



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
NOVEMBER 30, 2023
10:00 AM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MINUTES**
 - 4.1 Approval of Minutes from the Regular Meeting of October 26, 2023.
- 5. DISCUSSION ITEMS**
- 6. NEW BUSINESS**
 - 6.1 TRC 2023-0039 - GOODSON, BERGEN & ASSOCIATES, AGENT FOR ISLAND JASZ, INC., 1905 S. 14TH STREET**
Site Plan Review for demolition of existing structure and construction of new commercial structure.
 - 6.2 TRC 2023-0040 - GILLETTE & ASSOCIATES, AGENT FOR MICHAEL GIBBS, 1110 S. 13TH STREET**
Site Plan Review for the construction of 4 townhomes and 1 single family residence.
- 7. COMMITTEE BUSINESS**
- 8. ADJOURNMENT**

NEXT REGULAR TRC MEETING IS SCHEDULED FOR DECEMBER 28, 2023.

Persons with disabilities requiring accommodations in order to participate in this program or activity should contact 310-3115, TTY 711, or through the Florida Relay Services at 1-800-955-8771 (TTY number for all City offices) at least 24 hours in advance to request such accommodations.



**MINUTES
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
OCTOBER 26, 2023
10:00 AM
CITY HALL COMMISSION CHAMBERS**

1. CALL TO ORDER 10:00

2. ROLL CALL

MEMBERS PRESENT:

Daphne Forehand (Planning)

Walter Gray (Utilities)

Sal Cumella, Chair (Historic Preservation)

Michelle Forstrom (Code Enforcement)

Charlie George (Community Services)

David Neville (Arborist/Urban Forester)

Victoria Guadagnino (Stormwater/Street/Utilities)

Jason Higginbotham (Fire)

Taylor Hartmann (Planning)

MEMBERS ABSENT:

Andrew Desilet (Utilities)

OTHERS PRESENT:

Tammi Bach, City Attorney

Sylvie McCann, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.1 Approval of the Minutes from the Regular Meeting of August 24, 2023.

ACTION TAKEN: A motion was made, by Member Guadagnino, seconded by Member Cumella, to approve the Minutes for the Regular Meeting of August 24, 2023, as presented.

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

5. DISCUSSION ITEMS

6. NEW BUSINESS

6.1 TRC 2023-0038 - MARK AKINS, RICE ARCHITECTS, AGENT FOR MICHAEL PINHO + KATHLEEN MORIARTY, 1015 LADIES STREET

Change of Use - Residential Single-Family to Bed & Breakfast Inn.

Mark Akins, agent for the owner, provided some feedback about the request for the change of use.

Member Guadagnino addressed the backflow preventer and meter. Mr. Akins will make sure that the backflow preventer is the proper size.

Member Forstrom asked that owners apply for business licenses and resort rental licenses and that signage is addressed.

DRAFT

All other members had no further comments.

Chair Forehand confirmed that all previous comments had been addressed and that a Local Development Order should be issued.

7. OLD BUSINESS

8. COMMITTEE BUSINESS

Tammi Bach, City Attorney, spoke of ADA compliance on City projects.

Mr. George had questions about existing facilities and if they needed to be updated and modified. Ms. Bach answered that she was not sure and that she would look it up and communicate her findings to all by email. She also noted to members that Jimmy Parr is now the ADA Coordinator. Mr. Cumella spoke of the need of ADA parking space at the cemetery.

9. ADJOURNMENT 10:13 AM

Sylvie McCann, Recording Secretary

Daphne Forehand, Chair

Print

Technical Review Committee: Application - Submission #12480

Date Submitted: 10/11/2023

Technical Review Committee: Application

USE THIS FORM TO To apply for review of site plans, preliminary subdivision plats, final subdivision plats, minor subdivisions, and amendments to previously issued local development orders, change of use, and nonresidential building expansions.

Fees



Initial submittal + two submittals of full site plans. \$400 + 2% of the project construction cost (whichever is greater) for up to a maximum of \$5,500.



3rd and subsequent resubmittals. 1/2 of original application fees



Engineering Review (Consultant Hourly Rate)

2023 Meeting Calendar



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

IMPORTANT NOTES

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

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

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

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



Requirements for All Site Plans – see LDC section 11.01.04



Requirements for Subdivision Plats – see LDC section 11.01.05



Determination for Completeness & sufficiency – see LDC section 11.03.01



Review and Compliance Report by the Technical Review Committee – see LDC Section 11.03.02



Construction and Improvements – see LDC section 11.05.00



Amendments to Local Development Orders – see LDC section 11.06.00

The LDC is available for review at

www.fbf.us/LDC

Application Requirements



See Development Plan Submittal Checklist



All applications are subject to a determination of completeness as required by Land Development Code section 11.03.01.



A determination of completeness is a determination that all required documents and plans have been submitted, and whether all fees have been paid.



A determination of completeness is not a determination of compliance with substantive standards and criteria.

Key Contacts

TRC will guide your application from start to finish, engaging other City departments as needed.



**TRC Departments
Graphic**

PROJECT INFORMATION

Submission Type*

Initial Submittal ▼

NOTICE

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

Case Number*

PROPERTY INFORMATION

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

Site Address*

City*

State*

Zip*

Parcel ID #(s)

Lot

Block

Subdivision

Zoning District

Future Land Use Designation*

Overlay District*

Size of Property (acres)*

Present Property Use*

Wetlands*

Flood Zone*

Coastal Construction Control Line (CCCL)*

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Ron

Last Name*

Gosselin

Company (if applicable)

Island JASZ, Inc.

Mailing Address*

6767 Phillips Industrial Blvd.

City*

Jacksonville

State*

FL

Zip*

32034

Telephone Number*

9042969665

Email Address*

r.gosselin@jaszportal.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

Edward

Last Name

Goodson

Company (if applicable)

Goodson Bergen & Assoc.

Mailing Address

11555 Central Pkwy, Ste 103

City

Jacksonville

State

FL

Zip

32224

Telephone Number

904-519-7770

Email Address

EGoodson@GBAcivil.com

PROJECT INFORMATION

Project Type*

Site Plan Review

**Project Name**

Zaxby's Restaurant - redevelopment

Proposed Access Road*

S. 14th St.

Rd Maintenance Jurisdiction*

County Maintained

*If the project is located on a road that is not maintained by the county, the jurisdiction must be specified in the project description.

Project Estimated Cost*

2000000

Description of Request*

The demolition of the existing Zaxby's restaurant and construction of the new Zaxby's brand restaurant. This new development will primarily utilize the existing driveways with the addition of one new driveway connection on S. 14th St, which the county has already approved the connection and driveway setup. This project will not only update the facility, but will also improve the driveway and motor vehicle management. The site is already permitted with the St. Johns River Water management District of which these improvements are within the allowances of the permit. There will be pond maintenance performed as part of the project. The existing water and sewer services will be maintained and used with private utility adjustments made on site.

Site Plan Review Checklist



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



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



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



A vicinity map showing the location of the property.



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



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



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



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



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



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



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



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



Elevations of all proposed structures.



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



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



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



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



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



School Concurrency

A summary block containing:

Certification*

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

- o Total square footage for non-residential uses;

Applicant First Name*

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

Edward

Goodson

- o Impervious surface ratio calculation, proposed and permissible;

Today's Date*

0 Floor area ratio calculation, proposed and permissible,

10/11/2023

20230912Zaxbys Fernandina LS.pdf

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

Upload 2

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

Zax✓ys. Fernandina.pdf

Property Search Results.pdf

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

Upload 4

Detail by Entity Name.Sunbiz.pdf

Agent Auth. GBA.pdf

- il by Entity Name, Sunbiz.pdf Agent Auth, CBA.pdf
 o Subdivision Plats (subdivision plats shall contain the information set forth in Section 11.01.05.)

Upload 6

7.04.00.) **Concurrence analysis** (concurrence analysis reports shall contain the information set forth in Section

L 28-29 (1905 14TH ST S) BOUNDARY.pdf

Choose File No file chosen

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

City of FB logo

NEW Reflex

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

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

- o Environmental Impact Study (requirements for environmental impact studies are set forth by

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

DEPARTMENT OF PLANNING & CONSERVATION

o Tree Protection Plan (Section 4.05.09.)

o Landscape Plan (Section 4.05.00.)

204 Ash Street | Fernandina Beach, FL 32034 | 904 310-3480 |

www.fbfl.us/planning

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

o Signage Plan (Section 5.03.00.)

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

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

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

Letter of Agent Authorization

Dear Sir or Madam,

I/We, Island JASZ, LLC, being the current owner / corporate agent / officer of the property legally described as:

Property(s): Nassau Co. Property Identification Number(s) (00-00-30-0800-0028-0010) at 1905 14th St. S, Fernandina Beach, FL 32034.

Property Owner as listed by the Duval County property appraiser:

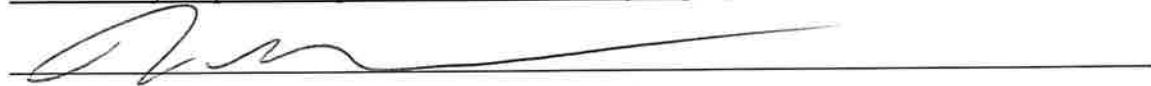
Island Jasz, LLC

6767 Phillips Industrial Blvd.

Jacksonville, FL 32256

do hereby designate and authorize Goodson, Bergen & Assoc., Inc.

to apply for all permits & applications on our behalf including: Special Exceptions/Variances, Zoning, Concurrency, St. Johns River Water Management District permitting, City and or County reviews, FDOT permits, Site Clearing and Building Permits and JEA / FDEP Utility Submittals and Permits or any other permitting agencies as necessary to permit improvements on the subject property.



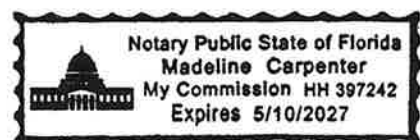
Signature of: Ronald J Gosselin

The foregoing instrument was acknowledged before me this 22nd day of

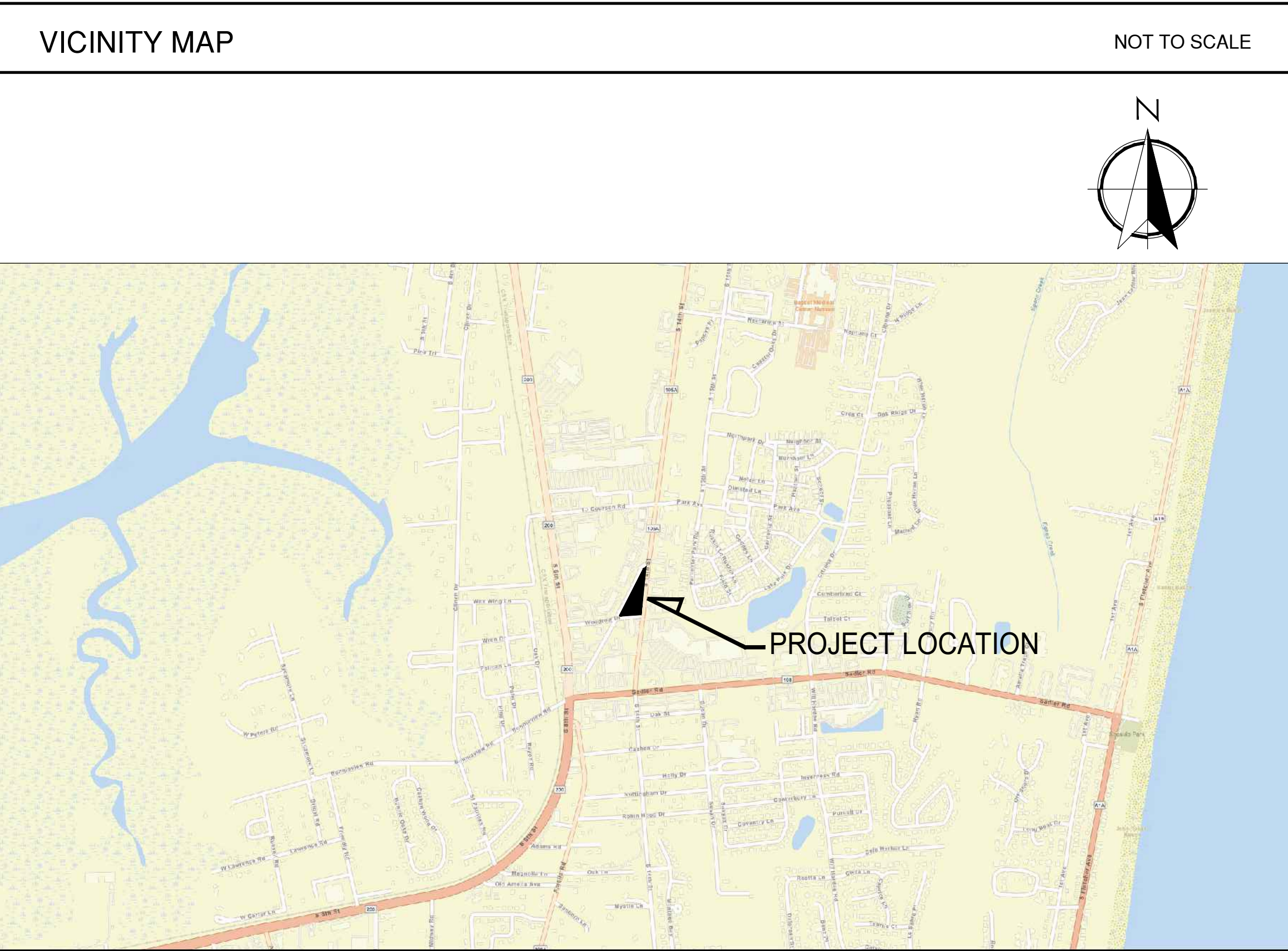
September, 2023 by Ronald Gosselin

Who is personally known to me or has produced _____
as identification.

Madeline Carpenter Notary Public



PROPOSED
ZAXBY'S RESTAURANT
FOR
JASZ GROUP, INC.
AT
1905 S 14TH ST
FERNANDINA BEACH, FL 32034



INDEX OF DRAWINGS	
SHEET NO.	TITLE
	COVER SHEET
	SURVEY (3 SHEETS)
C1.0	GENERAL NOTES
C2.0	GENERAL NOTES
C3.0	PRE DEVELOPMENT DRAINAGE PLAN
C4.0	POST DEVELOPMENT DRAINAGE PLAN
C5.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C6.0	GEOMETRY PLAN
C7.0	GRADING AND DRAINAGE PLAN
C8.0	UTILITY PLAN
C9.0	CONSTRUCTION DETAILS
C10.0	CONSTRUCTION DETAILS
C11.0	UTILITY DETAILS
C12.0	UTILITY DETAILS
C13.0	UTILITY DETAILS
C14.0	MAINTENANCE OF TRAFFIC PLAN
C15.0	STORMWATER POLLUTION PREVENTION PLAN
C16.0	EROSION AND SEDIMENT CONTROL DETAILS
C17.0	NPDES DETAIL SHEET #1
C18.0	NPDES DETAIL SHEET #2
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE NOTES AND DETAILS
L2.2	LANDSCAPE SPECIFICATIONS

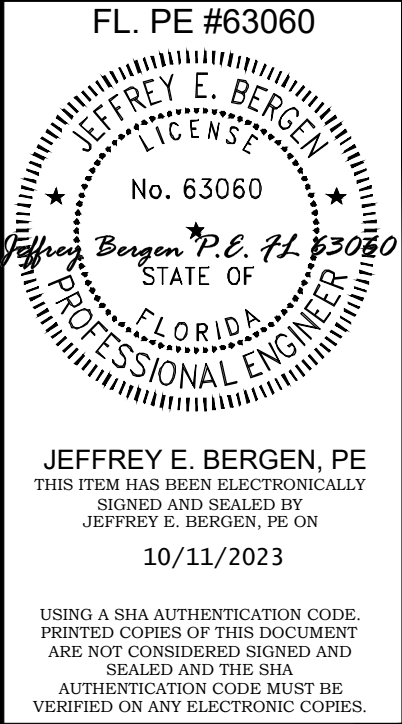
ENGINEER:
GOODSON, BERGEN AND ASSOCIATES
Consulting Engineers
EDWARD GOODSON / JEFFREY BERGEN, P.E.
11555 CENTRAL PARKWAY, STE 103
JACKSONVILLE, FLORIDA 32224
(OFFICE) (904) 519-7770
(FAX) (904) 519-7776

LANDSCAPE ARCHITECT:
BLUE LEAF LANDSCAPE
MEG GAFFNEY-COOKE, RLA, LEED AP
1540 PERSHING ROAD
JACKSONVILLE, FLORIDA 32205
(OFFICE) (904) 517-1225

**APPLICANT/
DEVELOPER:**
JASZ GROUP, INC.
11315 BUSINESS PARK BOULEVARD
JACKSONVILLE, FLORIDA 32256

ARCHITECT
MRP DESIGN GROUP
THOMAS E. MORGAN, JR., ARCHITECT
3450 ACWORTH DUE WEST ROAD
BUILDING 100, SUITE 120
KENNESAW, GEORGIA 30144
(OFFICE) (770) 917-9172

GBA PROJECT NUMBER 190133
GBA ENGINEERING BUSINESS #CA32987
OCTOBER 6, 2023
REG # 63060



PROPOSED ZAXBY'S RESTAURANT
1905 S 14TH ST
FERNANDINA BEACH, FL 32034

GOODSON BERGEN & ASSOCIATES
11555 CENTRAL PARKWAY, SUITE 103
JACKSONVILLE, FLORIDA 32224

C0.0
SHEET



MAP SHOWING TOPOGRAPHIC SURVEY OF:

EXHIBIT "A"
A PORTION OF CASHEN LOTS 28 AND 29 OF THE SUBDIVISION OF SECTION 30, AS RECORDED IN PLAT BOOK 0, PAGE 59 OF THE CURRENT PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA;

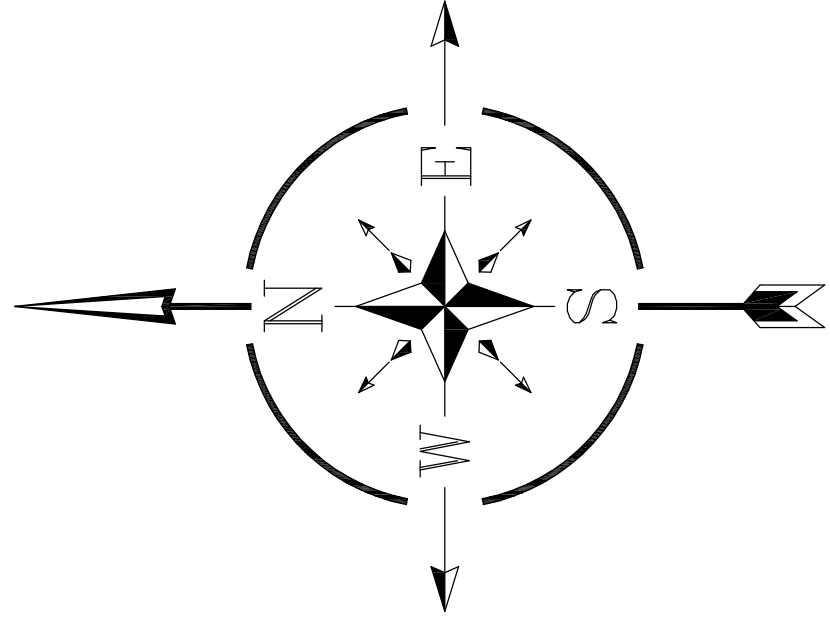
TOGETHER WITH A PORTION OF A 20 FOOT ALLEY AS SHOWN ON SAID PLAT OF THE SUBDIVISION OF SECTION 30.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF LOT 12, MAGNOLIA POINT, AS RECORDED IN PLAT BOOK 5, PAGE 344, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 61°48'58" EAST, A DISTANCE OF 60.00 FEET TO A POINT LOCATED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ISLAND WALK WAY (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY LINE AND AROUND AND ALONG A CURVE CONCAVE TO THE NORTHWESTERLY AND HAVING A RADIUS OF 2894.79 FEET, AN ARC DISTANCE OF 328.65 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°53'40" EAST, 328.47 FEET TO A POINT); THENCE NORTH 52°45'05" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 39.26 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 105-A (ALSO KNOWN AS SOUTH 14TH STREET); THENCE SOUTH 06°40'11" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 562.55 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF WOODROW DRIVE (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 85°09'56" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 22.75 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ISLAND WALK (AFOREMENTIONED); THENCE NORTH 28°11'02" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 268.30 FEET TO THE POINT OF BEGINNING.

RE# 00-00-30-0800-0028-0010

ALL GRAES , PIPES AND INVERTS ON SHEET 3



NOTES:
THIS PROPERTY LIES IN FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAP (FIRM), DAVAL COUNTY, COMMUNITY No. 120077, 1978, AS RECORDED IN PLAT BOOK 0, PAGE 59 OF THE CURRENT PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.
BEARINGS BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 14TH STREET AS BEING S 09°40'11" W
ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE SOUTH 14TH STREET RIGHT-OF-WAY LINE, AS SHOWN ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988
TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER THE ASSUMPTION THAT THE TRUNKS OF THE TREES ARE VERTICAL (Diameter Breast Height) APPROXIMATELY 48 INCHES ABOVE GROUND
NO BUILDING RESTRICTION LINE BY PLAT
N.T.S. DENOTES NOT TO SCALE
ONE DENOTES OVERHEAD ELECTRIC
ONE DENOTES FIELD MEASURED
(M) DENOTES PLAT
ALL DISTANCES ARE WITHIN SUBDIVISION SECTION 30 EXCEPT AS NOTED
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN
OF THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA
LOT AREA = 68,381± SQUARE FEET OR 1.56± ACRES

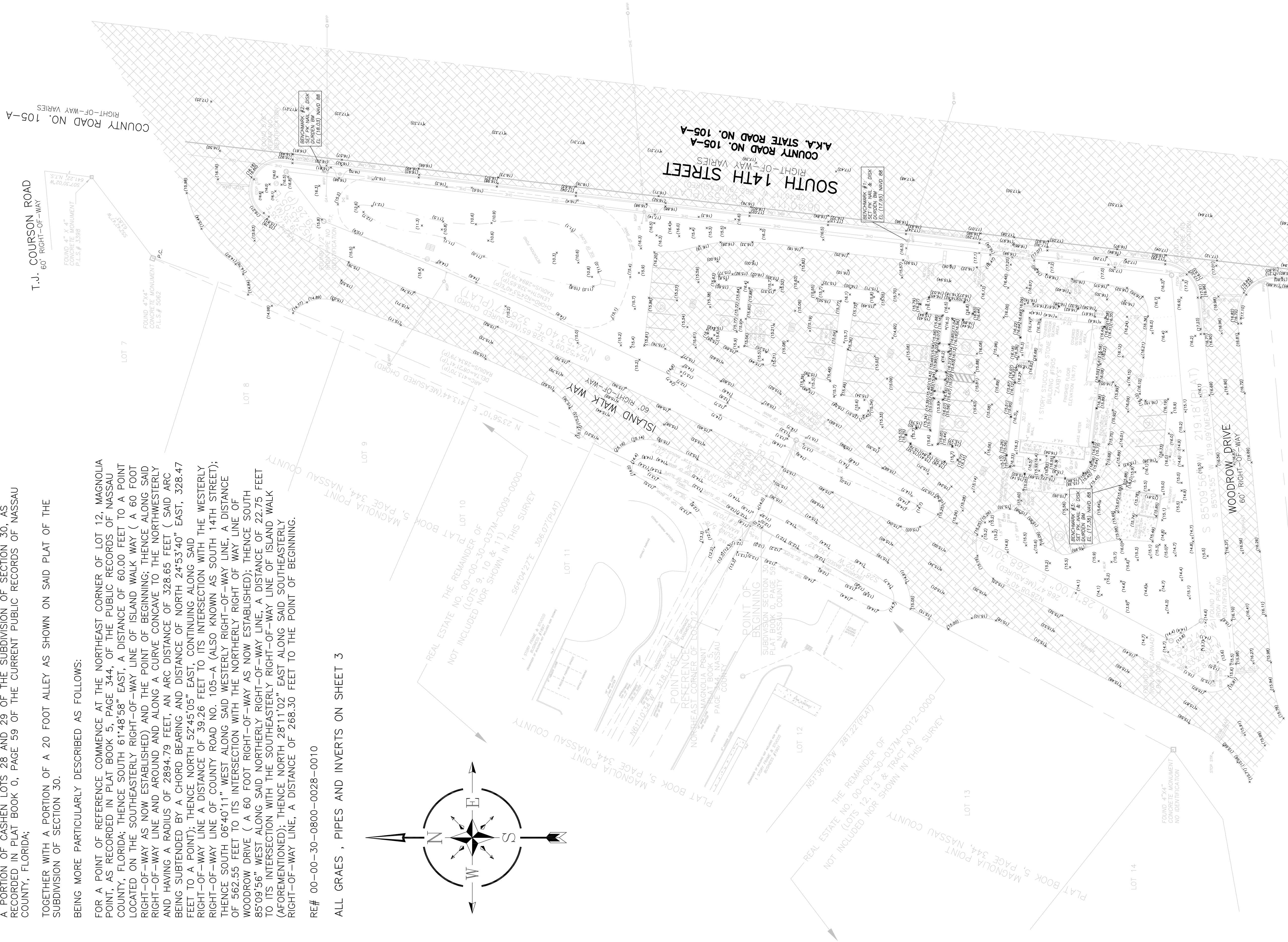
SYMBOL LEGEND:
○ RPP DENOTES WOOD POWER POLE
○ RPP DENOTES BACK FLOW PREVENTER
○ RPP DENOTES METAL SIGN POLE
○ RPP DENOTES ELECTRIC METER
○ RPP DENOTES FIBER OPTIC FLOOR ELEVATION
○ RPP DENOTES FIBER OPTIC HAND PALE
○ RPP DENOTES FIBER OPTIC HAND PALE
○ RPP DENOTES STOP SIGN
○ RPP DENOTES STREET SIGN
○ RPP DENOTES OVERHEAD ELECTRIC
○ RPP DENOTES INVERT
○ RPP DENOTES ELEVATION
○ RPP DENOTES REINFORCED CONCRETE PIPE
○ RPP DENOTES HIGH DENSITY POLYETHYLENE PIPE
○ RPP DENOTES STORM DRAIN PIPE

ALL GRATES , PIPES AND INVERTS ON SHEET 3

BENCHMARK TABLE:
BENCHMARK #1: DISK
DURDEN SURVEYING & MAPPING, INC.
JACKSONVILLE BEACH, FLORIDA 32250
EL. (17.93) N.A.V.D. 1988
SET PIN NAIL & DISK
EL. (18.03) N.A.V.D. 1988
BENCHMARK #2: DISK
DURDEN SURVEYING & MAPPING, INC.
JACKSONVILLE BEACH, FLORIDA 32250
EL. (17.93) N.A.V.D. 1988
SET PIN NAIL & DISK
EL. (18.03) N.A.V.D. 1988

SITE DATA
PARKING SPACES 45
HANDICAP 2
TOTAL 47

SHEET 1 BOUNDARY SURVEY
SHEET 2 TOPOGRAPHY SURVEY
SHEET 3 TREE, INVERTS & PIPES SURVEY



CERTIFIED TO:
GOODSON BERGEN & ASSOCIATES

SHEET 2 OF 3
SURVEY NOT VALID WITHOUT ALL 3 SHEETS

DURDEN
SURVEYING AND MAPPING, INC.
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-6822 FAX(904) 853-6825
WWW.DURDEN-SURVEYING.COM
LICENSED BUSINESS NO. 6698

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO CHAPTER 461, F.S. AND CHAPTER 120, F.S. AND CHAPTER 547, F.S. AND THE FLORIDA SURVEYING AND MAPPING ACT.

FLORIDA
H. BRUCE GARDEN JR.
MARCH 03, 2023
SCALE: 1" = 30'
OFF FILE NO. 10002
WORKSHEET NUMBER: 10002
JOB NUMBER: D-24508

THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

GENERAL NOTES:

- TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING SURVEYOR:

DURDEN SURVEYING AND MAPPING, INC. 985 11TH AVE. SOUTH, JACKSONVILLE BEACH, FL 32250.
PH-904-853-6822
- GOODSON BERGEN AND ASSOCIATES CONSULTING ENGINEERS, AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.
- ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED JACKSONVILLE CITY SITE WORK SPECIFICATIONS.
- THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. IT IS RECOMMENDED THAT THE CONTRACTOR PHOTO/VIDEO THE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE AND COORDINATE ANY AND ALL PEDESTRIAN AND VEHICULAR MAINTENANCE OF TRAFFIC AS NEEDED FOR CONSTRUCTION WITH THE FDOT AND THE CITY OF JACKSONVILLE.
- WARRANTY / DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS. NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.
- FOR BOUNDARY, ROADWAY AND BUILDING GEOMETRY INFORMATION SEE ENGINEERING SITE PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BUILDING DIMENSIONS SHOWN ON THE ENGINEERING PLAN AGREES WITH THE DIMENSIONS SHOWN ON THE ARCHITECTURAL PLAN. IF ANY DIMENSIONS DO NOT AGREE, THE ARCHITECT, ENGINEER AND OWNER SHALL BE NOTIFIED AND THE DIMENSIONS ADJUSTED PRIOR TO COMMENCING WITH CONSTRUCTION.
- ALL CONSTRUCTION WITHIN CITY OF JACKSONVILLE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY / COUNTY. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION FOR VERIFICATION AND LOCATION OF ALL UTILITIES.
- CONTRACTOR SHALL FURNISH SHOP DRAWINGS TO ENGINEER INDICATING MATERIALS AND MANNER OF INSTALLATION FOR ALL COMPONENTS OF THE PROJECT PRIOR TO PURCHASE OF MATERIALS AND CONSTRUCTION.
- THESE ENGINEERING DRAWINGS MAY NOT SHOW ALL OF THE CITY OF JACKSONVILLE STANDARD DETAILS REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT THE CONSTRUCTION, OUTSIDE CITY / COUNTY RIGHT OF WAY BE IN ACCORDANCE WITH ALL CURRENT JACKSONVILLE CITY STANDARD DETAILS AND SPECIFICATIONS.
- ALL CONTRACTORS SHALL FURNISH CERTIFIED "AS-BUILTS" . SEE AS-BUILT REQUIREMENTS ON SHEET C102.
- ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF OSHA SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE SOLELY 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 OSHA REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTORS BID.
- ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. IF THE WORK IS IN THE CITY / COUNTY RIGHT-OF-WAY OR EASEMENT, THE CONTRACTOR'S ONE YEAR WARRANTY SHALL EXTEND TO THE CITY / COUNTY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE REQUIRED FOR THE PROJECT, CITY OF JACKSONVILLE RIGHT-OF-WAY PERMITS FOR WORK IN THE CITY RIGHT-OF-WAY OR EASEMENT.
- THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN CITY / COUNTY RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION AND REPAIR.
- THESE PLANS DO NOT STAND BY THEMSELVES. BID DOCUMENTS, UTILITY COMPANY WATER AND SEWER STANDARDS DETAILS & MATERIALS, CITY OF JACKSONVILLE STANDARD SPECIFICATIONS & DETAILS AND ANY OTHER STANDARDS, LISTED OR REFERENCES, ARE INCLUDED IN THE PROJECT DOCUMENTS.
- THE CONTRACTOR SHALL NOTIFY COUNTY AT A MINIMUM OF 48 HOURS PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN A RIGHT OF WAY PERMIT FROM THE PUBLIC WORKS DEPT.. FOR CURBING, SIDEWALK, DRIVEWAY APRONS, AND ANY UTILITY WORK. THE CONTRACTOR MUST HAVE A SURETY BOND ON FILE IN THE PUBLIC WORKS DEPT. BEFORE THE WATER AND SEWER TAP TICKETS AND RIGHT OF WAY PERMIT CAN BE OBTAINED.
- THE CONTRACTOR SHALL CORRECT ALL IMPACTS FROM CONSTRUCTION (INCLUDING DRAINAGE) TO THE NEIGHBORING PROPERTIES (INCLUDING PUBLIC RIGHT OF WAYS AND EASEMENTS) TO THE SATISFACTION OF CITY OF JACKSONVILLE, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- THE CONTRACTOR SHALL REPAIR ANY BROKEN SIDEWALKS, CURBS ETC., ADJACENT TO PROPERTY, WHICH OCCUR DURING CONSTRUCTION. THE REPAIRS MUST BE MADE BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL SURVEYING SHALL BE PERFORMED BY STATE OF FLORIDA REGISTERED SURVEYORS.

PAVEMENTS AND ROADWAY NOTES:

- ALL WORK PERFORMED WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT EDITION OF THE CITY STANDARDS AND SPECIFICATIONS
- (SHOULD A CONFLICT ARISE BETWEEN THE DETAILS SHOWN IN THE PLANS AND THE CITY STANDARDS THE ENGINEER/APPLICANT SHALL IMMEDIATELY CONFER WITH THE CITY'S ENGINEER IN ORDER TO RESOLVE THE DISCREPANCY.)
- ALL TRAFFIC STRIPING AND MARKINGS ARE TO BE LEAD-FREE, NON-SOLVENT BASED THERMOPLASTIC.
- REMOVAL OF EXISTING STRIPING SHALL BE ACCOMPLISHED USING THE " HYDRO-BLAST" METHOD. IF THIS PROCESS DAMAGES/SCARS PAVEMENT, THEN THE PAVEMENT SHALL BE MILLED AND RESURFACED PER CITY/FDOT STANDARDS.
- ALL DIRECTIONAL ARROWS SHALL BE PLACED AS ONE SEGMENT.
- ALIGNMENT OF PROPOSED PAVEMENT MARKINGS SHALL MATCH EXISTING PAVEMENT MARKINGS AT PAVEMENT MARKING LIMITS OF CONSTRUCTION.
- ALL CURB AND GUTTER AND SIDEWALK WILL BE REMOVED AND REPLACED JOINT TO JOINT.
- ALL BROKEN/CRACKED DRIVEWAYS MUST BE FULLY REMOVED AND REPLACED.
- ALL DISTURBED AREA WITH THE CITY'S RIGHT-OF-WAY WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED
- BURNING OF ANY MATERIAL OR DEBRIS IS PROHIBITED IN ANY RIGHT-OF-WAY.
- ALL LANES MUST BE OPENED FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT.

PAVING DRAINAGE & CONSTRUCTION NOTES:

- COMPACTION DENSITIES FOR ALL ROADWAY CROSSINGS ARE TO BE TAKEN IN ONE-FOOT (1') LIFTS.
- IF UNSUITABLE MATERIAL IS FOUND WITHIN THE LIMITS OF THE ROAD OR IF MATERIAL IS HAULED IN FOR ROADWAY FILL AT A DEPTH GRATER THAN ONE-FOOT (1') THEN THE ENTIRE ROADWAY SHALL BE UNDERDRAINED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND INSTALLED PER THE APPROVED COUNTY/COUNTY DETAIL.
- ALL STORM SEWER PIPES SHALL BE CUT FLUSH WITH THE INTERIOR WALL OF ANY TYPE MANHOLE OR CURB AND DITCH BOTTOM INLETS.
- COMPACTION DENSITY TESTS FOR ALL WATER AND SEWER CROSSINGS WILL START THREE FEET (3') ABOVE THE PIPE.
- COMPACTION DENSITY TEST FOR ALL STORM SEWER PIPE SHALL START AT THE SPRING LINE OF THE PIPE.
- IF THE APPROVED DESIGN REQUIRES THE INLET OR STORM RUN BE SURCHARGED, ALL INLETS SHALL BE INSPECTED BEFORE BEING EXPOSED TO THE SYSTEM.
- TEST CYLINDERS SHALL BE RUN FOR ALL CONCRETE STRUCTURES. THERE WILL BE THREE (3) TESTS PER EACH DAY POUR WITH A ONE (1) SEVEN (7) DAYBREAK AND TWO (2) TWENTY- EIGHT (28) DAYS BREAKS.
- THE ASPHALT SHALL BE CORED FOR THICKNESS AND WILL BE GIVEN A ONE-QUARTER INCH (1/4") TOLERANCE. IF HOWEVER THE COUNTY/CITY REPRESENTATIVE IS PRESENT AT POUR AND FEELS COMFORTABLE WITH THE REQUIREMENTS THEN HE OR SHE MAY HAVE THIS POLICY FOR OFFSITE PAVEMENT ONLY.
- LIMEROCK BERING RATIOS FOR SUBGRADE AT FORTY (40) AND LIMEROCK OR ALTERNATIVE BASE COURSE AT ONE HUNDRED (100) THERE WILL BE NO UNDER TOLERANCE.
- ALL MATERIAL USED FOR BACKFILL SHALL BE A3 FREE DRAINING SAND.
- THERE ARE TO BE NO OPENED TRENCHES AT DAY'S END.
- ALL DIRT AND DEBRIS TRACKED OUT OF THE PROJECT SHALL BE CLEANED DAILY AND TO THE DISCRETION OF THE COUNTY/CITY ENGINEERING DEPARTMENT.
- ANY EROSION PROBLEMS ENCOUNTERED DURING OR AFTER CONSTRUCTION WHICH IS DUE TO LACK OF COMPACTION OR LACK OF ESTABLISHING A PERMANENT GRASS COVER BY THE CONTRACTOR, SHALL BE CORRECTED AND THE MATERIAL REPLACED IN A TIMELY MANNER AT THE CONTRACTORS EXPENSE. ANY SUCH EROSION WHICH DETRIMENTALLY EFFECTS THE WETLANDS, OR PROTECTED UPLANDS, SHALL BE DEALT WITH AND CORRECTED AT THE CONTRACTORS EXPENSE IN A TIMELY MANNER.
- ALL PERFORATED DRAINAGE PIPES SHALL BE WRAPPED IN FILTER FABRIC.
- SLOPES GREATER THAN OR EQUAL TO 4:1 SHALL BE SODDED AND IRRIGATED UNTIL A PERMANENT STRAND OF GRASS IS ESTABLISHED. (SOD JOINTS SHALL BE STAGGERED).
- THE CONTRACTOR SHALL OBTAIN ALL THE PERMITS NECESSARY TO COMPLETE CONSTRUCTION. ALL WORK SHALL BE DONE IN ACCORDANCE W/ PERMIT CONDITIONS.
- CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION, INSPECTIONS AND COORDINATE WITH THE COUNTY/CITY PLANNING AND ZONING DEPARTMENT.
- CONTRACTOR SHALL CONTACT COUNTY/CITY PUBLIC WORKS PRIOR TO CONSTRUCTING ANY OFFSITE ELEMENTS.
- THE CONTRACTOR SHALL SUBMIT MAINTENANCE OF TRAFFIC PLANS TO CITY PUBLIC WORKS PRIOR TO THE START OF CONSTRUCTION.
- GROUTING CAN NOT BEGIN UNTIL REPLACEMENT DRAINAGE PIPE IS INSTALLED AND VERIFIED TO BE FUNCTIONING BY COUNTY/CITY.
- CONTRACTOR SHALL REPAIR ALL DAMAGED PAVEMENT AS NECESSARY TO CONSTRUCT ALL IMPROVEMENTS AT HIS EXPENSE.
- ALL LANDSCAPE ISLANDS SHALL BE GRADED TO DISCHARGE WATER, AND SHALL BE FILLED W/ CLEAN, FREE DRAINING SANDY SOIL.
- ALL DISTURBED EARTH SHALL BE SODDED OR PLANTED LANDSCAPE. SEE LANDSCAPE PLANS FOR DETAIL.
- ALL SPOT ELEVATIONS AT CURBING ARE EDGE OF PAVEMENT ELEVATIONS (EP) UNLESS (TC) WHICH IS TOP OF CURBING OR CONCRETE.
- ALL PIPE LENGTHS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- COORDINATE WITH BUILDING / ROOF PLANS AND CONNECT ALL ROOF DRAIN DOWNSPOUTS.
- SIDEWALKS SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE USE NOTE, A 2' WIDE FLAT SHOULDER SHALL BE ALONE ALL SIDEWALK EDGES.

