***AMENDED AGENDA**
PLANNING ADVISORY BOARD
REGULAR MEETING
SEPTEMBER 13, 2023
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes for the Regular Meeting of August 9, 2023.

4. OLD BUSINESS

5. NEW BUSINESS

5.1 **PAB 2023-0047 - JON LASSERRE, AGENT FOR INTACT CONSTRUCTION MGMT GROUP, 2194 SADLER ROAD**
Request for Voluntary Annexation, Future Land Use Map amendment, Zoning Map amendment, and Preliminary Plat

5.2 **PAB 2023-0048 - ELIZABETH MOORE, AGENT FOR OAKS OF AMELIA LLC, LOT 30 AMELIA ROAD**
Request for Voluntary Annexation, Future Land Use Map Amendment, and Zoning Map Amendment

6. BOARD BUSINESS

6.1 *Discussion of direction provided to the PAB and Planning Staff by the City Commission at its regular meeting on Tuesday, September 5, 2023 meeting to consider Land Development Code (LDC) Text Amendments to Sections 1.03.04 and 1.03.05 to clarify what actions combine originally platted lots of record as a single development site.

6.2 *Discussion of direction provided to the PAB and Planning Staff by the City Commission at its regular meeting on Tuesday, September 5, 2023 meeting to consider Comprehensive Plan and LDC amendments to remove the term "floodplain" from the definition of "Net Density."

7. STAFF REPORT

7.1

- *Discussion/ Next Steps for LDC Text Amendments related to multi-family housing standards, Planned Unit Development (PUD) standards, and minimum parking standards
- *Update on LDC Codification in MuniCode
- *Vulnerability Assessment Workshop Rescheduled for Monday, September 18, 2023 from 5-

7pm at Peck Center

8. PUBLIC COMMENT

9. ADJOURNMENT

THE NEXT PAB REGULAR MEETING IS SCHEDULED FOR WENESDAY, OCTOBER 11, 2023.

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired). All interested parties may appear at said meeting and be heard as to the advisability of any action, which may be considered with respect to such matter. For information regarding this matter, please contact the Planning Department (904) 310-3135.

DRAFT

MINUTES
PLANNING ADVISORY BOARD
REGULAR MEETING
AUGUST 9, 2023
5:00 PM
CITY HALL CHAMBERS

1. CALL TO ORDER 5:00

2. ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Victoria Robas (Chair)	Peter Stevenson (Vice-Chair)
Barbara Gingher	John Boylan
Richard Doster	Nick Gillette
Mark Bennett	

MEMBERS ABSENT:
None

OTHERS PRESENT:
Tammi Bach, City Attorney
Daphne Forehand, City Planner
Taylor Hartmann, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MEETING MINUTES

4.1 Approval of Minutes for the PAB + HDC Joint Special Meeting of April 26, 2023.

ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Boylan, to approve the Minutes as presented.

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

4.2 Approval of Minutes from the Regular Meeting of May 10, 2023.

ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Boylan, to approve the minutes as presented.

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

4.3 Approval of Minutes from the Regular Meeting of June 14, 2023.

Member Stevenson noted that on page 2 under item 7.1, 5th paragraph the word “noted” should be eliminated from Teresa Prince’s comment.

ACTION TAKEN: A motion was made by Member Stevenson seconded by Member Ginger to approve the minutes with the noted amendment.

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

5. OLD BUSINESS

5.1 SCRIVENERS ERROR - CORRECTING ACREAGE AND TITLE OF ORDINANCE 2023-0017 AND ORDINANCE 2023-0018 FROM 0.16 TO .30 ACRES OF LAND:
PAB 2023-0036 - FUTURE LAND USE MAP ASSIGNMENT - N. 14TH STREET -ORDINANCE 2023-0017 - ASSIGNING A FUTURE LAND USE MAP CATEGORY OF CONSERVATION (CON) FOR PROPERTY TOTALING ~~0.16~~ 0.30 ACRES OF LAND LOCATED N. 14TH STREET; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

PAB 2023-0036 - ZONING MAP ASSIGNMENT - N. 14TH STREET -ORDINANCE 2023-0018 - ASSIGNING A ZONING CATEGORY OF CONSERVATION (CON) FOR PROPERTY TOTALING ~~0.16~~ 0.30 ACRES OF LAND LOCATED N. 14TH STREET; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Doster, to amend both ordinance as written.

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

6. NEW BUSINESS

6.1 **PAB 2023-0043- *CITY OF FERNANDINA BEACH*, 766 KENNETH COURT**: Voluntary Annexation of 6 parcels of land located at 766 Kenneth Court, approximately 0.92 acres of land into the City limits, Assignment of the City's Medium Density Residential (MDR) Future Land Use Map Category, and Residential Low Medium (RLM) Zoning District

This item was pulled from the agenda at the start of the meeting.

Public Hearing was opened.

Lauree Hemke, 751 Barrington Drive, spoke on behalf of some residents of the Barrington neighborhood, and voiced concern about the impact of septic systems located on Kenneth Court infiltrating adjacent properties.

Member Bennett inquired, in cases of annexation, if Staff's analysis reports include how the annexation of county properties can potentially impact the character of the neighborhood. Staff answered that they do not since these properties are under the County's jurisdiction but that in the instance of case PAB 2023-0043, the case was pulled from the agenda because the property's current density needed to be addressed first by the county.

6.2 **PAB 2023-0044- *CITY OF FERNANDINA BEACH*, CALHOUN AND N. 7TH STREET:** Future Land Use Map and Zoning Map Amendments for two properties totaling approximately 0.46 acres of land located on the corner of unimproved N. 7th Street and Calhoun Street and midblock of unimproved. N. 7th Street.

ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Gingher, to recommend approval of PAB case 2023-0044 to the City Commission for the re-assignment of Future Land Use Map of Conservation (CON) and Zoning Map of Conservation (CON) for two properties totaling approximately 0.46 acres of land located on the corner of unimproved N. 7th Street and Calhoun Street and midblock of unimproved N. 7th Street; AND that PAB case 2023-0044 as presented is sufficiently compliant with the Comprehensive Plan and Land Development Code and applicable Florida Statutes to be approved at this time.

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

6.3 **PAB 2023-0046- *CITY OF FERNANDINA BEACH*, 123 HIRTH ROAD AND 96030 SOMERSET DRIVE:** Voluntary Annexation of approximately 20.89 acres of land located at 123 Hirth Road and 96030 Somerset Drive, into the City limits, Assignment of the City's High Density Residential (HDR) Future Land Use Map Category, and High Density Residential (HDR) Zoning District (R-3)

Ms. Forehand presented the Staff analysis report, stating mainly that this property is contiguous to City properties to the north, south and east boundaries, and that per Resolution 2023-102 a request to extend water and sewer services annexation has been approved by the City Commission and should be implemented within a period of 10 years; she then recommended approval.

Member Stevenson asked about the communities' current access to water and wastewater. Ms. Forehand answered that they currently use a private system for both. He also inquired about the timeframe for EPA Certification.

Jim Shields, agent for the owner, explained that the plan is to take down the current wastewater facility and prepare for the transition to the City system. Betty Bergman, 74 Osprey Village Unit 1100, Amelia Island, owner, then shared some of the rental history on the property she originally shared with her husband. Mr. Shields continued his explanation stating that repairs to the piping system must take place first to facilitate the transition to the City system.

Member Gillette asked about the number of private ownerships in the community and if they had to sign an agreement regarding this annexation. Mr. Shields answered that there were 9 private owners and that there was no signed agreement from these parties regarding this annexation.

Dee Hester, 96052 Somerset, resident of Somerset apartments, commented about rental fees increases within the community. Mr. Shields then explained the reason for increases in leases over the years.

ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Bennett, to recommend approval of PAB case 2023-0046 to the City Commission requesting Voluntary Annexation and assignment of the City's High Density Residential (HDR) Future Land Use Map Category, and High Density Residential (HDR) Zoning District (R-3) located at 123 Hirth and 96030 Somerset; AND that PAB case 2023-0046 as presented is sufficiently compliant with the Comprehensive Plan and Land Development Code and applicable Florida Statutes to be approved at this time.

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

7. BOARD BUSINESS

Ms. Forehand suggested a discussion regarding the need for any amendments to the PUD standards for acreage and noted that the current standard to establish a PUD is five (5) acres. Mr. Doster asked for some examples of PUD within the City. Ms. Forehand listed a few such as Crane Island, Amelia Park, Vintage Amelia, Shell Cove. Member Gillette suggested one (1) acre size to allow owners to combine zoning classifications and write their own overlay.

Member Bennett voiced some concerns about density and the impact of potential increase of population caused from inherited County properties carrying higher density, property density we would have otherwise not approved within our existing code.

Member Doster asked about repercussions from the City denying an annexation request.

Tammi Back, City Attorney, spoke about where the City could extend their services considering the odd boundaries throughout the island, and the impact of those service expansions. She also spoke of the State Law that mandate property owners to connect to sewer lines when they are adjacent to their property, but also added that at this time the City does not enforce this law.

The consensus of the Board was to ask Staff to do more research regarding PUD Standards and provide findings back for further discussion at the next meeting.

Member Stevenson asked if the Board could also look into the possibility of eliminating septic systems within City boundaries.

Ms. Forehand updated the Board with the codification of the Land Development Code into Municode which is currently in process.

Member Stevenson asked if it would be possible forecast/anticipate some of the funding in next year's budget for known projects such as the LDC conversion to Municode and the LDC rewrite.

Chair Robas asked Staff to clarify the processes involved with both the conversation and the upcoming rewrite of the LDC. Ms. Forehand explained both processes.

Member Gillette asked if the rewrite could also include the possibilities of eliminating some elements. Staff commented that everything will be analyzed.

Ms. Forehand announced an outreach event at the Peck Center on August 30th from 5:00 pm to 7:00 for the Vulnerability Assessment Workshop and invited all members to attend.

8. STAFF REPORT

9. PUBLIC COMMENT

Margaret Kirkland, 1377 Plantation Point Drive, Conserve Nassau, spoke in support of the updates regarding the LDC and the Comprehensive Plan. She also spoke of issues that may come up with any future annexation and the impact relating to the disposal of septic systems.

10. ADJOURNMENT 6:15 PM

_____ _____

Sylvie McCann, Recording Secretary Victoria Robas, Chair

STAFF REPORT
PAB 2023-0047 (AX, LU, CZ, PRELIMINARY PLAT)
Planning Advisory Board Hearing
September 13, 2023

Daphne Forehand
Planner I

APPLICATION FOR VOLUNTARY ANNEXATION, LAND USE, ZONING, & PRELIMINARY PLAT 2194 SADLER ROAD

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Ben Buchanan				
AGENT:	Rogers Towers, P.A., Jon C. Lasserre, Esq.				
REQUESTED ACTION:	Voluntary Annexation, Assignment of a Future Land Use Map Category of Mixed Use (MU) and Mixed Use (MU-1) Zoning District, and Preliminary Plat (Breakers Townhomes)				
LOCATION:	2194 Sadler Road (00-00-30-0600-0002-0200)				
CURRENT ZONING:	Nassau County Commercial General				
CURRENT LAND USE:	Nassau County Commercial				
EXISTING USES ON SITE:	Vacant				
PROPERTY SIZE	Approximately 1.41 Acres of Land				
ADJACENT PROPERTIES:	**Direction**	**Existing Use(s)**	**Year Built**	**Zoning**	**FLUM**
NASSAU COUNTY	North	Single Family	1945	Residential Single Family 2/Commercial General	Commercial
WITHIN CITY LIMITS	South	Water Treatment Facility	Varies	PI-1	Public and Institutional
NASSAU COUNTY	East	Vacant	n/a	Commercial General	Commercial
NASSAU COUNTY/WITHIN CITY LIMITS	West	Commercial Stores/Offices	Varies	Commercial General/C-2	Commercial/ General Commercial

**** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of the required materials are part of the official record and have been made available on the City's website, the City Clerk's Office and at the Planning and Conservation Department Office. ****

SUMMARY OF REQUEST:

The applicant, Jon Lasserre (Rogers Towers P.A.), agent for owner, Ben Buchanan requests voluntary annexation for a parcel of land located at 2194 Sadler Road and assignment of City Future Land Use Map Category of Mixed Use and corresponding Zoning District of MU-1. In addition, the applicant requests preliminary plat approval of a 12- lot townhome residential subdivision (Breakers Townhomes). The current Nassau County Future Land Use Map designates this parcel as Commercial, with a Zoning Category of Commercial General. The land was previously approved by Nassau County for the construction of a 17-space luxury motor coach resort facility known as "The Breakers." However, this approval has faced challenges from

members of a neighboring community. The applicant asserts that these challenges are on hold pending the review of their current application.

It is important to note that the City's Land Development Code does not prevent the applicant from pursuing annexation, land use, zoning changes, and preliminary plat approval through the City.

ZONING, LAND USE AND ANNEXATION SUMMARY:

The property is contiguous to the municipal boundary along the western and southern sides of the parcel. The Mixed Use (MU-1) Zoning District is intended for the development of a combination of residential, office, and limited neighborhood commercial uses. This zoning district allows for single family detached, duplex, triplex, townhouse, and mixed use structures along with allowable ancillary structures as permissible housing types. The site acreage under the proposed zoning and land use designation could accommodate up to 14 dwelling units with a maximum gross density of 8 dwelling units per acre permitted.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

Policy 1.02.06. The City shall assure that specific density assigned to new development and redevelopment is compatible and consistent with established residential development patterns and provides equitable use of the land. Criteria to be considered in allocating density shall include, but not be limited to, the following:
a. Protecting the integrity and stability of established residential areas;
b. Assuring smooth transition in residential densities;
c. Encouraging commercial and residential mixed use development patterns;
d. Recognizing and being sensitive to the character and form of the surrounding neighborhoods;

The calculation of net density defines the number of permissible dwelling units. It is based on the definition for net density provided in the Comprehensive Plan. Net Density includes terms for calculating the "net buildable land area" and inclusion of ½ of the adjoining public rights-of-way (ROW). The net density calculation of the site breaks down as follows:

BREAKERS TOWNHOMES		**CALCULATED NET DENSITY**	
PRIVATE PROPERTY AREA TOTALS:		**60,000**	sq. ft.
Plus half of the adjoining rights-of-way (ROW)			
+ Sadler Road side 30 ft. x 150 ft. =		4,500	sq. ft.
+ Ryan Road side 30 ft. x 400 ft. =		12,000	sq. ft.
	ROW AREA TOTALS:	**16,500**	sq. ft.
Total Net Buildable Land Area *(plus ½ the ROW)*		*76,500*	sq. ft.
8 dwelling units per acres		*/5,445*	sq. ft.
	TOTAL DWELLING UNITS:	**14**	units *(rounded down)*

CONSISTENCY WITH THE COMPREHENSIVE PLAN / LAND DEVELOPMENT CODE:

This is a voluntary annexation of property as compliant with all applicable Florida Statutes and the City's Municipal Code. The annexation area is compact, does not create an "enclave", and represents a logical extension of the municipal boundary. The area is a logical extension of urban development, and any

development or redevelopment can achieve full compliance with the City's Land Development Code and Comprehensive Plan. The City can serve this property and meet or exceed all levels of service required by Comprehensive Plan policies referenced herein.

Applicable Policy Reference	*Determination of Consistency*
CP 1.02.02	√
CP 1.02.03	√
CP 1.02.04	√
CP 1.02.10	√
CP 1.03.01	√
CP 1.04.03	√
CP 1.07.09	√
CP 4.01.01	√
CP 4.01.02	√
LDC 2.01.12	√
LDC11.01.07	√

PRELIMINARY PLAT SUMMARY:

Apart from a shared mail kiosk, landscaping, and potential subdivision signage, there are no communal amenities planned for this development. Access to the development will be primarily from Ryan Road and Sadler Road.

The initial proposal, including proposed land use and zoning changes, was submitted for review by the Technical Review Committee on July 3, 2023. Following this submission, the proposal received a first round of comments, which were subsequently addressed. The revised proposal was then resubmitted on August 28, 2023.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

Policy 1.01.02. The approval of all development shall be subject to the availability of adequate levels of service for all facilities and services that are subject to concurrency management requirements.
AND
Policy 1.02.03. The City shall ensure that the location, scale, timing, and design of development is coordinated with the availability of public facilities and services. The City seeks to ensure compact development patterns that integrate neighborhood and commercial activities and promote connectivity through the use of sidewalks, bike lanes and alternative low-speed shared-use vehicle paths in order to achieve a reduction in vehicular trips on arterial roadways. The purpose of this policy is to prevent the proliferation of urban sprawl and to achieve cost effective and energy efficient land development patterns and avoid or eliminate existing patterns that may be described as: described below.

a. **No Areas of urban development or uses, which are not functionally related to land uses which predominate the adjacent area;**
b. **No Areas of urban development or uses which fail to maximize the use of existing public facilities;**
c. **No Areas of urban development or uses which fail to use areas within which public services are currently provided; and**
d. **No Leapfrog/scattered development or ribbon/strip commercial development patterns.**

The proposed development is consistent with the Comprehensive Plan's direction for compact urban development and serves to maximize the use of existing public facilities. The subject property lies in an area of existing urban development. The proposed development will rely on an open roadway (Ryan Road, Sadler Road) for access to

the subdivision. Water and sewer services are available to serve the site, and this proposed development. No leapfrog development is occurring.

Policy 4.01.01. The following level of service standards are hereby adopted and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Facility/Service Area	Level of Service Standard
Wastewater Treatment System	**300 gallons per day per ERU (Equivalent Residential Unit)**
Solid Waste Facilities	**Average Solid Waste Generation Rate: 5.9 pounds per capita per day**
Stormwater Management Facilities	**Policy 4.01.02** *All subdivisions, multifamily, commercial, industrial, city, and institutional projects shall provide for retention of stormwater resulting from project, unless off-site shared facilities are available. For projects within areas designated for "zero discharge," storage shall accommodate a ten (10)-year, twenty-four (24)-hour storm event. For all other areas, retention shall accommodate the greater of: (a) the first one-half (1/2) inch of stormwater within the boundaries of their project, or (b) the first one (1) inch of storm flow from all roofs, sidewalks, paved surfaces, and parking areas (at 100 percent runoff), whether paved or not. The project shall also provide detention for all storm flows. Detention shall prevent peak flows after development from exceeding the peak flow prior to development.*
Potable Water Facilities	**Water Allocation Level of Service: 350 gallons per day per ERU (Equivalent Residential Unit)**
Fire-Rescue Services	**240-second travel time to 90% of the incidents (EMS with AED or BLS) & 480-second travel time to 90% of the incidents (ALS Response)**
Police and Law Enforcement Services	**Response Time: 3 minutes or less for emergency calls and 7 minutes or less for non-emergency calls**

The City has five public facilities that have adopted levels of service: Transportation, Water, Sewer, Drainage, and Solid Waste. The City's ability to maintain adopted levels of service for these utilities was confirmed through TRC site plan review process. A concurrency determination for impacts to Nassau County roadways must be assessed under the City's current requirements contained in LDC Section 7.04.05. All proposed developments generating more than 400 Average Daily Trips (ADT) require a traffic concurrency determination from the Northeast Regional Council. Under the proposed development scenario containing 12 dwelling units, Staff estimates that approximately 70 Average Daily Trips (ADT) could be generated by this development; resulting in 6 p.m. peak hour trips[1]. Traffic impacts are likely on only State and Nassau County maintained roadways. Nassau County collects mobility fees for roadway impacts based on their adopted a mobility plan. It is expected that the City will, through its adopted Interlocal agreement with Nassau County, collect mobility fees on their behalf for projects within the City.

The City owns and operates three potable water treatment facilities which combined can provide 18.2 million gallons per day. Potable water customers on average consume approximately 5 million gallons per day. The

[1] ITE Code 230 (Residential Condominium/Townhouse) average PM peak hour trips = 6 (~1 trip/ dwelling unit)

City owns and operates one sanitary sewer treatment facility which has an operation/design capacity to treat 3.5 million gallons of wastewater per day. At the adopted level of service and the proposed development density, the residential units will consume 4,200 gallons of water per day (12 units x 350 gallons per ERC per day).

The City owns and operates one sanitary sewer treatment facility which has an operation/design capacity to treat 3.5 million gallons of wastewater per day. The facility's customers currently generate, on average, 1.9 million gallons per day. At the adopted level of service and the proposed development density, the site will generate 9,660 gallons of wastewater per day (12 units x 2.3 x 350 gallons per ERC per day). The Commercial facilities are calculated by an Equivalent Residential Connection (ERC) standard, which is calculated by the utilities director. The utilities director indicates that plant capacity is available for the site; however, other facilities, such as pipe and lift station capacity, will have to be evaluated, and the developer will have to pay for what improvements are necessary to accommodate any proposed development. These determinations will be made in advance of site plan review and necessary improvements will be required as a part of site plan approval.

As for solid waste and drainage, the City currently has contracted services with Waste Management to dispose of solid waste city-wide, therefore the impact is not necessary as part of the preliminary plat/ replat review process. Solid waste receptacles will be provided to individual dwelling units to be maintained on each homesite. Drainage impacts from any new development or redevelopment will be reviewed by the City's Technical Review Committee (TRC). The City requires storm water drainage to be retained on-site and permitting through the St. John's River Water Management District (SJRWMD). Permitting from SJRWMD is a requirement for final approval and receipt of a local development order from the TRC.

All public facilities and services are currently available to the development and each service can maintain or exceed its level of service standards as required by Policies 1.01.02, 1.02.03, and 4.01.01.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE:

11.01.02 Requirements for Subdivision Plats (Preliminary and Final)

A. **A preliminary subdivision plat shall be required when new streets, water lines, and sewer lines are required; when three or more residential lots are created; and where one nonresidential lot is created or proposed for development. Where new streets, water lines, and sewer lines are not required, the preliminary and final plat may be combined into a single submittal. A preliminary plat provides for a complete review of technical data and preliminary engineering drawings prior to completion of the final plat for recording.**

B. **In addition to the information required in Section 11.01.03, all applications for preliminary subdivision plat approval shall contain the following information:**

1. **The name, addresses, telephone number, facsimile number, and email address of the person preparing the plat.**
2. **The date of preparation and date(s) of any modifications, a north arrow, and a written and graphic scale.**
3. **The proposed name of the subdivision.**
4. **Development specifications for the tract: area, proposed number and layout of lots and blocks, location, names, and widths of proposed roadways, consistent with this LDC and the Future Transportation Circulation Map of the Comprehensive Plan.**
5. **All contiguous properties shall be identified by subdivision title, plat book and page, or, if un-platted, the land shall be so designated, and otherwise identified.**

6. **Location of land to be dedicated or reserved for public use for rights-of-way, streets, sidewalks, bike trails, pedestrian trails, easements, schools, parks, open spaces, or other public uses. Proposed street names shall be included.**
7. **Locations of utilities, utility service, connections to existing utility facilities, and easements necessary to provide access to the utility facilities for maintenance or other activity.**
8. **Location of the nearest available public water supply and wastewater disposal system.**
9. **A topographic survey, soils report, grading plan, and an erosion control plan.**
10. **Existing surface water bodies, wetlands, streams, and canals, including the location of the mean high-water line for each feature.**
11. **A preliminary surface drainage plan showing direction of flow and methods of stormwater retention.**
12. **A floodplain map indicating areas subject to inundation and high groundwater levels up to a 100-year flood classification, and establishing a base flood elevation for all proposed lots within the subdivision.**
13. **A tree survey showing protected trees, proposed replacement trees, if required, and landscaping and buffering.**

CONCLUSION AND STAFF RECOMMENDATIONS:

The requested action is consistent with the City's Comprehensive Plan and the Land Development Code. Staff recommends approval of the voluntary annexation, assignment of the **Mixed Use (MU) FLUM** category, and **Mixed Use (MU-1) Zoning District**. Following the recommendation of the Planning Advisory Board (PAB), the application will move forward to the City Commission in the form of three separate ordinances at a public hearing anticipated for October 17th, 2023.

Additionally, the requested **Preliminary Plat is consistent** with the City's Comprehensive Plan and the Land Development Code. Staff recommends **approval** of the Preliminary Plat. Following the recommendation of the Planning Advisory Board (PAB), the Preliminary Plat will move forward to the City Commission in the form of a Resolution following completion of the Annexation, Assignment of a Future Land Use Map Designation, and Zoning Classification. This action is expected to appear before the City Commission on November 21, 2023.

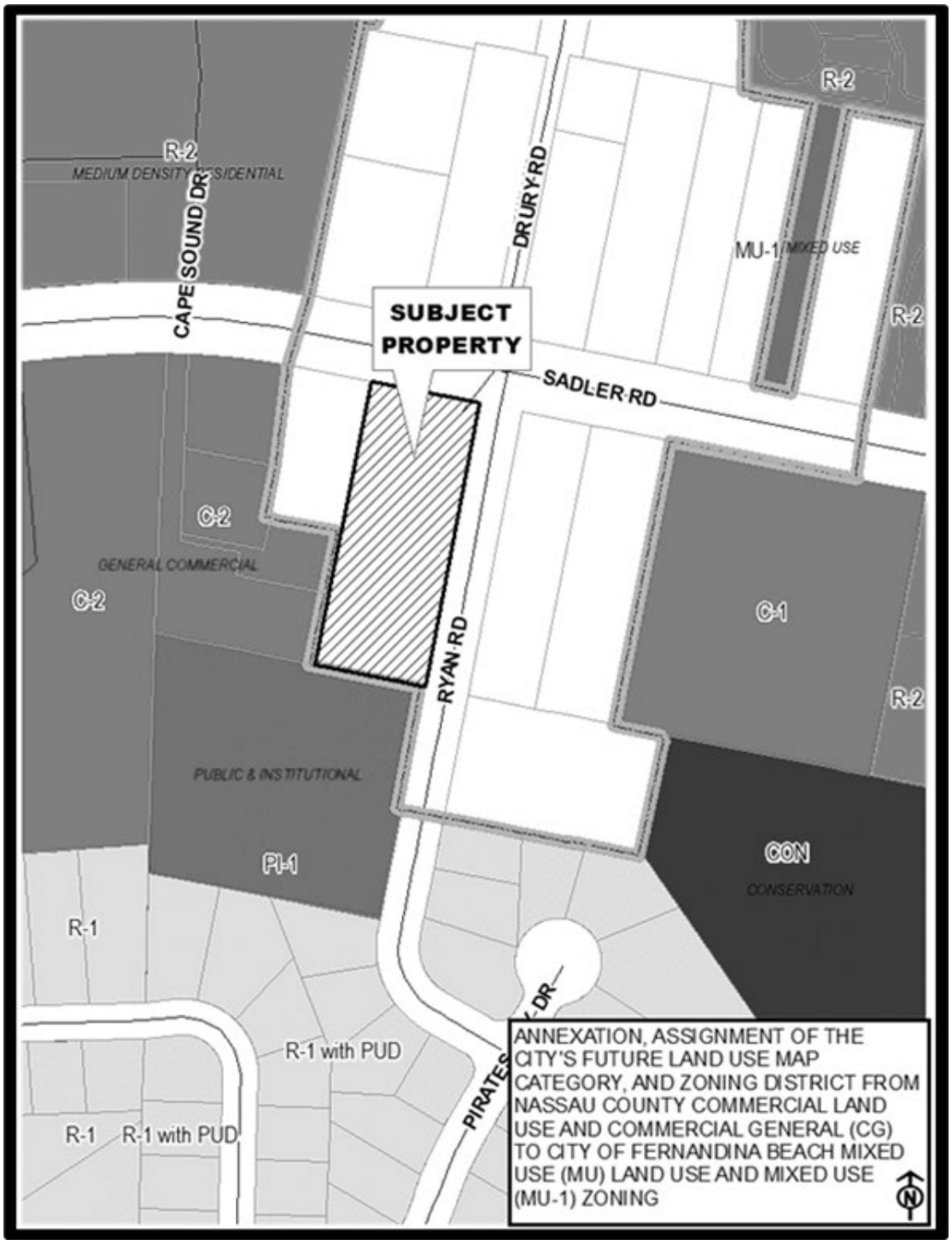
MOTION TO CONSIDER:

I move to recommend **(approval or denial)** of **PAB case number 2023-0047** to the City Commission requesting that, Voluntary Annexation, Assignment of the Mixed Use (MU) land use category, and Mixed Use (MU-1) zoning district and a Preliminary Plat for property located at 2194 Sadler Road be **(approved or denied)** and that **PAB case 2023-0047**, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Respectfully submitted,

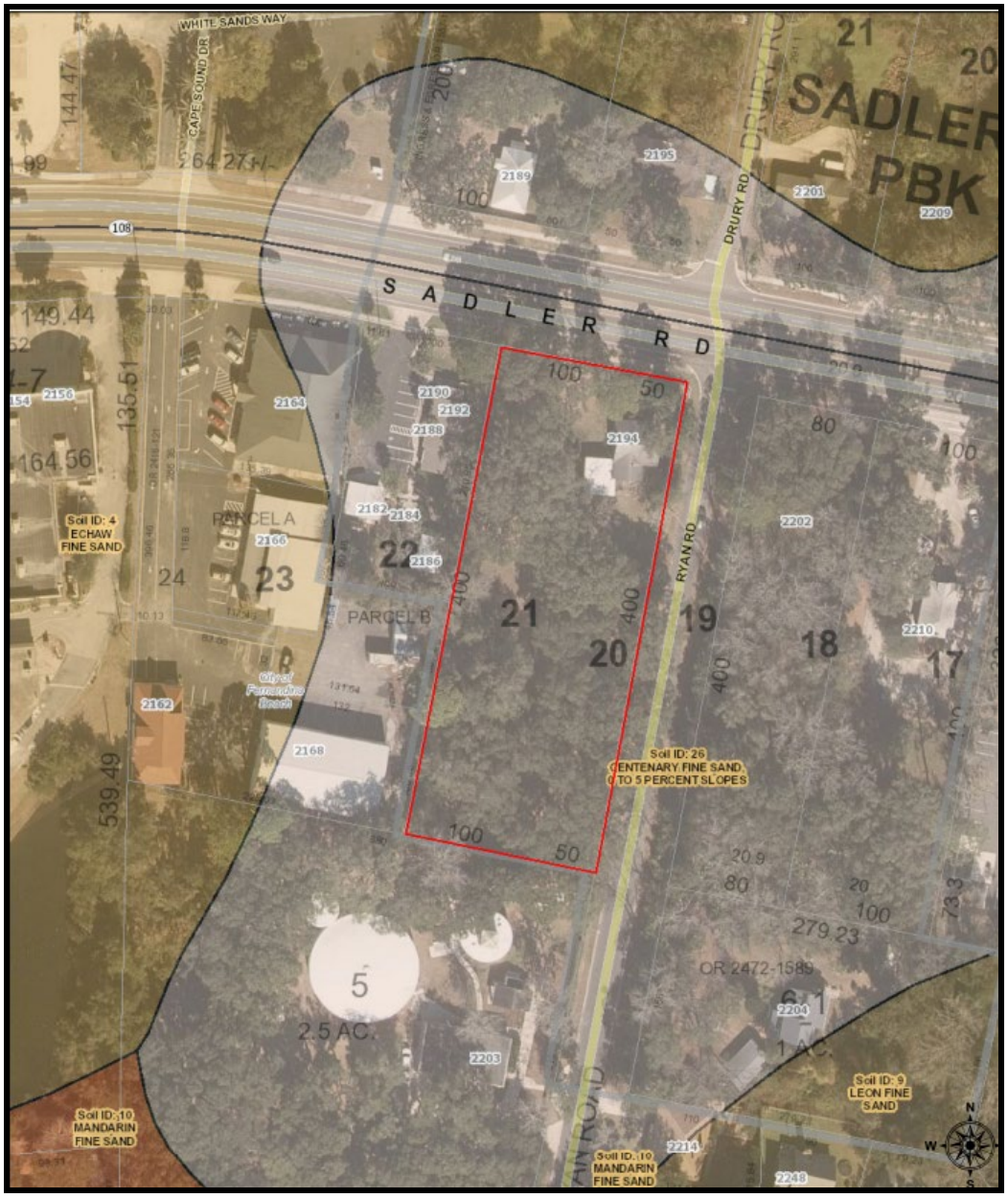
Daphne Forehand
Planner I

EXHIBIT A


R-2
MEDIUM DENSITY RESIDENTIAL
CAPE SOUND DR
DRURY RD
R-2
MU-1 MIXED USE
R-2
SUBJECT PROPERTY
SADLER RD
C-2
GENERAL COMMERCIAL
C-2
RYAN RD
C-1
R-2
PUBLIC & INSTITUTIONAL
PI-1
CON
CONSERVATION
R-1
R-1 with PUD
R-1
R-1 with PUD
PIRATES
ANNEXATION, ASSIGNMENT OF THE CITY'S FUTURE LAND USE MAP CATEGORY, AND ZONING DISTRICT FROM NASSAU COUNTY COMMERCIAL LAND USE AND COMMERCIAL GENERAL (CG) TO CITY OF FERNANDINA BEACH MIXED USE (MU) LAND USE AND MIXED USE (MU-1) ZONING
N

FLOODZONE

SOILS


WHITE SANDS WAY
CAPE SOUND DR
DRURY RD
SADLER RD
RYAN RD
PARCEL A
PARCEL B
Soil ID: 4
ECHAW
FINE SAND
Soil ID: 26
CENTENARY FINE SAND
0 TO 5 PERCENT SLOPES
Soil ID: 10
MANDARIN
FINE SAND
Soil ID: 9
LEON FINE
SAND
2.5 AC.
1 AC.
OR 2472-1589

TOPOGRAPHY


SADLER RD
DRURY RD
RYAN RD
2164
2166
2162
2168
2194
2202
2204
2203
2201
2189
2195
2208
2210
2214
2248

Print

Planning Advisory Board (PAB) - Submission #11951

Date Submitted: 7/18/2023

Planning Advisory Board (PAB) Application

USE THIS FORM TO Request actions to affect changes to property (zoning changes, annexations, allowable uses, subdivisions).

Fees

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.

- [x] Zoning Map Amendment (≤ 10 acres $2,500 / > 10acres $5,000)
- [ ] Land Use Map Amendment (≤ 10 acres $2,500 / > 10acres $5,000)
- [ ] LDC Text Amendment ($1,500)
- [x] Comp Plan Amendment ($5,000)
- [x] Subdivision Plat – Preliminary (≤ 20 units $3,000 / > 20 units $5,000)
- [ ] Subdivision Plat – Final ($1,500)
- [ ] Vacation of R.O.W. ($3,500)
- [ ] Small Cell Outside R.O.W. (per application) ($500)
- [x] Voluntary Annexation ($2,000)
- [ ] Development of Regional Impact: Amend Development Order ($1,500)
- [ ] New Telecommunications Structure ($2,000)
- [ ] Revision to each PAB Application - 1/2 cost of original application fee (To offset additional display ad fee)

2023 Submission Deadlines + Meetings Calendar

PAB 2023

IMPORTANT NOTES

Pre-Application Meeting

To guide you through the process and ensure that your application is understood and properly processed, you'll need to meet with a City Planner prior to submitting your application. Completed applications are due 30 days prior to the Planning Advisory Board meeting date.

Please see the Land Development Code (LDC) for detailed information:

- [ ] LDC Text Amendment – see LDC Section 11.01.08.
- [x] Preliminary Subdivision Plat – see LDC Section 11.01.05.
- [ ] Final Subdivision Plat – LDC Section 11.01.05.
- [x] Zoning Map Changes – See LDC Section 11.01.07.

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

- [x] A complete application filed at least forty-five (45) days before the date of the Planning Advisory Board's public hearing;
- [x] Proof of Ownership (copy of deed or tax statement);
- [x] A current survey of the property (no older than two years);
- [x] If applying as an agent, Owner's Authorization for Agent Representation form needs to be signed/ notarized and included in application;
- [x] A detailed letter of intent stating the following:
- [x] o The consistency of the proposed amendment(s) or action(s) with the City's Comprehensive Plan.
- [x] o A justification for the proposed amendment(s) or action(s).

Have you met with a planner for a pre-application meeting?*

Yes

What was the date of your pre-application meeting?*

7/5/2023

If you have yet to have a pre-application meeting, please choose a date and time to schedule your meeting now. Every Tuesdays are reserved for pre-application appointments.*

mm/dd/yyyy hh:mm am/p

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser's Website → Map Search

Site Address*

2194 Sadler Road

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

00-00-30-0600-0002-0200

Lot* | **Block*** | **Subdivision***

20 & 21 | 2 | Sadler Estates

Zoning District* | **Future Land Use Designation***

MU-1 | Mixed Use

REVIEW TYPE*

- [x] Zoning Map Amendment ≤ 10 acres
- [ ] Zoning Map Amendment > 10 acres
- [ ] LDC Text Amendment
- [x] Comp Plan Amendment
- [ ] Subdivision Plat – Preliminary ≤ 20 units
- [ ] Subdivision Plat – Preliminary > 20 units
- [ ] Subdivision Plat – Final
- [ ] Vacation of R.O.W.
- [x] Voluntary Annexation
- [ ] Revision to PAB Application

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name* | **Last Name***

Ben | Buchanan

Company (if applicable)

Intact Construction Management Group, LLC

Mailing Address*

P.O. Box 365

City* | **State*** | **Zip***

Hilliard | Florida | 32046

Telephone Number* | **Email Address***

(904) 483-6128 | ben@intactcmg.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**

Jon | Lasserre

Mailing Address

960185 Gateway Blvd., Suite 203

City | **State** | **Zip**

Fernandina Beach | FL | 32034

Telephone Number | **E-mail Address**

(904) 261-5618 | jlasserre@rtlaw.com

PROJECT INFORMATION

Previous Planning/Zoning Approvals

N/A

Summary of Request (more detailed information to be provided in required letter of intent)*

Petition for Voluntary Annexation with request for Mixed Use FLUM designation and MU-1 Zoning. See attached Letter of Intent. Petition for Voluntary Annexation Applicaiton to be submitted separately (only four files allowed)

Certification*

- [x] 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.
- [x] I acknowledge that I understand and have complied with all of the submittal requirements and procedures.

