



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
APRIL 27, 2023
10:00 AM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MINUTES**
- 5. NEW BUSINESS**
 - 5.1 TRC 2023-0031 - First Avenue Amelia II, 1920, 1924, 1944, 1952 FIRST AVENUE
Site Plan Review for Amelia II Townhomes Project
- 6. COMMITTEE BUSINESS**
- 7. ADJOURNMENT**

NEXT REGULAR TRC MEETING IS SCHEDULED FOR MAY 25, 2023

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.



Dan McCranie
95094 Arbor Lane
Fernandina Beach, FL 32034

Sent Via Email to Project Team

Applicant Name: Dan McCranie, 1920-1944 First Avenue LLC
Project Description: First Avenue Amelia II Townhomes
Location: 1920, 1924, 1944, & 1952 First Avenue
TRC Case Number: TRC 2023-0031

Mr. McCranie,

The City of Fernandina Beach received your request for site plan review on April 6, 2023. All submitted documents provided were routed to the Technical Review Committee (TRC). 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, April 27, 2023, at 10 am. 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 us at TRCinfo@fbfl.city or 904-310-3480.

Sincerely,

Salvatore J. Cumella
Senior Planner | TRC Coordinator



TRC Reviewers: After reviewing proposed plans...

- If you have comments that need to be addressed in a resubmittal, please check the first box and enter comments in the bulletized list, or
- If you have no comments or the applicant has satisfactorily addressed all of your previous comments, please check the second box and add your name and date. This is your "sign off" for issuance of the Local Development Order (LDO) once all departments have signed off.

1ST ROUND REVIEW COMMENTS:**PLANNING**

☒ The Planning & Conservation Department has reviewed the submittal and noted the following comments:

- Provide screening detail for mechanical equipment and garbage enclosures – 4.05.09.
- Provide spot elevations used for calculating average natural grade and calculate each building's height from this number.
- All single-family home projects that are not part of a subdivision with a designed stormwater system must provide for retention or detention of stormwater within the boundaries of the project per 305.03(H)
- 2 native shade trees per 2,500 sq. Ft of land area, per parcel = 4
- Site plan identifies 4 parking spaces – single-family only requires 2 per unit (If these are to be used as resort rentals in the future, please reference LDC 4.02.05(B)
- tree removal and mitigation, if required, is per lot. [Enter comments here](#)

OR

☐ All previous comments have been addressed and the Department of Planning & Conservation approves issuance of a local development order.

Name of Approver: First Last

Today's Date: Thursday, January 19, 2023

BUILDING

☐ The Building Department has reviewed the submittal and noted the following comments:

- No comments received as of 4/20/2023

OR

☐ All previous comments have been addressed and the Building Department approves issuance of a local development order.

Name of Approver: First Last

Today's Date:

UTILITIES, STORMWATER, & STREETS

☒ The Public Works Department has reviewed the submittal and noted the following comments:

- Please call out the manhole/cleanout at the south end of the property.
- Please label the sewer line with the type and slope of the pipe.
- The sewer laterals will need to have cleanouts.
- Please provide the size of the meters and backflow preventors.



OR

☐ All previous comments have been addressed and the Public Works Department approves issuance of a local development order.

Name of Approver: First Last

Today's Date: 4/20/2023

CODE ENFORCEMENT

☐ The Code Enforcement Department has reviewed the submittal and noted the following comments:

- No comments received as of 4/20/2022

OR

☐ All previous comments have been addressed and the Code Enforcement Department approves issuance of a local development order.

Name of Approver: First Last

Today's Date:

FIRE

☒ The Fire Department has reviewed the submittal and noted the following comments:

- Fire Department Access Road
- Underground fire lines and backflow preventors
- Address change from 1st Avenue to South Fletcher
- Please refer to the attached Fire Code Review Comments document

OR

☐ All previous comments have been addressed and the Fire Department approves issuance of a local development order.

Name of Approver: Jason Higginbotham

Today's Date: 4/20/2023



Applicant Name: Dan McCranie, 1920-1944 First Avenue LLC

Project Description: First Avenue Amelia II Townhomes

Location: 1920, 1924, 1944, & 1952 First Avenue

TRC Case Number: TRC 2023-0031

Fire Code Review:

1. Fire Department Access Roads: Emergency Vehicle Turning Template
 - a. It appears that this path shows emergency vehicles encroaching on the existing building and the driveways of the new properties.
 - b. What measures have been or will be taken to ensure that the existing townhome's vehicle parking will not impact or block the fire department access road? Please show the proposed parking configuration or evidence of any arrangements or agreements with the existing townhomes.
 - c. Please ensure that all trees, bushes, or other materials encroaching into the fire department access road will be trimmed or removed. Specifically, the areas along the north and south walls of the existing townhomes. Please be able to describe how this will be accomplished given that the adjacent property is owned by another party.
 - d. The one-way access direction must be reversed. Entrance must be through the southern access point.
 - e. Signage must be installed to indicate the access road is one-way only and the new residential address range that the road serves.
 - f. All portions of the fire department access road must be able to support the loads of fire apparatus and evidence of such indicated on the plans.
 - g. If adequate access cannot be provided the Fire Department will not be able to support the proposed development.
2. Sheet C-6 indicates "All buildings are sprinkled". Please provide the location of all underground fire lines and backflow preventors. Since these are individually owned properties, each property will require its own backflow and fire sprinkler riser for an NFPA 13D System.
3. The proposed property development is now being accessed from South Fletcher Avenue. Below are the proposed address changes that will be assigned:
 - a. 1920 1st Ave → 1953 S Fletcher Ave
 - b. 1924 1st Ave → 1957 S Fletcher Ave
 - c. 1944 1st Ave → 1961 S Fletcher Ave
 - d. 1952 1st Ave → 1965 S Fletcher Ave

Print

Technical Review Committee: Application - Submission #11030

Date Submitted: 3/9/2023

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

☐Engineering Review (Consultant Hourly Rate)

2023 Meeting Calendar



In observance of Thanksgiving on November 24, the TRC Regular Meeting is moved up to November 17.

