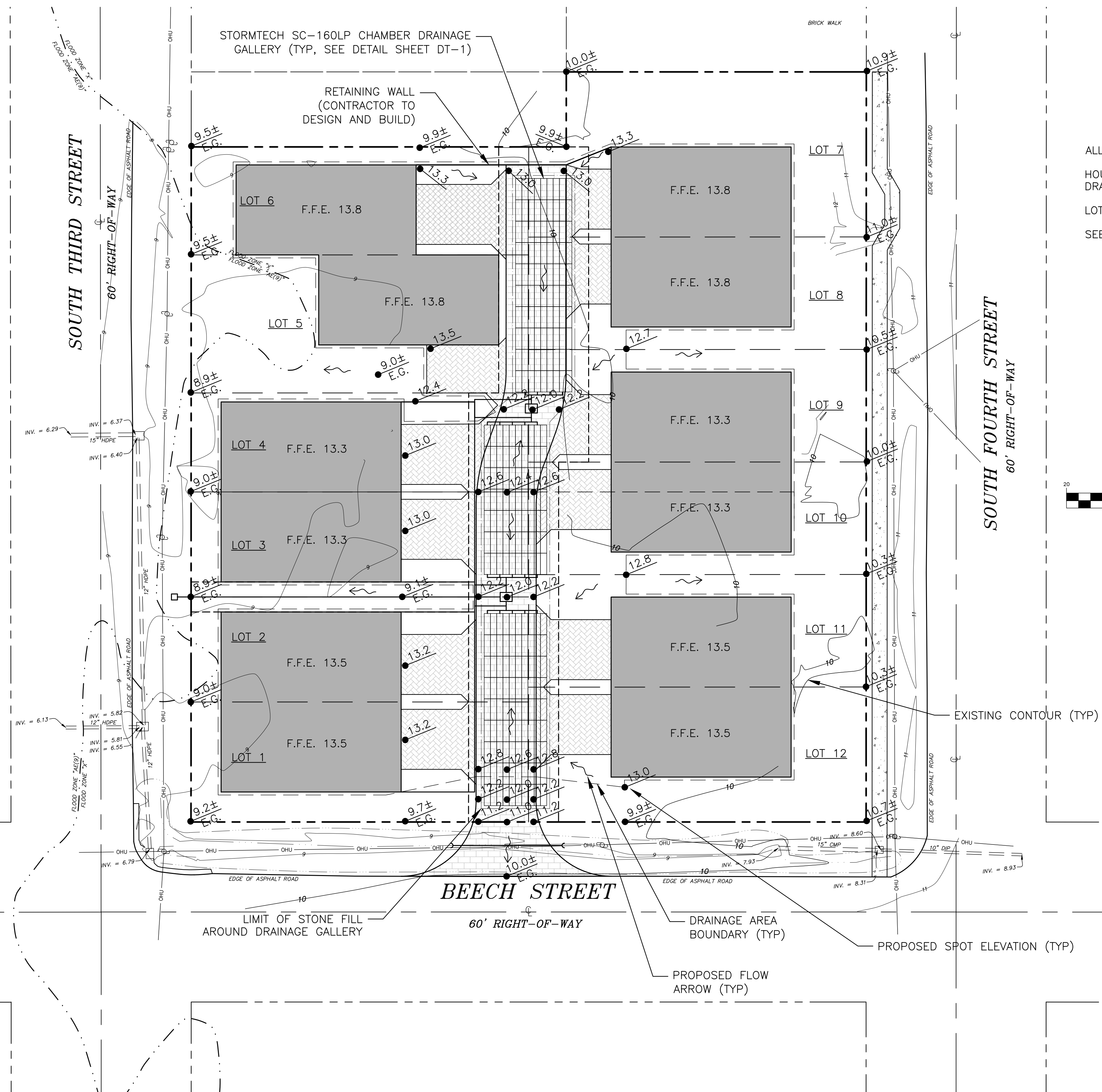
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UTILITY PLAN

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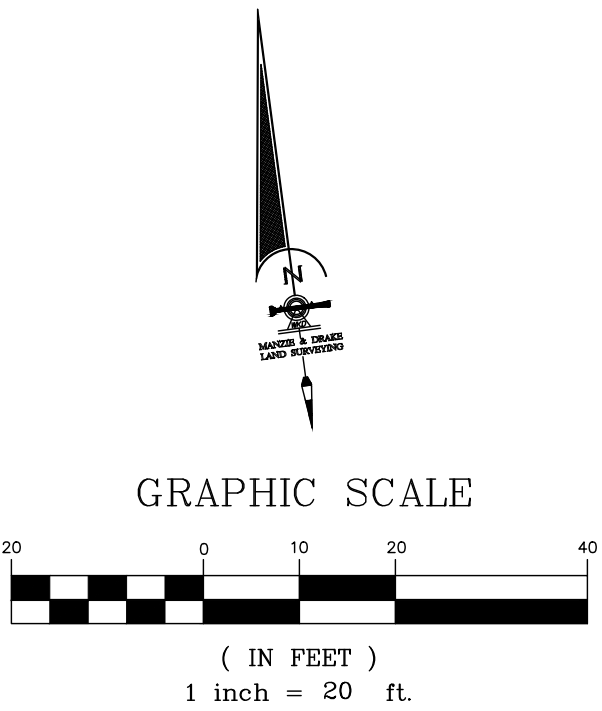
DRAINAGE NOTES

ALL ROOF RUNOFF TO BE DIRECTED AND PIPED TO THE REAR OF EACH HOUSE.

HOUSES ON LOTS 1-4 TO HAVE GUTTERS AND DOWNSPOUTS CONNECTED TO DRAINAGE PIPES AS NOTED.

LOTS 5-12 TO BE TYPE B, WITH THE REAR DRAINING TO THE ALLEYWAY.

SEE SHEET DR-2 FOR PIPE AND STRUCTURE LABELS AND TABLES.



HATCH LEGEND

- PERVIOUS PAVER ALLEYWAY
- PERVIOUS PAVER DRIVEWAY
- BUILDING

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FERNANDINA BEACH, FLORIDA

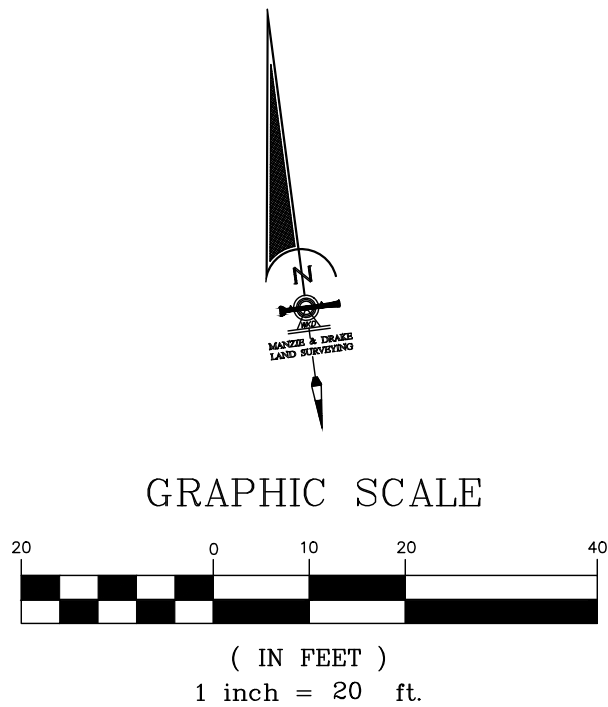
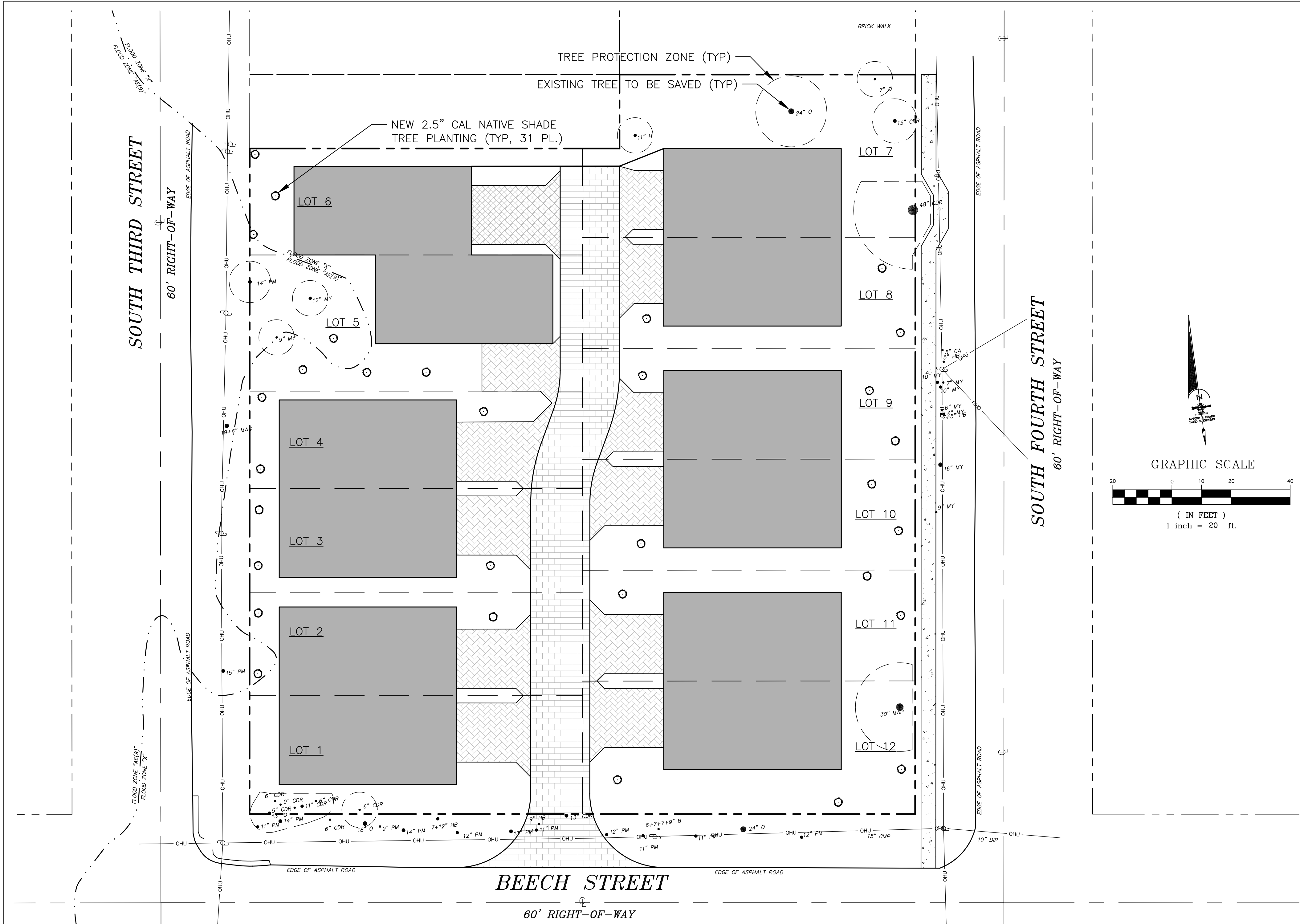
COMPASS GROUP, INC.

