



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
AUGUST 24, 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**
 - 4.1 Approval of Minutes from the Regular Meeting of July 27, 2023.
 - 4.2 Approval of Minutes from the Regular Meeting of June 22, 2023.
- 5. NEW BUSINESS**
 - 5.1 TRC 2023-0036 - CARLOS ABACA, AGENT FOR RACHRIDGE LLC., 115 CENTRE STREET
Site Plan Review to construct stage platform in rear, install new wood ramp, and install new electrical.
 - 5.2 TRC 2023-0037 - SADLER ROAD PARTNERS, LLC, 1852 SADLER ROAD
Site Plan Review for proposed lodging development with future outparcels.
- 6. OLD BUSINESS**
- 7. COMMITTEE BUSINESS**
- 8. ADJOURNMENT**

NEXT REGULAR TRC MEETING IS SCHEDULED FOR SEPTEMBER 28, 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.



**MINUTES
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
JULY 27, 2023
10:00 AM
CITY HALL COMMISSION CHAMBERS**

1. CALL TO ORDER

2. ROLL CALL

Jason Higginbotham (Fire)
Michelle Forstrom (Code Enforcement)
Daphne Forehand (Planning)
Charlie George (Community Services)

Taylor Hartmann (Planning)
Victoria Guadagnino (Stormwater/Street/Utilities)
Sal Cumella, Chair (Historic Preservation)

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

No Minutes were presented.

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.

Nicholas Hagood, Bohler Engineering, agent for the owner, was present by conference call to discuss comments.

Ms. Hartmann provided some comments. She explained the results of a BOA meeting and their approval for a variance regarding impervious areas. She commented on the requirement about retaining healthy trees. Mr. Hagood noted that their landscape architect will review the site plans and provide, look at options, and contact planners regarding revision. Ms. Hartmann also addressed type C buffer requirements. Mr. Hagood noted that the only potential issue would be that the large part of the area at the property line in the rear is against the curb. He also answered that they would confer with their landscape architect. Ms. Hartmann spoke of the flow of pedestrian access and additional crosswalk and noted that those requirements were met.

Ms. Guadagnino asked if they would be using the existing tap locations or water main and asked to make sure that the work would not hinder any other business. Mr. Hagood noted he would confirm tap locations.

Code Enforcement and Fire had no comments.

Mr. George had no comments.

The next step would be to expect responses to comments through a 2nd submittal.

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

Asa Gillette and Alex Bolton, agents for the owner, were present to discuss comments.

Ms. Forstrom commented about the buffer and provide planting requirements documentation and the location of the mail kiosk. She asked about mechanical equipment location and screening. She asked for a lighting plan along Ryan Road. She will verify about additional poles and who is paying for this installation. Ms. Forehand noted that the owner would be responsible for the cost of installing poles. She continued by stating tree planting requirements, root barriers, mitigation, and preserving a list of trees. Nick will confer with David Neville, Arborist. She noted that there are 2 trees that could be designated Heritage Trees. She addressed School Concurrency which Mr. Gillette confirmed is in progress.

Ms. Guadagnino commented that the water main is off on the site plan. She also spoke of water meters and Pre vs Post analysis for stormwater. Ms. Gillette asked if Staff would consider drainage sewer differently. This will need to be discussed with Andre Desilet, Utility Director.

Ms. Forstrom asked about individual roll off and their location. She noted that the possibility of having 24 roll-off bins would be a concern. She confirmed that they can be located inside garages.

Mr. Higginbotham asked about the request for address assignments being initiated early, and confirmed that individual addressed would be assigned.

Mr. Cumella noted that this parcel is not yet annexed within City boundaries.

The next step would be to address comments within a 2nd submittal.

Ben Buchanan, property owner of 2194 Sadler Road, commented on the challenges of a dry pond requirement. Ms. Guadagnino said that she will discuss options with Mr. Desilet and report back her findings.

- 6. OLD BUSINESS**
- 7. COMMITTEE BUSINESS**
- 8. ADJOURNMENT 10:32**

Sylvie McCann, Recording Secretary

Salvatore Cumella, Chair



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
JUNE 22, 2023
10:00 AM
CITY HALL COMMISSION CHAMBERS**

1. CALL TO ORDER 10:00 A.M.

2. ROLL CALL

Jason Higginbotham (Fire)
Jimmy Parr (Building)
Daphne Forehand (Planning)
Dave Neville (Arborist)

Taylor Hartmann (Planning)
Victoria Guadagnino (Stormwater/Street/Utilities)
Sal Cumella, Chair (Historic Preservation)
Andre Desilet (Utilities/Stormwater/Street)

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.1 Approval of Minutes from the TRC Regular Meeting of April 27, 2023.

ACTION TAKEN: A motion was made, by Member Guadagnino, seconded by Member Higginbotham, to approve the Minutes for the Regular Meeting of April 27, 2023 as presented.

Vote upon passage of the motion was taken by voice vote, and being all ayes carried.

5. NEW BUSINESS

5.1 TRC 2023-0033 - Downtown Parking
Site Plan Review for Downtown Parking, Parking Lot E and Extension plans, N. 7th Street, and proposed S. 2nd Street Parking

Chair Cumella noted that the S. 7th Street portion of the request has been withdrawn. Comments for the S. 2nd Street portion were provided.

Ms. Forehand provided comments regarding LDC Section 7.01.02(B)(2) for City Roadway Standards and Wetlands Delineation survey requirements to verify existing wetlands. She also spoke of perimeter landscaping requirements.

Mr. Neville spoke of required plantings perimeter of 10ft wide.

Chair Cumella asked Mr. George if this project was designed as a parking lot or as on-street parking. He spoke of the requirements regarding Streetscape Standards and Roadway Standards. He added that a survey would be required to confirm the presence of any wetlands. He also explained that these requirements are stated within the LDC which applies to all projects. Mr. George spoke of the need for flexibility within the code. Mr. Cumella then commented that deviation from the code can be addressed through variance requests which are reviewed according to hardship and that since this property is located in the CRA it would have to be presented in front of the Historic District Council. Further discussion ensued regarding the City Standards being applied uniformly.

DRAFT

Parking E was then addressed.

Chair Cumella stated that according to the HDC certificate of approval Matrix, all public government agency projects whether contributing or non-contributing should be presented in front of the HDC for approval. Mr. George spoke of inconsistencies in regard to some past projects. Mr. Cumella stated that trees and landscaping are not included within the Matrix's scope and referred to LDC Chapter 8, which he explained briefly. Mr. Cumella emphasized that the City should be held to the same standards that citizens are held to, since there has been instances of past projects that were not held to HDC Guidelines, and the City received negative feedback from citizens.

Ms. Hartmann spoke of the need for HDC approval, and that any variance request would have to be presented to the HDC. She commented on the removal of historic assets and the existing dumpster and confirmed that no additional spaces would be added in place of the dumpster. Chair Cumella spoke of the Centre Street horse trough and carriage steps and noted that these are numbered. He added that coordination would be needed for the Florida Master site file because they have to be evaluated and redone. She then spoke of the added ADA spaces and the sidewalk connection.

Mr. George commented that the goal of this project is to increase efficiency for parking in the downtown section. Chair Cumella noted that this parking lot was created non-compliant to the code and that every time there is a change it should be brought closer into compliance. He also spoke of the importance of the sidewalk requirements to ease the downtown walkability. Mr. George brought up code requirement affecting a new business/redevelopment project versus a project for City property.

Ms. Hartmann addressed pervious materials and access visibility to the intersection on Ash Street and commented that this would give the City the opportunity to eliminate some of the numerous curb cuts accesses.

Ms. Forehand addressed the Comprehensive Plan requirements for public green space and emphasized that the addition of millings would possibly affect our CRS. Chair Cumella spoke of the addition of bike racks.

Building Department and Fire Department had no comments.

Next step would be to address the issues noted and bring the project to the HDC for approval and apply for any variances if needed.

6. OLD BUSINESS

7. COMMITTEE BUSINESS

Chair Cumella noted that an upcoming project at the library will be presented at the next First Step meeting of July 13th, 2023.

Mr. Desilet spoke of the stormwater project on Ash Street which will be presented to TRC when plans are completed and noted that the Alachua project should start in July 2023.

Eric Bartelt, 3820 S. Fletcher Avenue, member of the CRA Board, asked if ADA parking spaces would be added. Chair Cumella noted that this was one of the comments and requirements noted by the TRC members. He also asked about rain guard. Ms. Guadagnino answered that they would be looking at a few options to follow compliance.

Chip Ross, 210 N. 3rd Street, resident, spoke of the City's budget versus the requirements of the LDC to complete a project. He spoke of balance between the code and the budget in order to complete improvements.

8. ADJOURNMENT 10:38 A.M.



Carlos Abaca
121 S. 8th Street
Fernandina Beach, FL 32034

Sent Via Email to Project Team

Applicant Name: **Carlos Abaca**
Project Description: **Palace Saloon**
Location: **115 Centre Street**
PIN(s): **00-00-31-1800-0001-0310**
TRC Case Number: **TRC 2023-0036**

Mr. Abaca,

The City of Fernandina Beach received your request for site plan review on August 3, 2023. All submitted documents provided were routed to the Technical Review Committee (TRC). The comments provided as part of this site plan review are valid for six months from the date of issuance.

Please resubmit response documents to address each comment in a narrative form and through an amended site plan. The next available TRC meeting is Thursday, August 24, 2023, at 10 am. This project is currently scheduled to appear on the agenda. All reviewers will be present to discuss any questions you have concerning the comments provided herein.

If you have any questions, please contact us at TRCinfo@fbfl.city or 904-310-3480.

Sincerely,

Salvatore J. Cumella
Senior Planner | TRC Coordinator



TRC Reviewers: After reviewing proposed plans...

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

1ST ROUND REVIEW COMMENTS:**PLANNING**

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

- Lighting must be directed and shielded away from residential.
- Provide height measurement for stage structure to the highest point of the structure.
- Provide ramp details for ADA access
- Minimum landscaping requirements for commercial/mixed use (LDC 4.05.06(B)): 4 trees to be planted – can be in containers.

OR

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

Name of Reviewer: Daphne Forehand

Today’s Date: Friday, August 18, 2023

BUILDING

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

- No Comments Received as of 8/18/2023

OR

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

Name of Reviewer: First Last

Today’s Date: Select Date

UTILITIES, STORMWATER, & STREETS

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

- Please provide information on the artificial turf and subbase.

OR



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

Name of Reviewer: Victoria Guadagnino

Today's Date: Friday, August 18, 2023

CODE ENFORCEMENT

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

- No Comments Received as of 8/18/2023

OR

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

Name of Reviewer: First Last

Today's Date: Select Date

FIRE

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

- Enter comments here

OR

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

Name of Reviewer: Jason Higginbotham

Today's Date: Wednesday, August 16, 2023

Print

Technical Review Committee: Application - Submission #12061

Date Submitted: 8/3/2023

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.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*

115 CENTRE ST

City*

FERNANDINA BEACH

State*

FL

Zip*

32034

Parcel ID #(s)

00-00-31-1800-0001-0310

Lot

31 32 27 28 & 29

Block

1

Subdivision

Zoning District

OT-1

Future Land Use Designation*

Central Business District

Overlay District*

Downtown Historic District

Size of Property (acres)*

0.34

Present Property Use*

COMMERCIAL

Wetlands*

No

Flood Zone*

AE

Coastal Construction Control Line (CCCL)*

No

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

RACHRIDGE

Last Name*

LLC

Company (if applicable)

RACHRIDGE LLC

Mailing Address*

PO BOX 16569

City*

FERNANDINA BEACH

State*

FL

Zip*

32035

Telephone Number*

3058077715

Email Address*

harrys@ddandp.net

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

Carlos

Last Name

Abaca

Company (if applicable)

Mailing Address

121 S 8 ST

City

FERNANDINA BEACH

State

FL

Zip

32034

Telephone Number

786-202-9175

Email Address

charlie@casaurbana.com

PROJECT INFORMATION

Project Type*

Site Plan Review

Project Name

PALACE SALOON

Proposed Access Road*

NORTH SECOND ST

Rd Maintenance Jurisdiction*

City Maintained

Project Estimated Cost*

75000

Description of Request*

NEW STAGE, RAMP, DOORS & ELECTRICAL.

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*

Carlos

Abaca

Today's Date*

Upload Supporting Documentation*

8/3/2023

115 CENTRE ST - A-1.pdf

Upload 2

Upload 3

115 CENTRE ST - A-2.pdf

115 CENTRE ST - E-1.pdf

Upload 4

Upload 5

115 CENTRE ST - SP-1.pdf

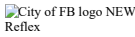
115 CENTRE ST - SURVEY.pdf

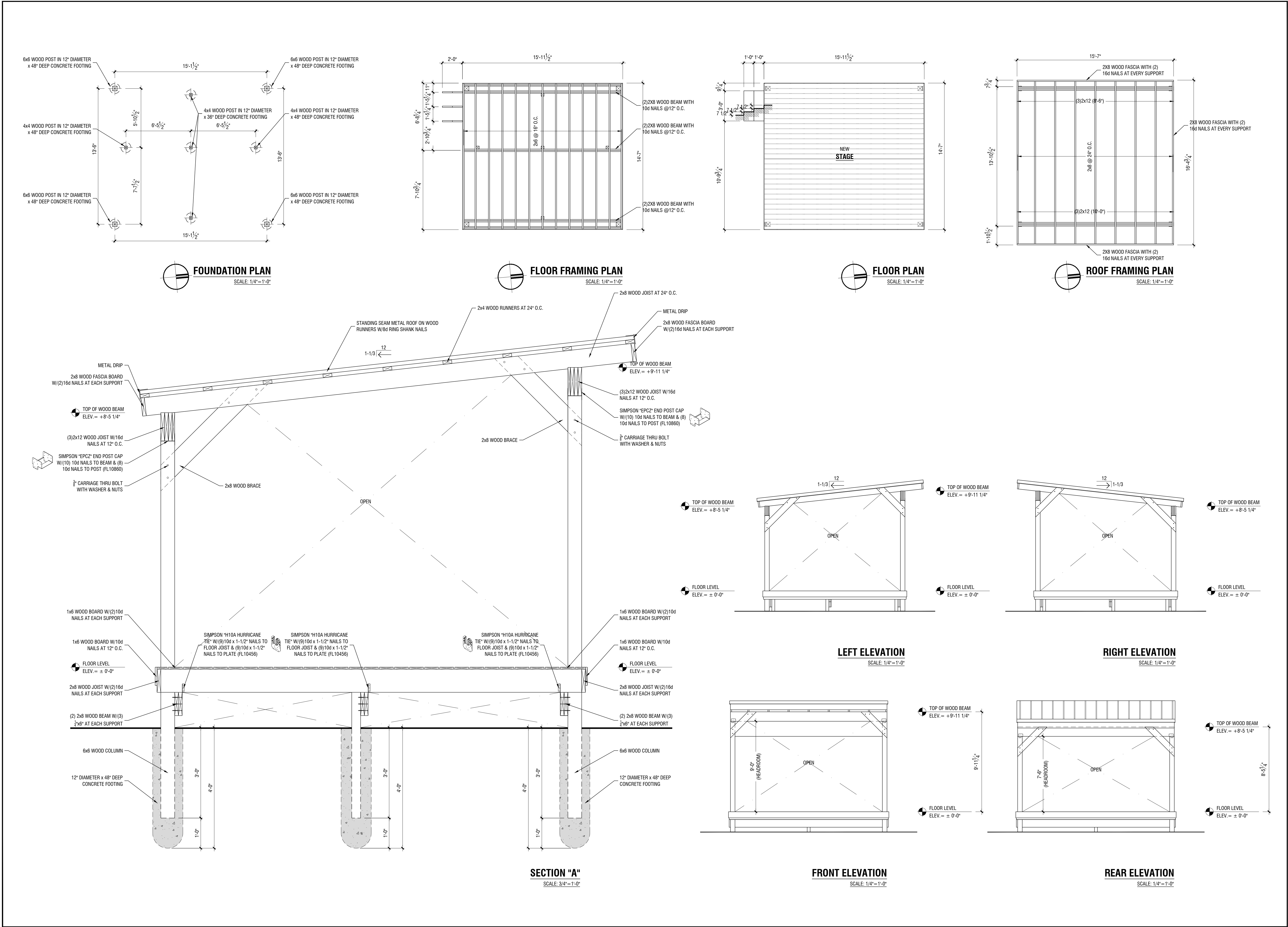
Upload 6

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115 CENTRE ST - SP-1 - RWK01.pdf

115 CENTRE ST - WARRANTY DEED.pdf





REVISIONS

JOAQUIN MONTESINO

P.E. LIC. 69969

6219 SW 131 PL, UNIT 102, MIAMI, FL 33183

CELL 786-252-2768

NEW STAGE

AT PALACE SALOON

LOCATED AT:

115 & 117 CENTRE ST, FERNANDINA BEACH, FL 32034

SCALE: AS SHOWN

DATE: 06/14/2023

JOB NO.

SHEET NO.: A-1

STATE OF FLORIDA

PROFESSIONAL ENGINEER

JOAQUIN MONTESINO

69969

Digitally signed by Joaquin Montesino
Date: 2023.06.21 13:31:07 -04'00'
STATE OF FLORIDA
REGISTRATION No. 69969

REVISIONS

JOAQUIN MONTESINO
P.E. LIC. 69969
6219 SW 131 PL, UNIT 102, MIAMI, FL 33183
CELL 786-252-2768

NEW STAGE
AT PALACE SALOON
LOCATED AT:
115 & 117 CENTRE ST, FERNANDINA BEACH, FL 32034

SCALE:	AS SHOWN
DATE:	06/14/2023
JOB NO.	

SHEET NO.:	A-2
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STATE OF FLORIDA

PROFESSIONAL ENGINEER

No. 12058

6/14/2023

Digitally signed by

Joaquin Montesino

Date: 2023.06.21 13:30:41 -04'00'

STATE OF FLORIDA

REGISTRATION No. 69969

NEW 94" (W) x 93" (H) OVERHEAD DOOR "MARS" MODEL STD296-2UA-08

36" (W) x 84" (H) SWING FRENCH DOOR "INTERTEK"

1x6 WOOD BOARD W/(2)10d NAILS AT EACH SUPPORT

10'-11 1/2"

8'-10"

SLOPE

A
A-2

PARTIAL FLOOR PLAN
SCALE: 1/4"=1'-0"

2x6 @ 16" O.C. CUT TO SIZE

10'-11 1/2"

8'-10"

RAMP FRAMING PLAN
SCALE: 1/4"=1'-0"

NEW 94" (W) x 93" (H) OVERHEAD DOOR "MARS" MODEL STD296-2UA-08

36" (W) x 84" (H) SWING FRENCH DOOR "INTERTEK"

ZONE-4
+ 49.01 PSF
- 47.85 PSF

ZONE-4
+ 49.86 PSF
- 51.63 PSF

PARTIAL EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

SLOPE

10'-11 1/2"

SIDE VIEW "A"
SCALE: 1/4"=1'-0"

ELECTRICAL GENERAL NOTES:

- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE **NATIONAL ELECTRICAL CODE 2017 (N.E.C. 2017)** AND ALL APPLICABLE LOCAL CODES.
- COORDINATE ELECTRICAL SERVICE WITH FLORIDA POWER AND LIGHT COMPANY.
- ALL TELEPHONE RELATED EQUIPMENT PER **F.B.C. 2020 RESIDENTIAL 7th EDITION (A) (11)**
- ELECTRICAL INSTALLATION DESIGN OF THIS PLAN IN COMPLIANCE AS SET FORTH BY STATE OF FLORIDA STATUTES MODEL ENERGY EFFICIENCY CODES.
- THE CONTRACTOR WILL EXAMINE THE JOB SITE AND DETERMINE FOR HIMSELF PRIOR TO SUBMISSION OF BID EXISTING CONDITIONS.
- ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR. IT WILL BE HIS RESPONSIBILITY TO SECURE AND PAY FOR ANY PERMITS, CERTIFICATES OF INSPECTION, AS REQUIRED.
- SUBSTITUTE MATERIALS EQUIPMENT OR METHODS SHALL NOT BE MADE WITHOUT APPROVAL OF THE ENGINEER. IF THE USE OF A SUBSTITUTE REQUIRES ANY CHANGE IN WORK, THE NECESSARY FOR SUCH CHANGE WILL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. AND IF APPROVED, SHALL BE MADE AT NO COST TO THE OWNER.
- CLEAN UP SUCH TRASH AND DEBRIS GENERATED BY THE WORK AND LEAVE COMPLETED WORK IN A CLEAN, UNDAMAGED, AND FINISHED CONDITION READY TO RECEIVE WITHOUT FURTHER PREPARATION, UNLESS SO SPECIFIED IN OTHER SECTIONS, ANY ADJACENT OR ABUTTING WORK TO BE PERFORMED BY OTHERS.
- MATERIALS, APPLIANCES, DEVICES AND EQUIPMENT SHALL MEET WITH THE REQUIREMENTS OF UNDERWRITERS' LABORATORIES AND SHALL BE NEW AND THE LATEST STANDARD PRODUCTS OF MANUFACTURERS REGULARLY ENGAGED IN THE PRODUCTION OF THE ITEM, UNLESS OTHERWISE INDICATED. LIKE ITEMS SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER.
- ALL CONDUCTORS SHALL BE COPPER AND RUN IN CONDUIT. WIRE SIZE SHALL BE THWN UNLESS OTHERWISE NOTED ON PLANS. PROVIDE GROUND CONDUCTOR PER NEC 250-122.
- LOCATION OF OUTLETS IN ELECTRICAL DRAWINGS IS DIAGRAMMATIC. CHECK MANUFACTURER'S DRAWING FOR EXACT LOCATION OF OUTLETS.
- CIRCUIT NUMBERS SHOWN ARE FOR CALCULATION PURPOSES ONLY. ACTUAL CIRCUITING MAY VARY ACCORDING TO **N.E.C. 2017** AND **F.B.C. 2020 7th EDITION** PROVIDE PANEL SCHEDULE AFTER COMPLETION.
- A/C EQUIPMENT WIRING, BREAKER AND FUSE SIZES ARE BASED ON A/C EQUIPMENT SPECIFIED ON ORIGINAL CONTRACT DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WIRING, BREAKER AND FUSES SIZES IN ACCORDANCE WITH A/C EQUIPMENT NAMEPLATE REQUIREMENTS IF DIFFERENT FROM THAT SPECIFIED ON DRAWINGS, AS WELL AS ANY FEEDER CHANGES BEING AFFECTED BY THIS CHANGE. CONTRACTOR SHALL MAKE ABOVE MENTIONED CHANGES AT NO EXTRA COST. HACR CIRCUIT BREAKERS MAY BE USED IN PLACE OF FUSES. USE NON-AUTOMATIC SWITCH FOR A/C CONDITIONING DISCONNECT.
- ALL SMOKE DETECTORS TO BE INTERCONNECTED ON SAME CIRCUIT (KITCHEN OR BATH LIGHTS)
- RANGE AND DRYER SHALL HAVE BOTH NEUTRAL & GROUNDING WIRE PER **N.E.C. 2017**.
- APPLIANCES LOAD ARE SHOWN AS MAXIMUM TO BE INSTALLED WIRES TO BE SIZED ACCORDING TO NAME PLATE DATA. IT SHALL BE PERMISSIBLE TO CHANGE CIRCUIT NO. WITHOUT CHANGING QUANTITY OF CIRCUITS.
- ALL 120 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHEN, LAUNDRY, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENs, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- PADDDLE FANS EXCEEDING 35 LBS. WITH OR WITHOUT ACCESSORIES SHALL BE SUPPORTED INDEPENDENTLY OF THE OUTLET BOX. (TYP.)
- ALL 125 VOLT, 15 AND 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT IN DWELLING UNITS.
- A MINIMUM OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
- THE USE OF ROMEX ON GENERAL LIGHTING & RECEPTACLE CIRCUITS IS ACCEPTABLE.
- RECEPTACLES INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. SUCH ENCLOSURE SHALL BE LISTED AND IDENTIFIED AS "EXTRA DUTY".
- GFCI & AFCI PROTECTIVE DEVICES MUST BE INSTALLED IN A READILY ACCESSIBLE LOCATION.
- AFCI RECEPTACLES MAY BE INSTALLED AT THE FIRST OUTLET OF A BRANCH CIRCUIT ONLY WHERE RMC, IMC, EMT, MC CABLES OR STEEL ARMORED AC CABLE WITH METAL OUTLET BOXES IS INSTALLED FORM PANEL BOARD TO THE FIRST OUTLET.

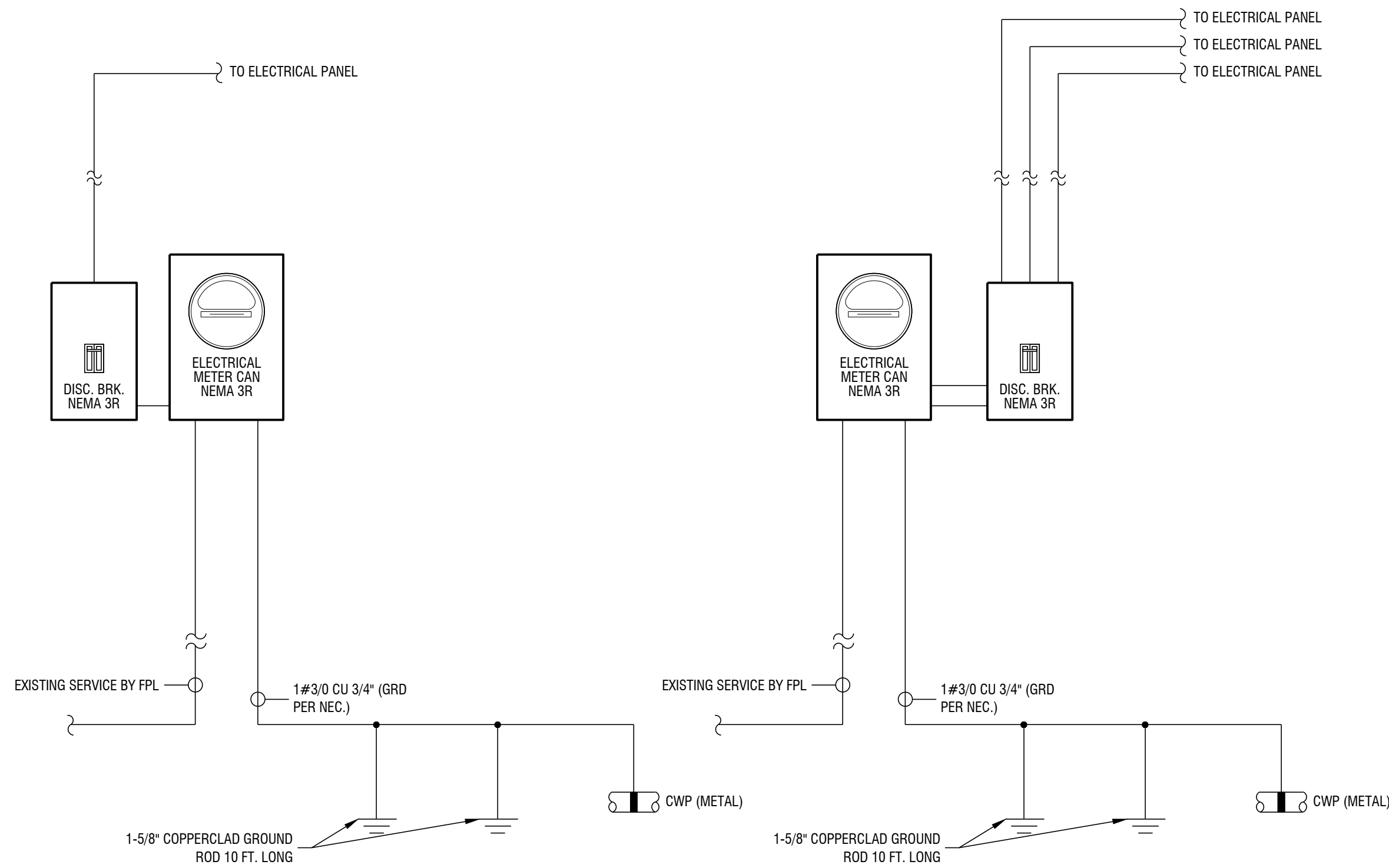
FIELD COORDINATION NOTES:

- EVERY CONTRACTOR SHALL COORDINATE IN FIELD WITH OTHER TRADES PRIOR STARTING OF CONSTRUCTION FOR THE STRUCTURAL BEAM, SLAB, TRUSSES, ARCHITECTURAL DETAILING AS PRE-FAB FORMS, REVELING, CEILINGS, ARCH WITH THE LOCATION OF CEILING OR WALL GRILLES, DUCTWORKS, RETURN GRILLS, LIGHTING FIXTURE, SWITCHES, RECEPTACLES OR ANY OTHER DEVICES, AND TO NOTIFY PROFESSIONAL OF RECORDS IN WRITING IF ANY CONFLICT OCCUR PRIOR TO ITS INSTALLATION. NO ADDITIONAL COST TO OWNER CAN BE APPLIED.
- THE COMPLETE SET OF CONSTRUCTION DOCUMENTS CONSISTS OF DRAWINGS, DETAILS & SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR ENGINEERS FOR CLARIFICATION. ANY DEVIATION FROM THESE DRAWINGS, WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT AND/OR ENGINEERS IS PROHIBITED. GENERAL CONTRACTOR OR SUBCONTRACTORS ASSUMES FULL RESPONSIBILITY FOR ANY UNAUTHORIZED DEVIATION FROM THE INFORMATION DEPICTED IN THE CONSTRUCTION DOCUMENTS.
- ENGINEERS ARE NOT RESPONSIBLE OR LIABLE FOR ANY DISCREPANCY BETWEEN THESE DRAWINGS AND THE EXISTING CONDITIONS. ANY WORK PERFORM ON THE PROPERTY PRIOR THESE CONSTRUCTION DOCUMENTS AND WILL NOT MATCH WITH THE INFORMATION IN THE EXISTING CONSTRUCTION DOCUMENTS ON CITY RECORDS OR IT WAS NOT VISIBLE AT TIME OF INSPECTION OR THE WORK WAS DONE ILLEGALLY WITHOUT PERMIT BY OTHERS AND WILL CAUSE A DISCREPANCY WITH THE NEW DRAWINGS IS THE RESPONSIBILITY OF THE CURRENT OWNER OF THE PROPERTY AT HIS OWN EXPENSE TO PERFORM ALL THE NECESSARY CORRECTIONS IN ORDER THAT ALL WORK IS IN ACCORDANCE WITH THE CURRENT FLORIDA BUILDING CODE AND THE LOCAL ORDNANCE AND WILL MATCH WITH THE NEW CONSTRUCTION DOCUMENTS FOR WHICH WORK WILL BE PERFORM.

SITE INVESTIGATION NOTE:

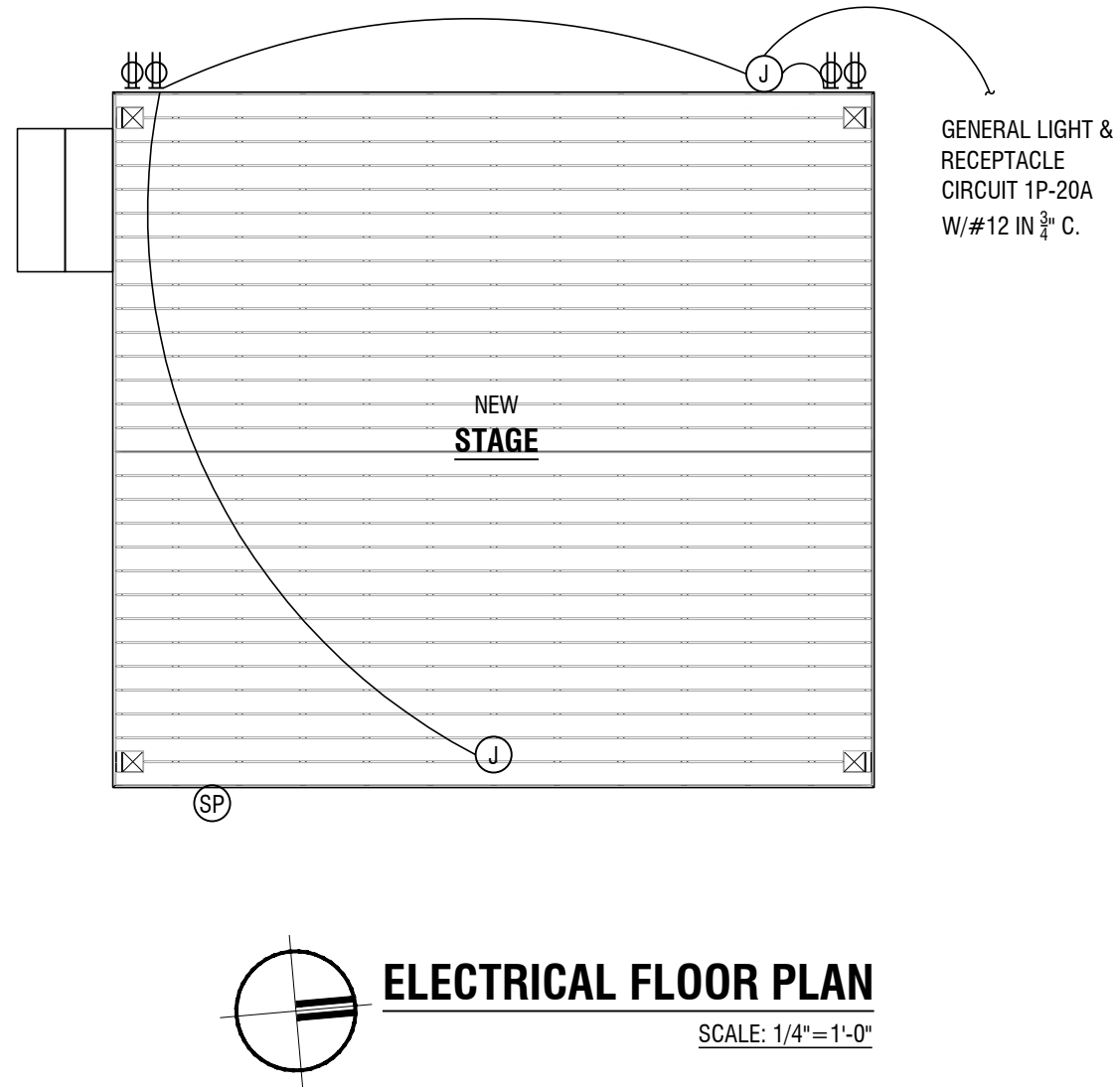
EXAMINATION OF CONTRACT DOCUMENTS AND SITE:
THE BIDDER IS REQUIRED BEFORE SUBMITTING PROPOSAL, TO VISIT THE JOB SITE AND FAMILIARIZE WITH THE NATURE AND EXTENT OF THE WORK TO BE PERFORMED. ANY DEVIATIONS THAT MAY AFFECT THE WORK TO BE PERFORMED, SHALL BE SUBMITTED IN WRITING TO THE PROFESSIONAL OF RECORDS, PRIOR SUBMITTAL OF BID.

VARIATION FROM CONTRACT DOCUMENTS:
ROUTING AND/OR CONSTRUCTION DEVIATIONS SHALL BE ANTICIPATED BY THE CONTRACTOR TO AVOID CONFLICTS WITH OTHER TRADES. THESE DEVIATIONS ARE EXPRESSLY INCLUDED AS PART OF THE WORK TO BE PERFORMED WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR WILL IN NO WAY BE RELIEVED OF THE CONTRACTOR OBLIGATIONS AND RESPONSIBILITIES ASSUMED UNDER THIS CONTRACT. CONSIDERATION WILL BE GIVEN TO UNFORESEEN CONDITIONS.



ELECTRICAL POWER RISER

SCALE: NTS



REVISIONS

JOAQUIN MONTESINO
P.E. LIC. 69969
6219 SW 131 PL, UNIT 102, MIAMI, FL 33183
CELL 786-252-2768

NEW STAGE
AT PALACE SALOON
LOCATED AT:
115 & 117 CENTRE ST, FERNANDINA BEACH, FL 32034

SCALE: **AS SHOWN**

DATE: **06/14/2023**

JOB NO.

SHEET NO.:

E-1

Digitally signed by
Joaquin Montesino
Date:
2023.06.21
13:29:53
-04'00'
STATE OF FLORIDA
REGISTRATION No. 69969

F.A.R. DATA:

LOT AREA: 15,000 S.F.
MAXIMUM FLOOR AREA RATIO: 7.500 S.F. (50 %)
EXISTING FLOOR AREA RATIO: 8.197 S.F. (54 %)
PROPOSED FLOOR AREA RATIO: 9.390 S.F. (63 %)

SOUND MITIGATION:

NEW HEDGE IN REMOVABLE PLANTERS SHALL BE INSTALLED AT THE NORTH PROPERTY LINE TO SERVE AS A SOUND BARRIER FOR ADJACENT PROPERTY AND DIRECTIONAL SPEAKERS SHALL BE USED TO LIMIT THE SPREAD OF SOUND WITHIN THE LIMITS OF THE PROPERTY.

IMPERVIOUS COVERAGE:

LOT AREA: 15,000 S.F.
MAXIMUM ALLOWED IMPERVIOUS COVERAGE: 9,000 S.F. (60 %)
PROPOSED IMPERVIOUS COVERAGE: 10,004 S.F. (67 %)

FUTURE LAND USE CATEGORY:

CENTRAL BUSINESS DISTRICT

ZONING DISTRICT:

OLD TOWN HISTORIC DISTRICT

LOT AREA:

0.34 ACRES

NON-RESIDENTIAL USE AREA:

9,390 S.F.

