



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
OCTOBER 24, 2024
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 for the Regular Meeting of August 22, 2024.
- 5. DISCUSSION ITEMS**
- 6. NEW BUSINESS**
 - 6.1 **TRC 2024-0004 - GILLETTE & ASSOCIATES, AGENT FOR RICHMOND CHANDLER, 1520 S. 14TH STREET**
Site plan review for the construction of a condominium and medical office.
 - 6.2 **TRC 2024-0005 - GILLETTE & ASSOCIATES, AGENT FOR RICHARD SIMMONS, 124 S. 3RD STREET, 119 S. 4TH STREET, 123 S. 4TH STREET, & 125 S. 4TH STREET**
Site plan review for the construction of two triplex units and a four-story residential building.
- 7. OLD BUSINESS**
- 8. DEVELOPMENT INQUIRIES FROM APPLICANTS NOT ON THE AGENDA - DISCUSSION ONLY, NO ACTION TO BE TAKEN.**
- 9. COMMITTEE BUSINESS**
- 10. ADJOURNMENT**

NEXT REGULAR TRC MEETING IS SCHEDULED FOR

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.



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
AUGUST 22, 2024
10:00 AM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER 10:08 AM

2. ROLL CALL

MEMBERS PRESENT:

Walter Gray (Utilities)

Michelle Forstrom (Code Enforcement)

Margaret Pearson (Planning)

Victoria Guadagnino (Stormwater/Street/Utilities)

Kelly Gibson (Planning)

MEMBERS ABSENT:

Jason Higginbotham (Fire)

David Neville (Arborist/Urban Forester)

OTHERS PRESENT:

Morgan Ohlendorf, Recording Secretary

3. APPROVAL OF MINUTES

3.1 Approval of Minutes from the Regular Meeting of May 23, 2024.

ACTION TAKEN: A motion was made, by Member Forstrom, seconded by Member Guadagnino, to approve the Minutes for the Regular Meeting of May 23, 2024, as presented.

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

4. NEW BUSINESS

4.1 TRC 2024-0006 - SCOTT LOCKWOOD, AGENT FOR BAPTIST MEDICAL CENTERS, 1210 VINTAGE WAY

Site plan review for the construction of primary health clinic.

Scott Lockwood, agent/engineer for Baptist Medical Centers, spoke of the project at 1210 Vintage Way. He asked if there was any way to receive a variance to have extra parking spaces. Mrs. Gibson explained that he would need to receive a variance from the Board of Adjustment, and she will provide the application for requesting a variance.

Mr. Lockwood asked about impervious surface ratio and how to reduce the impervious surface. Mrs. Gibson explained how the use of pervious pavers could be utilized.

Mr. Lockwood asked about the tapping of a fire hydrant on Lime Street. Ms. Guadagnino explained that Lime Street is a county right-of-way and would require a permit from Nassau County to proceed with this action.

No other comments were provided by the Committee. Mrs. Gibson explained that the applicant will need to

DRAFT

provide correction to the site plan. Mrs. Pearson gave insight regarding any future signage.

- 4.2 **TRC 2024-0007 - ASA GILLETTE, AGENT FOR BRIAN ECHARD, 2430 JAMESTOWN ROAD**
Site plan review for the construction of bulk hangars on City leasehold.

Asa Gillette, Agent/engineer for the owner, reviewed the comments provided by the Committee and spoke briefly about parking requirements and tree mitigation. Mrs. Gibson stated that a Local Development Order will be issued once all the comments are addressed.

5. COMMITTEE BUSINESS

No discussion was initiated by any members.

6. ADJOURNMENT 10:22 AM

Kelly Gibson, Chair

From: noreply@civicplus.com
To: [TRC Info](#)
Subject: Online Form Submittal: Technical Review Committee: Application
Date: Friday, July 12, 2024 11:45:08 AM

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

Technical Review Committee: Application

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	<i>Field not completed.</i>
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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:	<i>Field not completed.</i>
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The LDC is available for review at	www.fbfi.us/LDC
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Application Requirements	<i>Field not completed.</i>
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Key Contacts

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

PROJECT INFORMATION

Submission Type	Initial Submittal
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NOTICE

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

DATE OF YOUR FIRST STEP MEETING (if you have not attended a First Step Meeting , return to the application page and choose the TRC First Step meeting application)	3/14/2024
PROPERTY INFORMATION	Property information can be found at the Nassau County Property Appraiser's Website → Map Search
Site Address	1520 South 14th Street and South 15th Street
City	Fernandina Beach
State	Florida
Zip	32034
Parcel ID #(s)	00-00-31-1800-0267-0040; 00-00-31-1800-0267-0081; 00-00-31-1800-0267-0082
Lot	<i>Field not completed.</i>
Block	<i>Field not completed.</i>
Subdivision	<i>Field not completed.</i>
Zoning District	C-1
Future Land Use Designation	General Commercial
Overlay District	None
Size of Property (acres)	3.48
Present Property Use	church, vacant
Wetlands	No
Flood Zone	X, 0.2% chance flood hazard

Coastal Construction Control Line (CCCL)	No
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OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name	Richmond
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Last Name	Chandler
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Company (if applicable)	Darius Property LTD
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Mailing Address	19 North 5th Street, Unit 3300
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City	Fernandina Beach
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State	FL
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Zip	32034
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Telephone Number	9042618819
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Email Address	asa@gilletteassociates.com
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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
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Last Name	Gillette
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Company (if applicable)	Gillette & Associates, Inc
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Mailing Address	31 South 4th Street, Suite 1
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City	Fernandina Beach
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State	FL
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Zip	32034
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Telephone Number	904-261-8819
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Email Address	asa@gilletteassociates.com
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PROJECT INFORMATION

Project Type	Site Plan Review
Project Name	Darius Property
Proposed Access Road	South 14th Street and South 15th Street
Rd Maintenance Jurisdiction	County Maintained
Project Estimated Cost	900,000
Description of Request	Construction of an 84-unit condominium and 41,160 square foot medical office
Site Plan Review Checklist	<i>Field not completed.</i>
School Concurrency	<i>New residential development is required to demonstrate compliance with school concurrency as regulated in the City of Fernandina Beach through the City of Fernandina Beach's Comprehensive Plan Intergovernmental Coordination Element and the Interlocal Agreement Amendment for Public School Facility Planning adopted by the City on May 21, 2019. No new residential rezoning, preliminary plat, site plan or functional equivalent may be approved by the City unless the residential development is exempt from requirements outlined in Section 9.13 of the Amended Interlocal Agreement OR a School Concurrency Reservation Letter has been issued by the School Board indicating that adequate school facilities exist.</i>
Certification	By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. , I acknowledge that I understand and have complied with all of the submittal requirements and procedures.
Applicant First Name	Tricia
Applicant Last Name	Bowen
Today's Date	7/12/2024
Upload Supporting Documentation	Darius_TRC_071224_signed.pdf
Upload 2	Darius_Drainage_Report_071224_signed.pdf
Upload 3	AGENT AUTH.pdf
Upload 4	SUNBIZ.pdf
Upload 5	<i>Field not completed.</i>

Upload 6

Field not completed.

Upload 7

Field not completed.

DEPARTMENT OF PLANNING & CONSERVATION

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

www.fbfl.us/planning

Email not displaying correctly? [View it in your browser.](#)



July 30, 2024

Asa Gillette
31 S. 4th Street
Fernandina Beach, FL 32034
tricia@gilletteassociates.com

Sent Via Email to Project Team

Applicant Name: (Agent Asa Gillette)

Project Description: Construction of an 84-unit condominium and 41,160 square feet medical office

Location: 1520 South 14th Street

PIN(s): 00-00-31-1800-0267-0040

TRC Case Number: TRC 2024-0004

Mr. Gillette,

The City of Fernandina Beach received your request for site plan review on Friday, July 12, 2024. A complete application was determined on Tuesday, July 16, 2024. 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 submit response documents to address each comment in a narrative form and with an amended site plan. Please contact the office to schedule the formal public hearing for this case. The next available date is Thursday, August 22nd, 2024.

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

Sincerely,

Kelly N. Gibson, AICP
TRC Coordinator



REVIEW COMMENTS:

PLANNING

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

Live Local: Can you provide a calculation of total number of units being qualified under the Live Local Act? 40% minimum. Affidavit required, **see attached**.

Traffic Study required – Estimated trips over 400 Average Daily – Estimated using ITE at 1,973 ADT.

Parking: Explain this scenario, please? Severely under parked.
Shared parking agreements are offered for existing sites only, per 7.01.03 (B). Bicycle space locations are not provided.

7.01.04 (C)(1) - consider placement of parking close to the entry/exit points which can cause conflicts with turn movements of vehicles into the complex and vehicles backing out of parking spaces.

7.01.04 (C)(2) - demonstrate compliance with minimum of 20% alternate paving materials

7.01.04 (C)(5) - Please show lighting plan and location of fixtures.

7.01.05(D) - Pedestrian circulation- please show location of crosswalks and sidewalks for entry into the complex with attention to safety for turning and through vehicles.

Loading Zones: 7.01.06 (A) (2), insufficient number of loading zones. 3 total required.

Parking Lot Landscape: 4.05.07 (C) Perimeter Landscape requirement of 10ft is not achieved only 3.0 and 3.7 ft provided. Also 4.05.07 (C)(7)

Minimum Landscape Standards: Demonstrate compliance with ground covers and other planting materials as provided for in LDC Section 4.05.03 (B-D)

Landscape Plan: Compliance with 4.05.04 including irrigation plan

Buffer Requirement: 4.05.12 Applied as C-2/MU-1 given dominant zoning and unified site management – Type B Buffer required (NE Corner on S 15th Street)

AND

Type C Buffer required (SE on S. 15th Street) - East Buffer is required to be 15 ft wide - See 4.05.07 (C) for all requirements and interaction between buffer section and parking with visual screening



Interior Parking Lot Landscaping: 4.05.07 (D) calculation of minimum 10% landscaping – perimeter landscape area is excluded from this calculation

AND

4.05.07 (D)(2) (b) with 4.05.07(C)(1) requires a minimum of 400 sq feet for the shade tree planting area and not less than 10 feet in width, please review all landscape islands to determine compliance with this standard.

AND

Compliance with LDC Section 4.05.07(C)(6) requires 101 trees (1 shade tree for each 20 linear feet)

Minimum Landscaping: 4.05.06 (A)- Deficient minimum landscaping required by 13,220 square feet.

Signage: No free-standing signage indicated on plan- please show location if there will be freestanding signs and landscape requirements compliant with Section 4.05.08

Mechanical Equipment: Please show locations of mechanical equipment and compliance with 4.05.09.

Please provide the ISA arborist information and clarification of the rating system used to determine health conditions.

Large Scale Commercial Development: 6.04.01 – minimum compliance with 6.01.05(H–N) (Q) must be specified on plans – requires some architectural elevations to determine compliance with standards and building heights.

Given the extensive nature of non-compliance, when revisions are submitted additional comments may be provided.

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 July 30,2024

BUILDING

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

- No comments received as of 7/30/24



OR

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

Name of Reviewer: First Last

Today's Date: Select Date

UTILITIES, STORMWATER, & STREETS

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

- Please provide the utility plans and details.
- Erosion control details and locations need to be included.
- Please provide a cross-section showing the transition to existing grade and retention walls.
- There is a ditch running on the Southern portion of the property in the 20' drainage easement. Please show plans to maintain the existing flow and provide who is going to maintain it.
- Please provide details and locations of the overflow weir.
- Please provide more information on the stormwater system.
- The Saturated Horizontal Hydraulic Conductivity does not match the geo report.

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: Wednesday, July 24, 2024

CODE ENFORCEMENT

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

- No Comments received as of 7/30/24

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:

- Missing Utility Plan
- Be sure to show Fire Line, "RPZ" Backflow Preventor. Depending on locations of the backflow preventors, we may need to have standalone FDC's shown on the drawings.

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: Friday, July 19, 2024



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

October 11, 2024

Ms. Kelly Gibson, Deputy Director of Planning and Conservation
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034

**Re: 1520 South 14th Street (Multifamily and Medical Office)
TRC 2024-0004**

Dear Ms. Gibson,

We are pleased to submit the following response to comments on 1st submittal review. Please find attached the revised plans.

The following responses are for comments received from the Planning Dept.

- 1. Live Local: Can you provide a calculation of the total number of units being qualified under the Live Local Act? 40% minimum. Affidavit required.**

There are 80 condo units total, and 32 units will be dedicated as “affordable” under the Live Local Act.

- 2. Traffic Study required- Estimated trips over 400 Average Daily – Estimated using ITE at 1,973.**

A traffic study is being performed and will be submitted once received.

- 3. Parking: Explain this scenario, please? Severely under parked. Shared parking agreements are offered for existing sites only, per 7.01.03(B). Bicycle space locations are not provided.**

There are 192 total parking spaces allotted for the site. During normal operating business hours parking is shared between the condos and medical office. The deficit is 34 parking spaces. 34 condo units will be dedicated as “affordable units”. It will be assumed that these units will be away at work during the normal operating business hours of the medical office.

- 4. 7.01.04(C)(1) – consider placement of parking close to the entry/exit points which cause conflicts with turn movements of vehicles into the complex and vehicles backing out of parking spaces.**

The parking spaces near the entry/exit have been pushed back as much as available space allows.

- 5. 7.01.04(C) (2) – demonstrate compliance with minimum of 20% alternate paving materials.**

To meet impervious area requirements, pervious pavers are used for the majority of the driving aisles. Concrete slabs have been placed over the storm galleries for structural requirements and to meet the 20% alternate paving material requirement. See sheet GE-1.

- 6. 7.01.04(C) (5) – please show lighting plan and location of fixtures.**

Lighting fixtures have been added to the site plan. See sheet GE-1 and UT-1. A photometric plan has been scheduled and will be submitted once received.

- 7. 7.01.05(D) – pedestrian circulation – please show location of crosswalks and sidewalks for entry into the complex with attention to safety for turning through vehicles.**

Additional crosswalks and sidewalks have been added to the site to add interconnectivity element. See sheet GE-1.

- 8. Loading zones: 7.01.06(A) (2) insufficient number of loading zones. 3 total required.**

An additional loading zone was added to the site. See sheet GE-1.

- 9. Parking Lot Landscape: 4.05.07(C) Perimeter Landscape requirement of 10ft is not achieved only 3.0 and 3.7 ft provided. Also 4.05.07 (C)(7)**

A 10-ft perimeter landscape buffer has been placed around the entirety of the site.

- 10. Minimum Landscape Standards: Demonstrate compliance with ground covers and other planting materials as provided for in LDC Section 4.05.03 (B-D)**

The groundcover and planting material notes exist on sheet LS-2. Additional planting notes have been added as well to sheet LS-1 and LS-2.

- 11. Landscape Plan: Compliance with 4.05.04 including irrigation plan.**

Irrigation has been added to sheet LS-1.

- 12. Buffer Requirement: 4.05.12 Applied as C-2/MU 1 given dominant zoning and unified site management – Type B Buffer required (NE Corner of S 15th Street)**

Please elaborate on this requirement. We have found from GIS data that the adjacent parcel mentioned is zoned C-1 with a FLUM of general commercial. From LDC chapter 4, table 4.05.12 (C), adjacent zonings C-1 to C-1 does not require a landscape buffer.

- 13. Type C Buffer required (SE on S. 15th Street) East buffer is required to be 15 ft wide. See 4.05.07 (C) for all requirements and interaction between buffer section and parking with visual screening.**

Please elaborate on this requirement. We have found from GIS data that the adjacent parcel mentioned is zoned Commercial Intensive (CI) with a FLUM of commercial.

- 14. Interior Parking Lot Landscaping – 4.05.07 (D) calculation of minimum 10% landscaping – perimeter landscape area is excluded from this calculation**

A calculation for the interior landscaping has been added to sheet LS-1.

- 15. 4.05.07 (D) (2) (b) with 4.05.07 (C) (1) requires a minimum of 400 sq feet for the shade tree planting area and not less than 10 feet in width, please review all landscape islands to determine compliance with this standard.**

All landscape islands are at a minimum 10-ft in width.

- 16. Compliance with LDC Section 4.05.07(C) (6) requires 101 trees (1 shade tree for each 20 linear feet)**

The total perimeter landscape buffer and associated notes have been updated. See sheet LS-1.

- 17. Minimum Landscaping: 4.05.06(A) Deficient minimum landscaping required by 13,220 square feet.**

The minimum landscaping required is now met. Please see sheet LS-1 for calculations and notes.

- 18. Signage: No freestanding signage indicated on plan - please show location if there will be freestanding signs and landscape requirements compliant with Section 4.05.08.**

A monument sign will not be erected for either building as the entirety of the property will be fenced in.

- 19. Mechanical Equipment: Please show locations of mechanical equipment and compliance with 4.05.09.**

The mechanical equipment will be located inside the building(s) or on top of roof system.

- 20. Please provide the ISA arborist information and clarification of the rating system used to determine health conditions.**

Please see sheet LS-2 for the tree health rating system. The full arborist report is attached along with this submittal as well.

- 21. Large Scale Commercial Development 6.04.01 minimum compliance with 6.01.05 (H-N) (Q) must be specified on plans – requires some architectural elevations to determine compliance with standards and building heights.**

So noted. Additional architectural information is to be provided upon next submittal.

The following responses are for comments received from Utilities, Stormwater & Streets Dept.

- **Please provide the utility plans and details.**

A utility sheet was added. See sheet UT-1.

- **Erosion control details and locations need to be included.**

Silt fence details have been added to a new sheet, DT-2.

- **Please provide a cross-section showing the transition to existing grade and retention walls.**

A detail was added to sheet DT-2.

- **There is a ditch running on the Southern portion of the property in the 20' drainage easement. Please show plans to maintain it.**

There is an existing ditch bottom inlet on the 14th street of the drainage easement. The plan is to connect this existing inlet to a new inlet on the other side of the easement to maintain hydraulic conductivity. The existing invert is to be located. See sheet DR-1 for additional notes on plan.

- **Please provide details and locations of the overflow weir.**

A detail for the outfall structure has been added to sheet DT-2. See sheet DR-1 for location of structure on site.

- **Please provide more information on the stormwater system.**

Please see sheet DT-3 for additional information.

- **The Saturated Horizontal Hydraulic Conductivity does not match the geo report.**

In lieu of the use of a normal factor of safety, the horizontal conductivity value was multiplied by two (2) thus why it appears different than what is shown on the drainage report.

The following response is for comment received from Fire Department.

- **Missing Utility Plan**

A utility sheet was added. See sheet UT-1.

- **Be sure to show Fire Line, "RPZ" Backflow Preventor. Depending on locations of the backflow preventors, we may need to stand along FDC's shown on the drawings.**

Please see sheet UT-1 for fire line shown and RPZ note added.

If you should have any questions concerning this submittal, please contact me at your earliest convenience.

Sincerely,



Asa R. Gillette, P.E.
Principal
Gillette & Associates, Inc.

ENGINEERING PLANS

FOR

DARIUS PROPERTY

FOR

RICHMOND CHANDLER

DARIUS PROPERTY

FOR

RICHMOND CHANDLER

RELEASED FOR CONSTRUCTION BY

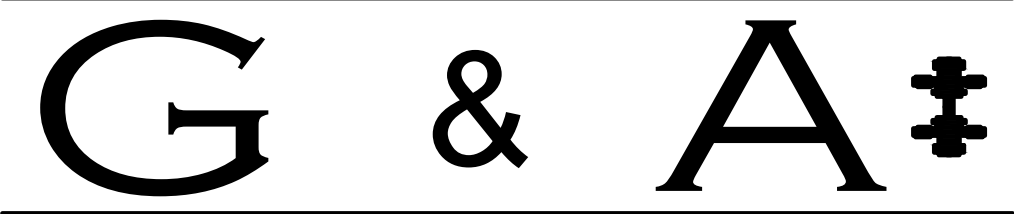
GILLETTE & ASSOCIATES, INC.