OVERALL
DRAINAGE PLAN

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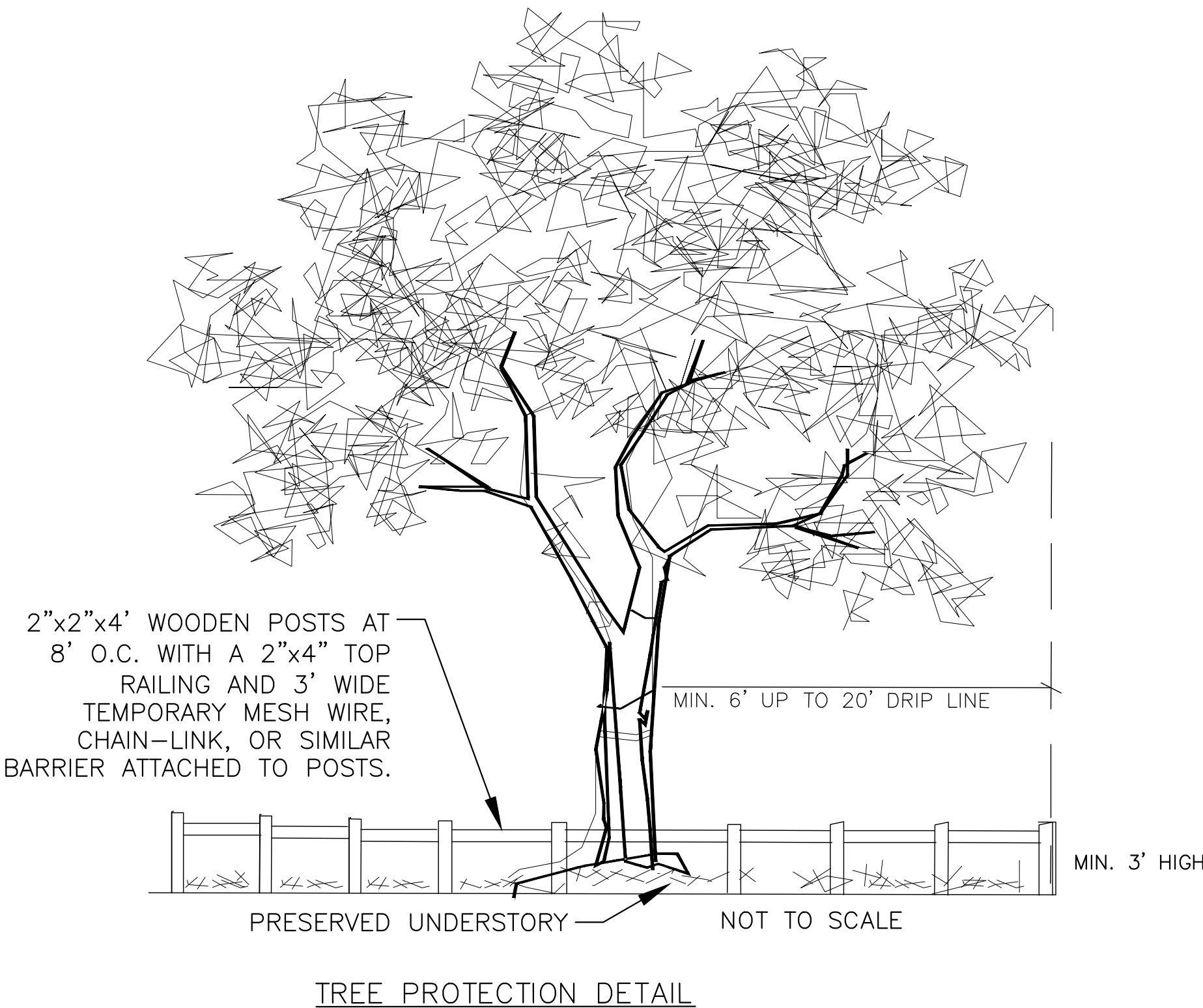


TREE PLANTING TABLE			
LOT #	GROSS AREA (SF)	REQUIRED SHADE TREES	PROPOSED SHADE TREES
1	4,500.00	4	RETAIN EXISTING TREES
2	3,937.50	3	PLANT 3 NEW SHADE TREES
3	3,712.50	3	PLANT 3 NEW SHADE TREES
4	3,712.50	3	PLANT 3 NEW SHADE TREES
5	5,175.00	4	PLANT 4 NEW SHADE TREES
6	4,050.00	3	PLANT 3 NEW SHADE TREES
7	6,187.50	5	RETAIN EXISTING TREES
8	4,218.75	3	PLANT 3 NEW SHADE TREES
9	4,218.75	3	PLANT 3 NEW SHADE TREES
10	4,218.75	3	PLANT 3 NEW SHADE TREES
11	4,218.75	3	PLANT 3 NEW SHADE TREES
12	5,062.50	4	RETAIN EXISTING TREE AND PLANT 3 NEW SHADE TREES

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

UNLESS NOTED OTHERWISE, THE TREE PROTECTION ZONE IS AT MINIMUM A CIRCULAR ZONE AROUND THE TREE TRUNK OF A RADIUS:

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



ALL DEVELOPMENT ACTIVITIES, EXCEPT THOSE SPECIFICALLY PERMITTED BY SECTION 4.05.14(F)(4) OF THE CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE, SHALL BE PROHIBITED WITHIN THE TREE PROTECTION ZONE, INCLUDING ANY CONSTRUCTION OF BUILDINGS, STRUCTURES, PAVING SURFACES, STORMWATER RETENTION OR DETENTION PONDS, AND TEMPORARY CONSTRUCTION ACTIVITIES, INCLUDING ALL DIGGING, STORAGE OF CONSTRUCTION MATERIAL, AND PARKING OF CONSTRUCTION VEHICLES.

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EXISTING TREE LEGEND (NOT INCLUDING R.O.W.)		
SYMBOL	DESCRIPTION	QTY.
CA	CAMPHOR	7
MAG	MAGNOLIA	1
PM	PALM	4
O	OAK	4
MY	MYRTLE	3
PCN	PECAN	3
CDR	CEDAR	9
MAP	MAPLE	1
HB	HACKBERRY	1
CT	CITRUS	1
H	HICKORY	1
✕	TREE TO BE REMOVED	19
•	TREE TO REMAIN	16

Scale: 1" = 20'

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FERNANDINA BEACH, FLORIDA

TREE MITIGATION PLAN

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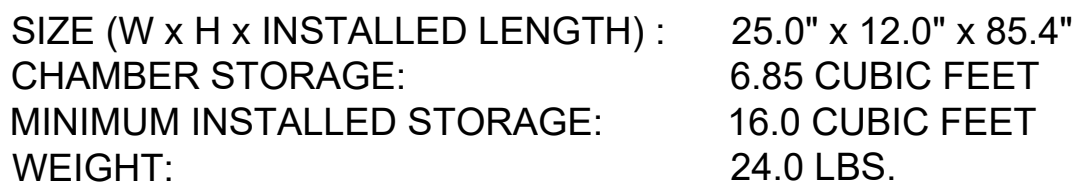
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MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS. (PAVER SYSTEM)	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER UTILIZE 6" LIMEROCK	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2, 3}

ADS GEOSYNTHETICS 601T NON-WOVEN GEOTEXTILE ALL AROUND CLEAN CRUSHED, ANGULAR STONE IN A & B LAYERS



6. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



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

NOTE: ALL DIMENSIONS ARE NOMINAL



PRECAST TYPE C INLET DETAIL



SEE FDOT INDEX 430-022
FOR ADDITIONAL DETAILS



MES DETAIL

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MISCELLANEOUS DETAILS

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



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

SITE DRAINAGE EVALUATION

**3rd & Beech Townhomes
Fernandina Beach, Florida**

BY

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

Issue Date: July 29, 2022

EXISTING CONDITIONS

The site consists of 1.22 acres of land at the south end of the block between Centre St., Beech St., South 3rd St., and South 4th St in Fernandina Beach, Florida. The property is currently developed with four single family residences. In the pre-developed state, the site drains to the southwest.

PROPOSED CONDITIONS

The proposed development for this property includes the construction of six 3,600 s.f. footprint town homes and a 237-foot long alley access. The alley and homes will be served by an underground drainage gallery that will provide stormwater retention for all of the impervious area on the site. Stormwater runoff from the proposed improvements is routed to the drainage gallery through a series of storm water pipes and structures.

The drainage gallery has been designed to store 4,752 c.f. with the bottom of the stone fill at 9.00' and the top of the stone fill at 11.00'. The bottom of the stone fill is two feet above the seasonal high groundwater level based on the geotechnical report (see attached). The proposed outfall for the drainage gallery is a weir in one of the inlets connected to a bubble up structure to the west. The weir elevation is at 11.00' so that all of the treatment volume is contained before there is overflow.

DRAINAGE ANALYSIS

A stormwater simulation was conducted using MODRET to ensure that the drainage gallery recovers the treatment volume within 72 hours. The simulation information and results are shown below.

TREATMENT CALCULATIONS

3rd & Beech Townhomes Post Developed

Basin Calculations

Basin 1

Composite Cn

Total Drainage Area = 53125 ft²
Impervious Area = 32578 ft²
Pond Area = 0 ft²

Impervious Cn = 98.0
Pond Cn = 100.0
Pervious Cn = 74.0

Composite Cn = 88.7

Time of Concentration, Tc

Minimum Time of Concentration = 10 min.
Length of Overland Flow @ 1ft/sec. = 110 ft.
Length of Pipe Flow @ 2.5 ft/sec. = 100 ft.

Tc = 13 min.

Treatment Volume Required, TVR (on-line retention)

TVR = 1" * (1/12") * Total Drainage Area = 4427 ft³
or
TVR = 1.75" * (1/12") * Total Impervious Drainage Area = 4751 ft³
TVR = 4751 ft³

DRAINAGE GALLERY CALCULATIONS

Project: 3rd & Beech Townhomes



Chamber Model -
Units -

SC-160

Imperial

[Click Here for Metric](#)

100

Number of chambers -

250

Voids in the stone (porosity) -

40

%

Base of STONE Elevation -

9.00

ft

Amount of Stone Above Chambers -

6

in

Amount of Stone Below Chambers -

6

in

Area of system -

4656

sf Min. Area - 3707 sf min. area

☒ Include Perimeter Stone in Calculations

StormTech SC-160 Cumulative Storage Volumes

Height of System (inches)	Incremental Single Chamber (cubic feet)	Incremental Total Chamber (cubic feet)	Incremental Stone (cubic feet)	Incremental Ch & St (cubic feet)	Cumulative Chamber (cubic feet)	Elevation (feet)
24	0.00	0.00	155.20	155.20	4752.84	11.00
23	0.00	0.00	155.20	155.20	4597.64	10.92
22	0.00	0.00	155.20	155.20	4442.44	10.83
21	0.00	0.00	155.20	155.20	4287.24	10.75
20	0.00	0.00	155.20	155.20	4132.04	10.67
19	0.00	0.00	155.20	155.20	3976.84	10.58
18	0.05	12.80	150.08	162.88	3821.64	10.50
17	0.13	33.61	141.76	175.36	3658.76	10.42
16	0.29	72.65	126.14	198.79	3483.39	10.33
15	0.44	110.48	111.01	221.49	3284.60	10.25
14	0.54	134.79	101.28	236.07	3063.12	10.17
13	0.62	154.08	93.57	247.65	2827.04	10.08
12	0.68	170.19	87.13	257.31	2579.39	10.00
11	0.74	183.97	81.61	265.58	2322.08	9.92
10	0.78	195.85	76.86	272.71	2056.50	9.83
9	0.82	206.23	72.71	278.94	1783.79	9.75
8	0.86	215.09	69.16	284.25	1504.85	9.67
7	0.89	223.66	65.73	289.40	1220.60	9.58
6	0.00	0.00	155.20	155.20	931.20	9.50
5	0.00	0.00	155.20	155.20	776.00	9.42
4	0.00	0.00	155.20	155.20	620.80	9.33
3	0.00	0.00	155.20	155.20	465.60	9.25
2	0.00	0.00	155.20	155.20	310.40	9.17
1	0.00	0.00	155.20	155.20	155.20	9.08

MODRET ANALYSIS

MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

PROJECT NAME : Beeches Townhomes Treatment Volume
POLLUTION VOLUME RUNOFF DATA USED
UNSATURATED ANALYSIS INCLUDED

Pond Bottom Area	4,663.00 ft ²
Pond Volume between Bottom & DHWL	4,826.00 ft ³
Pond Length to Width Ratio (L/W)	10.50
Elevation of Effective Aquifer Base	3.79 ft
Elevation of Seasonal High Groundwater Table	7.00 ft
Elevation of Starting Water Level	9.00 ft
Elevation of Pond Bottom	9.00 ft
Design High Water Level Elevation	11.00 ft
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.22
Unsaturated Vertical Hydraulic Conductivity	25.80 ft/d
Factor of Safety	2.00
Saturated Horizontal Hydraulic Conductivity	5.66 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.18
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: BEECHES TOWNHOMES TREATMENT VOLUME