IMPORTANT NOTES

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

****Please note that, unless otherwise indicated, the TRC meetings are scheduled as the following:**

TRC Applications are reviewed at 10:00 AM on the 4th Thursdays of each month in City Hall Chambers (204 Ash Street).**

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.



PROJECT INFORMATION

Submission Type*

Initial Submittal ▼

NOTICE

3rd and all subsequent submissions will be charged a fee of 1/2 the original application fees.

Case Number*

PROPERTY INFORMATION

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

Site Address*

1920, 1924, 1944, 1952 1st Ave

City*

Fernandina Beach

State*

Florida

Zip*

32034

Parcel ID #(s)

20-3N-29-0000-0030-0000, 20-3N-29-0000-0030-0010, 20-3N-29-0000-0031-0000, 20-3N-29-0000-0031-0010

Lot

51, 52

Block

Subdivision

Zoning District

R-3 ▼

Future Land Use Designation*

High Density Residential ▼

Overlay District*

None ▼

Size of Property (acres)*

0.48

Present Property Use*

Vacant

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*

Dan

Last Name*

McCranie

Company (if applicable)

1920-1944 FIRST AVENUE LLC

Mailing Address*

95094 Arbor Lane

City*

Fernandina Beach

State*

Florida

Zip*

32034

Telephone Number*

9047538777

Email Address*

dan@mccranie-engineers.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

Last Name

Company (if applicable)

Mailing Address

City

State

Zip

Telephone Number

Email Address

PROJECT INFORMATION

Project Type*

Site Plan Review

Project Name

First Avenue Amelia II Townhomes

Proposed Access Road*

South Fletcher Ave

Rd Maintenance Jurisdiction*

FDOT Maintained

Project Estimated Cost*

45,000

Description of Request*

Site plan review for 2 2-unit townhomes with associated stormwater, water, sewer, and driveway improvements.

Site Plan Review Checklist

- ☒ The names, address, telephone 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*

Dan

Applicant Last Name*

McCranie

Today's Date*

3/9/2023

Upload Supporting Documentation*

FirstAvePlanSet.pdf

Upload 2

EmergencyVehicleTurningTemplate.pdf

Upload 3

Drainage Calculation Worksheet.pdf

Upload 4

Choose File

No file selected

Upload 5

Choose File

No file selected

Upload 6

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No file selected

Upload 7

Choose File

No file selected



DEPARTMENT OF PLANNING & CONSERVATION

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

2022 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L21000260527

Entity Name: 1920-1944 FIRST AVENUE, LLC

Current Principal Place of Business:

95094 ARBOR LANE
FERNANDINA BEACH, FL 32034

Current Mailing Address:

95094 ARBOR LANE
FERNANDINA BEACH, FL 32034 US

FEI Number: APPLIED FOR

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

MCCRANIE, JR., DANIEL I
95094 ARBOR LANE
FERNANDINA BEACH, FL 32034 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: DANIEL I. MCCRANIE, JR.

01/03/2022

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name MCCRANIE, JR., DANIEL I
Address 95094 ARBOR LANE
City-State-Zip: FERNANDINA BEACH FL 32034

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: DANIEL I MCCRANIE, JR.