I/We understand that the City Staff may install a Notice of Hearing sign on the property 14 days before the scheduled heating and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name* | **Applicant Last Name***

Jon | Lasserre

Today's Date* | **Upload Supporting Documentation***

7/18/2023 | Agent Authorization - 2194 Sadler Road.pdf

City of FB logo NEW Reflex

Upload 2: WD - 2194 Sadler Road.pdf

Upload 3: Survey - 2194 Sadler Road.pdf

Upload 4: Letter of Intent - 2194 Sadler Road.pdf

OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION

I /WE Intact Construction Management Group, LLC
(print name of property owner(s))

hereby authorize: Rogers Towers, P.A., Jon C. Lasserre, Esq.
(print name of agent)

to represent me/us in processing an application for: Voluntary Annexation, FLUM amendment, Rezoning, Preliminary Plat
(type of application)

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

(Signature of owner)

(Signature of owner)

Benjamin W. Buchanan, Manager
(Print name of owner)

Sarah Robertson Buchanan, Manager
(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 14th day of July, 20 23, by Benjamin W. Buchanan & Sarah Robertson Buchanan

Notary Public — Alyssa Bedwell (Printed Name) — June 23, 2025 (My Commission Expires)

Personally Known ____ OR Produced Identification X ID Produced: FLDL

ALYSSA BEDWELL
Notary Public-State of Florida
Commission # HH 144872
My Commission Expires
June 23, 2025

INTACT CONSTRUCTION MANAGEMENT, LLC

APPLICATION FOR VOLUNTARY ANNEXATION, REZONING, FLUM AMENDMENT, AND PRELIMINARY PLAT

LETTER OF INTENT

Intact Construction Management, LLC ("Intact") intends to develop up to twelve townhomes (the "Project") at the approximately 1.4 acre parcel located at 2194 Ryan Road (the "Property"). The Property is currently designated as "Commercial" on the Nassau County Future Land Use Map and is zoned "Commercial – General" in the county. The project has a Development Order permitting a 17-space luxury motor coach resort facility known as "The Breakers" that has been approved by Nassau County, which approval has been challenged by members of an adjoining community. That challenge has been stayed pending review of this application.

The subject application requests annexation, FLUM designation of Multi-Use, rezoning to "MU-1" designation, and preliminary plat approval for the Project.

A. Consistency of the Project with the City's Comprehensive Plan

a. Goal 1- Future Land Use Element

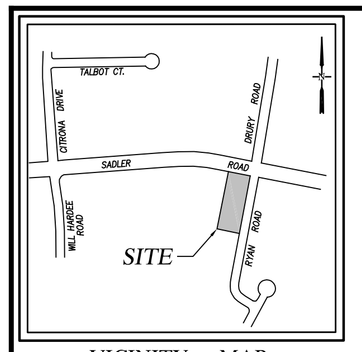
i. Objective 1.01 – Energy Efficient Development

1. *Policy 1.01.03* – The City shall encourage the…reuse of existing assets to reduce energy use and Vehicle Miles Traveled.

ii. Objective 1.02 – Growth Management

1. *Policy 1.02.01* – The approval of all development shall be subject to the availability of adequate levels of service for all facilities and services that are subject to concurrency management requirements.
2. *Policy 1.02.02* – The City shall ensure that the location, scale, timing, and design of development are coordinated with the availability of public facilities and services. The City seeks to ensure compact development patters that integrate neighborhood and commercial activities and promote connectivity through the use of sidewalks, bike lanes, and alternative low-speed shared-use vehicle paths in order to achieve a reduction in vehicular trips on arterial roadways. The purpose of this policy is to prevent the proliferation of urban sprawl and to achieve cost effective and energy efficient land development patters and avoid or eliminate existing patterns that may be described as:
    a. Areas of urban development or uses, which are not functionally related to land uses which predominate the adjacent area;
    b. Areas of urban development or uses which fail to maximize the use of existing public facilities;

PLAT BOOK:_____, PAGE_____



VICINITY MAP
(NOT TO SCALE)

PROPERTY DEVELOPED BY:

INTACT CONSTRUCTION MANAGEMENT GROUP
95050 POPLAR WAY
FERNANDINA BEACH, FLORIDA 32034
(O.R.B. 2344, PAGE 299)

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

THIS PLAT NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FINAL SUBDIVISION PLAT OF

BREAKERS TOWNHOMES,
BEING KNOWN AS LOT 20 & 21, BLOCK No. 2, SADLER ESTATES SUBDIVISION, NASSAU COUNTY, FLORIDA

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

CAPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING LOT 20 & 21, BLOCK No. 2, SADLER ESTATES SUBDIVISION, NASSAU COUNTY, FLORIDA (SAID SADLER ESTATES SUBDIVISION ACCORDING TO PLAT RECORDED IN PLAT BOOK 2, PAGE 68, PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT A POINT WHERE THE WESTERLY RIGHT-OF-WAY LINE OF RYAN ROAD (A 30 FOOT RIGHT-OF-WAY) INTERSECTS THE SOUTHERLY RIGHT-OF-WAY LINE OF SADLER ROAD (A 100 FOOT RIGHT-OF-WAY), AND FROM SAID POINT RUN THENCE SOUTH 11°-46'-00" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID RYAN ROAD, A DISTANCE OF 400.00 FEET TO A POINT; RUN THENCE NORTH 78°-14'-00" WEST ALONG THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF THE CITY OF FERNANDINA BEACH (ACCORDING TO BOOK 1125, PAGE 790 OF THE OFFICIAL RECORDS OF NASSAU COUNTY), A DISTANCE OF 150.00 FEET TO A POINT; RUN THENCE NORTH 11°-46'-00" EAST, ALONG THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF AMELIA HOMES, INC. (ACCORDING TO DEED RECORDED IN BOOK 2416, PAGE 121 OF THE OFFICIAL RECORDS OF NASSAU COUNTY) AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 400.00 FEET TO A POINT LYING ON THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF SADLER ROAD; RUN THENCE SOUTH 78°-14'-00" EAST, ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 1.38 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.

NOTES:

1.) "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

2.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S78°-14 E FOR THE SOUTHERLY R/W LINE OF SADLER ROAD, ACCORDING TO PLAT BOOK 2, PAGE 68, PUBLIC RECORDS OF NASSAU COUNTY.

3.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY.

4.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.

5.) ALL INTERIOR LOT CORNERS ARE TO BE SET 1/2" IRON PIPES CAPPED "PSM 6232"

6.) SUBJECT PROPERTY IS CURRENTLY ZONED: MU-1

7.) MAXIMUM LOT COVERAGE: MAXIMUM LOT COVERAGE BY ALL BUILDINGS AND ACCESSORY STRUCTURES SHALL NOT EXCEED 60 PERCENT OF LOT AREA OR 8 DWELLINGS PER ACRE.

MINIMUM YARD REQUIREMENTS: (1)FRONT: 0 FEET.(2)SIDES: 0 FEET, 10' CORNER LOT (3)REAR: 10 FEET.

MAXIMUM HEIGHT OF STRUCTURES: THIRTY FIVE FEET IN HEIGHT ABOVE ESTABLISHED GRADE.

8.) SUBJECT PROPERTY TO BE SERVICED BY CITY WELL AND SEPTIC.

9.) SUBJECT PROPERTY LIES IN THE "X"(UNSHADED) FLOOD HAZARD ZONE AS PER F.I.R. MAP No. 1208902396, COMM No. 120170, PANEL No. 0239, SUFFIX G, DATED: 08-02-2017, FOR: NASSAU COUNTY, FLORIDA.

10.) THE LOTS SHOWN HEREON MAY NOT BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE NASSAU COUNTY GOVERNMENT.

11.) THIS PROPERTY IS SUBJECT TO STORM SURGE INUNDATION DURING A CATEGORY 4 HURRICANE ACCORDING TO THE STORM SURGE ATLAS FOR NASSAU COUNTY PER MAP PROVIDED BY NORTHEAST FLORIDA REGIONAL PLANNING COUNCIL.

12.) TOTAL NUMBER OF LOTS: 12 LOTS, TOTAL ACREAGE: 1.38 ACRES.

LEGEND:

R/W = RIGHT-OF-WAY
ID = IDENTIFICATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
no. = NUMBER
Sq. Ft. = SQUARE FEET
FD. = FOUND
CONC. MON. = CONCRETE MONUMENT
○ = SET 1/2" IRON PIPE CAPPED PSM 6232
L.B. = LICENSED BUSINESS
PLS = PROFESSIONAL LAND SURVEYOR
RLS = REGISTERED LAND SURVEYOR
PSM = PROFESSIONAL SURVEYOR & MAPPER
DR ESMT = DRAINAGE EASEMENT
SW&E ESMT = SEWER, WATER & ELECTRIC EASEMENT
SW ESMT = DRAINAGE EASEMENT

COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS _____ DAY OF _____, A.D. 2023, AND THESE LOTS ARE APPROVED TO BE PLACED ON APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWAGE SYSTEMS.

_____
COUNTY HEALTH DEPARTMENT

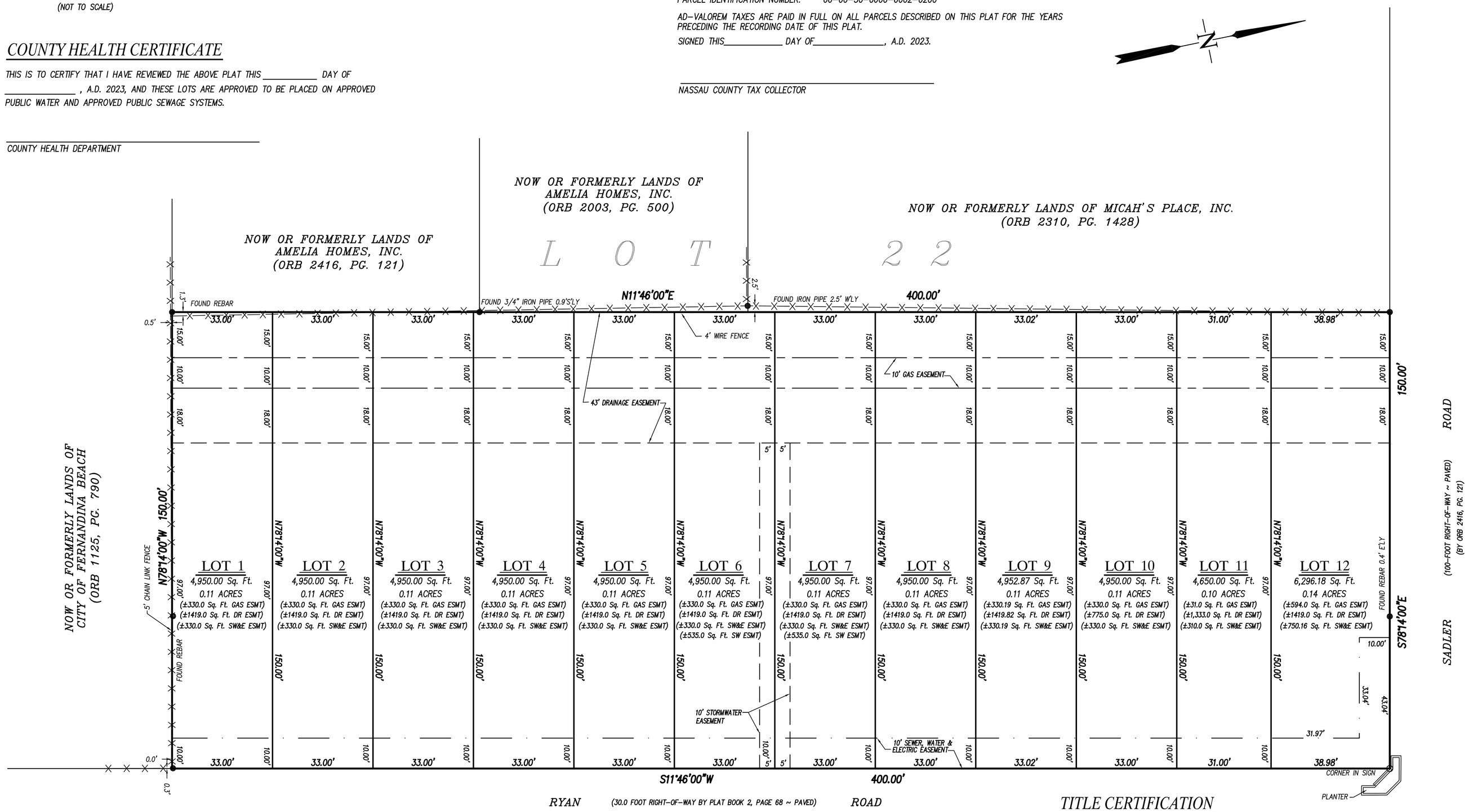
TAX COLLECTOR'S CERTIFICATE

PARCEL IDENTIFICATION NUMBER: 00-00-30-0600-0002-0200

AD-VALOREM TAXES ARE PAID IN FULL ON ALL PARCELS DESCRIBED ON THIS PLAT FOR THE YEARS PRECEDING THE RECORDING DATE OF THIS PLAT.

SIGNED THIS_____ DAY OF_____, A.D. 2023.

_____
NASSAU COUNTY TAX COLLECTOR



ZONING CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND IS IN COMPLIANCE WITH THE ZONING RULES AND REGULATIONS OF NASSAU COUNTY, FLORIDA CURRENTLY IN EFFECT.

SIGNED THIS_____ DAY OF_____, A.D. 2023

_____
CITY PLANNER

CERTIFICATE OF REVIEW BY COUNTY-EMPLOYED/ CONTRACTED SURVEYOR / MAPPER

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNMENT BODY AND ACTING HERETO AS AN AGENT OF THE COUNTY THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH REQUIREMENTS OF CHAPTER 177 IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING REFLECTED ON THIS PLAT.

_____ DATE:_____
SURVEYOR/MAPPER

_____
PRINT NAME FLORIDA REGISTRATION No.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT INTACT CONSTRUCTION MANAGEMENT GROUP IS THE LAWFUL OWNER AND DEVELOPER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS SSI SUBDIVISION AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY AND IS HERE BY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS.

IN WITNESS THEREOF, _____ (THE DEVELOPER) HAS CAUSED THESE PRESENTS TO BE SIGNED THIS

_____ DAY OF_____, 2023.

CLERKS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND IT COMPLIES IN FORM WITH CHAPTER 71-339, LAWS OF FLORIDA OF 1971, FLORIDA STATURE 177.061, AND IS FILED FOR RECORD AND RECORDED IN PLAT BOOK_____, PAGES_____, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THIS _____ DAY OF _____ , A.D. 2023_____

_____
CLERK OF COURTS NASSAU COUNTY, FLORIDA

CITY ENGINEER APPROVAL

EXAMINED AND APPROVED THIS_____DAY OF_____, A.D. 2023. BY THE ENGINEER FOR THE TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA.

_____
COUNTY ENGINEER

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND APPROVED BY THE TOWN ATTORNEY FOR HILLIARD, FLORIDA. THIS_____ DAY OF_____ , A.D. 2023.

_____
MICHAEL S. MULLIN, ATTORNEY
FLORIDA BAR No. 301094

COMMISSIONERS APPROVAL

EXAMINED AND APPROVED THIS_____DAY OF_____, A.D. 2023 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

_____
CHAIRMAN OF THE BOARD OF COMMISSIONERS

TITLE CERTIFICATION

I,_____, ATTORNEY AT LAW LICENSED IN FLORIDA DO HEREBY CERTIFY THAT RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS VESTED IN BWC LAND PLUMMER, LLC, A LIMITED LIABILITY COMPANY UNDER THE LAWS OF THE STATE OF FLORIDA, THAT THE PROPERTY IS NOT ENCUMBERED BY LANY MORTGAGES OR OTHER ENCOUMBRANCES OTHER THAN SHOWN HEREON AND THAT ALL EASEMENTS OF RECORD ARE SHOWN.

NAME: _____ DATE: _____

CHIEF OF THE FIRE-RESCUE DEPARTMENT

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE CHIEF OF THE FIRE-RESCUE DEPARTMENT OF NASSAU COUNTY, FLORIDA. THIS_____ DAY OF_____, A.D. 2021.

_____
CHIEF OF THE FIRE-RESCUE DEPARTMENT

APPROVAL FOR THE RECORD

THIS PLAT HAS BEEN EXAMINED AND IS HEREBY ACCEPTED AND APPROVED BY THE CITY COMISSION OF FERNANDINA BEACH, NASSAU COUNTY FLORIDA, PURSUANT TO A RESOLUTION OF SAID SOMMISSION ADOPTED THIS_____ DAY OF_____, A.D. 2023.

_____ ATTEST_____
MAYOR CITY CLERK

SURVEYORS CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, AS AMENDED, THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE SET/PROTECTED IN ACCORDANCE WITH CHAPTER 177.091, F.S. & CHAPTER 5J-17 F.A.C. AND COMPLIES WITH THE LAWS OF NASSAU COUNTY, FLORIDA.

ERNEST R. BENNETT PROFESSIONAL SURVEYOR & MAPPER No. 6232

_____ 08-25-2023
ERNEST R. BENNETT PROFESSIONAL SURVEYOR & MAPPER DATE
FLORIDA REGISTRATION NO. 6232
BENNETT SURVEYING, INC.
102 MARSH HARBOUR PARKWAY, UNIT 103
KINGSLAND, GEORGIA 31548
(912)673-8940 L.B. #7815

0' 10' 20' 40'
SCALE: 1" = 20'

DWN. BY: R.B. CKD. BY: T.L.P.

BENNETT SURVEYING, INC.
Surveyors and Land Planners
102 MARSH HARBOUR PARKWAY, UNIT 103
KINGSLAND, GEORGIA 31548
(912) 258-8899
(912) 673-8940
ERNEST R. BENNETT, JR.
FLORIDA PROFESSIONAL SURVEYOR & MAPPER No. 6232
LICENSED BUSINESS No. 7815

PLAT DATE: 08-20-2023
SIGNATURE DATE: 08-25-2023 F.B.:BSI54 , PG.: –

DWG. No. SD-2-228-08-2023

NOTES:

1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S78°-14 E FOR THE SOUTHERLY R/W LINE OF SADLER ROAD, ACCORDING TO PLAT BOOK 2, PAGE 68, PUBLIC RECORDS OF NASSAU COUNTY.

2.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY.

3.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.

4.) REFERENCE BENCHMARK: US&GS B144 PID "BC0147" CONCRETE MONUMENT & DISK "B144 1954". ELEVATION = 10.39 (NAVD 88)

5.) EXISTING ELEVATIONS SHOWN THUS: × 12.22

6.) EXISTING CONTOURS SHOWN THUS: —— 12 ——

7.) SUBJECT PROPERTY IS ZONED: RESIDENTIAL SINGLE FAMILY 2

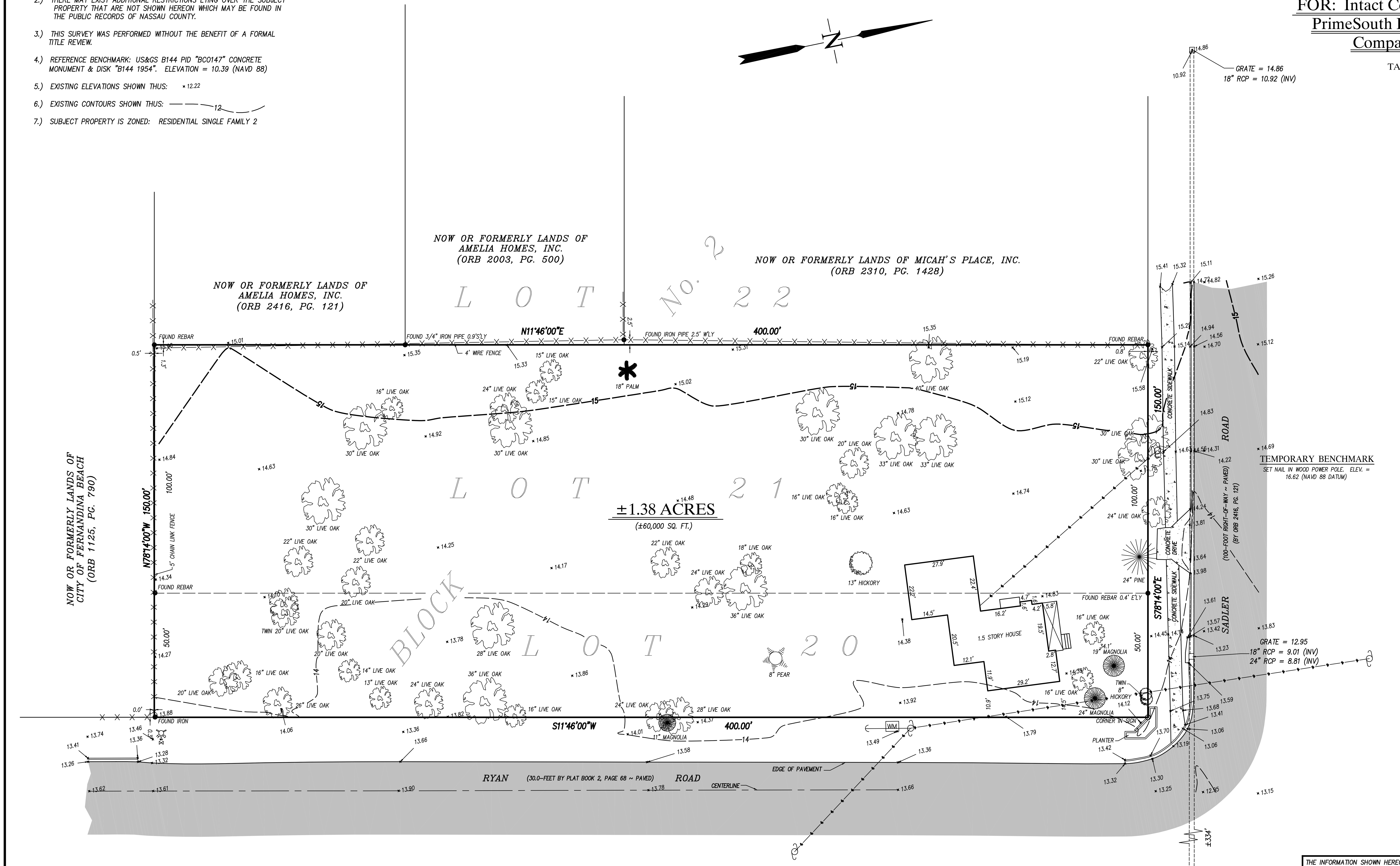
MAP TO SHOW TOPOGRAPHICAL SURVEY OF

LOT 20 & 21, BLOCK No. 2, SADLER ESTATES, SUBDIVISION, NASSAU COUNTY, FLORIDA

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

FOR: Intact Construction Management Group, LLC; PrimeSouth Bank; Westcor Land Title Insurance Company & Andrea F. Lennon, P.A.

TAX PARCEL ID#00-00-30-0600-0002-0200



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L.B. = LICENSED BUSINESS
PLS = PROFESSIONAL LAND SURVEYOR
RLS = REGISTERED LAND SURVEYOR
PSM = PROFESSIONAL SURVEYOR & MAPPER
RCP = REINFORCED CONCRETE PIPE
= WOODEN POWER POLE
= OVERHEAD POWER LINE
WM = WATER METER
■ = FOUND CONCRETE MONUMENT
T = TELEPHONE BOX
WV = WATER VALVE
= FIRE HYDRANT
= 6" CLEAN OUT
= STOP SIGN
= GUY ANCHOR

SCALE: 1" = 20'

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

FLOOD CERTIFICATE: THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) F.I.R. MAP No. 12089C0239G, COMM No. 120170, PANEL No. 0239, SUFFIX G, DATED: 8-2-17 FOR: NASSAU COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THE ABOVE LAND WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THE CORNERS & ELEVATIONS ARE LOCATED UPON SAME AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS UPON SAID LAND, EXCEPT AS SHOWN.

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

S:\CAD\2 nassau\Sadler Estates\20&21Sadler Estates 2194 Sadler Rd Intact Buchanan.dwg

DWN. BY: TLP
CKD. BY: R.B.

BENNETT SURVEYING, INC.
Surveyors and Land Planners
102 MARSH HARBOUR PARKWAY, UNIT 103
KINGSLAND, GEORGIA 31548
(912) 258-8899
(912) 673-8940

ERNEST R. BENNETT, JR.
FLORIDA PROFESSIONAL SURVEYOR & MAPPER No. 6232
LICENSED BUSINESS No. 7815

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

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

Engineering Plans

For

BREAKERS TOWNHOMES

For

INTACT CONSTRUCTION MANAGEMENT

Gillette & Associates, Inc.

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

20 South 4th Street Amelia Island, Florida 32034
Phone: 904/261-8819

PERMITTING AGENCIES:

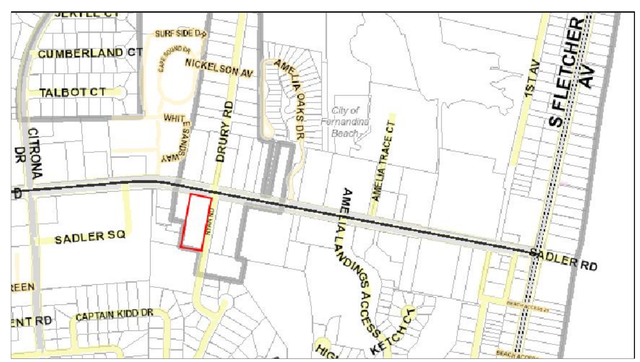
CITY OF FERNANDINA BEACH
ST.JOHNS RIVER WATER MANAGEMENT DISTRICT
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

G & A

ISSUE DATE: JUNE 29, 2023
REVISION DATE: AUGUST 28, 2023

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

SITE LOCATION MAP



RELEASED FOR CONSTRUCTION _____ BY ____

BREAKERS TOWNHOMES

For

INTACT CONSTRUCTION MANAGEMENT

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

REGISTERED DESIGN PROFESSIONAL

Digitally signed by Asa R. Gillette
DN: cn=Asa R. Gillette, c=US
Date: 2023.08.28 13:22:45 -04'00'

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

REV	DATE	ITEM
A	03/02/23	PRE-APP SUBMITTAL
B	06/30/23	1ST TRC SUBMITTAL
C	08/28/23	2ND TRC RESUBMITTAL
D		
E		

GILLETTE & ASSOCIATES, INC.
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 9332
ASA R. GILLETTE, P.E. * FL. PE NO. 56177
20 S. 4th STREET * FERNANDINA BEACH, FL. 32034
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BREAKERS TOWNHOMES
2194 SADLER ROAD,
FERNANDINA BEACH, FLORIDA 32034

ISSUE DATE: 08/28/23

COVER SHEET

North / Elev Key

Sheet CVR

GENERAL NOTES

SITE / GEOMETRY

1. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTOR'S PRICE FOR PERFORMING THE WORK.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUBSURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR IS URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THIS PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO CONSTRUCTION OF THE PROJECT. ALL COSTS ASSOCIATED WITH PRELIMINARY INVESTIGATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER.

4. ELEVATIONS ARE BASED ON NAVD DATUM OF 1988.

5. TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PROVIDED BY: BENNETT SURVEYING, INC. (912-258-8899).

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING, RIGHT-OF-WAY PERMITS NOT PROVIDED AND INSURANCE REQUIRED FOR THE PROJECT.

7. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN CITY, COUNTY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION & REPAIR.

8. THE CONTRACTOR SHALL ADVISE THE OWNER'S AUTHORIZED REPRESENTATIVE OF PLANNED WORK SCEDULE. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.

9. "AS-BUILT" DRAWINGS – AS-BUILTS ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION, AND SUBMITTAL OF AS-BUILT DRAWINGS.

10. "AS-BUILT" RECORD DATA AND INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR. RECORD DRAWINGS SHALL BE SUPPLIED TO THE ENGINEER.

11. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.

12. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR ON A DAILY BASIS.

13. ALL EXCESS SUITABLE AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE ENGINEER.

14. ALL EXISTING TREES LISTED TO REMAIN SHALL BE PRESERVED AND PROTECTED.

15. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES, AND IMPROVEMENTS ON THE DRAWINGS ARE BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO ACTUAL FIELD LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THE DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITY IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR REPAIRS OR PAYMENTS FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS, AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH THEY SHALL CONNECT.

16. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER ON ALL MATERIALS, FOR REVIEW AND APPROVAL, PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY OR STRUCTURE.

17A. UNSUITABLE MATERIALS UNDER WATER, SEWER, OR STORM PIPE AND/OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO 98% OF IT'S MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557).

17B. ALL FINISH FLOORS SHOWN ON THE PLANS ARE MINIMUM ELEVATIONS

18. ALL WATER & SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES.

19. WHEN DEWATERING CAPACITY REQUIRES A PERMIT (CUP), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

20. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY HAZARD. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. WHERE PARALLEL WATER AND SEWER MAINS HAVE LESS THAN 10 FOOT HORIZONTAL SEPARATION, 20 FOOT LENGTHS OF C900 (DR18) WATER QUALITY PIPE SHALL BE USED WITH THE JOINTS STAGGERED AT 10 FOOT INTERVALS. THE PIPES SHALL BE PLACED IN SEPARATE TRENCHES WITH THE WATER MAIN AT LEAST 18 INCHES ABOVE THE SEWER.

21. WATER MAINS CROSSING SANITARY HAZARDS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER MAIN. WHERE WATER AND SEWER MAINS CROSS WITH BETWEEN 18 INCHES AND 6 INCHES OF VERTICAL CLEARANCE, A 20 FOOT SECTION OF C900 (DR18) WATER QUALITY PIPE SHALL BE CENTERED ON THE POINT OF THE CROSSING. THE CONTRACTOR SHALL FIELD VERIFY THE VERTICAL SEPARATION. THE MINIMUM SEPARATION BETWEEN WATER AND SEWER PIPES IS TO BE 6 INCHES OUTSIDE DIAMETER TO OUTSIDE DIAMETER.

22. NO WATER MAIN PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER MANHOLE.

23. TRACER WIRE SHALL BE PROVIDED ON ALL WATER MAINS AND FORCE MAINS. TRACER WIRE SHALL BE #10 UF SOLID COPPER WIRE, COATED, AND SUITABLE FOR BURIAL. COATING SHALL BE BLUE FOR WATER AND GREEN FOR SEWER MAIN CONNECTIONS. WIRE SHALL BE ATTACHED DIRECTLY TO TOP OF PIPE AND BROUGHT INTO EACH VALVE BOX AND COILED TO ALLOW FOR EASY ACCESS AND EXTENSION ABOVE FINISHED GRADE FOR ATTACHMENT OF LOCATING EQUIPMENT.

24. ALL PIPE LENGTHS ARE APPROXIMATE DIMENSIONS, ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM WITH TYPICAL SECTIONS AND DETAILS AS SHOWN ON THE MISCELLANEOUS DETAILS SHEET AND IN ACCORDANCE WITH THE SPECIFICATIONS.

25. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.

26. GRADES SHOWN ON PLANS ARE EDGE OF PAVEMENT FINISHED GRADES UNLESS OTHERWISE NOTED.

27. SHOULD THE SURFACE OR SUBSURFACE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

28. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFICALLY STATED. ALL DISTURBED AREAS WITHIN THE NASSAU COUNTY RIGHT OF WAY SHALL BE COVERED WITH BERMUDA SOD.

29. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF SEDIMENT-LADEN RUNOFF RESULTING FROM STORM EVENTS DURING THE CONSTRUCTION PHASE. EROSION CONTROL FACILITIES SHOULD BE INSTALLED EARLY DURING THE CONSTRUCTION PERIOD SO AS TO PREVENT THE TRANSPORT OF SEDIMENT INTO SURFACE WATERS. RE-VEGETATION AND STABILIZATION OF DISTURBED AREAS SHOULD BE ACCOMPLISHED IMMEDIATELY TO REDUCE THE POTENTIAL FOR FURTHER SOIL EROSION.

30. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND COUNTY/CITY BEFORE COMMENCING WORK.

31. MINIMUM COVER OVER PIPES SHALL BE 36" UNLESS OTHERWISE INDICATED.

32. ALL UNDERGROUND UTILITY COMPANIES SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.

33. IN ADDITION TO THE SPECIFICATIONS AND DETAILS PROVIDED FOR THIS CONTRACT, THE NASSAU COUNTY STANDARD DETAILS AND SPECIFICATIONS (LATEST REVISION) SHALL ALSO BE USED FOR ANY ITEMS NOT COVERED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A SET OF STANDARD DETAILS AND SPECIFICATIONS FROM NASSAU COUNTY.

34. BACKFILL MATERIAL SHALL BE COMPACTED TO 100% (2%) PER CITY OF FB REQUIREMENTS UNDER EXISTING AND PROPOSED ROADWAYS.

35. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.

36. STATIONING REFERS TO THE CENTERLINE OF THE ROADWAY EXCEPT AS NOTED ON PLANS. WHERE PAVEMENT SPLITS, THE STATIONING FOLLOWS THE INSIDE EDGE OF PAVEMENT UNTIL ROADWAY TRANSITIONS BACK TO THE TYPICAL ROADWAY SECTION

37. ALL CONSTRUCTION, MATERIAL, AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH CITY OF FB AND COUNTY STANDARDS

WATER NOTES

1. WATER MAINS SHALL HAVE A MINIMUM OF 36" COVER UNDER PAVEMENT OR 30" COVER FROM FINISHED GRADE UNLESS OTHERWISE SHOWN. ALL WATER MAINS SHALL BE FLUSHED IN ACCORDANCE WITH, AND UNDER THE DIRECTION OF THE UTILITY COMPANY.

2. THRUST RESTRAINTS ARE REQUIRED IN ACCORDANCE WITH THE UTILITY COMPANY STANDARDS WHERE WATER MAINS ARE TERMINATED AND AT ALL BENDS AND TEES.

3. TIE RODS SHALL BE INSTALLED ON ALL VALVES LOCATED AT FITTINGS. ALL 10" AND LARGER VALVES AND LARGER SHALL REQUIRE (4) TIE RODS. MEGA LUG JOINT RESTRAINTS MAY BE USED IN LIEU OF THRUST BLOCKS OR TIE RODS.

4. UNLESS OTHERWISE NOTED, WATER MAINS ARE TO BE PVC DR18, DR-25, C-900 (BLUE), CLASS 150.

5. ALL WATER MAINS SHALL BE BACTERIOLOGICAL AND PRESSURE TESTED IN ACCORDANCE WITH AWWA C-600. NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER MAINS HAVE BEEN PRESSURE TESTED, DISINFECTED, AND CLEARED FOR SERVICE. THE UTILITY COMPANY'S AUTHORIZED REPRESENTATIVE MUST BE NOTIFIED 48 HOURS PRIOR TO PERFORMING THE PRESSURE TEST AND MUST BE PRESENT.

6. THE CONTRACTOR SHALL AVOID SERVICE INTERRUPTIONS AND MAINTAIN ANY EXISTING WATER SERVICE TO MEET THE SYSTEM DEMANDS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF AFFECTED CUSTOMERS OF THE UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF ANY INTERRUPTION OF SERVICE. BOIL WATER NOTICES SHALL BE DELIVERED IN ACCORDANCE WITH THE UTILITY COMPANY BOIL WATER NOTICE REQUIREMENTS.

7. ALL MAIN FLUSHING POINTS SHALL BE SAME SIZE AS MAIN UP TO 8 INCH WATER MAINS. FLUSHING POINTS FOR MAINS LARGER THAN 8 INCH SHALL BE REDUCED TO 8 INCH.

8. ALL WATER MAINS SHALL BE DISINFECTED USING LIQUID CHLORINE OR HYPOCHLORITES IN ACCORDANCE TO AWWA C651-86. WATER IN MAIN SHALL MAINTAIN A CHLORINE RESIDUAL OF 50 MG/L FOR A MINIMUM OF 24 HOURS. WATER MAIN SHALL NOT BE PLACED IN SERVICE UNTIL CLEARANCE HAS BEEN PROVIDED BY THE APPROPRIATE REGULATING AGENCY AND CITY OFFERNANDINA BEACH UTILITIES DEPARTMENT.

9. IF SOLVENT CONTAMINATION IS FOUND IN THE PIPE TRENCH, WORK SHALL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. BASED ON APPROVAL OF THE PERMITTING AGENCY, DUCTILE IRON PIPE, FITTINGS, AND SOLVENT RESISTANT GASKET MATERIAL SUCH AS FLUOROCARBON SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE SHALL EXTEND AT LEAST 100 FEET BEYOND ANY SOLVENT NOTED. ANY CONTAMINATED SOIL THAT IS EXCAVATED SHALL BE PLACED ON AN IMPERMEABLE MAT AND COVERED WITH A WATER PROOF COVERING. THE PROPER AUTHORITIES WILL BE NOTIFIED AND THE CONTAMINATED SOIL HELD FOR PROPER DISPOSAL.

10. 2" FLUSHING HYDRANTS SHALL BE INSTALLED AT ALL DEAD END LINES AND MAIN LINE STUB-OUTS.

11. A SEPARATE WATER SERVICE SHALL BE REQUIRED FOR EACH UNIT SERVED AND SHALL BE INSTALLED 3 FEET EITHER SIDE OF PROPERTY LINE. ALL WATER SERVICES SHALL BE MARKED WITH A "W" ETCHED ON THE CURB. ALL VALVES SHALL BE MARKED WITH A "V" ETCHED ON THE CURB.

12. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY COMPANY'S STANDARDS.

13. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED AT THE CONSUMER'S METER OR AT THE PROPERTY LINE WHEN A METER IS NOT USED.

14. BACKFLOW PREVENTION ASSEMBLIES SHALL BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN. TEST RESULTS SHALL BE SUBMITTED TO AND APPROVED BY THE UTILITY COMPANY PRIOR TO ACCEPTANCE OF INSTALLATION.

15. MAXIMUM DEPTH ON WATER SERVICES TO METER TO BE 36".

16. CONTACT ANDRE DESILET, COFB UTILITY DIRECTOR AT (904-310-3431) FOR PRE-CONSTRUCTION AND COORDINATION MEETING PRIOR TO WORK COMMENCING.