STRESS PERIOD NUMBER	INCREMENT OF TIME (hrs)	VOLUME OF RUNOFF (ft³)
Unsat	0.82	2,051.72
1	1.00	2,699.28
2	8.77	0.00
3	8.77	0.00
4	8.77	0.00
5	8.77	0.00
6	8.77	0.00
7	8.77	0.00
8	8.77	0.00
9	8.77	0.00

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Beeches Townhomes Treatment Volume

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft ³)
00.00 - 0.00	7.000	0.000 *		
			0.00000	
0.00	7.000	0.40469		
			0.34926	
1.82	10.021	0.29384		0.00
			0.02648	
10.59	9.675	0.02066		0.00
			0.01484	
19.36	9.481	0.01268		0.00
			0.01052	
28.14	9.343	0.00940		0.00
			0.00829	
36.91	9.234	0.00760		0.00
			0.00690	
45.68	9.144	0.00642		0.00
			0.00594	
54.45	9.066	0.00559		0.00
			0.00523	
62.94	9.000	0.00495		0.00
			0.00468	
72.00	8.937			0.00

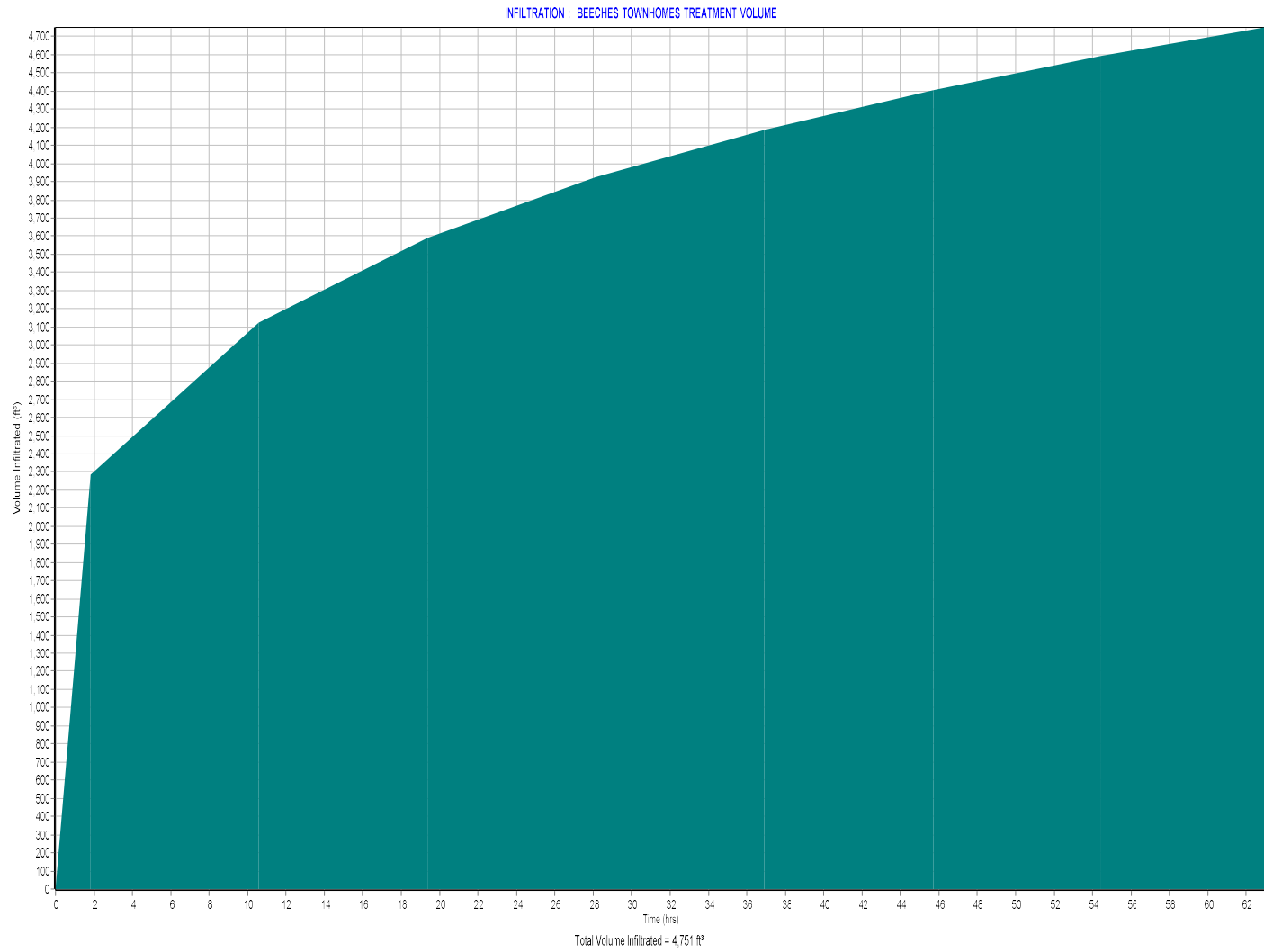
Maximum Water Elevation: 10.021 feet @ 1.82 hours

Recovery @ 62.938 hours

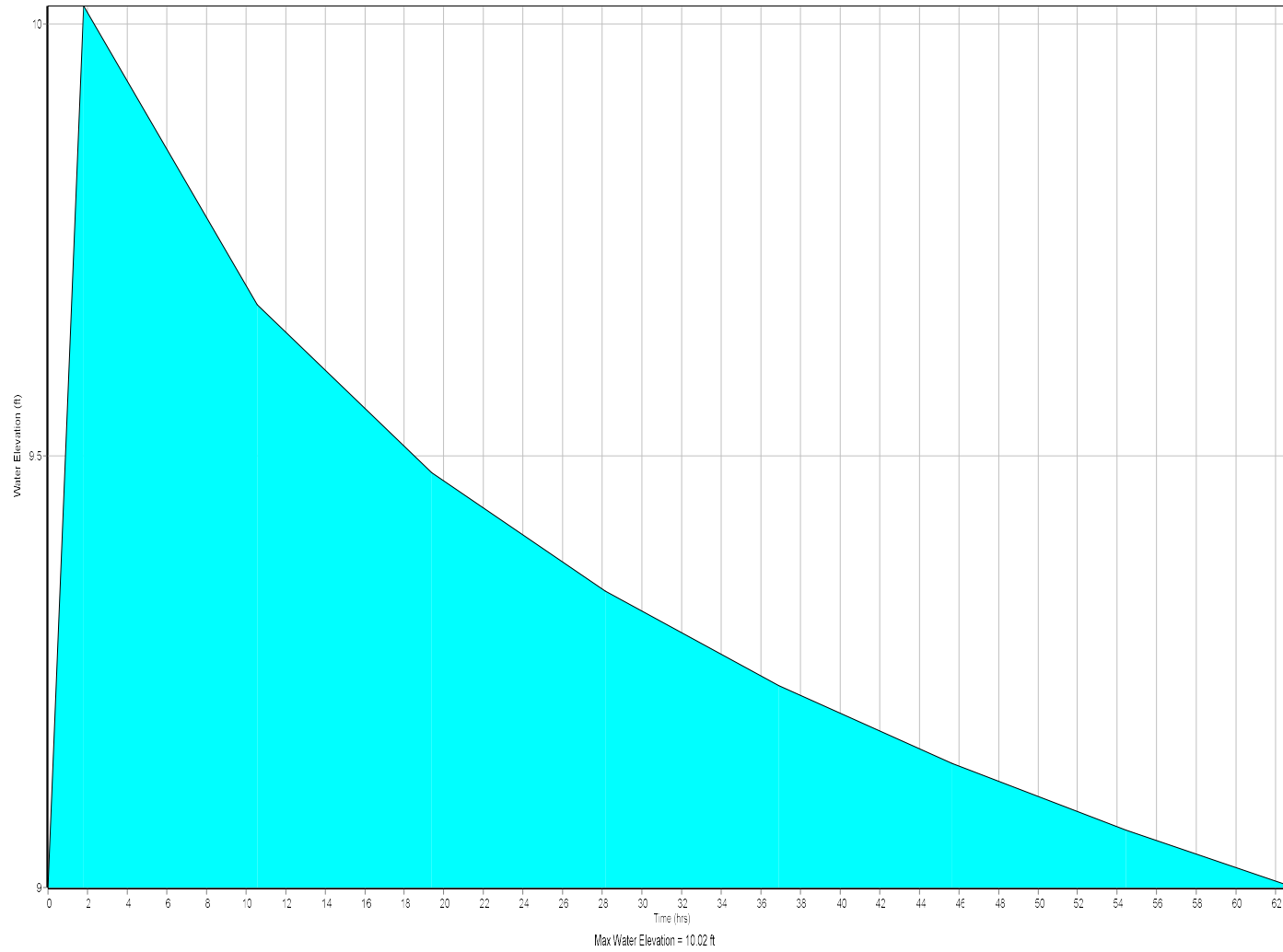
* Time increment when there is no runoff

Maximum Infiltration Rate: 12.506 ft/day

Analysis Date: 7/28/2022



INFILTRATION : BEECHES TOWNHOMES TREATMENT VOLUME



GEOTECHNICAL REPORT



OF JAX, INC.

REPORT OF GEOTECHNICAL EXPLORATION
& ENGINEERING EVALUATION
BEECH STREET TOWN-HOMES
125 SOUTH FOURTH STREET
FERNANDINA BEACH, FLORIDA
AGES JOB NO. J20496, REPORT NO. 001

FOR

GILLETTE & ASSOCIATES, INC.
20 SOUTH FOURTH STREET
FERNANDINA BEACH, FLORIDA 32034

MR. ASA GILLETTE. P.E.

JULY 11, 2022

PREPARED BY

AGES of JAX, Inc.

P O Box 24008, Jacksonville FL 32241-4008
9556 Historic Kings Road South, Suite 201 ● Jacksonville, Florida 32257-2010
(904) 886-0766 ● (904) 880-5190 (FAX)



July 11, 2022

GILLETTE & ASSOCIATES, INC.
20 South Fourth Street
Fernandina Beach, Florida 32034

Attn: Mr. Asa Gillette, P.E.

Re: Report of Geotechnical Exploration & Engineering Evaluation
Beech Street Town-homes - 125 South Fourth Street
Fernandina Beach, Florida
AGES Job No. J20498, Report No. 001

Dear Mr. Gillette:

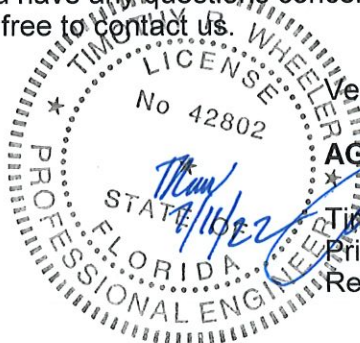
AGES OF JAX (AGES), Inc. has completed a geotechnical exploration of the subsurface conditions beneath the proposed town-home structure, roadway and storm-water pond construction areas for the referenced project. Our services were performed in general accordance with our Proposal No. 22JP9085 dated April 11, 2022 and formally authorized by Mr. Asa Gillette of Gillette & Associates, Inc. on April 21, 2022. This report includes: (1) A brief description of the planned construction; (2) A summary of the field exploration and laboratory testing performed and results that were obtained; (3) Foundation design and site preparation recommendations for the proposed town-home building structures, (4) Guideline pavement design and construction recommendations; and (5) Surface aquifer characterization parameters for use in storm-water pond design and permitting.

We appreciate the opportunity to be of service as the geotechnical consultant during this phase of your project. Should you have any questions concerning this report or if we may be of any further service to you, please feel free to contact us.

Very truly yours,

AGES of JAX, INC.

Timothy R. Wheeler, P.E.
Principal Engineer/Vice-President
Registered, Florida No. 42802



TRW/trw/J20498.wpd

Attachments
Email Distribution: Addressee (1)

AGES of JAX, Inc.