MANAGER

01/03/2022

Electronic Signature of Signing Authorized Person(s) Detail

Date

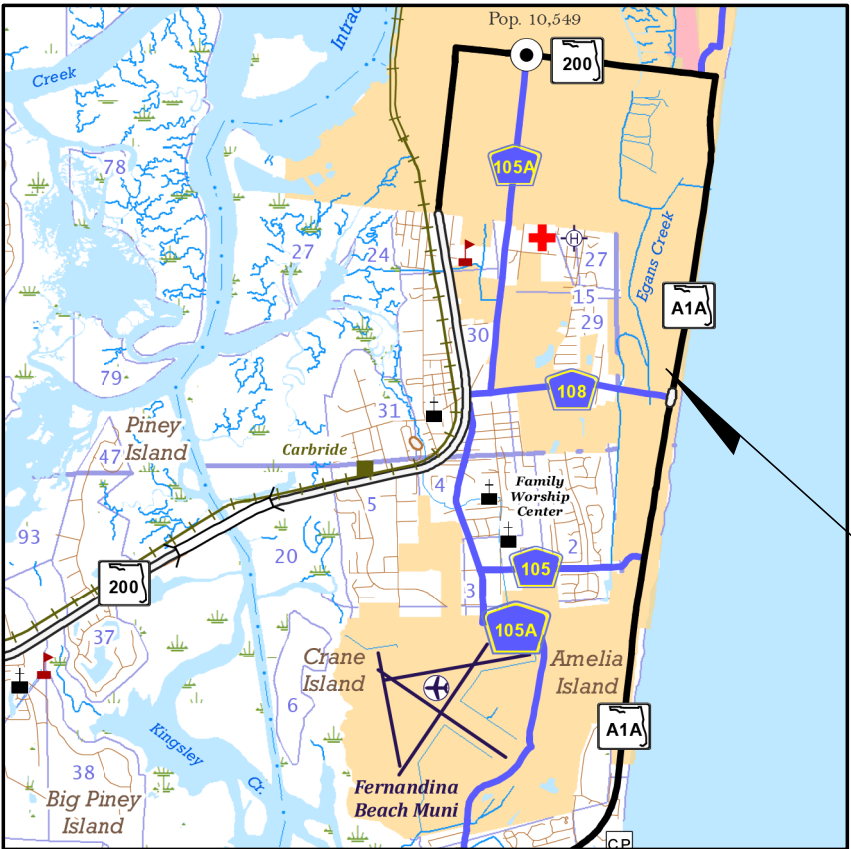
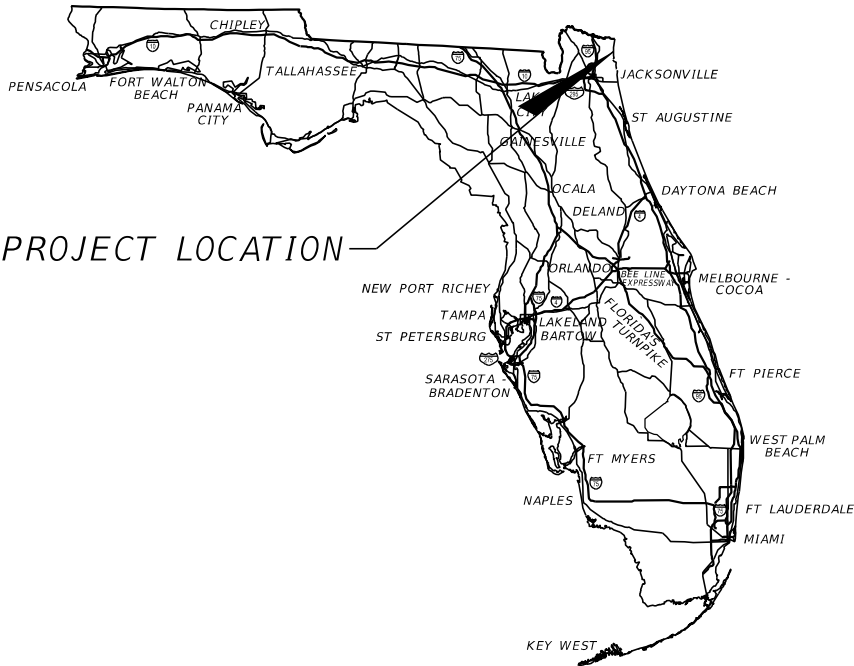
CITY OF FERNANDINA BEACH

ENGINEERING PLANS

FIRST AVENUE AMELIA II TOWNHOMES

INDEX OF PLANS

SHEET NO.	SHEET DESCRIPTION
C-1	KEY SHEET
C-2	SITE PLAN
C-3	DRAINAGE PLAN
C-4 - C-5	LANDSCAPE PLAN
C-6	WATER AND SEWER PLAN
C-7	DETAIL SHEET



PROJECT LOCATION

ROADWAY PLANS
ENGINEER OF RECORD:

DANIEL I MCCRANIE, PE
P.E. LICENSE NUMBER 50627
MCRANIE & ASSOCIATES, INC.
629 S 8TH STREET
FERNANDINA BEACH, FL. 32034
904-753-8777
DAN@MCCRANIE-ENGINEERS.COM

FUTURE LAND USE - COMMERCIAL
ZONING - R-3
TOTAL AREA - 0.43 AC.
DENSITY - 4 UNITS
PARKING - 2 SPACES PER UNIT
DISTANCE TO SCHOOLS - +/- 1.2 MILES
DISTANCE TO FIRE STATION - 0.2 MILES
DISTANCE TO POLICE STATION - 2.1 MILES