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

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

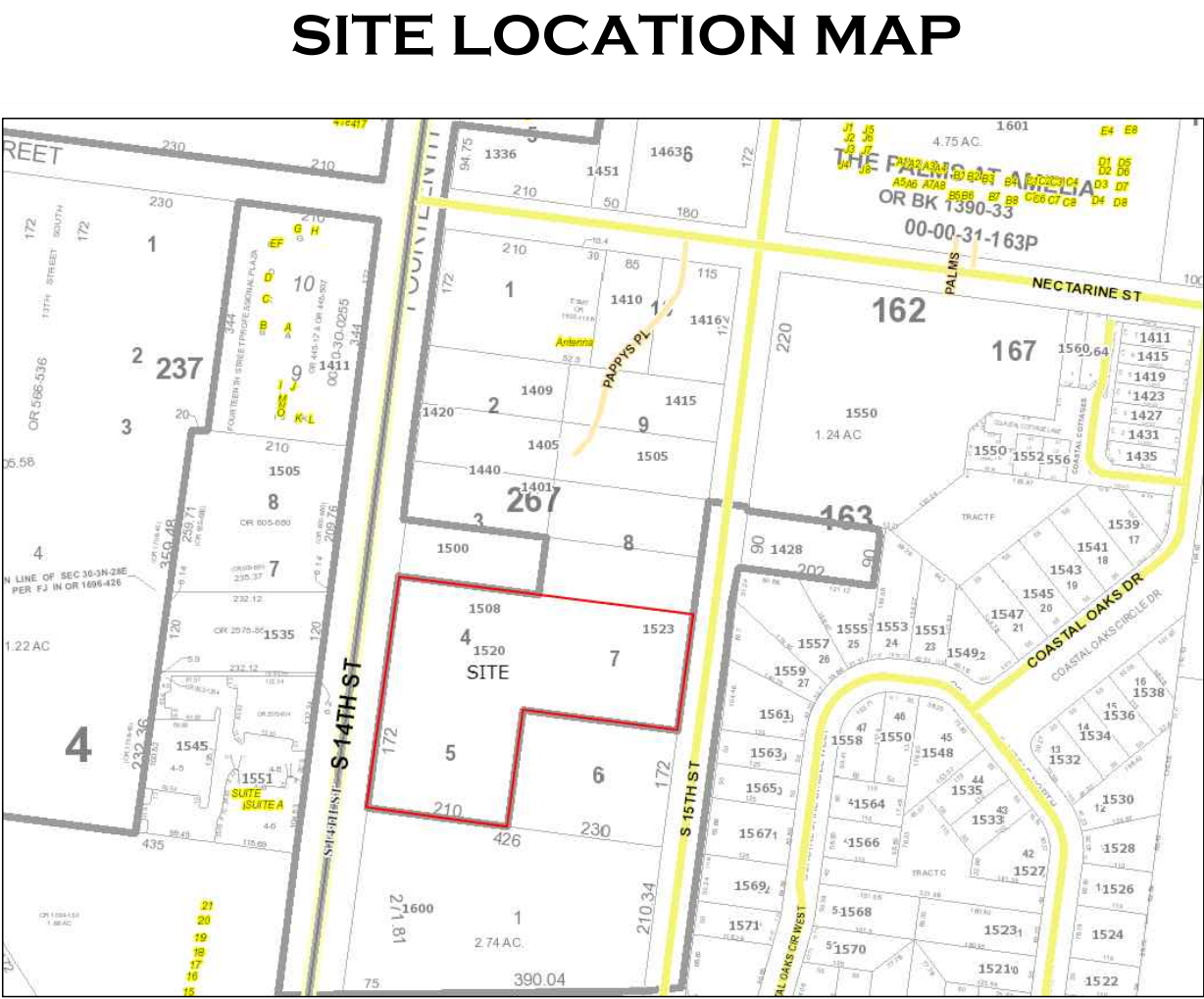
PERMITTING AGENCIES:

CITY OF FERNANDINA BEACH
ST. JOHNS RIVER WATER MANAGEMENT
FL. DEPT. OF ENVIRONMENTAL PROTECTION



ISSUE DATE: OCTOBER 11TH, 2024

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



GILLETTE & ASSOCIATES, INC.				CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING			
CERTIFICATE OF AUTHORIZATION NO. 9332				ASA R. GILLETTE, P.E. * FL. PE NO. 56177			
31 S. 4th STREET * FERNANDINA BEACH, FL 32034				PHONE: 904-261-8819 * www.gilletteassociates.com			
DARIUS PROPERTY				DARIUS PROPERTY			
1520 SOUTH 14TH STREET				1520 SOUTH 14TH STREET			
FERNANDINA BEACH, FLORIDA 32034				FERNANDINA BEACH, FLORIDA 32034			
ISSUE DATE: 10/11/24				COVER SHEET			
North / Elev Key Sheet				CVR			
				Page 1 of 11			

PROPERTY INFORMATION:

- PID#: 00-00-31-1800-0267-0040
00-00-31-1800-0267-0082
00-00-31-1800-0267-0081
- ACREAGE: 3.48 ACRES (151,493 SF)
- LOCATION: FERNANDINA BEACH, FL
- FLOOD ZONE: X
- ZONING: C-1 & C-2
- FUTURE LAND USE: GENERAL COMMERCIAL
- PROPOSED USE: MEDICAL OFFICE & RESIDENTIAL UNITS

DEVELOPMENT REQUIREMENTS:

- MAX IMPERVIOUS AREA: 60.0%
- MAX F.A.R. (%): 150.0%
- MAX BUILDING HEIGHT: 45-FT

SETBACK REQUIREMENTS:

- FRONT: 0 FEET
- REAR: 0 FEET*
- SIDES: 0 FEET

* = C-1 ZONING 10-FT REAR YARD SETBACK

UTILITIES:

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

NOT FOR CONSTRUCTION - BID ONLY

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 Ray Gillette III
FLORIDA P.E. NO. 56177

REV	DATE	ITEM
A	07/12/24	TRC SUBMITTAL #1
B	10/11/24	TRC SUBMITTAL #2
C		
D		
E		

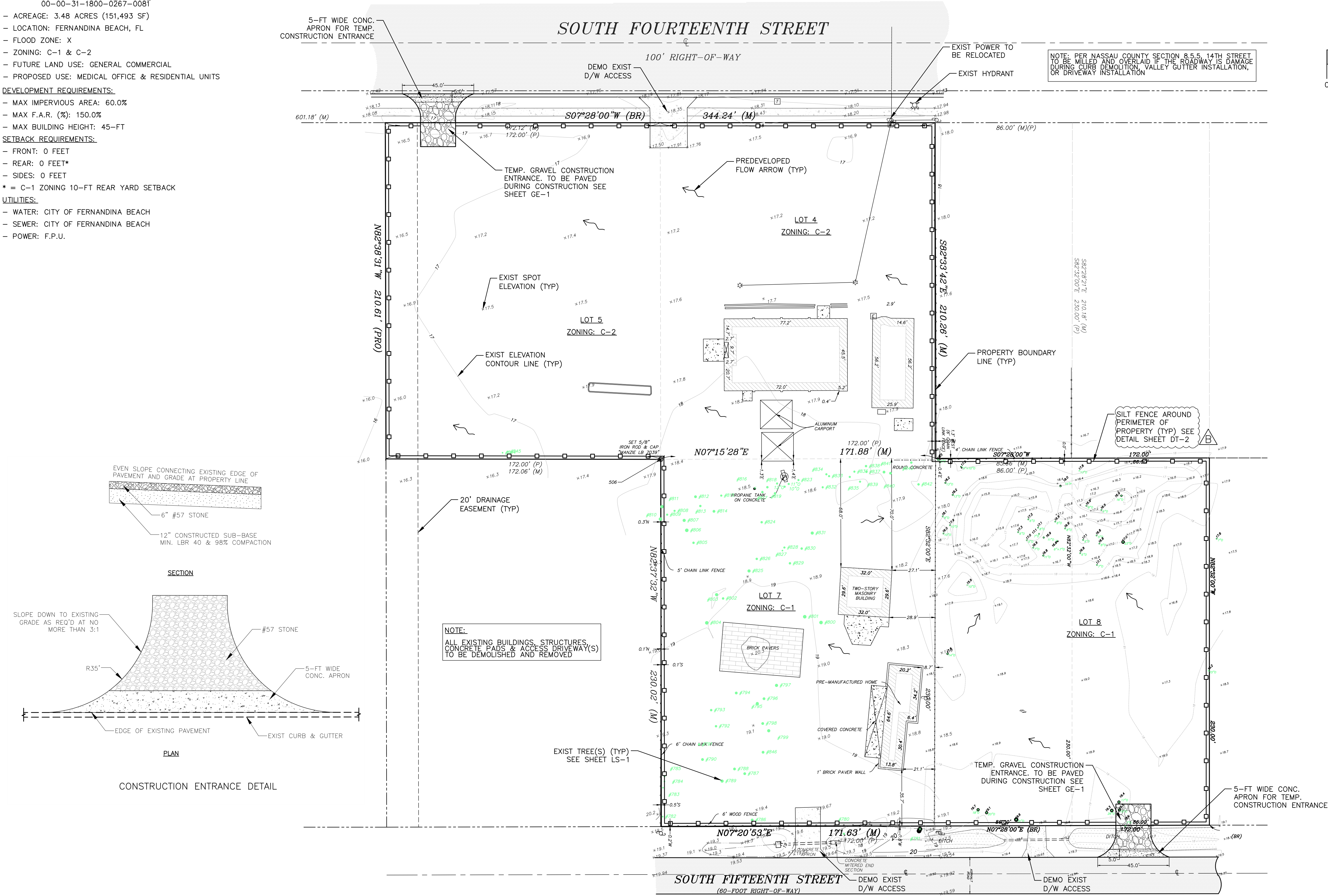
GILLETTE & ASSOCIATES, INC.
CIVIL, ENVIRONMENTAL, MECHANICAL & STRUCTURAL ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 9332
ASA R. GILLETTE, P.E. * FL PE NO. 56177
31 S. 4th STREET * FERNANDINA BEACH, FL 32034
PHONE: 904-261-8819 * www.gilletteassociates.com

DARIUS PROPERTY
1520 SOUTH 14TH STREET
FERNANDINA BEACH, FLORIDA 32034

ISSUE DATE: 10/11/24

PREDEVELOPED
SITE PLAN

North / Elev Key Sheet
PRE-1
Page 3 of 11



LEGEND	
	CONCRETE
	ASPHALT

PROPERTY INFORMATION:

- PID#: 00-00-31-1800-0267-0040
00-00-31-1800-0267-0082
00-00-31-1800-0267-0081
- ACREAGE: 3.48 ACRES (151,493 SF)
- LOCATION: FERNANDINA BEACH, FL
- FLOOD ZONE: X
- ZONING: C-1 & C-2
- FUTURE LAND USE: GENERAL COMMERCIAL
- PROPOSED USE: MEDICAL OFFICE & RESIDENTIAL UNITS

DEVELOPMENT REQUIREMENTS:

- MAX IMPERVIOUS AREA: 60.0%
- MAX F.A.R. (%): 150.0%
- MAX BUILDING HEIGHT: 45-FT
- PROPOSED BUILDING HEIGHT(S): 45-FT

DEVELOPMENT CALCULATIONS:

IMPERVIOUS AREA:

MEDICAL BLDG. = 18,500 SF
RESIDENTIAL BLDG. = 34,215 SF
CONC. S/W = 6,829 SF
CONC. SLAB = 11,867 SF

TOTAL IMPERVIOUS AREA = 71,231 SF (39.30%)

PERVIOUS AREA:

GRASS/LANDSCAPING = 26,915 SF
PERVIOUS PAVERS = 53,347 SF

TOTAL PERVIOUS AREA = 80,262 SF

*(ALT. PAVING MATERIAL: 11,867/53,347 = 22.2%)

SETBACK REQUIREMENTS:

- FRONT: 0 FEET
- REAR: 0 FEET*
- SIDES: 0 FEET
- * = C-1 ZONING 10-FT REAR YARD SETBACK

UTILITIES:

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

PARKING NOTES:

TYPICAL PARKING SPOT DIMENSION = 9'WX18'L
TYPICAL ADA PARKING SPOT DIMENSION = 12'WX18'L

MEDICAL OFFICE = 1 SPACE/250 SF

CONDO/AFFORDABLE UNIT(S) (<1000SF) = 1.0 SPACES/ UNIT

PARKING CALCULATIONS:

MEDICAL OFFICE TOTAL SF = 36,500 SF
36,500SF / 250SF = 146 SPACES REQ'D

CONDO UNIT(S) = 46 UNITS
AFFORDABLE UNIT(S) = 34 UNITS

80 UNITS * 1 SPACE/UNIT(AVG.) = 80 SPACES REQ'D

TOTAL COMBINED SPACES REQ'D = 226

PARKING PROVIDED:

TOTAL ONSITE: 192 SPACES

*SHARED PARKING ARRANGEMENT:

- DURING NORMAL OPERATING BUSINESS HOURS PARKING IS SHARED BETWEEN THE CONDOS AND MEDICAL OFFICE.

ADA PARKING REQUIREMENT:

1-25 SPACES = 1 ADA SPACE REQ'D
26-50 SPACES = 2 ADA SPACE REQ'D
51-75 SPACES = 3 ADA SPACE REQ'D
76-100 SPACES = 4 ADA SPACE REQ'D
101-150 SPACES = 5 ADA SPACE REQ'D
150+ SPACES = 4% OF TOTAL SPACES PROVIDED

ADA PARKING SPACES REQUIRED:

192 * 4% = 7.7 ~ 8 ADA SPACES REQ'D

ADA PARKING SPACES PROVIDED = 7

(3) ADA FOR MEDICAL BLDG.
(5) ADA FOR CONDO UNITS

CALCULATED DENSITY:

PRIVATE PROPERTY AREA TOTALS: 151,493 SF (3.48 AC.)

PLUS HALF OF ADJOINING RIGHTS OF WAY (ROW)
+ 14TH STREET SIDE 30FT X 343FT = 10,290 SF (0.24 AC.)
+ 15TH STREET SIDE 50FT X 345FT = 17,250 SF (0.40 AC.)

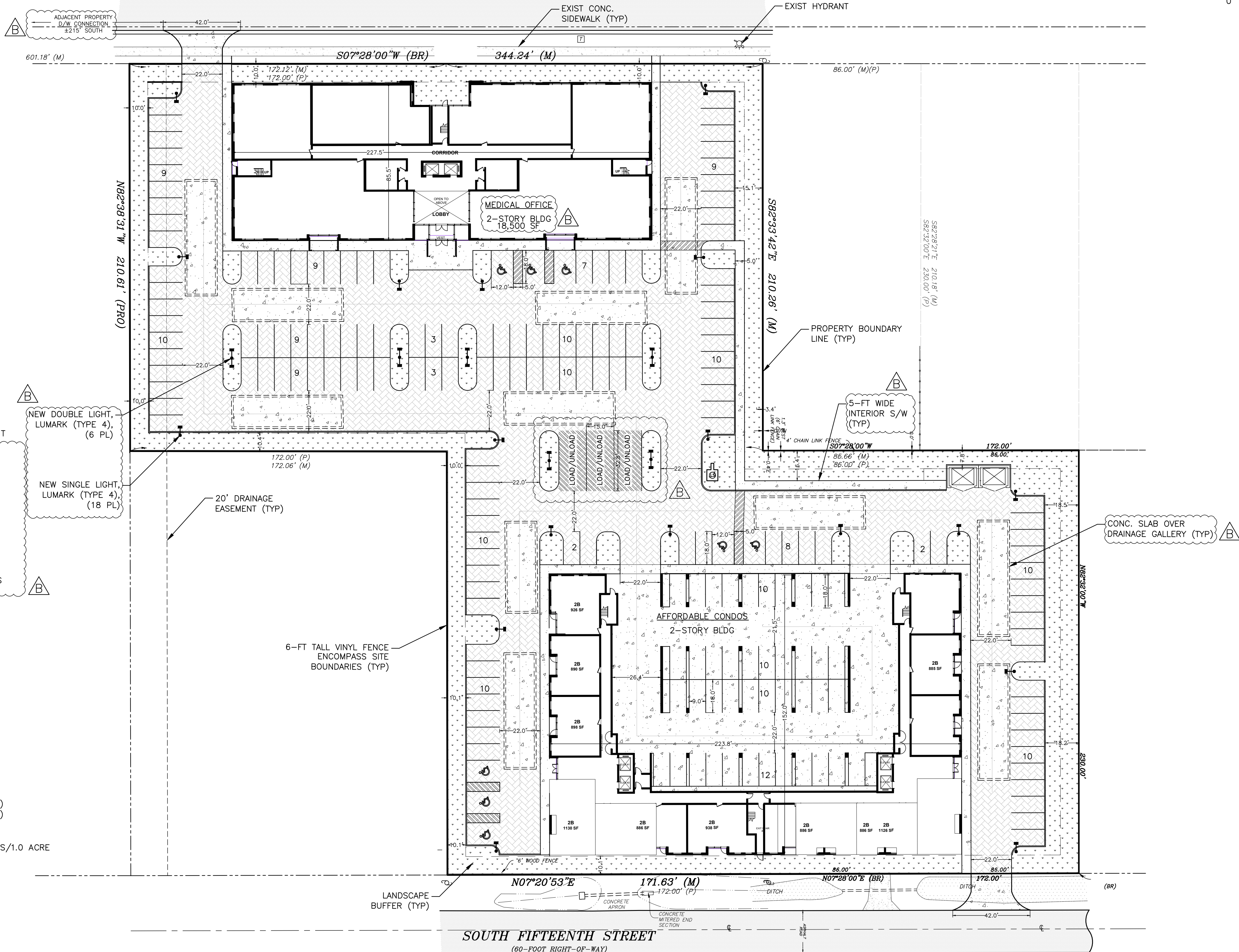
TOTAL AREAS = 179,033 SF (4.12 AC.)