P O Box 24008, Jacksonville FL 32241-4008
9556 Historic Kings Road South, Suite 201 ● Jacksonville, Florida 32257-2010
(904) 886-0766 ● (904) 880-5190 (FAX)

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DATA ATTACHMENTS

Site Location Map
Field Exploration Plan
Generalized Subsurface Profile
Key to Soil Classification
Test Boring Records
Auger Boring Records
Double Ring Infiltration Test Results Sheet
Temporary Well Completion Log
Rising and Falling Head Hydraulic Conductivity Test Results
Field Exploration and Laboratory Test Procedures

REPORT ATTACHMENTS

1.0 PROJECT BACKGROUND INFORMATION

General project information has been provided by Mr. Asa Gillette of Gillette & Associates, Inc. during recent phone conversations and Email correspondence. In Email correspondence from Mr. Gillette, dated April 11, 2022, we were provided with a Site Plan, undated, prepared by Gillette & Associates, Inc. which provides the site boundaries, proposed building layout and proposed location, configuration of the asphalt pavement areas and the suggested boring/test locations.

Based upon the information provided, we understand that a town-home residential development will be constructed on an approximate 1.3 acre parcel of land located on Beech Street between South Third Street and South Fourth Street, in Fernandina Beach, Florida. The proposed residential development will include:

- * Six(6) 2 to 3-story wood framed town-home structures with an individual floor footprint of approximately 3,000 square feet;
- * Asphalt paved parking and entrance drive through areas; and
- * Dry pond and swale storm-water management facilities.

Detailed structural loading information and construction details are unavailable at the present time. Therefore, we have assumed that the column and wall loads will be on the order of 75 kips and 3 klf, respectively. The proposed building finish floor design grades have not been provided. We have therefore estimated that one(1) to two(2) feet of elevating fill will be required in the building construction areas to achieve final site design grades.

2.0 GEOTECHNICAL FIELD EXPLORATION

2.1 Purpose of Exploration

The objective of this geotechnical field exploration was to obtain site and subsurface data for use in: (1) The evaluation of the site with respect to the proposed construction; (2) The development of foundation design and site preparation recommendations for the proposed town-home structure(s); (3) Development of guideline roadway pavement design and construction recommendations; and (4) The design and permitting of the stormwater management system. The geotechnical field exploration therefore consisted of field exploratory borings, laboratory testing program and a geotechnical engineering analysis of the collected test data.

2.2 Subsurface Testing

The field testing program, which was conducted during the period of June 10 to June 17, 2022, included two(2) 30 to 35-foot deep penetration test borings (B1 and B2) in the proposed town-home building construction areas and three(3) 6-foot auger borings (A1 to A3) in the planned roadway pavement construction areas. Storm-water management facility related testing included one(1) 15 feet deep auger boring (LA1), one(1) double ring infiltration test (DRI1) at a depth of 8 inches, installation of a 13 feet deep temporary monitoring well (TMW1) with 10-foot screen and performance of Rising and Falling Head hydraulic conductivity tests in TMW1. The Rising and Falling Head "slug" tests were performed in accordance with the procedures outlined in ASTM D4044/D4044M-15, to determine the saturated horizontal hydraulic conductivity (Khsat) of the surface aquifer. The test results were analyzed using Hvorslev Time Lag Analytical procedures.

The field testing locations were selected by the client and established in the field by our personnel using hand held GPS based measuring equipment. The boring/test locations are shown on the attached Field Exploration Plan and should be considered approximate. The ground surface elevations at the boring/test locations were interpolated from the information provided to us.

The attached Test Boring Records, Auger Boring Records and Generalized Subsurface Profile (GSP) present the descriptions of the subsurface soils encountered, the groundwater levels encountered and the penetration resistance values recorded when drilling and sampling the test borings. The subsurface conditions are graphically illustrated on the attached Generalized Subsurface Profile sheet. The stratification lines and depth designations on the boring records and profile represent the approximate boundary between the various soils encountered, as determined in the field by our drillers, and the transition from one strata to the next should be considered approximate. The rising and falling Head "Slug Test" data, and Double Ring Infiltration Test Data are also presented in the attachments. A brief discussion of the drilling, sampling, and field testing techniques used during the geotechnical exploration is provided in the attached Field Exploration Procedures section.

2.3 Laboratory Testing

Routine laboratory testing was conducted on representative samples of the soils encountered to provide data for: (1) Soil classification according to the AASHTO (ASTM D3282) and USCS (D2487) Soil Classification Systems, and (2) To provide data for correlation of strength, compressibility and shrink/swell parameters. The index classification testing included four (4) percent moisture content tests and four(4) percent fines content tests.

The laboratory test results are presented on the attached Summary of Laboratory Test Data Sheet. All laboratory testing was conducted in general accordance with applicable standards. A brief description of laboratory testing procedures is presented in the attached Laboratory Test Procedures sheets.

3.0 GEOTECHNICAL FINDINGS

3.1 Site Conditions

The existing site conditions were observed by our field representatives on June 10, 2022. As shown on the attached Site Location Map and Field Exploration Plan, the site is located at 125 South Fourth Street in Fernandina Beach, Florida. The site is slightly wooded and is relatively level in topography. There were several existing one(1) story residential structures observed on the property at the time of our site visit. No standing water was observed on the site at the time of our visit. The surface soils consisted of root mat, dark brown, grey brown and grey fine sands and slightly silty fine sands.

3.2 Subsurface Conditions

The subsurface conditions outlined below highlight the major subsurface stratifications encountered during our geotechnical exploration of the site. When reviewing the boring records, the attached Generalized Subsurface Profile and the subsurface conditions outlined below, it should be understood that the subsurface conditions will vary across the proposed construction area and between the boring locations.

3.2.1 Soil Conditions - After root mat for 4 inches, soil borings B1 and B2, performed within the proposed townhome structure building construction areas, typically encountered alternating strata of very loose to very dense brown to dark brown, grey, grey brown and greenish grey slightly silty fine sands(SP-SM) and silty to very silty fine sands(SM), along with very soft to stiff, grey and greenish grey silts(MH) to the maximum boring termination depth of 40 feet. Penetration resistance values within these strata varied from 3 to 20 blows per foot.

The auger borings A1 and A2, along with TMW1, typically encountered a similar subsurface profile as did the penetration test borings to the maximum boring termination depths of 6 and 15 feet.

3.2.2 Groundwater Conditions - The groundwater levels encountered at the time of drilling ranged from approximately 2.5 to 4.0 feet below the existing ground surface. These water levels are considered to be at the seasonal high groundwater levels. The groundwater level should be expected to fluctuate due to seasonal climatic variations, changes in surface water runoff patterns across the site, construction activity and the subsequent development as planned, and other interrelated factors. Since groundwater variations are anticipated, design drawings and specifications should accommodate such possibilities and construction planning should be based on the assumption that variations will occur.

3.3 Storm-water Management Facility Test Results

The borings/tests performed in the proposed storm-water treatment pond areas encountered alternating strata of slightly silty fine sands(SP-SM/A-3), silty fine sands(SM) and sandy silts. The groundwater level was encountered 4.0 feet (Elevation El.+6.0) below the ground surface. The seasonal high groundwater level is estimated to be 3.0 feet (Elevation El.+7.0) below the ground surface. The aquifer thickness is estimated to be 20 feet. The fillable porosity of the sand deposit is estimated to be 0.22. The saturated horizontal hydraulic conductivity of the surface sand stratum was calculated to be 5.66 ft/day at TMW1. The average unsaturated vertical hydraulic conductivity (Kvunsat, infiltration rate) was measured to be 12.9 inches/hour at DRI1.

4.0 PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION

4.1 Basis of Evaluation & Recommendations

Our geotechnical engineering evaluation of the site and subsurface conditions with respect to the planned construction, and our recommendations for design and site preparation/earthwork construction, are based upon: (1) Our site observations; (2) The field test data obtained during this geotechnical exploration of the site; and (3) Our understanding of the project information and structural loading conditions as presented in this report. If the structural information or the Site Plan are altered, please contact us so we may review our recommendations. If any site or subsurface conditions are encountered during construction which appear to deviate from data obtained during this geotechnical exploration (as documented herein), please contact us so that we may visit the site, observe the differing conditions, and evaluate the new information relative to our geotechnical evaluation and recommendations.

4.2 Foundation System Evaluation

Based upon our geotechnical findings and our understanding of the proposed construction, we consider the site and subsurface conditions adaptable for support of the proposed structures upon a properly designed and constructed shallow foundations. The shallow foundation system may be designed using an allowable bearing pressure of 2,500 psf. Provided that the design and construction recommendations outlined subsequently are implemented, we estimate that total structural settlement

due to fill and structural loads should be on the order of one inch or less. In addition, post construction differential settlements should be within tolerable magnitudes. The settlements should occur concurrently with construction due to the generally sandy nature of the soils encountered. Site preparation necessary for proper foundation performance includes:

- * Demolition of any remaining existing buildings, asphalt and/or concrete pavement systems, driveway slabs, foundations and conflicting underground utilities.
- * Clearing/grubbing/stripping of all conflicting wooded areas, topsoil and surface vegetation, including their root systems.
- * Compaction of the exposed natural soils to depths of 12 to 24 inches to densities equivalent to 95 percent of the Modified Proctor maximum dry density (ASTM D 1557) using a medium weight vibratory drum roller with a minimum drum weight of 3 to 4 tons and a minimum drum diameter of 3 to 4 feet
- * Placement and compaction of any required structural fill to densities equivalent to 95 percent of the Modified Proctor maximum dry density (ASTM D 1557) within the building areas.

Due to the underlying very loose silty fine sands and very soft to soft silts encountered in the depth range of 12 to 22 feet, we strongly recommend that the placement and compaction of the required elevating fill be completed at least 60 to 90 days prior to the start of construction. This "pre-load period of 60 to 90 days will be necessary whether the monolithic slab option or the stem wall option for the shallow foundation system is used.

5.0 PRELIMINARY FOUNDATION DESIGN & SITE PREPARATION RECOMMENDATIONS

5.1 Foundation Design Recommendations

5.1.1 Foundation Type - We consider a conventional shallow foundation system applicable for this project if the site preparation recommendations presented in section 5.2 of this report are performed.

5.1.2 Bearing Pressure & Depth - The maximum allowable soil bearing pressure for use in shallow foundation design should not exceed 2,500 psf. The foundations should be designed based upon the maximum load which could be imposed by all loading conditions. The exterior footings should bear at a depth of at least 12 inches below the exterior final grades and the interior footings should bear at least 12 inches below the interior floor slab. These minimum bearing depths should provide the necessary confinement for the soils at the foundation bearing levels.

5.1.3 Foundation Size - The minimum widths recommended for isolated spread-type footings and continuous wall footings are 24 and 18 inches, respectively. Even though the maximum allowable soil bearing pressure may not be achieved, these minimum width recommendations should still control the size of the foundations.

5.1.4 Bearing Material - The foundations may bear in either the compacted suitable natural granular soils or compacted structural backfill or fill. The bearing level soils, after compaction, should exhibit densities equivalent to 95 percent of the Modified Proctor maximum dry density (ASTM D 1557) to a depth of at least one-foot below the foundation bearing levels.

Due to the underlying very loose silty fine sands and very soft to soft silts encountered in the depth range of 12 to 22 feet, we strongly recommend that the placement and compaction of the required elevating fill be completed at least 60 to 90 days prior to the start of construction. This "pre-load period of 60 to 90 days will be necessary whether the monolithic slab option or the stem wall option for the shallow foundation system is used.

5.2 Site Preparation Recommendations

5.2.1 Temporary Groundwater Control - During our preliminary geotechnical exploration, the groundwater level was encountered at depths of 2.5 to 4.0 feet below the existing site grades. Dependent upon the groundwater levels encountered at the time of construction, temporary dewatering may be required in some areas of the site. The groundwater should be controlled at all times at a depth of at least two feet below the construction level. Groundwater draw-downs on the order of one to two feet, if required, can probably be best achieved using temporary perimeter drainage ditches, four to five feet deep, which are graded: (1) To a positive gravity outfall away from the site; or (2) To sumps where the collected groundwater and surface water runoff can be removed by pumping.

5.2.2 Existing Utilities - Prior to construction, the locations of any existing underground utility lines within the construction area should be established. Provisions should be made to relocate interfering utilities to appropriate locations. It should be noted that if underground pipes are not properly removed or plugged, they may serve as conduits for subsurface erosion which may subsequently lead to excessive settlement of overlying structure(s). All excavations for the removal of utilities should be backfilled to the desired finish grades and compacted to at least 95 percent of the Modified Proctor maximum dry density.