1920 1st AVE, 1924 1st AVE
1944 1st AVE, 1952 1st AVE

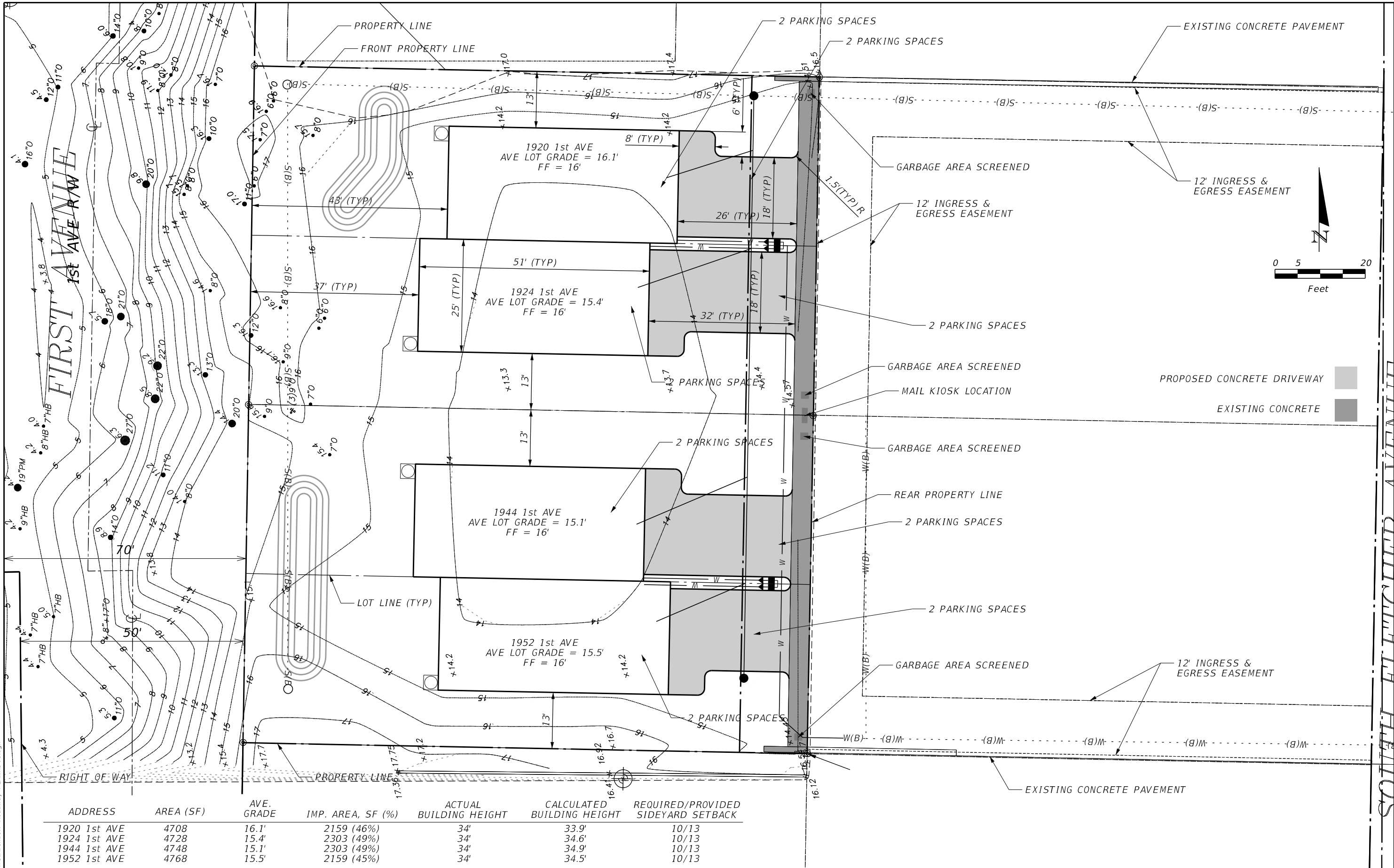
SUBMITTAL DATE:
MARCH, 2023



SHEET
NO.