TOTAL ALLOWABLE UNITS PER DENSITY = 34 DWELLING UNITS/1.0 ACRE

140 DWELLING UNITS ALLOWABLE FOR SITE

LEGEND

CONCRETE ASPHALT



NOT FOR CONSTRUCTION - BID ONLY

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 Ray Gillette III

FLORIDA P.E. NO. 56177

REV	DATE	ITEM
A	07/12/24	TRC SUBMITTAL #1
B	10/11/24	TRC SUBMITTAL #2
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
31 S. 4th STREET * FERNANDINA BEACH, FL 32034
PHONE: 904-261-8819 * www.gilletteassociates.com

DARIUS PROPERTY
1520 SOUTH 14TH STREET
FERNANDINA BEACH, FLORIDA 32034

ISSUE DATE: 10/11/24

GEOMETRY
SITE PLAN

North / Elev Key Sheet
S W N
E
CE-1
Page 4 of 11

- PID#: 00-00-31-1800-0267-0040
00-00-31-1800-0267-0082
00-00-31-1800-0267-0081

- SETBACK REQUIREMENTS:

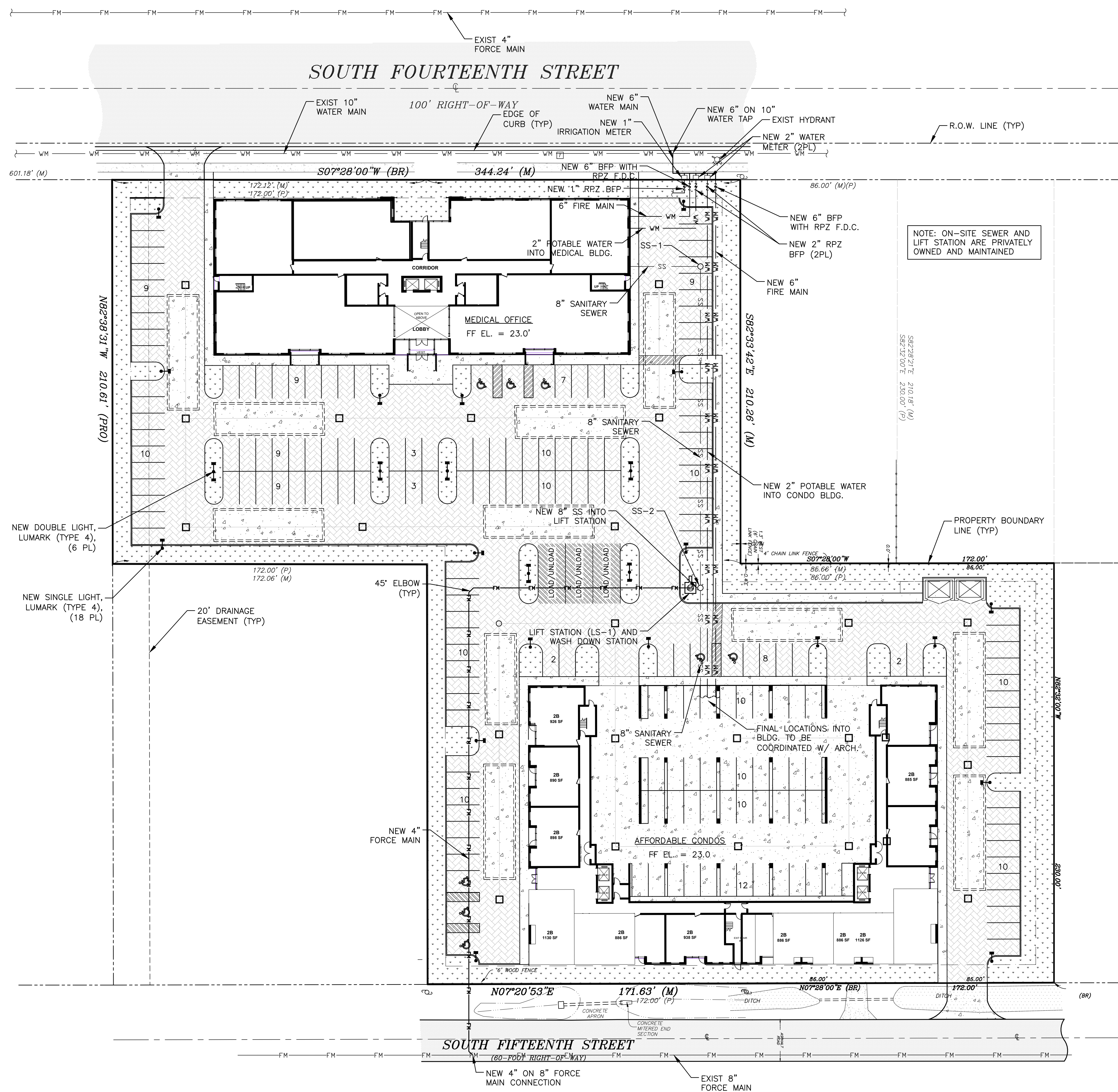
- FRONT: 0 FEET
 - REAR: 0 FEET*
 - SIDES: 0 FEET
- * = C-1 ZONING 10-FT REAR YARD SETBACK

UTILITIES:

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

UTILITY NOTES:

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



DARIUS PROPERTY 1520 SOUTH 14TH STREET FERNANDINA BEACH, FLORIDA 32034		GILLETTE & ASSOCIATES, INC. CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING CERTIFICATE OF AUTHORIZATION NO. 9332 ASA R. GILLETTE, P.E. * FL. PE NO. 56177 31 S. 4th STREET * FERNANDINA BEACH, FL 32034 PHONE: 904-261-8819 * www.gilletteassociates.com		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.	
ISSUE DATE: 10/11/24		UTILITY PLAN		REGISTERED DESIGN PROFESSIONAL	
North  Elev Key Sheet		REV		DATE	
S  N		A		10/12/24	
E  W		B		10/11/24	
UT - 1		C		TRC SUBMITTAL #1	
Page 5 of 11		D		TRC SUBMITTAL #2	
ASA R. GILLETTE, P.E.		E		III	
FLORIDA P.E. NO. 56177				Asa Ray Gillette	

- PID#: 00-00-31-1800-0267-0040
00-00-31-1800-0267-0082
00-00-31-1800-0267-0081
- ACREAGE: 3.48 ACRES (151,493 SF)
- LOCATION: FERNANDINA BEACH, FL
- FLOOD ZONE: X
- ZONING: C-1 & C-2
- FUTURE LAND USE: GENERAL COMMERCIAL
- PROPOSED USE: MEDICAL OFFICE & RESIDENTIAL UNITS

- MAX IMPERVIOUS AREA: 60.0%
- MAX F.A.R. (%): 150.0%
- MAX BUILDING HEIGHT: 45-FT
- PROPOSED BUILDING HEIGHT(S): 45-FT

MEDICAL BLDG. = 18,500 SF
RESIDENTIAL BLDG. = 34,215 SF
CONC. S/W = 6,829 SF
CON.C SLAB = 11,867 SF
DRIVING AISLE/PAVERS = 53,347 SF

DRAINAGE NOTES:

- ALL ROOF RUNOFF TO BE DIRECTED TO UNDERDRAIN GALLERY THROUGH MEANS OF GUTTER & DOWNSPOUT OR ROOF DRAINS.

— SEE DRAINAGE DETAILS SHEET DT-1 & DT-3

A number line is shown with markings at 0, 30, and 60. The label "SCALE IN FEET" is centered below the line. A shaded gray region covers the interval from 0 to 30. Above the 30 mark, there is a north arrow pointing upwards and a large arrow pointing to the right.

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.

Asa
Ray
Gillette
III

REV	DATE	ITEM
A	07/12/24	TRC SUBMITTAL #1
B	10/11/24	TRC SUBMITTAL #2
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

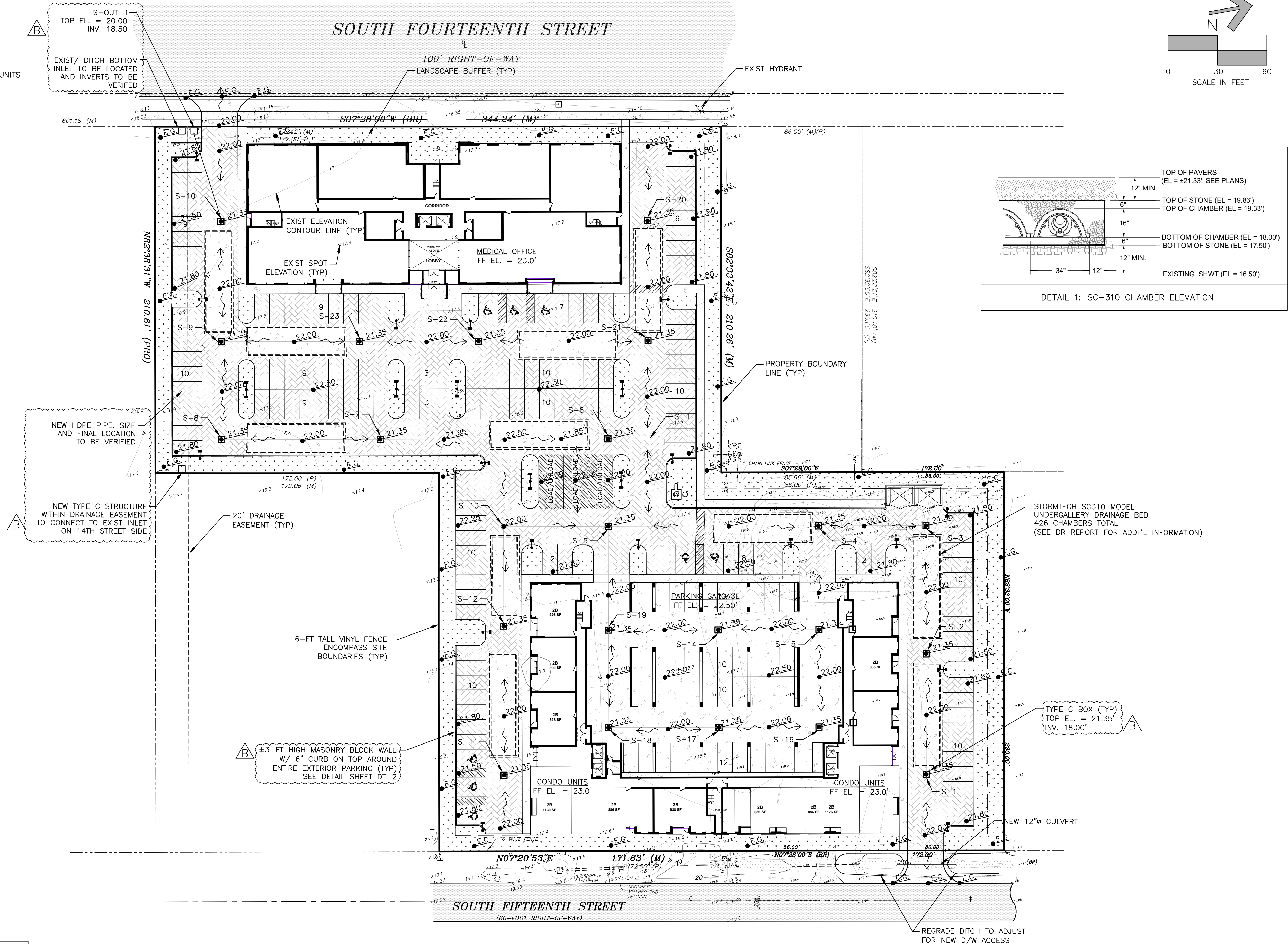
31 S. 4th STREET * FERNANDINA BEACH, FL 32034
PHONE: 904-261-8819 * www.gilletteesociates.com

DARIUS PROPERTY
1520 SOUTH 14TH STREET
FERNANDINA BEACH, FLORIDA 32034

ISSUE DATE: 10/11/24

DRAINAGE PLAN

North / Elev Key	Sheet
	DR-1
	Page 6 of 11



LEGEND

 CONCRETE ASPHALT

REGRADE DITCH TO ADJUST
FOR NEW D/W ACCESS

PROPERTY INFORMATION:

- PID#: 00-00-31-1800-0267-0040
00-00-31-1800-0267-0082
00-00-31-1800-0267-0081
- ACREAGE: 3.48 ACRES (151,493 SF)
- LOCATION: FERNANDINA BEACH, FL
- FLOOD ZONE: X
- ZONING: C-1 & C-2
- FUTURE LAND USE: GENERAL COMMERCIAL
- PROPOSED USE: MEDICAL OFFICE & RESIDENTIAL UNITS

NON-RESIDENTIAL LANDSCAPE REQUIREMENTS:

LDC 4.05.06(A) REQUIREMENT:

"MINIMUM LANDSCAPED AREA:

AT LEAST TWENTY (20) PERCENT OF THE TOTAL GROSS LAND AREA OF A DEVELOPMENT SITE SHALL BE LANDSCAPED EXCEPT WITHIN THE CENTRAL BUSINESS DISTRICT C-3 ZONED AND THE 8TH STREET MIXED USE (MU8)/MU-8 ZONING PROPERTIES WHERE A MINIMUM OF 10% OF THE TOTAL GROSS LAND AREA SHALL BE LANDSCAPED.

20% * 151,493 SF = 30,299 SF

PERIMETER LANDSCAPED AREA: 18,395 SF
INTERIOR LANDSCAPED AREA: 8,844 SF
ROOF TOP GARDEN AREA: 4,345 SF

TOTAL PROPOSED LANDSCAPED AREA: 31,584 SF

LDC 4.05.06(B) REQUIREMENT:

"MINIMUM TREE PLANTING:

NONRESIDENTIAL DEVELOPMENT SHALL PROVIDE ONE (1) SHADE TREE FOR EACH 1,500 SQUARE FEET OF GROSS SITE AREA, OR FRACTION THEREOF.

1 TREE/1,500 SF = 151493 SF/1,500 SF (TREES)

MINIMUM SHADE TREES REQUIRED = 101

PLANTED PERIMETER BUFFER SHADE TREES = 116
PLANTED LANDSCAPE ISLAND SHADE TREES = 25

TOTAL SHADE TREES PROVIDED: 141

PARKING LOT LANDSCAPE REQUIREMENTS:

LDC 4.05.07.C(1):

"A LANDSCAPED AREA NOT LESS THAN TEN (10) FEET IN WIDTH, EXCLUSIVE OF IMPERVIOUS AREA, USING VERTICAL LAYERING OF LANDSCAPE MATERIALS SHALL BE LOCATED AROUND THE PERIMETER OF THE PARKING LOT IN ORDER TO PROVIDE VISUAL SCREENING FROM THE RIGHT-OF-WAY. PERIMETER LANDSCAPE AREA REQUIREMENTS SHALL NOT APPLY TO SHARED VEHICULAR ACCESS AREAS OR TO THE PORTION OF THE PERIMETER AREAS WHERE PHYSICAL INTERCONNECTIONS EXIST.

— 10-FT PERIMETER BUFFER IS PROVIDED IN AREAS WHERE PARKING OCCURS, SHADE TREES AND A LINE OF HEDGES IS SHOWN WHERE APPLICABLE.

LDC 4.05.07.C(6):

"TREES WITHIN THE PERIMETER LANDSCAPED AREA SHALL BE DETERMINED USING A RATIO OF ONE (1) TREE FOR EACH 20 LINEAR FEET OF REQUIRED LANDSCAPE PERIMETER AREA OR MAJOR PORTION THEREOF, WITH NO LESS THAN 75% OF SAID TREES BEING SHADE TREES.

PARKING LANDSCAPE BUFFERS REQUIRED:

EAST:

TOTAL FRONTAGE: 488-FT
TREES REQUIRED: 1 TREE/20-FT = 25 TREES
TREES PROVIDED: 25 SHADE TREES
*HEDGE SCREENING REQUIRED

WEST:

TOTAL FRONTAGE: 484-FT
TREES REQUIRED: 1 TREE/20-FT = 25 TREES
TREES PROVIDED: 25 SHADE TREES
*HEDGE SCREENING REQUIRED

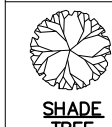
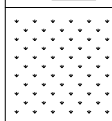
NORTH:

TOTAL FRONTAGE: 440-FT
TREES REQUIRED: 1 TREE/20-FT = 22 TREES
TREES PROVIDED: 23 SHADE TREES
*HEDGE SCREENING REQUIRED

SOUTH:

TOTAL FRONTAGE: 441-FT
TREES REQUIRED: 1 TREE/20-FT = 22 TREES
TREES PROVIDED: 23 SHADE TREES
*HEDGE SCREENING REQUIRED

*IN LIEU OF HEDGE SCREENING A 6-FT OPAQUE VINYL FENCE WILL BE PLACED AROUND THE PERIMETER OF THE SITE

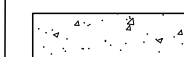
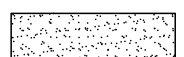
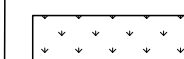
PLANT SCHEDULE				
SYMBOL	QTY.	KEY	SPECIES COMMON NAME	SIZE/REMARKS
	70	SM	MAGNOLIA GRANDIFLORA	3" CAL MIN.
	71	LO	SOUTHERN MAGNOLIA QUERCUS VIRGINIANA LIVE OAK	3" CAL MIN.
	27,239 SF	LO	PASPALUM NOTATUM BAHIA GRASS	3" CAL MIN.

TREE MITIGATION NOTES:

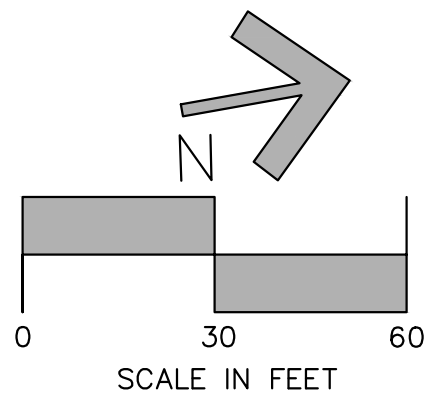
— SEE SHEET LS-2 FOR FULL TREE INVENTORY MITIGATION CALCULATIONS AND LANDSCAPE DETAILS

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

LEGEND

	CONCRETE		ASPHALT
	GRASS/LANDSCAPED AREA		

NOT FOR CONSTRUCTION - BID ONLY



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REGISTERED DESIGN PROFESSIONAL
Asa Ray Gillette III
DATE: 08/15/23 13:03:30 A0007
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

REV	DATE	ITEM
A	07/12/24	TRC SUBMITTAL #1
B	10/11/24	TRC SUBMITTAL #2
C		
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GILLETTE & ASSOCIATES, INC.

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

DARIUS PROPERTY

1520 SOUTH 14TH STREET
FERNANDINA BEACH, FLORIDA 32034

ISSUE DATE: 10/11/24

LANDSCAPE PLAN

North / Elev Key Sheet
LS-1
Page 7 of 11

TIN	Species	DBH (in)	Form Score (3-15)	Health Score (3-15)	Age Score (5,7,5,10)	Desirability / Aesthetics (1,5,10)	Health Suitability for Preservation (12-50)	
672	Quercus virginiana	19	12	12	7.5	5	36.5	Fair
673	Quercus virginiana	21	12	12	7.5	5	36.5	Fair
674	Quercus virginiana	32	9	12	7.5	10	38.5	Fair
675	Quercus virginiana	26	12	12	7.5	5	36.5	Fair
676	Quercus virginiana	18	9	12	7.5	5	33.5	Fair
677	Quercus virginiana	18	9	12	7.5	5	33.5	Fair
678	Quercus virginiana	7	3	9	10	1	23	Poor
679	Quercus virginiana	18	9	12	7.5	5	33.5	Fair
680	Prunus serotina	7	3	12	10	1	26	Poor
681	Quercus nigra	15	9	6	7.5	1	23.5	Poor
681B	Quercus nigra	17	9	12	7.5	5	33.5	Fair
682	Quercus nigra	12	6	9	7.5	5	27.5	Poor
683	Diospyros virginiana	7	6	12	7.5	1	26.5	Poor
684	Quercus nigra	11	12	12	7.5	5	36.5	Fair
685	Quercus nigra	10	12	9	7.5	5	33.5	Fair
686	Quercus nigra	15	12	12	7.5	5	36.5	Fair
687	Quercus nigra	14	12	9	7.5	5	33.5	Fair
688	Prunus serotina	13	12	12	7.5	5	36.5	Fair
689	Quercus nigra	21	9	9	7.5	1	26.5	Poor
690	Pinus taeda	16	12	9	7.5	5	33.5	Fair
691	Acer rubrum	14	9	9	7.5	5	30.5	Fair
692	Acer rubrum	17	6	6	7.5	1	20.5	Poor
693	Acer rubrum	6	9	12	10	5	36	Fair
694	Quercus nigra	9	12	12	10	5	39	Fair
695	Acer rubrum	24	6	12	7.5	5	30.5	Fair
696	Quercus nigra	5	9	9	10	1	29	Poor
697	Acer rubrum	9	9	9	10	5	33	Fair
698	Quercus nigra	7	6	9	10	1	26	Poor
699	Quercus nigra	9	9	12	10	5	36	Fair
700	Quercus nigra	5	9	9	10	5	33	Fair
701	Quercus nigra	9	12	12	10	5	39	Fair
702	Acer rubrum	8	12	9	10	5	36	Fair
703	Acer rubrum	13	3	3	10	1	17	Poor
704	Quercus nigra	11	12	12	7.5	5	36.5	Fair
705	Acer rubrum	11	12	12	7.5	5	36.5	Fair
706	Quercus nigra	6	9	12	10	5	36	Fair
707	Acer rubrum	8	9	9	10	5	33	Fair
708	Quercus nigra	6	9	12	10	5	36	Fair
709	Quercus nigra	5	6	12	10	1	29	Poor
710	Quercus nigra	6	9	9	10	5	33	Fair
711	Acer rubrum	6	6	9	10	1	26	Poor
780	Butia capitata	19	12	12	7.5	5	36.5	Fair
781	Quercus virginiana	68	9	12	5	5	31	Fair
782	Quercus nigra	7	6	9	10	1	26	Poor
783	Quercus virginiana	11	12	12	10	5	39	Fair
784	Quercus virginiana	8	9	12	10	5	36	Fair
785	Quercus virginiana	10	12	12	10	5	39	Fair
786	Quercus nigra	16	6	6	7.5	1	20.5	Poor
787	Quercus virginiana	19	12	12	7.5	5	36.5	Fair
788	Quercus virginiana	18	12	12	7.5	5	36.5	Fair
789	Quercus virginiana	21	12	12	7.5	5	36.5	Fair
790	Quercus virginiana	19	12	12	7.5	5	36.5	Fair
791	Quercus virginiana	16	12	6	7.5	5	30.5	Fair
792	Quercus virginiana	16	12	12	7.5	5	36.5	Fair
793	Quercus virginiana	16	9	9	7.5	5	30.5	Fair
794	Quercus virginiana	18	9	12	7.5	5	33.5	Fair
795	Quercus virginiana	21	12	15	7.5	10	44.5	Good
796	Quercus virginiana	20	12	15	7.5	10	44.5	Good
797	Quercus virginiana	20	12	15	7.5	10	44.5	Good
798	Quercus virginiana	15	12	15	7.5	5	39.5	Fair
799	Quercus virginiana	19	9	12	7.5	5	33.5	Fair
800	Quercus virginiana	23	12	12	7.5	10	41.5	Good
801	Quercus virginiana	23	12	12	7.5	10	41.5	Good
802	Quercus virginiana	13	12	15	7.5	5	39.5	Fair
803	Quercus virginiana	20	12	15	7.5	5	39.5	Fair
804	Quercus nigra	22	6	9	7.5	1	23.5	Poor
804B	Prunus serotina	15	9	15	7.5	5	36.5	Fair
805	Quercus virginiana	15	3	12	7.5	1	23.5	Poor