LANDSCAPE AREA:

PROPOSED LANDSCAPE AREA: 1,300 S.F.

OCCUPANCY CLASSIFICATION:

OCCUPANCY ASSEMBLY GROUP "A-2"

BUILDING CODE IN EFFECT:

IBC 2020 7th EDITION & IBC 2020 EXISTING BUILDING 7th EDITION

OCCUPANCY LOAD:

MAXIMUM OCCUPANCY LOAD:
INDOOR: 1,800 S.F. AT 1 PER 15 S.F. = 120 OCCUPANTS
OUTDOOR: 3,000 S.F. AT 1 PER 15 S.F. = 200 OCCUPANTS

REQUIRED PLUMBING FIXTURES:

(AS PER IBC PLUMBING 2020 TABLE 403.1)

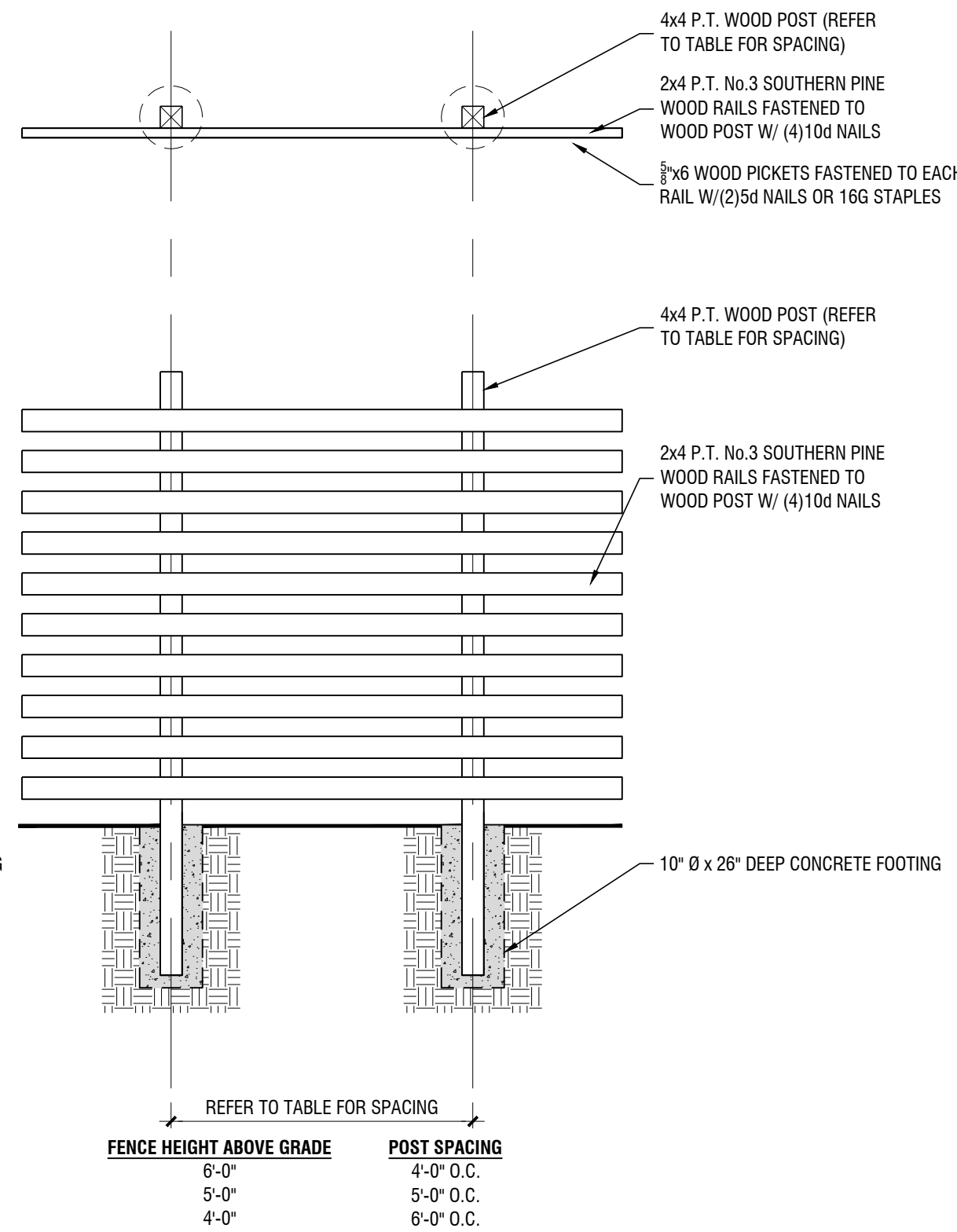
PLUMBING FIXTURE:	REQUIRED:	PROVIDED:
WATER CLOSETS	8	10
URINALS	3	3
LAVATORIES	5	8
BATHTUB/SHOWERS	1	1
DRINKING FOUNTAIN	1	1
SERVICE SINK	1	1

LEGEND:

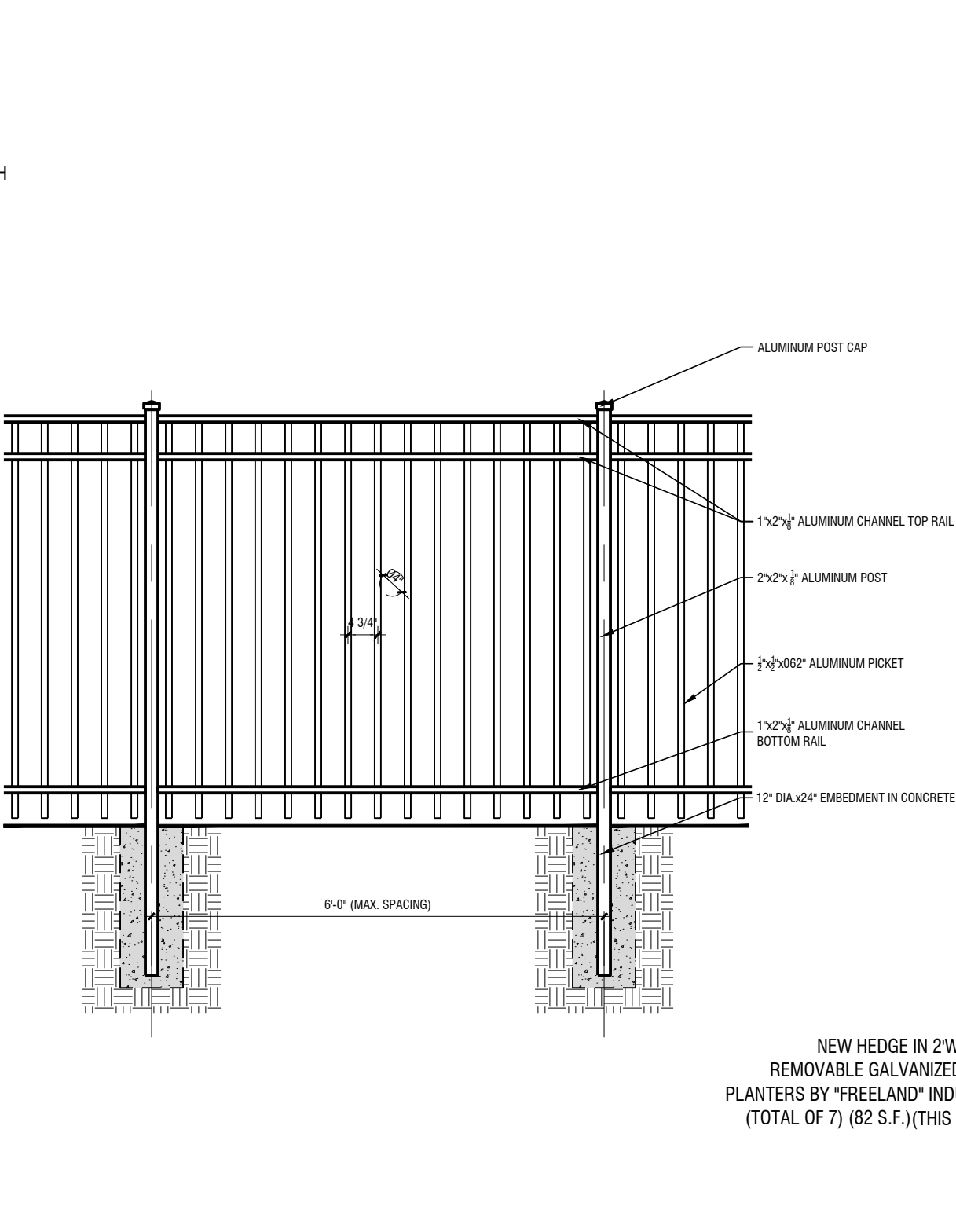
WM WATER METER
WH WATER HEATER
EM ELECTRICAL METER
GM GAS METER
TP TELEPHONE PEDESTAL

STORMWATER MITIGATION NOTE:

PROPOSED IMPROVEMENTS (STAGE & MUSIC VENUE) SHALL NOT REDUCE THE RETENTION AND DRAINAGE OF WATER WITHIN THE LIMITS OF THE PROPERTY.
THE NEW STAGE IS RAISED ABOVE GROUND LEAVING THE GROUND AREA BELOW AS PREVIOUS AREA.
THE ARTIFICIAL TURF USED AT MUSIC VENUE IS A PERMEABLE MATERIAL THAT ALLOWS THE STORMWATER TO DRAIN INTO THE GROUND.

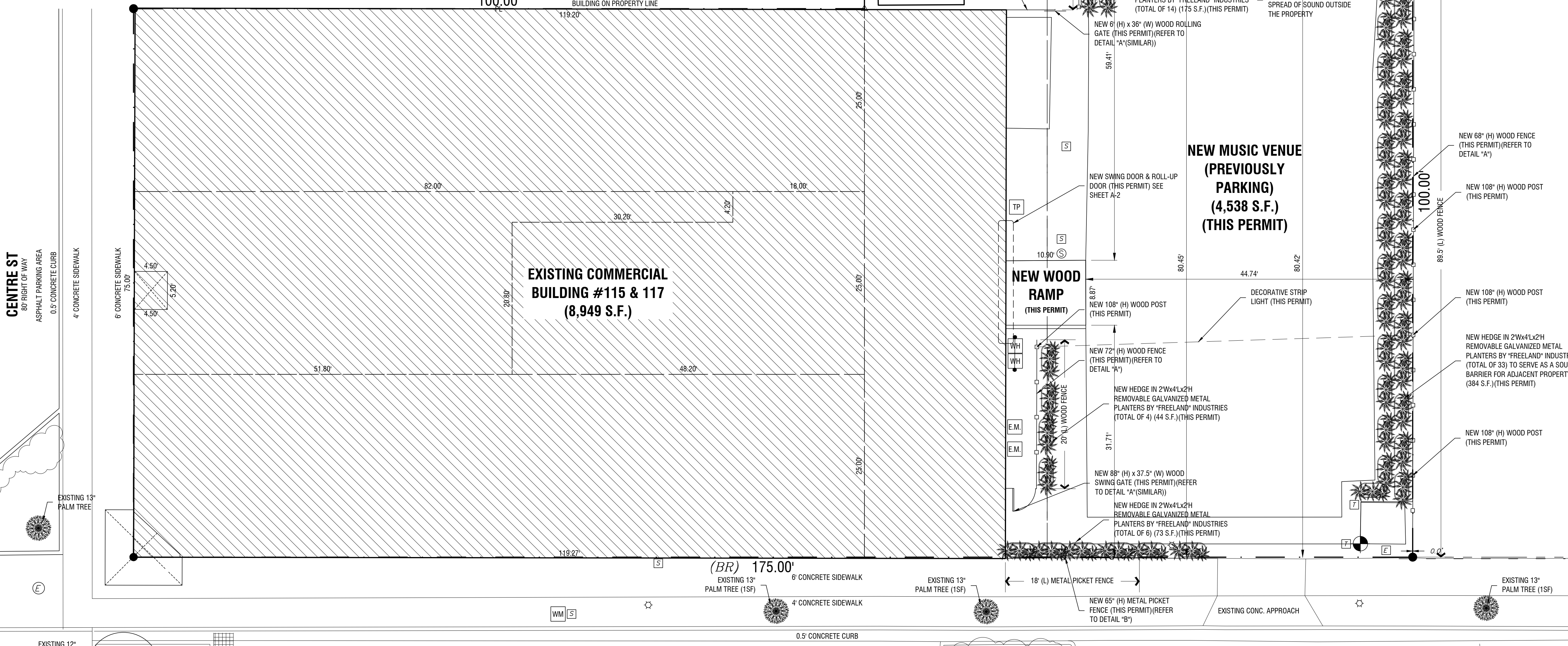
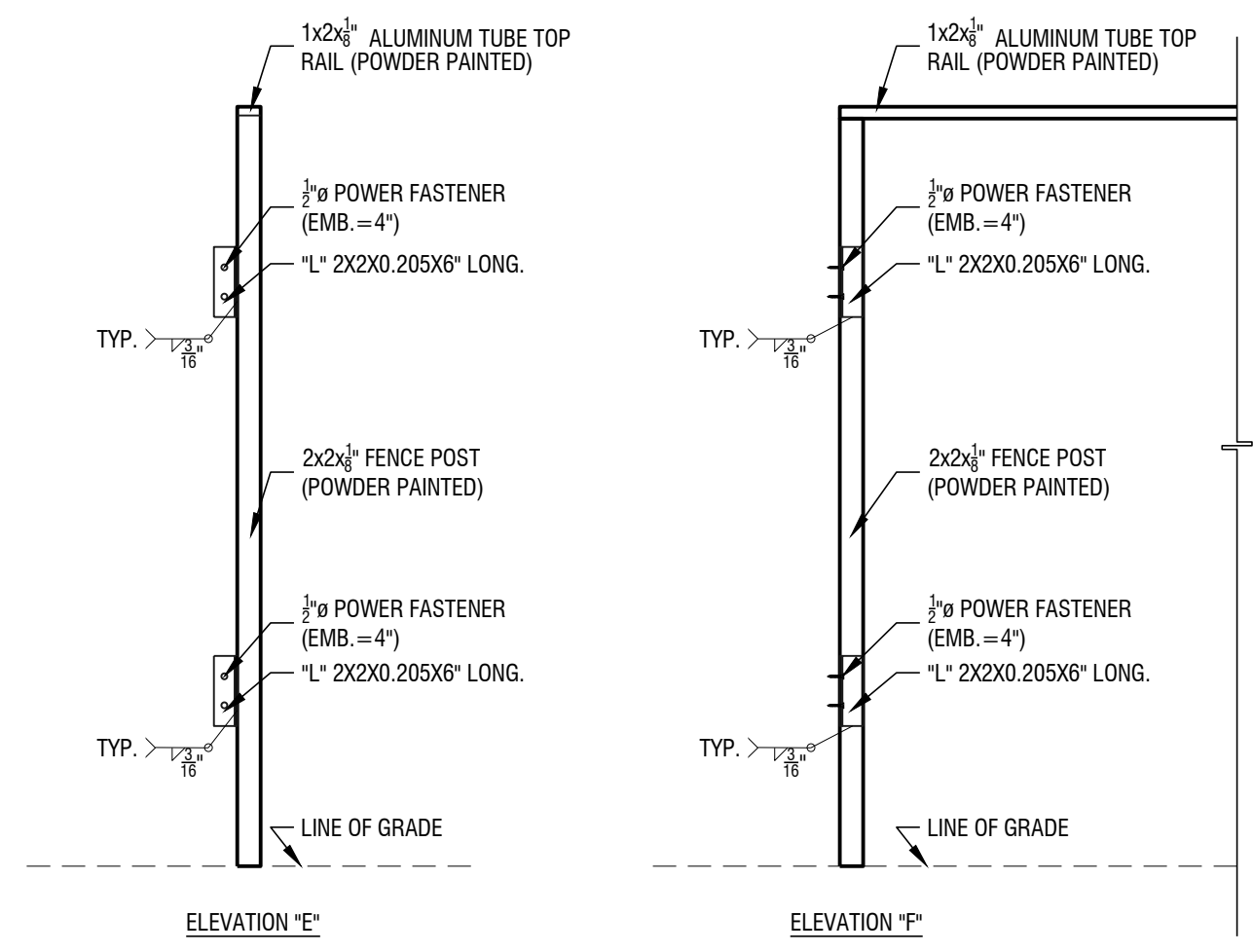


TYPICAL WOOD FENCE DETAIL "A"
SCALE: 1/2" = 1'-0"



TYPICAL METAL PICKET FENCE DETAIL "B"
SCALE: 1/2" = 1'-0"

POST TO WALL CONNECTION DETAIL "D" (PLAN VIEW)
SCALE: 1 1/2" = 1'-0"



LEGAL DESCRIPTION:

OFFICIAL RECORDS BOOK 1122, PAGES 6 THROUGH 8 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING AND BEING IN THAT PORTION OF THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1887, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) KNOWN AND DESCRIBED AS FOLLOWS: LOTS 27, 28, 29 AND 30, BLOCK 1, TOGETHER WITH THE EAST 20.80 FEET OF LOT 31, BLOCK 1, TOGETHER WITH THE WEST 4.20 FEET OF THE NORTH 18.00 FEET OF LOT 31, BLOCK 1.

OFFICIAL RECORDS BOOK 1199, PAGES 1741 THROUGH 1743 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING AND BEING IN THAT PORTION OF THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1887, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), AS: LOTS 31 AND 32, BLOCK 1, EXCEPT THEREFROM THE EAST 20.80 FEET OF THE NORTH 48.20 FEET OF SAID LOT 31 AND THE WEST 4.20 FEET OF THE NORTH 18.00 FEET OF SAID LOT 31.

NORTH SECOND ST
60' RIGHT OF WAY

LEGEND:

E.M. ELECTRICAL METER

SITE PLAN
SCALE: 1/8" = 1'-0"

REVISIONS

07/30/2023 H.S.

JOAQUIN MONTESINO
P.E. LIC. 69969

6219 SW 131 PL, UNIT 102, MIAMI, FL 33183
CELL 786-252-2768

NEW STAGE
AT PALACE SALOON
LOCATED AT:

115 & 117 CENTRE ST, FERNANDINA BEACH, FL 32034

SCALE: AS SHOWN

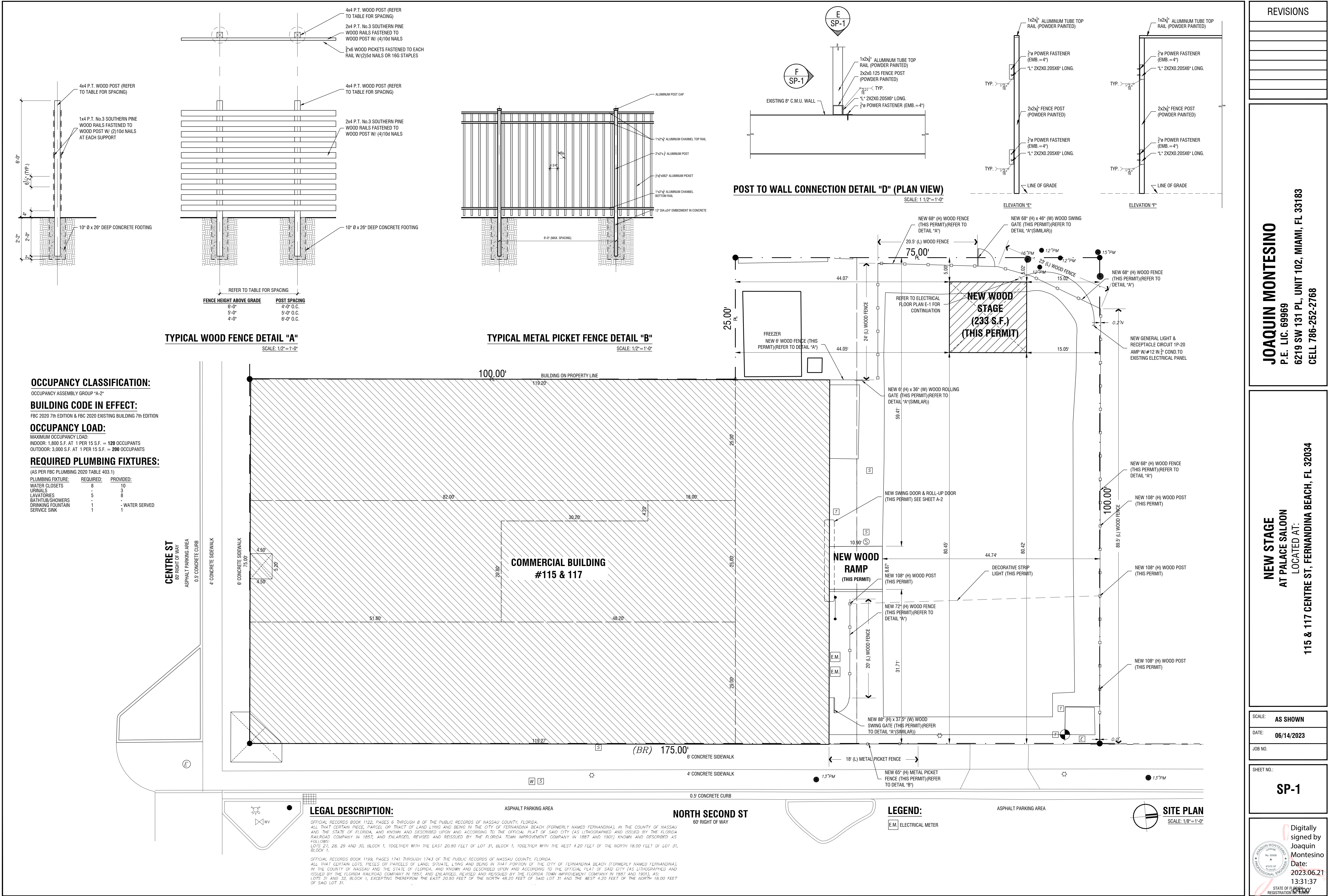
DATE: 07/30/2023

JOB NO.

SHEET NO.:

SP-1

Digitally signed by
Joaquin Montesino
Date: 2023.08.02
15:44:59
-04'00'
STATE OF FLORIDA
REGISTRATION No. 69969



OCCUPANCY CLASSIFICATION:

OCCUPANCY ASSEMBLY GROUP "A-2"

BUILDING CODE IN EFFECT:

IBC 2020 7th EDITION & IBC 2020 EXISTING BUILDING 7th EDITION

OCCUPANCY LOAD:

MAXIMUM OCCUPANCY LOAD:

INDOOR: 1,800 S.F. AT 1 PER 15 S.F. = **120** OCCUPANTS

OUTDOOR: 3,000 S.F. AT 1 PER 15 S.F. = **200** OCCUPANTS

REQUIRED PLUMBING FIXTURES:

(AS PER IBC PLUMBING 2020 TABLE 403.1)

PLUMBING FIXTURE	REQUIRED	PROVIDED
WATER CLOSETS	8	10
URINALS	3	3
LAVATORIES	5	8
BATHUBS/SHOWERS	1	1
DRINKING FOUNTAIN	1	1
SERVICE SINK	1	1

LEGAL DESCRIPTION:

OFFICIAL RECORDS BOOK 1122, PAGES 6 THROUGH 8 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1887, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) KNOWN AND DESCRIBED AS FOLLOWS: LOTS 27, 28, 29 AND 30, BLOCK 1, TOGETHER WITH THE EAST 20.80 FEET OF LOT 31, BLOCK 1, TOGETHER WITH THE WEST 4.20 FEET OF THE NORTH 18.00 FEET OF LOT 31, BLOCK 1.

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REVISIONS

JOAQUIN MONTESINO

P.E. LIC. 69969

6219 SW 131 PL, UNIT 102, MIAMI, FL 33183

CELL 786-252-2768

NEW STAGE

AT PALACE SALOON

LOCATED AT:

115 & 117 CENTRE ST, FERNANDINA BEACH, FL 32034

SCALE: **AS SHOWN**

DATE: **06/14/2023**

JOB NO.

SHEET NO.:

SP-1

Digitally signed by Joaquin Montesino Date: 2023.06.21 13:31:37

MAP OF BOUNDARY & LIMITED TOPOGRAPHIC SURVEY

OFFICIAL RECORDS BOOK 1122, PAGES 6 THROUGH 8 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.
ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) KNOWN AND DESCRIBED AS FOLLOWS:
LOTS 27, 28, 29 AND 30, BLOCK 1, TOGETHER WITH THE EAST 20.80 FEET OF LOT 31, BLOCK 1, TOGETHER WITH THE WEST 4.20 FEET OF THE NORTH 18.00 FEET OF LOT 31, BLOCK 1.

OFFICIAL RECORDS BOOK 1199, PAGES 1741 THROUGH 1743 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.
ALL THAT CERTAIN LOTS, PIECES OR PARCELS OF LAND, SITUATE, LYING AND BEING IN THAT PORTION OF THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), AS:
LOTS 31 AND 32, BLOCK 1, EXCEPTING THEREFROM THE EAST 20.80 FEET OF THE NORTH 48.20 FEET OF SAID LOT 31 AND THE WEST 4.20 FEET OF THE NORTH 18.00 FEET OF SAID LOT 31.

TREE LEGEND

PM = PALM TREE

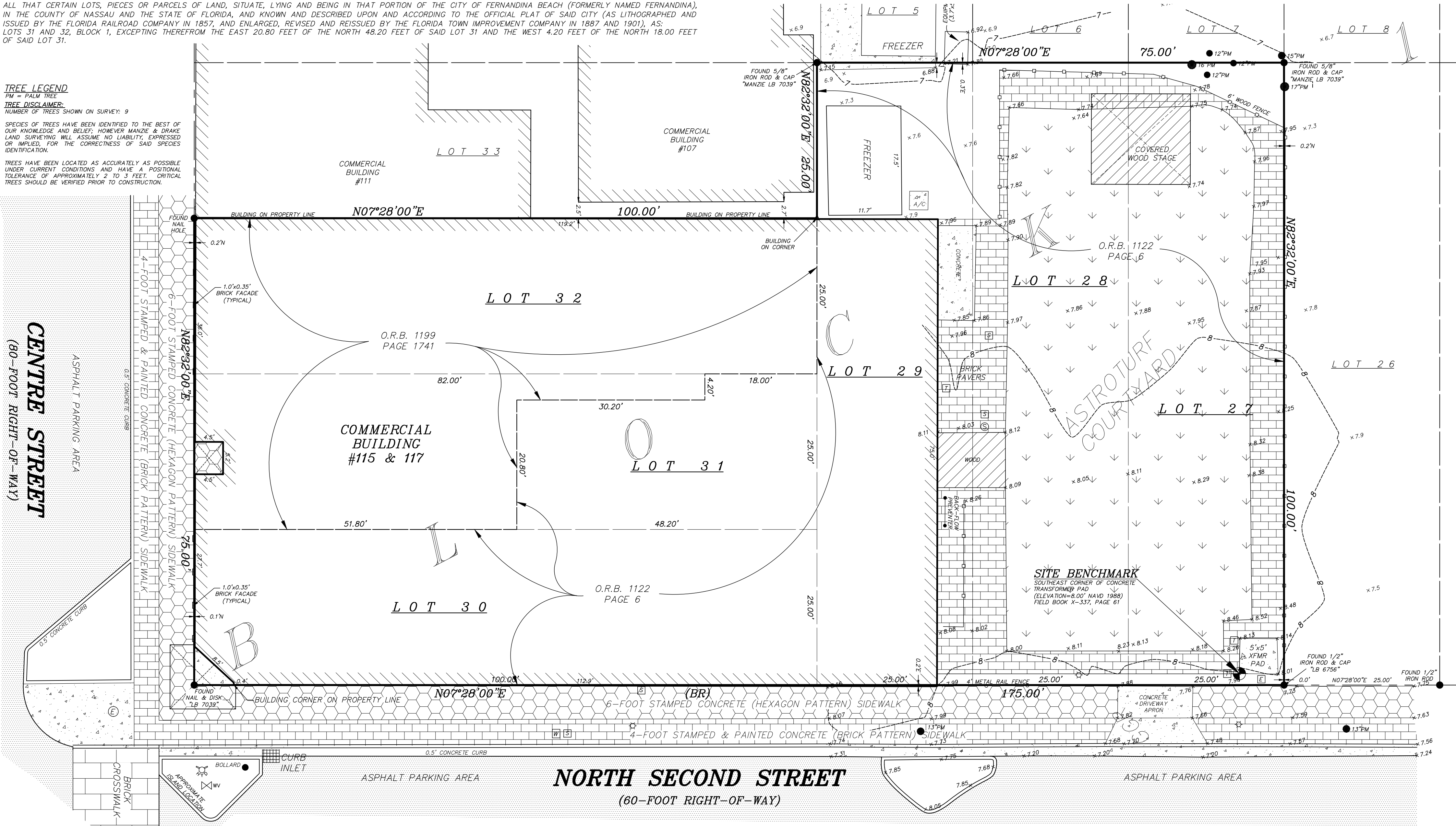
TREE DISCLAIMER:

NUMBER OF TREES SHOWN ON SURVEY: 9

SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF APPROXIMATELY 2 TO 3 FEET. CRITICAL TREES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

CENTRE STREET
(80-FOOT RIGHT-OF-WAY)



SURVEY NOTES:

- Unless it bears the original signature and the original raised seal of a Florida licensed Surveyor and Mapper or Validated Digital Signature by a Florida licensed Surveyor and Mapper, this map/report is for informational purposes only and is not valid.
- The "Legal Description" hereon is in accord with the description provided by the client
- Underground Improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Bearings shown hereon are based on an assumed bearing of N07°28'00"E for the westerly right-of-way line of North Second Street. The bearing reference line is indicated as (BR).
- The property shown hereon lies within flood zone AE 9 per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 12089C 0237 G, dated 08/02/2017.
- Site Benchmark is as shown hereon.
- Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- The Reference Benchmark is a nail & disk stamped "Manzie LB 7039" at the southwest block corner of Block 10 (being 60' east of the southeast corner of subject property). (Manzie & Drake Project No. 16226 in Elevation Book 6, Page 54) (Elevation = 8.69' N.A.V.D. 1988)

LEGEND

- CONCRETE FLATWORK
- ELECTRICITY METER
- FIRE HYDRANT
- LIGHT POLE
- COVERED AREA
- SEWER CLEANOUT
- TELEPHONE PEDESTAL
- WATER METER
- WOOD OR VINYL FENCE
- WOOD FLATWORK
- WATER VALVE
- ELECTRIC SERVICE MANHOLE
- BACKFLOW PREVENTION SYSTEM
- BENCHMARK
- CHAIN LINK OR WIRE FENCE
- METAL RAIL FENCE
- FINISHED FLOOR ELEVATION
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- B.R. = BEARING REFERENCE
- O.R.B. = OFFICIAL RECORDS BOOK
- XFMR = TRANSFORMER

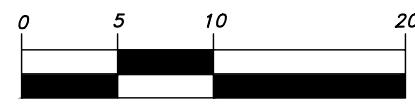
THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Michael A
Manzie

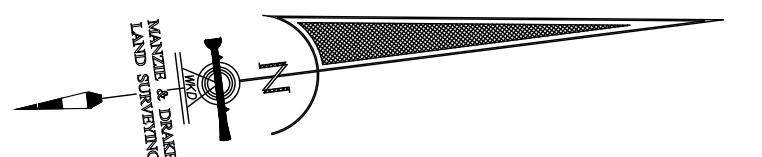
Digitally signed by Michael A
Manzie
Date: 2023.02.21 17:51:58 -05'00'

MICHAEL A. MANZIE, P.L.S. 4069

GRAPHIC SCALE



(IN FEET) 1 inch = 10 ft.



REVISIONS

1. REVISED ON 02/10/2023 TO SHOW TREES AND TO SHOW UPDATED HORIZONTAL & VERTICAL LOCATION INFORMATION. (WKO)

Manzie & Drake Land Surveying

117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com

Certificate of Authorization Number "LB 7039"

"OUR SIGHTS ARE ON THE FUTURE, SET YOUR SITES ON US."

SCALE: 1"=10' JOB NO: 15146 DATE: 05/20/2020 CADD: WKD

F.B. NO: X-337 PAGE NO: 20 CREW: JM FILE NO: B-1140

INSTR # 200400320
OR BK 01199 PGS 1741-1743
RECORDED 01/06/2004 03:46:00 PM
J. M. OXLEY JR
CLERK OF CIRCUIT COURT
NASSAU COUNTY, FLORIDA
DOC TAX PD (F.S.201.02) 4,900.00
RECORDING FEES 15.00

Tax Id #00-00-31-1800-0001-0310

This Corporate Warranty Deed made this 7th day of November, 2003 by ***Cambridge South, Inc., a Florida Corporation*** and having its principal place of business at 1525 Beachwalker Road, Fernandina Beach, FL 32034 hereinafter called the grantor, to **RachRidge, LLC, a Florida limited liability company**, whose address is 2384 Sadler Road, Fernandina Beach, FL 32034, hereinafter called the grantee.

WITNESSETH:

See Exhibit "A" attached hereto and by this reference made a part thereof.

Subject to taxes accruing subsequent to December 31, 2002.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

Together with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

To have and to hold the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In Witness whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Robert Peters
Witness Signature

Robert Peters
Witness Printed Name:

Jenny R. Carter
Witness Signature

Jenny R. Carter
Witness Printed Name:

Cambridge South, Inc.
A Florida Corporation

Donald Shaw
Donald Shaw, President

STATE OF Florida
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 7th day of November, 2003 by **Donald Shaw, President of Cambridge South, Inc., a Florida Corporation** who is personally known to me or has produced identification in the form of a _____ driver's license.

Notary Public, State and County Aforesaid

Jenny R. Carter
Notary Signature



Jenny R. Carter
MY COMMISSION # DD068420 EXPIRES
October 30, 2005
BONDED THRU TROY FARM INSURANCE, INC.

(Title or Rank)

Notary Printed Signature

(serial No., if any)

EXHIBIT "A"

All those certain lots, pieces or parcels of land, situate, lying and being in that portion of the City Of Fernandina Beach (formerly named Fernandina), County of Nassau and State of Florida and being further described according to the official map or plat of said City (as lithographed and issued by The Florida Railroad Company in 1857 and enlarged, revised and reissued by The Florida Town Improvement Company in 1887 and 1901), as:

Lots Thirty-one (31) and Thirty-two (32), Block One (1), EXCEPTING THEREFROM the East 20.80 feet of the North 48.20 feet of said Lot Thirty-one (31) and the West 4.20 feet of the North 18.00 feet of said Lot Thirty-one (31).

From: harrys@ddandp.net
To: Salvatore Cumella; "Charlie Abaca"
Cc: TRC Info; Sylvie McCann
Subject: RE: TRC Second Meeting
Date: Wednesday, August 2, 2023 3:55:33 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[115 CENTRE ST - SP-1 - RWK01.pdf](#)

You don't often get email from harrys@ddandp.net. [Learn why this is important](#)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Good afternoon, Sal.

Attached find the revised site plan with the information as requested in your comments below. I tried uploading it to the portal, but it only gives me the option of reapplying.

Please, feel free to contact me if you need any additional information.

Thanks.

Harry Sanchez
Design, Drafting & Permits, Inc.
harrys@ddandp.net
305.807.7715

BUSINESS HOURS:

Mon-Thurs: 8:00am to 5:00pm

Fridays: 8am to 3pm

From: Salvatore Cumella <scumella@fbfl.org>
Sent: Monday, July 24, 2023 12:03 PM
To: Charlie Abaca <charlie@casaurbana.com>; Harry Sanchez <harrys@ddandp.net>
Cc: TRC Info <trcinfo@fbfl.city>; Sylvie McCann <smccann@fbfl.org>
Subject: Re: TRC Second Meeting

Good Morning Charlie and Harry,
Next TRC deadline is **August 3rd** for the **August 24th** meeting.
For that we will need a complete site plan that includes:

1. A summary block containing:
 - a. Land use category from the Future Land Use Map in the comprehensive plan;
 - b. Zoning district;
 - c. Total acreage;
 - d. Total square footage for non-residential uses;
 - f. Impervious surface ratio calculation, proposed and permissible;
 - g. Floor area ratio calculation, proposed and permissible;
2. A property survey containing the legal description, land area, and existing improvements on the site. The survey shall be signed by a surveyor licensed in the State and shall have been performed not more than two (2) years prior to the date of application.

3. The names, address, telephone number, and email address of the person preparing the plan.
4. The date of preparation and date(s) of any modifications, a north arrow, and a written and graphic scale.
5. The legal description of the property, consistent with the required survey.
6. 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 in which the property is located. Elevations of all proposed structures.
7. The access points, driveway design, on-site parking, including required parking lot landscaping, internal circulation, sidewalks, and bicycle facilities.
8. The location of existing and proposed utilities, utility services, and easements.
9. A tree survey showing protected trees, proposed replacement trees, if required, and landscaping and buffering.
10. When the applicant is a representative of the property owner, a notarized statement authorizing the representative to act as an agent of the property owner with regard to the application and associated procedures.

Additional information that needs to be addressed:

1. How is sound mitigation being addressed?
2. How are you addressing the need to landscape 10% of the gross land area? We need to see a landscape plan.
3. How are you addressing stormwater mitigation on-site?
4. How is trash collection being handled? Dumpster or rollouts? Where are they located and are they appropriately screened from view?
5. Identify the square footages of usage of the space which was previously driveway and parking area. What is it now? Are there areas for serving/ seating/ music venue?