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4	GE-1	GEOMETRY PLAN
5	UT-1	UTILITY PLAN
6	DR-1	DRAINAGE PLAN
7	LS-1	LANDSCAPE PLAN
8	DT-1	LANDSCAPE & MISC. DETAILS
9	WDT-1	WATER DETAILS
10	WDT-2	WATER DETAILS
11	SDT-1	SEWER DETAILS
12	SDT-2	SEWER DETAILS

FIRE NOTES

1. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE. (NFPA 1, 16.4.3.1.3, 2009 EDITION)

2. CLEARANCES OF SEVEN AND ONE HALF FEET (7 FT-6 IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT, WITH A FOUR FOOT CLEARANCE TO THE REAR OF THE HYDRANT. (NFPA 1, 18.3.4.1, 2009)

3. NEW FIRE HYDRANT(S) SHALL BE INSTALLED SO THAT POSITIONED NOT MORE THAN 7 FEET 6 INCHES AWAY FROM CURB OR BERM OF THE ROADWAY.

LEGEND

SYMBOL	DESCRIPTION
—⋈—	EXISTING VALVE
— WM —	EXISTING WATER LINE
— SS —	EXISTING SANITARY SEWER
(hydrant symbol)	EXISTING FIRE HYDRANT
— SS —	PROPOSED SANITARY SEWER
— WM —	PROPOSED WATER LINE
(hydrant symbol)	PROPOSED FIRE HYDRANT
———	EXISTING EDGE OF PAVEMENT
———	EXISTING PROPERTY LINE
15.3	PROPOSED SPOT ELEVATION
S-5	DRAINAGE STRUCTURE
P-1	PIPE
X(6.58)	EXISTING SPOT ELEVATION

SEWER NOTES

1. THE CONTRACTOR SHALL PROVIDE, TO THE ENGINEER OF RECORD , A SCHEDULE OF INVERT ELEVATIONS OF ALL SANITARY MANHOLES PRIOR TO THE PLACEMENT OF THE LIME ROCK BASE COURSE. THIS SCHEDULE TO BE PROVIDED BY THE REGISTERED LAND SURVEYOR SUBMITTING THE "AS-BUILT" DRAWINGS FOR THIS PROJECT.

2. SANITARY SEWER SERVICES SHALL BE 6"PVC WITH A MINIMUM SLOPE OF 0.006 FEET PER FOOT AND SHALL BE TERMINATED AT THE RIGHT-OF-WAY LINE WITH A DEPTH OF 24" TO 48" FROM THE FINAL FINISHED GRADE OF THE DEVELOPED LOTS. DEPTHS GREATER THAN 48" FROM FINAL FINISHED GRADE SHALL BE READJUSTED BY THE DEVELOPER AT HIS COST.

3. GRAVITY SEWER TO BE CLEANED & TV TESTED BY DEVELOPER AT DEVELOPER'S EXPENSE

4. ALL MANHOLE FRAMES AND COVERS TO BE ADJUSTED TO FINAL FINISHED GRADE.

5. A SEPARATE SEWER SERVICE (6" MIN.) SHALL BE PROVIDED TO THE RIGHT-OF-WAY FOR EACH LOT BEING SERVED. AN "S" SHALL BE ETCHED INTO THE CURB DIRECTLY OVER EACH SERVICE LINE OR IN THE STREET SIDE OF A SIDEWALK IN LINE WITH THE CLEANOUT.

6. GRAVITY SEWER TO BE GREEN IN COLOR

7. NEW GRAVITY SEWER SYSTEM SHALL BE PLUGGED AT NEAREST EXISTING DOWNSTREAM MANHOLE AND SHALL NOT BE REMOVED WITHOUT AUTHORIZATION FROM THE UTILITY COMPANY. EXISTING MANHOLES TO BE COREBORED AND ARRANGEMENTS MADE TO BE REFURBISHED WITH COMPATIBLE MATERIALS IF THE EXISTING MANHOLE IS ALLOWED TO BE USED.

8. FINISHED FLOOR ELEVATIONS SHALL BE GREATER (HIGHER) THAN THE ELEVATION OF THE MANHOLE NEAREST THE SERVICE LATERAL IN ORDER TO AVOID A POTENTIAL BACKUP OF SEWERAGE IN THE HOUSE OR BUILDING.

9. ALL GRAVITY SEWER PIPE TO A 10 FOOT DEPTH OF COVER SHALL BE SDR-26 PVC PIPE (MINIMUM). GRAVITY SEWER PIPE WITH COVER OF 15 FEET (AND IN EASEMENTS) AND GREATER SHALL BE C900 – DR18. JOINT SHALL BE OF THE BELL AND SPIGOT TYPE AND MEET THE REQUIREMENTS OF THE PIPE REFERRED BEING USED.

10. WHEN A PROPERTY LINE CAN NOT BE DEFINED, THE SEWER CLEANOUT SHALL BE PLACED IN AN UNPAVED AREA AT A DISTANCE NO GREATER THAN 30 FEET FROM THE SEWER MAIN.

11. NOTE: DR-18 TO BE USED ON SEWER LINE CROSSING WHERE STORM DRAIN IS WITHIN 24 INCHES ABOVE GRAVITY ALSO JOINT TO BE CENTERED AT CROSSING

12. ALL MANHOLES TO HAVE MINIMUM 24" HINGED RING AND COVER EAST JORDAN OR APPROVED EQUIVALENT

13. SEWER PLUGS USED DURING THE CONSTRUCTION OR CONNECTION TO A SYSTEM SHALL HAVE THE CONTRACTOR'S NAME PERMANENTLY STAMPED.

14. THE MANHOLE LINER SHALL BE SPECTRA SHIELD OR APPROVED EQUIVALENT.

15. IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUIREMENTS, LEAKAGE TESTING SHALL BE PERFORMED ON ALL SEGMENTS OF THE SEWER SYSTEM. TESTING MAY INCLUDE APPROPRIATE WATER OR LOW PRESSURE AIR TESTING. TEST METHODS SHALL TAKE INTO CONSIDERATION THE RANGE IN GROUNDWATER ELEVATIONS DURING THE TEST AND ANTICIPATED DURING THE DESIGNED LIFE OF THE SEWER. NO LEAKAGE ALLOWED IN SYSTEM.

16. ALL FORCE MAIN PIPING TO BE DR-18 GREEN OR BROWN.

17. CONTACT ANDRE DESILET, COFB UTILITY DIRECTOR AT (904-310-3431) FOR PRE-CONSTRUCTION AND COORDINATION MEETING PRIOR TO WORK COMMENCING.

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

REGISTERED DESIGN PROFESSIONAL

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

REV	DATE	ITEM
A	03/02/23	PRE-APP SUBMITTAL
B	06/30/23	1ST TRC SUBMITTAL
C	08/28/23	2ND TRC RESUBMITTAL
D		
E		

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

ISSUE DATE: 08/28/23

INDEX SHEET

North / Elev Key: N, E, S, W

Sheet IN-1

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

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

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

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

N
0 20 40
SCALE IN FEET

200' SETBACK FOR WELL

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

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

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

PROPERTY BOUNDARY LINE (TYP)

POOR HEALTH TREE TO BE REMOVED (TYP, 3PL)

N11°46'00"E 400.00'

10' REAR YARD SETBACK

EXIST. 2ND C.O.F.B. POTABLE WELL, APPROX. 330' WEST FROM 1ST C.O.F.B. WELL

EXIST. 5' TALL CHAIN LINK FENCE ON SOUTH PROPERTY LINE TO REMAIN

EXIST. 4' TALL WIRE FENCE ON WEST PROPERTY LINE TO REMAIN

PREDEVELOPED FLOW (TYP)

HEALTHY TREE TO BE REMOVED (TYP)

±1.38 ACRES
(±60,000 SQ. FT.)

10' CORNER LOT SETBACK

EXIST. BLDG. TO BE REMOVED

EXIST. WELL ON SITE TO BE ABANDONED

EXISTING WATER METER TO BE REMOVED

EXIST. OVERHEAD POWER LINE (TYP)

EXIST. WOOD POWER POLE TO BE REMOVED AND RELOCATED. CONTRACTOR TO COORDINATE WITH FPU ON NEW LOCATION

EXIST. SIGN TO REMAIN

EXIST D/W CONNECTION & PORTION OF S/W TO BE REMOVED

EXIST D/W CONNECTION ±149.5' EAST

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

EXIST GRATE = 12.95
18" RCP = 9.01 (INV)
24" RCP = 8.81 (INV)

EXIST GRATE = 9.69
24" RCP = 5.19 (INV)

PIN: 29-3N-28-0000-0005-0000
USE: MUNICIPAL
ZONING: PI-1
FLUM: PUBLIC & INSTITUTIONAL

APPROX. LOCATION EXIST. 1ST C.O.F.B. POTABLE WATER WELL

EXISTING HYDRANT

RYAN (30.0-FEET BY PLAT BOOK 2, PAGE 68 ~ PAVED) ROAD

SADLER ROAD (100-FOOT RIGHT-OF-WAY ~ PAVED) (BY ORB 2416, PG. 121)

EXIST. CONCRETE DRIVE

EXIST. CONCRETE SIDEWALK

EDGE OF PAVEMENT

CENTERLINE

CORNER IN SIGN

PLANTER

1.5 STORY HOUSE

S11°46'00"W 400.00'

S78°14'00"E 150.00'

N78°14'00"W 150.00'

±334'

LEGEND
- ASPHALT
- CONCRETE
- HEALTHY TREE REMOVED
- POOR HEALTH TREE REMOVED

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ISSUE DATE: 08/28/23
PREDEVELOPED SITE PLAN

North / Elev Key: N
Sheet: PRE-1
Page 3 of 12

PROPERTY INFORMATION:
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- ACREAGE: 1.38 ACRES (60,000 SF)
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- ZONING: MU-1 (PER ANNEXATION)
- FUTURE LAND USE: MIXED USE
- PROPOSED USE: RESIDENTIAL UNITS

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

*CURRENT FLOOR AREA IS UNKNOWN. ASSUMED MAX RATIO IS APPLIED.

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

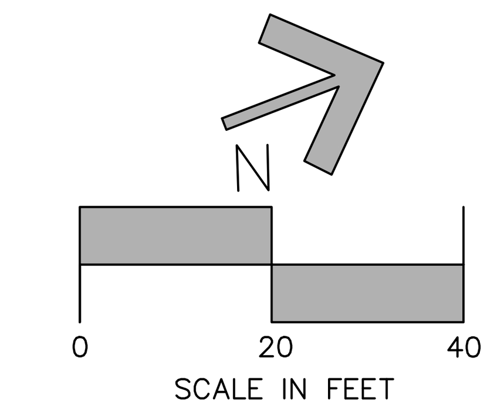
UTILITIES:
- WATER: CITY OF FERNANDINA BEACH
- SEWER: CITY OF FERNANDINA BEACH
- POWER: F.P.U.

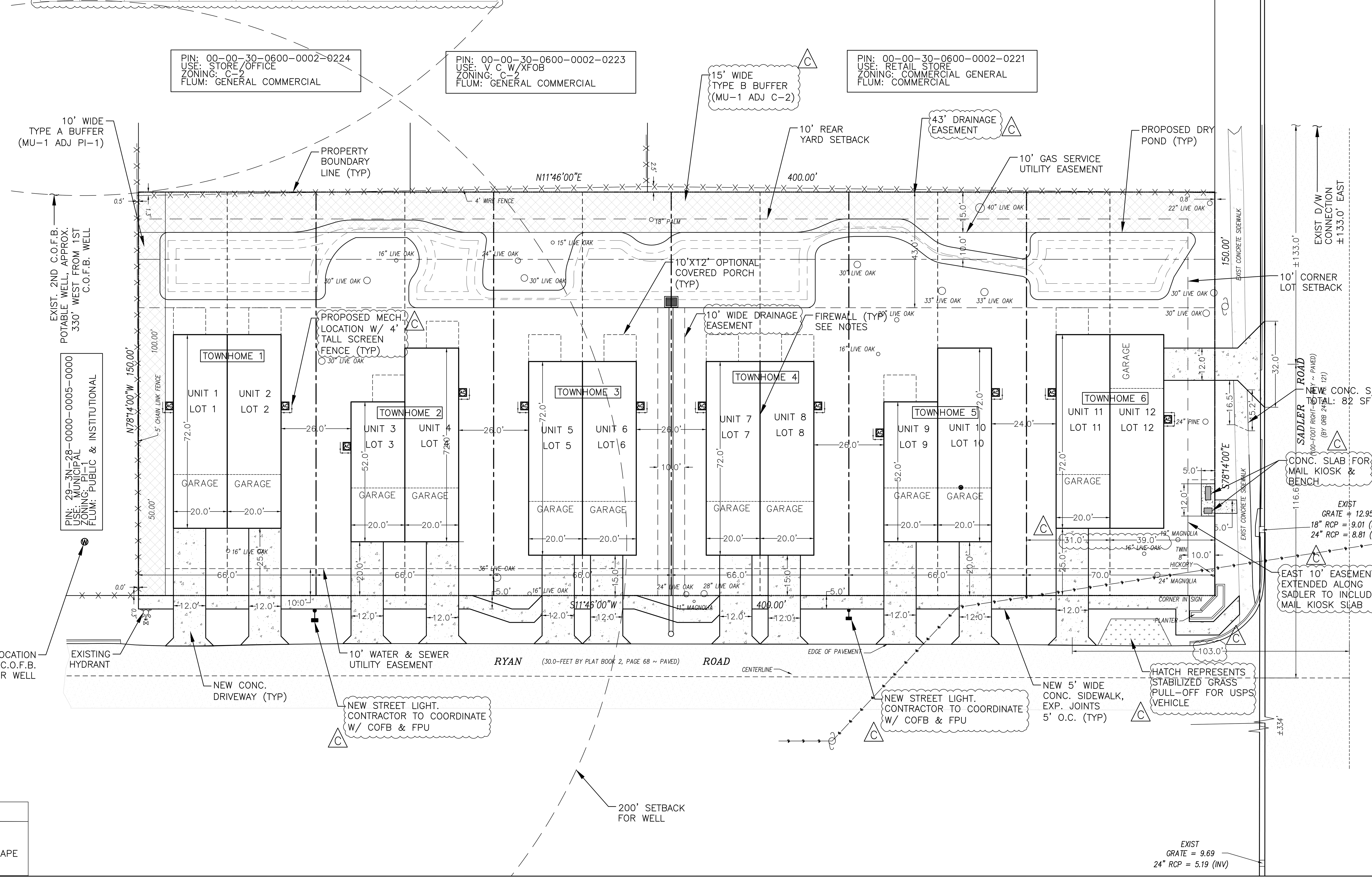
FIRE NOTES:
- EXISTING HYDRANT LOCATED ON RYAN ROAD ADJACENT TO SOUTHERN END OF PROPERTY
- MIN. 2-HR FIRE WALL W/ OUT SPRINKLER SYSTEM OR 1-HR W/ SPRINKLER SYSTEM
- MIN. 10-FT SEPARATION BETWEEN BUILDINGS

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

LOT TABLE

LOT #	LOT WIDTH	LOT LENGTH	LOT AREA (SF)	IMP. AREA (SF)	IMP. AREA (%)	MAX ALLOWABLE FLOOR AREA (SF)	MAX FLOOR AREA RATIO (%)
1	33'	150'	4,950	1,860	37.6%	2,475	50%
2	33'	150'	4,950	1,860	37.6%	2,475	50%
3	33'	150'	4,950	1,400	28.3%	2,475	50%
4	33'	150'	4,950	1,800	36.4%	2,475	50%
5	33'	150'	4,950	1,740	35.2%	2,475	50%
6	33'	150'	4,950	1,740	35.2%	2,475	50%
7	33'	150'	4,950	1,740	35.2%	2,475	50%
8	33'	150'	4,950	1,740	35.2%	2,475	50%
9	33'	150'	4,950	1,400	28.3%	2,475	50%
10	33'	150'	4,950	1,680	33.9%	2,475	50%
11	31'	150'	4,650	1,860	40.0%	2,325	50%
12	39'	150'	5,850	1,765	30.2%	2,925	50%





LEGEND

- ASPHALT
- CONCRETE
- LANDSCAPE BUFFER

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REGISTERED DESIGN PROFESSIONAL

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

REV	DATE	ITEM
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GILLETTE & ASSOCIATES, INC.
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20 S. 4th STREET * FERNANDINA BEACH, FL 32034
PHONE: 904-261-8819 * www.gilletteassociates.com

BREAKERS TOWNHOMES
2194 SADLER ROAD,
FERNANDINA BEACH, FLORIDA 32034

ISSUE DATE: 08/28/23

GEOMETRY SITE PLAN

Sheet GE-1

PROPERTY INFORMATION:

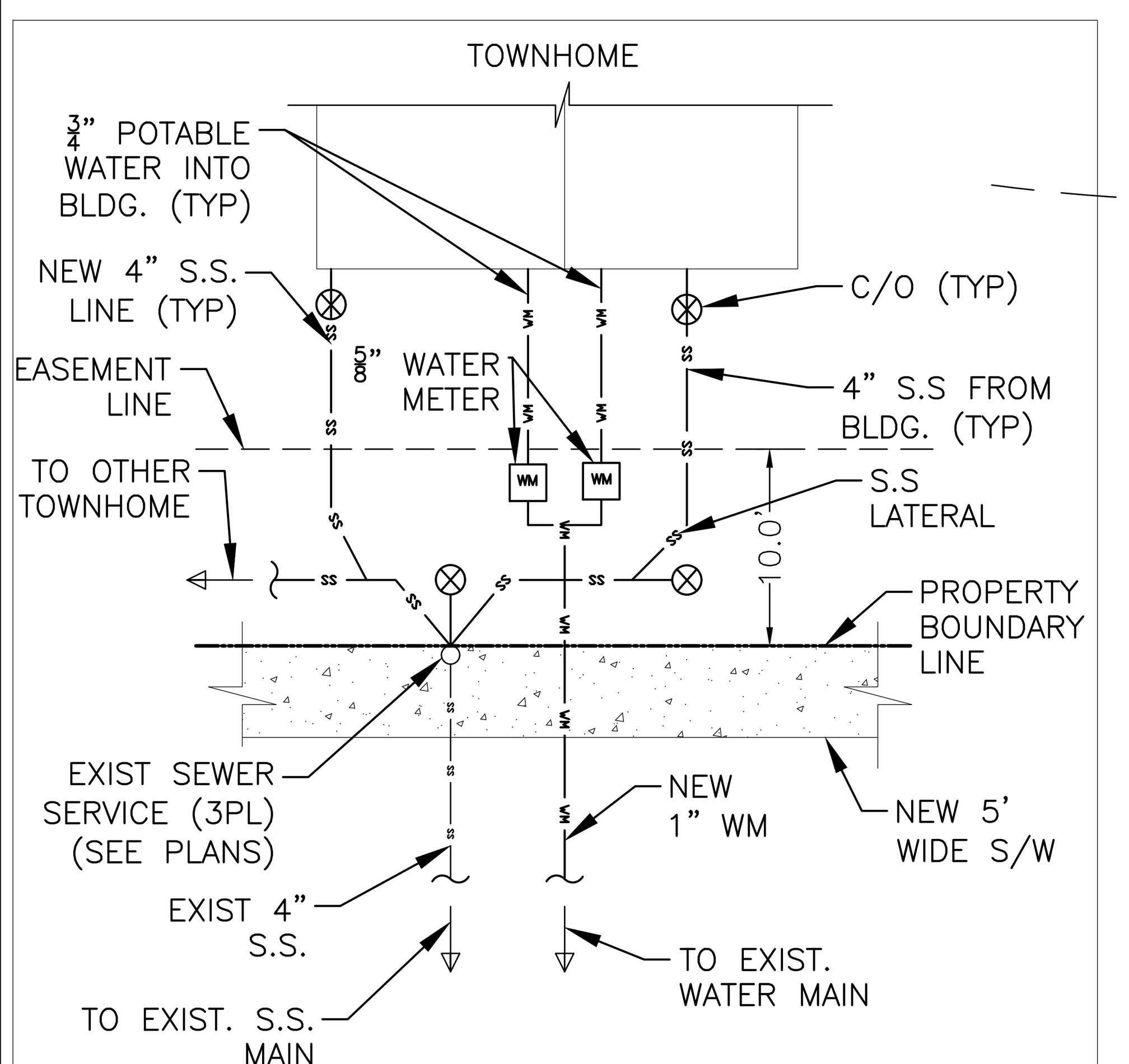
- PID#: 00-00-30-0600-0002-0200
- ACREAGE: 1.38 ACRES (60,000 SF)
- LOCATION: FERNANDINA BEACH, FL
- FLOOD ZONE: X
- ZONING: MU-1 (PER ANNEXATION)
- FUTURE LAND USE: MIXED USE
- PROPOSED USE: RESIDENTIAL UNITS

UTILITIES:

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

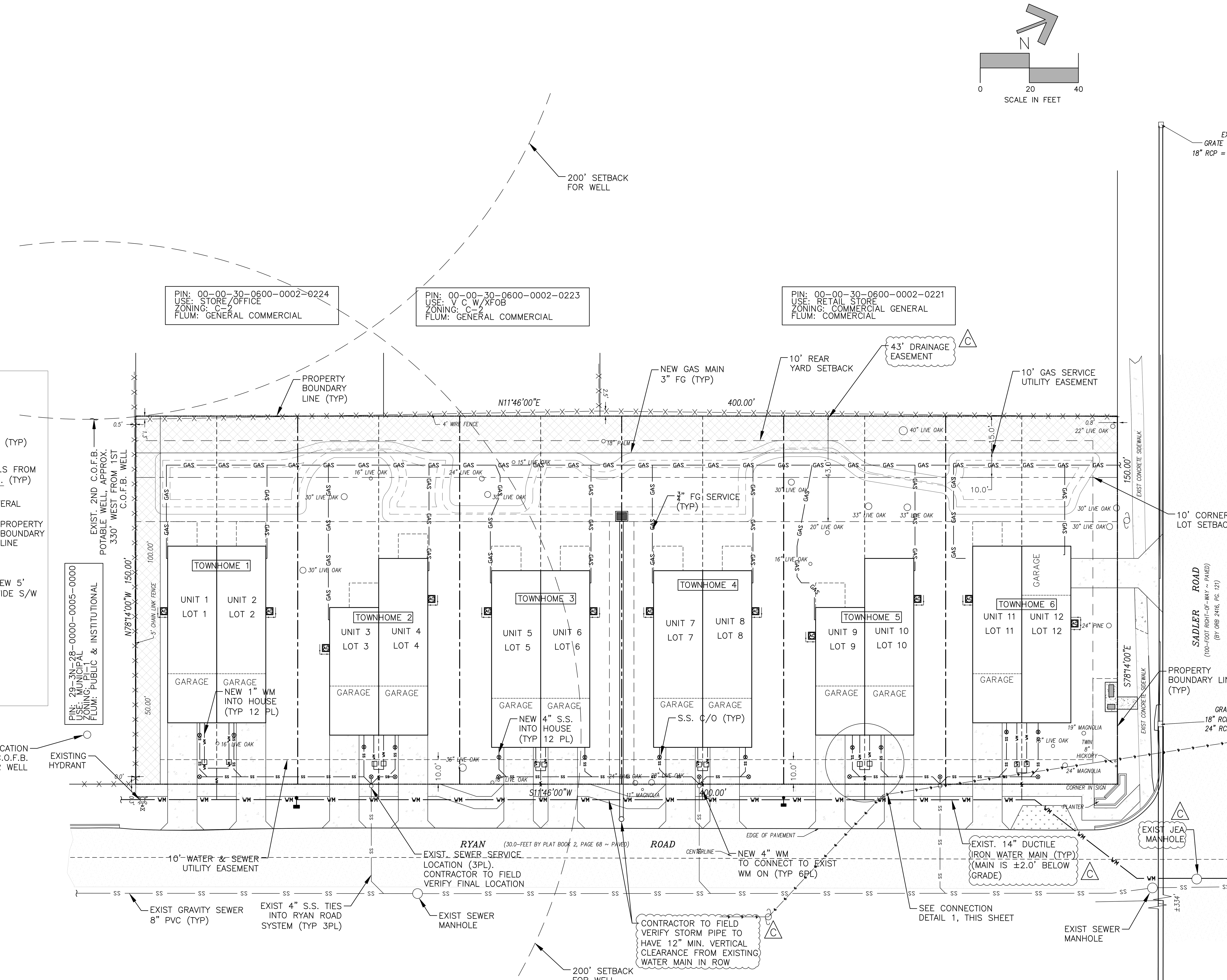
UTILITY NOTES:

- EXISTING WATER MAIN AND GRAVITY SEWER LOCATION TO BE FIELD VERIFIED BY CONTRACTOR.
- COORDINATE WITH ANDRE DESILET AT COFB (904-310-3431) FOR UTILITY CONNECTIONS



TOWNHOME
3" POTABLE WATER INTO BLDG. (TYP)
NEW 4" S.S. LINE (TYP)
EASEMENT LINE
WATER METER
C/O (TYP)
4" S.S FROM BLDG. (TYP)
TO OTHER TOWNHOME
S.S LATERAL
PROPERTY BOUNDARY LINE
EXIST SEWER SERVICE (3PL) (SEE PLANS)
NEW 1" WM
NEW 5' WIDE S/W
EXIST 4" S.S.
TO EXIST. S.S. MAIN
TO EXIST. WATER MAIN

DETAIL 1:
WATER MAIN AND SEWER MAIN CONNECTION DETAIL
N.T.S.



N
0 20 40
SCALE IN FEET
200' SETBACK FOR WELL
PIN: 00-00-30-0600-0002-0224
USE: STORE/OFFICE
ZONING: C-2
FLUM: GENERAL COMMERCIAL
PIN: 00-00-30-0600-0002-0223
USE: V C W/XFOB
ZONING: C-2
FLUM: GENERAL COMMERCIAL
PIN: 00-00-30-0600-0002-0221
USE: RETAIL STORE
ZONING: COMMERCIAL GENERAL
FLUM: COMMERCIAL
43' DRAINAGE EASEMENT
PROPERTY BOUNDARY LINE (TYP)
NEW GAS MAIN 3" FG (TYP)
10' REAR YARD SETBACK
10' GAS SERVICE UTILITY EASEMENT
N11°46'00"E 400.00'
EXIST. 2ND C.O.F.B. POTABLE WELL, APPROX. 330' WEST FROM 1ST C.O.F.B. WELL
3/4" FG SERVICE (TYP)
10' CORNER LOT SETBACK
PIN: 29-3N-28-0000-0005-0000
USE: MUNICIPAL
ZONING: PI-1
FLUM: PUBLIC & INSTITUTIONAL
N78°14'00"W 150.00'
TOWNHOME 1
UNIT 1 LOT 1
UNIT 2 LOT 2
TOWNHOME 2
UNIT 3 LOT 3
UNIT 4 LOT 4
TOWNHOME 3
UNIT 5 LOT 5
UNIT 6 LOT 6
TOWNHOME 4
UNIT 7 LOT 7
UNIT 8 LOT 8
TOWNHOME 5
UNIT 9 LOT 9
UNIT 10 LOT 10
TOWNHOME 6
UNIT 11 LOT 11
UNIT 12 LOT 12
GARAGE
SADLER ROAD
(100-FOOT RIGHT-OF-WAY ~ PAVED)
S78°14'00"E 150.00'
PROPERTY BOUNDARY LINE (TYP)
NEW 1" WM INTO HOUSE (TYP 12 PL)
NEW 4" S.S. INTO HOUSE (TYP 12 PL)
S.S. C/O (TYP)
APPROX. LOCATION EXIST. 1ST C.O.F.B. POTABLE WELL
EXISTING HYDRANT
S11°46'00"W 400.00'
RYAN ROAD
(30.0-FEET BY PLAT BOOK 2, PAGE 68 ~ PAVED)
EDGE OF PAVEMENT
CENTERLINE
10' WATER & SEWER UTILITY EASEMENT
EXIST. SEWER SERVICE LOCATION (3PL). CONTRACTOR TO FIELD VERIFY FINAL LOCATION
NEW 4" WM TO CONNECT TO EXIST WM ON (TYP 6PL)
EXIST. 14" DUCTILE IRON WATER MAIN (TYP) (MAIN IS ±2.0' BELOW GRADE)
EXIST JEA MANHOLE
EXIST GRAVITY SEWER 8" PVC (TYP)
EXIST 4" S.S. TIES INTO RYAN ROAD SYSTEM (TYP 3PL)
EXIST SEWER MANHOLE
CONTRACTOR TO FIELD VERIFY STORM PIPE TO HAVE 12" MIN. VERTICAL CLEARANCE FROM EXISTING WATER MAIN IN ROW
SEE CONNECTION DETAIL 1, THIS SHEET
EXIST SEWER MANHOLE
200' SETBACK FOR WELL

LEGEND

- ASPHALT
- CONCRETE
- LANDSCAPE BUFFER

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REGISTERED DESIGN PROFESSIONAL

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FLORIDA P.E. NO. 56177

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BREAKERS TOWNHOMES
2194 SADLER ROAD,
FERNANDINA BEACH, FLORIDA 32034

ISSUE DATE: 08/28/23

UTILITY PLAN

Sheet UT-1

PROPERTY INFORMATION:

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

DEVELOPMENT REQUIREMENTS:

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

SETBACK REQUIREMENTS:

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

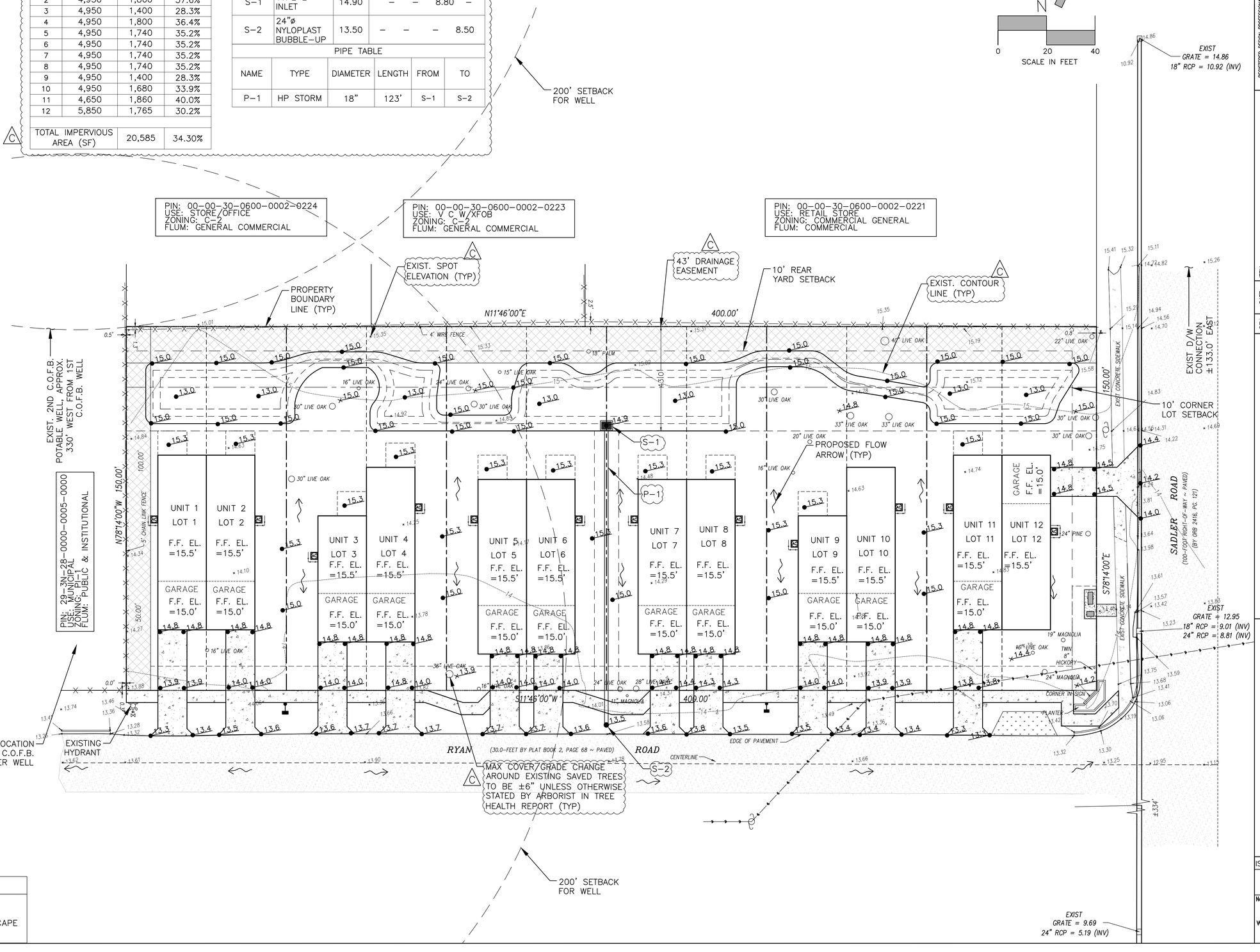
DRAINAGE NOTES:

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

DRAINAGE CALC. TABLE			
LOT #	TOTAL LOT AREA (SF)	IMP. AREA (SF)	IMP. AREA (%)
1	4,950	1,860	37.6%
2	4,950	1,860	37.6%
3	4,950	1,400	28.3%
4	4,950	1,800	36.4%
5	4,950	1,740	35.2%
6	4,950	1,740	35.2%
7	4,950	1,740	35.2%
8	4,950	1,740	35.2%
9	4,950	1,400	28.3%
10	4,950	1,680	33.9%
11	4,650	1,860	40.0%
12	5,850	1,765	30.2%
TOTAL IMPERVIOUS AREA (SF)		20,585	34.30%

STRUCTURE TABLE						
NAME	TYPE	TOP/ INLET ELEV.	INVERT ELEVATION N	S	E	W
S-1	TYPE E INLET	14.90	–	–	8.80	–
S-2	24"ø NYLOPLAST BUBBLE-UP	13.50	–	–	–	8.50

PIPE TABLE					
NAME	TYPE	DIAMETER	LENGTH	FROM	TO
P-1	HP STORM	18"	123'	S-1	S-2



LEGEND

- ASPHALT
- CONCRETE
- LANDSCAPE BUFFER

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REGISTERED DESIGN PROFESSIONAL

Digitally signed by Asa R. Gillette DN: cn=Asa R. Gillette, c=US, o=GILLETTE & ASSOCIATES, INC. Date: 2023.08.28 13:24:54 -04'00'

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

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BREAKERS TOWNHOMES
2194 SADLER ROAD,
FERNANDINA BEACH, FLORIDA 32034

ISSUE DATE: 08/28/23

DRAINAGE PLAN

North / Elev Key: N, W, E, S

Sheet: DR-1

PROPERTY INFORMATION:

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

TREE MITIGATION NOTES:

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

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

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

LANDSCAPE BUFFER REQUIREMENTS

EAST PROPERTY LINE:
REQUIRED BUFFER: NONE

NORTH PROPERTY LINE:
REQUIRED BUFFER: NONE

SOUTH PROPERTY LINE:
ADJACENT ZONING: PI-1, PUBLIC & INSTITUTIONAL
REQUIRED BUFFER: TYPE A, 10 FEET MIN.
REQUIRED TREES PER 100 FT OF FRONTAGE:
- 2 UNDERSTORY TREES
- PLANTED TREES MUST BE A MINIMUM OF 3" CAL

FRONTAGE LENGTH: 150 FT
PROPOSED TREES:
- 3 UNDERSTORY TREES (PLANTED TREES)

WEST PROPERTY LINE
ADJACENT ZONING: C-2, COMMERCIAL
REQUIRED BUFFER: TYPE B, 15 FEET MIN.
REQUIRED TREES PER 100 FT OF FRONTAGE:
- 4 UNDERSTORY TREES
- PLANTED TREES MUST BE A MINIMUM OF 3" CAL

FRONTAGE LENGTH: 400 FT
PROPOSED TREES:
- 16 UNDERSTORY TREES (PLANTED TREES)

TREE PLANTING

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

MITIGATION FOR IMPACT TO PROTECTED TREES WITHIN TREE PROTECTION ZONE

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

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

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

LDC 4.05.05(A) REQUIREMENTS				
LOT #	TOTAL LOT AREA (SF)	NO. OF SHADE TREES REQ'D PER LOT (2)/(2,500 SF)	NO. OF EXISTING SHADE TREES	NO. OF PLANTED SHADE TREES
1&2	9,900	8	1	7
3&4	9,900	8	3	5
5&6	9,900	8	5	3
7&8	9,900	8	2	6
9&10	9,900	8	6	2
11&12	10,500	9	8	1

LDC 4.05.11(E) REQUIREMENT:
- STREET TREES REQUIREMENT:
  (1) SHADE TREE/ 50 L.F.
- RYAN ROAD FRONTAGE = 400 FEET
  400 / 50 = 8 TREES REQ'D
- PROVIDED STREET TREES = (8) SHADE TREES

PLANT SCHEDULE				
SYMBOL	QTY.	KEY	SPECIES / COMMON NAME	SIZE/REMARKS
SHADE TREE	7	RM	ACER RUBRUM / RED MAPLE	3" CAL MIN.
	6	SM	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	3" CAL MIN.
	6	LO	QUERCUS VIRGINIANA / LIVE OAK	3" CAL MIN.
	7	FD	CORNUS FLORIDA / FLOWERING DOGWOOD	3" CAL MIN.
UNDERSTORY TREE	5	CP	PRUNUS ANGUSTIFOLIA / CHICKASAW PLUM	3" CAL MIN.
	5	BB	CALISTEMON SPP. / BOTTLE BRUSH	3" CAL MIN.
	5	CM	LAGERSTRDEMIA SPP. / CREPE MYRTLE	3" CAL MIN.
	4	LB	GORDONIA IASIANTHUS / LOBLOLLY BAY	3" CAL MIN.

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

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

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

PIN: 29-3N-28-0000-0005-0000
USE: MUNICIPAL
ZONING: PI-1
FLUM: PUBLIC & INSTITUTIONAL

SOUTH: 10' WIDE TYPE A BUFFER (2) UNDERSTORY TREES/100LF (MU-1 ADJ PI-1)

WEST: 15' WIDE TYPE B BUFFER (4) UNDERSTORY TREES/100LF (MU-1 ADJ C-2)

NEW UNDERSTORY TREE PER LDC (TYP 19 PL). 3.0" DBH AND 8' HT MIN.

NEW SHADE TREE PER LDC (TYP 26 PL). 3.0" DBH AND 8' HT MIN.