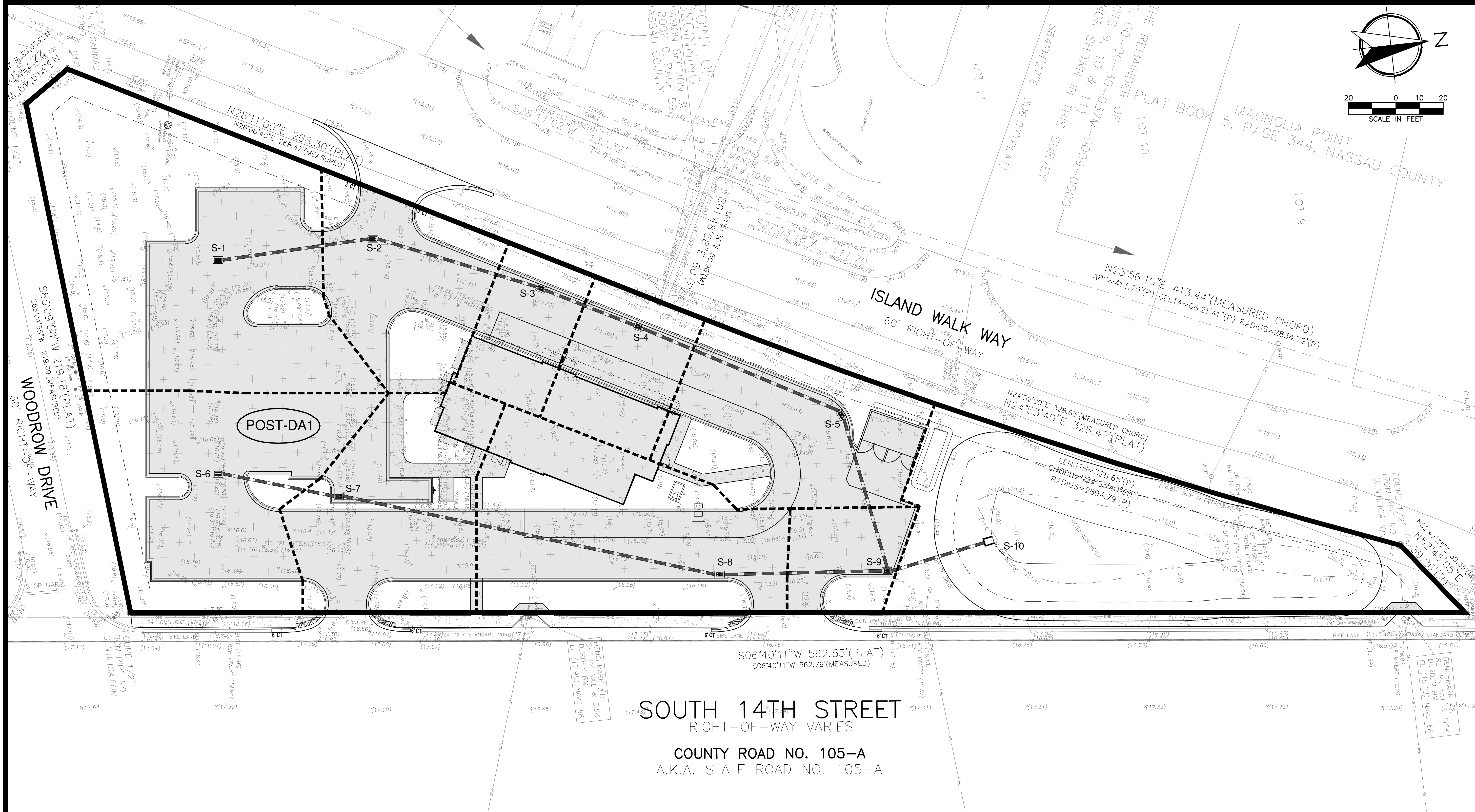
GENERAL NOTES:

- PROPERTY LINE AND RIGHT-OF-WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE BY A REGISTERED LAND SURVEYOR.
- PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY OWNER INC. OF ANY UNACCEPTABLE AREAS. (SEE GEOTECH REPORT)
- BUILDING DIMENSIONS SHOWN ON THE CIVIL ENGINEERING PLANS ARE FOR REFERENCE PURPOSES ONLY, CONTRACTOR SHALL USE THE ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED.
- ALL SIDEWALKS, CURB AND GUTTER, STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMPS, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
- ALL DISTURBANCE INCURRED TO ANY ADJOINING PROPERTY DUE TO CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THE PREVIOUS CONDITION OR BETTER, AND TO THE SATISFACTION OF THE CITY OR STATE AUTHORITY
- THE CONTRACTOR SHALL PROVIDE S&S AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO OWNER INC. AT THE END OF CONSTRUCTION.
- ALL RADII ARE 4.5' UNLESS NOTED OTHERWISE
- ALL CURBING SHALL BE IN ACCORDANCE WITH DETAILS

GRADING AND DRAINAGE NOTES:

- CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AT CONNECTION POINTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- SEE GEOTECHNICAL REPORT FOR SITE PREPARATION REQUIREMENTS
- THE CONTRACTOR SHALL COORDINATE THE GRADING AND DRAINAGE CONSTRUCTION WITH ALL OTHER CONSTRUCTION.
- CONTRACTOR SHALL FURNISH SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM WITH ALL CITY STANDARDS
- THE CONTRACTOR SHALL STAKE THE STORM SEWER SYSTEM AND THE SANITARY SEWER SYSTEM AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS PRIOR TO INSTALLATION OF ANY PIPE.
- THE EXISTING UTILITY FACILITIES AND LOCATIONS SHOWN ON THE DRAWINGS ARE TAKEN FROM READILY AVAILABLE INFORMATION. THE ACTUAL LOCATIONS OF THE UTILITY FACILITIES MAY VARY SOMEWHAT FROM THE LOCATIONS SHOWN AND THERE MAY BE UTILITY FACILITIES EXISTING THAT ARE NOT SHOWN OR INDICATED ON THE DRAWINGS. THE SITE UTILITY CONTRACTOR SHALL CONTACT ALL AGENCIES WITH UTILITY FACILITIES IN THE VICINITY OF THE WORK AND SHALL LOCATE ALL UNDERGROUND FACILITIES BEFORE BEGINNING WORK. THE CONTRACTOR SHALL PROTECT ALL UTILITY FACILITIES AND REPAIR ANY DAMAGES RESULTING FROM THEIR WORK IN CONFORMANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS AND RELOCATE IF REQUIRED AT NO COST TO THE OWNER.
- ALL UNDERGROUND UTILITIES SHALL BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.
- PAVEMENT SUBGRADE SHALL HAVE ALL UNSUITABLE MATERIAL REMOVED TO A DEPTH OF 3.0 FEET BELOW SUBGRADE AND 2.5 FEET BEYOND BACK OF CURB. BACKFILL WITH SUITABLE MATERIAL PER THE GEOTECHNICAL REPORT.
- ANY UNSUITABLE MATERIAL ENCOUNTERED AND EXCESS SUITABLE FILL MATERIAL SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE MATERIAL AND REPLACEMENT WITH STRUCTURAL FILL. SEE GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE, LIMEROCK AND ASPHALT TESTING AS REQUIRED BY THE PROJECT SPECIFICATIONS.
- STORMWATER COLLECTION SYSTEM DESIGN IS BASED ON THE 5-YEAR RETURN FREQUENCY STORM (RATIONAL METHOD).
- ALL RCP PIPE SHALL MEET THE REQUIREMENTS OF ASTM C-76 AND SHALL BE CLASS III, WALL B.
- ALL PIPE LENGTHS ARE APPROXIMATE AND MEASURED TO THE CENTER OF STRUCTURE OR MITERED END SECTION. ACTUAL LENGTHS MAY VARY.
- DO NOT SCALE THESE DRAWINGS. USE DIMENSIONS ONLY.
- A QUALIFIED SOILS LABORATORY SHALL BE ON SITE DURING EXCAVATING TO DETERMINE THE SUITABILITY OF THE EXISTING SUB-GRADE AND EXISTING ON-SITE MATERIAL PRIOR TO BEGINNING ANY FILLING OPERATION.
- GRADING CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING, OR BY OTHER METHODS AS DIRECTED BY ENGINEER AND/OR OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR TO COORDINATE ALL WORK WITH OTHER UTILITY INSTALLATIONS NOT COVERED IN THESE PLANS (ELECTRIC, TELEPHONE, GAS, CABLE, ETC.) AND ALLOW FOR THEIR OPERATIONS AND CONSTRUCTION TO BE PERFORMED.
- CUT AND FILL SLOPES ARE NOT TO EXCEED 4H:1V UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REPAIR OR REPLACE IN-KIND ANY DAMAGE THAT OCCURS AS RESULT OF HIS WORK.
- ALL SOILS TEST REPORTS TO BE SUBMITTED TO PROJECT MANAGER.
- FOR ALL TRENCH EXCAVATIONS WHICH EXCEED FIVE FEET (UTILITIES AND STORM), THE FOLLOWING MUST BE ADHERED TO:
 - CONTRACTOR MUST FOLLOW OSHA STANDARD 29 CFR, SECTION 1926.650 SUBPART P, WHICH IS NOW A PART OF LAWS OF FLORIDA CHAPTER 90-96.
 - THE CONTRACTOR SHALL PROVIDE WRITTEN ASSURANCE OF COMPLIANCE WITH THIS LAW.
 - A SEPARATE PRICE ITEM SHALL BE INCLUDED IN THEIR BASE BID IDENTIFYING THE COST OF COMPLIANCE
 - A TRENCH SAFETY SYSTEM SHALL BE DESIGNED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE CONNECTION WITH SITE PIPING AND BUILDING PIPING.
- ALL AREAS SHOWN TO BE FILLED SHALL BE CLEARED AND GRUBBED IN ACCORDANCE WITH CITY STANDARDS AND SHALL BE FILLED WITH CLEAN STRUCTURAL FILL COMPACTED AND TESTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.
- ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED AND PRESERVED.
- BURNING OF TREES, BRUSH AND OTHER MATERIAL SHALL BE APPROVED, PERMITTED AND COORDINATED WITH THE CITY OF JACKSONVILLE FIRE MARSHAL BY THE CONTRACTOR.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER AND THE CITY, IF REQUIRED, ON ALL MATERIALS, FOR REVIEW AND APPROVAL, PRIOR TO PURCHASE OR FABRICATION OF ANY UTILITY PIPE OR STRUCTURE.
- ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM TO CITY REQUIREMENTS AND SHALL BE CONSTRUCTED TO CONFORM TO CURBING, PROPERTY LINES AND LOW POINTS AS SHOWN ON PLANS.
- CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEAN AND FUNCTIONING PROPERLY AT TIME OF ACCEPTANCE.
- ALL DRAINAGE PIPE JOINTS ARE TO BE FILTER-WRAPPED IN ACCORDANCE WITH FDOT STANDARDS.
- ALL INVERTS IN DRAINAGE STRUCTURES TO BE PRECAST OR BRICK WITH LAYER OF MORTAR BETWEEN EACH LAYER OF BRICK, OR REDDI-MIX CONCRETE WITH #57 STONE.
- THE CONTRACTOR SHALL RESTORE ALL CULVERTS, HEADWALLS AND STORM DRAIN INLETS REMOVED OR DISTURBED BY THE CONSTRUCTION OPERATION. THE COST OF THESE ITEMS SHALL BE INCLUDED IN THE PRICE BID FOR FURNISHING AND INSTALLING ANY NEW ITEM CAUSING SUCH DAMAGE.
- A MINIMUM OF ONE ROW OF SOD SHALL BE INSTALLED ALONG ALL EDGES OF PAVEMENT. SEE LANDSCAPE PLANS FOR LANDSCAPE DETAIL. ALL DISTURBED AREAS WHICH ARE NOT SODDED SHALL RECEIVE GRASS SEED, FERTILIZER, AND MULCH. SEE LANDSCAPE PLANS FOR OTHER REQUIREMENTS. ALL WORK IN THE CITY RIGHT-OF-WAY SHALL CONFORM TO FDOT GRASSING STANDARDS.
- SHOULD THE SURFACE OR SUBSURFACE CONDITIONS DIFFER FROM WHAT IS SHOWN ON THESE PLANS, THE CONTRACTOR SHOULD IMMEDIATELY CONTACT THE ENGINEER.
- THE CONTRACTOR MUST COORDINATE WITH OWNERS GEOTECHNICAL ENGINEER REGARDING INSTALLATION OF UNDERDRAIN.
- CORRUGATED POLYETHYLENE PIPE (CPP), SHALL BE PER AASHTO M252 OR 294 WITH SMOOTH INNER LINING TYPE S WITH BELL AND SPIGOT, SILT-TIGHT, RUBBER-GASKETED JOINTS.





DRAINAGE STRUCTURE AREA TABLE			
INLET	AREA	GREEN	IMP.
S-1	0.313	0.176	0.137
S-2	0.112	0.034	0.078
S-3	0.057	0.010	0.047
S-4	0.073	0.013	0.060
S-5	0.146	0.046	0.100
S-6	0.190	0.064	0.126
S-7	0.148	0.038	0.110
S-8	0.196	0.060	0.136
S-9	0.049	0.009	0.040
S-10	MES	All areas in acres	
POND AREA= 0.29 AC.			

SJRWMD STORMWATER PERMIT
PERMIT NO. 63844-1
PERMITTED PERCENT IMPERVIOUS=74% (NOT INCLUDING POND AREA)
DESIGNED PERCENT IMPERVIOUS: 65%

POST-DA1
IMPERVIOUS AREA=36,591 SF

LEGEND

DRAINAGE FLOW / DIRECTION

DRAINAGE DIVIDE

LIMITS OF DRAINAGE AREA

IMPERVIOUS AREA

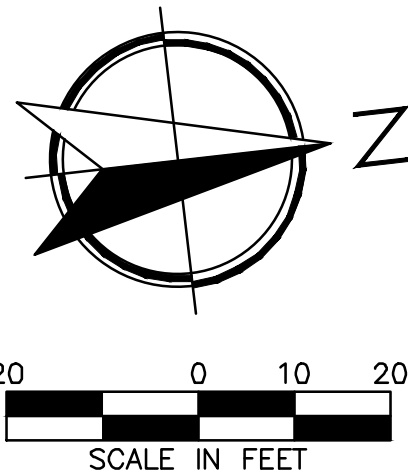
POST-DA1 PRE DEVELOPMENT DRAINAGE AREA

BEFORE YOU DIG !
CALL SUNSHINE STATE ONE CALL OF FLORIDA
AT LEAST TWO FULL BUSINESS DAYS BEFORE
DIGGING OR DISTURBING EARTH

Know what's below.
Call before you dig.

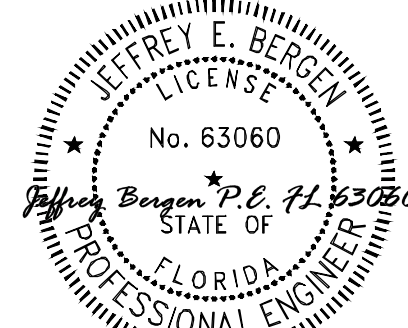
1-800-432-4770

 GENERAL PAVEMENT, BUILDING, CURBING AND VERTICAL/SURFACE IMPROVEMENT DEMOLITION, SOIL DISTURBANCE

 TREE TO BE REMOVED TREE TO BE PROTECTED


GBA
Goodson Bergen
and Associates
CONSULTING ENGINEERS
Engineering License Number: CA329
175 FORTUNE PARKWAY, SUITE
JACKSONVILLE, FLORIDA 32256
Phone: (904) 519-7770
Fax: (904) 519-7776

FL. PE #63060



JEFFREY E. BERGEN, PE

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
JEFFREY E. BERGEN, PE ON
10/11/2023

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PREPARED FOR:

JASZ GROUP, INC.
11315 BUSINESS PARK BLVD
JACKSONVILLE, FLORIDA
32256

PROPOSED ZAXBY'S RESTAURANT

1905 SOUTH 14TH
STREET, FERNANDINA
BEACH, FL 32034

DATE : 10/6/23

PROJECT NO. : 190133

DESIGNED BY : JEFFREY E. BERGEN, PE

DRAWN BY : TS

SCALE : 1"=20'

[illegible]

THIS DRAWING NOT RELEASED FOR
CONSTRUCTION UNLESS SO NOTED ABOVE

SHEET TITLE

EXISTING CONDITIONS AND DEMOLITION PLAN

C5.0

S H E E T



GENERAL / DEMOLITION NOTES:

1. ALL WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL LOCAL ORDINANCES, CITY, COUNTY OR STATE. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL DEMOLITION WITH THE ELECTRIC UTILITY COMPANY PRIOR TO ANY DEMOLITION WORK
2. WITHIN THE WORK AREA, THE INTENT IS TO HAVE A CLEAN, CLEAR SITE, FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
3. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL.
4. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR DEMOLITION AND DISPOSAL OF THE DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF BUILDING DEMOLITION DEBRIS.
5. THE DETAILED PLANS MAY NOT REFLECT ALL UTILITIES ON THE SITE OR SURROUNDING STREETS AND PROPERTIES. THE CONTRACTOR SHALL VERIFY LOCATIONS AND EXISTENCE OF UTILITY SERVICES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL "SUNSHINE" AT 1-800-432-4770, 48 HOURS PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR TO REMOVE ALL UTILITIES TO EXISTING STRUCTURES WHETHER SHOWN OR NOT OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND CAP SERVICE PIPING AT THE PROPERTY LINE OR MAIN (AS REQUIRED). ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN.
7. SEE LANDSCAPE PLANS FOR ALL TREE REMOVAL AND PROTECTION REQUIREMENTS.
8. FOR ALL ITEMS NOTED TO BE REMOVED - REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL

UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPES, ETC.

9. BACK FILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL REPORT.
10. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING CONSTRUCTION. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
11. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPES, PAVEMENT, CURBS, SIDEWALKS OR LANDSCAPED AREAS DISTURBED DURING DEMOLITION TO THEIR ORIGINAL CONDITION TO THE SATISFACTION THE ENGINEER.
12. ALL BUILDINGS, FOUNDATION WALLS AND FOOTINGS INDICATED ON THIS PLAN TO BE REMOVED FROM SITE. THE CONTRACTOR SHALL SECURE ANY PERMITS AND PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL IN ACCORDANCE WITH GEOTECHNICAL REPORT PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
13. ASBESTOS AND ANY OTHER HAZARDOUS MATERIAL SHALL BE REMOVED BY THE GENERAL CONTRACTOR USING A LICENSED HAZARDOUS MATERIAL CONTRACTOR.
14. SEE SURVEY FOR EXISTING SITE LEGEND.
15. SITE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SILT FENCE IN ITS DESIGNED POSITION, UPRIGHT AND WORKING PROPERLY TO STOP EROSION DURING THE DURATION OF THE PROJECT.
16. ALL ELECTRIC DEMOLITION WORK SHALL BE PERFORMED BY LICENSED ELECTRICAL CONTRACTORS
18. COORDINATE WITH FINAL LANDSCAPE PLAN PRIOR TO ANY TREE DEMOLITION.



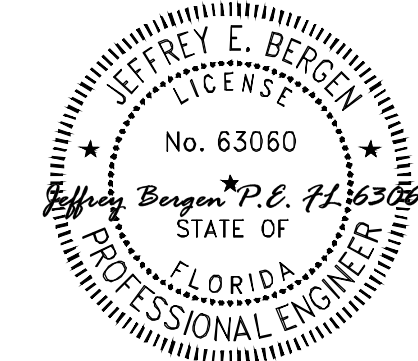
GBA

Goodson Berger
and Associates

CONSULTING ENGINEERS
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FL. PE #63060



JEFFREY E. BERGEN, PE

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10/11/2023

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PROPOSED ZAXBY'S
RESTAURANT

1905 SOUTH 14TH
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SCALE : 1"=20'

[illegible]

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SHEET TITLE

GEOMETRY PLAN

C6.0

S H E E T

SITE DATA TABLE	
BOUNDARY	1.57 ac
BUILDING	0.09 ac
POST SMF TOB	0.23 ac
PAVE / CURB	0.74 ac
GREEN	0.51 ac
I.S.R	67.69%
F.A.R	5.80%



LEGEND

	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	TRUNCATED DOMES DETECTABLE WARNING SURFACE (ADA COMPLIANT)
	SIDEWALK RAMP (SLIP RESISTANT) (ADA COMPLIANT)
	CURB TRANSITION
	BENCHMARK LOCATION

SIGN LEGEND

TAG	SIGN	
①		R1-1 (36"x36")
②	 	(12"x18") (12"x4")
③		R5-1 (30")
A	INDICATES SIGNS TO BE MOUNTED BACK TO BACK	

SITE SUMMARY

PARCEL SIZE: 1.57 ACRES

70 SEATS RESTAURANT

PARKING REQUIRED: $1445 / 50 = 29$ SPACES
(1445 S.F. CUSTOMER SERVICE AREA)
(PER L.D.C. SECTION 7.01.04 (A): 1 SPACE / 50 S.F. OF
CUSTOMER SERVICE AREA)

PARKING PROVIDED: 33 SPACES.

BICYCLE PARKING PROVIDED: 1 BIKE RACK (2 SACES)

GEOMETRY NOTES:

1. ALL CURB RADII ARE 4.5' UNLESS NOTED OTHERWISE.
2. REFER TO ARCHITECTURAL PLAN FOR EXACT BUILDING DIMENSIONS

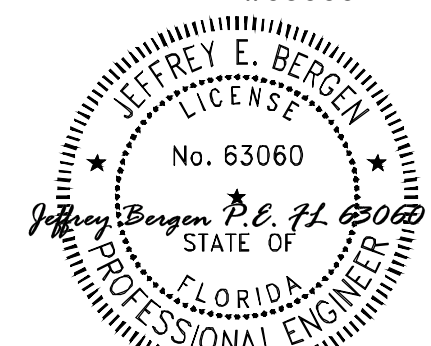


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FL. PE #63060



JEFFREY E. BERGEN, PE
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JEFFREY E. BERGEN, PE ON
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JASZ GROUP, INC.
11315 BUSINESS PARK BLVD
JACKSONVILLE, FLORIDA
32256

PROPOSED ZAXBY'S
RESTAURANT

1905 SOUTH 14TH
STREET, FERNANDINA
BEACH, FL 32034

DATE : 10/6/23

PROJECT NO. : 190133

DESIGNED BY : JEFFREY E. BERGEN, PE

DRAWN BY : DM

SCALE : 1"=20'

[illegible]

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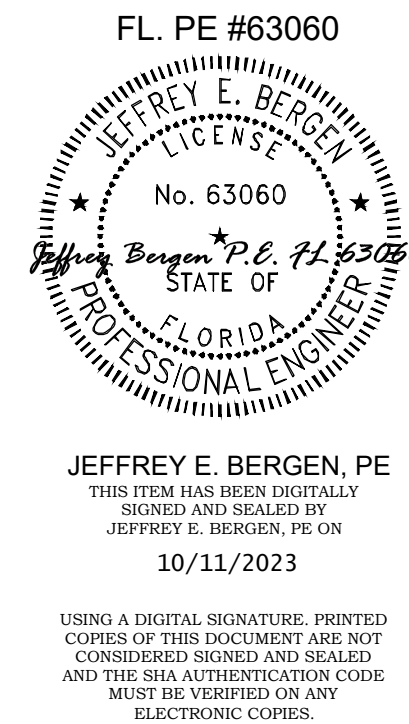
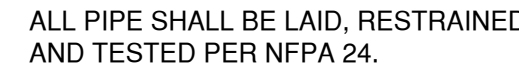
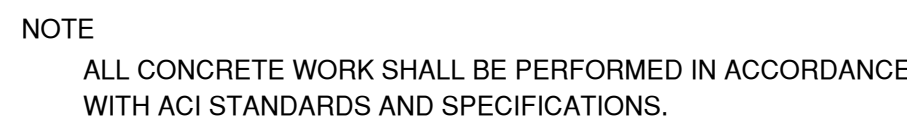
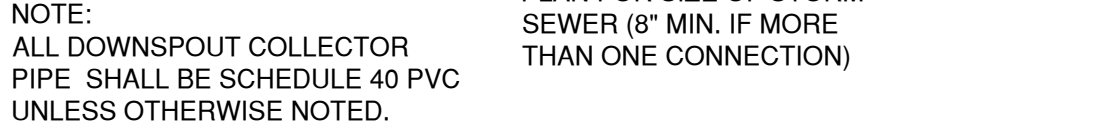
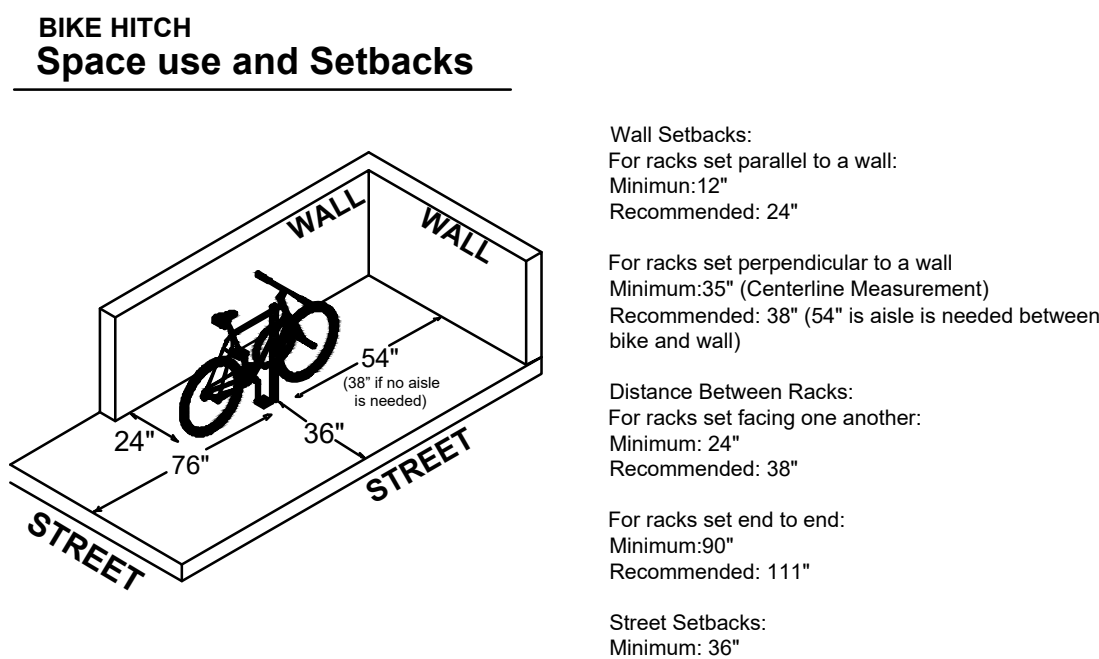
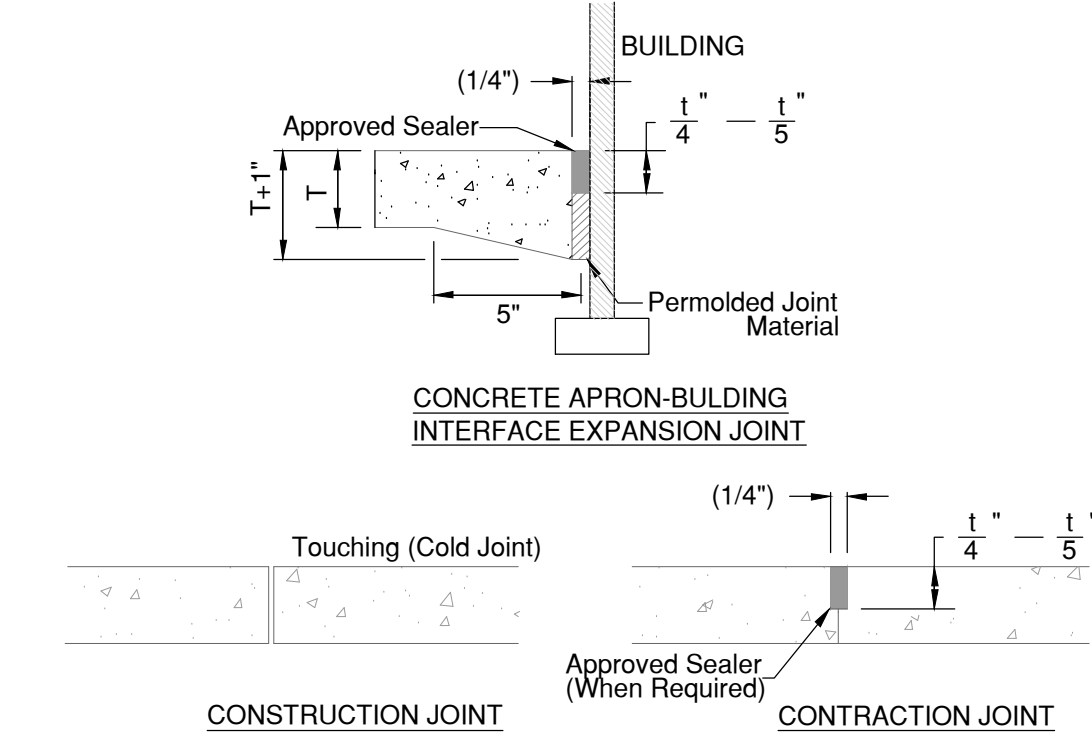
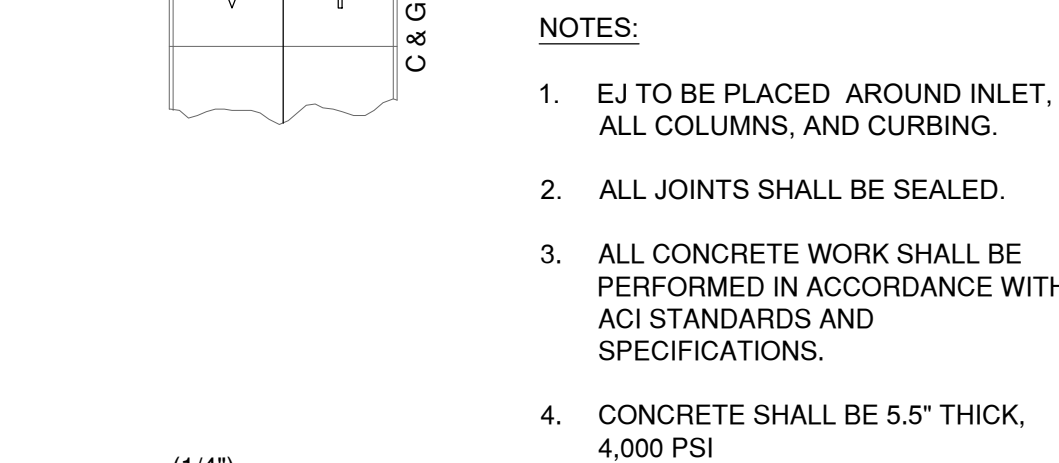
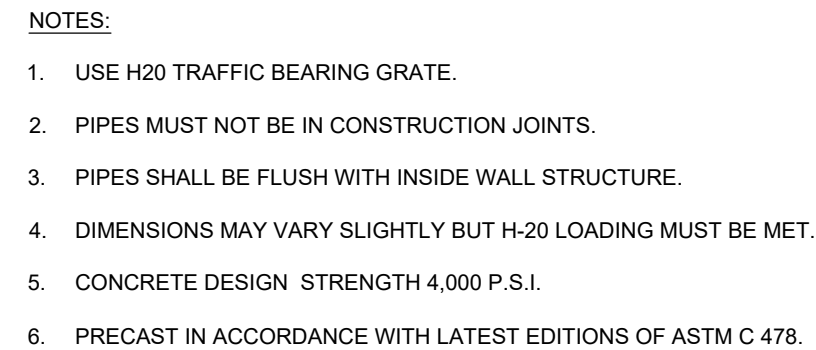
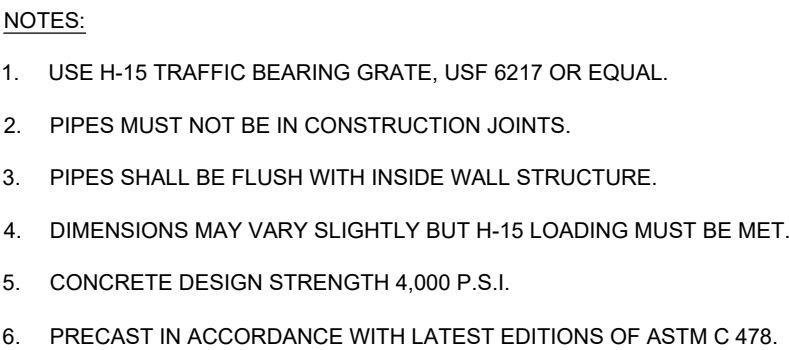
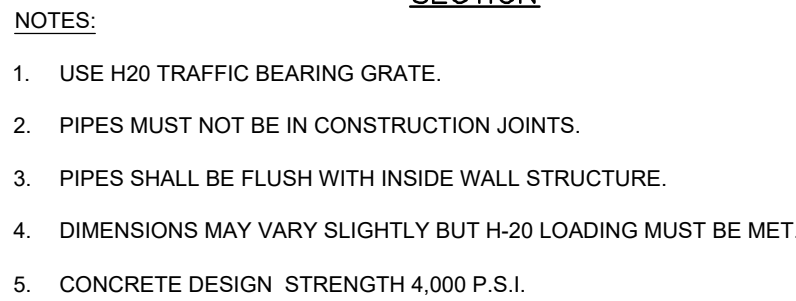
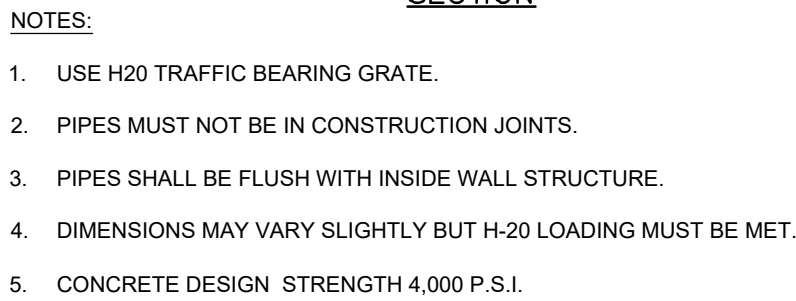
SHEET TITLE

UTILITY PLAN

C8.0

S H E E T





PROPOSED ZAXBY'S RESTAURANT

DATE : 10/6/23
PROJECT NO. : 190133
DESIGNED BY : JEFFREY E. BERGEN, PE
DRAWN BY : DM
SCALE : N.T.S.

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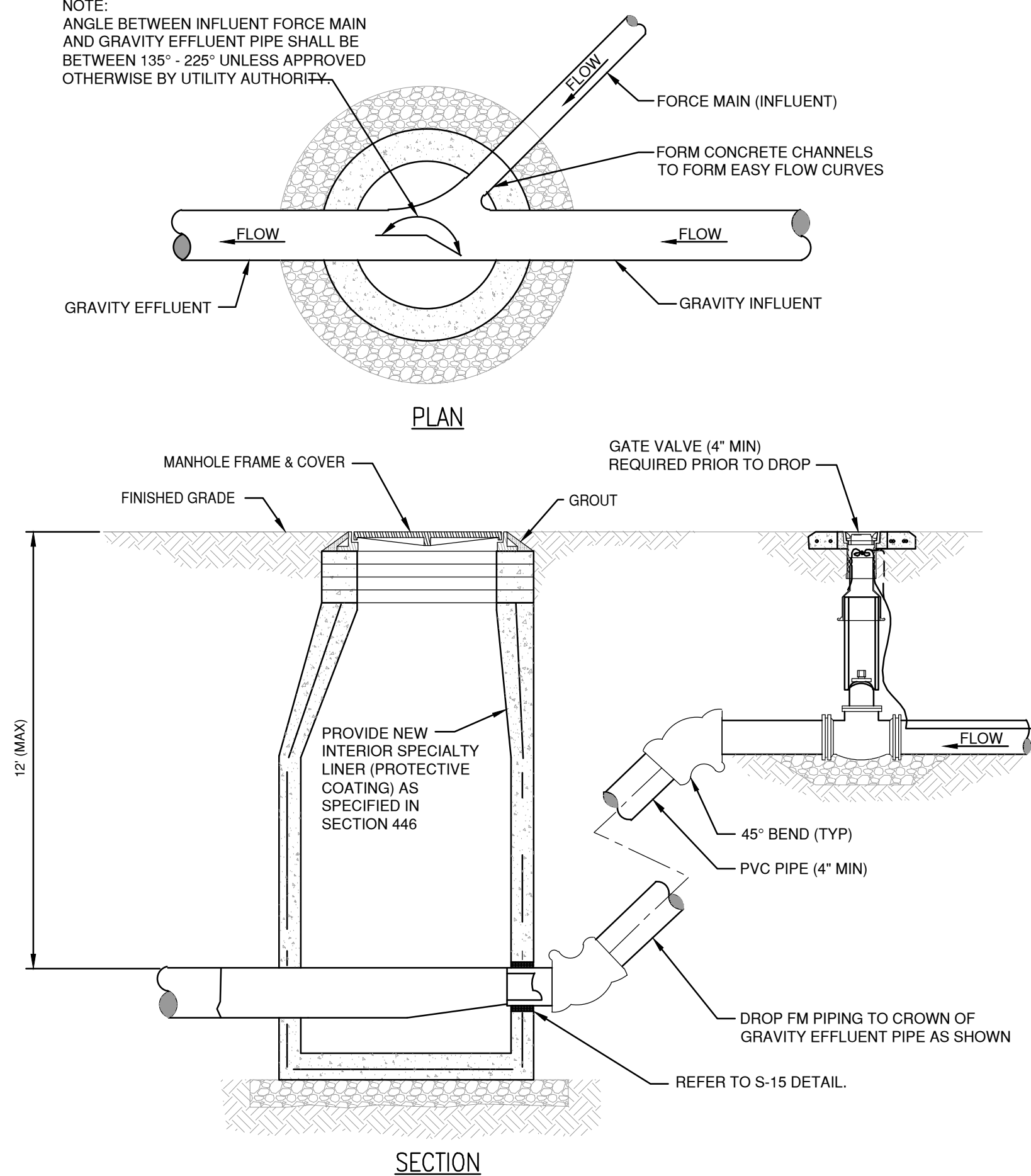
SHEET TITLE

CONSTRUCTION DETAILS

C10.0

S H E E T

NOTE:
ANGLE BETWEEN INFLUENT FORCE MAIN
AND GRAVITY EFFLUENT PIPE SHALL BE
BETWEEN 135° - 225° UNLESS APPROVED
OTHERWISE BY UTILITY AUTHORITY.

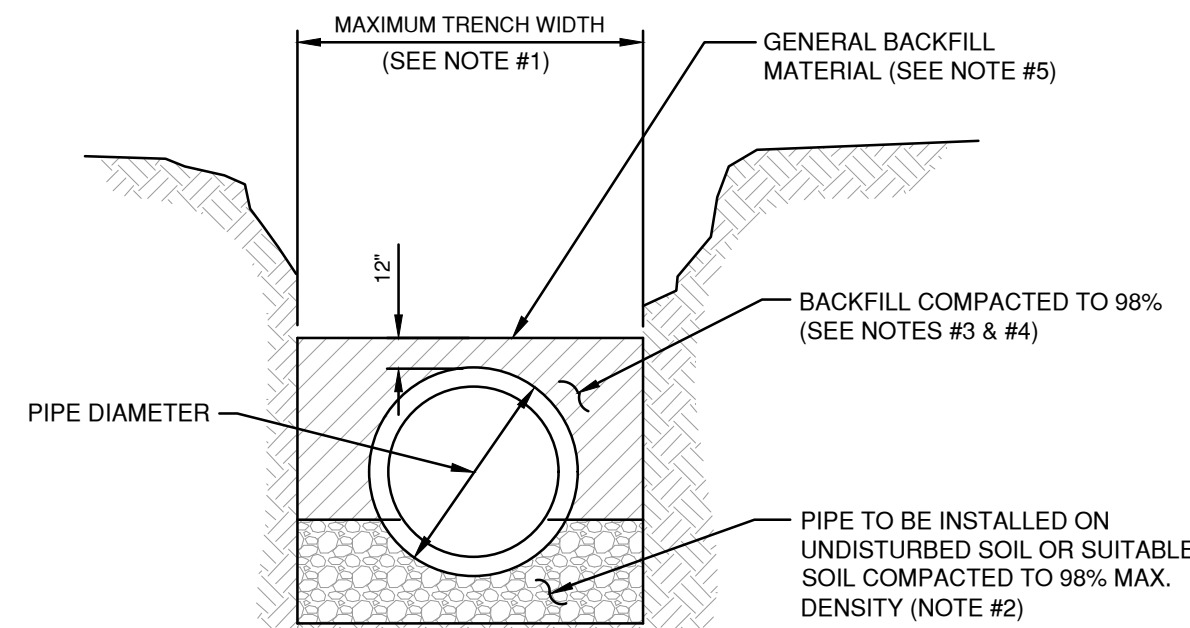


TYPICAL FORCE MAIN CONNECTION TO MANHOLE

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 UTILITY AUTHORITY 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 EFFLUENT WATER. UTILITY EQUIPMENT LOCATED INSIDE AN INSIDE DIAMETER OF THREE (3) INCHES OR GREATER, IN ADDITION, THE PHRASE " RECLAIMED WATER " REFERS TO THE WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
2. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE (3) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER.
3. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX (6) FEET, AND PREFERABLY TEN (10) FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS MAY BE REDUCED TO THREE (3) FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX (6) INCHES ABOVE THE TOP OF THE SEWER (SPECIAL CASE).
4. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX (6) INCHES, AND PREFERABLY TWELVE (12) INCHES, ABOVE OR AT LEAST TWELVE (12) INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
5. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS A LEAST TWELVE (12) INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
6. AT THE UTILITY CROSSINGS DESCRIBED IN NOTES 4 AND 5 ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE (3) FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER, AND AT LEAST SIX (6) FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINE CONVEYING RECLAIMED WATER.
7. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SO THAT THE HYDRANTS ARE AT LEAST THREE (3) FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER; AT LEAST THREE (3) FEET, AND PREFERABLY TEN (10) FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX (6) FEET, AND PREFERABLY TEN (10) FEET, FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER OR WASTEWATER FORCE MAIN.
8. WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN THE OTHER PIPELINE, THE CONTRACTOR SHALL CONSULT THE DESIGN ENGINEER TO OBTAIN APPROVAL OF ANY ALTERNATIVE CONSTRUCTION METHODS, PRIOR TO CONSTRUCTION.

