

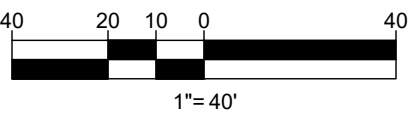


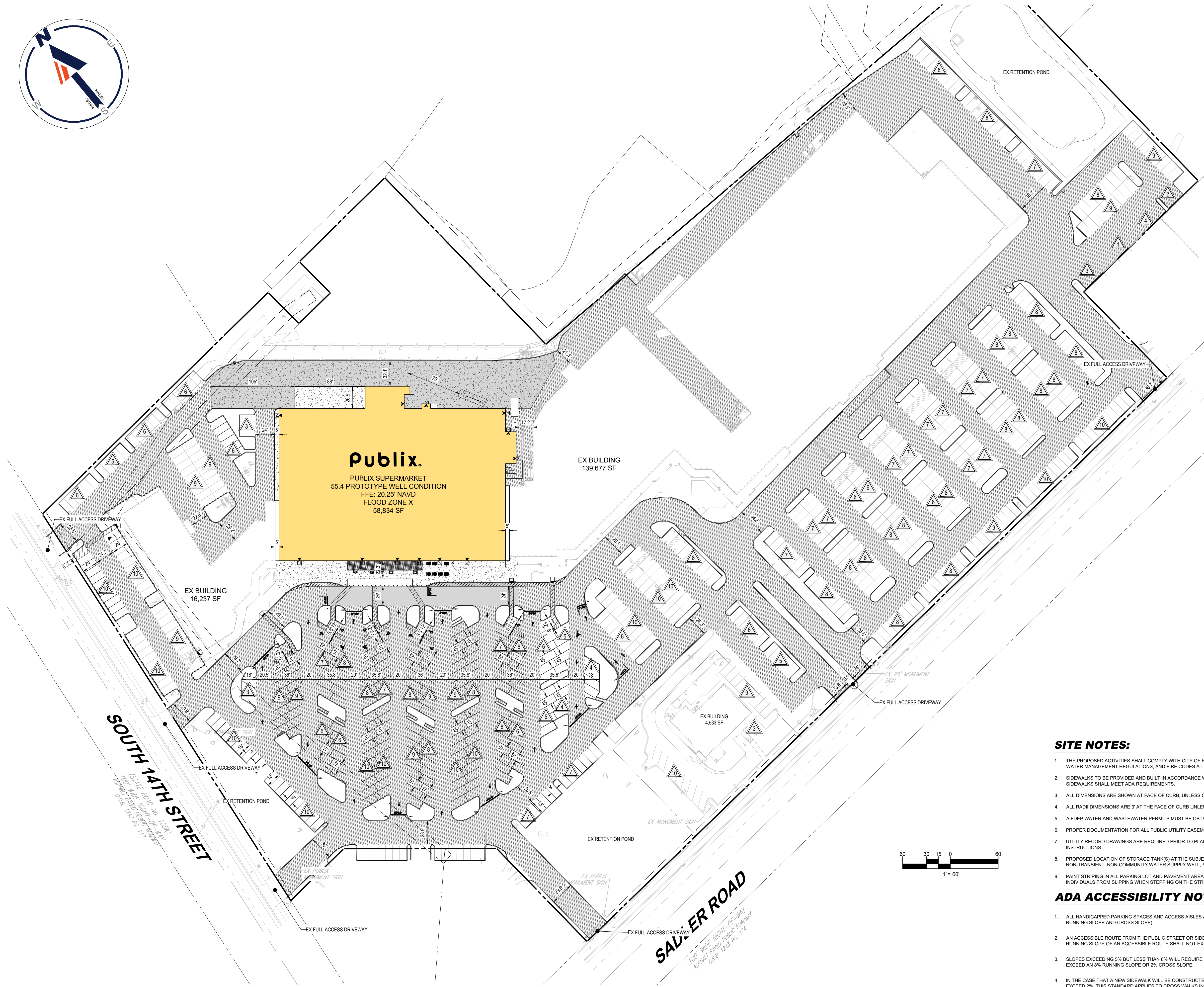
**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
JULY 27, 2023
10:00 AM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MINUTES**
- 5. NEW BUSINESS**
 - 5.1 TRC 2023-0034 - BOHLER ENGINEERING FL LLC, AGENT FOR ISLAND WALK STATION LLC, 1421 SADLER ROAD**
Site Plan Review for demolition and rebuilding of a Grocery Store (Publix), and resurfacing of the parking lot.
 - 5.2 TRC 2023-0035 - GILLETTE & ASSCIATES, AGENT FOR INTACT CONSTRUCTION MANAGEMENT GROUP, LLC, 2194 SADLER ROAD**
Site Plan Review for twelve (12) Townhomes, The Breakers
- 6. OLD BUSINESS**
- 7. COMMITTEE BUSINESS**
- 8. ADJOURNMENT**

NEXT REGULAR TRC MEETING IS SCHEDULED FOR AUGUST 24, 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.

Jun 26, 2023
10:00 AM EDT



SITE DATA TABLE

JURISDICTION	CITY OF FERNANDINA BEACH
CURRENT ZONING	GENERAL COMMERCIAL (C-2)
CURRENT FUTURE LAND USE DESIGNATION	GENERAL COMMERCIAL
OVERLAY DISTRICT	N/A
TOTAL SITE AREA	19.89 AC.
PROPOSED OPEN SPACE	-
MAX F.A.R.	0.50
PROPOSED F.A.R.	0.248
MAX IMPERVIOUS SURFACE RATIO	60.00%
EXISTING IMPERVIOUS SURFACE RATIO	77.20%
PROPOSED IMPERVIOUS SURFACE RATIO	75.20%
MAX BUILDING HEIGHT	45'
PROPOSED BUILDING HEIGHT	30 (1-STORY)

REQUIRED SETBACKS	
- FRONT	0'
- SIDE	0'
- REAR	0'

REQUIRED LANDSCAPE BUFFERS	
- FRONT	0'
- SIDE	0'
- ABUTTING R-2 RESIDENTIAL (NORTH)	15'

BUILDING AREA	
TOTAL EXISTING RETAIL BUILDING AREA	213,656 SF
TOTAL BUILDING AREA TO BE DEMOLISHED	57,086 SF
NEW BUILDING AREA	58,834 SF
TOTAL INLINE RETAIL CENTER BUILDING AREA	215,404 SF
PROPOSED BUILDING PROTOTYPE	55.4 PROTOTYPE WELL CONDITION

PARKING	
VEHICLE PARKING REQUIREMENT (1 SPACE PER 300 SF GROSS FLOOR AREA)	719 SPACES
BICYCLE PARKING REQUIREMENT (1 SPACE PER 25 VEHICLE PARKING SPACES)	29 SPACES
PROPOSED VEHICLE PARKING	722 SPACES
PROPOSED BICYCLE PARKING	29 SPACES

LEGEND:

---	EX PROPERTY BOUNDARY LINES
- - -	PROP PROPERTY BOUNDARY LINES
- - -	EX EASEMENT LINES
- - -	PROP BUILDING SETBACK
- - -	PROP LANDSCAPE BUFFER
- - -	PROP TYPE "D" CURB
- - -	PROP SAWCUT
○	PROP BOLLARD MOUNTED SIGN
+	PROP SIGN WITH BREAKAWAY POST
•	PROP BOLLARD
—	PROP CONCRETE PAVEMENT
⑩	PROP PARKING SPACE COUNT
T	PROP TRANSFORMER PAD AND CT CABINET
♿	PROPOSED ADA PARKING SPACE
■	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
▨	PROPOSED MILL & RESURFACE
■	PROP HEAVY DUTY CONCRETE PAVEMENT

SITE NOTES:

- THE PROPOSED ACTIVITIES SHALL COMPLY WITH CITY OF FERNANDINA BEACH DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
- SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH F.D.O.T. AND CITY OF FERNANDINA BEACH LAND DEVELOPMENT REGULATIONS (LATEST EDITION). ALL PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS.
- ALL DIMENSIONS ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
- ALL RADII DIMENSIONS ARE 3' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
- A FDP WATER AND WASTEWATER PERMITS MUST BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
- PROPER DOCUMENTATION FOR ALL PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED TO THE PROPERTY MANAGEMENT DEPARTMENT PRIOR TO CERTIFICATE OF COMPLETION.
- UTILITY RECORD DRAWINGS ARE REQUIRED PRIOR TO PLACING THIS WATER AND WASTEWATER FACILITIES INTO SERVICE. PLEASE SEE THE ADDITIONAL INFORMATION SECTION FOR INSTRUCTIONS.
- PROPOSED LOCATION OF STORAGE TANK(S) AT THE SUBJECT SITE IS NOT WITHIN 500 FEET OF ANY EXISTING COMMUNITY WATER SUPPLY WELL, NOT WITHIN 500 FEET OF ANY NON-TRANSIENT, NON-COMMUNITY WATER SUPPLY WELL, AND NOT WITHIN 100 FEET OF ANY OTHER EXISTING POTABLE WATER SUPPLY WELL.
- PAINT STRIPING IN ALL PARKING LOT AND PAVEMENT AREAS SHOULD BE CONSTRUCTED WITH A PAINT PRODUCT THAT PROVIDES A HIGH SLIP-RESISTANT FINISH AND PREVENTS INDIVIDUALS FROM SLIPPING WHEN STEPPING ON THE STRIPING IN BOTH WET AND DRY CONDITIONS.

ADA ACCESSIBILITY NOTES:

- ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
- AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
- SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
- IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE RW OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
- IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY



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PRELIMINARY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FLB210028
DRAWN BY: NH
CHECKED BY: AS
DATE: 02/28/2023
CAD ID: SITE

PROJECT:

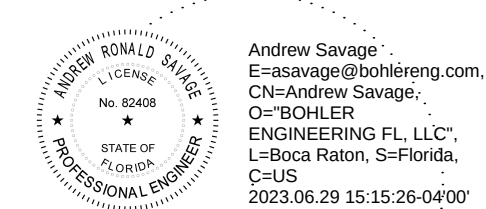
PROP. SITE PLAN DOCUMENTS



PROPOSED
PUBLIX GROCERY STORE
1421 SADLER ROAD
FERNANDINA BEACH, FL 32034
NASSAU COUNTY

BOHLER

1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780



This item has been digitally signed and sealed by Andrew Ronald Savage, PE, on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

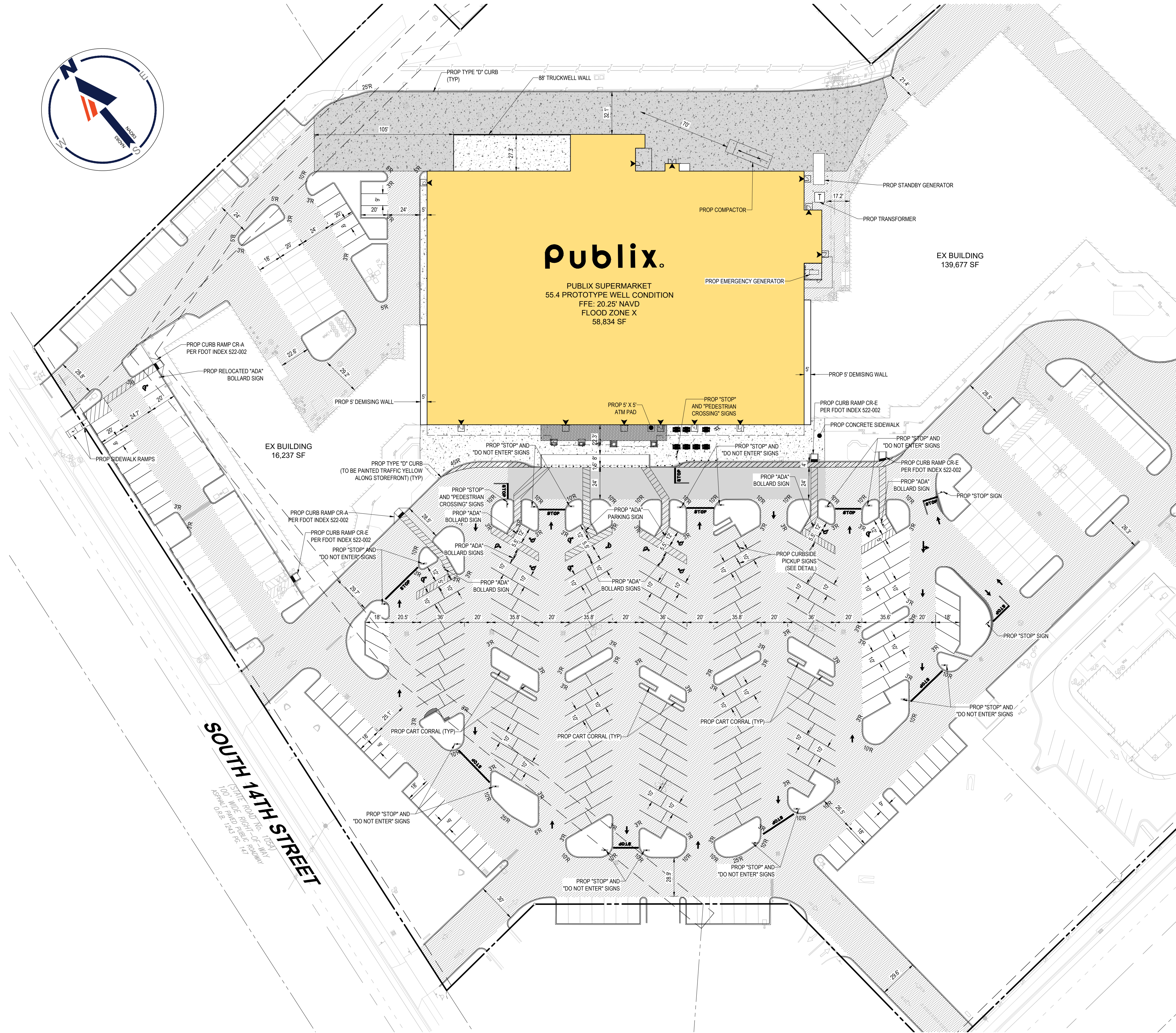
SHEET TITLE:

OVERALL SITE LAYOUT PLAN

SHEET NUMBER:

C-301

ORG. DATE - 6/27/2023



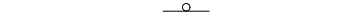
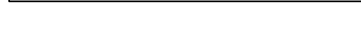
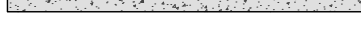
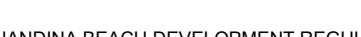
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SITE DATA TABLE	
JURISDICTION	CITY OF FERNANDINA BEACH
CURRENT ZONING	GENERAL COMMERCIAL (C-2)
CURRENT FUTURE LAND USE DESIGNATION	GENERAL COMMERCIAL
OVERLAY DISTRICT	N/A
TOTAL SITE AREA	19.89 AC.
PROPOSED OPEN SPACE	-
MAX F.A.R.	0.50
PROPOSED F.A.R.	0.248
MAX IMPERVIOUS SURFACE RATIO	60.00%
EXISTING IMPERVIOUS SURFACE RATIO	77.20%
PROPOSED IMPERVIOUS SURFACE RATIO	75.20%
MAX BUILDING HEIGHT	45'
PROPOSED BUILDING HEIGHT	30 (1-STORY)
REQUIRED SETBACKS	
- FRONT	0'
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- REAR	0'
REQUIRED LANDSCAPE BUFFERS	
- FRONT	0'
- SIDE	0'
- ABUTTING R-2 RESIDENTIAL (NORTH)	15'
BUILDING AREA	
TOTAL EXISTING RETAIL BUILDING AREA	213,656 SF
TOTAL BUILDING AREA TO BE DEMOLISHED	57,086 SF
NEW BUILDING AREA	58,834 SF
TOTAL INLINE RETAIL CENTER BUILDING AREA	215,404 SF
PROPOSED BUILDING PROTOTYPE	55.4 PROTOTYPE WELL CONDITION
PARKING	
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BICYCLE PARKING REQUIREMENT (1 SPACE PER 25 VEHICLE PARKING SPACES)	29 SPACES
PROPOSED VEHICLE PARKING	722 SPACES
PROPOSE BICYCLE PARKING	29 SPACES

LEGEND:

- | | |
|---|---|
|  | EX PROPERTY BOUNDARY LINES |
|  | PROP PROPERTY BOUNDARY LINES |
|  | EX EASEMENT LINES |
|  | PROP LANDSCAPE BUFFER |
|  | PROP TYPE "D" CURB |
|  | PROP SAWCUT |
|  | PROP BOLLARD MOUNTED SIGN |
|  | PROP SIGN WITH BREAKAWAY POST |
| | PROP BOLLARD |
|  | PROP ASPHALT PAVEMENT |
|  | PROP PARKING SPACE COUNT |
|  | PROP TRANSFORMER PAD AND CT CABINET |
|  | PROPOSED ADA PARKING SPACE |
|  | PROPOSED STANDARD DUTY ASPHALT PAVEMENT |
|  | PROPOSED HEAVY DUTY ASPHALT PAVEMENT |
|  | PROPOSED MILL & RESURFACE |
|  | PROPOSED HEAVY DUTY CONCRETE PAVEMENT |



REVISIONS

[illegible]

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PRELIMINARY

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REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FLB210028
DRAWN BY:	NH
CHECKED BY:	AS
DATE:	02/28/2023
CAD I.D.:	SITE

PROJECT:

**PROP.
SITE PLAN
DOCUMENTS**

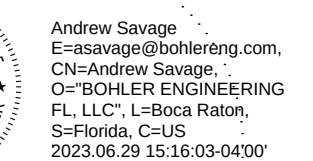
FOR -



PROPOSED
PUBLIX GROCERY STORE
1421 SADLER ROAD
BERNARDINA BEACH, FL 32034
NASSAU COUNTY

BOHLER //

1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780



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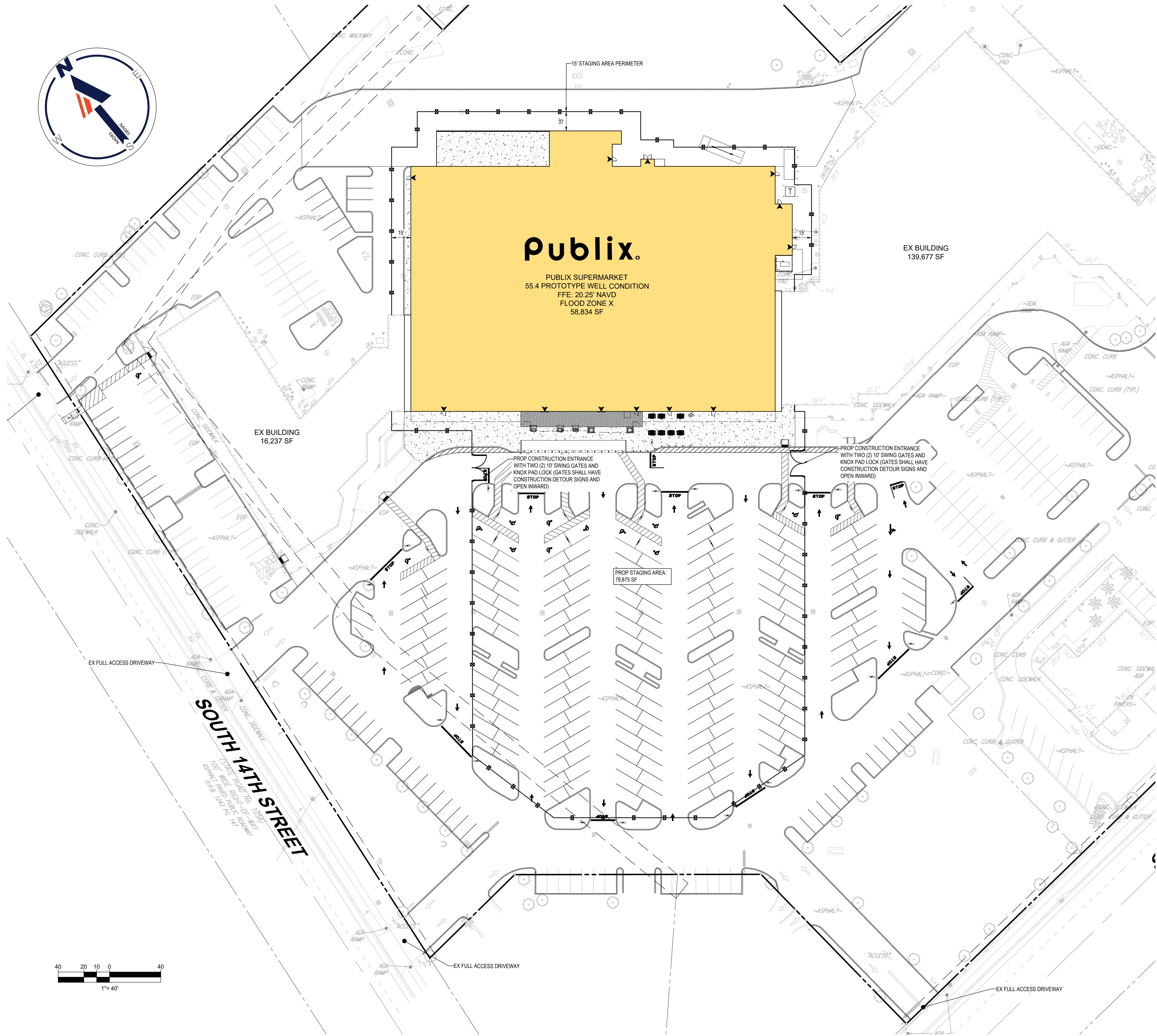
SHEET TITLE:

DETAILED SITE LAYOUT PLAN

SHEET NUMBER: _____

C-302

ORG. DATE - 6/27/2023



STAGING PLAN NOTE:

1. PROJECT TO BE COMPLETED IN A SINGLE PHASE.
2. CONTRACTOR TO ENSURE THAT ALL GATES HAVE KNOX PAD LOCKS PROVIDED.

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	

811
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PRELIMINARY

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PROJECT No.: FLB210028
DRAWN BY: NH
CHECKED BY: AS
DATE: 02/28/2023
CAD ID: TSAS

PROJECT:
PROP. SITE PLAN DOCUMENTS
FOR

PROPOSED
PUBLIX GROCERY STORE
1421 SADLER ROAD
FERNANDINA BEACH, FL 32034
NASSAU COUNTY

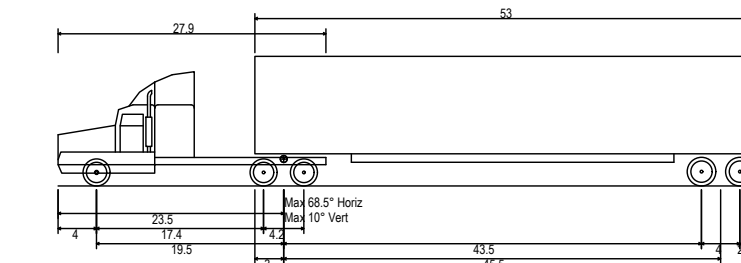
BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

Andrew Savage,
E=asavage@bohlereng.com,
C=Andrew Savage,
D=BOHLER
ENGINEERING FL, LLC,
11800A Raton, St. Florida,
C=US
2023.06.29 15:16:40-04007
This item has been digitally signed and sealed by Andrew Ronald Savage, PE, on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

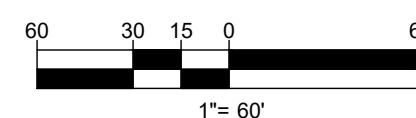
SHEET TITLE:
TEMPORARY SITE ACCESS AND STAGING PLAN

SHEET NUMBER:
C-303

ORG. DATE - 6/27/2023

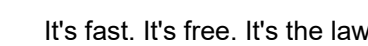


73.5011
8.500ft
13.500ft
1.334ft
8.500ft
6.00s
28.40°



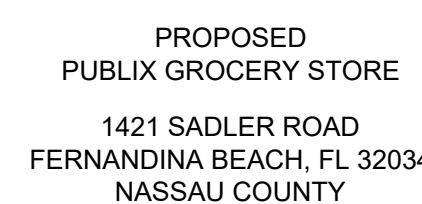
ADLER ROAD

CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

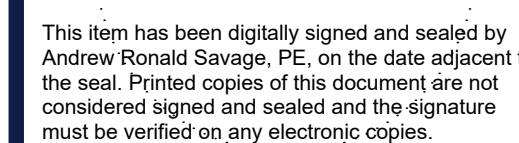
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PROJECT No.:	FLB21002
DRAWN BY:	N
CHECKED BY:	A
DATE:	02/28/202
CAD I.D.:	TRC

**PROP.
SITE PLAN
DOCUMENTS**



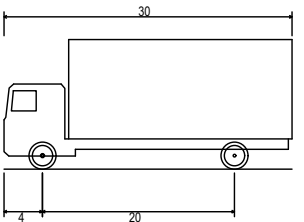
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780



TRUCK TURN PLAN

C-304

ORG. DATE - 6/27/2023



30.000ft
8.000ft
13.500ft
1.367ft
8.000ft
5.00s
31.80°

[illegible]

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REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT:

FOR



1900 NW CORPORATE BOULEVARD
SUITE 101E


 Andrew Savage
 E=asavage@bohlereng.com,
 CN=Andrew Savage,
 O="BOHLER ENGINEERING
 FL, LLC", L=Boca Raton,
 S=Florida, C=US
 2023.06.29 15:21:57-0400

SHEET TITLE

SHEET NUMBER

C-305

ORG. DATE - 6/27/2023



ORG. DATE - 6/27/2023



Publix.

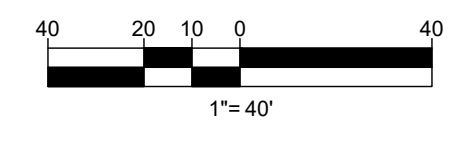
PUBLIX SUPERMARKET
55.4 PROTOTYPE WELL CONDITION
FFE: 20.25' NAVD
FLOOD ZONE X
58,834 SF

EX BUILDING
16,237 SF

EX BUILDING
139,677 SF

SOUTH 14TH STREET
100' WIDE RIGHT-OF-WAY
ASPH. PAVED PUBLIC HIGHWAY
0.8.8. 14.5' PG. 147

SADLER ROAD
100' WIDE RIGHT-OF-WAY
ASPH. PAVED PUBLIC HIGHWAY
0.8.8. 14.5' PG. 174



LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX STORM SEWER
- PROP SAWCUT LIMITS
- EX SPOT GRADE
- PROP SPOT GRADE
- PROP STANDARD ASPHALT
- PROP HEAVY DUTY ASPHALT
- PROP MILL & RESURFACE
- PROP ALTERNATE PAVEMENT
- PROP HEAVY DUTY CONCRETE
- PROP DRAINAGE ARROW
- PROP DRAINAGE PIPE
- PROP DRAINAGE STRUCTURES
- PROP CLEANOUT
- PROP TRENCH DRAIN

GENERAL NOTES:

- CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM EXISTING BUILDING BY REDUCING CURB HEIGHT AS NECESSARY IN THIS AREA.

PAVING AND GRADING NOTES:

- GENERAL:
 - ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEYOR'S BENCHMARKS AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAK.
 - "TOP" = TOP OF CURB ELEVATION; "BOT" = BOTTOM OF CURB ELEVATION (EDGE OF PAVEMENT); "M.E." = PROPOSED GRADE TO MATCH EXISTING GRADE; "TW" = TOP OF RETAINING WALL ELEVATION; "BW" = BOTTOM OF RETAINING WALL ELEVATION; "T.S." = TOP OF SIDEWALK ELEVATION; "B.S." = BOTTOM OF SIDEWALK.
 - THE ALTA/ACSM LAND TITLE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
 - THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
 - ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
 - ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
 - WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT TO ENSURE A PROPER JOINT.
 - PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.
 - GENERAL CONTRACTOR IS RESPONSIBLE TO MAINTAIN POSITIVE DRAINAGE FLOW AROUND NEW CURB ISLANDS.
- MATERIALS:
 - BASE COURSE SHALL BE COMPLIANT WITH LATEST F.O.D.O.T. FLEXIBLE PAVEMENT DESIGN MANUAL AND DESIGN STANDARDS.
 - ASPHALT SURFACES SHALL BE TYPE SUPER PAVE (SP), UNLESS OTHERWISE SPECIFIED ON THE PLANS, AND SHALL BE A MINIMUM OF 1-1/2" THICK, AND CONSTRUCTED IN TWO MINIMUM 3/4" LIFTS, WITH TACKCOAT BETWEEN LIFTS.
 - REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" x 6" NO. 6 GAUGE WIRE MESH.
- INSTALLATION:
 - SUBGRADE FOR ROADWAY SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY (AASHTO T-99), TO A MIN. 12" AND SHALL HAVE A MINIMUM LBR 40.
 - BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM THICKNESS OF 8" PLACED IN ONE LIFT. BASE COURSE MATERIAL SHALL HAVE A MINIMUM MARSHALL STABILITY OF 1000, UNLESS OTHERWISE INDICATED (OR LBR-100).
 - BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-99.
 - INSTALLATION OF THE WEARING SURFACE SHALL CONFORM WITH THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE III ASPHALTIC CONCRETE OR THE LATEST REVISION.
- TESTING
 - THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
 - DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
 - ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.
 - DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND GEOTECHNICAL ENGINEER, AND APPROVED BEFORE ANY BASE IS CONSTRUCTED.
 - DENSITY TESTS AND "AS-BUILTS" ON THE FINISHED BASE SHALL BE SUPPLIED TO THE GEOTECHNICAL ENGINEER, AND APPROVED BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.

UTILITY CROSSING SCHEDULE

CROSSING #1 TOP UTILITY: 4" HDPE STM BOTTOM UTILITY: 4" PVC SAN BOTTOM OF 4" HDPE STM: 15.78' TOP OF 4" PVC SAN: 10.92' SEPARATION: 4.86'	CROSSING #5 TOP UTILITY: 18" HDPE STM BOTTOM UTILITY: 8" PVC SAN BOTTOM OF 18" HDPE STM: 15.13' TOP OF 8" PVC SAN: 10.42' SEPARATION: 4.71'	CROSSING #9 TOP UTILITY: 4" HDPE STM BOTTOM UTILITY: 8" PVC SAN BOTTOM OF 4" HDPE STM: 14.81' TOP OF 8" PVC SAN: 11.53' SEPARATION: 2.88'
CROSSING #2 TOP UTILITY: 4" HDPE STM BOTTOM UTILITY: 4" HDPE STM: 15.78' TOP OF 4" PVC SAN: 10.90' SEPARATION: 4.88'	CROSSING #6 TOP UTILITY: 10" HDPE STM BOTTOM UTILITY: 8" PVC SAN BOTTOM OF 10" HDPE STM: 15.44' TOP OF 8" PVC SAN: 11.19' SEPARATION: 4.25'	CROSSING #10 TOP UTILITY: 10" HDPE STM BOTTOM UTILITY: 8" PVC SAN BOTTOM OF 10" HDPE STM: 14.72' TOP OF 8" PVC SAN: 12.08' SEPARATION: 2.64'
CROSSING #3 TOP UTILITY: 10" HDPE STM BOTTOM UTILITY: 4" PVC SAN BOTTOM OF 10" HDPE STM: 15.57' TOP OF 4" PVC SAN: 10.60' SEPARATION: 4.97'	CROSSING #7 TOP UTILITY: 10" HDPE STM BOTTOM UTILITY: 8" PVC SAN BOTTOM OF 10" HDPE STM: 14.68' TOP OF 8" PVC SAN: 11.32' SEPARATION: 3.36'	CROSSING #11 TOP UTILITY: 10" HDPE STM BOTTOM UTILITY: 8" PVC SAN BOTTOM OF 10" HDPE STM: 14.66' TOP OF 8" PVC SAN: 12.30' SEPARATION: 2.36'
CROSSING #4 TOP UTILITY: 10" HDPE STM BOTTOM UTILITY: 4" PVC SAN BOTTOM OF 10" HDPE STM: 15.59' TOP OF 4" PVC SAN: 10.81' SEPARATION: 4.98'	CROSSING #8 TOP UTILITY: 4" HDPE STM BOTTOM UTILITY: 8" PVC SAN BOTTOM OF 4" HDPE STM: 14.94' TOP OF 8" PVC SAN: 11.44' SEPARATION: 3.50'	CROSSING #12 TOP UTILITY: 4" PVC SAN BOTTOM UTILITY: 4" PVC SAN BOTTOM OF 4" PVC SAN: 14.08' TOP OF 4" PVC SAN: 13.50' SEPARATION: 0.58'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	

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PRELIMINARY
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PROJECT No.: FLB210028
DRAWN BY: NDN
CHECKED BY: AS
DATE: 02/28/2023
CAD ID: GRAD

PROJECT:
PROP. SITE PLAN DOCUMENTS
FOR

PROPOSED
PUBLIX GROCERY STORE
1421 SADLER ROAD
FERNANDINA BEACH, FL 32034
NASSAU COUNTY

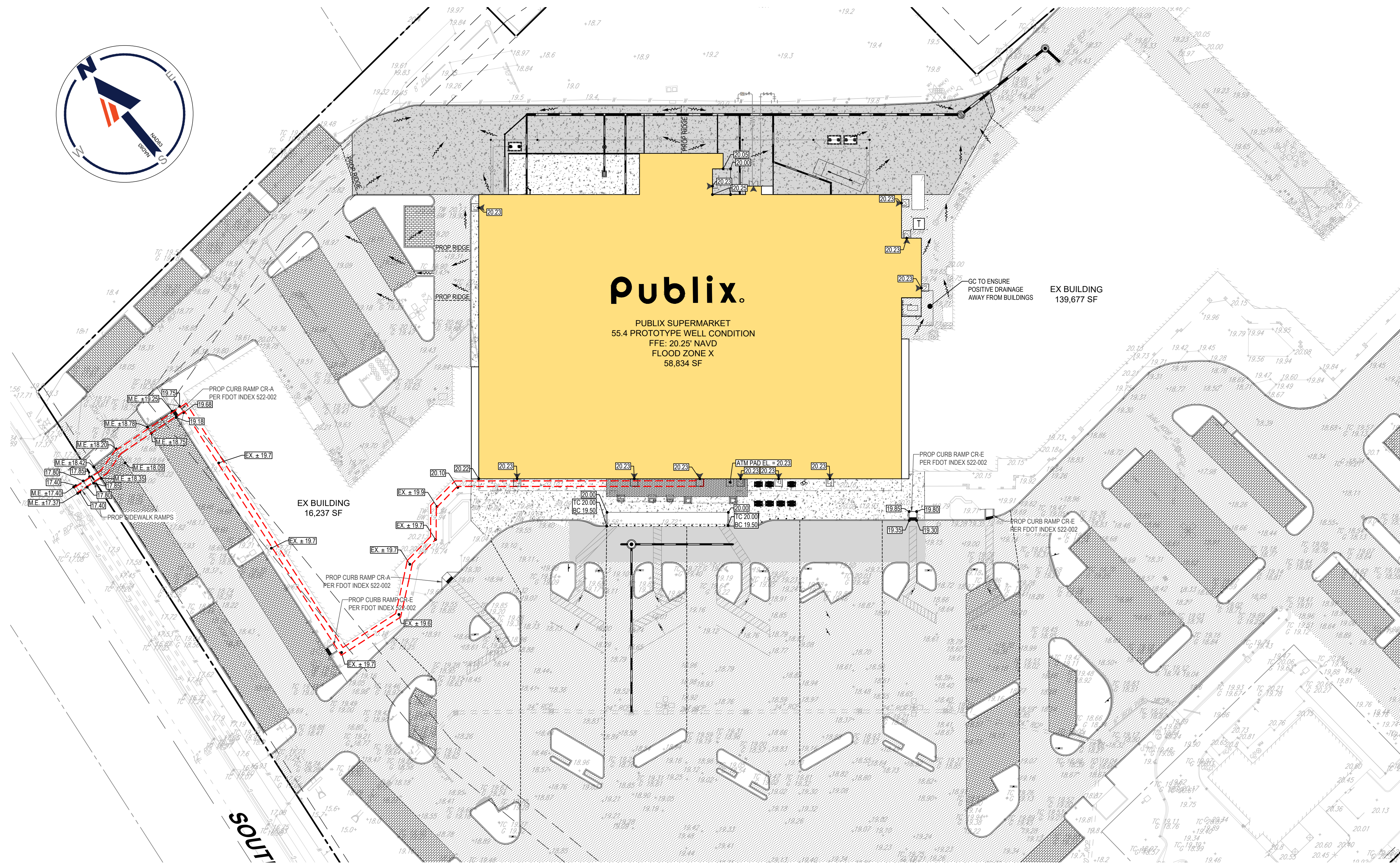
BOHLER
1900 NW CORPORATE BOULEVARD
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FLORIDA BUSINESS CERT. OF AUTH. No. 30780

Andrew Savage
E-savage@bohlereng.com
CIVIL ENGINEER
FLORIDA LICENSE NO. 12345
2023.06.25 15:22:33-0400

This item has been digitally signed and sealed by Andrew Ronald Savage, PE, on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET TITLE
DETAILED PAVING, GRADING, AND DRAINAGE PLAN
SHEET NUMBER:

C-402
ORG. DATE - 6/27/2023



LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX STORM SEWER
- PROP SAWCUT LIMITS
- EX SPOT GRADE
- PROP SPOT GRADE
- PROP STANDARD ASPHALT
- PROP HEAVY DUTY ASPHALT
- PROP MILL & RESURFACE
- PROP ALTERNATE PAVEMENT
- PROP HEAVY DUTY CONCRETE
- PROP DRAINAGE ARROW
- PROP DRAINAGE PIPE
- PROP DRAINAGE STRUCTURES
- PROP CLEANOUT
- PROP TRENCH DRAIN
- PROP ADA PATH

PAVING AND GRADING NOTES:

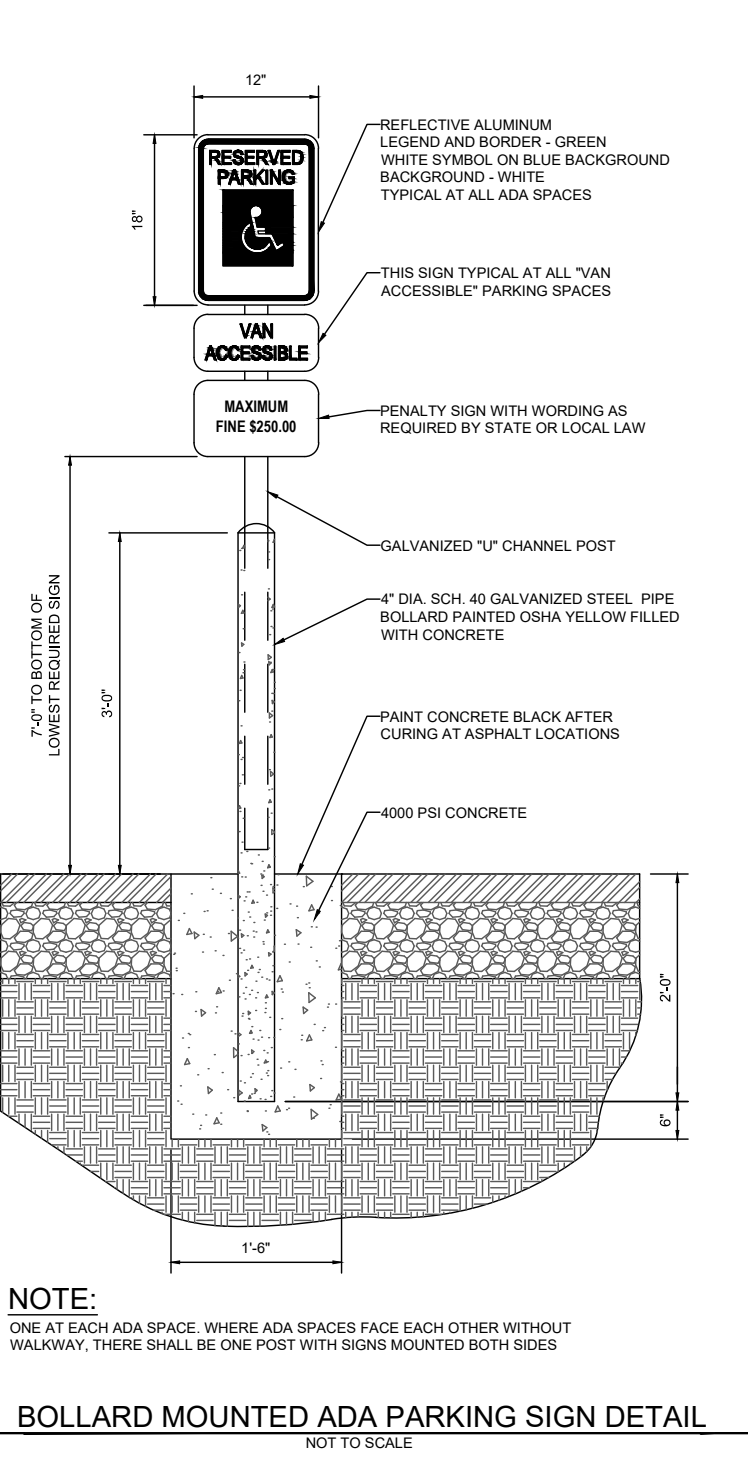
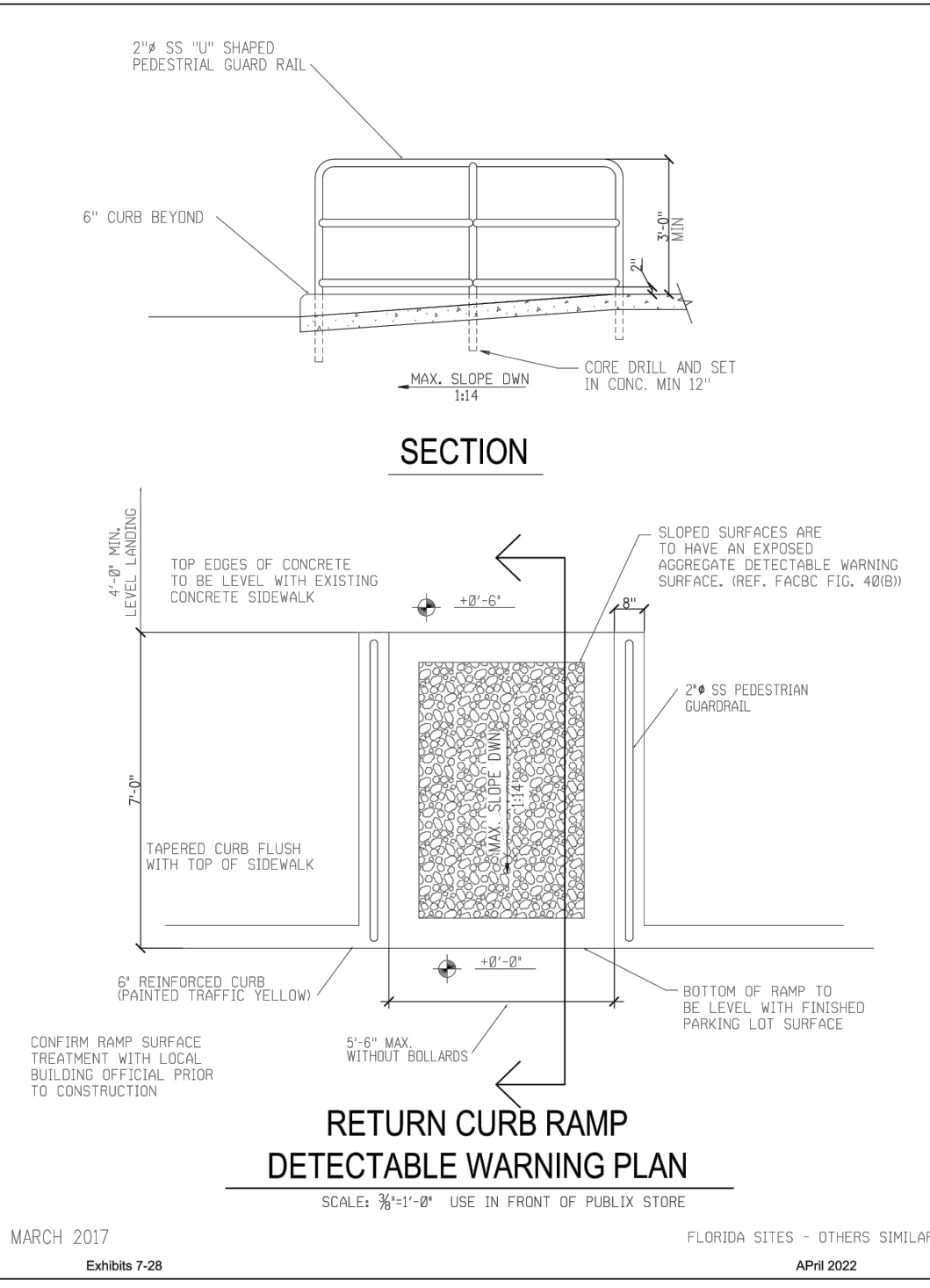
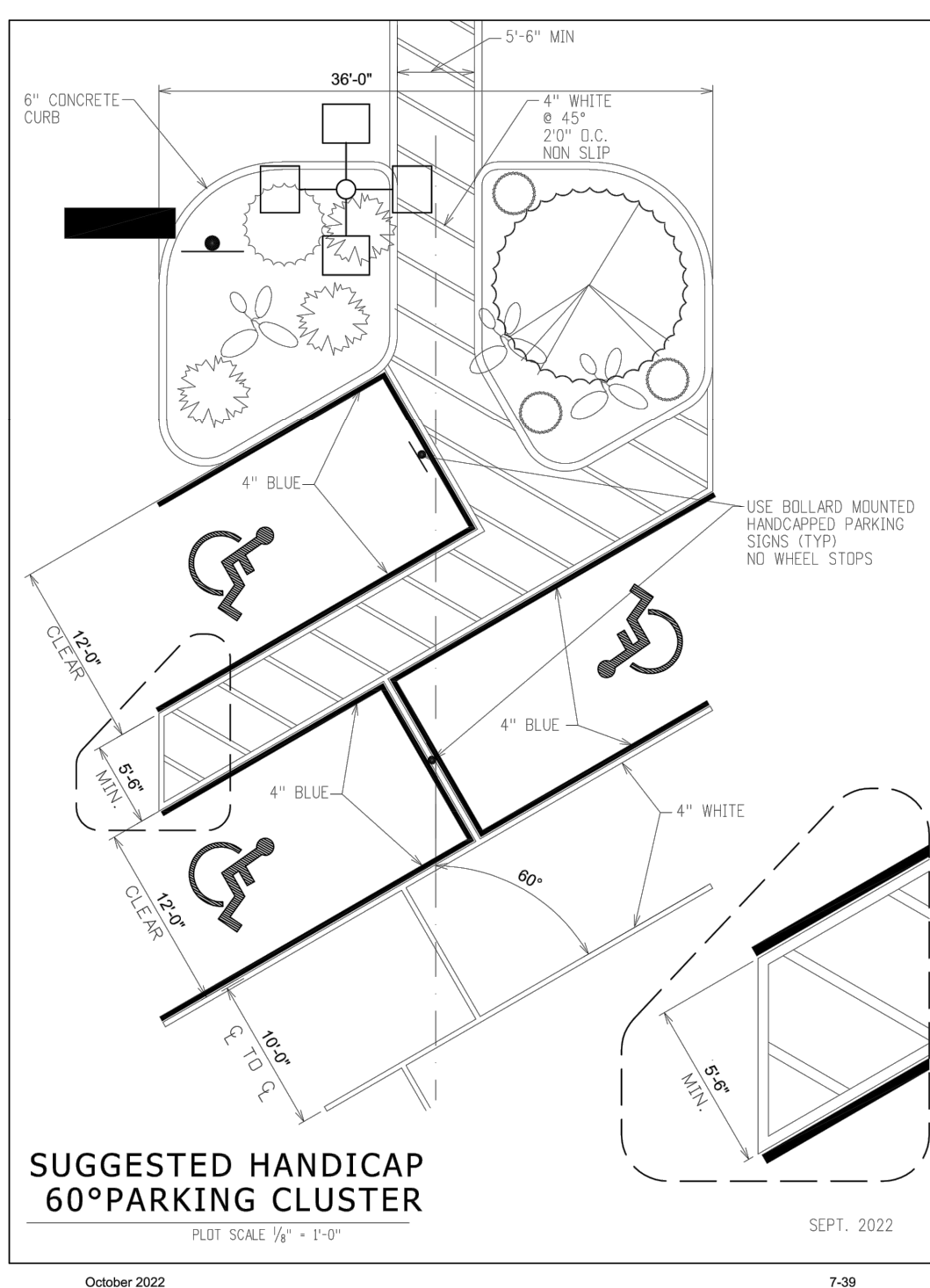
- GENERAL:
 - A. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEYOR'S BENCHMARKS AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAK.
 - B. "TC" = TOP OF CURB ELEVATION; "BC" = BOTTOM OF CURB ELEVATION (EDGE OF PAVEMENT); "ME" = PROPOSED GRADE TO MATCH EXISTING GRADE; "TW" = TOP OF RETAINING WALL ELEVATION; "BW" = BOTTOM OF RETAINING WALL ELEVATION; "TS" = TOP OF SIDEWALK ELEVATION; "BS" = BOTTOM OF SIDEWALK.
 - C. THE ALTA/ACSM LAND TITLE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
 - D. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
 - E. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
 - F. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
 - G. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT TO ENSURE A PROPER JOINT.
 - H. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.
 - I. GENERAL CONTRACTOR IS RESPONSIBLE TO MAINTAIN POSITIVE DRAINAGE FLOW AROUND NEW CURB ISLANDS.
- MATERIALS:
 - A. BASE COURSE SHALL BE COMPLIANT WITH LATEST F.D.O.T. FLEXIBLE PAVEMENT DESIGN MANUAL AND DESIGN STANDARDS.
 - B. ASPHALT SURFACES SHALL BE TYPE SUPER PAVE (SP), UNLESS OTHERWISE SPECIFIED ON THE PLANS, AND SHALL BE A MINIMUM OF 1-1/2" THICK, AND CONSTRUCTED IN TWO MINIMUM 3/4" LIFTS, WITH TACKCOAT BETWEEN LIFTS.
 - C. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" x 6" NO. 6 GAUGE WIRE MESH.
- INSTALLATION:
 - A. SUBGRADE FOR ROADWAY SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY (AASHTO T-180), TO A MIN. 12" AND SHALL HAVE A MINIMUM LBR 40.
 - B. BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM THICKNESS OF 6" PLACED IN ONE LIFT. BASE COURSE MATERIAL SHALL HAVE A MINIMUM MARSHALL STABILITY OF 1000, UNLESS OTHERWISE INDICATED (OR LBR-100).
 - C. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
 - D. INSTALLATION OF THE WEARING SURFACE SHALL CONFORM WITH THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE S-III ASPHALTIC CONCRETE OR THE LATEST REVISION.
- TESTING
 - A. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
 - B. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
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 - E. DENSITY TESTS AND "AS-BUILTS" ON THE FINISHED BASE SHALL BE SUPPLIED TO THE GEOTECHNICAL ENGINEER, AND APPROVED BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.