TIN	Species	DBH (in)	Form Score (3-15)	Health Score (3-15)	Age Score (5,7,5,10)	Desirability / Aesthetics (1,5,10)	Health Suitability for Preservation (12-50)	
805B	Quercus nigra	13	9	9	7.5	5	30.5	Fair
806	Quercus virginiana	24	9	15	7.5	10	41.5	Good
807	Quercus virginiana	22	12	12	7.5	10	41.5	Good
808	Quercus virginiana	13	9	9	10	1	29	Poor
809	Quercus virginiana	11	9	9	10	1	29	Poor
810	Quercus virginiana	22	12	12	7.5	5	36.5	Fair
811	Quercus virginiana	23	12	12	7.5	5	36.5	Fair
812	Quercus virginiana	17	12	12	7.5	5	36.5	Fair
813	Quercus virginiana	15	9	12	7.5	5	33.5	Fair
814	Quercus virginiana	19	12	12	7.5	5	36.5	Fair

815	Quercus virginiana	14	9	12	7.5	5	33.5	Fair
816	Quercus virginiana	33	12	12	7.5	5	36.5	Fair
817	Quercus virginiana	16	9	12	7.5	5	33.5	Fair
818	Quercus virginiana	16	12	12	7.5	5	36.5	Fair
819	Quercus virginiana	15	9	12	7.5	5	33.5	Fair
820	Quercus virginiana	13	12	12	7.5	5	36.5	Fair
821	Quercus virginiana	11	9	12	10	5	36	Fair
822	Quercus virginiana	11	9	12	10	5	36	Fair
823	Quercus virginiana	10	9	12	10	5	36	Fair
824	Quercus virginiana	16	12	12	7.5	5	36.5	Fair
825	Quercus virginiana	21	12	15	7.5	5	39.5	Fair
826	Quercus virginiana	18	12	12	7.5	5	36.5	Fair
827	Quercus virginiana	10	9	12	10	1	32	Fair
828	Quercus virginiana	11	9	12	10	1	32	Fair
829	Quercus virginiana	16	12	12	7.5	5	36.5	Fair
830	Quercus virginiana	16	12	9	7.5	5	33.5	Fair
831	Quercus virginiana	20	12	9	7.5	5	33.5	Fair
832	Quercus virginiana	10	12	15	10	5	42	Good
833	Quercus virginiana	11	12	15	10	5	42	Good
834	Quercus virginiana	12	12	15	10	5	42	Good
835	Quercus virginiana	11	9	12	10	1	32	Fair
836	Quercus virginiana	10	12	12	10	5	39	Fair
837	Quercus virginiana	12	9	12	10	5	36	Fair
838	Quercus virginiana	15	9	12	10	5	36	Fair
839	Quercus virginiana	11	12	12	10	5	39	Fair
840	Quercus virginiana	19	12	15	7.5	10	44.5	Good
841	Quercus virginiana	26	9	12	7.5	5	33.5	Fair
842	Quercus nigra	14	12	9	7.5	1	29.5	Poor
843	Quercus virginiana	19	9	15	7.5	5	36.5	Fair
844	Acer rubrum	7	3	3	10	1	17	Poor
845	Acer rubrum	7	3	3	10	1	17	Poor
846	Quercus virginiana	17	12	12	7.5	5	36.5	Fair

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.

MITIGATION FOR IMPACT TO PROTECTED TREES WITHIN TREE PROTECTION ZONE

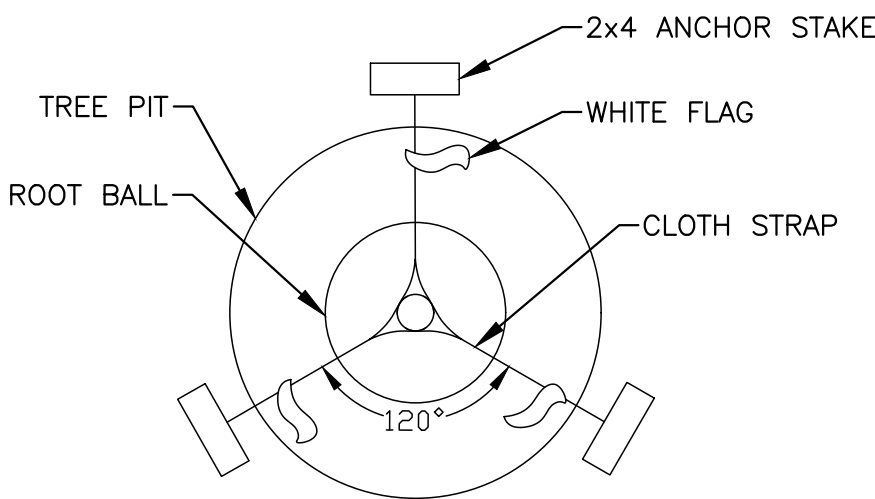
– UTILIZE ISA CERTIFIED ARBORIST TO CLEANLY CUT, PROTRUDING ROOTS AT LIMITS OF DISTURBANCE TO THE REQUIRED DEPTH. TEARING OR RIPPING OF ROOTS IS STRICTLY PROHIBITED.

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

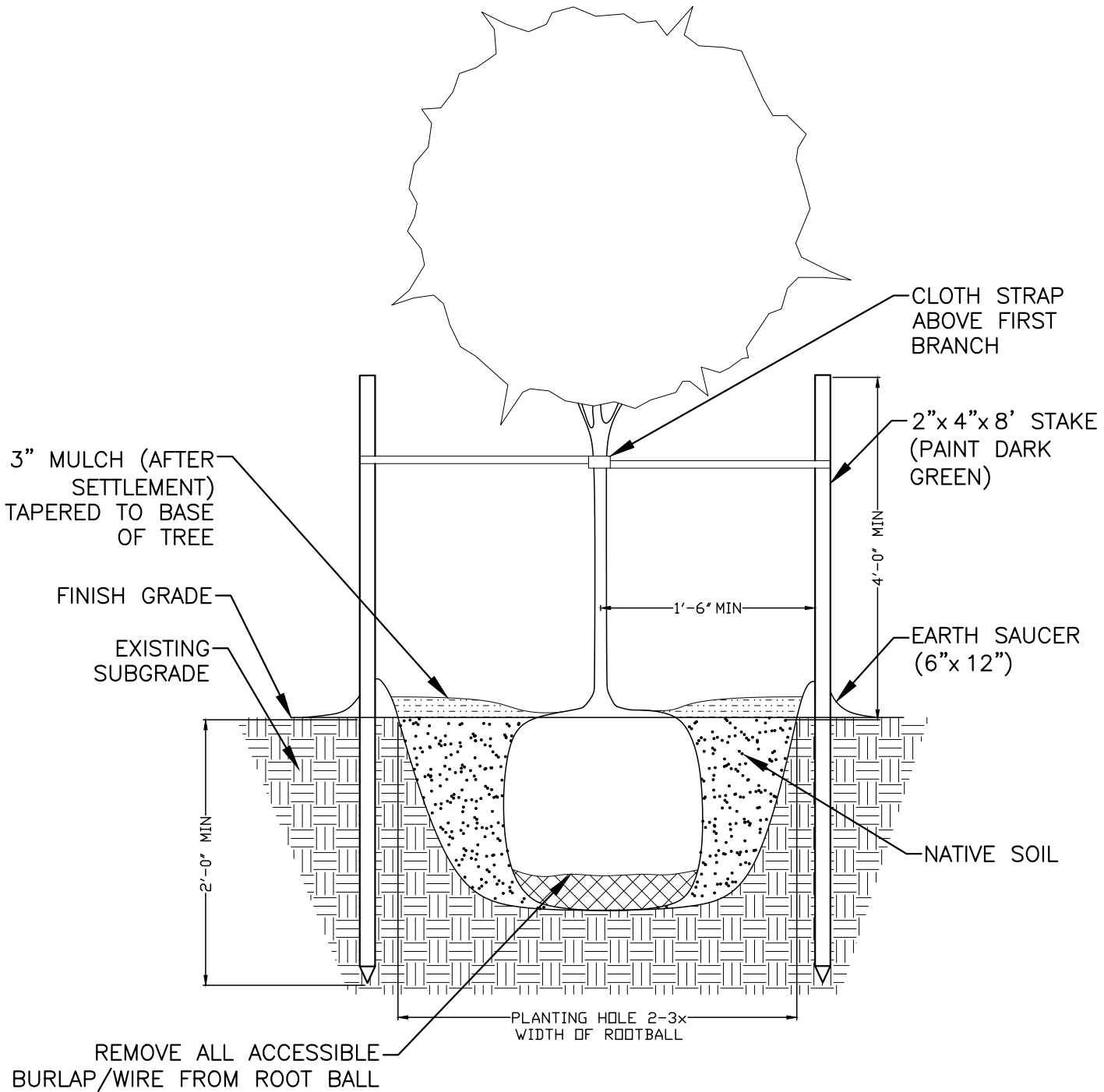
– PROVIDE 3" MULCH LAYER TO THE EXTENT OF THE DRIP LINE.

TREE PLANTING

ALL TREES PLANTED SHALL BE STAKED OR GUYED FOR A PERIOD OF AT LEAST SIX (6) MONTHS IN ACCORDANCE WITH THE DETAILS ON SHEET DT-1



DETAIL 2
TREE STAKING PLAN



DETAIL 3
TREE PLANTING ELEVATION

B

HEALTH STATUS CODES		
STATUS CODE	MITIGABLE ? (Y/N)	HEALTH STATUS
45–50.0	Y	NO APPARENT DEFECT
40–44.5	Y	MINOR DEFECT
30–39.5	Y	COULD KEEP TREE BUT HAS DEFECTS
20–29.5	N	POOR HEALTH AND SUGGEST REMOVAL
12–19.5	N	SEVERE DEFECT AND SHOULD BE REMOVED

TREE PRESERVATION CREDITS	
PREDEVELOPED TOTAL DBH	1666
POOR HEALTH/NON MITIGABLE DBH	222
PREDEVELOPED TOTAL MITIGABLE PROTECTED DBH	1444
REQUIRED PRESERVATION DBH (50% PROTECTED DBH)	722
SAVED DBH	0
PLANTED DBH	423
POST–DEVELOPMENT TOTAL DBH	423
DBH TOWARDS TREE FUND	299

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,

NOT FOR CONSTRUCTION – BID ONLY

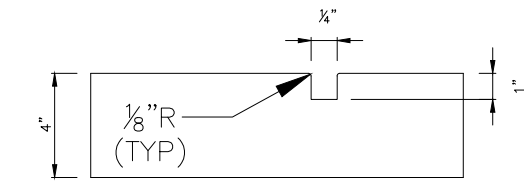
NOTE: SOME DETAILS IN THESE DRAWINGS ARE TO BE CONSIDERED TYPICAL AND MAY NOT BE CALLED OUT ON PLANS. CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DETAILS DURING CONSTRUCTION IN ALL TYPICAL AREAS.

REGISTERED DESIGN PROFESSIONAL
Asa Ray Gillette III
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

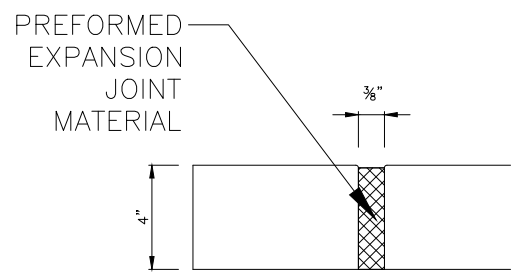
REV	DATE	ITEM	TRC SUBMITAL #1	TRC SUBMITAL #2
A	07/12/24			
B	10/11/24			
C				
D				
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CERTIFICATE OF AUTHORIZATION NO. 9332
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PHONE: 904–261–8819 * www.gilletteassociates.com

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FERNANDINA BEACH, FLORIDA 32034
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ONSITE TREE DETAILS
North / Elev Key Sheet
S N E W
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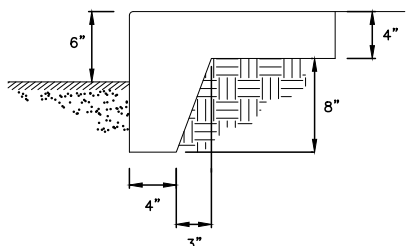


DUMMY JOINT

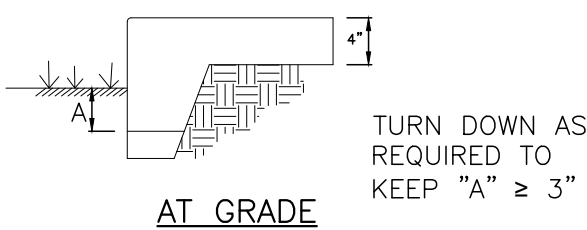


EXPANSION JOINT

SIDEWALK JOINT DETAILS

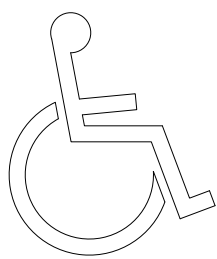


AT ASPHALT PAVEMENT



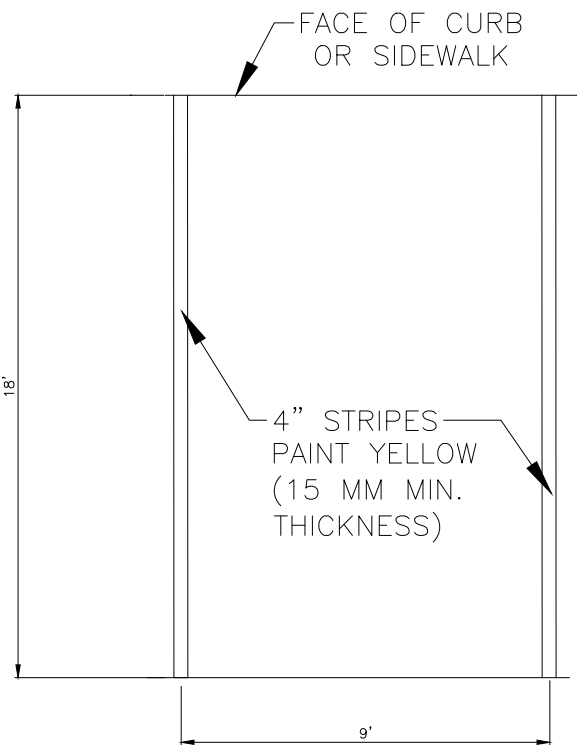
AT GRADE

SIDEWALK TURNDOWN DETAILS

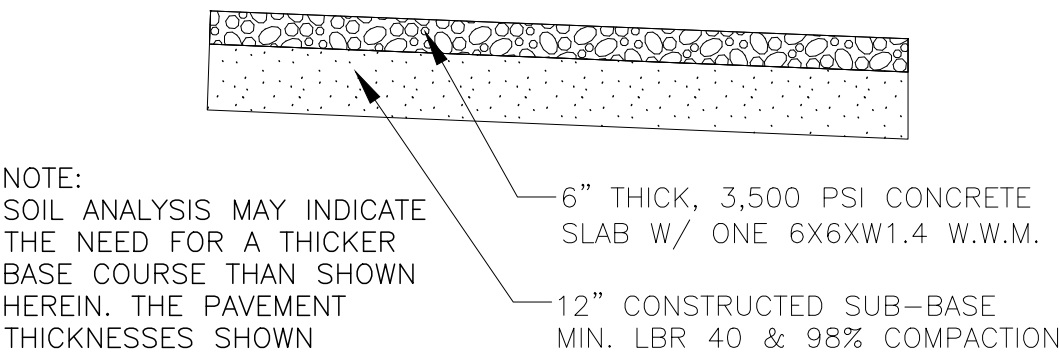


NOTE: PAINT SYMBOL ABOVE ONTO PAVED SURFACE WITH (2) COATS OF HANDI-CAP BLUE PAINT MANUFACTURED AS PER DEPT. OF TRANS. SPECS.