5.2.3 Demolition and Pavement/Topsoil Removal - Initial site preparation should include the demolition of any remaining existing buildings, driveway slabs, pavements, foundations and conflicting underground utilities. Any existing foundations encountered should be completely removed, if possible, or cut off to a depth of at least four feet below the existing ground surface. Underground utility conduits, pipes, etc, (if encountered) should be either filled with grout or removed. All excavations requiring utility or foundation removal should be backfilled using clean structural fill placed in six-inch thick lifts and compacted to densities equivalent to 95 percent of the Modified Proctor maximum dry density.

The next step of site preparation should consist of clearing existing trees, vegetation, root systems and surficial topsoil from within the planned construction area. The clearing/stripping work should be performed within and to a distance of at least five feet beyond the perimeter of the planned building areas and three feet beyond the perimeter of the proposed pavement areas. It should be anticipated that surficial topsoil will be encountered in thicknesses of 3 inches or less. The perimeter areas may then need to be graded to help direct surface water runoff away from the construction areas.

5.2.4 Site & Fill Compaction - After completing the initial site preparation as referenced above in Sections 5.2.1 to 5.2.3, the exposed sandy soils should be compacted to densities of at least 95 percent of the Modified Proctor maximum dry density to a depth of 12 inches using a medium weight vibratory drum roller which has a minimum at-drum weight on the order of 3 to 5 tons and a minimum drum diameter on the order of four feet, with the exception that a lightweight vibratory drum or sled compactor having a maximum static weight on the order of 1,500 to 2,000 pounds should be used within 50 feet of existing structures. The structural fill required to raise the site to the planned finished grades may then be placed in loose lifts not exceeding 12 inches in thickness and should be

compacted to densities as recommended above. Loose lifts should not exceed eight inches in areas of the site in which lightweight vibratory equipment is used. Structural fill is defined as a non-plastic, inorganic, granular soil containing less than 12 percent material passing the No. 200 mesh sieve (i.e. a relatively clean sand).

5.2.5 Disturbed Soil Conditions - Should the near-surface soils and/or structural fill material experience "pumping" and subsequent soil strength loss during site work construction, work upon these areas should be immediately terminated and: (1) the disturbed soils removed and backfilled with "dry" structural fill soils, (i.e. percent water content on the order of five to 10 percent) which are then compacted; or (2) the excess moisture content within the disturbed soils allowed to dissipate before recompacting. Furthermore, the groundwater table should be checked and controlled as necessary to help insure proper draw-down of any high groundwater conditions that may be causing the "pumping" conditions during compaction or construction activity upon these soils.

5.2.6 Foundation Areas - After placement and compaction of all structural fill in the building areas, the foundations may be excavated to their planned bearing levels using a "smoothed" bucket backhoe. All fine sandy soils existing at the bearing level should be compacted to densities equivalent to 95 percent of the Modified Proctor maximum dry density. For confined footing areas compaction of the fine sandy bearing level soils can probably be best achieved using lightweight, walk-behind sleds, rollers, or tampers having a total weight of at least 100 pounds. Loose lifts of backfilled fine sandy soil in the footing excavations, if required, should be placed in thicknesses not exceeding six inches prior to densification with the lightweight compaction equipment.

6.0 PRELIMINARY GUIDELINE PAVEMENT DESIGN AND CONSTRUCTION RECOMMENDATIONS

6.1 General

The subsurface conditions at this site appear favorable for use of flexible pavements in the roadway pavement areas. Guideline pavement design and construction recommendations applicable to this project are presented below. Detailed flexible pavement design calculations have not been performed to verify adequacy of the recommended pavement sections since detailed traffic loading information is unavailable at this time. We request that **AGES** be retained to review the final pavement design, paving and drainage plans and specifications to evaluate whether our guideline recommendations have been properly interpreted and implemented into the project design.

6.2 Guideline Pavement Design Recommendations

The recommended minimum flexible pavement structure thicknesses for the subject project are provided in the following table.

PAVEMENT COURSE	Automobiles &	Moderate to Heavy
	<u>Light Truck Traffic</u>	<u>Traffic</u>
Asphalt Wearing Surface(In.)*	1.5	2.0
Limerock Base Course (In.)**	6.0	8.0
Prepared Subgrade(In.)***	12.0	12.0
* Superpave 9.5 Asphaltic Concrete or Type S-III, as defined by the Florida DOT Standard Specifications for Road and Bridge Construction Manual.		
** Florida Limerock, exhibiting an LBR Value of 100, and meeting the specifications outlined in the Florida DOT manual (Section 200).		
*** Stabilized and compacted subgrade should exhibit a Maximum LBR value of at least 40. Subgrade stabilization should be performed in accordance with Section 160 of the standard FDOT specifications.		

6.3 Guideline Pavement Construction Recommendations

6.3.1 Pavement Subgrade Preparation - Site preparation in the pavement areas should be performed in accordance with the guideline procedures as outlined above in Section 5 of this report, and should include: (1) Clearing wooded areas and stripping surface vegetation, (2) Compaction of the exposed soils using a medium weight vibratory drum roller, and (3) Placement/compaction of backfill and any required structural fill (if any) to densities equivalent to 95 percent of the Modified Proctor maximum dry density. In addition, the upper one foot of sub-grade in the pavement areas should be compacted to 98 percent of the Modified Proctor maximum dry density. Shell and or clay additives may be required to obtain the required design LBRs required.

6.3.2 Limerock Base Course Preparation - The limerock base course should be placed and compacted to densities equivalent to 100 percent of the Modified Proctor maximum dry density (ASTM D 1557). The surface of the limerock base course material should be "primed" with any of the following cutback asphalt grades: RC-70, RC-250, MC-70, or MC-250. Approximately 0.15 gallons per square yard should be applied to the base course surface. Care should be exercised to prevent over-priming of the base course surface. Prior to asphalt placement, the prime coat should be fully set and cured. The specifications governing the placement of prime coats on pavement base course surfaces and sanding is outlined in Section 300 of the Florida DOT Standard Specifications for Road and Bridge Construction (1986).

The primed base course should be sanded if: (1) more than one day (24 hours) will elapse prior to laying the asphalt wearing surface and excess prime is not absorbed, or (2) construction equipment will operate over the unprotected primed base course. If sanding is required, approximately 10 pounds of sand per square yard of surface (i.e., about 1/4 inch of sand) should be spread over the primed base course. The sand surface coating should contain less than 10 percent fines (i.e., material passing the No. 200 sieve) and be composed of non-elastic, inorganic, granular soil. If Krushcrete is used in lieu of limerock base, then base priming will not be required.

6.3.3 Asphalt Preparation - The placement and compaction of an asphaltic concrete wearing surface should be performed in general accordance with specifications outlined in the current Florida Department of Transportation(FDOT) Road and Bridge Construction manual. Prior to asphalt placement, the base course should be broomed to remove any excess sand and then tacked with a bituminous binder.

6.4 Permanent Groundwater Control Measures

Groundwater control is of utmost importance in maintaining the integrity of flexible pavement structures. In areas where groundwater is anticipated to exist within 24 inches of the bottom of the pavement base course, a properly designed and constructed under drain system will be necessary to maintain this 24-inch separation between the pavement base course and the groundwater level. After finalizing the civil grading plan, we would be pleased to review this plan and evaluate the need for an under drain system. If required, we can design an under drain system for this site.

7.0 QUALITY CONTROL TESTING GUIDELINES

Prior to initiating compaction operations, we recommend that representative samples of the structural fill material and exposed in-place fine sandy soils be collected and tested to determine their compaction and classification characteristics. The maximum dry density, optimum moisture content gradation and plasticity characteristics should be determined. These tests are needed for compaction quality control of the structural fill and existing soils and to determine if the fill material is acceptable.

A representative number of field in-place density tests should be performed in the compacted existing soils and in each one foot lift of structural fill/backfill to confirm that the required degree of compaction has been obtained. At each test level, we recommend one density test be performed for every 2,500 square feet of building area. In-place density tests should also be performed at representative locations in the bearing level soils of the footings. We recommend that at least one density test be performed at a minimum of 25 percent of the isolated column footing bearing areas, and for every 100 linear feet of continuous footing bearing surface. In addition, in-place density tests should be performed at one location for every 7,500 square feet of pavement area (minimum of three locations).

8.0 CONSTRUCTION PLANS & SPECIFICATIONS REVIEW

We recommend that **AGES** be provided the opportunity to review the plans and the specifications prepared from the recommendations presented in this report. If necessary, we will suggest any modifications that may be required to verify that our recommendations have been properly interpreted and implemented. Our report has been written in a guideline recommendation format and is not appropriate for use as (or inclusion into) the specifications without being reworded in a specification type format. It is recommended that this report not be made part of the contract documents. However, it should be made available to prospective contractors for information purposes only.

DATA ATTACHMENTS

Site Location Map
Field Exploration Plan
Key to Soil Classification
Generalized Subsurface Profile
Test Boring Records
Auger Boring Records
Double Ring Infiltration Test Results Sheet
Temporary Well Completion Log
Rising & Falling Head Hydraulic Conductivity Test Results Sheets
Field Exploration Procedures
Laboratory Test Procedures



REFERENCE:

Google.com



AGES of JAX Inc.
9556 Historic Kings Rd.
Jacksonville, Florida 32257

SITE LOCATION MAP

Beech Street Townhomes
Fernandina Beach, Florida

DRAWN: JLK

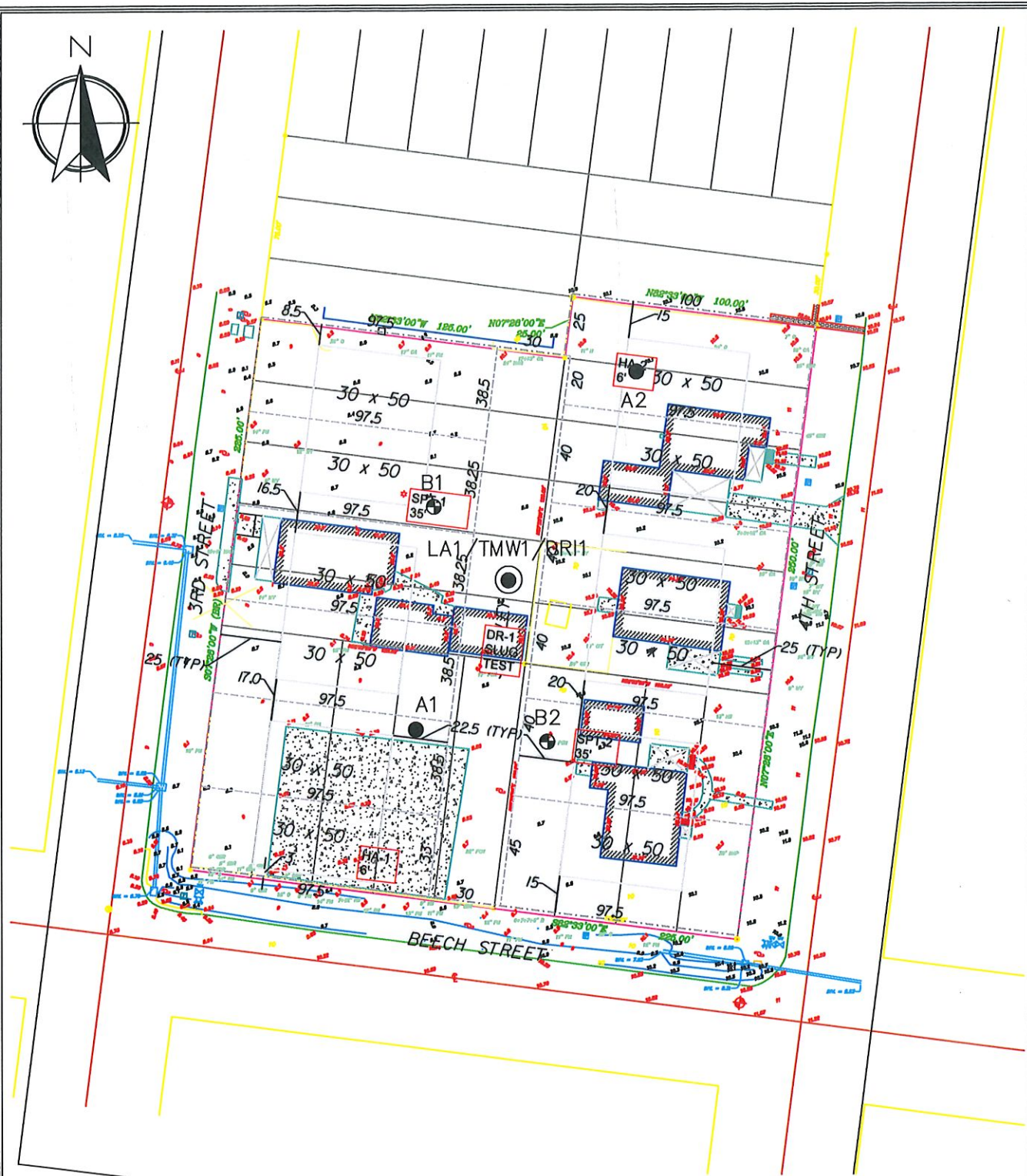
DATE: 06/13/22

SCALE:

CHECKED: TRW

JOB NO: J20496

NTS



LEGEND:

- Penetration Test Boring Location (approximate)
- Auger Boring Location (approximate)
- ⊙ Double Ring/Temporary Well Location (approximate)

REFERENCE:

Site Plan Prepared by Client, Undated.