FEMA MAP INFORMATION:

THE SITE APPEARS TO BE IN FLOOD ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SHOWN IN THE FLOOD INSURANCE RATE MAP, 120850204R. MAP REVISED 09/25/2009 NATIONAL FLOOD INSURANCE PROGRAM, WHICH IS AN AREA OF MINIMAL FLOOD HAZARD.

DATUM NOTES:

- ELEVATIONS ARE BASED ON NAVD DATUM DETERMINED BY GPS OBSERVATIONS.



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PRELIMINARY

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PROJECT No.: FLB210028
DRAWN BY: NH
CHECKED BY: AS
DATE: 02/28/2023
CAD ID: GRAD

PROJECT:

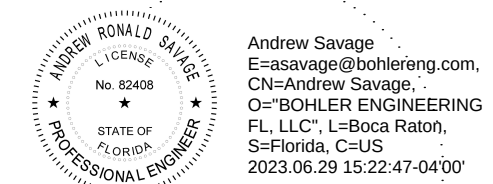
PROP. SITE PLAN DOCUMENTS
FOR



PROPOSED
PUBLIX GROCERY STORE
1421 SADLER ROAD
FERNANDINA BEACH, FL 32034
NASSAU COUNTY

BOHLER

1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780



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SHEET TITLE:

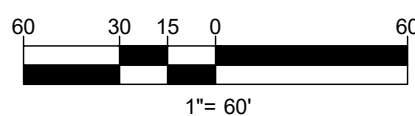
ACCESSIBILITY PLAN

SHEET NUMBER:

C-403

ORG. DATE - 6/27/2023





PROPERTY LINE

EX DRAINAGE STRUCTURES

EX STORM SEWER

PROP SILT FENCE

PROP CONSTRUCTION FENCE

PROP SOIL TRACKING PREVENTION MATS

PROP INLET PROTECTION

1. EROSION AND SEDIMENT CONTROL BMP'S IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORMWATER COLLECTIONS OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMP'S SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.]
2. OFF SITE SURFACE WATER DISCHARGES, OR DISCHARGES TO ONSITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTU'S) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
3. THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C), F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
4. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL OR OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 10 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO WATER RESOURCES. SMALLER OIL AND FUEL SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
5. IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CESS, AND WATER RESOURCES SHALL BE CONTACTED.
6. PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
7. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
 - A. NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(a), F.A.C.
 - B. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(a) PART II (C.2, F.A.C.
 - C. A COPY OF THE CERTIFIED NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH RULE 62-621.300(4)(a) PART II(D.1, F.A.C.
 - D. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(a)PART V(D.6, F.A.C.)
 - E. A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.
8. THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE M54 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP, PERMIT53) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

N.P.D.E.S. PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY A NPDES QUALIFIED INSPECTOR AND PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT OF 0.5 INCHES OR GREATER. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS FURTHER MAINTENANCE AS OUTLINED BELOW.

1. THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING FDOT ROADFRS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
2. CATCH BASIN INLET AND CONCRETE PLUMB FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS NUNDED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT.
3. CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED AS NEARLY AS POSSIBLE REFILLING WITH FILL OR IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER OR HAS ROTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.
4. SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND EVERY 7 CALENDAR DAYS BY NPDES QUALIFIED INSPECTOR. IF REPAIRS OR REPLACEMENT IS NECESSARY, IT SHALL BE REPLACED IMMEDIATELY. THE SILT FENCE SHOULD BE TIGHTLY FITTED IN BACKFILL AND NOT APPLIED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT, WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE, CONSTRUCTION SHALL BE STOPPED TO REMOVE, REPLACE, RETENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
5. SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH HAVE BEEN DAMAGED BY RUNOFF.
6. REMOVE ANY VISIBLE SEDIMENT FROM THE POND DOWNSIDE TO KEEP THE BASIN DESIGNATED INFILTRATION PERFORMANCE
7. THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL. EVERY 7 CALENDAR DAYS, THE CONTRACTOR SHALL MONITOR AND KEEP THE SITE IN ACCORDANCE WITH THE NPDES PERMIT, BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HER/HE IS AWARE OF NPDES GUIDELINES AND POLICIES AS WELL AS THE NPDES PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FENCES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.
8. CONTRACTOR SHALL MAINTAIN ACCESS THROUGH REAR DRIVE W/ FLAGMEN TO ALL TENANTS THROUGHOUT CONSTRUCTION.

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BECHTEL. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

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PROJECT No.:	FLB210028
DRAWN BY:	NH
CHECKED BY:	AS
DATE:	02/28/2023
CAD I.D.:	ERO1

PROJECT:

- FOR



PUBLIX GROCERY STORE
1421 SADLER ROAD
FERNANDINA BEACH, FL 32034
NASSAU COUNTY

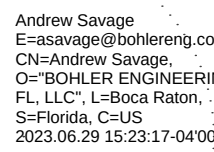
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Phone: (561) 571-0280

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FLORIDA BUSINESS CERT. OF AUTH. No. 30780



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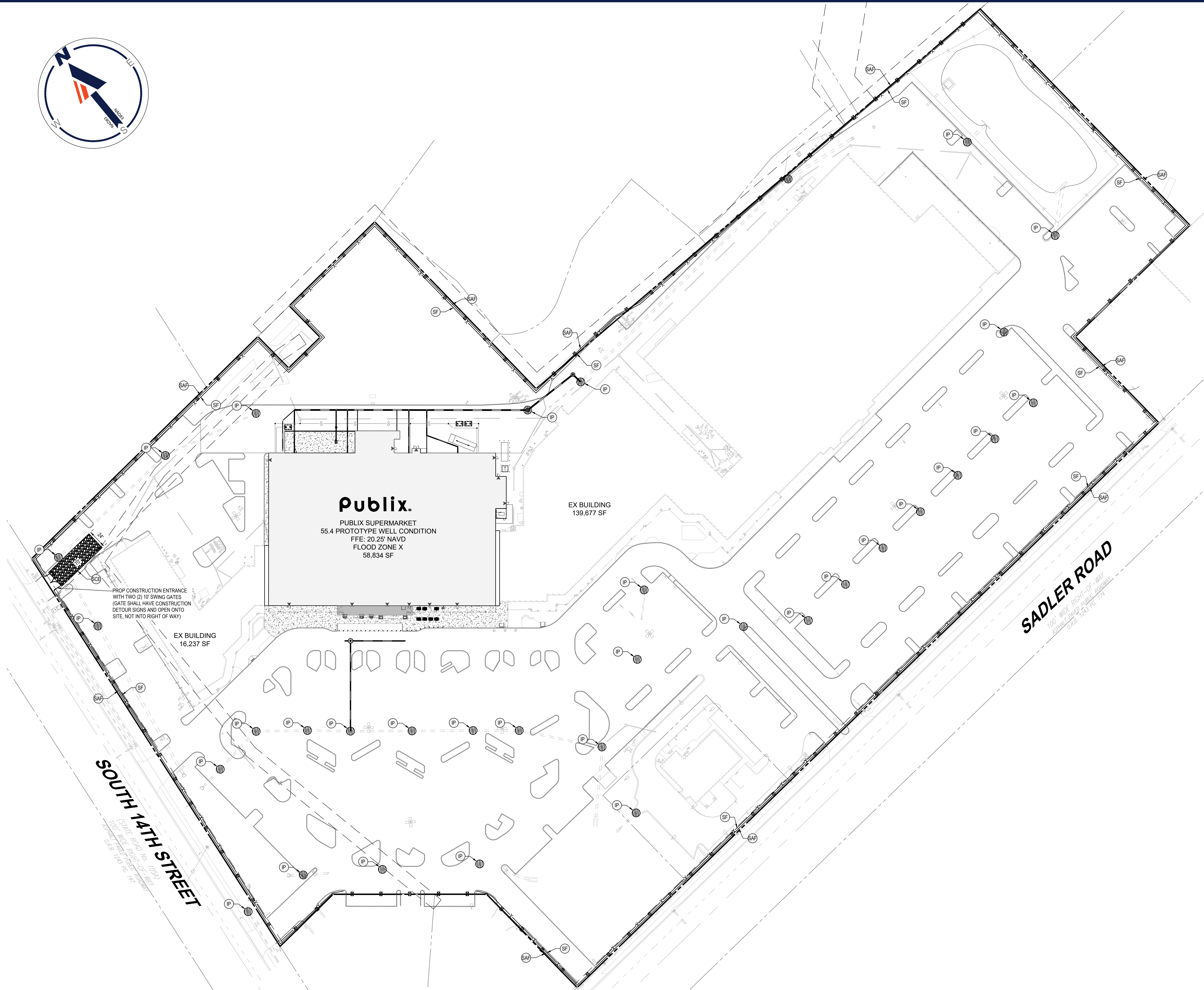
SHEET TITLE:

**EROSION
CONTROL
PLAN PHASE I**

SHEET NUMBER

C-601

ORG. DATE - 6/25/2023



LEGEND:

- PROPERTY LINE
- EX DRAINAGE STRUCTURES
- EX STORM SEWER
- PROP SILT FENCE
- PROP CONSTRUCTION FENCE
- PROP SOIL TRACKING PREVENTION MAT
- PROP INLET PROTECTION
- PROP STORM SEWER
- PROP STORM STRUCTURES
- PROP TRENCH DRAIN

POLLUTION PREVENTION NOTES:

- EROSION AND SEDIMENT CONTROL BMP'S IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS. OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMP'S SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. [THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.]
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- THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C)1, F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
- FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO WATER RESOURCES. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
- IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE, AND WATER RESOURCES SHALL BE CONTACTED.
- PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
- NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
 - NPDES CONSTRUCTION GENERIC PERMIT SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(a), F.A.C.
 - A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(a) PART III.C.2, F.A.C.
 - A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH RULE 62-621.300(4)(a) PART III.D.1, F.A.C.
 - THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(a) PART V.D.6, F.A.C.
 - A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.
- THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

MAINTENANCE NOTES:

- N.P.D.E.S. PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY A NPDES QUALIFIED INSPECTOR AND PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT OF 0.5 INCHES OR GREATER. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS FURTHER MAINTENANCE AS OUTLINED BELOW.
- THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING FDOT ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
 - CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT.
 - CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED AS NECESSARY. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER OR HAS RUTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.
 - SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND EVERY 7 CALENDAR DAYS BY NPDES QUALIFIED INSPECTOR. IF REPAIRS OR REPLACEMENT IS NECESSARY, IT SHALL BE PERFORMED IMMEDIATELY. THE SILT FENCE SHOULD BE TRENCHED IN, BACK-FILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT, WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE, CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO RENSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
 - SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH HAVE BEEN DAMAGED BY RUNOFF.
 - REMOVE ANY VISIBLE SEDIMENT FROM THE POND BOTTOM TO KEEP THE BASIN DESIGNED INFILTRATION PERFORMANCE.
 - THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE NPDES PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF NPDES GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.
 - CONTRACTOR SHALL MAINTAIN ACCESS THROUGH REAR DRIVE W/ FLAGMEN TO ALL TENANTS THROUGHOUT CONSTRUCTION.



SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY



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PROJECT NO.: FLB210028
DRAWN BY: AS
CHECKED BY: AS
DATE: 02/28/2023
CAD ID: ERO2

PROJECT:

**PROPOSED
SITE PLAN
DOCUMENTS**

FOR



PROPOSED
PUBLIX GROCERY STORE

1421 SADLER ROAD
FERNANDINA BEACH, FL 32034
NASSAU COUNTY

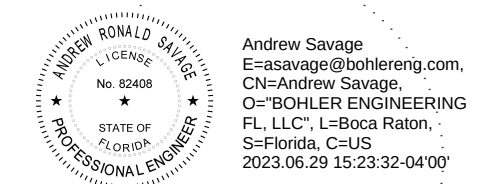
BOHLER

1900 NW CORPORATE BOULEVARD
SUITE 101E

BOCA RATON, FLORIDA 33431

Phone: (561) 571-0280
Fax: (561) 571-0281

FLORIDA BUSINESS CERT. OF AUTH. NO. 30780



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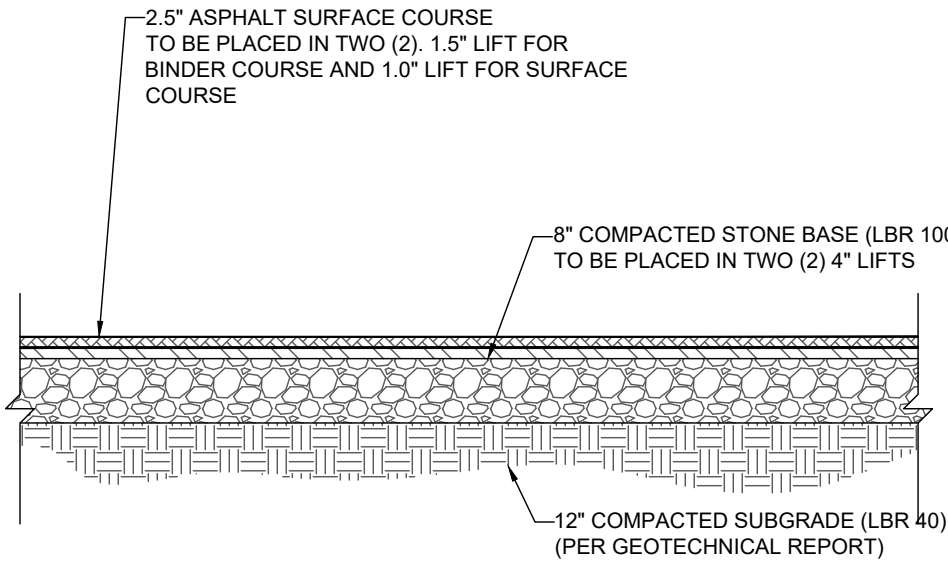
SHEET TITLE:

**EROSION
CONTROL
PLAN PHASE II**

SHEET NUMBER:

C-602

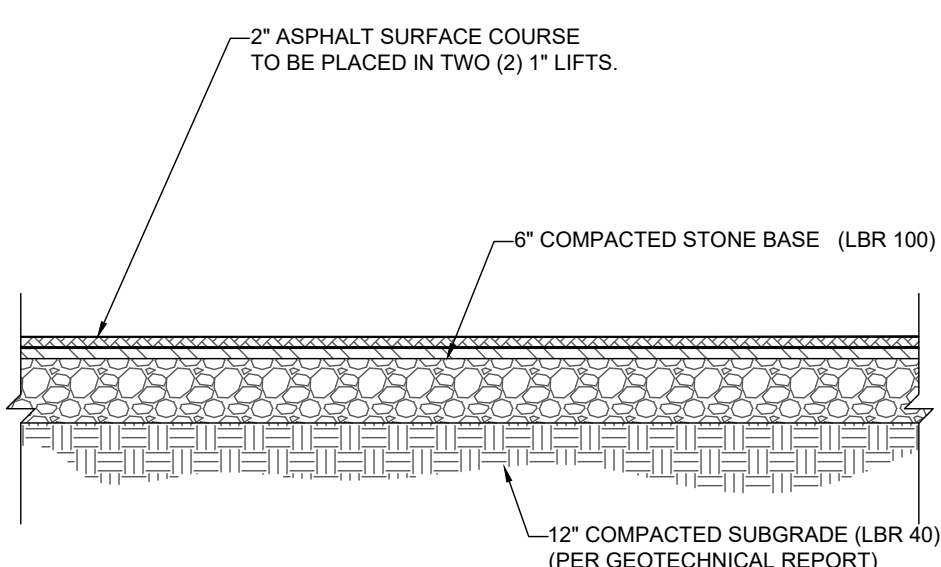
ORG. DATE - 6/26/2023



NOTE:

- SECTION SHOWN IS BASED ON AN ANTICIPATED LBR OF 40 PER GEOTECHNICAL REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES, INC. ENTITLED REPORT OF A PRELIMINARY GEOTECHNICAL EXPLORATION PUBUX ISLAND WALK DATED 04/10/2023 (PROJECT #0930 2200065.0000). FINAL DESIGN TO BE PROVIDED ONCE FINAL LBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.
- SURFACE COURSE TO HAVE NOMINAL MAX AGGREGATE SIZE OF 9.5 MM (3/8") ALONG FRONT DRIVE LOCATION.

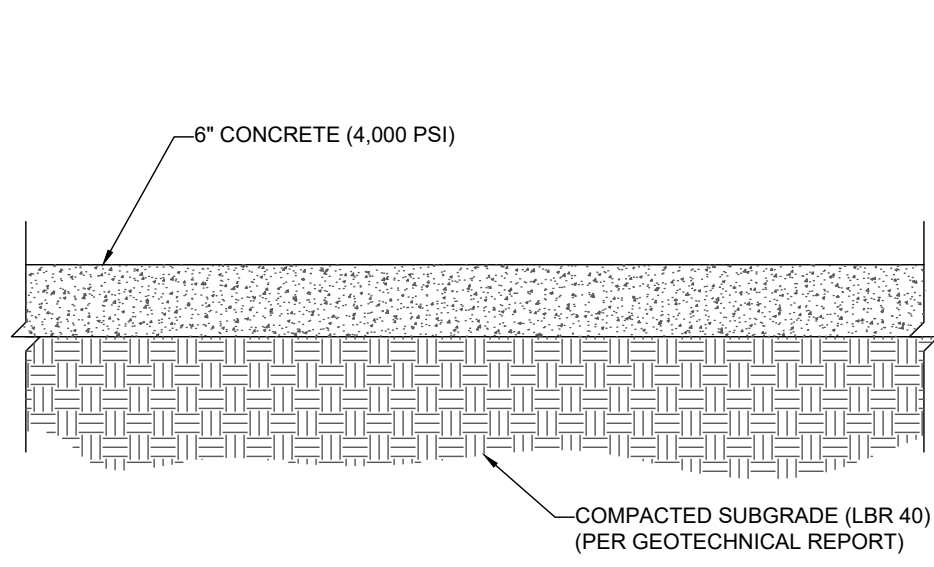
HEAVY DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE



NOTE:

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- SURFACE COURSE TO HAVE NOMINAL MAX AGGREGATE SIZE OF 9.5 MM (3/8")

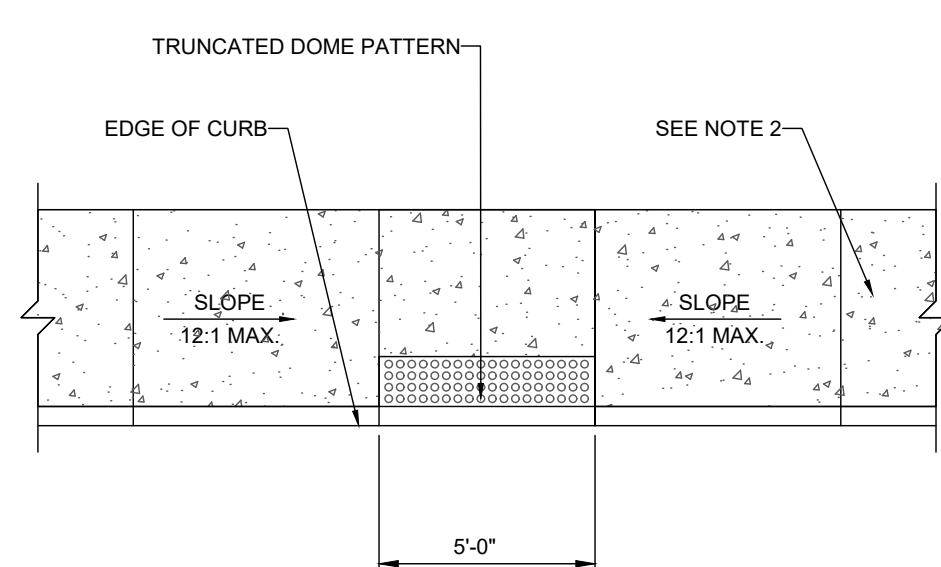
STANDARD DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE



NOTE:

- SECTION SHOWN IS BASED ON AN ANTICIPATED LBR OF 40 PER GEOTECHNICAL REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES, INC. ENTITLED REPORT OF A PRELIMINARY GEOTECHNICAL EXPLORATION PUBUX ISLAND WALK DATED 04/10/2023 (PROJECT #0930 2200065.0000). FINAL DESIGN TO BE PROVIDED ONCE FINAL LBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.

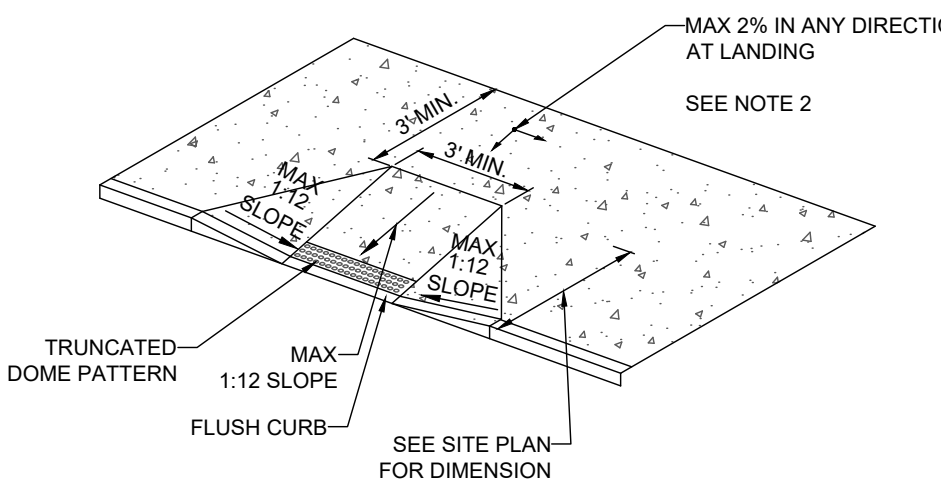
HEAVY DUTY CONCRETE SECTION
NOT TO SCALE



NOTE:

- ADA ACCESSIBLE RAMP CONSTRUCTION SHALL CONFORM TO CURRENT ADA ACCESSIBLE GUIDELINES.
- LEVEL LANDING AT TOP OF RAMP TO BE 3' DEEP IF NO CHANGE IN DIRECTION, OR 5X5' MINIMUM IF A CHANGE IN DIRECTION OCCURS.

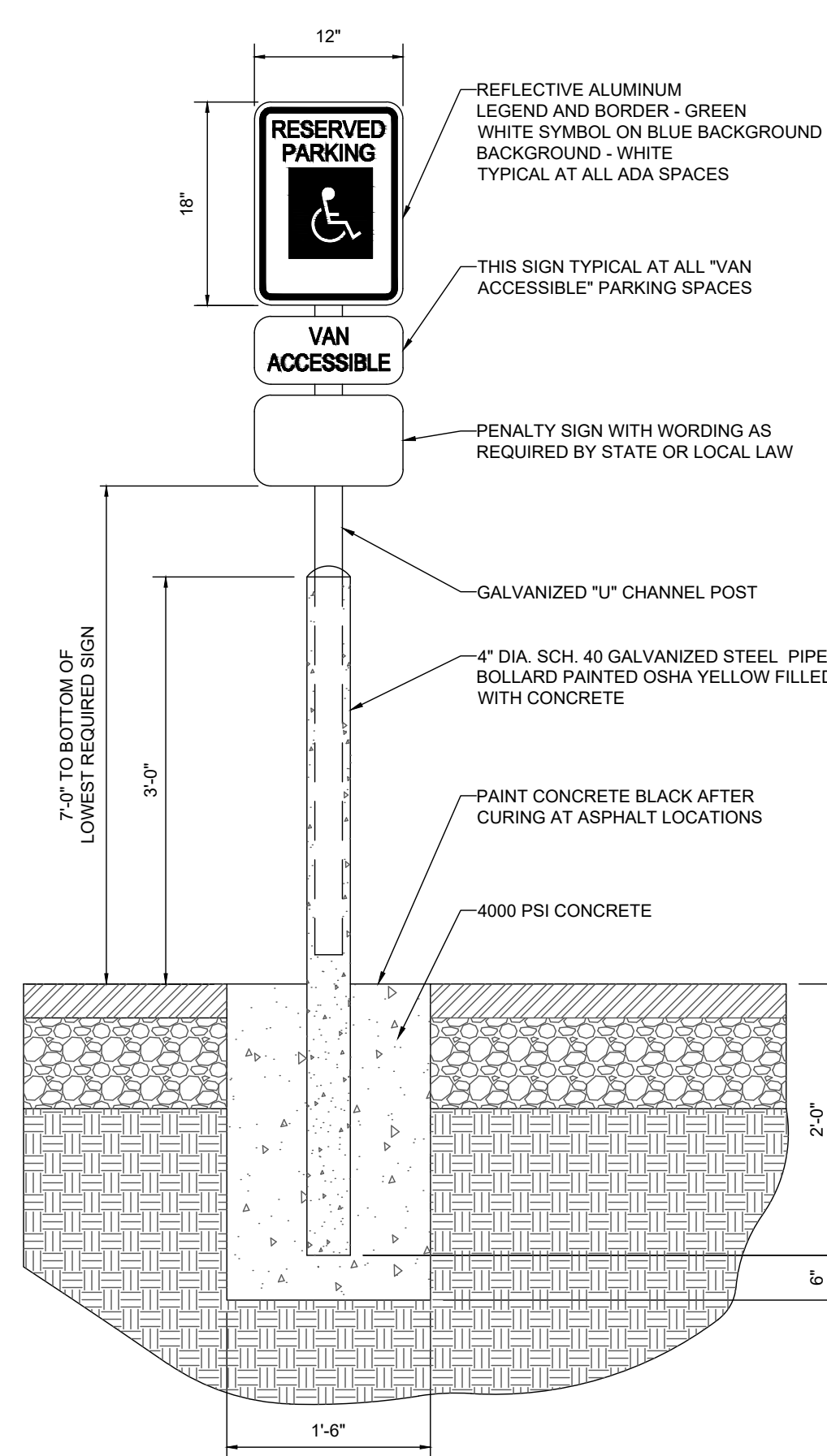
ADA ACCESSIBLE RAMP DETAIL
NOT TO SCALE



NOTE:

- ADA ACCESSIBLE RAMP CONSTRUCTION SHALL CONFORM TO CURRENT ADA ACCESSIBLE GUIDELINES.
- LANDING IS 5X5' MINIMUM IF A CHANGE IN DIRECTION OCCURS AT THE TOP OF THE RAMP.

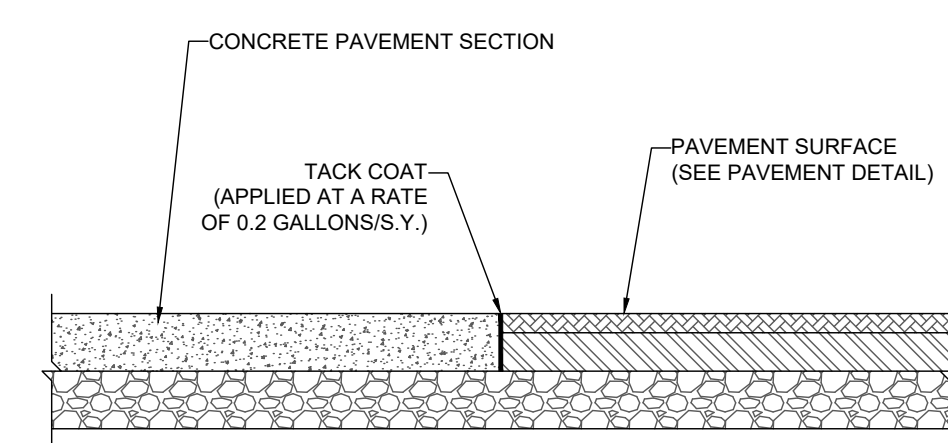
ADA ACCESSIBLE RAMP DETAIL
NOT TO SCALE



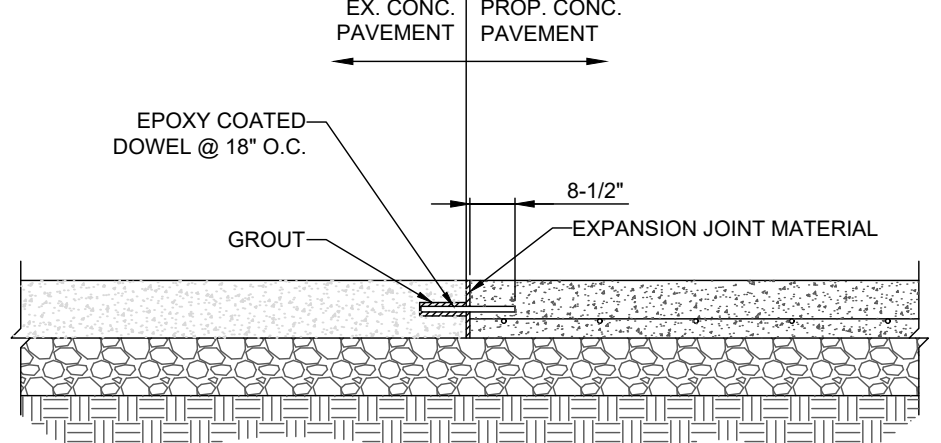
NOTE:

ONE AT EACH ADA SPACE. WHERE ADA SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES

BOLLARD MOUNTED ADA PARKING SIGN DETAIL
NOT TO SCALE



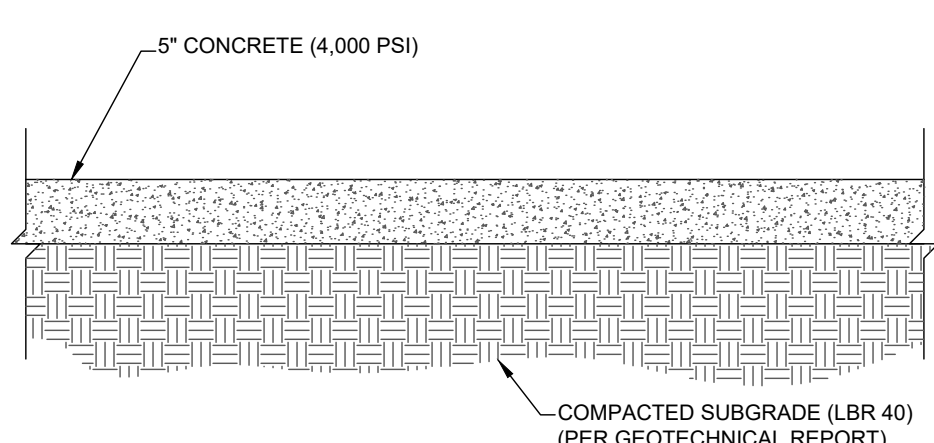
CONCRETE-TO-ASPHALT DETAIL
NOT TO SCALE



NOTE:

- CONTRACTOR TO BLOW OUT DUST FROM DRILLED HOLES PRIOR TO APPLYING GROUT.

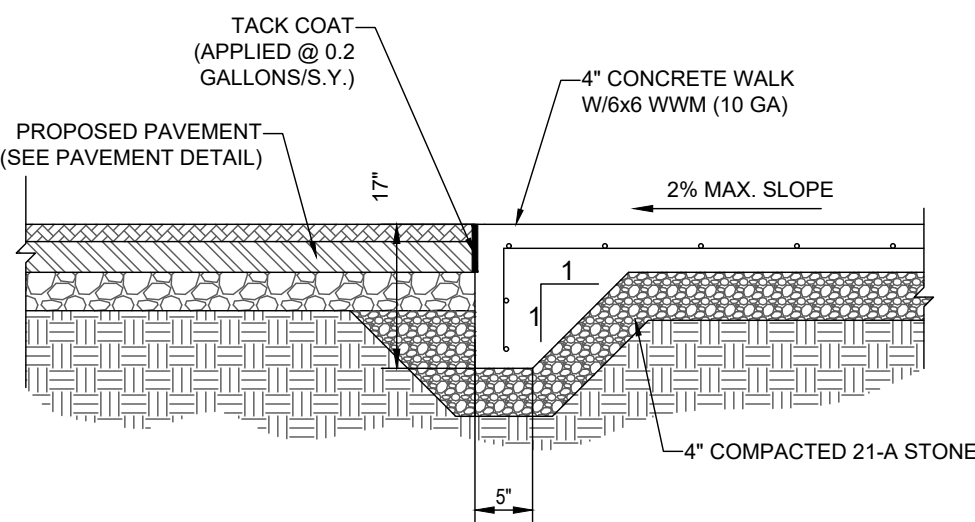
CONCRETE DOWELING DETAIL
NOT TO SCALE



NOTE:

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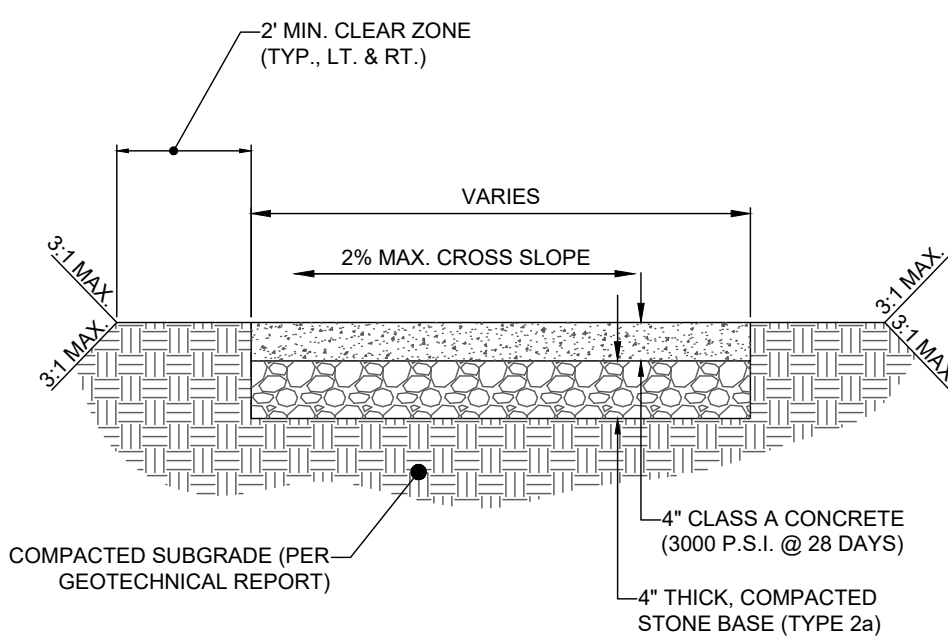
STANDARD DUTY CONCRETE SECTION
NOT TO SCALE



NOTE:

- CONCRETE TO BE 4000 P.S.I. @ 28 DAYS.

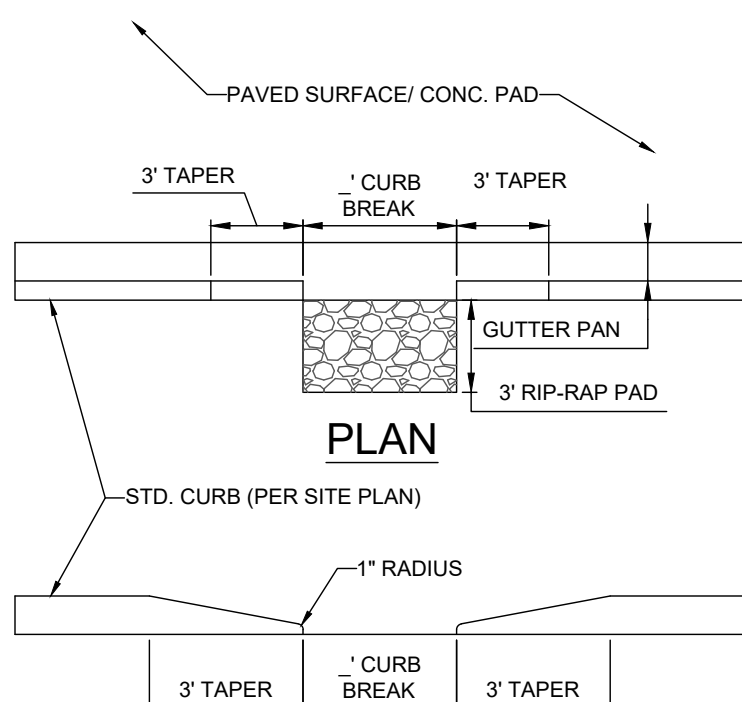
MONOLITHIC CURB & FLUSH SIDEWALK DETAIL
NOT TO SCALE



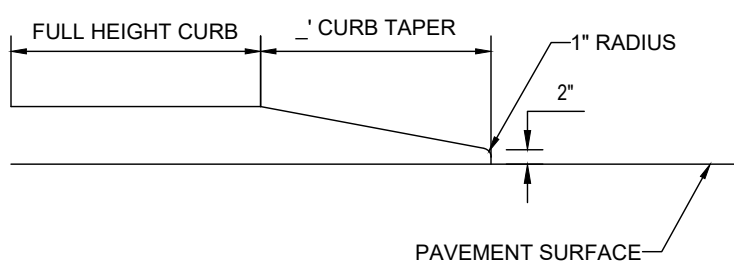
NOTE:

- EXPANSION JOINTS 12" WIDE PREMOLDED BIT. MATERIAL SHALL BE INSTALLED AT 30' INTERVALS. CRACK CONTROL JOINTS TO BE SPACED AT INTERVALS EQUAL TO SIDEWALK WIDTH.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE



CURB BREAK DETAIL
NOT TO SCALE



CURB TAPER DETAIL
NOT TO SCALE

REVISIONS

REV	DATE	COMMENT	DRAWN BY



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PROJECT No.: FLB210028
DRAWN BY: NH
CHECKED BY: AS
DATE: 02/28/2023
CAD ID: CNDS

PROJECT:

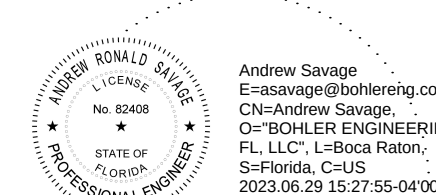
PROP. SITE PLAN DOCUMENTS
FOR



PROPOSED
PUBUX GROCERY STORE
1421 SADLER ROAD
FERNANDINA BEACH, FL 32034
NASSAU COUNTY

BOHLER

1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780



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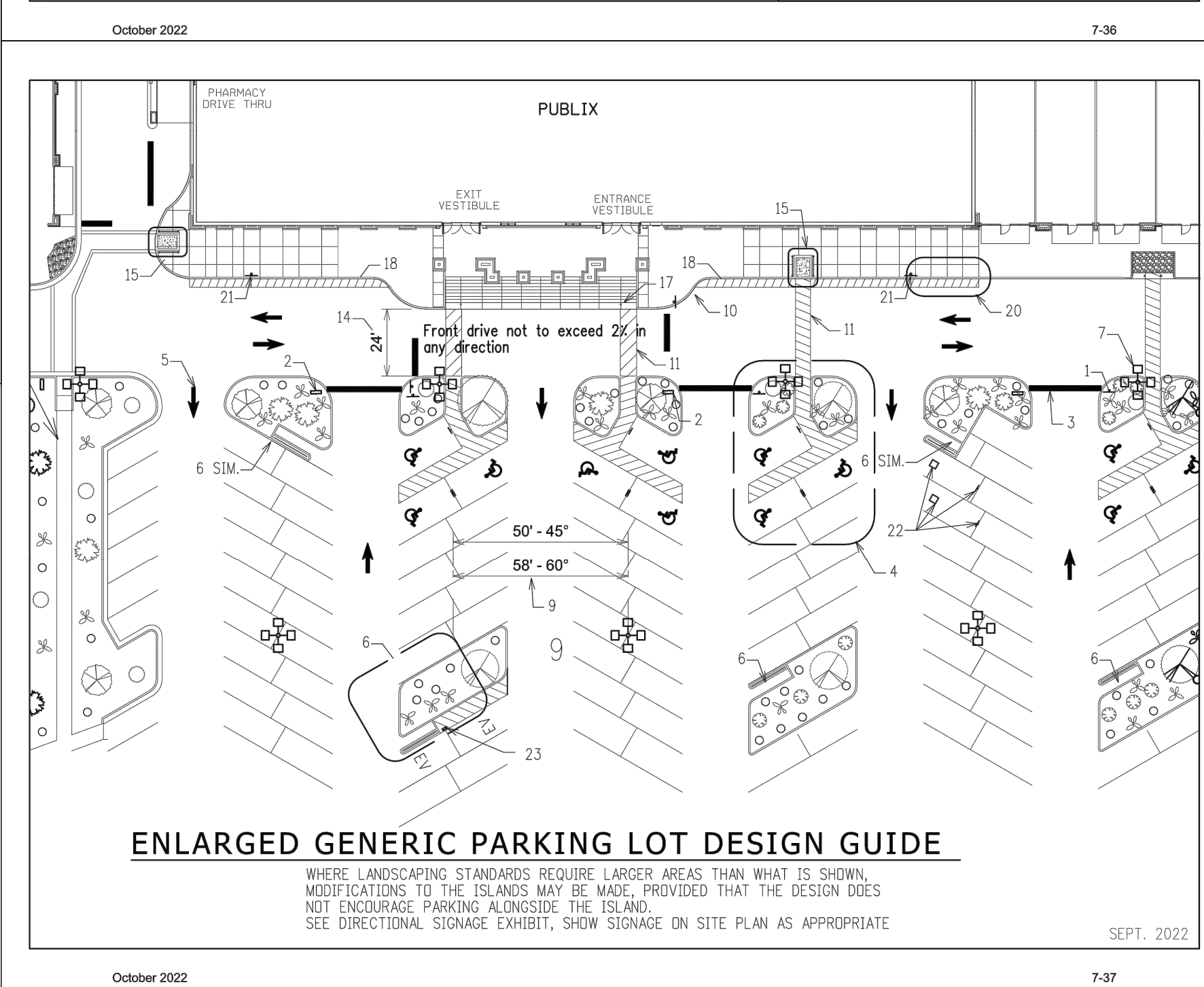
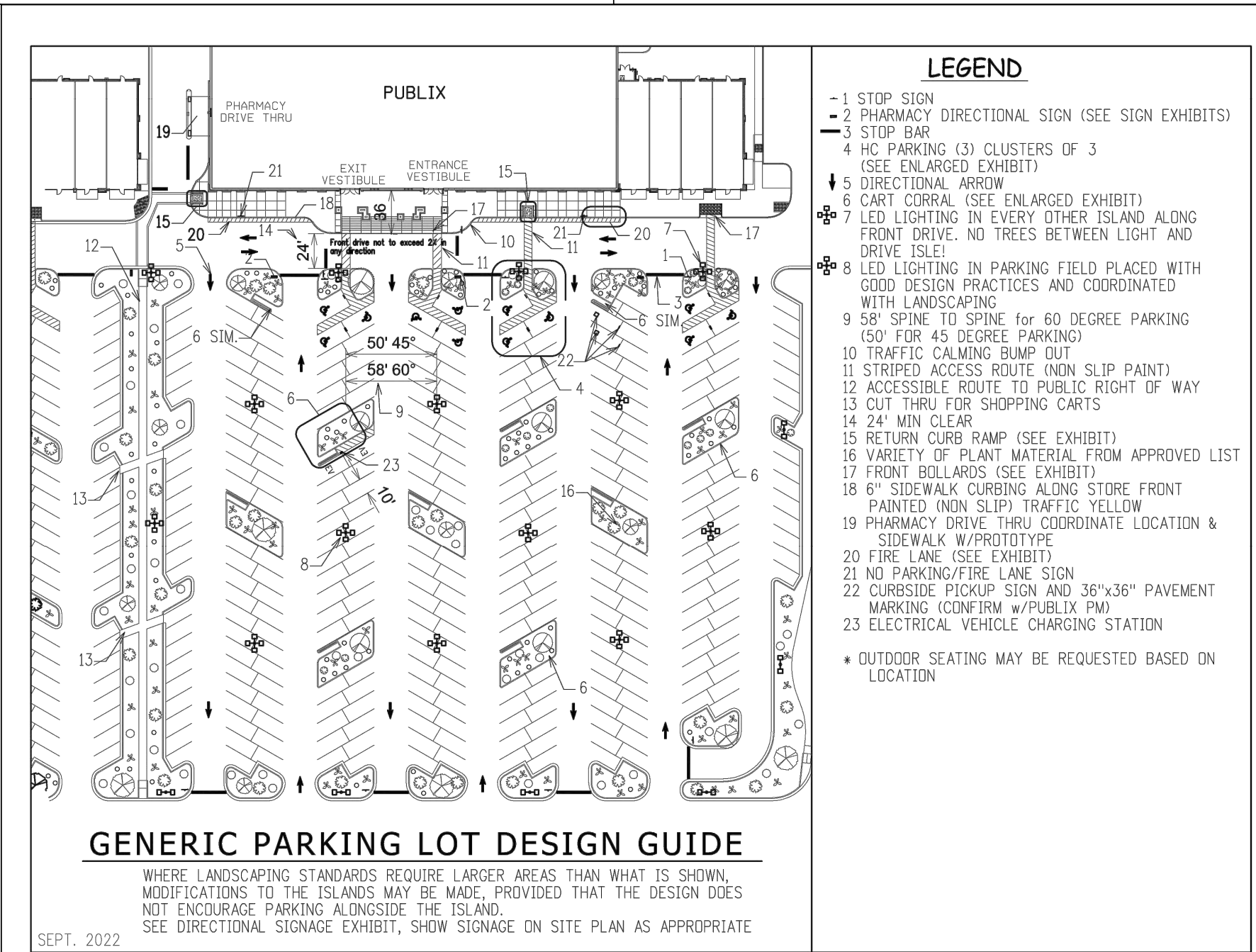
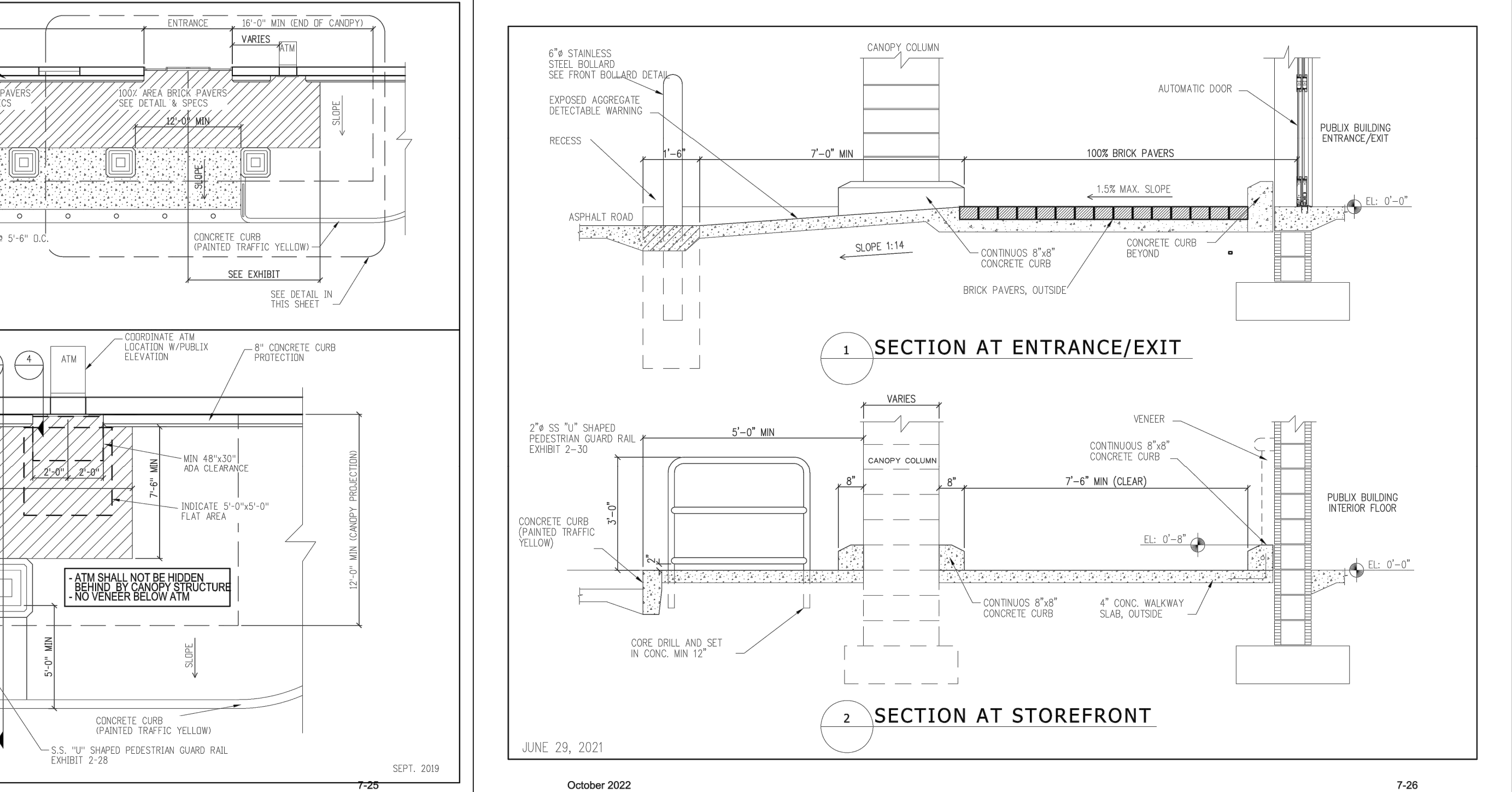
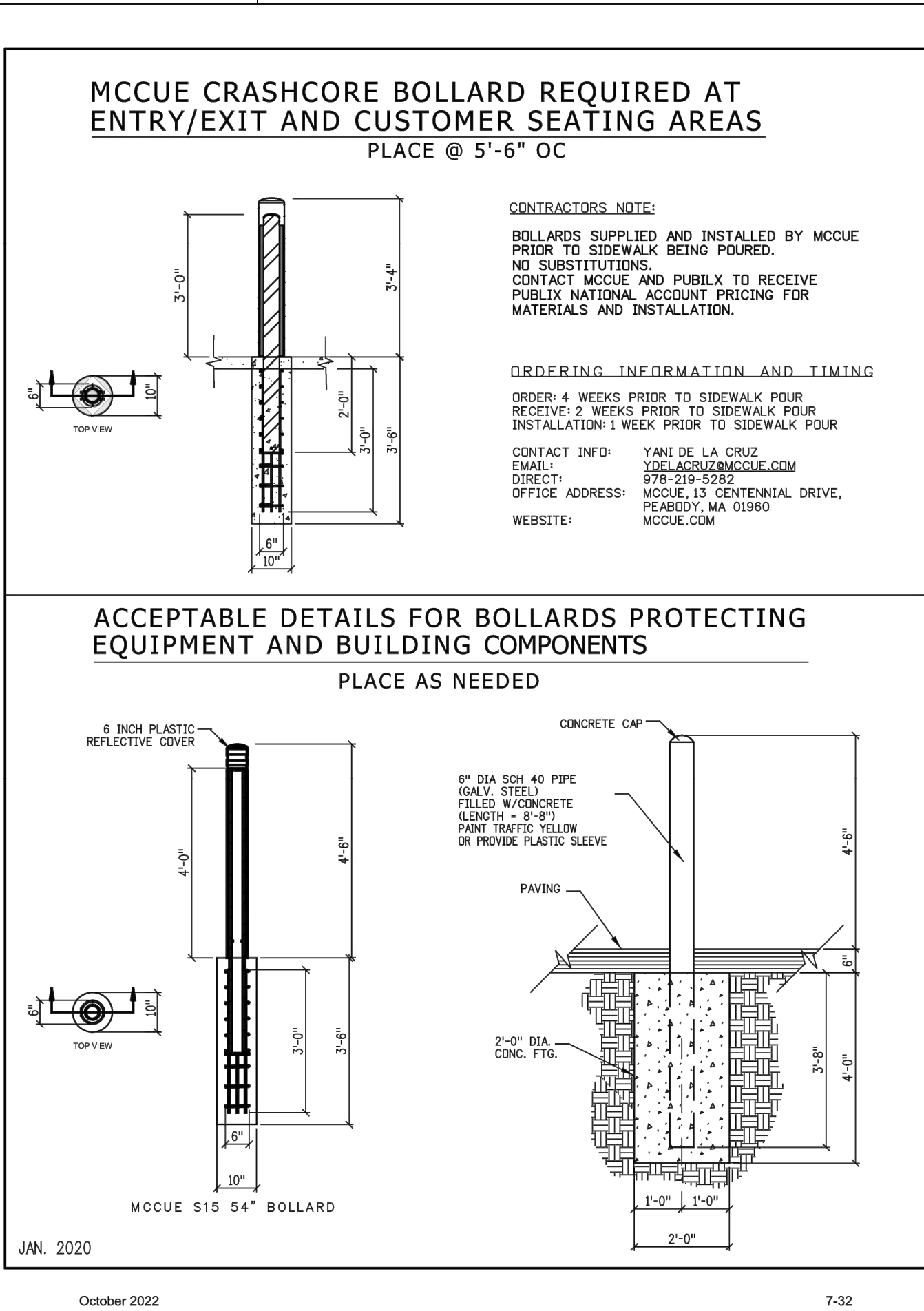
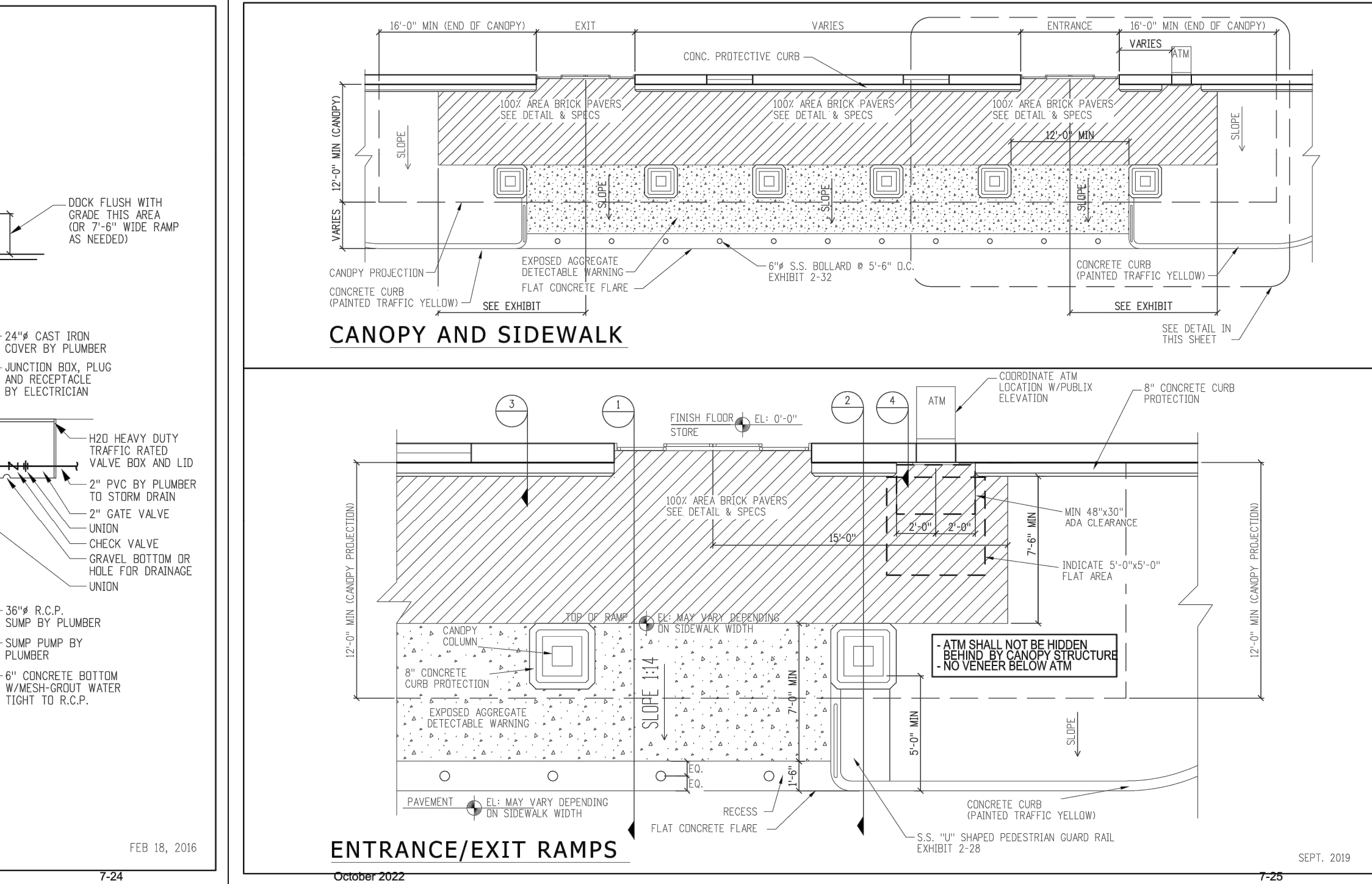
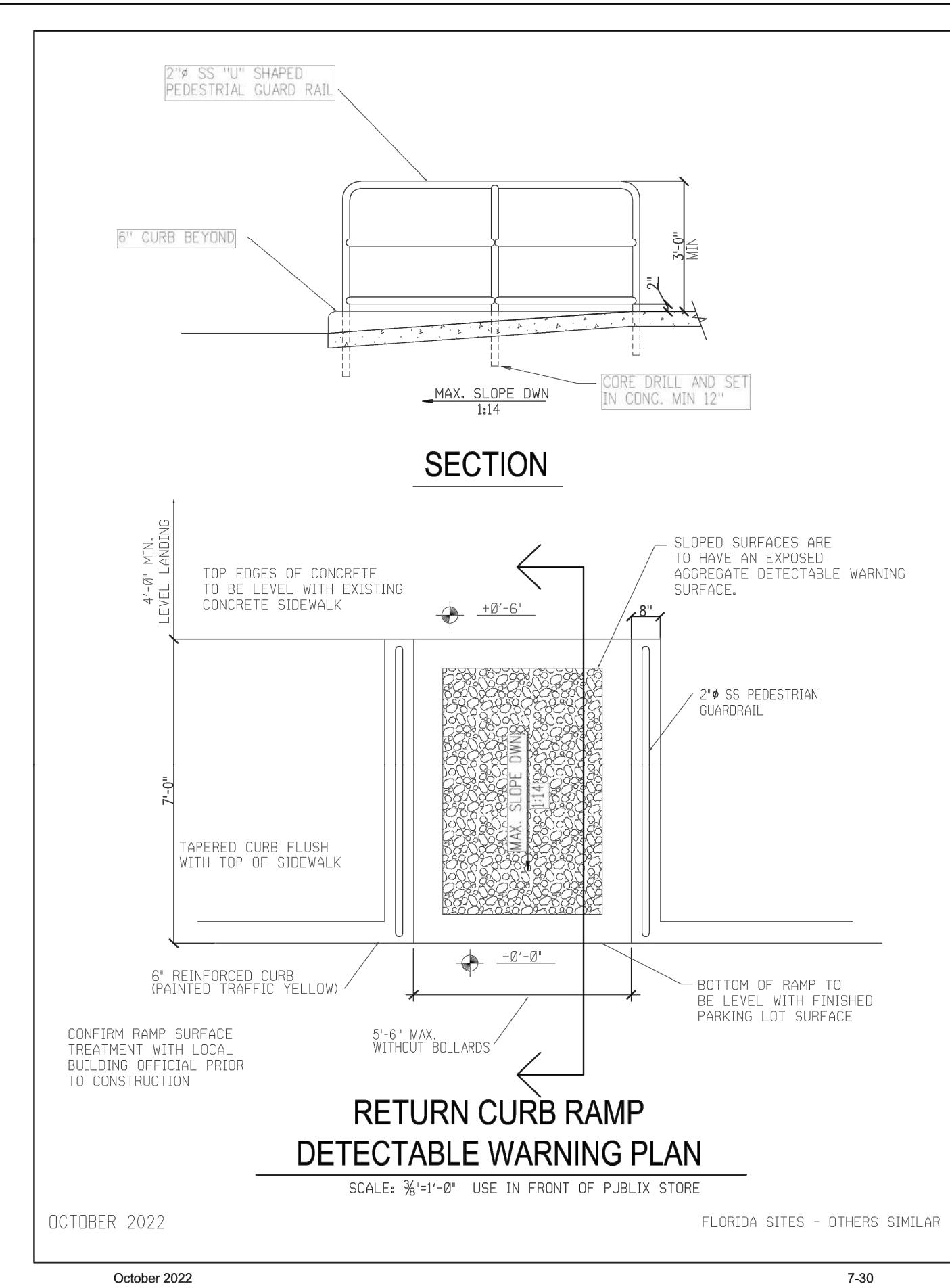
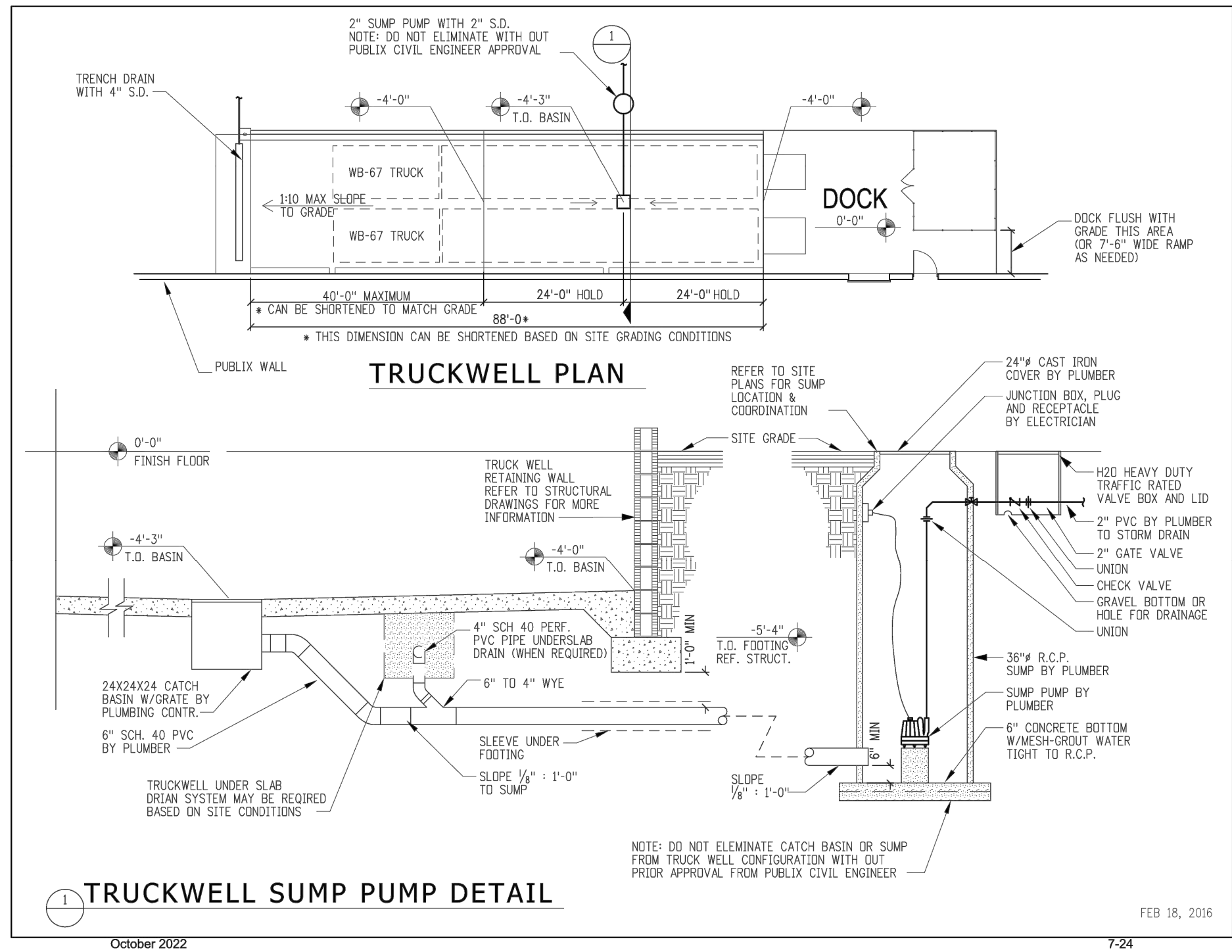
SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

C-901

ORG. DATE - 6/19/2023



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PROJECT No.: FLB210028
DRAWN BY: NH
CHECKED BY: AS
DATE: 02/28/2023
CAD ID: CND5

PROJECT:
PROP. SITE PLAN DOCUMENTS
FOR
PHILLIPS EDISON & COMPANY

PROPOSED
PUBLIX GROCERY STORE
1421 SADLER ROAD
FERNANDINA BEACH, FL 32034
NASSAU COUNTY

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
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FLORIDA BUSINESS CERT. OF AUTH. No. 30780

Andrew Savage
E: asavage@bohlereng.com
C: 561-571-0280
O: BOHLER ENGINEERING
FL, LLC, 1-Boca Raton, FL
S: Florida, C: US
2023-06-29 15:28:10-0400

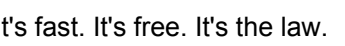
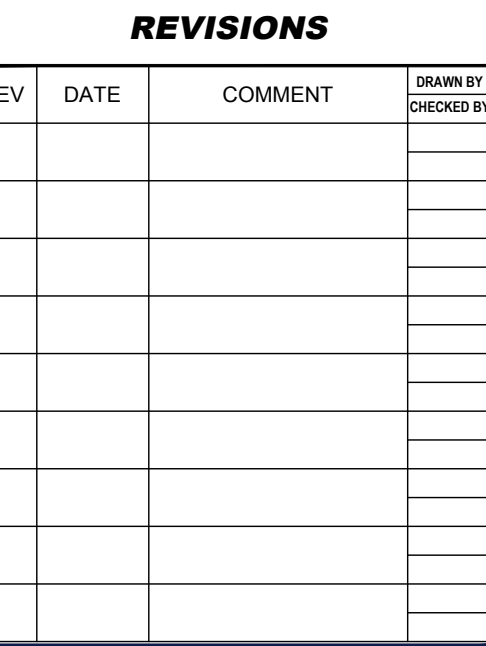
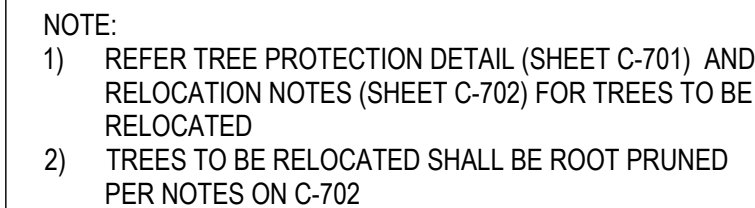
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CONSTRUCTION DETAILS

SHEET NUMBER:
C-902

ORG. DATE - 6/19/2023



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PROJECT:

PROPOSED
PUBLIX GROCERY STORE
1421 SADLER ROAD
FERNANDINA BEACH, FL 32034
NASSAU COUNTY

HEET TITLE:

SHEET NUMBER: _____

[illegible]

TREE DISPOSITION LIST							
No.	Botanical Name	Common Name	DBH (in.)	Canopy (Dia.)	Canopy (SF)	Height O.A. (ft.)	Condition
1	Quercus virginiana	Live Oak	30	45	6359	37.5	Good
2	Quercus virginiana	Live Oak	24	36	4069	30	Good
3	Quercus virginiana	Live Oak	12	18	1017	15	Good
4	Quercus virginiana	Live Oak	12	18	1017	15	Good
5	Quercus virginiana	Live Oak	13	19.5	1194	16.25	Good
6	Quercus virginiana	Live Oak	24	36	4069	30	Good
7	Quercus virginiana	Live Oak	6	9	254	7.5	Good
8	Quercus virginiana	Live Oak	14	21	1385	17.5	Good
9	Quercus virginiana	Live Oak	28	42	5539	35	Good
10	Quercus virginiana	Live Oak	20	30	2826	25	Good
11	Quercus laurifolia	Laurel Oak	30	45	6359	37.5	Good
12	Quercus laurifolia	Laurel Oak	24	36	4069	30	Good
13	Lagerstroemia indica	Crape Myrtle	26	39	4776	32.5	Good
14	Quercus virginiana	Live Oak	30	45	6359	37.5	Good
15	Quercus virginiana	Live Oak	16	24	1809	20	Good
16	Quercus virginiana	Live Oak	28	42	5539	35	Good
17	Quercus virginiana	Live Oak	28	42	5539	35	Good
18	Quercus virginiana	Live Oak	24	36	4069	30	Good
19	Quercus virginiana	Live Oak	30	45	6359	37.5	Good
20	Quercus virginiana	Live Oak	24	36	4069	30	Good
21	Quercus virginiana	Live Oak	24	36	4069	30	Good
22	Quercus virginiana	Live Oak	28	42	5539	35	Good
23	Quercus virginiana	Live Oak	28	42	5539	35	Good
24	Quercus virginiana	Live Oak	20	30	2826	25	Good
25	Quercus virginiana	Live Oak	28	42	5539	35	Good
26	Quercus virginiana	Live Oak	28	42	5539	35	Good
27	Quercus virginiana	Live Oak	24	36	4069	30	Good
28	Quercus virginiana	Live Oak	24	36	4069	30	Good
29	Quercus virginiana	Live Oak	20	30	2826	25	Good
30	Quercus virginiana	Live Oak	30	45	6359	37.5	Good
31	Quercus virginiana	Live Oak	28	42	5539	35	Good
32	Quercus virginiana	Live Oak	24	36	4069	30	Good
33	Quercus virginiana	Live Oak	28	42	5539	35	Good
34	Magnolia grandiflora	Southern Magnolia	28	42	5539	35	Good
35	Quercus virginiana	Live Oak	32	48	7235	40	Good
36	Quercus virginiana	Live Oak	30	45	6359	37.5	Good
37	Quercus virginiana	Live Oak	30	45	6359	37.5	Good
38	Quercus virginiana	Live Oak	30	45	6359	37.5	Good
39	Magnolia grandiflora	Southern Magnolia	16	24	1809	20	Good
40	Magnolia grandiflora	Southern Magnolia	16	24	1809	20	Good
41	Magnolia grandiflora	Southern Magnolia	22	33	3419	27.5	Good
42	Magnolia grandiflora	Southern Magnolia	12	18	1017	15	Good
43	Magnolia grandiflora	Southern Magnolia	12	18	1017	15	Good
44	Quercus virginiana	Live Oak	32	48	7235	40	Good
45	Quercus virginiana	Live Oak	12	18	1017	15	Good
46	Quercus virginiana	Live Oak	12	18	1017	15	Good
47	Quercus virginiana	Live Oak	28	42	5539	35	Good
48	Quercus virginiana	Live Oak	32	48	7235	40	Good
49	Quercus virginiana	Live Oak	40	60	11304	50	Good
50	Quercus virginiana	Live Oak	30	45	6359	37.5	Good
51	Quercus virginiana	Live Oak	22	33	3419	27.5	Good
52	Quercus virginiana	Live Oak	12	18	1017	15	Good
53	Quercus virginiana	Live Oak	18	27	2289	22.5	Good
54	Quercus virginiana	Live Oak	24	36	4069	30	Good
55	Quercus virginiana	Live Oak	24	36	4069	30	Good
56	Quercus virginiana	Live Oak	20	30	2826	25	Good
57	Quercus virginiana	Live Oak	27	27	2289	22.5	Good
58	Quercus virginiana	Live Oak	8	12	452	10	Good
59	Quercus virginiana	Live Oak	10	15	707	12.5	Good
60	Quercus virginiana	Live Oak	10	15	707	12.5	Good
61	Quercus virginiana	Live Oak	12	18	1017	15	Good
62	Ulmus americana	Florida Elm	6	9	254	7.5	Good
63	Quercus virginiana	Live Oak	18	27	2289	22.5	Good
64	Quercus virginiana	Live Oak	18	27	2289	22.5	Good
65	Magnolia grandiflora	Southern Magnolia	16	24	1809	20	Good
66	Sabal palmetto	Sabal Palm	12	18	1017	15	Good
67	Sabal palmetto	Sabal Palm	12	18	1017	15	Good
68	Quercus virginiana	Live Oak	8	12	452	10	Good
69	Americana Elm	Ulmus americana	10	15	707	12.5	Good
70	Quercus virginiana	Live Oak	14	21	1385	17.5	Good
71	Quercus virginiana	Live Oak	16	24	1809	20	Good
72	Sabal palmetto	Sabal Palm	12	18	1017	15	Good
73	Sabal palmetto	Sabal Palm	12	18	1017	15	Good
74	Quercus virginiana	Live Oak	12	18	1017	15	Good
75	Quercus virginiana	Live Oak	30	45	6359	37.5	Good
76	Quercus virginiana	Live Oak	28	42	5539	35	Good
77	Quercus virginiana	Live Oak	30	45	6359	37.5	Good
78	Quercus virginiana	Live Oak	8	12	452	10	Good
79	Quercus virginiana	Live Oak	8	12	452	10	Good
80	Quercus virginiana	Live Oak	10	15	707	12.5	Good
81	Quercus virginiana	Live Oak	28	42	5539	35	Good
82	Quercus virginiana	Live Oak	12	18	1017	15	Good
83	Quercus virginiana	Live Oak	32	48	7235	40	Good
84	Quercus virginiana	Live Oak	10	15	707	12.5	Good
85	Quercus virginiana	Live Oak	36	54	9156	45	Good
86	Quercus virginiana	Live Oak	24	36	4069	30	Good
87	Quercus virginiana	Live Oak	20	30	2826	25	Good
88	Quercus virginiana	Live Oak	12	18	1017	15	Good
89	Quercus virginiana	Live Oak	12	18	1017	15	Good
90	Quercus virginiana	Live Oak	16	24	1809	20	Good
91	Quercus virginiana	Live Oak	16	24	1809	20	Good
92	Quercus virginiana	Live Oak	16	24	1809	20	Good
93	Quercus virginiana	Live Oak	14	21	1385	17.5	Good
94	Quercus virginiana	Live Oak	10	15	707	12.5	Good
95	Quercus virginiana	Live Oak	12	18	1017	15	Good
96	Quercus virginiana	Live Oak	12	18	1017	15	Good
97	Quercus virginiana	Live Oak	12	18	1017	15	Good
98	Quercus virginiana	Live Oak	12	18	1017	15	Good
99	Quercus virginiana	Live Oak	12	18	1017	15	Good
100	Quercus virginiana	Live Oak	12	18	1017	15	Good
101	Quercus virginiana	Live Oak	12	18	1017	15	Good
102	Quercus virginiana	Live Oak	12	18	1017	15	Good
103	Quercus virginiana	Live Oak	12	18	1017	15	Good
104	Quercus virginiana	Live Oak	16	24	1809	20	Good
105	Quercus virginiana	Live Oak	12	18	1017	15	Good
106	Quercus virginiana	Live Oak	14	21	1385	17.5	Good
107	Quercus virginiana	Live Oak	27	27	2289	22.5	Good
108	Quercus virginiana	Live Oak	14	21	1385	17.5	Good
109	Quercus virginiana	Live Oak	12	18	1017	15	Good
110	Quercus virginiana	Live Oak	14	21	1385	17.5	Good
111	Quercus virginiana	Live Oak	12	18	1017	15	Good
112	Quercus virginiana	Live Oak	16	24	1809	20	Good
113	Quercus virginiana	Live Oak	12	18	1017	15	Good
114	Sabal palmetto	Sabal Palm	12	18	1017	15	Good
115	Quercus virginiana	Live Oak	32	48	7235	40	Good
116	Quercus virginiana	Live Oak	12	18	1017	15	Good
117	Quercus virginiana	Live Oak	24	36	4069	30	Good
118	Quercus virginiana	Live Oak	16	24	1809	20	Good
119	Quercus virginiana	Live Oak	16	24	1809	20	Good
120	Quercus virginiana	Live Oak	12	18	1017	15	Good
121	Quercus virginiana	Live Oak	16	24	1809	20	Good
122	Quercus virginiana	Live Oak	12	18	1017	15	Good
123	Quercus virginiana	Live Oak	12	18	1017	15	Good
124	Quercus virginiana	Live Oak	20	30	2826	25	Good
125	Quercus virginiana	Live Oak	6	9	254	7.5	Good
126	Quercus virginiana	Live Oak	6	9	254	7.5	Good
127	Quercus virginiana	Live Oak	10	15	707	12.5	Good
128	Quercus virginiana	Live Oak	10	15	707	12.5	Good
129	Quercus virginiana	Live Oak	20	30	2826	25	Good
130	Quercus virginiana	Live Oak	20	30	2826	25	Good
388" Tree Caliper Inches Removed							

TREE DISPOSITION NOTES:

GENERAL

Tree relocation work shall be performed in compliance with the CONTRACTOR'S progress, schedule as approved by the City. However, relocation work shall start no sooner than the beginning of the construction contract and shall be completed by the completion date of the contract. No relocation work shall start before the date approved nor continue without the knowledge of the City.

REFERENCES

- Where referenced standards conflict with other specified requirements, the more restrictive or stringent requirements shall govern. Comply with applicable requirements of the following standards:
 - American National Standards Institute (ANSI): Z60.1 American National Standards for Nursery Stock (Sponsor: American Association of Nurserymen, Inc.).
 - National Arborist Association, ~537 Stratford Rd., Wantagh, NY 11793 (NAA): Ref. 1 Transplanting of Trees and Shrubs in the Southeastern United States.
 - Florida Department of Agriculture and Consumer Services: Grades and Standards for Nursery Plants.

DESCRIPTION

- Plant materials to be relocated on site are indicated on the Drawings. Those not shown will be relocated as directed by the City.
- The person (foreman or superintendent) in charge of and responsible for the CONTRACTOR'S tree relocation crews shall have a minimum 10 years experience in transplanting of plant materials, shall be recognized by the American Association of Nurserymen, be an ISA Certified Arborist, and be a licensed "Tree Trimmer" in Indian River County.
- Existing trees to remain shall be protected during all construction phases. Protective barriers shall be provided and built to FOOT #544 specifications for those existing trees adjacent to construction operations. Replacement of any trees that are damaged or destroyed due to the CONTRACTOR'S operations shall be the CONTRACTOR'S responsibility and shall be replaced at the CONTRACTOR'S expense. Any existing tree that dies within one year after final acceptance shall be replaced with a number of trees of the same species to equal the caliper DBH of the existing tree lost. Replacement trees shall be Florida No. 1 and have a caliper DBH of no smaller than 3".
- Remove other vegetation as necessary and as directed by the LANDSCAPE ARCHITECT to accommodate new plantings.
- Tree pits or holes remaining after relocation of plant material shall be backfilled with clean fill and brought back flush with surrounding grade, unless the pits are to be immediately replanted. Pits that are to be quickly replanted shall be surrounded by safety barricades to prevent accidental falls into pits. In areas where new plant material will replace relocated plant material, appropriate soil mix shall be used as backfill.

QUALITY ASSURANCE

- Unless otherwise specified herein, tree transplanting shall conform to National Arborist Association, Ref. 1.
- CONTRACTOR shall comply with National Arborist Association standards for pruning and shall remove branches from trees that are to remain as necessary to clear new construction.
- CONTRACTOR shall recommend procedures to compensate for loss of roots (if any) and shall perform initial pruning of branches and stimulation of root growth where removed to accommodate new construction.
- Tree repair work shall be performed for damage incurred by construction by an ISA Certified Arborist.
- Routine progress evaluation reports shall be provided on relocated trees until the end of the maintenance period.
- Evaluate existing trees prior to transplanting and verify that trees are free from disease and sufficiently strong to survive relocation from the site to their new location. Notify the LANDSCAPE ARCHITECT in writing of any trees that the CONTRACTOR considers insufficiently strong to survive relocation.

SUBMITTAL

- CONTRACTOR shall submit for approval by OWNER a list of equipment, procedures, and labor force anticipated for use in tree relocation. CONTRACTOR shall include start date, completion date, and schedule of relocation as part of the approved progress schedule and, in addition, shall submit a more detailed daily schedule for the transplanting period, showing the schedule for root pruning and the number of units to be dug and relocated to specified areas.

For those materials that require root pruning, the relocation schedule will begin at the end of the specified root pruning period.
- CONTRACTOR shall apply for and pay all costs associated with tree removal/relocation permits. The permit shall be obtained from the City. In addition to City permits, a "Tree Removal License" shall be required by BC EP&GMD for all trees to be removed or relocated within the County R/W.
- Prior to start of relocation work, the CONTRACTOR shall submit for approval details of the tree protection system to be utilized. All trees indicated to remain during construction shall be protected in accordance with recognized standards of the industry and protection shall be removed once construction is complete. CONTRACTOR shall also certify that where damage occurred, trees were promptly and properly treated, and shall indicate which damaged trees (if any) are incapable of retaining full growth potential and are recommended to be replaced.
- The CONTRACTOR, in order to guarantee his work, may use methods, sequence and schedule for effecting tree relocations and plant protection methods different from what is described in these specifications. However, if different, the CONTRACTOR must submit for approval a full description of all proposed methods, sequence of events and schedule for effecting tree relocations and plant protection.
- CONTRACTOR shall coordinate tree relocation with road construction and other related operations and such coordination shall be clearly evidenced in the schedule submittal.

GUARANTEE

- Relocated plant material shall fall under the standard 12 month guarantee.
- Damage to other plants, lawn or construction work occurring within the work area during tree relocation shall be repaired at no cost to the City. This also includes, but is not limited to, damage of curbs, walks, roads, fences, site furnishings, etc. Replacing and replanting of damaged trees, shrubs or turf shall be performed in accordance with this specification.
- Existing tree canopy shall not have more than 25% loss after relocation procedures are completed. CONTRACTOR shall be responsible for replacing any canopy loss due to lack of care and/or inadequate methods of transplanting the trees and palms that would cause the death of said plant material. Any transplanted tree that dies within one year after final acceptance shall be replaced with a number of trees of the same species to equal the caliper DBH of the transplanted tree lost. Replacement trees shall be Florida No. 1 having a caliper DBH no smaller than 3". Replacement shall be the CONTRACTOR'S responsibility.

TRANSPLANTING _ GENERAL

- Transplanting shall consist of on-site transplanting of existing trees. Trees shall be transplanted only once from existing location to permanent positions as shown on Drawings.
- Digging, Wrapping and Handling: Plants shall be dug and prepared for moving in a manner that will not cause damage to branches, shape, root system, and development.
- Balled and Burlapped Plants: Balls shall be firmly wrapped with burlap or approved cloth substitute. No balled plant will be acceptable if the ball is cracked and broken, or if the stem or trunk is loose in the ball, either before or during transplanting. Balled plants shall be lifted and handled from the bottom of the ball, properly protected and delivered to the replanting site, to be planted immediately and watered thoroughly. Ball sizes shall be as recommended in ANSI Z60.1

TAGGING

- Trees within the designated areas for relocation shall be clearly marked by means of yellow plastic surveyors' ribbons and coordinated with the LANDSCAPE ARCHITECT and City prior to root pruning and/or digging.

ROOT PREPARATION

- Trees to be relocated shall be root pruned at least 60 days prior to digging with clean, sharp equipment. The specific requirements for root ball size shall be in accordance with the table below. CONTRACTOR shall maintain root pruned materials by watering, weeding, mowing, spraying, fertilizing, and other horticulture practices. After root pruning, backfill with good rooting medium, fertilize with organic fertilizer to promote root growth, mulch to reduce weeds, discourage foot traffic and its compacting effect, conserve moisture and minimize temperature fluctuation.
- Root Ball Size Chart: Root ball sizes shall be in accordance with minimum standards set forth in Grades and Standards for Nursery Plants Part 11, Palms and Trees, Florida Department of Agriculture, as follows:

1. Caliper	Minimum Ball Diameter
3 1/2 - 4"	28"
4 - 4 1/2"	30"
4 1/2 - 5"	32"
5 - 5 1/2"	34"
Larger Sizes	Increase proportionally
2. Ball Diameter	Medium Ball Diameter
Less than 20"	Not less than 75% of diameter
20" to 30"	Not less than 65% of diameter
30" to 48"	Not less than 60% of diameter

CROWN PREPARATION

- Shade Trees:
 - Shade Trees: Selectively prune and thin crown to remove approximately one third of the branches. In so doing, preserve the basic shape and form of the tree, eliminate cross branching and dead or diseased branches.
 - Hand strip selected species of all leaves following pruning and prior to moving.

HAND DIGGING

- Burlapping will be required. Trees that are burlapped for relocation shall comply with and be handled in same manner as new plant material specified in Section 02950- Landscape Work.

HANDLING AND TRANSPORTATION

- Trees shall be properly handled during moving so trunks will not be scarred or damaged and to avoid broken limbs. Broken limbs which do not cause the tree to be rejected shall be repaired under the following guidelines:
 - Properly prune dead, dying, or damaged branches with clean, sharp equipment.
 - Remove injured bark and wood of a tree with a clean, sharp knife to a point where healthy bark and wood make contact at their margins.
 - Inspect and treat wound for insect and disease.
 - Seal wounds with bituminous base wood paint for all limbs greater than 3" diameter.
- Transport trees on vehicles of adequate size to prevent overcrowding, broken limbs, foliage damage or root ball damage.
- Root ball shall be kept moist during all phases of relocation.
- Tree crowns shall be protected with shade cloth to prevent desiccation and wind burn. Crowns shall be periodically sprayed with water to help ensure against desiccation.
- Plant material shall be handled only in ways and means accepted by the industry and acceptable to the LANDSCAPE ARCHITECT.
- Plant material shall be planted the same day it is dug. Preparation of planting pits or beds shall be coordinated to ensure this schedule.

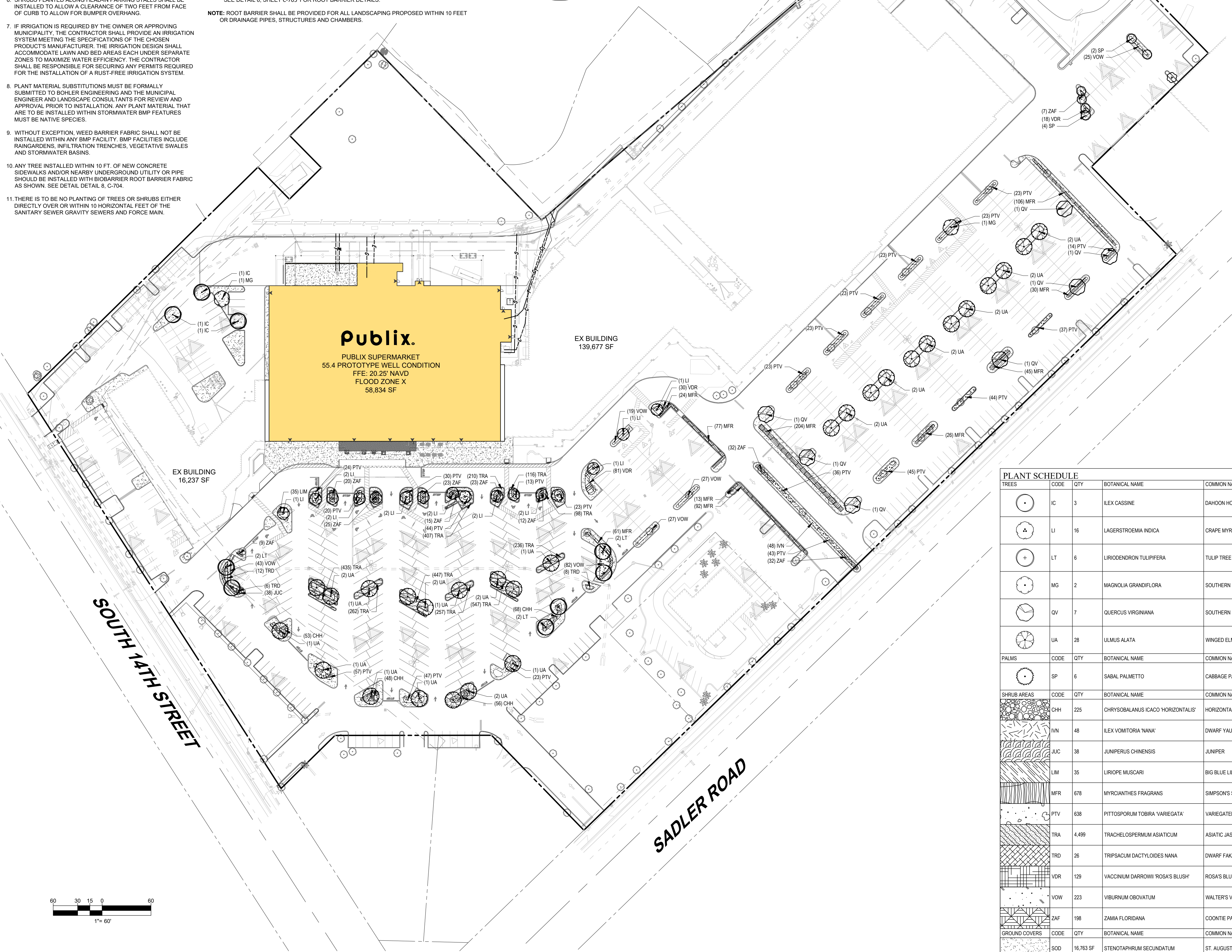
PLANTING

RELOCATED MATERIAL

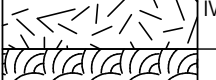
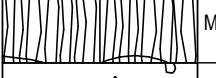
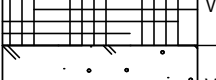
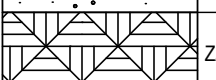
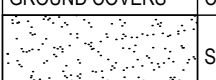
- Relocated trees shall be planted according to procedures described for new material, section ANSI A300 (PART 6). Verify that final grades have been established prior to planting operations. Ensure that proposed planting pits drain by test filling with water prior to transplantation.
- CONTRACTOR shall continue watering and caring for relocated material for 90 days, refer to watering and maintenance sections below.
- Mulch tree pit areas to reduce weeds, discourage foot traffic and its compacting effect, conserve moisture and minimize temperature fluctuations.
- Brace trunk and leave in place until trees/ palms are wind firm. (1+ year)
- Wrap trunks and structural branches of thin barked trees to protect against sun sc

LANDSCAPE & ROOT BARRIER NOTES:

- TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM ADJACENT PROPERTIES. TREES MAY BE PLACED IN CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE, THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN.
- ADDITIONALLY, TREES ARE TO BE INSTALLED WITH TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER. THE ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION REQUIREMENTS. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A PUBLIC UTILITY. WITHOUT PRIOR BOWLD APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 7.5' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL AND PCWD.
- SEE DETAIL 8, SHEET C-705 FOR ROOT BARRIER DETAILS.
- NOTE: ROOT BARRIER SHALL BE PROVIDED FOR ALL LANDSCAPING PROPOSED WITHIN 10 FEET OF DRIVEWAYS, PAVEMENT, STRUCTURES AND CHAMBERS.



LANDSCAPE DATA		
	REQUIRED	PROVIDED
PARKING ISLAND TREES	107	107
BUILDING AREA		
TOTAL EXISTING RETAIL BUILDING AREA		213,656 SF
TOTAL BUILDING AREA TO BE DEMOLISHED		57,086 SF
NEW BUILDING AREA		58,834 SF
TOTAL INLINE RETAIL CENTER BUILDING AREA		215,404 SF
PROPOSED BUILDING PROTOTYPE	55.3 PROTOTYPE WELL CONDITION	
PARKING		
VEHICLE PARKING REQUIREMENT (1 SPACE PER 300 SF GROSS FLOOR AREA)		719 SPACES
BICYCLE PARKING REQUIREMENT (1 SPACE PER 25 VEHICLE PARKING SPACES)		29 SPACES
PROPOSED VEHICLE PARKING		750 SPACES
PROPOSE BICYCLE PARKING		29 SPACES

PLANT SCHEDULE							
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	IC	3	ILEX CASSINE	DAHOOH HOLLY	3" CAL. 12-14" HT. OA. X 5-8" SPRD.	CONT./B&B	
	LI	16	LAGERSTROEMIA INDICA	CRAPE MYRTLE	3" CAL. 12-14" HT. OA. X 5-8" SPRD. MULTI-STEM	CONT./B&B	
	LT	6	LIRIODENDRON TULIPIFERA	TULIP TREE	4" CALL. 14-16" O.A. HT. X 6-8" SPRD.	B&B	
	MG	2	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	4" CALL. 12-14" OA. HT	CONT./B&B	
	QV	7	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	4" CALL. 14-16" O.A. HT. X 6-8" SPRD.	CONT./B&B	
	UA	28	ULMUS ALATA	WINGED ELM	4" CALL. 14-16" O.A. HT. X 6-8" SPRD.	CONT./B&B	
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	SP	6	SABAL PALMETTO	CABBAGE PALMETTO	10'-14' C.T., NO BOOTS	CONT./B&B	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	OHH	225	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCO PLUM	18" HT. X 18" SPRD.	CONTAINER	24" o.c.
	AIN	48	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	24" HT. X 24" SPRD.	CONTAINER	24" o.c.
	AUC	38	JUNIPERUS CHINENSIS	JUNIPER	24" HT. X 24" SPRD.	CONTAINER	24" o.c.
	LIM	35	LIRIOPE MUSCARI	BIG BLUE LILYTURF	24" HT. X 24" SPRD.	CONTAINER	24" o.c.
	MFR	678	MYRSANTHES FRAGRANS	SIMPSON'S STOPPER	24" HT. X 24" SPRD.	CONTAINER	24" o.c.
	PTV	638	PITTSOPORUM TOBIRA 'VARIEGATA'	VARIEGATED PITTSOPORUM	24" HT. X 24" SPRD.	CONTAINER	24" o.c.
	TRA	4,499	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	12" HT. X 12" SPRD.	CONTAINER	12" o.c.
	TRD	26	TRIPSACUM DACTYLOIDES NANA	DWARF FAKAHATCHEE GRASS	24" HT. X 24" SPRD.	CONTAINER	30" o.c.
	VDR	129	VACCINIUM DARROWII 'ROSA'S BLUSH'	ROSA'S BLUSH DARROWS BLUEBERRY	24" HT. X 24" SPRD.	CONTAINER	24" o.c.
	VOW	223	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	24" HT. X 24" SPRD.	CONTAINER	24" o.c.
	ZAF	198	ZAMIA FLORIDANA	COONTIE PALM	18" HT. X 18" SPRD.	CONTAINER	24" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	SOD	16,763 SF	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS	SOD	FULL, TIGHT COVERAGE	

REVISIONS

[illegible]

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RELIMINARY

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DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FLB210028
DRAWN BY:	NH
CHECKED BY:	AS
DATE:	02/28/2023
CAD I.D.:	LAND

PROJECT:

**PROP.
SITE PLAN
DOCUMENTS**



PROPOSED
PUBLIX GROCERY STORE
1421 SADLER ROAD
FERNANDINA BEACH, FL 320
NASSAU COUNTY

BOHLER//

1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

This item has been digitally signed and sealed by Brett Michael Waldman, LA, on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

C-703

ORG. DATE - 6/27/2023



PRELIMINARY

PROJECT:



PHILLIPS EDISON & COMPANY™

BOHLER //

SHEET TITLE:

SHEET NUMBER:

C-704

RG, DATE - 6/27/2023

1. A PRE-INSTALLATION MEETING WITH THE CITY ARBORIST IS REQUIRED PRIOR TO LANDSCAPING ACTIVITIES INCLUDING REMOVAL OF TREES AND/OR INSTALLATION OF PLANT MATERIAL.

2. ALL EXISTING TREES PROPOSED TO REMAIN ARE TO BE SEPARATED FROM THE LIMITS OF DISTURBANCE OF THE CONSTRUCTION AREA BY TREE PROTECTION FENCING AND SIGNAGE. THE TREE PROTECTION FENCING SHALL BE LOCATED AT THE EDGE OF THE TREE PROTECTION ZONE AS DEPICTED ON THE PLAN OR AT THE EDGE OF THE DRAPPLINE(S) IF A TREE PROTECTION ZONE IS NOT DESIGNATED. NO MATERIAL STORAGE OR CONSTRUCTION ACCESS IS PERMITTED WITHIN THE TREE PROTECTION ZONE.

3. ALL EXISTING TREES SHALL BE PRUNED TO ANSI-A300 STANDARDS TO CORRECT POTENTIAL HAZARDS.

4. A TREE REMOVAL PERMIT IS REQUIRED PRIOR TO REMOVAL OR RELOCATION OF ANY TREE OR PALM. CONTACT THE COUNTY TO OBTAIN PERMIT INFORMATION.

5. CONTRACTOR SHALL NOTIFY SUNSHINE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770 A MINIMUM OF 2 FULL BUSINESS DAYS PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING DAMAGE TO UTILITIES FROM PLANT INSTALLATION.

6. TREE RELOCATIONS:

A. EXISTING TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF 120 DAYS PRIOR TO RELOCATION

B. MINIMUM ROOT BALL SIZES SHALL BE IN ACCORDANCE WITH ANSI STANDARDS AS FOLLOWS:

CALIPER	MINIMUM ROOT BALL DIAMETER
1	16
2	24
3	32
4	42
5	54
6	60
7	72
8	80
>8	12 INCHES PER INCH OF TRUNK DIAMETER

TRANSPLANTED TREES WITH UNDERSIZED ROOT BALLS MAY BE REJECTED BY THE CITY ARBORIST AND REPLACEMENT TREES MAY BE REQUIRED.

C. A TEMPORARY PRUNING SYSTEM SHALL BE PROVIDED DURING AND FOR THE FIRST 40 DAYS AFTER ROOT PRUNING.

7. ALL PLANTING MUST FOLLOW PLANTING SPECIFICATIONS AND DETAILS SHOWN ON THE PLAN.

8. SUBSTITUTIONS OF PLANT SPECIES OR SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE CITY AND COUNTY PRIOR TO USE.

9. ALL PLANT MATERIAL PLANTED PER THIS LANDSCAPE PLAN SHALL BE FLORIDA GRADE #1 OR BETTER, AS SPECIFIED IN THE CURRENT EDITION OF THE FLORIDA DEPARTMENT OF AGRICULTURE'S GRADE AND STANDARDS FOR NURSERY PLANTS. DAMAGED PLANT MATERIAL SHALL BE REJECTED AND REPLACED PRIOR TO INSTALLATION.

10. ALL SIZES SHOWN FOR PLANT MATERIAL ARE TO BE CONSIDERED MINIMUMS.

11. WHERE QUANTITIES AND/OR SPECIES DIFFER BETWEEN THE PLANTING PLANS AND PLANT LISTS, THE PLANS SHALL TAKE PRECEDENCE.

12. ALL NEW PLANT MATERIAL SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM PERIOD OF ONE YEAR. THE WARRANTY PERIOD SHALL BEGIN AFTER ACCEPTANCE OF THE PLANTS BY THE CITY AND COUNTY.

13. PLANT BEDS TO BE TREATED WITH CLEAR-EMERGENT HERBICIDE PRIOR TO PLANTING.

14. ALL TREE AND PALM STAKING AND SUPPORT SHALL BE REMOVED ONE YEAR AFTER INSTALLATION.

15. ALL LANDSCAPE MATERIAL SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING, NO DRY PLANTING PERMITTED.

16. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY WATER PROVISIONS UNTIL SUCH TIME AS THE IRRIGATION SYSTEM IS OPERATIONAL.

17. ALL WIRE GUYS AND/OR FABRIC STRAPS SHALL BE DRAPPLINE COLORED TAPE.

18. MULCHING:

A. ALL LANDSCAPE AREAS NOT COVERED BY SOD SHALL BE COVERED BY A MINIMUM 3-INCH LAYER OF MULCH.

D. A MULCH RING WITH A MINIMUM RADIUS OF 24 INCHES (48 INCH DIAMETER), IS REQUIRED AROUND ALL NEWLY INSTALLED TREES AND PALMS.