TREE PROTECTION ZONE (TYP), SAVED TREE (TYP)

POOR HEALTH TREE TO BE REMOVED (TYP, 3PL)

PROPERTY BOUNDARY LINE (TYP)

N11°46'00"E 400.00'

S11°46'00"W 400.00'

N78°14'00"W 150.00'

S78°14'00"E 150.00'

TOWNHOME 1 — UNIT 1 LOT 1, UNIT 2 LOT 2
TOWNHOME 2 — UNIT 3 LOT 3, UNIT 4 LOT 4
TOWNHOME 3 — UNIT 5 LOT 5, UNIT 6 LOT 6
TOWNHOME 4 — UNIT 7 LOT 7, UNIT 8 LOT 8
TOWNHOME 5 — UNIT 9 LOT 9, UNIT 10 LOT 10
TOWNHOME 6 — UNIT 11 LOT 11, UNIT 12 LOT 12

GARAGE

RYAN (30.0-FEET BY PLAT BOOK 2, PAGE 68 ~ PAVED) ROAD

SADLER ROAD (100-FOOT RIGHT-OF-WAY ~ PAVED) (BY ORB 2416, PG. 121)

CENTERLINE

EDGE OF PAVEMENT

EXIST CONCRETE SIDEWALK

CORNER IN SIGN

PLANTER

STREET/SHADE TREE, TYP 8PL

HATCH REPRESENTS STABILIZED GRASS PULL-OFF FOR USPS VEHICLE

EXIST D/W CONNECTION ±133.0' EAST

±334'

NASSAU COUNTY ROW TREE TO BE REMOVED UPON APPROVAL (NOT INCLUDED IN MITIGATION)

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

EXIST GRATE = 12.95 18" RCP = 9.01 (INV) 24" RCP = 8.81 (INV)

EXIST GRATE = 9.69 24" RCP = 5.19 (INV)

N
0 20 40
SCALE IN FEET

LEGEND

ASPHALT
CONCRETE
LANDSCAPE BUFFER

REMOVE HEALTHY TREE REMOVED
POOR HEALTH TREE REMOVED

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BREAKERS TOWNHOMES
2194 SADLER ROAD,
FERNANDINA BEACH, FLORIDA 32034

ISSUE DATE: 08/28/23
LANDSCAPE PLAN
North / Elev Key: N
Sheet: LS-1
Page 7 of 12

TREE PRESERVATION & CREDIT TABLE

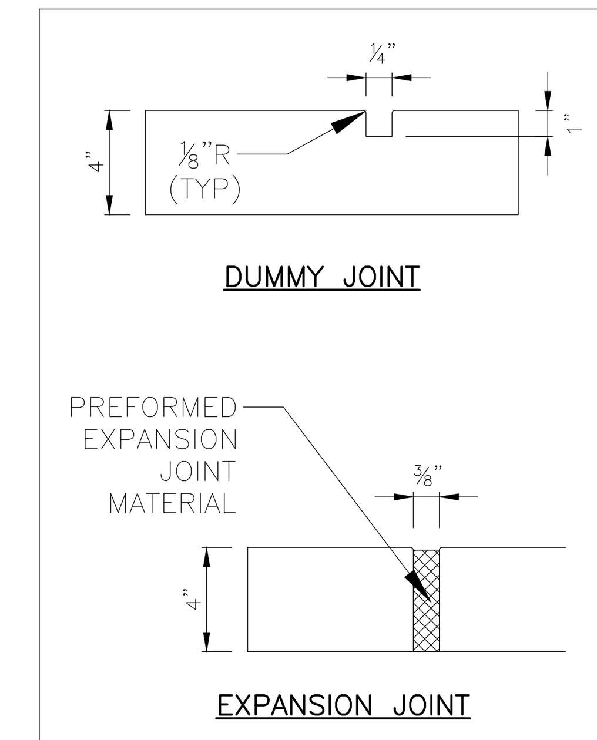
LOT NO.	TREE NO.	SPECIES	DBH	HEALTH STATUS	MITIGABLE DBH	PRESERVED? (Y/N)	SAVED DBH APPLIED
1&2	1	LIVE OAK	26	2	26	N	0
	2	LIVE OAK	20	2	20	N	0
	3	LIVE OAK	20	2	20	N	0
	45	LIVE OAK	22	3	22	N	0
	47	LIVE OAK	16	2	16	Y	16
	48	LIVE OAK	20	2	20	N	0
PREDEVELOPED TOTAL MITIGABLE PROTECTED DBH					124		
REQUIRED PRESERVATION DBH (50% PROTECTED DBH)					62		
SAVED DBH					16		
PLANTED DBH					39		
POST-DEVELOPMENT TOTAL DBH					55		
DBH TOWARDS TREE FUND					7		

TREE PRESERVATION & CREDIT TABLE

LOT NO.	TREE NO.	SPECIES	DBH	HEALTH STATUS	MITIGABLE DBH	PRESERVED? (Y/N)	SAVED DBH APPLIED
7&8	12	LIVE OAK	24	1	24	Y	24
	13	LIVE OAK	28	1	28	Y	28
	14	LIVE OAK	36	1	36	N	0
	33	PEAR	8	3	8	N	0
	34	LIVE OAK	18	5	0	N	0
	35	LIVE OAK	24	1	24	N	0
	36	LIVE OAK	22	2	22	N	0
PREDEVELOPED TOTAL MITIGABLE PROTECTED DBH					142		
REQUIRED PRESERVATION DBH (50% PROTECTED DBH)					71		
SAVED DBH					52		
PLANTED DBH					30		
POST-DEVELOPMENT TOTAL DBH					82		
DBH TOWARDS TREE FUND					0		

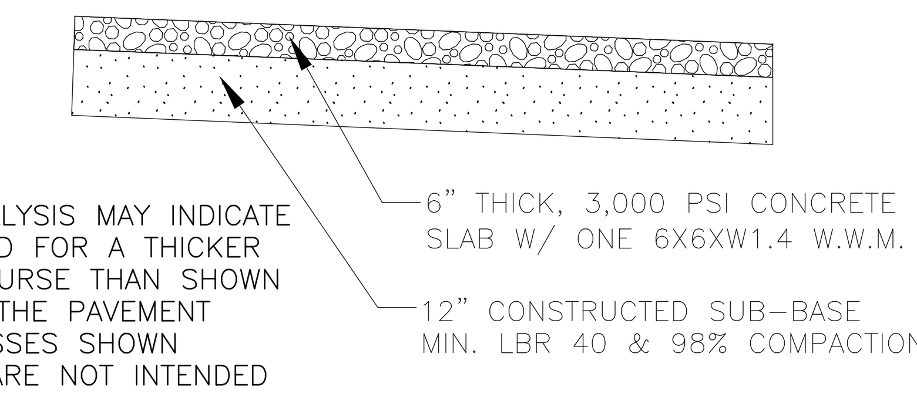
HEALTH STATUS CODES

STATUS CODE	MITIGABLE? (Y/N)	HEALTH STATUS
1	Y	NO APPARENT DEFECT
2	Y	MINOR DEFECT
3	Y	COULD KEEP TREE BUT HAS DEFECTS
4	N	POOR HEALTH AND SUGGEST REMOVAL
5	N	SEVERE DEFECT AND SHOULD BE REMOVED



SIDEWALK JOINT DETAILS

NOTE:
SOIL ANALYSIS MAY INDICATE THE NEED FOR A THICKER BASE COURSE THAN SHOWN HEREIN. THE PAVEMENT THICKNESSES SHOWN HEREIN ARE NOT INTENDED TO BE ABSOLUTE, BUT ARE PRELIMINARY CRITERIA AND MAY BE MODIFIED TO ACCOMMODATE THE BEARING CAPACITIES OF VARIOUS SUBGRADES.



TYPICAL CONCRETE DETAIL

TREE PRESERVATION & CREDIT TABLE

LOT NO.	TREE NO.	SPECIES	DBH	HEALTH STATUS	MITIGABLE DBH	PRESERVED? (Y/N)	SAVED DBH APPLIED
3&4	4	LIVE OAK	20	1	20	N	0
	5	LIVE OAK	13	3	13	N	0
	6	LIVE OAK	24	1	24	N	0
	40	LIVE OAK	16	2	16	Y	16
	41	LIVE OAK	30	1	30	Y	30
	42	LIVE OAK	30	3	30	Y	30
	43	LIVE OAK	22	2	22	N	0
	44	LIVE OAK	20	1	20	N	0
	46	LIVE OAK	14	2	14	N	0
PREDEVELOPED TOTAL MITIGABLE PROTECTED DBH					189		
REQUIRED PRESERVATION DBH (50% PROTECTED DBH)					95		
SAVED DBH					76		
PLANTED DBH					24		
POST-DEVELOPMENT TOTAL DBH					100		
DBH TOWARDS TREE FUND					0		

TREE PRESERVATION & CREDIT TABLE

LOT NO.	TREE NO.	SPECIES	DBH	HEALTH STATUS	MITIGABLE DBH	PRESERVED? (Y/N)	SAVED DBH APPLIED
9&10	15	LIVE OAK	16	2	16	Y	16
	16	LIVE OAK	20	1	20	Y	20
	17	LIVE OAK	30	1	30	Y	30
	18	LIVE OAK	33	1	33	Y	33
	19	LIVE OAK	33	3	33	Y	33
	20	LIVE OAK	40	2	40	Y	40
	31	LIVE OAK	16	2	16	N	0
	32	PECAN	13	2	13	N	0
PREDEVELOPED TOTAL MITIGABLE PROTECTED DBH					201		
REQUIRED PRESERVATION DBH (50% PROTECTED DBH)					101		
SAVED DBH					172		
PLANTED DBH					6		
POST-DEVELOPMENT TOTAL DBH					178		
DBH TOWARDS TREE FUND					0		

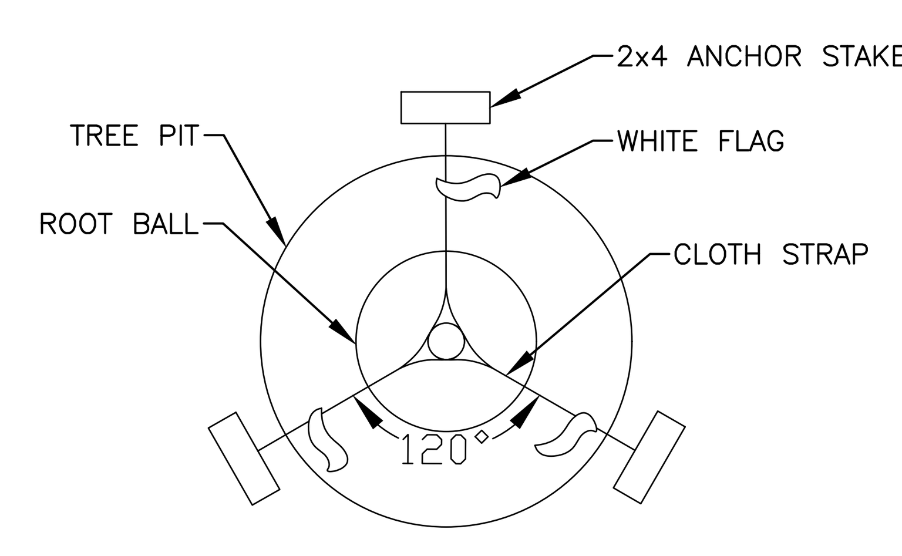
PLANT MATERIAL NOTES
ALL INSTALLED TREES, SHRUBS AND GROUNDCOVERS SHALL CONFORM TO THE STANDARDS FOR FLORIDA GRADE #1 OR BETTER ACCORDING TO THE CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY. SYNTHETIC OR ARTIFICIAL TREES, SHRUBS, GROUNDCOVERS OR VINES ARE NOT ACCEPTABLE SUBSTITUTES. IN CHOOSING PLANT MATERIALS, CONSIDERATION SHOULD BE GIVEN TO THE AMOUNT OF SUN OR SHADE, THE WETNESS OR DRYNESS OF THE SOIL, THE EFFECTS OF SALT SPRAY (WHERE APPLICABLE), THE AMOUNT OF IRRIGATION REQUIRED AND THE MATURE SIZE AND SPATIAL NEEDS OF PLANTS CHOSEN.

TREE PRESERVATION & CREDIT TABLE

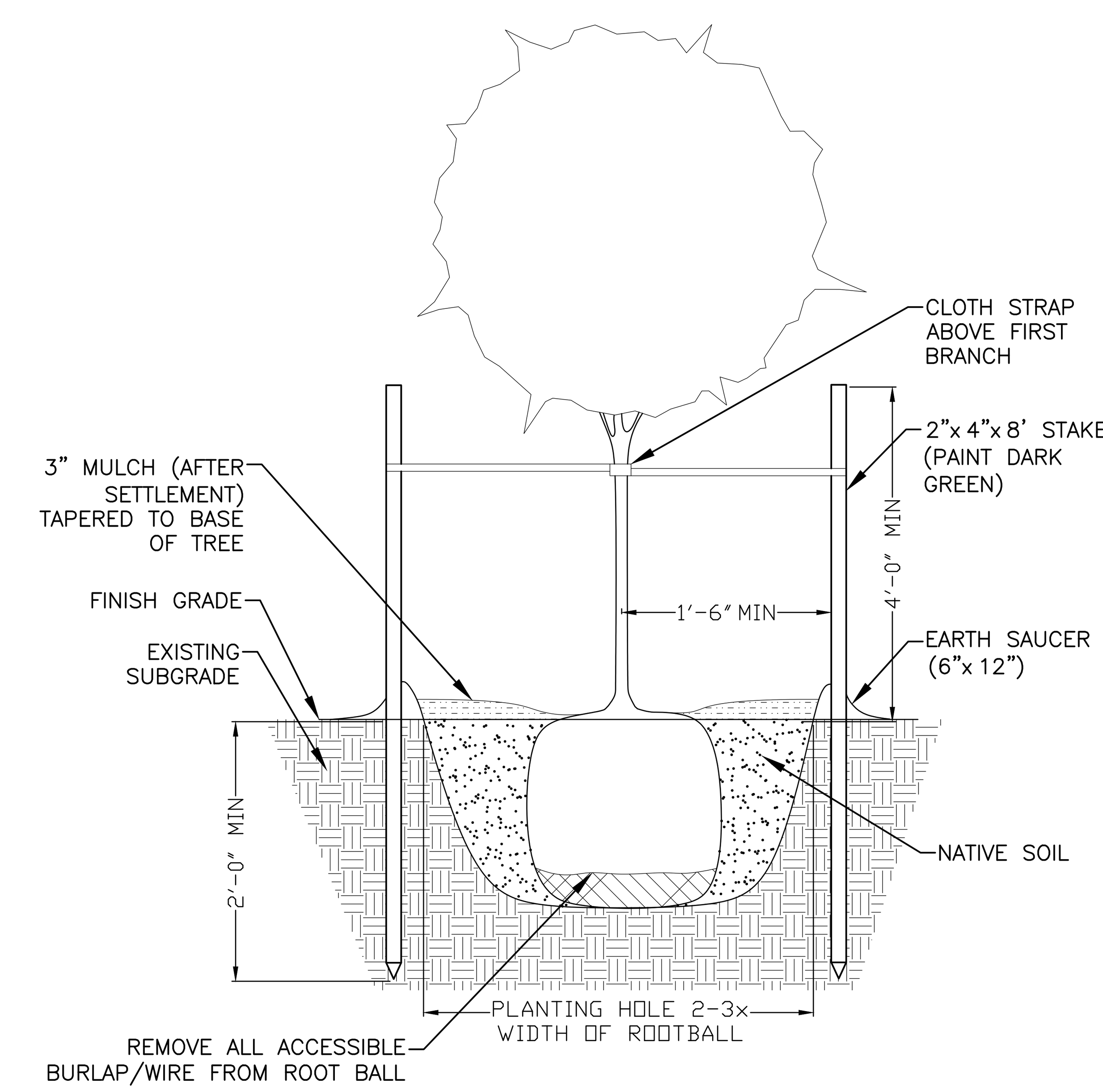
LOT NO.	TREE NO.	SPECIES	DBH	HEALTH STATUS	MITIGABLE DBH	PRESERVED? (Y/N)	SAVED DBH APPLIED
5&6	7	LIVE OAK	36	1	36	Y	36
	8	LIVE OAK	16	2	16	Y	16
	9	LIVE OAK	28	1	28	N	0
	10	LIVE OAK	24	2	24	Y	24
	11	LIVE OAK	30	2	30	Y	30
	37	PALM	18	2	18	Y	18
	38	LIVE OAK	15	5	0	N	0
	39	LIVE OAK	15	3	15	Y	15
PREDEVELOPED TOTAL MITIGABLE PROTECTED DBH					167		
REQUIRED PRESERVATION DBH (50% PROTECTED DBH)					84		
SAVED DBH					139		
PLANTED DBH					15		
POST-DEVELOPMENT TOTAL DBH					154		
DBH TOWARDS TREE FUND					0		

TREE PRESERVATION & CREDIT TABLE

LOT NO.	TREE NO.	SPECIES	DBH	HEALTH STATUS	MITIGABLE DBH	PRESERVED? (Y/N)	SAVED DBH APPLIED
11&12	21	LIVE OAK	22	2	22	Y	22
	22	LIVE OAK	30	1	30	Y	30
	23	LIVE OAK	30	1	30	Y	30
	24	MAGNOLIA	19	1	19	Y	19
	25	LIVE OAK	16	2	16	Y	16
	26	MAGNOLIA	24	3	24	Y	24
	27	HICKORY	8	2	8	Y	8
	28	HICKORY	8	3	8	Y	8
	29	LIVE OAK	16	5	0	N	0
	30	PINE	24	2	24	Y	24
PREDEVELOPED TOTAL MITIGABLE PROTECTED DBH					181		
REQUIRED PRESERVATION DBH (50% PROTECTED DBH)					91		
SAVED DBH					181		
PLANTED DBH					15		
POST-DEVELOPMENT TOTAL DBH					196		
DBH TOWARDS TREE FUND					0		



DETAIL 1
TREE STAKING PLAN



DETAIL 2
TREE PLANTING ELEVATION

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

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

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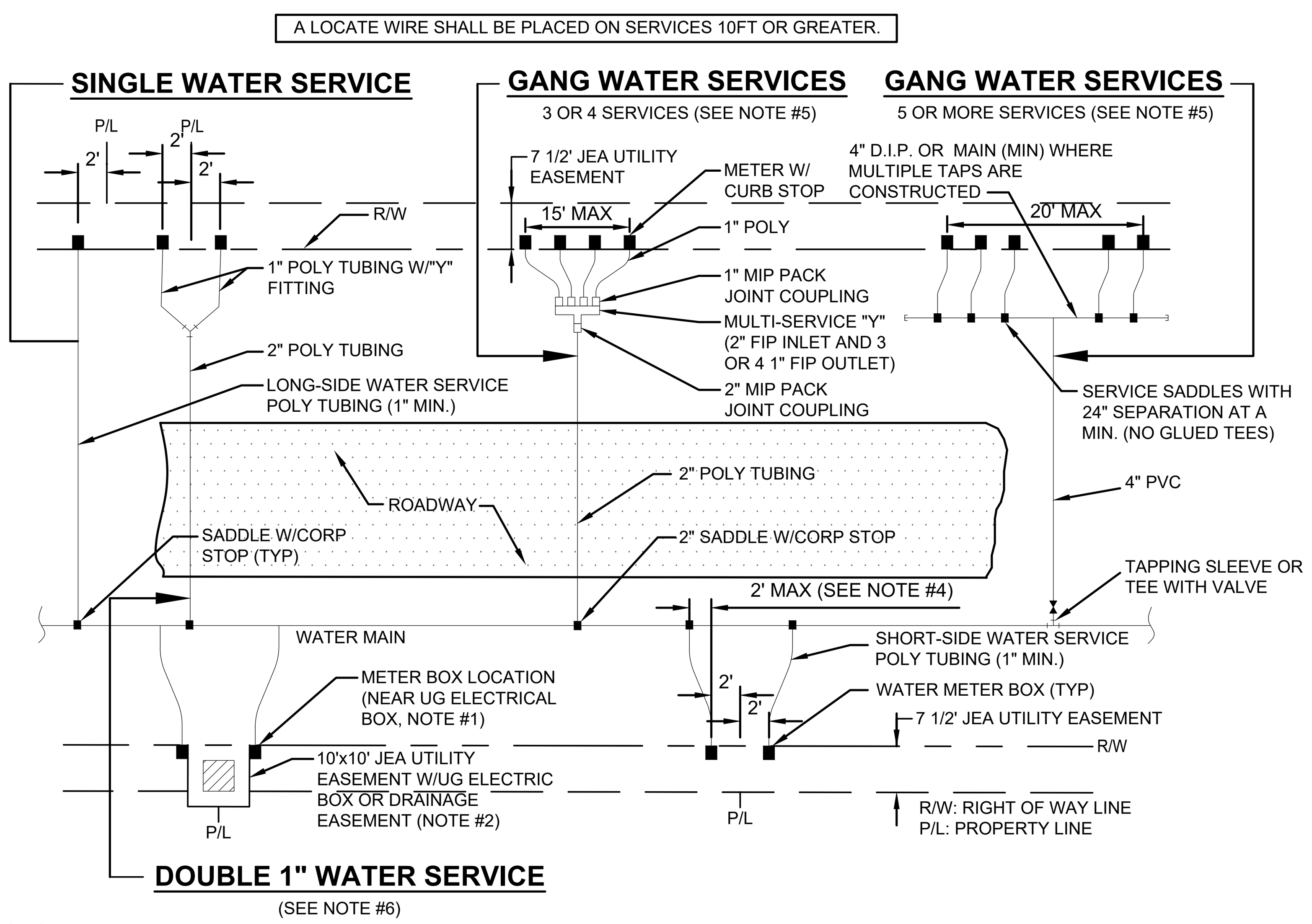


NOTES :

1. THE SKETCHES ABOVE INDICATE TYPICAL WATER SERVICE AND METER BOX LOCATIONS. ACTUAL LOCATIONS OF BOXES MAY VARY SLIGHTLY ACCORDING TO FIELD CONDITIONS ENCOUNTERED. TYPICALLY, THE METER BOX SHALL LOCATED AT THE R/W LINE BUT INSIDE THE 7 1/2' ELECTRIC EASEMENT.

2. UNLESS SPECIFIED OTHERWISE BY THE APPLICABLE COUNTY (NASSAU, CLAY OR ST. JOHNS COUNTY), THE METER BOX SHALL BE LOCATED IN THE JEA 7 1/2' UTILITY EASEMENT, AND TWO FEET INSIDE OF THE PROLONGATION OF ONE OF THE SIDE PROPERTY LINES. IF A CONFLICT EXISTS WITH OTHER UTILITIES, THE METER BOX MAY BE ADJUSTED TO FOUR FEET (MAX.) INSIDE PROPERTY LINES (IN LIEU OF TWO FEET). UNLESS APPROVED OTHERWISE BY JEA, THE WATER METER BOX SHALL BE LOCATED IN NON-TRAFFIC AREAS (NOT IN SIDEWALKS OR DRIVEWAYS). IF THE METER BOX IS APPROVED BY JEA TO BE LOCATED IN A DRIVEWAY OR SIDEWALK, THEN THE CONSTRUCTION SHALL MEET STANDARD DETAIL NUMBERS W-3&4, AT A MINIMUM (SEE W-3 AND W-4 FOR THE REQUIREMENTS OF SPECIAL ORDER POLYMER BOX AND TOP) . SET TOP OF BOX AT FINISHED GRADE. IF AN UNAPPROVED METER BOX IS IDENTIFIED BY JEA, THEN THE CONTRACTOR OR CUSTOMER SHALL BE RESPONSIBLE FOR THE COST OF RELOCATING ANY METER BOX WHICH IS LOCATED IN THE SIDEWALK OR DRIVEWAY OR THE COST TO PROVIDE THE CORRECT METER BOX. JEA SHALL APPROVE ALL DEVIATIONS TO THE ABOVE PRIOR TO CONSTRUCTION.

3. IF DRAINAGE OR OTHER EASEMENT LOCATED BETWEEN LOTS, METER BOXES SHALL BE LOCATED AT THE EASEMENT LINE BUT OUTSIDE THE EASEMENT AREA.

4. FOR SINGLE SERVICES, THE HORIZONTAL DISTANCE (PERPENDICULAR TO THE MAIN)BETWEEN THE SERVICES SADDLE AND THE METER BOX SHALL BE 2 FEET MAXIMUM. FOR DOUBLE 1" SERVICES, THE 2" POLY MAIN SHALL BE LOCATED CENTERED BETWEEN THE TWO METER BOXES. LOCATE WIRE IS REQUIRED ON ALL SERVICES 10' OR GREATER IN LENGTH. IF LOCATE WIRE IS REQUIRED, THE WIRE SHALL RUN FROM THE METER BOX (W/ PIG TAIL) TO THE MAIN (DEAD END SHALL BE TAPED WITH NO CONNECTION TO MAIN WIRE WITH THE LAST 24 INCHES STRIPED OF INSULATION/BARE WIRE AS GROUND). ALL EXCEPTIONS TO THIS REQUIREMENT MUST BE APPROVED BY JEA. THIS WILL ASSIST IN LOCATING EXISTING SERVICE LINES IN THE FUTURE.

5. GANG WATER SERVICES: FOR 3 OR 4 SERVICES IN ONE AREA, A DUCTICLE IRON PIPE (D.I.P.) WATER MAIN EXTENSION W/LOCATE WIRE MAY BE UTILIZED ON EITHER SHORT-SIDE OR LONG SIDE SERVICES WHERE SHOWN ON THE DRAWINGS. LOCATE WIRE SHALL EXTEND FROM ONE METER BOX TO CORP STOP AT WATER MAIN. FOR 5 OR MORE SERVICES IN ONE AREA, A WATER MAIN EXTENSION W/LOCATE WIRE MAY BE UTILIZED ON EITHER SHORT-SIDE OR LONG SIDE SERVICES WHERE SHOWN ON THE DRAWINGS (TAPS STAGGERED AND AT 2 FEET ON CENTER-MIN). FOR WATER SUPPLY HEADERS WHERE 5 OR MORE TAPS ARE CONSTRUCTED, THE HEADER PIPE SHALL BE 4" AT A MINIMUM. EXAMPLE: CONSTRUCT A 4" MAIN PVC CROSSING THE STREET FOR 5 RESIDENTIAL CUSTOMERS, UTILIZING 4" DIP, 4" PIPE, 4"X1" SADDLES AND 1" CORP STOPS (NO GLUED TEE FITTINGS). THE 4" OR LARGER D.I.P. WATER MAIN MUST BE SIZED AND DESIGNED BY THE P.E. ENGINEER.

6. DOUBLE 1" WATER SERVICES IS ALLOWED FOR SHORT SIDE OR LONG SIDE SERVICES AND WHERE SHOWN ON THE DRAWINGS.

7. A 1" IRRIGATION SERVICE MAYBE TAPPED INTO THE (1" MIN) DOMESTIC WATER SERVICE LINE (WHICH SERVES THE SAME CUSTOMER) UTILIZING A 1" BRONZE "Y" FITTING. (IN AREAS WHERE NO RECLAIMED WATER IS AVAILABLE).

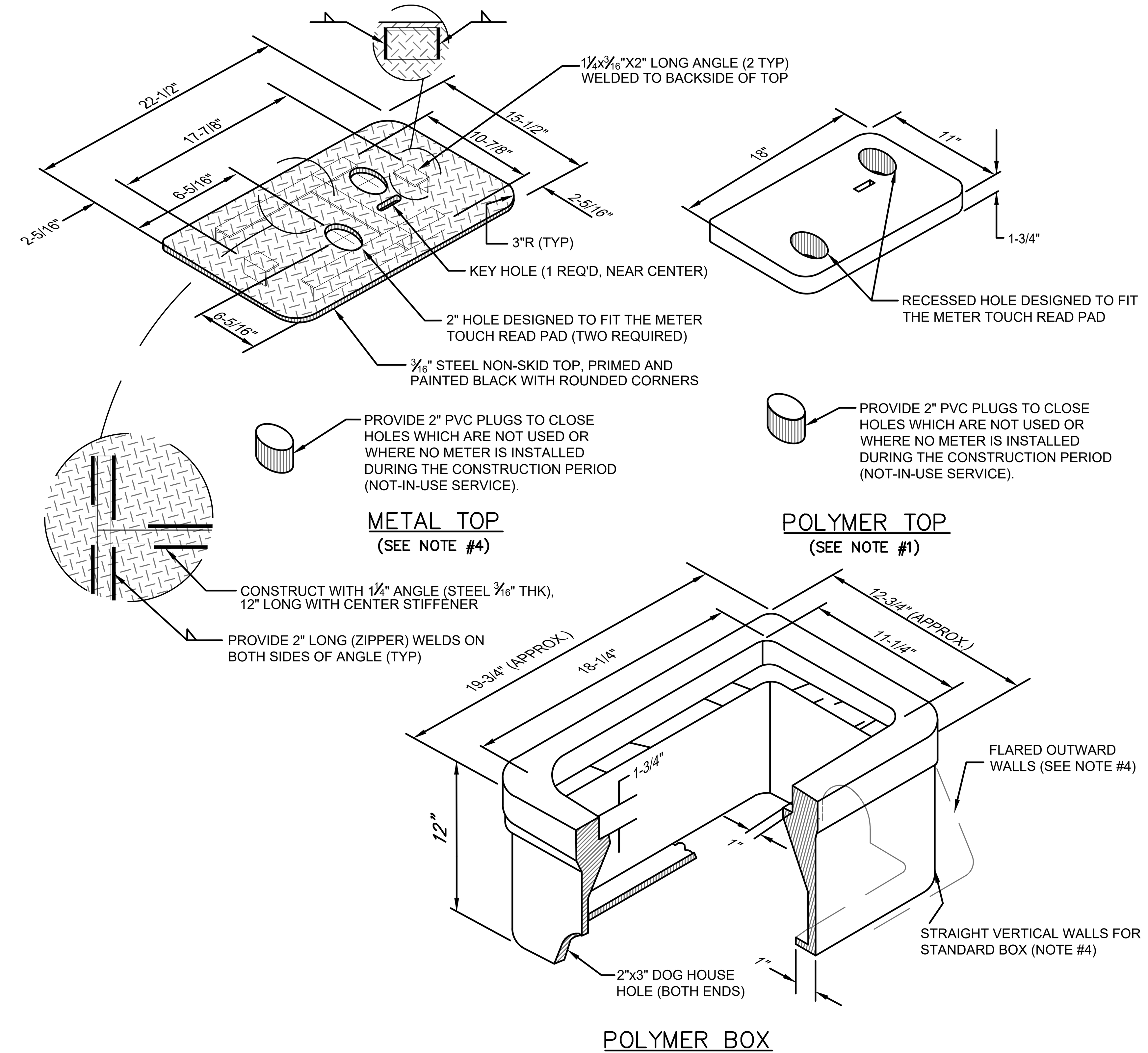
8. No 2" AND SMALLER WATER SERVICE TAPS PERMITTED ON WATER MAINS WHICH ARE 20" AND LARGER SIZE.

9. RECLAIMED WATER METER BOXES OR SERVICES SHALL BE CONSTRUCTED SIMILAR TO THE ABOVE AND SHALL BE LOCATED, AT A MIN. OF 10' FROM THE POTABLE WATER SERVICE, AND/OR BOX AND NOT ALLOWED IN CONCRETE OR ASPHALT UNLESS APPROVED OTHERWISE BY JEA.

10. SERVICE SIZE SHALL BE SAME AS THE METER SIZE.

WATER OR RECLAIM SERVICE INSTALLATIONS 2" AND SMALLER METER

PLATE W-1



NOTES:

1. THE STANDARD BOX (A-8 (ASTM C857) LOAD RATING WITH STRAIGHT VERTICAL WALLS) & TOP (A-8 (ASTM C857) RATING WITH 2 HOLES) SHALL BE MADE OF POLYMER CONCRETE. (SIMILAR TO OLD BROOKS SERIES 37 BOX). BOX WALLS SHALL BE FIBERGLASS. THE INSIDE LIP OF THE BOX SHALL BE RATED SAME AS THE BOX. THE ONE HOLE LIDS ARE FOR SPECIAL ORDERS ONLY AND REQUIRE JEA'S APPROVAL PRIOR TO USE.

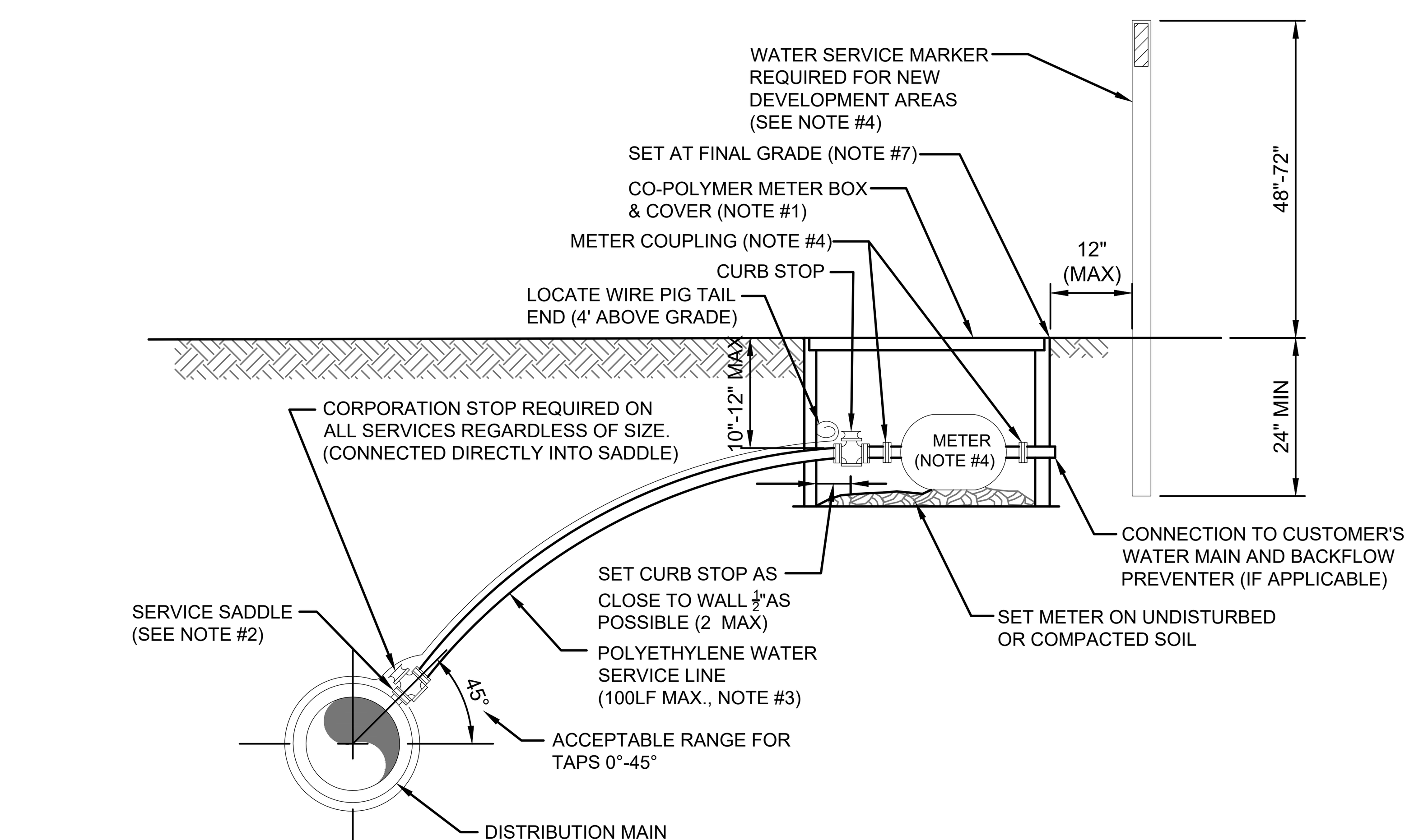
2. ALL SIZES SHOWN ARE IN INCHES AND ARE APPROXIMATE SIZES.

3. POLYMER BOX APPROXIMATE WEIGHT 25lbs. POLYMER TOP APPROXIMATE WEIGHT 20lbs. SEE CONSTRUCTION DETAILS W-3A (TWO HOLE) AND W-3B (ONE HOLE) FOR MANUFACTURING DETAILS FOR COVERS.

4. UNLESS APPROVED OTHERWISE IN WRITING BY JEA, ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS (NOT IN THE ROADWAY, DRIVEWAYS OR SIDEWALKS). IF AN EXCEPTION TO THIS RULE IS APPROVED BY JEA, THEN THE FOLLOWING SHALL BE PROVIDED:
   A) UNDER NO CIRCUMSTANCE SHALL A METER BOX BE LOCATED IN A COMMERCIAL TRAFFIC AREA.
   B) IF AN EXCEPTION IS APPROVED IN WRITING THE METER BOX LOCATED IN A SIDEWALK OR RESIDENTIAL DRIVEWAY SHALL INCLUDE A POLYMER BOX WITH FLARED OUTWARD WALLS (NOT STRAIGHT WALLS) AND A POLYMER TOP. BOX AND TOP SHALL COMPLY WITH A-8 (ASTM C857), LOAD RATING.
   C) METAL TOPS MAY BE UTILIZED IF SPECIFICALLY APPROVED BY JEA MANAGER OR JEA METER O&M STAFF.

WATER METER BOX & COVER FOR 1" AND SMALLER METERS

PLATE W-3



NOTES:

1. SEE PLATE W-1 FOR METER LOCATION REQUIREMENTS.

2. SINGLE BAND SADDLES SHALL BE UTILIZED ON NEW 1" WATER SERVICES WHICH ARE INSTALLED ON A DRY 10" SIZE OR SMALLER WATER MAIN (NEW WATER MAIN CONSTRUCTION). FOR WET TAPS OR WATER MAINS 12" SIZE AND LARGER, A DOUBLE BAND SADDLE IS REQUIRED. BRASS SADDLES MAY BE UTILIZED ON NEW 1 INCH AND SMALLER WATER SERVICES WHICH ARE INSTALLED ON A DRY 10 INCH OR SMALLER PVC WATER MAIN.

3. NO OPEN CUT UNDER ROADWAY PAVING ALLOWED UNLESS THE ROADWAY IS BEING RECONSTRUCTED OR IF DIRECTED OTHERWISE BY J.E.A. CONSTRUCT POLY LINE WITH 24" (MIN.) COVER UNDER ROADWAYS. THE POLY WATER SERVICE LINE SHALL BE SAME SIZE AS THE METER (1" MINIMUM) AND BE INSTALLED PERPENDICULAR TO THE MAIN AND NOT EXCEED 100LF UNLESS APPROVED OTHERWISE BY JEA.