NOTES ON UTILITY SEPARATION REQUIREMENTS - SEWER



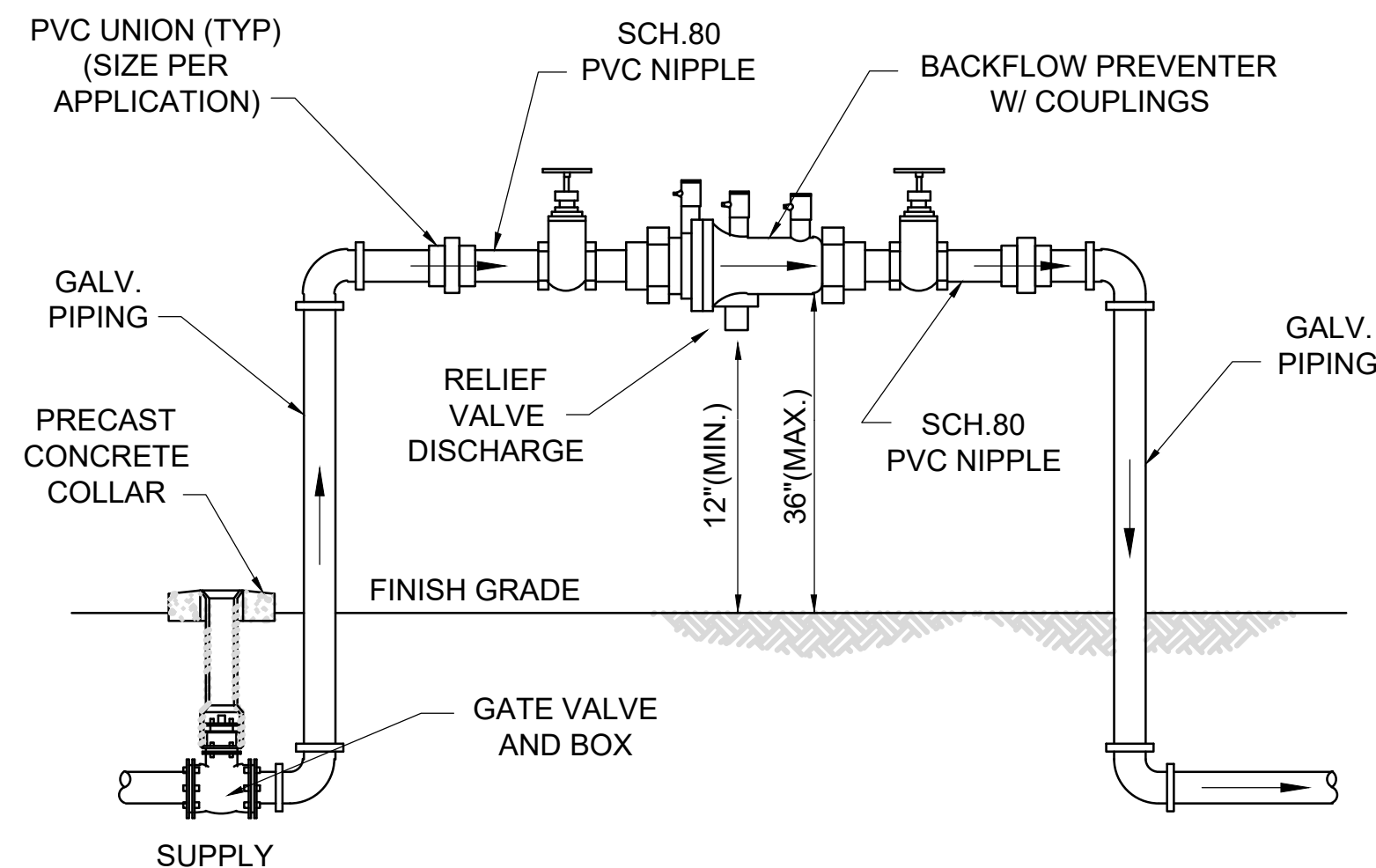
TYPICAL TRENCH

NOTES:

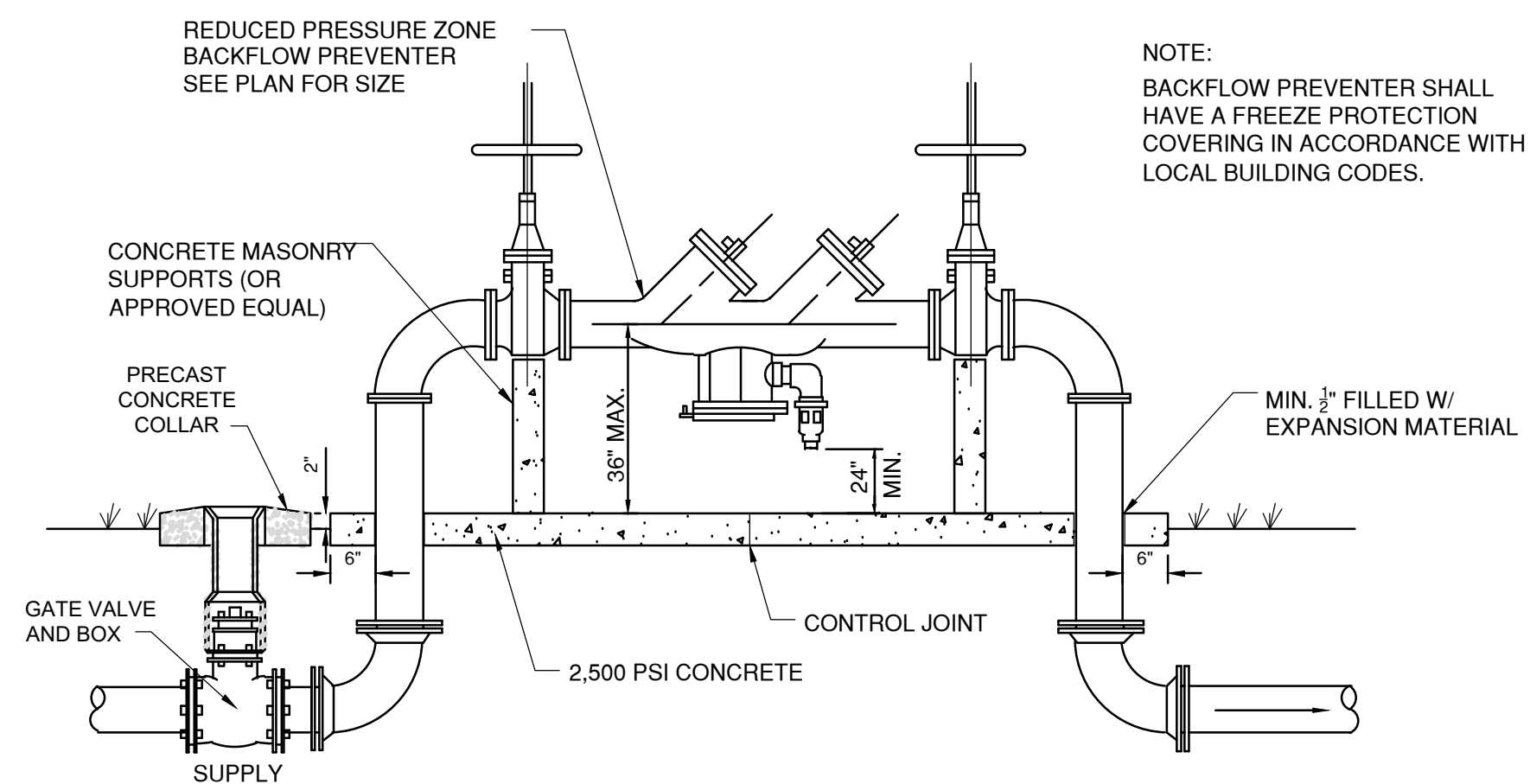
1. TRENCH SIDES SHALL BE APPROXIMATELY VERTICAL BETWEEN AN ELEVATION OF 1' FOOT ABOVE THE TOP OF THE PIPE AND THE CENTER LINE OF THE PIPE; OTHERWISE, TRENCH SIDES SHALL BE AS VERTICAL AS POSSIBLE OR AS REQUIRED BY OSHA STANDARDS. REFER TO THE MEASUREMENT AND PAYMENT SCHEDULE (SECTION #001, PARAGRAPH #4)) TO DETERMINE MAXIMUM PAYLINE WIDTHS.
2. BELL HOLE SHALL BE DUG TO PERMIT THE ENTIRE STRAIGHT BARREL OF THE PIPE TO REST ON THE UNDISTURBED TRENCH BOTTOM. BOLLERS OR LOOSE ROCKS LARGER THAN 3/4 INCH IN SIZE WILL NOT BE PERMITTED IN BACKFILL UP TO 1 FOOT ABOVE THE TOP OF THE PIPE.
3. BACK FILL MATERIAL UP TO A LEVEL OF 1 FOOT OVER THE PIPE SHALL CONSIST OF AASHTO CLASS A-3 SOIL (SUITABLE SOIL) AND SHALL EXCLUDE CLAY MATERIALS AND LOOSE ROCKS LARGER THAN 3/4 INCH SIZE.
4. BACKFILL MATERIAL UP TO A LEVEL 1 FOOT OVER THE TOP OF PIPE OR BOTTOM OF STRUCTURES SHALL BE PLACED IN 6 INCH COMPACTED THICKNESS LAYERS AND SHALL BE COMPACTED TO 98% OF ITS MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST, ASTM D1557.
5. SEE "EXCAVATION AND EARTHWORK", SECTION 408 FOR ADDITIONAL REQUIREMENTS INCLUDING REMOVAL AND REPLACEMENT OF UNSUITABLE SOILS, DEWATERING, COMPACTION REQUIREMENTS AND DENSITY TESTING OF COMPACTED SOILS.

OPEN CUT TRENCH FOR PRESSURE PIPE

IN CITY RIGHT -OF-WAY



REDUCED PRESSURE BACKFLOW PREVENTER
2" DIAMETER AND SMALLER
(INSULATED)



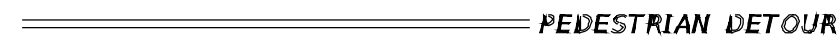
REDUCED PRESSURE BACKFLOW
PREVENTER - SIZES 3" & ABOVE
(INSULATED)
NTS

 **Work Area**
 **Channelizing Device (See Index 102-600)**
 **Work Zone Sign**
 **Lane Identification and Direction of Traffic**



LAST REVISION 11/01/21	DESCRIPTION:	 FY 2023-24 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX 102-613	SHEET 1 of 5
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 Work Area
 Work Zone Sign
 Pedestrian Longitudinal Channelizing Device (LCD)
 Lane Identification and Direction of Traffic



W = WIDTH OF OFFSET IN FEET S = POSTED SPEED LIMIT	CONTACT MASON BOYD AT 255-7549 A MINIMUM OF 48 HOURS PRIOR TO WORKING NEAR A SIGNALIZED INTERSECTION.
--	--

* SPEED CATEGORY TO BE DETERMINED BY HIGHWAY AGENCY
 ** DISTANCES ARE SHOWN IN METERS (FEET). THE COLUMN HEADING A, B, AND C ARE THE DIMENSIONS SHOWN IN FIGURES 6H-1 THROUGH 6H-46 OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE A DIMENSION IS THE DISTANCE FROM THE TRANSITION OR POINT OF RESTRICTION TO THE FIRST SIGN. THE B DIMENSION IS THE DISTANCE BETWEEN THE FIRST AND SECOND SIGNS. THE C DIMENSION IS THE DISTANCE BETWEEN THE SECOND AND THIRD SIGNS. (THE THIRD SIGN IS THE FIRST ONE IN THE THREE-SIGN SERIES ENCOUNTERED BY A DRIVER APPROACHING A TEMPORARY TRAFFIC CONTROL ZONE).
 NOTE: LONGITUDINAL DIMENSIONS ARE TO BE ADJUSTED TO FIT FIELD CONDITIONS. SEE FDOT INDEX NO. 600

S = POSTED SPEED LIMIT

13. TRAFFIC SIGNAL VEHICLE LOOPS SHALL BE RESTORED TO PROPER OPERATION WITHIN 36 HOURS OF BEING DESTROYED OR DAMAGED. CONTACT MASON BOYD AT 255-7549 A MINIMUM OF 48 HOURS PRIOR TO WORKING NEAR A SIGNALIZED INTERSECTION.



-  Work Area
-  Channelizing Device (See Index 102-600)
-  Work Zone Sign
-  Arrow Board
-  Lane Identification and Direction of Traffic

1. L = Taper Length
 B = Buffer Length
 X = Work Zone Sign Distance
 See Index 102-600 for "L", "B", "X", and channelizing device spacing values.
2. On undivided highways the median signs as shown are to be omitted.
3. On limited access facilities, omit "Right Shoulder Closed" signs (W21-54) and associated work zone sign spacing distances.
4. If the paved shoulder is less than 4' in width, omit the taper and channelizing devices from the paved shoulder.
5. The "Stopping Flares Doubled When Workers Present" signs (M27-13-06) and "End Road Work Signs (E23-2) and "Right Shoulder Closed" (W21-54) along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less. For Single Lane Closures, arrow boards and buffer (B) may also be omitted when the work operation will be in place for 60 minutes or less and the speed limit is 45 mph or less.
6. Use inverted plan of the illustrations for work on left side of roadway.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.

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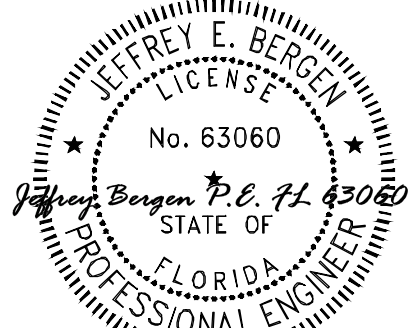


GBA

Goodson Bergen
and Associates

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FL. PE #63060



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11315 BUSINESS PARK BLVD
JACKSONVILLE, FLORIDA
32256

PROPOSED ZAXBY'S RESTAURANT

1905 SOUTH 14TH
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BEACH, FL 32034

DATE : 10/6/23

PROJECT NO. : 190133

DESIGNED BY : JEFFREY E. BERGEN, PE

DRAWN BY : DM

SCALE : 1"=20'

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SHEET TITLE

STORMWATER POLLUTION PREVENTION PLAN

C15.0

S H E E T

NOTES :

1. PROPOSED INLETS SHALL RECEIVE INLET PROTECTION AFTER INSTALLATION AND MAINTAINED UNTIL THE SITE IS STABILIZED TO ELIMINATE TURBID RUNOFF.
2. SILT FENCING AND OTHER SEDIMENT CONTROLS SHALL BE PLACED IN AREAS WHERE OFFSITE DISCHARGE OF SEDIMENT MAY OCCUR. THE CONTRACTOR MAY ADJUST AND LIMIT THE LOCATION OF SILT FENCING TO ONLY THOSE AREAS IN WHICH THESE CONDITIONS MAY OCCUR IN ACCORDANCE WITH THEIR OWN SWPPP, AS PREPARED IN THEIR NPDES PERMIT APPLICATION.
3. CONTRACTOR SHALL INSTALL TURBIDITY BARRIER / SILT FENCE AS NEEDED TO CONTROL SEDIMENTATION / TURBID RUNOFF FROM THE PROJECT / IMPROVEMENT AREA.
4. NOTICE OF INTENT (NOI) AND REQUESTS FOR INSPECTION SHOULD BE SENT TO THE CITY OF JACKSONVILLE - ENVIRONMENTAL QUALITY DIVISION, EROSION & SEDIMENT CONTROL AT ESC@COJ.NET OR BY CALLING (904) 255-7100.

LEGEND

 SF  SILT FENCE
 TB  TURBIDITY BARRIER
 INLET SEDIMENT PROTECTION



[illegible]

PROJECT: PROPOSED ZAXBY'S RESTAURANT AT FERNANDINA BEACH

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM

TO BE COMPLETED EVERY 7 DAYS AND WITHIN 24 HOURS OF
A RAINFALL EVENT OF 0.25 INCHES OR MORE

INSPECTOR: _____ DATE: _____

INSPECTOR'S QUALIFICATIONS:

DAYS SINCE LAST RAINFALL: _____ AMOUNT OF LAST RAINFALL _____ INCHES

STABILIZATION MEASURES

INSPECTION AREA (DESCRIPTION OF LOCATION)	DATE SINCE LAST DISTURBED	DATE OF NEXT DISTURBANCE	STABILIZED ? (YES/NO)	STABILIZED WITH	CONDITION

STABILIZATION REQUIRED:

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

PAGE 1 OF 4

PROJECT: PROPOSED ZAXBY'S RESTAURANT AT FERNANDINA BEACH

STORM WATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT FORM

STRUCTURAL CONTROLS

DATE: _____

EARTH DIKES/SWALES

DIKE OR SWALE	FROM	TO	IS DIKE/SWALE STABILIZED ?	IS THERE EVIDENCE OF WASHOUT OR OVERTOPPING

MAINTENANCE REQUIRED FOR EARTH DIKE/SWALE:

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

CATCH BASIN/CURB INLET/OUTFALL TURBIDITY CONTROLS

STRUCTURE/ OUTFALL	ARE TURBIDITY CONTROLS IN PLACE	ANY EVIDENCE OF CLOGGING/WASHOUT OR BYPASSING ?	ARE TURBIDITY CONTROLS IN NEED OF REPLACING	DOES SILT NEED TO BE REMOVED FROM AROUND CONTROL

MAINTENANCE REQUIRED FOR CATCH BASIN/CURB INLETS/OUTFALLS TURBIDITY CONTROLS:

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

PROJECT: PROPOSED ZAXBY'S RESTAURANT AT FERNANDINA BEACH

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM
SEDIMENT BASIN

DEPTH OF SEDIMENT IN BASIN	DEPTH OF SEDIMENT SIDE BASIN	ANY EVIDENCE OF OVERTOPPING OF THE EMBANKMENT ?	CONDITION OF OUTFALL FROM SEDIMENT BASIN

MAINTENANCE REQUIRED FOR SEDIMENT BASIN:

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

OTHER CONTROLS

STABILIZED CONSTRUCTION ENTRANCE

DOES MUCH SEDIMENT GET TRACKED ON TO ROAD ?	IS THE GRAVEL CLEAN OR IS IT FILLED WITH SEDIMENT?	DOES ALL TRAFFIC USE THE STABILIZED ENTRANCE TO LEAVE THE SITE ?	IS THE CULVERT BENEATH THE ENTRANCE WORKING? (IF APPLICABLE)

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION ENTRANCE:

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

PROJECT:PROPOSED ZAXBY'S RESTAURANT AT FERNANDINA BEACH

STORM WATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT FORM

CHANGES REQUIRED TO THE POLLUTION PREVENTION PLAN:

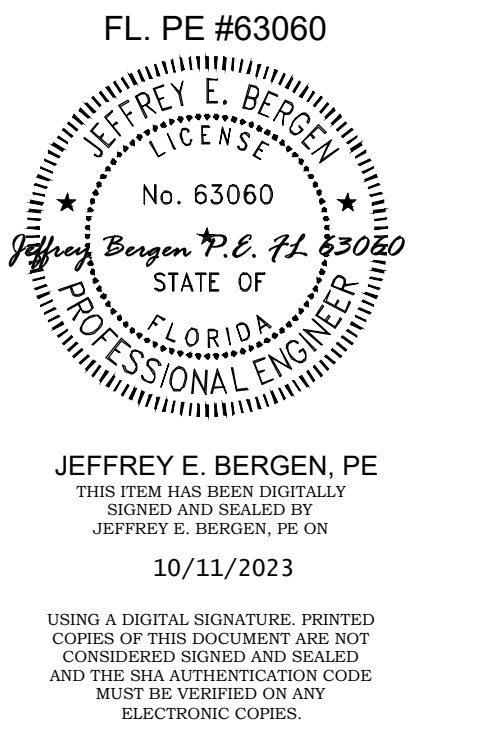
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SIGNATURE: _____

DATE: _____

PAGE 4 OF 4



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NPDES DETAIL
SHEET #2

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jbergen@gbacivil.com

Vice President

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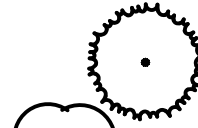
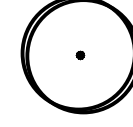
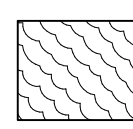
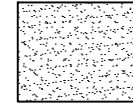
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Payment Events**Status****Timestamps**

Plant Schedule

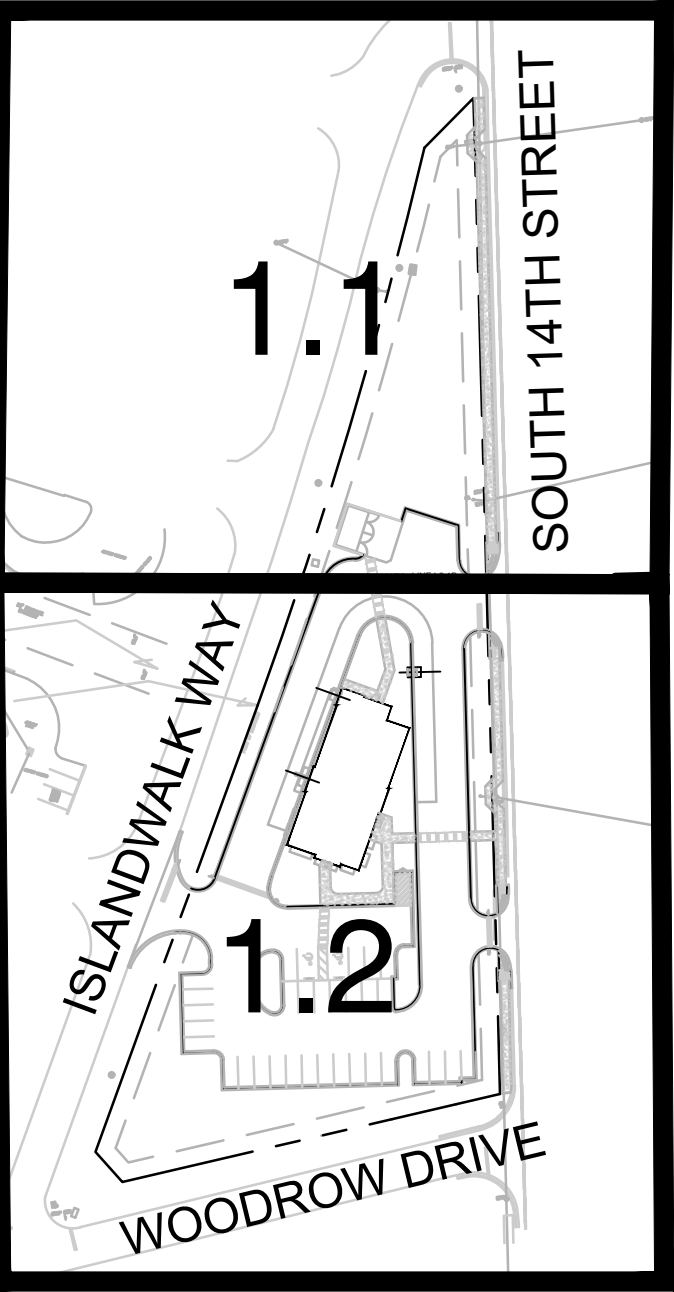
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	LT	3	LAGERSTROEMIA X 'TUSCARORA'	TUSCARORA CREPE MYRTLE	3" CAL., 10' HT & 4' SPRD, (3) 1" TRNKS
	QV	14	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	4" CAL., 12' HT, 5' SPRD, 5' CT MIN.
<u>SHRUBS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>REMARKS</u>
	IVO	260	ILEX VOMITORIA 'SHILLINGS DWARF'	DWARF YAUPON HOLLY	18' HT. & 18" SPD. MIN
	IFL	26	ILICIIUM FLORIDANUM	FLORIDA ANISE	36" HT & SPRD, FULL
	PMA	34	PODOCARPUS MACRO.	PODOCARPUS	36" HT & 18" SPD, FULL
	RIN	124	RAPHIOLEPSIS INDICA 'ROSE'	PINK INDIAN HAWTHORN	20" HT & SPRD, FULL
<u>GROUND COVERS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>REMARKS</u>
	SEC	158	SEASONAL COLOR	QTY = AREA IN SQUARE FEET	ANNUALS PER SEASON
	SOD3	8,939 SF	STENOTAPHRUM SEC. 'PALMETTO'	PALMETTO ST. AUGUSTINE	2" -3" THICK, FRESH, WEED FREE

Fernandina Beach Tree Data

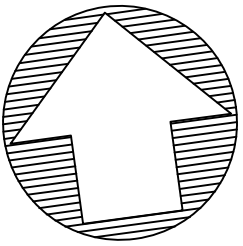
REMOVED TREES		REMAINING TREES		OFF PROPERTY TREES	
INCHES	TREE	INCHES	TREE	INCHES	TREE
16	OAK	12	MAPLE	13	PALM
9	MAPLE	6	MAPLE	11	PALM
6	ELM	15	PALM	17	PALM
6	ELM	24	OAK	15	PALM
6	ELM	8	OAK	TOTAL	56
5	ELM	16	OAK		
5	ELM	6	OAK		
4	ELM	20	DBL OAK		
4	ELM	6	OAK		
4	ELM	22	DBL OAK		
4	ELM	14	OAK		
14	OAK	14	OAK		
13	OAK	10	PINE		
15	OAK	22	DBL OAK		
14	OAK	8	OAK		
11	OAK	8	OAK		
12	OAK	17	OAK		
18	OAK	17	OAK		
7	OAK	14	OAK		
7	OAK	15	OAK		
5	OAK	8	OAK		
9	OAK	14	CREPE MYRTLE		
6	OAK	13	CREPE MYRTLE		
8	OAK	10	CREPE MYRTLE		
12	CREPE MYRTLE	12	CREPE MYRTLE		
9	MAPLE	16	CREPE MYRTLE		
9	MAPLE	TOTAL	331		
8	MAPLE				
TOTAL					
224					

Fernandina Beach Code Requirements

GENERAL				
PROPERTY	QTY	UNIT	GREEN AREA	TREES
Overall	68380	SF	13676	46
BUFFERS				
None required				
TREES				
QTY	QTY	COMMON NAME	TYPE	NATIVE
SHADE	UNDER S			
	3	Lagerstroemia x	Under	N
	3	Ilex x attenuata	Under	Y
14		Quercus virginiana	Canopy	Y
26		Existing -See Tree Data	Canopy	Y
40	6			



KEY MAP: N.T.S.



General Legend

- L1.0 LANDSCAPE INDEX
- L1.1 TREE MITIGATION
- L1.2 TREE MITIGATION DETAILS
- L2.1 LANDSCAPE PLAN
- L2.2 LANDSCAPE DETAILS
- L2.3 LANDSCAPE SPECIFICATIONS

Date

Revision/Issue

No.

ZAXBY'S

FERNANDINA BEACH, FL

for JASZ GROUP, INC.

blueleaf

LANDSCAPE

BLUE LEAF LANDSCAPE

1540 PERSHING ROAD

JACKSONVILLE, FLORIDA, 32205

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MARGARET E. GAFFNEY-COOKE, RLA



Margaret E. Gaffney-Cooke

STATE OF FLORIDA

FL6666918

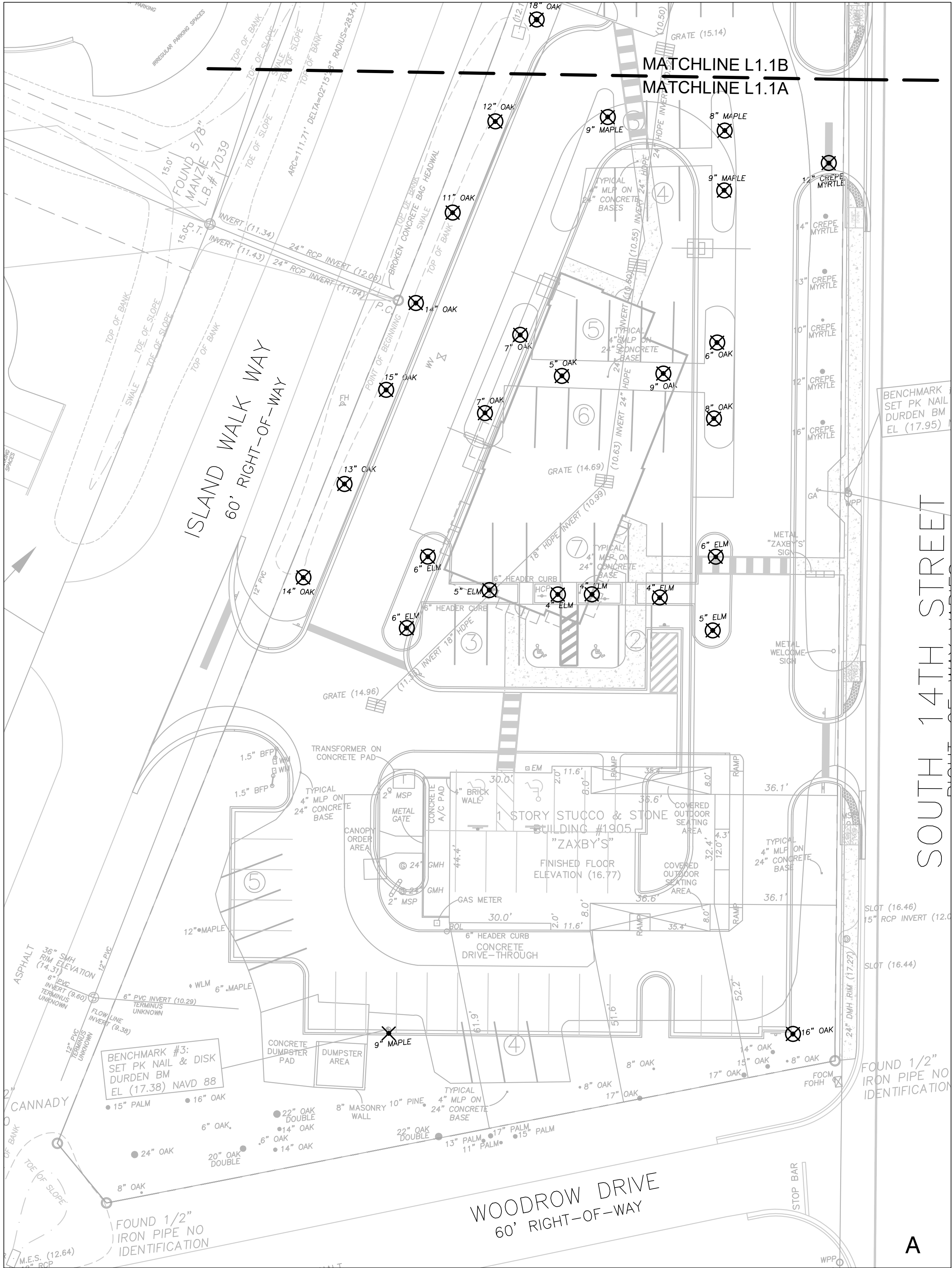
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9/12/2023

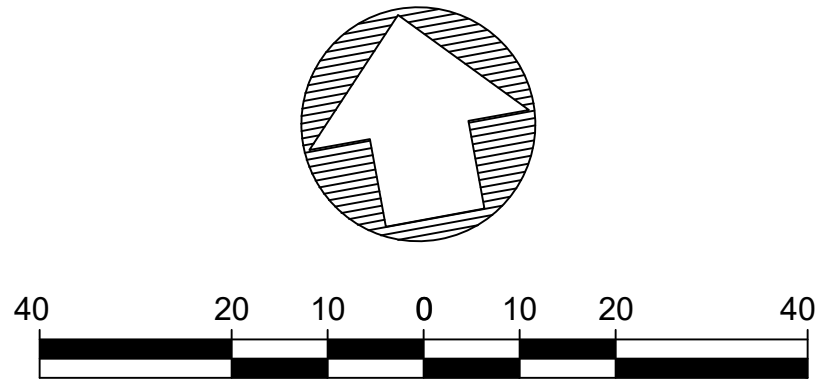
Scale

LANDSCAPE INDEX

L1.0



- GENERAL SYMBOL KEY
- PROTECTED TREE TO BE REMOVED
 -

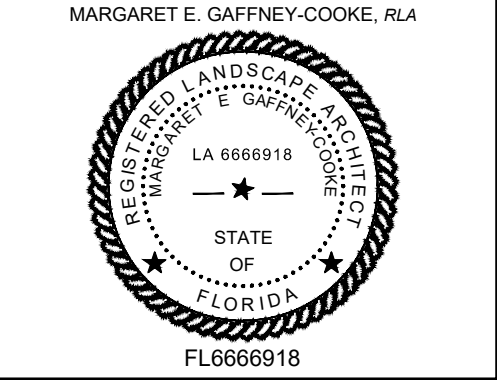


No.	Revision/Issue	Date

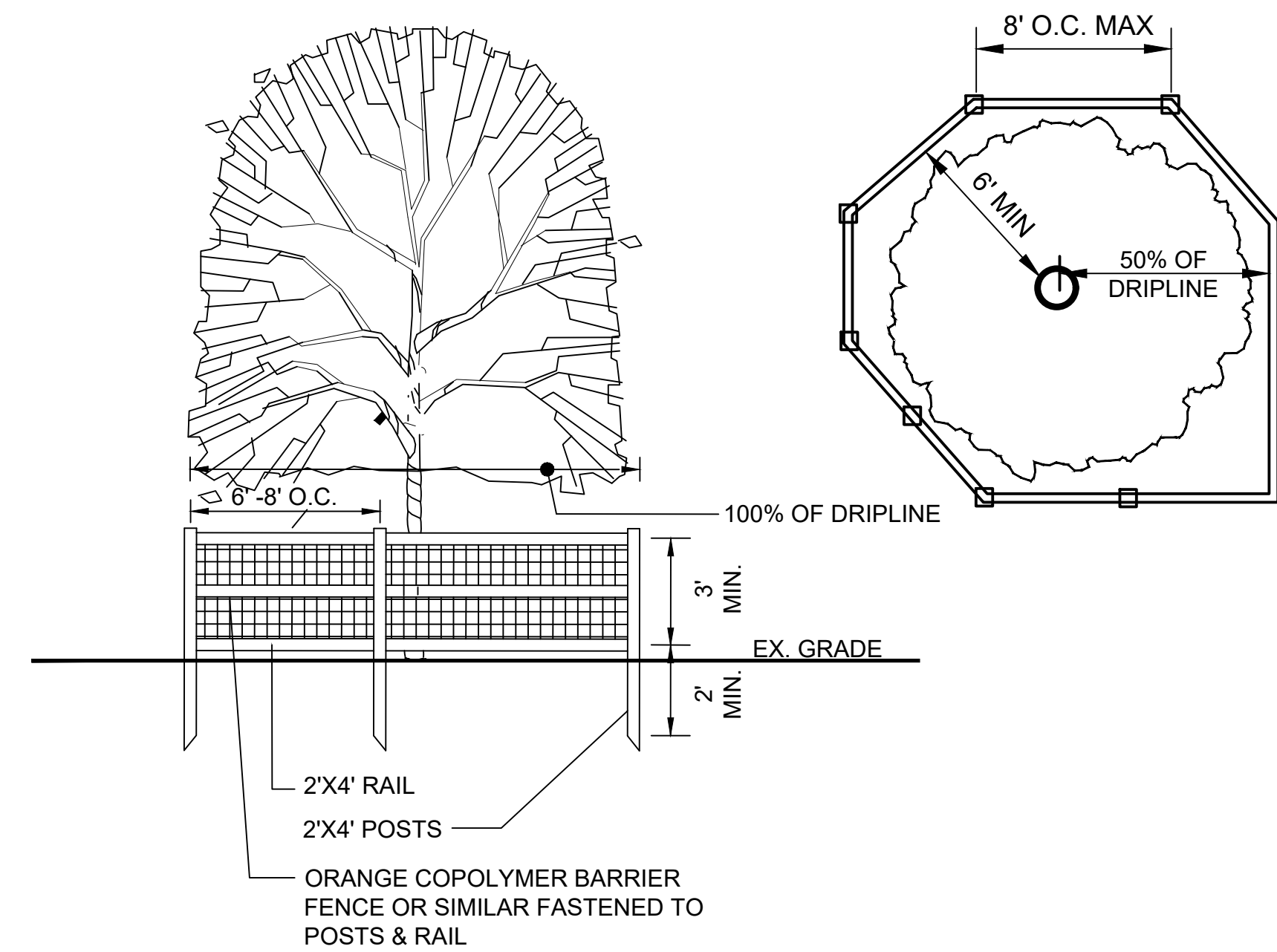
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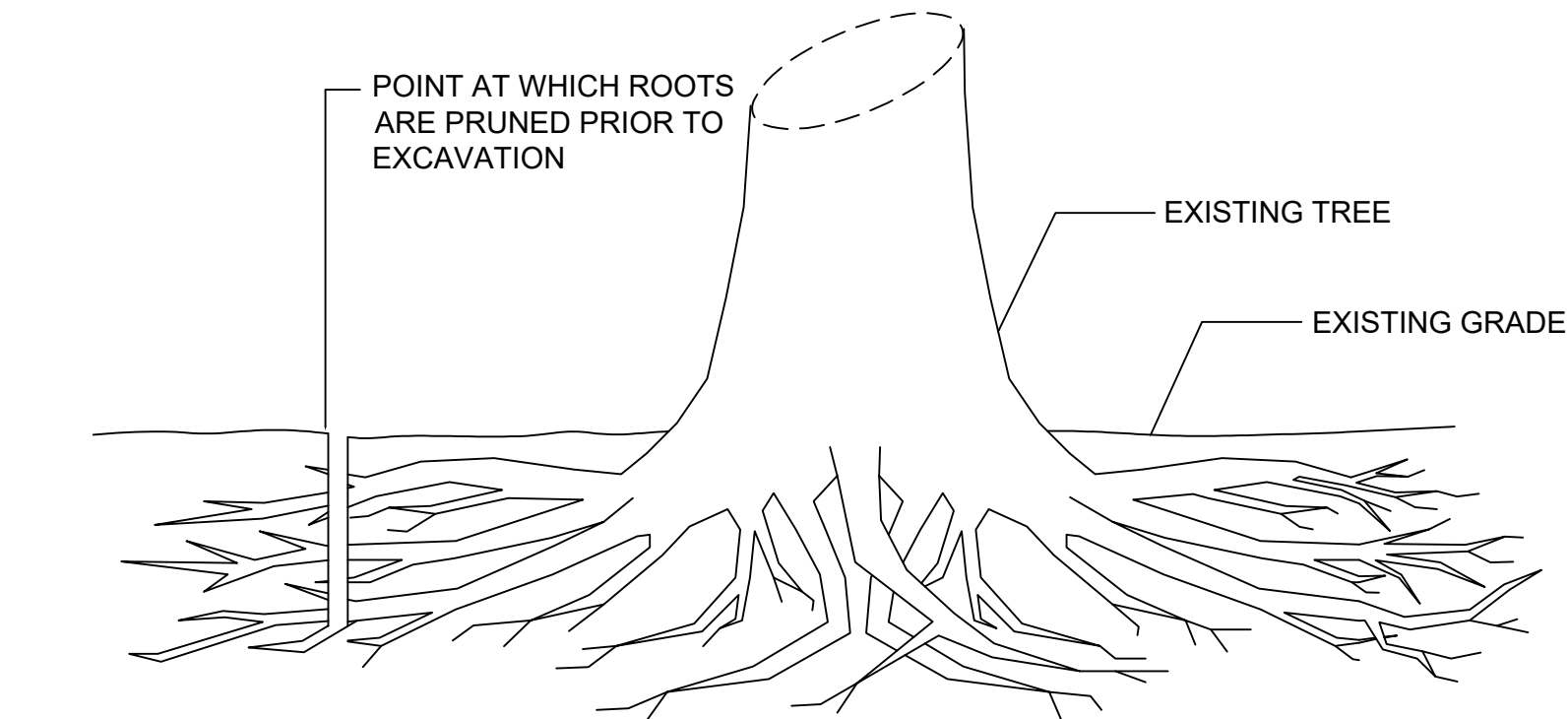
Date 9/12/2023	Scale 1"=20'
TREE MITIGATION L1.1	



- NOTES:
- THIS BARRICADE SHALL BE IN PLACE PRIOR TO LAND CLEARING AND CONSTRUCTION ACTIVITIES.
 - THE PROTECTED TREES TO BE SAVED SHALL BE PROVIDED WITH A PROTECTED TREE BARRICADE FENCE THAT INCLUDES 50% OF DRIP LINE. (COJ SEC.656.1213(C))
 - WHERE EXISTING TREES TO REMAIN ARE BEHIND SILT FENCE, TREE PROTECTION BARRICADE NOT REQUIRED.
 - CONTRACTOR SHALL NOT WORK, STORE MATERIALS, OR DISTURB AREA BEHIND SILT FENCE & TREE PROTECTION BARRICADE.

TREE PROTECTION

N.T.S.



DEPTH OF EXCAVATION
FOR PAVEMENT BASE AND
SUB-BASE MATERIAL

NOTE ON DISTURBANCE OF TREE ROOT ZONE

IF AND WHEN TRENCHING DOES OCCUR WITHIN THE DRIPLINE OF THE TREE THESE STEPS NEED TO BE TAKEN:

- 1) USE AN IRRIGATION OR ROOT-PRUNING TRENCHER TO CUT THE ROOTS AND IMMEDIATELY FOLLOW UP WITH A HANDSAW TO CLEANLY CUT ANY ROOT OVER 1" IN
- 2) NO ROOTS GREATER THAN 2" IN DIAMETER WILL BE CUT. 3). KEEP ALL MACHINERY OUTSIDE OF 100% OF THE DRIPLINE ZONE
- 4) SOIL USED TO FILL IN THE TRENCH SHOULD BE LIGHTLY COMPACTED TO ALLOW FOR AIR TO REACH THE ROOT ZONE.
- 5) IF REQUIRED BY MUNICIPALITY OR REQUESTED BY THE OWNER, INSTALL A 24" DEEP ROOT BARRIER NEEDS FOR EXISTING TREE IN CLOSE PROXIMITY TO A CURB.

TREE PRESERVATION NOTES

- 1) ALL PRESERVED TREES AND PRESERVED UNDERSTORY VEGETATION SHALL BE PROTECTED WITH A CONTINUOUS TREE PROTECTION BARRICADE AT THE EDGE OF THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL PRESERVE UNDERSTORY VEGETATION UNDER PRESERVED TREES. THE CONTRACTOR SHALL REMOVE ALL WEEDS, DEAD LIMBS, FALLEN BRANCHES AND TRASH IN PRESERVED AREAS. PROTECTED PRESERVED TREES SHALL BE TRIMMED PER ANSI STANDARDS.
- 2) THE CONTRACTOR PERFORMING THE SITE CLEARING SHALL BE RESPONSIBLE FOR ANY FINES LEVIED AND / OR MITIGATION REQUIRED BY LOCAL MUNICIPALITY FOR TREES DESIGNATED FOR PRESERVATION BY THIS PLAN WHICH ARE PURPOSELY OR OTHERWISE DESTROYED DURING THE SITE CLEARING ACTIVITIES.
- 3) NO CLEARING OPERATIONS SHALL COMMENCE PRIOR TO THE INSTALLATION OF TREE BARRICADES AROUND PRESERVED TREES AND UNDERSTORY VEGETATION.
- 4) THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IF ANY QUESTIONS ARISE CONCERNING THE REMOVAL OF ANY TREES.

EXISTING TREE -ROOT PRUNING DETAIL

N.T.S.