NOTES:

The boring locations were established by AGES personnel using handheld GPS Locator Units. Boring locations as shown on this plan are approximate.



AGES of JAX Inc.
9556 Historic Kings Rd.
Jacksonville, Florida 32257

FIELD EXPLORATION PLAN

Beech Street Townhomes
Fernandina Beach, Florida

DRAWN: JLK

DATE: 06/13/22

SCALE:

CHECKED: TRW

JOB NO: J20496

1"=60'

KEY TO SOIL CLASSIFICATION

CORRELATION OF N-VALUE WITH RELATIVE DENSITY & CONSISTENCY

SANDS AND GRAVEL	
NO. OF BLOWS, N'	RELATIVE DENSITY
0 - 4	VERY LOOSE
5 - 10	LOOSE
11 - 20	FIRM
21 - 30	VERY FIRM
31 - 50	DENSE
OVER 50	VERY DENSE

SILTS AND CLAYS	
NO. OF BLOWS, N*	CONSISTENCY
0 - 2	VERY SOFT
3 - 4	SOFT
5 - 8	FIRM
9 - 15	STIFF
16 - 30	VERY STIFF
31 - 50	HARD
OVER 50	VERY HARD

PARTICLE SIZE IDENTIFICATION (UNIFIED SOIL CLASSIFICATION SYSTEM)

CATEGORY	DIMENSIONS
Boulders	Diameter exceeds 12 inches
Cobbles	3 to 12 inches
Gravel	Coarse - 0.75 to 3 inches in diameter
Sand	Coarse - 2.0 mm to 4.76 mm diameter Medium - 0.42 mm to 2.0 mm diameter
Silt and Clay	Less than 0.074 mm (Invisible to the naked eye)

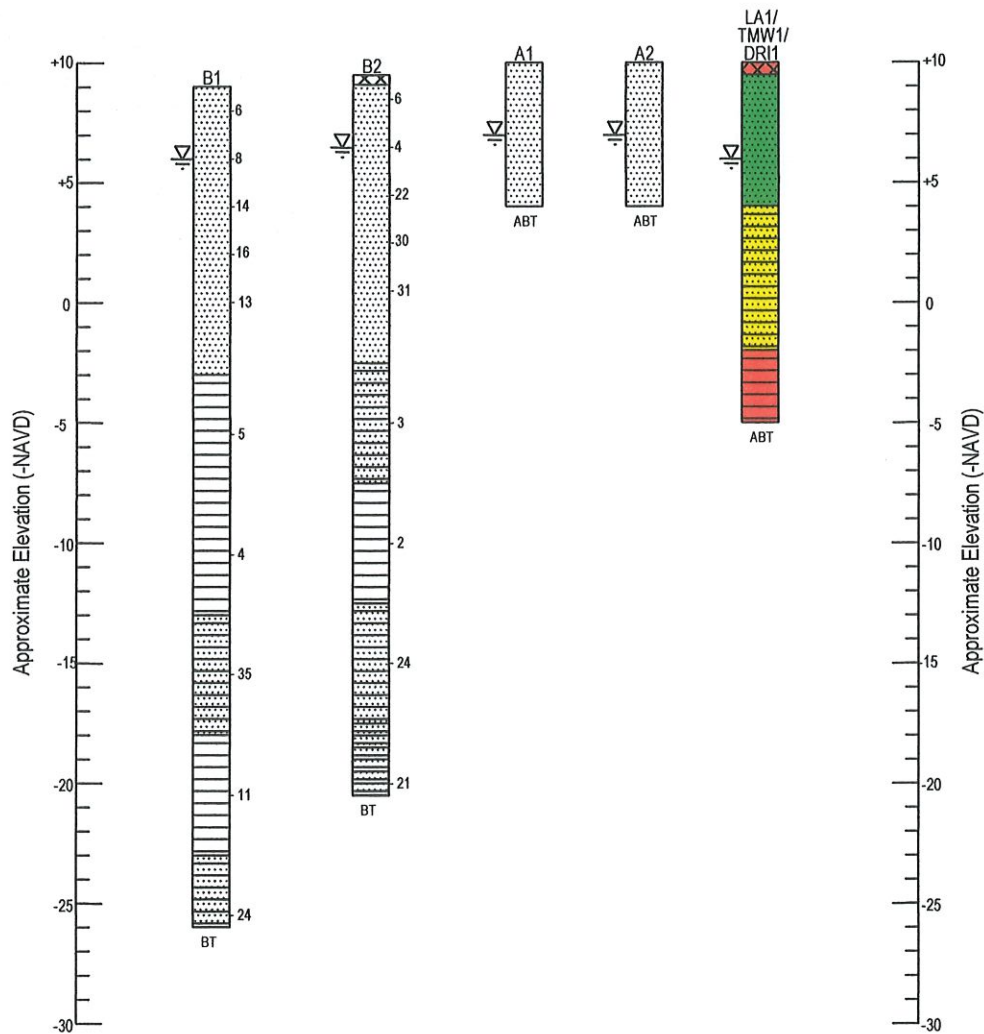
MODIFIERS

These modifiers provide our estimate of the amount of minor constituents (sand silt or clay size particles) in the soil sample.

PERCENTAGE OF MINOR CONSTITUENT	MODIFIERS
5% to 12%	Slightly Silty, Slightly Clayey, Slightly Sandy Silty, Clayey, Sandy Very Silty, Very Clayey, Very Sandy
12% to 30%	
30% to 50%	

These modifiers provide our estimate of the amount of other components in the soil sample.

APPROXIMATE CONTENT OF OTHER COMPONENTS (SHELL, GRAVEL, ETC.)	MODIFIERS	APPROXIMATE CONTENT OF ORGANIC COMPONENTS
0% to 5%	TRACE FEW SOME MANY	1% to 2%
5% to 12%		2% to 4%
12% to 30%		4% to 8%
30% to 50%		>8%



FILL/BACKFILL CLASSIFICATION

- CLASS I FILL/BACKFILL - Use as Trench Backfill, Elevating Fill in Roadway & Building Pads Areas
- CLASS II FILL - Use as Elevating Fill in Building Pad Areas & Green Areas
- UNSUITABLE - Not Suitable For Use as fill or backfill

LEGEND & SYMBOLS (USCS/AASHTO CLASSIFICATION)

- | | |
|--------------------------------------|--|
| Fine SAND (SP/A-3) | SILT (MH/A-5) |
| Slightly Silty Fine SAND (SP-SM/A-3) | Sandy SILT (ML/A-4) |
| Silty Fine SAND (SM/A-2-4) | Variably Cemented Fine SAND (HARDPAN) |
| Very Silty Fine SAND (SM/A-4) | Fine SAND with Many Organics (A-8) |
| Clayey Fine SAND (SC/A-2-6) | Root Mat |
| Silty Clayey Fine SAND (SC-SM/A-2-5) | Standard Penetration Resistance (blows/ft) |
| Very Clayey Fine SAND (SC/A-6) | BT Boring Terminated |
| Silty CLAY (CL/A-7-6) | ABT Auger Boring Terminated |
| CLAY (CL/A-7-6) | GWLNE Groundwater Level Not Encountered |
| | Topsoil |
| | Groundwater Level at Time of Drilling |



AGES of JAX Inc.
9556 Historic Kings Rd.
Jacksonville, Florida 32257

GENERALIZED SUBSURFACE PROFILE

Beech Street Townhomes
Fernandina Beach, Florida

DRAWN: JLW

DATE: 06/14/22

SCALE:

CHECKED: TRW

JOB NO: J20496

1"=8'



TEST BORING RECORD

JOB NO J20496

BORING NO B1

Sheet 1 of 2

Boring Begun 06/10/22

Boring Completed 06/10/22

Driller NW, AW & KW

Soil Inspected By T. Wheeler

Project Beech Street Townhomes

Boring Location (See Field Exploration Plan)

Ground Elevation EL.+9.0' Datum NAVD

Groundwater Depth 3.0' Time: Drilling Date: 06/10/22

Lat/Long N 30.66920°, W81.96294°

ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	STANDARD PENETRATION TEST				
				BLOWS PER 6-IN. INTERVAL				BLOW COUNT
+9.0	0							
+7.0		LOOSE Grey Brown Slightly Silty Fine SAND (SP-SM)	1	3	3	3	5	6
		LOOSE to FIRM Brown Slightly Silty Fine SAND (SP-SM)	2	1	3	5	5	8
	5		3	5	9	12	14	
+3.0		FIRM Grey Slightly Silty Fine SAND (SP-SM)	4	7	7	9	12	16
			5	5	7	6		13
	10							
-3.0		FIRM Grey Sandy SILT with Trace Shell Fragments (ML)						
	15		6	3	3	2		5
-8.0		SOFT Grey SILT (MH)						
	20		7	1	1	3		4
-13.0		DENSE Greenish Grey Silty Fine SAND (SM)						
	25		8	11	19	16		35
-18.0		STIFF Greenish Grey Sandy SILT (ML)						
	30		9	3	5	6		11
		BORING CONTINUED ON NEXT PAGE						

REMARKS:

BORING & SAMPLING, ASTM D1586/CORE DRILLING, ASTM D213
BLOW COUNT IS THE NUMBER OF BLOWS OF A 140 LB. HAMMER
FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.

J20496 B1a



TEST BORING RECORD

JOB NO J20496

BORING NO B1
 Sheet 2 of 2
 Boring Begun 06/10/22
 Boring Completed 06/10/22
 Driller NW, AW & KW
 Soil Inspected By T. Wheeler

Project Beech Street Townhomes
 Boring Location (See Field Exploration Plan)
 Ground Elevation EL.+9.0' Datum NAVD
 Groundwater Depth 3.0' Time: Drilling Date: 06/10/22
 Lat/Long N 30.66920°, W81.96294°

ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	STANDARD PENETRATION TEST	
				BLOWS PER 6-IN. INTERVAL	BLOW COUNT
	30	BORING CONTINUED FROM PREVIOUS PAGE			
		STIFF Greenish Grey Sandy SILT (ML)			
-23.0					
		VERY FIRM Grey Silty Fine SAND with Many Shell Fragments (SM)			
-26.0	35		10	3 14 10	24
		BORING TERMINATED			
	40				
	45				
	50				
	55				
	60				

REMARKS:

BORING & SAMPLING, ASTM D1586/CORE DRILLING, ASTM D213
 BLOW COUNT IS THE NUMBER OF BLOWS OF A 140 LB. HAMMER
 FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.