E. CYPRRESS OR COLORED MULCH SHALL NOT BE USED.

F. NO MULCH SHALL BE PLACED TOUCHING OR WITHIN SIX INCHES OF THE TRUNK OF A TREE OR PALM.

19. ALL LANDSCAPE AREAS SHALL BE EXCAVATED DOWN TO A DEPTH OF 24 INCHES BELOW FINISH GRADE AND BACK FILLED WITH CLEAN DEBRIS-FREE SOIL. EXISTING SOIL MAY BE REUSED FOR BACKFILLING IF DEBRIS IS REMOVED AND ORGANIC CONTENT IS SUFFICIENT OR SOIL IS AUGMENTED WITH TOPSOIL. CONSTRUCTION ACCESS SHALL BE RESTRICTED FROM THE LANDSCAPE AREA AFTER EXCAVATION AND BACKFILL IS COMPLETE.

20. ALL LANDSCAPE AREAS SHALL BE FINISH GRADED SUCH THAT THEY ARE A MINIMUM OF 3.5 INCHES BELOW SURROUNDING PAVED SURFACES SO AS NOT TO IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPE AREAS AND TO ALLOW FOR A 3-INCH MULCH LAYER.

21. THE LOCATION OF PLANT MATERIAL AS SHOWN ON THESE PLANS IS FINAL. THE FINAL LOCATIONS CAN BE ADJUSTED ON SITE TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. THESE CHANGES MUST COMPLY WITH ALL SAFETY SETBACK CRITERIA AND BE DIRECTED OR APPROVED BY THE CONSULTANT AND THE COUNTY CODES.

22. REPORT ANY AND ALL DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE CONSULTANT AND COUNTY IMMEDIATELY.

23. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT COUNTS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT AND COUNTY PRIOR TO CONSTRUCTION.

24. BEFORE CONSTRUCTION BEGINS THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. IF SUCH DAMAGE OCCURS THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY REPAIRS AND THEY SHOULD BE MADE IMMEDIATELY AT THE CONTRACTORS EXPENSE.

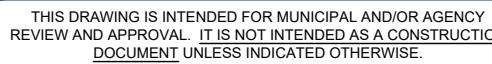
25. ALL WORK MUST COMPLY WITH THE FLORIDA STATE STATUTE 553.81, "PROTECTION OF UNDERGROUND PIPELINES."

26. THE CONTRACTOR MUST COMPLY WITH ALL STATE AND LOCAL WATER QUALITY STANDARDS.

- THE LOCATION OF ALL THE UTILITIES SHOWN ON THE PLAN IS APPROXIMATE. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR ON SITE. ALL PLANTING MAY BE ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ANY ADJUSTMENTS GREATER THAN 10 FEET SHALL BE DONE ONLY WITH THE APPROVAL OF THE CONSULTANT AND THE COUNTY.
28. CAUTION SHOULD BE EXERCISED WHEN WORKING NEAR EXISTING PLANTING AND ANY FURNISHING THAT IS TO REMAIN ON SITE TO PREVENT ANY DAMAGE. ANY SIGNS, STRUCTURES, OR PLANTING SHALL BE REPLACED AT THE CONTRACTORS EXPENSE IF DAMAGED BEYOND USE. DAMAGED BEYOND USE WILL BE DETERMINED BY THE CONSULTANT AND THE COUNTY.
29. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL NOTIFY THE DISTRICT LOCATION SURVEYOR IMMEDIATELY.
30. MAINTENANCE OF TRAFFIC FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (U.S. DEPARTMENT OF TRANSPORTATION, F.H.W.A.). ATTENTION IS DIRECTED TO STANDARD INDEX NUMBER 623 OF THE ROADWAY AND TRAFFIC DESIGN STANDARDS.
31. THE CONTRACTOR SHALL INSURE THAT INSTALLATION OF ALL PLANTING IN MEDIANS AND RIGHT OF WAYS CONFORMS TO CRITERIA SET FORTH IN F.O.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS AND IN F.O.D.O.T. MAINTENANCE RATING PROGRAM.
32. ANY MAINTENANCE THAT INVOLVES TRAFFIC ACTIVITY SHALL BE COORDINATED WITH THE COUNTY BEFORE AND DURING CONSTRUCTION ACTIVITIES.
33. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL WORK AREAS AT THE END OF EACH WORKING DAY. ANY DEBRIS SHALL BE COLLECTED AND DEPOSITED APPROPRIATELY OFF SITE DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION.
34. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS THAT ARE REQUIRED BY THE CITY FOR TREE REMOVAL, RELOCATION, TREE PROTECTION OR INSTALLATION BEFORE BEGINNING WORK.
35. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING PROTECTIVE BARRIERS AROUND THE DRIP LINE OF TREES. THESE PROTECTIVE BARRIERS SHALL BE SEEN EASILY BY OPERATORS OF TRUCKS AND OTHER EQUIPMENT. THEY SHALL BE CONSTRUCTED OF STURDY MATERIALS (NOT FLAGGING OR RIBBON) AND SHALL BE INSTALLED PRIOR TO AND DURING CONSTRUCTION.
36. DO NOT STORE OR USE ANY MATERIALS OR EQUIPMENT WITHIN THE DRIP LINE OF ANY TREE THAT IS TO BE RELOCATED OR PROTECTED IN PLACE UNLESS THE ACTIVITY IS BEING DONE TO PROTECT THE TREES.
37. DO NOT DISCHARGE OR CONTAMINATE THE SOIL WITHIN THE DRIP LINE OF ANY OF THE TREES TO BE RELOCATED OR PROTECTED IN PLACE. THIS INCLUDES SUBSTANCES SUCH AS PAINT, OIL, SOLVENTS, PETROLEUM PRODUCTS, ASPHALT, CONCRETE, MORTAR, OR ANY OTHER MATERIAL THAT MAY CAUSE DAMAGE TO THE TREE'S ROOT SYSTEM.
38. CLEARING OF VEGETATION WITHIN THE DRIP LINE OF THE TREES DESIGNATED TO BE PROTECTED IN PLACE OR RELOCATED SHALL BE PERFORMED CAUTIOUSLY WITH HAND TOOLS TO MINIMIZE ANY DAMAGE TO THE TREE'S ROOT SYSTEM.
39. DO NOT ATTACH ANYTHING TO TREES THAT ARE TO REMAIN ON THE SITE UNLESS IT IS SOMETHING THAT WILL PROTECT AND NOT DAMAGE THE TREE.
40. KEEP A NATURAL GRADE ABOVE THE DRIP LINE ON ANY TREE THAT IS TO BE PROTECTED IN PLACE. ANY PRESERVED TREES DISTURBED DURING CONSTRUCTION MUST BE RETURNED TO ITS ORIGINAL GRADE AFTER CONSTRUCTION.
41. ALL LANDSCAPE AND PLANTING SHALL COMPLY WITH COUNTY LAND USE POLICY AND WITH CHAPTER 62B-55 OF THE FLORIDA ADMINISTRATIVE CODE.
42. ALL PLANT MATERIAL FURNISHED BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED SHALL BE FLORIDA NO. 1 GRADE OR BETTER, AND SHALL BE INSTALLED AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS," PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANT MATERIAL MUST BE HEALTHY, VIGOROUS MATERIALS, FREE OF PESTS AND DISEASES.
43. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED AS MINIMUMS. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN OR SPECIFICATIONS WILL ALSO BE REQUIRED FOR ACCEPTANCE. ANY SUBSTITUTIONS MUST BE APPROVED BY THE CONSULTANT AND THE COUNTY.
44. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTING MEETING SPECIFICATIONS AS NOTED BEFORE INSTALLATION. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL PLANTING THAT DOES NOT MEET SPECIFICATIONS AND BE HELD RESPONSIBLE TO REPLACE IT WITH APPROPRIATE PLANTING.
45. IN THE EVENT OF A VARIATION BETWEEN THE PLANT LISTS AND THE ACTUAL QUANTITY OF PLANTS SHOWN, THE PLANS HOLD TRUE.
46. ALL ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH
47. ALL PLANT MATERIALS MUST BE PROTECTED DURING TRANSPORT AND DELIVERY TO THE JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.
48. CONTRACTORS SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.
49. CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR THE REVIEW AND APPROVAL OF THE CONSULTANT.
50. ALL TREES MUST BE FLORIDA #1, STRAIGHT TRUNKED, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.
51. CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN ONE WEEK OF NOTICE.
52. DAMAGE TO ANY LANDSCAPING OR TREES ON AN ABUTTING OR ADJACENT PROPERTY AS A RESULT OF THE CONSTRUCTION MUST BE REPLACED AND RESTORED AT THE CONTRACTOR'S EXPENSE TO ITS ORIGINAL CONDITION
53. INSTALLATION-ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND HIGH QUALITY MANNER AND
54. ACCORDING TO GOOD PLANTING PROCEDURES WITH THE QUALITY OF PLANT MATERIALS AS HEREINAFTER DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.
55. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTAINING ALL TREES AND LANDSCAPE PER DIVISION 32.
56. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF PLANTS IF DEAD OR DYING PRIOR TO FINAL ACCEPTANCE.
57. TYPICALLY, SHRUB AND GROUNDCOVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHOULD BE PLACED ON A TRIANGULAR SPACING SHOWN IN THE PLANTING DETAILS. PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED ON THE PLANT LIST.
58. TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE THE GROW BAG REMOVED ENTIRELY BEFORE PLANTING.
59. BALLED AND BURLAPPED MATERIAL SHALL HAVE THE TOP ONE HALF (1/2) OF THE BURLAP AROUND THE BASE OF THE TRUNK CUT AND PULLED BACK. DO NOT REMOVE THE BURLAP BUT WIRE CAGES, STRAPS, ETC. MUST BE CUT AND REMOVED COMPLETELY BEFORE INSTALLATION.
57. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES, AND ANY OTHER MATERIALS FROM THE LANDSCAPE ARCHITECT FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
58. THE FOLLOWING GUIDELINES SHALL BE FOLLOWED TO ENSURE SUCCESSFUL TRANSPLANTING OF TREES:
- any tree being RELOCATED SHALL NOT BE UNNECESSARILY DAMAGED DURING REMOVAL, TRANSPORT, OR REPLANTING OF THAT TREE.
 - TREES MUST BE ROOT PRUNED APPROPRIATELY PRIOR TO REMOVAL.
 - DURING AND FOLLOWING TRANSPLANTING THE ROOT BALL MUST BE KEPT MOIST AT ALL TIMES.
 - TRANSPLANTED TREES SHALL BE BRACED AT LEAST ONE FULL YEAR.
 - TRANSPLANTED TREES SHALL NOT BE FERTILIZED AT PLANTING TIME BUT SHALL BE WATERED SUFFICIENTLY UNTIL THE TREE GROWTH IS REESTABLISHED.
 - RELOCATED TREES/PALMS WILL BE MOVED IN ACCORDANCE WITH MINIMUM STANDARDS SET FORTH IN ANSI A-300
 - ALL CROWN PRUNING SHALL BE DONE IN ACCORDANCE WITH NATIONAL ARBORIST ASSOCIATION STANDARDS OR PALM PRUNING IN ACCORDANCE WITH CITY STANDARDS.
59. CONTRACTOR SHALL REGRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION
60. CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION OR INSTALLATION.
60. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LAWN AREAS DAMAGED WHILE COMPLETING PLANTING INSTALLATION WITH SAME GRASS SPECIES TO THE SATISFACTION OF THE CONSULTANT AND THE COUNTY.
61. GENERAL GRADING TO APPROXIMATELY 1 INCH SHALL BE PROVIDED BY THE CONTRACTOR. ALL FINISHED SITE GRADING AND FINAL DECORATIVE BERM SHAPING SHALL BE PROVIDED BY THE CONTRACTOR.
62. ALL LANDSCAPE MATERIALS SHALL BE MAINTAINED TO PROVIDE CONTINUOUS CLEAR ZONES FOR SIGHT VISIBILITY FOR PEDESTRIANS AND VEHICULAR TRAFFIC AND LANDSCAPE MAINTENANCE SHALL CONFORM TO STANDARD INDEX 546 CRITERIA SET FORTH IN F.O.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS.
63. APPLICATION SCHEDULE: WATER NEW TREES, PALMS, AND SHRUBS EVERY DAY FOR THE FIRST TWO WEEKS. THREE TIMES A WEEK FOR THE SECOND TWO WEEKS, AND THEN TWICE A WEEK FOR THE NEXT EIGHT WEEKS FOR A TOTAL OF A 90 DAY WATERING PERIOD. NO FURTHER WATERING WILL BE REQUIRED. HAND WATERING SCHEDULE TO START AT FINAL ACCEPTANCE OF PROJECT.
64. EARTH BERM 4" HIGH OUTSIDE THE PROPOSED ROOT BALL PRIOR TO WATERING. APPLY A MINIMUM OF 4" OF WATER WITHIN THE SAUCER, OR 1-3 GALLONS PER INCH OF TRUNK DIAMETER, WHICH IS MORE AT EACH WATERING. WATER APPLICATION SHOULD SATURATE THE ROOT BALL TO ITS ENTIRE DEPTH. DO NOT WATER IF ROOT BALL IS ALREADY SATURATED.
65. HANDWATERING IS IN ADDITION TO THE UNDERGROUND IRRIGATION SYSTEM.

3. ENSURE THAT ALL PLANTING SOIL IS FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, WEEDS AND OTHER LITTER, AND FREE OF ROCKS, STUMPS AND STONES LARGER THAN ONE INCH IN ANY DIMENSION, AND OTHER EXCLUSIVES TOXIC MATTER HARMFUL TO PLANT GROWTH. SHOULD ANY SOIL AMENDMENT BE NECESSARY, THE CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE CONSULTANT AND THE COUNTY.
2. APPLY APPROVED HERBICIDE--ACCORDING TO MANUFACTURERS RATE AND SPECS WITHIN LIMITS OF ALL AREAS TO BE PLANTED. PROTECT EXISTING PLANTS TO REMAIN FROM OVERSPRAY OR SPRAY WITHIN ROOT ZONE. CONTRACTOR AND COUNTY TO ENSURE TOTAL WEED ERADICATION.
3. SCARIFY SUBSOIL TO A DEPTH OF 3 INCHES.
4. PLANTING MIX FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL CONSIST OF A THOROUGHLY BLENDED MIXTURE OF:
 - A. 20% TOPSOIL
 - B. 10% PEAT OR COMPOST
 - C. 70% SAND
5. PLANTING MIX FOR BACKFILL AROUND ROOT BALLS OF PALMS:
 - A. 90% NATIVE SAND FROM ON SITE OR APPROVED SUBSTITUTE
 - B. 10% TOPSOIL
6. FERTILIZE ALL TREES, SHRUBS AND GROUNDCOVER WITH PLANTING TABLETS 20-20-5 FORMULA, 12 GRAM.
7. ALL SHRUB BEDS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 24" AND BACK FILLED WITH THE SPECIFIED MIXTURE.
8. SMOOTH ALL PREPARED TOPSOIL TO 3" EXCEPT WITHIN DRIP LINES OF EXISTING TREES AND 4" BELOW TOP OF SURROUNDING PAVING EDGES. REMOVE ALL ROCKS AND OTHER OBJECTS OVER 1" IN DIAMETER.
9. FINISH GRADE ALL PREPARED TOPSOIL AREAS TO A SMOOTH, EVEN SURFACE ASSURING POSITIVE DRAINAGE AWAY FROM THE STRUCTURES AND ELIMINATE ANY LOW AREAS WHICH MAY COLLECT WATER.
10. TOPSOIL SHALL NOT BE EXTREMELY ACIDIC OR ALKALINE. NOR CONTAIN ANY TOXIC SUBSTANCE WHICH MAY BE HARMFUL TO PLANT GROWTH. THE PH SHALL BE IN THE RANGE OF 5.5-6.5.
11. CONTRACTOR SHALL MULCH ALL PLANTING MATERIAL THROUGHOUT AND COMPLETELY TO A 3 INCH DEPTH WITH CLEAN, WEED FREE FLORAMULCH
12. MINIMUM OF 2" TOPSOIL MUST BE ADDED UNDER ALL SODDED AREAS.

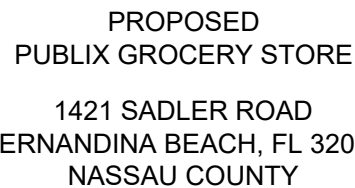
1. XERISCAPE PRINCIPLES HAVE BEEN APPLIED TO THIS LANDSCAPE PLAN AS SPECIFIED IN SFWMD'S XERISCAPE PLAN GUIDE I AND SHALL BE APPLIED ALL THROUGHOUT LANDSCAPE INSTALLATION AND MAINTENANCE.
2. THE CONTRACTOR SHALL MAINTAIN TEMPORARY IRRIGATION OR PROVIDE HAND WATERING FOR ALL RELOCATED TREES AND PALMS FROM NOTICE TO PROCEED UNTIL PERMANENT IRRIGATION SYSTEM IS OPERABLE.
3. THE IRRIGATION SYSTEM SHALL BE CONFIGURED TO ACCOMMODATE EXISTING TREES AND PALMS PER PLANS.
4. ALL LANDSCAPED AREAS MUST BE IRRIGATED IN ACCORDANCE WITH ALL LOCAL/ COUNTRY REQUIREMENTS.
5. REMOVE EXISTING IRRIGATION EQUIPMENT WHICH INTERFERES WITH ANY CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, CONTROLLERS, SPRINKLER HEADS, PIPE, QUICK COUPLERS, BACKFLOW PREVENTERS, CONTROL WIRE AND CONDUITS. ADDITIONALLY THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE EXISTING SYSTEM THROUGHOUT THE CONSTRUCTION PROCESS.
6. CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. INSPECT IRRIGATION SYSTEM AND INSURE THAT ADEQUATE WATER IS AVAILABLE BEFORE BEGINNING PLANTING OPERATIONS. IRRIGATION SYSTEMS WILL NOT PROVIDE SUFFICIENT QUANTITIES OF WATER FOR NEWLY PLANTED MATERIALS. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DEEP ROOT HAND WATERING.
7. IF PROVIDED, REFER TO IRRIGATION PLANS FOR ADDITIONAL NOTES AND DETAILS.

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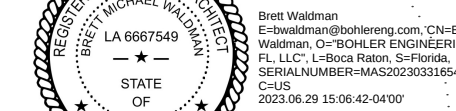
PROJECT

**PROP.
SITE PLAN
DOCUMENTS**

FOR



1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780



SHEET TITLE:

SHEET NUMBER

SHEET NUMBER:

C-705

ORG. DATE - 6/27/2023

NOTES:

1. THE PROPERTY IS THE LANDS OF ISLAND WALK STATION LLC AS RECORDED IN OFFICIAL RECORD BOOK 2006 PAGE 1243, AMONG THE LAND RECORDS OF NASSAU COUNTY, FLORIDA AND HAVING PID#(S) OF: 00-00-30-0800-0039-0000; 00-00-30-036A-0017-0020; 00-00-30-0800-0038-0040; PER THE NASSAU COUNTY, FLORIDA PROPERTY APPRAISER, THE PROPERTY IS LYING IN SECTION 28 & 30; TOWNSHIP 3 NORTH; RANGE 28 EAST.
2. AREA = 893,428 SQUARE FEET OR 20.510 ACRES (MEASURE)
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
4. THIS SURVEY WAS PERFORMED IN THE FIELD ON JANUARY 31, 2023 UTILIZING THE REFERENCE DOCUMENTS, AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES, AND OTHER IMPROVEMENTS. REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS NOTED OTHERWISE.
5. ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS BENCHMARK NO. 820154 WITH A PUBLISHED ELEVATION OF 19.30 FEET.
6. THE PROPERTY IS LOCATED IN OTHER AREAS, ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, NASSAU COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 239 OF 510", MAP NUMBER 120895022896, WITH A MAP REVISION DATE OF AUGUST 2, 2017.
7. ZONING: C2

ALL ZONING INFORMATION WAS PROVIDED IN A ZONING REPORT PREPARED BY BOHLER ENGINEERING, LLC, ON APRIL 13, 2021 AND MUST BE VERIFIED PRIOR TO USE OR RELIANCE UPON SAME. TO CONFIRM THE ZONING INFORMATION REPRESENTS AND DEPICTS THE THEN-CURRENT SITE-SPECIFIC INFORMATION, SHOULD THERE BE ANY CHANGE IN USE, SETBACK(S) AND/OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION AND/OR ORDINANCE, REGULATION OR LEGAL REQUIREMENT, PRIOR TO USING OR RELYING UPON THE FINDINGS RECORDED HEREIN, OR REFERENCING SAME AS RELATED TO THE PROPERTY, PROJECT AND/OR DEVELOPMENT.

8. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.

9. TREES 4 INCHES DIAMETER AT BREAST HEIGHT (DBH) AND LARGER HAVE BEEN LOCATED WITHIN THE PROJECT BOUNDARY.

10. THERE ARE NO GAPS/GORES OR OVERLAPS BETWEEN THE RIGHT-OF-WAY LINES OF SOUTH 14TH STREET AND SADLER ROAD AND THE SUBJECT PROPERTY.

11. PARKING: 750 STANDARD ADA TOTAL SPACES

12. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THE SURVEY. ENCROACHMENT IS A LEGAL CONDITION, NOT A MATTER OF SURVEY AND, AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT SHOWN.

13. THE PROPERTY HAS ACCESS ALONG SOUTH 14TH STREET AND SADLER ROAD.

14. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULES 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.

15. THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITION SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY TRIMBLE.

16. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 - 2011 ADJUSTMENT, HOLDING THE SOUTH LINE OF THE SUBJECT PROPERTY, AS BEING SOUTH 85°29'53" WEST.

17. ALL DISTANCES ARE MEASURED GROUND DISTANCES UNLESS NOTED OTHERWISE.

18. THE CONTRACTED PURPOSE OF THIS SURVEY IS FOR PERMITTING AND SITE PLAN. THIS SURVEY IS NOT VALID FOR ANY OTHER USE.

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

20. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE: PHILLIPS EDISON & COMPANY, INC.

21. THIS MAP IS INTENDED TO BE DEPICTED AT A SCALE OF 1"=30' AND 1"=100' ON 24"x36" SHEETS. UNITS SHOWN ARE U.S. SURVEY FEET.

22. SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATIONS.

23. THE LEGAL DESCRIPTION IS RECORDED IN OFFICIAL RECORD BOOK 2006 PAGE 1243.

24. RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

25. THE AERIAL IMAGERY SHOWN HEREON WAS COLLATED BY BOHLER IN THE FIELD ON JANUARY 17, 2023 AND IS FOR REFERENCE ONLY.

26. © COPYRIGHT 2023 BY BOHLER ENGINEERING FL, LLC. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BOHLER ENGINEERING FL, LLC.

UTILITIES:

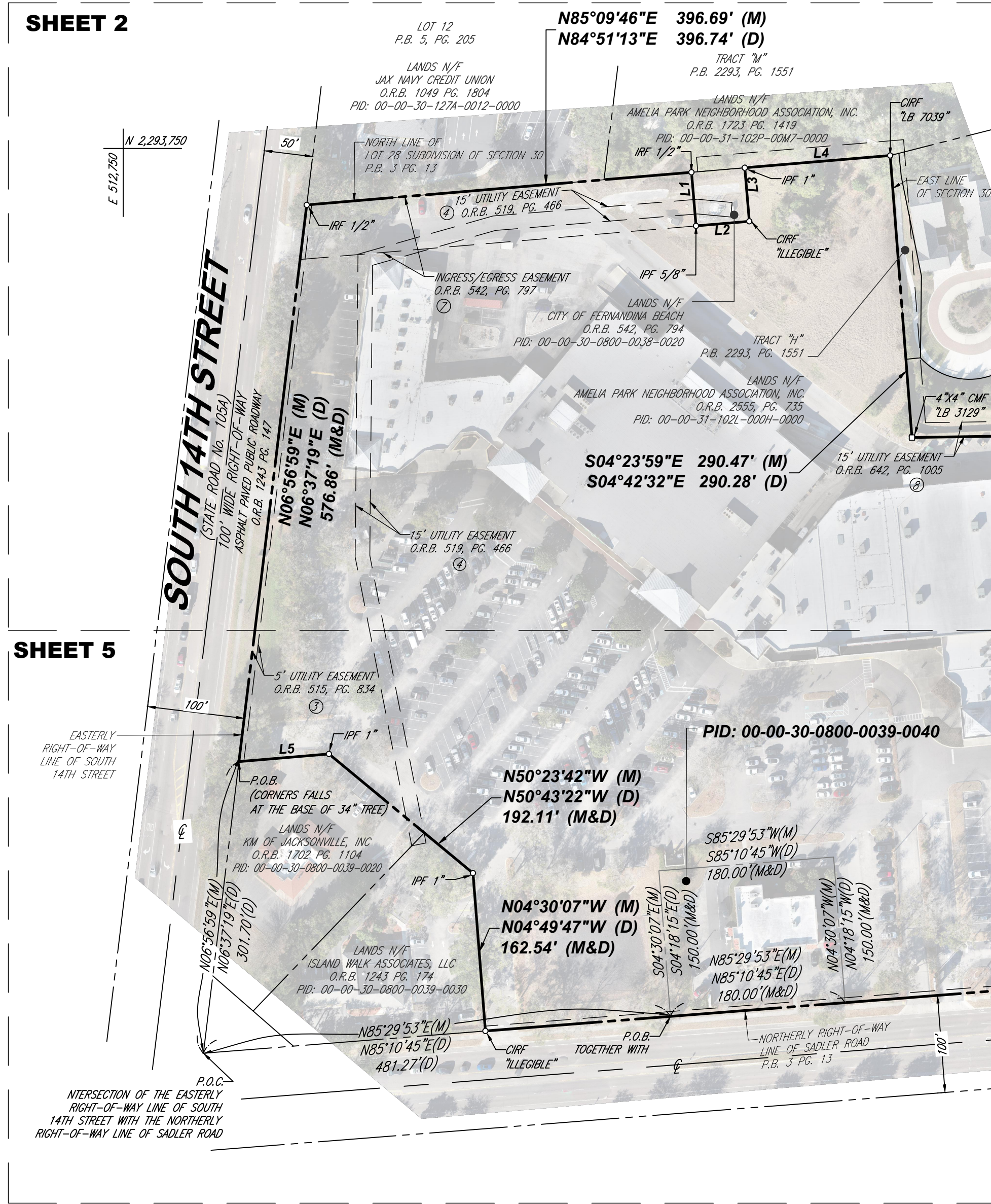
THE FOLLOWING COMPANIES WERE NOTIFIED BY SUNSHINE 811 UTILITY SYSTEM (1-800-432-4770) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 016305285

UTILITY COMPANY	LOCATE STATUS	PHONE NUMBER
A T & T DISTRIBUTION	NO CONFLICT	(561) 683-2729
CITY OF FERNANDINA BEACH	MARKED	(904) 310-3400 X3422
COMCAST CABLE COMMUNICATIONS	UNMARKED	(800) 778-9140
FLORIDA PUBLIC UTILITIES COMPANY	MARKED	(904) 362-0704
FLORIDA PUBLIC UTILITIES COMPANY	UNMARKED	(800) 778-9140
UNITI FIBER LLC	UNMARKED	(877) 652-2321



Know what's below.
Call before you dig.
Dial 811
Or Call 800-432-4770

SHEET 2



LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN AND BEING A PART OF LOTS 16 THROUGH 22, UNIT ONE OF CLAREMONT, AS RECORDED IN PLAT BOOK 3, PAGE 13, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, TOGETHER WITH THAT VACATED 30 FOOT STREET LYING ADJACENT TO SAID LOT 16 AND THAT VACATED 30 FOOT STREET LYING ADJACENT TO SAID LOT 22; TOGETHER WITH A PORTION OF GOVERNMENT LOT 4, SECTION 29, TOWNSHIP 3 NORTH, RANGE 28 EAST OF SAID COUNTY; TOGETHER WITH LOT 38 AND A PORTION OF LOT 39, SUBDIVISION OF SECTION 30, AS RECORDED IN PLAT BOOK "O", PAGE 59, OF SAID PUBLIC RECORDS; TOGETHER WITH A PORTION OF THOSE VACATED 20 FOOT ALLEYS LYING CONTIGUOUS TO SAID LOTS 38 AND 39; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SADLER ROAD, A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED, WITH THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 105A AND/OR SOUTH FOURTEENTH STREET, A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED, THENCE ON SAID EASTERLY RIGHT OF WAY LINE, NORTH 06 DEGREES 37 MINUTES 19 SECONDS EAST, 301.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON SAID RIGHT OF WAY LINE, NORTH 06 DEGREES 37 MINUTES 19 SECONDS EAST, 575.86 FEET TO THE SOUTH LINE OF LOT 28 OF SAID SUBDIVISION OF SECTION 30, THENCE ON SAID SOUTH LINE, NORTH 84 DEGREES 51 MINUTES 13 SECONDS EAST, 396.74 FEET; THENCE SOUTH 05 DEGREES 08 MINUTES 47 SECONDS EAST, 55.26 FEET; THENCE NORTH 84 DEGREES 51 MINUTES 13 SECONDS EAST, 55.00 FEET; THENCE NORTH 05 DEGREES 08 MINUTES 47 SECONDS WEST, 55.26 FEET TO SAID SOUTH LINE; THENCE ON SAID SOUTH LINE, NORTH 84 DEGREES 51 MINUTES 13 SECONDS EAST, 150.00 FEET TO THE EAST LINE OF SAID SECTION 30, THENCE ON SAID EAST LINE, SOUTH 04 DEGREES 42 MINUTES 32 SECONDS EAST, 290.28 FEET TO THE NORTH LINE OF SAID GOVERNMENT LOT 4; THENCE ON SAID NORTH LINE, NORTH 88 DEGREES 46 MINUTES 30 SECONDS EAST, 730.85 FEET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 16; THENCE ON SAID EAST LINE AND THE NORTHERLY PROLONGATION THEREOF, SOUTH 04 DEGREES 49 MINUTES 47 SECONDS EAST, 377.19 FEET TO A POINT; THENCE SOUTH 85 DEGREES 10 MINUTES 13 SECONDS WEST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 04 DEGREES 49 MINUTES 47 SECONDS EAST, A DISTANCE OF 150.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SADLER ROAD; THENCE SOUTH 85 DEGREES 10 MINUTES 13 SECONDS WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 1014.22 FEET TO A POINT; THENCE NORTH 04 DEGREES 49 MINUTES 47 SECONDS WEST, A DISTANCE OF 162.54 FEET TO A POINT; THENCE NORTH 84 DEGREES 48 MINUTES 22 SECONDS WEST, A DISTANCE OF 192.11 FEET TO A POINT; THENCE SOUTH 84 DEGREES 49 MINUTES 46 SECONDS WEST, A DISTANCE OF 92.78 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH UTILITY AND ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 642, PAGE 1005, IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

TOGETHER WITH DECLARATION OF CROSS EASEMENTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 642, PAGE 1039, MODIFIED BY MODIFICATION OF DECLARATION OF CROSS-EASEMENTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 957, PAGE 533 AND FURTHER MODIFIED BY SECOND MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 1119, PAGE 1853, AS FURTHER MODIFIED BY THIRD MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 2001, PAGE 1523, IN THE PUBLIC RECORDS OF NASSAU COUNTY.

TOGETHER WITH RECIPROCAL ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 519, PAGE 474, AND AMENDED BY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 772, PAGE 972, IN THE PUBLIC RECORDS OF NASSAU COUNTY.

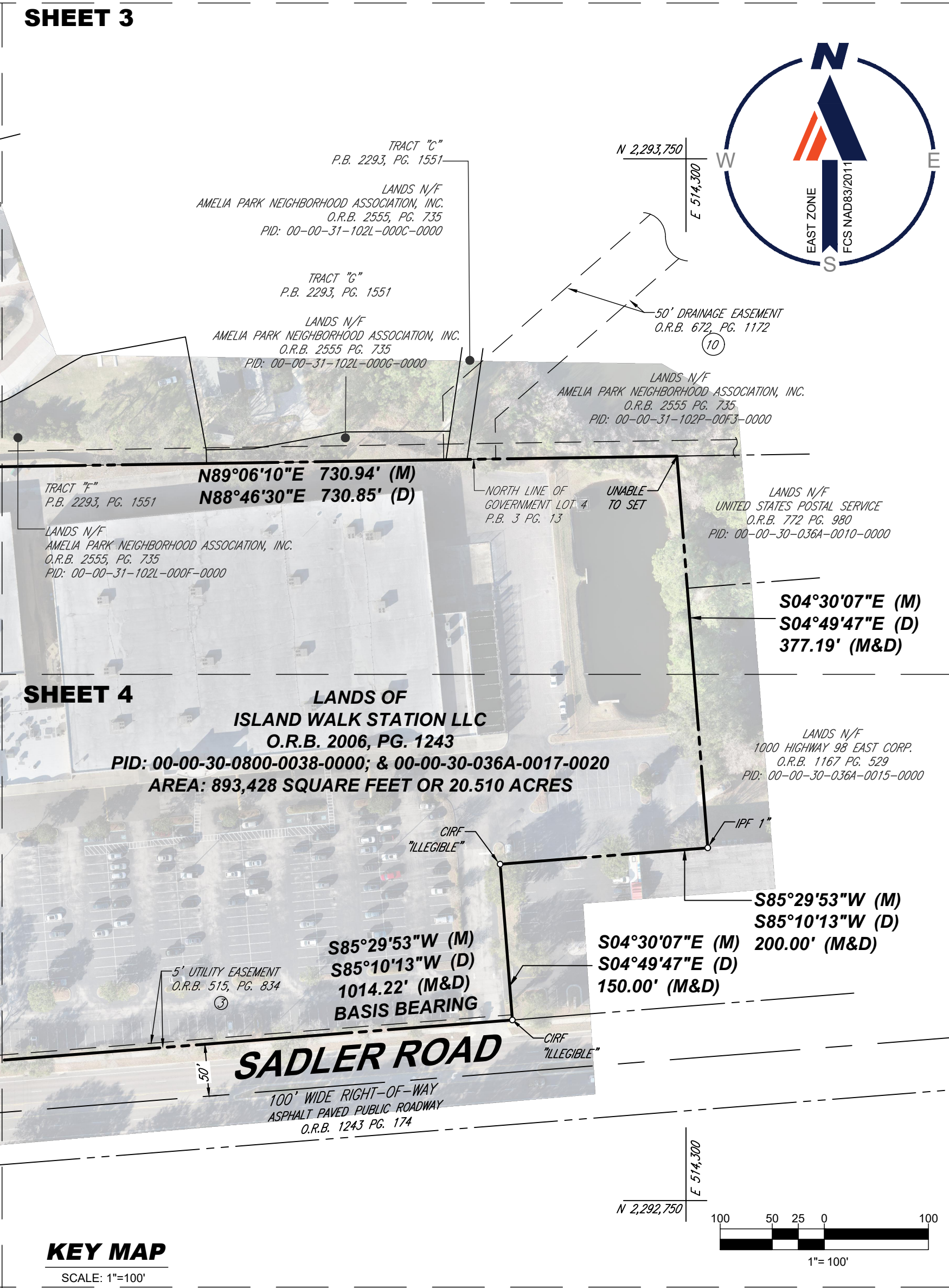
TOGETHER WITH DRAINAGE EASEMENT AND TERMINATION OF EXISTING EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 672, PAGE 1172, IN THE PUBLIC RECORDS OF NASSAU COUNTY.

TOGETHER WITH DECLARATION OF CROSS EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 957, PAGE 540, IN THE PUBLIC RECORDS OF NASSAU COUNTY.

TOGETHER WITH: A PORTION OF LOT 39 OF THE SUBDIVISION OF SECTION 30, AS RECORDED IN PLAT BOOK "O", PAGE 59 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A PORTION OF REFERENCE COMMENCE AT THE INTERSECTION OF EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 105A AS NOW ESTABLISHED, WITH THE NORTHERLY RIGHT OF WAY LINE OF SADLER ROAD (AS NOW ESTABLISHED AS A 100 FOOT RIGHT OF WAY); THENCE NORTH 85 DEGREES 10 MINUTES 45 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 481.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 85 DEGREES 10 MINUTES 45 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 180.00 FEET; THENCE NORTH 04 DEGREES 49 MINUTES 15 SECONDS WEST A DISTANCE OF 150.00 FEET; THENCE SOUTH 85 DEGREES 10 MINUTES 45 SECONDS WEST A DISTANCE OF 190.00 FEET; THENCE SOUTH 04 DEGREES 49 MINUTES 15 SECONDS EAST A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY AS DESCRIBED IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, POLICY NO. 18918-1-5395117-2015-2730609-94472654, WITH A COMMITMENT DATE OF OCTOBER 2, 2015, AND IS SUBJECT TO RESTRICTIONS, COVENANTS, AND/OR EASEMENTS, WRITTEN OR IMPLIED.

SHEET 3



KEY MAP

SCALE: 1"=100'

TITLE NOTES:

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, POLICY NO. 18918-1-5395117-2015-2730609-94472654, WITH A COMMITMENT DATE OF OCTOBER 2, 2015, OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, EXCEPTIONS:

2. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 519, PAGE 1222 AND DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 519, PAGE 457; AFFECTS THE SUBJECT PROPERTY, USE RESTRICTIONS MAY HAVE EXPIRED.

3. EASEMENT AGREEMENT BY AND BETWEEN ISLAND WALK SHOPPING CENTER AND RIFLING CABLE INCOME PARTNERS AND SOUTHERN BELL TELEPHONE AND TELEGRAPH AS RECORDED IN OFFICIAL RECORDS BOOK 515, 634; AFFECTS THE SUBJECT PROPERTY, EASEMENT SHOWN.

4. SEWER EASEMENT BY AND BETWEEN ISLAND WALK SHOPPING CENTER AND DICKS FOOD & SPORT, INC. RECORDED IN OFFICIAL RECORDS BOOK 519, PAGE 486; AFFECTS THE SUBJECT PROPERTY, EASEMENT SHOWN, EASEMENTS FALL WITHIN THE EXISTING BUILDING.

5. TERMS AND CONDITIONS OF RECIPROCAL ACCESS EASEMENT BY AND BETWEEN ISLAND WALK SHOPPING CENTER AND DICKS FOOD & SPORT, INC. RECORDED IN OFFICIAL RECORDS BOOK 519, PAGE 474 AND AMENDED BY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 772, 972; AFFECTS THE SUBJECT PROPERTY, GENERAL IN NATURE. NOT POTABLE.

6. AGREEMENT REGARDING CURBING RECORDED IN OFFICIAL RECORDS BOOK 539, PAGE 906; AFFECTS THE SUBJECT PROPERTY, NOT POTABLE.

7. INGRESS AND EGRESS EASEMENT BY AND BETWEEN ISLAND WALK JOINT VENTURE AND CITY OF FERNANDINA BEACH, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 542, PAGE 797; AFFECTS THE SUBJECT PROPERTY, EASEMENT SHOWN.

8. UTILITY AND ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 642, PAGE 1005; THE SUBJECT PROPERTY BENEFITS FROM THE EASEMENT, EASEMENT SHOWN.

9. DECLARATION OF CROSS-EASEMENTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 642, PAGE 1039 AS MODIFIED BY MODIFICATION OF DECLARATION OF CROSS-EASEMENTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 957, PAGE 533 AND FURTHER MODIFIED BY SECOND MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 1119, PAGE 1853, AS FURTHER MODIFIED BY THIRD MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 2001, PAGE 1523; AFFECTS THE SUBJECT PROPERTY, DOCUMENT CONTAINS USE RESTRICTIONS. CROSS-EASEMENTS ARE GENERAL IN NATURE AND NOT POTABLE.

10. TERMS AND CONDITIONS OF EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 672, PAGE 1172; THE SUBJECT PROPERTY BENEFITS FROM THE EASEMENT, EASEMENT SHOWN.

11. TERMS AND CONDITIONS OF DECLARATION OF CROSS EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 957, PAGE 540 TOGETHER WITH JOINER TO DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 957, PAGE 557; AFFECTS THE SUBJECT PROPERTY, DOCUMENT CONTAINS USE RESTRICTIONS. CROSS-EASEMENTS ARE GENERAL IN NATURE AND NOT POTABLE.

12. TERMS AND CONDITIONS OF LEASE IN FAVOR OF PUBLIC SUPER MARKETS, INC., A FLORIDA CORPORATION, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 468, PAGE 768, AS ASSIGNED BY ASSIGNMENT OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 494, PAGE 426 RE-RECORDED IN OFFICIAL RECORDS BOOK 495, PAGE 89, TOGETHER WITH FIRST ADDENDUM RECORDED IN OFFICIAL RECORDS BOOK 957, PAGE 528; THE SUBJECT PROPERTY FALLS WITHIN THE AREA DESCRIBED IN THE DOCUMENT, NOT POTABLE ITEMS.

13. TERMS AND CONDITIONS OF LEASE FROM ISLAND WALK SHOPPING CENTER TO BALL'S DEPARTMENT STORES, INC., A SHORT FORM LEASE RECORDED IN OFFICIAL RECORDS BOOK 713, PAGE 433, AS AFFECTED BY CONFIRMATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 736, PAGE 1745 AS AMENDED IN OFFICIAL RECORDS BOOK 957, PAGE 518; THE SUBJECT PROPERTY FALLS WITHIN THE AREA DESCRIBED IN THE DOCUMENT, NOT POTABLE ITEMS.

14. TERMS AND CONDITIONS OF THE LEASE FROM ISLAND WALK SHOPPING CENTER TO K. MART CORPORATION DATED NOVEMBER 14, 1986, A MEMORANDUM OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 508, PAGE 1097 TOGETHER WITH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 957, PAGE 522; THE SUBJECT PROPERTY FALLS WITHIN THE AREA DESCRIBED IN THE DOCUMENT, NOT POTABLE ITEMS.

15. TERMS AND CONDITIONS OF THE LEASE FROM ISLAND WALK ASSOCIATES, LLC TO BALL'S OUTLET STORES, INC. DATED SEPTEMBER 12, 2012 A MEMORANDUM OF SAID LEASE BEING RECORDED IN OFFICIAL RECORDS BOOK 1855, PAGE 925 AS AFFECTED BY SUBORDINATION, NON DISTURBANCE AND ATTAINMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1855, PAGE 934; THE SUBJECT PROPERTY FALLS WITHIN THE AREA DESCRIBED IN THE DOCUMENT, NOT POTABLE ITEMS.

16. TERMS AND CONDITIONS OF THE LEASE FROM ISLAND WALK ASSOCIATES, LLC TO STAPLES THE OFFICE SUPERSTORE EAST, INC. DATED MAY 6, 2013 A MEMORANDUM OF SAID LEASE BEING RECORDED IN OFFICIAL RECORDS BOOK 1858, PAGE 125 AND OFFICIAL RECORDS BOOK 1858, PAGE 1548 AS AFFECTED BY SUBORDINATION, NON DISTURBANCE AND ATTAINMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1859, PAGE 1563; THE SUBJECT PROPERTY FALLS WITHIN THE AREA DESCRIBED IN THE DOCUMENT, NOT POTABLE ITEMS.

17. RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, UNDER BONA FIDE WRITTEN LEASES; NOT A SURVEY MATTER.

18. THE FOLLOWING MATTERS AS DISCLOSED BY SURVEY PREPARED BY AMERICAN SURVEYING & MAPPING, INC. UNDER DRAWING NO: 1501174 FERNANDINA BEACH FL, DATED SEPTEMBER 22, 2015:

- a. ADJOINING SIDEWALK ENCROACHES OVER NORTH BOUNDARY LINE NEAR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY;
- b. ASPHALT PAVEMENT AND CONCRETE CURB ENCROACH THE NORTH BOUNDARY LINE BY 4.3' AT MOST;
- c. FENCE ENCROACHES NORTH AND EAST LINE BY 2.3' AT MOST;
- d. BUILDING AND COVERED SIDEWALK ENCROACH ONTO SEWER EASEMENT BY 15.0' AT MOST (O.R. BOOK 519, PG. 466) NEAR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY;
- e. DUMPSTER PAID ENCROACHES ONTO THE PROPERTY TO THE EAST ALONG THE EASTERN BOUNDARY LINE OF THE SUBJECT PROPERTY;
- f. ASPHALT SURFACE ENCROACHES OVER THE 5' UTILITY EASEMENT (O.R. BOOK 515, PG. 834);
- g. GRAVEL DRIVE AND ASPHALT SURFACE ENCROACH ONTO THE PROPERTY TO THE NORTH ALONG THE NORTH BOUNDARY LINE AND OUTSIDE THE 15' SEWER EASEMENT (O.R. BOOK 519, PG. 466)

SEE CURRENT SURVEY.

19. RIGHT OF WAY EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 661, PAGE 901, AS TO EASEMENT PARCEL, OFFICIAL RECORDS BOOK 957, PAGE 540; DOES NOT AFFECT THE SUBJECT PROPERTY, AFFECTS THE LANDS TO THE SOUTHEAST.

TO:
FIDELITY NATIONAL TITLE INSURANCE COMPANY; ISLAND WALK LLC, A DELAWARE LIMITED LIABILITY COMPANY; & PHILLIPS EDISON & COMPANY, INC.

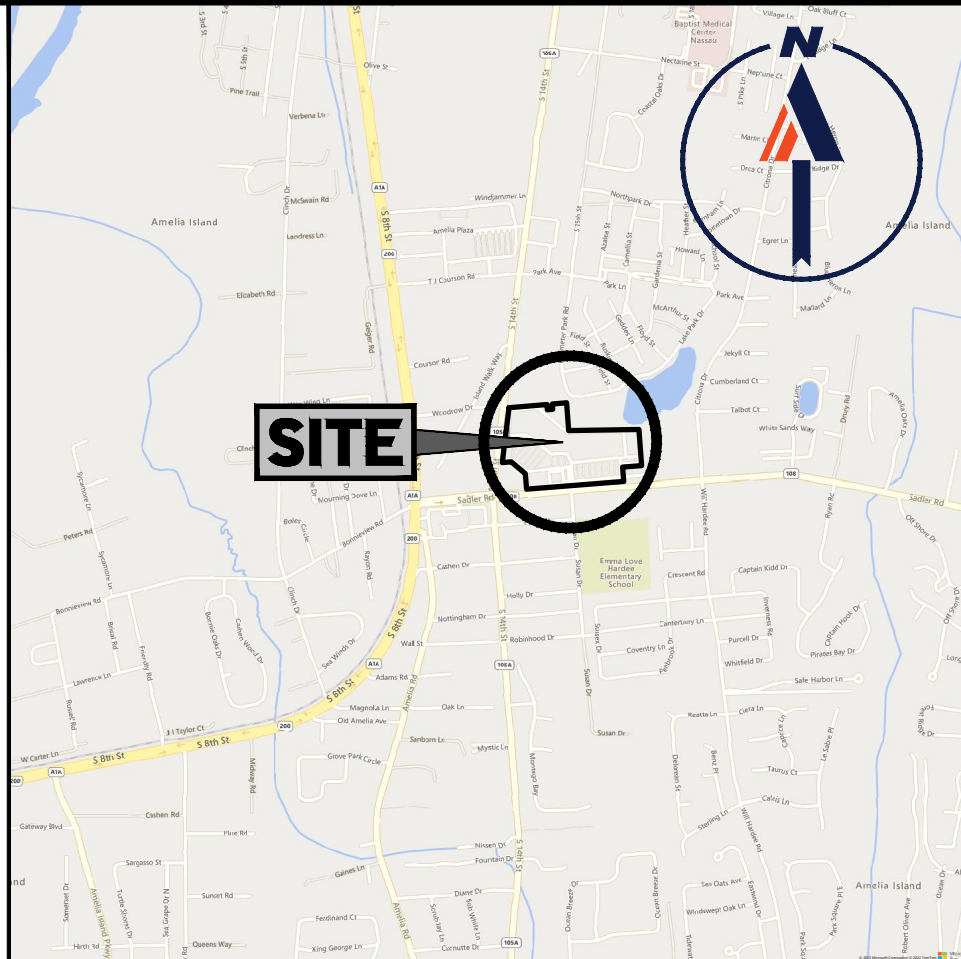
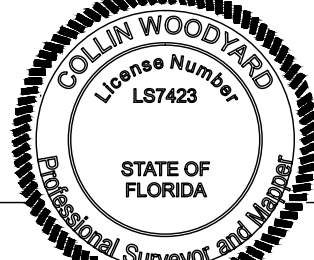
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/SNAPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND SNAPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11(A) & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 31, 2023.

DRAFT

COLLIN WOODWARD

PROFESSIONAL SURVEYOR AND MAPPER NO. L57423

THIS CERTIFICATION IS MADE BY ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR ADVERTISING, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.



LOCATION MAP

SCALE: 1"=2000'

LEGEND

N/F	NOW OR FORMERLY
P.B.	PLAT BOOK
ORB	OFFICIAL RECORD BOOK
PG	PAGE
CL	CENTER LINE
N	NORTH
S	SOUTH
E	EAST
W	WEST
(M)	MEASURED
(D)	DEED
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
CIR	CAPPED IRON REBAR FOUND
IF	IRON REBAR FOUND
IP	IRON PIPE FOUND
CM	CONCRETE MONUMENT FOUND

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S04°50'14"E (M) S05°08'47"E (D)	55.15(M) 55.26(D)
L2	N85°09'46"E (M) N84°51'13"E (D)	54.96(M) 55.00(D)
L3	N04°50'14"W (M) N05°08'47"W (D)	55.15(M) 55.26(D)
L4	N85°09'46"E (M) N84°51'13"E (D)	149.99(M) 150.09(D)
L5	S85°09'26"W (M) S84°49'46"W (D)	92.78(M&D)

ALTA/NSPS LAND TITLE SURVEY

PHILLIPS EDISON & COMPANY, INC

1421 SADLER ROAD
FERNANDINA BEACH, FLORIDA
NASSAU COUNTY

FILE NO. FLB210028	DATE 02/21/2023		FIELD DATE 01/31/2023	CREW CHIEF T.B.	DRAWN A.S.	REVIEWED P.D.	APPROVED C.W.	SCALE 1"=100'	DWG. NO. 1 OF 5
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1900 CORPORATE BLVD., NW, SUITE 1010, BOCA RATON, FLORIDA 33431
561.571.0280
www.bohlerengineering.com
CERT. OF AUTHORIZATION: L889896

BOCA RATON, FL ■ MIAMI, FL ■ TAMPA, FL ■ ATLANTA, GA ■ RALEIGH, NC ■ CHARLOTTE, NC ■ DALLAS, TX
■ CIVIL ENGINEERING ■ LAND SURVEYING ■ PROGRAM MANAGEMENT ■ PLANNING & LANDSCAPE ARCHITECTURE ■ SUSTAINABLE DESIGN

BOHLER ENGINEERING, ALL RIGHTS RESERVED. OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING IS PROHIBITED.