4. INSTALL PVC PLUG IN ALL CURB STOPS IF WATER SERVICE IS "NOT IN USE" (I.E.: IF NO METER IS INSTALLED). WATER SERVICES SERVING VACANT LOTS (SERVICE NOT IN USE), SHALL INCLUDE A "W" CUT INTO THE CURB (CLOSEST TO THE METER BOX), AND PAINTED BLUE (PAINTED PURPLE FOR RECLAIMED WATER). IN ADDITION, FOR NEW DEVELOPMENT AREAS WHERE THE WATER SERVICE IS "NOT IN USE", A LANDSCAPE TIMBER OR 3x3 MIN. P.T. POST (TOP PAINTED BLUE OR PURPLE FOR RECLAIMED WATER). THE REMOVAL OR TRANSFER OF A WATER SERVICE SHALL INCLUDE BRASS METER COUPLINGS (HEX ON BARREL TYPE).

5. NO 2" AND SMALLER WATER SERVICE TAPS PERMITTED ON WATER MAINS WHICH ARE 20" AND LARGER SIZE.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF THE METER OR ELECTRONIC DEVICES IF DAMAGED BY THE CONTRACTOR DURING THE CONSTRUCTION PERIOD.

7. METER BOX AND TOP SHALL BE CLEAR OF ALL DEBRIS TO ALLOW FULL ACCESS TO BOX (i.e. NO DIRT, TRASH OR OTHER DEBRIS PLACED ON TOP OF BOX).

8. LOCATE WIRING REQUIRED ON ALL SERVICES 10' OR GREATER IN LENGTH. SEE PLATE W-44.

WATER SERVICE DETAIL- 2" AND SMALLER METER

PLATE W-2

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

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WATER DETAILS

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LENGTH (L) TO BE RESTRAINED

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

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

TEE SEE NOTE 5		
RUN SIZE (IN.)	BRANCH SIZE (IN.)	L (FT.)
4	4	F.O.
4	6 4 < LESS	6 F.O.
8	8 6 < LESS	19 F.O.
10	10 8 6 < LESS	29 9 F.O.
12	12 10 8 < LESS	40 21 F.O.
16	16 12 10 8 < LESS	60 25 3 F.O.
20	20 16 12 10 < LESS	79 48 9 F.O.
24	24 20 16 12 < LESS	79 54 23 F.O.
30	30 24 20 16 12 < LESS	101 66 38 4 F.O.
36	36 30 24 20 16 12 < LESS	122 90 53 21 1 F.O.
42	42 36 30 24 20 16 12 < LESS	141 113 79 38 3 1 F.O.
48	48 42 36 30 24 20 < LESS	160 133 103 66 22 F.O.

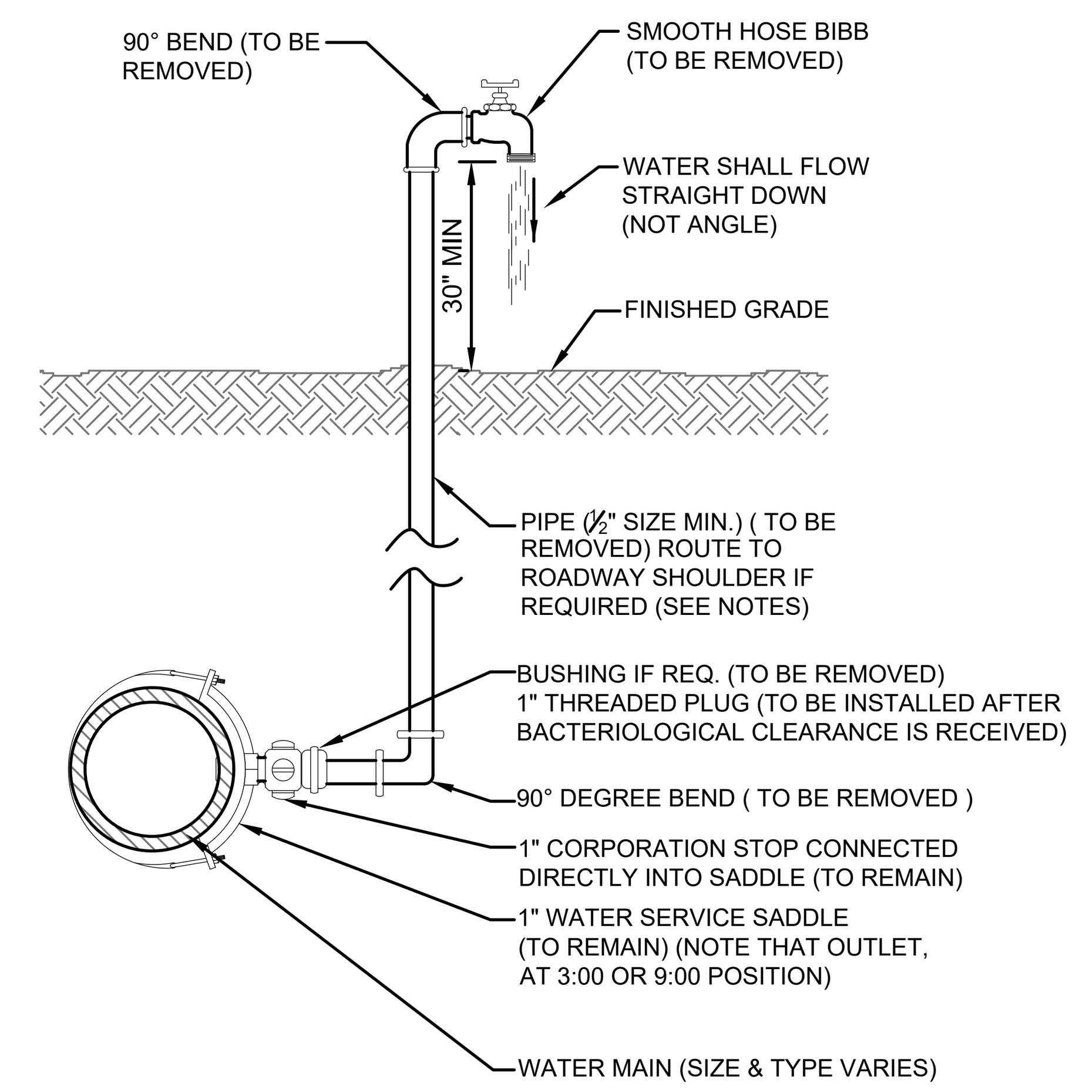
F.O. = FITTING ONLY

DUCTILE IRON PIPE RESTRAINT NOTES:

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

DUCTILE IRON PIPE RESTRAINT JOINT SCHEDULE

PLATE W -31B



NOTES:

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

TEMPORARY SAMPLE TAP

PLATE W-25

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

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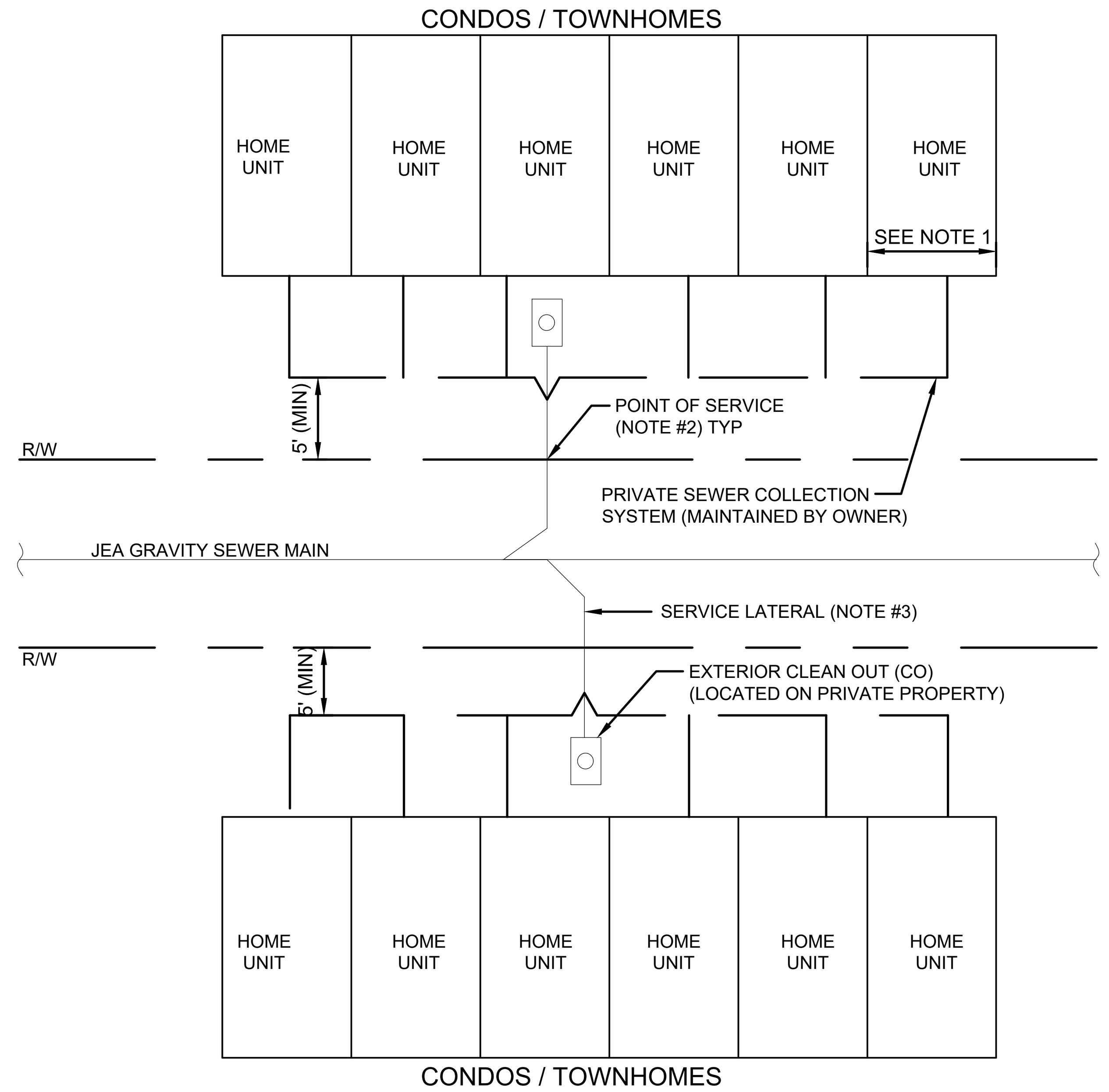
WATER. DETAILS

North / Elev Key N W E S

Sheet WDT-2



GANG SEWER SERVICES

NOTES:

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

GANG SEWER SERVICES FOR CONDOS AND TOWNHOMES

PLATE S-51

WATER MAIN AND NON-WATER MAIN SEPARATION REQUIREMENTS - NOTES

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

NOTES ON UTILITY SEPARATION REQUIREMENTS - SEWER

PLATE S-27

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

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

NOTES:

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

SEPARATION REQUIREMENTS FOR WATER, WASTEWATER AND RECLAIMED WATER MAINS

PLATE S-26

LENGTH (L) TO BE RESTRAINED

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

REDUCERS	
SIZE (IN.)	L (FT.)
6x4	34
8x6	36
8x4	62
10x8	35
10x6	63
12x10	36
12x8	64
16x12	66
16x10	92
20x18	35
20x16	66
20x12	117
24x20	56
24x18	80
24x16	101
30x24	78
30x20	121
36x30	78
36x24	141
42x36	75
42x30	140
48x42	75
48x36	139

TEES SEE NOTE 5		
RUN SIZE (IN.)	BRANCH SIZE (IN.)	L (FT.)
4	4	F.O.
4	6 4 < LESS	10 F.O.
8	8 6 < LESS	29 F.O.
10	10 8 6 < LESS	45 13 F.O.
12	12 10 8 < LESS	62 32 F.O.
16	16 12 10 10 < LESS	94 39 5 F.O.
20	20 16 12 10 < LESS	125 76 14 F.O.
24	24 20 16 12 < LESS	124 84 36 F.O.
30	30 24 20 16 16 < LESS	159 104 60 5 F.O.
36	36 30 24 20 16 < LESS	192 142 83 33 F.O.
42	42 36 30 24 20 16 < LESS	223 178 124 59 5 F.O.
48	48 42 36 30 24 20 < LESS	253 209 162 104 34 F.O.

F.O. = FITTING ONLY

PVC PIPE RESTRAINT NOTES:

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

PVC PIPE RESTRAINT JOINT SCHEDULE

PLATE S-38A

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

REGISTERED DESIGN PROFESSIONAL

Digitally signed by Asa R. Gillette DN: cn=Asa R. Gillette, c=US, o=Gillette & Associates, Inc., email=asa@gilletteassociates.com Date: 2023.08.28 13:26:20 -04'00'

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

REV	DATE	ITEM
A	03/02/23	PRE-APP SUBMITTAL
B	06/30/23	1ST TRC SUBMITTAL
C	08/28/23	2ND TRC RESUBMITTAL
D		
E		

GILLETTE & ASSOCIATES, INC.
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 9332
ASA R. GILLETTE, P.E. * FL. PE NO. 56177
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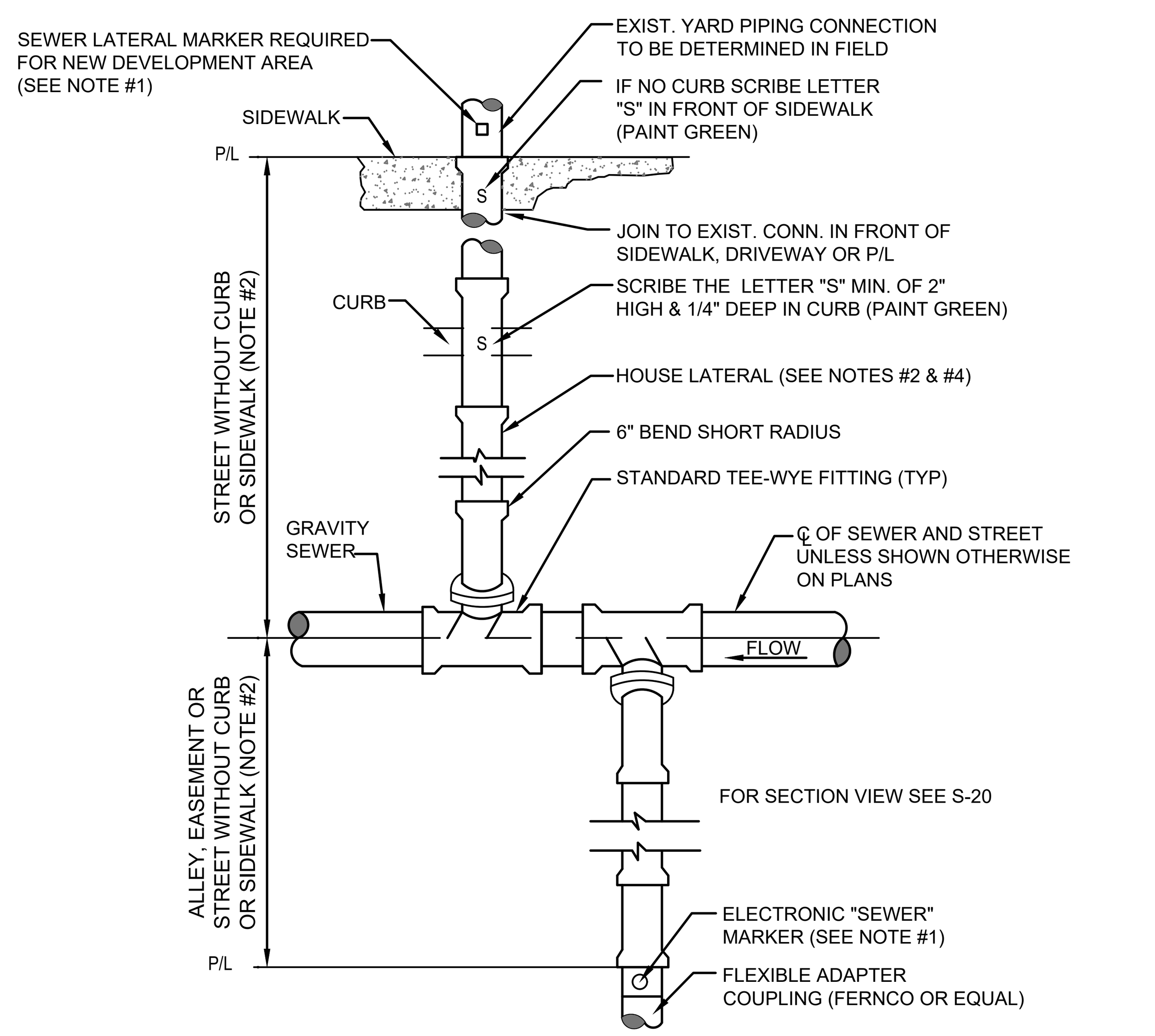
BREAKERS TOWNHOMES
2194 SADLER ROAD,
FERNANDINA BEACH, FLORIDA 32034

ISSUE DATE: 08/28/23

SEWER DETAILS

North / Elev Key

Sheet SDT-1

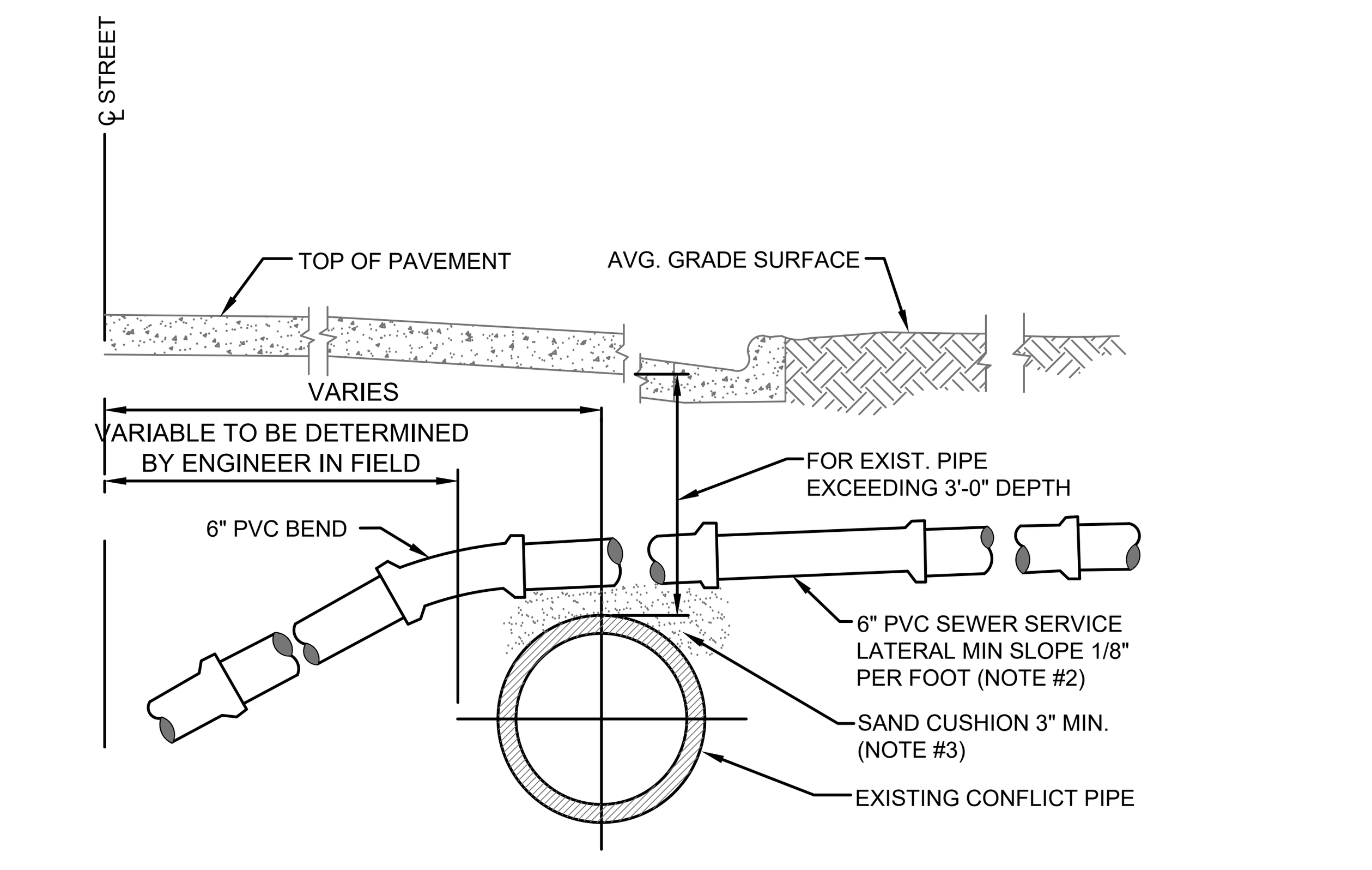


NOTES:

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

HOUSE LATERAL - PLAN VIEW

PLATE S-19

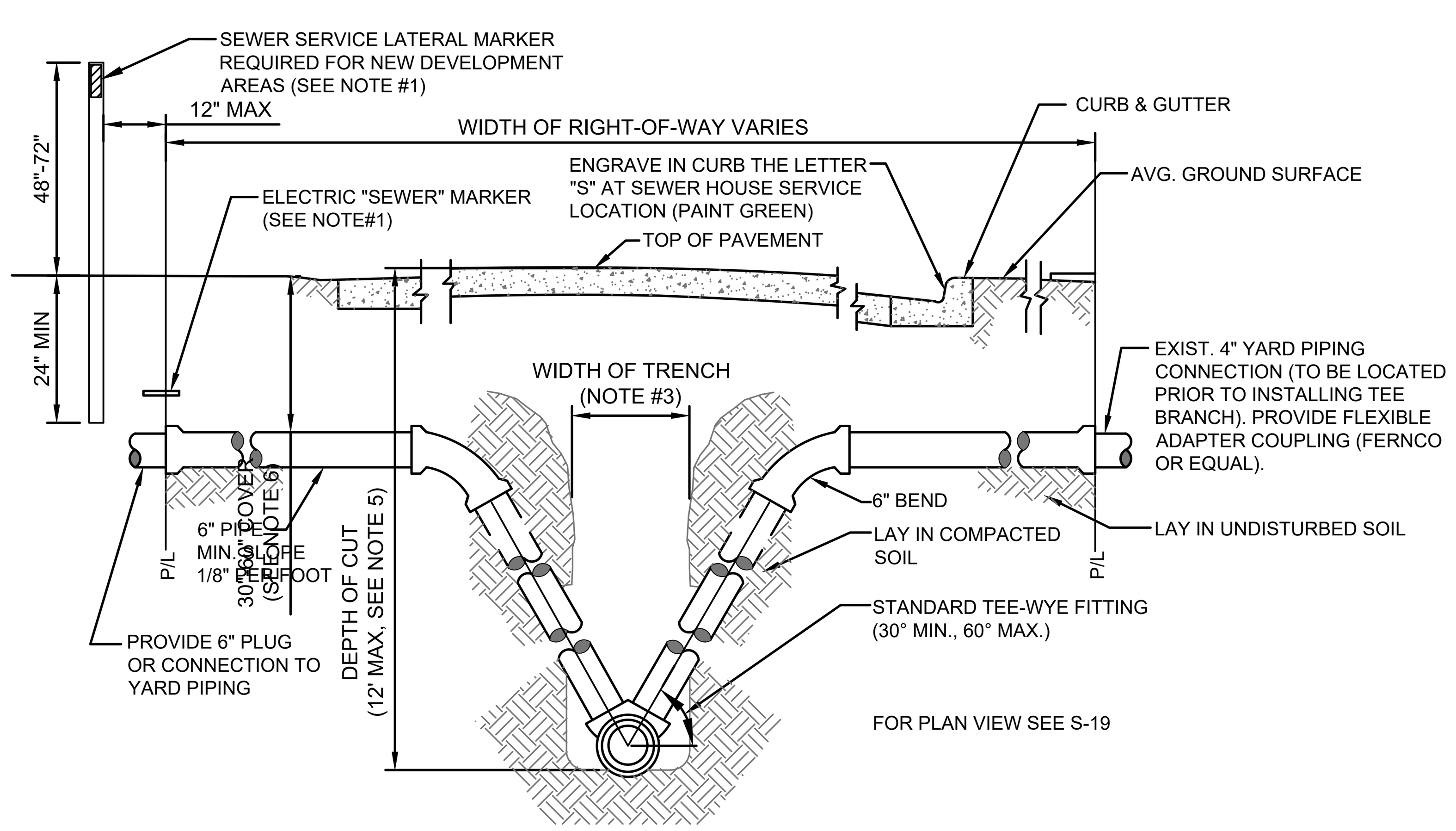


NOTES:

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

HOUSE LATERAL OVER CONFLICT PIPE

PLATE S-23

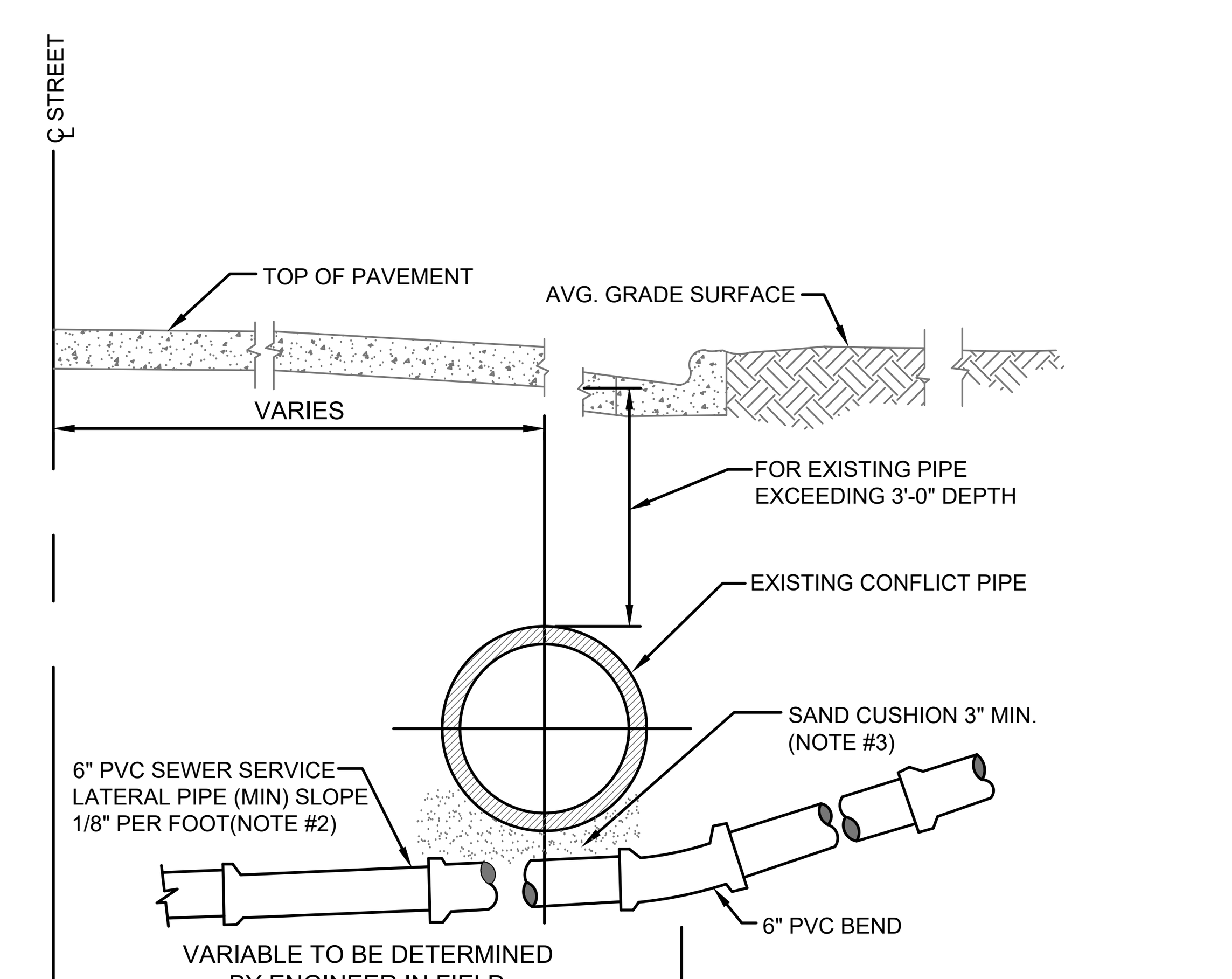


NOTES :

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

HOUSE LATERAL - SECTION VIEW

PLATE S-20



NOTES :

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

HOUSE LATERAL UNDER CONFLICT PIPE

PLATE S-24

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

REGISTERED DESIGN PROFESSIONAL

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

REV	DATE	ITEM
A	03/02/23	PRE-APP SUBMITTAL
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BREAKERS TOWNHOMES
2194 SADLER ROAD,
FERNANDINA BEACH, FLORIDA 32034

ISSUE DATE: 08/28/23

SEWER DETAILS

North / Elev Key
Sheet SDT-2
Page 12 of 12

Gillette & Associates, Inc.

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

STORMWATER MANAGEMENT EVALUATION

Breakers Townhomes
Intact Construction Management
Fernandina Beach, Florida

BY

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

Issue Date: August 15th, 2023

ASA RAY GILLETTE LICENSE No. 56177 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Asa R. Gillette
DN: cn=Asa R. Gillette, c=US, o=Gillette & Associates, Inc., email=asa@gilletteassociates.com
Date: 2023.08.25 10:26:53 -04'00'

PROJECT DESCRIPTION

The proposed project consists of six (6) townhomes, mail kiosk, bus bench, and all associated paved areas incorporated. This project will be constructed on a 1.38-acre parcel of land in Fernandina Beach, Florida. The site will be served by one (1) dry stormwater retention pond. The system is designed to provide stormwater treatment for the site & new improvements to the site.

EXISTING CONDITIONS

The existing project site contained an existing home and driveway connection with minimal impervious development. The predeveloped site ranges in elevation from 15.0′ +/- to 14.0′+/-, sloping from west to east.

DRAINAGE ANALYSIS

The analysis was conducted for the entire 1.38 acres of improved area. The drainage area is serviced by a 2-foot-deep dry pond connected by 1-foot-deep conveyance swales. All run-off from proposed homes is to be captured and conveyed through gutter and downspout. Additional runoff from grade is to sheet flow to the nearest drainage structure or dry pond as depicted on the drawings. Details of the dry pond system are included in the Pond Calculations section of this report and on the drawings.

The dry pond system was modeled in MODRET with infiltration volume runoff data being used for development analysis. The MODRET pond calculations were set to meet a 10-year 24-hour storm event. Data from the Geotech Report & geotechnical borings was used in MODRET simulations. The geotechnical borings encountered the groundwater level at 4.80-feet below the surface. The seasonal high groundwater level was calculated at 4.30-feet below the surface, with the surface elevation at 15.00-feet at the time of the boring findings. For the MODRET calculations we used a seasonal high groundwater elevation of 10.70-feet.

Summary of Design:	**Post-Development**
Total Drainage Area	1.38 Acres
Top of Bank Elevation	15.0 ft
Bottom Elevation	13.0 ft
Predeveloped (cfs)	5.0007 cfs
Postdeveloped (cfs)	2.8556 cfs

Summary of Design – 10 Year Storm Event

Max Infiltration Rate:	3.325 ft/day
Max Stage Elevation Pond:	14.005 ft
Top of Bank Elevation Pond:	15.000 ft
Pond Recovery Time:	67.895 hrs
Outfall:	Ryan Road

DRY POND CALCULATIONS

BREAKERS DRY POND
Post Developed

Basin Calculations

Basin 1

Composite Cn

Total Drainage Area =	60000.00	SF	
Impervious Area =	20585.00	SF	34% (not including pond area)
Pond Area =	0.00	SF	
Pervious Area =	39415.00	SF	
Impervious Cn =	98.0		
Pond Cn =	100.0		
Pervious Cn =	74.0		
Composite Cn =	82.2		

Time of Concentration, Tc

Minimum Time of Concentration =	10	min.
Length of Overland Flow @ 1ft/sec. =	100	ft.
Length of Pipe Flow @ 2.5 ft/sec. =	50	ft.
Tc =	12	min.

Pond Information

SWALE 1 3:1 GRADE

El. (ft.)		Area (SF)	Volume (CF)
15.00	**T.O.B.**	7248.00	9447.00
14.00	**weir**	4488.00	3579.00
13.00	**B.O.P.**	2670.00	0.00

Treatment Volume Required, TVR

TVR = 0.5" * (1'/12")*Total Drainage Area =	2500.00	CF
or		
TVR = 1.0" * (1'/12")*Total Impervious Drainage Area =	1715.42	CF
TVR =	2500.00	CF

Treatment Volume Provided, TVP

TVP = Vol @ Weir - Vol @ NWL =	3579.00	Ac.-ft.	OK	

Pond Geometry Checks

Depth =	2.00	ft.	OK	
Mean Depth =	2.00	ft.		OK
Average length =	360	ft.		
Average width =	27	ft.		
Ave Length to Width Ratio	13.3	:1	OK	

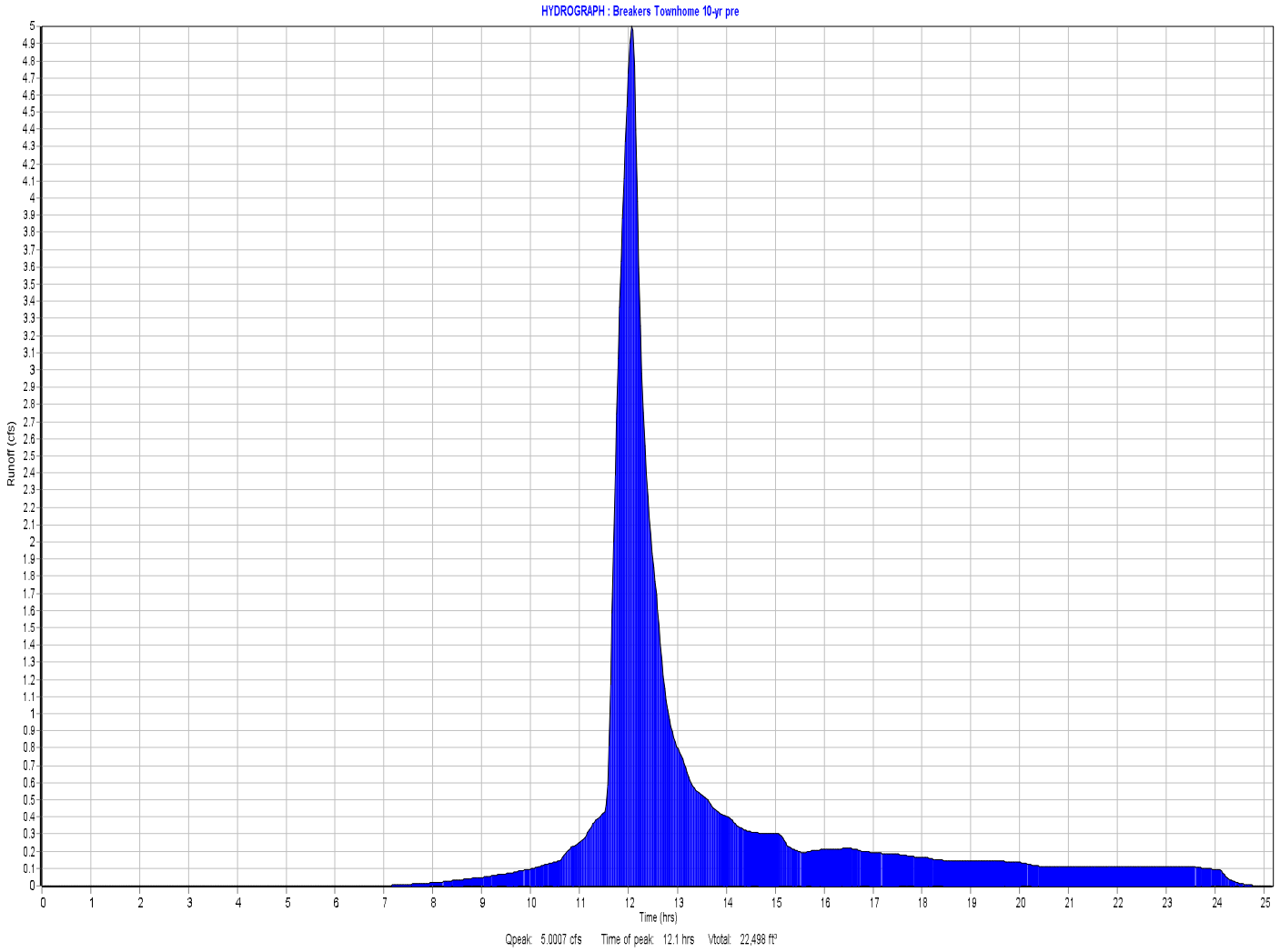
MODRET

HYDROGRAPH DATA INPUT - SCS UNIT METHOD

Project Name : Breakers Townhome 10-yr pre
Rainfall Distribution : SCS Type II (24 hrs)

Contributing Basin Area	1.38 ac.
SCS Curve Number	74.00
Time of Concentration	13.00 min.
Rainfall Depth	7.50 in.
Shape Factor	323
Percent DCIA	0.00 %

Analysis Date: 8/15/2023


HYDROGRAPH : Breakers Townhome 10-yr pre
Runoff (cfs)
Time (hrs)
Qpeak: 5.0007 cfs Time of peak: 12.1 hrs Vtotal: 22,498 ft³

MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

PROJECT NAME : Breakers Townhome 10yr Treatment
HYDROGRAPH RUNOFF DATA USED
UNSATURATED ANALYSIS EXCLUDED