This information will also be required for Historic District Council approval. You currently have an application in, but we cannot add it to an agenda until it is a complete application. If you can get us the above information by **August 1st**, we will be able to get it on the **August 17th** agenda. Otherwise, we will have to put it on the agenda for the **September 21st** meeting.

Let me know if you have any questions.

Best,
-Sal

Salvatore Cumella
Senior Planner/Preservation Planner
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034
(904) 310-3483 | scumella@fbfl.org
www.fbfl.us



If this email is related to the Board, Committee or Commission that you serve on, please DO NOT REPLY TO ALL.

Disclaimer: According to Florida Public Records Law, email correspondence to and from the City of Fernandina Beach, including email addresses and other personal information, is public record and must be made available to the public and media upon request, unless otherwise exempted by the Public Records Law. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Charlie Abaca <charlie@casaurbana.com>

Sent: Monday, July 24, 2023 7:44 AM

To: Salvatore Cumella <scumella@fbfl.org>; Harry Sanchez <harrys@ddandp.net>

Subject: TRC Second Meeting

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Good morning Sal,

I never received an attachment with your email regarding what we needed for the second TRC meeting.
Could you please resend it?

Thank you kindly,

Charlie



Thomas Miller
Sadler Road Partners, LLC
5047 First Coast Highway
Fernandina Beach, FL 32034

Sent Via Email to Project Team

Applicant Name: **Thomas Miller**
Project Description: **Lodging with Future Outparcel**
Location: **1852 Sadler Road**
PIN(s): **29-3N-28-0000-0004-0090**
TRC Case Number: **TRC 2023-0037**

Mr. Miller,

The City of Fernandina Beach received your request for site plan review on August 3, 2023. All submitted documents provided were routed to the Technical Review Committee (TRC). The comments provided as part of this site plan review are valid for six months from the date of issuance.

Please resubmit response documents to address each comment in a narrative form and through an amended site plan. The next available TRC meeting is Thursday, August 24, 2023, at 10 am. This project is currently scheduled to appear on the agenda. All reviewers will be present to discuss any questions you have concerning the comments provided herein.

If you have any questions, please contact us at TRCinfo@fbfl.city or 904-310-3480.

Sincerely,

Salvatore J. Cumella
Senior Planner | TRC Coordinator



TRC Reviewers: After reviewing proposed plans...

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

1ST ROUND REVIEW COMMENTS:**PLANNING**

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

- LDC 4.05.06 landscaping and min tree planting at 1 shade tree for every 1,500 sq ft of lot. Def. Of shade tree. Landscaping along parking lot LDC 4.05.07 dn
- Provide dimensions for Will Hardee/Sadler Road driveway access.
- Provide dimensions for landscape buffer as required by LDC 4.05.12(B)(15’ buffer with 4 understory trees).
- 20% required alternative paving materials such as brick, scored concrete etc. (6.01.04(P): newly amended section of code).
- Ensure lighting is directed and shielded from residential areas.
- Provide signage location and details.
- Provide details for garbage disposal.
- Loading docks must be screened from view of adjacent properties and from the public right of way: LDC 6.04.01(P).

OR

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

Name of Reviewer: Daphne Forehand

Today’s Date: Friday, August 18, 2023

BUILDING

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

- No Comments as of 08/18/2023

OR

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

Name of Reviewer: First Last

Today’s Date: Select Date

UTILITIES, STORMWATER, & STREETS



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

- Please update the sewer utility to reflect the existing service and manhole. We will provide a Utility Map for reference.
- Please call out both meter sizes, backflows for both buildings, and fire protection if it is needed.
- Capacity for sewer is being evaluated and off-site improvements may be required.

OR

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

Name of Reviewer: Victoria Guadagnino

Today's Date: Friday, August 18, 2023

CODE ENFORCEMENT

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

- After driving by the property, it appears that there is plenty of room to place the trash totes out on Ryan Road for pick-up/service.

OR

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

Name of Reviewer: Michelle Forstrom

Today's Date: Friday, August 18, 2023

FIRE

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

- Please show the location of the underground fire line, backflow preventor, and Fire Department Connection (FDC) for the hotel's fire suppression system. City requires RPZ type backflow preventors for fire suppression.

OR

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

Name of Reviewer: Jason Higginbotham

Today's Date: Wednesday, August 16, 2023

Print

Technical Review Committee: Application - Submission #12062

Date Submitted: 8/3/2023

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.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*

1852 Sadler Road

City*

Fernandina

State*

FL

Zip*

32034

Parcel ID #(s)

Lot

Block

Subdivision

Zoning District

C-2

Future Land Use Designation*

General Commercial

Overlay District*

None

Size of Property (acres)*

3.84

Present Property Use*

Vacant Automobile Store

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*

Thomas

Last Name*

Miller

Company (if applicable)

Sadler Road Partners, LLC

Mailing Address*

5047 First Coast Highway

City*

Fernandina

State*

FL

Zip*

32034

Telephone Number*

404-664-1766

Email Address*

tom.miller@nmrk.com

OWNER'S AGENT

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

First Name

Last Name

Company (if applicable)

Mailing Address

City

State

Zip

Telephone Number

Email Address

PROJECT INFORMATION

Project Type*

Site Plan Review

Project Name

1852 Sadler Road

Proposed Access Road*

Sadler Road

Rd Maintenance Jurisdiction*

County Maintained

Project Estimated Cost*

\$7,000,000

Description of Request*

Initial application of proposed lodging development at 1852 Sadler Road with a future outparcel.

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:
 - ☐ Timeline for the development; and
 - ☐ 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:
 - ☒ Land use category from the Future Land Use Map in the comprehensive plan;
 - ☒ Zoning district;
 - ☒ Total acreage;
 - ☒ Total square footage for non-residential uses;
 - ☒ Total density and number of units, proposed and permissible for residential uses;
 - ☒ Impervious surface ratio calculation, proposed and permissible;
 - ☒ Floor area ratio calculation, proposed and permissible;
 - ☒ Total number of parking spaces, required and provided; and
 - ☒ 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:
 - ☐ Subdivision Plats (subdivision plats shall contain the information set forth in Section 11.01.05.)
 - ☐ Concurrence analysis (concurrence analysis reports shall contain the information set forth in Section 7.04.00.)
 - ☒ Traffic analysis reports (requirements for traffic analysis reports are set forth in Section 11.01.06.)
 - ☐ Parking studies (requirements for parking studies are set forth in Section 7.01.04.)
 - ☐ Stormwater management plans (requirements for stormwater management plans are set forth in Section 7.03.00.)
 - ☒ 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.)
 - ☒ Tree Protection Plan (Section 4.05.09.)
 - ☒ Landscape Plan (Section 4.05.00.)
 - ☒ Lighting Plan (Section 3.05.00.), Section 7.01.04.B)
 - ☐ Signage Plan (Section 5.03.00.)
 - ☒ 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*

Brandon

Devlin

Today's Date*

Upload Supporting Documentation*

8/3/2023

1852 Sadler Road Aerial Location Map.pdf

Upload 2

Upload 3

1852 Sadler Road FEMA FIRMETTE.pdf

1852 Sadler Road Recorded Special Warranty Deed.PDF

Upload 4

Upload 5

1852 Sadler Road Civil Site Plan Submission Plans.pdf

1852 Sadler Road Site Assessment Report Addendum Environmental.pdf

Upload 6

Upload 7

1852 Sadler Road TripGeneration.pdf

Choose File

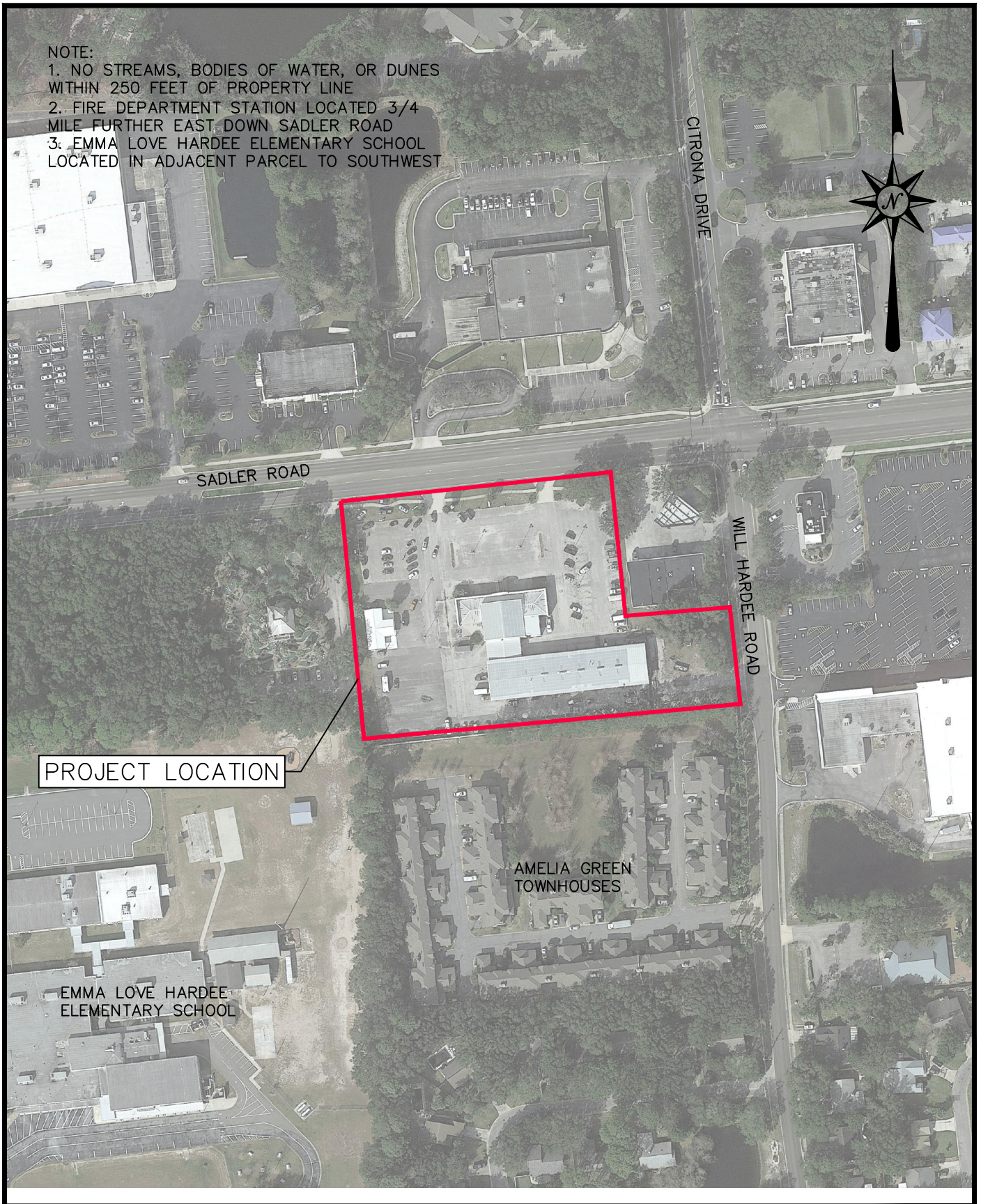
No file chosen

City of FB logo NEW

Reflex

NOTE:

1. NO STREAMS, BODIES OF WATER, OR DUNES WITHIN 250 FEET OF PROPERTY LINE
2. FIRE DEPARTMENT STATION LOCATED 3/4 MILE FURTHER EAST DOWN SADLER ROAD
3. EMMA LOVE HARDEE ELEMENTARY SCHOOL LOCATED IN ADJACENT PARCEL TO SOUTHWEST



ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

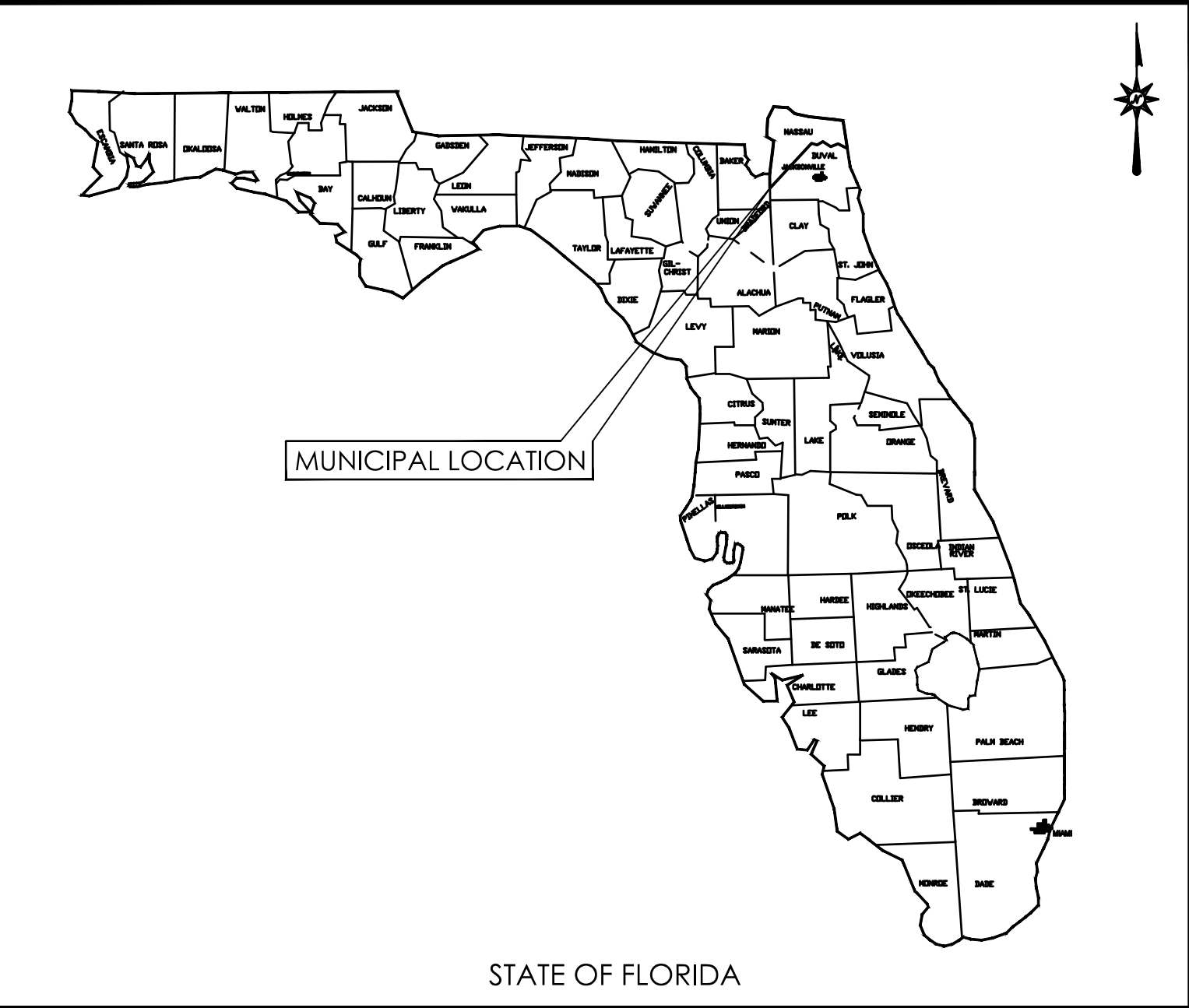
PROPOSED DEVELOPMENT

1852 SADLER ROAD
FERNANDINA BEACH, FL 32034

Designed
Drawn
Checked
Scale
Project No.
Date

BJD
BJD
JAB
1"=200'
230065201
7/20/2023

FIGURE 2
AERIAL LOCATION MAP



LOCATION MAP
N.T.S.

SITE DEVELOPMENT PLANS FOR SADLER LODGING DEVELOPMENT

1852 SADLER ROAD
FERNANDINA BEACH, FLORIDA 32034



VICINITY MAP
SCALE: N.T.S.

ENGINEER OF RECORD:
MICHELLE CARLSON, PE
EMAIL: mcarlson@blcompanies.com
TEL: (704)-565-7076

DESIGNER:
BRANDON DEVLIN, PE
EMAIL: bdevlin@blcompanies.com
TEL: (704)-851-7101

PREPARED FOR:

SADLER ROAD PARTNERS, LLC
5047 FIRST COAST HIGHWAY
FERNANDINA BEACH, FL 32034

CONTENTS

CV-1	COVER SHEET
C-361-TOPO	MANZIE & DRAKE SURVEY
EC-1	EROSION CONTROL / TREE PROTECTION PLAN
SP-1	SITE PLAN
GD-1	GRADING AND DRAINAGE PLAN
SU-1	SITE UTILITIES PLAN
LL-1	LANDSCAPE PLAN
LP-1	LIGHTING PLAN
LP-2	LIGHTING PLAN

PREPARED BY:



4700 MILLENIA BLVD CENTER, SUITE 500
ORLANDO, FL 32839
(704) 565-7070

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION



OWNER:
SADLER ROAD PARTNERS, LLC
5047 FIRST COAST HIGHWAY
FERNANDINA BEACH, FL 32034
(404) 664-1766

SUBCONSULTANTS:

DATES

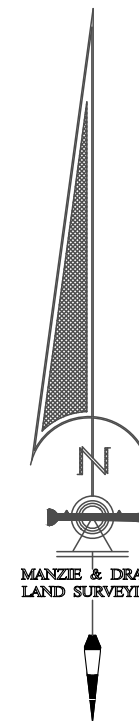
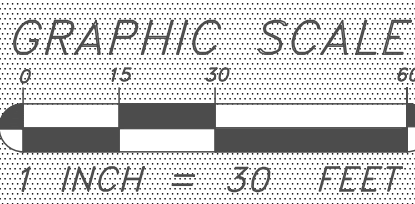
ISSUE DATE: AUGUST 3, 2023

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING IN AND BEING PART OF GOVERNMENT LOT 4 AND GOVERNMENT LOT 5, SECTION 29, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF SUSAN DRIVE, A 60.0 FOOT RIGHT OF WAY AS NOW ESTABLISHED WITH THE SOUTHERLY RIGHT OF WAY LINE OF SADLER ROAD (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 85 DEGREES, 10 MINUTES, 45 SECONDS EAST, BY AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 750.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 85 DEGREES, 10 MINUTES, 45 SECONDS EAST, BY AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 414.86 FEET; THENCE SOUTH 04 DEGREES, 49 MINUTES, 15 SECONDS EAST, A DISTANCE OF 199.91 FEET; THENCE NORTH 85 DEGREES, 07 MINUTES, 50 SECONDS EAST, A DISTANCE OF 150.0 FEET TO THE WESTERLY RIGHT OF WAY LINE OF CITRONA BOULEVARD, A 60.0 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE SOUTH 04 DEGREES, 49 MINUTES, 15 SECONDS EAST, BY AND ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 150.0 FEET; THENCE SOUTH 85 DEGREES, 09 MINUTES, 24 SECONDS WEST, A DISTANCE OF 563.81 FEET; THENCE NORTH 04 DEGREES, 59 MINUTES, 39 SECONDS WEST A DISTANCE OF 350.0 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID SADLER ROAD AND THE POINT OF BEGINNING.

CERTIFIED TO:
SADLER ROAD PARTNERS, LLC



ADDITIONAL TOPOGRAPHIC INFORMATION, INCLUDING ADDITIONAL ELEVATION, UNABLE TO BE CLEARLY SHOWN ON THIS SURVEY CAN BE FOUND WITHIN THE DIGITAL FILE FOR THIS PROJECT.

TREE DISCLAIMER:

O = OAK TREE
PM = PALM TREE
CDY = CEDAR TREE
P = PINE TREE

TREE DISCLAIMER:

NUMBER OF TREES SHOWN ON SURVEY: 171

SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF, HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF APPROXIMATELY 2 TO 3 FEET. CRITICAL TREES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

SURVEY NOTES:

- Unless it bears the original signature and the original raised seal of a Florida licensed Surveyor and Mapper or Validated Digital Signature by a Florida licensed Surveyor and Mapper, this map/report is for informational purposes only and is not valid.
- The "Legal Description" hereon is in accord with the description provided by the client.
- Underground Improvements were not located or shown.
- American Land Title Association Commitment by Fidelity National Title Insurance Company, Order Number 10772835, dated 10/05/2022 at 8:00am was referenced during the preparation of this survey.
- Bearings shown hereon are based on N85°10'45"E for the southerly right-of-way line of Sadler Road. The bearing reference line is indicated as thus (BR).
- The property shown hereon lies within flood zone "X" per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 12089C 0239 G, dated 08/02/2017.
- Elevations shown here on refer to the North American Vertical Datum of 1988. (N.A.V.D. 1988)
- Site Benchmarks are as shown hereon.
- The Reference Benchmark is a nail & disk "Manzie LB 7039" found in the east side of a wood power pole at the intersection of Sadler Road & Citrona Drive. Elevation = 22.03' N.A.V.D. 1988.

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034

(904) 491-5700 www.ManzieAndDrake.com

Certificate of Authorization Number "LB 7039"

"OUR SIGHTS ARE ON THE FUTURE. SET YOUR SITES ON US."

SCALE: 1"=30' JOB NO: 17204 DATE: 07/05/2023 CADD: LP

F.B. NO: X-350 PAGE NO: 77 CREW: JM FILE NO: C-361-TOPO

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MICHAEL A. MANZIE, P.L.S. 4069

SADLER ROAD

(100-FOOT RIGHT-OF-WAY)

SUSAN DRIVE
(60-FOOT RIGHT-OF-WAY)

POINT OF COMMENCEMENT
FOUND NAIL & DISK "MANZIE LB 7039"
FOUND 1/2" IRON PIPE & CAP (CAP ILLIGIBLE)

POINT OF BEGINNING
FOUND 1/2" IRON PIPE & CAP (CAP ILLIGIBLE)

P.I.N. = 29-3N-28-0000-0004-0110
MANZIE & DRAKE SURVEY
FILE NUMBER B-475
PROPERTY ADDRESS: 1550 SADLER ROAD

P.I.N. = 29-3N-28-0000-0004-0110
MANZIE & DRAKE SURVEY
FILE NUMBER B-475
PROPERTY ADDRESS: 1550 SADLER ROAD

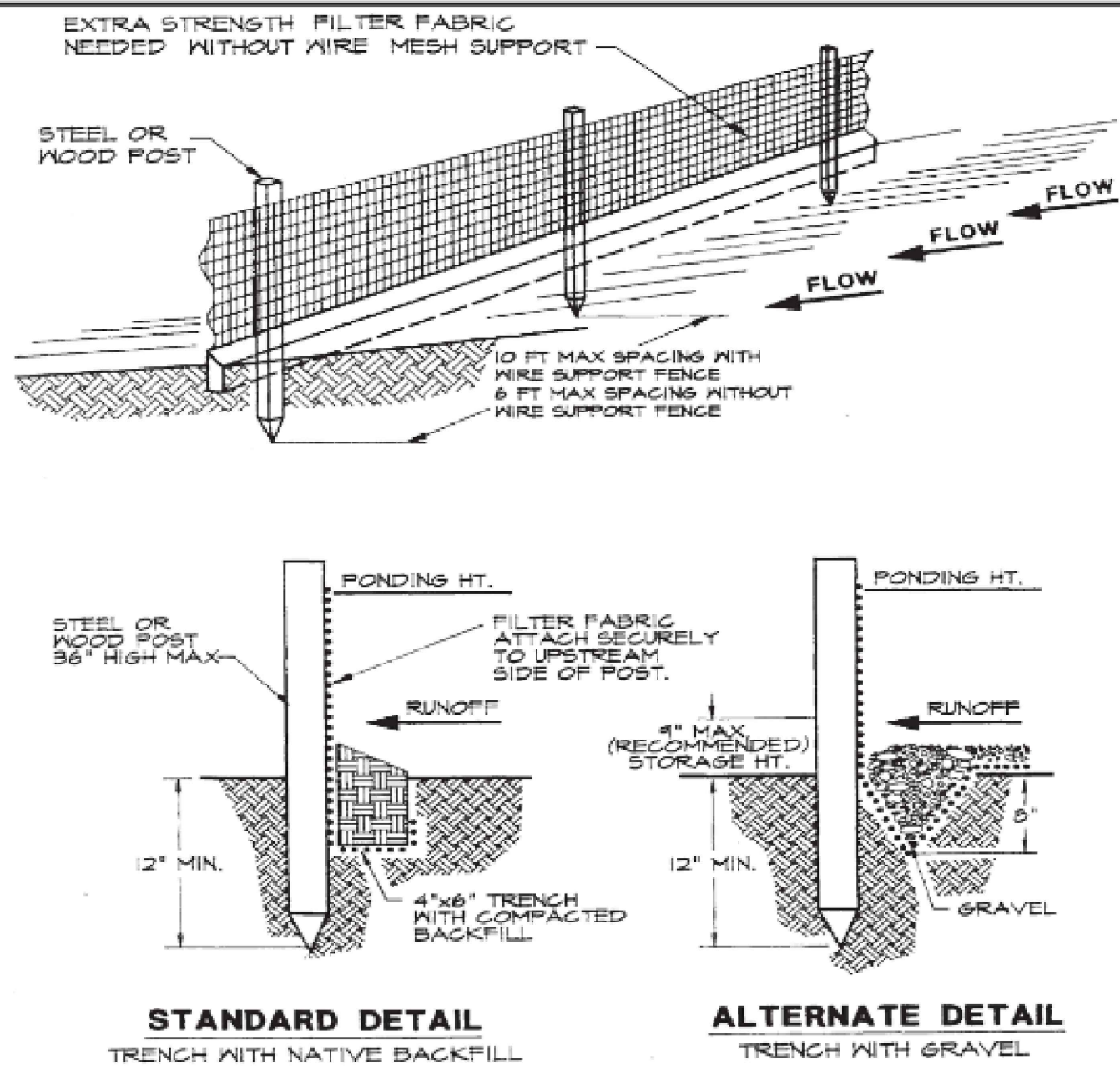
LEGEND		
COMMUNICATIONS PEDESTAL	WOOD FLATWORK	B.R.L. = BUILDING RESTRICTION LINE
CONCRETE FLATWORK	WOOD POWER POLE	CH/L = CHAIN LINK OR WIRE FENCE
ELECTRICITY METER	MONITORING WELL	(BR) = BEARING REFERENCE
FIRE HYDRANT	WATER VALVE	O.R.B. = OFFICIAL RECORDS BOOK
GAS METER	SEWER VALVE	P.I.N. = PARCEL I.D. NUMBER
LIGHT POLE	SIGN	XTFR = TRANSFORMER
COVERED AREA	BACKFLOW PREVENTER	(D) = DEED
SEWER CLEANOUT	BOLLARD	(M) = MEASURED
WATER METER	CENTERLINE	I.D. = IDENTIFICATION
WOOD OR VINYL FENCE	A/C = AIR CONDITIONER	BPL = BLUE PAINT LINE
OPL = ORANGE PAINT LINE	RPL = RED PAINT LINE	TSP = TRAFFIC SIGNAL BOX

AMELIA GREEN, A CONDOMINIUM
O.R.B. 1447, PAGE 28
PROPERTY ADDRESSES:
1944-1994 AMELIA GREEN
2131-2171 HIBISCUS COURT
2132-2155 DAYLILY LANE

AMELIA GREEN, A CONDOMINIUM
O.R.B. 1447, PAGE 28
PROPERTY ADDRESSES:
1944-1994 AMELIA GREEN
2131-2171 HIBISCUS COURT
2132-2155 DAYLILY LANE

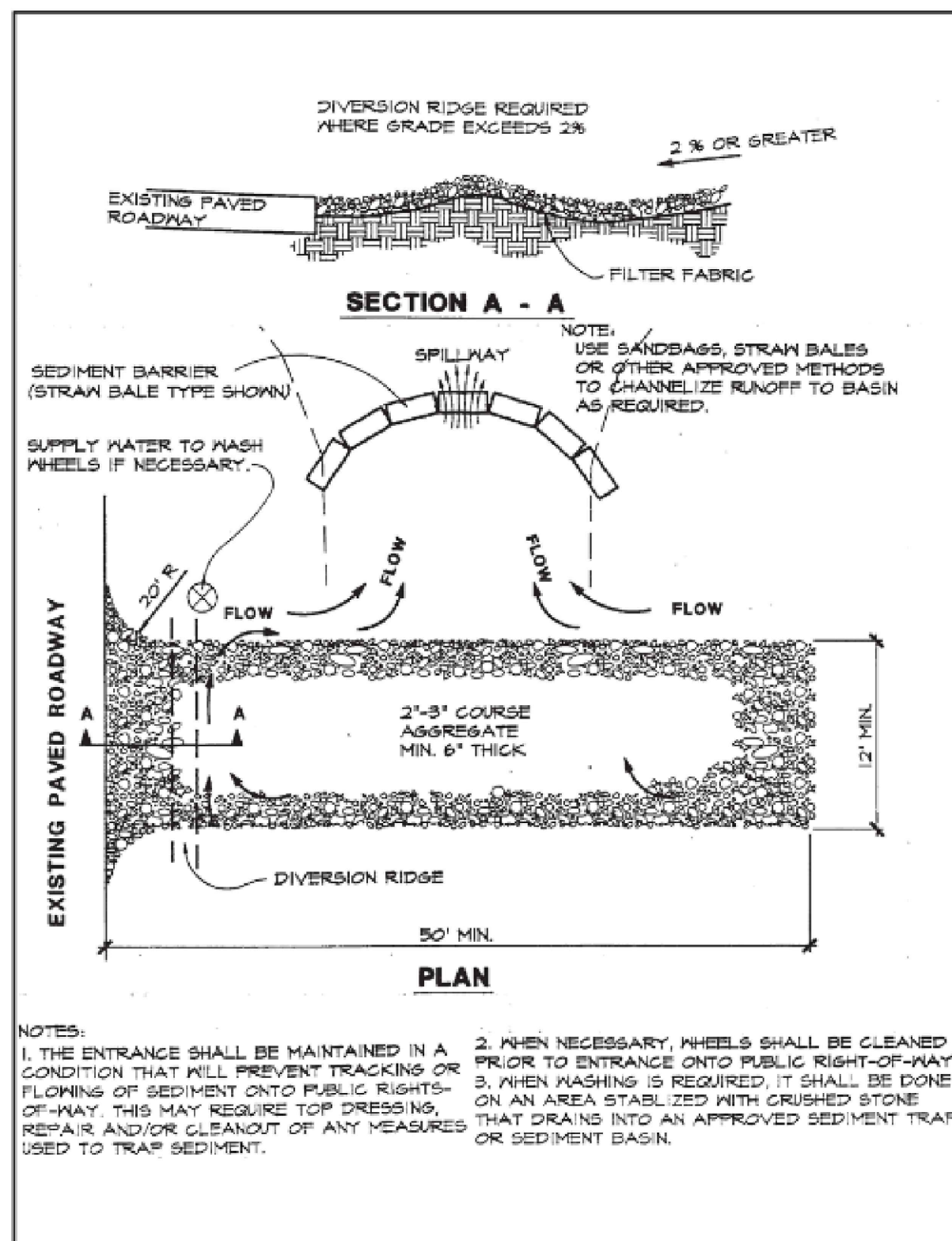
EROSION CONTROL LEGEND:

CONTROL MEASURE	ILLUSTRATION
INLET PROTECTION AT CATCH BASINS	
STONE CHECK DAM	
SILT FENCE	
CONSTRUCTION ENTRANCE	
LIMIT OF CLEARING	
LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE	
EROSION CONTROL BLANKET	
STOCKPILE AREA WITH DOUBLE ROW OF SILT FENCE	



SILT FENCE BARRIER

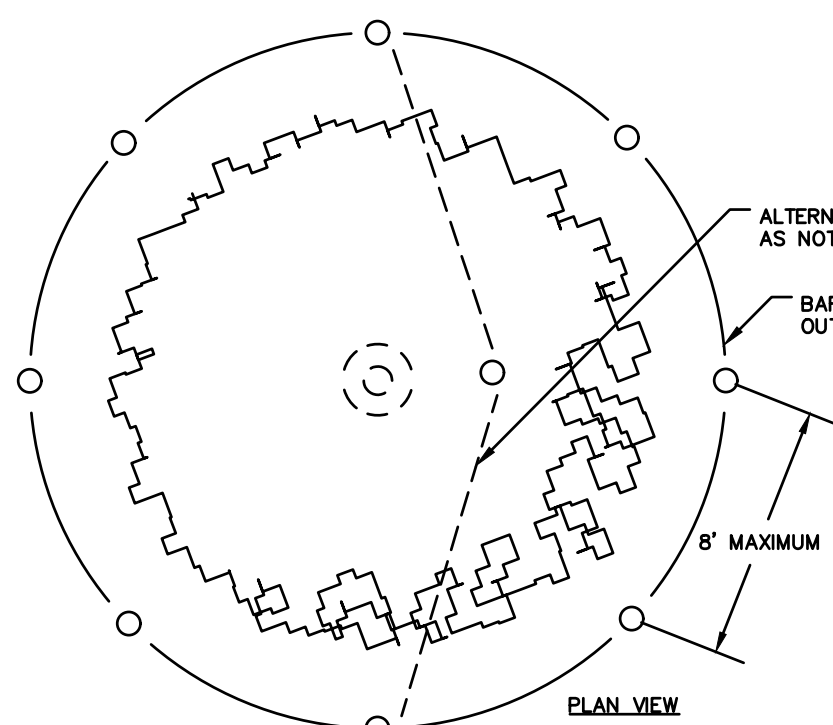
N.T.S.



TYPICAL CONSTRUCTION ENTRANCE

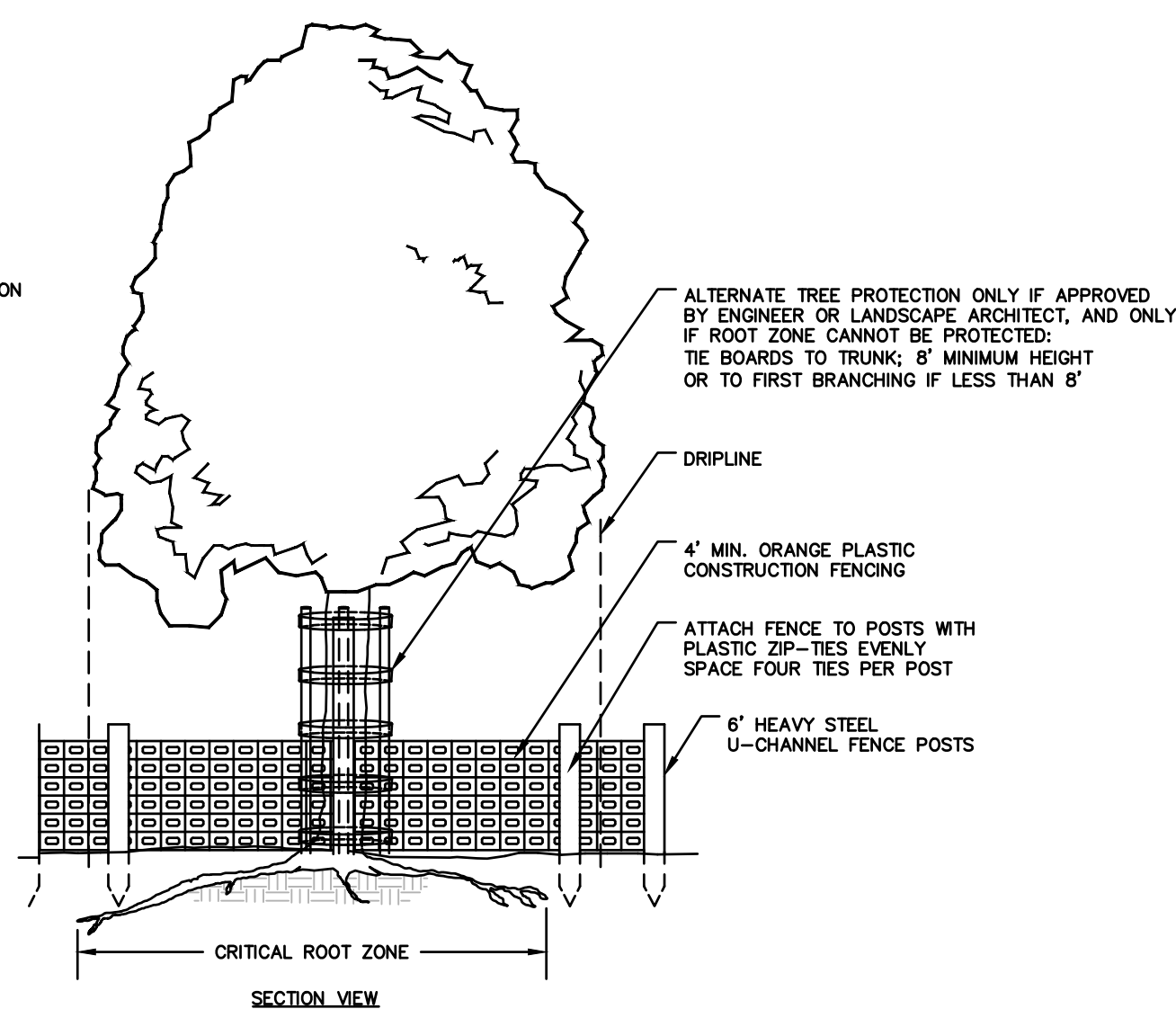
N.T.S.