SANITARY & STORM STRUCTURE TABLE		
GRATE INLET #1 RM=17.52' E & S INV=14.37'	GRATE INLET #21 RM=18.56' W INV=13.76'	SANITARY MH#41 RM=19.58' NW INV=12.28' SE INV=12.38'
GRATE INLET #2 RM=18.52' W INV=14.62' S INV=15.02'	GRATE INLET #22 RM=17.98' BOTTOM=13.98' (RECESSED)	SANITARY MH#42 RM=18.54' W INV=12.10'
GRATE INLET #3 RM=18.67' N INV=14.63' S INV=14.43'	GRATE INLET #23 RM=18.88' BOTTOM=14.24' (RECESSED)	SANITARY MH#43 RM=18.88' W & E INV=11.08' S INV=12.28'
STORM MH #5 RM=17.21' N & S INV=12.71'	GRATE INLET #24 RM=18.54' NW INV=13.98' SE INV=14.49'	SANITARY MH#44 RM=18.66' N INV=13.56' SW & SE INV=13.66' S INV=16.66'
STORM MH #6 RM=17.12' N INV=11.92' S INV=12.02'	GRATE INLET #25 RM=16.73' NE & S INV=13.79'	SANITARY MH#45 RM=19.34' NW INV=10.64' E INV=10.74' S INV=12.14'
STORM MH #7 RM=17.03' N INV=11.93' W INV=12.23'	GRATE INLET #26 RM=17.59' S INV=13.19'	SANITARY MH#46 RM=19.40' NE INV=10.51' S INV=12.90'
STORM MH #8 RM=17.12' N INV=13.02'	GRATE INLET #27 RM=18.54' NE INV=12.80' S INV=14.04'	SANITARY MH#47 RM=19.29' NW & SE INV=9.79'
GRATE INLET #9 RM=18.13' W INV=14.23' E INV=14.33'	GRATE INLET #28 RM=18.31' S INV=15.33'	SANITARY MH#48 RM=19.94' SW & SE INV=10.90'
SANITARY MH#10 RM=18.49' N INV=11.99' S INV=12.19'	GRATE INLET #29 RM=17.92' BOTTOM=12.72' (RECESSED)	SANITARY MH#49 RM=18.91' SW INV=10.51' NE INV=10.31' S INV=12.71'
GRATE INLET #11 RM=18.01' SW INV=14.11' SE INV=14.41'	GRATE INLET #30 RM=17.96' BOTTOM=12.56' (RECESSED)	SANITARY MH#50 RM=18.66' N INV=13.16' SW & E INV=13.26' SE INV=13.36'
GRATE INLET #12 RM=18.08' NW INV=14.18' SE INV=14.28'	GRATE INLET #31 RM=18.01' BOTTOM=12.31' (RECESSED)	SANITARY MH#51 RM=19.79' SW INV=13.49' SE INV=13.59'
GRATE INLET #13 RM=18.14' NW INV=14.34' SE INV=14.44'	GRATE INLET #32 RM=18.08' BOTTOM=12.38' (RECESSED)	STORM MH #54 RM=18.13' NW INV=12.20' BOTTOM=12.10' (RECESSED)
GRATE INLET #14 RM=18.09' NW INV=14.29' SE INV=14.19'	GRATE INLET #33 RM=18.03' BOTTOM=12.43' (RECESSED)	STORM MH #55 RM=19.33' BOTTOM=11.92' BOTTOM=10.03' (RECESSED)
GRATE INLET #15 RM=18.14' NW INV=14.16' SE INV=14.26'	GRATE INLET #34 RM=18.10' BOTTOM=12.30' (RECESSED)	GRATE INLET #37 RM=18.32' BOTTOM=11.92' BOTTOM=10.03' (RECESSED)
GRATE INLET #16 RM=18.09' NW INV=14.16' SE INV=14.26'	GRATE INLET #35 RM=18.14' BOTTOM=12.23' BOTTOM=12.10' (RECESSED)	GRATE INLET #38 RM=18.09' NE INV=11.79' SW INV=11.88'
GRATE INLET #17 RM=18.11' NW INV=13.91' BOTTOM=13.61' (RECESSED)	GRATE INLET #36 RM=18.09' NW INV=13.78' SE INV=13.88'	SANITARY MH#40 RM=18.13' NW INV=13.03' S INV=13.63'
GRATE INLET #18 RM=18.09' NW INV=13.78' SE INV=13.88'	GRATE INLET #39 RM=18.09' NE INV=11.79' SW INV=11.88'	
GRATE INLET #19 RM=18.09' NW INV=13.78' SE INV=13.88'		
GRATE INLET #20 RM=17.70' N & SW INV=14.60'		



SOUTH 14TH STREET
(STATE ROAD NO. 1234)
100' WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
G&S 1241 PG. 417

N06°56'59"E (M)
N06°37'19"E (D)
576.86' (M&D)

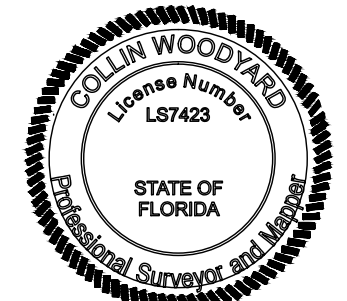
LEGEND

123	EXISTING CONTOUR	UTILITY POLE	CLEAN OUT	RCP	REINFORCED CONCRETE PIPE	N	NORTH
X 123.45	EXISTING SPOT ELEVATION	MONITORING WELL	COVER VALVE	PVC	POLYVINYL CHLORIDE	S	SOUTH
X TC 123.45	EXIST. TOP OF CURB ELEVATION	ELECTRIC METER	FIRE DEPARTMENT CONNECTION	MH	MANHOLE	E	EAST
X G 122.95	EXIST. GUTTER ELEVATION	ELECTRIC BOX	PAINTED ARROWS	ELEV.	ELEVATION	W	WEST
X TW 123.45	EXIST. TOP OF WALL ELEVATION	TRANSFORMER	TITLE REPORT EXCEPTION	HT	HEIGHT	E.O.P.	EDGE OF PAVEMENT
X BW 122.95	EXIST. BOTTOM OF WALL ELEVATION	SANITARY MANHOLE	DENOTES PARKING SPACE COUNT	INV	INVERT	G.I.	GRATE INLET
HYDRANT		GREASE TRAP	BENCHMARK	ADA	AMERICANS WITH DISABILITIES ACT	TOB	TOP OF BANK
WATER VALVE		STORM DRAIN MANHOLE	GUY WIRE	(TYP.)	TYPICAL	BOB	BOTTOM OF BANK
BACK FLOW PREVENTER		WATER METER	TREE (SIZE AS NOTED)	FF	FINISH FLOOR	(M)	MEASURED
DOUBLE DETECTOR CHECK VALVE		GAS METER	PALM TREE (SIZE AS NOTED)	N/F	NOW OR FORMERLY	(D)	DEED
GAS VALVE		SIGN	FLARED END SECTION	L.S.A	LANDSCAPE AREA	P.O.B.	POINT OF BEGINNING
OVERHEAD WIRES		MAIL BOX	CONCRETE	P.B.	PLAT BOOK	P.O.C.	POINT OF COMMENCEMENT
APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT		BOLLARD	SQUARE FOOT	ORB	OFFICIAL RECORD BOOK	CIRP	CAPPED IRON REBAR FOUND
APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT		COLUMN	ACRES	PG	PAGE	IRP	IRON REBAR FOUND
APPROX. LOC. UNDERGROUND ELEC. LINE PER UTILITY MARKOUT		FENCE	PROPERTY LINE	€	CENTER LINE	IPF	IRON PIPE FOUND
UNKNOWN MANHOLE		AREA LIGHT				CMF	CONCRETE MONUMENT FOUND

LANDS OF ISLAND WALK STATION LLC
O.R.B. 2006, PG. 1243
PID: 00-00-30-0800-0038-0000;
& 00-00-30-036A-0017-0020
AREA: 893,428 SQUARE FEET OR 20.510 ACRES

MATCH LINE SHEET 5

DRAFT



COLLIN WOODYARD
PROFESSIONAL SURVEYOR AND MAPPER NO. L57423

ALTA/NSPS LAND TITLE SURVEY
PHILLIPS EDISON & COMPANY, INC

1421 SADLER ROAD
FERNANDINA BEACH, FLORIDA
NASSAU COUNTY

FILE NO.
FLB210028

DATE
02/21/2023

FIELD DATE
01/31/2023

CREW CHIEF
T.B.

DRAWN
A.S.

REVIEWED
P.D.

APPROVED
C.W.

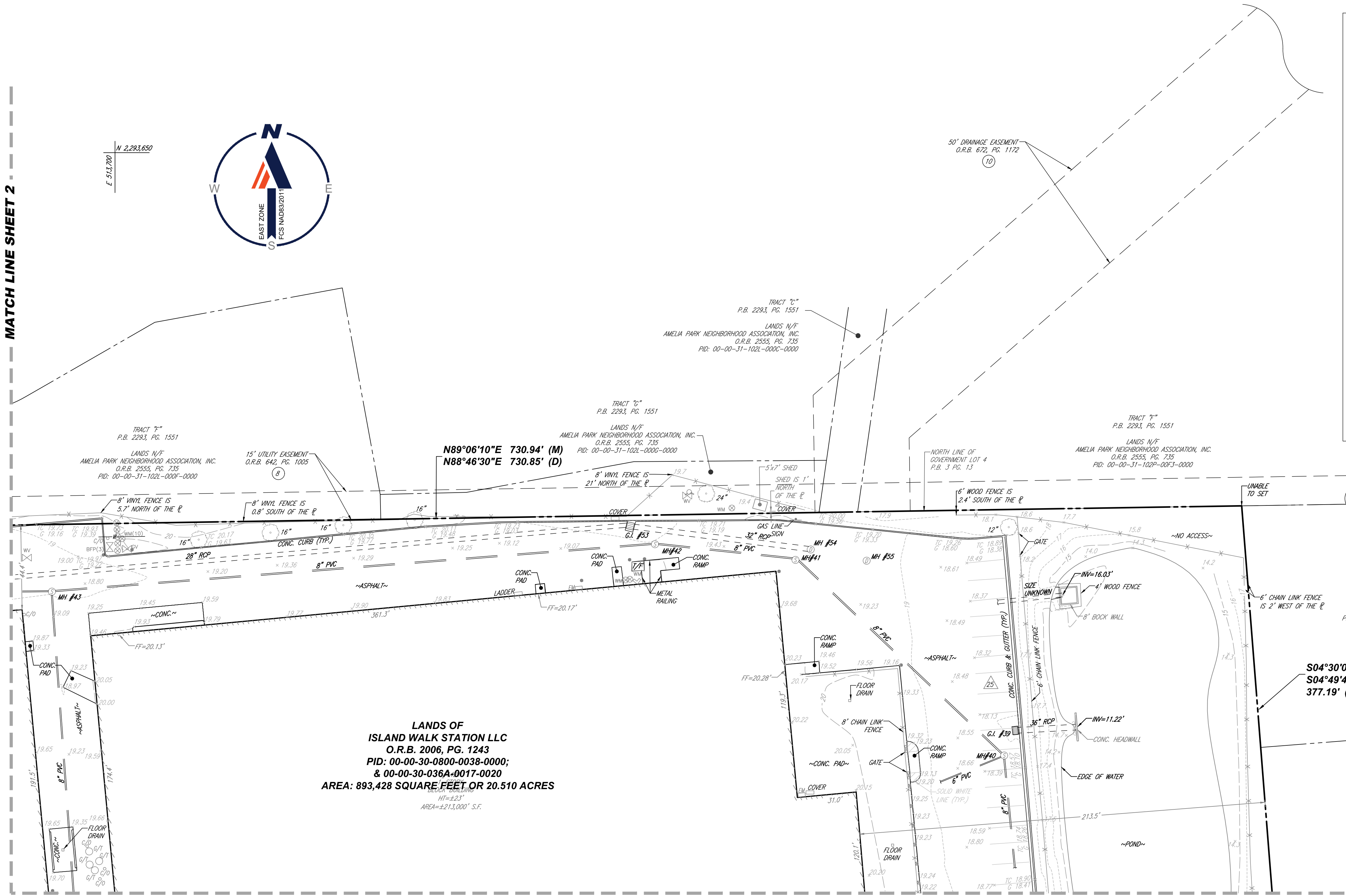
SCALE
1"=30'

DWG. NO.
2 OF 5

1900 CORPORATE BLVD. NW.
SUITE 1010
BOCA RATON, FLORIDA 33431
951.571.0280
www.bohler-engineering.com
CERT. OF AUTHORIZATION: LB88986

BOHLER

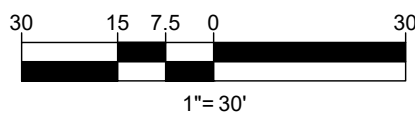
MATCH LINE SHEET 2



MATCH LINE SHEET 4

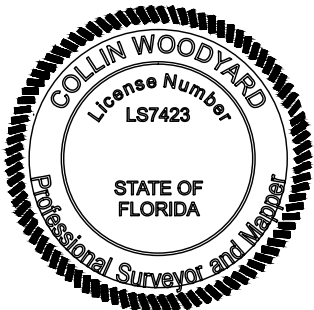
LEGEND

	EXISTING CONTOUR		UTILITY POLE		CLEAN OUT		REINFORCED CONCRETE PIPE		N.	NORTH
	EXISTING SPOT ELEVATION		MONITORING WELL		COVER VALVE		PVC		S.	SOUTH
	EXIST. TOP OF CURB ELEVATION		ELECTRIC METER		FIRE DEPARTMENT CONNECTION		MH		E.	EAST
	EXIST. GUTTER ELEVATION		ELECTRIC BOX		PAINTED ARROWS		ELEV.		W.	WEST
	EXIST. TOP OF WALL ELEVATION		TRANSFORMER		TITLE REPORT EXCEPTION		HT.		E.O.P.	EDGE OF PAVEMENT
	EXIST. BOTTOM OF WALL ELEVATION		SANITARY MANHOLE		DENOTES PARKING SPACE COUNT		INV		G.I.	GRATE INLET
	HYDRANT		GREASE TRAP		BENCHMARK		ADA		TOB	TOP OF BANK
	WATER VALVE		STORM DRAIN MANHOLE		GUY WIRE		(TYP.)		BOB	BOTTOM OF BANK
	BACK FLOW PREVENTER		WATER METER		TREE (SIZE AS NOTED)		FF		(M)	MEASURED
	DOUBLE DETECTOR CHECK VALVE		GAS METER		PALM TREE (SIZE AS NOTED)		±		(D)	DEED
	GAS VALVE		SIGN		PINE TREE (SIZE AS NOTE)		N/F		P.O.B.	POINT OF BEGINNING
	OVERHEAD WIRES		MAIL BOX		FLARED END SECTION		L.S.A		P.O.C.	POINT OF COMMENCEMENT
	APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT		BOLLARD		CONCRETE		P.B.		CIRF	CAPPED IRON REBAR FOUND
	APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT		COLUMN		SQUARE FOOT		ORB		IRF	IRON REBAR FOUND
	APPROX. LOC. UNDERGROUND ELEC. LINE PER UTILITY MARKOUT		FENCE		ACRES		PG		IPF	IRON PIPE FOUND
	UNKNOWN MANHOLE		AREA LIGHT		PROPERTY LINE		CL		CMF	CONCRETE MONUMENT FOUND



DRAFT

COLLIN WOODYARD



ALTA/NSPS LAND TITLE SURVEY

PHILLIPS EDISON & COMPANY, INC

1421 SADLER ROAD
FERNANDINA BEACH, FLORIDA
NASSAU COUNTY

FILE NO.

FLB210028

DATE

02/21/2023

FIELD DATE

01/31/2023

CREW CHIEF

T.B.

DRAWN

A.S.

REVIEWED

P.D.

APPROVED

C.W.

SCALE

1"=30'

DWG. NO.

3 OF 5

1900 CORPORATE BLVD. NW.

SUITE 101E

BOCA RATON, FLORIDA 33431

951.571.0280

www.bohleredison.com

CERT. OF AUTHORIZATION: LB88955

■ BOCA RATON, FL ■ MIAMI, FL ■ TAMPA, FL ■ ATLANTA, GA ■ RALEIGH, NC ■ CHARLOTTE, NC ■ DALLAS, TX

■ CIVIL ENGINEERING ■ LAND SURVEYING ■ PROGRAM MANAGEMENT ■ PLANNING & LANDSCAPE ARCHITECTURE ■ SUSTAINABLE DESIGN

MATCH LINE SHEET 3

LANDS OF
ISLAND WALK STATION LLC
O.R.B. 2006, PG. 1243

**PID: 00-00-30-0800-0038-0000;
& 00-00-30-036A-0017-0020
AREA: 893,428 SQUARE FEET OR 20.510 ACRES**



S04°30'07"E (M)
S04°49'47"E (D)
377.19' (M&D)

SANITARY & STORM STRUCTURE TABLE

GRAPE INLET #1 RW=17.57' E & S IN=14.37'	GRAPE INLET #11 RW=18.01' SW IN=14.11' SE IN=14.41'	GRAPE INLET #20 RW=17.70' N & S IN=14.60'	GRAPE INLET #30 RW=17.96' BOTTOM=12.56' (RECEIVED)	GRAPE INLET #39 RW=17.94' E IN=11.54'	SANITARY #49 RW=19.94' SW & SE IN=10.90'
GRAPE INLET #2 RW=18.55' W IN=14.62' SE IN=15.02'	GRAPE INLET #12 RW=18.08' NW IN=14.18' SE IN=14.28'	GRAPE INLET #21 RW=18.56' W IN=13.76'	GRAPE INLET #31 RW=18.01' BOTTOM=12.31' (RECEIVED)	SANITARY #40 RW=18.13' NW IN=13.03' S IN=13.13' SW IN=13.63'	SANITARY #50 RW=18.91' SW IN=10.51' NE IN=10.31' SE IN=12.71'
GRAPE INLET #3 RW=18.67' NW IN=15.07'	GRAPE INLET #13 RW=18.14' NW IN=14.34' SE IN=14.44'	GRAPE INLET #22 RW=18.14' BOTTOM=13.98' (RECEIVED)	GRAPE INLET #32 RW=18.08' BOTTOM=12.38' SE IN=12.38'	SANITARY #41 RW=19.38' N IN=11.51' SW & E IN=13.26'	SANITARY #51 RW=19.66' N IN=11.51' SW & E IN=13.26'
GRAPE INLET #4 RW=17.83' S IN=14.63' N IN=14.43'	GRAPE INLET #23 RW=18.24' BOTTOM=14.24' (RECEIVED)	GRAPE INLET #24 RW=18.09' NW=14.39'	GRAPE INLET #33 RW=18.03' BOTTOM=12.43' (RECEIVED)	SANITARY #42 RW=19.10' W IN=11.90' SE IN=12.10'	SANITARY #52 RW=18.79' SW IN=13.49' SE IN=13.59'
STORM #45 RW=17.21' N & S IN=12.71'	GRAPE INLET #14 RW=18.08' NW & SE IN=14.24'	GRAPE INLET #25 RW=18.09' NW=14.39'	GRAPE INLET #34 RW=18.10' BOTTOM=12.10' (RECEIVED)	SANITARY #43 RW=18.88' W & E IN=11.08'	GRAPE INLET #53 RW=18.07' W IN=16.12' E IN=13.57'
STORM #46 RW=17.12' NW IN=11.92' S IN=12.02' W IN=12.12'	GRAPE INLET #15 RW=18.14' NW & SE IN=14.24'	GRAPE INLET #26 RW=18.79' NE & S IN=13.79'	GRAPE INLET #35 RW=18.13' BOTTOM=12.13' (RECEIVED)	SANITARY #44 RW=19.66' N IN=13.56' W IN=13.66' S IN=16.66'	GRAPE INLET #53 RW=18.67' N IN=12.67' SE IN=12.57'
STORM #47 RW=17.03' W IN=11.93' W IN=12.23'	GRAPE INLET #16 RW=18.06' NW IN=14.16' SE IN=14.26'	GRAPE INLET #27 RW=18.54' S IN=14.04'	GRAPE INLET #36 RW=17.82' BOTTOM=11.92' (RECEIVED)	SANITARY #45 RW=19.34' NW IN=10.64' E IN=11.79' SW IN=12.14'	STORM #48 RW=19.20' NW IN=12.20' BOTTOM=12.10'
STORM #48 RW=17.12' N IN=13.02'	GRAPE INLET #17 RW=18.11' NW IN=13.91' BOTTOM=13.61' (RECEIVED)	GRAPE INLET #28 RW=18.83' S IN=15.33'	GRAPE INLET #37 RW=18.17' BOTTOM=12.12' (RECEIVED)	SANITARY #46 RW=19.47' NE IN=12.80' S IN=12.80'	STORM #49 RW=19.55' BOTTOM=10.13' (RECEIVED)
GRAPE INLET #18 RW=18.13' W IN=14.23' E IN=14.33'	SANITARY #48 RW=18.48' W IN=13.79' SE IN=13.88'	GRAPE INLET #29 RW=17.92' BOTTOM=12.72' (RECEIVED)	GRAPE INLET #38 RW=18.08' NE IN=11.79' SW IN=12.96'	SANITARY #47 RW=19.29' NW & SE IN=7.99'	
SANITARY #410 RW=18.43' N IN=11.90' S IN=12.19'	GRAPE INLET #19 RW=18.08' BOTTOM=12.29' (RECEIVED)				

MATCH LINE SHEET 5

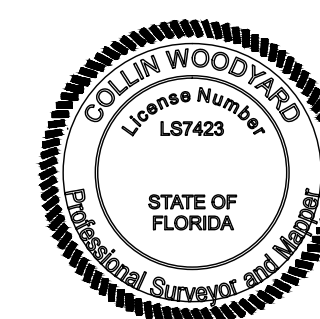
SADLER ROAD

100' WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
222 1243 PG. 174

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING CONTOUR		UTILITY POLE		CLEAN OUT		REINFORCED CONCRETE PIPE		NORTH
	EXISTING SPOT ELEVATION		MONITORING WELL		COVER VALVE		POLYVINYL CHLORIDE		SOUTH
	EXIST. TOP OF CURB ELEVATION		ELECTRIC METER		FIRE DEPARTMENT CONNECTION		MANHOLE		EAST
	EXIST. GUTTER ELEVATION		ELECTRIC BOX		PAINTED ARROWS		ELEVATION		WEST
	EXIST. TOP OF WALL ELEVATION		TRANSFORMER		TITLE REPORT EXCEPTION		HEIGHT		EDGE OF PAVEMENT
	EXIST. BOTTOM OF WALL ELEVATION		SANITARY MANHOLE		DENOTES PARKING SPACE COUNT		INVERT		GRATE INLET
	HYDRANT		GREASE TRAP		BENCHMARK		AMERICANS WITH DISABILITIES ACT		TOP OF BANK
	WATER VALVE		STORM DRAIN MANHOLE		GUY WIRE		TYPICAL		BOTTOM OF BANK
	BACK FLOW PREVENTER		WATER METER		TREE (SIZE AS NOTED)		FINISH FLOOR		MEASURED
	DOUBLE DETECTOR CHECK VALVE		GAS METER		PALM TREE (SIZE AS NOTED)		PLUS OR MINUS		DEED
	GAS VALVE		SIGN		PINE TREE (SIZE AS NOTE)		NOW OR FORMERLY		POINT OF BEGINNING
	OVERHEAD WIRES		MAIL BOX		FLARED END SECTION		LANDSCAPE AREA		POINT OF COMMENCEMENT
	APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT		BOLLARD		CONCRETE		PLAT BOOK		CAPPED IRON REBAR FOUND
	APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT		COLUMN		SQUARE FOOT		OFFICIAL RECORD BOOK		IRON REBAR FOUND
	APPROX. LOC. UNDERGROUND ELEC. LINE PER UTILITY MARKOUT		FENCE		ACRES		PAGE		IRON PIPE FOUND
	UNKNOWN MANHOLE		AREA LIGHT		PROPERTY LINE		CENTER LINE		CONCRETE MONUMENT FOUND

DRAFT

**ALTA/NSPS LAND TITLE SURVEY**

PHILLIPS EDISON & COMPANY, INC

1421 SADLER ROAD
FERNANDINA BEACH, FLORIDA
NASSAU COUNTY

FILE NO.
FLB21002

DATE
02/21/2023

28 B

■ BOCA RATON, FL
▲ BOCA RATON, FL

ОН

■ MIAMI, FL ■ TAMPA, FL

IF

PA, FL ■ ATLANTA, GA



RALEIGH, NC ■

1900 CORPORATE
SUITE 10
BOCA RATON, FL
561.571.0

www.bohlerengin
CERT. OF AUTHORIZA
CHARLOTTE, NC ■ DALL

E BLVD. NW,
01E
ORIDA 33431
280

ATION: LB#8085
AS, TX

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MATCH LINE SHEET 2

SANITARY & STORM STRUCTURE TABLE

GRATE INLET #1 RM=17.57' E 85°14.37' W INV=14.37'	GRATE INLET #22 RM=17.98' BOTTOM=13.98' (RECESSED)	SANITARY MH#41 RM=18.58' NW INV=12.38' SE INV=12.38'
GRATE INLET #2 RM=18.52' W INV=14.62' SE INV=15.02'	GRATE INLET #23 RM=18.24' BOTTOM=14.24' (RECESSED)	SANITARY MH#42 RM=18.10' W INV=11.90' SE INV=12.10'
GRATE INLET #3 RM=18.67' NW INV=15.07'	GRATE INLET #24 RM=18.08' NW=14.39' S INV=14.39'	SANITARY MH#43 RM=18.88' W & E INV=11.08' S INV=12.28'
GRATE INLET #4 RM=17.83' N INV=14.63' S INV=14.43'	GRATE INLET #25 RM=16.78' NE & S INV=13.79'	SANITARY MH#44 RM=18.58' N INV=11.90' SW & SE INV=13.66' S INV=16.66'
STORM MH #5 RM=17.21' N & S INV=12.71'	GRATE INLET #26 RM=17.59' S INV=13.19'	SANITARY MH#45 RM=19.34' NW INV=10.64' E INV=10.74' S INV=12.14'
STORM MH #6 RM=17.12' W INV=11.92' S INV=12.02' W INV=12.12'	GRATE INLET #27 RM=17.01' S INV=14.04'	SANITARY MH#46 RM=18.40' NE INV=12.80' S INV=12.90'
STORM MH #7 RM=17.01' N INV=11.93' W INV=12.23'	GRATE INLET #28 RM=18.83' S INV=15.33'	SANITARY MH#47 RM=19.29' NW & SE INV=9.79'
STORM MH #8 RM=17.12' N INV=13.02'	GRATE INLET #29 RM=17.92' BOTTOM=12.72' (RECESSED)	SANITARY MH#48 RM=19.34' SW & SE INV=10.90'
GRATE INLET #9 RM=18.11' W INV=14.23' E INV=14.33'	GRATE INLET #30 RM=17.96' BOTTOM=12.96' (RECESSED)	SANITARY MH#49 RM=18.91' NW INV=10.51' NE INV=10.31' S INV=12.71'
SANITARY MH#10 RM=18.49' N INV=11.99' S INV=12.19'	GRATE INLET #31 RM=18.01' BOTTOM=12.31' (RECESSED)	SANITARY MH#50 RM=18.66' N INV=13.16' SW & E INV=13.26' SE INV=13.36'
GRATE INLET #11 RM=18.01' SW INV=14.11' SE INV=14.41'	GRATE INLET #32 RM=18.08' BOTTOM=12.38' (RECESSED)	SANITARY MH#51 RM=19.79' SW INV=13.49' SE INV=13.59'
GRATE INLET #12 RM=18.08' NW INV=14.18' SE INV=14.28'	GRATE INLET #33 RM=18.01' BOTTOM=12.43' (RECESSED)	GRATE INLET #52 RM=18.07' W INV=16.17' E INV=13.50'
GRATE INLET #13 RM=18.14' NW INV=14.34' SE INV=14.44'	GRATE INLET #34 RM=18.10' BOTTOM=12.30' (RECESSED)	GRATE INLET #53 RM=18.67' SW INV=12.67' SE INV=12.52'
GRATE INLET #14 RM=18.08' NW INV=14.29' SE INV=14.19'	GRATE INLET #35 RM=18.13' BOTTOM=12.23' (RECESSED)	STORM MH #54 RM=18.70' NW INV=12.20' BOTTOM=12.10'
GRATE INLET #15 RM=18.14' NW & SE INV=14.24'	GRATE INLET #36 RM=18.06' NW INV=14.16' SE INV=14.26'	STORM MH #55 RM=18.33' BOTTOM=10.03' (RECESSED)
GRATE INLET #16 RM=18.06' NW INV=14.16' SE INV=14.26'	GRATE INLET #37 RM=18.32' BOTTOM=12.12' (RECESSED)	GRATE INLET #54 RM=18.08' NE INV=11.79' SW INV=RECESSED
GRATE INLET #17 RM=18.11' NW INV=13.91' BOTTOM=13.61' (RECESSED)	GRATE INLET #38 RM=18.08' NE INV=11.79' SW INV=RECESSED	GRATE INLET #55 RM=17.94' E INV=11.54'
SANITARY MH#18 RM=18.48' W INV=13.78' SE INV=13.88'	GRATE INLET #39 RM=18.09' BOTTOM=12.29' (RECESSED)	SANITARY MH#40 RM=18.13' NW INV=13.03' S INV=13.13'
GRATE INLET #19 RM=18.09' BOTTOM=12.29' (RECESSED)	GRATE INLET #40 RM=18.13' NW INV=13.03' S INV=13.13'	
GRATE INLET #20 RM=17.70' N & SW INV=14.60'		

SOUTH 14TH STREET
(STATE ROAD NO. 105A)
100' WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
O.R.B. 1243 PG. 147

S85°09'26"W (M)
S84°49'46"W (D)
92.78' (M&D)

N50°23'42"W (M)
N50°43'22"W (D)
192.11' (M&D)

AREA: 893,428 SQUARE FEET OR 20.510 ACRES

LANDS OF ISLAND WALK STATION LLC
O.R.B. 2006, PG. 1243
PID: 00-00-30-0800-0038-0000;
& 00-00-30-036A-0017-0020

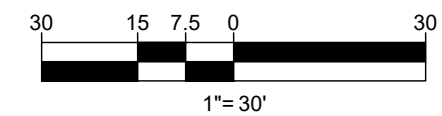
N04°30'07"W (M)
N04°49'47"W (D)
162.54' (M&D)

S85°29'53"W (M)
S85°10'45"W (D)
1014.22' (M&D)

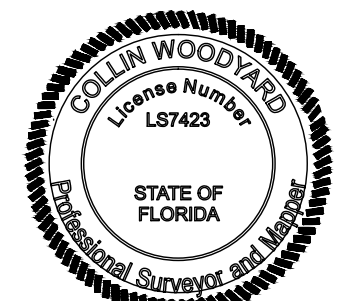
SADLER ROAD
100' WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
O.R.B. 1243 PG. 174

LEGEND

123	EXISTING CONTOUR	UTILITY POLE	CLEAN OUT	RCP	REINFORCED CONCRETE PIPE	N	NORTH
X 123.45	EXISTING SPOT ELEVATION	MONITORING WELL	COVER VALVE	PVC	POLYVINYL CHLORIDE	S	SOUTH
X TC 123.45	EXIST. TOP OF CURB ELEVATION	ELECTRIC METER	FIRE DEPARTMENT CONNECTION	MH	MANHOLE	E	EAST
X G 122.95	EXIST. GUTTER ELEVATION	ELECTRIC BOX	PAINTED ARROWS	ELEV.	ELEVATION	W	WEST
X TW 123.45	EXIST. TOP OF WALL ELEVATION	TRANSFORMER	TITLE REPORT EXCEPTION	HT.	HEIGHT	E.O.P.	EDGE OF PAVEMENT
X BW 122.95	EXIST. BOTTOM OF WALL ELEVATION	SANITARY MANHOLE	DENOTES PARKING SPACE COUNT	INV	INVERT	G.I.	GRATE INLET
	HYDRANT	GREASE TRAP	BENCHMARK	ADA	AMERICANS WITH DISABILITIES ACT	TOB	TOP OF BANK
	WATER VALVE	STORM DRAIN MANHOLE	GUY WIRE	(TYP.)	TYPICAL	BOB	BOTTOM OF BANK
	BACK FLOW PREVENTER	WATER METER	TREE (SIZE AS NOTED)	FF	FINISH FLOOR	(M)	MEASURED
	DOUBLE DETECTOR CHECK VALVE	GAS METER	PALM TREE (SIZE AS NOTED)	±	PLUS OR MINUS	(D)	DEED
	GAS VALVE	SIGN	PINE TREE (SIZE AS NOTE)	N/F	NOW OR FORMERLY	P.O.B.	POINT OF BEGINNING
	OVERHEAD WIRES	MAIL BOX	FLARED END SECTION	L.S.A	LANDSCAPE AREA	P.O.C.	POINT OF COMMENCEMENT
	APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT	BOLLARD	CONCRETE	P.B.	PLAT BOOK	CRP	CAPPED IRON REBAR FOUND
	APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT	COLUMN	SQUARE FOOT	ORB	OFFICIAL RECORD BOOK	IRF	IRON REBAR FOUND
	APPROX. LOC. UNDERGROUND ELEC. LINE PER UTILITY MARKOUT	FENCE	ACRES	PG	PAGE	IPF	IRON PIPE FOUND
	UNKNOWN MANHOLE	AREA LIGHT	PROPERTY LINE	£	CENTER LINE	CMF	CONCRETE MONUMENT FOUND



DRAFT



ALTA/NSPS LAND TITLE SURVEY

PHILLIPS EDISON & COMPANY, INC

1421 SADLER ROAD
FERNANDINA BEACH, FLORIDA
NASSAU COUNTY

FILE NO. FLB210028	DATE 02/21/2023	FIELD DATE 01/31/2023	CREW CHIEF T.B.	DRAWN A.S.	REVIEWED P.D.	APPROVED C.W.	SCALE 1"=30'	DWG. NO. 5 OF 5
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OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Island Walk Station LLC
(print name of property owner(s))

hereby authorize: Bohler Engineering FL, LLC
(print name of agent)

to represent me/us in processing an application for: Board of Adjustment
(type of application)

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

(Signature of owner)

(Signature of owner)

(Print name of owner)

Joe Schlosser
(Print name of owner)

STATE OF ~~FLORIDA~~ Ohio

COUNTY OF ~~NASSAU~~ Hamilton

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 31 day
of May, 20 23, by Joe Schlosser

Anna M. Sevier
Notary Public

Anna M. Sevier
Printed Name

July 30, 2027
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



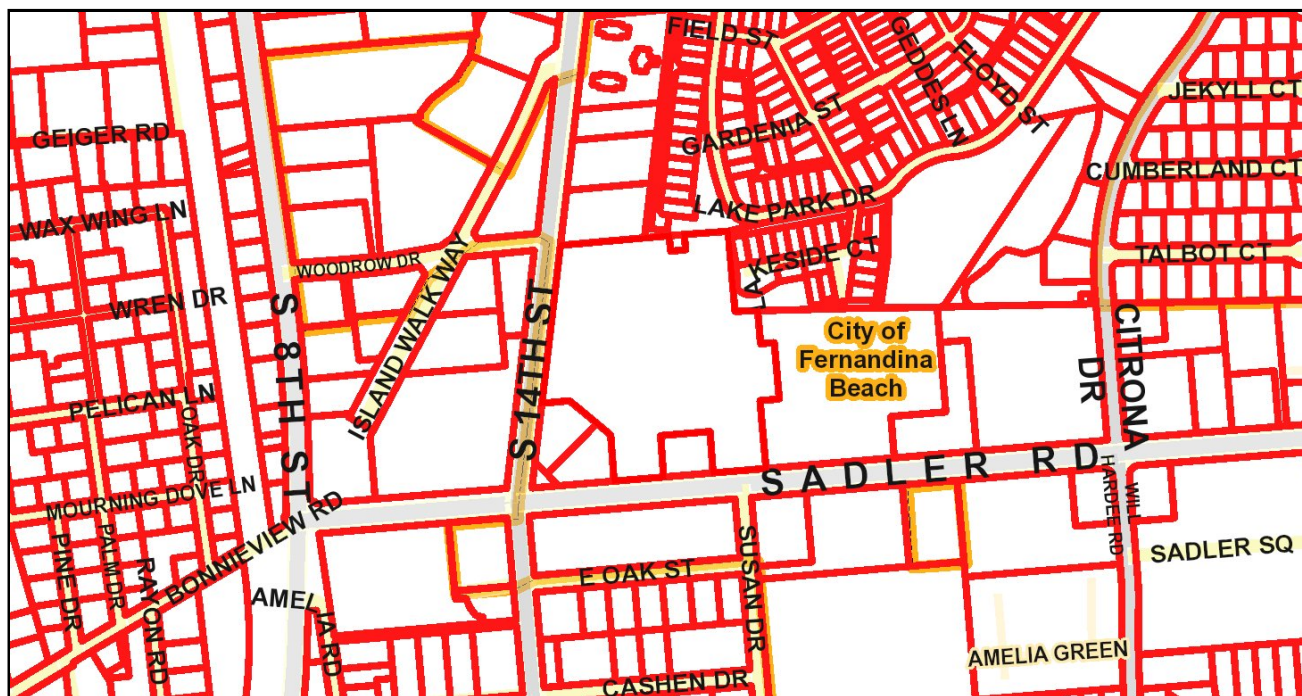
ANNA M SEVIER
Notary Public
State of Ohio
My Comm. Expires
July 30, 2027

904-491-7300



www.NassauFLPA.com

A. Michael Hickox
Nassau County Property Appraiser

**Parcel Report****Parcel ID****Owner Information****Results**

00-00-30-0800-0038-0000

ISLAND WALK STATION LLC

C/O PHILLIPS EDISON & CO
11501 NORTHLAKE DR**Mailing Address**

CINCINNATI, OH 45249

Site Address

1421 S 14TH ST
FERNANDINA BEACH
32034
1429 SADLER RD
FERNANDINA BEACH
32034
1427 SADLER RD
FERNANDINA BEACH
32034
1910 S 14TH ST
FERNANDINA BEACH
32034
1924 S 14TH ST
FERNANDINA BEACH
32034
1415 SADLER RD
FERNANDINA BEACH
32034

1425 SADLER RD
FERNANDINA BEACH
32034
1411 SADLER RD
FERNANDINA BEACH
32034
1521 SADLER RD
FERNANDINA BEACH
32034
1519 SADLER RD
FERNANDINA BEACH
32034
1445 SADLER RD
FERNANDINA BEACH
32034
1513 SADLER RD
FERNANDINA BEACH
32034
1918 S 14TH ST
FERNANDINA BEACH
32034
1912 S 14TH ST
FERNANDINA BEACH
32034
1920 S 14TH ST
FERNANDINA BEACH
32034
1421 SADLER RD
FERNANDINA BEACH
32034
1417 SADLER RD
FERNANDINA BEACH
32034
1413 SADLER RD
FERNANDINA BEACH
32034
1515 SADLER RD
FERNANDINA BEACH
32034
1511 SADLER RD
FERNANDINA BEACH
32034
1509 SADLER RD
FERNANDINA BEACH
32034
1439 SADLER RD
FERNANDINA BEACH
32034
1914 S 14TH ST
FERNANDINA BEACH
32034
1926 S 14TH ST
FERNANDINA BEACH
32034
1922 S 14TH ST
FERNANDINA BEACH
32034
1930 S 14TH ST
FERNANDINA BEACH
32034
1916 S 14TH ST
FERNANDINA BEACH
32034

1451 SADLER RD
FERNANDINA BEACH
32034
1456 SADLER RD
FERNANDINA BEACH
32034

Previous Site Address (If Changed by 911) Null
Deed Acre 12.59
Approximate Acres (GIS Calculated) 12.78
Property Use Code 001600
Municipality City of Fernandina Beach
Census Tract
MLS Zone 4 - Island
Subdivision SUBDIVISION OF SECTION 30

Value & Sales Report**Results**

Land Value \$1,952,773.00 Value of land
Building Value \$7,325,840.00 Value of all improvement on the land
Misc. Value \$0.00 Any extra features to the land and/or building(s)
Just Value (Market Value) \$9,278,613.00 The Just, or Market Value, for tax purposes
Assessed Value \$9,278,613.00 Market Value minus assessment limits
Taxable Value Assessed Value minus any Exemptions

Sales Information

Date
20150930
20040706

Price
\$21,830,000.00
\$11,000,000.00

Vacant?

N
N

Qual

Q
U

Land Use Report**Results**

Zoning C-2 Note: (Must be verified with Municipality)
Future Land Use GENERAL COMMERCIAL Note: (Must be verified with Municipality)
Community Development District No
Community Redevelopment Area No Note: (Must be verified with City of Fernandina Beach)
Historic District No Note: (Must be verified with City of Fernandina Beach)
Municipal Service Benefit Unit (MSBU) No
Mobility Fee Zone Zone 1

Topographical Report**Results**

Soil Map Unit Name MANDARIN FINE SAND,ECHAW FINE SAND
Drainage Basin St. Marys River
Drainage Basin Number Coming Soon
Vegetation Not a jurisdictional survey
Approximate Elevation Coming Soon

Utility Report**Results**

Water Source City of Fernandina Beach
Waste Water City of Fernandina Beach
Electric Provider Florida Public Utility

The Nassau County interactive map displays GIS data that is subject to continual updating, change and the data accuracy representations adjustments over time. The information contained within this document is not intended to be used for the preparation of construction documents and under no circumstance shall this product or representations from this product be used for final design purposes.

Nassau County makes no warranties or guarantees, either expressed or implied as to the completeness, accuracy, or correctness of the data portrayed in this product nor accepts any liability, arising from any incorrect, incomplete or misleading information contained therein. All information, data and databases are provided "as is" with no warranty, expressed or implied, including but not limited to, fitness for a particular purpose.

By accessing this website and/or data contained within the databases, you hereby release Nassau County, its employees, agents, contractors, and suppliers from any and all responsibility and liability associated with its use. In no event shall Nassau County or its officers or employees be liable for any damages arising in any way out of the use of the website, or use of the information contained in the databases.

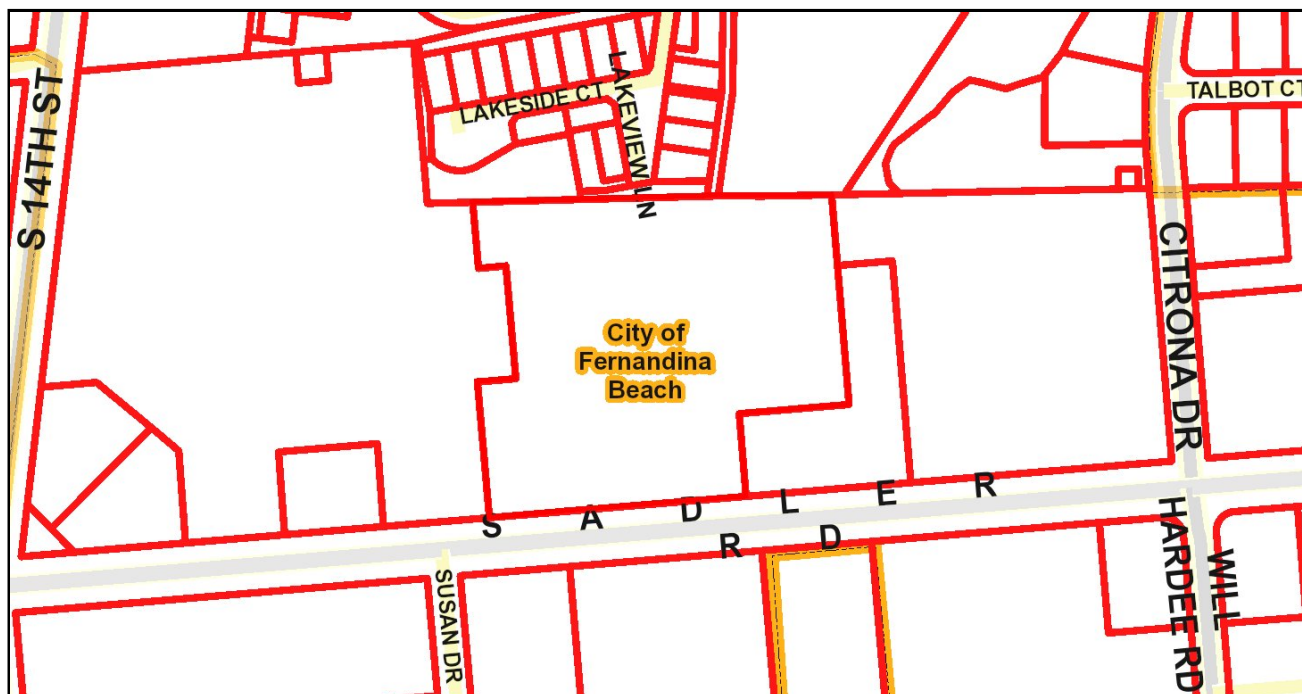


904-491-7300



www.NassauFLPA.com

A. Michael Hickox
Nassau County Property Appraiser

**Parcel Report****Parcel ID****Owner Information****Results**

00-00-30-036A-0017-0020

ISLAND WALK STATION LLC

C/O PHILLIPS EDISON & CO
11501 NORTHLAKE DR**Mailing Address**

CINCINNATI, OH 45249

Site Address

1525 SADLER RD
FERNANDINA BEACH
32034
1529 SADLER RD
FERNANDINA BEACH
32034
1523 SADLER RD
FERNANDINA BEACH
32034
1531 SADLER RD
FERNANDINA BEACH
32034

Previous Site Address (If Changed by 911)

Null

Deed Acre

7.30

Approximate Acres (GIS Calculated)

7.40

Property Use Code 001600
Municipality City of Fernandina Beach
Census Tract
MLS Zone 4 - Island
Subdivision LARCHMONT SUB

Value & Sales Report	Results	
Land Value	\$1,045,313.00	Value of land
Building Value	\$5,695,360.00	Value of all improvement on the land
Misc. Value	\$0.00	Any extra features to the land and/or building(s)
Just Value (Market Value)	\$6,740,673.00	The Just, or Market Value, for tax purposes
Assessed Value	\$6,740,673.00	Market Value minus assessment limits
Taxable Value		Assessed Value minus any Exemptions

Sales Information	Date	Price	Vacant?	Qual
	20150930	\$21,830,000.00	N	Q
	20040706	\$11,000,000.00	N	U

Land Use Report	Results	
Zoning	C-2	Note: (Must be verified with Municipality)
Future Land Use	GENERAL COMMERCIAL	Note: (Must be verified with Municipality)
Community Development District	No	
Community Redevelopment Area	No	Note: (Must be verified with City of Fernandina Beach)
Historic District	No	Note: (Must be verified with City of Fernandina Beach)
Municipal Service Benefit Unit (MSBU)	No	
Mobility Fee Zone	Zone 1	

Topographical Report	Results	
Soil Map Unit Name	LYNN HAVEN-WESCONNETT-LEON COMPLEX, DEPRESSIONAL, MANDARIN FINE SAND, ECHAW FINE SAND	
Drainage Basin	St. Marys River	
Drainage Basin Number	Coming Soon	
Vegetation		Not a jurisdictional survey
Approximate Elevation	Coming Soon	

Utility Report	Results
Water Source	City of Fernandina Beach
Waste Water	City of Fernandina Beach
Electric Provider	Florida Public Utility

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By accessing this website and/or data contained within the databases, you hereby release Nassau County, its employees, agents, contractors, and suppliers from any and all responsibility and liability associated with its use. In no event shall Nassau County or its officers or employees be liable for any damages arising in any way out of the use of the website, or use of the information contained in the databases.





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

Detail by Entity Name

Foreign Limited Liability Company
ISLAND WALK STATION LLC

Filing Information

Document Number M15000006546
FEI/EIN Number 61-1768085
Date Filed 08/19/2015
State DE
Status ACTIVE

Principal Address

11501 Northlake Drive
Cincinnati, OH 45249

Changed: 04/24/2021

Mailing Address

11501 Northlake Drive
Cincinnati, OH 45249

Changed: 04/24/2021

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title Member

Phillips Edison Grocery Center Operating Partnership II, L.P.
11501 Northlake Drive
Cincinnati, OH 45249

Annual Reports

Report Year	Filed Date
2021	04/24/2021
2022	04/11/2022
2023	03/09/2023

Document Images

03/09/2023 -- ANNUAL REPORT	View image in PDF format
04/11/2022 -- ANNUAL REPORT	View image in PDF format
04/24/2021 -- ANNUAL REPORT	View image in PDF format
05/22/2020 -- ANNUAL REPORT	View image in PDF format
03/25/2019 -- ANNUAL REPORT	View image in PDF format
04/06/2018 -- ANNUAL REPORT	View image in PDF format
04/06/2017 -- ANNUAL REPORT	View image in PDF format
04/05/2016 -- ANNUAL REPORT	View image in PDF format
08/19/2015 -- Foreign Limited	View image in PDF format

Print

Technical Review Committee: Application - Submission #11860

Date Submitted: 6/29/2023

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.fbfj.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 → [Map Search](#)

Site Address*

1421 Sadler Road

City*

San Ferdinand Beach

State*

FL

Zip*

32434

Parcel ID #(s)

00-00-30-0800-0038-0000, 00-00-30-036A-0017-0020

Lot

Block

Subdivision

Zoning District

-- Select One --

Future Land Use Designation*

General Commercial

Overlay District*

None

Size of Property (acres)*

19.89

Present Property Use*

001600 - Community Shopping

Wetlands*

No

Flood Zone*

X, area of minimal flood

Coastal Construction Control Line (CCCL)*

No

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Joe

Last Name*

Schlosser

Company (if applicable)

Island Walk Station LLC

Mailing Address*

11501 Northlake Dr

City*

Cincinnati

State*

OH

Zip*

45249

Telephone Number*

513-746-2579

Email Address*

jbruckner@phillipsedison.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

Andrew

Last Name

Savage

Company (if applicable)

Bohler Engineering FL, LLC

Mailing Address

1900 Corporate Blvd NW

City

Boca Raton

State

FL

Zip

33431

Telephone Number

5615710280

Email Address

fl-permits@bohlereng.com

PROJECT INFORMATION

Project Type*

Site Plan Review

Project Name

Island Walk - Fernandina Beach

Proposed Access Road*

Sadler

Rd Maintenance Jurisdiction*

City Maintained

Project Estimated Cost*

0

Description of Request*

Proposed project will be teardown and rebuild of an existing grocery store. The parking area in front of the grocery store will be refreshed, and the entire plaza will be milled and resurfaced. New utility connections will be made for the proposed building.