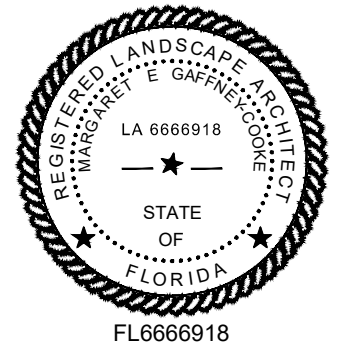
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Revision/Issue						
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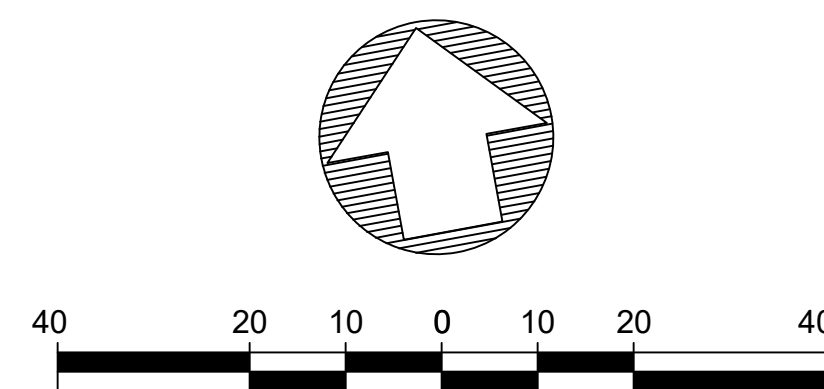
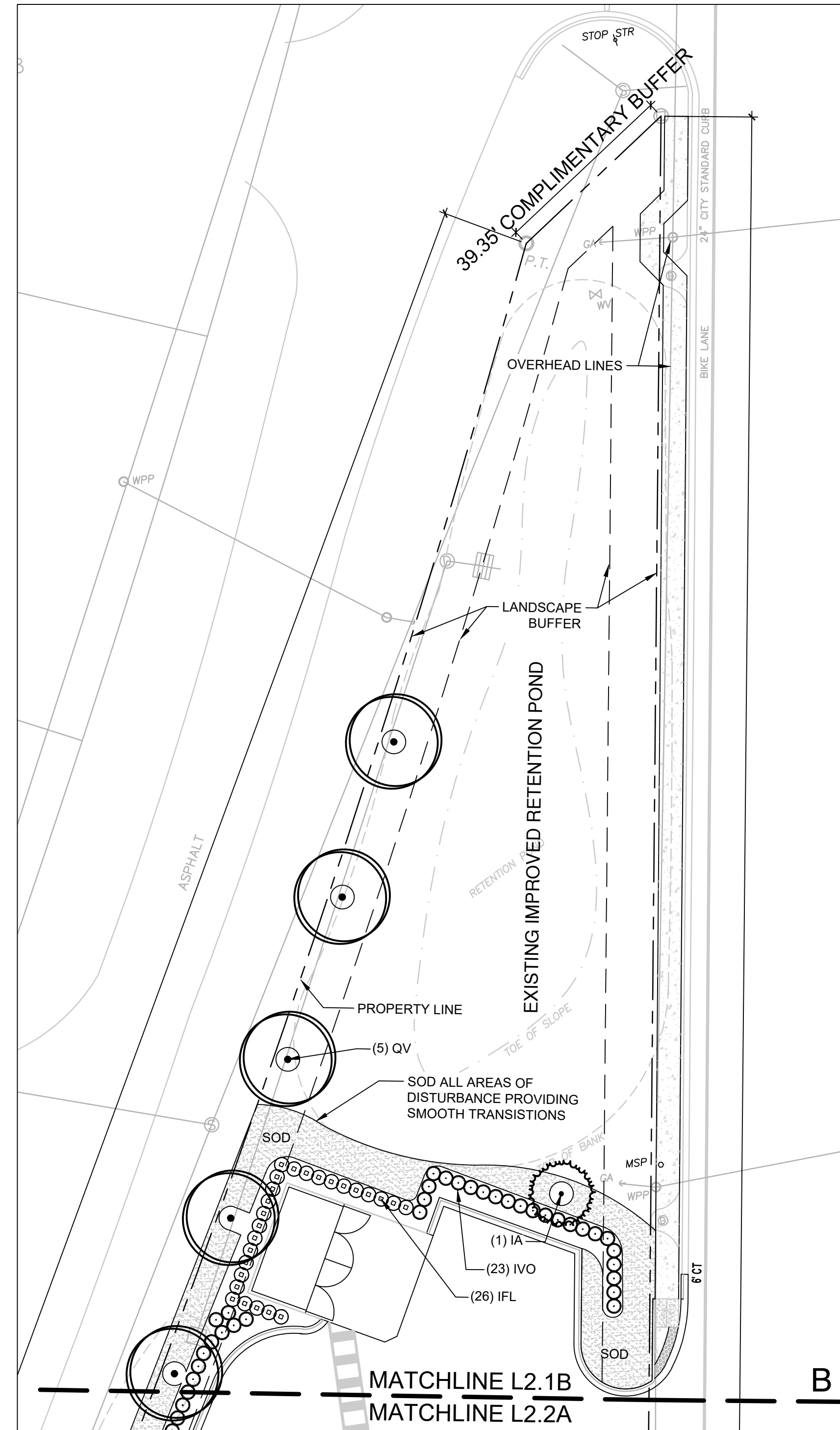
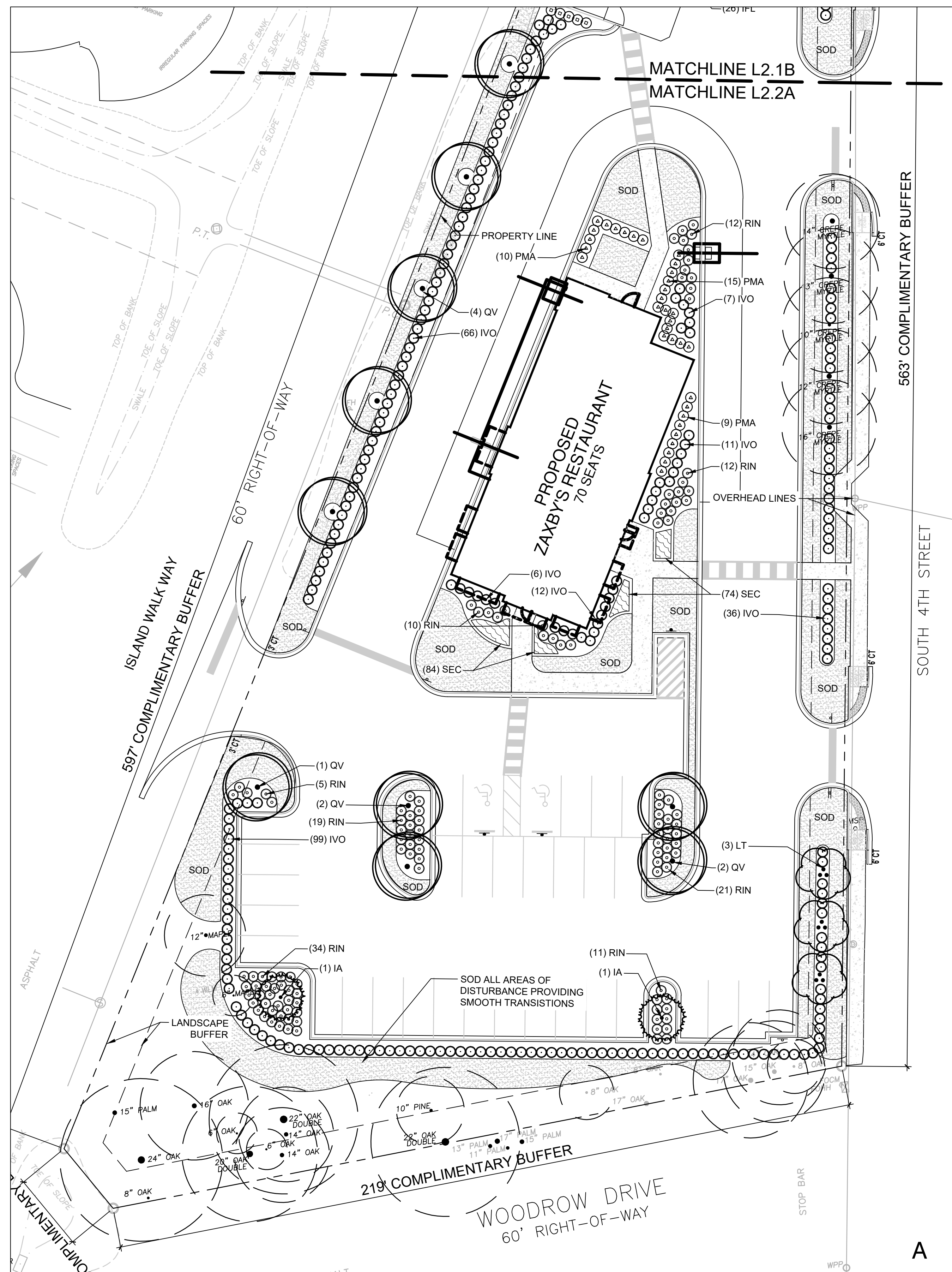
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MARGARET E. GAFFNEY-COOKE, RLA



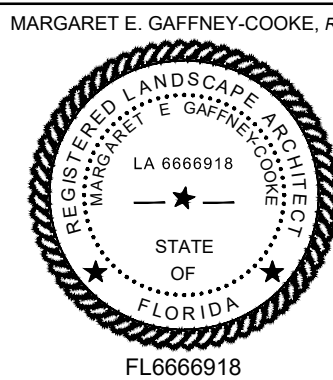
Date	Scale
9/12/2023	
TREE MITIGATION DETAILS	
L1.2	

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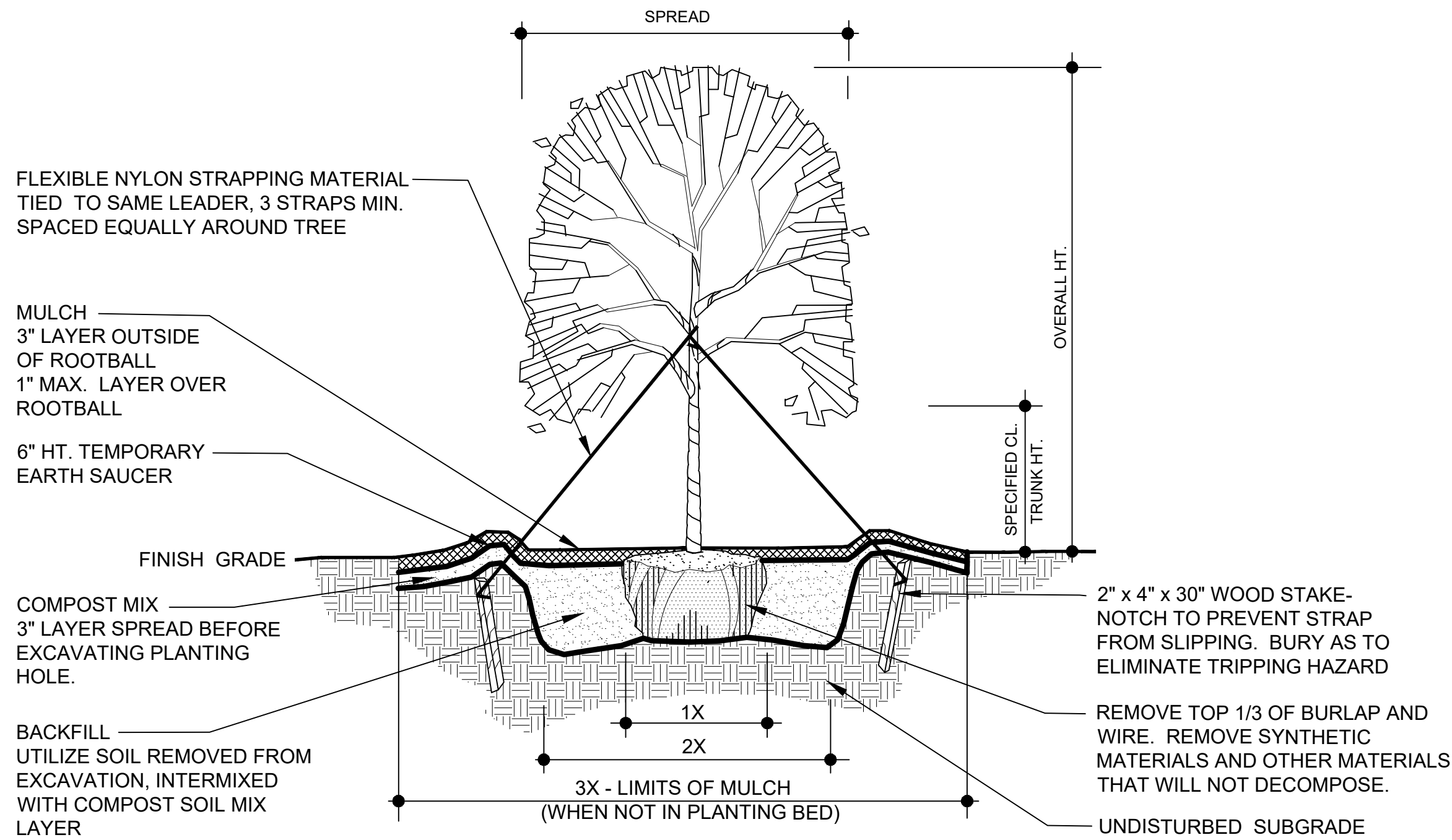


Date
9/12/2023

Scale
1" = 20'

LANDSCAPE PLAN

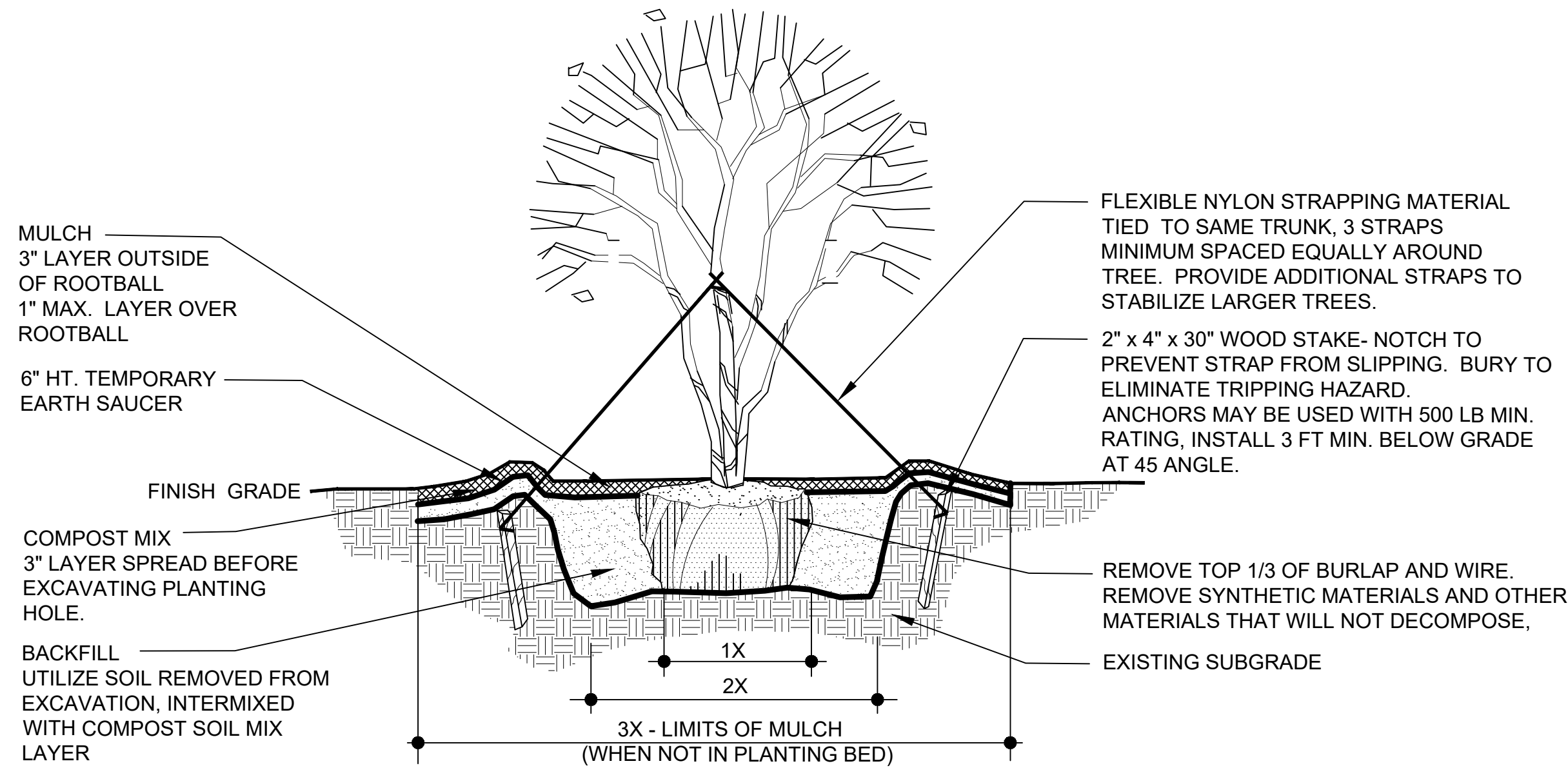
L2.1



NOTES:

- PLANT TOP OF ROOT BALL 2" ABOVE FINISH GRADE.
- BOTTOM OF ROOT BALL SHALL BE SEATED DIRECTLY ON UNDISTURBED SUBGRADE.
- TOPMOST ROOT-ROOT FLARE SHALL BE MADE VISIBLE PRIOR TO PLANTING.
- ROOT DEFECTS - INSPECT ROOT BALL FOR ROOT DEFECTS, CUT ROOTS WHERE THEY BEGIN TO KINK OR CIRCLE. ROOT BALL SHALL COMPLY WITH FLORIDA GRADES AND STANDARDS.
- STAKE ABOVE FIRST STRONG BRANCHES TO PROVIDE FIRM SUPPORT.

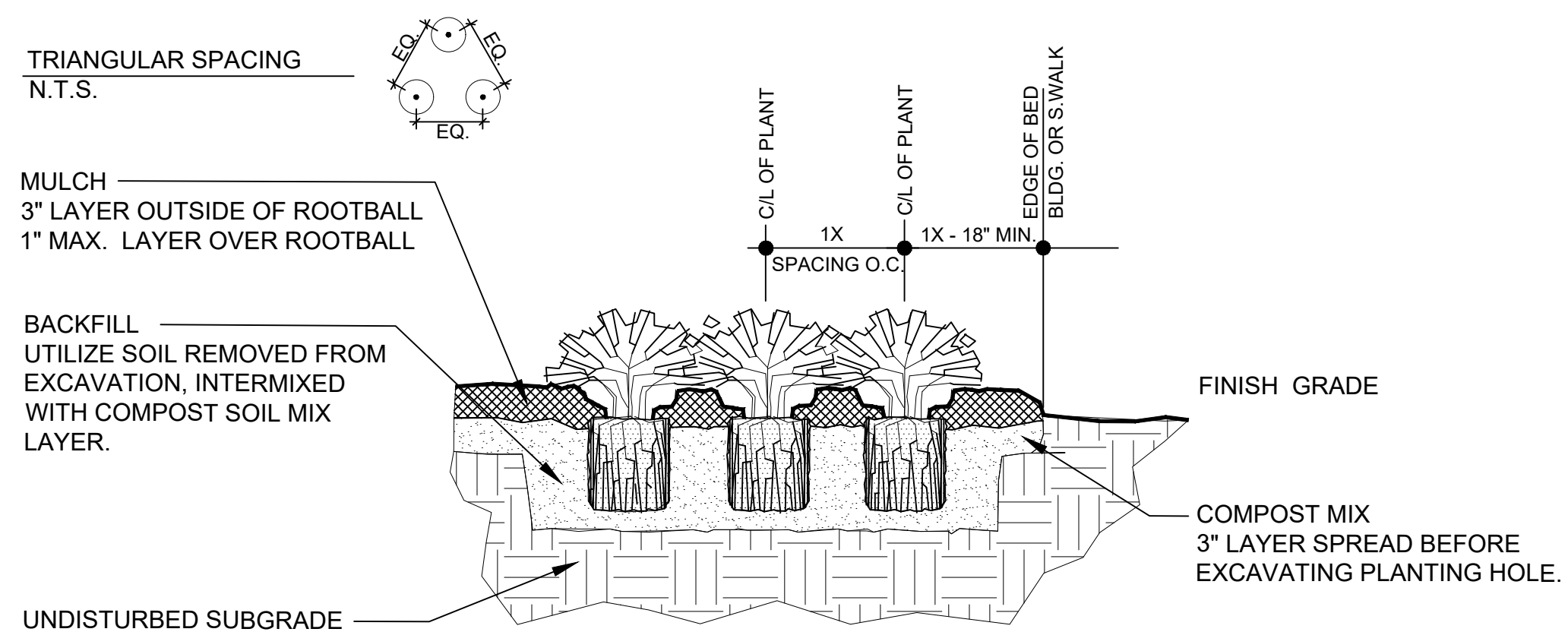
TREE PLANTING - SINGLE TRUNK
N.T.S.



NOTES:

- PLANT TOP OF ROOT BALL 2" ABOVE FINISH GRADE.
- BOTTOM OF ROOT BALL SHALL BE SEATED DIRECTLY ON UNDISTURBED SUBGRADE.
- TOPMOST ROOT-ROOT FLARE SHALL BE MADE VISIBLE PRIOR TO PLANTING.
- ROOT DEFECTS - INSPECT ROOT BALL FOR ROOT DEFECTS, CUT ROOTS WHERE THEY BEGIN TO KINK OR CIRCLE. ROOT BALL SHALL COMPLY WITH FLORIDA GRADES AND STANDARDS.
- STAKE ABOVE FIRST STRONG BRANCHES TO PROVIDE FIRM SUPPORT.

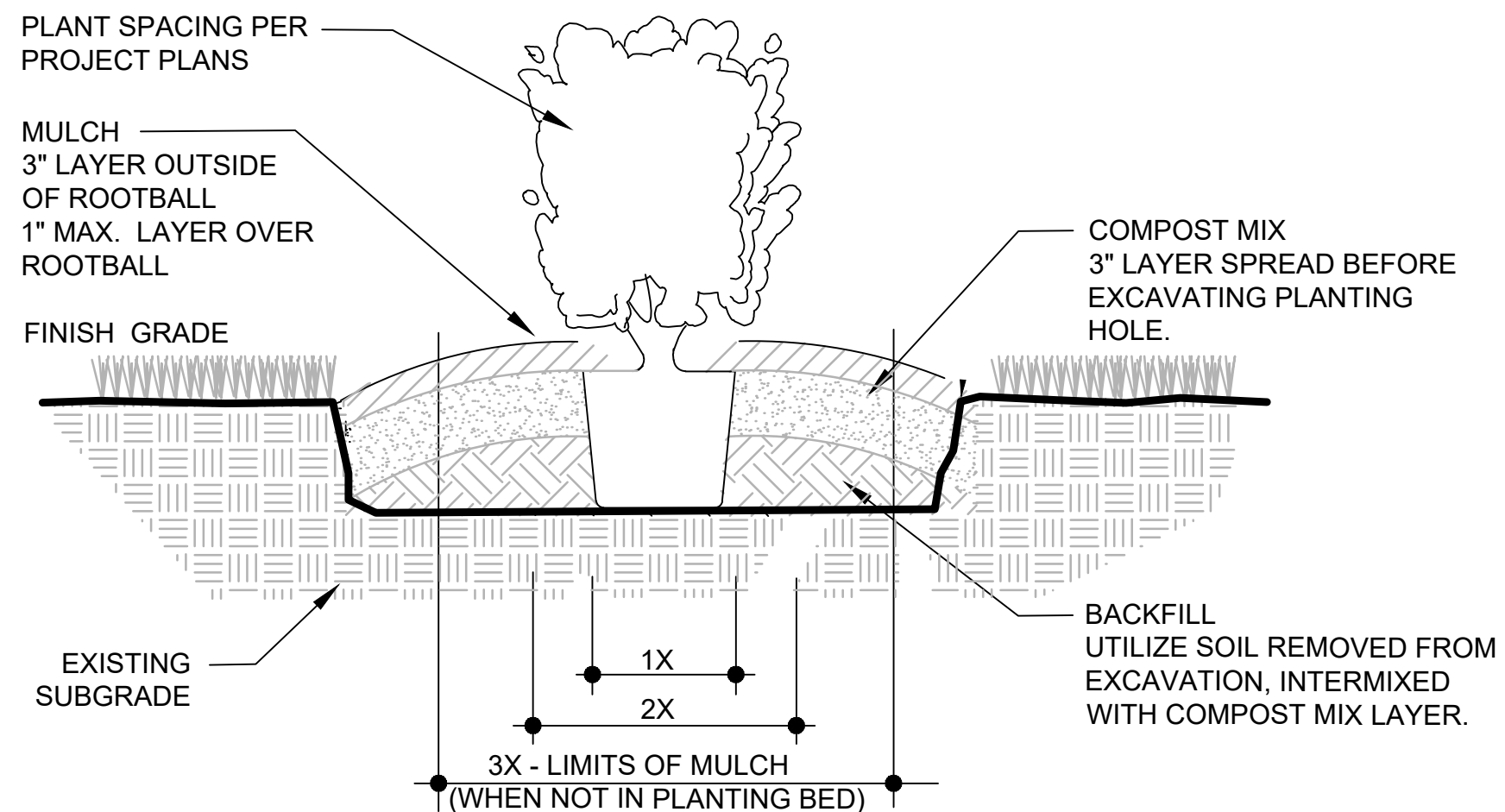
MULTIPLE STEM TREE PLANTING
N.T.S.



NOTES:

- GROUND COVER PLANTS SHALL BE SPACED AS INDICATED ON PROJECT PLANS.
- 6" MIN. BACKFILL AROUND SIDES OF ROOT BALL, 3" ON BOTTOM. WATER AND TAMP TO REMOVE AIR POCKETS.
- PLANT TOP OF ROOT BALL 1" HIGHER THAN TOP OF COMPOST LAYER.
- TOPMOST ROOT SHALL BE MADE VISIBLE PRIOR TO PLANTING.
- ROOT DEFECTS - INSPECT ROOT BALL FOR ROOT DEFECTS, CUT ROOTS WHERE THEY BEGIN TO KINK OR CIRCLE. ROOT BALL SHALL COMPLY WITH FLORIDA GRADES AND STANDARDS.

SHRUB AND GROUNDCOVER PLANTING BED
N.T.S.



NOTES:

- PLANT TOP OF ROOT BALL 1" HIGHER THAN TOP OF COMPOST LAYER.
- 6" MIN. BACKFILL AROUND SIDES OF ROOT BALL, 3" ON BOTTOM. WATER AND TAMP TO REMOVE AIR POCKETS.
- TOPMOST ROOT-ROOT FLARE SHALL BE MADE VISIBLE PRIOR TO PLANTING.
- ROOT DEFECTS - INSPECT ROOT BALL FOR ROOT DEFECTS, CUT ROOTS WHERE THEY BEGIN TO KINK OR CIRCLE. ROOT BALL SHALL COMPLY WITH FLORIDA GRADES AND STANDARDS.

SHRUB PLANTING - NOT IN PLANTING BED
N.T.S.

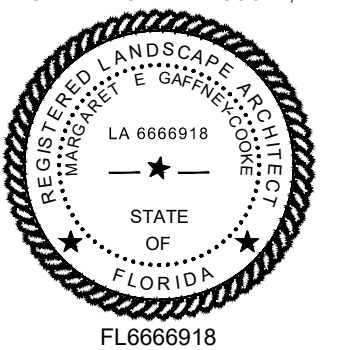
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MARGARET E. GAFFNEY-COOKE, RLA



Date
9/12/2023

Scale

LANDSCAPE DETAILS
L2.2

LANDSCAPE SPECIFICATIONS

PART 1- GENERAL

1.1 GENERAL NOTES

- A. Contractor shall comply with applicable laws, ordinances and codes; obtain required permits, inspections; pay required fees.
- B. Prior to preparing and submitting cost proposal, Bidder shall visit and inspect the project site to become familiar with existing conditions.
- C. This contract includes providing and installing plant and landscape materials as described within the contract documents.
- D. Contractor shall perform fine grading to establish finish grades in landscape areas. Fine grading shall include only minor grading to correct random or infrequent grade irregularities to 1" or less.
- E. Grading-Berming labeled on the project plans shall be the responsibility of the landscape contractor to construct. Landscape contractor shall provide fill and grading for these areas and coordinate fill requirements with general contractor prior to bidding.
- F. Bidder-Contractor shall verify all plant quantities shown on plans. Notify Landscape Architect-Owner's Representative of discrepancies.
- G. Plant size noted in plant schedule shall be the minimum acceptable size. Container gallon size are minimum. Contractor shall provide the plant material in container size needed to meet plant size specified.

1.2 DEFINITIONS

- A. Finish Grade: Top of surface soil and top of planting bed after plant installation.
- B. Topsoil: Native or imported surface soil modified with soil amendments per recommendations from commercial soil-testing laboratory.
- C. Compost Mix: Homogeneously blended organic material, see Part 2 - Products.
- D. Subgrade: Soil below finish grade and soil below finish grade remaining after completing excavation.
- E. Final Acceptance: Shall mean that point in time when requirements of contract documents are completed, including punch-list items, to the satisfaction of the Landscape Architect-Owner's Representative. Contractor will be notified in writing of final acceptance by Landscape Architect-Owner's Representative.
- F. Warranty Period: Shall begin after notification of final acceptance, continuing for the duration of the specified period.
- G. Final Warranty Inspection: Shall occur near the end of the warranty period.
- H. Contract Documents: Project plan set, technical specifications and documentation issued during project bidding, award and installation.

1.3 SUBMITTALS

- A. Product Data: Each type of product utilized
- B. Samples: Mulch
- C. Product certificates, confirmation letter that the Contractor has procured all plant materials and products to complete the project plans.
- D. Planting Schedule: Indicating anticipated installation dates.
- E. Maintenance Instructions: Provide prior to final acceptance.
- F. Agronomic Soil Tests for Topsoil and Compost Mix: Soil testing and recommendations shall be performed by a commercial soil-testing laboratory. Areas to be installed with plants and lawn areas shall be tested. Tests shall include a fertility test, pH factor, percentage of organic matter and a suitability analysis. The suitability analysis shall include percolation tests and evaluation of soil composition to determine the soil's suitability to sustain the project's plant materials and to bring the soil to a pH rating between 5.5 to 6.5. Submit copy to Landscape Architect-Owner's Representative of soil tests, written recommendations for soil suitability, soil amendments, fertilizer, chemical conditioner application rates for soil preparation, and a maintenance fertilization program.
- G. Manufacturer's Data: Include physical characteristics, application, installation instructions and recommendations to be utilized.
- a. Fertilizer
- b. Each soil amendment to be used
- c. Herbicide
- d. Super absorbent, if to be utilized
- e. Pre-emergent herbicide
- f. Materials identified in contract documents
- H. Written plant guarantee
- I. Prior to purchase and delivery of plants, Contractor shall provide the Landscape Architect-Owner's Representative with photos of proposed plant materials and coordinate nursery visit.

1.4 QUALITY ASSURANCE

- A. Landscape Contractor Qualifications: The Landscape Contractor (Contractor) shall have previous experience installing projects of equal or greater size to the project plans. The Contractor shall have a full-time supervisor with a minimum of 5 years of experience that is on-site during installation process.
- B. Soil Analysis: Contractor shall provide soil analysis of the existing surface soil and compost mix. Agronomic soil testing shall be performed by a commercial soil-testing laboratory.
- C. Provide quality, size, genus, species, and variety of plants indicated, complying with "Florida Number 1" or better classification in "Grades and Standards for Nursery Plants," latest edition, published by Florida Department of Agriculture, Division of Plant Industry, Gainesville, Florida. To evaluate plants not specifically listed in the "Grades and Standards for Nursery Plants," use the appropriate matrix type.
- D. Pre-Installation Conference: Prior to beginning plant installations, conduct conference at project site.
- E. Substitutions:
1. If a plant material or product is not available, the Contractor shall submit to the Landscape Architect-Owner's Representative for approval, proof of non-availability with a recommendation for an equivalent material. When authorized, adjustment of contract amount may be made. No substitutions will otherwise be allowed.
- F. Inspection: Landscape Architect-Owner's Representative may inspect plants at nursery and project site prior to planting, for compliance with plans. The Landscape Architect-Owner's Representative may inspect plants at any time for size and condition of balls, root systems, insects, injuries, latent defects, and reject plant materials at any time during progress of work. Contractor shall remove rejected plants from project site. The Landscape Architect-Owner's Representative's preliminary inspection is not to be construed as acceptance until such time as a written final acceptance inspection is received.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Prior to materials being shipped from supplier, Landscape Architect-Owner's Representative may inspect materials on-site or through the submission of photographs. Refer to the plant schedule within the project plan set for specific plants requiring on-site tagging-inspection.
- B. Do not prune trees and shrubs before delivery. Protect bark, branches, and root systems from sun scald, drying, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees or shrubs in such a manner as to destroy their natural shape. Provide protective covering of plants during delivery. Do not drop plant materials.
- C. Deliver plants after preparations for planting have been completed and install immediately. If planting is delayed more than six hours after delivery, set plants trees in shade, protect from weather and mechanical damage, and keep roots moist.

1.6 WARRANTY

- A. Warranty: Contractor shall warrant plants for the warranty period indicated against defects including death and unsatisfactory growth. Contractor will not be responsible for defects resulting from lack of adequate maintenance, abuse by Owner, winds of tropical storm speed per Saffir-Simpson Hurricane Scale or higher winds, or acts of God.
1. Warranty Period for Plant Materials: 1 year from date of final acceptance
2. Warranty Period for Sod: 6 months from date of final acceptance

LANDSCAPE SPECIFICATIONS

1.7 MAINTENANCE

- A. Plant Materials: Maintain until final acceptance by pruning, cultivating, watering, weeding, fertilizing, restoring planting saucers, tightening and repairing stakes and supports, resetting plants to proper grades, vertical position, as required to establish healthy, viable plantings. Spray insecticides to keep plants free of insects and disease.
- B. Protect plant materials from damage due to landscape operations, operations by other contractors and others. Maintain protection during installation and final acceptance. Treat, repair, and replace damaged plantings at no additional cost to the Owner.
- C. Maintenance of sod areas: The Contractor shall maintain until final acceptance by protecting sod areas against traffic or other use by warning signs and barricades, as approved by the Landscape Architect-Owner's Representative. Damaged sod shall be repaired by re-grading, then re-sod. Contractor shall mow, water and otherwise maintain sod areas in a satisfactory condition until final acceptance of the work.
1. Maintain sod areas until final acceptance by watering, weeding, mowing, applications of herbicides, fungicides, insecticides, fertilization and re-seeding until a full, uniform stand of grass free of weeds, undesirable grass species, disease, and insects is achieved and accepted by the Landscape Architect-Owner's Representative.
- a. Repair, re-work, and re-sod all areas that have washed out, eroded, or are not a healthy stand of grass.
- b. Mow sod areas when top growth reaches a height where no more than a third of the leaf blade will be removed at any single mowing. Repeat mowing to maintain specified height per recommendations of local agricultural extension agency.

1.8 REPLACEMENTS AND CONDITIONS

- A. Promptly remove and replace plant materials that are dead, unhealthy condition, fallen below acceptable quality. Prior to the end of the warranty period, a final warranty inspection of the work may be made by the Landscape Architect-Owner's Representative. The Contractor shall remove and replace plant materials and sod areas found to not be in compliance with contract requirements. Replacement plant material size and species shall be as noted in the project plans. A new warranty period shall commence on each plant replaced during the warranty period, contractor shall maintain plant warranty log.

1.9 FINAL INSPECTION AND ACCEPTANCE

- A. Final Inspection: Upon completion of landscape installation, the Contractor shall notify the Landscape Architect-Owner's Representative in writing 10 days prior to requested inspection date. Landscape Architect-Owner's Representative will make an inspection to determine compliance with contract documents. When inspected landscape work does not comply with contract documents, the Contractor shall remove and replace rejected work and continue maintenance. Contractor shall provide 48 hour notice to Landscape Architect-Owner's Representative requesting re-inspection. Plant Materials:
- a. Replace plant materials not in healthy condition, fails below quality requirements
- B. Lawns:
- a. At the time of final warranty inspection, sod areas shall be healthy, well-rooted even colored, lawn is established, weed free without open joints and bare areas.

PART 2 - PRODUCTS

2.1 PLANTS

- A. Tree and Shrub Material: Provide nursery-grown tree and shrub materials complying with plant quality requirements, Part 1-General. Provide well-shaped, fully branched, healthy, vigorous plants free of disease, insects, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.
- B. Ground Cover: Provide ground cover species indicated, established and well rooted in pots or similar containers, and complying with plant quality requirements, Part 1-General.
- C. Annuals: Provide healthy, disease-free plants of species and variety shown or approved, complying with plant quality requirements, Part 1-General. Provide plants acclimated to the conditions they are to be installed on the project and are in bud with few, if any blooms.
- D. Perennials: Provide healthy plants from a commercial nursery, of species and variety shown or approved, complying with plant quality requirements, Part 1-General.
- E. Sod: Sod shall be species and locations in the project plans. Sod shall be freshly cut in pads (or rolls with prior approval). Sod shall be derived from an area having a soil type similar to the soil on which it is to be laid. Sod shall be healthy, free of weeds and insects including ground pearls and spittle bugs, in naturally green condition, and shall have an abundance of roots contained within a mat of topsoil derived in the harvesting process from the area where grown. Brown, dry, irregularly smooth, and/or un-fresh sod will be rejected.

2.2 PLANTING MATERIALS

- A. Topsoil: pH range of 5.5 to 6.5, a minimum of 6 percent organic material content; free of stones 1 inch or larger in any dimension and extraneous materials harmful to plant growth.
1. Topsoil Source: Amend existing surface soils according to recommendations from soil tests analyzed by commercial soil testing laboratory, see Part-1 General.
- B. Soil Amendments: Following are soil amendments that may be utilized to modify existing surface soil according to recommendations from agronomic soil testing analysis.
- a. Lime: Natural dolomitic limestone containing not less than 85 percent of total carbonates with a minimum of 30 percent magnesium carbonates, ground so that not less than 90 percent passes a 10-mesh sieve and not less than 50 percent passes a 100-mesh sieve.
- b. Aluminum Sulfate: Commercial grade.
- c. Peat Humus: Finely divided peat, completely decomposed and free of fibers to eliminate its biological identity. Provide in granular form, free of hard lumps and with pH range suitable for intended use or Florida Muck with a texture and pH range suited for the intended use. Florida Muck shall be delivered in a non-muddy state, reasonably free of clay, roots and litter and other extraneous or toxic matter harmful to plant growth. Florida Muck shall be subject to approval by the Owner.
- d. Bone meal: Commercial, raw, finely ground; 4 percent nitrogen and 20 percent phosphoric acid.
- e. Superphosphate: Soluble mixture of treated minerals; 20 percent available phosphoric acid.
- f. Sand: Clean, washed builder's sand, free of toxic materials, free of salt, weeds, sticks and other debris. Sand shall conform to ASTM C3 for five aggregates.
- g. Perlite: Conforming to National Bureau of Standards PS 23.
- h. Vermiculite: Horticultural grade, free of toxic substances.
- i. Sawdust: Rotted sawdust, free of chips, stones, sticks, soil, or toxic substances and with 7.5 pounds of nitrogen uniformly mixed into each cubic yard of sawdust.
- j. Manure: Well rotted, unleached stable or cattle manure containing not more than 25 percent by volume of straw, sawdust, or other bedding materials and containing no chemicals or ingredients harmful to plants.
- k. Mulch: Organic mulch shall be uniform in size, shape, texture and free from deleterious materials and suitable for top dressing of trees, shrubs, or plants and consisting of one of the following (see plan for mulch type):
1. Medium-sized (Mini-sized) pine bark chips, clean, bright and free from weeds, moss, sticks and other debris.
2. Areas indicated as "pine straw mulch" shall include mulch that is clean, bright and free from weeds, moss, sticks and other debris.
3. "Shredded hardwood mulch" shall be non-cypress and of a color and texture approved by the owner or Landscape Architect: submit samples,
- l. Fertilizer:
1. Fertilizer: Pelletized fertilizer with nitrogen, phosphorous and potassium in 100 percent slow release form, with the following composition:
- a. Composition: 8 percent nitrogen, 2 percent phosphorous, 12 percent potassium + 4 percent magnesium and all micro-nutrients

LANDSCAPE SPECIFICATIONS

2.3 COMPOST MIX

- A. Compost Mix: Manufactured mix that is weed and disease free, pasteurized composed of:
- a. 34% Aged Pine Bark
- b. 33% Finished Organic Compost
- c. 33% Composted Cow Manure
- B. Compost mix shall be sent to an approved agronomic soil-testing laboratory to provide the requirements noted Part 1-General.
- C. Seed:
1. Seed: All seed shall be furnished from a certified seed dealer or certified seed grower; meet the requirements of the Florida Department of Agriculture regulations; be labeled in accordance therewith. Seed shall be free of noxious weeds.

- D. Sprigging: Sprigs shall be certified to genetic purity, free of pests and disease, delivered in a timely fashion and consist of stems, leaves and stolons. The sprigs shall come from a certified supplier, approved by the Owner's Representative. After being harvested, the sprigs shall be delivered to the planting site within 24 hours. The stock shall contain no weeds, soil, or other debris and shall not be dried out at the time of planting.
- Sprigs shall be harvested to facilitate separation and distribution. Sprigs shall average four to six inches in length and carry at least four nodes. Sprigs shall be planted within twenty-four hours after removal from the certified supplier. It shall be the Contractor's responsibility to protect the stolons, keeping them moist and out of the sunlight before and during the planting operation.

PART 3 - EXECUTION

3.1 PLANTING

1. Prior to installing plant materials, Contractor shall perform drainage test excavations one per acre of site planting areas or submit plan of locations for Landscape Architect approval, a minimum of 250 ft on center throughout the planting and sod areas. Test excavations shall be a minimum of 12" dia. and 12" deeper than the largest proposed plant rootball. Test excavations shall be filled with water to finish grade, then monitored to verify excavations have completely drained within a 3 hour period. Landscape Contractor shall notify the Landscape Architect-Owner's Representative of any excavations which fail this test, prior to proceeding with plant installations. Corrective actions may be required, such as but not limited to over-excavation to break sub-surface soil conditions which shall be the Contractor's responsibility and may be considered additional work. Contractor shall seek and obtain approval from Owner's Representative prior to proceeding.
2. Unsuitable Soil Conditions: Absolutely no plastic or clayey soil is to be used in landscape areas. If such a condition is found, the area is to be back-filled with material of suitable sandy gradation which is porous and percolates well with reasonable compaction. If any planting or sod area has a plastic or clayey soil condition which prevents proper drainage, then a system of underdraining, turf drain or other means of releasing underground standing water must be incorporated under the direction of the Landscape Architect-Owner's representative.
3. Upon completion of landscape installation the finish grade of planting beds and lawn areas shall be minimum 6 inches below adjacent structures and slope away from existing structures per the Florida Building Code. Verify compliance with Florida Building Code with General Contractor prior to beginning work. Parking lot islands shall slope at 3% from center of island to curb. Finish grade shall be below sidewalks, curbs and walking surfaces to allow for mulch thickness and sod.
4. Upon completion of landscape installation, the Contractor shall notify the Landscape Architect-Owner's Representative in writing 10 days prior to requested inspection date. Landscape Architect-Owner's Representative will make an inspection to determine compliance with Contract Documents.
5. The Contractor shall be responsible for stability and plumb conditions of all plant materials, be legally liable for damage caused by instability of plant materials. Proper staking and guying is the Contractor's responsibility. Contractor shall under their own discretion provide additional staking and guying above and beyond the requirements of the project plans at no additional expense to the Owner.
- A. Plant Material Installation and Planting Bed Preparation:
1. Topsoil shall be modified according to recommendations from agronomic soil-testing laboratory, prior to installation of plants.
2. Spread on top of topsoil a 3 inch layer of compost mix prior to planting. Mix shall be incorporated in planting holes during installation.
3. Do not spread compost mix if topsoil is frozen, muddy, or excessively wet.
4. Planting Pits and Trenches: Excavate circular planting pits with sides sloped inward. Trim base leaving center area raised slightly to support root ball and assist in drainage. Do not further disturb base. Scarify sides of plant pit smeared or smoothed during excavation.
5. Topmost Root: Topmost root-root flare shall be visible prior to planting - Find the topmost root and remove excess soil to expose topmost root-root flare.
6. Root Defects: Inspect root ball for root defects, cut roots at the point where they begin to kink or circle. Root ball shall comply with Florida Grades & Standards.
7. Remove rocks, sticks or other deleterious material greater than 1 inch in any 1 direction prior to backfill process.
8. Set tree, palm and shrubs plumb and in center of tree planting pit or trench with top of root ball 2 inches above finish grade.
- a. Container Grown: Carefully remove root ball from container without damaging root ball or plant.
- b. Ball and Burlaped Root ball: Do not use plant materials if root ball is cracked or broken before or during planting operation. Do not lift plants by the trunk. Remove rope, synthetic burlap, plastic and materials that will not decompose. Remove top 1/3 of wire basket.
- c. Backfill planting excavation incorporating compost mix. Work soil around roots eliminate voids and air pockets. When planting pit is approximately one-half backfilled, water thoroughly before placing remainder of backfill.
- d. Repeat watering until no more water is absorbed. After planting, remove excess soil and rake plant beds to a smooth even surface conforming to required finish grades.
- e. Upon completion of plant installations, fertilize according to specifications.
- f. Tree pits in non-irrigated areas shall be installed with super absorbent, according to manufacturer's recommendations.
9. Water thoroughly after planting, taking care not to cover plant crowns with wet soil.
10. Protect plants from hot sun and wind; remove protection if plants show evidence of recovery from transplanting shock.
11. Finish Grading: Level planting area to a smooth, uniform surface with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades.
12. Upon completion of plant installations, fertilize according to specifications.
13. Tree and Shrub Pruning: Prune, trees and shrubs according to International Society of Arboriculture standards. Contractor shall prune trees and shrubs to comply with Florida Grades and Standards. Prune plants to retain natural character.
- B. Sod:
1. Topsoil shall be modified according to recommendations from agronomic soil-testing laboratory, prior to installation of sod, see Part 1-General.
2. Remove rocks, sticks or other deleterious material greater than 1 inch in any 1 direction prior to sod installation.
3. Finish grade to receive sod shall be uniformly graded and irrigated prior to sod installation. Sod shall be laid end-to-end and side-to-side to form a uniform layer of un-broken, un-gapped turf. All uneven edges shall be squarely trimmed to allow close and firm fitting of each piece. All gaps or spaces shall be filled to a smooth level with topsoil as specified herein. Edges shall be "heeled-in" and finished smoothly without uneven exposure. Place sod with staggered joints closely butted, tamped or rolled to an even surface to the required finished grade. Avoid continuous seam along line of water flow in swales. Place sod in rows at right angles to slope. Peg sod on slopes greater than 3:1.