P.I.N. = 29-3N-28-0000-0004-0110
O.R.B. 38, PAGE 437
EMMA LOVE HARDEE
ELEMENTARY SCHOOL
220 SUSAN DRIVE



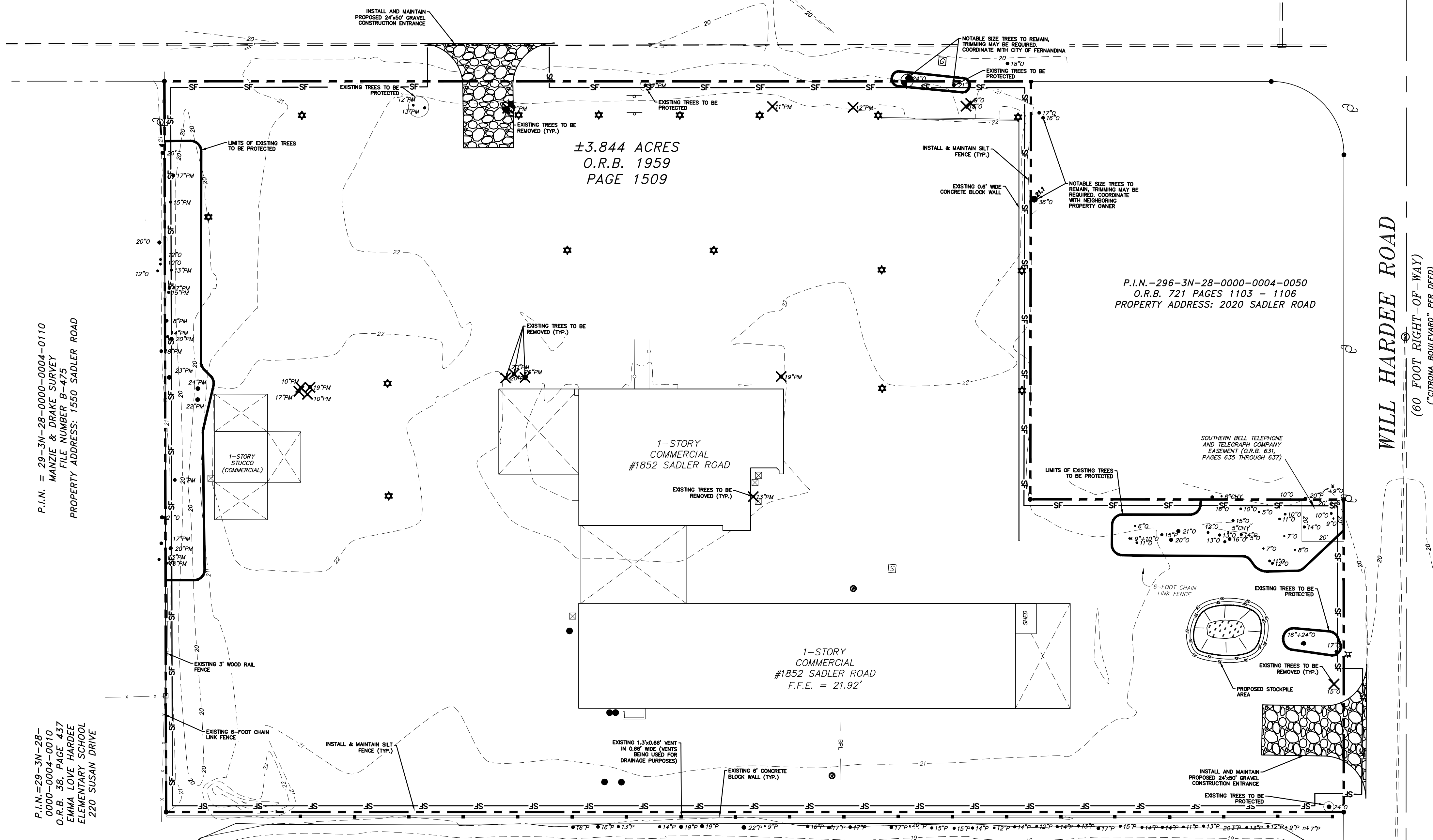
TREE PROTECTION

N.T.S.



SADLER ROAD

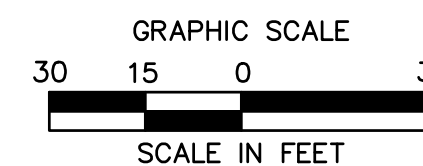
(100-FOOT RIGHT-OF-WAY)



P.I.N. = 29-3N-28-0000-0004-0110
MANZIE & DRAKE SURVEY
FILE NUMBER B-475
PROPERTY ADDRESS: 1550 SADLER ROAD

P.I.N. = 296-3N-28-0000-0004-0050
O.R.B. 721 PAGES 1103 - 1106
PROPERTY ADDRESS: 2020 SADLER ROAD

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ZONING INFORMATION

LOCATION: FERNANDINA BEACH, FL				
ZONE: C-2 (GENERAL COMMERCIAL)				
USE: GROCERY STORE (PERMISSIBLE) AND LODGING (PERMISSIBLE)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	NONE REQUIRED	±167,445 S.F. (±3.844 AC.)	NO
2	MINIMUM LOT WIDTH	50 FEET	±150 FEET	NO
3	MINIMUM LOT FRONTAGE	NONE REQUIRED	±564 FEET	NO
4	MINIMUM FRONT SETBACK	NONE REQUIRED	13 FEET	NO
5	MINIMUM SIDE SETBACK	NONE REQUIRED	33 FEET	NO
6	MINIMUM REAR SETBACK	NONE REQUIRED	29 FEET	NO
7	MAXIMUM BUILDING HEIGHT	45 FEET	<45 FEET	NO
8	MAXIMUM FLOOR AREA RATIO	1.50 FAR	0.41 FAR	NO
9	MAXIMUM IMPERVIOUS COVERAGE	60 PERCENT	59.8 PERCENT	NO

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	150,000 S.F.	±68,470 S.F.	NO
2	PARKING REQUIRED	OUTPARCEL BUILDING: 1 SPACE PER EVERY 300 S.F. OF GROSS FLOOR AREA (14,020 S.F. / 300=47 SPACES) LODGING WITHOUT RESTAURANT: 1 SPACE PER SLEEPING ROOM (60 ROOMS = 60 SPACES) TOTAL REQUIRED = 107	107 SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	5 SPACES	10 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM AISLE WIDTH	22 FEET – 2-WAY 12 FEET – 1-WAY	24 FEET – 2-WAY	NO
6	MINIMUM FRONT SETBACK	10 FEET	13 FEET	NO
7	MINIMUM SIDE SETBACK	10 FEET	10 FEET	NO
8	MINIMUM REAR SETBACK	10 FEET	10	NO
9	MINIMUM LOT LANDSCAPING	20 PERCENT	>20 PERCENT	NO
10	MINIMUM INTERIOR LANDSCAPING	10 PERCENT AND NO MORE THAN 10 CONTIGUOUS SPACES WITHOUT A LANDSCAPED ISLAND	±11 PERCENT	NO

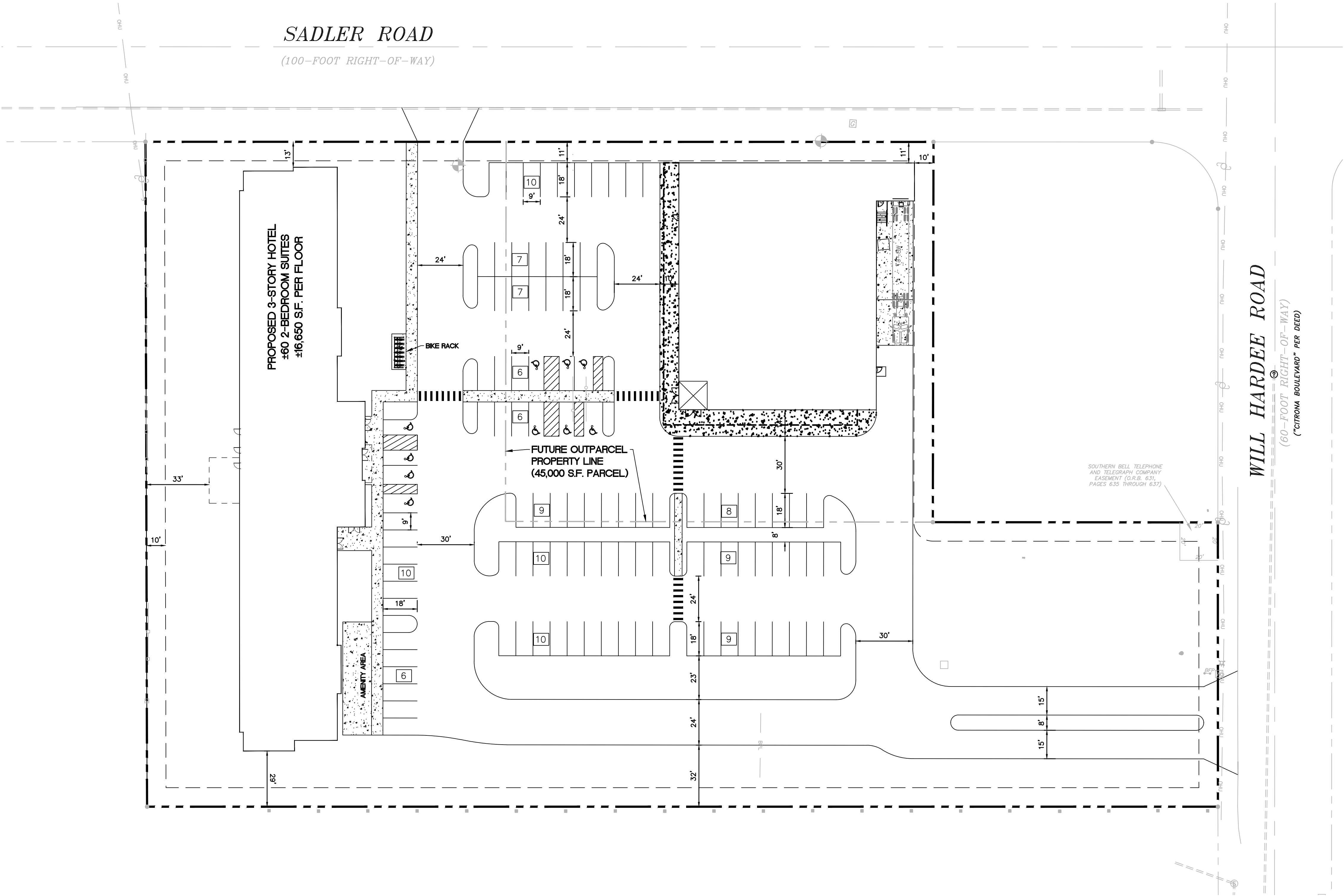
NOTE:
DESIGN SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE

LEGAL DESCRIPTION

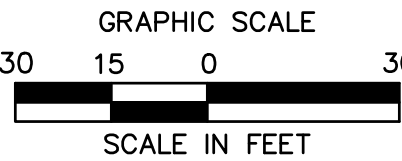
THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING IN AND BEING PART OF GOVERNMENT LOT 4 AND GOVERNMENT LOT 5, SECTION 29, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF SUSAN DRIVE, A 60.0 FOOT RIGHT OF WAY AS NOW ESTABLISHED WITH THE SOUTHERLY RIGHT OF WAY LINE OF SADLER ROAD (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 85 DEGREES, 10 MINUTES, 45 SECONDS EAST, BY AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 750.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 85 DEGREES, 10 MINUTES, 45 SECONDS EAST, BY AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 414.86 FEET; THENCE SOUTH 04 DEGREES, 49 MINUTES, 15 SECONDS EAST, A DISTANCE OF 199.91 FEET; THENCE NORTH 85 DEGREES, 07 MINUTES, 50 SECONDS EAST, A DISTANCE OF 150.0 FEET TO THE WESTERLY RIGHT OF WAY LINE OF CITRONA BOULEVARD, A 60.0 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE SOUTH 04 DEGREES, 49 MINUTES, 15 SECONDS EAST, BY AND ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 150.0 FEET; THENCE SOUTH 85 DEGREES, 09 MINUTES, 24 SECONDS WEST, A DISTANCE OF 563.81 FEET; THENCE NORTH 04 DEGREES, 59 MINUTES, 39 SECONDS WEST A DISTANCE OF 350.0 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID SADLER ROAD AND THE POINT OF BEGINNING.

CERTIFIED TO:
SADLER ROAD PARTNERS, LLC



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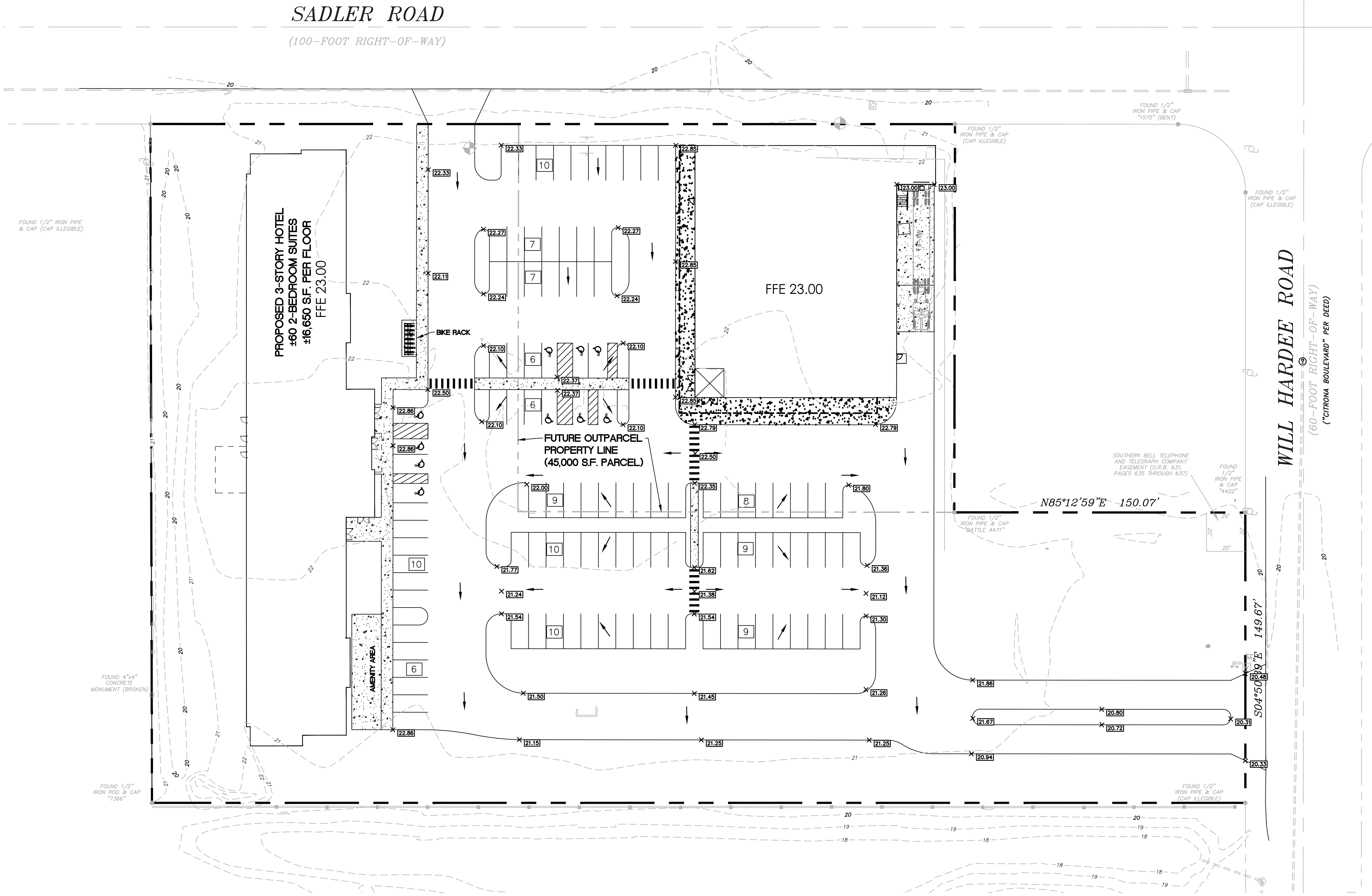


GRADING AND DRAINAGE LEGEND

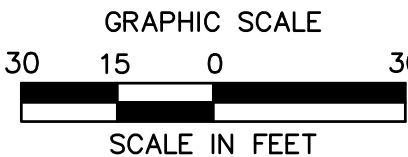
PROPERTY LINE	---
LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE	---
STORM LINE	---
CATCH BASIN	■
STORM MANHOLE	●
FLARED END	▽
END WALL OR HEADWALL	└┐
OUTLET CONTROL STRUCTURE	⊙
HYDRODYNAMIC SEPARATOR	⊙
PROPOSED CONTOUR LINE	---[228]---
PROPOSED SPOT GRADE	x [100.00]
ABBREVIATIONS	
- TC=TOP OF CURB	[TC=100.00]
- BC=BOTTOM OF CURB	x [BC=99.50]
- TW=TOP OF WALL	[TW=108.00]
- BW=BOTTOM OF WALL	x [BW=100.00]
PROPOSED SURFACE SLOPE	2%
ELECTRIC LINE	---
ELECTRIC AND TELECOMMUNICATIONS LINES	---
GAS LINE	---
WATER LINE	---
SANITARY SEWER LINE	---
SANITARY SEWER FORCE MAIN	---
OVERHEAD LINE	---
TRANSFORMER	⊕
HYDRANT	⊕
UTILITY POLE	⊕
SANITARY/STORM MANHOLE	⊕
SANITARY/STORM CLEANOUT	⊕
WATER VALVE	⊕
GATE VALVE	⊕
THRUST BLOCK	⊕
GREASE TRAP	⊕

NOTE:
FFE / GRADING / DESIGN SHOWN IS
CONCEPTUAL AND SUBJECT TO CHANGE

NOTE:
PROPOSED DRAINAGE INTENDED TO MIMIC EXISTING CONDITIONS AND
SHEETFLOW SOUTH INTO AMELIA GREEN DRY POND UPON ESTABLISHMENT OF
STORMWATER EASEMENT. DRAINAGE FACILITIES WILL BE DESIGNED WITHIN
1852 SADLER ROAD PROPERTY SHOULD STORMWATER EASEMENT BE
UNSUCCESSFUL.



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SITE UTILITIES LEGEND

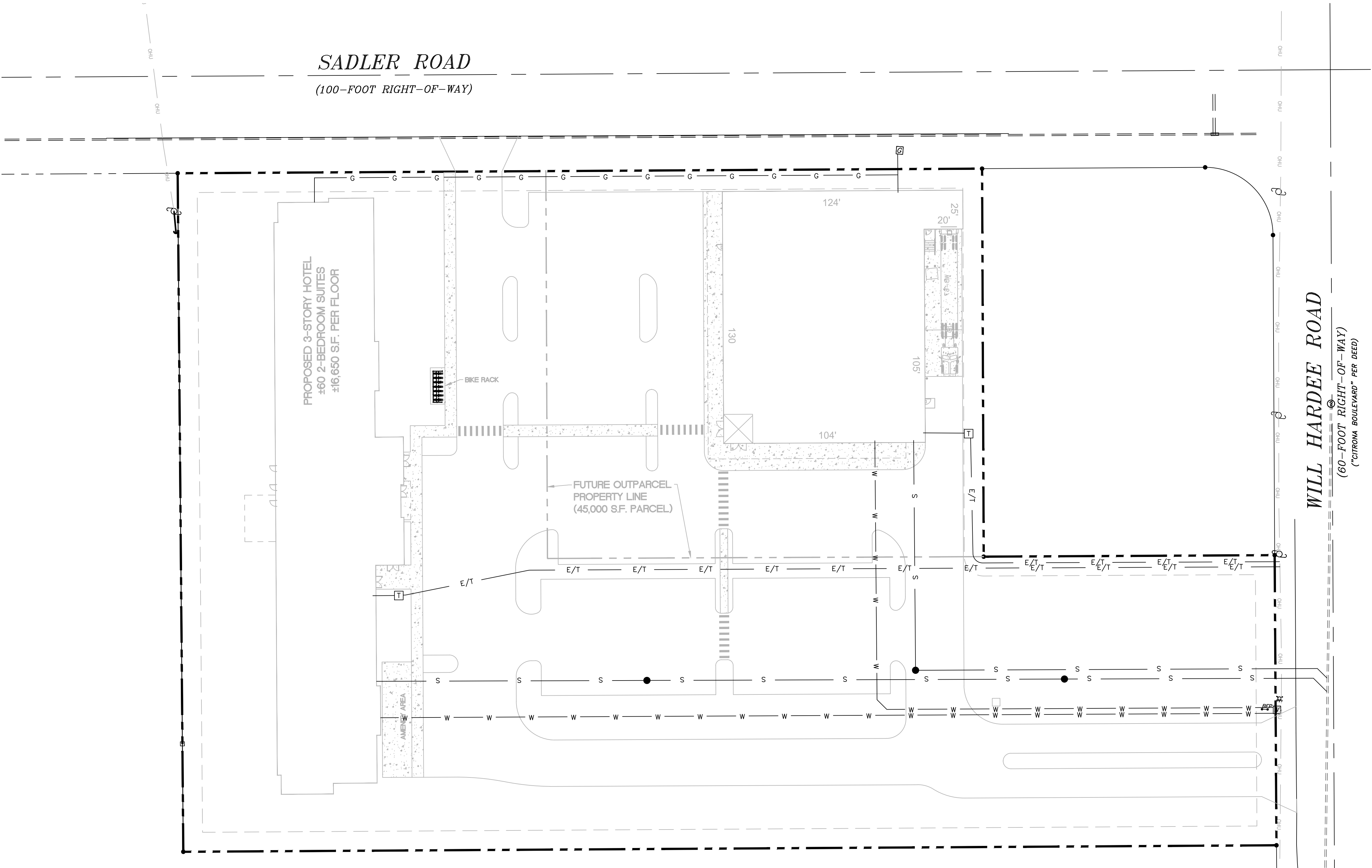
PROPERTY LINE	---
LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE	---
ELECTRIC LINE	---
ELECTRIC AND TELECOMMUNICATIONS LINES	---
GAS LINE	---
WATER LINE	---
SANITARY SEWER LINE	---
SANITARY SEWER FORCE MAIN	---
OVERHEAD LINE	---
TRANSFORMER	---
HYDRANT	---
UTILITY POLE	---
SANITARY MANHOLE	---
SANITARY CLEANOUT	---
WATER VALVE	---
GATE VALVE	---
THRUST BLOCK	---
GREASE TRAP	---
OUTLET CONTROL STRUCTURE	---
HYDRODYNAMIC SEPARATOR	---
STORM LINE	---
CATCH BASIN	---
STORM MANHOLE	---
FLARED END	---
END WALL OR HEADWALL	---
PROPOSED CONTOUR LINE	---
PROPOSED SPOT GRADE	---
ABBREVIATIONS	---
- TC=TOP OF CURB	---
- BC=BOTTOM OF CURB	---
- TW=TOP OF WALL	---
- BW=BOTTOM OF WALL	---
PROPOSED SURFACE SLOPE	---

NOTES

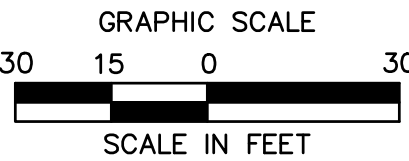
CONTRACTOR SHALL CONFIRM LOCATION, SIZE, CONDITION AND ELEVATION OF ALL UTILITY LATERAL STUBS, WATER MAINS, GAS MAINS AND ELECTRICAL SERVICES PRIOR TO CONSTRUCTION.

NOTE:

- DESIGN SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE
- UTILITY EASEMENTS NECESSARY FOR OUTPARCEL SERVICE CONNECTIONS NOT SHOWN ON THIS PLAN



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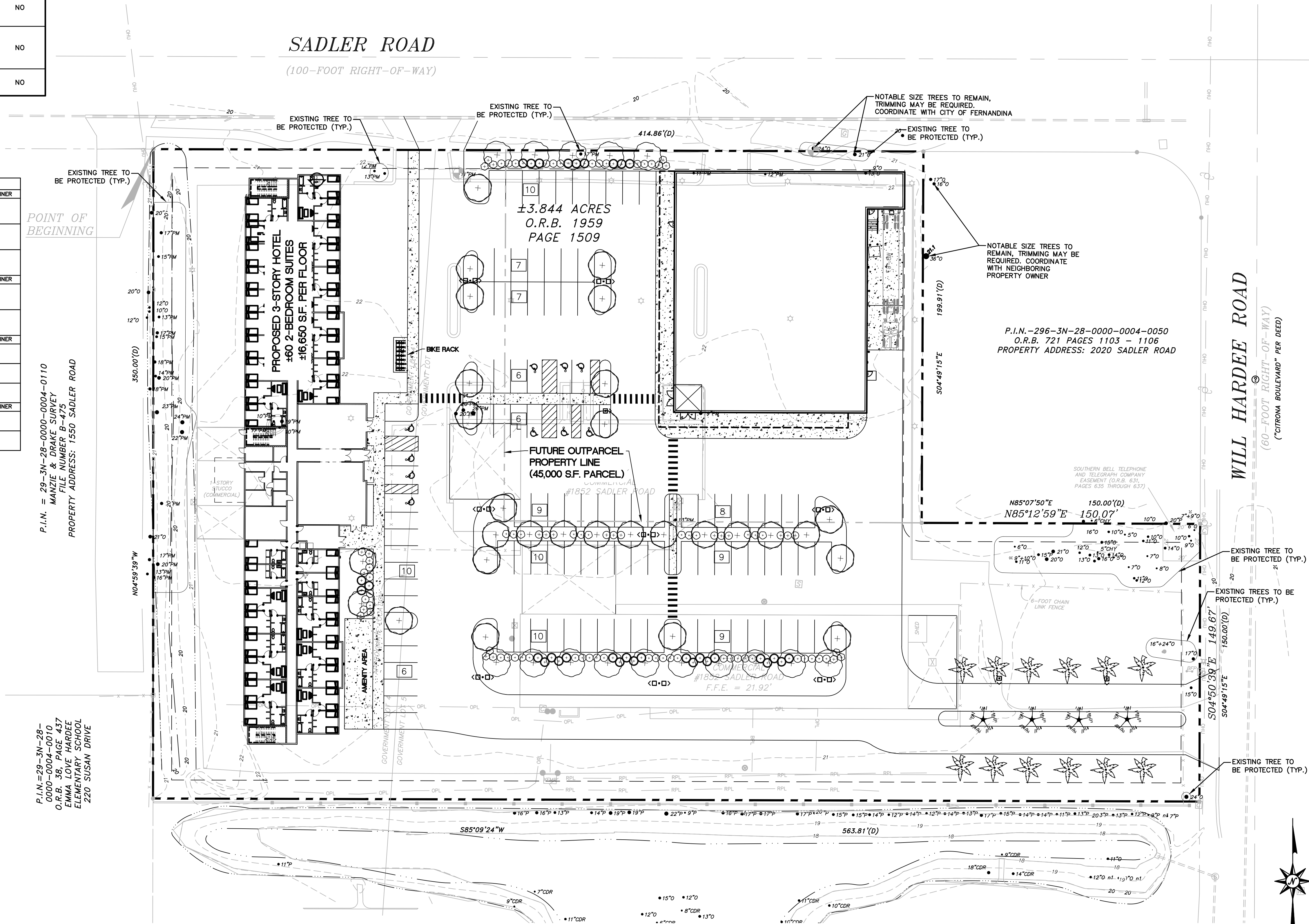
LOCATION: FERNANDINA BEACH, FL				
ZONE: C-2 (GENERAL COMMERCIAL)				
USE: GROCERY STORE (PERMISSIBLE) AND LODGING (PERMISSIBLE)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LANDSCAPED AREA <u>SEC 4.05.06.A</u>	AT LEAST 20% OF THE TOTAL GROSS LAND AREA OF A DEVELOPED SITE SHALL BE LANDSCAPED	>20% OF LANDSCAPED AREA PROPOSED	NO
2	MINIMUM TREE PLANTING <u>SEC 4.05.06.B</u>	NONRESIDENTIAL DEVELOPMENT SHALL PROVIDE 1 SHADE TREE FOR EACH 1,500 S.F. OR GROSS SITE AREA, OR FRACTION THEREOF. 167,334 S.F. / 1,500 = 112 SHADE TREE REQUIRED	SEE PROPOSED TREE COUNT TABLE	NO
3	PARKING LOT LANDSCAPING <u>SEC 4.05.07.C.6</u>	TREES WITHIN THE PERIMETER LANDSCAPED AREA SHALL BE DETERMINED USING A RATIO OF 1 TREE FOR EACH 20 LINEAR FEET OF REQUIRED LANDSCAPE PERIMETER AREA. NO LESS THAN 75% OF SAID TREES BEING SHADE TREES. 307 L.F. / 20 = 16 SHADE TREES REQUIRED	17 SHADE TREES PROPOSED ALONG PARKING LOT PERIMETER AT 20' O.C.	NO
4	INTERIOR PARKING LOT LANDSCAPING <u>SEC 4.05.07.D.1</u>	PLANTING AREAS WITHIN PARKING LOTS AND VEHICULAR USE AREAS SHALL EQUAL NOT LESS THAN 10% OF THE GROSS AREA DEVOTED TO VEHICULAR USE	>10% IS LANDSCAPED	NO
5	INTERIOR PARKING LOT LANDSCAPING <u>SEC 4.05.07.D.2.b.</u>	MINIMUM OF TWO, 3" CALIPER SHADE TREES TOGETHER WITH OTHER LANDSCAPE MATERIAL SHALL BE PLANTED WITHIN EACH REQUIRED PLANTING AREA. SPACING SHALL BE NO CLOSER THAN 15 FT, AND NO GREATER THAN 18 FT O.C.	28 SHADE TREES PROPOSED IN INTERIOR PARKING ISLANDS	NO
6	FREESTANDING SIGN LANDSCAPING <u>SEC 4.05.08</u>	ALL MONUMENT SIGNS SHALL HAVE SHRUBBERY OR FLOWERS PLANTED AROUND THE PERIMETER OF THE SIGN	COMPLIES	NO

SITE TREE CALCULATION TABLE			
	SHADE TREE	PALM TREE	TOTAL
EXISTING TREES	36	29	65
REMOVED TREES	(3)	(12)	(15)
PROPOSED TREES	49	16	65
POST CONSTRUCTION TREES	82	33	115
NET GAIN	+46	+4	+50

PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	AR	17	ACER RUBRUM "ARMSTRONG"	ARMSTRONG RED MAPLE	3" CAL.	B&B
	CC	12	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3" CAL.	B&B
	LI	15	LAGERSTROEMIA INDICA	GRAPE MYRTLE	1.5-2" CAL.	B&B
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	LC	12	UVISTONA CARINENSIS	CHINESE FAN PALM	2-2.5" CAL.	B&B
	SP	4	SABAL PALMETTO	CABBAGE PALMETTO	2-2.5" CAL.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	CA	12	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY	3 GAL.	CONT.
	IG	43	ILEX GLABRA "SHAMROCK"	SHAMROCK INKBERY HOLLY	3 GAL.	CONT.
	IV	12	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	3 GAL.	CONT.
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	CAK	32	CALAMAGROSTIS X ACUTIFLORA "KARL FOERSTER"	KARL FOERSTER FEATHER REED GRASS	3 GAL.	CONT.
	MC	18	MUHLLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL.	CONT.

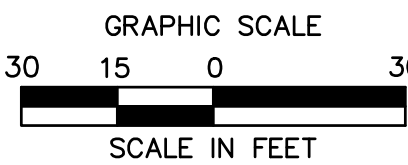
NOTES:

- 1) ALL SUBSTITUTIONS MUST RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
- 2) PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLAN DRAWINGS; THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE LARGER QUANTITY SHALL APPLY.
- 3) IF THERE IS A DISCREPANCY BETWEEN BOTANICAL AND COMMON NAME, BOTANICAL NAME PREVAILS.



SEE SHEET LL-2 FOR
LANDSCAPE NOTES AND DETAILS

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1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL REQUIREMENTS OF ANY LOCAL APPLICABLE CODES OR ORDINANCES, PUBLIC UTILITY COMPANY REGULATIONS, STATE CODE, AND NATIONAL ELECTRICAL CODE WITH INTERIM AMENDMENTS THERETO.
2. ALL MATERIALS SHALL CONFORM TO THE LATEST ISSUE OF ALL APPLICABLE STANDARDS AS ESTABLISHED BY EEL, NEMA, ASTM, IPCEA, NATIONAL BOARD OF FIRE UNDERWRITERS, AND UNDERWRITERS LABORATORIES, INC.
3. THE CONTRACTOR SHALL TEST THE LIGHTING AFTER INSTALLATION WITH THE DEVELOPER/OWNER, AND PROVIDE TO DEVELOPER/OWNER WARRANTY AND MAINTENANCE INFORMATION. THE CONTRACTOR SHALL MAKE ADJUSTMENTS AND/OR MODIFICATIONS AS REQUIRED BY THE DEVELOPER/OWNER TO OBTAIN EVEN LIGHT DISTRIBUTION.
4. CONTRACTOR SHALL LEAVE ENTIRE ELECTRICAL SYSTEM INSTALLED BY THE CONTRACTOR IN PROPER WORKING CONDITION AND REPLACE WITHOUT ADDITIONAL CHARGE ALL WORK OR MATERIALS WHICH MAY DEVELOP DEFECTS WITHIN A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE BY THE OWNER.
5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, BASES AND CONDUITS TO SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO DELIVERY OF MATERIAL TO SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW. IF ALTERNATIVE LIGHTING IS PROPOSED SUBMIT A PHOTOMETRIC FOOT-CANDLE LAYOUT ALONG WITH ANNUAL MAINTENANCE REQUIREMENTS AND ANTICIPATED COSTS.
6. LIGHTS ARE DESIGNED TO PROVIDE EVEN LEVELS OF ILLUMINATION AND AVOID GLARE ONTO NEIGHBORING PROPERTIES. FINAL DESIGN MAY VARY PENDING MANUFACTURER'S RECOMMENDATIONS.
7. ALL LIGHTING CONTROLS, PANELS, CIRCUIT BREAKERS ETC. ARE TO BE PROVIDED UNDER A SEPARATE CONTRACT BY BUILDING CONTRACTOR. CAREFUL COORDINATION IS REQUIRED BETWEEN SITE CONTRACTOR AND BUILDING CONTRACTOR TO PROVIDE A COMPLETE INSTALLATION FOR SITE LIGHTING.
8. THE CONTRACTOR WILL PROVIDE AND INSTALL ALL MATERIAL NECESSARY TO COMPLETE THE SITE LIGHTING SYSTEM INCLUDING BUT NOT LIMITED TO CONDUIT, BASES, ANCHOR BOLTS, POLES, SITE LIGHTS AND LAMPS. THE CONTRACTOR WILL COORDINATE WIRING AND POWERING OF LIGHTS WITH OWNER, ARCHITECT, AND BUILDING CONTRACTOR IF DIFFERENT FROM THE SITE CONTRACTOR.
9. ALL LIGHTS TO BE AS LISTED IN SCHEDULE OR APPROVED EQUIVALENT. LIGHTS SHALL BE MOUNTED ON SQUARE STRAIGHT STEEL POLES ATOP 3' HIGH CONCRETE BASES THAT ARE SET 2' (CLEAR) BEHIND CURBS UNLESS OTHERWISE INDICATED ON CONTRACT DRAWINGS. ILLUMINATION ANALYSIS MODELED USING LIGHTING FIXTURES LISTED IN SCHEDULE.
10. LIGHT POLES AND BRACKETS TO BE AS SHOWN ON DETAILS OR APPROVED EQUIVALENT.
11. WIRE AND CABLE SHALL BE COPPER AND CONFORM TO THE FOLLOWING NEC TYPE THHN/THWN SOLID FOR NO. 12 AND NO. 10. NEC TYPE THHN/THWN STRANDED FOR NO. 8 AND LARGER. RIGID STEEL CONDUIT SHALL BE GALVANIZED. FITTINGS SHALL BE CAST FERROUS MATERIAL WITH A CADMIUM OR ZINC PLATED FINISH.
12. ALL EQUIPMENT SHALL BE GROUNDED AND BONDED IN ACCORDANCE TO NEC.