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 Concurrence analysis (concurrence 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.
- ☐ Concurrence 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 Concurrence

New residential development is required to demonstrate compliance with school concurrence 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 Concurrence 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*

Applicant Last Name*

Andrew

Savage

Today's Date*

Upload Supporting Documentation*

6/29/2023

2023-06-29 Combined Civil Set.pdf

Upload 2

Upload 3

2023-06-29 Combined Landscape Set.pdf

Owner Authorization for Agent.pdf

Upload 4

Upload 5

Property Appraiser.pdf

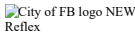
Property Appraiser2.pdf

Upload 6

Upload 7

Sunbiz Card.pdf

FLB210028ALT0.pdf



Print

Technical Review Committee: Application - Submission #11874

Date Submitted: 7/3/2023

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.fbfll.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.
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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 → [Map Search](#)

Site Address*

2194 Sadler Road

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)

00-00-30-0600-0002-0200

Lot

Block

Subdivision

Zoning District

MU-1

Future Land Use Designation*

Mixed Use

Overlay District*

None

Size of Property (acres)*

1.38

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*

Ben

Last Name*

Buchanan

Company (if applicable)

Intact Construction Management Group, LLC

Mailing Address*

P.O. Box 365

City*

Hilliard

State*

FL

Zip*

32046

Telephone Number*

904-483-6128

Email Address*

ben@intactmg.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

904-261-8819

Email Address

asa@gilletteassociates.com

PROJECT INFORMATION

Project Type*

Site Plan Review

Project Name

Breakers Townhomes

Proposed Access Road*

Ryan Road

Rd Maintenance Jurisdiction*

City Maintained

Project Estimated Cost*

60,000

Description of Request*

6 townhome units

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.
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- ☐ 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.
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 - ☐ o Total acreage;
 - ☐ o Total square footage for non-residential uses;
 - ☐ o Total density and number of units, proposed and permissible for residential uses;
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 - ☐ 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.)
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 - ☐ o Landscape Plan (Section 4.05.00.)
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Certification*

☒

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☒

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*

7/3/2023

Upload Supporting Documentation*

Breakers_Townhomes_site_063023.pdf

Upload 2

Agent Authorization.pdf

Upload 3

Survey.pdf

Upload 4

Choose File

No file chosen

Upload 5

Choose File

No file chosen

Upload 6

Choose File

No file chosen

Upload 7

Choose File

No file chosen



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

Property ID Number(s): 00-00-30-0600-0002-0200

Location: 2194 Sadler Road, Fernandina Beach, Florida

Signature

Date

Telephone Number

STATE OF FLORIDA
COUNTY OF _____

Subscribed and sworn to before me this _____ day of _____,
20____.

Who is personally known to me ____ or has produced identification

Notary Public: Signature

Printed Name

My Commission Expires: _____

ENGINEERING PLANS

FOR

BREAKERS TOWNHOMES

FOR

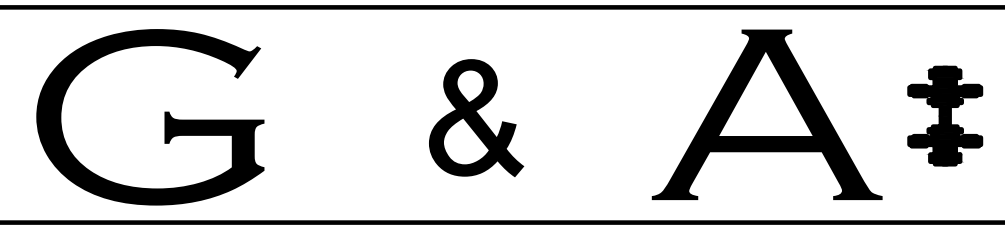
INTACT CONSTRUCTION MANAGEMENT

GILLETTE & ASSOCIATES, INC.

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

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

PERMITTING AGENCIES:
CITY OF FERNANDINA BEACH
ST.JOHNS RIVER WATER MANAGEMENT DISTRICT
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



ISSUE DATE: JUNE 29, 2023

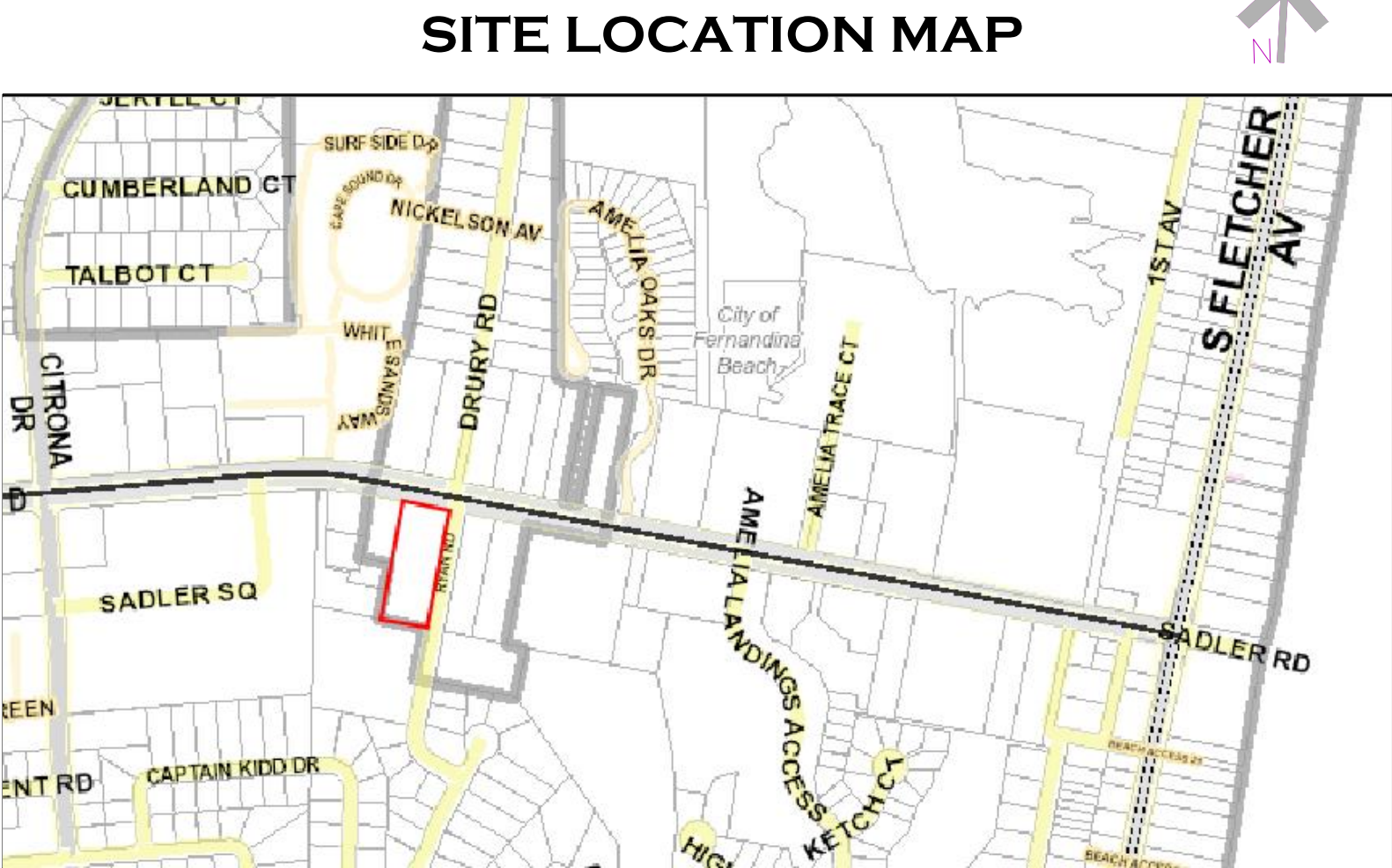
G&A Project
No.: XX-XX-XX

BREAKERS TOWNHOMES

FOR

INTACT CONSTRUCTION
MANAGEMENT

RELEASED FOR CONSTRUCTION BY



BREAKERS TOWNHOMES			GILLETTE & ASSOCIATES, INC.			REGISTERED DESIGN PROFESSIONAL		
2194 SADLER ROAD,			CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING			ARE TO BE CONSIDERED TYPICAL AND MAY NOT BE CALLED OUT ON PLANS. CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DETAILS DURING CONSTRUCTION IN ALL TYPICAL AREAS.		
FERNANDINA BEACH, FLORIDA 32034			CERTIFICATE OF AUTHORIZATION NO. 9332			FLORIDA PROFESSIONAL ENGINEER		
			ASA R. GILLETTE, P.E. * FL PE NO. 56177			No. 56177		
			20 S. 4th STREET * FERNANDINA BEACH, FL 32034			DATE OF EXPIRATION: 06/30/2026		
			PHONE: 904-261-8819 * www.gilletteassociates.com			FLORIDA P.E. NO. 56177		
ISSUE DATE: 06/30/23			REV			DATE		
COVER SHEET			A			03/02/23		
			B			06/30/23		
			C					
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GENERAL NOTES			INDEX																
SITE / GEOMETRY		WATER NOTES		PAGE #	SHEET	DESCRIPTION													
1. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH 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: BENNETT SURVEYING, INC. (912-258-8899). 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 CITY, 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 ITS MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557). 17B. ALL FINISH FLOORS SHOWN ON THE PLANS ARE MINIMUM ELEVATIONS 18. ALL WATER & SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES.		19. WHEN DEWATERING CAPACITY REQUIRES A PERMIT (CUP), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. 20. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY HAZARD. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. WHERE PARALLEL WATER AND SEWER MAINS HAVE LESS THAN 10 FOOT HORIZONTAL SEPARATION, 20 FOOT LENGTHS OF C900 (DR18) WATER QUALITY PIPE SHALL BE USED WITH THE JOINTS STAGGERED AT 10 FOOT INTERVALS. THE PIPES SHALL BE PLACED IN SEPARATE TRENCHES WITH THE WATER MAIN AT LEAST 18 INCHES ABOVE THE SEWER. 21. WATER MAINS CROSSING SANITARY HAZARDS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER MAIN. WHERE WATER AND SEWER MAINS CROSS WITH BETWEEN 18 INCHES AND 6 INCHES OF VERTICAL CLEARANCE, A 20 FOOT SECTION OF C900 (DR18) WATER QUALITY PIPE SHALL BE CENTERED ON THE POINT OF THE CROSSING. THE CONTRACTOR SHALL FIELD VERIFY THE VERTICAL SEPARATION. THE MINIMUM SEPARATION BETWEEN WATER AND SEWER PIPES IS TO BE 6 INCHES OUTSIDE DIAMETER TO OUTSIDE DIAMETER. 22. NO WATER MAIN PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER MANHOLE. 23. TRACER WIRE SHALL BE PROVIDED ON ALL WATER MAINS AND FORCE MAINS. TRACER WIRE SHALL BE #10 UF SOLID COPPER WIRE, COATED, AND SUITABLE FOR BURIAL. COATING SHALL BE BLUE FOR WATER AND GREEN FOR SEWER MAIN CONNECTIONS. WIRE SHALL BE ATTACHED DIRECTLY TO TOP OF PIPE AND BROUGHT INTO EACH VALVE BOX AND COILED TO ALLOW FOR EASY ACCESS AND EXTENSION ABOVE FINISHED GRADE FOR ATTACHMENT OF LOCATING EQUIPMENT. 24. 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. 25. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT. 26. GRADES SHOWN ON PLANS ARE EDGE OF PAVEMENT FINISHED GRADES UNLESS OTHERWISE NOTED. 27. SHOULD THE SURFACE OR SUBSURFACE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. 28. 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. 29. 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. 30. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND COUNTY/CITY BEFORE COMMENCING WORK. 31. MINIMUM COVER OVER PIPES SHALL BE 36" UNLESS OTHERWISE INDICATED. 32. ALL UNDERGROUND UTILITY COMPANIES SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. 33. IN ADDITION TO THE SPECIFICATIONS AND DETAILS PROVIDED FOR THIS CONTRACT, THE NASSAU COUNTY STANDARD DETAILS AND SPECIFICATIONS (LATEST REVISION) SHALL ALSO BE USED FOR ANY ITEMS NOT COVERED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A SET OF STANDARD DETAILS AND SPECIFICATIONS FROM NASSAU COUNTY. 34. BACKFILL MATERIAL SHALL BE COMPACTED TO 100% (2%) PER CITY OF FB REQUIREMENTS UNDER EXISTING AND PROPOSED ROADWAYS. 35. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER. 36. 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 37. ALL CONSTRUCTION, MATERIAL, AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH CITY OF FB AND COUNTY STANDARDS		1. WATER MAINS SHALL HAVE A MINIMUM OF 36" COVER UNDER PAVEMENT OR 30" COVER FROM FINISHED GRADE UNLESS OTHERWISE SHOWN. ALL WATER MAINS SHALL BE FLUSHED IN ACCORDANCE WITH, AND UNDER THE DIRECTION OF THE UTILITY COMPANY.	2. THRUST RESTRAINTS ARE REQUIRED IN ACCORDANCE WITH THE UTILITY COMPANY STANDARDS WHERE WATER MAINS ARE TERMINATED AND AT ALL BENDS AND TEES.	3. TIE RODS SHALL BE INSTALLED ON ALL VALVES LOCATED AT FITTINGS. ALL 10" AND LARGER VALVES AND LARGER SHALL REQUIRE (4) TIE RODS. MEGA LUG JOINT RESTRAINTS MAY BE USED IN LIEU OF THRUST BLOCKS OR TIE RODS.	4. UNLESS OTHERWISE NOTED, WATER MAINS ARE TO BE PVC DR18, DR-25, C-900 (BLUE), CLASS 150.	5. ALL WATER MAINS SHALL BE BACTERIOLOGICAL AND PRESSURE TESTED IN ACCORDANCE WITH AWWA C-600. NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER MAINS HAVE BEEN PRESSURE TESTED, DISINFECTED, AND CLEARED FOR SERVICE. THE UTILITY COMPANY'S AUTHORIZED REPRESENTATIVE MUST BE NOTIFIED 48 HOURS PRIOR TO PERFORMING THE PRESSURE TEST AND MUST BE PRESENT.	6. THE CONTRACTOR SHALL AVOID SERVICE INTERRUPTIONS AND MAINTAIN ANY EXISTING WATER SERVICE TO MEET THE SYSTEM DEMANDS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF AFFECTED CUSTOMERS OF THE UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF ANY INTERRUPTION OF SERVICE. BOIL WATER NOTICES SHALL BE DELIVERED IN ACCORDANCE WITH THE UTILITY COMPANY BOIL WATER NOTICE REQUIREMENTS.	7. ALL MAIN FLUSHING POINTS SHALL BE SAME SIZE AS MAIN UP TO 8 INCH WATER MAINS. FLUSHING POINTS FOR MAINS LARGER THAN 8 INCH SHALL BE REDUCED TO 8 INCH.	8. ALL WATER MAINS SHALL BE DISINFECTED USING LIQUID CHLORINE OR HYPOCHLORITES IN ACCORDANCE TO AWWA C651-86. WATER IN MAIN SHALL MAINTAIN A CHLORINE RESIDUAL OF 50 MG/L FOR A MINIMUM OF 24 HOURS. WATER MAIN SHALL NOT BE PLACED IN SERVICE UNTIL CLEARANCE HAS BEEN PROVIDED BY THE APPROPRIATE REGULATING AGENCY AND CITY OFFERNANDINA BEACH UTILITIES DEPARTMENT.	9. IF SOLVENT CONTAMINATION IS FOUND IN THE PIPE TRENCH, WORK SHALL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. BASED ON APPROVAL OF THE PERMITTING AGENCY, DUCTILE IRON PIPE, FITTINGS, AND SOLVENT RESISTANT GASKET MATERIAL SUCH AS FLUOROCARBON SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE SHALL EXTEND AT LEAST 100 FEET BEYOND ANY SOLVENT NOTED. ANY CONTAMINATED SOIL THAT IS EXCAVATED SHALL BE PLACED ON AN IMPERMEABLE MAT AND COVERED WITH A WATER PROOF COVERING. THE PROPER AUTHORITIES WILL BE NOTIFIED AND THE CONTAMINATED SOIL HELD FOR PROPER DISPOSAL.	10. 2" FLUSHING HYDRANTS SHALL BE INSTALLED AT ALL DEAD END LINES AND MAIN LINE STUB-OUTS.	11. A SEPARATE WATER SERVICE SHALL BE REQUIRED FOR EACH UNIT SERVED AND SHALL BE INSTALLED 3 FEET EITHER SIDE OF PROPERTY LINE. ALL WATER SERVICES SHALL BE MARKED WITH A "W" ETCHED ON THE CURB. ALL VALVES SHALL BE MARKED WITH A "V" ETCHED ON THE CURB.	12. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY COMPANY'S STANDARDS.	13. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED AT THE CONSUMER'S METER OR AT THE PROPERTY LINE WHEN A METER IS NOT USED.	14. BACKFLOW PREVENTION ASSEMBLIES SHALL BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN. TEST RESULTS SHALL BE SUBMITTED TO AND APPROVED BY THE UTILITY COMPANY PRIOR TO ACCEPTANCE OF INSTALLATION.	15. MAXIMUM DEPTH ON WATER SERVICES TO METER TO BE 36".	16. CONTACT ANDRE DESILET, COFB UTILITY DIRECTOR AT (904-310-3431) FOR PRE-CONSTRUCTION AND COORDINATION MEETING PRIOR TO WORK COMMENCING.
				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. 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 SO THAT POSITIONED NOT MORE THAN 7 FEET 6 INCHES AWAY FROM CURB OR BERM OF THE ROADWAY.															
				1. THE CONTRACTOR SHALL PROVIDE, TO THE ENGINEER OF RECORD , A SCHEDULE OF INVERT ELEVATIONS OF ALL SANITARY MANHOLES PRIOR TO THE PLACEMENT OF THE LIME ROCK BASE COURSE. THIS SCHEDULE TO BE PROVIDED BY THE REGISTERED LAND SURVEYOR SUBMITTING THE "AS-BUILT" DRAWINGS FOR THIS PROJECT.															
				2. SANITARY SEWER SERVICES SHALL BE 6"PVC WITH A MINIMUM SLOPE OF 0.006 FEET PER FOOT AND SHALL BE TERMINATED AT THE RIGHT-OF-WAY LINE WITH A DEPTH OF 24" TO 48" FROM THE FINAL FINISHED GRADE OF THE DEVELOPED LOTS. DEPTHS GREATER THAN 48" FROM FINAL FINISHED GRADE SHALL BE READJUSTED BY THE DEVELOPER AT HIS COST.															
				3. GRAVITY SEWER TO BE CLEANED & TV TESTED BY DEVELOPER AT DEVELOPER'S EXPENSE															
				4. ALL MANHOLE FRAMES AND COVERS TO BE ADJUSTED TO FINAL FINISHED GRADE.															
				5. A SEPARATE SEWER SERVICE (6" MIN.) SHALL BE PROVIDED TO THE RIGHT-OF-WAY FOR EACH LOT BEING SERVED. AN "S" SHALL BE ETCHED INTO THE CURB DIRECTLY OVER EACH SERVICE LINE OR IN THE STREET SIDE OF A SIDEWALK IN LINE WITH THE CLEANOUT.															
				6. GRAVITY SEWER TO BE GREEN IN COLOR															
				7. NEW GRAVITY SEWER SYSTEM SHALL BE PLUGGED AT NEAREST EXISTING DOWNSTREAM MANHOLE AND SHALL NOT BE REMOVED WITHOUT AUTHORIZATION FROM THE UTILITY COMPANY. EXISTING MANHOLES TO BE COREBORED AND ARRANGEMENTS MADE TO BE REFURBISHED WITH COMPATIBLE MATERIALS IF THE EXISTING MANHOLE IS ALLOWED TO BE USED.															
8. FINISHED FLOOR ELEVATIONS SHALL BE GREATER (HIGHER) THAN THE ELEVATION OF THE MANHOLE NEAREST THE SERVICE LATERAL IN ORDER TO AVOID A POTENTIAL BACKUP OF SEWERAGE IN THE HOUSE OR BUILDING.																			
9. ALL GRAVITY SEWER PIPE TO A 10 FOOT DEPTH OF COVER SHALL BE SDR-26 PVC PIPE (MINIMUM). GRAVITY SEWER PIPE WITH COVER OF 15 FEET (AND IN EASEMENTS) AND GREATER SHALL BE C900 - DR18. JOINT SHALL BE OF THE BELL AND SPIGOT TYPE AND MEET THE REQUIREMENTS OF THE PIPE REFERRED BEING USED.																			
10. WHEN A PROPERTY LINE CAN NOT BE DEFINED, THE SEWER CLEANOUT SHALL BE PLACED IN AN UNPAVED AREA AT A DISTANCE NO GREATER THAN 30 FEET FROM THE SEWER MAIN.																			
11. NOTE: DR-18 TO BE USED ON SEWER LINE CROSSING WHERE STORM DRAIN IS WITHIN 24 INCHES ABOVE GRAVITY ALSO JOINT TO BE CENTERED AT CROSSING																			
12. ALL MANHOLES TO HAVE MINIMUM 24" HINGED RING AND COVER EAST JORDAN OR APPROVED EQUIVALENT																			
13. SEWER PLUGS USED DURING THE CONSTRUCTION OR CONNECTION TO A SYSTEM SHALL HAVE THE CONTRACTOR'S NAME PERMANENTLY STAMPED.																			
14. THE MANHOLE LINER SHALL BE SPECTRA SHIELD OR APPROVED EQUIVALENT.																			
15. IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUIREMENTS, LEAKAGE TESTING SHALL BE PERFORMED ON ALL SEGMENTS OF THE SEWER SYSTEM. TESTING MAY INCLUDE APPROPRIATE WATER OR LOW PRESSURE AIR TESTING. TEST METHODS SHALL TAKE INTO CONSIDERATION THE RANGE IN GROUNDWATER ELEVATIONS DURING THE TEST AND ANTICIPATED DURING THE DESIGNED LIFE OF THE SEWER. NO LEAKAGE ALLOWED IN SYSTEM.																			
16. ALL FORCE MAIN PIPING TO BE DR-18 GREEN OR BROWN.																			
17. CONTACT ANDRE DESILET, COFB UTILITY DIRECTOR AT (904-310-3431) FOR PRE-CONSTRUCTION AND COORDINATION MEETING PRIOR TO WORK COMMENCING.																			

GILLETTE & ASSOCIATES, INC.		REGISTERED DESIGN PROFESSIONAL	
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING	CERTIFICATE OF AUTHORIZATION NO. 9332	DATE: 06/30/23	
20 S. 4th STREET * FERNANDINA BEACH, FL 32034	ASA R. GILLETTE, P.E. * FL PE NO. 56177	DATE: 06/30/23	
PHONE: 904-261-8819	* www.gilletteassociates.com	DATE: 06/30/23	

BREAKERS TOWNHOMES		2194 SADLER ROAD, FERNANDINA BEACH, FLORIDA 32034	
ISSUE DATE: 06/30/23		INDEX SHEET	
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PROPERTY INFORMATION:

- PID#: 00-00-30-0600-0002-0200
- ACREAGE: 1.38 ACRES (60,000 SF)
- LOCATION: FERNANDINA BEACH, FL
- FLOOD ZONE: X
- ZONING: MU-1 (PER ANNEXATION)
- FUTURE LAND USE: MIXED USE
- PROPOSED USE: RESIDENTIAL UNITS

DEVELOPMENT REQUIREMENTS:

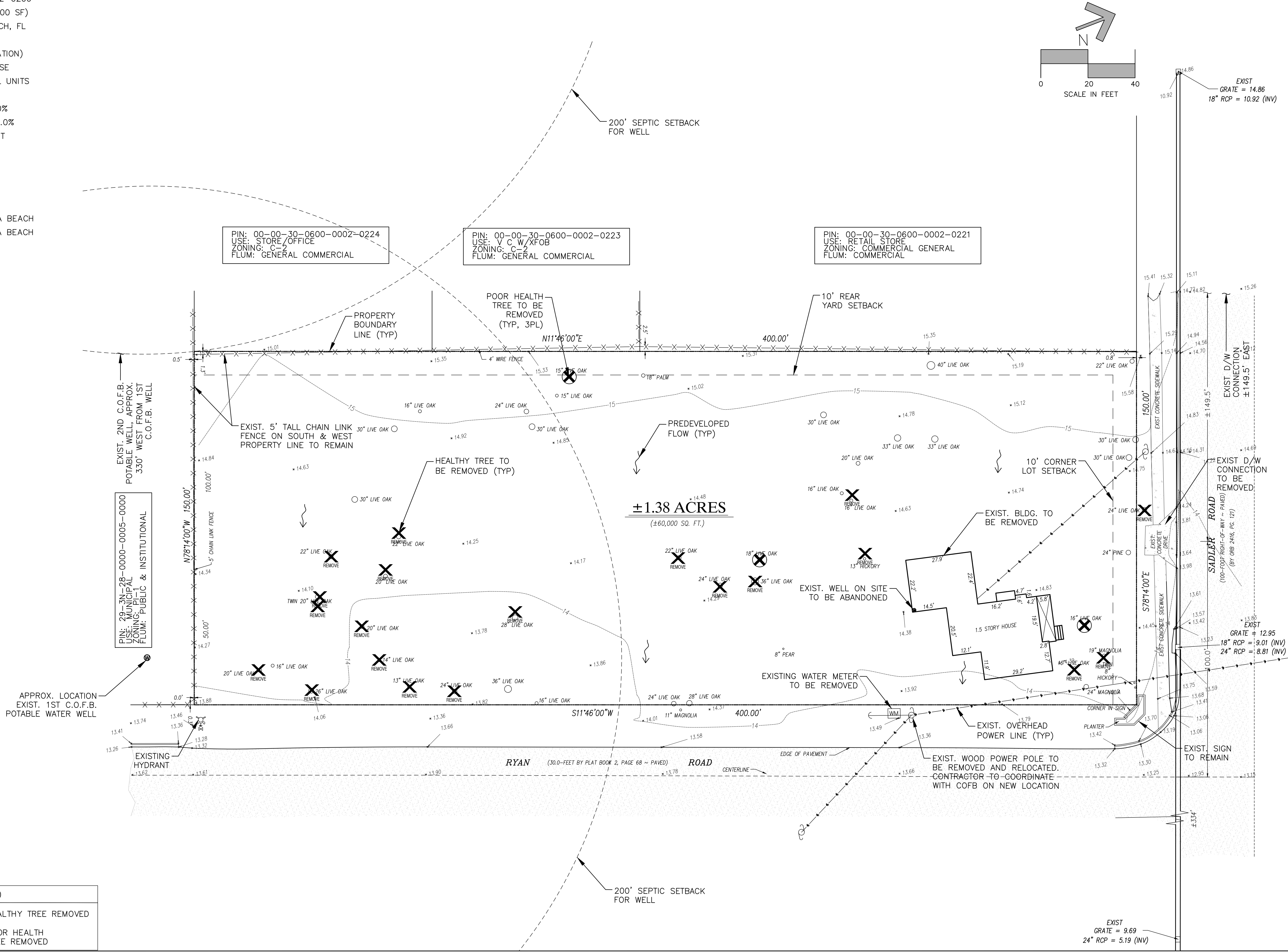
- MAX IMPERVIOUS AREA: 60.0%
- MAX FLOOR AREA RATIO: 50.0%
- MAX BUILDING HEIGHT: 35-FT

SETBACK REQUIREMENTS:

- FRONT: 0 FEET
- REAR: 10 FEET
- SIDES: 0 FEET

UTILITIES:

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



NOTE: SOME DETAILS IN THESE DRAWINGS ARE TO BE CONSIDERED TYPICAL AND MAY NOT BE CALLED OUT ON PLANS. CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DETAILS DURING CONSTRUCTION IN ALL TYPICAL AREAS.

REGISTERED DESIGN PROFESSIONAL

ASA R. GILLETTE, P.E.

FLORIDA P.E. NO. 56177

REV	DATE	ITEM
A	03/02/23	PRE-APP SUBMITTAL
B	06/30/23	TRC SUBMITTAL
C		
D		
E		

GILLETTE & ASSOCIATES, INC.

CIVIL, ENVIRONMENTAL, MECHANICAL & STRUCTURAL ENGINEERING

CERTIFICATE OF AUTHORIZATION NO. 9332

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BREAKERS TOWNHOMES

2194 SADLER ROAD,
FERNANDINA BEACH, FLORIDA 32034

ISSUE DATE: 06/30/23

PREDEVELOPED
SITE PLAN

North / Elev Key Sheet

PRE-1

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- PID#: 00-00-30-0600-0002-0200
- ACREAGE: 1.38 ACRES (60,000 SF)
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- PROPOSED USE: RESIDENTIAL UNITS

- MAX IMPERVIOUS AREA: 60.0%
- PROPOSED IMPERVIOUS AREA: SEE TABLE
- MAX FLOOR AREA RATIO: 50.0%
- PROPOSED FLOOR AREA RATIO: SEE TABLE*
- MAX BUILDING HEIGHT: 35-FT
- PROPOSED BUILDING HEIGHT: 25-FT

SETBACK REQUIREMENTS:

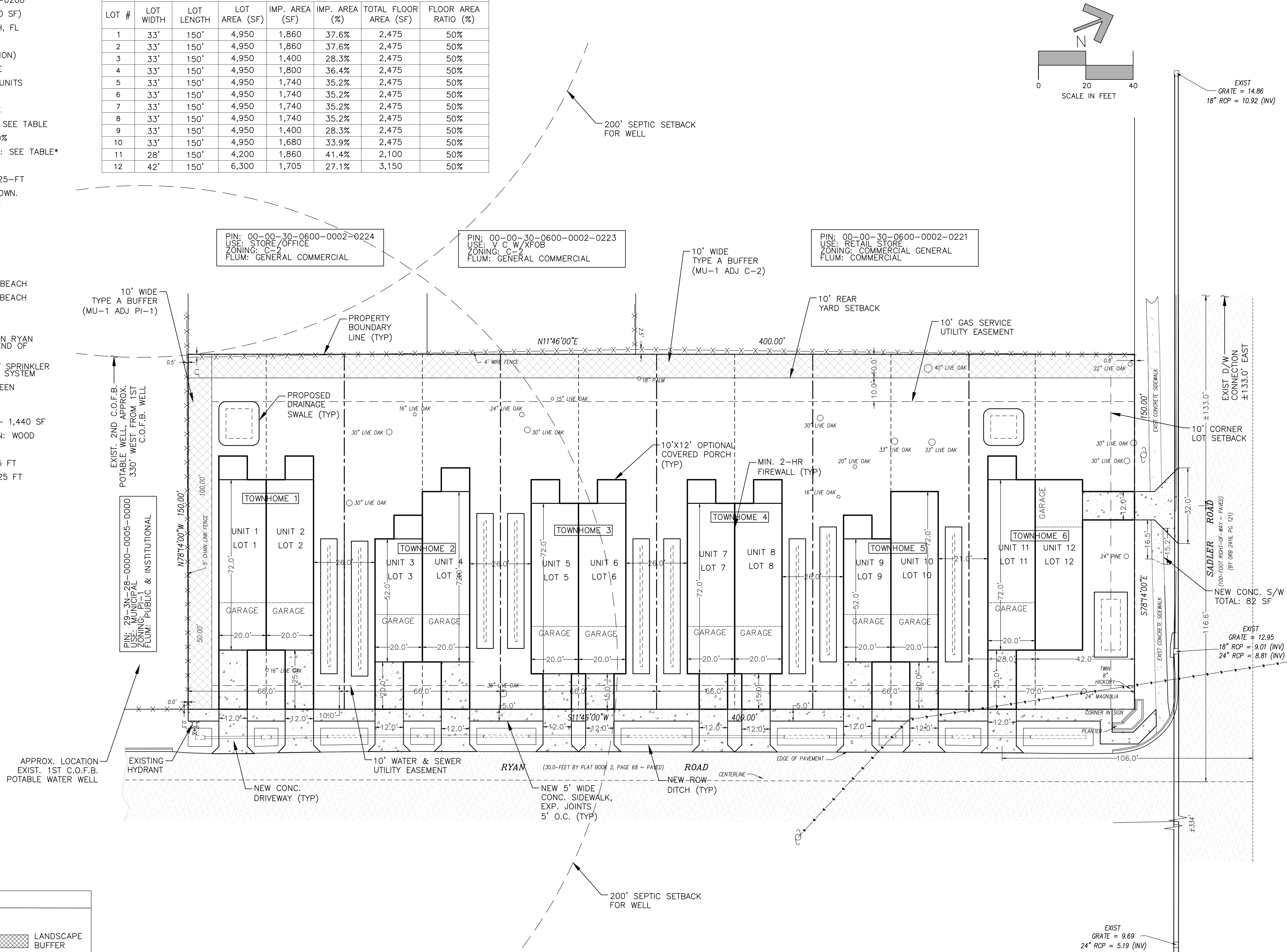
- UTILITIES:

- FIRE NOTES:

- MIN. 2-HR FIRE WALL W/ OUT SPRINKLER SYSTEM OR 1-HR W/ SPRINKLER SYSTEM
- MIN. 10-FT SEPARATION BETWEEN BUILDINGS

- PROPOSED HOUSE: 1,040 SF - 1,440 SF
- BUILDING SHELL CONSTRUCTION: WOOD
- CONSTRUCTION TYPE: V
- MAXIMUM BUILDING HEIGHT: 35 FT
- PROPOSED BUILDING HEIGHT: 25 FT

LOT TABLE							
LOT #	LOT WIDTH	LOT LENGTH	LOT AREA (SF)	IMP. AREA (SF)	IMP. AREA (%)	TOTAL FLOOR AREA (SF)	FLOOR AREA RATIO (%)
1	33'	150'	4,950	1,860	37.6%	2,475	50%
2	33'	150'	4,950	1,860	37.6%	2,475	50%
3	33'	150'	4,950	1,400	28.3%	2,475	50%
4	33'	150'	4,950	1,800	36.4%	2,475	50%
5	33'	150'	4,950	1,740	35.2%	2,475	50%
6	33'	150'	4,950	1,740	35.2%	2,475	50%
7	33'	150'	4,950	1,740	35.2%	2,475	50%
8	33'	150'	4,950	1,740	35.2%	2,475	50%
9	33'	150'	4,950	1,400	28.3%	2,475	50%
10	33'	150'	4,950	1,680	33.9%	2,475	50%
11	28'	150'	4,200	1,860	41.4%	2,100	50%
12	42'	150'	6,300	1,705	27.1%	3,150	50%



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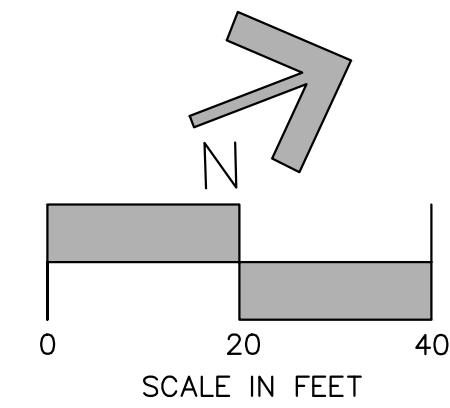
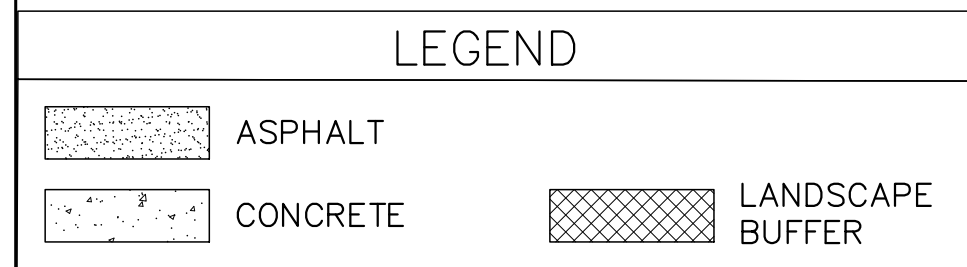
GEOMETRY
SITE PLAN

- PID#: 00-00-30-0600-0002-0200
- ACREAGE: 1.38 ACRES (60,000 SF)
- LOCATION: FERNANDINA BEACH, FL
- FLOOD ZONE: X
- ZONING: MU-1 (PER ANNEXATION)
- FUTURE LAND USE: MIXED USE
- PROPOSED USE: RESIDENTIAL UNITS

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

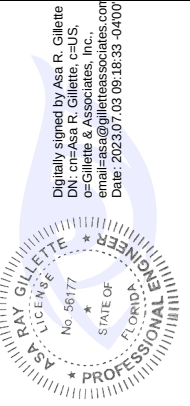
— EXISTING WATER MAIN AND GRAVITY
SEWER LOCATION TO BE FIELD VERIFIED
BY CONTRACTOR.

- COORDINATE WITH ANDRE DESILET AT
COFB (904-310-3431) FOR UTILITY
CONNECTIONS



NOTE: SOME DETAILS IN THESE DRAWINGS
ARE TO BE CONSIDERED TYPICAL AND
MAY NOT BE CALLED OUT ON PLANS.
CONTRACTOR SHALL BECOME FAMILIAR
WITH AND FOLLOW ALL DETAILS DURING
CONSTRUCTION IN ALL TYPICAL AREAS.

100



FLORIDA P.E. NO. 56177

FILE #	DATE	DESCRIPTION
A	03/02/23	PRE-APP SUBMITTAL
B	06/30/23	TRC SUBMITTAL
C		
D		
E		

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

ASA R. GILLETTE, P.E. * FL. PE. NO. 56177
20 S. 4th STREET * FERNANDINA BEACH, FL 32034
PHONE: 904-261-8819 * www.gilletteassociates.com

BREAKERS TOWNHOMES

2194 SADLER ROAD,
FERNANDINA BEACH, FLORIDA 32034

SUE DATE: 06/30/23

UTILITY PLAN

North / Elev Key 	Sheet
	UT-1
Page 5 of 12	

PROPERTY INFORMATION:

- PID#: 00-00-30-0600-0002-0200
- ACREAGE: 1.38 ACRES (60,000 SF)
- LOCATION: FERNANDINA BEACH, FL
- FLOOD ZONE: X
- ZONING: MU-1 (PER ANNEXATION)
- FUTURE LAND USE: MIXED USE
- PROPOSED USE: RESIDENTIAL UNITS

DEVELOPMENT REQUIREMENTS:

- MAX IMPERVIOUS AREA: 60.0%
- PROPOSED IMPERVIOUS AREA: SEE TABLE

SETBACK REQUIREMENTS:

- FRONT: 0 FEET
- REAR: 10 FEET
- SIDES: 0 FEET

DRAINAGE NOTES:

— ALL ROOF RUNOFF TO BE DIRECTED TO NEAREST SWALE THROUGH MEANS OF GUTTER & DOWNSPOUT

— EACH DRAINAGE SWALE SHOWN IS MODELED AS A 1-FT DEEP DRY POND

— EACH SWALE IS MODELED FOR MEETING SITE REQUIRED TREATMENT VOLUME AS CALCULATED IN THE DRAINAGE TABLE SHOWN

DRAINAGE CALCULATIONS:

TOTAL LOT RUNOFF:
(LOT AREA SF)*(0.5")*(1/12 FT/IN) = REQ'D C.F.

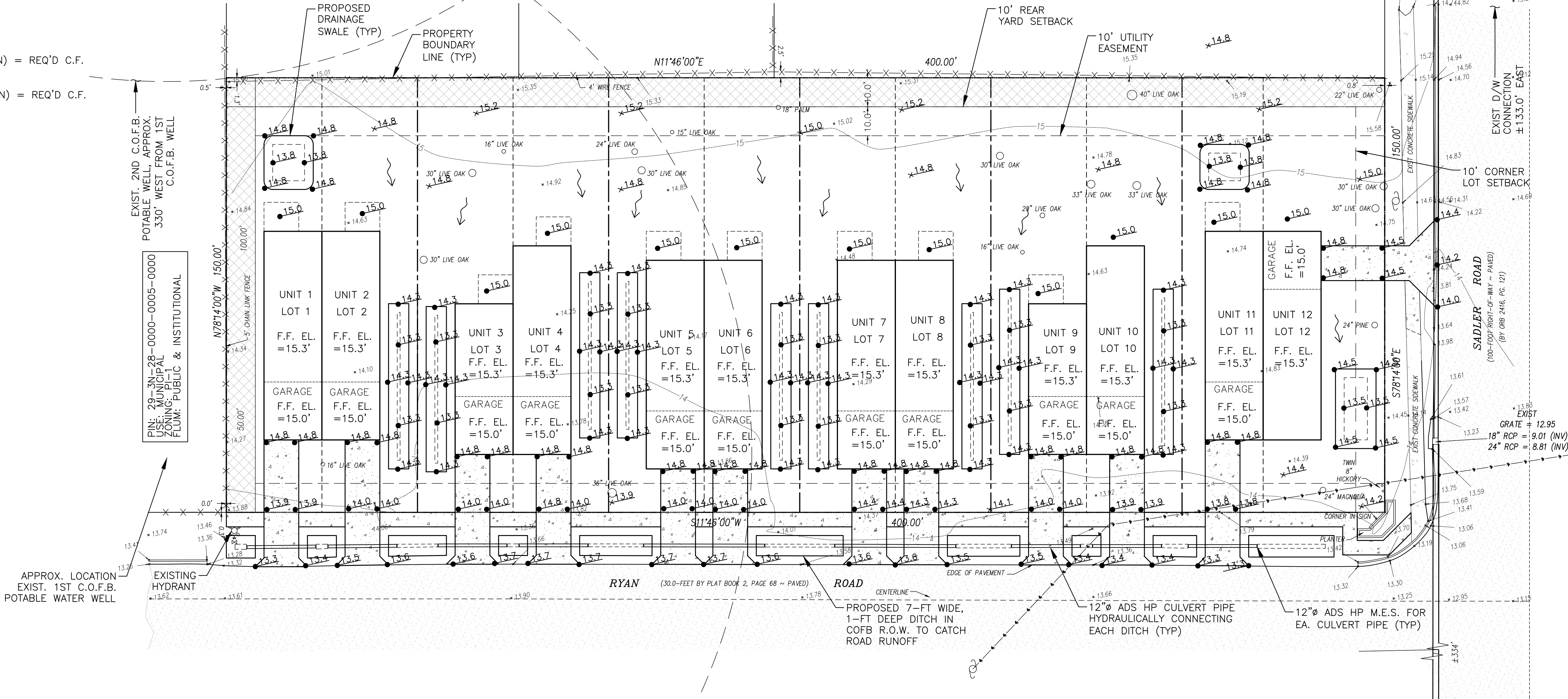
TOTAL IMPERVIOUS AREA RUNOFF:
(IMP. AREA SF)*(1.0")*(1/12 FT/IN) = REQ'D C.F.

DRAINAGE CALC. TABLE								
LOT #	TOTAL LOT AREA (SF)	IMP. AREA (SF)	IMP. AREA (%)	REQ'D: TOTAL LOT @ 0.5"	REQ'D: IMP. AREA @ 1.0"	T.O.B.	B.O.P.	PROVIDED DRAINAGE
1	4,950	1,860		206.3 CF	155.0 CF	315 SF	138 SF	226.5 CF
2	4,950	1,860	37.6%	206.3 CF	155.0 CF	399 SF	51 SF	225.0 CF
3	4,950	1,400	28.3%	206.3 CF	116.7 CF	399 SF	51 SF	225.0 CF
4	4,950	1,800	36.4%	206.3 CF	150.0 CF	399 SF	51 SF	225.0 CF
5	4,950	1,740	35.2%	206.3 CF	145.0 CF	399 SF	51 SF	225.0 CF
6	4,950	1,740	35.2%	206.3 CF	145.0 CF	399 SF	51 SF	225.0 CF
7	4,950	1,740	35.2%	206.3 CF	145.0 CF	399 SF	51 SF	225.0 CF
8	4,950	1,740	35.2%	206.3 CF	145.0 CF	399 SF	51 SF	225.0 CF
9	4,950	1,400	28.3%	206.3 CF	116.7 CF	399 SF	51 SF	225.0 CF
10	4,950	1,680	33.9%	206.3 CF	140.0 CF	399 SF	51 SF	225.0 CF
11	4,200	1,860	41.4%	175.0 CF	155.0 CF	264 SF	105 SF	184.5 CF
12	6,300	1,705	27.1%	262.5 CF	142.1 CF	385 SF	172 SF	278.5 CF

PIN: 00-00-30-0600-0002-0224
USE: STORE/OFFICE
ZONING: C-2
FLUM: GENERAL COMMERCIAL

PIN: 00-00-30-0600-0002-0223
USE: V C W/XFOB
ZONING: C-2
FLUM: GENERAL COMMERCIAL

PIN: 00-00-30-0600-0002-0221
USE: RETAIL STORE
ZONING: COMMERCIAL GENERAL
FLUM: COMMERCIAL



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REGISTERED DESIGN PROFESSIONAL
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

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BREAKERS TOWNHOMES
2194 SADLER ROAD,
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ISSUE DATE: 06/30/23

DRAINAGE PLAN

North / Elev Key Sheet
W E S
DR-1
Page 6 of 12

PROPERTY INFORMATION:

- PID#: 00-00-30-0600-0002-0200
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- ZONING: MU-1 (PER ANNEXATION)
- FUTURE LAND USE: MIXED USE
- PROPOSED USE: RESIDENTIAL UNITS

DEVELOPMENT REQUIREMENTS:

- MAX IMPERVIOUS AREA: 60.0%
- PROPOSED IMPERVIOUS AREA: ±35.0% PER LOT
- MAX FLOOR AREA RATIO: 50.0%
- PROPOSED FLOOR AREA RATIO: ±50% PER LOT
- MAX BUILDING HEIGHT: 35-FT
- PROPOSED BUILDING HEIGHT: 25-FT

SETBACK REQUIREMENTS:

- FRONT: 0 FEET
- REAR: 10 FEET
- SIDES: 0 FEET

UTILITIES:

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

LANDSCAPE BUFFER REQUIREMENTS

EAST PROPERTY LINE:
REQUIRED BUFFER: NONE

NORTH PROPERTY LINE:
REQUIRED BUFFER: NONE

SOUTH PROPERTY LINE:
ADJACENT ZONING: PI-1, PUBLIC & INSTITUTIONAL
REQUIRED BUFFER: TYPE A, 10 FEET MIN.
REQUIRED TREES PER 100 FT OF FRONTAGE:

- 2 UNDERSTORY TREES
- PLANTED TREES MUST BE A MINIMUM OF 3" CAL

FRONTAGE LENGTH: 150 FT
PROPOSED TREES:

- 3 UNDERSTORY TREES (PLANTED TREES)

WEST PROPERTY LINE
ADJACENT ZONING: C-2, COMMERCIAL
REQUIRED BUFFER: TYPE A, 10 FEET MIN.
REQUIRED TREES PER 100 FT OF FRONTAGE:

- 2 UNDERSTORY TREES
- PLANTED TREES MUST BE A MINIMUM OF 3" CAL

FRONTAGE LENGTH: 400 FT
PROPOSED TREES:

- 8 UNDERSTORY TREES (PLANTED TREES)

TREE PLANTING

ALL TREES PLANTED SHALL BE STAKED OR GUYED FOR A PERIOD OF AT LEAST SIX (6) MONTHS IN ACCORDANCE WITH THE DETAILS ON THIS SHEET.

MITIGATION FOR IMPACT TO PROTECTED TREES WITHIN TREE PROTECTION ZONE

- UTILIZE ISA CERTIFIED ARBORIST TO CLEANLY CUT PROTRUDING ROOTS AT LIMITS OF DISTURBANCE TO THE REQUIRED DEPTH. TEARING OR RIPPING OF ROOTS IS STRICTLY PROHIBITED.

- BACKFILL AREAS OF SOIL DISTURBANCE WITH TOPSOIL NATIVE TO THE SITE AND AMENDED WITH 5% PINE BARK COMPOST BY VOLUME. WATER-IN IMMEDIATELY TO PROVIDE A SURFACE LEVEL WITH FINISHED GRADE.

- PROVIDE 3" MULCH LAYER TO THE EXTENT OF THE DRIP LINE.