LANDSCAPE SPECIFICATIONS

- B. Sod (continued):
4. Upon completion of sod installation, sod areas shall be watered to provide a healthy growing condition. Watering shall be monitored and adjusted by the Contractor to prevent over or under watering.
- C. Seed:
1. Seed: All seed shall be furnished from an established seed dealer or certified seed grower; shall meet the requirements of the Florida Department of Agriculture regulations; and shall be labeled in accordance therewith. Seed shall be free of noxious weeds.
2. Seed Planting: At a minimum the contractor shall test the soil to verify conditions are acceptable for turf growth.

- 2.1. Submit agronomic soil tests for existing soil. Tests shall be performed by an approved agronomic soils testing laboratory and shall include a fertility test with the pH factor and the percentage of organic matter and a suitability analysis. The suitability analysis will include percolation tests and evaluation of soil composition to determine the soil's suitability to sustain healthy turf. Submit written recommendations for soil suitability and all necessary soil amendments, fertilizer and chemical conditioner application rates for soil preparation, and a post maintenance fertilization program. Submit recommendations to bring the soil to a pH rating between 5.5 to 6.5 and to supply necessary nutrients to satisfactory level for planting and sustaining vigorous turf growth. Submit a copy of soil tests with suitability analysis and recommendations to Owner's Representative prior to any planting.
- 2.2 At a minimum apply 100 lbs/acre of scarified, chemically treated Bahia Seed. Apply by hand, cyclone seeder, drill or hydro-seeding. The final result shall place the seeds 1/4" - 1/2" below the soil.
- 2.3. At a minimum apply an additional 30 lbs/acre of quick growing rye grass over the entire area.
- 2.4. Contractor is responsible for utilizing the best application method to prevent erosion of soil during seed growth.
- 2.5. At a minimum apply mulch (straw, hay, wood, etc.) at a rate of 2.5 tons per acre during seeding.
- 2.6. At a minimum apply fertilizer during seeding at a rate of 250lbs/acre using a 12-6-8 fertilizer or other ratio recommending by the soil testing. An additive of 4% magnesium is also required and should be verified with soil testing.
- 2.7. Contractor is responsible for dust control and measure should be taken to minimize movement of dust in addition to seeding and mulching.

3. Watering: At a minimum apply 3/4" to 1" of water each week to the newly seeded areas to help germination until the grass is fully established. The contractor is responsible to monitor rainfall quantities and supplement with watering as necessary. The contractor shall record all watering information and furnish to the Owner's Representative when requested.
- 3.1. During the maintenance period the contractor shall supplement the rain water amount with hand watering as necessary to maintain an average of 1/2" of water weekly. At any time the owner's representative may require an immediate watering of areas they find suffering from a lack of water. The contractor will have 2 days to water these areas.
4. Maintenance: At a minimum the contractor shall be responsible for mowing the new established Bahia grass at four (4) different times throughout the 12 month warranty period. The timing of mowing shall be coordinated and approved by the owner's representative.
- 4.1. At a minimum the contractor shall implement a fertilization program that will adequately assist the continued health of the turfgrass. This should include a spring, summer, and fall fertilization treatment unless proper soil sample analysis is supplied to the owner's representative that warrants no treatment required. The owner's representative shall make the final decision.
- 4.2. At the request of the owner's representative, at any given time, any area of the project that has not properly been covered by turfgrass, that is undernourished, underwatered, eroded, or in any other way not acceptable to the owner's representative, the contractor will have seven (7) days to fully correct the problem at the contractor's expense.

- D. Fertilization, Pre-Emergent and Mulching:
1. Prior to mulching, apply fertilizer specified in Part 2-Products to tree, palm, shrub, groundcover and sod areas at the rate of 1.5 pounds of actual fertilizer per 100 square feet. Fertilizer application shall be witnessed by Landscape Architect-Owner's Representative.

- E. Mulching and Pre-Emergent Herbicide:
1. Apply pre-emergent herbicide to tree, palm, shrub, and groundcover areas according to manufacturer's recommendations. Pre-emergent application shall be witnessed by Landscape Architect-Owner's Representative.
2. Mulch surfaces of tree, palm, shrub and groundcover areas. Apply 3 inch depth of settled mulch, level with adjacent finish grades, sidewalks, curbs and sod. Mulch over root ball of plants shall be 1 inch maximum.

- F. Plant Protection:
1. Protect plants from damage due to landscape operations, operations by other contractors and trades, and others. Maintain protection during installation and maintenance periods, as approved by Landscape Architect-Owner's Representative. Treat, repair, or replace damaged plant materials.

- G. Clean Up:
1. Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose off Owner's property.

- H. Sprigging:
1. The Contractor shall carefully coordinate the sprigging operation being careful not to sprig an area too large or move so swiftly that a reasonable watering operation could not follow. Carelessness on the part of the Contractor, as mentioned above, shall result in the Contractor being liable for the cost of additional sprigs and the replanting of same.
2. A successful planting shall be defined as the insertion of 12 live sprigs per square foot.
3. An automatic planting machine shall be used, the machine shall insert live sprigs at 1-1/2 to 2 inch centers and roll the surface smooth on one pass. A minimum rate for sports field shall be 400 bushels per acre and sprigs shall be "cut in" mechanically.
4. After planting, sprigs must be watered to avoid drying out. Watering must be maintained until the sprigs tack down, about 14 days, then reduced to keep the sprigs well irrigated until complete coverage is obtained. Insects such as army worms are the biggest insect threat and can completely destroy a stand of immature sprigs overnight, it is the Contractors responsibility to monitor and treat all infestations as may be required.
5. The sprigs must be properly fertilized until completely grown in (about 12 weeks in optimum season - do not attempt to sprig past August 1). Apply 1 lb of nitrogen/1,000 square feet per week, applied in 2, 1/2 lb applications for 12 weeks. The nitrogen source shall be 75% water soluble and 25% water insoluble. Test soil and apply lime as needed to meet, then apply a pre-plant "complete" fertilizer, 10-10-10 at least 2lb/M which needs to be lightly incorporated into the soil prior to sprigging.
6. Contractor shall be responsible for the planting and grow-in of all sprigged areas. The grow-in responsibilities shall include all mowing, fertilization monitoring, watering and any additional activities required to produce a weed-free dense turf. The grow-in and maintenance period shall be considered complete when a healthy, well-rooted, even-colored, viable lawn has been established, free of weeds, surface irregularities and no bare areas greater than 2-1/2 square inch/10 square feet, with no bare area greater than 1 sq in each. Contractor shall notify the Landscape Architect-Owner's Representative in writing requesting an inspection with 48 hours notice to determine final acceptance of all the sprigged areas.

Date						
Revision/Issue						
No.						

ZAXBY'S

FERNANDINA BEACH, FL

for JASZ GROUP, INC.

blueleaf

LANDSCAPE

BLUE LEAF LANDSCAPE

1540 PERSHING ROAD

JACKSONVILLE, FLORIDA, 32205

(904) 517-1225

info@blueleaflandscape.com

www.blueleaflandscape.com

MARGARET E. GAFFNEY-COOKE, RLA

FLORIDA

REGISTERED LANDSCAPE ARCHITECT

LA 6666918

STATE OF FLORIDA

FL6666918

Date

9/12/2023

Scale

LANDSCAPE SPECIFICATIONS

L2.3

MAP SHOWING BOUNDARY SURVEY OF:

EXHIBIT "A"

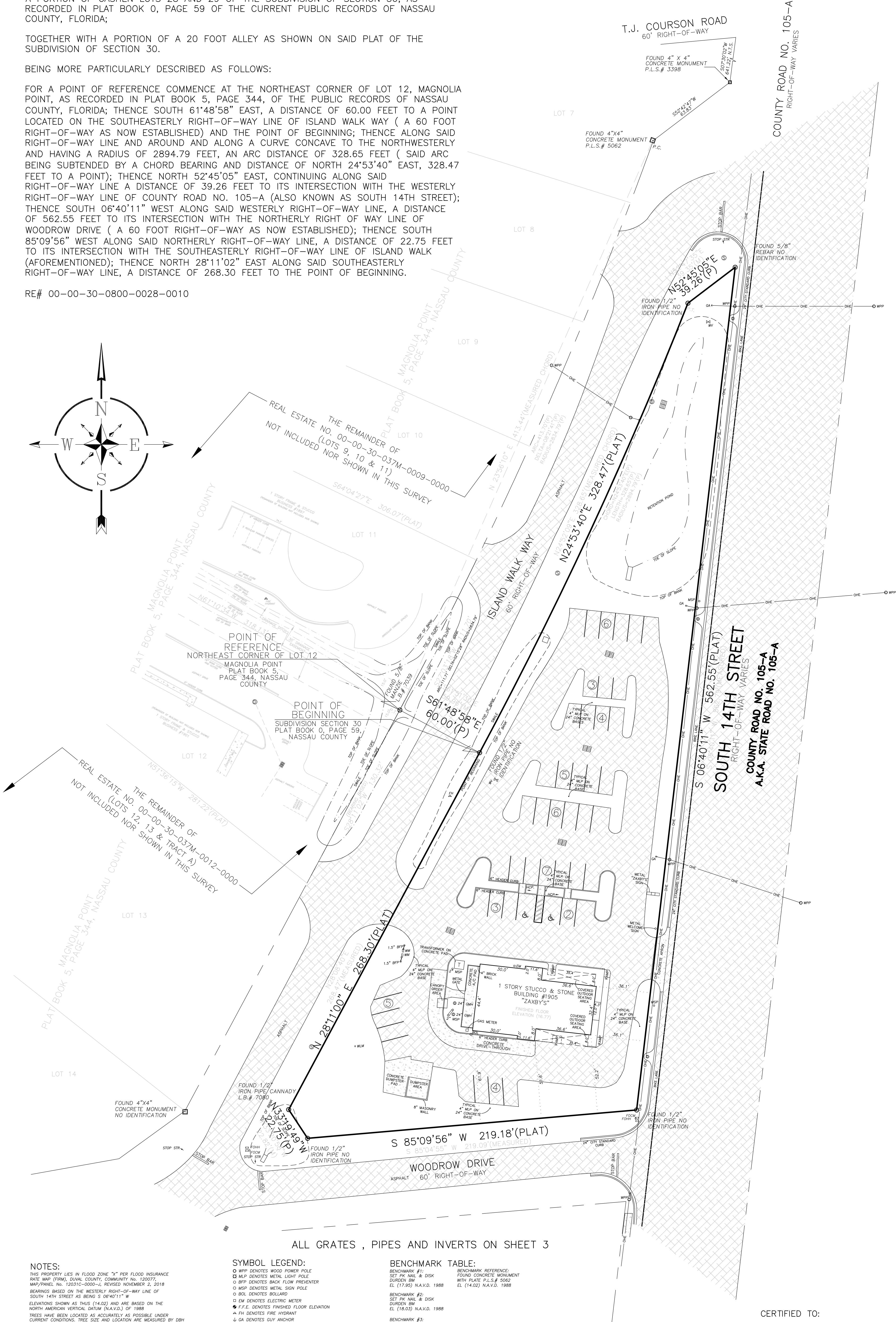
A PORTION OF CASHEN LOTS 28 AND 29 OF THE SUBDIVISION OF SECTION 30, AS RECORDED IN PLAT BOOK 0, PAGE 59 OF THE CURRENT PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA;

TOGETHER WITH A PORTION OF A 20 FOOT ALLEY AS SHOWN ON SAID PLAT OF THE SUBDIVISION OF SECTION 30.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF LOT 12, MAGNOLIA POINT, AS RECORDED IN PLAT BOOK 5, PAGE 344, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 61°48'58" EAST, A DISTANCE OF 60.00 FEET TO A POINT LOCATED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ISLAND WALK WAY (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY LINE AND AROUND AND ALONG A CURVE CONCAVE TO THE NORTHWESTERLY AND HAVING A RADIUS OF 2894.79 FEET, AN ARC DISTANCE OF 328.65 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°53'40" EAST, 328.47 FEET TO A POINT); THENCE NORTH 52°45'05" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 39.26 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 105-A (ALSO KNOWN AS SOUTH 14TH STREET); THENCE SOUTH 06°40'11" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 562.55 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF WOODROW DRIVE (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 85°09'56" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 22.75 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ISLAND WALK (AFOREMENTIONED); THENCE NORTH 28°11'02" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 268.30 FEET TO THE POINT OF BEGINNING.

RE# 00-00-30-0800-0028-0010



ALL GRATES , PIPES AND INVERTS ON SHEET 3

NOTES:
THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY NO. 120077.
MAP/PANEL NO. 12031C-0000-L, REVISED NOVEMBER 2, 2014
BEARINGS BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 14TH STREET AS BEING S 06°40'11" W
ELEVATIONS SHOWN AS THIS (14.02) AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988
TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS. TREE SIZE AND LOCATION ARE MEASURED BY DBH (DIAMETER BREAST HEIGHT) APPROXIMATELY 48 INCHES ABOVE GROUND
NO BUILDING RESTRICTION LINE BY PLAT
N.T.S. DENOTES NOT TO SCALE
F.F.E. DENOTES FINISH FLOOR ELEVATION
OHE DENOTES OVERHEAD ELECTRIC
(M) DENOTES FIELD MEASURED
(P) DENOTES PLAT
ALL LOTS SHOWN HEREON LIE WITHIN SUBDIVISION SECTION 30 EXCEPT AS NOTED
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
LOT AREA = 68,381± SQUARE FEET OR 1.56± ACRES

SYMBOL LEGEND:
○ WPP DENOTES WOOD POWER POLE
□ MFP DENOTES METAL LIGHT POLE
○ BFP DENOTES BACK FLOW PREVENTER
○ MSP DENOTES METAL SIGN POLE
○ SOL DENOTES SOLID
○ EM DENOTES ELECTRIC METER
▲ F.F.E. DENOTES FINISHED FLOOR ELEVATION
▲ FH DENOTES FIRE HYDRANT
○ GA DENOTES GUY ANCHOR
■ GRATE DENOTES STORM DRAINAGE GRATE
○ GM DENOTES GAS METER
○ SMH DENOTES 24" SANITARY MANHOLE
○ GMMH DENOTES 24" GAS MANHOLE
○ GMMH DENOTES 24" DRAINAGE MANHOLE
○ FOCM DENOTES FIBER OPTIC CABLE MARKER
○ GLM DENOTES GAS LINE MARKER
○ WLM DENOTES WATER LINE MARKER
○ FOCM DENOTES FIBER OPTIC HAND HOLE
□ M.E.S. DENOTES MITERED END SECTION
D WM DENOTES WATER METER
WV DENOTES WATER VALVE
→ STOP DENOTES STOP SIGN
→ STR DENOTES STREET SIGN
→ HPCP DENOTES HANDICAP PARKING ONLY
OHE DENOTES OVERHEAD ELECTRIC
INV DENOTES INVERT
EL DENOTES ELEVATION
PVC DENOTES POLYVINYL CHLORIDE PIPE
RCP DENOTES REINFORCED CONCRETE PIPE
HDPE DENOTES HIGH DENSITY POLYETHYLENE PIPE
SD DENOTES STORM DRAIN PIPE

BENCHMARK TABLE:
BENCHMARK #1:
SET PK NAIL & DISK
DURDEN BM
EL (17.95) N.A.V.D. 1988
BENCHMARK #2:
SET PK NAIL & DISK
DURDEN BM
EL (17.38) N.A.V.D. 1988
BENCHMARK REFERENCE:
FOUND CONCRETE MONUMENT
WITH PLATE P.L.S.# 5062
EL (14.02) N.A.V.D. 1988

SITE DATA
PARKING SPACES
REGULAR 45
HANDICAP 2
TOTAL 47

SHEET 1 BOUNDARY SURVEY
SHEET 2 TOPOGRAPHY SURVEY
SHEET 3 TREE, INVERTS & PIPES SURVEY

CERTIFIED TO:
GOODSON BERGEN & ASSOCIATES

SHEET 1 OF 3
SURVEY NOT VALID WITHOUT ALL 3 SHEETS

DURDEN
SURVEYING AND MAPPING, INC.
985 11TH AVENUE SOUTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 653-6822 FAX (904) 653-6825
DURDENSURVEYING@GMAIL.COM
LICENSED BUSINESS NO. 6696

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND CHAPTER 5J17 FLORIDA ADMINISTRATIVE CODE.

Bruce Durdan Jr.
FLORIDA REGISTERED SURVEYOR NO. 47
H. BRUCE DURDEN JR.
FIELD: MARCH 03, 2023
SCALE: 1" = 30'
CAD FILE NO. L-28-29 (1908, 14TH ST. SLOW)
WORK ORDER NUMBER: 23062 FILE NUMBER D-2480A
THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.



Edward Goodson
Goodson, Bergen, & Associates
11555 Central Parkway, Suite 103
Jacksonville, FL 32034

Sent Via Email to Project Team

Applicant Name: **Edward Goodson agent for: Ron Gosselin**
Project Description: **Change of Use – Zaxby's Restaurant Redevelopment**
Location: 1905 S. 14th Street
PIN(s): 00-00-30-0800-0028-0010
TRC Case Number: **TRC 2023-0039**

Mr. Goodson,

The City of Fernandina Beach received your request for site plan review on October 11, 2023. All submitted documents provided were routed to the Technical Review Committee (TRC). The comments provided as part of this site plan review are valid for six months from the date of issuance.

Please resubmit response documents to address each comment in a narrative form and through an amended site plan. The next available TRC meeting is Thursday, November 30, 2023, at 10 am. This project is currently scheduled to appear on the agenda. All reviewers will be present to discuss any questions you have concerning the comments provided herein.

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

Sincerely,

Taylor Hartmann
City Planner



TRC Reviewers: After reviewing proposed plans...

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

1ST ROUND REVIEW COMMENTS:

PLANNING

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

- **Oak trees along the island walkway should be retained.** Any healthy trees cannot be removed, adjust design to preserve trees in accordance with LDC 4.05.14(A)(1-9).
- Retention pond plantings in compliance with 4.05.10 (C)
 - 1 native tree per 50 linear feet of pond frontage, **please add measurements.**
- Perimeter parking landscape not less than 10' in width 4.05.07 (C) (1)
 - 1 shade tree for each 20 linear square feet.
- 7.01.04(C)(2): Parking Material: At least twenty (20) percent of new parking areas and drive aisles must incorporate alternate paving materials such as: decorative pavers, bricks, scored concrete, or paving patterns. Use of grass or alternate lawn surface as parking material may be considered for up to one-third (1/3) of the required off-street parking facilities. All accessible spaces must be designed and maintained to comply with all requirements set by ADA.
- 4.05.07(D)(2): No more than 10 consecutive parking spaces.
- Provide customer service area square footage for calculation of parking (1space per 50 sf of customer service area).

OR

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

Name of Reviewer: Planning Staff

Today's Date: Thursday, October 19, 2023

BUILDING

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

- No comments received as of 11/22/23



OR

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

Name of Reviewer: First Last

Today's Date: Select Date

UTILITIES, STORMWATER, & STREETS

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

- Please note the sewer lateral will be capped and marked.

OR

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

Name of Reviewer: Victoria Guadagnino

Today's Date: Select Date 11/21/2023

CODE ENFORCEMENT

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

- No comments received as of 11/22/23

OR

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

Name of Reviewer: First Last

Today's Date: Select Date

FIRE

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

- No concerns/comments

OR

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

Name of Reviewer: Jason Higginbotham

Today's Date: Tuesday, November 21, 2023

Print

Technical Review Committee: Application - Submission #12579

Date Submitted: 10/27/2023

Technical Review Committee: Application

USE THIS FORM TO To apply for review of site plans, preliminary subdivision plats, final subdivision plats, minor subdivisions, and amendments to previously issued local development orders, change of use, and nonresidential building expansions.

Fees



Initial submittal + two submittals of full site plans. \$400 + 2% of the project construction cost (whichever is greater) for up to a maximum of \$5,500.



3rd and subsequent resubmittals. 1/2 of original application fees



Engineering Review (Consultant Hourly Rate)

2023 Meeting Calendar



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

IMPORTANT NOTES

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

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

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

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

- ☐ Requirements for All Site Plans – see LDC section 11.01.04
- ☐ Requirements for Subdivision Plats – see LDC section 11.01.05
- ☐ Determination for Completeness & sufficiency – see LDC section 11.03.01
- ☐ Review and Compliance Report by the Technical Review Committee – see LDC Section 11.03.02
- ☐ Construction and Improvements – see LDC section 11.05.00
- ☐ Amendments to Local Development Orders – see LDC section 11.06.00

The LDC is available for review at

www.fbf.us/LDC

Application Requirements

- ☐ See Development Plan Submittal Checklist
- ☐ All applications are subject to a determination of completeness as required by Land Development Code section 11.03.01.
- ☐ A determination of completeness is a determination that all required documents and plans have been submitted, and whether all fees have been paid.
- ☐ A determination of completeness is not a determination of compliance with substantive standards and criteria.

Key Contacts

TRC will guide your application from start to finish, engaging other City departments as needed.

 **TRC Departments**
Graphic

PROJECT INFORMATION

Submission Type*

Initial Submittal ▼

NOTICE

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

Case Number*

PROPERTY INFORMATION

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

Site Address*

City*

State*

Zip*

Parcel ID #(s)

Lot

Block

Subdivision

Zoning District

Future Land Use Designation*

Overlay District*

Size of Property (acres)*

Present Property Use*

Wetlands*

Flood Zone*

Coastal Construction Control Line (CCCL)*

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Michael

Last Name*

Gibbs

Company (if applicable)

Mailing Address*

2712 W. Jetton Avenue

City*

Tampa

State*

FL

Zip*

33629

Telephone Number*

813-454-1789

Email Address*

mgibbs@spc-if.com

OWNER'S AGENT

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

First Name

Asa

Last Name

Gillette

Company (if applicable)

Gillette & Associates, Inc.

Mailing Address

20 South 4th Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-261-8819

Email Address

asa@gilletteassociates.com

PROJECT INFORMATION

Project Type*

Site Plan Review

Project Name

South 13th Development

Proposed Access Road*

South 13th Street

Rd Maintenance Jurisdiction*

City Maintained

Project Estimated Cost*

450,000

Description of Request*

Four (4) duplex townhomes and one (1) single family lot, roadway and common space.

Site Plan Review Checklist



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



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



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



A vicinity map showing the location of the property.



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



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



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



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



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



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



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



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



Elevations of all proposed structures.



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



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



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



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



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



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

School Concurrency

New residential development is required to demonstrate compliance with school concurrency as regulated in the City of Fernandina Beach through the City of Fernandina Beach's Comprehensive Plan Intergovernmental Coordination Element and the Interlocal Agreement Amendment for Public School Facility Planning adopted by the City on May 2, 2019. Noting the potential of construction in phases, the City is requiring that development may be stabilized by the City unless the installation of infrastructure and installation of landscaping outlined in Section 9.13 of the Amended Interlocal Agreement OR a School Concurrency Reservation Letter has been issued by the School Board indicating that adequate school facilities exist.

A summary block containing:

Certification*

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

☒ 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.

☒ Total acreage;
I acknowledge that I understand and have complied with all of the submittal requirements and procedures.

☐ Total square footage for non-residential uses;

Application First Name* and number of units, proposed and permitted for residential uses;

Tricia

Bowen

☐ Impervious surface ratio calculation, proposed and permissible;

Today's Date*

☐ Floor area ratio calculation, proposed and permissible;

10/27/2023

COLE 13TH_site_TRC submittal_102423.pdf

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

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

Upload 2

13th Street_drainage report_102423.pdf

Upload 3

agent auth.pdf

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

Upload 4

deed.pdf

Upload 5

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

Upload 6

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

Upload 7

Choose File No file chosen

Choose File No file chosen

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

City of FB logo
NEW Reflex

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

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

☐ Environmental Impact Study (requirements for environmental impact studies are set forth by

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

DEPARTMENT OF PLANNING & CONSERVATION

o Tree Protection Plan (Section 4.05.09.)

204 Ash Street | Fernandina Beach, FL 32034 | 904 310-3480 |

www.fbfl.us/planning

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

o Signage Plan (Section 5.03.00.)

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

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

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



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

AGENT AUTHORIZATION

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

Property Id Number(s): 00-00-31-1800-0238-0040

Location: 1110 South 13th Street, Fernandina Beach

Michael Gibbs
Signature

10-26-2023
Date

813-454-1789
Telephone Number

STATE OF FLORIDA
COUNTY OF NASSAU

Subscribed and sworn to before me this 26th day of OCTOBER, 2023.

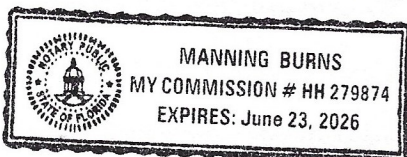
Who is personally known to me _____ or has produced identification

FL DL

[Signature]
Notary Public: Signature

MANNING BURNS
Printed Name

My Commission Expires: 06/23/2026



GENERAL NOTES			INDEX			
SITE / GEOMETRY		WATER NOTES		PAGE #	SHEET	DESCRIPTION
1. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTOR'S PRICE FOR PERFORMING THE WORK. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUBSURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR IS URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THIS PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO CONSTRUCTION OF THE PROJECT. ALL COSTS ASSOCIATED WITH PRELIMINARY INVESTIGATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. 3. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER. 4. ELEVATIONS ARE BASED ON NGVD DATUM OF 1929. TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PROVIDED BY: MRE OF JAX ENTERPRISES, LLC, 6005 POWERS AVENUE, SUITE 104, JACKSONVILLE, FL 32217 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING, RIGHT-OF-WAY PERMITS NOT PROVIDED AND INSURANCE REQUIRED FOR THE PROJECT. 6. 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. 7. THE CONTRACTOR SHALL ADVISE THE OWNER'S AUTHORIZED REPRESENTATIVE OF PLANNED WORK SCHEDULE. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION. 8. "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. 9. "AS-BUILT" RECORD DATA AND INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR. RECORD DRAWINGS SHALL BE SUPPLIED TO THE ENGINEER. 10. 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. 11. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR ON A DAILY BASIS. 12. ALL EXCESS SUITABLE AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE ENGINEER. 13. ALL EXISTING TREES LISTED TO REMAIN SHALL BE PRESERVED AND PROTECTED. 14. 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. 15. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER ON ALL MATERIALS, FOR REVIEW AND APPROVAL, PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY OR STRUCTURE. 17A. UNSUITABLE MATERIALS UNDER WATER, SEWER, OR STORM PIPE AND/OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO 98% OF ITS MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557). 17B. ALL FINISH FLOORS SHOWN ON THE PLANS ARE MINIMUM ELEVATIONS		18. ALL WATER & SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES.	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.	1	CVR	COVER SHEET
		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.	2. THRUST RESTRAINTS ARE REQUIRED IN ACCORDANCE WITH THE UTILITY COMPANY STANDARDS WHERE WATER MAINS ARE TERMINATED AND AT ALL BENDS AND TEES.	2	IN-1	INDEX SHEET
		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.	3. THE 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.	3	PRE-1	PREDEVELOPED PLAN
		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.	4. UNLESS OTHERWISE NOTED, WATER MAINS ARE TO BE PVC DR18, DR-25, C-900 (BLUE), CLASS 150.	4	GE-1	SITE AND UTILITY PLAN
		22. NO WATER MAIN PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER MANHOLE.	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.	5	DR-1	DRAINAGE PLAN
		23. BLANK	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.	6	TM-1	TREE MITIGATION PLAN
		24. 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.	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.	7	LS-1	LANDSCAPE PLAN
		25. 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.	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.	8	LS-2	LOT MITIGATION TABLES
		26. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.	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.	9	LS-3	LOT MITIGATION TABLES
		27. GRADES SHOWN ON PLANS ARE EDGE OF PAVEMENT FINISHED GRADES UNLESS OTHERWISE NOTED.	10. 2" FLUSHING HYDRANTS SHALL BE INSTALLED AT ALL DEAD END LINES AND MAIN LINE STUB-OUTS.	10	DT-1	MISCELLANEOUS DETAILS
		28. SHOULD THE SURFACE OR SUBSURFACE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.	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.	11	DT-2	SEWER & WATER 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		SEWER NOTES				
---------- EXISTING VALVE ----- WM ----- EXISTING WATER LINE ----- SAN ----- EXISTING SANITARY SEWER EXISTING FIRE HYDRANT ----- SAN ----- PROPOSED SANITARY SEWER ----- WM ----- PROPOSED WATER LINE PROPOSED FIRE HYDRANT ----- EXISTING EDGE OF PAVEMENT ----- EXISTING PROPERTY LINE		PROPOSED SPOT ELEVATION S-5 DRAINAGE STRUCTURE P-1 PIPE ----- 15.0 ----- PROPOSED CONTOUR ----- PROPOSED EDGE OF PAVEMENT ----- PROPOSED PROPERTY LINE ----- PROPOSED R.O.W. LINE ----- 16 ----- EXISTING CONTOUR	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 (904-310-3420) FOR PRE-CONSTRUCTION AND COORDINATION MEETING PRIOR TO WORK COMMENCING.				

REGISTERED DESIGN PROFESSIONAL

Florida State Seal

State of Florida

Professional Engineer

Registration No. 15177

Expiration Date 12/31/2024

ASA R. GILLETTE, P.E.

FLORIDA P.E. NO. 15177

GILLETTE & ASSOCIATES, INC.

CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING

CERTIFICATE OF AUTHORIZATION NO. 9332

ASA R. GILLETTE, P.E. * FL PE NO. 15177

20 S. 4th STREET * FERNANDINA BEACH, FL 32034

PHONE: 904-261-8819 * www.gilletteassociates.com

SOUTH 13TH STREET DEVELOPMENT

1110 SOUTH 13TH STREET,

FERNANDINA BEACH, FLORIDA 32034

ISSUE DATE: 10/24/23

PREDEVELOPED SITE PLAN

North / Elev Key Sheet

W N E S

PRE-1

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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

Seal of the State of Florida
Professional Engineer
No. 18774
Date 2023.03.17 12:00:00 PM

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

REV	DATE	ITEM
A	10/24/23	C.O.F.B. TECHNICAL REVIEW COMMITTEE SUBMITAL #1
B		
C		
D		
E		

GILLETTE & ASSOCIATES, INC.

CIVIL, ENVIRONMENTAL, MECHANICAL & STRUCTURAL ENGINEERING

CERTIFICATE OF AUTHORIZATION NO. 9332
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20 S. 4th STREET * FERNANDINA BEACH, FL 32034
PHONE: 904-261-8819 * www.gilletteassociates.com

SOUTH 13TH STREET DEVELOPMENT

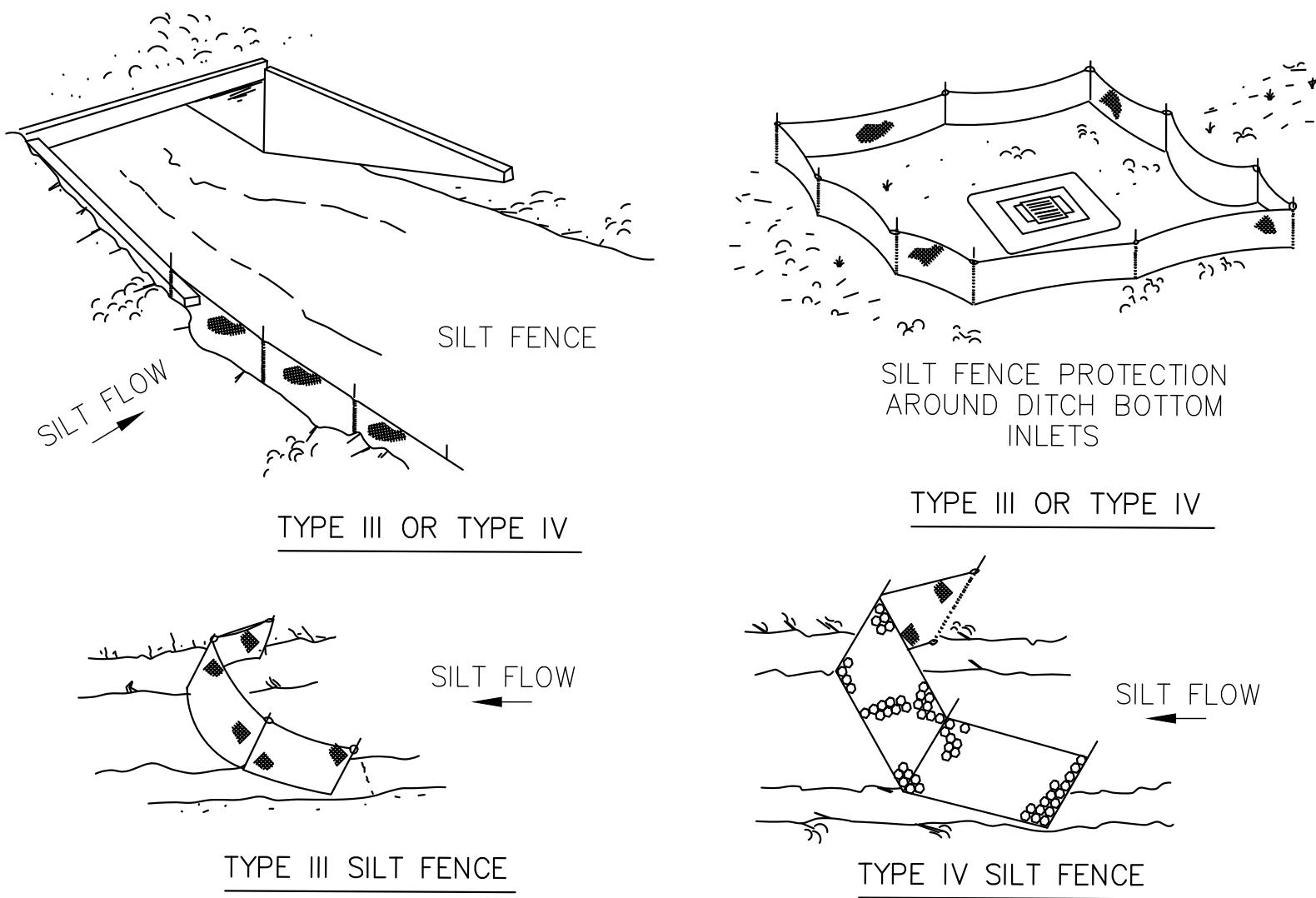
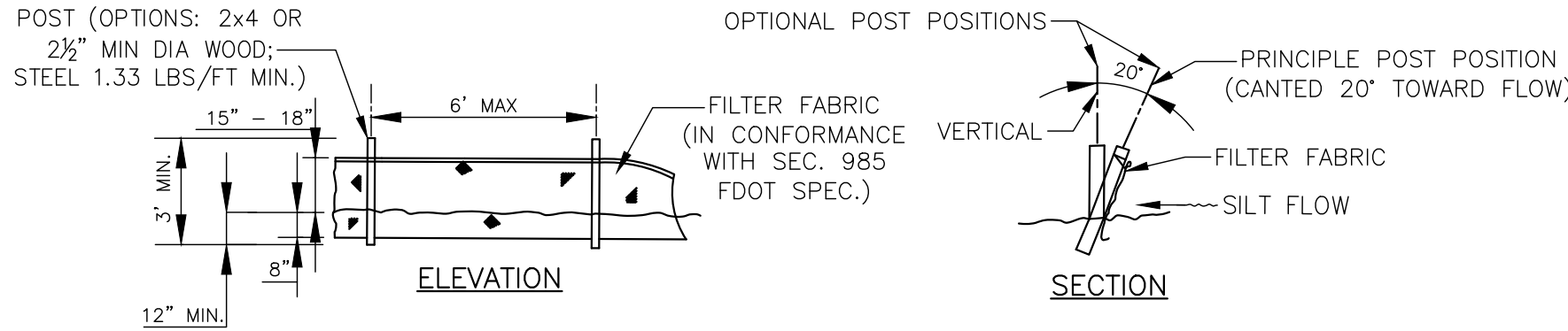
1110 SOUTH 13TH STREET,
FERNANDINA BEACH, FLORIDA 32034

ISSUE DATE: 10/24/23

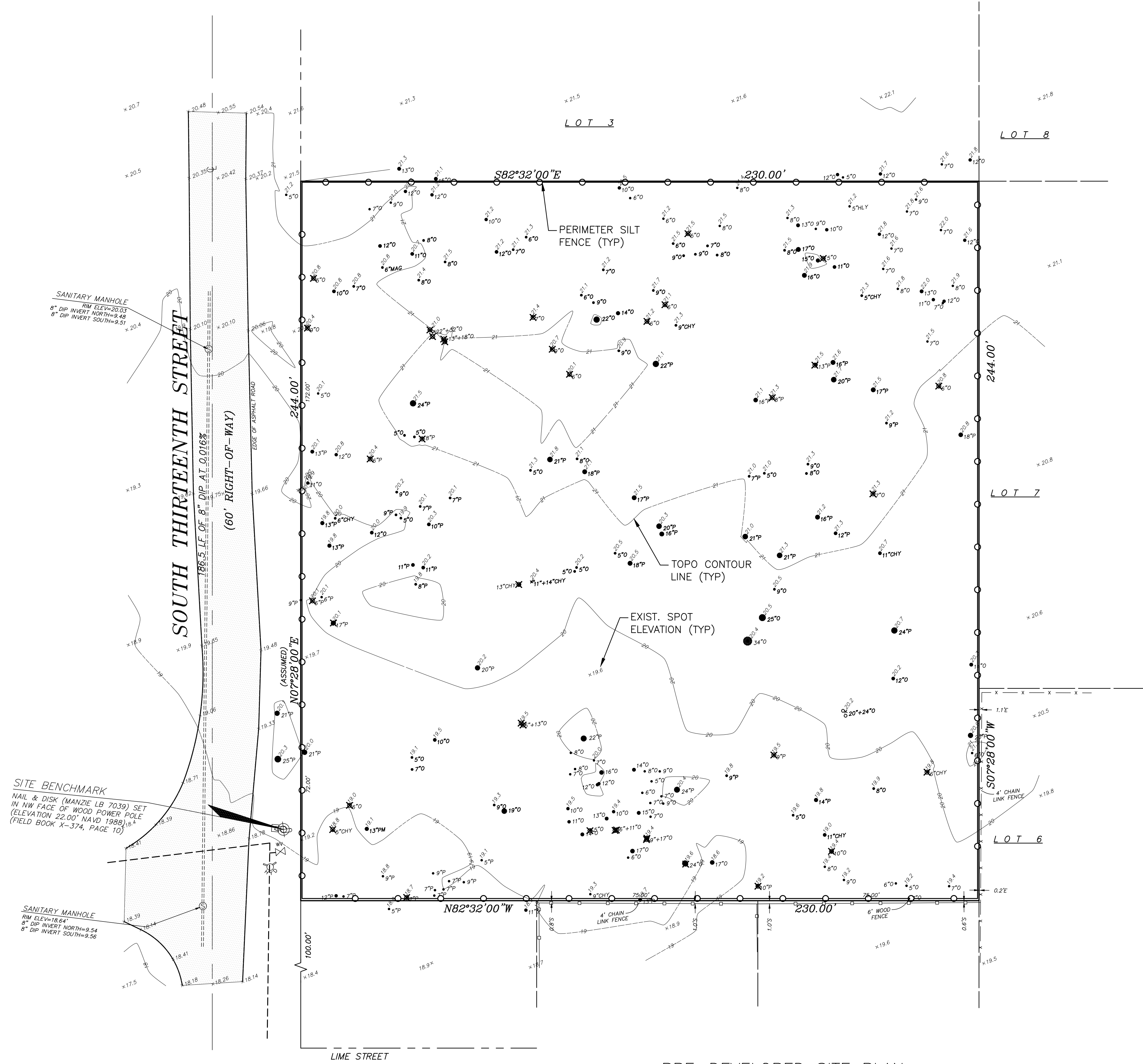
PREDEVELOPED
SITE PLAN

North / Elev Key Sheet

PRE-1
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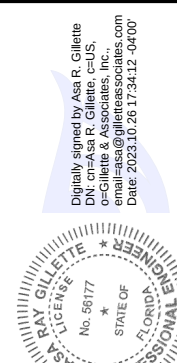
SILT FENCE APPLICATIONS



PRE-DEVELOPED SITE PLAN
SCALE: 1:20

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



REV	DATE	ITEM
A	10/24/23	C.O.F.B. TECHNICAL REVIEW COMMITTEE SUBMITTAL #1
B		
C		
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
PHONE: 904-261-8819 * www.gilletteassociates.com

SOUTH 13TH STREET DEVELOPMENT
1110 SOUTH 13TH STREET,
FERNANDINA BEACH, FLORIDA 32034

ISSUE DATE: 10/24/23

SITE AND UTILITY PLAN

North / Elev Key	Sheet
	GE-1
	Page X of

PROPERTY INFORMATION:

- PID#: 00-00-31-1800-0238-0040
 - ACREAGE: 1.29 ACRES (56,120 SF)
 - LOCATION: FERNANDINA BEACH, FL
 - FLOOD ZONE: X
 - ZONING: R-3
 - FUTURE LAND USE: HIGH DENSITY RESIDENTIAL
 - PROPOSED USE: SINGLE FAMILY RESIDENTIAL UNITS
- DEVELOPMENT REQUIREMENTS:
- MAX DENSITY: 10 UNITS/ACRE
 - DENSITY AREA: (56120 SF) + (7320 SF) = 63440 S.F.
 - MAX NO. OF UNITS: 14
 - NO. OF UNITS PROPOSED: 9
 - MAX IMPERVIOUS AREA: 60.0% (33,672 SF)
 - PROPOSED IMPERVIOUS AREA: $\pm 43.3\%$ (24,284 SF)
 - MAX FLOOR AREA RATIO: 50.0% (28,060 SF)
 - PROPOSED FLOOR AREA RATIO: 45% (25,380 SF)
 - MAX BUILDING HEIGHT: 45-FT
 - PROPOSED BUILDING HEIGHT: 25-FT $\pm$

LOT TABLE		
LOT NUMBER	MEASURED AREA (SF)	CALCULATED DENSITY AREA (SF)
1	4140	5490
2	3312	4392
3	3312	4392
4	3312	4392
5	7084	9394
6	4186	5551
7	3312	4392
8	3312	4392
9	5704	7564 *
TRACT 1	4646	
R.O.W.	13,800	

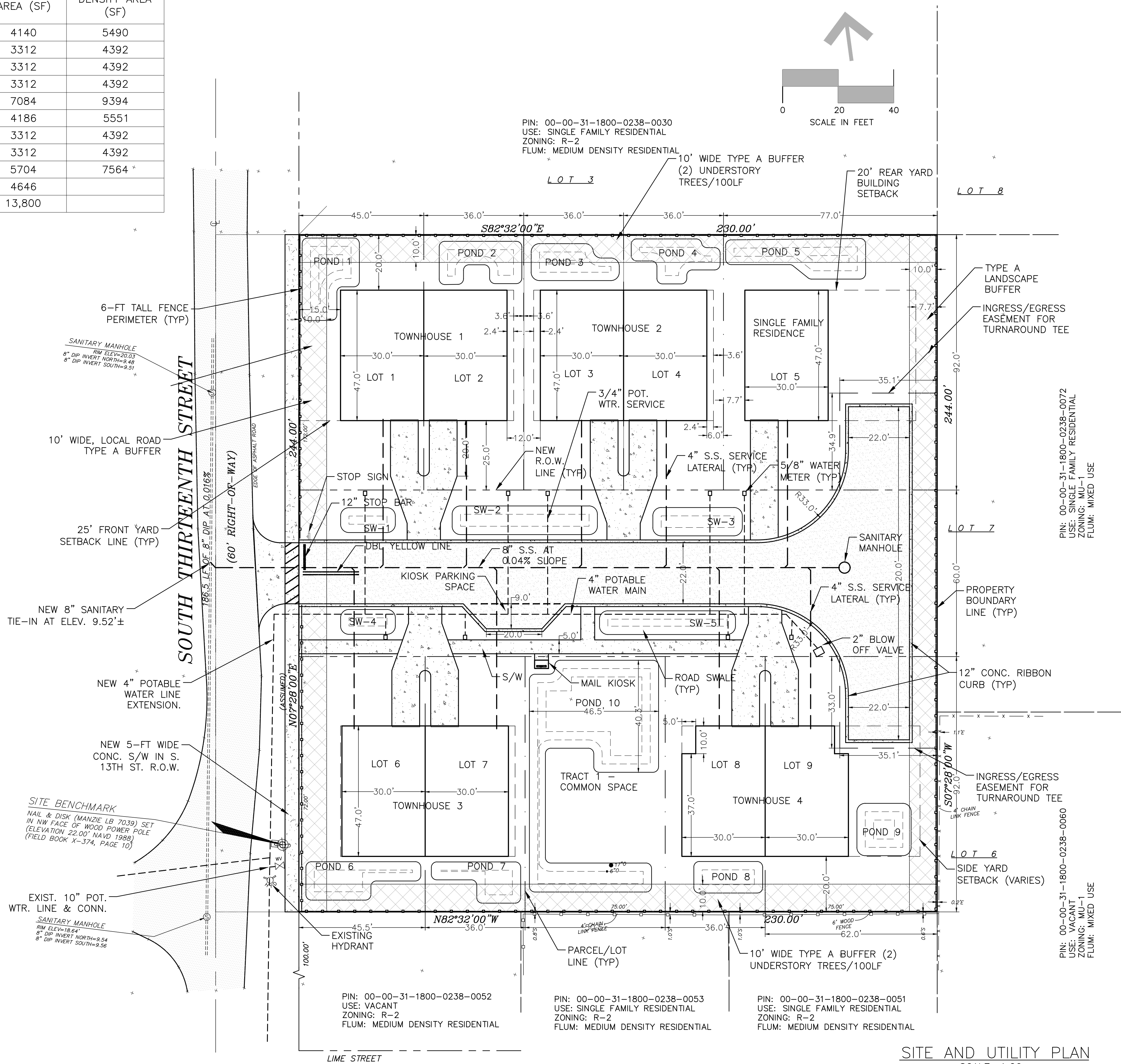
UTILITIES:

- WATER: CITY OF FERNANDINA BEACH
 - SEWER: CITY OF FERNANDINA BEACH
 - POWER: F.P.U.
- FIRE NOTES:
- EXISTING HYDRANT LOCATED ON SOUTH 13TH STREET ADJACENT TO SOUTHWEST PROPERTY LINE.
 - MIN. 2-HR FIRE WALL W/ OUT SPRINKLER SYSTEM OR 1-HR W/ SPRINKLER SYSTEM
 - MIN. 10 FEET SEPARATION BETWEEN BUILDINGS

SINGLE-FAMILY DETACHED AND TWO-FAMILY
DUPLEX RESIDENTIAL DEVELOPMENT (LDC.4.05.05):

- SINGLE-FAMILY AND TWO-FAMILY DEVELOPMENT MUST INCLUDE, AT A MINIMUM, TWO (2) NATIVE, SHADE TREES FOR EVERY 2,500 SQUARE FEET OF LOT AREA OR FRACTION THEREOF.
- AT LEAST FOUR (4) NATIVE TREES MAY BE LOCATED IN THE FRONT, SIDE, OR REAR YARD. RELOCATION OF EXISTING HEALTHY TREES ON THE PROJECT SITE MEASURING AT LEAST 2.5"DBH AND AT LEAST 8 FEET TALL MAY BE RELOCATED ON THE SITE AND UTILIZED AS A CREDIT TO SATISFY MINIMUM LANDSCAPE REQUIREMENTS.
 - TREE IDENTIFICATION AND PLACEMENT MUST BE SHOWN ON A SITE PLAN BUT MAY NOT BE REQUIRED TO MEET THE REQUIREMENTS OF 4.05.04(A) ABOVE.