C-1

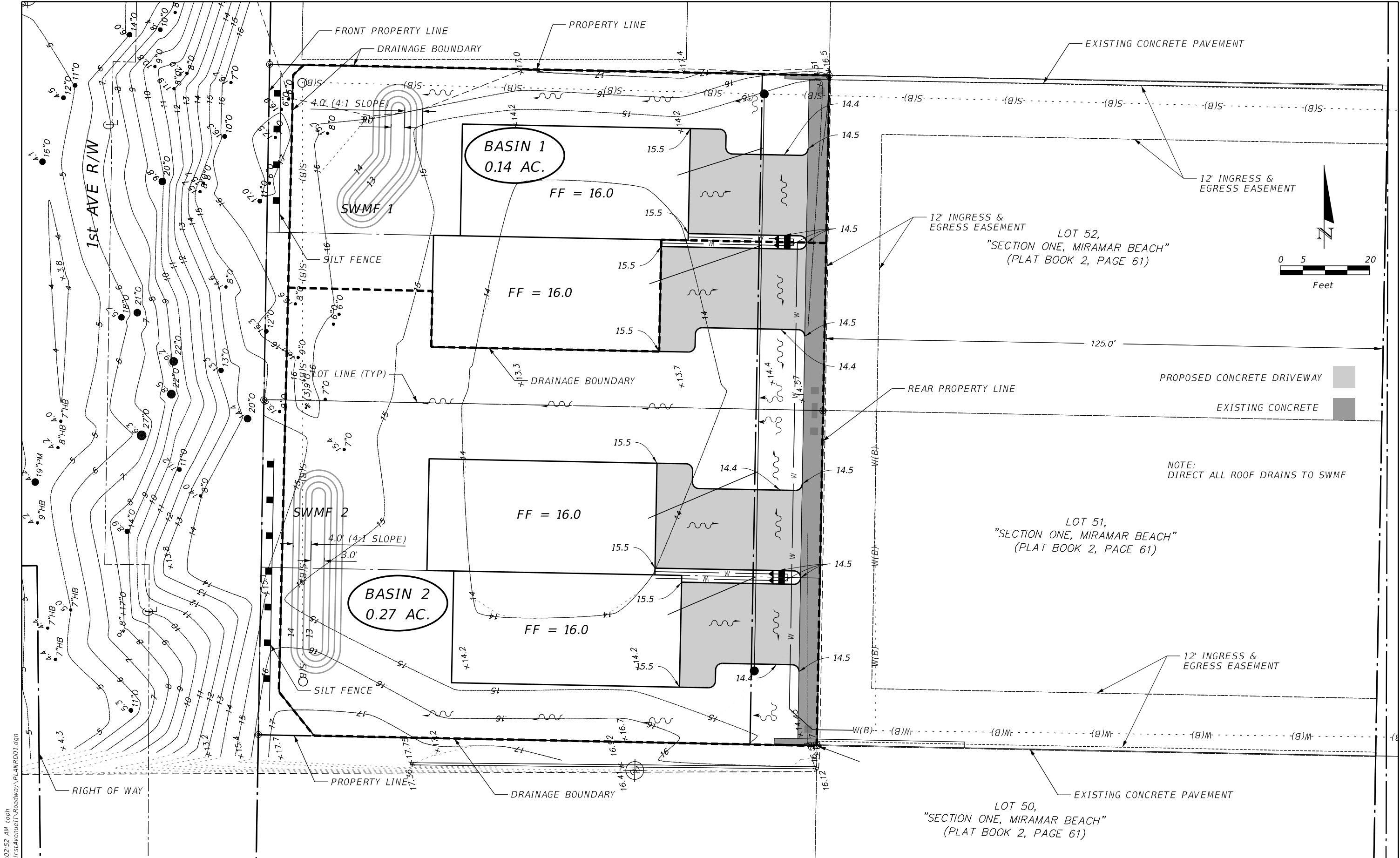
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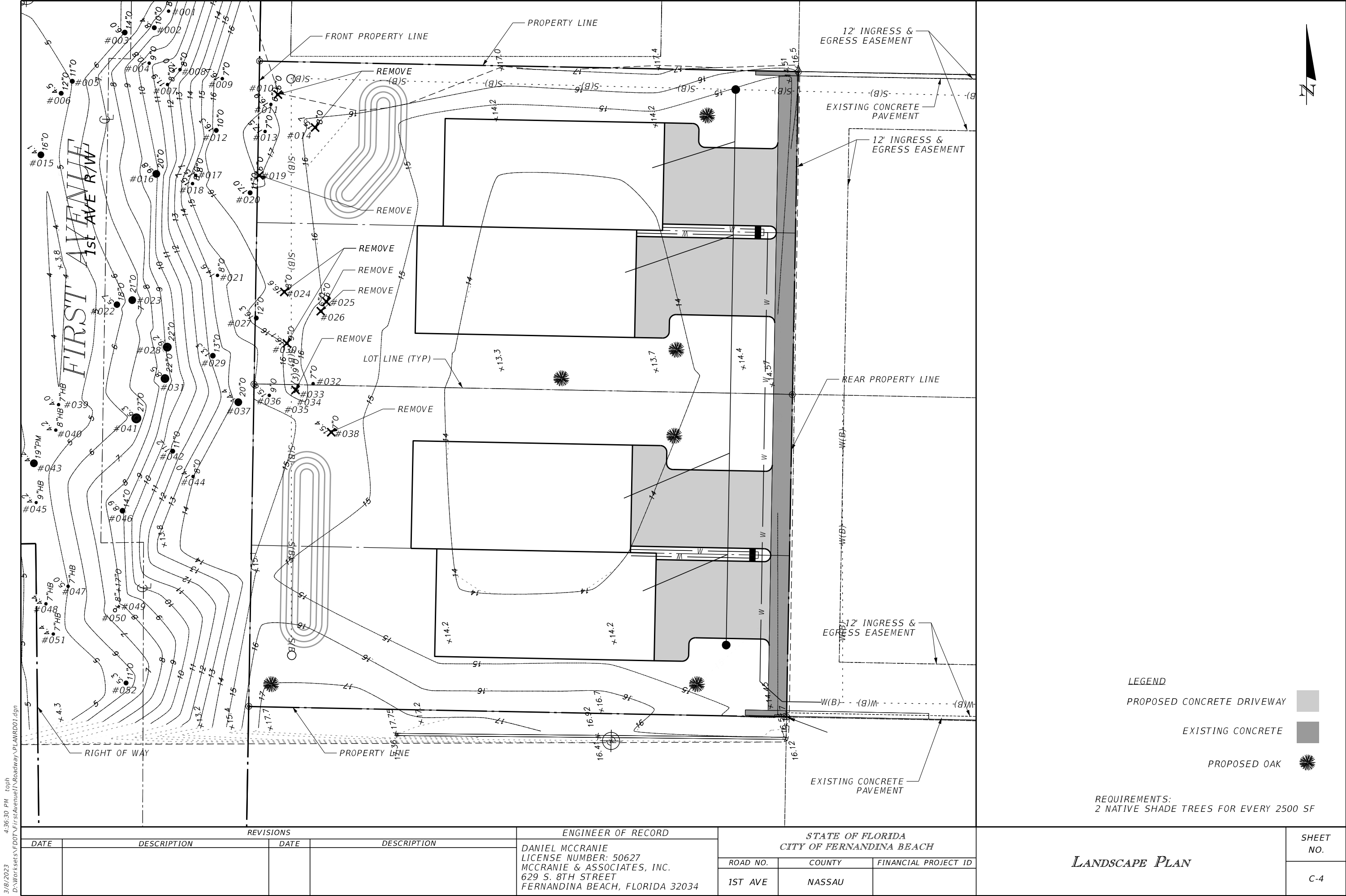