Bentley
Engineering
Environmental
Land Surveying

500 Millenia Blvd Center, Suite 500
Orlando, FL 32839
Phone: (704) 565-7070

SADLER ROAD PARTNERS, LLC
1852 SADLER ROAD
FERNANDINA BEACH, NASSAU COUNTY, FLORIDA

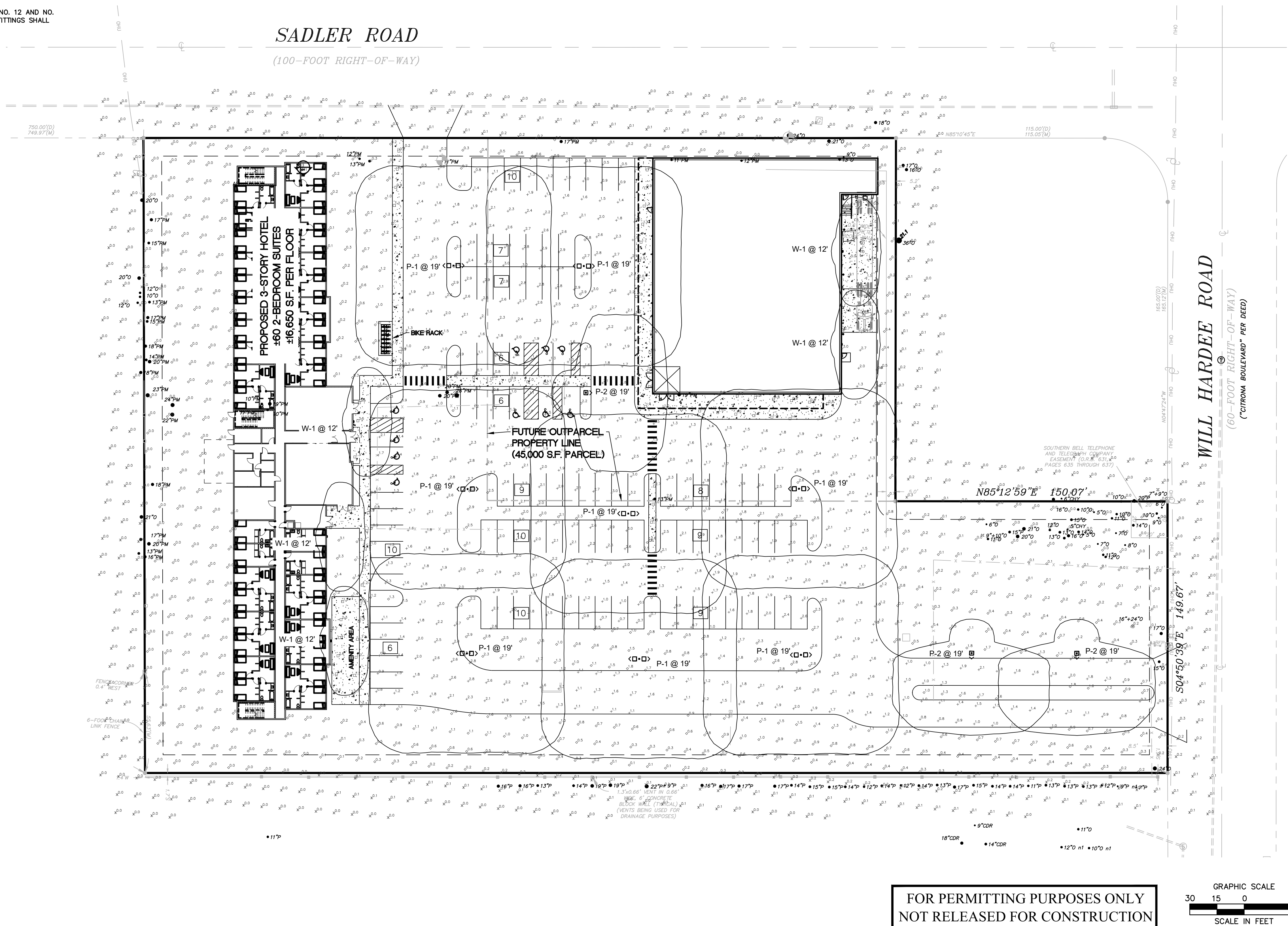
REVISONS	Desc.	
	No.	Date
Designed		T.M.R
Drawn		T.M.R
Reviewed		
Scale		1"=30'
Project No.		2300652-01
Date		08/03/23
CAD File: LP2300652-01		

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FIGHTING PLAN

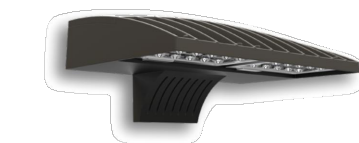
Sheet No.

P-1



Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	P-1	7	Lithonia Lighting	DSX1 LED P2 40K 70CRI T5M	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Type 5 Medium	1	10195	0.9	135.58
	P-2	3	Lithonia Lighting	DSX1 LED P1 40K 70CRI T4M	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 4 Medium	1	7707	0.9	50.9
	W-1	5	Lithonia Lighting	DSXW1 LED 10C 700 40K T2S MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2S OPTIC, 4000K, 700mA.	1	2816	0.9	26.2

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Landscape	◇	0.5 fc	3.1 fc	0.0 fc	N/A	N/A
Parking	+	1.8 fc	3.2 fc	0.2 fc	16.0:1	9.0:1
Sidewalk	□	1.4 fc	3.5 fc	0.1 fc	35.0:1	13.6:1
Spill	✕	0.0 fc	0.4 fc	0.0 fc	N/A	N/A



D-Series Size 1 LED Wall Luminaire



d®series

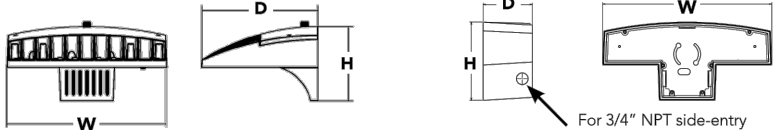
Specifications Luminaire

Width: 13-3/4" (34.9 cm)
Depth: 1" (25.4 mm)
Height: 6-3/8" (16.2 cm)

Weight: 12 lbs (5.4 kg)
BBW Weight: 5 lbs (2.3 kg)
ELCW Weight: 10 lbs (4.5 kg)

Back Box (BBW, ELCW)

Width: 13-3/4" (34.9 cm)
Depth: 4" (102.4 mm)
Height: 6-3/8" (16.2 cm)



For 3/4" NPT side-entry conduit (BBW only)

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Series	LEDs	Drive Current	Color Temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) ¹	350 330 mA 550 510 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMPC Amber phosphor converted	T2S Type II Short T3S Type III Short T3M Type III Medium T4M Type IV Medium TTM Forward Throw Medium	MVOLT ² 120 ³ 208 ⁴ 277 ⁵ 347 ^{6,7} 480 ^{8,9}	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) PIRBI 180° motion/ambient light sensor, <15° mag ht. ^{10,11} PIRHCIV Motion/ambient sensor, 9-15° mounting height, ambient sensor enabled at 16" ¹² PIRHCIVV Motion/ambient sensor, 15-30° mounting height, ambient sensor enabled at 16" ¹² ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant ¹³	Shipped installed PE Photocentric cell, button type ⁴ DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15° mag ht. ^{10,11} PIRBI 180° motion/ambient light sensor, 15-30° mag ht. ^{10,11} PIRHCIV Motion/ambient sensor, 9-15° mounting height, ambient sensor enabled at 16" ¹² PIRHCIVV Motion/ambient sensor, 15-30° mounting height, ambient sensor enabled at 16" ¹² ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant ¹³

Other Options	Finish required
Shipped installed SF Single fuse (120, 277 or 347V) ^{1,10} DF Double fuse (208, 240 or 480V) ^{1,10} HS House-side shield ¹¹ SPD Separate surge protection ¹²	Shipped separately¹ BSW Bird deterrent spikes VG Vandal guard DDL Diffused drop lens DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DBLXD Textured dark bronze DBLXD Textured black DNATXD Textured natural aluminum

Accessories	NOTES
DSXW1S House-side shield (one per light engine) DSXW1W Bird-deterrent spikes DSXW1VS Vandal guard accessory	1 20C/1000 is not available with PIR, PIRBI, PIRHCIV or PIRHCIVV. 2 MOCET driver operates on any line voltage from 120-277V (DSXW1 only). 3 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option. 4 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRBI. 5 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory. 6 Photocentric (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRBI). 7 Reference Motion Sensor table on page 5. 8 Cold weather (20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode ES file located on product page at www.lithonia.com . 9 Not available with SPD. 10 Not available with ELCW. 11 Also available as a separate accessory; see Accessories information. 12 Not available with ELCW.



One Lithonia Way • Cumers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSXW1-LED
Rev. 3/05/20



D-Series Size 1 LED Area Luminaire



d®series

Specifications

EPA: 0.69 ft² (80.6 in²)

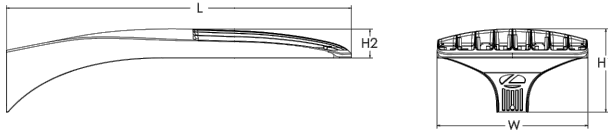
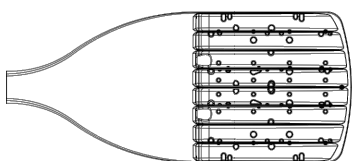
Length: 32.71" (83.1 cm)

Width: 14.26" (36.2 cm)

Height H1: 7.88" (20.0 cm)

Height H2: 2.73" (6.9 cm)

Weight: 34 lbs (15.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

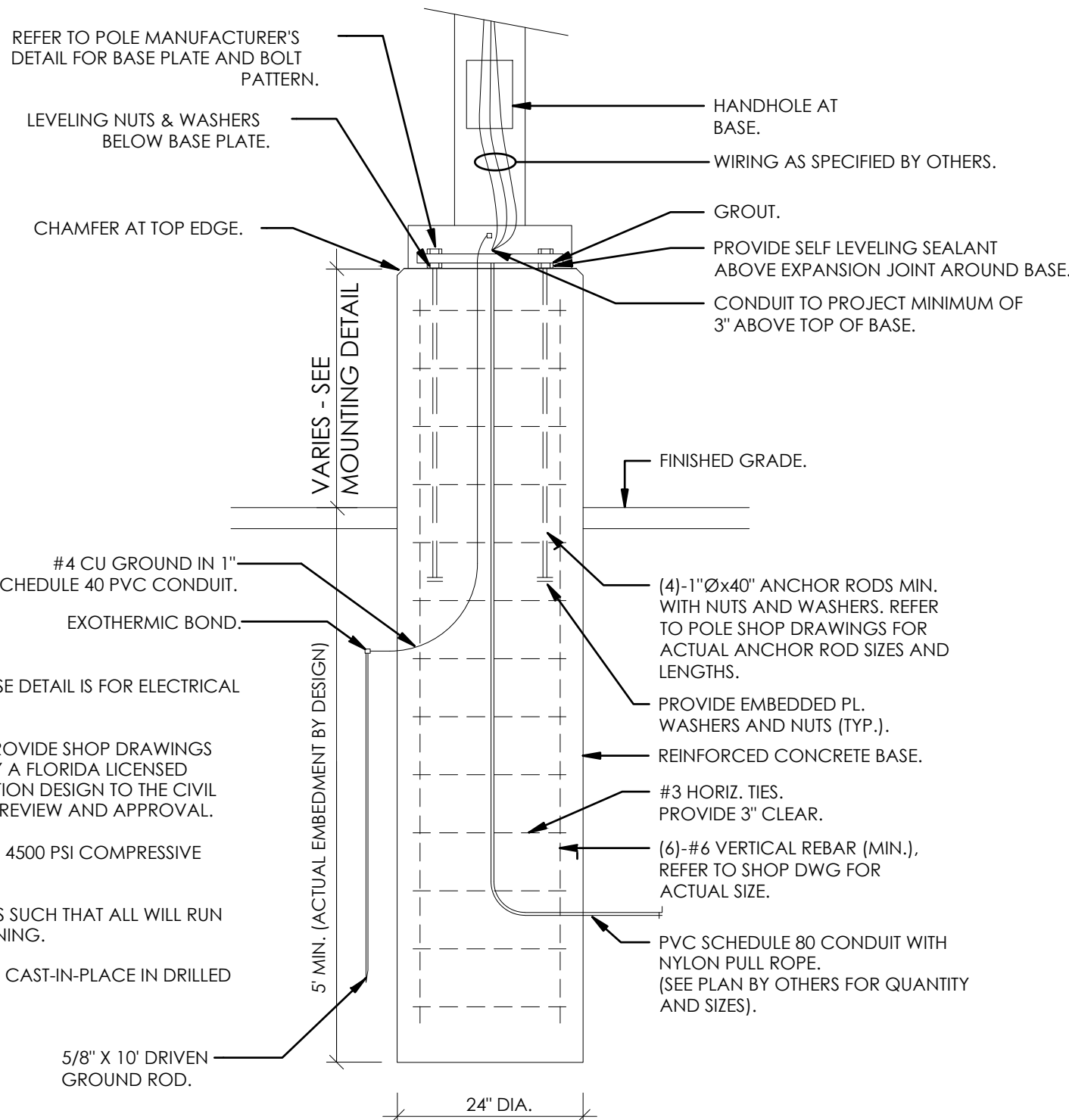
Series	LEDs	Color Temperature	Color Rendering Index ¹	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P6 30K 3000K P2 P7 40K 4000K P3 P8 50K 5000K P4 P9 (this section B00CR only, extended lead times apply) P5 27K 2700K P10 ¹ P12 ¹ 30K 3000K P11 ¹ P13 ¹ 35K 3500K 50K 4000K 50K 5000K	(this section 70CRI only) 70CRI 70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	Automotive front row T1S Type I Short T2M Type II medium T3M Type III medium T4M Type IV medium T4LG Type IV low glare ² T7FM Forward throw medium	TSM Type V medium TSLG Type V low glare TSW Type V wide BLC3 Type II backlight control ³ BLC4 Type IV backlight control ³ LCCO Left corner cutoff ⁴ RCCO Right corner cutoff ⁴	HVOLT (120V-277V) ^{5,6} XVOLT (277V-480V) ^{5,6}	Shipped included SPA Square pole mounting (R8 drilling) RPA Round pole mounting (R8 drilling) SPAS Square pole mounting (R5 drilling) RPA5 Round pole mounting (R5 drilling) SPARN Square narrow pole mounting (R8 drilling) WSA Wall bracket ^{7,8}

Control options	Other options	Finish required
Shipped installed NLTAIR2 PIRHN 0-10v A/R-gen 2 enabled with bi-level motion / ambient sensor, 8-40° mounting height, ambient sensor enabled at 26" ^{9,10,11} PIR High-flow, motion/ambient sensor, 8-40° mounting height, ambient sensor enabled at 26" ^{9,10,11} PER NEAR two-lock receptacle only (controls ordered separately) ¹² PERS Five-pin receptacle only (controls ordered separately) ^{12,13}	PER7 Seven-pin receptacle only (controls ordered separately) ^{12,13} FAO Field adjustable output ^{14,15} BL3D Bi-level switched dimming, 30% ^{9,10,11} L90 Left rotated optics ¹ R90 Right rotated optics ¹ DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁶ DS Dual switching ^{16,17,18}	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DNWDX White DBLXD Textured dark bronze DBLXD Textured black DNATXD Textured natural aluminum DNWDX Textured white



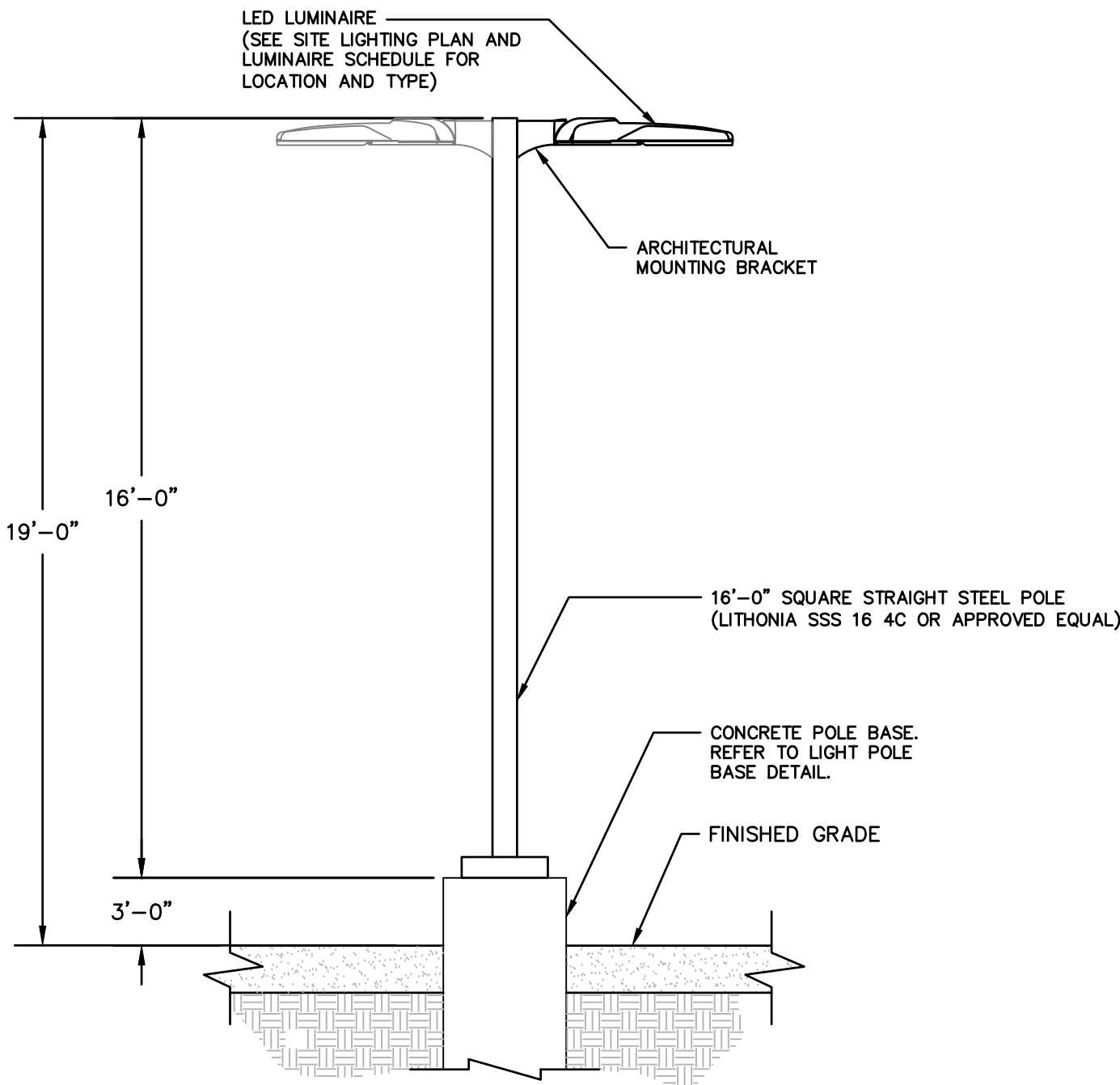
One Lithonia Way • Cumers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSX1-LED
Rev. 11/10/22
Page 1 of 10



TYPICAL CONCRETE LIGHT POLE BASE DETAIL

N.T.S



P1 LUMINAIRE MOUNTING DETAIL

N.T.S

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

REVISIONS		Desc.
No.	Date	
Designed	T.M.R.	
Drawn	T.M.R.	
Reviewed		
Scale	NONE	
Project No.	2300452	
Date	08/03/23	
CAD File: LP2300452-01		
Title		
LIGHTING PLAN		
Sheet No.		

National Flood Hazard Layer FIRMMette



81°27'19"W 30°38'36"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

81°26'42"W 30°38'5"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **7/20/2023 at 10:30 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Prepared by and return to:

Zachry C. Lever, Esq.
Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, Florida 32202

SPECIAL WARRANTY DEED

This Special Warranty Deed is made as of November 28th, 2022 by **BETTY L. BERKMAN**, a single woman ("Grantor"), whose post office address is 74 Osprey Village Drive, Villa 1100, Fernandina Beach, Florida 32034, to **SADLER ROAD PARTNERS, LLC**, a Delaware limited liability company ("Grantee"), whose post office address is 3455 Peachtree Road, Suite 1800, Atlanta, Georgia 30326.

WITNESSETH: Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee all that certain land situated in Nassau County, Florida as more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

TOGETHER, with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor hereby covenants that Grantor will warrant and defend title to the Property against the lawful claims of all persons claiming by, through, or under Grantor alone, but against none other, subject to the matters set forth on Exhibit B attached hereto and incorporated herein by this reference (the "Permitted Exceptions"); provided, however, this reference shall not serve to reimpose the same. The preceding sentence is for the benefit of Grantee and the parties now or hereafter constituting Grantee and may not be relied on or enforced by any other person or entity, including, without limitation, any direct or remote successor in title to Grantee, any title insurer of Grantee, or any title insurers of Grantee's direct or remote successors in title, by way of subrogation or otherwise.

The Property is not now, nor has it ever been, the primary residence/homestead of Grantor or Grantor's spouse or dependent child, if any. Further, the Property is not contiguous to such person's homestead, which is located at 74 Osprey Village Drive, Villa 1100, Fernandina Beach, Florida 32034.

EXCEPT WITH RESPECT TO THOSE REPRESENTATIONS AND WARRANTIES MADE BY GRANTOR IN FAVOR OF GRANTEE IN THAT CERTAIN PURCHASE AND SALE AGREEMENT DATED SEPTEMBER 27, 2022, AND ONLY TO THE EXTENT SUCH REPRESENTATIONS AND WARRANTIES SURVIVE THE CLOSING PURSUANT TO SUCH PURCHASE AND SALE AGREEMENT, (A) GRANTOR HEREBY EXPRESSLY DISCLAIMS AND NEGATES ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, RELATING TO THE CONDITION, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, IT BEING THE INTENTION OF GRANTOR AND GRANTEE THAT THE PROPERTY BE CONVEYED "AS IS," IN ITS PRESENT CONDITION AND STATE OF REPAIR AND THAT GRANTEE HAS MADE OR CAUSED TO BE MADE SUCH INSPECTION AS IT DEEMS APPROPRIATE, AND (B) BY ACCEPTING THIS SPECIAL WARRANTY DEED, GRANTEE, FOR ITSELF AND ITS HEIRS AND ASSIGNS, HEREBY WAIVES AND RELEASES GRANTOR FROM ANY AND ALL CONTRACTUAL, STATUTORY, COMMON LAW, AND/OR OTHER LIABILITIES, OBLIGATIONS, CLAIMS, OR CAUSES OF ACTION, KNOWN OR UNKNOWN, THAT GRANTEE OR ITS HEIRS AND ASSIGNS MAY BE ENTITLED TO ASSERT AGAINST GRANTOR ARISING IN WHOLE OR IN PART OF, OR RELATING OR CONNECTED IN ANY WAY TO, THE CONDITION OF THE PROPERTY INCLUDING, BUT NOT LIMITED TO ANY SUCH LIABILITIES, OBLIGATIONS, CLAIMS, OR CAUSES OF ACTION BASED IN WHOLE OR IN PART UPON ANY APPLICABLE FEDERAL, STATE, OR LOCAL ENVIRONMENTAL LAW, RULE, OR REGULATION OR THE ENVIRONMENTAL CONDITION OF THE PROPERTY.

[remainder of page intentionally left blank; signature page follows]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

GRANTOR:

Daisy Reyes

Print Name:

Daisy Reyes

CC

Print Name:

Aaron Emanuel

Betty L. Berkman
BETTY L. BERKMAN, an individual

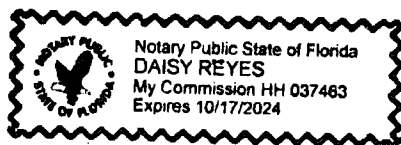
STATE OF

Florida

COUNTY OF

Nassau

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of November, 2022, by Betty L. Berkman, an individual, who is ☒ personally known to me or ☐ produced _____ as identification.



Daisy Reyes
Signature

Print Name:

Daisy Reyes

Notary Public, State and County aforesaid

Commission No.: HH 037463

My Commission Expires: 10-17-2024

EXHIBIT A

Legal Description of the Property

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING IN AND BEING PART OF GOVERNMENT LOT 4 AND GOVERNMENT LOT 5, SECTION 29, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF SUSAN DRIVE, A 60.0 FOOT RIGHT OF WAY AS NOW ESTABLISHED WITH THE SOUTHERLY RIGHT OF WAY LINE OF SADLER ROAD (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 85 DEGREES, 10 MINUTES, 45 SECONDS EAST, BY AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 750.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 85 DEGREES, 10 MINUTES, 45 SECONDS EAST, BY AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 414.86 FEET; THENCE SOUTH 04 DEGREES, 49 MINUTES, 15 SECONDS EAST, A DISTANCE OF 199.91 FEET; THENCE NORTH 85 DEGREES, 07 MINUTES, 50 SECONDS EAST, A DISTANCE OF 150.0 FEET TO THE WESTERLY RIGHT OF WAY LINE OF CITRONA BOULEVARD, A 60.0 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE SOUTH 04 DEGREES, 49 MINUTES, 15 SECONDS EAST, BY AND ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 150.0 FEET; THENCE SOUTH 85 DEGREES, 09 MINUTES, 24 SECONDS WEST, A DISTANCE OF 563.81 FEET; THENCE NORTH 04 DEGREES, 59 MINUTES, 39 SECONDS WEST A DISTANCE OF 350.0 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID SADLER ROAD AND THE POINT OF BEGINNING.

EXHIBIT B

Permitted Exceptions

1. Laws, ordinances, and governmental regulations (including but not limited to building, zoning, land use, and any subdivision ordinances and regulations) affecting the Property
2. Real estate taxes and assessments for the year 2023 subsequent years which are not yet due and payable.
3. Matters which would be disclosed by an accurate survey or inspection of the Property.
4. Deed of Easement recorded in Official Records Book 631, Page 635 of the public records of Nassau County, Florida.

SITE ASSESSMENT REPORT ADDENDUM

Conducted on

**Sadler Road Lodging Development
BL Project No. 2300652
1852 Sadler Road
Fernandina Beach, Nassau County, Florida 32034
UES Project No. 0940.2300107.0000
UES Report No. 2031711v2**

Report Date: July 31, 2023

Prepared for:

**BL Companies, Inc. d/b/a BL Companies
355 Research Parkway
Meriden, Connecticut 06450
Attention: Mr. Charles Welsh, Land Development and Construction Management Consultant**

Prepared by:

**UES
5561 Florida Mining Boulevard South
Jacksonville, Florida 32257
(904) 296-0757
www.TeamUES.com**



Grounded in Excellence

1.0 INTRODUCTION

UES was retained by BL Companies, Inc. d/b/a BL Companies (the “Client”) to conduct site assessment activities for Sadler Road Partners, LLC – Sadler Road Lodging Development (the “Site”), located at 1852 Sadler Road in Fernandina Beach, Nassau County, Florida 32034. The Site consists of a 3.85-acre, single tax parcel of land located entirely in Section 29, Township 3 North, Range 28 East as referenced on the USGS Topographic Quadrangle Map “Jacksonville, Florida” (USGS Site Location Map). At the time of the assessment, the subject property was unoccupied and consisted of a vacant automotive dealership improved with offices, showroom, retail store, and a vehicle repair/service shop.

The legal description for the Site (obtained from the Nassau County Property Appraiser) is as follows:

“THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING IN AND BEING PART OF GOVERNMENT LOT 4 AND GOVERNMENT LOT 5, SECTION 29, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF SUSAN DRIVE, A 60.0 FOOT RIGHT OF WAY AS NOW ESTABLISHED WITH THE SOUTHERLY RIGHT OF WAY LINE OF SADLER ROAD (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 85 DEGREES, 10 MINUTES, 45 SECONDS EAST, BY AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 750.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 85 DEGREES, 10 MINUTES, 45 SECONDS EAST, BY AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 414.86 FEET; THENCE SOUTH 04 DEGREES, 49 MINUTES, 15 SECONDS EAST, A DISTANCE OF 199.91 FEET; THENCE NORTH 85 DEGREES, 07 MINUTES, 50 SECONDS EAST, A DISTANCE OF 150.0 FEET TO THE WESTERLY RIGHT OF WAY LINE OF CITRONA BOULEVARD, A 60.0 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE SOUTH 04 DEGREES, 49 MINUTES, 15 SECONDS EAST, BY AND ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 150.0 FEET; THENCE SOUTH 85 DEGREES, 09 MINUTES, 24 SECONDS WEST, A DISTANCE OF 563.81 FEET; THENCE NORTH 04 DEGREES, 59 MINUTES, 39 SECONDS WEST A DISTANCE OF 350.0 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID SADLER ROAD AND THE POINT OF BEGINNING.”

1.2 Assessment Scope of Work

This scope of work was developed to assess the current conditions of the soil and the extent and magnitude of VOC-impacted groundwater, and the hydrogeology of the site and site vicinity in general accordance with Chapter 62.780, FAC. The assessment work scope included the following work tasks:

- Advanced ten soil borings utilizing a Geoprobe rig or hand augurs. Soil samples were collected at the 0.5 – 2.0 feet, and every two feet thereafter until the water table was encountered.
- Install seven shallow permanent monitoring wells for the purpose of completing a groundwater assessment.
- Collection of soil and groundwater samples from the Site for analysis by USEPA Method 8260 for VOCs.

- Conducted a top of casing survey on the installed monitoring wells and collect depth to water data for the purpose of calculating the water table elevation to determine estimated direction and gradient of the shallow groundwater flow beneath the site.
- Assessed the site-specific soil lithology using data collected during assessment activities to determine shallow site stratigraphy.
- Developed a formal SAR in accordance with FDEP guidelines and requirements. Collected data herein is tabulated and graphed in a FDEP formatted SAR, and signed and sealed by a Professional Geologist in accordance with Chapter 62-780, F.A.C.
- UES's sampling activities were performed in general accordance with DEP-SOP-001/01.

2.0 SITE DESCRIPTION

2.1 Site Description and Area Land Use

At the time of the assessment, the subject property was not in active use but is improved with three commercial buildings; a 600 square foot office building (former residence); a 6,322 square foot showroom and sales office building; and a 14,000 square foot vehicle service and repair building. Concrete and asphalt pavements are located across the majority of the site around the buildings. A concrete block privacy wall is situated across the southern boundary of the Site. The remainder of the Site consists of landscaped areas.

The subject property is bounded on the north by Sadler Road followed by the United States Post Office, and Alvin's Island – Fernandina Beach #757, a beach related retail store; on the east by Circle K, a retail filling station and convenience store, Amerigas, and barbeque restaurant, Will Hardee Road followed by Sadler Square, a retail shopping center; on the south by Amelia Green Condominiums (multifamily); and, on the west by Island Falls Adventure Golf and Emma Love Hardee Elementary School.

2.2 Surface Water Bodies

There are no surface water bodies present on the subject property. The closest surface water is a ± 2.0 -acre freshwater pond situated approximately 200 feet southeast behind Sadler Square. The Intracoastal Waterway (Amelia River/Jackson Creek) lies approximately one mile to the west. The Atlantic Ocean is located approximately $\frac{3}{4}$ mile to the east.

2.3 Area Wells

Information pertaining to public wells within a $\frac{1}{2}$ -mile radius and private wells within a $\frac{1}{4}$ -mile radius of the site was obtained from the Florida Department of Health, Bureau of Environmental Health, Water Programs. According to the Potable Well Maps, there is one private well reported within a $\frac{1}{4}$ mile radius of the Site, and two public wells reported within $\frac{1}{2}$ mile radius of the Site. Details for the private and public wells reported within the applicable radii are provided in the following table:

PUBLIC AND PRIVATE WELL SURVEY

Well ID	Well Type	Street Address	Distance from Site	Direction from Site
AAF2521	Non-Potable	2165 Susan Drive	870'	Southwest
AAC1314	Public Supply	2315 Ryan Road	1,250'	East-Southeast
AAC1315	Public Supply	2315 Ryan Road	940'	East-Southeast

3.0 Regional Geology and Hydrogeology

The physiographic and hydrogeologic characteristics in the vicinity of the site were explored through review of available literature and field assessment, including the installation of monitoring wells and liquid level measurements. The results and conclusions of these findings are discussed below.

Peninsula Florida is the narrow, uppermost part of a much wider projection from the continental mass of North America. It has been called the Florida Plateau. It is the core of metamorphic and igneous rocks similar to those underlying the Piedmont region of the eastern United States. The core is covered with marine sediments that range in thickness from about 4,000 feet in north central Florida to more than 15,000 feet in south Florida (Land and others 1973). This Site is located on Amelia Island in the northeastern corner of the county and is situated in the Sea Islands geomorphologic feature of the Northern (proximal) Physiographic Zone of Florida.

Nassau County has three major geomorphic subdivisions. From east to west, they are the Sea Islands, the St. Marys Meander Plain, and the Duval Upland. The county is dominated by the meandering Nassau and St. Marys Rivers and their abandoned channels and other tributaries rather than by the marine influences that are dominant to the south of the county. The county is the southern end of a large geomorphic area, the Sea Islands, which extend north into South Carolina. These barrier islands, which are separated from the mainland by shallow, meandering tidal creeks rather than by broad, open lagoons, are characteristic of this subdivision. They are a consequence of the large amount of sediment, which is carried by the rivers and is emptied into the tidal creeks. Amelia Island is typical of the Sea Islands.

The sediments of northeastern Florida generally are divided into two categories. The first consists of several hundred feet of sand and clay at and near the surface interbedded with minor carbonate beds of limestone and dolomite. Below these sediments, the second category is a thick sequence of Cenozoic era carbonates that extend to a depth of about 2,500 feet. The upper part of this carbonate section makes up the Floridan Aquifer. The Avon Park Formation consists of a thick sequence of interbedded limestone and dolomite, which has mostly been recemented and hardened through the action of ground water. The formation is about 500 to 700 feet thick. The top of the formation begins between 700 and 900 feet below the land surface. Dolomite beds are most common at the top and base of the Avon Park Formation, which consists of very hard, brown, recrystallized, fossiliferous dolomite. Large cracks or joints are common in this section. The limestone consists of white to light brown, very fine grained, calcite particles, which are sometimes intermixed with peat and, in places, with small fossils. The Ocala Group consists predominantly of relatively pure white limestone. It is as much as 250 feet thick. The limestone generally is made up of the shells of microscopic, single-celled animals (foraminifera), which are poorly cemented and very

crumbly to well cemented and hard. Throughout most of the county, the top of the Ocala Group limestone is between 400 and 550 feet below the land surface.

Overlying the Ocala Group is the Hawthorn Group, which consists of interbedded sand, clay, and carbonate. The beds of sand and clay are dominant except near the base of the Hawthorn Group where thick, hard, sandy carbonate beds occur. Throughout most of this group, sand-size grains of phosphate are common except in some areas where the very top of the Hawthorn Group consists of relatively thin clay and carbonate beds that are nonphosphatic to sparsely phosphatic. The Hawthorn Group is between 300 and 500 feet thick in Nassau County. The top of the Hawthorn Group is from 120 to 170 feet below the land surface.

Shell beds overlie the Hawthorn Group throughout most of the county. If present, they range up to 50 feet in thickness. The shell beds consist of clay and sand, which form the matrix for the shell material. The top of the shell beds is between 30 and 75 feet below the land surface. The undifferentiated surficial material consists of consolidated to unconsolidated sand and clay. Shell beds are also included with this material. This material generally covers the entire county and is between 30 and 75 feet thick.

In Nassau County, most of the ground water used for private, commercial, and municipal purposes is derived from the Floridan Aquifer, which is a thick series of limestone and dolomite beds underlying the entire area. Depth to the top of the aquifer varies between 400 and 550 feet below the land surface. The Ocala Group is the uppermost group that makes up the aquifer system; however, in most commercial and city wells that are about 700 to 1,700 feet deep, water production originates in the Avon Park Formation. The Avon Park Formation is characterized by numerous joints or by fractures and caverns enhanced by the action of the ground water. Water flows freely from these cracks directly into any well. The uncased part of the well from between the tiny shells (foraminifera) that make up the Ocala Group. These wells generally do not provide as much water as the deeper wells because water flows more easily and quickly from large joints or fractures in the Avon Park Formation than from the tiny intergranular pore spaces between foraminifera in the Ocala Group. Deeper wells also penetrate more of the aquifer; therefore, they penetrate a thicker section of water-bearing material.

The freshwater of the Floridan Aquifer is underlain by saltwater at varying depths throughout the county. Near the coast of Fernandina Beach, many very deep and large diameter industrial wells have been used to remove large quantities of freshwater for a long time. This causes the upward movement of saltwater, or saltwater intrusion. The majority of the residents obtain potable water from the City of Fernandina Beach's municipal system, which draws from the Floridan Aquifer.

4.0 SOIL QUALITY ASSESSMENT

4.1 Soil Sampling and Collection Methodology

On July 12, 2023, UES supervised the installation of ten soil borings, designated as SB-1 through SB-7, and SB-1A, SB-3A, and SB-4A by TransAmerican utilizing direct push technology via a track-mounted Geoprobe® rig equipped with a Macro-Core continuous-core sampler. The soil boring locations were pre-

cleared utilizing a stainless-steel hand auger to a depth of at least four feet bls. The Geoprobe® rig uses both static and dynamic percussion forces to advance sampling apparatus to retrieve core samples. The Macro-Core sampler is a solid barrel, open steel tube that is five feet long, has a diameter of 2¼ inches, and is equipped with a five-foot plastic liner for sample collection. The soil sampling equipment was properly decontaminated prior to the initiation of each soil boring.

Discrete soil samples were collected at the 0.5-foot depth interval, 0.5-to-2.0-foot depth interval and every two feet thereafter to the termination of the soil boring. UES screened for visual/olfactory impacts and organic vapors using a MiniRAE 3000 PID Portable OVM-PID. This instrument monitors VOCs using a PID and is used to screen for volatile organic vapors to a lower limit of one-tenth of one part per million (1/10 ppm) calibration gas equivalent. Before screening the soil samples, UES checked the device to ensure proper functioning and performed calibration protocols using isobutylene gas. The device was operated in hygiene/survey mode with a 10.6 eV lamp during the assessment. In Hygiene Mode, the unit continuously displays real-time VOC measurements in ppm. In Survey Mode, the instrument collects individual point data VOC measurements in ppm. Each soil sample collected was placed in a 16-ounce jar, filling it approximately half full. The jars were covered with aluminum foil and the head space within the jar was allowed to equilibrate. The soil samples were then measured by inserting the tip of the OVM through the foil to collect the soil vapor hydrocarbon measurement.