LEGEND



PIN: 00-00-31-1800-0238-0072
USE: SINGLE FAMILY RESIDENTIAL
ZONING: MU-1
FLUM: MIXED USE

PIN: 00-00-31-1800-0238-0060
USE: VACANT
ZONING: MU-1
FLUM: MIXED USE

PIN: 00-00-31-1800-0238-0052
USE: VACANT
ZONING: R-2
FLUM: MEDIUM DENSITY RESIDENTIAL

PIN: 00-00-31-1800-0238-0053
USE: SINGLE FAMILY RESIDENTIAL
ZONING: R-2
FLUM: MEDIUM DENSITY RESIDENTIAL

PIN: 00-00-31-1800-0238-0051
USE: SINGLE FAMILY RESIDENTIAL
ZONING: R-2
FLUM: MEDIUM DENSITY RESIDENTIAL

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. 96177

REV	DATE	ITEM	C.O.F.B.	TECHNICAL REVIEW COMMITTEE SUBMITAL #1
A	10/24/23		B	
B			C	
C			D	
D			E	

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

SOUTH 13TH STREET DEVELOPMENT
1110 SOUTH 13TH STREET,
FERNANDINA BEACH, FLORIDA 32034

ISSUE DATE: 10/24/23

DRAINAGE PLAN

North / Elev KeySheet
DR-1
Page X of

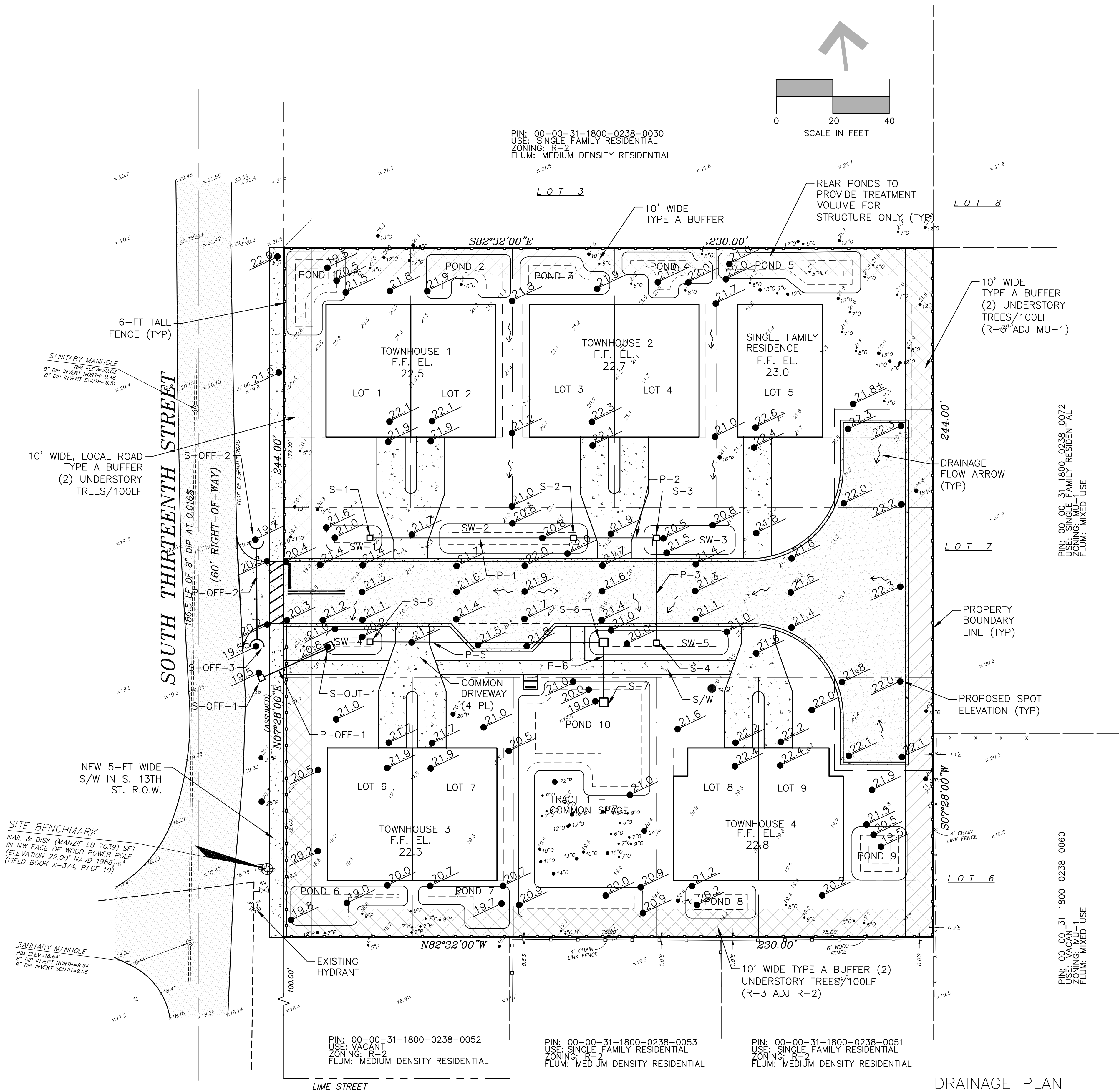
STRUCTURE TABLE						
NAME	TYPE	TOP/INLET ELEV.	INVERT ELEVATION			
			N	S	E	W
S-1	ADS 18"Ø	21.0	-	-	18.50	-
S-2	ADS 18"Ø	20.8	-	-	18.30	18.30
S-3	ADS 18"Ø	20.5	-	18.00	-	18.00
S-4	ADS 18"Ø	20.0	17.50	-	-	-
S-5	ADS 18"Ø	20.2	-	-	17.70	-
S-6	TYPE C INLET	20.0	-	17.50	-	17.50
S-7	ADS 18"Ø	19.0	16.50	-	-	-
S-OUT-1	TYPE C MODIF.	20.8	-	-	-	18.30
S-OFF-1	TYPE C INLET	19.5	-	-	17.0	-
S-OFF-2	MES	-	19.70	-	-	-
S-OFF-3	MES	-	-	19.50	-	-

PIPE TABLE					
NAME	SIZE	TYPE	LENGTH	FROM	TO
P-1	15"	ADS HP	70'	S-1	S-2
P-2	15"	ADS HP	28'	S-2	S-3
P-3	15"	ADS HP	36'	S-3	S-4
P-5	15"	ADS HP	80'	S-5	S-6
P-6	15"	ADS HP	18'	S-6	S-7
P-OFF-1	15"	ADS HP	27'	S-OUT-1	S-OFF-1
P-OFF-2	15"	ADS HP	33'	S-OFF-2	S-OFF-3

PROPERTY INFORMATION:

- PID#: 00-00-31-1800-0238-0040
- ACREAGE: 1.29 ACRES (56,120 SF)
- LOCATION: FERNANDINA BEACH, FL
- FLOOD ZONE: X
- ZONING: R-3
- FUTURE LAND USE: HIGH DENSITY RESIDENTIAL
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL UNITS

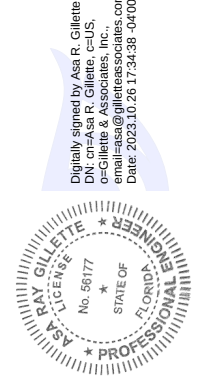
LEGEND	
	ASPHALT
	CONCRETE
	LANDSCAPE BUFFER



DRAINAGE PLAN
SCALE: 1:20

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	10/24/23	C.O.F.B. TECHNICAL REVIEW COMMITTEE SUBMITAL #1
B		
C		
D		
E		

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

CERTIFICATE OF AUTHORIZATION NO. 9332
ASA R. GILLETTE, P.E. * FL. P.E. NO. 56177

20 S. 4th STREET * FERNANDINA BEACH, FL 32034
PHONE: 904-261-8819 * www.gilletteassociates.com

SOUTH 13TH STREET DEVELOPMENT

1110 SOUTH 13TH STREET,
FERNANDINA BEACH, FLORIDA 32034

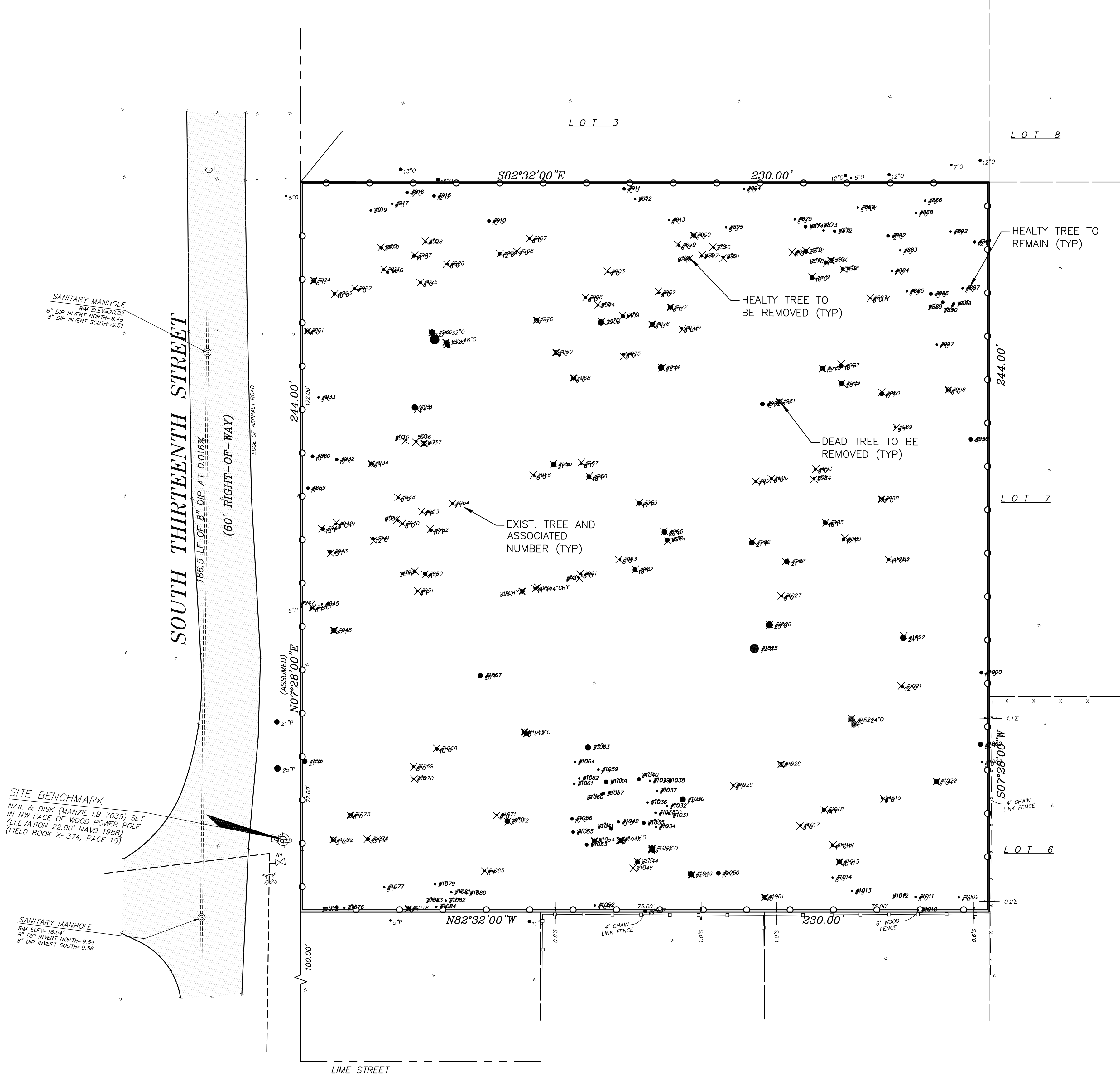
ISSUE DATE: 10/24/23

TREE MITIGATION PLAN

North / Elev Key Sheet

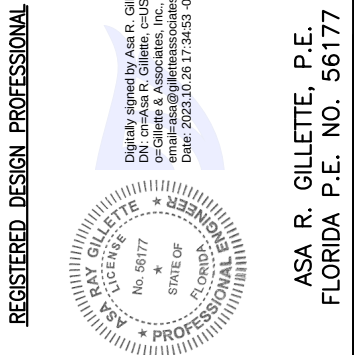
TM-1

Page X of



TREE MITIGATION/REMOVAL PLAN
SCALE: 1:20

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



REV	DATE	ITEM	DESCRIPTION
A	10/24/23	C.O.F.B.	TECHNICAL REVIEW COMMITTEE SUBMITAL #1
B			
C			
D			
E			

GILLETTE & ASSOCIATES, INC.
CIVIL, ENVIRONMENTAL, MECHANICAL & STRUCTURAL ENGINEERING
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20 S. 4th STREET * FERNANDINA BEACH, FL 32034
PHONE: 904-261-8819 * www.gilletteassociates.com

SOUTH 13TH STREET DEVELOPMENT
1110 SOUTH 13TH STREET,
FERNANDINA BEACH, FLORIDA 32034

ISSUE DATE: 10/24/23

LANDSCAPE PLAN

I, _____, am a certified arborist through the International Society of Arboriculture and my certification number is _____. I hereby attest that I have approved this tree protection and/or replacement plan. This includes not only the evaluation of individual trees, but also review of the complete construction plan set and the techniques that will be utilized to mitigate impacts to protected trees. Further, I attest that best practices, as supported by the International Society of Arboriculture, are being implemented to avoid and mitigate impacts to protected trees.

Signed, _____

LANDSCAPE BUFFER REQUIREMENTS

NORTH PROPERTY LINE:
ADJACENT ZONING: R-2
REQUIRED BUFFER TYPE: A
REQUIRED BUFFER WIDTH: 10 FT MIN.

REQUIRED TREES PER 100 FT:
- 2 UNDERSTORY TREES
- PLANTED TREES MUST BE A MINIMUM OF 3" CAL

PROPERTY LINE LENGTH: 230 FT
TREES REQUIRED: $(230/100) \times (2) = 5$ U/S TREES
PROPOSED TREES:
- 8 EXISTING CANOPY TREES (SAVED)
- NO ADD'L TREES TO BE PLANTED

EAST PROPERTY LINE:
ADJACENT ZONING: MU-1
REQUIRED BUFFER TYPE: A
REQUIRED BUFFER WIDTH: 10 FT MIN.

REQUIRED TREES PER 100 FT:
- 2 UNDERSTORY TREES
- PLANTED TREES MUST BE A MINIMUM OF 3" CAL

PROPERTY LINE LENGTH: 244 FT
TREES REQUIRED: $(244/100) \times (2) = 5$ U/S TREES
PROPOSED TREES:
- 6 EXISTING CANOPY TREES (SAVED)
- NO ADD'L TREES TO BE PLANTED

SOUTH PROPERTY LINE:
ADJACENT ZONING: R-2
REQUIRED BUFFER TYPE: A
REQUIRED BUFFER WIDTH: 10 FT MIN.

REQUIRED TREES PER 100 FT:
- 2 UNDERSTORY TREES
- PLANTED TREES MUST BE A MINIMUM OF 3" CAL

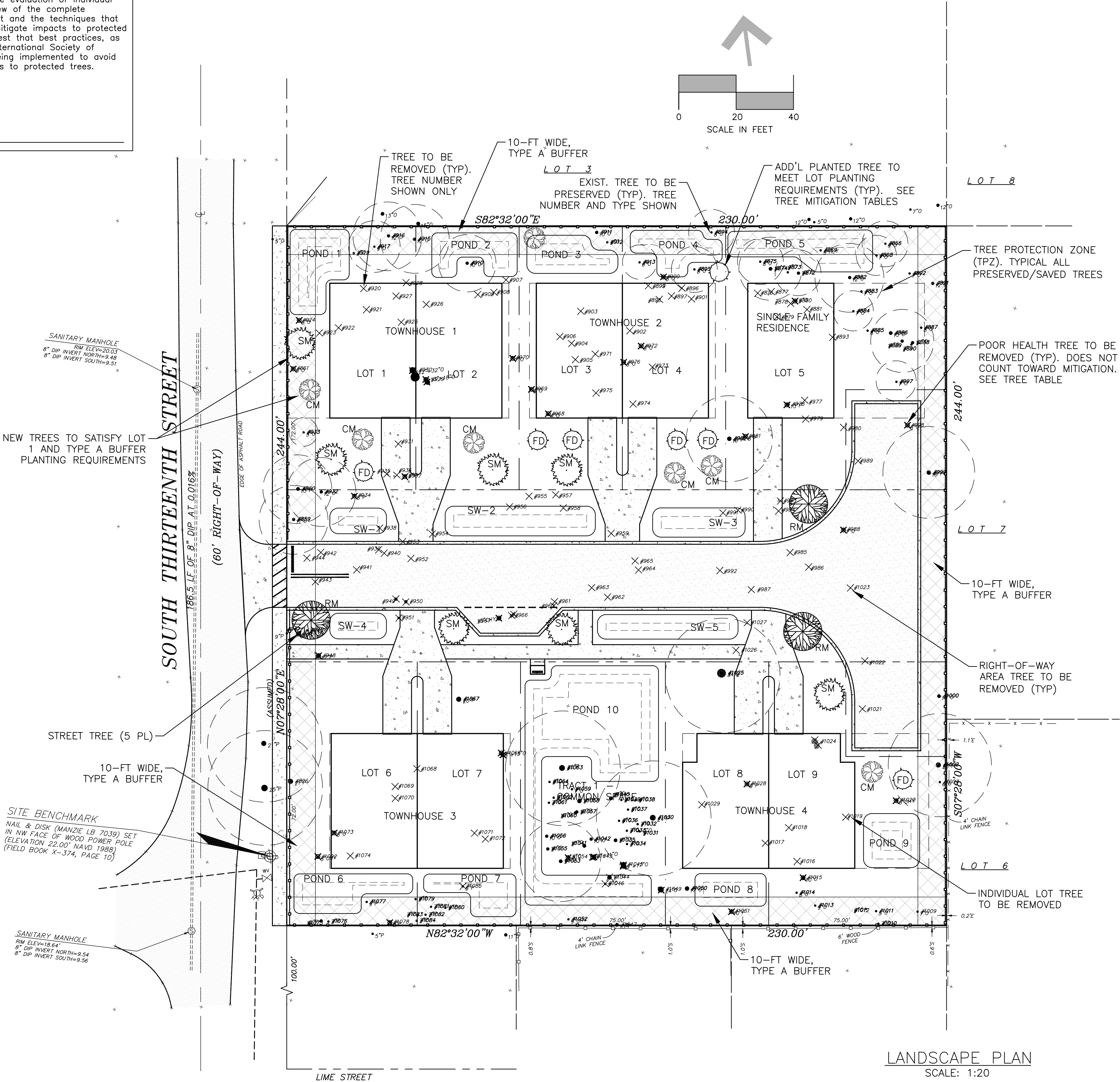
PROPERTY LINE LENGTH: 230 FT
TREES REQUIRED: $(230/100) \times (2) = 5$ U/S TREES
PROPOSED TREES:
- 16 EXISTING CANOPY TREES (SAVED)
- NO ADD'L TREES TO BE PLANTED

WEST PROPERTY LINE:
ADJACENT ROADWAY: SOUTH 13TH STREET (LOCAL ROAD)
REQUIRED BUFFER TYPE: A
REQUIRED BUFFER WIDTH: 10 FT MIN.

REQUIRED TREES PER 100 FT:
- 2 UNDERSTORY TREES
- PLANTED TREES MUST BE A MINIMUM OF 3" CAL

PROPERTY LINE LENGTH: 244 FT
TREES REQUIRED: $(244/100) \times (2) = 5$ U/S TREES
PROPOSED TREES:
- 4 EXISTING CANOPY TREES (SAVED)
- 2 ADD'L TREES TO BE PLANTED

PLANT SCHEDULE				
SYMBOL	QTY.	KEY	SPECIES	SIZE/REMARKS
	5	RM	ACER RUBRUM RED MAPLE	3" CAL MIN.
	5	SM	MAGNOLIA GRANDIFLORA LITTLE GEM SOUTHERN MAGNOLIA	3" CAL MIN.
	4	CM	LAGERSTOEMIA SPP. CRAPE MYRTLE	3" CAL MIN.
	4	WF	CHIONANTHUS VIRGINICUS WHITE FRINGETREE	3" CAL MIN.
	5	FD	CORNUS FLORIDA FLOWERING DOGWOOD	3" CAL MIN.
	5	LB	GORDONIA IASIANTHUS LOBLOLLY BAY	3" CAL MIN.



SITE BENCHMARK
NAIL & DISK (MANZIE LB 7039) SET
IN NW FACE OF WOOD POWER POLE
(ELEVATION 22.00' NAVD 1985)
(FIELD BOOK X-374, PAGE 10)

SANITARY MANHOLE
RM ELEV=18.64'
8" DIP INVERT NORTH=9.54
8" DIP INVERT SOUTH=9.56

SANITARY MANHOLE
RM ELEV=20.03
8" DIP INVERT NORTH=9.48
8" DIP INVERT SOUTH=9.51

Engineer:
Gillette Associates, Inc.

LOT 1 – TREE MITIGATION TABLE
Cole Builders - 13th Street Villas
Tree Health Assessment

10/24/2023

Tree #	Descrip	Surveyor Species	dbh	Actual Species	Health Status	Protected DBH	COM/LOT C & 1-9	Preserved 1=N; 0=Y	Preserved DHB	Comment
860	13"P	P	13	SP	1	13	1	0	13	
861	9"O	O	9	WO	4	0	1	1	0	bent over
916	12"O	O	12	LO	2	12	1	0	12	crooked
917	9"O	O	9	LO	1	9	1	0	9	
919	7"O	O	7	LO	2	7	1	0	7	bent
920	12"O	O	12	LO	1	12	1	1	0	
921	6"MAG	MAG	6	MAG	1	6	1	1	0	
922	7"O	O	7	LO	2	7	1	1	0	bent
923	10"O	O	10	LAU	1	10	1	1	0	
924	5"O	O	5	WO	4	0	1	1	0	bent over
925	8"O	O	8	LO	1	8	1	1	0	
927	11"O	O	11	LO	3	11	1	1	0	damage at 8 feet
928	8"O	O	8	LO	1	8	1	1	0	
930	22"+32"O	O	22	LAU	4	0	1	1	0	codominant at the base
930	22"+32"O	O	32	LAU	4	0	1	1	0	codominant at the base
931	24"P	P	24	SP	1	24	1	1	0	
933	5"O	O	5	WO	3	5	1	0	5	forked
935	5"O	O	5	LAU	2	5	1	1	0	crooked
936	5"O	O	5	LAU	2	5	1	1	0	suppressed
937	8"P	P	8	SP	4	0	1	1	0	crooked bad

Trees Protected for this Lot: 142 Preserved on this Lot: 46 32.4%

Amount to Plant (+) / Overage (-): 25 dbh

Onsite planting: 12.5 dbh Tree fund: 12.5 dbh

CODE	Species	# STEMS
LO	Live Oak	101
LAU	Laurel Oak	36
WO	Water Oak	13
CHY	Cherry	11
SP	Slash Pine	62
BG	Black Gum	1
MAG	Magnolia	1
SABAL	Sabal Palmetto	1
HLY	American Holly	1

1 NOT SAVED
0 SAVED
R RIGHT OF WAY
C COMMON AREA
1 THRU 9 LOTS 1 THRU 9

STATUS CODES
1 = NO APPARENT DEFECT
2 = MINOR DEFECT
3 = COULD KEEP TREE BUT HAS DEFECTS
4 = POOR HEALTH AND SUGGEST REMOVAL
5 = SEVERE DEFECT AND SHOULD BE REMOVED

Arborist:
Early Y. McCall - FL6200A
McCall Tree Health and Consulting LLC

LOT 2 – TREE MITIGATION TABLE
Cole Builders - 13th Street Villas
Tree Health Assessment

10/24/2023

Tree #	Descrip	Surveyor Species	dbh	Actual Species	Health Status	Protected DBH	COM/LOT C & 1-9	Preserved 1=N; 0=Y	Preserved DHB	Comment
907	6"O	O	6	LO	1	6	2	1	0	
908	7"O	O	7	LO	2	7	2	1	0	leans
909	12"O	O	12	LO	1	12	2	1	0	
910	10"O	O	10	LO	1	10	2	0	10	
915	12"O	O	12	LO	1	12	2	0	12	
926	8"O	O	8	LO	2	8	2	1	0	damag at the bottom
929	13"+18"O	O	13	LAU	4	0	2	1	0	codominant at the base
929	13"+18"O	O	18	LAU	4	0	2	1	0	codominant at the base
970	7"O	O	7	LO	4	0	2	1	0	bent way over

Trees Protected for this Lot: 55 Preserved on this Lot: 22 40.0%

Amount to Plant (+) / Overage (-): 5.5 dbh

Onsite planting: 5.5 dbh Tree fund: 0 dbh

CODE	Species	# STEMS
LO	Live Oak	101
LAU	Laurel Oak	36
WO	Water Oak	13
CHY	Cherry	11
SP	Slash Pine	62
BG	Black Gum	1
MAG	Magnolia	1
SABAL	Sabal Palmetto	1
HLY	American Holly	1

1 NOT SAVED
0 SAVED
R RIGHT OF WAY
C COMMON AREA
1 THRU 9 LOTS 1 THRU 9

STATUS CODES
1 = NO APPARENT DEFECT
2 = MINOR DEFECT
3 = COULD KEEP TREE BUT HAS DEFECTS
4 = POOR HEALTH AND SUGGEST REMOVAL
5 = SEVERE DEFECT AND SHOULD BE REMOVED

Arborist:
Early Y. McCall - FL6200A
McCall Tree Health and Consulting LLC

Engineer:
Gillette Associates, Inc.

LOT 3 – TREE MITIGATION TABLE
Cole Builders - 13th Street Villas
Tree Health Assessment

10/24/2023

Tree #	Descrip	Surveyor Species	dbh	Actual Species	Health Status	Protected DBH	COM/LOT C & 1-9	Preserved 1=N; 0=Y	Preserved DHB	Comment
903	7"O	O	7	LO	2	7	3	1	0	leans
904	9"O	O	9	LO	2	9	3	1	0	leans
905	22"O	O	22	LO	3	22	3	1	0	old damage at the base
906	6"O	O	6	LO	2	6	3	1	0	leans
911	10"O	O	10	LO	1	10	3	0	10	
912	6"O	O	6	LO	2	6	3	0	6	leans
968	6"O	O	6	LO	4	0	3	1	0	bent way over
969	9"O	O	9	LO	5	0	3	1	0	dead
971	14"O	O	14	LO	1	14	3	1	0	
975	9"O	O	9	LO	3	9	3	1	0	severe bend and vines

Trees Protected for this Lot: 83 Preserved on this Lot: 16 19.3%

Amount to Plant (+) / Overage (-): 25.5 dbh

Onsite planting: 13 dbh Tree fund: 13 dbh

CODE	Species	# STEMS
LO	Live Oak	101
LAU	Laurel Oak	36
WO	Water Oak	13
CHY	Cherry	11
SP	Slash Pine	62
BG	Black Gum	1
MAG	Magnolia	1
SABAL	Sabal Palmetto	1
HLY	American Holly	1

1 NOT SAVED
0 SAVED
R RIGHT OF WAY
C COMMON AREA
1 THRU 9 LOTS 1 THRU 9

STATUS CODES
1 = NO APPARENT DEFECT
2 = MINOR DEFECT
3 = COULD KEEP TREE BUT HAS DEFECTS
4 = POOR HEALTH AND SUGGEST REMOVAL
5 = SEVERE DEFECT AND SHOULD BE REMOVED

Arborist:
Early Y. McCall - FL6200A
McCall Tree Health and Consulting LLC

LOT 4 – TREE MITIGATION TABLE
Cole Builders - 13th Street Villas
Tree Health Assessment

10/24/2023

Tree #	Descrip	Surveyor Species	dbh	Actual Species	Health Status	Protected DBH	COM/LOT C & 1-9	Preserved 1=N; 0=Y	Preserved DHB	Comment
894	8"O	O	8	LO	2	8	4	0	8	leans
895	8"O	O	8	LO	1	8	4	0	8	
896	7"O	O	7	LO	1	7	4	1	0	
897	9"O	O	9	LO	1	9	4	1	0	
898	9"O	O	9	LO	1	9	4	1	0	
899	6"O	O	6	LO	2	6	4	1	0	leans
900	5"O	O	5	LO	5	0	4	1	0	dead
901	8"O	O	8	LO	1	8	4	1	0	
902	9"O	O	9	LO	1	9	4	1	0	
913	6"O	O	6	LO	2	6	4	0	6	leans
972	6"O	O	6	LO	4	0	4	1	0	bent way over
973	9"CHY	CHY	9	CHY	3	9	4	1	0	leans and is bent
974	22"P	P	22	SP	1	22	4	1	0	
976	6"O	O	6	LO	4	0	4	1	0	bent way over

Trees Protected for this Lot: 101 Preserved on this Lot: 22 21.8%

Amount to Plant (+) / Overage (-): 28.5 dbh

Onsite planting: 14 dbh Tree fund: 14 dbh

CODE	Species	# STEMS
LO	Live Oak	101
LAU	Laurel Oak	36
WO	Water Oak	13
CHY	Cherry	11
SP	Slash Pine	62
BG	Black Gum	1
MAG	Magnolia	1
SABAL	Sabal Palmetto	1
HLY	American Holly	1

1 NOT SAVED
0 SAVED
R RIGHT OF WAY
C COMMON AREA
1 THRU 9 LOTS 1 THRU 9

STATUS CODES
1 = NO APPARENT DEFECT
2 = MINOR DEFECT
3 = COULD KEEP TREE BUT HAS DEFECTS
4 = POOR HEALTH AND SUGGEST REMOVAL
5 = SEVERE DEFECT AND SHOULD BE REMOVED

Arborist:
Early Y. McCall - FL6200A
McCall Tree Health and Consulting LLC

Engineer:
Gillette Associates, Inc.

LOT 5 – TREE MITIGATION TABLE
Cole Builders - 13th Street Villas
Tree Health Assessment

10/24/2023

Tree #	Descrip	Surveyor Species	dbh	Actual Species	Health Status	Protected DBH	COM/LOT C & 1-9	Preserved 1=N; 0=Y	Preserved DHB	Comment
866	9"O	O	9	LO	1	9	5	0	9	
868	7"O	O	7	LO	1	7	5	0	7	
869	5"HLV	HLV	5	HLV	2	5	5	0	5	overtopped
872	10"O	O	10	LO	2	10	5	0	10	bent over
873	9"O	O	9	LO	2	9	5	0	9	bent over
874	13"O	O	13	LO	2	13	5	0	13	crooked top
875	8"O	O	8	LO	2	8	5	0	8	bent over
876	8"O	O	8	LO	2	8	5	1	0	bent over
877	17"O	O	17	LO	1	17	5	1	0	
878	15"O	O	15	LO	1	15	5	1	0	
879	16"O	O	16	LO	1	16	5	1	0	
880	5"O	O	5	LO	5	0	5	1	0	dead
881	11"O	O	11	LO	2	11	5	1	0	bent over
882	12"O	O	12	LO	1	12	5	0	12	
883	7"O	O	7	LO	3	7	5	0	7	poor top
884	7"O	O	7	LO	2	7	5	0	7	leans
885	8"O	O	8	LO	1	8	5	0	8	
886	13"O	O	13	LO	1	13	5	0	13	
887	8"O	O	8	LO	2	8	5	0	8	light damage to be base and bends
888	12"O	O	12	LO	2	12	5	0	12	leans
889	11"O	O	11	LO	2	11	5	0	11	leans
890	7"O	O	7	LO	3	7	5	0	7	leans away from competition
891	12"O	O	12	LO	1	12	5	0	12	
892	7"O	O	7	LO	1	7	5	0	7	
893	5"CHY	CHY	5	CHY	2	5	5	1	0	small bend
977	16"P	P	16	SP	2	16	5	1	0	bent slightly
978	13"P	P	13	SP	4	0	5	1	0	bent and poor top
979	20"P	P	20	SP	1	20	5	1	0	
980	17"P	P	17	SP	1	17	5	1	0	
981	8"P	P	8	SP	4	0	5	1	0	understory tree with poor crown
982	16"P	P	16	SP	1	16	5	0	16	
989	9"P	P	9	SP	3	9	5	1	0	bent and vines
997	7"O	O	7	WO	2	7	5	0	7	leans
998	6"O	O	6	WO	4	0	5	0	0	decay and poor crown
999	18"P	P	18	SP	1	18	5	0	18	

Trees Protected for this Lot: 340 Preserved on this Lot: 206 60.6%

Amount to Plant (+) / Overage (-): -36 dbh

Onsite planting: -36 dbh Tree fund: 0 dbh

CODE	Species	# STEMS
LO	Live Oak	101
LAU	Laurel Oak	36
WO	Water Oak	13
CHY	Cherry	11
SP	Slash Pine	62
BG	Black Gum	1
MAG	Magnolia	1
SABAL	Sabal Palmetto	1
HLY	American Holly	1

1 NOT SAVED
0 SAVED
R RIGHT OF WAY
C COMMON AREA
1 THRU 9 LOTS 1 THRU 9

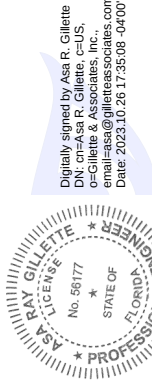
STATUS CODES
1 = NO APPARENT DEFECT
2 = MINOR DEFECT
3 = COULD KEEP TREE BUT HAS DEFECTS
4 = POOR HEALTH AND SUGGEST REMOVAL
5 = SEVERE DEFECT AND SHOULD BE REMOVED

Arborist:
Early Y. McCall - FL6200A
McCall Tree Health and Consulting LLC

PERMIT REVIEW ONLY – NOT FOR CONSTRUCTION

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. 95177

REV	DATE	ITEM
A	10/24/23	C.O.F.B. TECHNICAL REVIEW COMMITTEE SUBMITAL #1
B		
C		
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
PHONE: 904-261-8819 * www.gilletteassociates.com

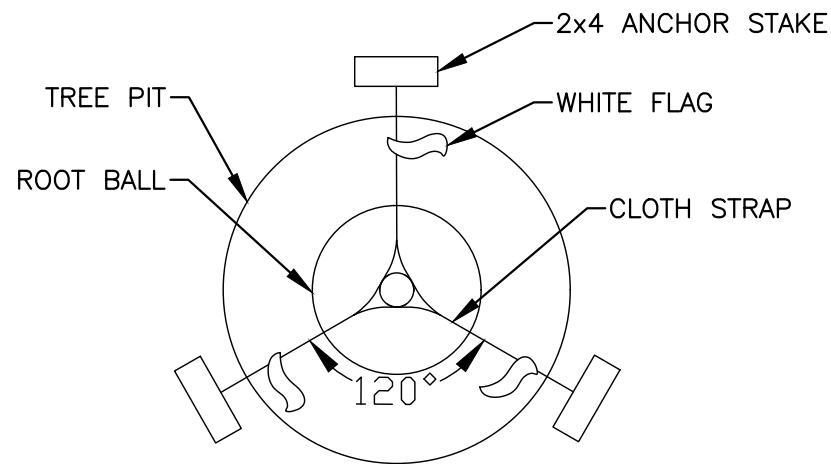
SOUTH 13TH STREET DEVELOPMENT
1110 SOUTH 13TH STREET,
FERNANDINA BEACH, FLORIDA 32034

ISSUE DATE: 10/24/23

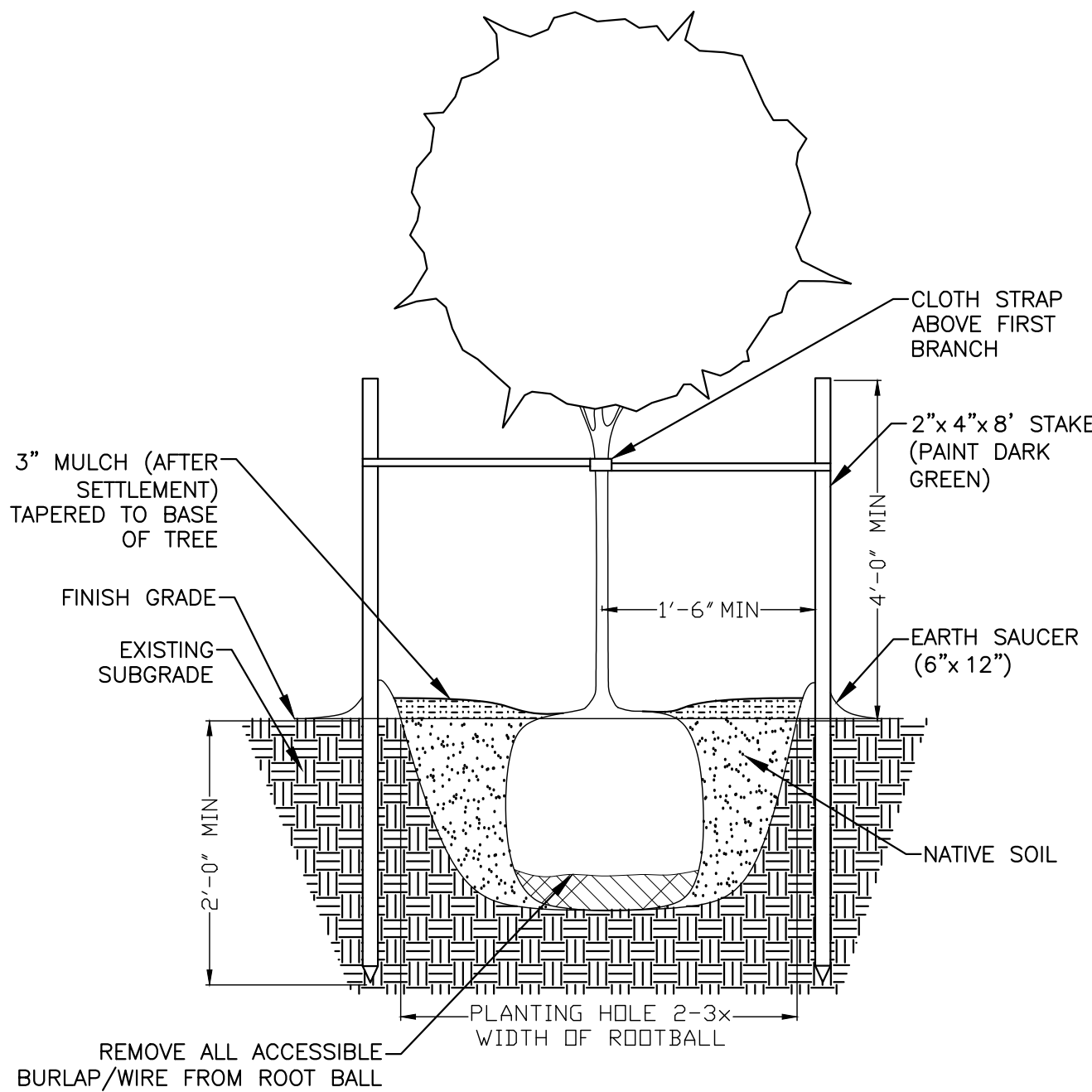
TREE MITIGATION
TABLES BY LOT

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.