HANDICAPPED SYMBOL

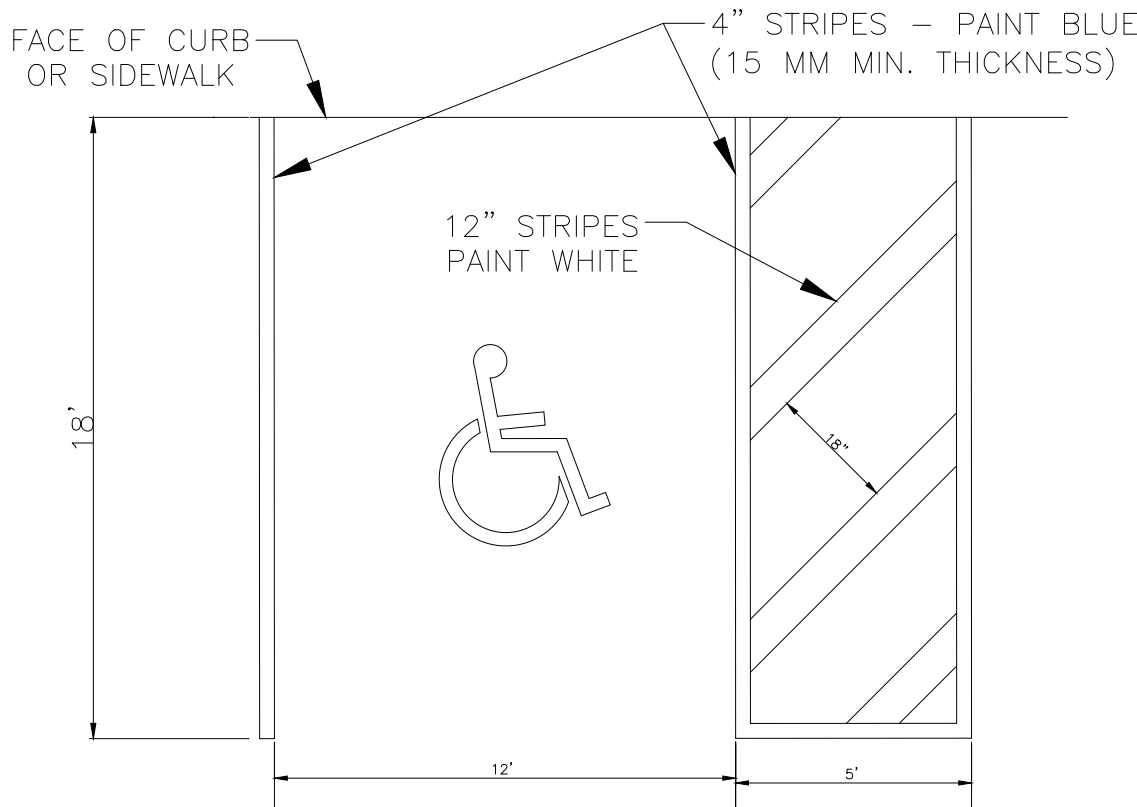


TYPICAL PARKING DETAIL

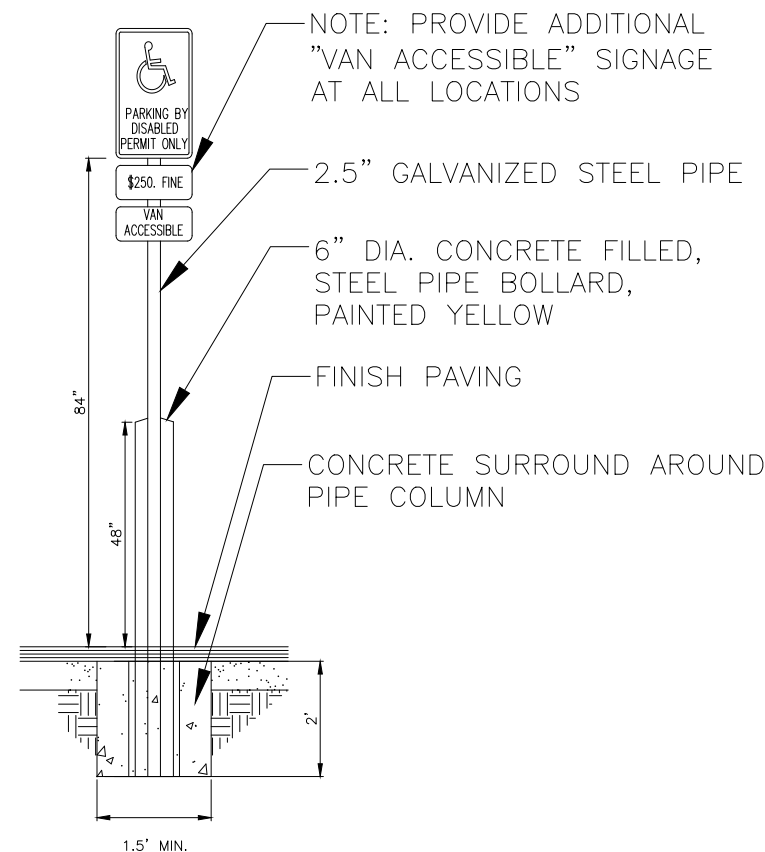


NOTE: SOIL ANALYSIS MAY INDICATE THE NEED FOR A THICKER BASE COURSE THAN SHOWN HEREIN. THE PAVEMENT THICKNESSES SHOWN HEREIN ARE NOT INTENDED TO BE ABSOLUTE, BUT ARE PRELIMINARY CRITERIA AND MAY BE MODIFIED TO ACCOMMODATE THE BEARING CAPACITIES OF VARIOUS SUBGRADES.

TYPICAL CONCRETE DETAIL

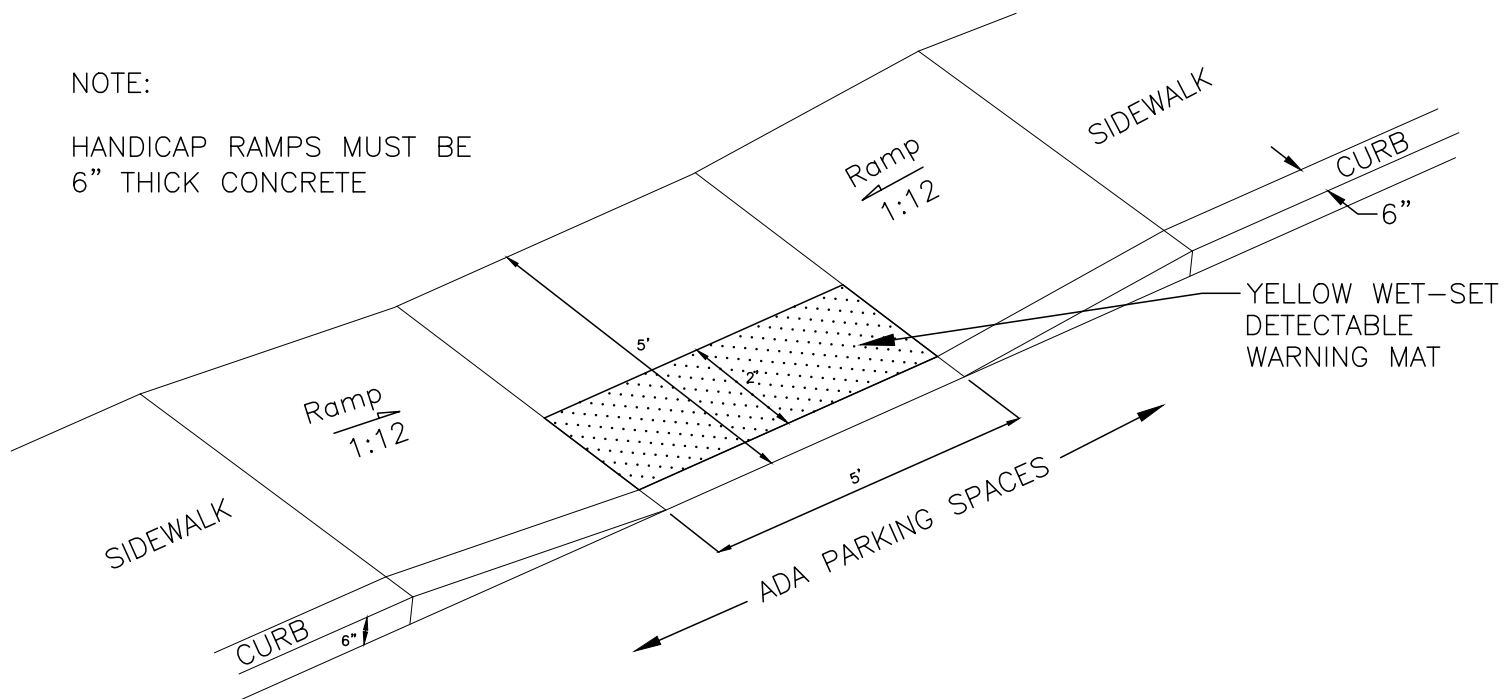


TYPICAL DISABLED PARKING



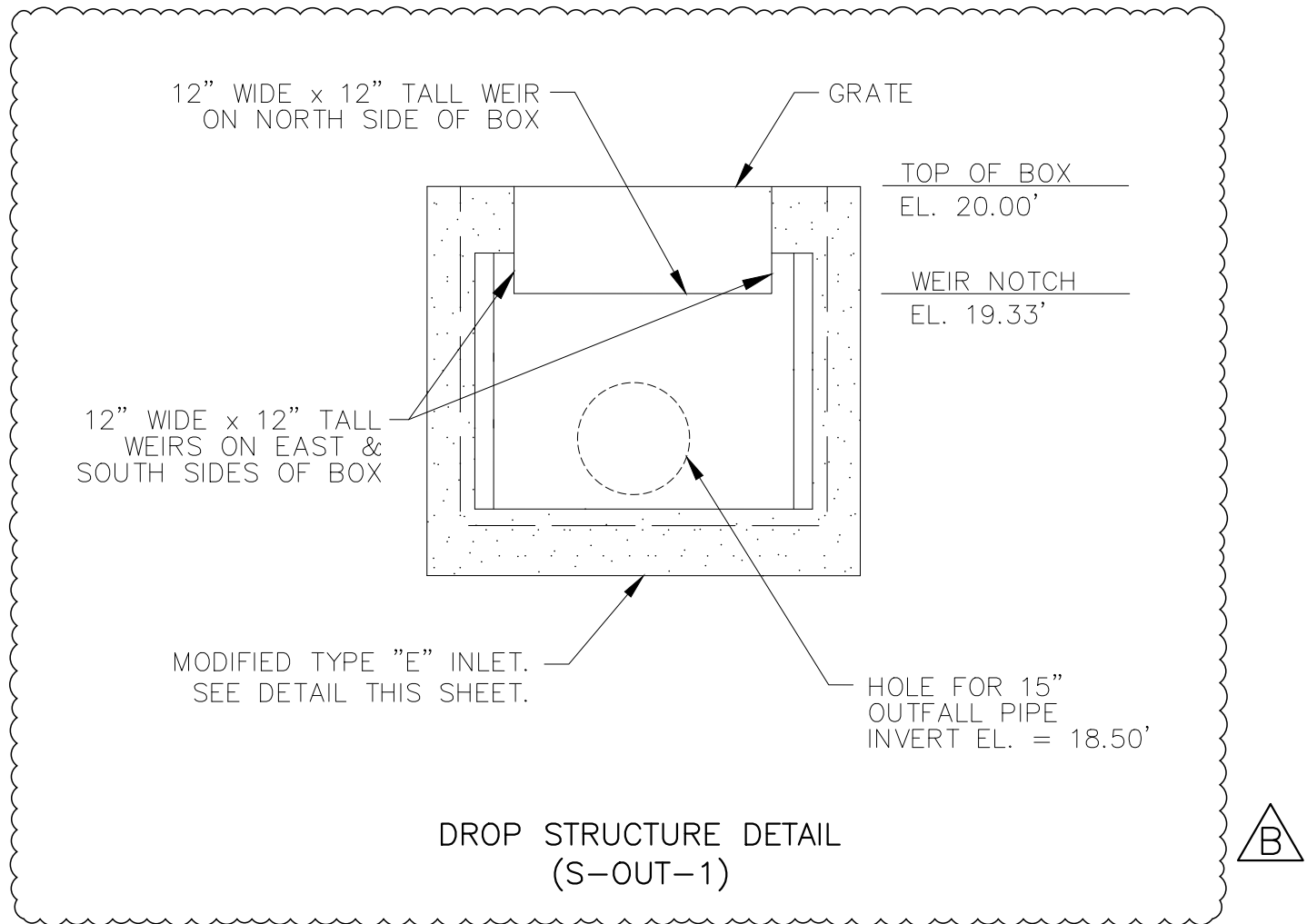
HANDICAP SIGN DETAIL

NOTES:
1. ALL SIGNS SHOWN SHALL CONFORM TO FEDERAL ACCESSIBILITY SPECIFICATIONS.
2. ALL SIGNS SHOWN SHALL BE REFLECTORIZED TO SHOW THE SAME COLOR BY NIGHT AS BY DAY.
3. ALL SIGNS SHALL BE SECURELY MOUNTED ON GALVANIZED STEEL CHANNEL POSTS.
4. INSTALL QUANTITY AND AT LOCATIONS REQUIRED BY CODE AND/OR AS INDICATED ON DRAWINGS. CONFIRM ALL HANDICAPPED SIGNAGE CODES.

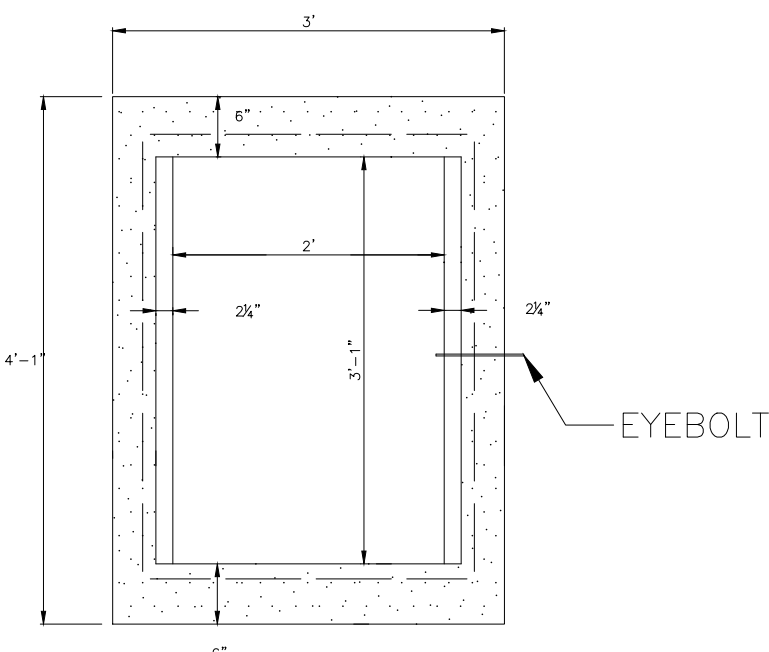


NOTE:
HANDICAP RAMPS MUST BE 6" THICK CONCRETE

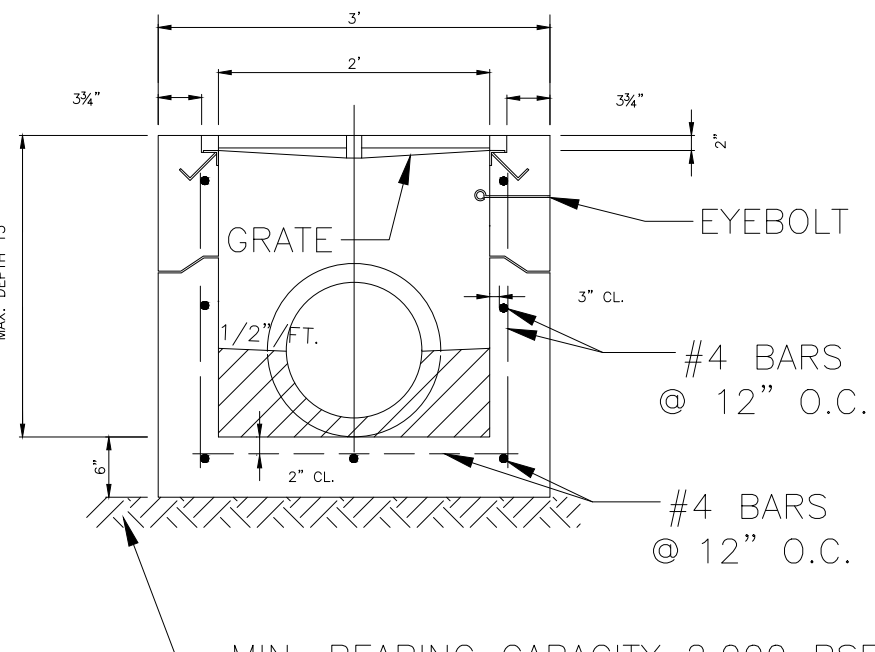
PARKING LOT CURB RAMP DETAIL



DROP STRUCTURE DETAIL (S-OUT-1)



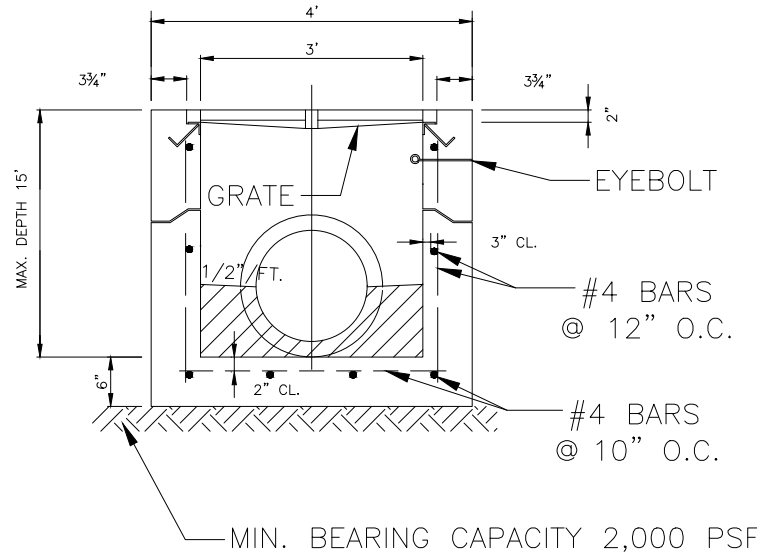
PLAN



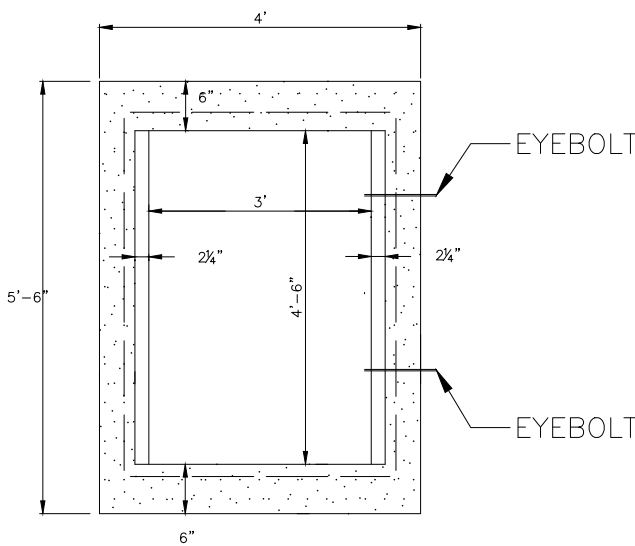
SECTION

NOTES:
1. CONCRETE DESIGN STRENGTH 4,000 PSI
2. PIPES SHALL BE FLUSH WITH INSIDE WALL
3. SLOT OPENING SHALL NOT BE IN WALLS WITH RATE SEAT

TYPE C INLET DETAIL



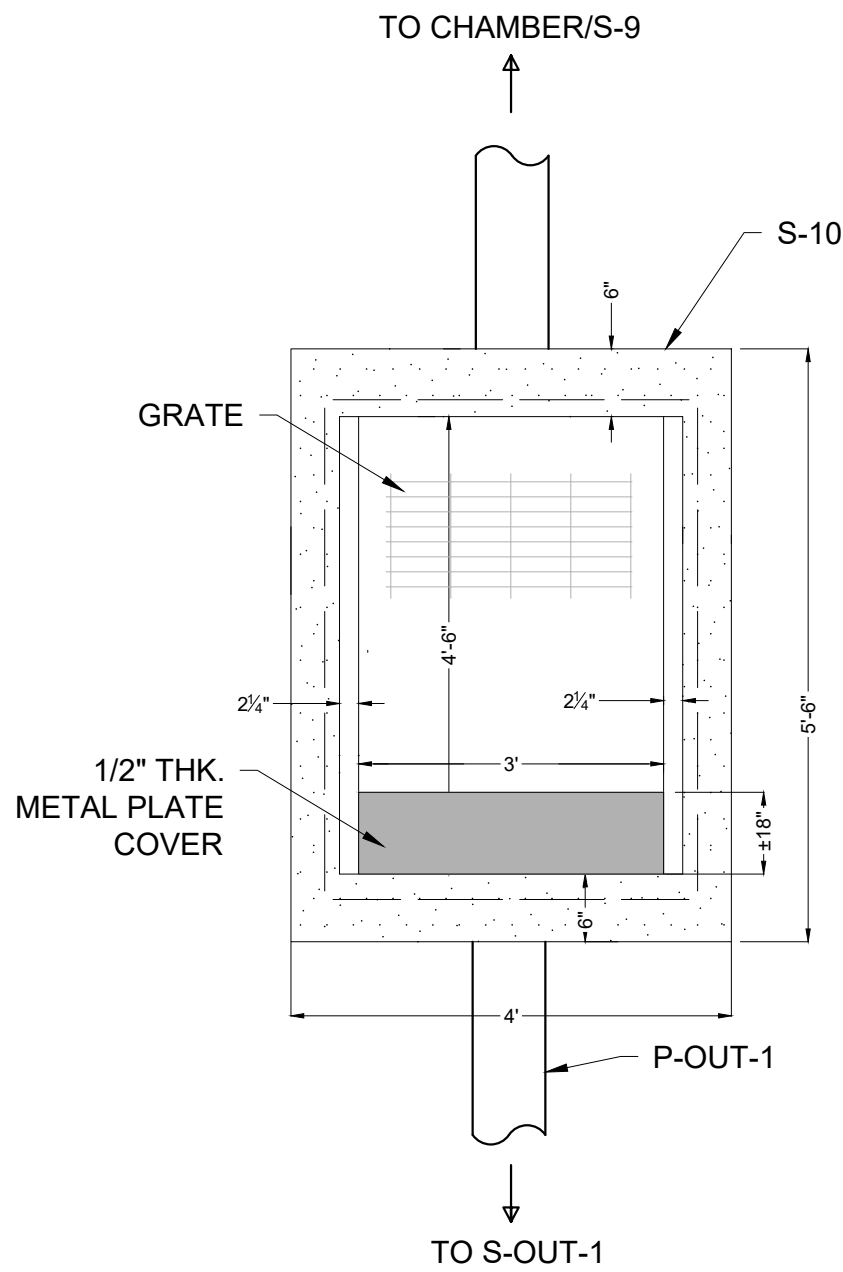
SECTION



PLAN

NOTES:
1. CONCRETE DESIGN STRENGTH 4,000 PSI
2. PIPES SHALL BE FLUSH WITH INSIDE WALL
3. SLOT OPENING SHALL NOT BE IN WALLS WITH RATE SEAT