The results of the soil screening activities documented VOC readings exceeding the FDEP Screening Level of 10 ppm at soil boring SB-7 at the following depth intervals: zero to six inch (15,000 ppm) and six-inch to two feet (56.2 ppm). No petroleum odors or soil staining were observed by UES. No other soil samples exhibited VOC readings above 10 ppm.

Discrete grab soil samples were collected from soil borings designed as SB-1 through SB-7 at each depth interval of the vadose zone and at the four-foot depth interval from soil borings designated SB-2A, SB-3A, and SB-4A. A total of 31 soil samples were collected and placed into laboratory-supplied sample containers, placed in a cooler with wet ice, and transported under proper chain-of-custody documentation to Eurofins, a NELAP certified laboratory for chemical analysis by USEPA Method 8260 for VOCs.

Soil cuttings generated during the installation of the soil borings were spread out and the borehole was either completed with a monitoring well or the cuttings were returned to the borehole and patched with concrete. Sampling was performed in general accordance with DEP-SOP-001/01.

4.2 Site Lithology

According to the USDA Soil Survey of Nassau County, Florida, issued March 1991, the predominant soil type at the Site is Echaw Fine Sand. This nearly level, moderately well drained soil is on narrow to broad ridges. The mapped areas range from about 3 to 50 acres. Slopes are smooth, convex, or concave and are 0 to 2 percent. In 88 percent of the areas mapped as Echaw fine sand, Echaw soils make up 84 to 91 percent of the map unit. Dissimilar soils make up 9 to 16 percent. They generally are in areas less than 3 acres in size. Typically, the surface layer is very dark gray fine sand about 6 inches thick. The subsurface

layer, to a depth of about 35 inches, is light gray fine sand. The upper part of the subsoil, to a depth of about 38 inches, is dark brown fine sand. Separating the upper and lower parts of the subsoil are buried subsurface layers that are fine sand to a depth of about 78 inches. In sequence downward, these layers are yellowish brown, light yellowish brown, light gray, and brown. The lower part of the subsoil, to a depth of 80 inches or more, is dark reddish brown fine sand. Permeability of this Echaw soil is moderately rapid. The available water capacity is very low or low in the surface and subsurface layers and in the substratum and is low in the subsoil. The seasonal high water table is at a depth of 30 to 60 inches for 6 to 9 months of the year.

The lithologic sequences beneath the site (approximately 15 feet bls in most areas) were identified during the installation of soil borings and monitoring wells. The generalized profile of the soils found at UES's soil borings and monitoring well locations are presented below.

The soil profile was prepared from field logs after the recovered soil samples were visually classified by members of our environmental staff. The surficial lithology at the site consists of three to four inches of asphalt in paved areas and top soil/grass in landscaped areas followed by approximately six inches of brown to dark brown fine sand. Light gray fine sand continued to a depth of approximately two to four feet bls. A layer of brown fine sand was encountered at approximately two to four feet bls with a thickness ranging from six to ten feet. Beyond six to ten feet to the termination of soil borings lies brown to dark brown fine sand and sandy silt. Saturated conditions were encountered at a depth of approximately six feet bls across the subject property.

5.0 GROUNDWATER QUALITY ASSESSMENT

5.1 Groundwater Monitoring Well Installation

On July 12, 2023, seven permanent shallow pre-packed monitoring wells, designated as MW-4 through MW-10 were installed by TransAmerican using direct push methods. The shallow monitoring wells consisted of pre-packed screens and were installed utilizing a track mounted Geoprobe® drill rig. Each of the pre-packed screen monitoring wells was constructed of 1.5-inch diameter Schedule 40 PVC with ten feet of 0.010-inch slotted screen and approximately five feet of solid PVC riser. The screen is surrounded by a stainless-steel mesh. The well screen was lowered to the bottom of the probe rod string. The probes are then retracted to a point above the well screen. The sand barrier (20/30 grade quartz sand) is created by natural formation collapse which occurs when the initial probe rod is retracted. The annular space above the 20/30 sand pack was completed with one foot of 30/65 silica sand. The annular space above the 30/65 sand pack was then sealed with grout and completed with a traffic rated well box/manhole and finished with a two by two-foot concrete apron. Each of the monitoring wells was fitted at the surface with an expandable collar, lockable watertight cap. Construction details for the monitoring wells are presented in the table below.

5.2 Groundwater Sampling and Collection Methodology

On July 13, 2023, UES collected groundwater samples from shallow monitoring wells designated as MW-1 through MW-10. A second round of groundwater samples were collected by UES on June 24, 2023, from

shallow monitoring wells MW-3 and MW-8 to confirm the initial results. Prior to groundwater sampling acquisition, depth to water measurements were gauged in the wells with an electronic water level meter to determine the appropriate purge volumes for each monitoring well. Well purging was accomplished using a peristaltic pump fitted with dedicated polyethylene tubing. The monitoring wells were purged a low flow rate (less than one gallon per minute) while temperature, pH, conductivity, dissolved oxygen, and turbidity readings were collected to ensure stabilization of groundwater chemistry prior to sample collection. Groundwater samples were collected in accordance with DEP-SOP-001/01.

The groundwater samples were collected into laboratory-supplied sample containers, placed in a cooler with wet ice, and transported under proper chain-of-custody documentation to Eurofins, a NELAP certified laboratory for chemical analysis by the USEPA Method outlined in the following table:

Monitoring Well Details and Groundwater Sample Chemical Analysis

Monitoring Well/ Groundwater Sample ID	Monitoring Well Total Depth (feet)	Screen Interval (Feet)	Laboratory Analysis
MW-1	15.62	5.62-15.62	VOCs
MW-2	13.76	3.76-13.76	VOCs
MW-3	13.77	3.77-13.77	VOCs
MW-4	15.0	5.0 – 15.0	VOCs
MW-5	15.0	5.0 – 15.0	VOCs
MW-6	15.0	5.0 – 15.0	VOCs
MW-7	15.0	5.0 – 15.0	VOCs
MW-8	15.0	5.0 – 15.0	VOCs
MW-9	15.0	5.0 – 15.0	VOCs
MW-10	15.0	5.0 – 15.0	VOCs

5.3 Groundwater Elevation and Flow Direction

Water levels from the on-site monitoring wells were used to determine the direction of groundwater movement at the top of the water table aquifer. The shallow monitoring well top-of-casings for MW-4 through MW-10 were surveyed on July 24, 2023 to the nearest 0.01 foot. The top of casings were surveyed relative to the established elevation of monitoring well MW-2 at 21.02 feet NGVD. Depth to water measurements was gauged on July 24, 2023 using a decontaminated weighted tape with graduations in hundredths of feet. Based upon data collected, the groundwater gradient at the subject property is generally flat, and groundwater flow direction appears to be trending in an easterly to southeasterly direction.

5.4 Soil and Groundwater Analytical Results

The results of the soil and groundwater laboratory analyses are currently pending final approval.

6.0 QUALITY ASSURANCE/QUALITY CONTROL

This section summarizes the QA/QC procedures followed during this assessment. A NELAP-accredited laboratory, Eurofins, performed soil and groundwater sample analyses. The analytical data provided by the laboratories were reviewed for laboratory precision, accuracy, and completeness. The groundwater and soil sample laboratory data provided by Eurofins was deemed acceptable based on the following information:

- Samples were received on ice and cooler temperature was within the acceptable temperature range of 0 – 6 degrees Celsius.
- Water VOCs samples had zero headspace.
- Samples were prepared and analyzed within hold time.
- Laboratory control samples (surrogate, blanks, blank spikes, and blank spike duplicates) recoveries were within control limits.

MEMORANDUM

DATE August 1, 2023
PREPARED BY Michael Dion, PE, PTOE
EMAIL mdion@blcompanies.com
PROJECT NAME 1852 Sadler Road Fernandina Beach, FL
SUBJECT Trip Generation
JOB NUMBER 2300652
To: Sadler Road Partners, LLC

BL Companies has conducted a weekday and Saturday peak hour trip generation analysis for the proposed 60-room Hotel development in Fernandina Beach, Nassau County, FL.

The peak hour trip generation analysis was conducted using the Institute of Transportation Engineers (ITE), Trip Generation Manual, 11th Edition. The proposed land use was analyzed as "Hotel" (Land Use 310).

The ITE Trip Generation Manual, 11th Edition characterizes a "Hotel" as follows: "A hotel is a place of lodging that provides sleeping accommodations and supporting facilities such as a full-service restaurant, cocktail lounge, meeting rooms, banquet room, and convention facilities. A hotel typically provides a swimming pool or another recreational facility such as a fitness room."

The peak hour trip calculations are listed below.

Fernandina Beach FL														
Trip Generation														
8/1/2023														
Land Use	ITE Land Use Code	Size	Trips											
			AM Peak Hour Adjacent Street Traffic			PM Peak Hour Adjacent Street Traffic			Saturday Peak Hour of Generator			Weekday		
			Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out
Hotel	310 - Hotel	60	28	15	13	35	18	17	47	27	20	227	113	114
Net New Trips			28	15	13	35	18	17	47	27	20	227	113	114

¹ Ref: Trip Generation, 11th Edition

It is projected that the proposed development will generate approximately 28 net new trips in the AM peak hour (15 enter, 13 exit), 35 net new trips in the PM peak hour (18 enter, 17 exit), and 47 net new trips (27 enter, 21 exit) in the Saturday peak hour of generator. Daily trips generated are expected to be 227 net new trips (113 enter, 114 exit).

We have attached the site plan and the ITE Trip Generation Manual reports for your review. If you have any questions or require additional information, please feel free to contact me at your convenience. Thank you very much for your assistance with this project.

APPENDIX

Land Use: 310

Hotel

Description

A hotel is a place of lodging that provides sleeping accommodations and supporting facilities such as a full-service restaurant, cocktail lounge, meeting rooms, banquet room, and convention facilities. A hotel typically provides a swimming pool or another recreational facility such as a fitness room. All suites hotel (Land Use 311), business hotel (Land Use 312), motel (Land Use 320), and resort hotel (Land Use 330) are related uses.

Additional Data

Twenty-five studies provided information on occupancy rates at the time the studies were conducted. The average occupancy rate for these studies was approximately 82 percent.

Some properties in this land use provide guest transportation services (e.g., airport shuttle, limousine service, golf course shuttle service) which may have an impact on the overall trip generation rates.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, District of Columbia, Florida, Georgia, Indiana, Minnesota, New York, Ontario (CAN), Pennsylvania, South Dakota, Texas, Vermont, Virginia, and Washington.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms in order to accurately predict trip generation characteristics for the site.

Trip generation at a hotel may be related to the presence of supporting facilities such as convention facilities, restaurants, meeting/banquet space, and retail facilities. Future data submissions should specify the presence of these amenities. Reporting the level of activity at the supporting facilities such as full, empty, partially active, number of people attending a meeting/banquet during observation may also be useful in further analysis of this land use.

Source Numbers

170, 260, 262, 277, 280, 301, 306, 357, 422, 507, 577, 728, 867, 872, 925, 951, 1009, 1021, 1026, 1046

Hotel (310)

Vehicle Trip Ends vs: Rooms On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 7

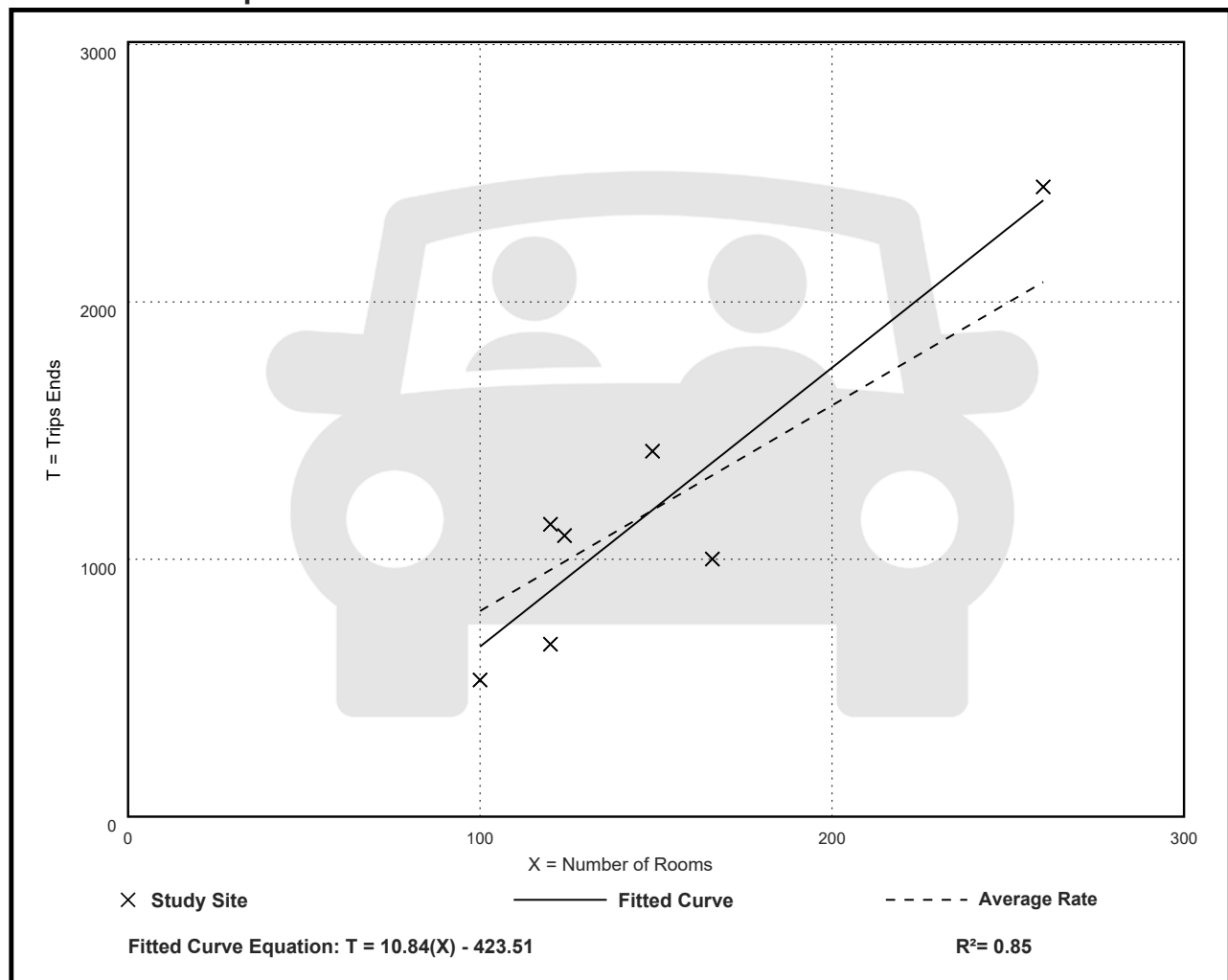
Avg. Num. of Rooms: 148

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
7.99	5.31 - 9.53	1.92

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Rooms

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 28

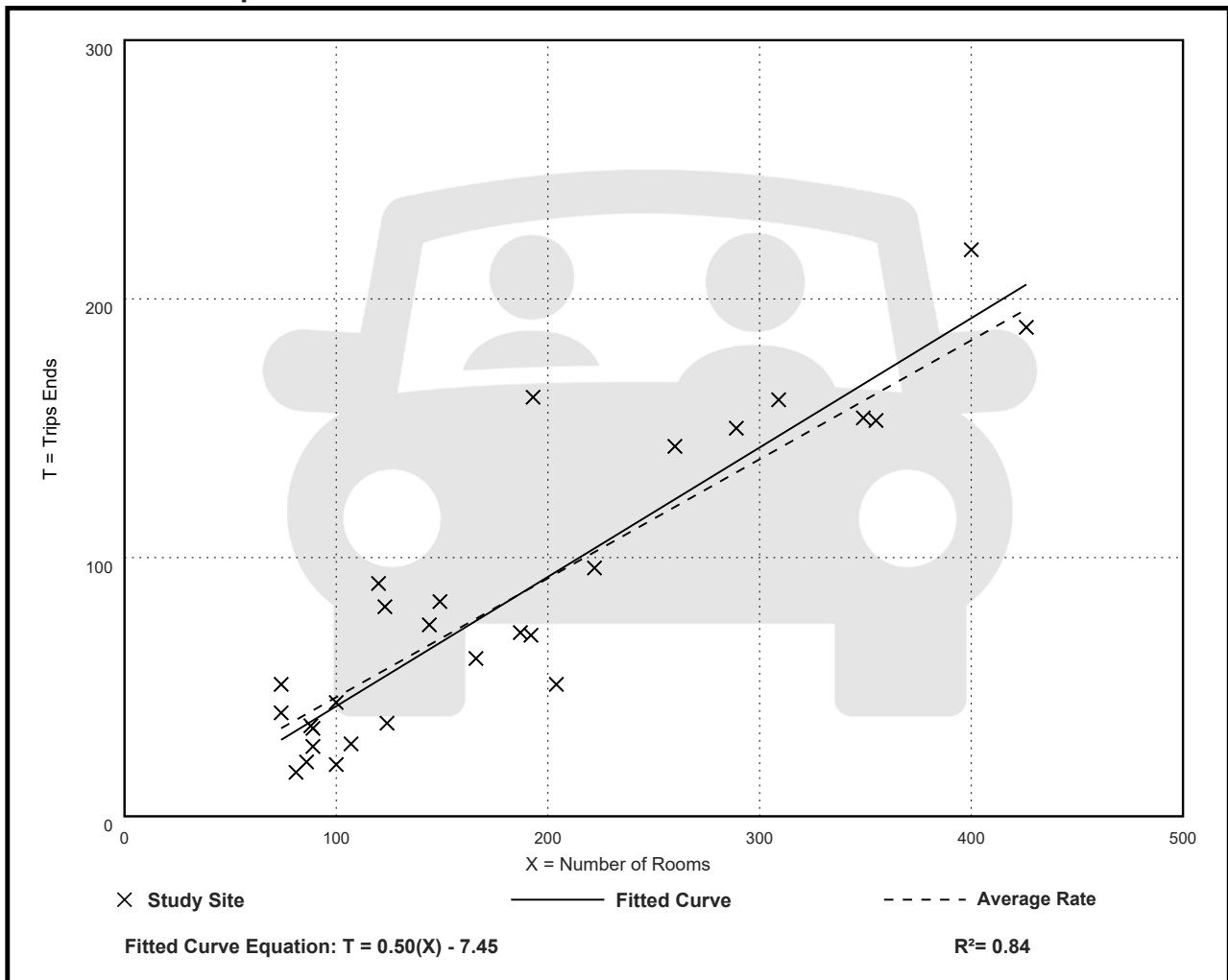
Avg. Num. of Rooms: 182

Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.46	0.20 - 0.84	0.14

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Rooms

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 31

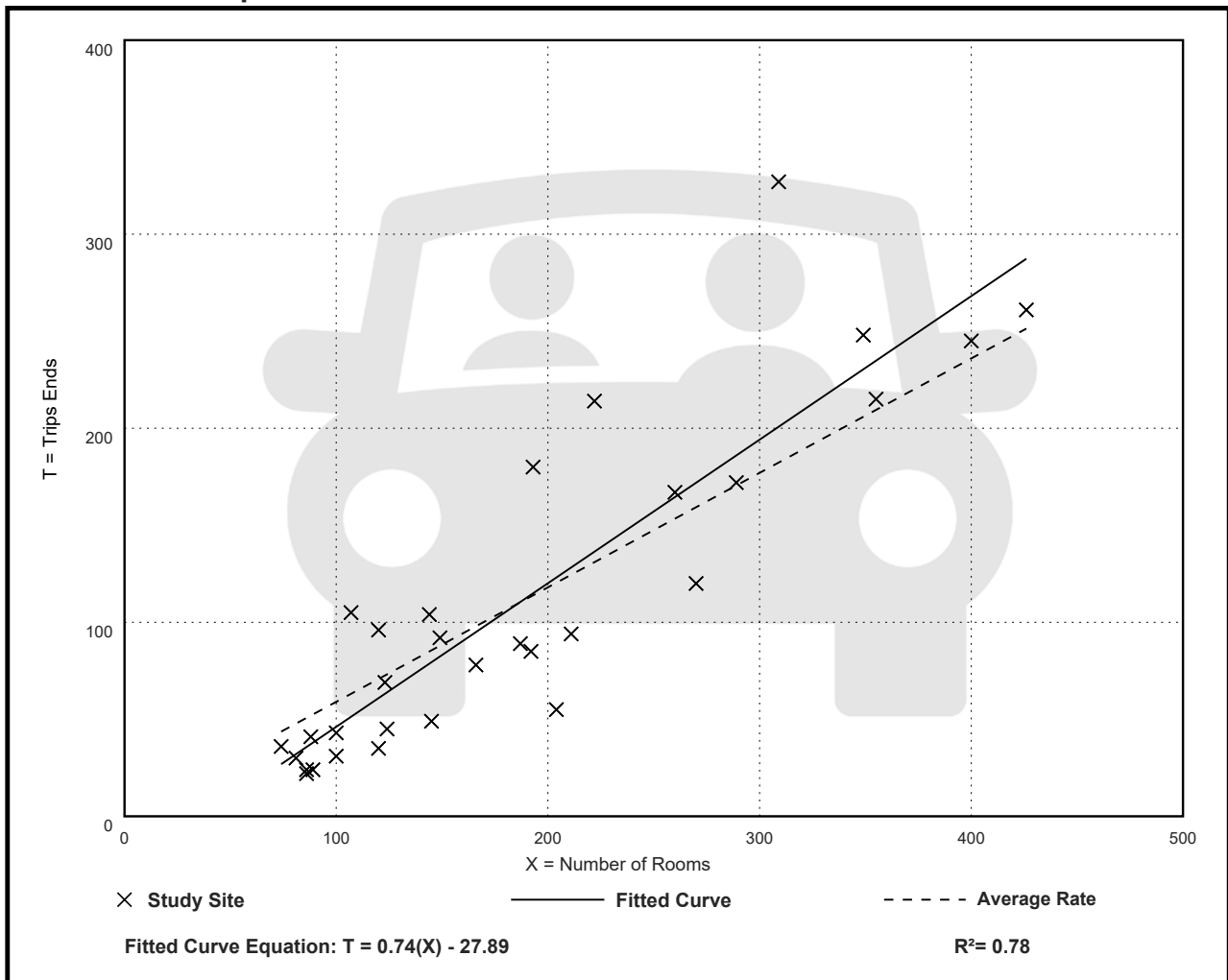
Avg. Num. of Rooms: 186

Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.59	0.26 - 1.06	0.22

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Rooms

On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 33

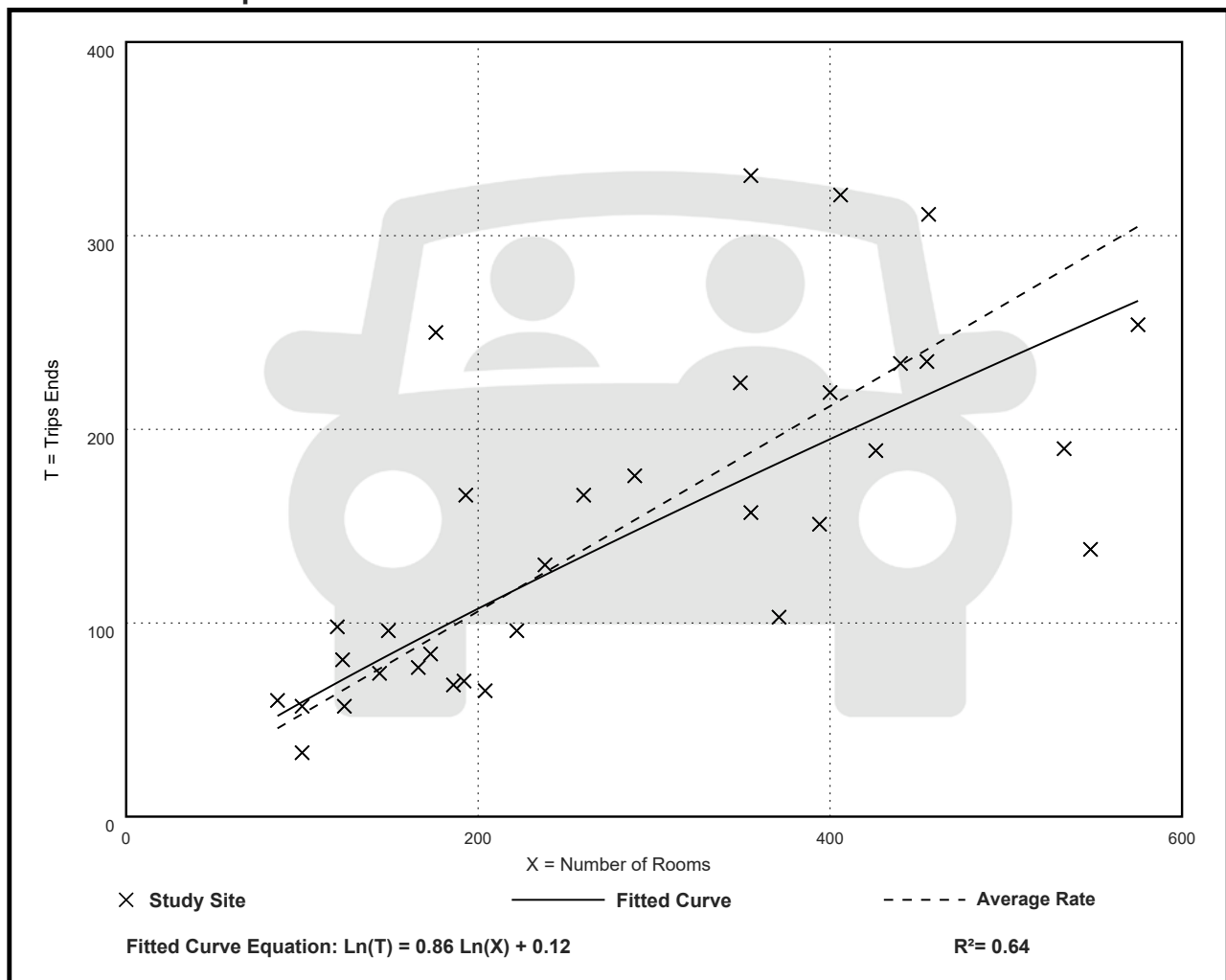
Avg. Num. of Rooms: 282

Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.53	0.25 - 1.42	0.21

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Rooms

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 32

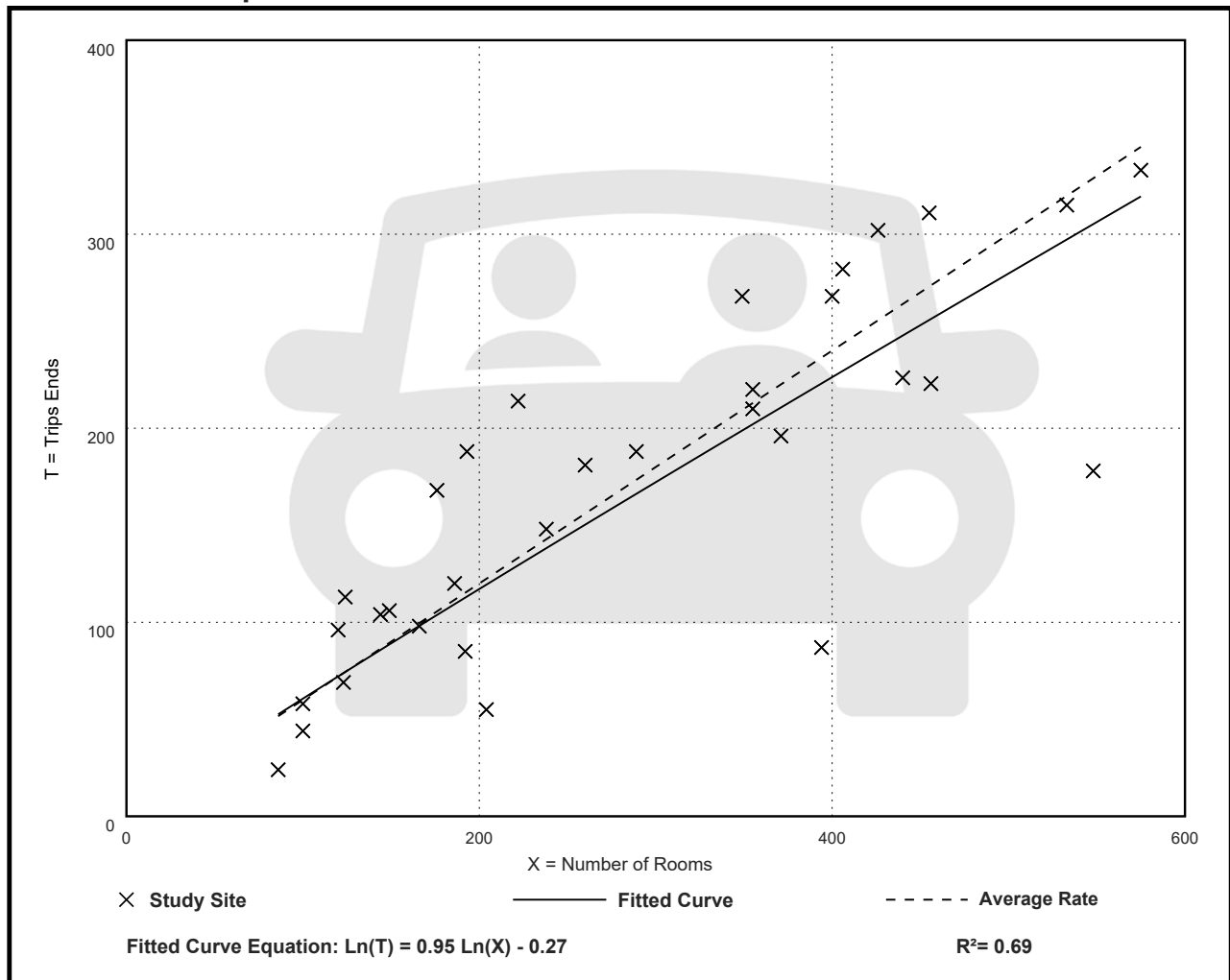
Avg. Num. of Rooms: 285

Directional Distribution: 58% entering, 42% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.60	0.22 - 0.97	0.18

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Rooms
On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 9