DETAIL 1
TREE STAKING PLAN



DETAIL 2
TREE PLANTING ELEVATION

LOT 6 — TREE MITIGATION TABLE										
Cole Builders - 13th Street Villas										
Tree Health Assessment										
Tree #	Descrip	Surveyor Species	dbh	Actual Species	Health Status	Protected DBH	COM/LOT C & 1-9	Preserved 1=N; 0=Y	Preserved DHB	Comment
1069	5"O	O	5	LAU	2	5	6	1	0	vines
1070	7"O	O	7	LAU	2	7	6	1	0	vines
1073	6"O	O	6	LAU	4	0	6	1	0	overtopped, vines and forked
1074	13"PM	PM	13	SABAL	1	13	6	1	0	
1075	12"P	P	12	SP	1	12	6	0	12	
1076	7"P	P	7	SP	2	7	6	0	7	small top
1077	9"P	P	9	SP	2	9	6	0	9	bent at 25 feet
1078	7"P	P	7	SP	4	0	6	0	0	bent
1083	7"P	P	7	SP	1	7	6	0	7	
1092	5"CHY	CHY	5	CHY	4	0	6	1	0	broken crown and vines.

Trees Protected for this Lot: 60 Preserved on this Lot: 35 58.3%

Amount to Plant (+) / Overage (-): -5 dbh

Onsite planting: -5 dbh Tree fund: 0 dbh

CODE	Species	# STEMS
LO	Live Oak	101
LAU	Laurel Oak	36
WO	Water Oak	13
CHY	Cherry	11
SP	Slash Pine	62
BG	Black Gum	1
MAG	Magnolia	1
SABAL	Sabal Palmetto	1
HLY	American Holly	1

1 NOT SAVED
0 SAVED
R RIGHT OF WAY
C COMMON AREA
1 THRU 9 LOTS 1 THRU 9

STATUS CODES
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2 = MINOR DEFECT
3 = COULD KEEP TREE BUT HAS DEFECTS
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5 = SEVERE DEFECT AND SHOULD BE REMOVED

Arborist:
Early Y. McCall - FL6200A
McCall Tree Health and Consulting LLC

LOT 8 — TREE MITIGATION TABLE										
Cole Builders - 13th Street Villas										
Tree Health Assessment										
Tree #	Descrip	Surveyor Species	dbh	Actual Species	Health Status	Protected DBH	COM/LOT C & 1-9	Preserved 1=N; 0=Y	Preserved DHB	Comment
1017	5"O	O	5	LAU	2	5	8	1	0	overtopped
1025	34"O	O	34	LO	1	34	8	0	34	
1028	9"P	P	9	SP	4	0	8	1	0	bad bend at 20 feet
1029	9"P	P	9	SP	1	9	8	1	0	
1050	17"O	O	17	LAU	2	17	8	0	17	leans
1051	10"P	P	10	SP	4	0	8	1	0	top poor and under large laurel oak

Trees Protected for this Lot: 65 Preserved on this Lot: 51 78.5%

Amount to Plant (+) / Overage (-): -18.5 dbh

Onsite planting: -19 dbh Tree fund: 0 dbh

CODE	Species	# STEMS
LO	Live Oak	101
LAU	Laurel Oak	36
WO	Water Oak	13
CHY	Cherry	11
SP	Slash Pine	62
BG	Black Gum	1
MAG	Magnolia	1
SABAL	Sabal Palmetto	1
HLY	American Holly	1

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Arborist:
Early Y. McCall - FL6200A
McCall Tree Health and Consulting LLC

LOT 7 — TREE MITIGATION TABLE										
Cole Builders - 13th Street Villas										
Tree Health Assessment										
Tree #	Descrip	Surveyor Species	dbh	Actual Species	Health Status	Protected DBH	COM/LOT C & 1-9	Preserved 1=N; 0=Y	Preserved DHB	Comment
1066	5"+13"O	O	5	LAU	5	0	7	1	0	dead
1066	5"+13"O	O	13	LAU	2	13	7	1	0	forked - cut off the 5" portion.
1067	20"P	P	20	SP	1	20	7	0	20	
1068	10"O	O	10	LAU	2	10	7	1	0	small scar at 10 feet.
1071	9"O	O	9	WO	3	9	7	1	0	bent over and forked
1072	19"O	O	19	LAU	2	19	7	1	0	forked
1079	9"P	P	9	SP	1	9	7	0	9	
1080	9"P	P	9	SP	1	9	7	0	9	
1081	7"P	P	7	SP	1	7	7	0	7	
1082	7"P	P	7	SP	1	7	7	0	7	
1084	7"P	P	7	SP	1	7	7	0	7	
1085	5"P	P	5	SP	4	0	7	1	0	small top with just a little green

Trees Protected for this Lot: 110 Preserved on this Lot: 59 53.6%

Amount to Plant (+) / Overage (-): -4 dbh

Onsite planting: -4 dbh Tree fund: 0 dbh

CODE	Species	# STEMS
LO	Live Oak	101
LAU	Laurel Oak	36
WO	Water Oak	13
CHY	Cherry	11
SP	Slash Pine	62
BG	Black Gum	1
MAG	Magnolia	1
SABAL	Sabal Palmetto	1
HLY	American Holly	1

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Arborist:
Early Y. McCall - FL6200A
McCall Tree Health and Consulting LLC

LOT 9 — TREE MITIGATION TABLE										
Cole Builders - 13th Street Villas										
Tree Health Assessment										
Tree #	Descrip	Surveyor Species	dbh	Actual Species	Health Status	Protected DBH	COM/LOT C & 1-9	Preserved 1=N; 0=Y	Preserved DHB	Comment
1000	14"O	O	14	LAU	3	14	9	0	14	poor top
1002	20"P	P	20	SP	1	20	9	0	20	
1003	6"O	O	6	WO	4	0	9	1	0	bent from vines
1009	7"O	O	7	BG	4	0	9	0	0	bent from vines
1010	7"O	O	7	LAU	2	7	9	0	7	vines - bent
1011	5"O	O	5	LAU	2	5	9	0	5	vines - bent
1012	6"O	O	6	LAU	2	6	9	0	6	vines - bent
1013	9"O	O	9	LAU	3	9	9	0	9	bent and competition with vines
1014	8"O	O	8	LO	3	8	9	0	8	leans and forked at 12 feet
1015	10"O	O	10	LAU	4	0	9	1	0	bent and poor crown
1016	11"CHY	CHY	11	CHY	2	11	9	1	0	forked
1018	14"P	P	14	SP	3	14	9	1	0	poor top
1019	8"O	O	8	LAU	2	8	9	1	0	forked
1020	6"CHY	CHY	6	CHY	4	0	9	1	0	bent and part is dead
1021	12"O	O	12	LAU	2	12	9	1	0	forked at 20 feet
1024	20"+24"O	O	20	LO	2	20	9	1	0	forked at 5 feet
1024	20"+24"O	O	24	LO	2	24	9	1	0	forked

Trees Protected for this Lot: 158 Preserved on this Lot: 69 43.7%

Amount to Plant (+) / Overage (-): 10 dbh

Onsite planting: 10 dbh Tree fund: 0 dbh

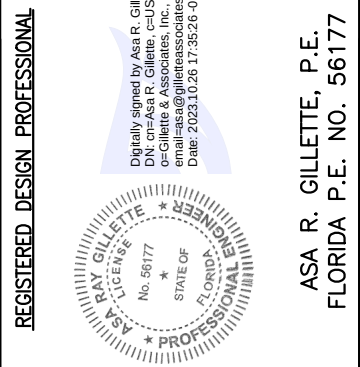
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Arborist:
Early Y. McCall - FL6200A
McCall Tree Health and Consulting LLC

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REV	DATE	ITEM	DESCRIPTION
A	10/24/23	1	TECHNICAL REVIEW COMMITTEE SUBMITAL #1
B			
C			
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
PHONE: 904-261-8819 * www.gilletteassociates.com

SOUTH 13TH STREET DEVELOPMENT
1110 SOUTH 13TH STREET,
FERNANDINA BEACH, FLORIDA 32034

ISSUE DATE: 10/24/23

TREE MITIGATION
TABLES BY LOT

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

Professional Seal of Asa R. Gillette, P.E.
No. 9332
Ex. 1483
Date: 03/23/23 to 11/20/2025

Professional Seal of Asa R. Gillette, P.E.
No. 9332
Ex. 1483
Date: 03/23/23 to 11/20/2025

ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 9332

REV	DATE	ITEM	REVISION
A	10/24/23	1	ISSUE
B			
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GILLETTE & ASSOCIATES, INC.

CIVIL, ENVIRONMENTAL, MECHANICAL & STRUCTURAL ENGINEERING

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SOUTH 13TH STREET DEVELOPMENT

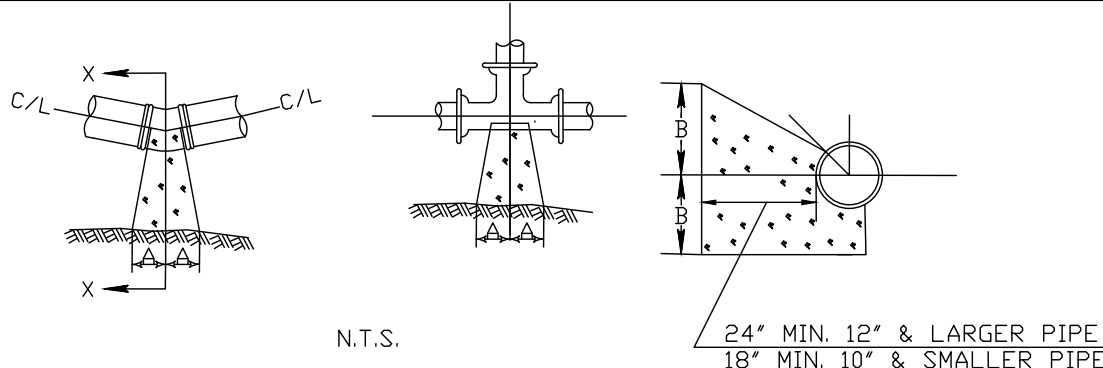
1110 SOUTH 13TH STREET,
FERNANDINA BEACH, FLORIDA 32034

ISSUE DATE: 10/24/23
SEWER AND WATER
DETAILS

North / Elev Key Sheet

DT-2

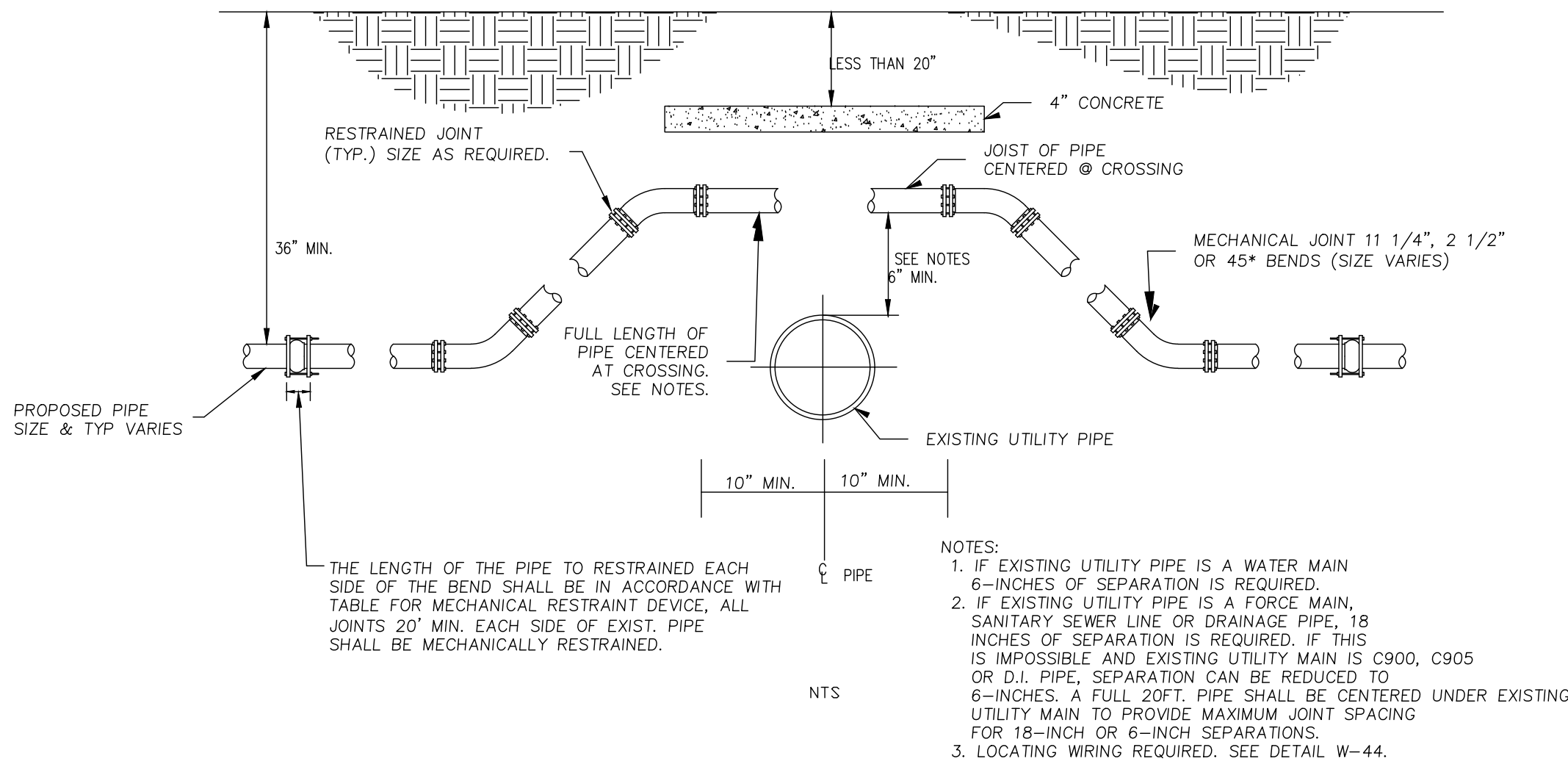
Page X of



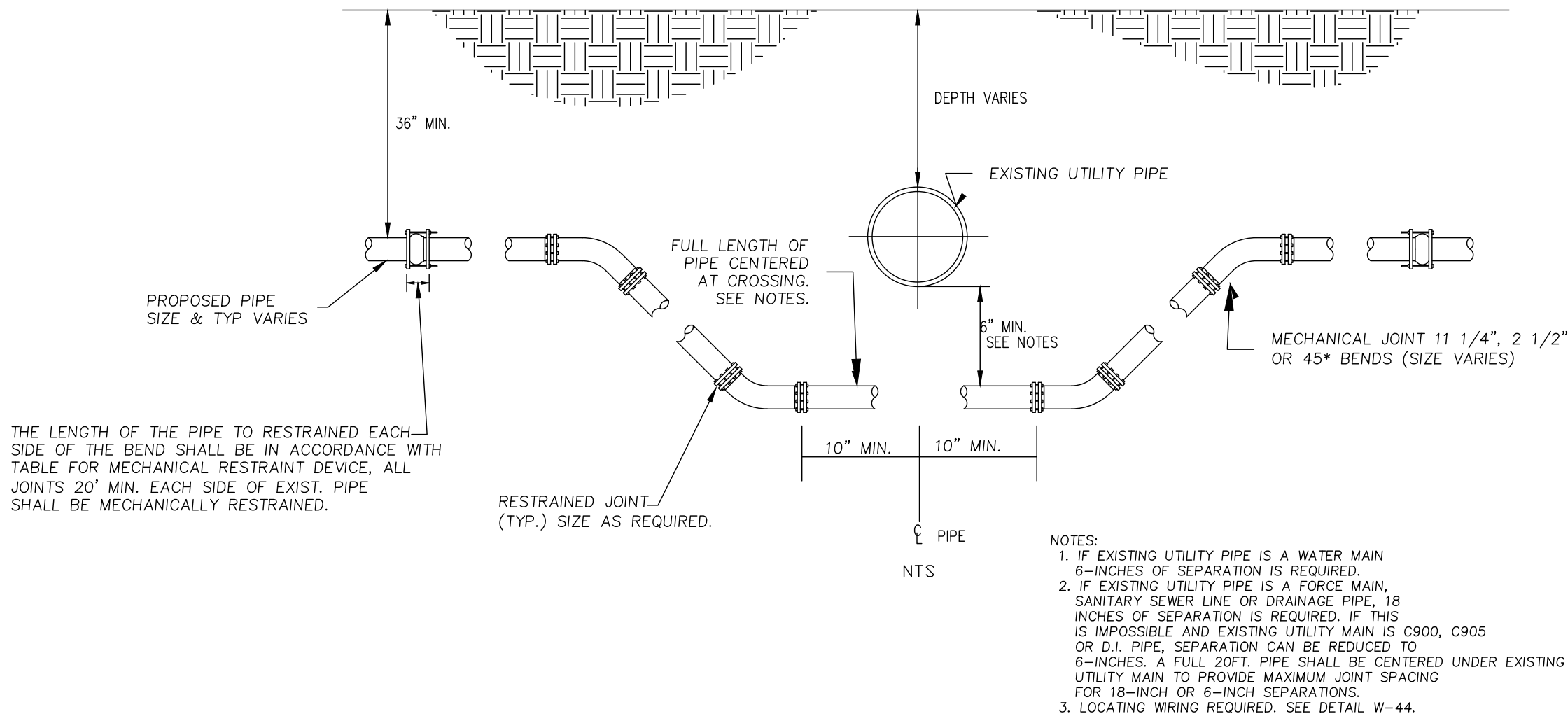
1/4 BENDS			1/8 BENDS			1/16 BENDS			TEE		
SIZE	A	B	CONC.	A	B	CONC.	A	B	CONC.	A	B
6"	16"	10"	3.2	9"	10"	3.0	6"	8"	1.3	6"	10"
8"	22"	13"	7.5	12"	13"	3.7	8"	10"	2.1	8"	13"
10"	26"	17"	11.5	14"	17"	5.9	10"	13"	3.6	10"	16"
12"	29"	21"	21.1	16"	21"	8.6	11"	16"	6.6	12"	18"
14"	35"	24"	29.8	19"	24"	14.5	12"	20"	8.5	14"	22"
16"	38"	27"	37.8	21"	27"	18.1	12"	24"	11.2	16"	24"
20"	47"									20"	30"

- NOTE:
- ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.
 - THESE TABLES SHOW MINIMUM SIZE THRUST BLOCKS FOR GOOD SOIL, (A-1 THROUGH A-3, CLEAN SAND AND GRAVELS)
 - POOR SOIL (A-4 THROUGH A-8, SILTY SOILS, CLAYS, MUCK AND PEAT) WILL REQUIRE LARGER THRUST BLOCKS.

THRUST BLOCKS FOR BENDS & TEE'S



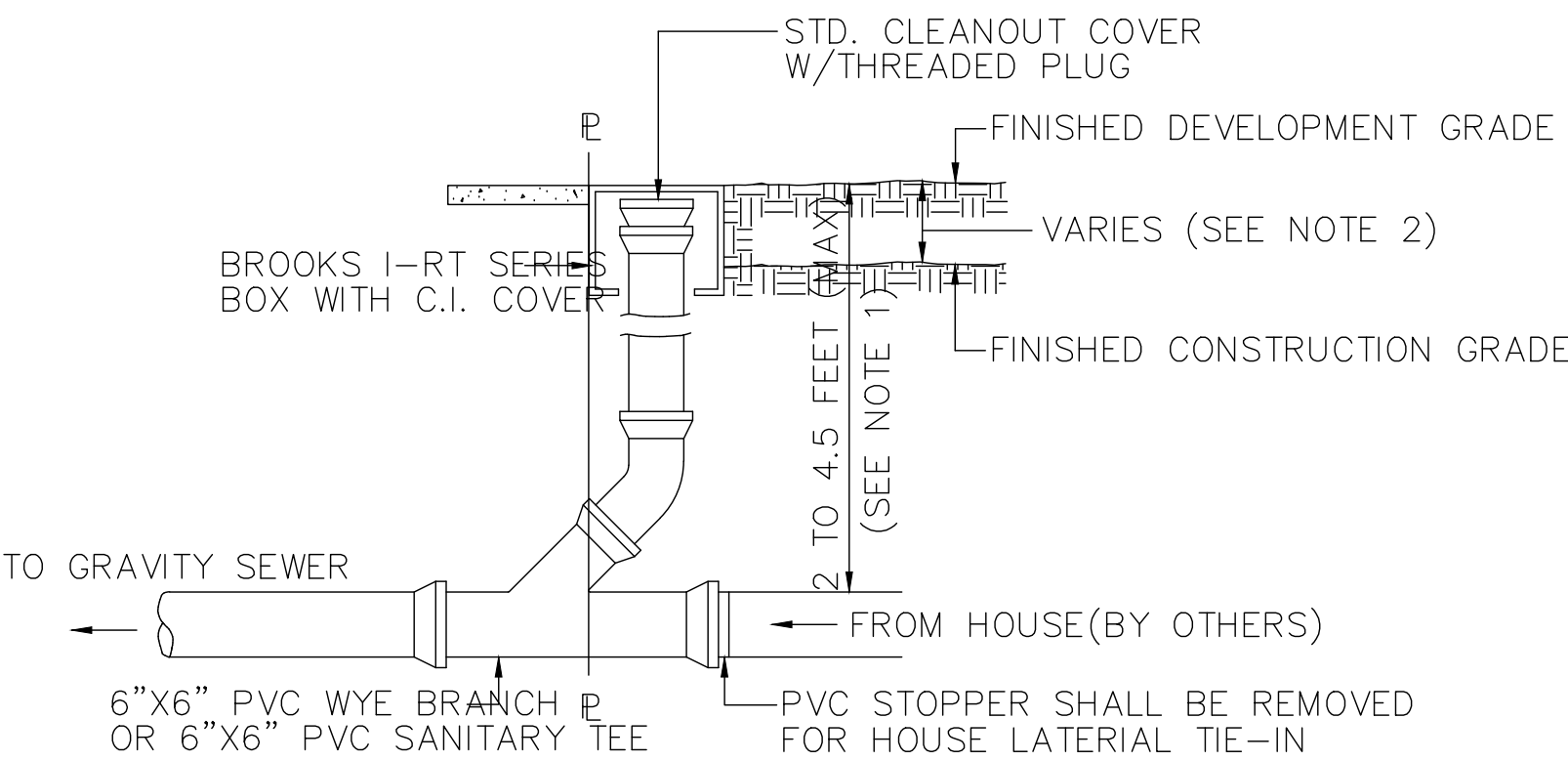
UTILITY CONFLICT DETAIL "A"



UTILITY CONFLICT DETAIL "B"

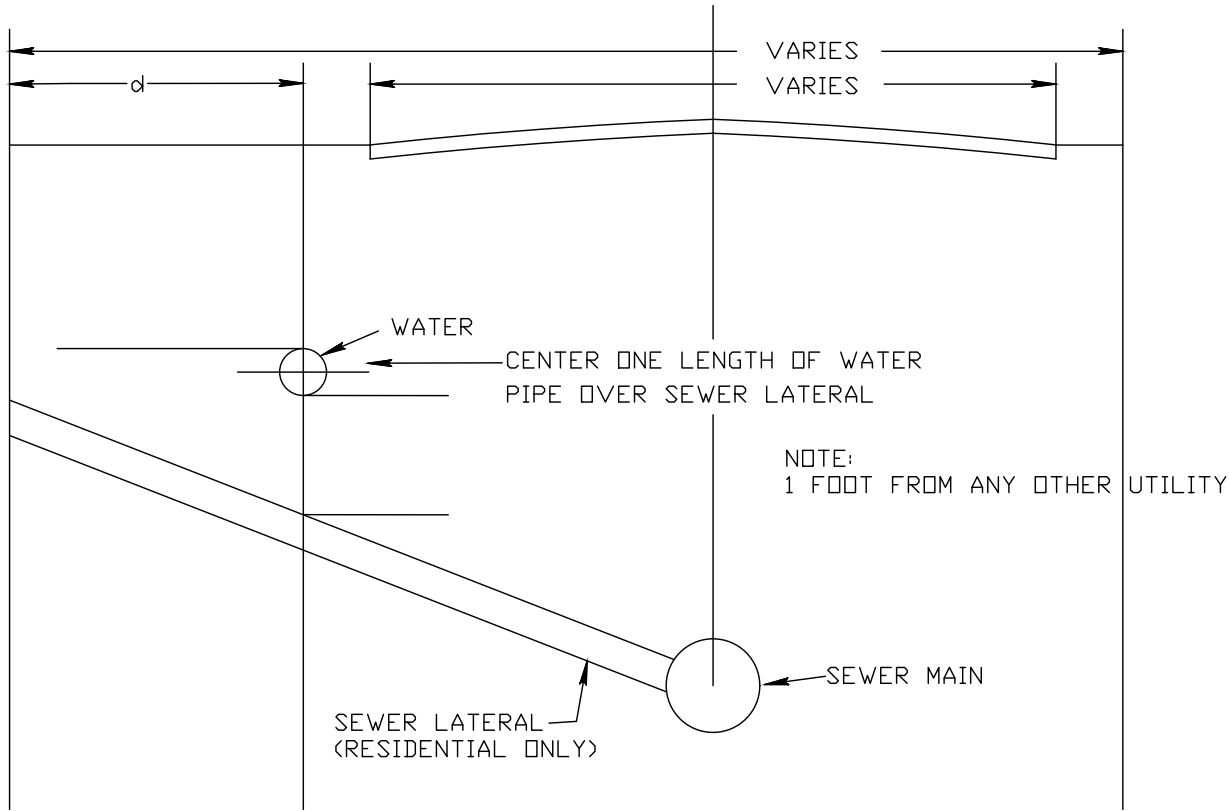
- ALL MANHOLES SHALL BE PRECAST CONCRETE AND CONFORM TO ASTM C-478 STANDARDS. MANHOLE CONES AND RISERS SHALL BE CONSTRUCTED OF 4,000 PSI, TYPE II CEMENT WITH RIVER ROCK OR GRANITE AGGREGATE.
- ALL PIPES SHALL BE CONNECTED TO THE MANHOLE USING A LOCK JOINT FLEXIBLE MANHOLE SLEEVE (ASTM C-923) OR APPROVED EQUAL.
- THE EXTERIOR AND INTERIOR OF THE MANHOLE SHALL BE COATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS WITH FABERTITE AS MANUFACTURED BY BRIGGS BITUMINOUS COMPOSITION COMPANY.
- AN INSIDE PVC DROP MANHOLE (TYPE "B") SHALL BE REQUIRED FOR MANHOLES WHICH HAVE A DISTANCE OF 18 INCHES OR GREATER BETWEEN INFLUENT PIPE INVERT AND EFFLUENT PIPE INVERT. ALL OTHER DROPS SHALL HAVE A SLIDE CONSTRUCTED TO DIRECT THE FLOW INTO THE INVERT CHANNEL.
- SEWER SERVICES SHALL BE CAST IRON IF 2 FEET OF GROUND COVER CANNOT BE MAINTAINED OVER THE SERVICE LINE.

GRAVITY SEWER NOTES



- NOTE:
- DEPTH OF CLEANOUT SHALL BE SET BY DISTANCE TO HOUSE CONNECTION @ 1/4" PER FOOT, PLUS ONE FOOT.
 - CONTRACTOR TO COORDINATE DEPTH WITH DEVELOPER.

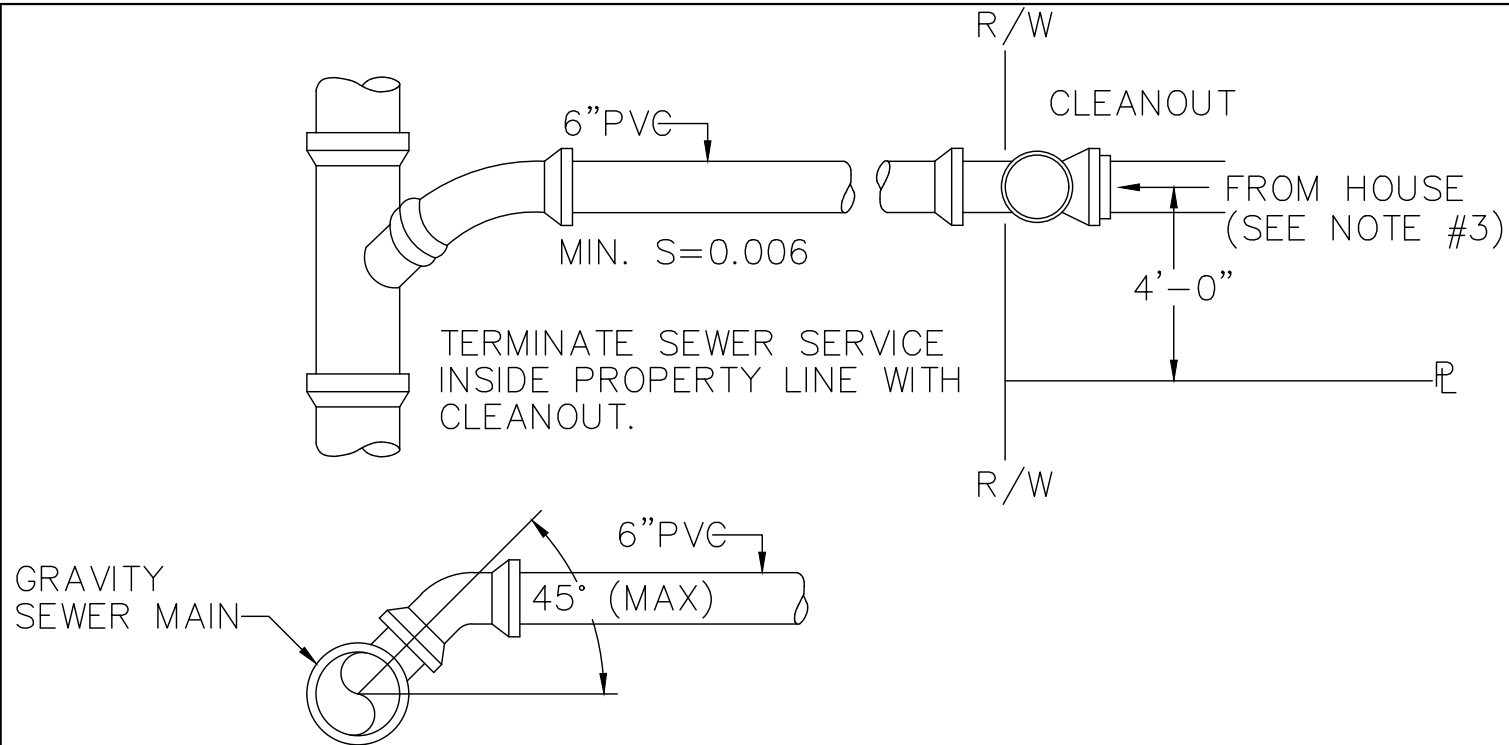
CLEANOUT



- NOTES:
- MAINTAIN MINIMUM 6' HORIZONTAL SEPARATION BETWEEN WATER AND WASTE WATER MAINS. WHERE THIS IS NOT POSSIBLE REPLACE WASTE WATER MAIN WITH DUCTILE IRON FOR THE LENGTH IN WHICH THE 10' HORIZONTAL SEPARATION CANNOT BE MAINTAINED (BY OTHERS)
 - MAINTAIN MINIMUM 6" VERTICAL SEPARATION BETWEEN ALL WATER AND WASTE WATER MAINS.
 - MAINTAIN MINIMUM 12" SEPARATION BETWEEN ALL OTHER FACILITIES

HORIZONTAL AND VERTICAL CLEARANCES

- ALL DUCTILE IRON SEWER PIPE, WHERE SPECIFIED, SHALL BE CLASS 51 AND COMPLY WITH ANSI/AWWA C150/A21.50 AND ANSI/AWWA C151/A21.51. DUCTILE IRON PIPE SHALL BE PROVIDED WITH A FACTORY APPLIED INTERIOR POLYETHYLENE LINING IN ACCORDANCE WITH ANSI/ASTM D1248.
- THE MAXIMUM NUMBER OF DIPS IS ONE, 1-INCH DIP PER 135 LF OF PIPE. NO MORE THAN ONE DIP PER 135 LF OF PIPE. A DIP IS DEFINED AS A CHANGE IN ELEVATION OF 0.5" OR GREATER.



- NOTE:
- SEWER SERVICE SHALL BE INSTALLED 4'-0" INSIDE PROPERTY LINES.
 - TEMPORARY 4"x4"x8" POST, PAINTED RED AT TOP, TO BE INSTALLED FOR AIDING IN THE PROTECTION OF SEWER CLEAN OUTS. THE POST SHALL EXTEND 4' ABOVE GRADE.
 - CONNECTION FROM HOUSE TO UWF SYSTEMS SHALL BE A HARD CONNECTION. FLEXIBLE CONNECTIONS SHALL NOT BE USED.

TYPICAL SEWER SERVICE

CONTRACTORS ARE REQUIRED TO PAINT NEW HYDRANTS SAFETY YELLOW AND MARK HYDRANTS. THE TOPS AND NOZZLE CAPS SHALL BE PAINTED WITH THE FOLLOWING CAPACITY INDICATOR:

COLOR SCHEME:	
BLUE (SW4079)	1500GPM AND HIGHER
GREEN (SW4085)	1000-1499 GPM
ORANGE (SW4083)	500-999 GPM
RED (SW4081)	LESS THAN 500 GPM

IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER MAINS BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.

IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER MAINS BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555.345, F.A.C..

ALL WATER MAINS WILL BE CONSTRUCTED WITH BLUE C900-DR25 PIPE. ALL WATER SERVICES WILL CONSTRUCTED WITH WHITE PVC SCHEDULE 80 PIPE. BLUE SPRAY PAINT WILL BE APPLIED TO THE TOP SURFACE. JOINT RESTRAINERS MAY BE USED IN PLACE OF THRUST BLOCKS ON C900, DR25 PIPE. WITH APPROVAL OF THE CITY UTILITIES DEPARTMENT.

POTABLE WATER NOTES



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

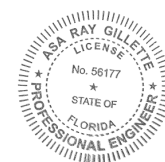
STORMWATER MANAGEMENT EVALUATION

**South 13th Street Development
Cole Builders, Inc.
Fernandina Beach, Florida**

BY

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

Issue Date: October 24, 2023



Digitally signed by Asa R. Gillette
DN: cn=Asa R. Gillette, c=US,
o=Gillette & Associates, Inc.,
email=asa@gilletteassociates.com
Date: 2023.10.26 17:32:29 -0400

PROJECT DESCRIPTION

The proposed project consists of four duplex townhomes and one single family home for a total of nine (9) fee-simple lots plus roadway and common space. This project will be constructed on a 1.29-acre parcel of land in Fernandina Beach, Florida and will be served by multiple dry stormwater retention ponds. The system is designed to provide stormwater treatment for new homes and associated roadways.

EXISTING CONDITIONS

The existing project site exists in a natural, wooded state and has a pre-developed overland flow from the northeast to the southwest and varies in elevation from about 22-ft to 19-ft NAVD over about 300-ft (approximately 1%). The site is approximately square in geometry and is moderately wooded.

DRAINAGE ANALYSIS

The site was analyzed using multiple dry pond systems. Ponds one through nine are located at the rear of each lot and are used to provide treatment volume for the townhome and single-family structures. The driveways, roadways, front yards and right-of-way area utilize pond 10 for stormwater treatment and attenuation. A homeowner's association (HOA) will maintain the roadways, roadway swales, Pond 10 and associated infrastructure. Each homeowner will be responsible for maintaining each onsite pond, which will be written in the HOA documents.

The analysis was conducted for the common and front yard area and each individual lot and are shown in the Pond Calculation section. Roadway swales will be utilized to convey roadway stormwater and front yard overland flow to Pond 10. Outfall for this system will be an overflow structure at the west side of Swale 4, which will outfall to the right-of-way for South 13th Street. Drainage from the townhome structures will be directed via gutter system and/or overland flow to individual dry ponds residing in the rear yards. Outfall for the northern lot ponds will be via overland flow to the roadway swales and the southern lots via overland flow toward South 13th Street.

The Pond 10 dry pond system was modeled in MODRET with pollution volume runoff data being used for development analysis. Data from the soils maps were used in the MODRET simulations. The maps show the groundwater level to be 42" to 60" below the surface. The seasonal high groundwater level was estimated at 36" below the surface. The roadside swales on the south side (SW-4 & SW-5) add reserve capacity for Pond 10 but were not used in the calculations. The total impervious area for the site is 24,284 SF (43.3%) and each individual lot is 45% impervious or less.

Pond 10 Summary of Design:

Total Drainage Area

Top of Bank Elevation

Bottom Elevation

Treatment Required

Treatment Provided

Post-Development

0.67 Acres

21.0 ft

19.0 ft

2,421 ft³2,568 ft³**10-year Storm Event Summary of Design - Pond 10**

Max Infiltration Rate:

4.384 ft/day

Top of Bank Elevation Pond:

21.00 ft

Max Stage Elevation Pond:

20.98 ft

Weir Elevation:

20.80 ft

Pond Recovery Time:

70.29 hrs.

Outfall:

South 13th Street

DRY POND CALCULATIONS

COLE - S. 13TH ST. PREDEVELOPED

Basin Calculations

Basin 1

Composite Cn

Total Drainage Area =	56120 SF
Impervious Area =	0 SF
Pond Area =	0 SF
Pervious Area =	56120 SF
Impervious Cn =	98.0
Pond Cn =	100.0
Pervious Cn =	70.0
Composite Cn =	70.0

Time of Concentration, Tc

Minimum Time of Concentration =	10 min.
Length of Overland Flow @ 1ft/sec. =	244 ft.
Length of Pipe Flow @ 2.5 ft/sec. =	0 ft.
Tc =	15 min.

Treatment Volume Required, TVR

TVR = 1.0" * (1'/12")*Total Drainage Area =	4677 CF
or	
TVR = 1.5" * (1'/12")*Total Impervious Drainage Area =	0 CF
TVR =	4677 CF

COLE - S. 13TH ST. POST DEVELOPED - Lot 1

Basin Calculations

Basin 1

Composite Cn	Total Drainage Area =	3080 SF
	Impervious Area =	1410 SF
	Pond Area (T.O.B.) =	0 SF
	Pervious Area =	1670 SF
	Impervious Cn =	98.0
	Pond Cn =	100.0
	Pervious Cn =	70.0
	Composite Cn =	82.8

Time of Concentration, Tc

Minimum Time of Concentration =	10 min.
Length of Overland Flow @ 1ft/sec. =	60 ft.
Length of Pipe Flow @ 2.5 ft/sec. =	0 ft.
Tc =	11 min.

Pond Information (modeled as one pond)

3:1 SLOPE	El. (ft.)	Area (SF)	Volume (CF)
	21.00	T.O.B. 513	532
	20.90	weir 487	482
	20.00	248	151
	19.00	B.O.P. 54	0

Treatment Volume Required, TVR

TVR = 1.0" * (1/12")*Total Drainage Area =	257 CF
or	
TVR = 1.5" * (1/12")*Total Impervious Drainage Area =	176 CF
TVR =	257 CF

Treatment Volume Provided, TVP

TVP = Vol @ Weir - Vol @ NWL =	482 Ac.-ft. OK
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Pond Geometry Checks

Depth =	1.50 ft.	OK
Mean Depth =	1.50 ft.	OK
Average length =	100 ft.	
Average width =	20 ft.	
Ave Length to Width Ratio	5.0 :1	OK

COLE - S. 13TH ST. POST DEVELOPED - Lot 2

Basin Calculations

Basin 1

Composite Cn	Total Drainage Area =	2843 SF
	Impervious Area =	1410 SF
	Pond Area (T.O.B.) =	253 SF
	Pervious Area =	1180 SF
	Impervious Cn =	98.0
	Pond Cn =	100.0
	Pervious Cn =	70.0
	Composite Cn =	86.6

Time of Concentration, Tc

Minimum Time of Concentration =	10 min.
Length of Overland Flow @ 1ft/sec. =	60 ft.
Length of Pipe Flow @ 2.5 ft/sec. =	0 ft.
Tc =	11 min.

Pond Information (modeled as one pond)

3:1 SLOPE	El. (ft.)	Area (SF)	Volume (CF)
	21.00	T.O.B. 391	311
	20.90	weir 363	273
	20.00	115	58
	19.00	B.O.P. 0	0

Treatment Volume Required, TVR

TVR = 1.0" * (1/12")*Total Drainage Area =	237 CF
or	
TVR = 1.5" * (1/12")*Total Impervious Drainage Area =	176 CF
TVR =	237 CF

Treatment Volume Provided, TVP

TVP = Vol @ Weir - Vol @ NWL =	273 Ac.-ft. OK
--------------------------------	----------------

Pond Geometry Checks

Depth =	1.50 ft.	OK
Mean Depth =	1.50 ft.	OK
Average length =	100 ft.	
Average width =	20 ft.	
Ave Length to Width Ratio	5.0 :1	OK

COLE - S. 13TH ST. POST DEVELOPED - Lot 3

Basin Calculations

Basin 1

Composite Cn	Total Drainage Area =	2412 SF
	Impervious Area =	1410 SF
	Pond Area (T.O.B.) =	363 SF
	Pervious Area =	639 SF
	Impervious Cn =	98.0
	Pond Cn =	100.0
	Pervious Cn =	70.0
	Composite Cn =	90.9

Time of Concentration, Tc

Minimum Time of Concentration =	10 min.
Length of Overland Flow @ 1ft/sec. =	60 ft.
Length of Pipe Flow @ 2.5 ft/sec. =	0 ft.
Tc =	11 min.

Pond Information (modeled as one pond)

3:1 SLOPE	El. (ft.)	Area (SF)	Volume (CF)
	21.00	T.O.B. 363	336
	20.80	weir 320	268
	20.00	147	81
	19.00	B.O.P. 15	0

Treatment Volume Required, TVR

TVR = 1.0" * (1'/12")*Total Drainage Area =	201 CF
or	
TVR = 1.5" * (1'/12")*Total Impervious Drainage Area =	176 CF
TVR =	201 CF

Treatment Volume Provided, TVP

TVP = Vol @ Weir - Vol @ NWL =	268 Ac.-ft. OK
--------------------------------	----------------

Pond Geometry Checks

Depth =	1.50 ft.	OK
Mean Depth =	1.50 ft.	OK
Average length =	100 ft.	
Average width =	20 ft.	
Ave Length to Width Ratio	5.0 :1	OK

COLE - S. 13TH ST. POST DEVELOPED - Lot 4

Basin Calculations

Basin 1

Composite Cn	Total Drainage Area =	2412 SF
	Impervious Area =	1410 SF
	Pond Area (T.O.B.) =	320 SF
	Pervious Area =	682 SF
	Impervious Cn =	98.0
	Pond Cn =	100.0
	Pervious Cn =	70.0
	Composite Cn =	90.3

Time of Concentration, Tc

Minimum Time of Concentration =	10 min.
Length of Overland Flow @ 1ft/sec. =	60 ft.
Length of Pipe Flow @ 2.5 ft/sec. =	0 ft.
Tc =	11 min.