REVISIONS				ENGINEER OF RECORD			STATE OF FLORIDA CITY OF FERNANDINA BEACH			SHEET NO. C-2
DATE	DESCRIPTION	DATE	DESCRIPTION	DANIEL MCCRANIE LICENSE NUMBER: 50627 MCCRANIE & ASSOCIATES, INC. 629 S. 8TH STREET FERNANDINA BEACH, FLORIDA 32034			ROAD NO.	COUNTY	FINANCIAL PROJECT ID	
							1ST AVE	NASSAU		

SITE PLAN

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

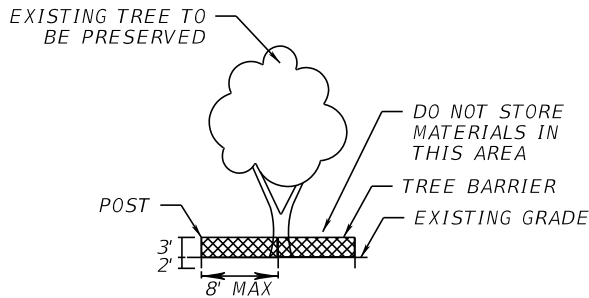




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Tree #	#	Descrip	Species	dbh	Species	Status	Comment
573	10	6"O	O	6	LO	3	leans more severely toward the neighbors house. Very close to 572.
572	11	6"O	O	6	LO	2	leans some, but good tree
568	13	7"O	O	7	LO	1	
571	14	8"O	O	8	BG	2	Black Gum - <i>Nyssa sylvatica</i> - strong branch on the north side.
570	19	6"O	O	6	LO	3	partly blown over but could be saved.
537	24	8"O	O	8	LO	3	blown over but could be saved
536	25	6"O	O	6	LO	4	runs along the ground from a toppled tree
535	26	6"O	O	6	LO	3	runs along the ground from a toppled tree -could save.
538	27	12"O	O	12	LO	1	good tree
534	30	9"O	O	9	LO	5	grew through a big concrete fixture/donut
533	32	7"O	O	7	LO	2	branch runs off of it at the base - could be trimmed.
532	33	(3)9"O	O	9	LO	4	All stems from this tree came from blown over tree
532	34	(3)9"O	O	9	LO	4	with branches on the ground.
532	35	(3)9"O	O	9	LO	4	Not viable trees.
531	36	9"O	O	9	LO	1	good tree
539	38	7"O	O	7	LO	3	runs along the ground
528		8"O	O				
529		11"O	O				
530		20"O	O				
540		13"O	O				
541		22"O	O				
542		8"O	O				
565		8"O	O				
566		8"O	O				
567		10"O	O				
574		7"O	O				
575		8"O	O				
1= no apparent defects			3 = defects, but could be saved				
2= some minor defects			4= severe defects and not mitigatable				
			5= very severe defects or dead. Not mitigatable.				
Yellow highlighted trees are on the client's lots and were the only ones with tree health assessment.							
Early Y. McCall - ISA FL 6200A McCall Tree Health and Consulting LLC							
2/17/2023							

Tree ID	Species	DBH	Health (1-5)	roads	pond	4 or 5	DBH w Credits	Retained	DBH Retained with Credits	Comment
10	LO	6	3				6	N		
11	LO	6	2				6	Y	6	
13	LO	7	1				7	Y	7	
14	BG	8	2				12	N		
19	LO	6	3				6	N		
24	LO	8	3				12	N		
26	LO	6	3				6	N		
27	LO	12	1				18	Y	18	
32	LO	7	2				7	Y	7	
36	LO	9	1				13.5	Y	13.5	
38	LO	7	3				7	N		
							100.5		51.5	
Health Status							3=keep tree but has defects			
1= no apparent defect							4=poor health and suggest removal			
2=minor defects							5=severe defect and should be removed.			
							#	Dbh	dbh w credits*	% retained
							Total stems	11	82	101
							Retained	5	41	52
										51.2%
							* Preservation Credits			
							3X for dbh more than 19"			
							2X for dbh more than 13" up to 18"			
							1.5X for dbh more than 7" up to 12"			