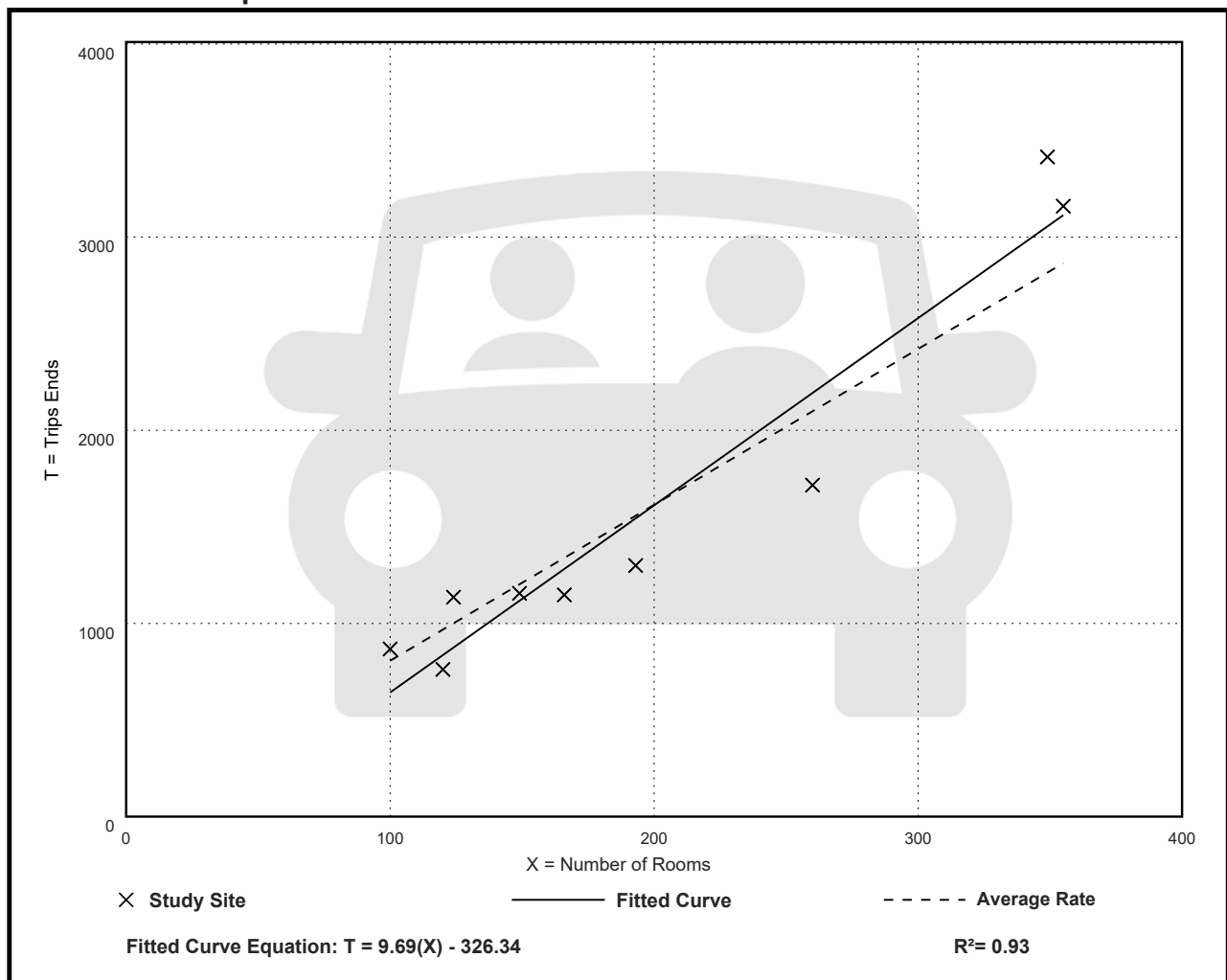
Avg. Num. of Rooms: 202

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
8.07	6.35 - 9.79	1.35

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Rooms

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 10

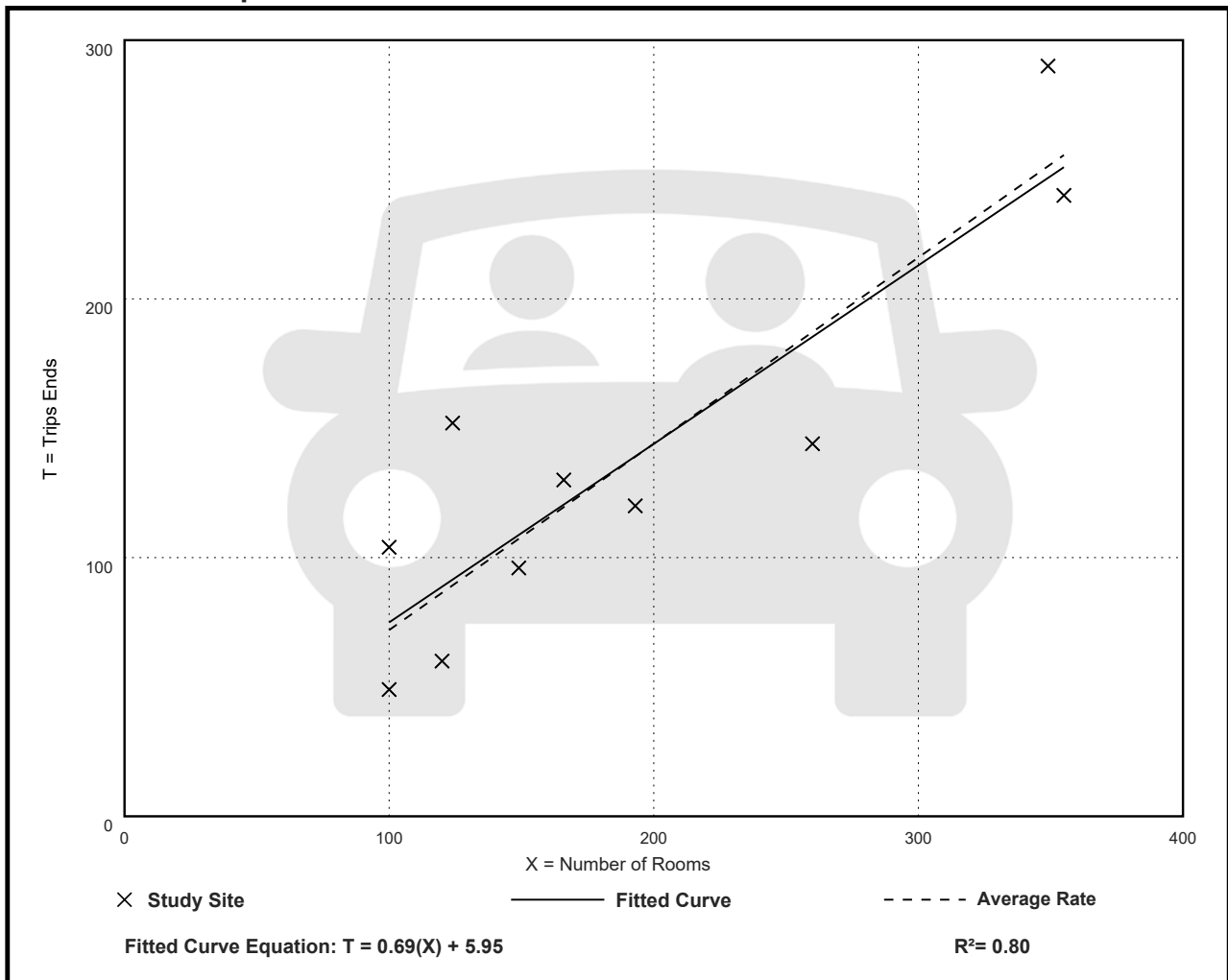
Avg. Num. of Rooms: 192

Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.72	0.49 - 1.23	0.20

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Rooms On a: Sunday

Setting/Location: General Urban/Suburban

Number of Studies: 9

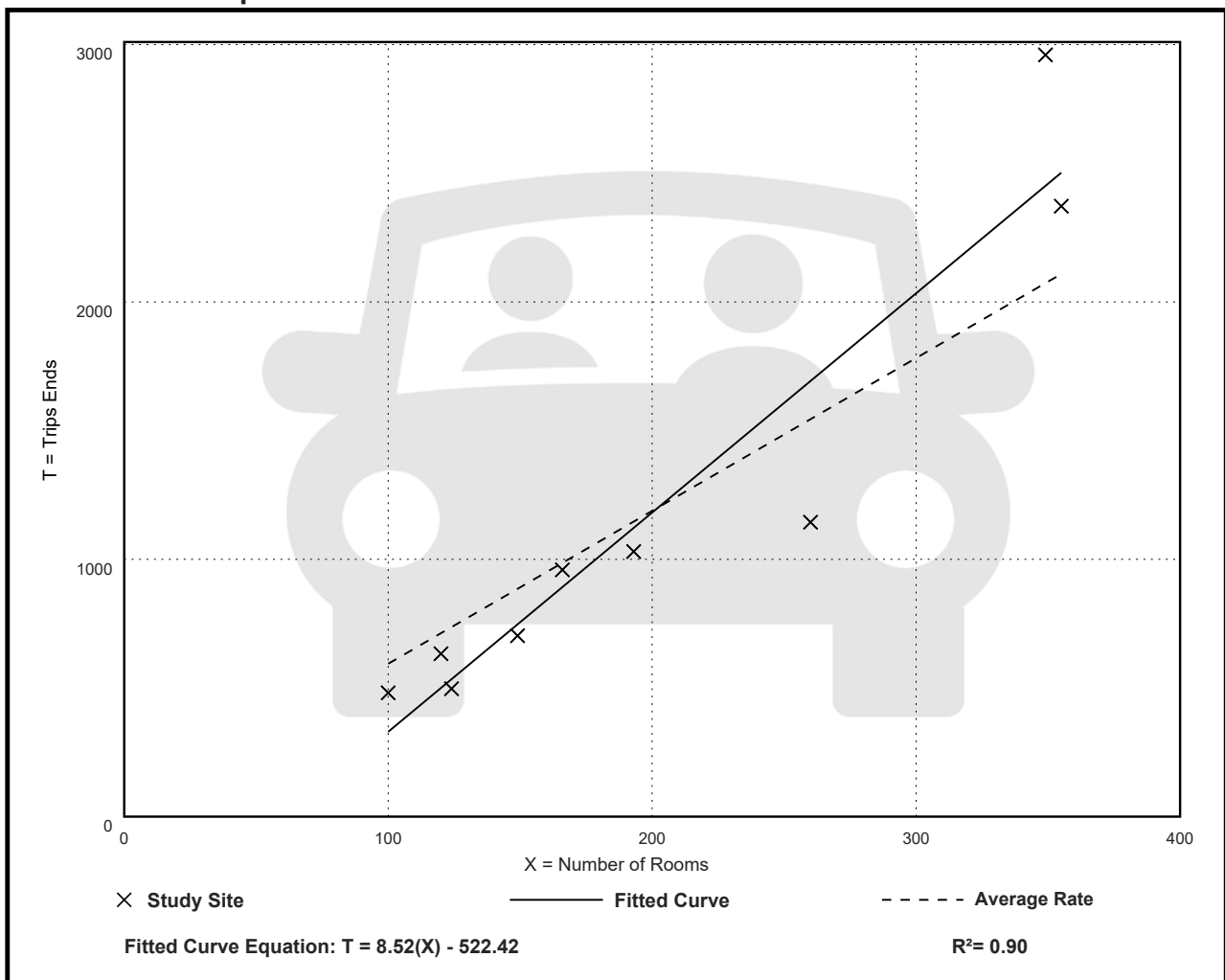
Avg. Num. of Rooms: 202

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
5.94	4.01 - 8.48	1.58

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Rooms

On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 9

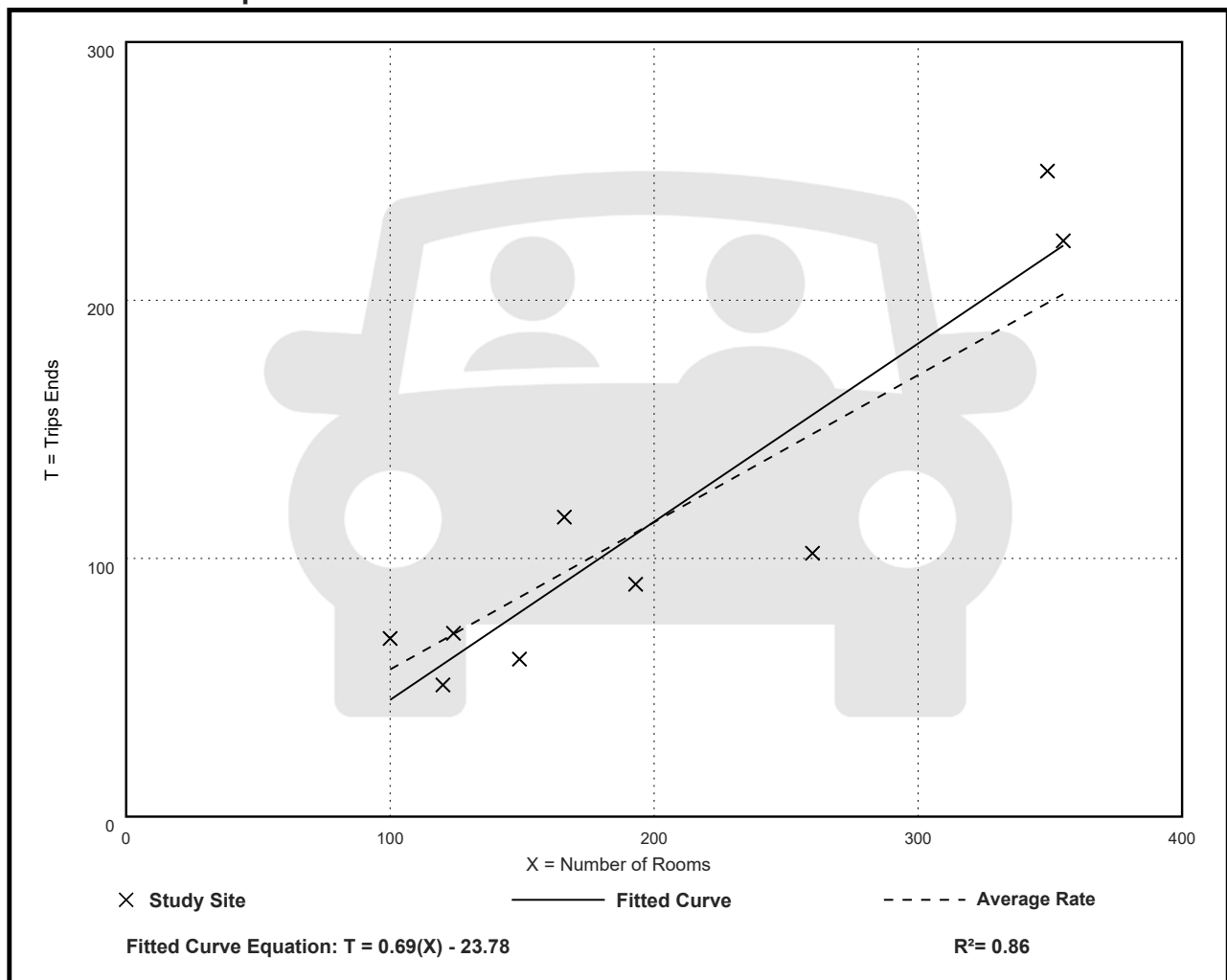
Avg. Num. of Rooms: 202

Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.57	0.39 - 0.72	0.14

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Occupied Rooms On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. Num. of Occupied Rooms: 250

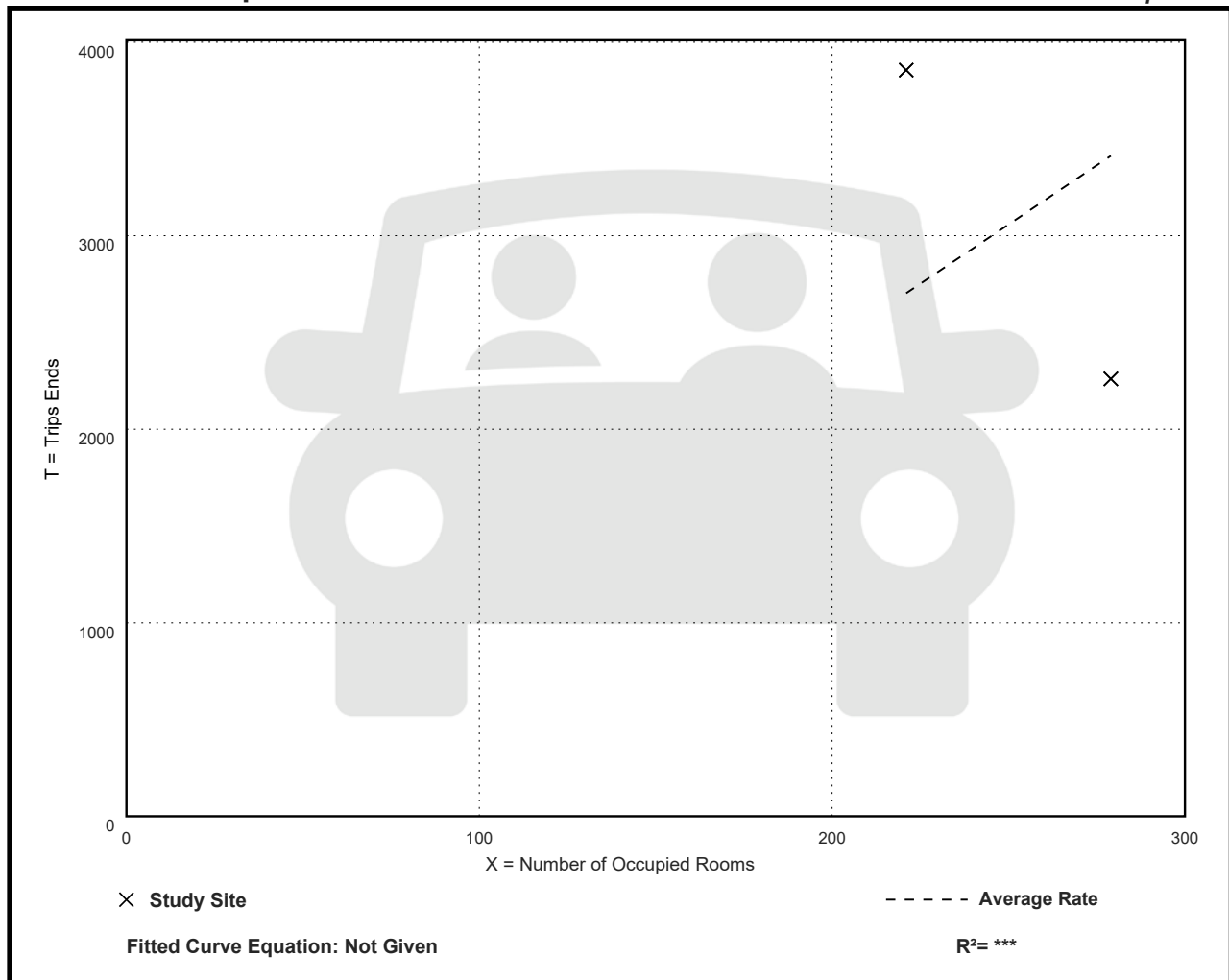
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Occupied Room

Average Rate	Range of Rates	Standard Deviation
12.23	8.10 - 17.44	***

Data Plot and Equation

Caution – Small Sample Size



Hotel (310)

Vehicle Trip Ends vs: Occupied Rooms

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 13

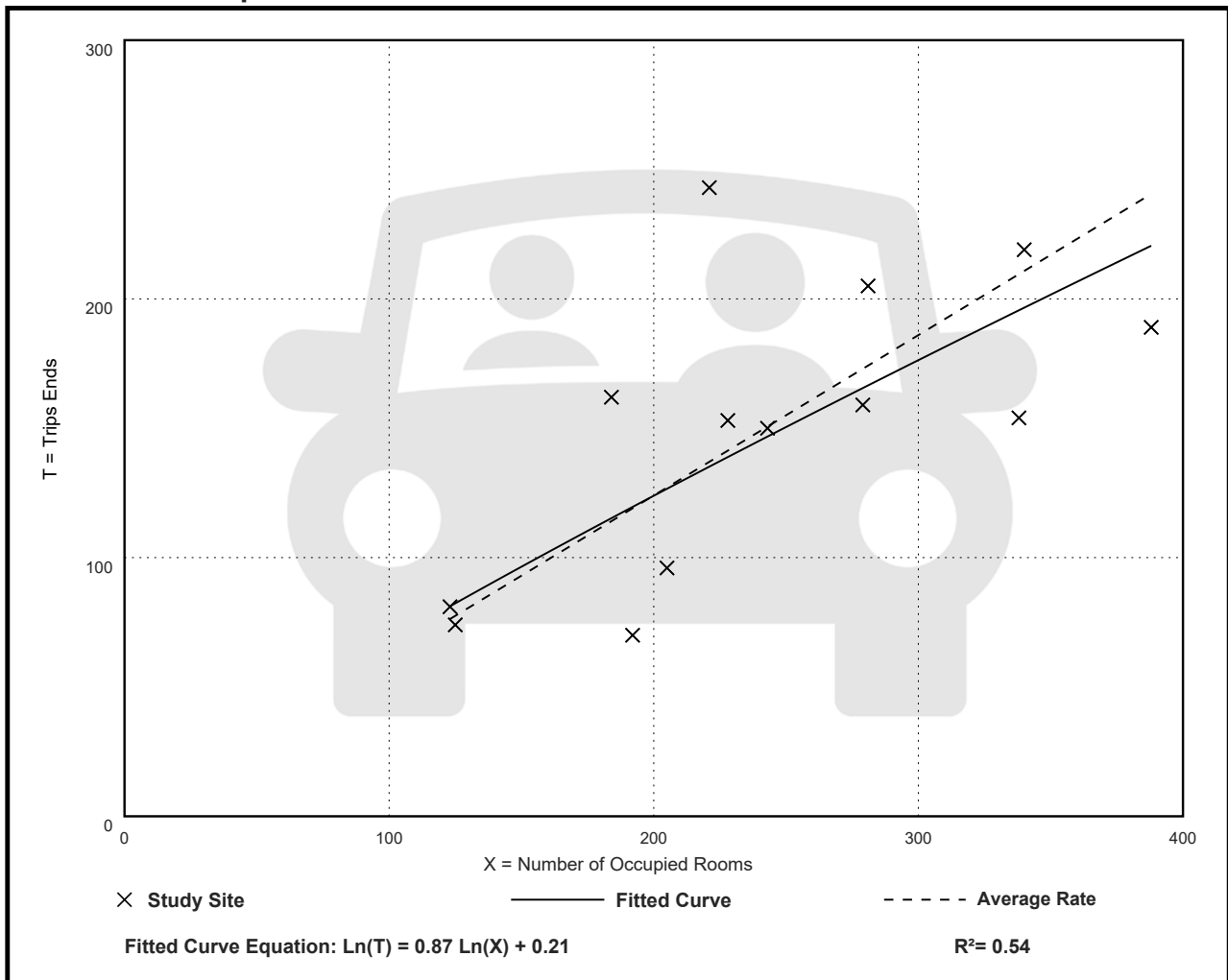
Avg. Num. of Occupied Rooms: 242

Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Occupied Room

Average Rate	Range of Rates	Standard Deviation
0.62	0.36 - 1.10	0.19

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Occupied Rooms

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 16

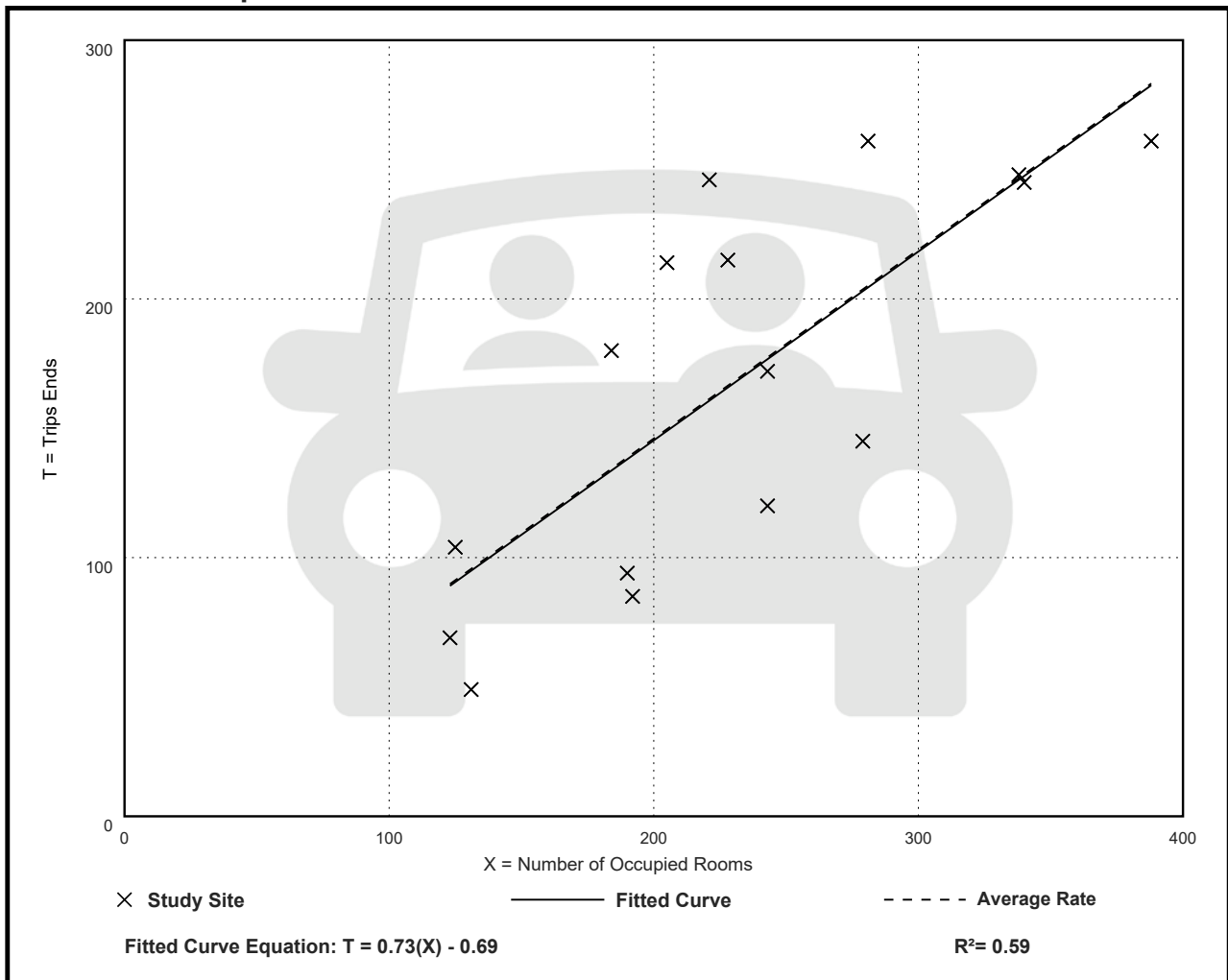
Avg. Num. of Occupied Rooms: 232

Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per Occupied Room

Average Rate	Range of Rates	Standard Deviation
0.73	0.37 - 1.11	0.21

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Occupied Rooms

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 24

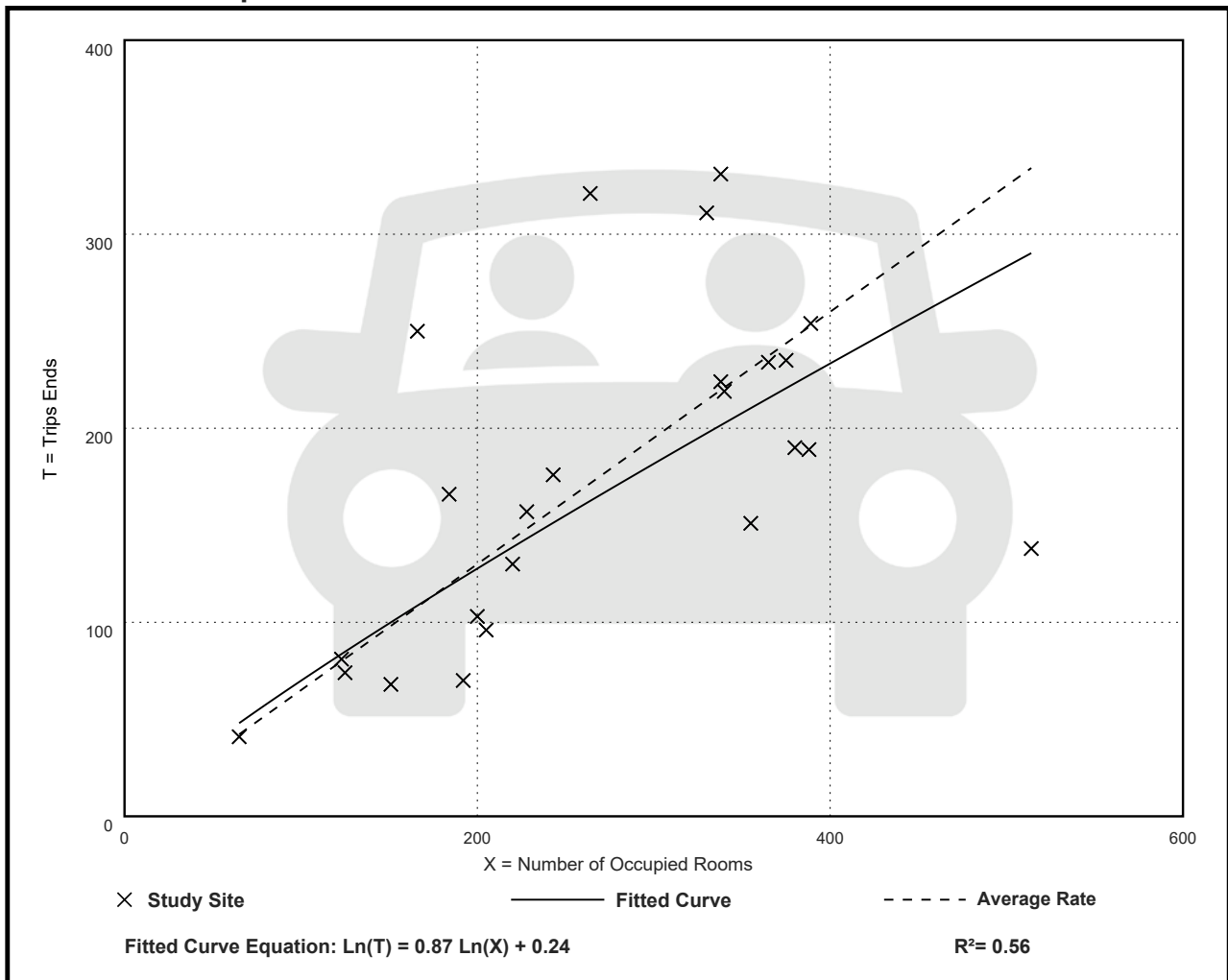
Avg. Num. of Occupied Rooms: 270

Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per Occupied Room

Average Rate	Range of Rates	Standard Deviation
0.65	0.27 - 1.51	0.26

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Occupied Rooms

On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 24

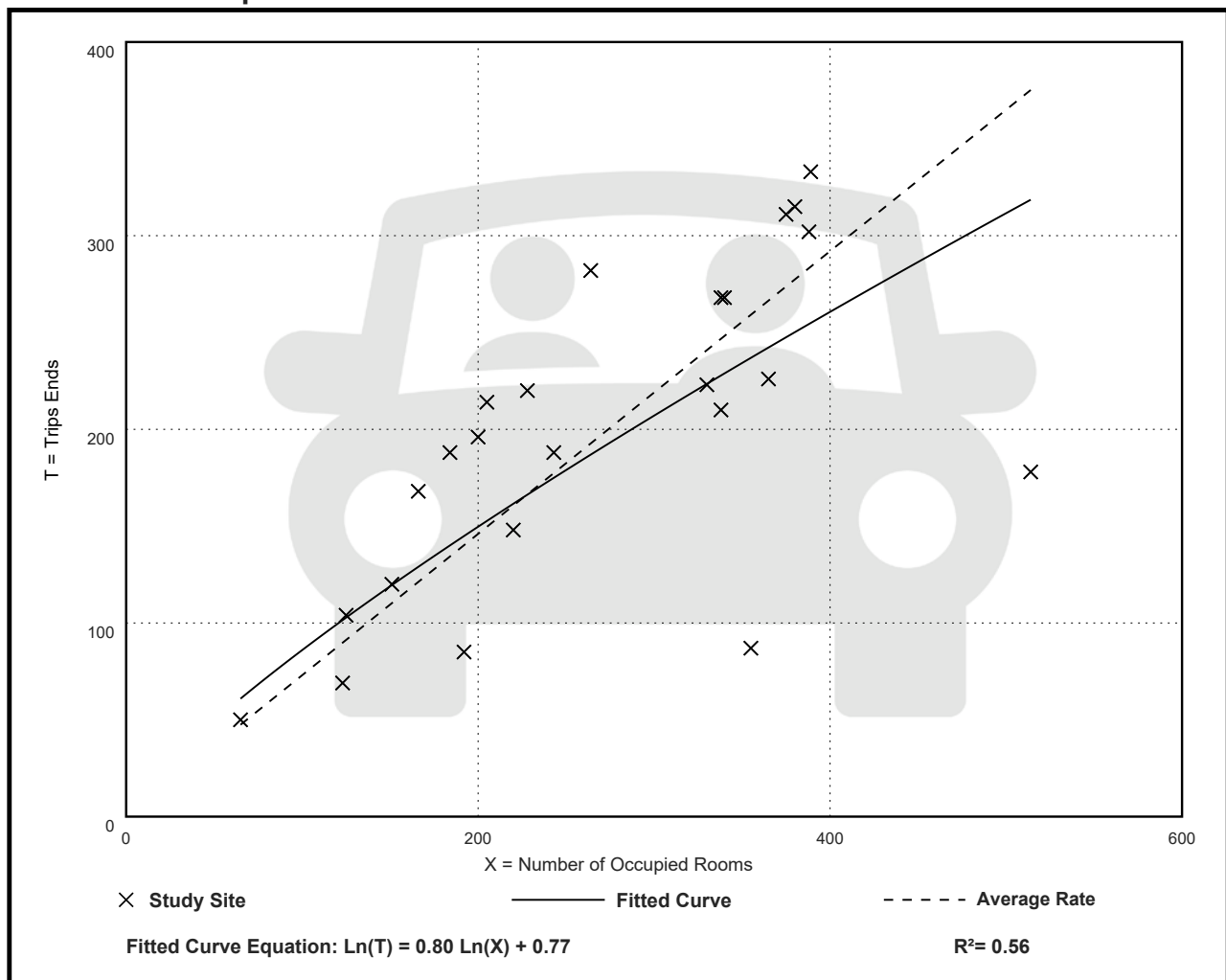
Avg. Num. of Occupied Rooms: 270

Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per Occupied Room

Average Rate	Range of Rates	Standard Deviation
0.73	0.25 - 1.07	0.22

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Occupied Rooms On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 4