Pond Information (modeled as one pond)

3:1 SLOPE	El. (ft.)	Area (SF)	Volume (CF)
	21.00	T.O.B. 361	288
	20.90	weir 336	253
	20.00	107	54
	19.00	B.O.P. 0	0

Treatment Volume Required, TVR

TVR = 1.0" * (1'/12")*Total Drainage Area =	201 CF
or	
TVR = 1.5" * (1'/12")*Total Impervious Drainage Area =	176 CF
TVR =	201 CF

Treatment Volume Provided, TVP

TVP = Vol @ Weir - Vol @ NWL =	253 Ac.-ft. OK
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Pond Geometry Checks

Depth =	1.50 ft.	OK
Mean Depth =	1.50 ft.	OK
Average length =	100 ft.	
Average width =	20 ft.	
Ave Length to Width Ratio	5.0 :1	OK

COLE - S. 13TH ST. POST DEVELOPED - Lot 5

Basin Calculations

Basin 1

Composite Cn	Total Drainage Area =	4810 SF
	Impervious Area =	1410 SF
	Pond Area (T.O.B.) =	567 SF
	Pervious Area =	2833 SF
	Impervious Cn =	98.0
	Pond Cn =	100.0
	Pervious Cn =	70.0
	Composite Cn =	81.7

Time of Concentration, Tc

Minimum Time of Concentration =	10 min.
Length of Overland Flow @ 1ft/sec. =	60 ft.
Length of Pipe Flow @ 2.5 ft/sec. =	0 ft.
Tc =	11 min.

Pond Information (modeled as one pond)

3:1 SLOPE	El. (ft.)	Area (SF)	Volume (CF)
	21.00	T.O.B. 583	550
	20.90	weir 549	493
	20.00	241	138
	19.00	B.O.P. 34	0

Treatment Volume Required, TVR

TVR = 1.0" * (1'/12")*Total Drainage Area =	401 CF
or	
TVR = 1.5" * (1'/12")*Total Impervious Drainage Area =	176 CF
TVR =	401 CF

Treatment Volume Provided, TVP

TVP = Vol @ Weir - Vol @ NWL =	493 Ac.-ft. OK
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Pond Geometry Checks

Depth =	1.50 ft.	OK
Mean Depth =	1.50 ft.	OK
Average length =	100 ft.	
Average width =	20 ft.	
Ave Length to Width Ratio	5.0 :1	OK

COLE - S. 13TH ST. POST DEVELOPED - Lot 6

Basin Calculations

Basin 1

Composite Cn	Total Drainage Area =	3048 SF
	Impervious Area =	1410 SF
	Pond Area (T.O.B.) =	406 SF
	Pervious Area =	1232 SF
	Impervious Cn =	98.0
	Pond Cn =	100.0
	Pervious Cn =	70.0
	Composite Cn =	86.9

Time of Concentration, Tc

Minimum Time of Concentration =	10 min.
Length of Overland Flow @ 1ft/sec. =	60 ft.
Length of Pipe Flow @ 2.5 ft/sec. =	0 ft.
Tc =	11 min.

Pond Information (modeled as one pond)

3:1 SLOPE	El. (ft.)	Area (SF)	Volume (CF)
	21.00	T.O.B. 448	376
	20.90	weir 418	333
	20.00	152	76
	19.00	B.O.P. 0	0

Treatment Volume Required, TVR

TVR = 1.0" * (1'/12")*Total Drainage Area =	254 CF
or	
TVR = 1.5" * (1'/12")*Total Impervious Drainage Area =	176 CF
TVR =	254 CF

Treatment Volume Provided, TVP

TVP = Vol @ Weir - Vol @ NWL =	333 Ac.-ft. OK
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Pond Geometry Checks

Depth =	1.50 ft.	OK
Mean Depth =	1.50 ft.	OK
Average length =	100 ft.	
Average width =	20 ft.	
Ave Length to Width Ratio	5.0 :1	OK

COLE - S. 13TH ST. POST DEVELOPED - Lot 7

Basin Calculations

Basin 1

Composite Cn	Total Drainage Area =	2412 SF
	Impervious Area =	1410 SF
	Pond Area (T.O.B.) =	406 SF
	Pervious Area =	596 SF
	Impervious Cn =	98.0
	Pond Cn =	100.0
	Pervious Cn =	70.0
	Composite Cn =	91.4

Time of Concentration, Tc

Minimum Time of Concentration =	10 min.
Length of Overland Flow @ 1ft/sec. =	60 ft.
Length of Pipe Flow @ 2.5 ft/sec. =	0 ft.
Tc =	11 min.

Pond Information (modeled as one pond)

3:1 SLOPE	El. (ft.)	Area (SF)	Volume (CF)
	21.00	T.O.B. 340	265
	20.90	weir 316	232
	20.00	95	48
	19.00	B.O.P. 0	0

Treatment Volume Required, TVR

TVR = 1.0" * (1/12")*Total Drainage Area =	201 CF
or	
TVR = 1.5" * (1/12")*Total Impervious Drainage Area =	176 CF
TVR =	201 CF

Treatment Volume Provided, TVP

TVP = Vol @ Weir - Vol @ NWL =	232 Ac.-ft. OK
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Pond Geometry Checks

Depth =	1.50 ft.	OK
Mean Depth =	1.50 ft.	OK
Average length =	100 ft.	
Average width =	20 ft.	
Ave Length to Width Ratio	5.0 :1	OK

COLE - S. 13TH ST. POST DEVELOPED - Lot 8

Basin Calculations

Basin 1

Composite Cn	Total Drainage Area =	2412 SF
	Impervious Area =	1360 SF
	Pond Area (T.O.B.) =	285 SF
	Pervious Area =	767 SF
	Impervious Cn =	98.0
	Pond Cn =	100.0
	Pervious Cn =	70.0
	Composite Cn =	89.3

Time of Concentration, Tc

Minimum Time of Concentration =	10 min.
Length of Overland Flow @ 1ft/sec. =	60 ft.
Length of Pipe Flow @ 2.5 ft/sec. =	0 ft.
Tc =	11 min.

Pond Information (modeled as one pond)

3:1 SLOPE	El. (ft.)	Area (SF)	Volume (CF)
	21.00	T.O.B. 281	241
	20.90	weir 263	213
	20.00	100	50
	19.00	B.O.P. 0	0

Treatment Volume Required, TVR

TVR = 1.0" * (1'/12")*Total Drainage Area =	201 CF
or	
TVR = 1.5" * (1'/12")*Total Impervious Drainage Area =	170 CF
TVR =	201 CF

Treatment Volume Provided, TVP

TVP = Vol @ Weir - Vol @ NWL =	213 Ac.-ft. OK
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Pond Geometry Checks

Depth =	1.50 ft.	OK
Mean Depth =	1.50 ft.	OK
Average length =	100 ft.	
Average width =	20 ft.	
Ave Length to Width Ratio	5.0 :1	OK

COLE - S. 13TH ST. POST DEVELOPED - Lot 9

Basin Calculations

Basin 1

Composite Cn	Total Drainage Area =	3507 SF
	Impervious Area =	1360 SF
	Pond Area (T.O.B.) =	361 SF
	Pervious Area =	1786 SF
	Impervious Cn =	98.0
	Pond Cn =	100.0
	Pervious Cn =	70.0
	Composite Cn =	83.9

Time of Concentration, Tc

Minimum Time of Concentration =	10 min.
Length of Overland Flow @ 1ft/sec. =	60 ft.
Length of Pipe Flow @ 2.5 ft/sec. =	0 ft.
Tc =	11 min.

Pond Information (modeled as one pond)

3:1 SLOPE	El. (ft.)	Area (SF)	Volume (CF)
	21.00	T.O.B. 361	381
	20.90	weir 342	345
	20.00	174	113
	19.00	B.O.P. 52	0

Treatment Volume Required, TVR

TVR = 1.0" * (1'/12")*Total Drainage Area =	292 CF
or	
TVR = 1.5" * (1'/12")*Total Impervious Drainage Area =	170 CF
TVR =	292 CF

Treatment Volume Provided, TVP

TVP = Vol @ Weir - Vol @ NWL =	345 Ac.-ft. OK
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Pond Geometry Checks

Depth =	1.50 ft.	OK
Mean Depth =	1.50 ft.	OK
Average length =	100 ft.	
Average width =	20 ft.	
Ave Length to Width Ratio	5.0 :1	OK

COLE - S. 13TH ST. POST DEVELOPED - POND 10

Basin Calculations

Basin 1

Composite Cn	Total Drainage Area =	29293 SF
	Impervious Area =	11334 SF
	Pond Area (T.O.B.) =	2454 SF
	Pervious Area =	15505 SF
	Impervious Cn =	98.0
	Pond Cn =	60.0
	Pervious Cn =	72.0
	Composite Cn =	81.1

Time of Concentration, Tc

Minimum Time of Concentration =	10 min.
Length of Overland Flow @ 1ft/sec. =	60 ft.
Length of Pipe Flow @ 2.5 ft/sec. =	180 ft.
Tc =	13 min.

Pond Information (modeled as one pond)

3:1 SLOPE	El. (ft.)		Area (SF)	Volume (CF)
	21.00	T.O.B.	2454	3038
	20.80	weir	2248	2568
	20.00		1424	1099
	19.00	B.O.P.	774	0

Treatment Volume Required, TVR

TVR = 1.0" * (1'/12")*Total Drainage Area =	2441 CF
or	
TVR = 1.5" * (1'/12")*Total Impervious Drainage Area =	1417 CF
TVR =	2441 CF

Treatment Volume Provided, TVP (Pond 10)

TVP = Vol @ Weir - Vol @ Weir =	2568 CF
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OK

Treatment Volume from Swales SW-1 thru SW-5	1146 CF
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Total Treatment Volume Provided, TTVP	3714 CF
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COLE - S. 13TH ST. POST DEVELOPED - Swales

Basin Calculations

Basin 1

Composite Cn

Total Drainage Area =	16164 SF
Impervious Area =	0 SF
Pond Area (T.O.B.) =	1603 SF
Pervious Area =	14561 SF
Impervious Cn =	98.0
Pond Cn =	60.0
Pervious Cn =	70.0
Composite Cn =	69.0

Time of Concentration, Tc

Minimum Time of Concentration =	10 min.
Length of Overland Flow @ 1ft/sec. =	40 ft.
Length of Pipe Flow @ 2.5 ft/sec. =	100 ft.
Tc =	12 min.

Pond Information (modeled as one pond)

3:1 SLOPE	El. (ft.)		Area (SF)	Volume (CF)
	21.00	T.O.B.	1603	1301
	20.90	weir	1493	1146
	20.00		499	250
	19.00	B.O.P.	0	0

Treatment Volume Provided, TVP

TVP = Vol @ Weir - Vol @ NWL = 1146 CF

Pond Geometry Checks

Depth =	1.00 ft.	OK
Mean Depth =	1.00 ft.	OK
Average length =	50 ft.	
Average width =	10 ft.	
Ave Length to Width Ratio	5.0 :1	OK

MODRET CALCULATIONS

MODRET

HYDROGRAPH DATA INPUT - SCS UNIT METHOD

Project Name : Dale Cole 13th Street 10-yr pre
Rainfall Distribution : SCS Type II (24 hrs)

Contributing Basin Area

0.67 ac.

SCS Curve Number

74.00

Time of Concentration

14.00 min.

Rainfall Depth

7.50 in.

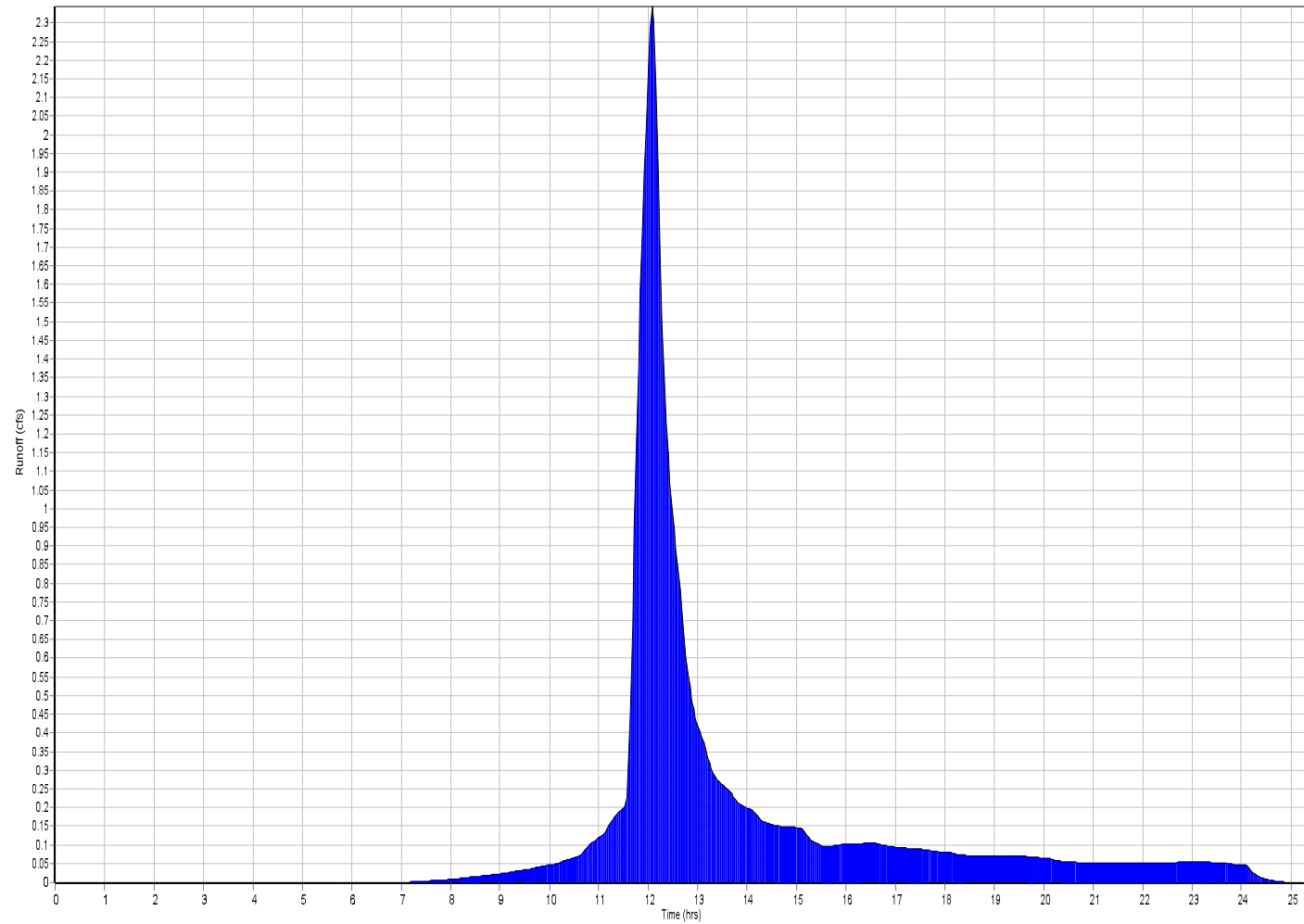
Shape Factor

323

Percent DCIA

0.00 %

HYDROGRAPH : Dale Cole 13th Street 10-yr pre



Qpeak: 2.3442 cfs Time of peak: 12.1 hrs Vtotal: 10,906 ft³

MODRET

HYDROGRAPH DATA INPUT - SCS UNIT METHOD

Project Name : Dale Cole 13th Street 10-yr post
Rainfall Distribution : SCS Type II (24 hrs)

Contributing Basin Area

0.67 ac.

SCS Curve Number

81.10

Time of Concentration

13.00 min.

Rainfall Depth

7.50 in.

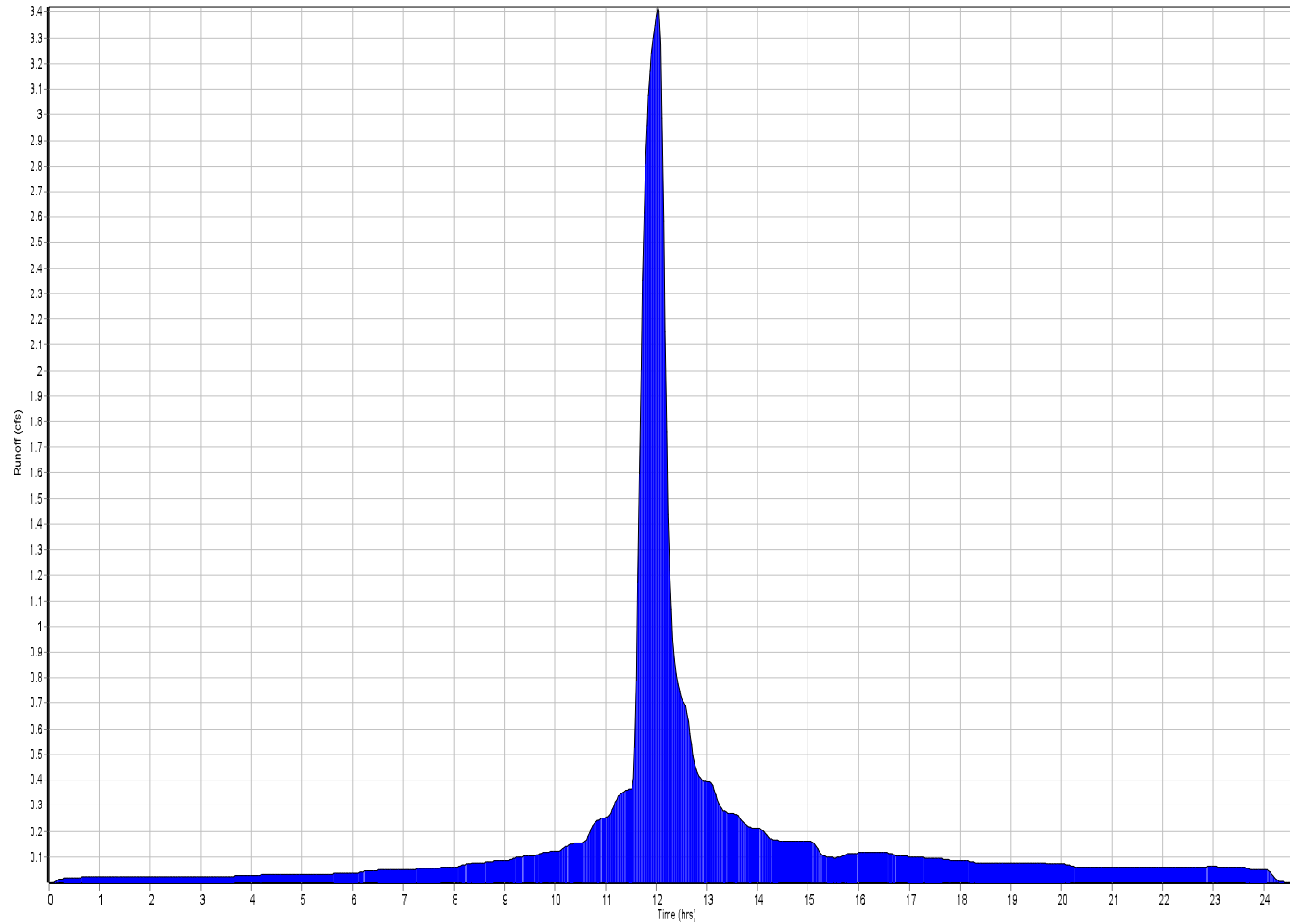
Shape Factor

484

Percent DCIA

38.69 %

HYDROGRAPH : Dale Cole 13th Street 10-yr post



Qpeak: 3.4198 cfs Time of peak: 12.0 hrs Vtotal: 14,955 ft³

MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

PROJECT NAME : Dale Cole 13th Street - 10yr Treatment
HYDROGRAPH RUNOFF DATA USED
UNSATURATED ANALYSIS EXCLUDED

Pond Bottom Area	774.00 ft ²
Pond Volume between Bottom & DHWL	3,038.00 ft ³
Pond Length to Width Ratio (L/W)	1.95
Elevation of Effective Aquifer Base	0.00 ft
Elevation of Seasonal High Groundwater Table	16.00 ft
Elevation of Starting Water Level	19.00 ft
Elevation of Pond Bottom	19.00 ft
Is there overflow ?	Y
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.22
Unsaturated Vertical Hydraulic Conductivity	39.96 ft/d
Factor of Safety	2.00
Saturated Horizontal Hydraulic Conductivity	6.15 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: 3.42 cfs

Hydraulic Control Features:

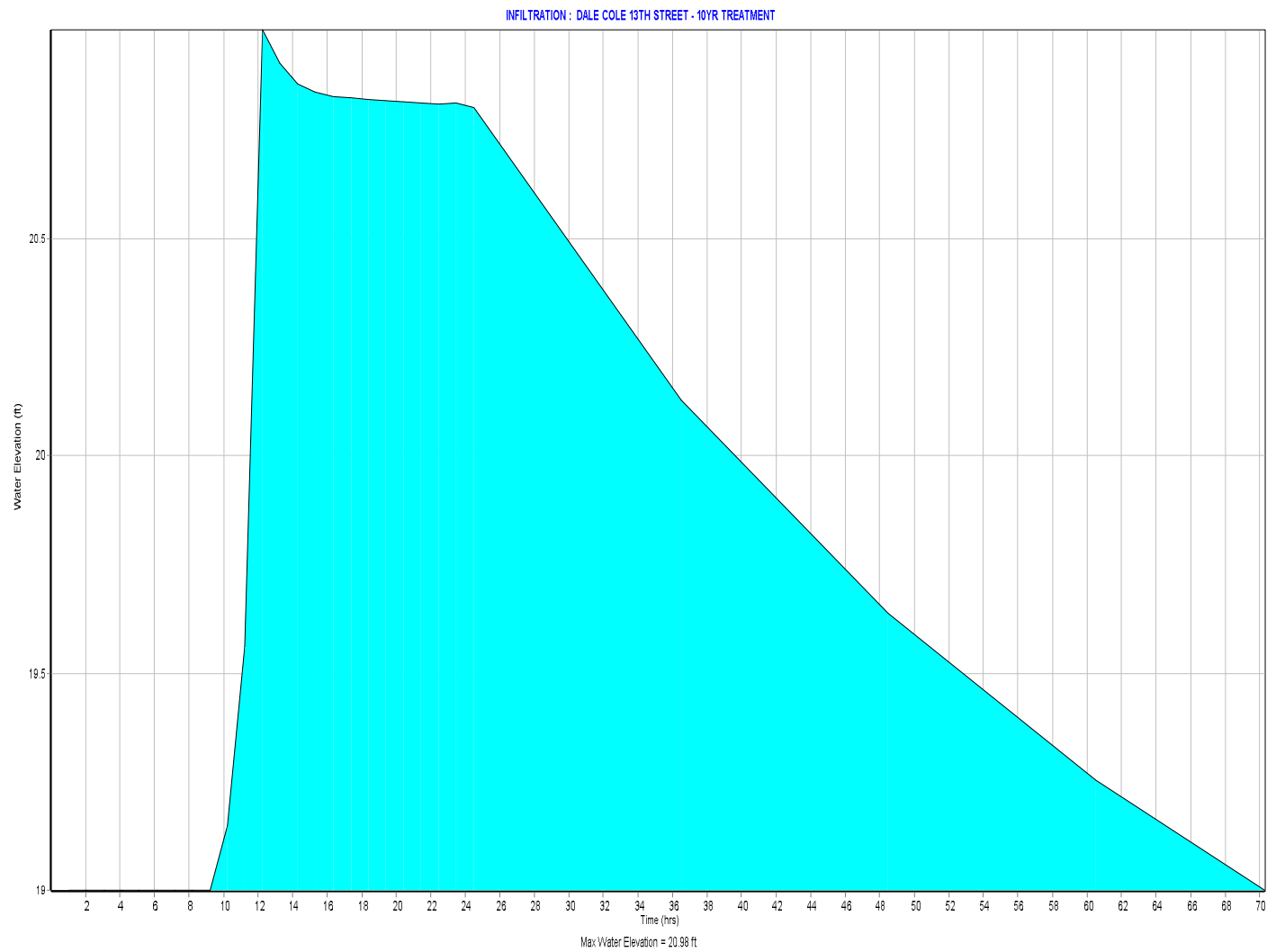
	Top	Bottom	Left	Right
Groundwater Control Features - Y/N	N	N	N	N
Distance to Edge of Pond	0.00	0.00	0.00	0.00
Elevation of Water Level	0.00	0.00	0.00	0.00
Impervious Barrier - Y/N	N	N	N	N
Elevation of Barrier Bottom	0.00	0.00	0.00	0.00

MODRET

ELEVATION VS OVERFLOW RELATIONSHIP

PROJECT NAME : Dale Cole 13th Street - 10yr Treatment
Structure Type: BROAD CRESTED

Crest Elevation	20.80 ft
Crest Length	4.50 ft
Coefficient of Discharge	3.31
Weir Flow Exponent	1.50
Number of Contractions	0.00
Design High Water Level Elevation	21.00 ft



MODRET

SUMMARY OF RESULTS

PROJECT NAME : Dale Cole 13th Street - 10yr Treatment

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft ³)
00.00 - 0.03	16.000	0.000 *		
			0.00000	
0.03	16.000	0.07799		
			0.06956	
1.05	19.000	0.06114		0.00
			0.05271	
2.07	19.000	0.04771		0.00
			0.04272	
3.09	19.000	0.03968		0.00
			0.03664	
4.11	19.000	0.03486		0.00
			0.03309	
5.13	19.000	0.03193		0.00
			0.03078	
6.15	19.000	0.03039		0.00
			0.03001	
7.17	19.000	0.02994		0.00
			0.02987	
8.19	19.000	0.03057		0.00
			0.03127	
9.21	19.000	0.03276		0.00
			0.03424	
10.23	19.149	0.03840		0.00
			0.04257	
11.25	19.561	0.05982		0.00
			0.07708	
12.27	20.982	0.06920		4,227.10
			0.06131	
13.29	20.906	0.05871		6,127.50

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Dale Cole 13th Street - 10yr Treatment

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft ³)
			0.05611	
14.31	20.855	0.05308		6,841.90
			0.05005	
15.33	20.838	0.04814		7,250.40
			0.04624	
16.35	20.827	0.04578		7,496.00
			0.04533	
17.37	20.825	0.04438		7,718.50
			0.04343	
18.39	20.821	0.04267		7,888.90
			0.04191	
19.41	20.818	0.04132		8,023.10
			0.04072	
20.43	20.815	0.04022		8,133.00
			0.03973	
21.45	20.812	0.03928		8,205.90
			0.03883	
22.47	20.811	0.03844		8,276.80
			0.03804	
23.49	20.812	0.03753		8,353.80
			0.03702	
24.51	20.802	0.03597		8,365.10
			0.02365	
36.51	20.129	0.02048		8,365.10
			0.01732	
48.51	19.637	0.01541		8,365.10
			0.01350	
60.51	19.253	0.01220		8,365.10

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Dale Cole 13th Street - 10yr Treatment

[illegible]

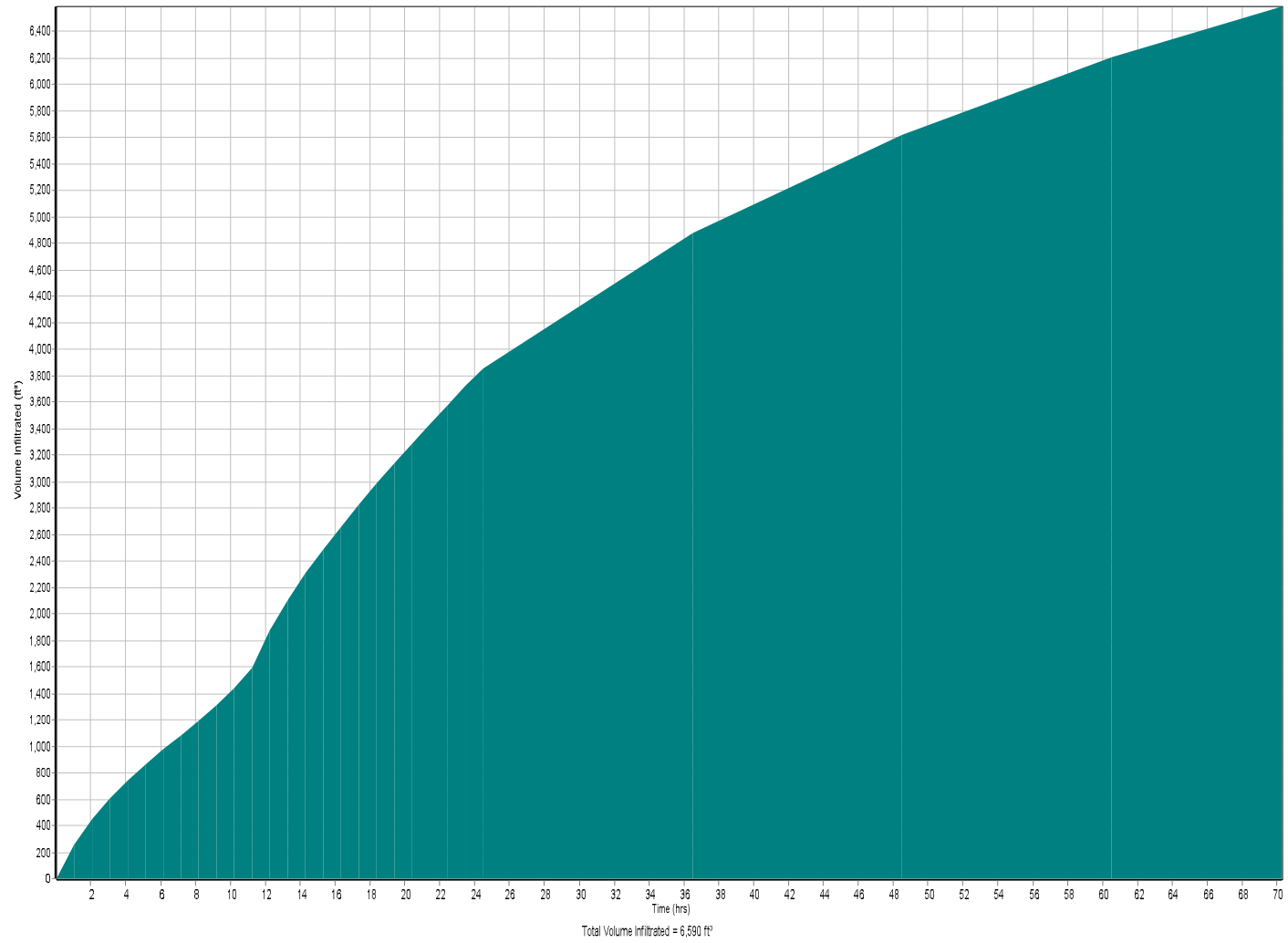
Maximum Water Elevation: 20.982 feet @ 12.27 hours

Recovery @ 70.292 hours

* Time increment when there is no runoff

Maximum Infiltration Rate: 4.384 ft/day

INFILTRATION : DALE COLE 13TH STREET - 10YR TREATMENT



USDA Soil Resource Report



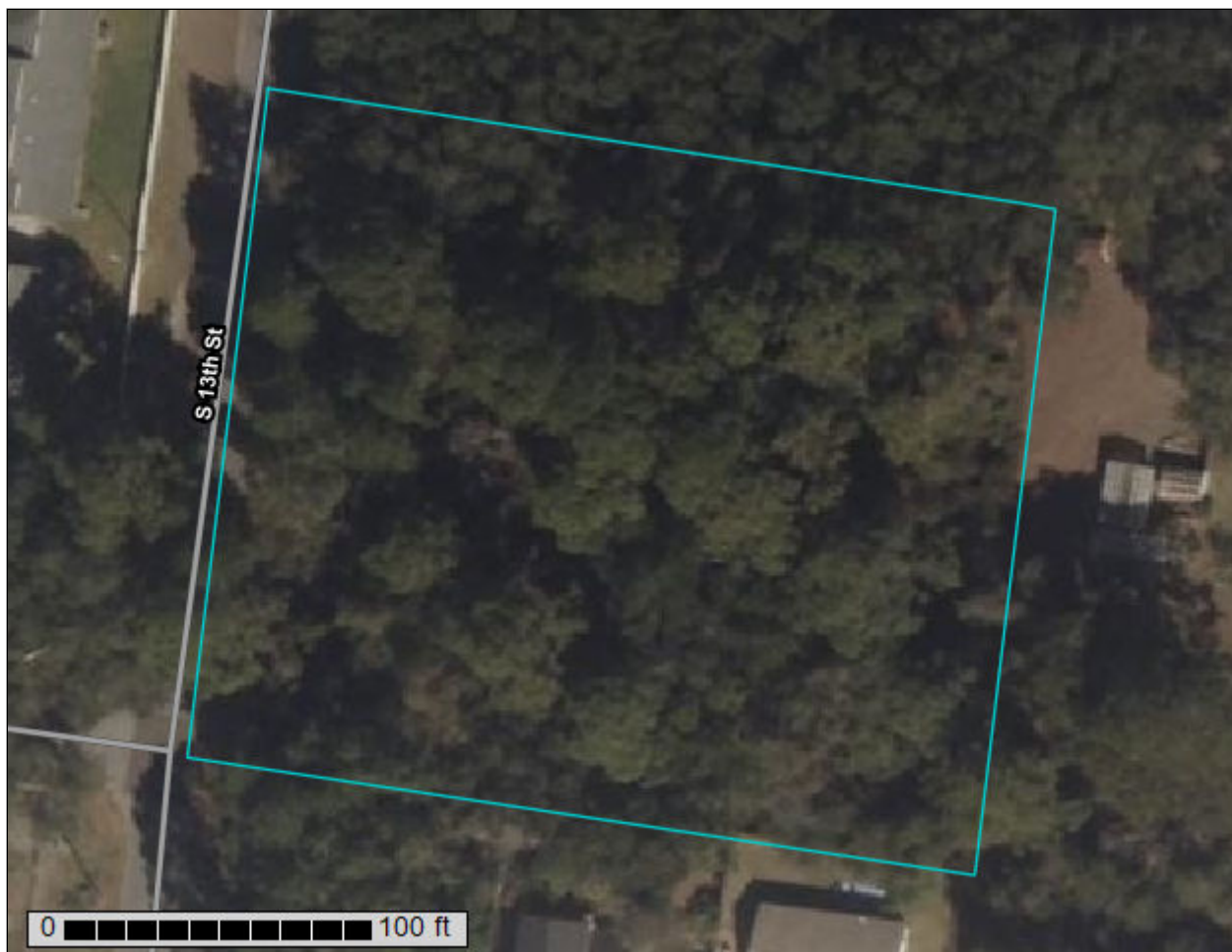
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Nassau County, Florida**



June 19, 2023

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Nassau County, Florida
Survey Area Data: Version 22, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 7, 2022—Feb 14, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10	Mandarin fine sand, 0 to 2 percent slopes	0.0	1.3%
29	Resota fine sand, 0 to 5 percent slopes	1.3	98.7%
Totals for Area of Interest		1.3	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Nassau County, Florida

10—Mandarin fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2sxql
Elevation: 0 to 250 feet
Mean annual precipitation: 39 to 62 inches
Mean annual air temperature: 53 to 81 degrees F
Frost-free period: 209 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Mandarin and similar soils: 92 percent
Minor components: 8 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mandarin

Setting

Landform: Rises
Landform position (three-dimensional): Rise, talf
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 7 inches: fine sand
E - 7 to 13 inches: fine sand
Bh - 13 to 18 inches: fine sand
E' - 18 to 62 inches: fine sand
B'h - 62 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.28 to 19.98 in/hr)
Depth to water table: About 18 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Forage suitability group: Sandy soils on rises and knolls of mesic uplands (G153AA131FL)
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G153AA131FL)
Hydric soil rating: No

Minor Components

Leon

Percent of map unit: 5 percent

Landform: Flatwoods

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)

Hydric soil rating: Yes

Rutlege

Percent of map unit: 1 percent

Landform: Drainageways, depressions

Down-slope shape: Linear, concave

Across-slope shape: Concave

Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G153AA145FL)

Hydric soil rating: Yes

Ortega

Percent of map unit: 1 percent

Landform: Ridges, marine terraces

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G153AA121FL)

Hydric soil rating: No

Centenary

Percent of map unit: 1 percent

Landform: Rises

Landform position (three-dimensional): Rise, talf

Down-slope shape: Linear, convex

Across-slope shape: Linear

Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G153AA121FL)

Hydric soil rating: No

29—Resota fine sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 4g9m

Elevation: 0 to 80 feet

Mean annual precipitation: 47 to 55 inches

Mean annual air temperature: 64 to 72 degrees F

Frost-free period: 305 to 335 days

Farmland classification: Not prime farmland

Map Unit Composition

Resota and similar soils: 95 percent

Minor components: 5 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Resota

Setting

Landform: Knolls on marine terraces, ridges on marine terraces

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Sandy marine deposits

Typical profile

A - 0 to 4 inches: fine sand

E - 4 to 27 inches: fine sand

Bw - 27 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 5 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): Very high (19.98 in/hr)

Depth to water table: About 42 to 60 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water supply, 0 to 60 inches: Very low (about 2.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: A

Forage suitability group: Sandy soils on rises, knolls, and ridges of mesic uplands (G153AA121FL)

Other vegetative classification: Sand Pine Scrub (R153AY001FL), Sandy soils on rises, knolls, and ridges of mesic uplands (G153AA121FL)

Hydric soil rating: No

Minor Components

Kureb

Percent of map unit: 3 percent

Landform: Dunes on marine terraces, ridges on marine terraces

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Sand Pine Scrub (R153AY001FL), Sandy soils on ridges and dunes of xeric uplands (G153AA111FL)

Hydric soil rating: No

Ridgewood

Percent of map unit: 2 percent

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Landform: Knolls on marine terraces, ridges on marine terraces

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Sandy soils on rises and knolls of mesic uplands
(G153AA131FL)

Hydric soil rating: No

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PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034
File No. 22-205210

Parcel No.: 00-00-31-1800-0238-0040

This **WARRANTY DEED**, made the **8th day of December, 2022**, by **Ability Holding, LLC**, a **Florida Limited Liability Company** (whether one or more, the "Grantor"), to **Michael Lee Gibbs**, a **married man**, whose post office address is 2712 W. Jetton Avenue, Tampa, FL 33629 (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:

All that certain lot, piece or parcel of land situate, lying and being in the City of Fernandina Beach, (formerly named Fernandina), County of Nassau and State of Florida and being further described according to the official map or plat of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as: All of Lot 4 and the North 72.0 feet of Lot 5, Block 238, Fernandina Beach, Florida.

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

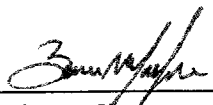
SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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, 2021.

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.

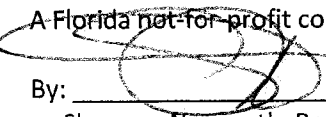
Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: Zane Marfiak


Witness Signature
Printed Name: Priscilla Backs

Ability Holding, LLC, a Florida Limited Liability Company

By: Ability Housing, Inc.,
A Florida not-for-profit corporation, its Manager

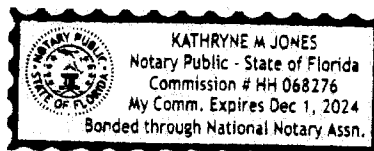
By: 
Shannon Nazworth, President

Address:
3740 Beach Boulevard
Suite 304
Jacksonville, FL 32207

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 14th day of December, 2022 by Shannon Nazworth, President of Ability Housing, Inc., a Florida not-for-profit corporation which entity is the Manager of Ability Holding, LLC, a Florida Limited Liability Company.


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



Personally known: ☒
OR Produced Identification: _____

Type of Identification Produced: _____



Michael Gibbs
2712 W. Jetton Ave.
Tampa, FL 33629

Sent Via Email to Project Team

Applicant Name: **Asa Gillette, Gillete & Associates, Inc.**
Project Description: **Redevelopment – S. 13th Street**
Location: 1110 S. 13th Street
PIN(s): 00-00-31-1800-0238-0040
TRC Case Number: **TRC 2023-0040**

Mr. Gillette,

The City of Fernandina Beach received your request for site plan review on October 27, 2023. All submitted documents provided were routed to the Technical Review Committee (TRC). The comments provided as part of this site plan review are valid for six months from the date of issuance.

Please resubmit response documents to address each comment in a narrative form and through an amended site plan. The next available TRC meeting is Thursday, November 30, 2023, at 10 am. This project is currently scheduled to appear on the agenda. All reviewers will be present to discuss any questions you have concerning the comments provided herein.

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

Sincerely,

A handwritten signature in cursive script that reads "Taylor Hartmann".

Taylor Hartmann
City Planner



TRC Reviewers: After reviewing proposed plans...

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

1ST ROUND REVIEW COMMENTS:**PLANNING**

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

- [School concurrency required](#)
- [Plat required](#)
- LDC 4.04.04 E: New subdivisions require two vehicular access points.
- LDC 7.01.01(E)(b): curb cut exceeds allowable width requirements (25’).
- LDC 4.02.05: Resort rental dwelling parking requirements, parking side or rear. If not utilizing resort rental – please specify.
- Duplex or townhomes? - Will they be sold fee simple?
- Please provide scaled dimensions to verify setbacks.
 - Account for increases in side yard setback for building heights over 25’.
- LDC 4.04.03(D)(2): Provide access to sidewalks/pedestrian path for each lot.
- LDC 4.04.03(H), LDC 11.01.05(C)(10): Street and common area lighting plan required.
- Impervious surface calculations per individual lot
- TREES are per lot as shown on plan, make sure all mitigation is met per lot.
- Tree planting around retention pond LDC 4.05.10(C)

OR

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

Name of Reviewer: Planning Staff

Today’s Date: [Select Date](#)

BUILDING

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

- No comments received as of 11/22/23



OR

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

Name of Reviewer: First Last

Today's Date: Select Date

UTILITIES, STORMWATER, & STREETS

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

- Sewer services need to be 6" instead of 4".
- Please indicate the slope of the pipes for sewer.
- Cleanouts with RT-1 need to be called out at the right-of-way line.

OR

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

Name of Reviewer: Victoria Guadagnino

Today's Date: Tuesday, November 21, 2023

CODE ENFORCEMENT

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

- No comments received as of 11/22/23

OR

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

Name of Reviewer: First Last

Today's Date: Select Date

FIRE

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



- Prior to TRC completion I will need to know the proposed street name for the project to assign addresses. No other concerns at this time.

OR

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

Name of Reviewer: Jason Higginbotham

Today's Date: Tuesday, November 21, 2023