TEST BORING RECORD

Project Beech Street Townhomes
 Boring Location (See Field Exploration Plan)
 Ground Elevation EL.+9.5' Datum NAVD
 Groundwater Depth 2.5' Time: Drilling Date: 06/10/22
 Lat/Long N 30.66886°, W81.46281°

JOB NO J20496
 BORING NO B2
 Sheet 1 of 1
 Boring Begun 06/10/22
 Boring Completed 06/10/22
 Driller NW, AW & KW
 Soil Inspected By T. Wheeler

ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	STANDARD PENETRATION TEST				
				BLOWS PER 6-IN. INTERVAL				BLOW COUNT
+9.5	0	Root Mat - 4"	1	2	1	5	5	6
		LOOSE to VERY LOOSE Dark Brown Slightly Silty Fine SAND (SP-SM)	2	4	2	2	2	4
+5.5	5	VERY FIRM to DENSE Brown Slightly Silty Fine SAND (SP-SM)	3	4	7	15	23	22
			4	14	14	16	20	30
			5	14	14	17	14	31
	10							
-2.5		VERY LOOSE Grey Silty Fine SAND with Many Shell Fragments (SM)	6	2	2	1		3
	15							
-7.5		VERY SOFT Grey SILT with Many Shell Fragments (MH)	7	1	1	1		2
	20							
-12.5		VERY FIRM Grey Silty Fine SAND (SM)	8	7	12	12		24
	25							
-17.5		VERY FIRM Greenish Grey Very Silty Fine SAND (SM)						
-20.5	30		9	6	10	11		21
		BORING TERMINATED						

REMARKS:

BORING & SAMPLING, ASTM D1586/CORE DRILLING, ASTM D213
 BLOW COUNT IS THE NUMBER OF BLOWS OF A 140 LB. HAMMER
 FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.



AUGER BORING RECORDS
 Beech Street Townhomes
 Fernandina Beach, Florida
 AGES Job No. J20496; Report No. 001

Date Performed: 6/10/22

Performed By: NW & JW

Auger ID Lat / Longs Elev. (FT-NAVD)	Depth (Feet) ^a	SOIL DESCRIPTION (USCS CLASSIFICATION)
--	---------------------------	--

A1 N 30.66910° W 81.46296° EL.+10.0'	0.0 - 1.0	Grey Brown Slightly Silty Fine SAND (SP-SM/A-3)
	1.0 - 6.0	Dark Brown Slightly Silty Fine SAND (SP-SM/A-3)
	A.B.T. ^b	GWL ^c = 3.0' (El.+ 7.0')
A2 N 30.66931° W 81.46270° EL.+10.0'	0.0 - 1.0	Grey Fine SAND (SP/A-3)
	1.0 - 6.0	Grey Brown Slightly Silty Fine SAND (SP-SM/A-3)
	A.B.T. ^b	GWL ^c = 3.0' (El.+ 7.0')
TMW1/DRI1 N 30.66912° W 81.46286° EL.+10.0'	0.0 - 0.5	Root Mat - 6"
	0.5 - 6.0	Grey Brown Slightly Silty Fine SAND (SP-SM/A-3)
	6.0 - 12.0	Grey Brown Silty Fine SAND (SM/A-2-4)
	12.0 - 15.0	Grey Sandy SILT with Shell Fragments (MH/A-4)
	A.B.T. ^b	GWL ^c = 4.0' (El.+ 6.0')
		Estimated Seasonal High Groundwater Level = 3.0 Feet (El.+7.0)

a - Depth measured below ground surface existing at boring location at time of drilling

b - Auger Boring Terminated (A.B.T.)

c - Groundwater Level (GWL) depth below existing ground surface, recorded at time of drilling, unless otherwise noted
 J20496 aug.wpd



SUMMARY OF LABORATORY TEST DATA

Beech Street Townhomes
Fernandina Beach, Florida
AGES Job No J20496, Report 001

Date Tested: 06/13/22 to 06/14/22

Tested By : D. Middleton

Boring ID	Sample	Depth (ft.)	USCS Symbol	AASHTO Symbol	Moisture Content (%)	Fines Content (%)	Atterberg Limits (%) ⁽³⁾			Organics Content (%) ⁽⁴⁾
							Liquid Limit	Plastic Limit	Plasticity Index	
B1	7	18.5 - 20.0	MH	A-5	105	98	--	--	--	--
	9	28.5 - 30.0	ML	A-4	45	78	--	--	--	--
B2	6	13.5 - 15.0	SM	A-2-4	44	21	--	--	--	--
	7	18.5 - 20.0	MH	A-5	102	96	--	--	--	--

-- - Not Tested

1- Moisture Content represents the insitu moisture content (Wn) and was determined in accordance with ASTM D-2216

2- Fines Content (FC) is defined as the percent of material by weight passing the # 200 Sieve (ASTM D-1140)

3- Atterberg Limits Determinations conducted in general accordance with ASTM D4378

4- Organic Content conducted in general accordance with ASTM D2974

J20496 lab1.qpw



DOUBLE RING INFILTRATION TEST RESULTS

PROJECT: Beech Street Townhomes		REPORT DATE: 06/13/22	
LOCATION: Fernandina Beach, Florida		TEST DATE: 06/10/22	
JOB NUMBER: J20496		FIELD PERSONNEL: NW & JW	
TEST NUMBER: DRI1		METHOD: ASTM D3385	
LAT/LONG: 30.66912°N, -81.46286°W		WATER HEAD: 6"	
GROUND ELEVATION = EL +10.0'		TEST DEPTH: 8"	

ELAPSED TIME (MINUTES)	WATER QUANTITY (ML)	INFILTRATION RATE (IN/HOUR)
5	2000	12.9
10	2000	12.9
15	2500	16.2
20	2000	12.9
25	2000	12.9
30	2000	12.9
35	2500	16.2
40	2000	12.9
45	2000	12.9
50	2000	12.9
55	2000	12.9
60	2000	12.9

SUMMARY OF TEST DATA & RESULTS	
INNER RING SIZE (INCHES):	12
OUTER RING SIZE (INCHES):	24
AVERAGE INFILTRATION RATE (IN/HR):	13.5
STEADY STATE INFILTRATION RATE (IN/HR):	12.9

INFILTRATION RATE VS TIME

Elapsed Time (MIN)	Infiltration Rate (IN/HR)
5	12.9
10	12.9
15	16.2
20	12.9
25	12.9
30	12.9
35	16.2
40	12.9
45	12.9
50	12.9
55	12.9
60	12.9

Estimated Seasonal High GWL = 3.0' Below Ground Surface (EL.+7.0')
A.B.T.

SOIL PROFILE	
Depth(Ft)	Soil Description (USCS Classification)
0.0 - 0.5	Root Mat - 6"
0.5 - 6.0	Grey Brown Slightly Silty Fine SAND (SP-SM/A-3)
6.0 - 12.0	Grey Brown Silty Fine SAND (SM/A-2-4)
12.0 - 15.0	Grey Sandy SILT with Some Shell Fragments (ML)
A.B.T.	GWL=4.0' (EL.+6.0')

TEMPORARY WELL COMPLETION LOG

CLIENT: Gillette & Associates **JOB NO:** J20496 **WELL NO:** TMW1
JOB NAME: Beech Street Townhomes **DRILLED BY:** NW, AW & KW
LOCATION: N 30.66912°, W 81.46286° **ENGINEER:** T. Wheeler
DATE INSTALLED: 06/10/22
PURPOSE: **MONITOR WELL** ☒ **TEST WELL** ☐ **OBSERVATION WELL** ☐
 WATER SUPPLY ☐ **OTHER** _____

CONSTRUCTION DATA

DRILLING METHOD: 3" Mud Rotary
WELL TYPE: _____
SCREEN/GRAVEL PACK ☐ **OPEN HOLE** ☐
PIEZOMETER ☒ **WELL POINT** ☐
OTHER _____
WELL DEPTH: 12.5' (BGS)

WELL MATERIAL: _____
CASING DIAMETER (INS): _____
INTERVAL (FT BGS): _____
BOREHOLE DIA. (INS): _____
SLOT SIZE (INS): _____

CASING/SCREEN/OPEN HOLE		
5.0'	10.0'	12.5'
2.0"	2.0"	NA
0.0 - 2.5'	2.5' - 12.5'	NA
3.0"	3.0"	NA
NA	0.010"	NA

MATERIAL TYPE: _____
INTERVAL (FT BGS): _____
LENGTH (FT): _____

ANNULUS MATERIAL		
Soil Cuttings	Bentonite Seal	20/30 Grade Sand
NA	NA	0.0' - 12.5'
NA	NA	NA

HYDROGEOLOGIC DATA

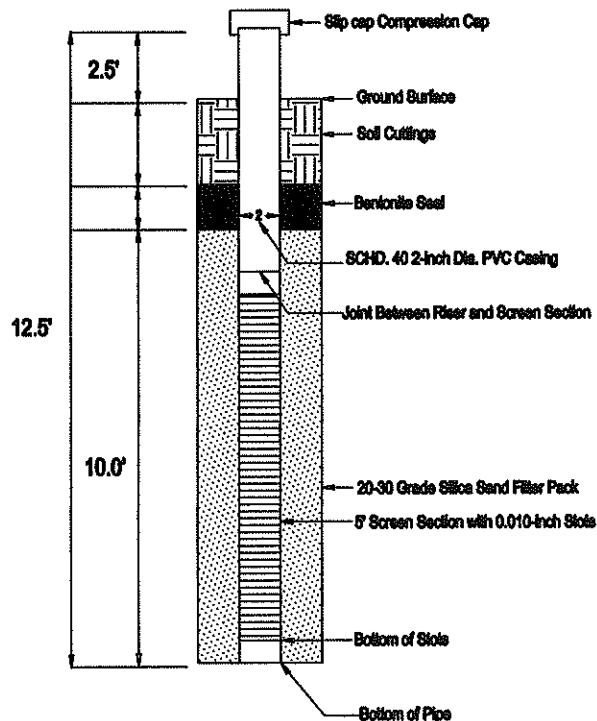
COMPLETION FORMATION: NA
SPECIFIC CAPACITY: NA
TRANSMISSIVITY: NA
STORAGE COEFFICIENT/SPECIFIC YIELD: NA
DEPTH TO WATER (FT): NA
DATE/TIME: NA

COMMENTS

ELEVATION DATA

GROUND ELEVATION (FT): +10.0'
TOP OF CASING STICKUP (FT): 2.5'
CASING ELEVATION (FT): +12.5'
SURVEYED BY: Estimate

WELL DIAGRAM



From	To	Soil Description
0.0	0.5	Root Mat - 6"
0.5	6.0	Grey Brown Slightly Silty Fine SAND (SP-SM)
6.0	12.0	Grey Brown Silty Fine SAND (SM)
12.0	15.0	Grey Sandy SILT with Shell Fragments (MH)

GWL: 4.0' (Below Ground Surface) (El. +6.0')