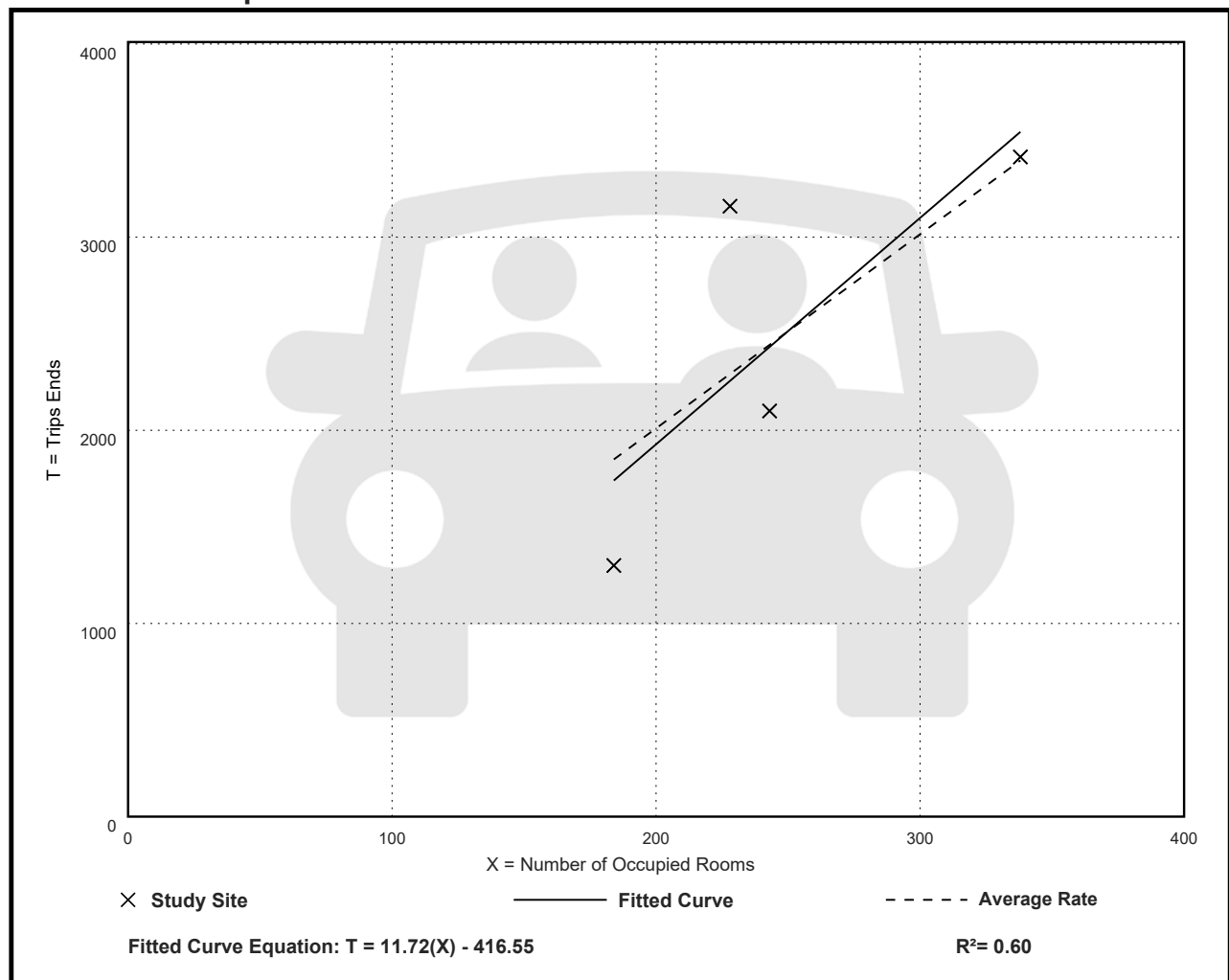
Avg. Num. of Occupied Rooms: 248

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Occupied Room

Average Rate	Range of Rates	Standard Deviation
10.05	7.07 - 13.86	2.70

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Occupied Rooms

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 4

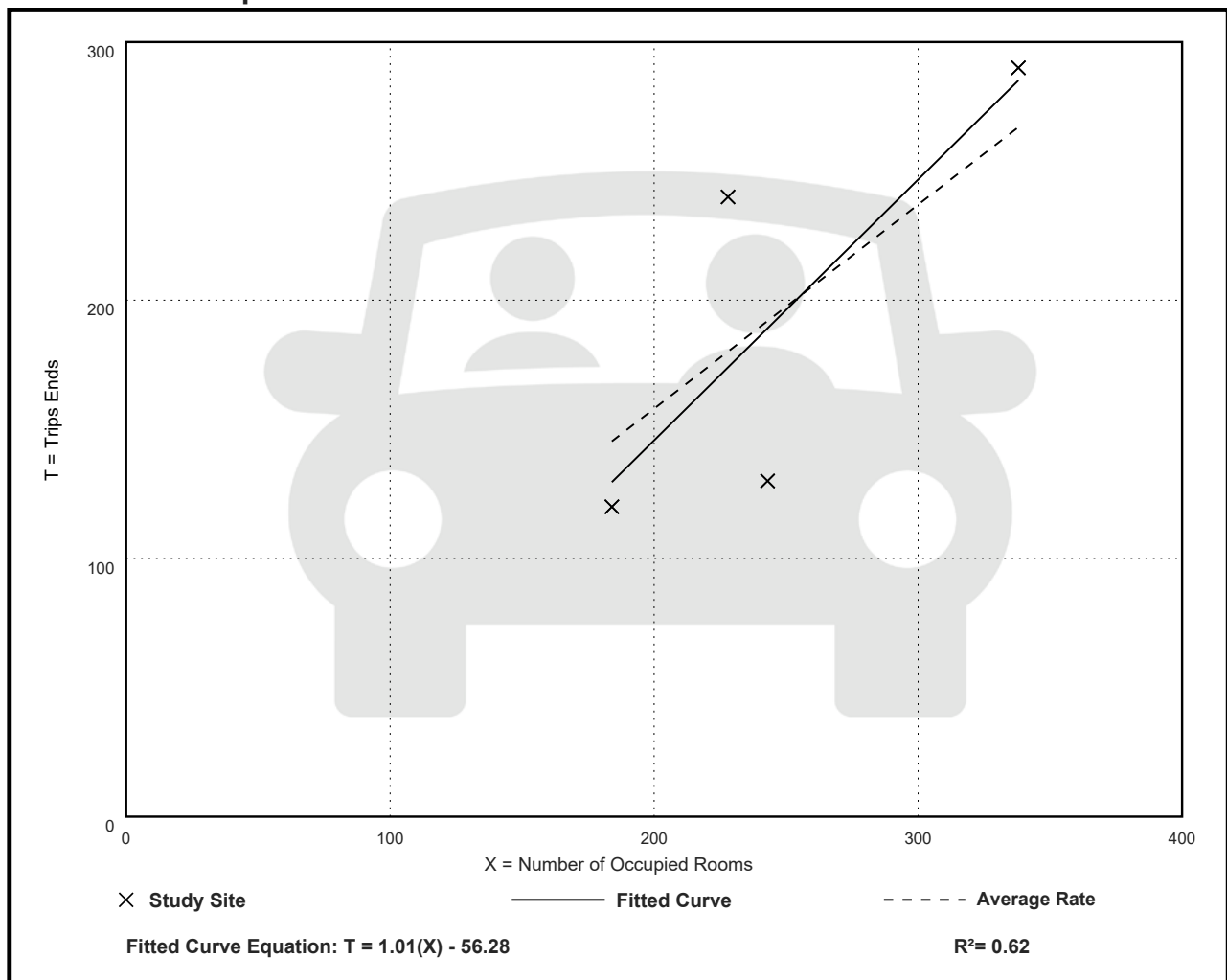
Avg. Num. of Occupied Rooms: 248

Directional Distribution: 45% entering, 55% exiting

Vehicle Trip Generation per Occupied Room

Average Rate	Range of Rates	Standard Deviation
0.79	0.53 - 1.05	0.22

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Occupied Rooms On a: Sunday

Setting/Location: General Urban/Suburban

Number of Studies: 4

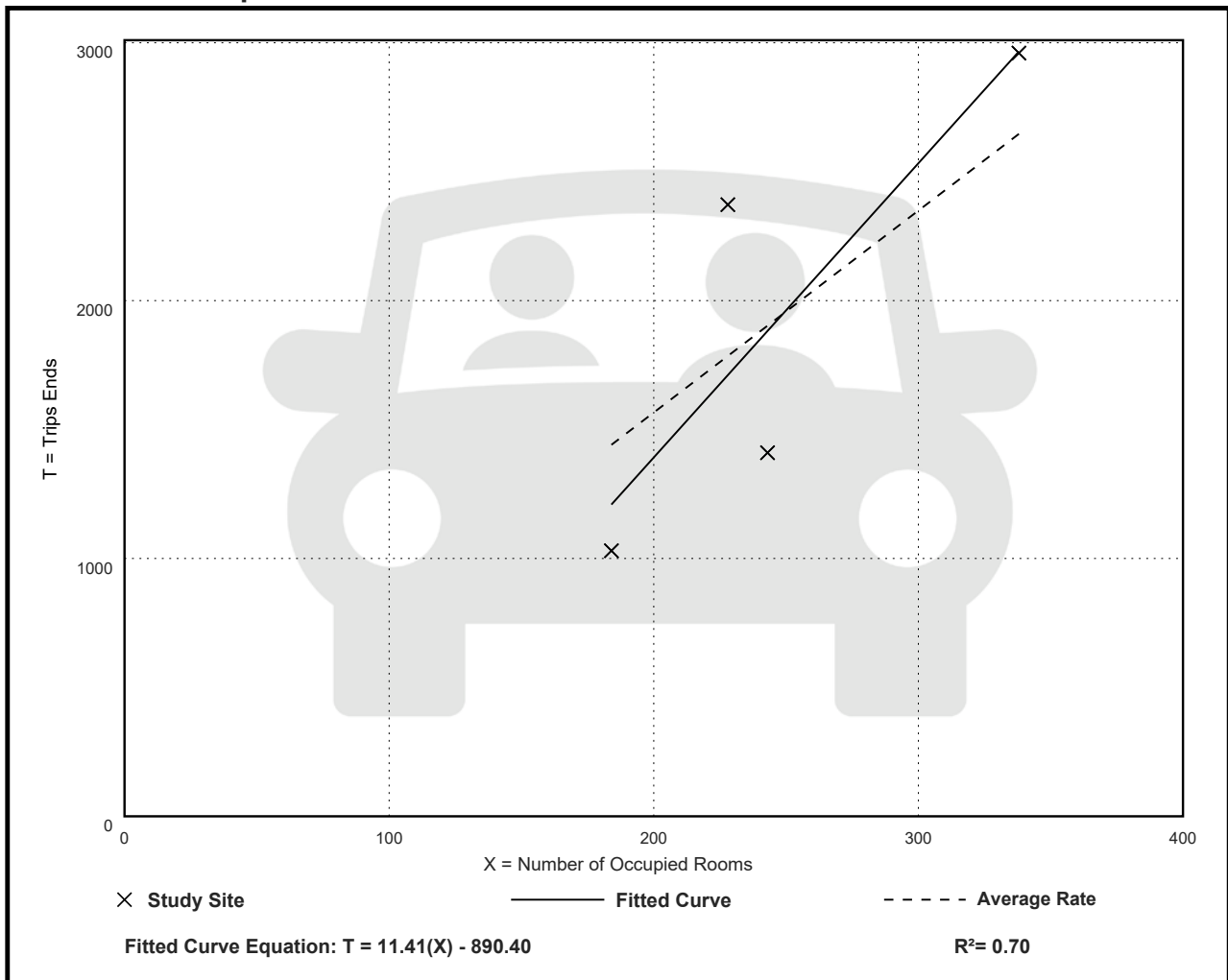
Avg. Num. of Occupied Rooms: 248

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Occupied Room

Average Rate	Range of Rates	Standard Deviation
7.83	5.60 - 10.40	2.23

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Occupied Rooms

On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 4

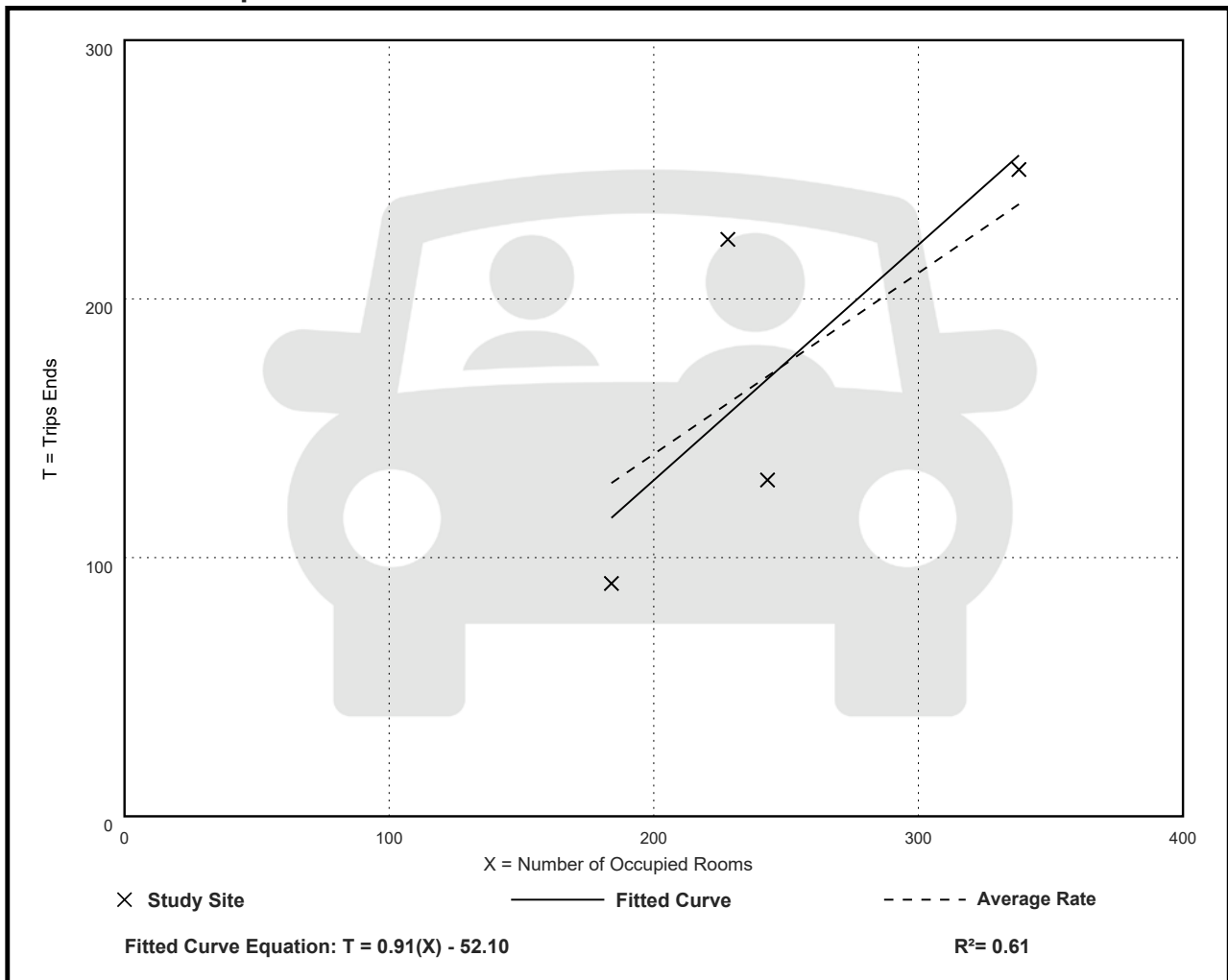
Avg. Num. of Occupied Rooms: 248

Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Occupied Room

Average Rate	Range of Rates	Standard Deviation
0.70	0.49 - 0.98	0.21

Data Plot and Equation



Hotel (310)

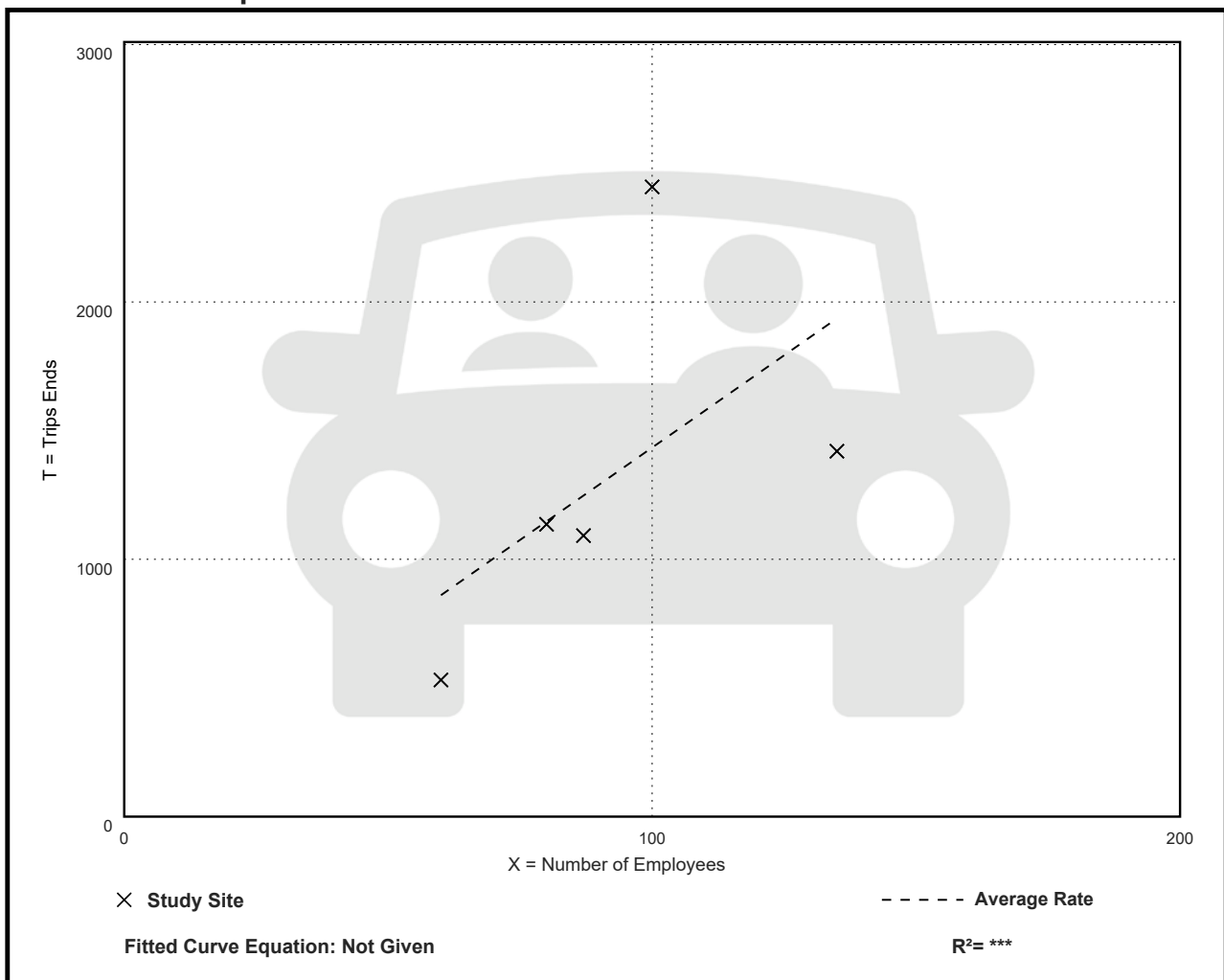
Vehicle Trip Ends vs: Employees
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Employees: 92
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
14.34	8.85 - 24.47	6.22

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Employees

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 12

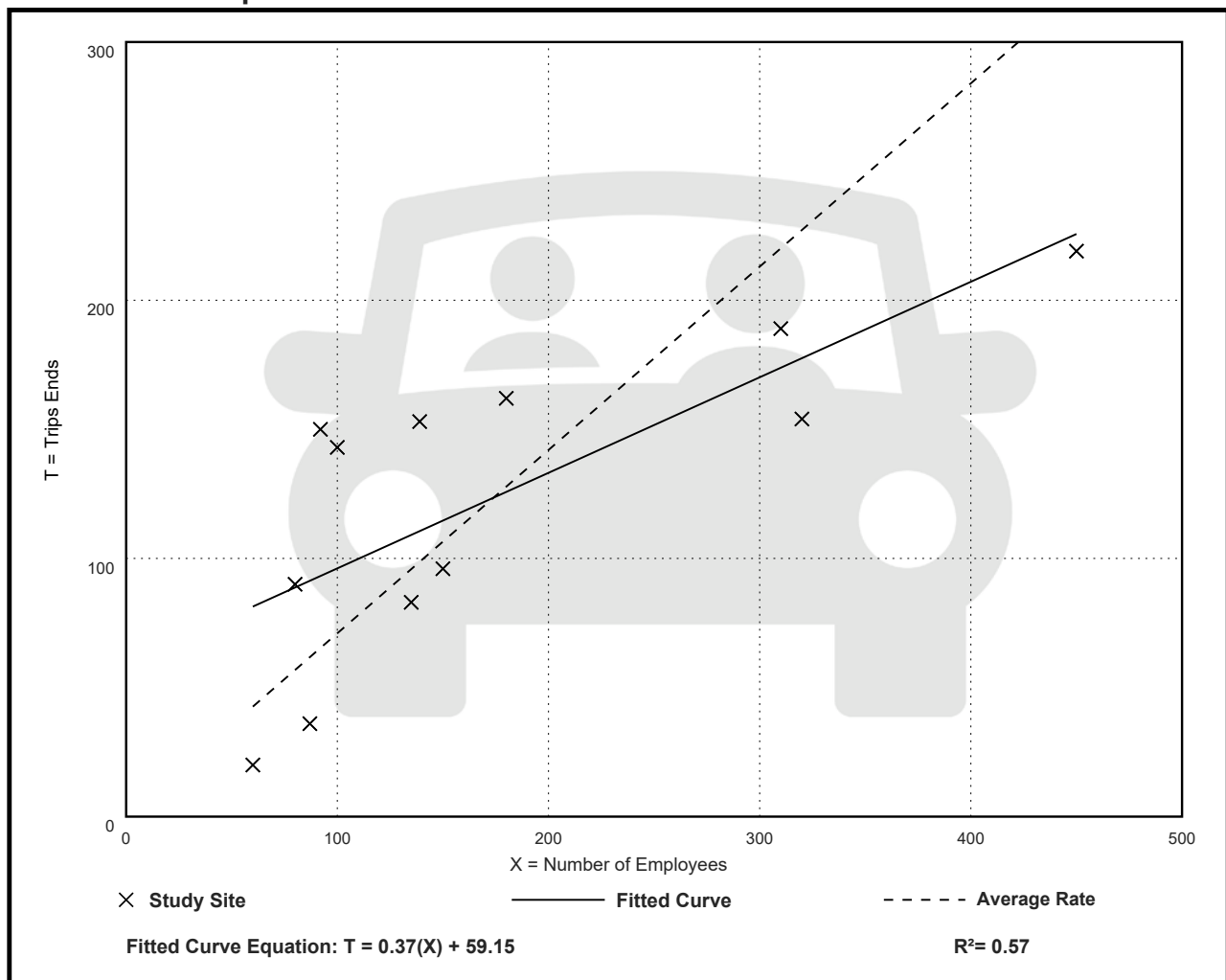
Avg. Num. of Employees: 175

Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.71	0.33 - 1.63	0.35

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Employees

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 12

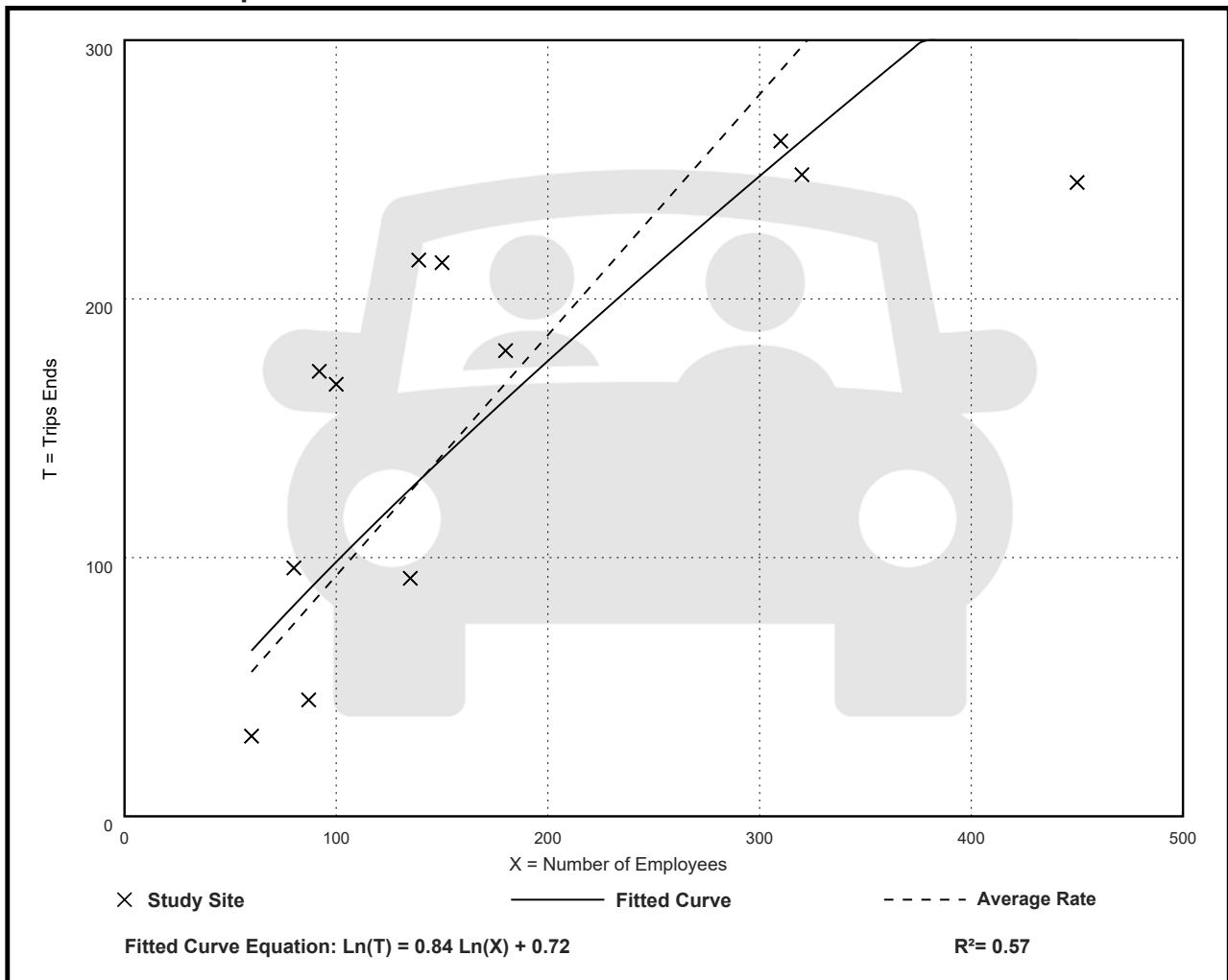
Avg. Num. of Employees: 175

Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.93	0.52 - 1.87	0.42

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Employees

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 12

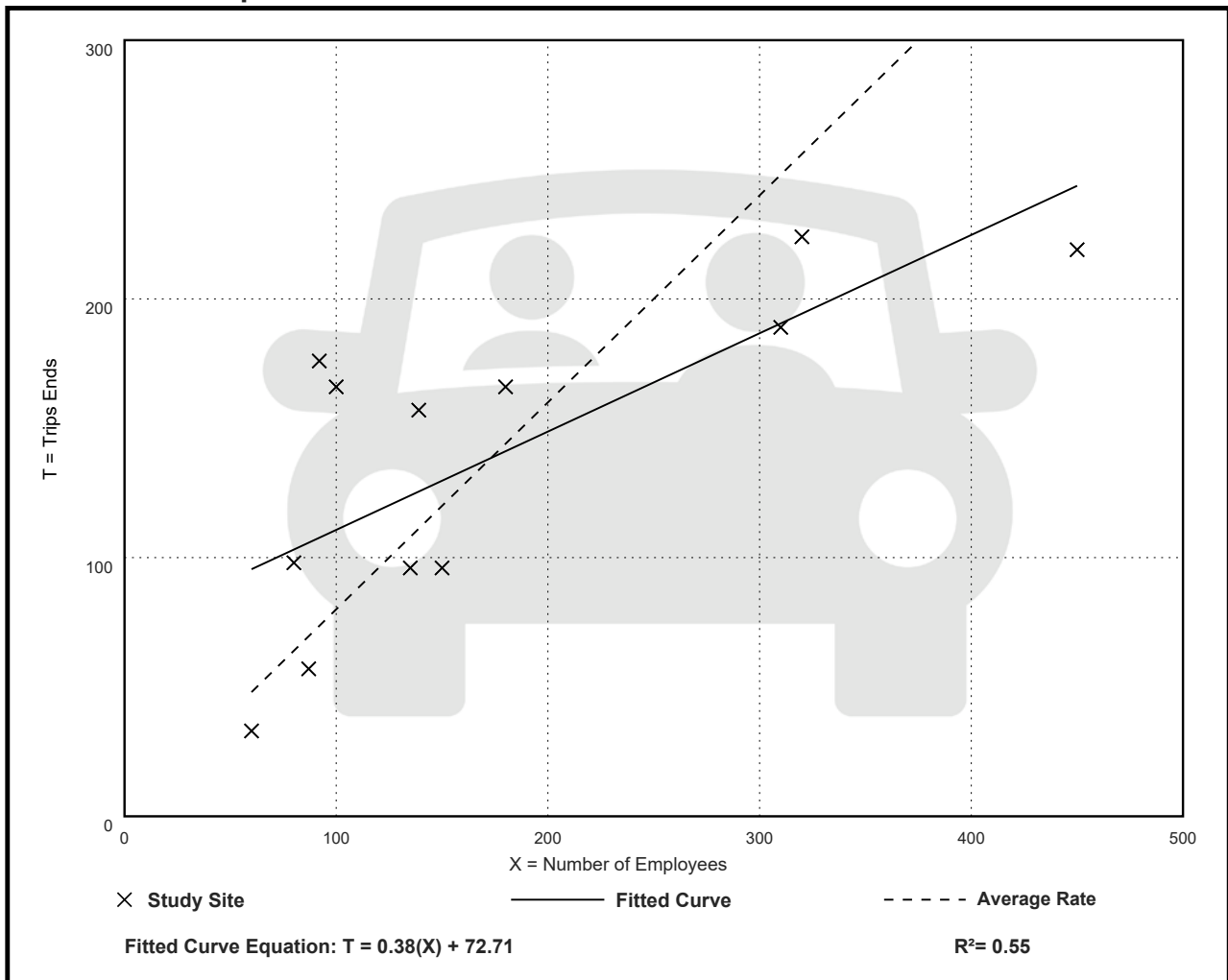
Avg. Num. of Employees: 175

Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.80	0.49 - 1.91	0.39

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Employees

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 12

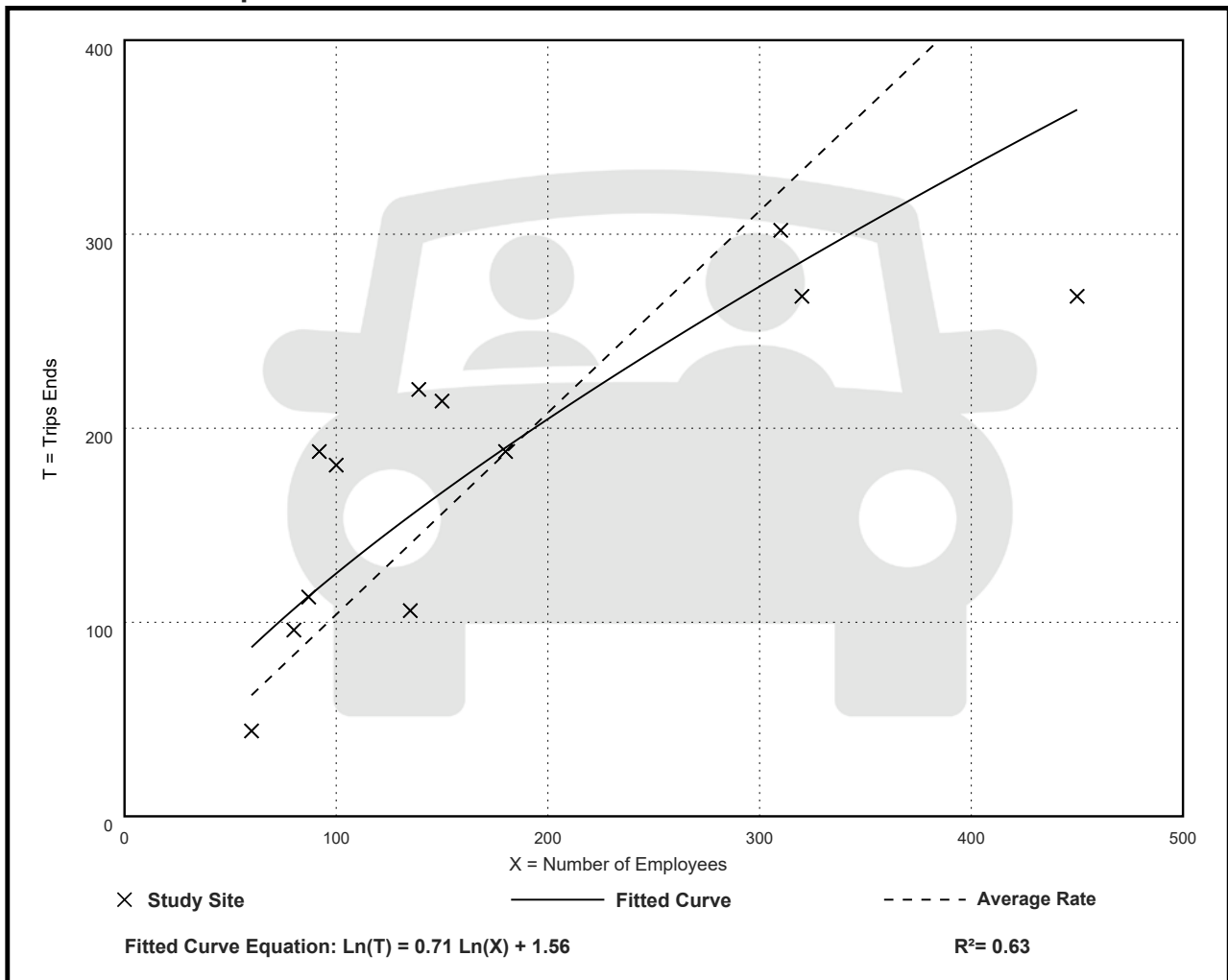
Avg. Num. of Employees: 175

Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
1.04	0.60 - 2.04	0.42

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Employees On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 9

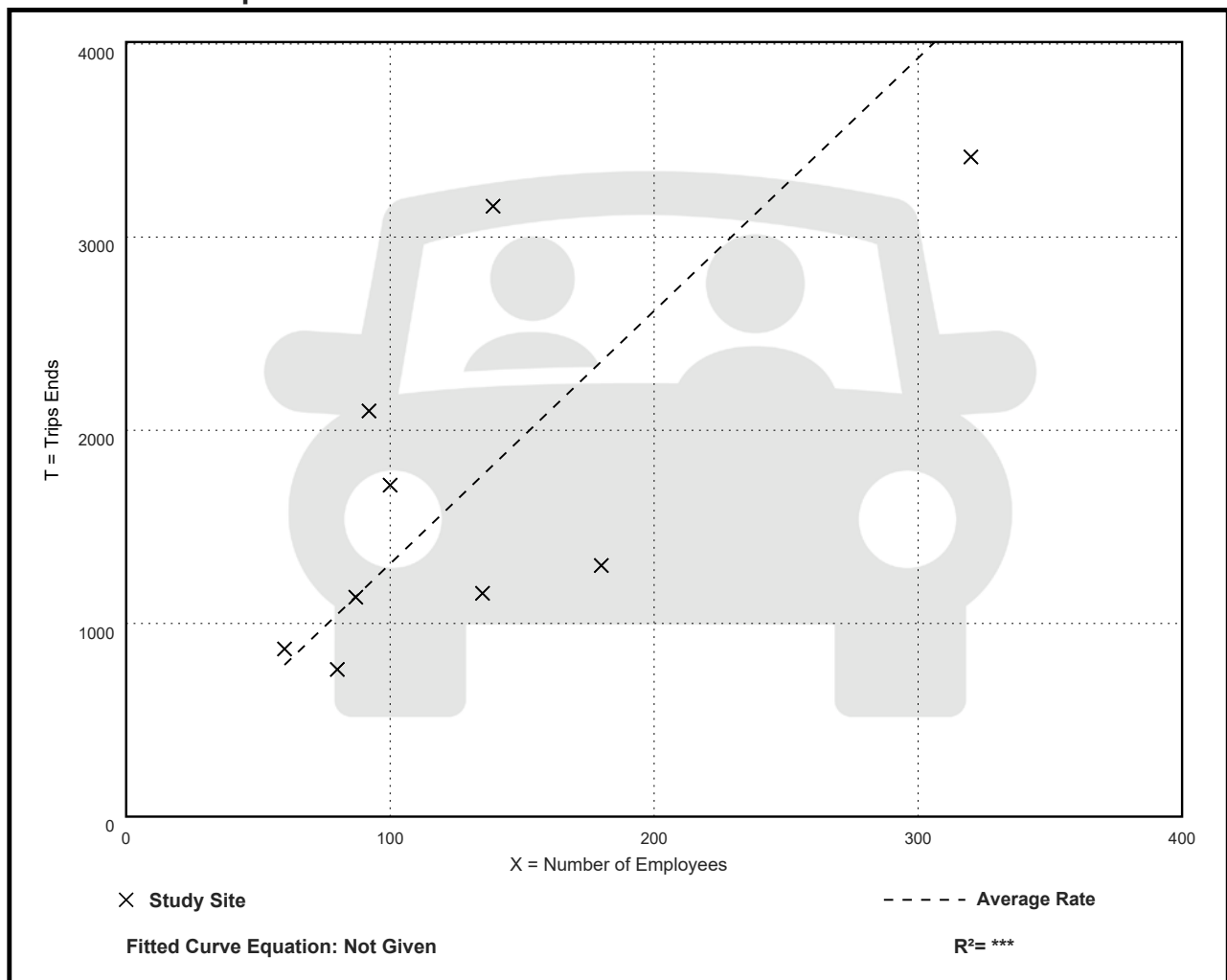
Avg. Num. of Employees: 133

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
13.09	7.22 - 22.83	5.77

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Employees

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 9

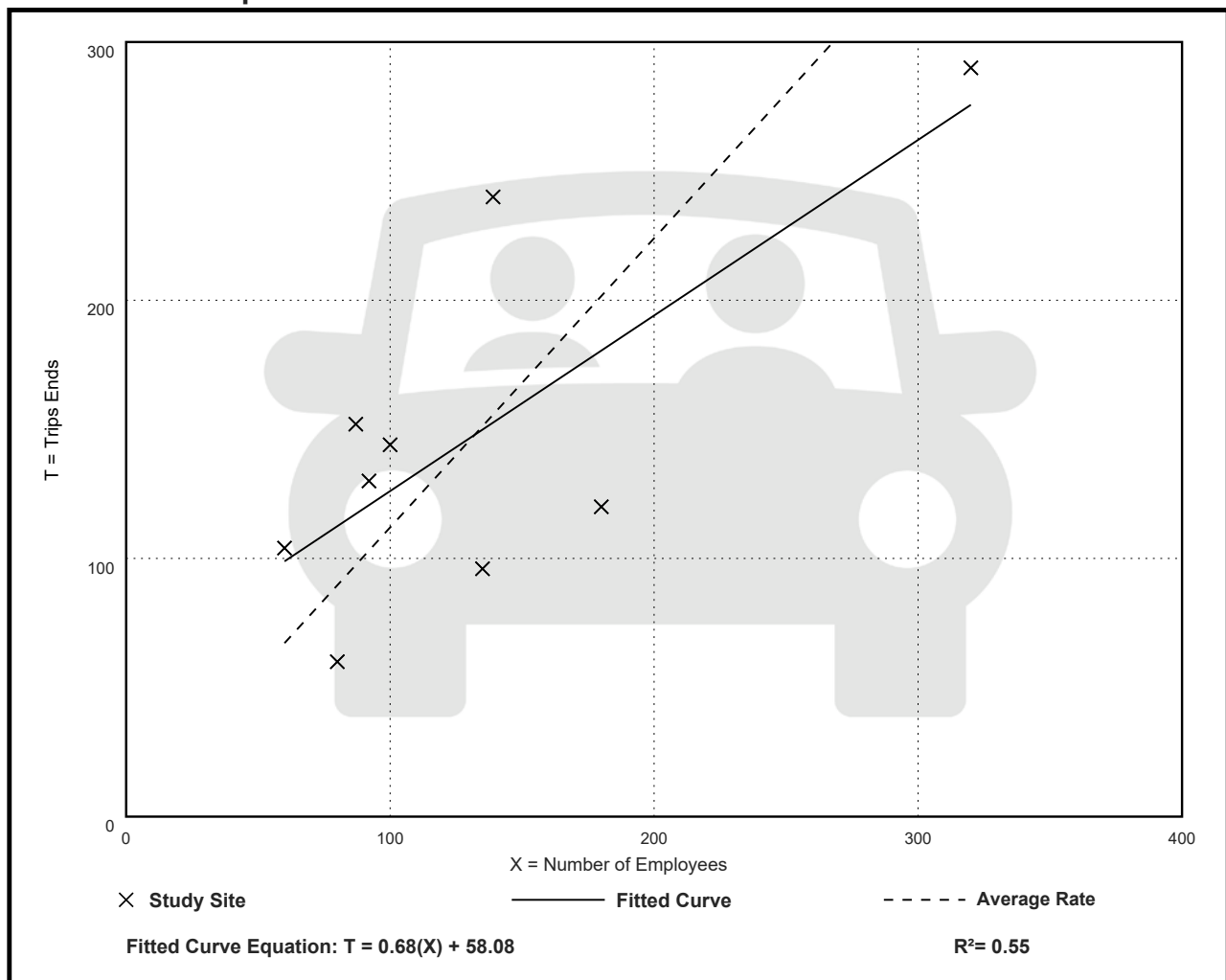
Avg. Num. of Employees: 133

Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
1.12	0.67 - 1.75	0.45

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Employees On a: Sunday

Setting/Location: General Urban/Suburban

Number of Studies: 9

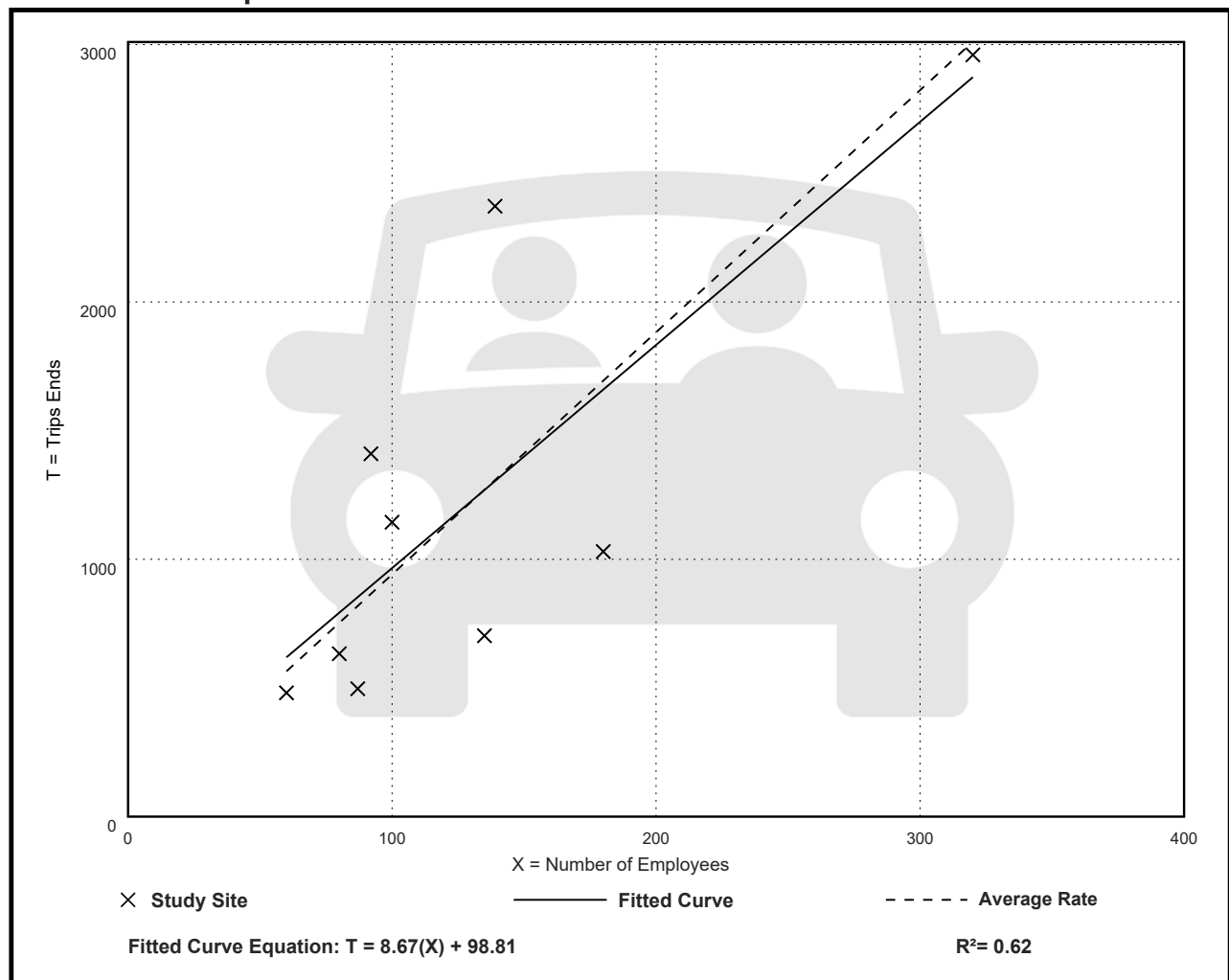
Avg. Num. of Employees: 133

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
9.41	5.21 - 17.06	4.13

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Employees

On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 9

Avg. Num. of Employees: 133

Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.88	0.45 - 1.60	0.39

Data Plot and Equation