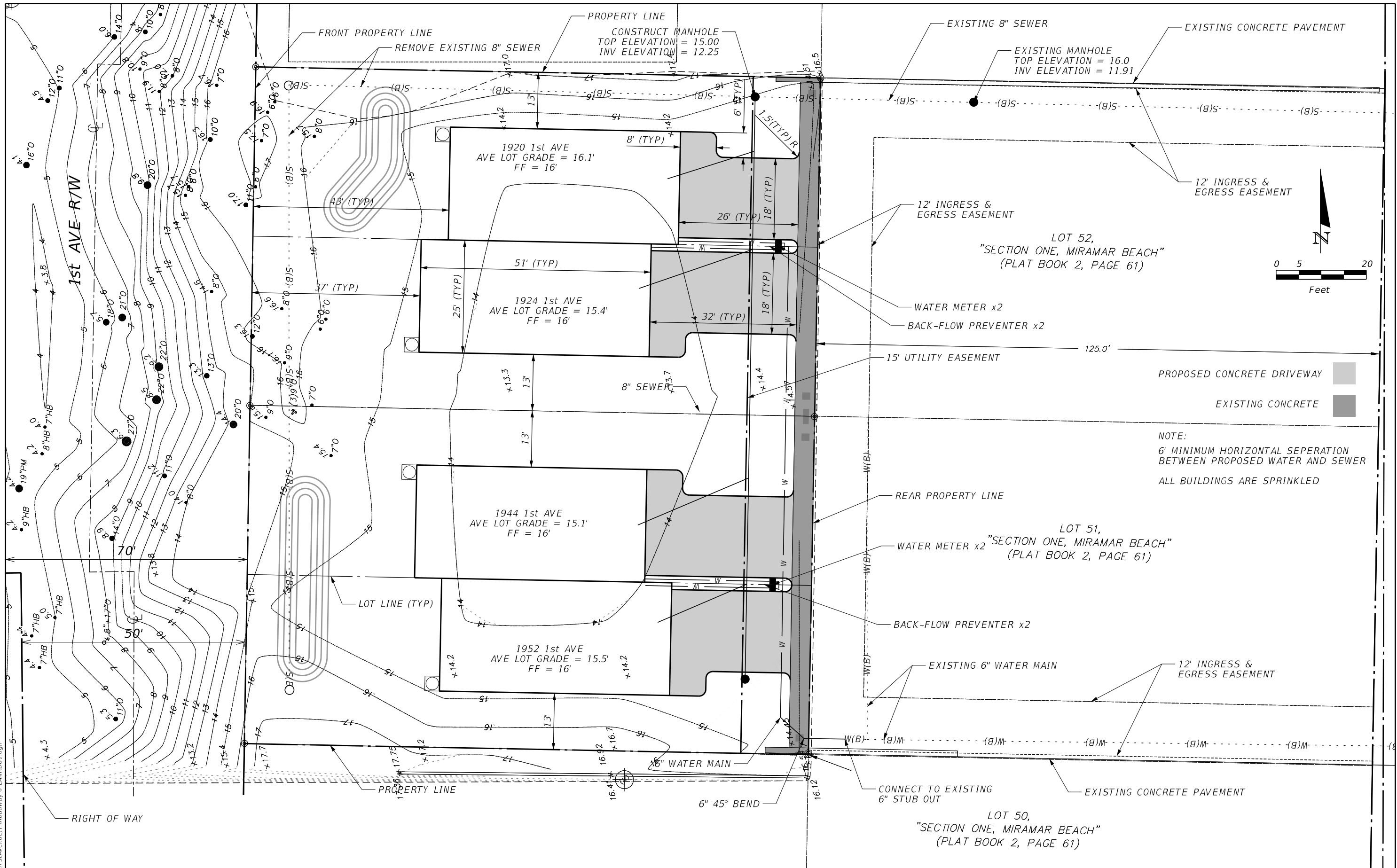
TREE PROTECTION DETAIL

- NOTE:
- 1) ALL EXISTING TREES TO REMAIN
 - 2) SEE C-6 "TREE PLAN" FOR EXISTING TREE INFORMATION

REQUIREMENTS:
2 NATIVE SHADE TREES FOR EVERY 2500 SF

REVISIONS				ENGINEER OF RECORD		STATE OF FLORIDA CITY OF FERNANDINA BEACH			LANDSCAPE PLAN	SHEET NO.
DATE	DESCRIPTION		DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
				DANIEL MCCRANIE LICENSE NUMBER: 50627 MCCRANIE & ASSOCIATES, INC. 629 S. 8TH STREET FERNANDINA BEACH, FLORIDA 32034		1ST AVE	NASSAU			C-5

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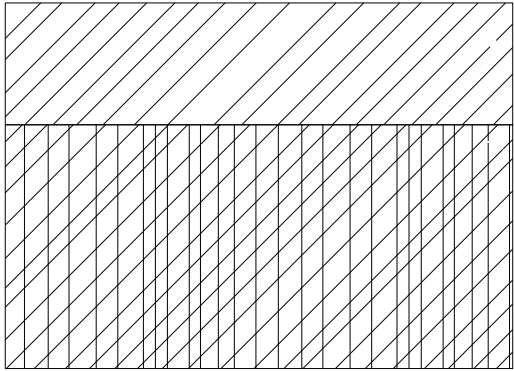


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						1ST AVE	NASSAU		

WATER AND SEWER PLAN

C-6

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



6" CONCRETE - 3500 PSI

12" SUB-BASE MIN. L.B.R. 40
COMPACTED TO 98% MAX. DENSITY
MODIFIED PROCTOR

NOTE:
16" SOD STRIP REQUIRED ADJACENT TO ALL ROAD WORK

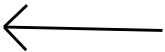
TYPICAL PAVEMENT SECTION - ALL DRIVEWAYS

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					1ST AVE	NASSAU		
								C-7