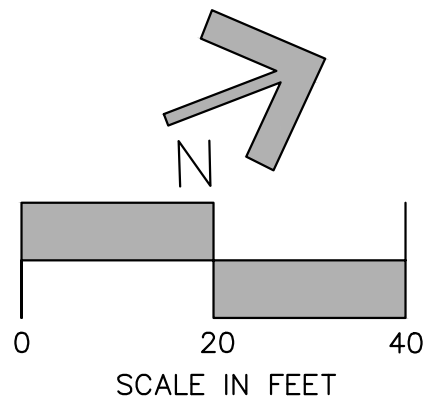
TREE MITIGATION NOTES:

- SEE SHEET DT-1 FOR FULL TREE INVENTORY MITIGATION CALCULATIONS AND LANDSCAPE DETAILS

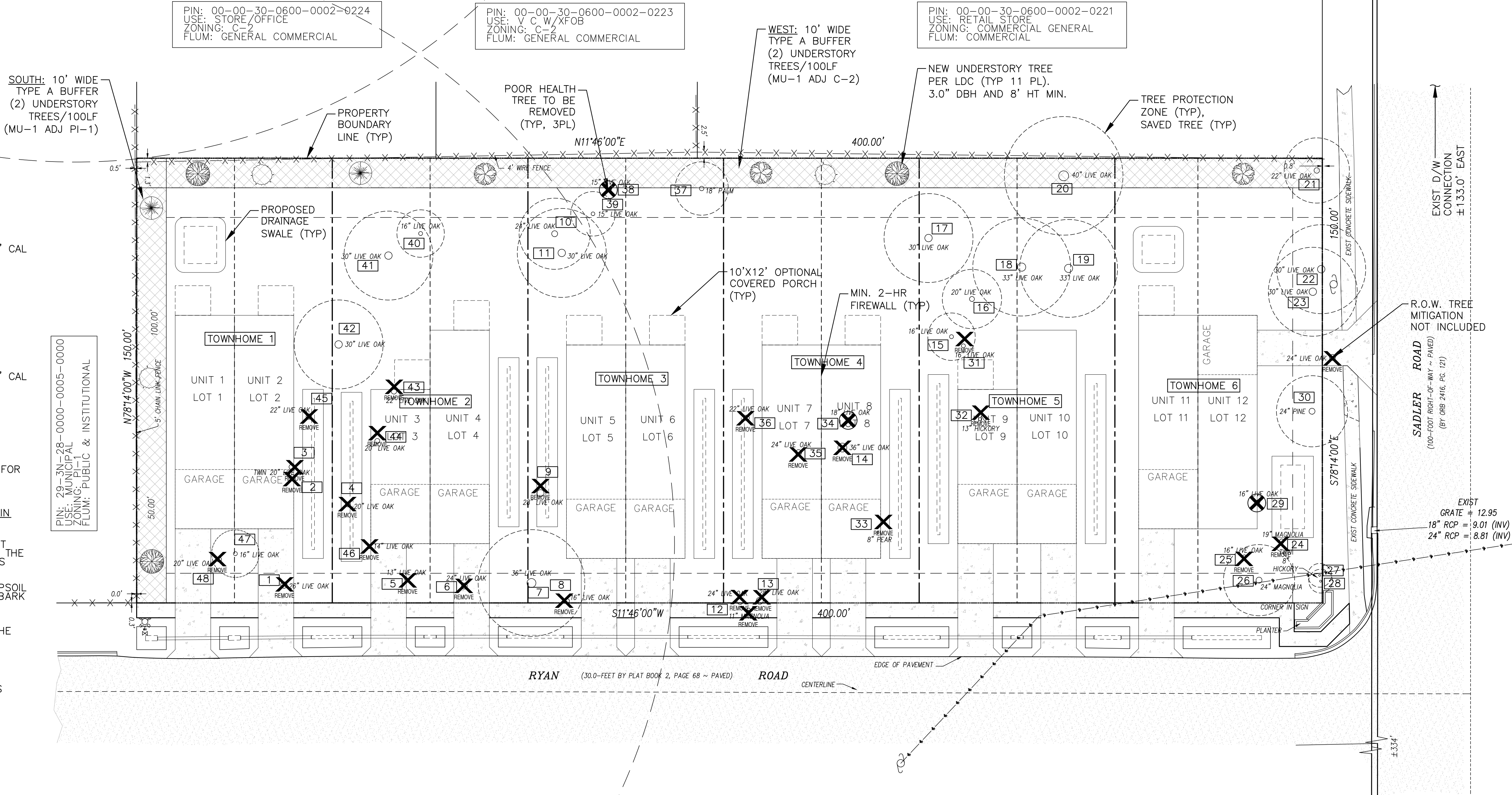
- TREES SHOWN WITH A TREE PROTECTION ZONE (TPZ) AROUND THEM ARE CONSIDERED SAVED TREES.

- FOR ADDITIONAL TREE HEALTH INFORMATION SEE THE FULL TREE HEALTH REPORT PERFORMED BY CERTIFIED ARBORIST: FL-6452A DAVE HOLLEY W/ NASSAU COUNTY TREE SURGEONS. CONTACT NUMBER: (904)-881-9107

PLANT SCHEDULE				
SYMBOL	QTY.	KEY	SPECIES	SIZE/REMARKS
	3	CM	LAGERSTOEMIA SPP. CRAPE MYRTLE	3" CAL MIN.
	3	WF	CHIONANTHUS VIRGINICUS WHITE FRINGETREE	3" CAL MIN.
	3	FD	CORNUS FLORIDA FLOWERING DOGWOOD	3" CAL MIN.
	2	LB	GORDONIA LASIANTHUS LOBLOLLY BAY	3" CAL MIN.



EXIST
GRATE = 14.86
18" RCP = 10.92 (INV)



LEGEND	
	ASPHALT
	CONCRETE
	LANDSCAPE BUFFER
	HEALTHY TREE REMOVED
	POOR HEALTH TREE REMOVED

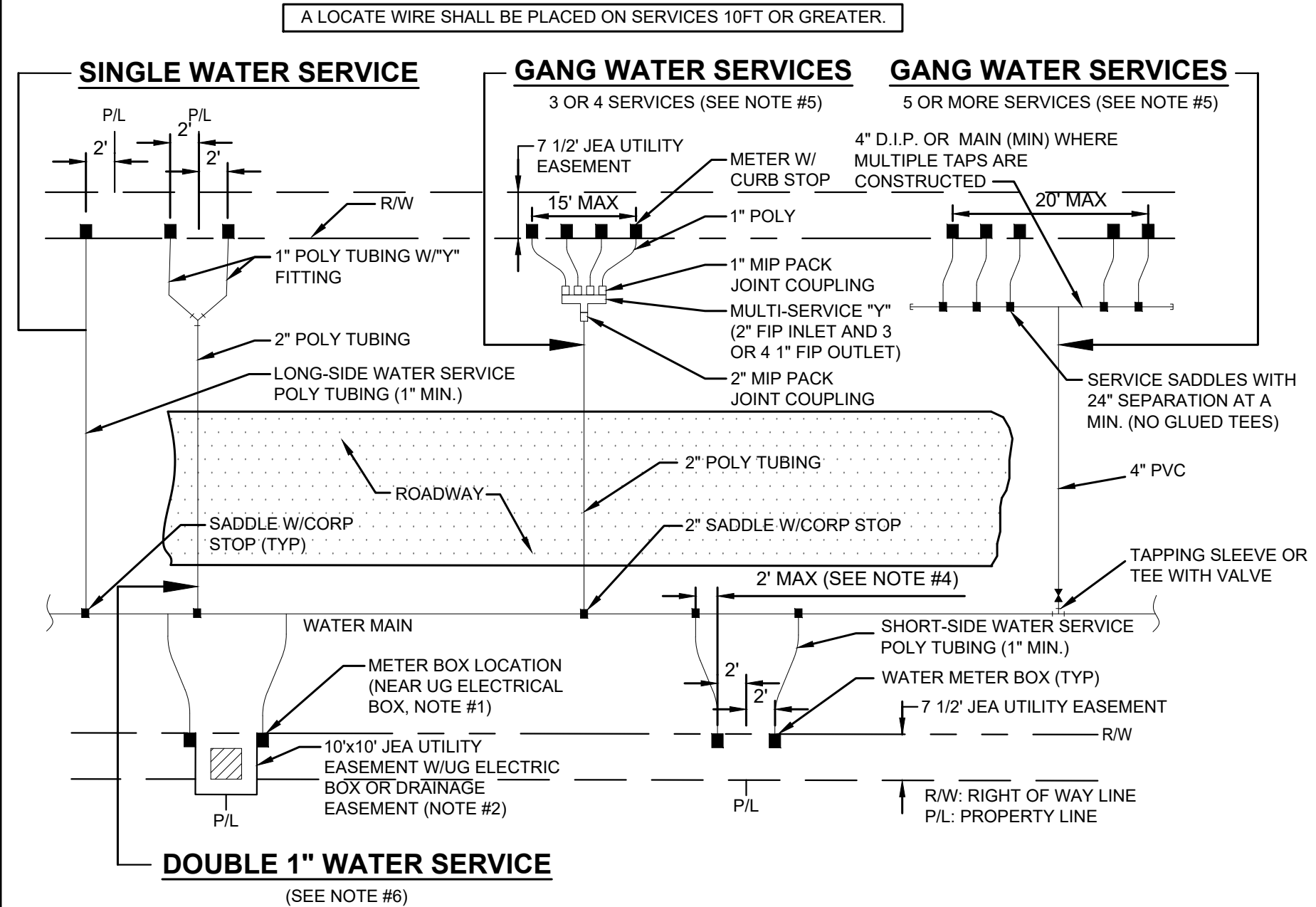
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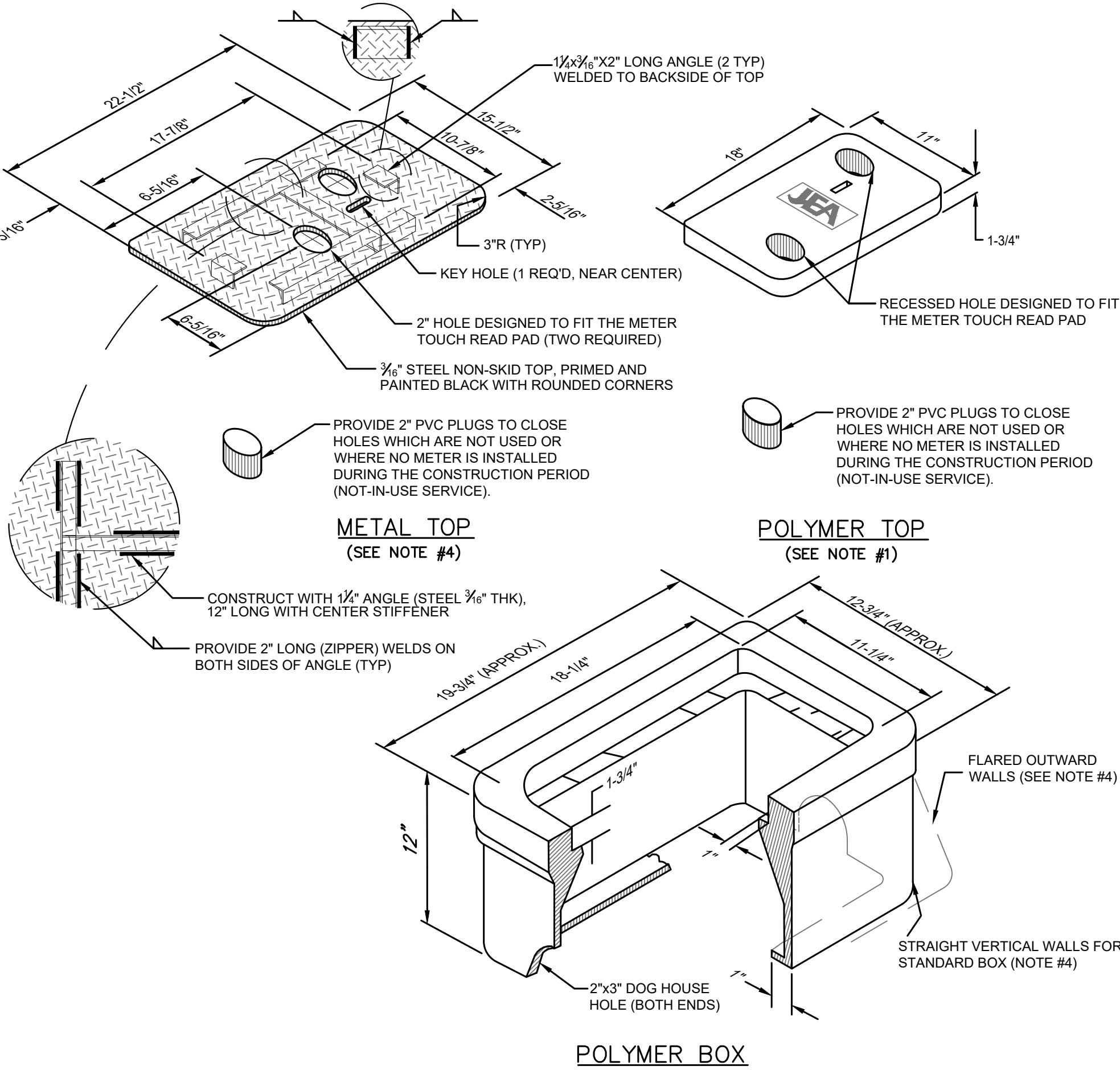


- NOTES:
- THE SKETCHES ABOVE INDICATE TYPICAL WATER SERVICE AND METER BOX LOCATIONS. ACTUAL LOCATIONS OF BOXES MAY VARY SLIGHTLY ACCORDING TO FIELD CONDITIONS ENCOUNTERED. TYPICALLY, THE METER BOX SHALL LOCATED AT THE R/W LINE BUT INSIDE THE 7 1/2' ELECTRIC EASEMENT.
 - UNLESS SPECIFIED OTHERWISE BY THE APPLICABLE COUNTY (NASSAU, CLAY OR ST. JOHNS COUNTY), THE METER BOX SHALL BE LOCATED IN THE JEA 7 1/2' UTILITY EASEMENT, AND TWO FEET INSIDE OF THE PROLONGATION OF ONE OF THE SIDE PROPERTY LINES. IF A CONFLICT EXISTS WITH OTHER UTILITIES, THE METER BOX MAY BE ADJUSTED TO FOUR FEET (MAX.) INSIDE PROPERTY LINES (IN LIEU OF TWO FEET). UNLESS APPROVED OTHERWISE BY JEA, THE WATER METER BOX SHALL BE LOCATED IN NON-TRAFFIC AREAS (NOT IN SIDEWALKS OR DRIVEWAYS). IF THE METER BOX IS APPROVED BY JEA TO BE LOCATED IN A DRIVEWAY OR SIDEWALK, THEN THE CONSTRUCTION SHALL MEET STANDARD DETAIL NUMBERS W-3&4, AT A MINIMUM (SEE W-3 AND W-4 FOR THE REQUIREMENTS OF SPECIAL ORDER POLYMER BOX AND TOP). SET TOP OF BOX AT FINISHED GRADE. IF AN UNAPPROVED METER BOX IS IDENTIFIED BY JEA, THEN THE CONTRACTOR OR CUSTOMER SHALL BE RESPONSIBLE FOR THE COST OF RELOCATING ANY METER BOX WHICH IS LOCATED IN THE SIDEWALK OR DRIVEWAY OR THE COST TO PROVIDE THE CORRECT METER BOX. JEA SHALL APPROVE ALL DEVIATIONS TO THE ABOVE PRIOR TO CONSTRUCTION.
 - IF DRAINAGE OR OTHER EASEMENT LOCATED BETWEEN LOTS, METER BOXES SHALL BE LOCATED AT THE EASEMENT LINE BUT OUTSIDE THE EASEMENT AREA.
 - FOR SINGLE SERVICES, THE HORIZONTAL DISTANCE (PERPENDICULAR TO THE MAIN) BETWEEN THE SERVICES SADDLE AND THE METER BOX SHALL BE 2 FEET MAXIMUM. FOR DOUBLE 1" SERVICES, THE 2" POLY MAIN SHALL BE LOCATED CENTERED BETWEEN THE TWO METER BOXES. LOCATE WIRE IS REQUIRED ON ALL SERVICES 10' OR GREATER IN LENGTH. IF LOCATE WIRE IS REQUIRED, THE WIRE SHALL RUN FROM THE METER BOX (W/ PIG TAIL) TO THE MAIN (DEAD END SHALL BE TAPED WITH NO CONNECTION TO MAIN WIRE WITH THE LAST 24 INCHES STRIPED OF INSULATION/BARE WIRE AS GROUND). ALL EXCEPTIONS TO THIS REQUIREMENT MUST BE APPROVED BY JEA. THIS WILL ASSIST IN LOCATING EXISTING SERVICE LINES IN THE FUTURE.
 - GANG WATER SERVICES: FOR 3 OR 4 SERVICES IN ONE AREA, A DUCTICLE IRON PIPE (D.I.P.) WATER MAIN EXTENSION W/LOCATE WIRE MAY BE UTILIZED ON EITHER SHORT-SIDE OR LONG SIDE SERVICES WHERE SHOWN ON THE DRAWINGS. LOCATE WIRE SHALL EXTEND FROM ONE METER BOX TO CORP STOP AT WATER MAIN. FOR 5 OR MORE SERVICES IN ONE AREA, A WATER MAIN EXTENSION W/LOCATE WIRE MAY BE UTILIZED ON EITHER SHORT-SIDE OR LONG SIDE SERVICES WHERE SHOWN ON THE DRAWINGS (TAPS STAGGERED AND AT 2 FEET ON CENTER-MIN). FOR WATER SUPPLY HEADERS WHERE 5 OR MORE TAPS ARE CONSTRUCTED, THE HEADER PIPE SHALL BE 4" AT A MINIMUM. EXAMPLE: CONSTRUCT A 4" MAIN PVC CROSSING THE STREET FOR 5 RESIDENTIAL CUSTOMERS, UTILIZING 4" D.I.P., 4" PIPE, 4"x1" SADDLES AND 1" CORP STOPS (NO GLUED TEE FITTINGS). THE 4" OR LARGER D.I.P. WATER MAIN MUST BE SIZED AND DESIGNED BY THE P.E. ENGINEER.
 - DOUBLE 1" WATER SERVICES IS ALLOWED FOR SHORT SIDE OR LONG SIDE SERVICES AND WHERE SHOWN ON THE DRAWINGS.
 - A 1" IRRIGATION SERVICE MAYBE TAPPED INTO THE (1" MIN) DOMESTIC WATER SERVICE LINE (WHICH SERVES THE SAME CUSTOMER) UTILIZING A 1" BRONZE "Y" FITTING. (IN AREAS WHERE NO RECLAIMED WATER IS AVAILABLE).
 - No 2" AND SMALLER WATER SERVICE TAPS PERMITTED ON WATER MAINS WHICH ARE 20" AND LARGER SIZE.
 - RECLAIMED WATER METER BOXES OR SERVICES SHALL BE CONSTRUCTED SIMILAR TO THE ABOVE AND SHALL BE LOCATED, AT A MIN. OF 10' FROM THE POTABLE WATER SERVICE, AND/OR BOX AND NOT ALLOWED IN CONCRETE OR ASPHALT UNLESS APPROVED OTHERWISE BY JEA.
 - SERVICE SIZE SHALL BE SAME AS THE METER SIZE.

WATER OR RECLAIM SERVICE INSTALLATIONS 2" AND SMALLER METER

JANUARY 2020

PLATE W-1

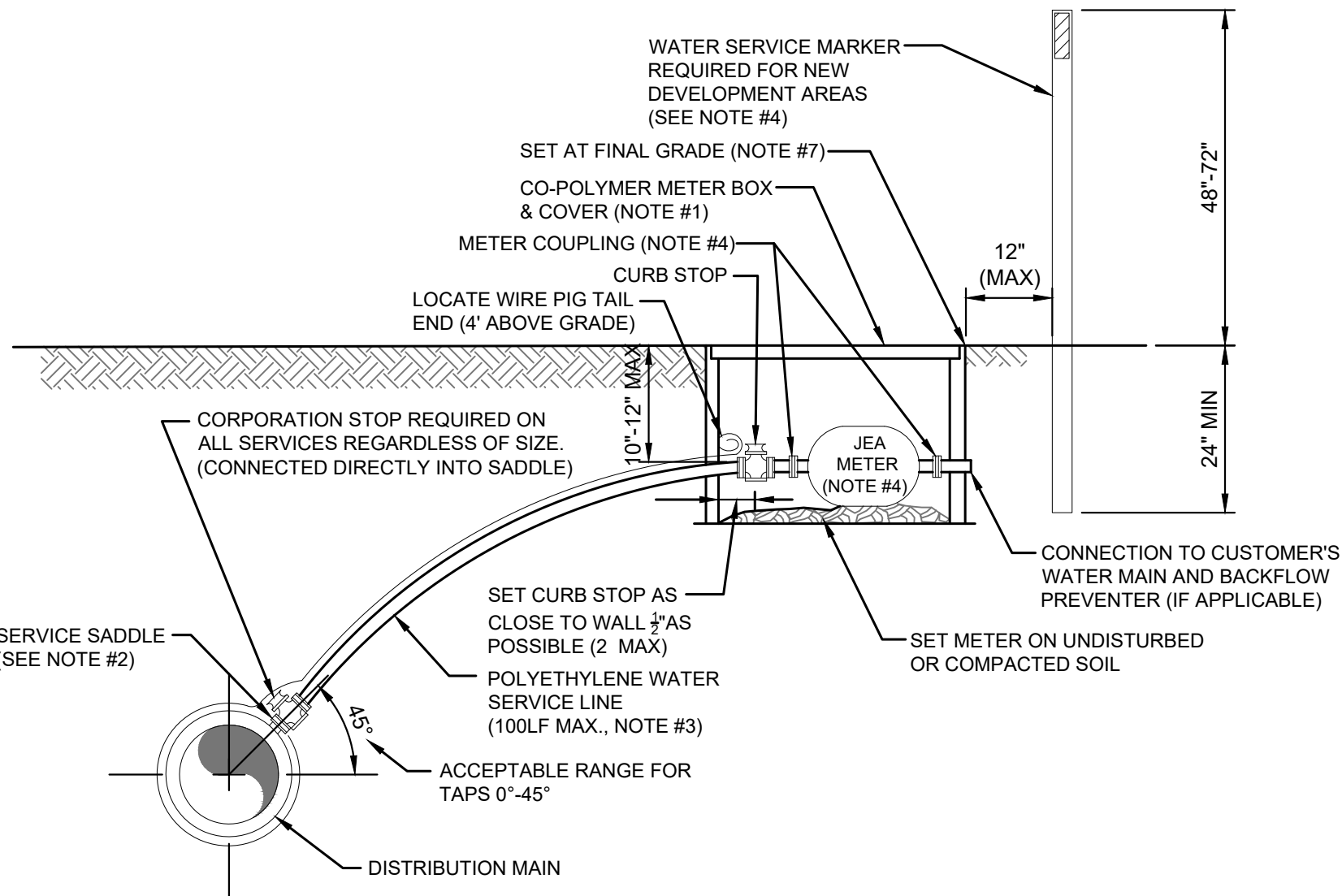


- NOTES:
- THE STANDARD BOX (A-8 (ASTM C857) LOAD RATING WITH STRAIGHT VERTICAL WALLS) & TOP (A-8 (ASTM C857) RATING WITH 2 HOLES) SHALL BE MADE OF POLYMER CONCRETE. (SIMILAR TO OLD BROOKS SERIES 37 BOX). BOX WALLS SHALL BE FIBERGLASS. THE INSIDE LIP OF THE BOX SHALL BE RATED SAME AS THE BOX. THE ONE HOLE LIDS ARE FOR SPECIAL ORDERS ONLY AND REQUIRE JEA'S APPROVAL PRIOR TO USE.
 - ALL SIZES SHOWN ARE IN INCHES AND ARE APPROXIMATE SIZES.
 - POLYMER BOX APPROXIMATE WEIGHT 25lbs. POLYMER TOP APPROXIMATE WEIGHT 20lbs. SEE CONSTRUCTION DETAILS W-3A (TWO HOLE) AND W-3B (ONE HOLE) FOR MANUFACTURING DETAILS FOR COVERS.
 - UNLESS APPROVED OTHERWISE IN WRITING BY JEA, ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS (NOT IN THE ROADWAY, DRIVEWAYS OR SIDEWALKS). IF AN EXCEPTION TO THIS RULE IS APPROVED BY JEA, THEN THE FOLLOWING SHALL BE PROVIDED:
 - UNDER NO CIRCUMSTANCE SHALL A METER BOX BE LOCATED IN A COMMERCIAL TRAFFIC AREA.
 - IF AN EXCEPTION IS APPROVED IN WRITING THE METER BOX LOCATED IN A SIDEWALK OR RESIDENTIAL DRIVEWAY SHALL INCLUDE A POLYMER BOX WITH FLARED OUTWARD WALLS (NOT STRAIGHT WALLS) AND A POLYMER TOP. BOX AND TOP SHALL COMPLY WITH A-8 (ASTM C857), LOAD RATING.
 - METAL TOPS MAY BE UTILIZED IF SPECIFICALLY APPROVED BY JEA MANAGER OR JEA METER O&M STAFF.

WATER METER BOX & COVER FOR 1" AND SMALLER METERS

JANUARY 2020

PLATE W-3



- NOTES:
- SEE PLATE W-1 FOR METER LOCATION REQUIREMENTS.
 - SINGLE BAND SADDLES SHALL BE UTILIZED ON NEW 1" WATER SERVICES WHICH ARE INSTALLED ON A DRY 10" SIZE OR SMALLER WATER MAIN (NEW WATER MAIN CONSTRUCTION). FOR WET TAPS OR WATER MAINS 12" SIZE AND LARGER, A DOUBLE BAND SADDLE IS REQUIRED. BRASS SADDLES MAY BE UTILIZED ON NEW 1 INCH AND SMALLER WATER SERVICES WHICH ARE INSTALLED ON A DRY 10 INCH OR SMALLER PVC WATER MAIN.
 - NO OPEN CUT UNDER ROADWAY PAVING ALLOWED UNLESS THE ROADWAY IS BEING RECONSTRUCTED OR IF DIRECTED OTHERWISE BY J.E.A. CONSTRUCT POLY LINE WITH 24" (MIN.) COVER UNDER ROADWAYS. THE POLY WATER SERVICE LINE SHALL BE SAME SIZE AS THE METER (1" MINIMUM) AND BE INSTALLED PERPENDICULAR TO THE MAIN AND NOT EXCEED 100LF UNLESS APPROVED OTHERWISE BY JEA.
 - INSTALL PVC PLUG IN ALL CURB STOPS IF WATER SERVICE IS "NOT IN USE" (I.E.: IF NO METER IS INSTALLED). WATER SERVICES SERVING VACANT LOTS (SERVICE NOT IN USE), SHALL INCLUDE A "Y" CUT INTO THE CURB (CLOSEST TO THE METER BOX), AND PAINTED BLUE (PAINTED PURPLE FOR RECLAIMED WATER). IN ADDITION, FOR NEW DEVELOPMENT AREAS WHERE THE WATER SERVICE IS "NOT IN USE", A LANDSCAPE TIMBER OR 3x3 MIN. P.T. POST (TOP PAINTED BLUE OR PURPLE FOR RECLAIMED WATER). THE REMOVAL OR TRANSFER OF A WATER SERVICE SHALL INCLUDE BRASS METER COUPLINGS (HEX ON BARREL TYPE).
 - NO 2" AND SMALLER WATER SERVICE TAPS PERMITTED ON WATER MAINS WHICH ARE 20" AND LARGER SIZE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF THE METER OR ELECTRONIC DEVICES IF DAMAGED BY THE CONTRACTOR DURING THE CONSTRUCTION PERIOD.
 - METER BOX AND TOP SHALL BE CLEAR OF ALL DEBRIS TO ALLOW FULL ACCESS TO BOX (I.E. NO DIRT, TRASH OR OTHER DEBRIS PLACED ON TOP OF BOX).
 - LOCATE WIRING REQUIRED ON ALL SERVICES 10' OR GREATER IN LENGTH. SEE PLATE W-44.

WATER SERVICE DETAIL- 2" AND SMALLER METER

JANUARY 2020

PLATE W-2

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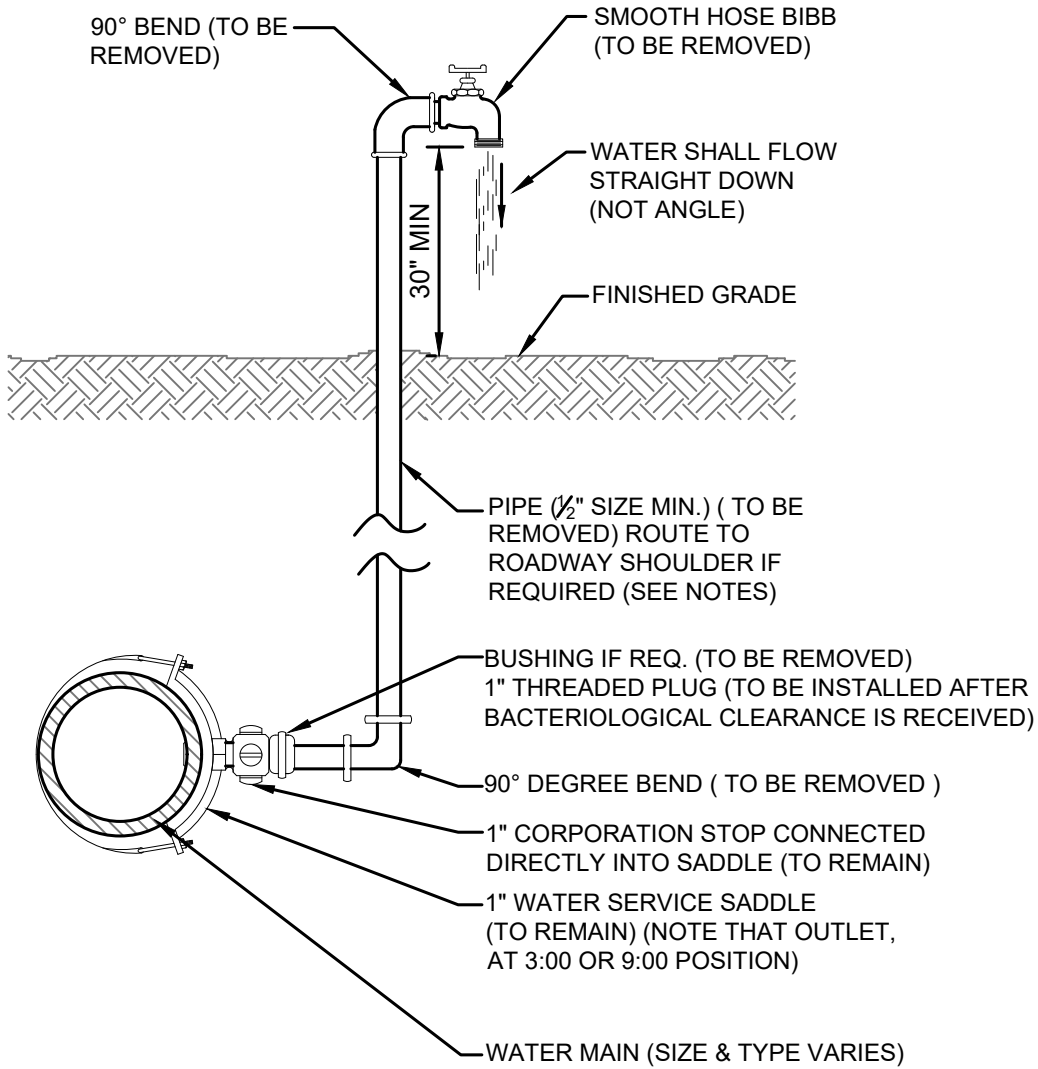
LENGTH (L) TO BE RESTRAINED								
NOMINAL PIPE SIZE (IN.)	HORIZONTAL BENDS				VERTICAL OFFSETS 45° BENDS (SEE NOTE 4)		VALVES OR DEAD ENDS	
	90° BENDS L (FT.)	45° BENDS L (FT.)	22.5° BENDS L (FT.)	11.25° BENDS L (FT.)	UPPER L (FT.)	LOWER L (FT.)		
4	17	7	4	2	11	3	3	30
6	24	15	5	3	15	4	4	42
8	31	13	6	3	20	5	5	55
10	36	15	8	4	23	6	6	65
12	42	18	9	5	27	7	7	77
14	48	20	10	5	31	7	8	87
16	53	22	11	6	35	8	9	97
18	58	24	12	6	39	9	10	107
20	63	27	13	6	42	10	11	118
24	63	27	13	7	49	12	12	118
30	75	31	15	8	59	14	14	141
36	86	36	17	9	68	17	17	163
42	95	40	19	10	76	19	19	183
48	117	43	21	11	84	21	21	203

DUCTILE IRON PIPE RESTRAINT NOTES:

- THIS SCHEDULE SHALL BE UTILIZED ON ALL WATER, SEWER FORCE MAIN OR RECLAIMED WATER SYSTEMS. ALL FITTINGS SHALL BE RESTRAINED TO LENGTHS INDICATED ON THE ABOVE SCHEDULE, AT A MINIMUM.
- ASSUMPTIONS: DUCTILE IRON PIPE (WITHOUT POLY WRAP), SAFETY FACTOR=1.5, TEST PRESSURE=150PSI, SOIL=GM OR SM, TRENCH TYPE 3, DEPTH OF COVER=30 INCHES FOR 20" AND SMALLER PIPE SIZE OR 36 INCHES FOR 24" AND LARGER PIPE SIZE. FOR D.I.P. W/POLY WRAP, USE RESTRAINT JOINT SCHEDULE FOR PVC PIPE.
- BENDS AND VALVES: SHALL BE RESTRAINED ON EACH SIDE OF FITTING.
- VERTICAL OFFSETS: ARE APPROX. 3 FEET COVER ON TOP AND APPROX. 8 FEET COVER ON BOTTOM. PER THE DETAILS, L_U IS THE RESTRAINED LENGTH FOR THE UPPER (TOP) LEVEL, L_L IS THE RESTRAINED LENGTH FOR THE LOWER (DEEPER) LEVEL. ASSUME 45 DEGREE BENDS.
- TEES: TOTAL LENGTH BETWEEN FIRST JOINTS OR RESTRAINED LENGTH ON EITHER SIDE OF TEE (RUN) SHALL BE A TOTAL DISTANCE OF 30 FEET (MIN). SEE SCHEDULE ABOVE FOR RESTRAINT LENGTH ON TEE "BRANCH" LINE.
- HDPE TO D.I.P. TRANSITIONS: THE D.I.P. PIPE SIDE SHALL BE RESTRAINED 35 FT (MIN).

REDUCERS	
SIZE (IN.)	L (FT.)
6x4	22
8x6	23
8x4	39
10x8	22
10x6	40
12x10	23
12x8	41
16x12	42
16x10	58
20x18	22
20x16	42
20x12	74
24x20	36
24x18	51
24x16	64
30x24	50
30x20	77
36x30	50
36x24	89
42x36	48
42x30	89
48x42	48
48x36	88

TEE SEE NOTE 5		
RUN SIZE (IN.)	BRANCH SIZE (IN.)	L (FT.)
4	4	F.O.
4	6	6 F.O.
8	8	19 F.O.
10	10	29 F.O.
12	12	40 F.O.
16	16	60 F.O.
20	20	79 F.O.
24	24	99 F.O.
30	30	101 F.O.
36	36	122 F.O.
42	42	141 F.O.
48	48	160 F.O.



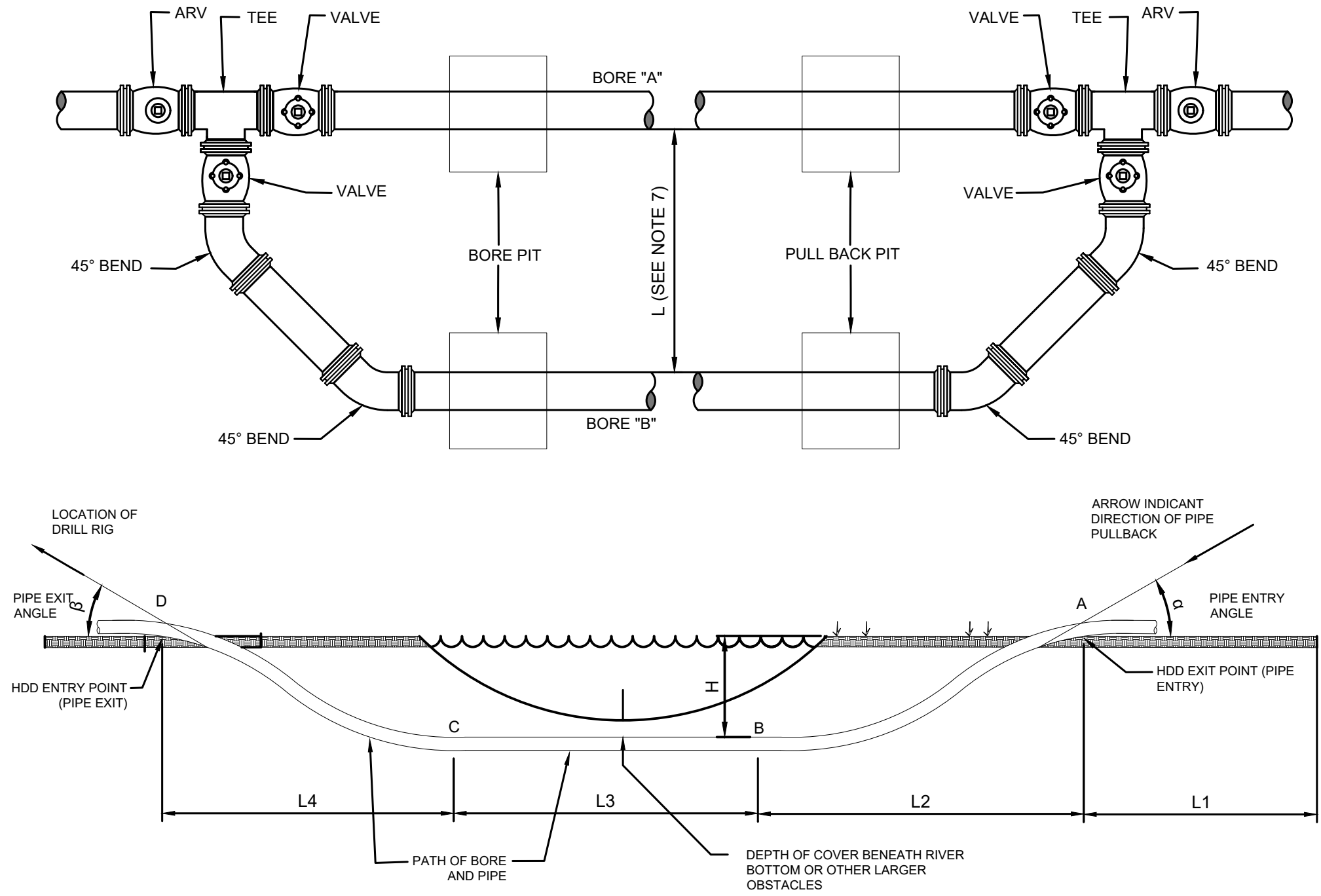
NOTES:

- LOCATION OF SAMPLE POINT BIBB SHALL NOT BE WITHIN THE ROADWAY BUT ROUTED TO THE ROADWAY SHOULDERS (NON-TRAFFIC AREAS).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY PIPING & FITTINGS (AS NOTED), AFTER BACTERIOLOGICAL CLEARANCE IS RECEIVED.
- PIPE AND FITTINGS SHALL BE PVC (SCH. 40) OR GALV. MATERIAL.
- THE USE OF THE ABOVE CONSTRUCTION FOR A TEMPORARY SAMPLE POINT SHALL BE LIMITED TO AREAS WHERE A SAMPLE TAP BY ALTERNATIVE METHODS (SEE W-24) IS NOT FEASIBLE OR IF DIRECTED OTHERWISE BY JEA.
- THE CONTRACTOR SHALL COMPLY WITH ALL JEA RULES AND POLICIES AS OUTLINED BY JEA'S ENVIRONMENTAL RESPONSE COORDINATOR (ERC) AND OTHER ASSOCIATED JEA STANDARDS.

TEMPORARY SAMPLE TAP

JANUARY 2021

PLATE W-25



NOTES:

- POINTS A, B, C, & D PULL FORCE ON PIPE.
- L1-ADDITIONAL LENGTH OF PIPE REQUIRED FOR HANDLING AND THERMAL CONTRACTION
- L2-HORIZONTAL DISTANCE TO ACHIEVE DESIRED DEPTH
- L3-ADDITIONAL DISTANCE TO TRAVERSE AT DESIRED DEPTH
- L-4 HORIZONTAL DISTANCE TO RISE TO SURFACE
- H-DEPTH OFF BORE HOLE FROM GROUND SURFACE
- HORIZONTAL AND VERTICAL DISTANCE BETWEEN BORE "A" TO BORE "B"

DUAL DIRECTIONAL DRILLING

JANUARY 2021

NOT TO SCALE

PLATE W-43A

NOTE: SOME DETAILS IN THESE DRAWINGS ARE TO BE CONSIDERED TYPICAL AND MAY NOT BE CALLED OUT ON PLANS. CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DETAILS DURING CONSTRUCTION IN ALL TYPICAL AREAS.

REGISTERED DESIGN PROFESSIONAL
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

REV	DATE	ITEM
A	03/02/23	PRE-APP SUBMITTAL
B	06/30/23	TRC SUBMITTAL
C		
D		
E		

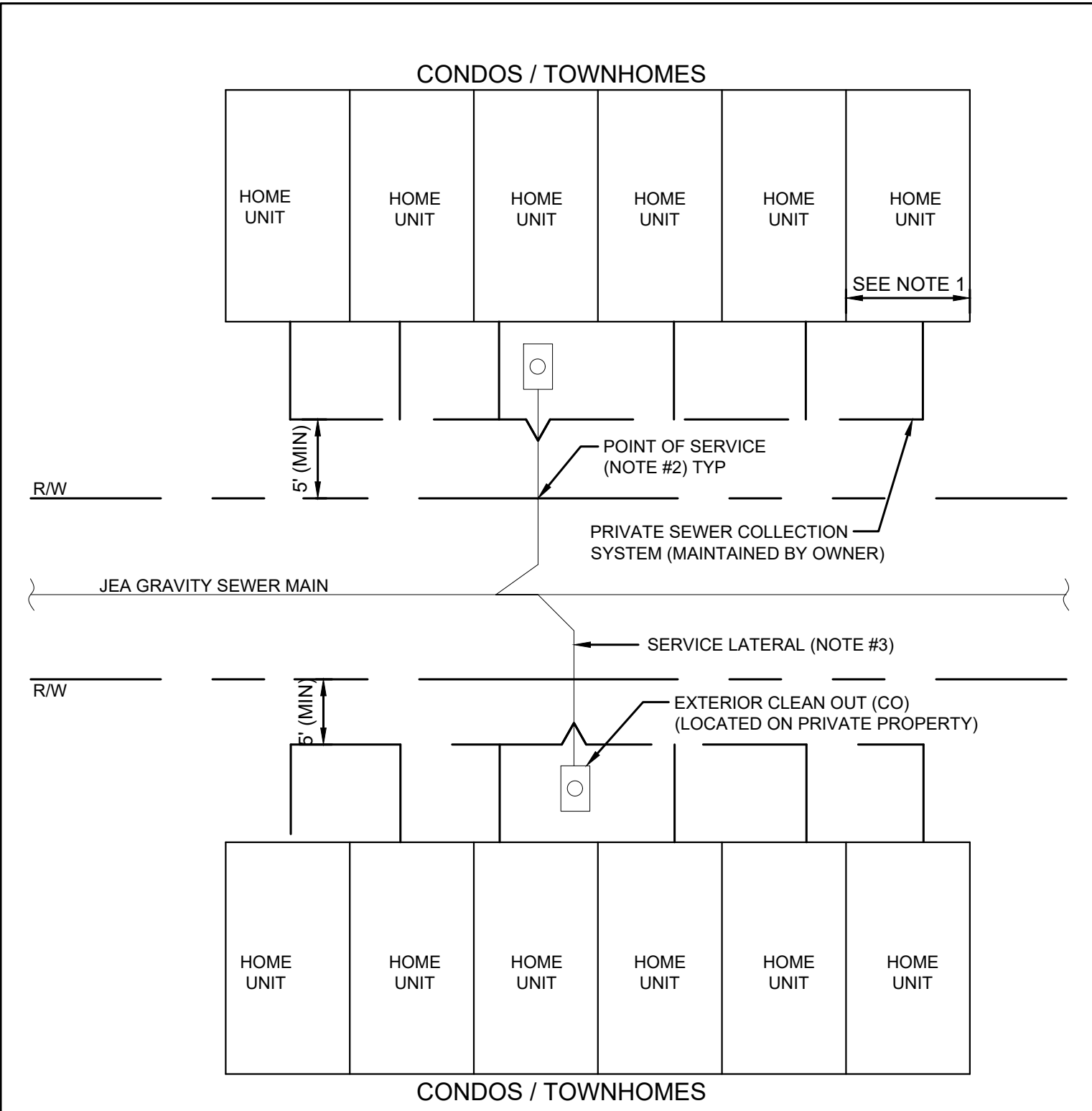
GILLETTE & ASSOCIATES, INC.
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 9332
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BREAKERS TOWNHOMES
2194 SADLER ROAD,
FERNANDINA BEACH, FLORIDA 32034

ISSUE DATE: 06/30/23

WATER.
DETAILS

North / Elev Key Sheet
WDT-2
Page 1 of 12



NOTES:

1. THIS STANDARD MAY APPLY TO CONDOS AND/OR TOWNHOMES WITH PRIVATE LOT LINES LESS THAN 40 FEET WIDE.
2. THE "POINT OF SERVICE" (POS) SHALL BE DEFINED AT THE R/W LINE FOR ALL LATERALS. JEA WILL ONLY BE RESPONSIBLE FOR O&M (EXCLUDING STOPPAGES) BEGINNING AT THE P.O.S. TO THE MAIN (60 FEET MAX). THEREFORE, O&M RESPONSIBILITY BETWEEN THE P.O.S. AND THE CUSTOMER IS BY OTHER (HOME OWNER ASSOCIATION OR OTHER). CUSTOMER WILL CONTINUE TO BE RESPONSIBLE FOR FREE FLOW OF SEWAGE BETWEEN CUSTOMER TO MAIN.
3. SERVICE LATERALS BETWEEN MAIN AND R/W SHALL BE 6" SDR-26 (PVC) AT 1/4" SLOPE. AT A MINIMUM, AND SERVE A MAXIMUM OF 6 HOME UNITS. ENGRAVE AN "S" IN CURB TO SHOW LOCATION OF LATERAL. MANHOLE SHALL BE REQUIRED AT THE MAIN IF THE LATERAL IS LARGER THAN 6 INCH SIZE. LARGER LATERALS SHALL BE SIZED BY DESIGN ENGINEER. ALL PIPING ON PRIVATE PROPERTY SHALL MEET LOCAL PLUMBING CODE REQUIREMENTS AND BE MAINTAINED BY OWNER. ALL CLEANOUTS LOCATED IN PAVED AREAS SHALL BE CAST IRON FRAME AND TOP.

GANG SEWER SERVICES FOR CONDOS AND TOWNHOMES

JANUARY 2021

PLATE S-51

WATER MAIN AND NON-WATER MAIN SEPARATION REQUIREMENTS - NOTES

1. IT IS REQUIRED THAT "WATER MAINS" BE INSTALLED, CLEANED, DISINFECTED AND HAVE A SATISFACTORY BACTERIOLOGICAL SURVEY PERFORMED IN ACCORDANCE WITH THE LATEST APPLICABLE AWWA STANDARDS, CHAPTER 62-555, F.A.C. AND LATEST JEA WATER AND SEWER STANDARDS. FOR THE PURPOSE OF THIS SECTION, THE PHRASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER; FIRE HYDRANT LEADS; AND SERVICE LINES THAT HAVE AN INSIDE DIAMETER OF THREE (3) INCHES OR GREATER. IN ADDITION, THE PHRASE "RECLAIMED WATER" REFERS TO THE WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
2. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE (3) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER.
3. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX (6) FEET, AND PREFERABLY TEN (10) FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS MAY BE REDUCED TO THREE (3) FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX (6) INCHES ABOVE THE TOP OF THE SEWER (SPECIAL CASE).
4. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX (6) INCHES, AND PREFERABLY TWELVE (12) INCHES, ABOVE OR AT LEAST TWELVE (12) INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
5. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS A LEAST TWELVE (12) INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
6. AT THE UTILITY CROSSINGS DESCRIBED IN NOTES 4 AND 5 ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE (3) FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER, AND AT LEAST SIX (6) FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINE CONVEYING RECLAIMED WATER.
7. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SO THAT THE HYDRANTS ARE AT LEAST THREE (3) FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER; AT LEAST THREE (3) FEET, AND PREFERABLY TEN (10) FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX (6) FEET, AND PREFERABLY TEN (10) FEET, FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER OR WASTEWATER FORCE MAIN.
8. WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN THE OTHER PIPELINE, THE CONTRACTOR SHALL CONSULT THE DESIGN ENGINEER TO OBTAIN APPROVAL OF ANY ALTERNATIVE CONSTRUCTION METHODS, PRIOR TO CONSTRUCTION.

NOTES ON UTILITY SEPARATION REQUIREMENTS - SEWER

JANUARY 2021

PLATE S-27

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

CONFLICTING UTILITY	PROPOSED UTILITY											
	POTABLE WATER			WASTEWATER GRAVITY AND FORCE MAIN			RECLAIMED WATER			VACUUM SEWERS		
	HORIZ.	VERT.	JOINT SPACING*	HORIZ.	VERT.	JOINT SPACING*	HORIZ.	VERT.	JOINT SPACING*	HORIZ.	VERT.	JOINT SPACING*
POTABLE WATER	3' NOTE 1	12"	3' NOTE 2	6' to 10'	12" NOTE 5	6' NOTE 2	3'	12"	6' NOTE 2	3' to 10'	12"	3' NOTE 2
RECLAIMED WATER	3'	12"	6' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3'	12"	6' NOTE 2	3' NOTE 1	12"	3' NOTE 2
WASTEWATER (GRAVITY AND FORCE MAIN)	6' to 10'	12"	6' NOTE 2	3' NOTE 1	12"	6"	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2
VACUUM SEWERS	3' to 10'	12"	3' NOTE 2	3' NOTE 1	12"	6"	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2
RIGHT OF WAYS	3' NOTE 1	N/A	N/A	3' NOTE 1	N/A	N/A	3' NOTE 1	N/A	N/A	3' NOTE 1	N/A	N/A
PERMANENT STRUCTURES (BUILDINGS, SIGNS, POLES, ETC.)	SEE NOTE 7	N/A	N/A	SEE NOTE 7	N/A	N/A	SEE NOTE 7	N/A	N/A	SEE NOTE 7	N/A	N/A
STORM SEWERS	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2
GAS	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2
TREES	3'-6' NOTE 6	N/A	N/A	3'-6' NOTE 6	N/A	N/A	3'-6' NOTE 6	N/A	N/A	3'-6' NOTE 6	N/A	N/A
ALL OTHER UTILITIES	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2

NOTES:

1. THIS SEPARATION REQUIREMENT IS TO PROVIDE ACCESSIBILITY FOR CONSTRUCTION AND MAINTENANCE. THREE FEET OF HORIZONTAL SEPARATION IS THE MINIMUM FOR PIPES WITH THREE FEET OF COVER. FOR PIPES INSTALLED AT GREATER DEPTH, PROVIDE AN ADDITIONAL FOOT OF SEPARATION FOR EACH ADDITIONAL FOOT OF DEPTH.
2. THE MINIMUM JOINT SPACING REQUIRED FROM CROSSING FROM OTHER UTILITIES WHILE STILL MAINTAINING MINIMUM VERTICAL SEPARATION.
3. DISTANCES GIVEN ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
4. NO WATER PIPE SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF SANITARY OR STORM WATER MANHOLE OR STRUCTURES.
5. WATER MAIN SHOULD CROSS ABOVE OTHER PIPES WHENEVER POSSIBLE. WHEN WATER MAIN MUST BE BELOW OTHER UTILITY PIPING, THE MINIMUM SEPARATION SHALL BE 12 INCHES.
6. REFER TO SECTION 429, III.4.3.
7. REFER TO SECTION 429, III.4.2 FOR MINIMUM SEPARATION REQUIREMENTS FROM PIPE TO STRUCTURES.