Pond Bottom Area	2,670.00 ft²
Pond Volume between Bottom & DHWL	9,447.00 ft³
Pond Length to Width Ratio (L/W)	13.33
Elevation of Effective Aquifer Base	0.00 ft
Elevation of Seasonal High Groundwater Table	10.70 ft
Elevation of Starting Water Level	13.00 ft
Elevation of Pond Bottom	13.00 ft
Is there overflow ?	Y
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.22
Unsaturated Vertical Hydraulic Conductivity	52.00 ft/d
Factor of Safety	2.00
Saturated Horizontal Hydraulic Conductivity	8.00 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.18
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00
Time Increment During Storm Event	1.00 hrs
Time Increment After Storm Event	12.00 hrs
Total Number of Increments After Storm Event	6.00

Runoff Hydrograph File Name: SCS-10yr.SCS

Time of Peak Runoff: 12.03 hrs

Rate of Peak Runoff: 7.12 cfs

Hydraulic Control Features:

	Top	Bottom	Left	Right
Groundwater Control Features - Y/N	N	N	N	N
Distance to Edge of Pond	0.00	0.00	0.00	0.00
Elevation of Water Level	0.00	0.00	0.00	0.00
Impervious Barrier - Y/N	N	N	N	N
Elevation of Barrier Bottom	0.00	0.00	0.00	0.00

Analysis Date: 8/15/2023

MODRET

ELEVATION VS OVERFLOW RELATIONSHIP

PROJECT NAME : Breakers Townhome 10yr Treatment
Structure Type: BROAD CRESTED

Crest Elevation	13.80 ft
Crest Length	9.00 ft
Coefficient of Discharge	3.31
Weir Flow Exponent	1.50
Number of Contractions	0.00
Design High Water Level Elevation	15.00 ft

Analysis Date: 8/15/2023

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Breakers Townhome 10yr Treatment

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft^3)
00.00 - 0.03	10.700	0.000 *		
			0.00000	
0.03	10.700	0.21365		
			0.18176	
1.05	13.000	0.14988		0.00
			0.11799	
2.07	13.000	0.10317		0.00
			0.08834	
3.09	13.000	0.08060		0.00
			0.07285	
4.11	13.000	0.06861		0.00
			0.06436	
5.13	13.000	0.06181		0.00
			0.05925	
6.15	13.000	0.05832		0.00
			0.05739	
7.17	13.000	0.05713		0.00
			0.05687	
8.19	13.000	0.05823		0.00
			0.05959	
9.21	13.000	0.06258		0.00
			0.06557	
10.23	13.057	0.07445		0.00
			0.08333	
11.25	13.338	0.10836		0.00
			0.13339	
12.27	14.005	0.11490		10,280.00
			0.09642	
13.29	13.909	0.08785		14,411.00

Analysis Date: 8/15/2023

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Breakers Townhome 10yr Treatment

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft^3)
			0.07928	
14.31	13.855	0.07566		16,106.00
			0.07204	
15.33	13.833	0.06980		17,112.00
			0.06756	
16.35	13.821	0.06615		17,746.00
			0.06474	
17.37	13.819	0.06347		18,315.00
			0.06221	
18.39	13.815	0.06096		18,770.00
			0.05970	
19.41	13.812	0.05875		19,148.00
			0.05780	
20.43	13.811	0.05680		19,472.00
			0.05580	
21.45	13.808	0.05512		19,719.00
			0.05444	
22.47	13.808	0.05392		19,960.00
			0.05339	
23.49	13.808	0.05249		20,213.00
			0.05160	
24.51	13.803	0.05016		20,313.00
			0.03322	
36.51	13.499	0.02902		20,313.00
			0.02482	
48.51	13.272	0.02228		20,313.00
			0.01975	
60.51	13.092	0.01803		20,313.00

Analysis Date: 8/15/2023

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Breakers Townhome 10yr Treatment

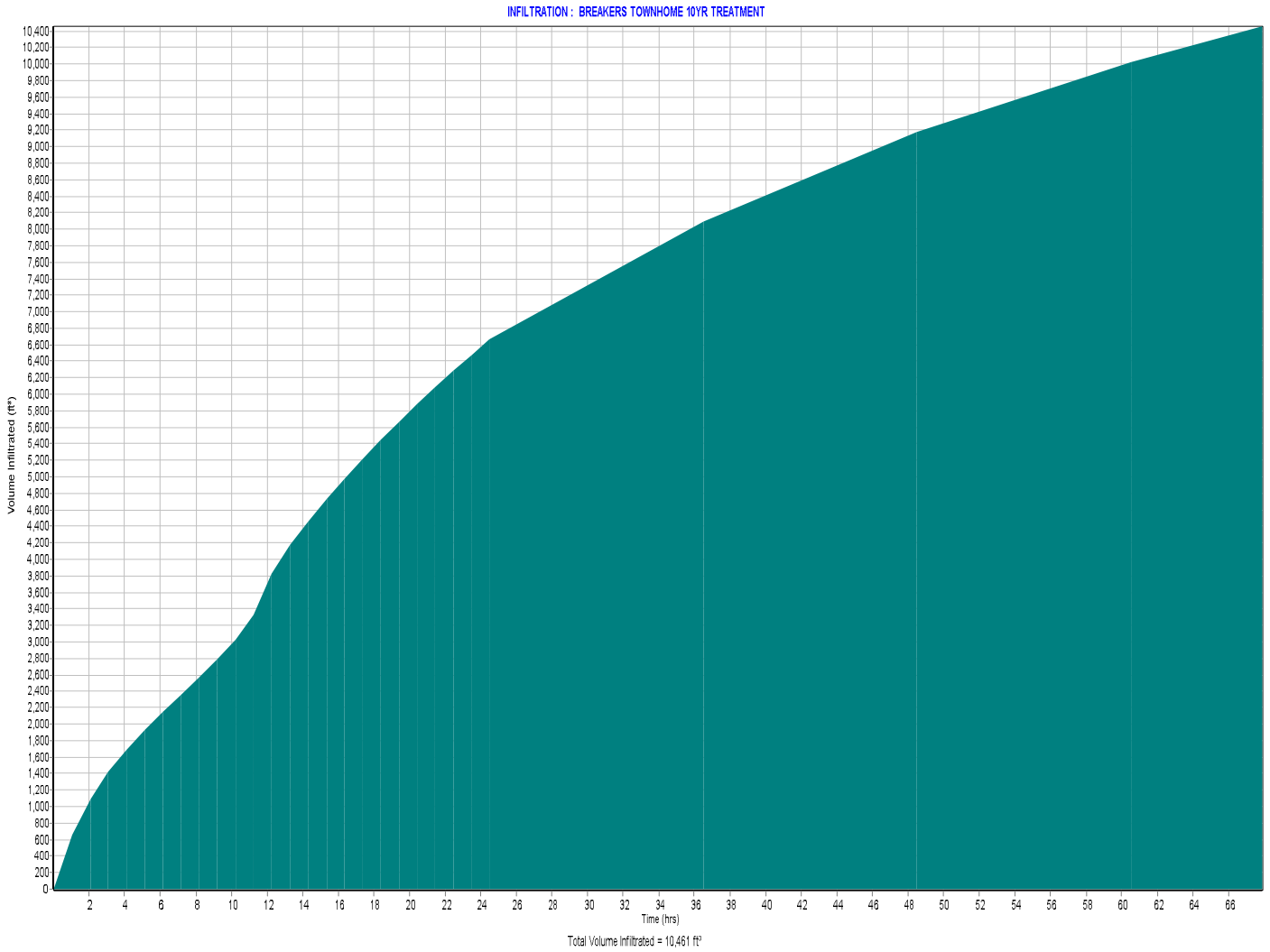
CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft^3)
			0.01632	
67.89	13.000	0.01509		20,313.00
			0.01386	
84.51	12.816	0.01292		20,313.00
			0.01199	
96.51	12.706			20,313.00

Maximum Water Elevation: 14.005 feet @ 12.27 hours Recovery @ 67.895 hours

* Time increment when there is no runoff

Maximum Infiltration Rate: 3.325 ft/day

Analysis Date: 8/15/2023


INFILTRATION : BREAKERS TOWNHOME 10YR TREATMENT
Volume Infiltrated (ft³)
10,400
10,200
10,000
9,800
9,600
9,400
9,200
9,000
8,800
8,600
8,400
8,200
8,000
7,800
7,600
7,400
7,200
7,000
6,800
6,600
6,400
6,200
6,000
5,800
5,600
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4,800
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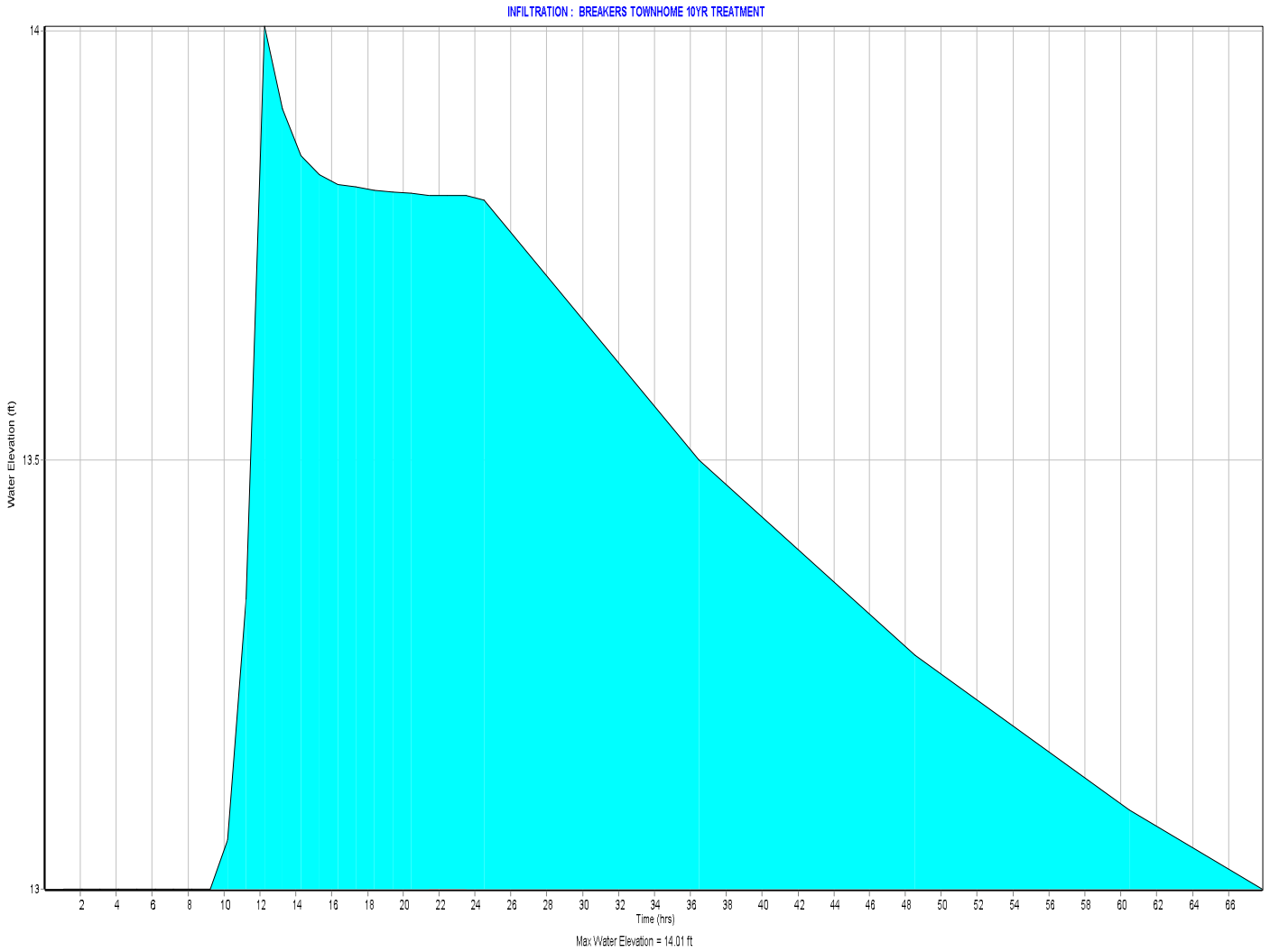
4,000
3,800
3,600
3,400
3,200
3,000
2,800
2,600
2,400
2,200
2,000
1,800
1,600
1,400
1,200
1,000
800
600
400
200
0
2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66
Time (hrs)
Total Volume Infiltrated = 10,461 ft³


INFILTRATION : BREAKERS TOWNHOME 10YR TREATMENT
Water Elevation (ft)
14
13.5
13
2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66
Time (hrs)
Max Water Elevation = 14.01 ft

GEOTECHNICAL REPORT

OF JAX, INC.

REPORT OF PRELIMINARY GEOTECHNICAL EXPLORATION & ENGINEERING EVALUATION PROPOSED BREAKERS RV CAMPGROUND - ROADWAYS AND DRY POND 2194 SADLER ROAD, FERNANDINA BEACH, FLORIDA AGES JOB NO. J20487, REPORT NO. 001

FOR

GILLETTE & ASSOCIATES
20 SOUTH 4TH STREET
AMELIA ISLAND, FLORIDA 32034

ATTN: ALEX BOLTON

JUNE 12, 2022

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

OF JAX, INC.

June 12, 2022

GILLETTE & ASSOCIATES
20 South 4th Street
Amelia Island, Florida 32034

Attn: Alex Bolton

Re: Report of Preliminary Geotechnical Exploration & Engineering Evaluation
Proposed Breakers RV Campground - Roadways and Dry Pond
2194 Sadler Road
Fernandina Beach, Florida
AGES Job No. J20487, Report No. 001

Team:

AGES of JAX, (AGES), Inc. has completed a preliminary geotechnical exploration and engineering evaluation of the subsurface conditions beneath the construction area of the referenced project. Our services were performed in general accordance with **AGES'** Service Authorization which was dated May 2, 2022. Formal authorization of our services was provided by Tricia Bowen on May 12, 2022. This report includes: (1) a summary of the project background information that was provided to us, (2) a summary of the testing performed and the results that were obtained, (3) guideline pavement design and construction recommendations, (4) surface aquifer parameters for use in the design and permitting of the stormwater management facility and (5) a barrow source evaluation of the pond area soils for their suitability for use as transfer fill/backfill. The assessment of the environmental condition of the soil, rock or groundwater at this site was beyond the requested scope of geotechnical services.

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

Digitally signed by Billy C McMahan Jr P.E
Date: 2022.06.12 13:56:42 -04'00'

Very truly yours,

AGES of JAX, INC.

Bill C. McMahan, Jr., P.E.
Principal Engineer/Vice President
Registered, Florida No. 42677

BCM/bcm/J20487 breakers RV Campground road and dry pond.wpd
Attachments
Distribution: Addressee Via Email ONLY

AGES of JAX, Inc.
P O Box 24008, Jacksonville Fl 32241-4008
9556 Historic Kings Road South, Suite 201 ● Jacksonville, Florida 32257-2010
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DATA ATTACHMENTS

Site Location Map
Field Exploration Plan
Key to Soil Classification
Test Boring Records
Auger Boring Records
Double Ring Infiltration Test Results Sheet
Rising and Falling Head Hydraulic Conductivity Test Results Sheets
Field Exploration Testing Procedures

REPORT ATTACHMENTS

1.0 PROJECT BACKGROUND INFORMATION

General project information has been provided by Alex Bolton of Gillette & Associates during recent telephone and email discussions. We have been provided with: (1) a Preliminary Site Grading Pan (prepared by Gillette & Associates, dated 4/27/22) which shows the property boundaries, the proposed site development, the proposed dry pond/swale locations, the roadway alignment, and the existing and proposed site topography; and (2) a Boundary and Topo survey of the site.

We understand that the Breakers Campground is being planned for the partially developed 1.38-acre tract of land which is located at 2194 Sadler Road in Fernandina Beach, Florida. The site is occupied by a building structure which is located in the northeast corner of the site. The remainder of the site is partially wooded. The planned development includes: seventeen(17) RV Pads and an asphalt or concrete paved entrance road. Stormwater runoff will be conveyed to and treated by three (estimated 2 feet) deep dry retention ponds/swales.

2.0 PRELIMINARY GEOTECHNICAL EXPLORATION

2.1 Purpose of Exploration

The objective of this geotechnical exploration was to obtain site and subsurface data for use in: (1) the evaluation of the site with respect to the proposed construction, (2) development of guideline pavement design and construction recommendations, (3) stormwater pond design and permitting and (4) a barrow source evaluation of the pond area soils for their suitability for use as transfer fill/backfill . The geotechnical exploration therefore consisted of field exploratory borings and a geotechnical engineering analysis of the collected test data. The assessment of the environmental condition of the soil, rock or groundwater is beyond the requested scope of geotechnical services.

2.2 Subsurface Testing

The field testing program was conducted during the period of May 26 - June 11, 2022. The scope of field testing pavement area testing included three(3) 6-feet deep auger borings (A1 - A3). Stormwater management facility related testing included one(1) 15-feet auger boring (LA1), one(1) double ring infiltration test (DRI1) at the existing ground surface, installation of one(1) 13-feet deep temporary monitoring well with 10-foot screen (TMW1), and performance of Rising and Falling Head hydraulic conductivity tests at the well location. The Rising and Falling Head "slug" tests were performed in accordance with the procedures outlined in ASTM D4044/D4044M - 15, to determine the saturated horizontal hydraulic conductivity (Khsat) of the surface aquifer. The test results were analyzed using Hvorslev Time Lag Analytical procedures.

The field test locations were selected by **AGES** and were established by our personnel using handheld GPS location devices. The boring locations, as shown on the attached Field Exploration Plan, should be considered as approximate. The ground surface elevations at the boring locations were not determined.

The attached boring/test recordspresent the descriptions of the subsurface soils encountered, the groundwater levels encountered, the estimated seasonal high groundwater levels. The stratification lines and depth designations on the boring/test records and profile represent the approximate boundary between the various soils encountered, as determined in the field by our drillers, and the transition from one strata to the next should be considered approximate. The Double Ring Infiltration Test and Hydraulic Conductivity Test results are also included in the attachments. A brief discussion of the drilling, sampling, and field testing techniques used during the geotechnical exploration is provided in the attached Field Exploration Procedures sheet.

3.0 GEOTECHNICAL FINDINGS

3.1 Site Conditions

As shown on the attached Site Location Map and Field Exploration plan, the subject site is 2194 Sadler Road in Fernandina Beach, Florida. The site is occupied by a building structure which is located in the northeast corner of the site. The remainder of the site is partially wooded. No standing water was observed at the time of our exploration.

3.2 Subsurface Conditions

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

3.2.1 Soil Conditions - The parking/driveway auger borings (A1 - A3) typically encountered 6-inches or less of organic topsoil which was underlain by fine to slightly silty fine sand (A-3,SP to SP-SM) in the upper 6 feet of profile.

The stormwater management facility boring (LA1) encountered 6-inches of organic topsoil which was underlain by fine to slightly silty fine sand (SP to SP-SM, A-3) which extended to the boring termination depth of 15 feet.

3.2.2 Groundwater Conditions - The groundwater levels encountered at the time of drilling ranged from approximately 3 to 4.8 feet below the existing ground surface. Based upon a review of the USDA soil survey, an inspection of the soil samples obtained as part of this investigation, it is our opinion that the current groundwater levels are representative of the seasonal average levels. Seasonal high groundwater levels are estimated to be 0.5 foot above the current groundwater levels The groundwater levels should be expected to fluctuate due to seasonal climatic variations, changes in surface water runoff patterns across the site, construction activity and the subsequent development as planned, and other interrelated factors. Since groundwater variations are anticipated, design drawings and specifications should accommodate such possibilities and construction planning should be based on the assumption that variations will occur.

3.3 Surface Aquifer Characterization

AGES installed one(1) temporary 2-inch diameter monitoring well (TMW1) adjacent to boring LA1. The well location is shown on the attached Field Exploration Plan. Rising and Falling Head "Slug Tests" were conducted in the well (TMW1) using SJRWMD protocol. The test results are presented on the attached Insitu Rising and Falling Hydraulic Conductivity Test Results sheets .One(1) double ring infiltration test (DRI1) was also conducted adjacent to the well location. The findings are presented in Double Ring Infiltration Results sheet which is included in the attachments. The recommended aquifer parameters for use in stormwater pond design and modeling are presented below:

Aquifer Type: Unconfined Surface

Aquifer Soil Type: Sand

Effective Aquifer Thickness: 15 feet

Porosity:0.22 or 22%

Seasonal High Groundwater Level: 4.3 feet below the existing ground surface.

Saturated Horizontal Hydraulic Conductivity: Khsat= 8.0 ft/day (avg of Rising/Falling Head Tests)

Unsaturated Vertical Hydraulic Conductivity (infiltration rate): Kvunsat = 26inches/hour.

We recommend that the Khsat and Kvunsat be divided by 2 when conducting pond modeling activities to determine pond recovery times.

4.0 PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION

4.1 Basis of Evaluation & Recommendations

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

4.2 Stormwater Management Pond Evaluation

The development will include construction of dry stormwater management facility. Auger boring LA1 was conducted in the planned stormwater management facility area to provide data for use in: (1) design and permitting of the dry stormwater treatment system, and (2) evaluation of the soils in the pond area for use as transfer fill (borrow source).

4.2.1 Seasonal High Groundwater Estimate: Seasonal high groundwater levels are the groundwater levels encountered during an average wet season. These levels can be estimated based upon current groundwater levels, soil staining observations, and evaluation of the controlling natural and ,man-made water features, and other considerations. Based upon a review of the borings conducted in the planned pond area, we have estimated that the seasonal high groundwater level in the planned pond will 4.3 feet below the existing ground surface .

4.2.2 Borrow Source Evaluation For most projects in Northeast Florida, either significant on-site or abundant offsite sources of clean sand fill/backfill (CLASS I or Select Fill/Backfill) can be economically excavated, transported and placed to prepare the site for vertical construction. It is typically recommended that all fill and backfill soils to be placed in building pad, roadway, and pipe trench areas consist of Class I non-expansive, non-plastic, inorganic clean fine sands (fine sand or slightly silty fine sand) containing 10% tp 12% fines or less (USCS Classification SP, SP-SM)(AASTHO Classification A-3, A-2-4), organic content less than 3 %, and a Plasticity Index less than 4. These soils are can be readily compacted with moderately size dozers and/or vibratory drum rollers, and they can be placed in easily compacted one foot lifts. These soils are also relatively moisture insensitive, are not subject to shrink/swell related volume change, and they will readily drain and re-compact after rain events.

Class II soils consisting of moderately expansive, moderately plastic silty to clayey fine sands are sometimes utilized as fill/backfill when Class I Fill/Backfill soils cannot be economically obtained. Class II (Marginal) Fill/Backfill soils can consist of silty sands(SM)(A-2-4) and clayey fine sands(SC)(A-2-6). These Class II materials are problematic in that these soil types: (1) are difficult to compact using local equipment and practices (a sheep foot roller may be required to get proper compaction of clayey soils), (2) may need to placed in 6-inch thick lifts which will slow filling operations, (3) these soils are very moisture sensitive and initial compaction cannot be achieved if high groundwater conditions exist or when the construction occurs during the wet season when daily rains occur, (4) these soils will not drain well after rain events and they can be disturbed which will require re-compaction efforts, (5) have a moderate shrink swell potential which can cause foundation, driveway, or roadway distress if building or pavement design changes are implemented, and (6) the may not allow for proper yard drainage yard area fill is placed. It is noted that FDOT prohibits the use of the these Class II materials within three feet of the bottom of roadway base course.

Very silty sand (SM, A-4), very clayey sands (SC, A-6) and sandy clays(CH, A-6) are not considered to be usable as fill or backfill in any structural area including roadways, building pads, septic tank areas, pipe trench area. These materials should not be used in green areas or yard areas since they will not drain, will form dessication cracks, and will not sustain viable grasses or other vegetation. These materials may be used as pond liner material, used to construct sound barrier berms around the perimeter of the subdivision, and/or disposed of offsite.

Given the unique nature of this site we have considered and are allowing for the use of both Class I and II Backfill. For this project we have defined the various acceptable classes of fill as:

> **CLASS I FILL/BACKFILL**: non-plastic, non-expansive, inorganic, granular soils (SP, SP-SM per the USCS Soil Classification System and A-3, A-2-4 per AASHTO) containing less than 10 to 12% fines passing the number 200 sieve and exhibiting a Plasticity Index < 4. May be used as fill/backfill in building pad, roadway, and trench excavations.
>
> **CLASS II FILL/BACKFILL**: non to moderately expansive, inorganic, low to moderate plasticity silty fine sands(SM, A-4), silty clayey fine sands (SC-SM, A-2-5) and clayey fine sands (SC, A-2-6) exhibiting a fines content of 35% or less, a Liquid Limit of 40 or less, and a Plasticity Index of 25 or less. May be used as pad fill up to 1 foot below finished lot grade. These materials should not be used as trench backfill or as roadway fill within 3 feet of the bottom pavement base course.

Any soils not meeting the Class I or II definitions presented above are deemed UNSUITABLE for use as fill/backfill except as previously noted.

The soils located in the upper 15 feet of the planned stormwater management facility area meet the characteristics of Class I Fill/Backfill.

5.0 SITE PREPARATION RECOMMENDATIONS

5.1 Temporary Groundwater Control

During our geotechnical exploration, the groundwater levels were encountered at depths of 3 to 4.8 feet below the existing ground surface. Dependent upon the groundwater levels encountered at the time of construction, temporary de-watering may be required in some areas of the site. The groundwater should be controlled at all times at a depth of at least two feet below the construction level. Groundwater drawdowns on the order of one to two feet, if required, can probably be best achieved using temporary perimeter drainage ditches, four to five feet deep, which are graded: (1) to a positive gravity outfall away from the site; or (2) to sumps where the collected groundwater and surface water runoff can be removed by pumping.

5.2 Site Clearing/Stripping/Grading

After implementation of groundwater control measures, initial site work should include removal of existing trees, bushes, etc, (including any large root systems). Topsoil containing organics should also be removed. Topsoils containing root matter were typically encountered in thicknesses of 6 inches or less. This clearing/stripping work should be performed within and to a distance of at least five feet beyond the perimeter of the planned construction areas. The perimeter areas should then be graded to help direct surface water runoff away from the planned building construction areas.

5.3 Site & Fill Compaction

After completing the initial site preparation, the exposed sandy soils should be compacted to densities of at least 95 percent of the Modified Proctor maximum dry density to a depth of 12 inches using a vibratory drum roller which has a minimum at-drum weight on the order of 5 tons and a minimum drum diameter on the order of five feet, with the exception that a lightweight vibratory drum or sled compactor having a maximum static weight on the order of 1000 pounds should be used within 50 feet of existing structures. The roller or dozer will be required to improve the density of the upper approximate two feet of loose fine sands at this site. The structural fill required to raise the site to the planned finished grades may then be placed in loose lifts not exceeding 12 inches in thickness, and should be compacted to densities as recommended above. Loose lifts should not exceed eight inches in areas of the site in which lightweight vibratory equipment is used. Structural fill is defined as a non-plastic, inorganic, granular soil containing less than 10 percent material passing the No. 200 mesh sieve (i.e. a relatively clean sand).

5.4 Disturbed Soil Conditions

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

6.0 PAVEMENT DESIGN & CONSTRUCTION RECOMMENDATIONS

The subsurface conditions at this site appear favorable for use of a combination of flexible and/or rigid pavements in the parking/drive areas, provided that the recommendations outlined below are implemented. Flexible pavement combines the strength and durability of several layer components to produce an appropriate and cost-effective combination of available construction materials. Concrete pavement has the advantage of the ability to “bridge” over isolated soft areas, it requires less lighting and it typically has a longer service life than asphalt pavement. Disadvantages of rigid pavement include an initial higher cost and more difficult patching of distressed areas than occurs with flexible pavement.

The pavement thickness recommendations and construction recommendations presented in this report are based upon our past experience on similar projects. Detailed pavement design calculations were performed to verify adequacy of the recommended pavement sections. We request that **AGES** be retained to review the final pavement design, paving and drainage plans, and specifications to evaluate whether our guideline recommendations have been properly interpreted and implemented into the project design.

6.1 Asphalt (Flexible) Pavements

Project specific traffic loading conditions have been provided to us. We have used the following assumptions in our pavement evaluation:

1. The 12" of subgrade soils below the base course are compacted to 98 percent of Modified Proctor test maximum dry density (ASTM D 1557) with a design LBR value of 40 (after stabilization),

2. A 20 year design life,

3. Terminal serviceability index (P_t) of 2.5,

4. Reliability of 85 percent, and total equivalent 18-kip single axle loads (E_{18}SAL) of 36,500, we recommend the design shown in the below table, for a standard duty asphalt pavement.

STANDARD DUTY ASPHALT/LIMEROCK PAVEMENT		
Pavement Layer	**Thickness**	**Minimum Requirements**
Asphalt Wearing Surface FDOT Type Superpave (SP)	1.5 Inch (one 1.5-inch lift)	Follow FDOT Current Specifications Sections 330 and 334
Limerock or Crushed Concrete Base Course	6 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of at least 100.

Assuming the above factors for standard duty pavements apply to heavy duty pavements, with total equivalent 18 kip single axle loads (E_{18}SAL) increased to 73,000, we recommend using the design in the table below, for heavy duty pavement areas.

PAVEMENT		
Pavement Layer	**Thickness**	**Minimum Requirements**
Asphalt Wearing Surface FDOT Type Superpave (SP) - Placed in two equal lifts	2.0 Inch Minimum (two 1.0-inch lifts)	Follow FDOT Current Specifications Sections 330 and 334
Limerock or Krushed Concrete Base Course	8 Inch Minimum	100% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of at least 100.

6.1.1 Stabilized Subgrade - We recommend that subgrade materials be compacted in place according to the requirements in the “Site Preparation” section of this report. Further, beneath limerock base course, stabilize the subgrade materials to a minimum Limerock Bearing Ratio (LBR) of 40 percent as specified by Florida Department of Transportation (FDOT) requirements for Type B Stabilized Subgrade. The subgrade material should be compacted to at least 98 percent of the Modified Proctor maximum dry density (ASTM D 1557, AASHTO T-180) value to a depth of 12 inches.

The stabilized subgrade can be a blend of existing soil and imported material such as limerock or shell. If a blend is proposed, we recommend that the contractor perform a mix design to find the optimum mix proportions. The stabilized subgrade requirements as stated above can also be used for the design and construction of any “temporary stabilized all weather truck route”.

The primary function of stabilized subgrade beneath the base course is to provide a stable and firm subgrade so that the limerock can be uniformly placed and properly compacted. Depending upon the soil type, the subgrade material may have sufficient stability to provide the needed support without additional stabilizing material. Generally sands with silt or clay should have sufficient stability and may not require additional stabilizing material. Cleaner fine sands such as those encountered near the ground surface at this site will require some stabilization in order to provide a minimum LBR value of

40. If the subgrade is constructed of different material (such as off-site fill), LBR testing will be needed to evaluate those soils. An **AGES** representative should check the soils exposed on the finished subgrade to evaluate whether or not additional stabilization will be required beneath the base course.

6.1.2 Limerock Base Course Preparation - The limerock base course (for the flexible pavement areas) should be placed in 6 inch maximum lifts and compacted to densities equivalent to 100 percent of the Modified Proctor maximum dry density (ASTM D 1557). The surface of the limerock base course material should be "primed" with any of the following cutback asphalt grades: RC-70, RC-250, MC-70, or MC-250. Approximately 0.15 gallons per square yard should be applied to the base course surface. Care should be exercised to prevent over-priming of the base course surface. Prior to asphalt placement, the prime coat should be fully set and cured. The specifications governing the placement of prime coats on pavement base course surfaces and sanding is outlined in Section 300 of the Florida DOT Standard Specifications for Road and Bridge Construction (latest edition).

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

6.1.3 Wearing Surface - The wearing surface should consist of Florida Department of Transportation (FDOT) Type SP Superpave asphaltic concrete. Where applicable, the wearing surface should be constructed in two equal lifts (a leveling binder course and a surface course). Specific requirements for Type SP asphaltic concrete wearing surface are outlined in the Florida Department of Transportation, “Standard Specifications for Road and Bridge Construction”, Current Edition, Sections 330 and 334.

After placement and field compaction, the wearing surface should be cored to evaluate material thickness and to perform laboratory densities. Cores should be obtained at frequencies of at least one core per 10,000 square feet of placed pavement or per At Home design requirements.

6.1.4 Curbing - We recommend that curbing around any landscaped sections adjacent to the parking lots and driveways be constructed with full-depth curb sections designed in accordance with current Local Design Standards. Using extruded curb sections which lie directly on top of the final asphalt level, or eliminating the curbing entirely, can allow migration of irrigation water from the landscape areas to the interface between the asphalt and the base. This migration often causes separation of the wearing surface from the base and subsequent rippling and pavement deterioration. We also recommend that topsoil placed behind the curbs in the landscape areas be limited to 6 inches vertical thickness within 5 feet of flexible pavement.

6.2 Concrete (Rigid) Pavements

Concrete pavement is a rigid pavement that transfers much lighter wheel loads to the subgrade soils than a flexible asphalt pavement. For a concrete pavement subgrade, we recommend using the existing surficial sands or recommend clean fine sand fill (SP), densified to at least 98 percent of Modified Proctor test maximum dry density (ASTM D 1557) without additional stabilization, with the following stipulations:

1. Subgrade soils must be densified to at least 98 percent of Modified Proctor test maximum dry density (ASTM D 1557) to a depth of at least 18 inches prior to placement of the base material.
2. The surface of the compacted base material must be smooth, and any disturbances or wheel rutting corrected prior to placement of concrete.
3. The subgrade soils must be moistened prior to placement of concrete.
4. Concrete pavement thickness should be uniform throughout, with exception to thickened edges (curb or footing).
5. The bottom of the pavement should be separated from the estimated typical wet season groundwater level by at least 18 inches.

Our recommendations for slab thickness for standard duty concrete pavements are based on (a) The subgrade soils densified to 98 percent of the Modified Proctor maximum dry density (ASTM D 1557), (b) Modulus of subgrade reaction (k) equal to 200 pounds per cubic inch, (c) A 20 year design life, and (d) Total equivalent 18-kip single axle loads (E_{18}SAL) of 36,500. We recommend using the design shown below, for standard duty concrete pavements.

STANDARD DUTY (UNREINFORCED) CONCRETE PAVEMENT		
Minimum Pavement Thickness	**Maximum Control Joint Spacing**	**Recommended Sawcut Depth**
4 Inches	10 Feet x 10 Feet	1-1/4 Inches

Our recommendations for slab thickness for heavy duty concrete pavements are based on the same factors as above with the exception of a) total equivalent 18-kip single axle loads (E_{18}SAL) increased to 73,000. Our recommended design for heavy duty concrete pavement is shown below.

HEAVY DUTY (UNREINFORCED) CONCRETE PAVEMENT		
Minimum Pavement Thickness	**Maximum Control Joint Spacing**	**Recommended Sawcut Depth**
6 Inches	12 Feet x 12 Feet	1-1/2 Inches

We recommend using concrete with a minimum 28-day flexural strength (modulus of rupture) of at least 650 pounds per square inch, based on 3rd point loading of concrete beam test samples and a 28 day compressive strength f'c of 3,500 psf. Layout of the sawcut control joints should form square panels, and the depth of sawcut joints should be at least 1/4 of the concrete slab thickness.

We recommend allowing **AGES** to review and comment on the final concrete pavement design, including section and joint details (type of joints, joint spacing, etc.), prior to the start of construction. For further details on concrete pavement construction, please reference the "Guide to Jointing of Non-Reinforced Concrete Pavements" published by the Florida Concrete and Products Association, Inc., and "Building Quality Concrete Parking Areas", published by the Portland Cement Association.

6.3 Permanent Groundwater Control Measures

One of the most critical factors influencing pavement performance in Northeast Florida is the relationship between the pavement subgrade and the seasonal high groundwater level. Many roadways and parking areas have been destroyed as a result of deterioration of the base and the base/surface course bond. We recommend that the seasonal high groundwater and the bottom of the limerock base course be separated by at least 24 inches for asphalt pavement. A separation of 18 inches is recommended for rigid pavement. If this separation cannot be achieved through grading and permanent surface drainage improvements, it will be necessary to install an underdrain system to control the groundwater. **AGES** should review the final paving and grading plans to evaluate the need for underdrains.

7.0 QUALITY CONTROL TESTING GUIDELINES

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

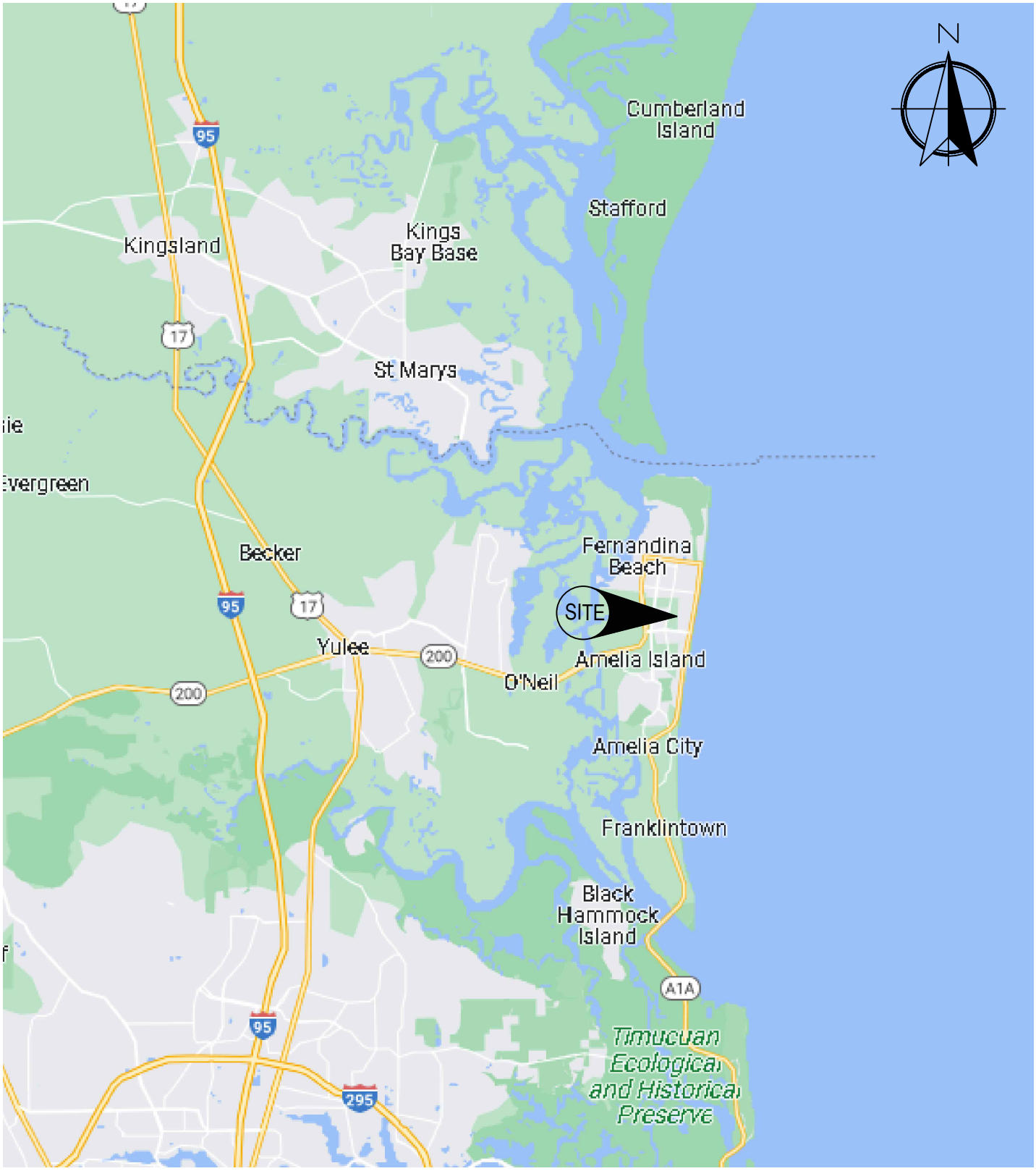
A representative number of field in-place density tests should be performed in the compacted existing soils and in each one foot lift of structural fill/backfill to confirm that the required degree of compaction has been obtained. In addition, in-place density tests should be performed at one location/per lift for every 10,000 square feet of pavement area (minimum of three locations per lift).