INSITU RISING HEAD HYDRAULIC CONDUCTIVITY TEST

Beech Street Townhomes
Fernandina Beach, Florida
AGES Job No. J20496

Governing Equation (NAVFAC)

$$Khsat = \frac{r^2}{2L} \ln(L/R) [\ln(H1/H2)/(t2-t1)]$$

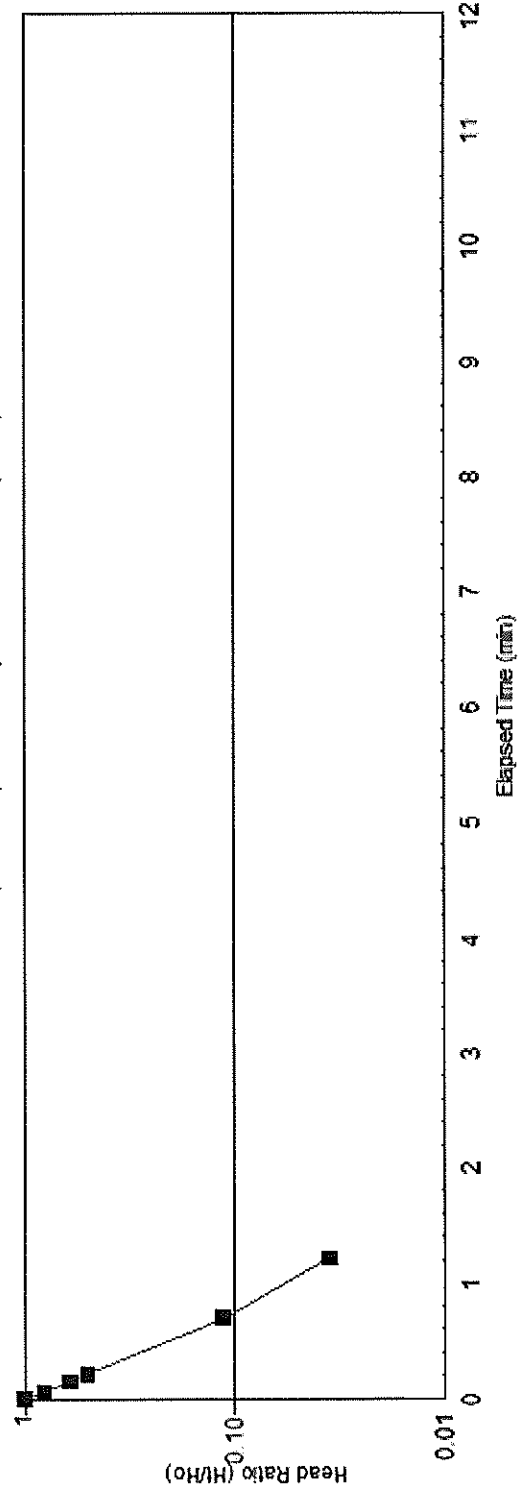
Date Performed 06/17/22

Performed by D. Anderson

Well Data	
Well ID	TMW1
Well Radius - R (ft)	0.083
Saturated Screen Length - L(ft)	9.07
Well Stickup (ft)	2.33
Well Depth below TOC	15.00
Depth to Static GW below TOC	5.93
Initial Drawdown Depth below TOC	6.99

Field Data			Depth Below TOC (ft)	Head (Ht)	Head Ratio Ht/Ho
Elapsed Time (t)	min	sec			
0	0	0.1	6.995	1.06	1.00
0	0	4	6.789	0.86	0.81
0	0	9	6.582	0.65	0.61
0	0	13	6.462	0.53	0.50
0	0	42	6.051	0.12	0.11
1	1	13	5.968	0.04	0.04
Results: Insitu Horizontal Hydraulic Conductivity (k)					
0.005495	ft/min	7.91	ft/day	2.8E-03	cm/sec

Head Ratio (Ht/Ho) Vs Elapsed Time (min)





OF JAX, INC.

INSITU FALLING HEAD HYDRAULIC CONDUCTIVITY TEST

Beech Street Townhomes
Fernandina Beach, Florida
AGES Job No. J20496

Governing Equation (NAVFAC)

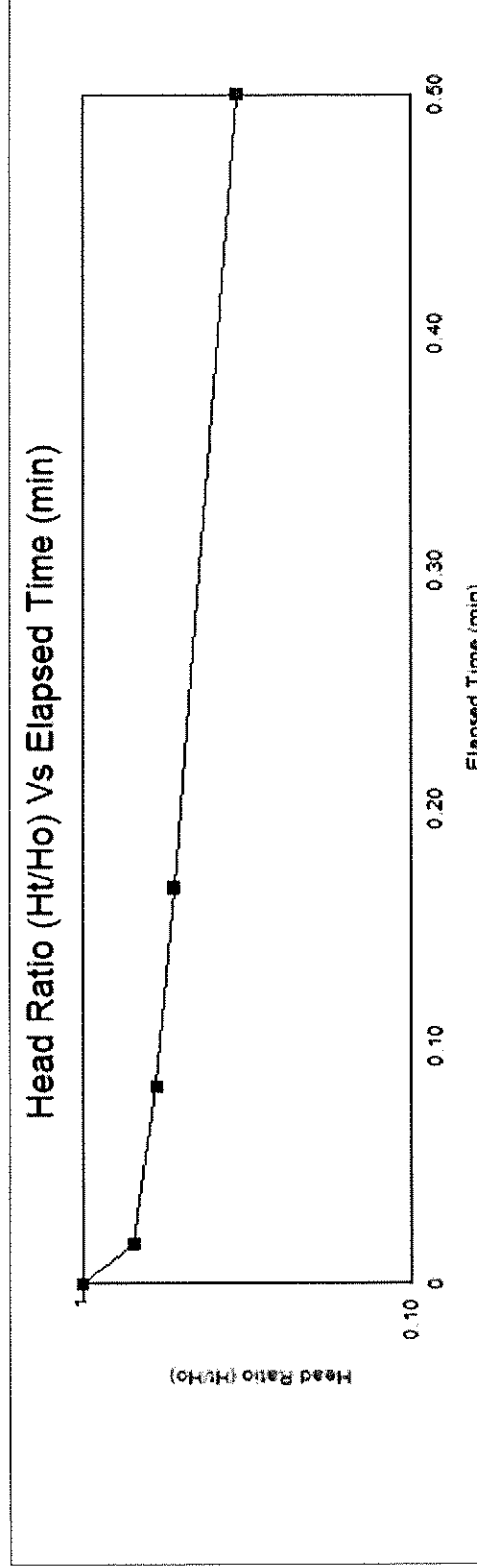
$$K = \frac{r^2}{2L} \ln(L/R) \left[\ln(H_1/H_2) / (t_2 - t_1) \right]$$

Date Performed 06/17/22

Performed by D Anderson

Well Data	
Test ID	TMW1
Well Radius - R (ft)	0.08
Well Stickup (ft)	2.33
Well Depth below TOC (ft)	15
Saturated Screen Length - L (ft)	9.07
Depth to Static GW below TOC	5.93
Initial Water Depth below TOC Slug In	5.20

Field Data		Water Level TOC (ft)	Head (Ht)	Head Ratio Ht/Ho
min	sec			
0	0.01	5.20	0.726	1.0
0	1	5.42	0.51	0.7
0	5	5.50	0.43	0.6
0	10	5.54	0.39	0.5
0	30	5.68	0.25	0.3
Results: Insitu Horizontal Hydraulic Conductivity (k)				
0.002372	ft/min	3.41	ft/day	1.2E-03
			cm/sec	



FIELD EXPLORATION PROCEDURES

Penetration Borings

The penetration borings were made in general accordance with ASTM D 1586-67, "Penetration Test and Split-Barrel Sampling of Soils". The borings were advanced to the water table by augering and, after encountering the groundwater table, further advanced by rotary drilling techniques using a circulating bentonite fluid for borehole flushing and stability. At two-foot intervals within the upper 10 feet and at five-foot intervals thereafter, the drilling tools were removed from the borehole and a split-barrel sampler inserted to the borehole bottom and driven 18 inches into the material using a 140-pound SPT hammer falling, on the average, 30 inches per hammer blow. The number of hammer blows for the final 12 inches of penetration is termed the "penetration resistance, blow count, or N-value". This value is an index to several in-place geotechnical properties of the material tested, such as relative density and Young's Modulus.

After driving the sampler 18 inches (or less, if in hard rock or rock-like material) at each test interval, the sampler was retrieved from the borehole and a representative sample of the material within the split-barrel was placed in a glass jar and sealed. After completing the drilling operations, the samples for the borings were transported to our laboratory where they were examined by our engineer in order to verify the driller's field classifications. The samples will be kept in our laboratory for a period of two months after submittal of formal written report, unless otherwise directed by the client.

Auger Borings

The auger borings were performed manually using a post-hole auger. The auger borings were drilled in general accordance with ASTM D 1452-80 ("Soil Investigation and Sampling by Auger Borings"). Representative samples of the soils brought to the ground surface by the augering process were placed in glass jars, sealed, and transported to our laboratory where they were examined by a geotechnical engineer to verify the driller's field classification.

LABORATORY TEST PROCEDURES

Natural Moisture Content

The water content of the sample tested was determined in general accordance with ASTM D 2216-80. The water content is defined as the ratio of "pore" or "free" water in a given mass of material to the mass of solid material particles.

Fines Content

The percent fines of material passing the No. 200 mesh sieve of the sample tested was determined in general accordance with ASTM D 1140. The percent fines are the soil particles in the silt and clay size range.



SCHOOL IMPACT ANALYSIS FORM

Revised 12/15/19

INTRODUCTION

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.

Application Process for School Concurrency:

1. Submittal of Development Application, including this School Impact Analysis (SIA) Form.
2. The City of Fernandina Beach Staff transmits the SIA to Nassau County School Board.
3. The Nassau County School Board reviews the SIA Form per requirements in the Interlocal Agreement and makes a determination of capacity.
4. If sufficient capacity is available, the School Board will issue a School Concurrency Reservation Letter. This letter indicates only that school facilities are currently available, and capacity is not reserved until Nassau County issues a Certificate of Concurrency.
5. Upon receipt of a School Concurrency Reservation Letter, The City of Fernandina Beach Planning Staff will issue a Certificate of Concurrency for the development. Certificates are valid for a two (2) year period. Approved construction plans or building permits extend the life of the certificate concurrent with the expiration of the applicable plan or permit.
6. If sufficient capacity is not available, the School Board will issue a Concurrency Deficiency Letter, at which time the applicant will be offered the opportunity to enter into a negotiation period to allow time for the mitigation process as outlined in the Interlocal Agreement. As the end of the negotiation period, the School Board will issue a School Concurrency Reservation Letter where mitigation has been mutually agreed upon; or if mitigation has not been agreed upon, a School Concurrency Deficiency Letter. If a Reservation Letter is drafted, The City of Fernandina Beach will issue a subsequent Certificate of Concurrency.

KEY CONTACTS

The City of Fernandina Beach staff will guide your SIA form through the process. planninginfo@fbfl.city or 904.310.3480.

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name <i>Josephine; Anthony Tringali</i>	
Company (if applicable)	
Street Address <i>225 Benjamin Street</i>	
City, State, Zip <i>Fernandina Beach, FL 32034</i>	
Telephone Number <i>904-261-0059</i>	
Email Address <i>ron.flick@compassgrp.com</i>	

Applicant or Agent	If an agent will be representing the owner, an Owner's Authorization for Agent form must be included
Applicant or Agent Name <i>ASA R. Gillette</i>	
Company (if applicable) <i>Gillette Associates, Inc.</i>	
Mailing Address <i>20 South 4th street</i>	
City, State, Zip <i>Fernandina Beach, FL 32034</i>	
Telephone Number <i>904-261-8819</i>	
Email Address <i>asa@gilletteassociates.com</i>	

City of Fernandina Beach, Department of Planning & Conservation · 204 Ash Street Fernandina Beach, FL 32034

P: 904.310.3480 – Email: PlanningInfo@fbfl.city – www.fbfl.us

Revised December 2019



Project Information					
PIN: <u>00 - 00 - 31 - 1800 - 0012 - 0150</u> <u>00 - 00 - 31 - 1800 - 0012 - 0100</u>					
Project Address	<u>125 South 4th Street / 3rd : Beech</u>				
Access Road	Name: <u>Beech Street</u> ☐ County-Maintained ☐ Unpaved Private Easement				
Size of Property	<u>1.74</u>	Present Property Use		<u>SFR / VACANT</u>	
Zoning District	<u>MU-1 R-2</u>	Future Land Use Map	<u>mixed use MOR</u>	Overlay District	
Wetlands	<u>NO</u>	Flood Zone	<u>X / AE-9</u>	Water & Sewer	<u>COFB</u>
Project Description (use separate sheet if necessary): <u>8 townhome units</u>					
Number of Dwelling Units Proposed (Total): <u>8</u>					
Number of Dwelling Units Proposed (By Type): <u>townhomes</u>					
Single-Family Detached:					
Single-Family Attached:					
Multi-Family:	<u>8</u>				
List any applications under review or approved which may assist in the review of this application:					

I HEREBY CERTIFY THAT ALL INFORMATION IS TRUE AND CORRECT I understand that reasonable inspections of the project may be made as part of the application review process. I understand that I will incur any costs associated with third-party review fees. I also understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.		
<u>A. B. Gillette</u> PRINT	 SIGNATURE	<u>7/21/22</u> DATE

The City of Fernandina recognizes that some content on this page may not be accessible. If you need assistance completing this form, please call our office and we will assist you (904)310-3480, or email Planninginfo@fbfl.city.