SEPARATION REQUIREMENTS FOR WATER, WASTEWATER AND RECLAIMED WATER MAINS

JANUARY 2021

PLATE S-26

LENGTH (L) TO BE RESTRAINED

NOMINAL PIPE SIZE (IN.)	HORIZONTAL BENDS				VERTICAL OFFSETS 45° BENDS (SEE NOTE 4)		VALVES OR DEAD ENDS L (FT.)
	90° BENDS L (FT.)	45° BENDS L (FT.)	22.5° BENDS L (FT.)	11.25° BENDS L (FT.)	UPPER L (FT.)	LOWER L (FT.)	
4	21	9	5	3	17	3	47
6	30	13	6	3	23	4	66
8	38	16	8	4	30	6	86
10	45	19	9	5	36	7	103
12	53	22	11	6	43	8	121
14	61	26	13	6	50	9	140
16	66	28	14	7	55	10	154
18	73	30	15	8	60	11	170
20	79	33	16	8	66	12	186
24	79	33	16	8	77	15	185
30	93	39	19	10	97	17	222
36	106	39	21	11	107	20	257
42	117	49	24	12	120	24	289
48	144	53	26	13	133	26	321

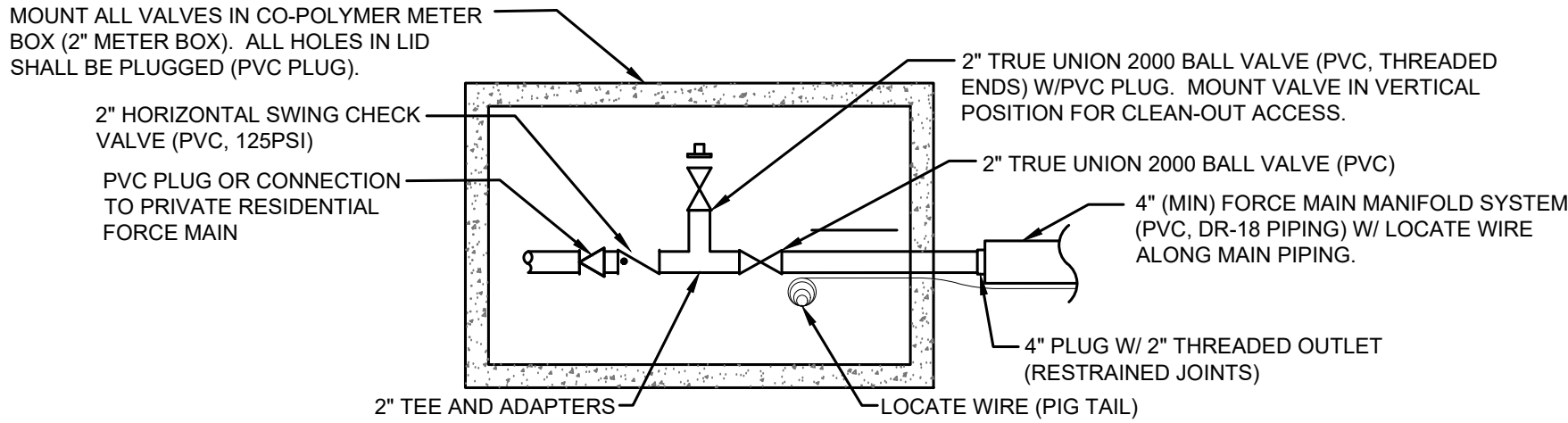
PVC PIPE RESTRAINT NOTES:

1. THIS SCHEDULE SHALL BE UTILIZED ON ALL WATER, SEWER FORCE MAIN OR RECLAIMED WATER SYSTEMS. ALL FITTINGS SHALL BE RESTRAINED TO LENGTHS INDICATED ON THE ABOVE SCHEDULE, AT A MINIMUM.
2. ASSUMPTIONS: PVC PIPE, SAFETY FACTOR=1.5, TEST PRESSURE=150PSI, SOIL=GM OR SM, TRENCH TYPE 3, DEPTH OF COVER=30 INCHES FOR 20" AND SMALLER PIPE SIZE OR 36 INCHES FOR 24" AND LARGER PIPE SIZE.
3. BENDS AND VALVES: SHALL BE RESTRAINED ON EACH SIDE OF FITTING.
4. VERTICAL OFFSETS: ARE APPROX. 3 FEET COVER ON TOP AND APPROX. 8 FEET COVER ON BOTTOM. PER THE DETAILS, L_U IS THE RESTRAINED LENGTH FOR THE UPPER (TOP) LEVEL. L_L IS THE RESTRAINED LENGTH FOR THE LOWER (DEEPER) LEVEL. ASSUME 45 DEGREE BENDS.
5. TEES: TOTAL LENGTH BETWEEN FIRST JOINTS OR RESTRAINED LENGTH ON EITHER SIDE OF TEE (RUN) SHALL BE A TOTAL DISTANCE OF 30 FEET (MIN). SEE SCHEDULE ABOVE FOR RESTRAINT LENGTH ON TEE "BRANCH" LINE.
6. HDPE TO PVC TRANSITIONS: THE PVC PIPE SIDE SHALL BE RESTRAINED 35 FT (MIN).
7. THE INSTALLATION OF BELL HARNESS RESTRAINTS AT PVC JOINTS (DR-18 & 25 PIPE) SHALL BE COMPLETED PER THE MANUFACTURERS RECOMMENDATION, WHICH INCLUDES NOT OVER TIGHTENING THE PARALLEL RODS/NUTS. THESE NUTS SHOULD ONLY BE SNUG TIGHT. THE HOME MARKS ON THE PIPE SHOULD ALWAYS BE VISIBLE AFTER THE RESTRAINT IS INSTALLED. OVERTIGHTING THE JOINT MAY CAUSE A FAILURE AT THE BELL RESULTING IN A SERVICE OUTAGE.

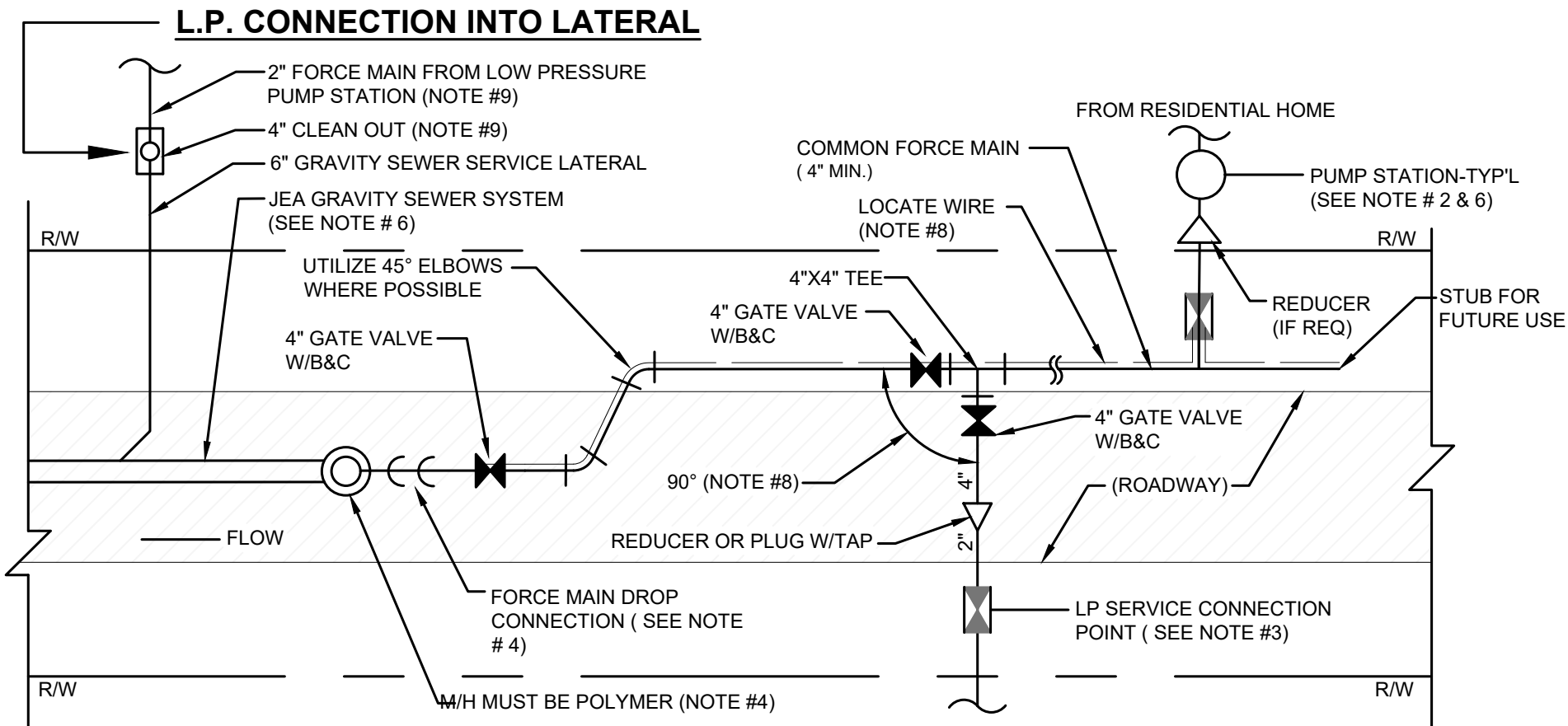
PVC PIPE RESTRAINT JOINT SCHEDULE

JANUARY 2021

PLATE S-38A



LOW PRESSURE SERVICE CONNECTION POINT



PLAN VIEW

LOW PRESSURE MANIFOLD SYSTEM

NOTES:

1. THIS LOW PRESSURE (LP) SEWER SERVICE ARRANGEMENT IS FOR " SPECIAL CASES ONLY " AND MUST FIRST BE APPROVED BY JEA PRIOR TO DESIGN OR CONSTRUCTION. THIS LOW PRESSURE SEWER MANIFOLD ARRANGEMENT MAY BE UTILIZED TO SERVE UP TO 20 EQUIVALENT RESIDENTIAL UNITS (ERU) AND SHALL BE PERMITTED SIMILAR TO A GRAVITY SEWER MAIN. THIS STANDARD SHALL APPLY TO RESIDENTIAL CUSTOMERS ONLY.
2. RESIDENTIAL PUMP STATION (PS) SHALL BE MAINTAINED BY THE CUSTOMER AND SHALL MEET EPB RULE No.3 (DUVAL COUNTY). THE CUSTOMER IS RESPONSIBLE FOR FINAL PUMP DESIGN AND SELECTION. A CHECK VALVE AND BALL VALVE SHALL BE PROVIDED AT THE PS AND MAINTAINED BY THE CUSTOMER.
3. EACH CUSTOMER SHALL HAVE A SEPARATE "LOW PRESSURE SERVICE CONNECTION POINT" (SEE ABOVE DETAIL). THE CHECK VALVE LOCATED IN THE BOX SHALL DEFINE THE "POINT OF SERVICE". THIS BOX (2" METER BOX WITH PVC PLUG IN TOP) SHALL BE APPROXIMATELY 7 FEET INSIDE THE R/W AND A MINIMUM OF 6 FEET FROM THE WATER METER BOX (IN FRONT OF CUSTOMER HOME).
4. LOW PRESSURE FORCE MAIN DROP CONNECTION AT MH SHALL INCLUDE A 4" GATE VALVE AND BE IN ACCORDANCE WITH JEA STANDARD PLATE No. S-18. FOR OTHER LOCATION LIMITATIONS SEE DETAIL (W-10 & W-11).
5. ALL PUMP STATIONS, PIPES (W/LOCATE WIRE), VALVES AND FITTINGS WHICH ARE MAINTAINED BY JEA SHALL BE OF JEA APPROVED MATERIALS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH JEA W&S STANDARD.
6. PER DEP RULES AND EPB RULE No.3, A LOW PRESSURE PUMP STATION CONNECTION INTO A JEA FORCE MAIN IS NOT ALLOWED. (NO EXCEPTIONS).
7. AS BUILTS FOR ALL UTILITIES WITHIN THE R/W SHALL BE PROVIDED TO JEA IN ACCORDANCE WITH JEA STANDARDS.
8. LOCATE WIRE IS REQUIRED ALONG THE MAIN PIPING AND SERVICE LATERALS TO THE LAST CUSTOMER CONNECTION BOX. (AS SHOWN IN DETAIL)
9. FOR RESIDENTIAL CUSTOMERS LOCATED IN AREAS OF LOW ELEVATION, THE CUSTOMER MAY BE REQUIRED TO OPERATE AND MAINTAIN A LOW PRESSURE PUMP STATION (SEE NOTE #2) WHICH MAY DISCHARGE INTO A 6 INCH GRAVITY SEWER SERVICE LATERAL. IN THESE CASES, THE CUSTOMER SHALL PROVIDE AND MAINTAIN A 4 INCH CLEAN-OUT LOCATED AT THE CONNECTION POINT (AT R/W LINE).

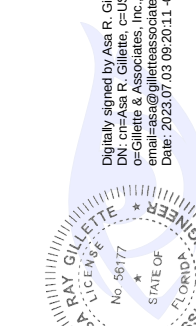
LOW PRESSURE RESIDENTIAL SEWER FORCE MAIN CONNECTIONS

JANUARY 2021

PLATE S-50

NOTE: SOME DETAILS IN THESE DRAWINGS ARE TO BE CONSIDERED TYPICAL AND MAY NOT BE CALLED OUT ON PLANS. CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DETAILS DURING CONSTRUCTION IN ALL TYPICAL AREAS.

REGISTERED DESIGN PROFESSIONAL



ASAR GILLETTE, P.E.
FLORIDA P.E. NO. 56177

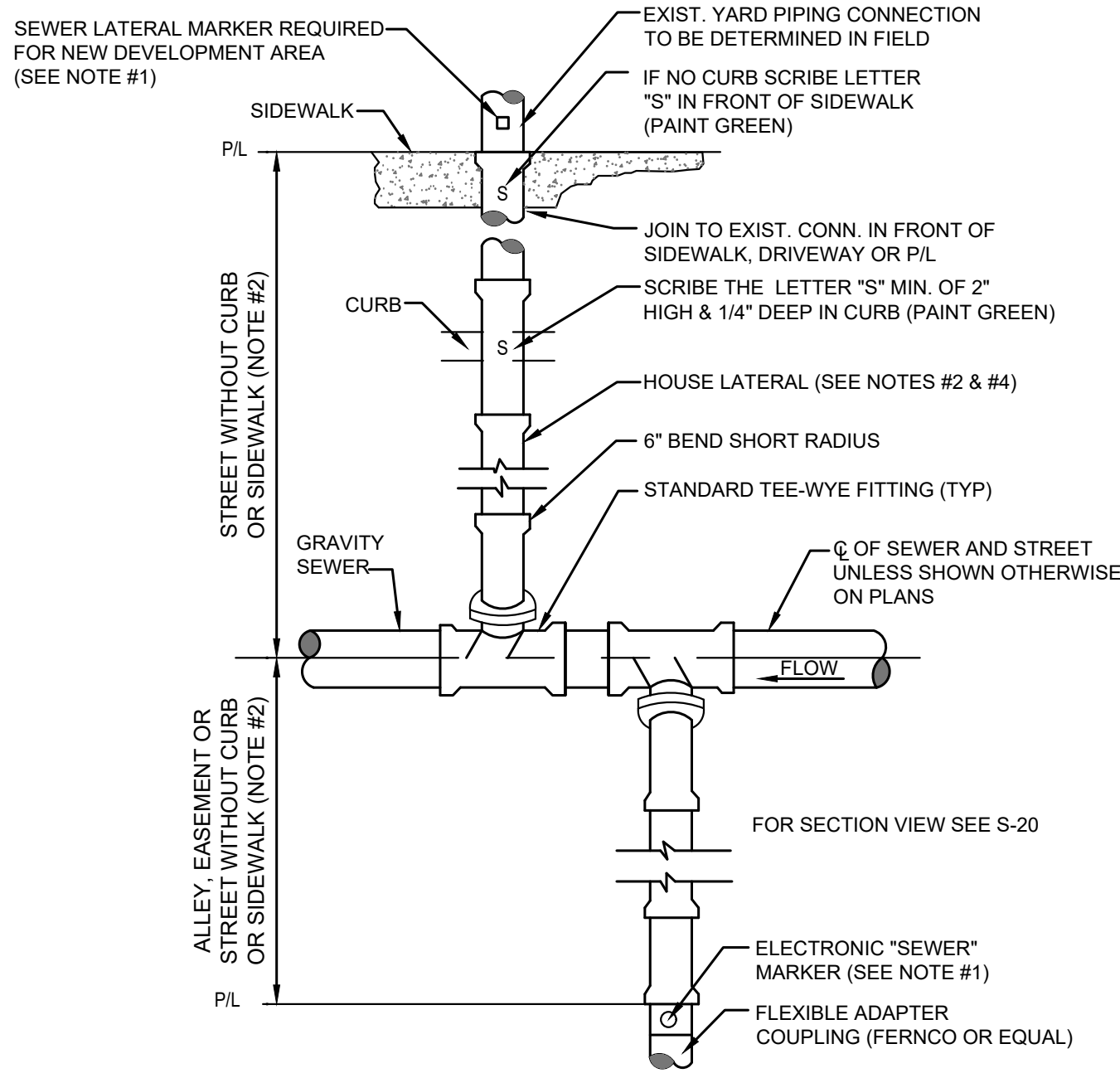
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BREAKERS TOWNHOMES
2194 SADLER ROAD,
FERNANDINA BEACH, FLORIDA 32034

ISSUE DATE: 06/30/23

SEWER DETAILS

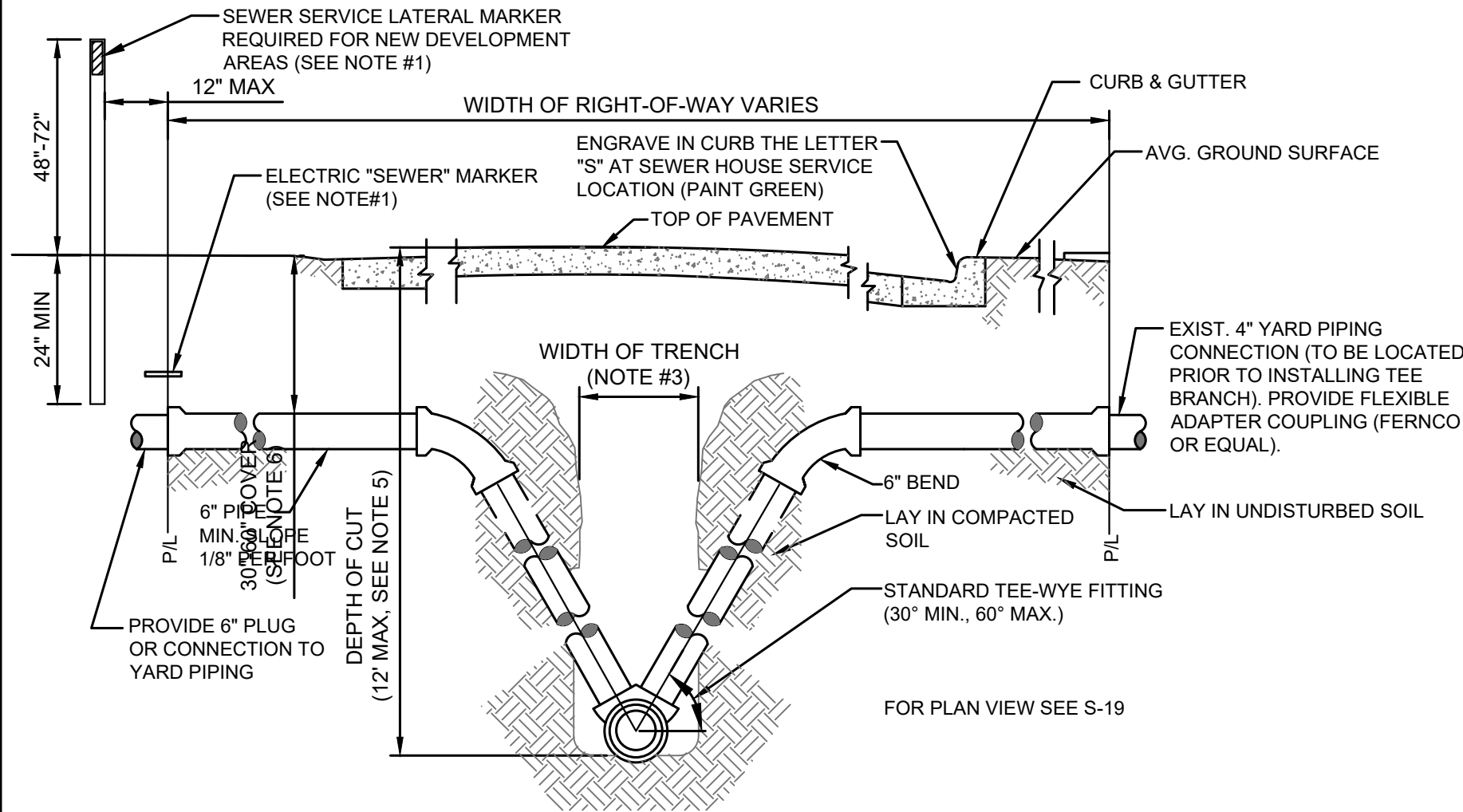


- NOTES:
- TO MARK THE LOCATION OF THE 6" PLUG FOR NEW SERVICE, FOR PROJECTS WHERE NO CONCRETE CURB EXIST, AN ELECTRONIC "SEWER" MARKER IS REQUIRED FOR ALL LATERALS WHICH ARE BEING INSTALL FOR FUTURE USE AT A MAX DEPTH OF 3' AT FINISH GRADE. FOR NEW DEVELOPMENT AREAS WHERE THE SEWER LATERAL IS "NOT IN USE", A LANDSCAPE TIMBER OR 3x3 MIN. P.T. POST (TOP PAINTED GREEN) SHALL BE INSTALLED. WHERE REQUIRED BY JEA OR NO CONCRETE CURB EXIST, AN ELECTRONIC "SEWER" MARKER SHALL BE INSTALLED TO MARKER SHALL ALSO BE INSTALLED.
 - THE MINIMUM SIZE OF ALL HOUSE LATERALS SHALL BE 6 INCHES. THE MAXIMUM LENGTH OF A HOUSE LATERAL SHALL BE 60 FEET (LENGTH BETWEEN SEWER MAIN OR MANHOLE TO CUSTOMERS PROPERTY LINE).
 - NO SEWER SERVICE CONNECTIONS PERMITTED ON GRAVITY SEWER PIPE WHICH ARE 16" AND LARGER.
 - ALL GRAVITY SEWER MAINS AND ASSOCIATED SEWER LATERAL PIPE AND FITTINGS (INCLUDING THE TEE-WYE FITTING) SHALL BE PVC SDR-26.

HOUSE LATERAL - PLAN VIEW

JANUARY 2021

PLATE S-19

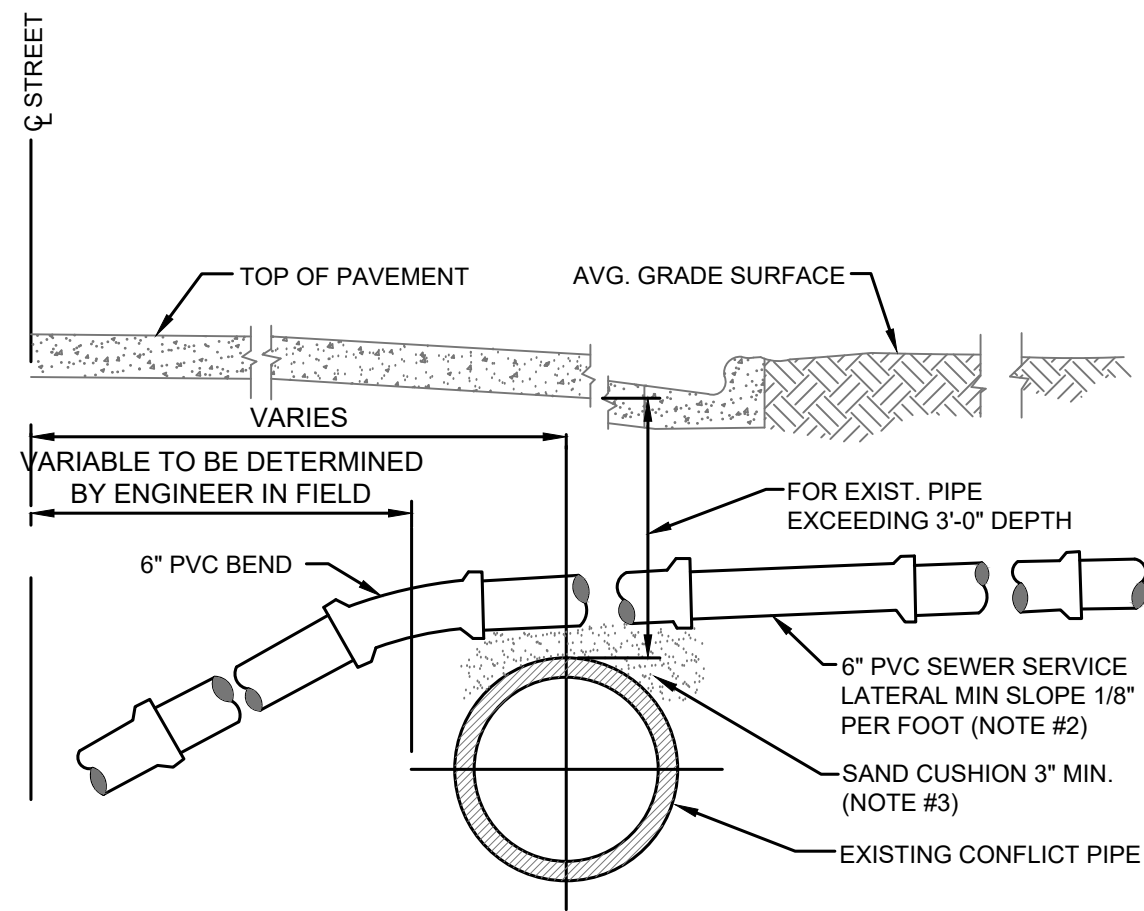


- NOTES:
- TO MARK THE LOCATION OF THE 6" PLUG FOR NEW SERVICE, FOR PROJECTS WHERE NO CONCRETE CURB EXIST, AN ELECTRONIC "SEWER" MARKER IS REQUIRED FOR ALL LATERALS WHICH ARE BEING INSTALL FOR FUTURE USE AT A MAX DEPTH OF 3' AT FINISH GRADE. FOR NEW DEVELOPMENT AREAS WHERE THE SEWER LATERAL IS "NOT IN USE", A LANDSCAPE TIMBER OR 3x3 MIN. P.T. POST (TOP PAINTED GREEN) SHALL BE INSTALLED. WHERE REQUIRED BY JEA OR NO CONCRETE CURB EXIST, AN ELECTRONIC "SEWER" MARKER SHALL BE INSTALLED TO MARKER SHALL ALSO BE INSTALLED.
 - THE MINIMUM SIZE OF ALL HOUSE LATERALS SHALL BE 6 INCHES. THE MAXIMUM LENGTH OF A HOUSE LATERAL SHALL BE 60 FEET (LENGTH BETWEEN SEWER MAIN OR MANHOLE TO CUSTOMERS PROPERTY LINE).
 - SEE MEASUREMENT AND PAYMENT SECTION FOR MAXIMUM PAYMENT WIDTHS.
 - ALL GRAVITY SEWER MAINS AND ASSOCIATED SEWER LATERAL PIPE AND FITTINGS (INCLUDING THE TEE-WYE FITTINGS) SHALL BE PVC SDR-26.
 - UNLESS APPROVED OTHERWISE BY A JEA O&M MANAGER, NO GRAVITY SEWER MAIN WITH SEWER SERVICE LATERALS SHALL BE CONSTRUCTED WITH A "DEPTH OF CUT" GREATER THAN 12 FEET.
 - SEWER SERVICE LATERALS ASSOCIATED WITH GRAVITY SEWER MAINS WHICH ARE DEEPER THAN 12 FEET, MUST BE ROUTED TO A GRAVITY SEWER HIGH-LINE, A MANHOLE OR OTHER JEA APPROVED METHOD.
 - THE SEWER SERVICE LATERAL SHALL BE CONSTRUCTED AT A DEPTH TO ALLOW A GRAVITY CONNECTION BY THE CUSTOMER, WHERE POSSIBLE (CONTINGENT UPON MEETING THE CUSTOMER'S ON-SITE CONDITIONS AND LOCAL CONSTRUCTION STANDARDS). A LATERAL REQUIRING MORE THAN 60" OF COVER MUST BE APPROVED, PRIOR TO CONSTRUCTION, BY JEA.

HOUSE LATERAL - SECTION VIEW

JANUARY 2021

PLATE S-20

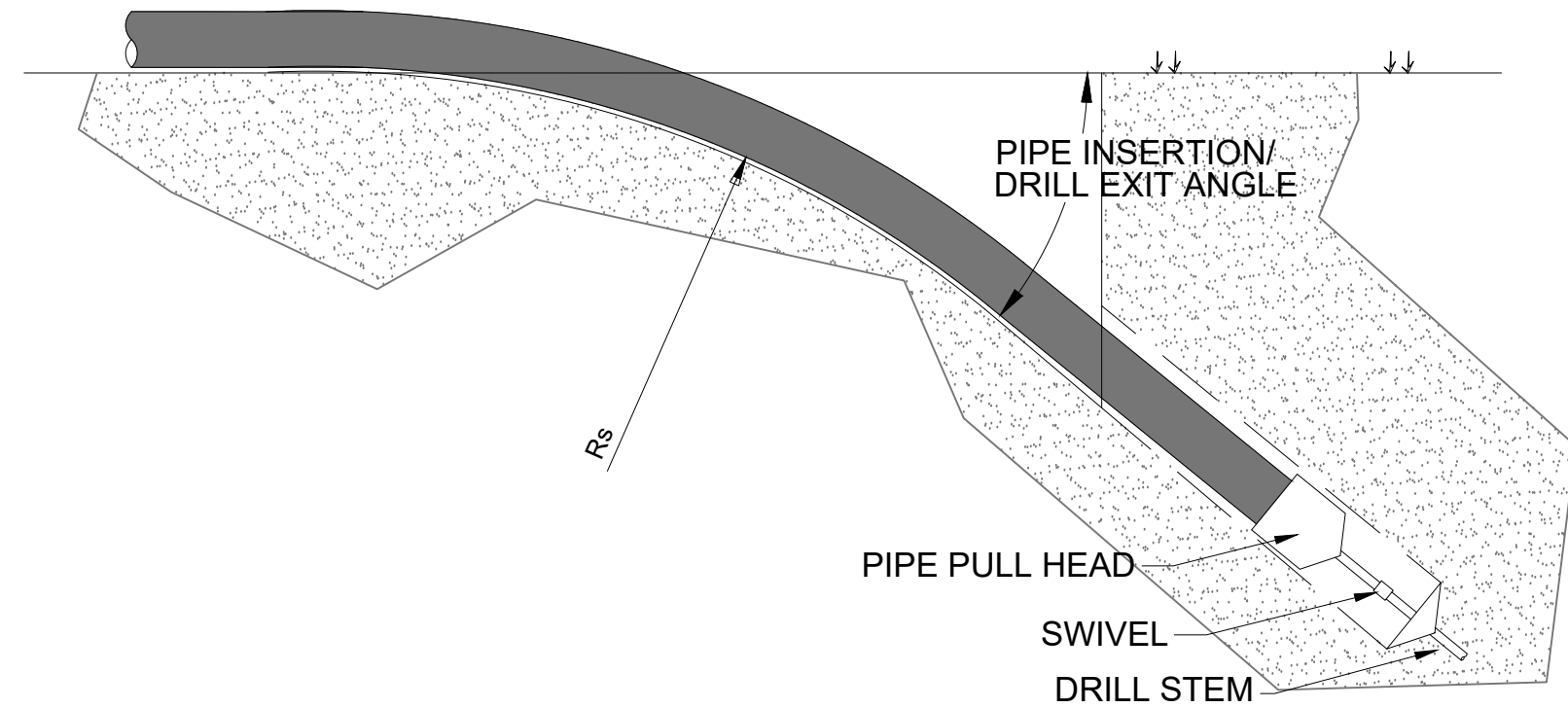


- NOTES:
- ALTERNATE GRADIENT FOR 6 INCH LATERAL SEWERS AT CONFLICTS WITH EXISTING UTILITIES.
 - FLATTER SLOPES MUST BE PRE-APPROVED BY JEA O&M MANAGER (ONLY) PRIOR TO CONSTRUCTION.
 - THE SOILS BETWEEN THE NEW MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST, ASTM D 1557.

HOUSE LATERAL OVER CONFLICT PIPE

JANUARY 2021

PLATE S-23



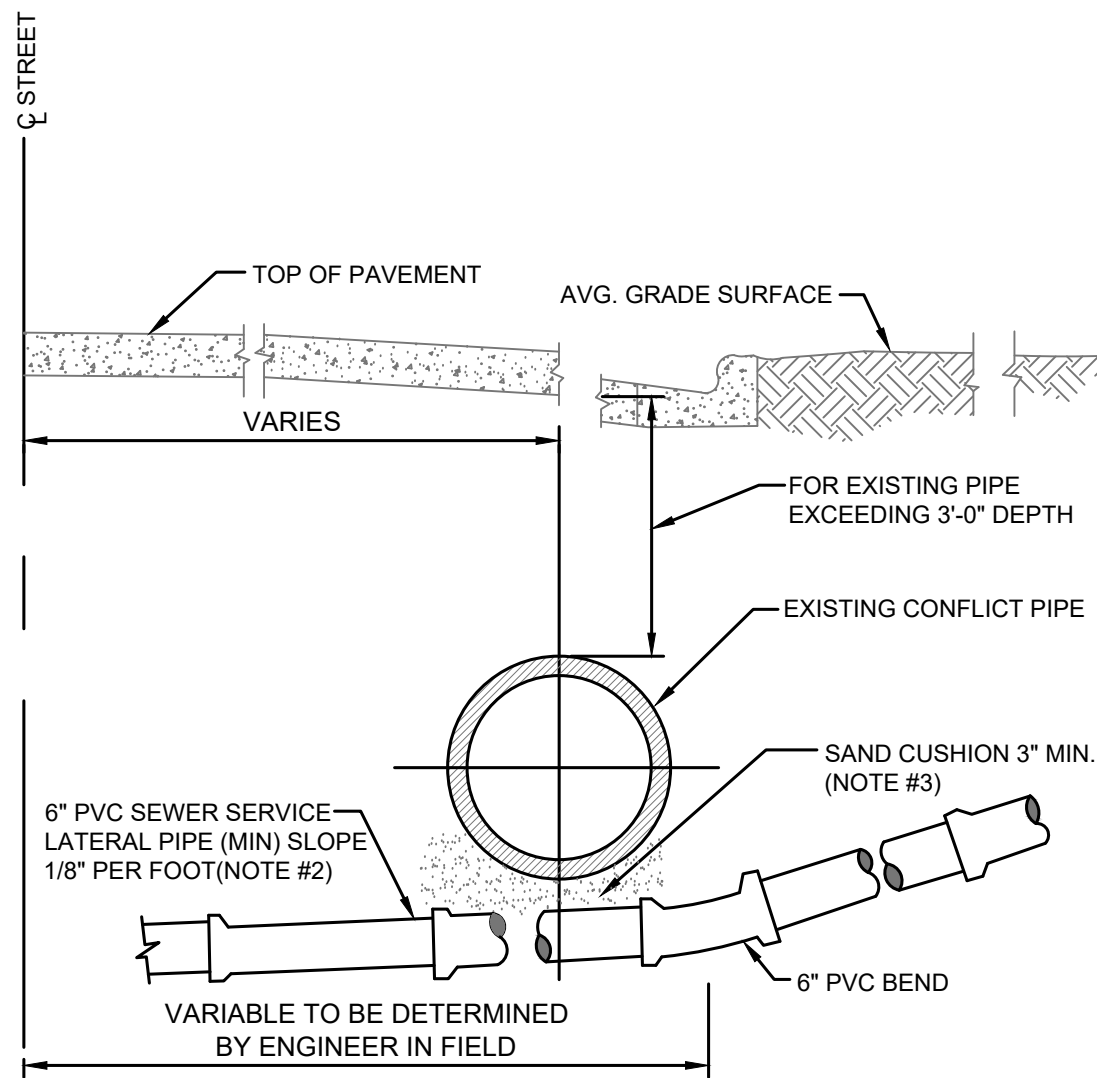
PIPE SIZE	MINIMUM ALLOWABLE BENDING RADIUS - Rs (FT)	MAXIMUM ALLOWABLE PULLING FORCE (DR18) (K-LBS)
4"	100	10
6"	144	21
8"	189	37
10"	231	56
12"	275	80

- PIPE SIZES GREATER THAN 12" SHALL BE HIGH DENSITY POLYETHYLENE (HDPE), CALCULATIONS SUPPLIED BY THE DESIGNED ENGINEER

FUSIBLE PVC PIPE ALLOWABLE BEND RADIUS AND PULLING FORCE

JANUARY 2021

PLATE S-21



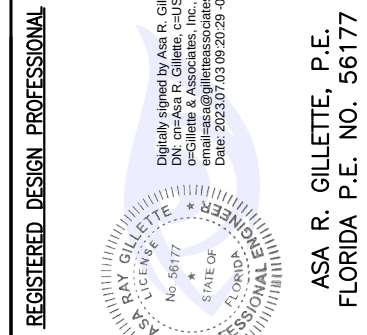
- NOTES:
- ALTERNATE GRADIENT FOR 6 INCH LATERAL SEWERS AT CONFLICTS WITH EXISTING UTILITIES.
 - FLATTER SLOPE MUST BE PRE-APPROVED BY JEA O&M MANAGER (ONLY) PRIOR TO CONSTRUCTION
 - THE SOILS BETWEEN THE NEW MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST, ASTM D 1557.

HOUSE LATERAL UNDER CONFLICT PIPE

JANUARY 2021

PLATE S-24

NOTE: SOME DETAILS IN THESE DRAWINGS ARE TO BE CONSIDERED TYPICAL AND MAY NOT BE CALLED OUT ON PLANS. CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DETAILS DURING CONSTRUCTION IN ALL TYPICAL AREAS.



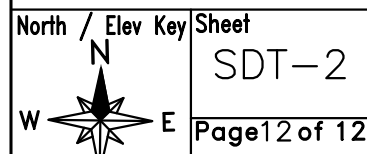
REV	DATE	ITEM
A	03/02/23	PRE-APP SUBMITAL
B	06/30/23	TRC SUBMITAL
C		
D		
E		

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

BREAKERS TOWNHOMES
2194 SADLER ROAD,
FERNANDINA BEACH, FLORIDA 32034

ISSUE DATE: 06/30/23

SEWER
DETAILS



SDT-2

Page 12 of 12



Ben Buchanan

ben@intactcmg.com

904-483-6128

Sal Cumella

City of Fernandina Beach Planning Department

204 Ash Street

Fernandina Beach, FL 32034

RE: Application status of 2194 Sadler Road (PIN: 00-00-30-0600-0002-0200)

Sal,

Per your request, this letter is to communicate our intention to file a PAB application for the above mentioned property with your department in the coming days.

As you know, a technical review application was made Monday and assigned case number TRC2023-0035. Our intention was to file the Planning Advisory Board application in roughly two weeks, near the end of the initial technical review. It had been communicated to us that this timing would be best to "tandemize" progress and allow these processes to happen in unison.

Based on our conversation today, it is my understanding that your department would struggle to "technically" review the current application without some knowledge basis as to the desired zoning and land use which would normally be identified in the PAB application.

Please consider this correspondence notice that we are preparing the PAB application paperwork for annexation, zoning and land use. Our intention is to request annexation into the City of Fernandina Beach, and to request MU-1 zoning and FLU.

Hopefully knowledge of this information allows you to proceed with the review of the technical portion of the application. I have advised our agent that if we can expedite the submittal of the PAB information it would be a best case scenario for you guys. At the latest, the PAB application will be submitted on or before July 17, 2023.

Thanks for all of your help!

A handwritten signature in blue ink, appearing to read "B. Buchanan", with a large, stylized loop at the end.

Ben Buchanan

INTACT

904-483-6128

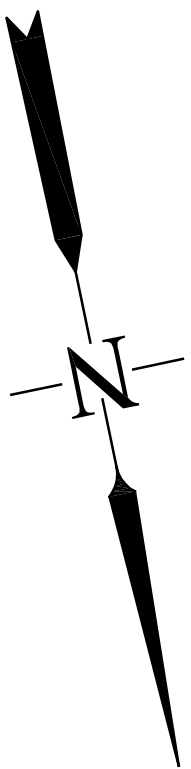
- 1) BEARINGS SHOWN HEREON REFER TO THE BEARING OF STP-114 E FOR THE SOUTHERLY R/W LINE OF SULLY ROAD, ACCORDING TO PLAT BOOK 2, PAGE 68, PUBLIC RECORDS OF MASSACHUSETTS COUNTY.
- 2) THERE MAY EXIST ADDITIONAL RESTRICTIONS LIVING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF MASSACHUSETTS COUNTY.
- 3) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
- 4) REFERENCE BENCHMARK: USGS85 B144 PD 19047* CONCRETE MONUMENT & DISK "B144 1954", ELEVATION = 10.39 (MVD 88)
- 5) EXISTING ELEVATIONS SHOWN THUS: *12.22
- 6) EXISTING CONTOURS SHOWN THUS: ---12---
- 7) SUBJECT PROPERTY IS ZONED: RESIDENTIAL SINGLE FAMILY 2

(ACCORDING TO PLAT RECORDED IN PLAT BOOK 2, PAGE 68, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA)

PrimeSouth Bank; Westcor Land Title Insurance

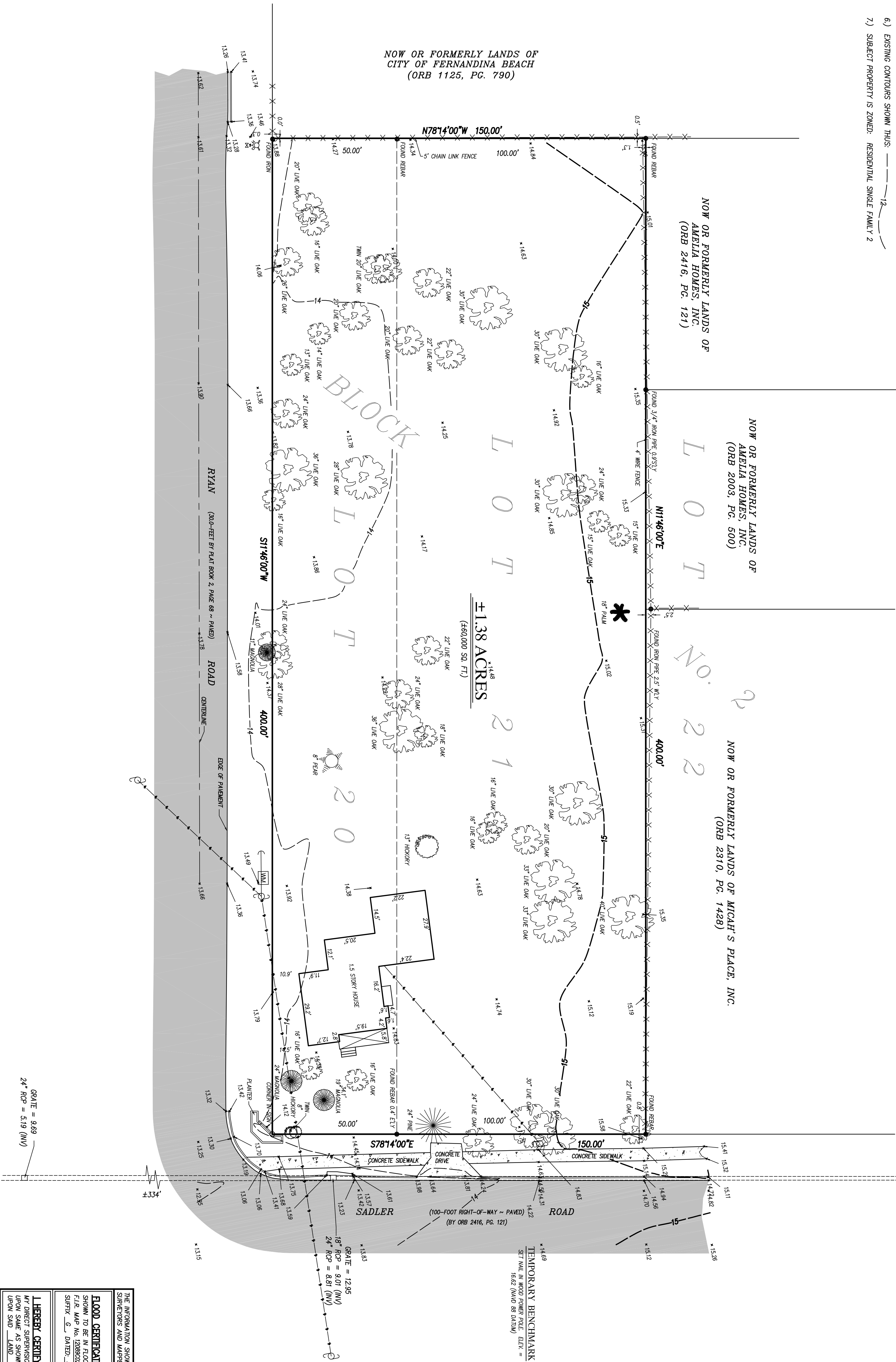
Company & Andrea F. Lennon, P.A.

GRATE = 14.86
18" RCP = 10.92 (INV.)

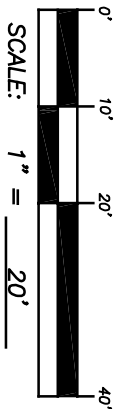


NOW OR FORMERLY LANDS OF
 AMELIA HOMES, INC.
 (ORB 2003, PG. 500)
 L O T

22
NOV 22



	R/W = RIGHT-OF-WAY
	ID = IDENTIFICATION
	O.R.B. = OFFICIAL RECORDS BOOK
	Pg. = PAGE
	no. = NUMBER
	Sq. Ft. = SQUARE FEET
	FD = FOUND
	CONC. MON. = CONCRETE MONUMENT
	SET 1/2" IRON PIPE CAPPED PSM 6233
	L.B. = LICENSED BUSINESS
	P.L.S. = PROFESSIONAL LAND SURVEYOR
	R.L.S. = REGISTERED LAND SURVEYOR
	PSM = PROFESSIONAL SURVEYOR & MAPPER
	RCP = REINFORCED CONCRETE PIPE
	W = WOODEN POWER POLE
	OP = OVERHEAD POWER LINE
	WM = WATER METER
	FM = FOUND CONCRETE MONUMENT
	TEL = TELEPHONE BOX
	WV = WATER VALVE
	FH = FIRE HYDRANT
	CO = 6" CLEAN OUT
	SS = STOP SIGN
	CA = CULV ANCHOR



THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FLOOD CERTIFICATE: THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS

SHOWN TO BEIN FLOOD HAZARD ZONE A (UNSHADED)
F.I.R. MAP No. 1208900239G COMM No. 120170 PANEL No. 0239
SUFFIX G, DATED: 8-2-17 FOR: MISSAU COUNTY, FLORIDA.

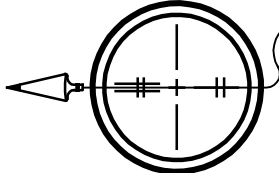
THE ABOVE SAID LAND WAS SURVEIED UNDER
INITIAL THE ABOVE LAND CONTEINS & ELEVATIONS ARE LOCATED
MY DIRECT SUPERVISION AND THAT THERE ARE NO ENCROACHMENTS
UPON SAME AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS
UPON SAID LAND EXCEPT AS SHOWN.

THIS SURVEY NOT VALID UNLESS THIS PRINT BEARS
THE SEAL OF THE SIGNING SURVEYOR

S:\CAD\2 nassou\Sodler Estates\20&21Sodler Estates 2194 Sodler Rd Intact Buchanan.dwg

ДМН. БҮ: КД. БҮ:
ТҮР Р.Б.

TLP



BENNETT SURVEYING, INC.
 Surveyors and Land Planners
 102 MARSH HARBOR DRIVE, PARKWAY, UNIT 103
 KINGSLAND, TEXAS 75661-3311
 409/355-4831 • 355-4838 • 355-4839

ERNEST R. BENNETT, JR.
FLORIDA PROFESSIONAL SURVEYOR & MAPPER No. 6232

DWG. No. B-2-228-11-2020

F.B.: BS143, PG.: 58
SURVEY DATE: 06-16-21
SIGNATURE DATE: 07-28-21