8.0 CONSTRUCTION PLANS & SPECIFICATION REVIEW

We recommend, that our firm make a general review of the final foundation plans and the earthwork and foundation construction specifications. If necessary, we will suggest any modifications that may be required to verify that our recommendations have been properly interpreted and implemented. Our report has been written in a guideline recommendation format and is not appropriate for use as (or inclusion into) the specifications without being reworded in a specification type format. Although preferably this report should not be made part of the contract documents, it should be made available to prospective contractors for information purposes.

D A T A A T T A C H M E N T S

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



REFERENCE:

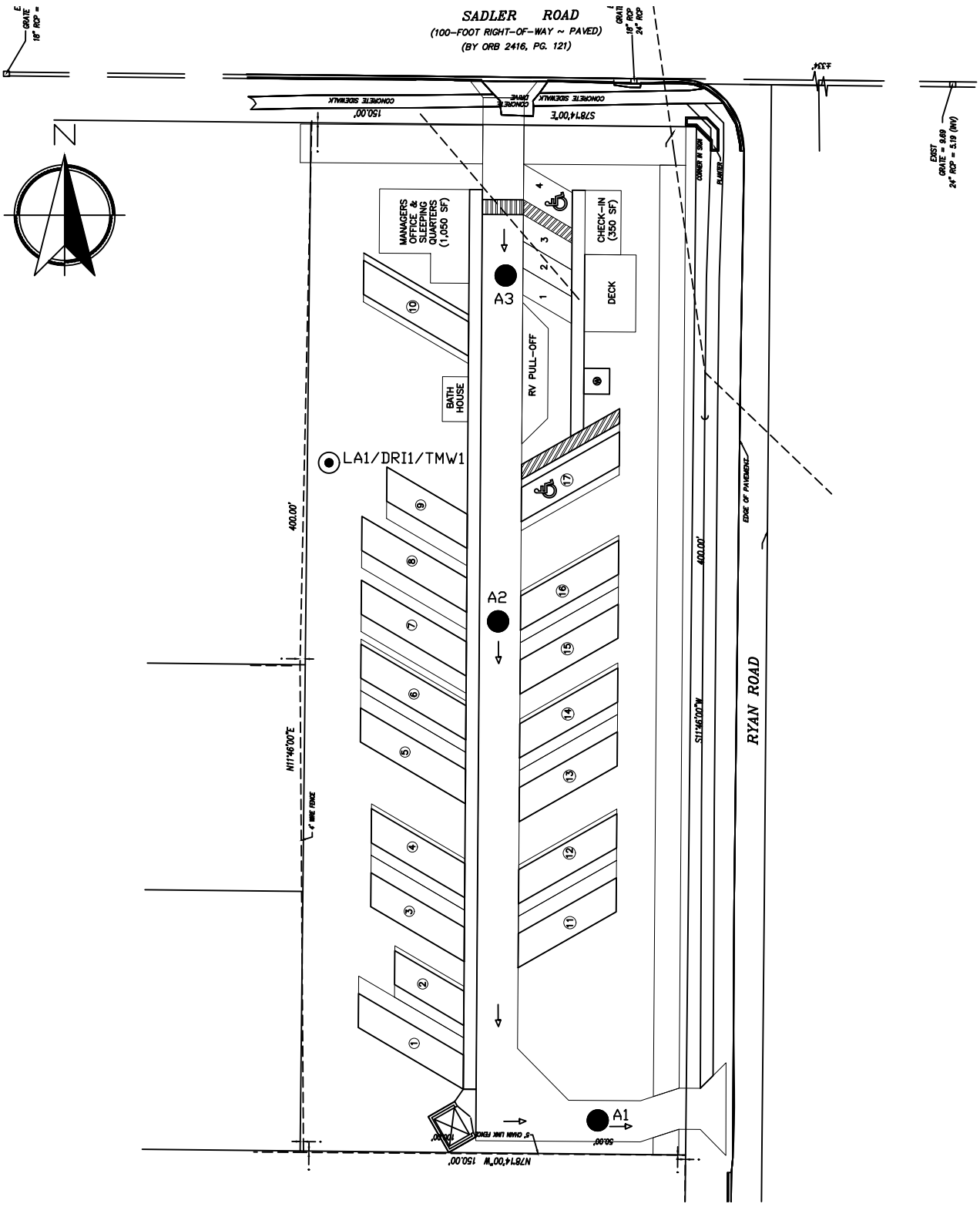
Google.com

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

SITE LOCATION MAP

Breakers RV Campground
Fernandina Beach, Florida

DRAWN: DEP	DATE: 06/03/22	SCALE: NTS
CHECKED: BCM	JOB NO:J20487	



LEGEND:

● Auger Boring Location (approximate)

◉ Auger Boring/Double Ring/ Temporary Well Location (approximate)

REFERENCE:

Preliminary Site Plan prepared by Gillette & Associates, dated 4/27/22.

NOTES:

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

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

FIELD EXPLORATION PLAN

Breakers RV Campground
Fernandina Beach, Florida

DRAWN: DEP	DATE: 06/02/22	SCALE: 1"=60'
CHECKED: BCM	JOB NO: J20487	

KEY TO SOIL CLASSIFICATION

CORRELATION OF N-VALUE WITH RELATIVE DENSITY & CONSISTENCY

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

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

PARTICLE SIZE IDENTIFICATION (UNIFIED SOIL CLASSIFICATION SYSTEM)

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

MODIFIERS

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

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

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

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

OF JAX, INC.

AUGER BORING RECORDS
Breakers RV Campground
Fernandina Beach, Florida
AGES Job No. J20487; Report No. 001

Date Performed: 05/26/22 **Performed By: NW, AW, JW & JM**

Auger ID Lat/Long	Depth (Feet)[a]	SOIL DESCRIPTION (USCS/AASHTO CLASSIFICATION)
		Parking
A1 N 30.63872° W 81.44510°	0.0 - 1.0 1.0 - 2.0 2.0 - 6.0 A.B.T.[b]	Dark Brown Fine SAND w/ Trace Small Roots (SP/ A-3) Grey Fine SAND (SP) Brown Fine SAND (SP) GWL[c] = 3.0'
A2 N 30.63927° W 81.44511°	0.0 - 1.0 1.0 - 3.0 3.0 - 6.0 A.B.T.[b]	Dark Brown Fine SAND w/ Trace Small Roots (SP/ A-3) Brown Fine SAND (SP/ A-3) Grey Brown Slightly Silty Fine SAND (SP-SM) GWL[c] = 3.0'
A3 N 30.63963° W 81.44502°	0.0 - 0.5 0.5 - 2.0 2.0 - 6.0 A.B.T.[b]	Dark Brown Fine SAND (SP/ A-3) Grey Fine SAND (SP/ A-3) Brown Fine SAND (SP/ A-3) GWL[c] = 3.0'
		Stormwater Management Facility
LA1 N 30.63947° W 81.44527°	0.0 - 3.0 3.0 - 4.5 4.5 - 15.0 A.B.T [b]	Grey Brown Fine SAND (SP/ A-3) Brown Fine SAND (SP/ A-3) Brown Slightly Silty Fine SAND (SP-SM) GWL[c] = 4.8' Estimated Seasonal High GWL[c] = 4.3'

* Terminated due to GWL/
a - Depth measured below ground surface existing at boring location at time of drilling
b - Auger Boring Terminated (A.B.T.)
c - Groundwater Level (GWL) depth below existing ground surface, recorded at time of drilling, unless otherwise noted
J20487 aug .wpd

DOUBLE RING INFILTRATION TEST RESULTS

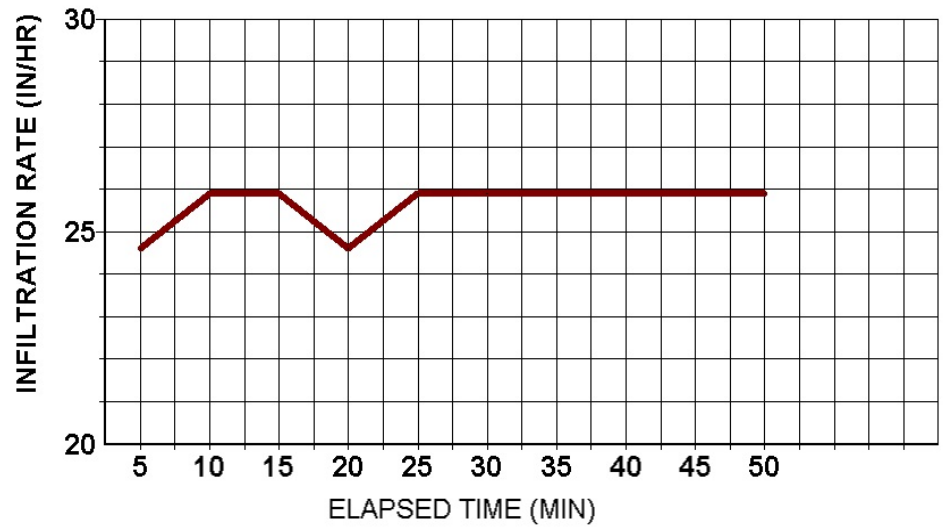
PROJECT:	Breakers RV Campground	REPORT DATE:	06/03/22
LOCATION:	Fernandina Beach, Florida	TEST DATE:	05/26/22
JOB NUMBER:	J20487	FIELD PERSONNEL:	N. Wheeler
TEST NUMBER:	DRI1	METHOD:	ASTM D3385
LAT/LONG	N 30.63947°/ W 81.44527°	WATER HEAD:	6"
		TEST DEPTH	6"

ELAPSED TIME (MINUTES)	WATER QUANTITY (ML)	INFILTRATION RATE (IN/HOUR)
5	3800	24.6
10	4000	25.9
15	4000	25.9
20	3800	24.6
25	4000	25.9
30	4000	25.9
35	4000	25.9
40	4000	25.9
45	4000	25.9
50	4000	25.9

SUMMARY OF TEST DATA & RESULTS

INNER RING SIZE (INCHES):	12
OUTER RING SIZE (INCHES):	24
AVERAGE INFILTRATION RATE (IN/HR):	25.6
STEADY STATE INFILTRATION RATE (IN/HR):	25.9

INFILTRATION RATE VS TIME



SOIL PROFILE

Depth(Ft)	Soil Description (USCS/AASHTO Classification)
0.0 - 3.0	Grey Brown Fine SAND (SP/ A-3)
3.0 - 4.5	Brown Fine SAND (SP/ A-3)
4.5 - 15.0	Brown Slightly Silty Fine SAND (SP-SM)
A.B.T.	GWL= 4.8'

Estimated Seasonal High GWL= 4.3'

INSITU FALLING HEAD HYDRAULIC CONDUCTIVITY TEST

Breakers RV Campground Roadways and Dry Pond
Fernandina Beach, Florida
AGES Job No. J20487

Governing Equation (NAVFAC)

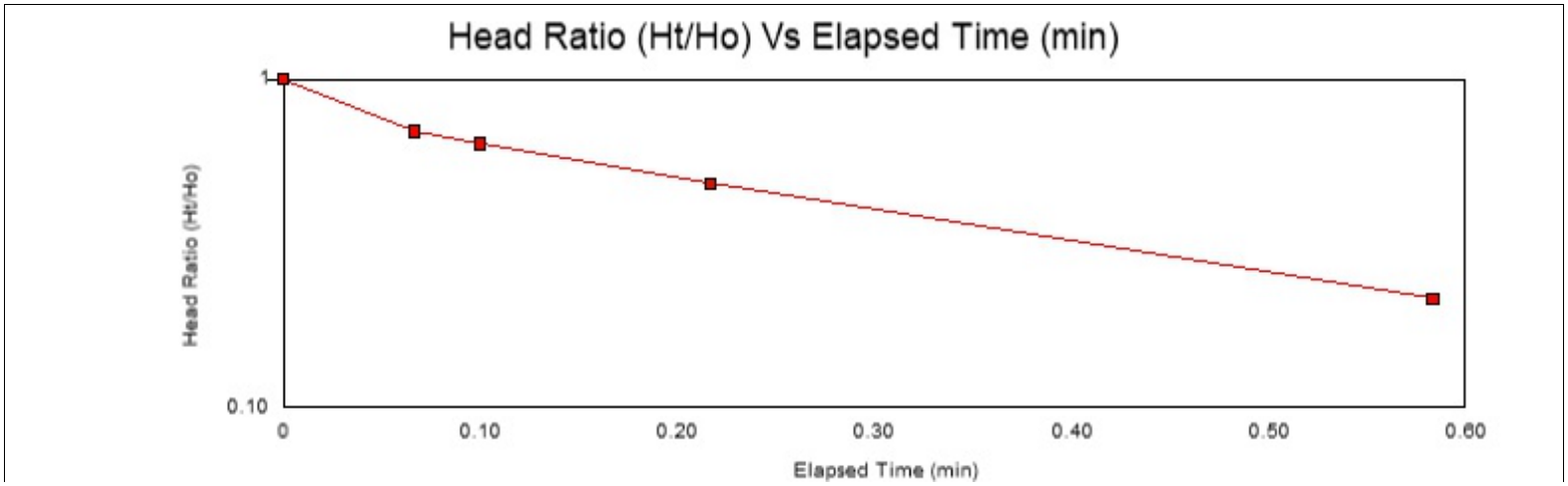
$K=r^2/2L\ ln(L/R)\ [ln(H1/H2)/(t2-t1)]$

Date Performed 06/11/22
Performed by D Anderson

Well Data	
Test ID	TMW1
Well Radius - R (ft)	0.08
Well Stickup (ft)	3
Well Depth below TOC (ft)	15
Saturated Screen Length - L(ft)	7.19
Depth to Static GW below TOC	7.81
Initial Water Depth below TOC Slug In	6.83

Field Data Elapsed Time t			Water Level	Head (Ht)	Head Ratio
min	sec	min	TOC (ft)		Ht/Ho
0	0.01	0.0	6.83	0.98	1.0
0	4	0.1	7.13	0.68	0.7
0	6	0.1	7.19	0.62	0.6
0	13	0.2	7.34	0.47	0.5
0	35	0.6	7.60	0.21	0.2

Results: Insitu Horizontal Hydraulic Conductivity (k)		
0.004804 ft/min	6.92 ft/day	2.4E-03 cm/sec



INSITU RISING HEAD HYDRAULIC CONDUCTIVITY TEST

Breakers RV Campground - Roadways and Dry Pond
Fernandina Beach, Florida
AGES Job No. J20487

Governing Equation (NAVFAC)

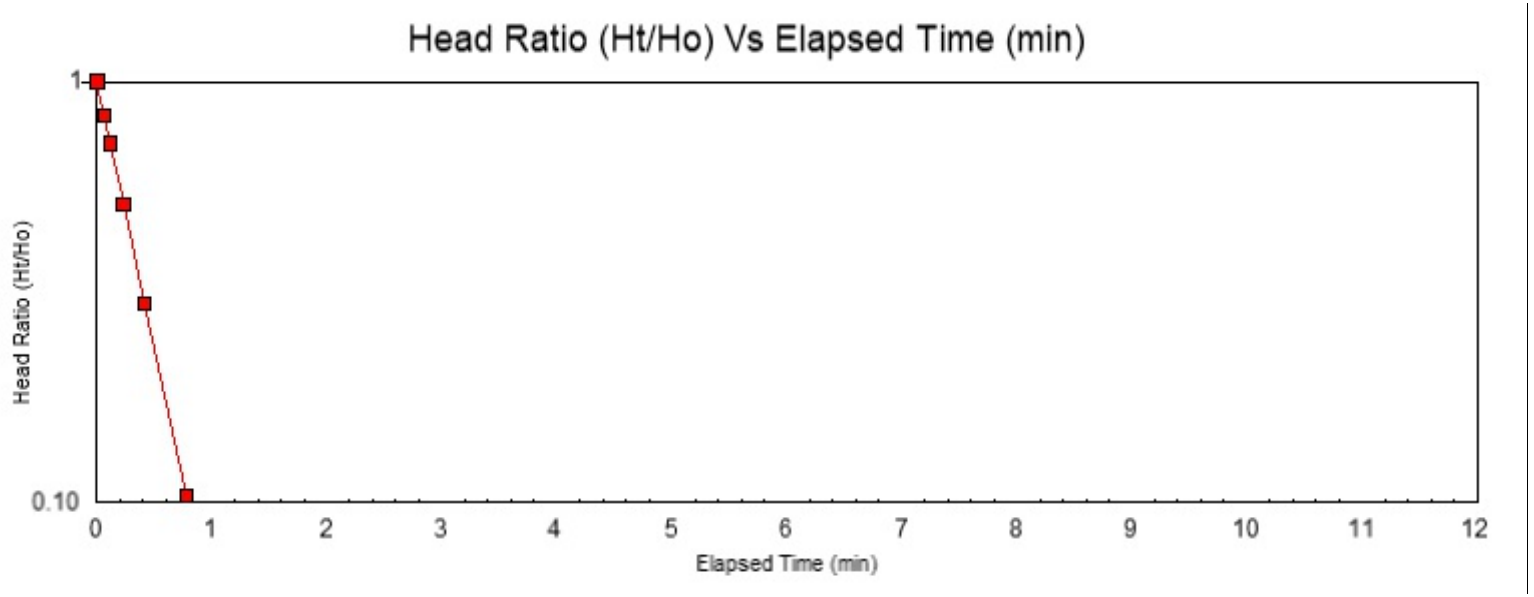
$$Khsat=r^2/2L\ ln(L/R)\ [ln(H1/H2)/(t2-t1)]$$

Date Performed 06/11/22
Performed by D. Anderson

Well Data	
Well ID	TMW1
Well Radius - R (ft)	0.083
Saturated Screen Length - L(ft)	7.19
Well Stickup (ft)	3.00
Well Depth below TOC	15.00
Depth to Static GW below TOC	7.81
Initial Drawdown Depth below TOC	8.87

Field Data Elapsed Time (t)			Depth Below TOC (ft)	Head (Ht)	Head Ratio Ht/Ho
min	sec	min			
0	0.1	0.0	8.870	1.06	1.00
0	4	0.1	8.690	0.88	0.83
0	7	0.1	8.563	0.75	0.71
0	14	0.2	8.350	0.54	0.51
0	25	0.4	8.126	0.32	0.30
0	47	0.8	7.920	0.11	0.10

Results: Insitu Horizontal Hydraulic Conductivity (k)			
0.00632 ft/min	9.10 ft/day	3.2E-03 cm/sec	



FIELD EXPLORATION PROCEDURES

Auger Borings

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

Double-Ring Infiltrometer Test

The double-ring infiltrometer test was performed in general accordance with the procedures outlined in ASTM D 3385-75, "Infiltration Rate of Soils in Field using Double Ring Infiltrometers". Testing consisted of initially clearing all surface vegetation and topsoil from within the test area. A pit was then excavated to the desired test depth. The outer ring, which is approximately 24 inches in diameter, was then driven to a depth of six inches below the exposed ground surface. The inner ring, approximately 12 inches in diameter, was then centrally located within the outer ring and driven to a depth of t wo inches. The two rings were then simultaneously filled with water to a height of three inches above the exposed ground surface test soils. The water level was maintained at this height throughout the test period, with the required amount of water added to maintain this level in both rings recorded at time intervals of five minutes. After reaching a stabilized inflow of water, each test was continued for a period of approximately 60 minutes.

The infiltration rate for (1) the inner ring, (2) the annular space between the rings, and (3) both rings combined is determined by dividing (a) the water volume used (within each specific area) during the stabilized flow period of the test, by (b) the specific area and © the time interval. Infiltration rates are generally converted to units of inches per hour. The infiltration rate for the inner ring, if different than the infiltration rates of either the annular area between the rings or the combined area of both rings, should be used as the infiltration rate for the soils.

Arborist Report
August 24, 2023

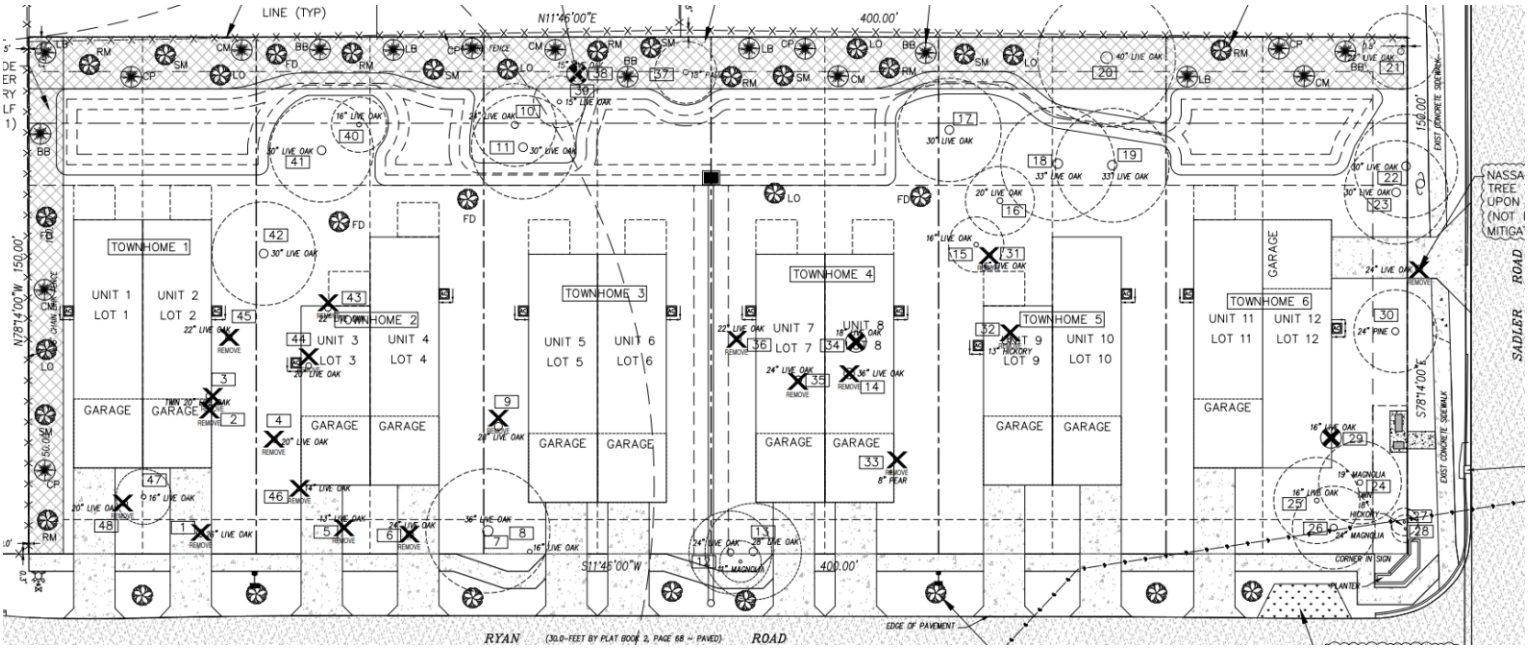
SUBJECT: **BREAKERS Tree Preservation Plan at 2194 Sadler Road.**

I have reviewed the 8/11/2023 engineering plans and tree calculations for 2194 Sadler Road, and they look great. The layout was thoughtfully designed to save as many good trees as possible. However, a few preserved trees will have minor disturbances from construction in their tree protection zone. To decrease these impacts, we've added some curves to the sidewalks on the east side (along Ryan Road) to get them farther away from tree trunks and roots. On the west side of the parcel, we have a drainage swale that will impact a few roots. However, we plan to keep them shallow (1 foot or less) near the trees to ensure the roots are treated as kindly as possible.

Thankfully, most of these trees are live oaks, and they're as tough as army tanks (compared to other tree species). Second, these well to moderately-drained, sandy soils will make these trees more resilient than if they were located in a poorly drained site like Crane Island. Third, there is extra space on the other side of these tree protection zone that will not be disturbed, so this will further help our trees overcome.

In conclusion, lots of details are covered in the plan, so I don't need to repeat them here. By following it, the retained trees should transition well from their old homestead in the county to their new city life among the townhomes.

Dave Holley
ISA Certified Arborist FL-6452A
ISA Tree Risk Assessment Qualified
The Tree Surgeons, 901 Island Walk Way, Fernandina Beach, FL 32034
(904) 881-9107 or daveholley@nassaucountytreesurgeons.com



Intact Construction Ben Buchanan BREAKERS at 2194 Sadler Road and Ryan Road

Tree No.	Common Name	Bad DBH Removed	Good DBH Removed	DBH Retained	Health Status 1-3=good, 4-5=bad	Preserved? (Y/N)
1	Live oak		26		2	N
2	Live oak		20		2	N
3	Live oak		20		2	N
4	Live oak		20		1	N
5	Live oak		13		3	N
6	Live oak		24		1	N
7	Live oak			36	1	Y
8	Live oak			16	2	Y
9	Live oak		28		1	N
10	Live oak			24	2	Y
11	Live oak			30	2	Y
12	Live oak		24		1	N
13	Live oak		28		1	N
14	Live oak		36		1	N
15	Live oak			16	2	Y
16	Live oak			20	1	Y
17	Live oak			30	1	Y
18	Live oak			33	1	Y
19	Live oak			33	3	Y
20	Live oak			40	2	Y
21	Live oak			22	2	Y
22	Live oak			30	1	Y
23	Live oak			30	1	Y
24	Magnolia			19	1	Y
25	Live oak			16	2	Y
26	Magnolia			24	3	Y
27	Hickory			9	2	Y
28	Hickory			9	3	Y
29	Live oak	16			5	N
30	Pine			24	2	Y
31	Live oak		16		1	N
32	Pecan		13		3	N
33	Pear		8		3	N
34	Live oak	18			5	N
35	Live oak		24		1	N
36	Live oak		22		2	N
37	Sable palm			18	2	Y
38	Live oak	15			5	N
39	Live oak			15	3	Y
40	Live oak			16	2	Y
41	Live oak			30	1	Y
42	Live oak			30	3	Y

43	Live oak		22		2	N
44	Live oak		20		1	N
45	Live oak		22		3	N
46	Live oak		14		2	N
47	Live oak			16	2	Y
48	Live oak		20		2	N
Total inches	1,055	49	420	586		
Total trees	48	3	20	25		
50 Percent			210			

Health Status definitions (the equivalent of a decoder ring)

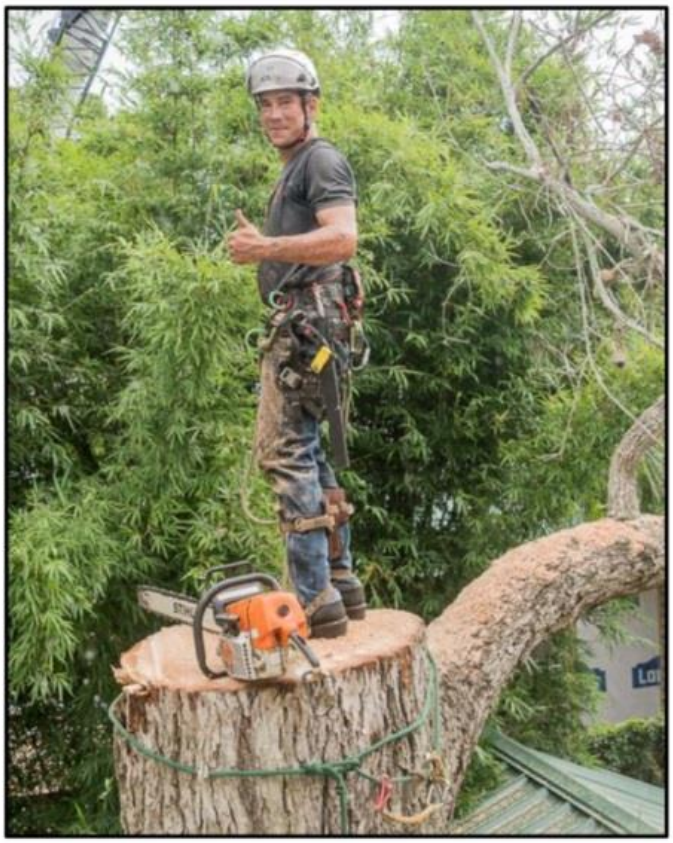
1. Excellent (Vigorous tree, excellent health, great structure)
2. Good (Healthy tree, no notable concerns)
3. Fair (Minor deficiencies, but could potentially be rectified)
4. Poor (Major deficiencies)
5. Very bad (Severely diseased, decayed or dead)

THE TREE SURGEONS

Your Local Tree Specialist

CERTIFIED ARBORIST ISA

WE CAN HANDLE IT



- ☑ Difficult trees over homes
- ☑ Land Clearing Projects
- ☑ Stump Grinding / Removal
- ☑ Certified Arborist on staff
- ☑ 24/7 Availability
- ☑ Fully Licensed & Insured
- ☑ Free estimates

901 Island Walk Way
Fernandina Beach, FL 32034
nassaucountytreesurgeons.com
brad@nassaucountytreesurgeons.com

ASK FOR: Brad Miller, Owner
Daniel Morley, Superintendent
Dave Holley, Certified Arborist

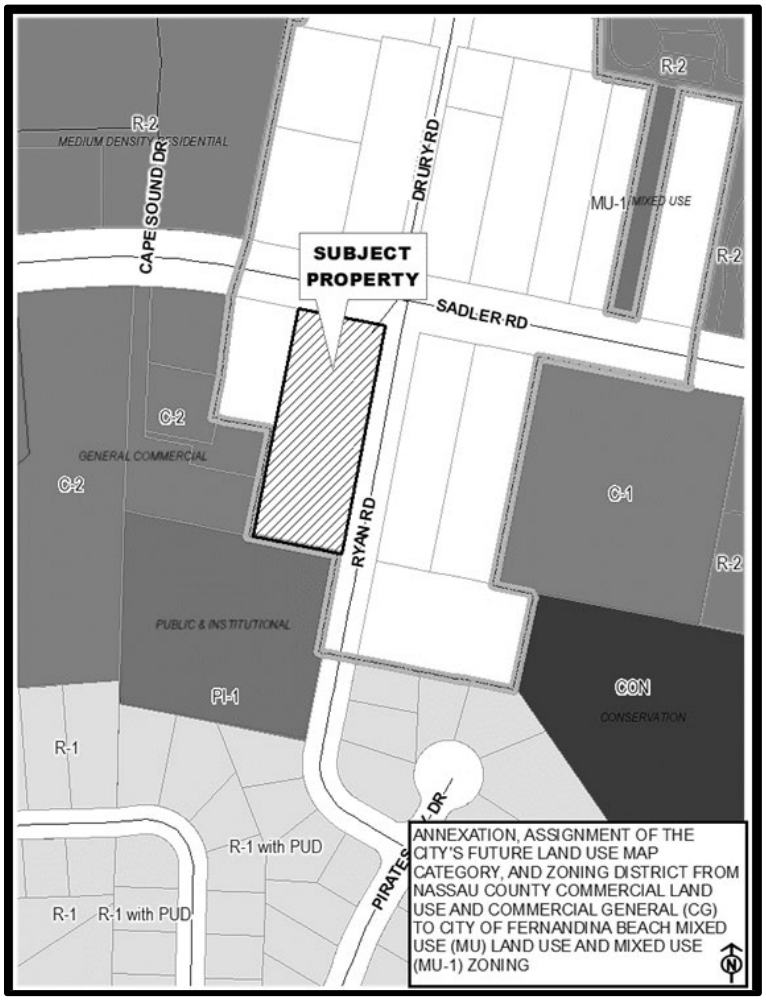
904 261 3333

NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD
CITY OF FERNANDINA BEACH

NOTICE IS HEREBY GIVEN that a Public Hearing is scheduled for **Wednesday, September 13, 2023, at 5:00 p.m.** in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following:

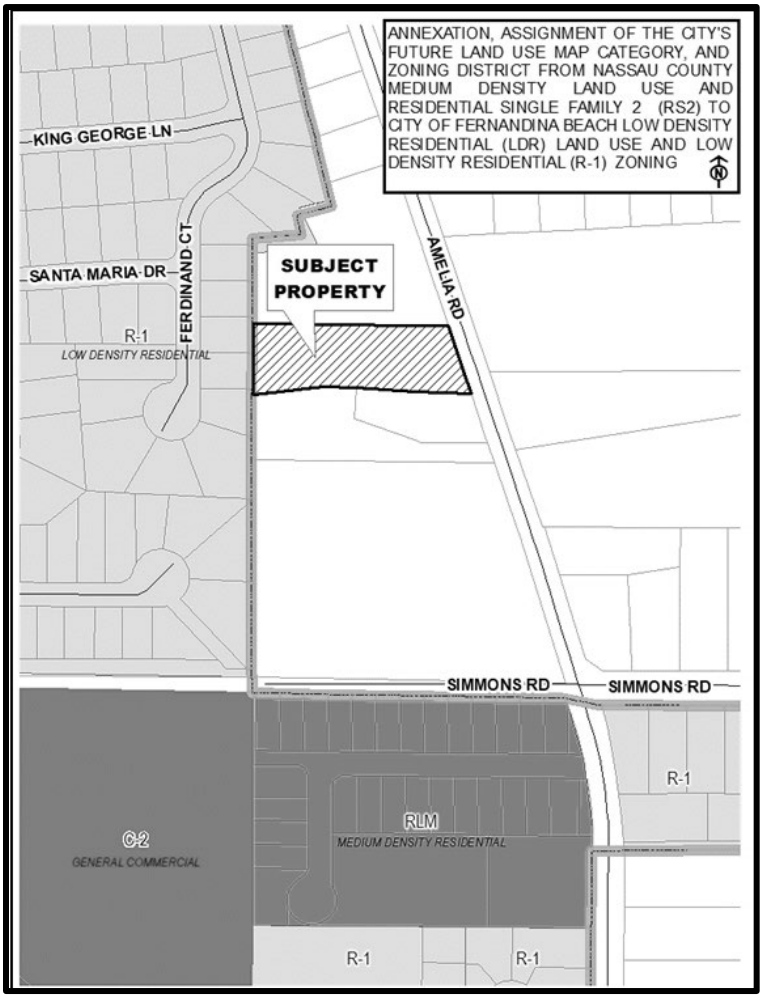
VOLUNTARY ANNEXATION/ FUTURE LAND USE MAP AMENDMENT/ ZONING CHANGE

PAB CASE 2023-0047: *CITY OF FERNANDINA BEACH*, REQUESTS ANNEXATION OF PROPERTY LOCATED AT 2194 SADLER ROAD, RE-ASSIGNMENT OF THE NASSAU COUNTY FUTURE LAND USE MAP CATEGORY OF COMMERCIAL AND ZONING DISTRICT OF COMMERCIAL GENERAL (CG) TO THE CITY OF FERNANDINA BEACH MIXED USE (MU) FUTURE LAND USE MAP CATEGORY AND MIXED USE (MU-1) ZONING DISTRICT FOR PROPERTY TOTALING APPROXIMATELY 1.41 ACRES OF LAND.



VOLUNTARY ANNEXATION/ FUTURE LAND USE MAP AMENDMENT/ ZONING CHANGE

PAB CASE 2023-0048: *CITY OF FERNANDINA BEACH*, REQUESTS ANNEXATION OF PROPERTY LOCATED ON AMELIA ROAD, RE-ASSIGNMENT OF THE NASSAU COUNTY FUTURE LAND USE MAP CATEGORY AND ZONING DISTRICT FROM MEDIUM DENSITY LAND USE AND RESIDENTIAL SINGLE FAMILY 2 (RS2) TO CITY OF FERNANDINA BEACH LOW DENSITY RESIDENTIAL (LDR) LAND USE AND LOW DENSITY RESIDENTIAL (R-1) ZONING DISTRICT FOR PROPERTY TOTALING APPROXIMATELY 1.33 ACRES OF LAND



Interested parties may appear at said hearing and be heard as to the advisability of any action which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 310-3100, TTY 711, (TTY number for all City offices) or through the Florida Relay Service at 711 at least 24 hours in advance to request such accommodation. The PAB serves as an advisory committee. Every application is submitted to the City Commission for final decision making. Copies of the applications may be inspected in the office of the Planning Department, City Hall, 204 Ash Street, between the hours of 8:00 AM – 5:00 PM, Monday through Friday. To make an appointment with a planner, please call 904-310-3480.

Thank you so much.
Note to News Leader:

***** This ad cannot be included in the legal or the classified section of the newspaper. *****
Please run as a DISPLAY ad in the Wednesday, August 30, 2023 issue.