TYPICAL TYPE E INLET DETAIL

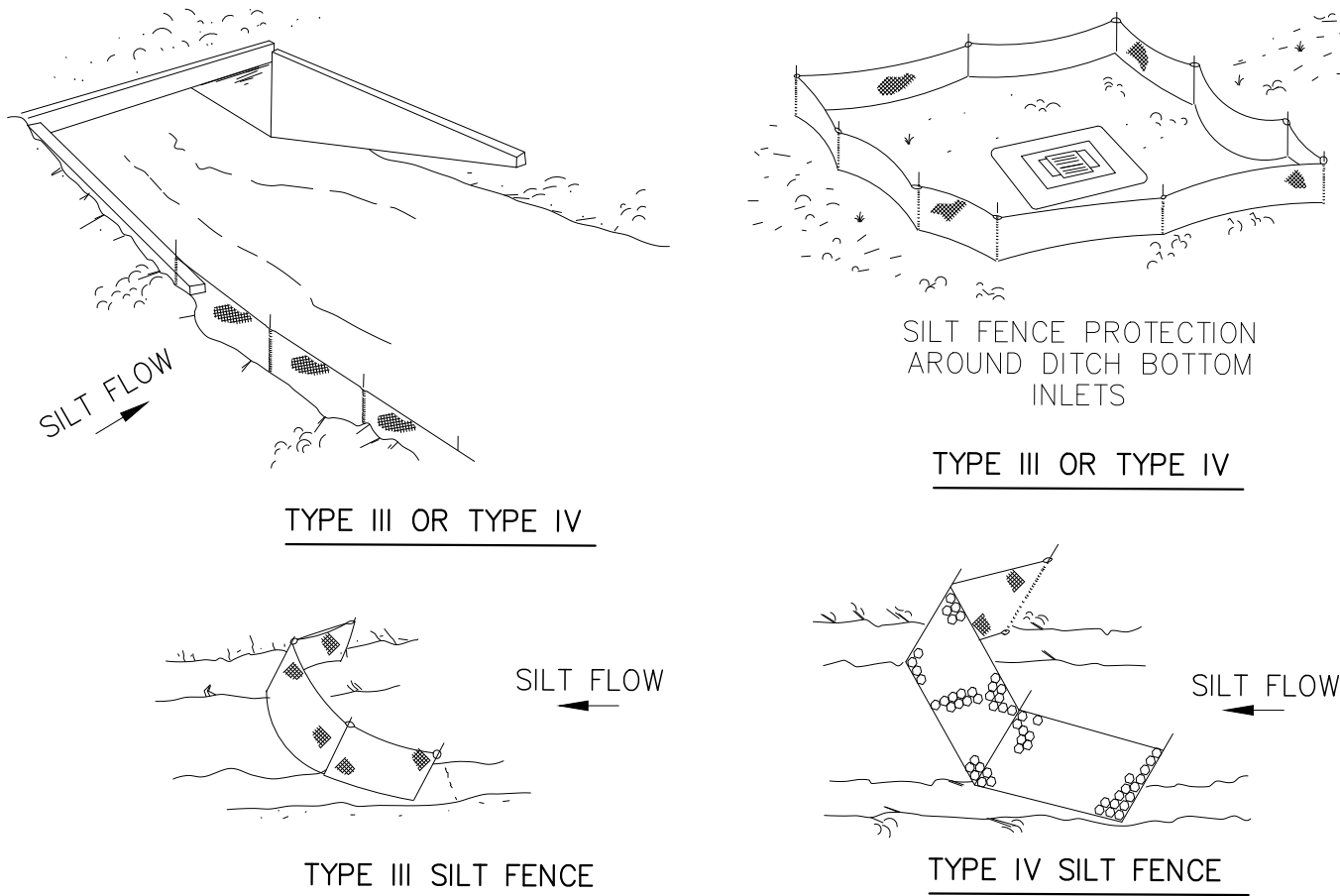


PLAN

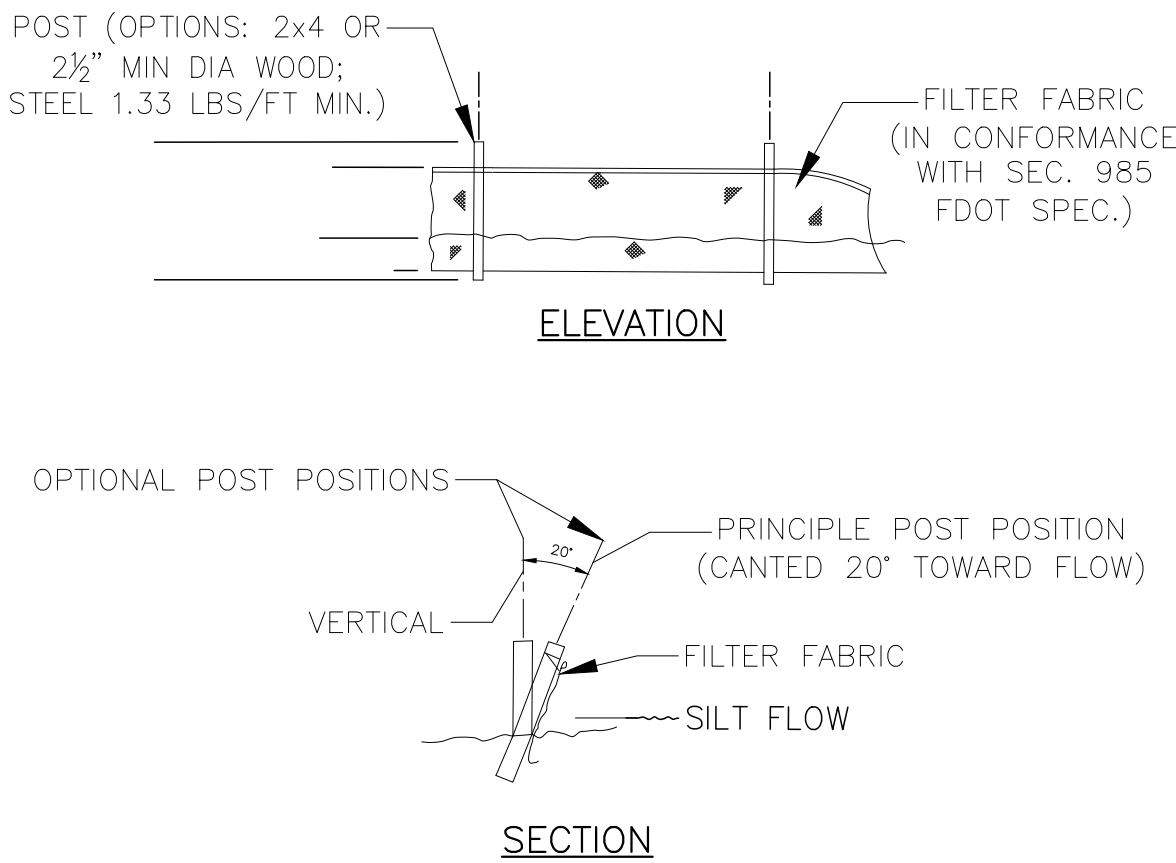
NOTES:
1. CONCRETE DESIGN STRENGTH 4,000 PSI
2. PIPES SHALL BE FLUSH WITH INSIDE WALL
3. SLOT OPENING SHALL NOT BE IN WALLS WITH RATE SEAT

OUTFALL STRUCTURE

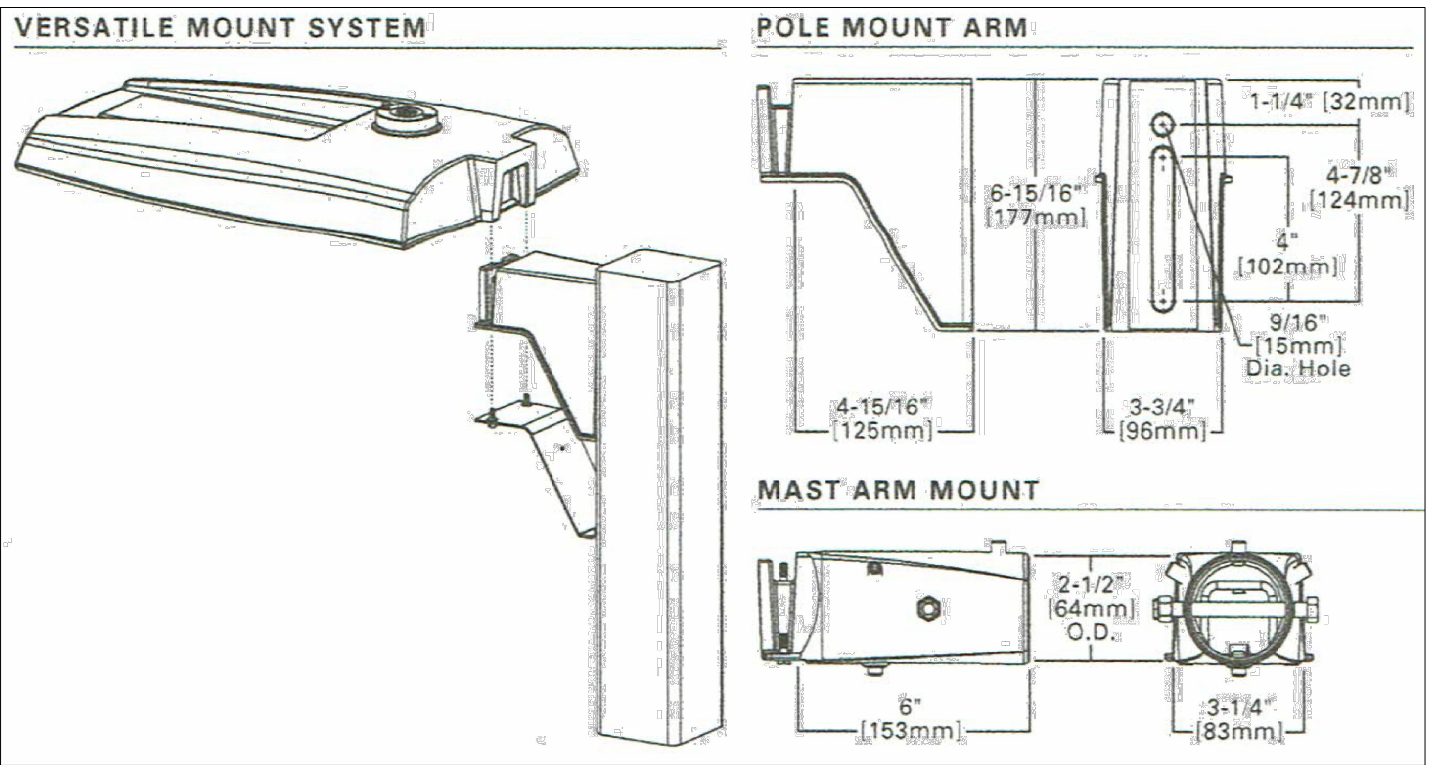
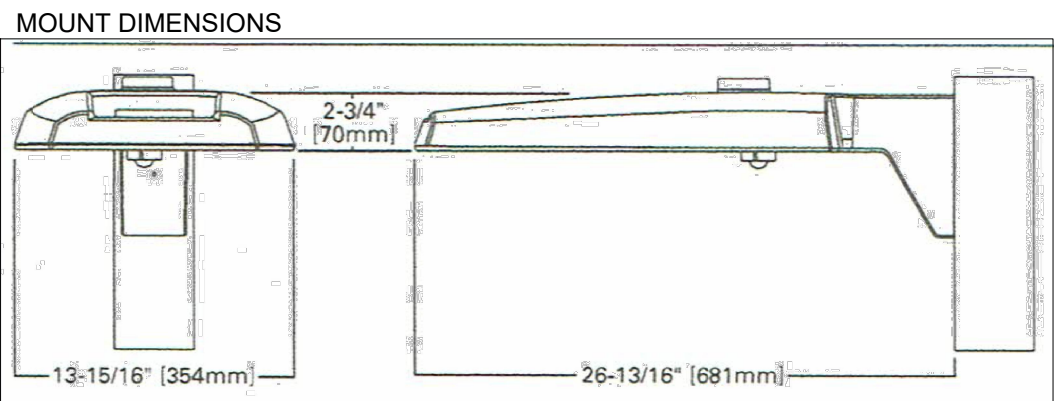
NOT FOR CONSTRUCTION - BID ONLY				NOTE: SOME DETAILS IN THESE DRAWINGS ARE TO BE CONSIDERED TYPICAL AND MAY NOT BE CALLED OUT ON PLANS. CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DETAILS DURING CONSTRUCTION IN ALL TYPICAL AREAS.			
REGISTERED DESIGN PROFESSIONAL				Asa R. Gillette, P.E. III			
ITEM				TRC SUBMITTAL #1			
DATE				07/12/24			
REV				A			
DATE				10/11/24			
REV				B			
DATE							
REV				C			
DATE							
REV				D			
DATE							
REV				E			
DATE							
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CERTIFICATE OF AUTHORIZATION NO. 9332				ASA R. GILLETTE, P.E. * FL. P.E. NO. 56177			
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SILT FENCE APPLICATIONS

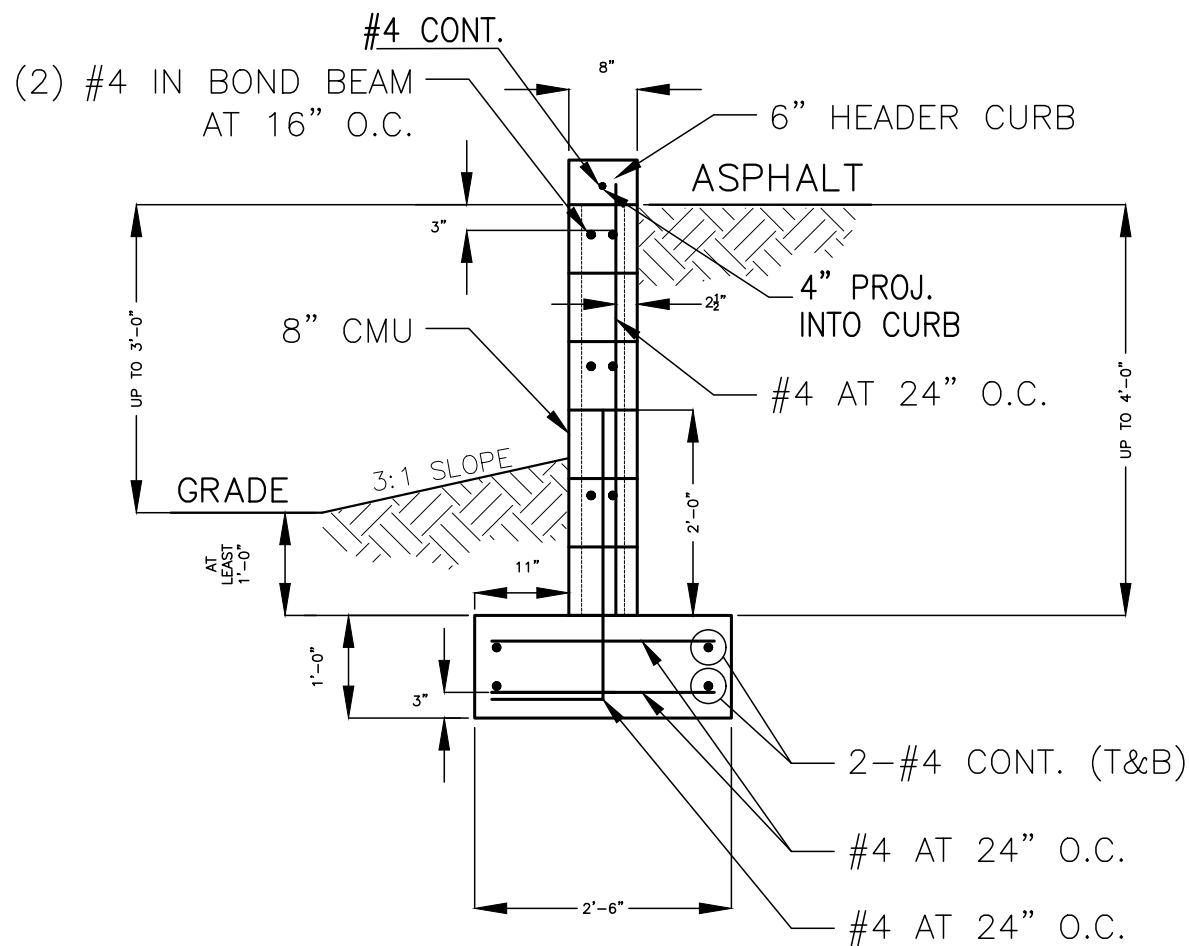


TYPE III SILT FENCE DETAIL

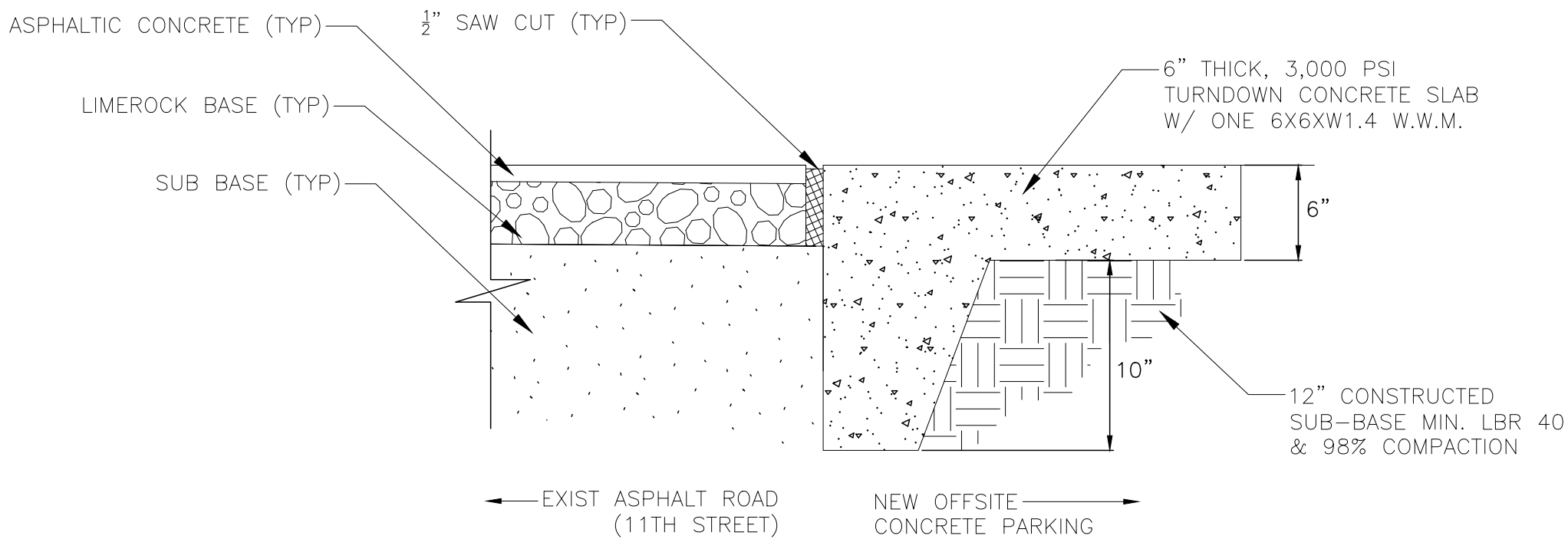


POLE NOTES:

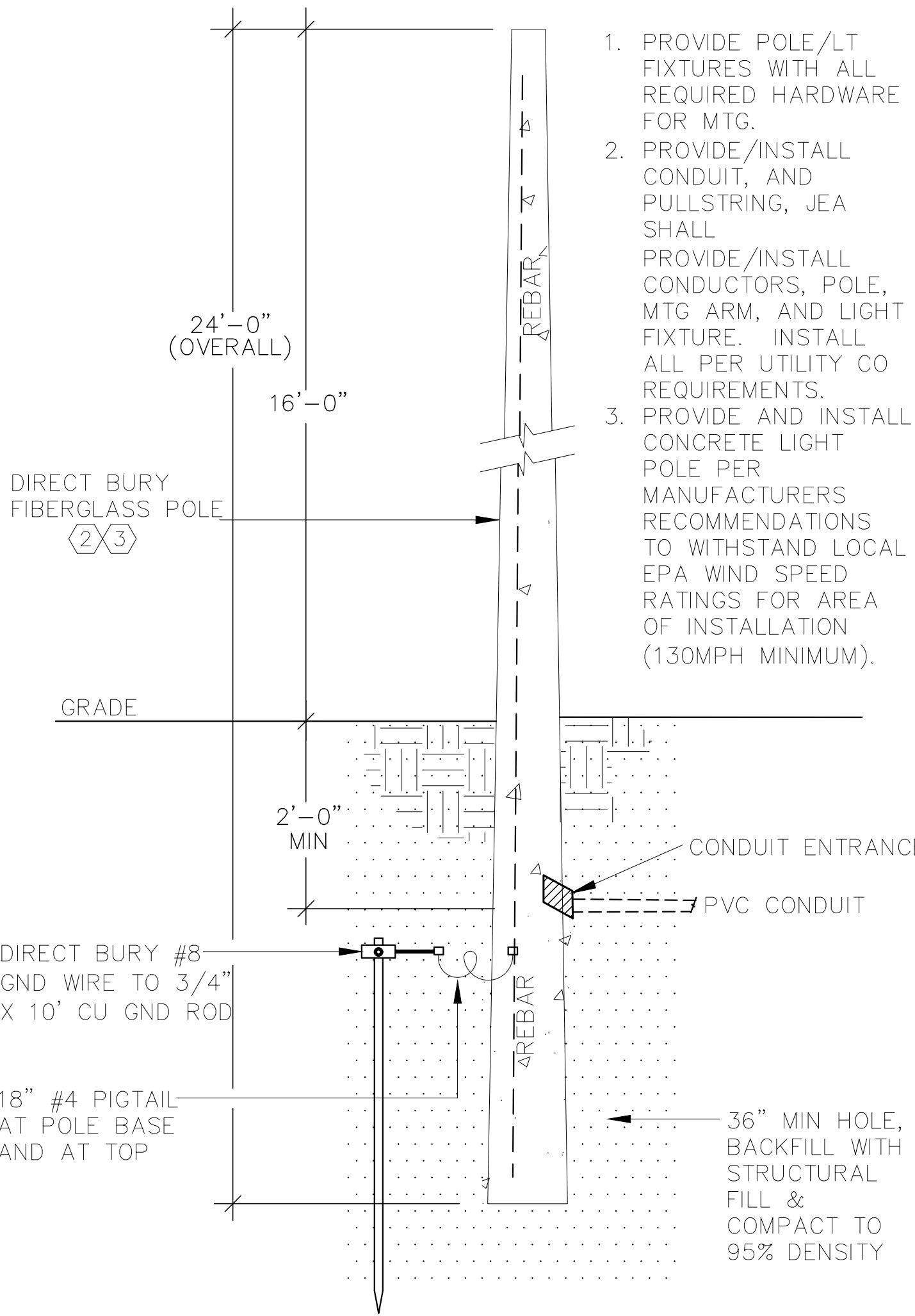
1. PROVIDE POLE/LT FIXTURES WITH ALL REQUIRED HARDWARE FOR MTG.
2. PROVIDE/INSTALL CONDUIT, AND PULLSTRING, JEA SHALL PROVIDE/INSTALL CONDUCTORS, POLE, MTG ARM, AND LIGHT FIXTURE. INSTALL ALL PER UTILITY CO REQUIREMENTS.
3. PROVIDE AND INSTALL CONCRETE LIGHT POLE PER MANUFACTURERS RECOMMENDATIONS TO WITHSTAND LOCAL EPA WIND SPEED RATINGS FOR AREA OF INSTALLATION (130MPH MINIMUM).



MASONRY WALL: H ≤ 4'



SAW CUT ASPHALT DETAIL



SITE LIGHTING DETAIL

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Asa Ray Gillette III
P.E.
FLORIDA P.E. NO. 56177

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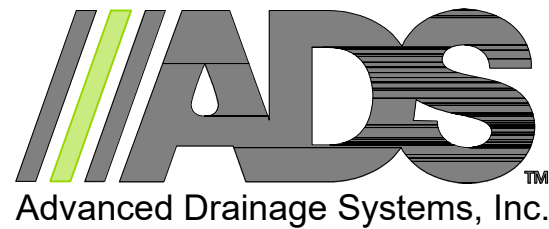
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DT-2
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SC-310 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-310.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE OR POLYETHYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBERS MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2922 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

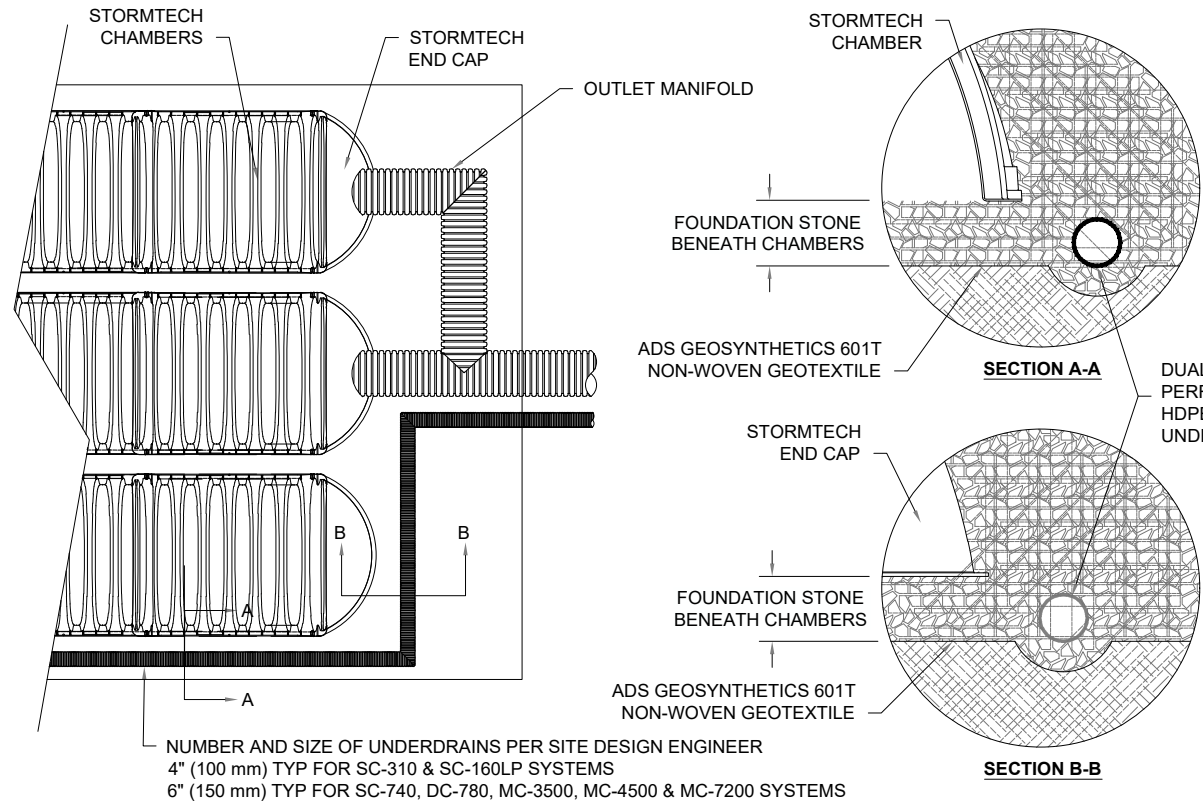
IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310 SYSTEM

- STORMTECH SC-310 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

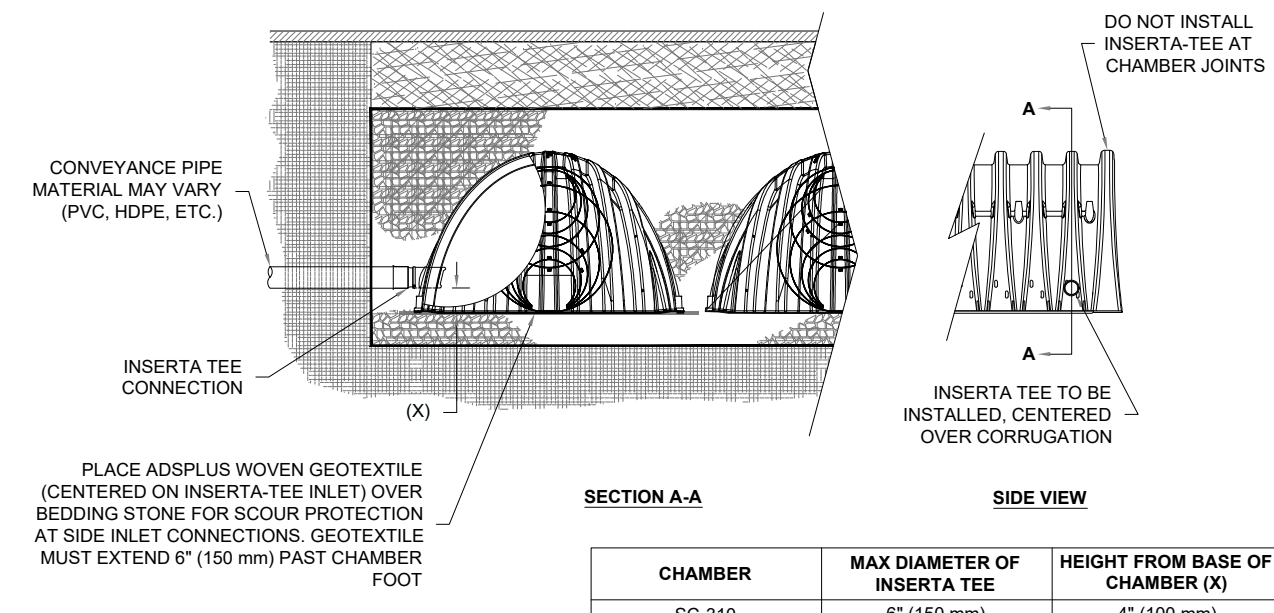
NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER Tired LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- FULL 30" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING. USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2894 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



5 UNDERDRAIN DETAIL

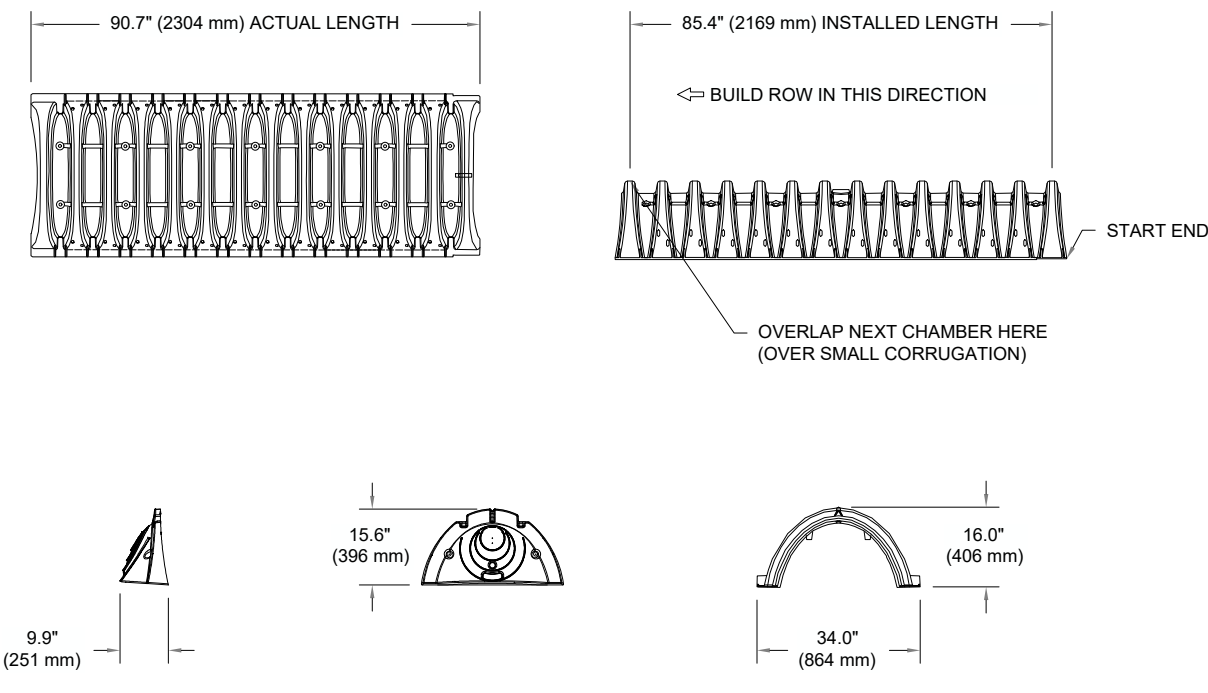


- NOTES:
- PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.
 - CONTACT ADS ENGINEERING SERVICES IF INSERTA TEE INLET MUST BE RAISED AS NOT ALL INVERTS ARE POSSIBLE.

CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
MC-7200	12" (300 mm)	8" (200 mm)

INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON

6 INSERTA-TEE SIDE INLET DETAIL



PART #	STUB	A	B	C
SC310EPE08T / SC310EPE08TPC	6" (150 mm)	9.6" (244 mm)	5.8" (147 mm)	---
SC310EPE08B / SC310EPE08BPC	---	---	---	0.5" (13 mm)
SC310EPE08T / SC310EPE08TPC	8" (200 mm)	11.9" (302 mm)	3.5" (89 mm)	0.6" (15 mm)
SC310EPE10T / SC310EPE10TPC	10" (250 mm)	12.7" (323 mm)	1.4" (36 mm)	---
SC310EPE10B / SC310EPE10BPC	---	---	---	0.7" (18 mm)
SC310EPE12B	12" (300 mm)	13.5" (343 mm)	---	0.9" (23 mm)
SC310EPE12BPC	---	---	---	0.9" (23 mm)

ALL STUBS, EXCEPT FOR THE SC310EPE12B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2894.

* FOR THE SC310EPE12B THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

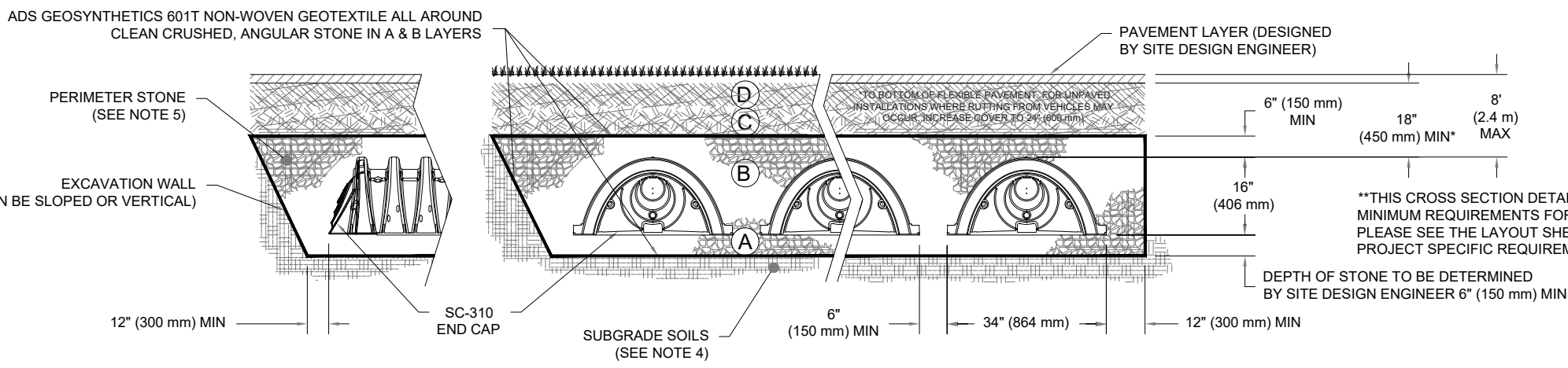
NOTE: ALL DIMENSIONS ARE NOMINAL.

2 SC-310 TECHNICAL SPECIFICATIONS

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE 2.3

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

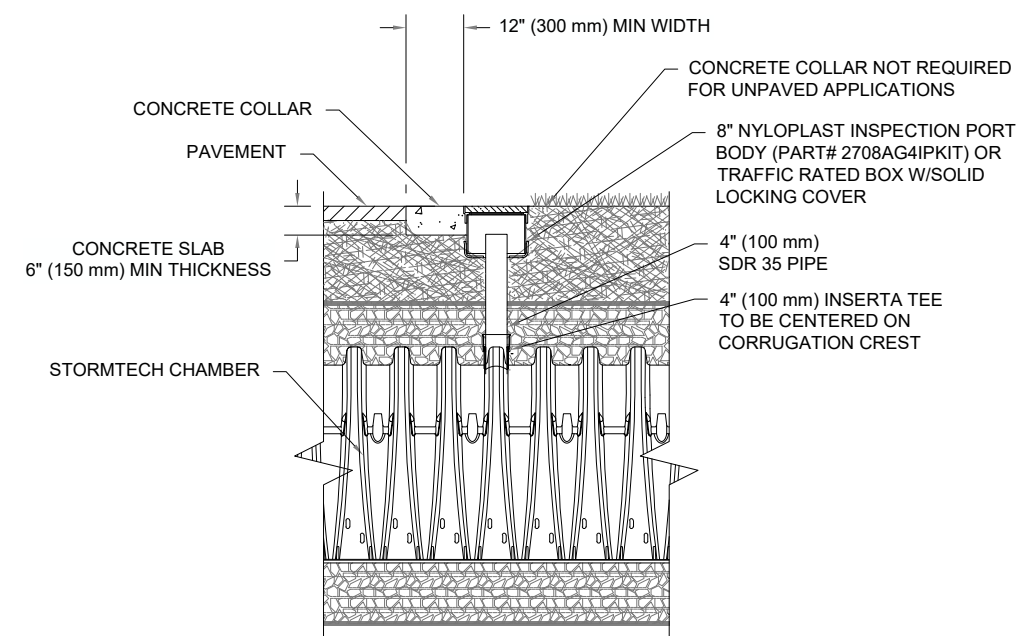


NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2922 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT² (b) AND TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

SC-310 CROSS SECTION DETAIL

3 SC-310 ISOLATOR ROW PLUS DETAIL



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
 - REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

4 4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)

NOT FOR CONSTRUCTION - BID ONLY

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	TRC SUBMITTAL #1	TRC SUBMITTAL #2
A	07/12/24			
B	10/11/24			
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
31 S. 4th STREET * FERNANDINA BEACH, FL 32034
PHONE: 904-261-8819 * www.gilletteassociates.com

DARIUS PROPERTY
1520 SOUTH 14TH STREET
FERNANDINA BEACH, FLORIDA 32034

ISSUE DATE: 10/11/24

DRAINAGE
DETAILS

North / Elev Key Sheet

DT-3

Page 1 of 11



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

STORMWATER MANAGEMENT EVALUATION

**Darius Property
Medical Office & Condos
Fernandina Beach, Florida**

BY

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

Issue Date: October 11th, 2024

**Asa Ray
Gillette
III**

Digitally signed by Asa Ray Gillette
III
DN: cn=Asa Ray Gillette III, c=US,
email=asa@gilletteassociates.com
Reason: I agree to the terms defined
by the placement of my signature on
this document
Date: 2024.10.11 13:28:00 -0400

PROJECT DESCRIPTION

The proposed project consists of an (80) unit Condominium, 36,500 square foot medical office, and all associated paved areas incorporated. This project will be constructed on a 3.48-acre parcel of land in Fernandina Beach, Florida. The site will be served by an underdrain gallery system. The system is designed to provide stormwater treatment for the site & new improvements to the site.