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SOUTH FLETCHER AVE



Medtec PD-146
CITY - EMERGENCY

EMERGENCY VEHICLE

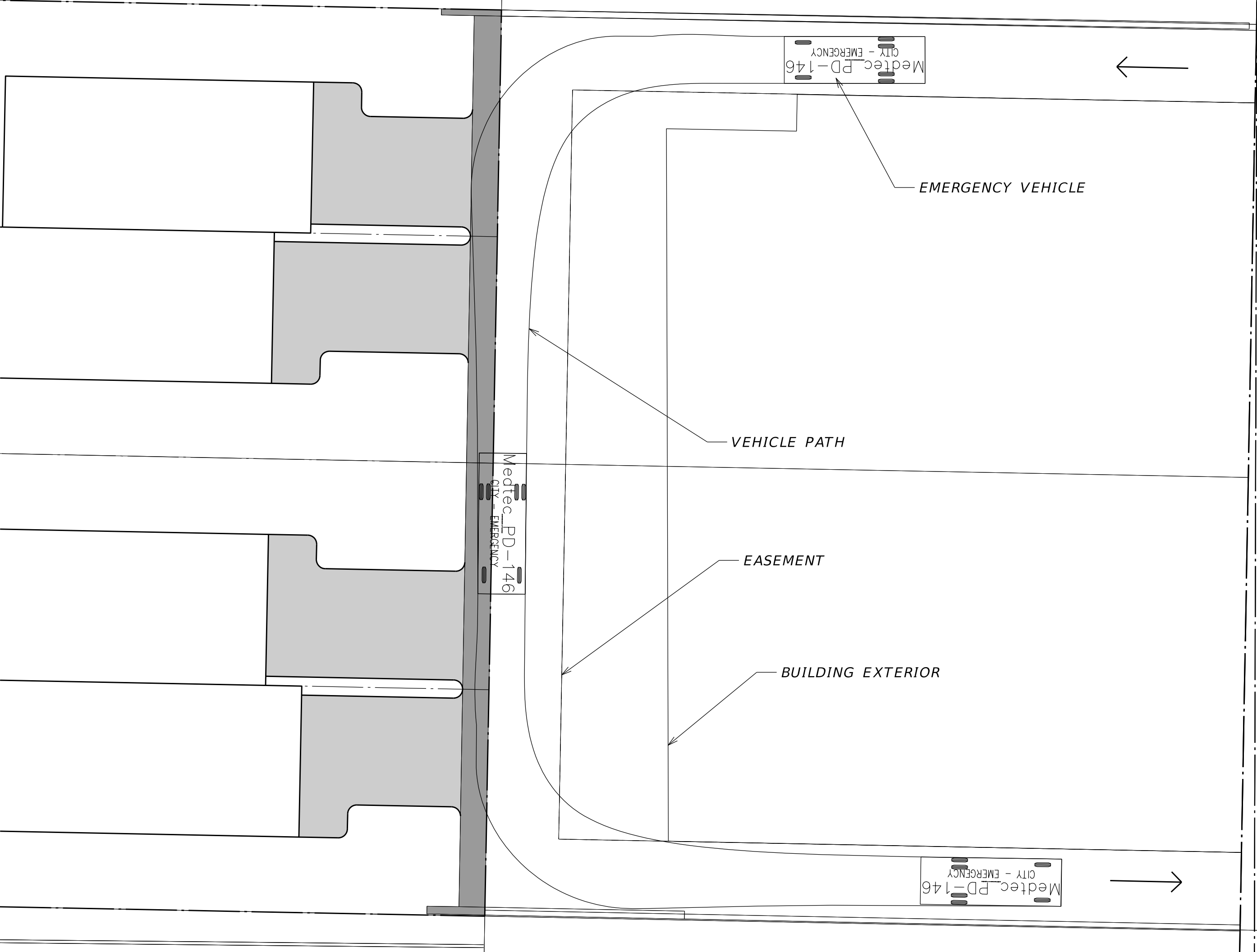
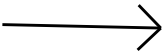
VEHICLE PATH

EASEMENT

BUILDING EXTERIOR

Medtec PD-146
CITY - EMERGENCY

Medtec PD-146
CITY - EMERGENCY



Comp. By: **Dan McCranie, PE**
Date: **10/18/2022**

City of Fernandina Beach
Nassau County

Permit No: **First Avenue Townhomes**

Address: **1920 1st Ave, 1924 1st Ave: Basin 1**

Required Storage Volume

Criteria:

Requirement for stormwater runoff from new impervious areas to be stored on site.
Volume to be retained is as follows:

V = CAR/12 which is the Modified Rational Method for estimating stormwater runoff

Where: V = Volume of Runoff to be stored (cubic feet)
C = Runoff Coefficient, 0.92, the difference between impervious area (C=1.0) and undeveloped conditions (C=0.08).
A = Impervious Area (square feet)
R = Mean Annual Storm Event (5.4")

Onsite Storage Volume Required for Impervious Area:

Drainage Area = **6,175** ft²

Impervious Area (A) = **3,243** ft² = **52.5%**

V = **0.92** x **3,242.8** x **5.5** / **12**

V = **1,367** ft³

Provided Storage:

Area 1 - Side Yard (ft)	Area (ft ²)	Storage (ft ³)	Sideslope: 4 :1
13.00	78	0	BOTTOM size: X
13.33	160	39	
13.67	253	109	
14.00	357	210	TOB size: X

Inground Storage: = A*d/pf

Total Storage Area at TOB (A) = **357.0** ft²

Depth to ESHWT from BOTTOM (d) = **9.0** ft, ESHWT = 4.0

Pore Factor (pf) = **0.4** default is 0.4

Inground Storage Provided = **1285.2** ft³

Required Treatment Volume = **1,367** ft³

Supplied Treatment Volume = **1,495** ft³ OK