Inst. Number: 202145030978 Book: 2489 Page: 795 Page 1 of 3 Date: 8/20/2021 Time: 2:30 PM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 6,608.00

Prepared by:
Andrea F. Lennon, P.A.
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 21-685

General Warranty Deed

Made this August 16, 2021 A.D. By **Susan S. Hill; John Silva, Jr.; Michael Silva; George Silva ; David Silva; and William Silva**, whose respective post office address is: **6834 Ramoth Drive, Jacksonville, Florida 32226**, hereinafter called the grantor, to **Intact Construction Management Group, LLC, a Florida limited liability company**, whose post office address is: **PO Box 365, Hilliard, Florida 32046**, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

Lots 20 and 21, Block 2, of Sadler Estates, in Section 29, Township 3 North, Range 29 East, according to Plat recorded in Plat Book 2, Page 68, in the office of the Clerk of the Circuit Court for Nassau County, Florida, more particularly described as:

Commencing for a location point at a point in the new or present South boundary line of the Sadler Road and the Western boundary line of properly heretofore conveyed to William J. Deegan and Barbara E. Deegan, his wife, E. P. Davis, Trustee, on the South side of the Sadler Road; running thence Westerly along the South line boundary of the Sadler Road 280.9 feet to the point of beginning of the property hereby conveyed; Running thence Westerly along the South boundary line of the Sadler Road, a distance of 150 feet to a point; Running thence South 10 degrees, 35 minutes West, a distance of 400 feet to a point; running thence Easterly in a line parallel with the southern boundary line of the Sadler Road, 150 feet to a point; Running thence Northerly a distance of 400 feet to the Point of Beginning.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **00-00-30-0600-0002-0200**

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 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 except taxes accruing subsequent to December 31, 2020.

Prepared by:
Andrea F. Lennon, P.A.
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 21-685

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:

Witness
Printed Name: Garrett Sharpe

Witness
Printed Name: Garrett Lewis

Susan S. Hill (Seal)
Susan S. Hill
Address: 6834 Ramoth Drive, Jacksonville, Florida 32226

John Silva by Susan S. Hill (Seal)
John Silva, Jr. by Susan S. Hill, attorney in fact

Michael Silva by Susan S. Hill (Seal)
Michael Silva by Susan S. Hill, attorney in fact

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me by means of [x] physical presence or [ ] online notarization, this 16th day of August, 2021, by Susan S. Hill, individually and as attorney in fact for John Silva, Jr. and as attorney in fact for Michael Silva, who is/are ~~personally known to me~~ or who has produced a driver's license as identification.

Notary Public
Print Name: Andrea F Lennon

My Commission Expires:

ANDREA LENNON
Notary Public - State of Florida
Commission # GG 359771
My Comm. Expires Aug 31, 2023

Prepared by:
Andrea F. Lennon, P.A.
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 21-685

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:

Witness
Printed Name: Garrett Sharpe

Witness
Printed Name: Gerrett Lewis

George Silva (Seal)
George Silva
Address: 2850 Scrub Jay Lane, Fernandina Beach, FL 32034

David Silva by George Silva (Seal)
David Silva by George Silva, attorney in fact

William Silva (Seal)
William Silva

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me by means of [x] physical presence or [ ] online notarization, this 16th day of August, 2021, by George Silva, individually and as attorney in fact for David Silva; and William Silva, who is/are personally known to me or who has produced a driver's license as identification.

Notary Public
Print Name: Andrea Lennon

My Commission Expires:

ANDREA LENNON
Notary Public - State of Florida
Commission # GG 359771
My Comm. Expires Aug 31, 2023

STAFF REPORT
PAB 2023-0048 (AX, LU, CZ)
Planning Advisory Board Hearing
September 13, 2023

Daphne Forehand
Planner I

APPLICATION FOR VOLUNTARY ANNEXATION, LAND USE AND ZONING AMELIA ROAD

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Oaks of Amelia LLC.				
AGENT:	Elizabeth Moore				
REQUESTED ACTION:	Voluntary Annexation, Assignment of a Future Land Use Map Category of Low Density Residential (LDR) and Low Density Residential (R-1) Zoning District				
LOCATION:	Amelia Road 00-00-30-044B-0030-0020				
CURRENT ZONING:	Nassau County Residential Single Family 2				
CURRENT LAND USE:	Nassau County Medium Density				
EXISTING USES ON SITE:	Vacant				
PROPERTY SIZE	Approximately 1.33 Acres of Land				
ADJACENT PROPERTIES:	**Direction**	**Existing Use(s)**	**Year Built**	**Zoning**	**FLUM**
NASSAU COUNTY	North	SF	1927	Nassau County Residential Single Family 2	Medium Density
NASSAU COUNTY	South	SF	1992	Nassau County Residential Single Family 2	Medium Density
NASSAU COUNTY	East	Vacant	n/a	Nassau County Residential Single Family 2	Medium Density
WITHIN CITY LIMITS	West	SF Home	Varies	R-1	Low Density Residential

**** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the City's website, the City Clerk's Office and at the Planning and Conservation Office. ****

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant, Elizabeth Moore, agent for owner, Oaks of Amelia LLC. request annexation, assignment of City Future Land Use Map Category of Low Density Residential (LDR) and Zoning District of Low Density Residential (R-1) for a parcel of land located on Amelia Road. The Low Density Residential (R-1) District is intended for the development of low-density single-family detached homes on individual lots. Single-family attached homes may be allowed through the PUD process. The low-density residential designation is established to protect the quality and character of existing low-density single-family neighborhoods. Within the LDR District, a maximum gross density of 4 dwelling units per acre is permitted, and a minimum lot width of 75 feet is required. This zoning district allows for single-family detached structures and allowable ancillary structures as the only permissible housing types. The parcel is contiguous to the municipal boundary along the eastern side of the property.

This is a voluntary annexation of property as compliant with all applicable Florida Statutes and the City's Municipal Code. The annexation area is compact, does not create an "enclave", and represents a logical extension of the municipal boundary. The area is a logical extension of urban development, and any development or redevelopment can achieve full compliance with the City's Land Development Code and Comprehensive Plan. The City can serve this property and meet or exceed all levels of service required by Comprehensive Plan policies referenced herein.

Applicable Policy Reference	***Determination of Consistency***
CP 1.02.02	√
CP 1.02.03	√
CP 1.02.04	√
CP 1.02.10	√
CP 1.03.01	√
CP 1.04.03	√
CP 1.07.09	√
CP 4.01.01	√
CP 4.01.02	√
LDC 2.01.12	√
LDC11.01.07	√

CONCLUSION AND STAFF RECOMMENDATIONS:

The requested action is consistent with applicable Florida Statutes, the City's Comprehensive Plan and the Land Development Code. Staff recommends approval of the voluntary annexation, assignment of the **Low Density Residential (LDR) FLUM** category, and **Low Density Residential (R-1) Zoning District.** Following the recommendation of the Planning Advisory Board (PAB), the application will move forward to the City Commission in the form of three separate ordinances at a public hearing anticipated for October 17th, 2023.

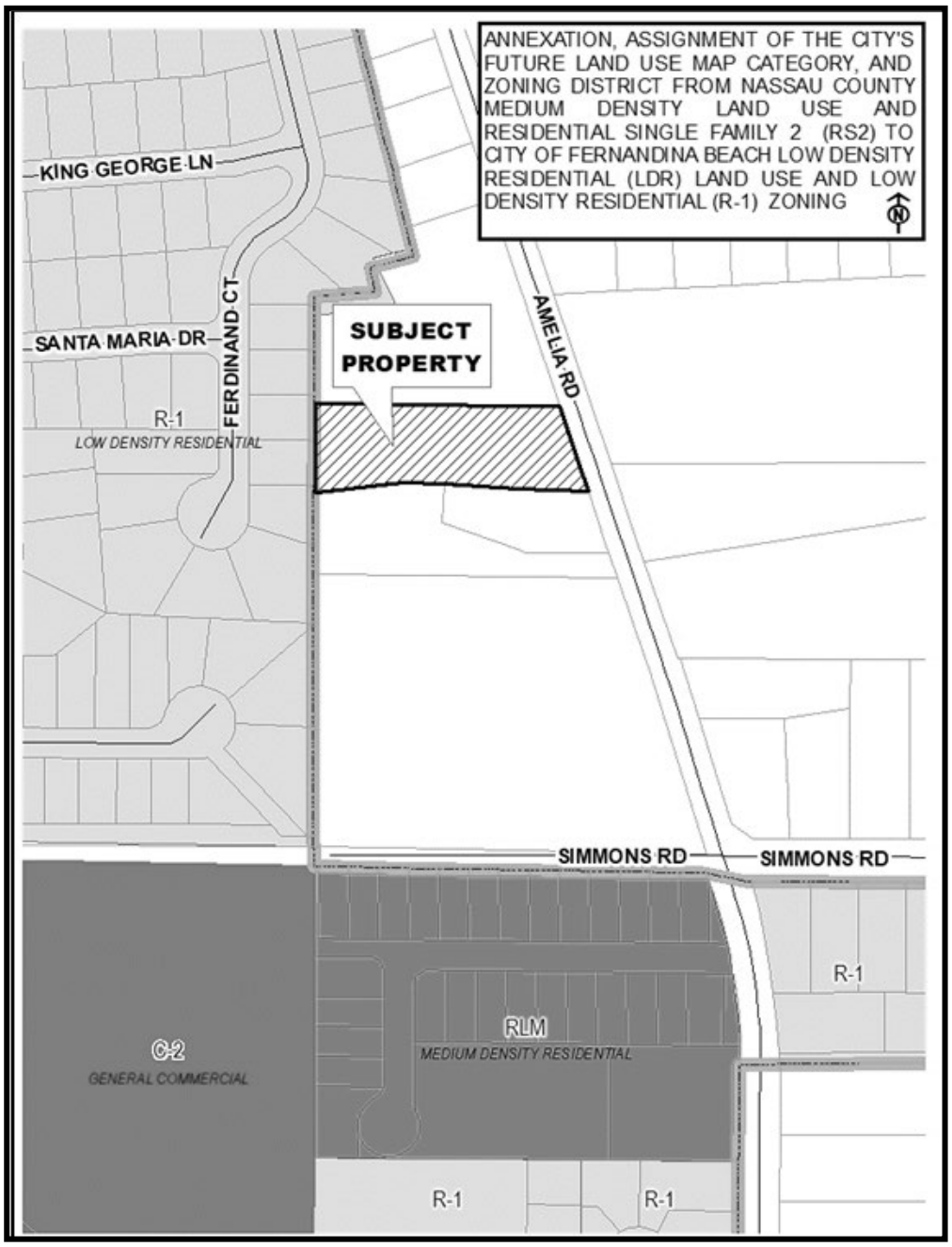
MOTION TO CONSIDER:

I move to recommend **(approval or denial)** of PAB case number 2023-0048 to the City Commission requesting that a Voluntary Annexation, Assignment of the Low Density Residential (LDR) land use category, and Low Density Residential (R-1) zoning district for a parcel of land located on Amelia Road be **(approved or denied)** and that PAB case 2023-0048, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Respectfully submitted,

Daphne Forehand, Planner I

EXHIBIT A


ANNEXATION, ASSIGNMENT OF THE CITY'S FUTURE LAND USE MAP CATEGORY, AND ZONING DISTRICT FROM NASSAU COUNTY MEDIUM DENSITY LAND USE AND RESIDENTIAL SINGLE FAMILY 2 (RS2) TO CITY OF FERNANDINA BEACH LOW DENSITY RESIDENTIAL (LDR) LAND USE AND LOW DENSITY RESIDENTIAL (R-1) ZONING
N
KING GEORGE LN
SANTA MARIA DR
FERDINAND CT
SUBJECT PROPERTY
AMELIA RD
R-1
LOW DENSITY RESIDENTIAL
SIMMONS RD
SIMMONS RD
R-1
RLM
MEDIUM DENSITY RESIDENTIAL
C-2
GENERAL COMMERCIAL
R-1
R-1

Print

Planning Advisory Board (PAB) - Submission #12060

Date Submitted: 8/2/2023

Planning Advisory Board (PAB) Application

USE THIS FORM TO Request actions to affect changes to property (zoning changes, annexations, allowable uses, subdivisions).

Fees

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.

- [x] Zoning Map Amendment (≤ 10 acres $2,500 / > 10acres $5,000)
- [x] Land Use Map Amendment (≤ 10 acres $2,500 / > 10acres $5,000)
- [ ] LDC Text Amendment ($1,500)
- [ ] Comp Plan Amendment ($5,000)
- [x] Subdivision Plat – Preliminary (≤ 20 units $3,000 / > 20 units $5,000)
- [ ] Subdivision Plat – Final ($1,500)
- [ ] Vacation of R.O.W. ($3,500)
- [ ] Small Cell Outside R.O.W. (per application) ($500)
- [x] Voluntary Annexation ($2,000)
- [ ] Development of Regional Impact: Amend Development Order ($1,500)
- [ ] New Telecommunications Structure ($2,000)
- [ ] Revision to each PAB Application - 1/2 cost of original application fee (To offset additional display ad fee)

2023 Submission Deadlines + Meetings Calendar

PAB 2023

IMPORTANT NOTES

Pre-Application Meeting

To guide you through the process and ensure that your application is understood and properly processed, you'll need to meet with a City Planner prior to submitting your application. Completed applications are due 30 days prior to the Planning Advisory Board meeting date.

Please see the Land Development Code (LDC) for detailed information:

- [ ] LDC Text Amendment – see LDC Section 11.01.08.
- [x] Preliminary Subdivision Plat – see LDC Section 11.01.05.
- [ ] Final Subdivision Plat – LDC Section 11.01.05.
- [x] Zoning Map Changes – See LDC Section 11.01.07.

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

- [x] A complete application filed at least forty-five (45) days before the date of the Planning Advisory Board's public hearing;
- [x] Proof of Ownership (copy of deed or tax statement);
- [x] A current survey of the property (no older than two years);
- [x] If applying as an agent, Owner's Authorization for Agent Representation form needs to be signed/ notarized and included in application;
- [x] A detailed letter of intent stating the following:
- [x] o The consistency of the proposed amendment(s) or action(s) with the City's Comprehensive Plan.
- [x] o A justification for the proposed amendment(s) or action(s).

Have you met with a planner for a pre-application meeting?*

Yes

What was the date of your pre-application meeting?*

6/15/2023

If you have yet to have a pre-application meeting, please choose a date and time to schedule your meeting now. Every Tuesdays are reserved for pre-application appointments.*

mm/dd/yyyy hh:mm am/p

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser's Website → Map Search

Site Address*

0 Amelia Road

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

00-00-30-044B-0030-0020

Lot* | **Block*** | **Subdivision***

Portion of Lot 30 | n/a | Ocean Breeze Farms

Zoning District* | **Future Land Use Designation***

R-1 | Low Density Residential

REVIEW TYPE*

- [x] Zoning Map Amendment ≤ 10 acres
- [ ] Zoning Map Amendment > 10 acres
- [ ] LDC Text Amendment
- [ ] Comp Plan Amendment
- [x] Subdivision Plat – Preliminary ≤ 20 units
- [ ] Subdivision Plat – Preliminary > 20 units
- [ ] Subdivision Plat – Final
- [ ] Vacation of R.O.W.
- [x] Voluntary Annexation
- [ ] Revision to PAB Application

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name* | **Last Name***

Oaks of Amelia LLC | n/a

Company (if applicable)

Mailing Address*

501 Centre Street, Suite 103

City* | **State*** | **Zip***

Fernandina Beach | FL | 32034

Telephone Number* | **Email Address***

9049624227 | toddbates1@yahoo.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**

Elizabeth | Moore

Mailing Address

1617 San Marco Boulevard

City | **State** | **Zip**

Jacksonville | FL | 32207

Telephone Number | **E-mail Address**

9044796425 | beth.moore@si-law.com

PROJECT INFORMATION

Previous Planning/Zoning Approvals

None

Summary of Request (more detailed information to be provided in required letter of intent)*

The Property consists of one parcel totaling approximately 1.33 acres located within unincorporated Nassau County, zoned as Residential Single Family 2 and designated as future land use of Medium Density. This application seeks to annex the Property into the City of Fernandina Beach, to zone it as Low Density Residential (R-1), and to designate the future land use as Low Density Residential. The justification for these proposed actions is to allow the owner replat the Property into five approximately 80-foot lots and redevelop each lot with a single-family residence connected by a shared driveway.

Certification*

- [x] 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.
- [x] I acknowledge that I understand and have complied with all of the submittal requirements and procedures.

I/We understand that the City Staff may install a Notice of Hearing sign on the property 14 days before the scheduled heating and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name* | **Applicant Last Name***

Elizabeth | Moore

Today's Date* | **Upload Supporting Documentation***

8/2/2023 | Owners Authorization for Agent Representation (Oaks of Amelia LLC).pdf

City of FB logo NEW Reflex

Upload 2

Voluntary Annexation Agreement (Oaks of Amelia LLC).pdf

Upload 3

Survey (Oaks of Amelia LLC).pdf

Upload 4

Proof of Ownership - Deed (Oaks of Amelia LLC).pdf

SODL & INGRAM
LAW FIRM

ELIZABETH A. MOORE
SODL & INGRAM PLLC
1617 SAN MARCO BOULEVARD
JACKSONVILLE, FLORIDA 32207
BETH.MOORE@SI-LAW.COM
P: 904-479-6425
F: 904-347-2738
SI-LAW.COM

August 25, 2023

VIA Email (kgibson@fbfl.org)

City of Fernandina Beach
Department of Planning & Conservation
Attn: Kelly Gibson, AICP
204 Ash Street
Fernandina Beach, Florida 32034

RE: Letter of Intent – 0 Amelia Road, Parcel No. 00-00-30-044B-0030-0020
Oaks of Amelia LLC

Dear Ms. Gibson:

The undersigned and this law firm represent Oaks of Amelia LLC, the owner of property located on the west side of Amelia Road between Simmons Road and Curnutte Drive. The Property consists of one parcel totaling approximately 1.33 acres located within unincorporated Nassau County, zoned as Residential Single Family 2 and designated as future land use of Medium Density. The Property is vacant.

The accompanying application seeks to annex the Property into the City of Fernandina Beach, to zone it as Low Density Residential (R-1), and to designate the future land use as Low Density Residential. These actions are consistent with the City's Comprehensive Plan for the following reasons:

- **Objective 1.06 (Community Character) and Policy 1.06.04; Objective 1.04. (Redevelopment and Infill Development) and Policy 1.04.01**

Objective 1.06 strives for the City to protect and promote quality of life to "encourage re-use, infill and new development." Moreover, Objective 1.04 directs the City to "reduce blight and encourage redevelopment of underutilized areas and inefficient land use patterns." This proposed project will help accomplish these objectives as an infill development near existing residential developments that are also zoned as R-1.

- **Objective 3.01 (Housing Supply and Demand) and Policy 3.01.02**

Under Objective 3.01, the City shall ensure that adequate sites are available to "meet the established demand, or until complete build-out of developable properties." The City shall also encourage the private sector to "provide a suitable mixture and number of housing units" to meet existing and future demand. The proposed project would help meet this demand.

- **Objective 1.03 (Natural Resource Protection)**

Under this objective, the City shall direct "development densities and intensities to those areas having the greatest capacity for absorbing development . . . ." Here, the Property will add density to an area surrounded by existing residences.

In sum, we believe the proposed annexation, zoning, and land use designation of the Property is consistent with the City's Comprehensive Plan provides an appropriate transition with the surrounding area and uses.

Please contact me if you have any questions or need additional information. Thank you for your time and consideration.

Sincerely,

Elizabeth A. Moore, Esq.

Cc: Daphne Forehand (dforehand@fbfl.org)

MAP SHOWING BOUNDARY TOPOGRAPHIC AND TREE SURVEY

A PORTION OF LOT 30, OCEAN BREEZE, AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

COMMENCE AT THE SOUTHWEST CORNER OF LOT 30 AFOREMENTIONED; THENCE N 00°17'11" E ALONG THE WEST LINE OF SAID LOT 30, A DISTANCE 278.90 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE N 00°17'11" E ALONG THE AFORESAID WEST LINE, A DISTANCE OF 146.50 FEET; THENCE S 89°17'43" E, A DISTANCE OF 80.60 FEET; THENCE S 00°42'17" W, A DISTANCE OF 136.83 FEET; THENCE S 83°43'19" W, A DISTANCE OF 80.11 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.26 ACRES MORE OR LESS.

SAID PROPERTY BEING SUBJECT TO A **25 FOOT EASEMENT FOR ROADWAY ACCESS**; BEING THE SOUTHERLY 25 FEET OF THE ABOVE DESCRIBED PARCEL.

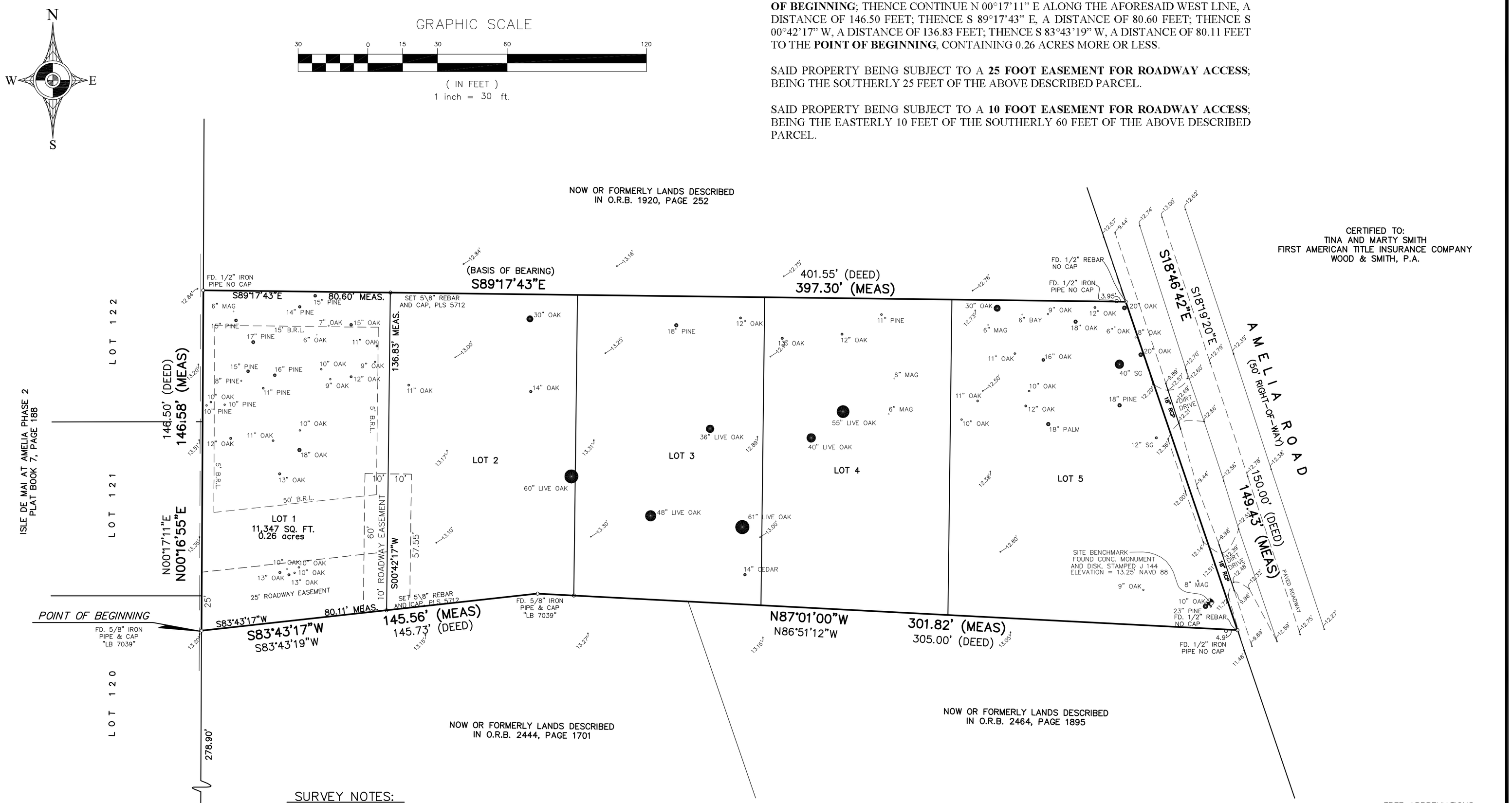
SAID PROPERTY BEING SUBJECT TO A **10 FOOT EASEMENT FOR ROADWAY ACCESS**; BEING THE EASTERLY 10 FEET OF THE SOUTHERLY 60 FEET OF THE ABOVE DESCRIBED PARCEL.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

CERTIFIED TO:
TINA AND MARTY SMITH
FIRST AMERICAN TITLE INSURANCE COMPANY
WOOD & SMITH, P.A.



SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the the description provided by the client.
2) Underground improvements were not located or shown.
3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
4) Bearings based on S89°17'43"E FOR THE NORTHERLY LOT LINE.
5) Fence ownership, if aplicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
6) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
7) The property shown hereon appears to lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 120170 0239 D, Dated 8-2-17.
8) Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.
9) This survey has been performed according to the standard of care to achieve the following accuracies for the following surveyed.
Surveyed Accuracy: 1 foot in 19837 feet
Commercial / High risk Linear Accuracy: 1 foot in 10000 feet
SOP Rule 5J-17.05(3) (B) (15) b.ii

TREE ABBREVIATIONS:
MAG = MAGNOLIA TREE
SG = SWEET GUM TREE

LEGEND

—E—E— = AERIAL UTILITY WIRES
A/C = AIR CONDITIONER
AKA = ALSO KNOWN AS
B.R.L = BUILDING RESTRICTION LINE
TV = CABLE TELEVISION PEDESTAL
△ = CENTRAL ANGLE
℄ = CENTERLINE
—x—x— = CHAIN LINK FENCE
CB = CHORD BEARING
CD = CHORD DISTANCE
CONC. = CONCRETE
= CONCRETE FLATWORK
CMP = CORRUGATED METAL PIPE
E = ELECTRICITY METER
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
= FIRE HYDRANT
G = GAS METER
L = ARC LENGTH
= LIGHT POLE
MEAS. = MEASURED
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O.R.B. = OFFICIAL RECORD BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
S = SEWER CLEANOUT
Ⓢ = SEWER MANHOLE
Ⓓ = STORM MANHOLE
T = TELEPHONE PEDESTAL
-o-o- = WOOD FENCE
= WOOD POWER POLE
W = WATER METER
Ⓦ = WELL
FD. = FOUND
12.27' = ELEVATION POINT

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS 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.

BY: _____

ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE No. 5712

GLASS LAND SURVEYING, LLC

GLASS LAND SURVEYING, LLC
23884 CRESCENT PARK COURT, FERNANDINA BEACH, FLORIDA 32034
(904) 261-0128 * CELL (904) 370-0318
LICENSE BUSINESS NO. LB 8359

SCALE: 1"=30'
DATE: 04-20-23
DRN BY: AG
CKD BY: AG
JOB NO: 22-45
F.B. NO: DC
PAGE NO. DC

DWG NO. 22-45

OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION

I /WE Oaks of Amelia LLC
(print name of property owner(s))

hereby authorize: Elizabeth Moore - Sodl & Ingram PLLC
(print name of agent)

to represent me/us in processing an application for: voluntary annexation, zoning and land use map amendments
(type of application)

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

Todd Bates
(Signature of owner)

(Signature of owner)

Todd Bates
(Print name of owner)

(Print name of owner)

Manager - Oaks of Amelia LLC

STATE OF FLORIDA
COUNTY OF ~~NASSAU~~ Duval

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 27th day of July, 2023, by Roger Todd Bates.

Matthew Drawdy
Notary Public

Matthew Drawdy
Printed Name

3/9/2026
My Commission Expires

Personally Known ____ OR Produced Identification X ID Produced: FL DL

MATTHEW DRAWDY
Notary Public-State of Florida
Commission # HH 238335
My Commission Expires
March 09, 2026

Inst. Number: 202345012284 Book: 2634 Page: 1444 Page 1 of 2 Date: 4/28/2023 Time: 1:59 PM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 3,255.00

PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034

File No. 23-205569

Parcel No.: 00-00-30-044B-0030-0020

This **WARRANTY DEED**, made the **28th day of April, 2023**, by **DA Land, LLC, a California Limited Liability Company** (whether one or more, the "Grantor"), to **Oaks of Amelia, LLC, a Florida Limited Liability Company**, whose post office address is Amelia Road, Fernandina Beach, FL 32034 (whether one or more, the "Grantee"):

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Nassau, State of Florida, viz:

A PORTION OF LOT 30, OCEAN BREEZE FARMS, NASSAU COUNTY, FLORIDA.

ACCORDING TO PLAT RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 19.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF LOT 30 AFOREMENTIONED; AND RUN NORTH 00 DEGREES-17'-11" EAST ALONG THE WEST LINE OF SAID LOT, A DISTANCE OF 278.90' FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 00 DEGREES-17'-11" EAST ALONG SAID WEST LINE A DISTANCE OF 146.50' FEET; RUN THENCE SOUTH 89 DEGREES-17'-43" EAST, A DISTANCE OF 401.55' FEET TO THE WESTERLY RIGHT OF WAY LINE OF AMELIA ROAD (A 50.00 FOOT RIGHT OF WAY); RUN THENCE SOUTH 18 DEGREES-19'-20" EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 150.00' FEET; RUN THENCE NORTH 86 DEGREES-51'-12" WEST, A DISTANCE OF 305.00' FEET; RUN THENCE SOUTH 83 DEGREES-43'-19" WEST, A DISTANCE OF 145.73 FEET TO THE POINT OF BEGINNING.

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

SUBJECT TO TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature
Printed Name: Amanda F. Smith

Witness Signature
Printed Name: Sandy Dean

DA Land, LLC
a California Limited Liability Company
By: Andeman Company
a California Corporation
Its Authorized Member

By: _____
Jennifer Anderson, President

Address:
P O. Box 16465
Fernandina Beach, FL 32035

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 26th day of April, 2023 by Jennifer Anderson, President of Andeman Company, a California corporation, Authorized Member of DA Land, LLC, a California Limited Liability Company, on behalf of the Limited Liability Company.

Signature of Notary Public
Print, Type/Stamp Name of Notary

AMANDA SMITH
Commission # HH 073670
Expires April 18, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Personally known:_____
OR Produced Identification: ✓

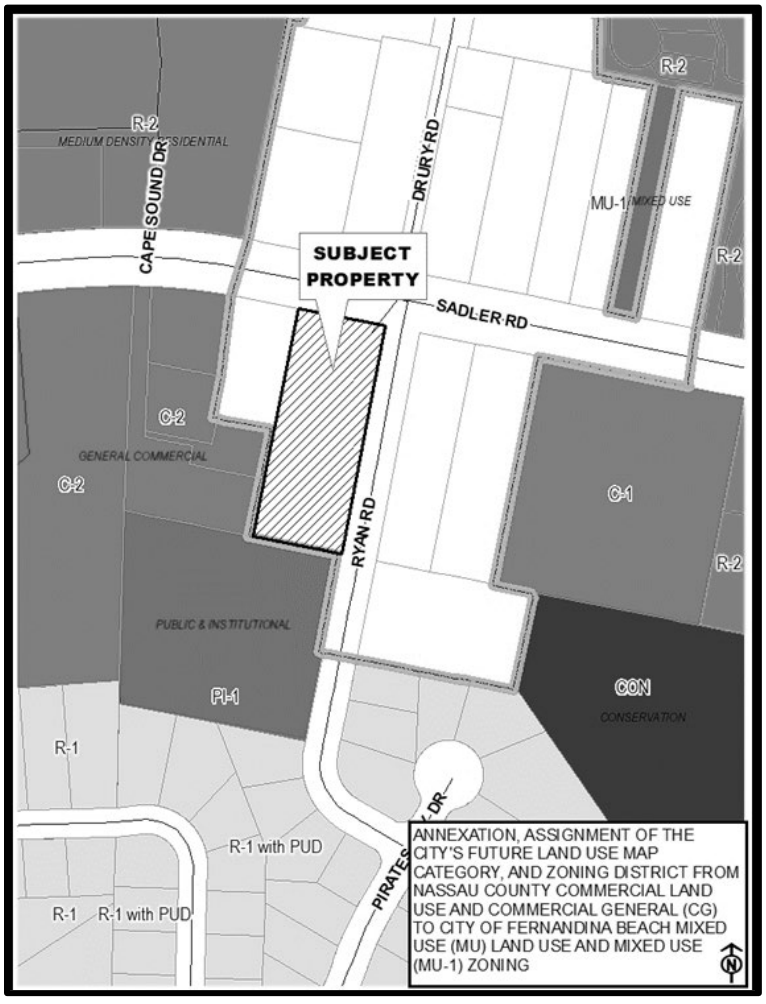
Type of Identification Produced Florida driver's license

NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD
CITY OF FERNANDINA BEACH

NOTICE IS HEREBY GIVEN that a Public Hearing is scheduled for **Wednesday, September 13, 2023, at 5:00 p.m.** in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following:

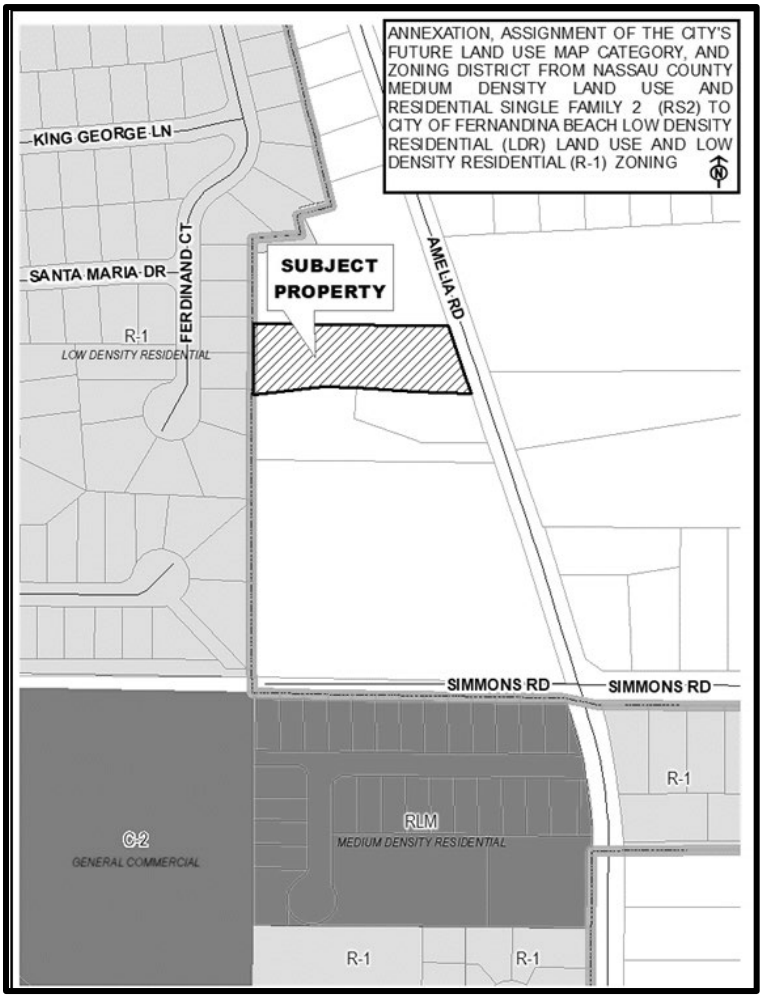
VOLUNTARY ANNEXATION/ FUTURE LAND USE MAP AMENDMENT/ ZONING CHANGE

PAB CASE 2023-0047: *CITY OF FERNANDINA BEACH*, REQUESTS ANNEXATION OF PROPERTY LOCATED AT 2194 SADLER ROAD, RE-ASSIGNMENT OF THE NASSAU COUNTY FUTURE LAND USE MAP CATEGORY OF COMMERCIAL AND ZONING DISTRICT OF COMMERCIAL GENERAL (CG) TO THE CITY OF FERNANDINA BEACH MIXED USE (MU) FUTURE LAND USE MAP CATEGORY AND MIXED USE (MU-1) ZONING DISTRICT FOR PROPERTY TOTALING APPROXIMATELY 1.41 ACRES OF LAND.



VOLUNTARY ANNEXATION/ FUTURE LAND USE MAP AMENDMENT/ ZONING CHANGE

PAB CASE 2023-0048: *CITY OF FERNANDINA BEACH*, REQUESTS ANNEXATION OF PROPERTY LOCATED ON AMELIA ROAD, RE-ASSIGNMENT OF THE NASSAU COUNTY FUTURE LAND USE MAP CATEGORY AND ZONING DISTRICT FROM MEDIUM DENSITY LAND USE AND RESIDENTIAL SINGLE FAMILY 2 (RS2) TO CITY OF FERNANDINA BEACH LOW DENSITY RESIDENTIAL (LDR) LAND USE AND LOW DENSITY RESIDENTIAL (R-1) ZONING DISTRICT FOR PROPERTY TOTALING APPROXIMATELY 1.33 ACRES OF LAND



Interested parties may appear at said hearing and be heard as to the advisability of any action which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 310-3100, TTY 711, (TTY number for all City offices) or through the Florida Relay Service at 711 at least 24 hours in advance to request such accommodation. The PAB serves as an advisory committee. Every application is submitted to the City Commission for final decision making. Copies of the applications may be inspected in the office of the Planning Department, City Hall, 204 Ash Street, between the hours of 8:00 AM – 5:00 PM, Monday through Friday. To make an appointment with a planner, please call 904-310-3480.

Thank you so much.
Note to News Leader:

***** This ad cannot be included in the legal or the classified section of the newspaper. *****
Please run as a DISPLAY ad in the Wednesday, August 30, 2023 issue.

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach

SUBJECT:

ITEM TYPE: LDC Text Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Daphne Forehand, Planner I

Kelly Gibson, Planning Deputy Director

Katie Newton, Legal Assistant

Submitted By: Kelly Gibson, Planning Deputy Director

Date: September 06, 2023

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach

SUBJECT:

ITEM TYPE: Comprehensive Plan Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Daphne Forehand, Planner I

Kelly Gibson, Planning Deputy Director

Katie Newton, Legal Assistant

Submitted By: Kelly Gibson, Planning Deputy Director

Date: September 06, 2023

PLANNING ADVISORY BOARD AGENDA ITEM
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Date: September 06, 2023