EXISTING CONDITIONS

The existing project site contained a vacant gas station, commercial building and associated paved impervious developments. The predeveloped site ranges in elevation from 19.1' +/- to 17.0' +/-, sloping from east to west.

DRAINAGE ANALYSIS

The analysis was conducted for the entire 3.48 acres of improved area. The drainage area is serviced by a Stormtech underdrain gallery, consisting of (426) SC-310 chambers. All run-off from proposed condominium is to be captured and conveyed through gutter and downspout. Additional runoff from grade is to sheet flow to the nearest drainage structure as depicted on the drawings. Details of the underdrain gallery system are included in the Pond Calculations section of this report and on the drawings.

The underdrain gallery system was modeled in MODRET with infiltration volume runoff data being used for development analysis. The MODRET pond calculations were set to meet a 10-year 24-hour storm event. Data from the Geotech Report & geotechnical borings was used in MODRET simulations. The geotechnical borings encountered the groundwater level at 3.00-feet below the surface. The seasonal high groundwater level was calculated at 1.50-feet below the surface, with the surface elevation at 18.00-feet at the time of the boring findings. For the MODRET calculations we used a seasonal high groundwater elevation of 16.50-feet.

Summary of Design:**Post-Development**

Total Drainage Area	3.48 Acres
Top of Chamber Stone Elevation	19.83 ft
Bottom of Chamber Stone Elevation	17.50 ft
Predeveloped (cfs)	12.406 cfs
Postdeveloped (cfs)	8.026 cfs

Summary of Design - 10 Year Storm Event

Max Infiltration Rate:	7.664 ft/day
Max Stage Elevation Pond:	19.747 ft
Top of Chamber Stone Elevation:	19.83 ft
Pond Recovery Time:	71.706 hrs
Outfall:	North 14 th Street

DRY POND CALCULATIONS

Darius Property- Vault System Post Developed

Basin Calculations

Basin 1

Composite Cn	Total Drainage Area =	151493.00 SF	
	Impervious Area =	124758.00 SF	82%
	Pond Area =	0.00 SF	
	Pervious Area =	26735.00 SF	
	Impervious Cn =	98.0	
	Pond Cn =	100.0	
	Pervious Cn =	74.0	
	Composite Cn =	93.8	

Time of Concentration, Tc

Minimum Time of Concentration =	10 min.
Length of Overland Flow @ 1ft/sec. =	25 ft.
Length of Pipe Flow @ 2.5 ft/sec. =	425 ft.
Tc =	14 min.

Pond Information

SWALE 1 3:1 GRADE			
(ft.)		Area (SF)	Volume (CF)
19.83	TOB	10553.00	13639.00
19.33	WEIR	10553.00	11529.00
18.83		10553.00	8763.00
18.50		10553.00	6280.00
17.58		10553.00	352.00

Treatment Volume Required, TVR

TVR = 0.5" * (1'/12")*Total Drainage Area =	6312.21 CF
or	
TVR = 1" * (1'/12")*Total Impervious Drainage Area =	10396.50 CF
TVR =	10396.50 CF

Treatment Volume Provided, TVP

TVP = Vol @ Weir =	11529.00 Ac.-ft.
--------------------	------------------

Pond Geometry Checks

Depth =	2.25 ft.
Mean Depth =	1.13 ft.
Average length =	111 ft.
Average width =	25 ft.
Ave Length to Width Ratio	4.4 :1

MODRET

HYDROGRAPH DATA INPUT - SCS UNIT METHOD

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

Contributing Basin Area

3.48 ac.

SCS Curve Number

78.70

Time of Concentration

18.00 min.

Rainfall Depth

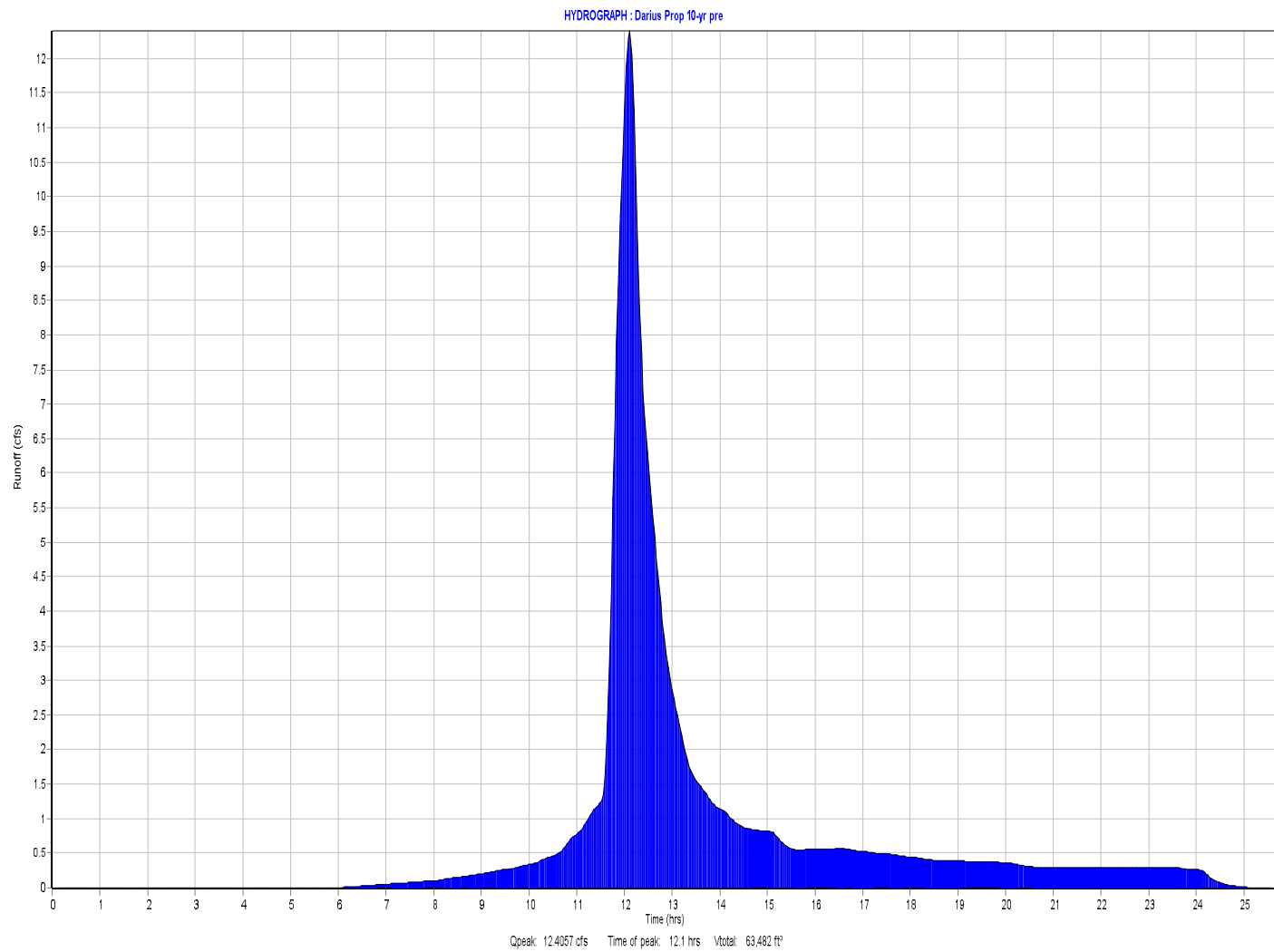
7.50 in.

Shape Factor

323

Percent DCIA

0.00 %



MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

PROJECT NAME : Darius Prop 10yr Treatment
HYDROGRAPH RUNOFF DATA USED
UNSATURATED ANALYSIS EXCLUDED

Pond Bottom Area	10,553.00 ft ²
Pond Volume between Bottom & DHWL	13,639.00 ft ³
Pond Length to Width Ratio (L/W)	2.50
Elevation of Effective Aquifer Base	-25.00 ft
Elevation of Seasonal High Groundwater Table	16.50 ft
Elevation of Starting Water Level	17.50 ft
Elevation of Pond Bottom	17.50 ft
Is there overflow ?	Y
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.22
Unsaturated Vertical Hydraulic Conductivity	42.80 ft/d
Factor of Safety	2.00
Saturated Horizontal Hydraulic Conductivity	8.52 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: 12.04 hrs

Rate of Peak Runoff: 19.54 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 : Darius Prop 10yr Treatment
Structure Type: SHARP CRESTED

Crest Elevation	19.33 ft
Crest Length	9.00 ft
Coefficient of Discharge	3.31
Weir Flow Exponent	1.50
Number of Contractions	0.00
Design High Water Level Elevation	19.83 ft

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Darius Prop 10yr Treatment

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft ³)
00.00 - 0.04	16.500	0.000 *		
			0.00000	
0.04	16.500	0.31669		
			0.27818	
1.08	17.500	0.23966		0.00
			0.20115	
2.12	17.508	0.19156		0.00
			0.18234	
3.12	17.575	0.18167		0.00
			0.18100	
4.12	17.657	0.18858		0.00
			0.19615	
5.12	17.783	0.20185		0.00
			0.20755	
6.12	17.906	0.21942		0.00
			0.23128	
7.12	18.070	0.24147		0.00
			0.25167	
8.12	18.236	0.27152		0.00
			0.29138	
9.12	18.473	0.31895		0.00
			0.34652	
10.12	18.786	0.40518		0.00
			0.46384	
11.12	19.333	0.49155		58.76
			0.51925	
12.12	19.747	0.45477		28,953.00
			0.39029	
13.12	19.622	0.35313		45,889.00

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Darius Prop 10yr Treatment

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft ³)
			0.31598	
14.12	19.458	0.30954		50,829.00
			0.30311	
15.12	19.410	0.29705		53,306.00
			0.29099	
16.12	19.381	0.28827		54,598.00
			0.28554	
17.12	19.377	0.28175		55,741.00
			0.27795	
18.12	19.369	0.27414		56,600.00
			0.27032	
19.12	19.361	0.26767		57,198.00
			0.26503	
20.12	19.357	0.26133		57,722.00
			0.25762	
21.12	19.345	0.25571		58,018.00
			0.25379	
22.12	19.342	0.25230		58,251.00
			0.25080	
23.12	19.343	0.24860		58,494.00
			0.24639	
24.12	19.340	0.23604		58,680.00
			0.11177	
36.12	18.515	0.08879		58,680.00
			0.06582	
48.12	18.029	0.05437		58,680.00
			0.04292	
60.12	17.712	0.03636		58,680.00

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Darius Prop 10yr Treatment

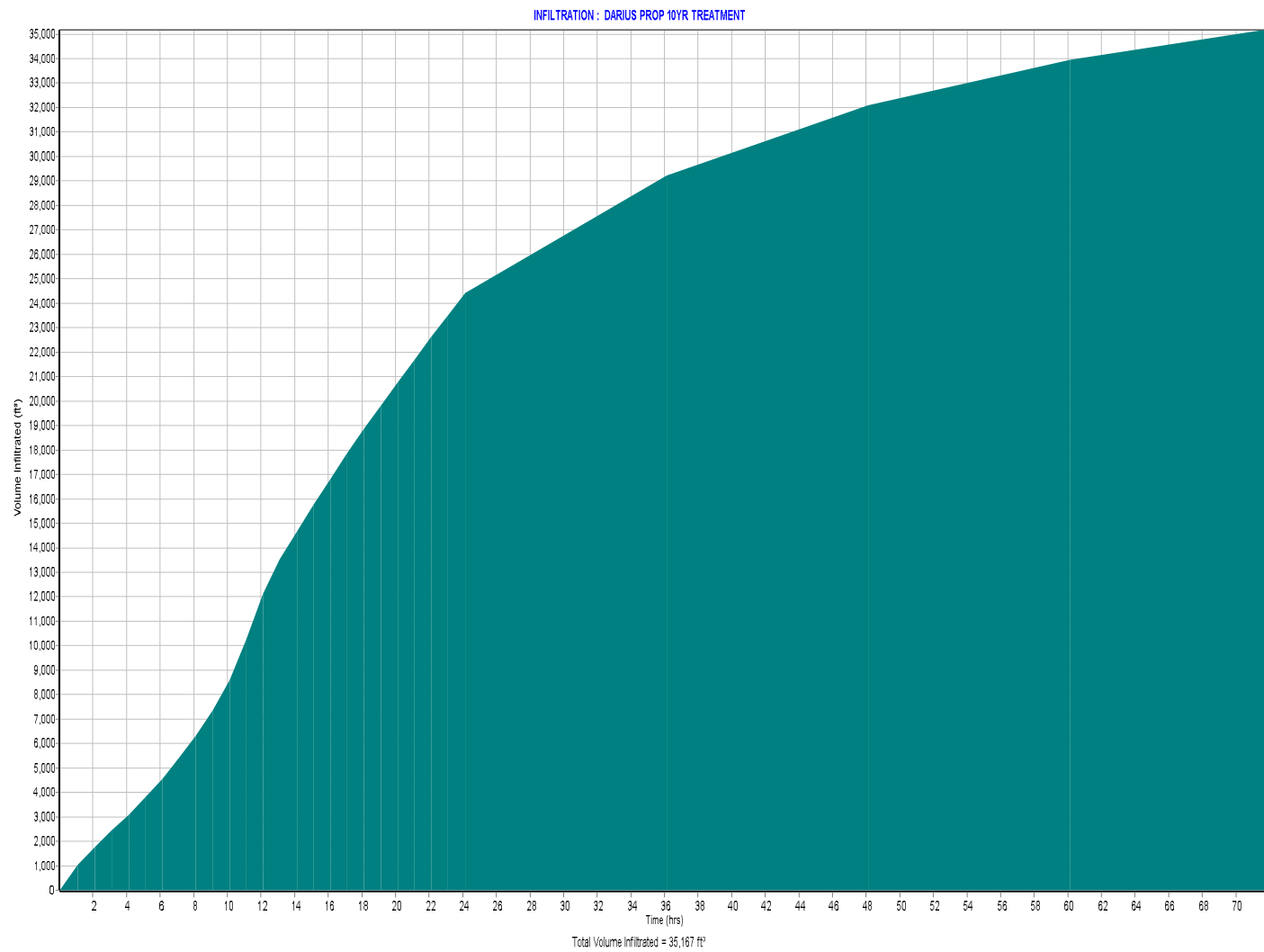
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Maximum Water Elevation: 19.747 feet @ 12.12 hours

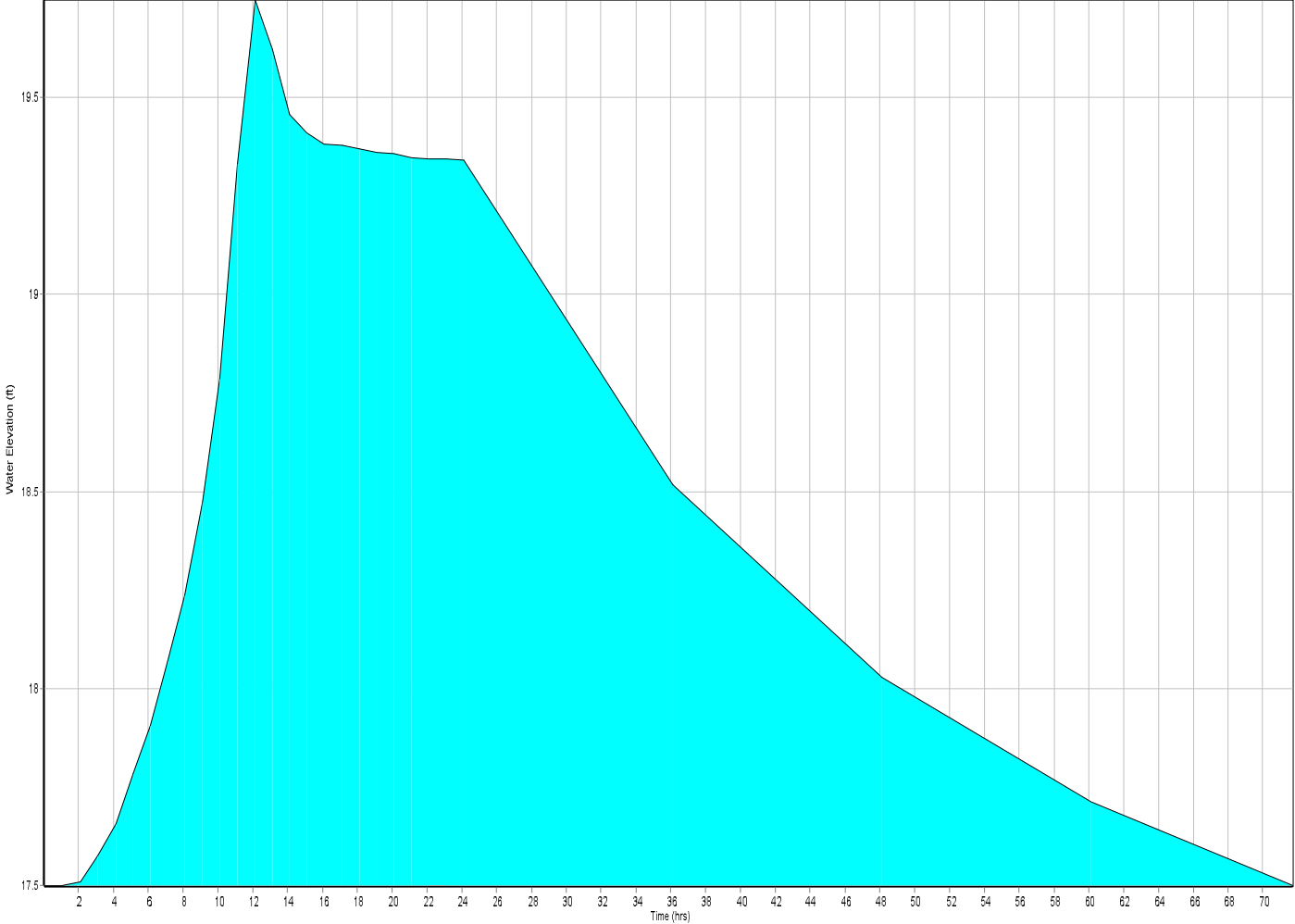
Recovery @ 71.706 hours

* Time increment when there is no runoff

Maximum Infiltration Rate: 7.664 ft/day

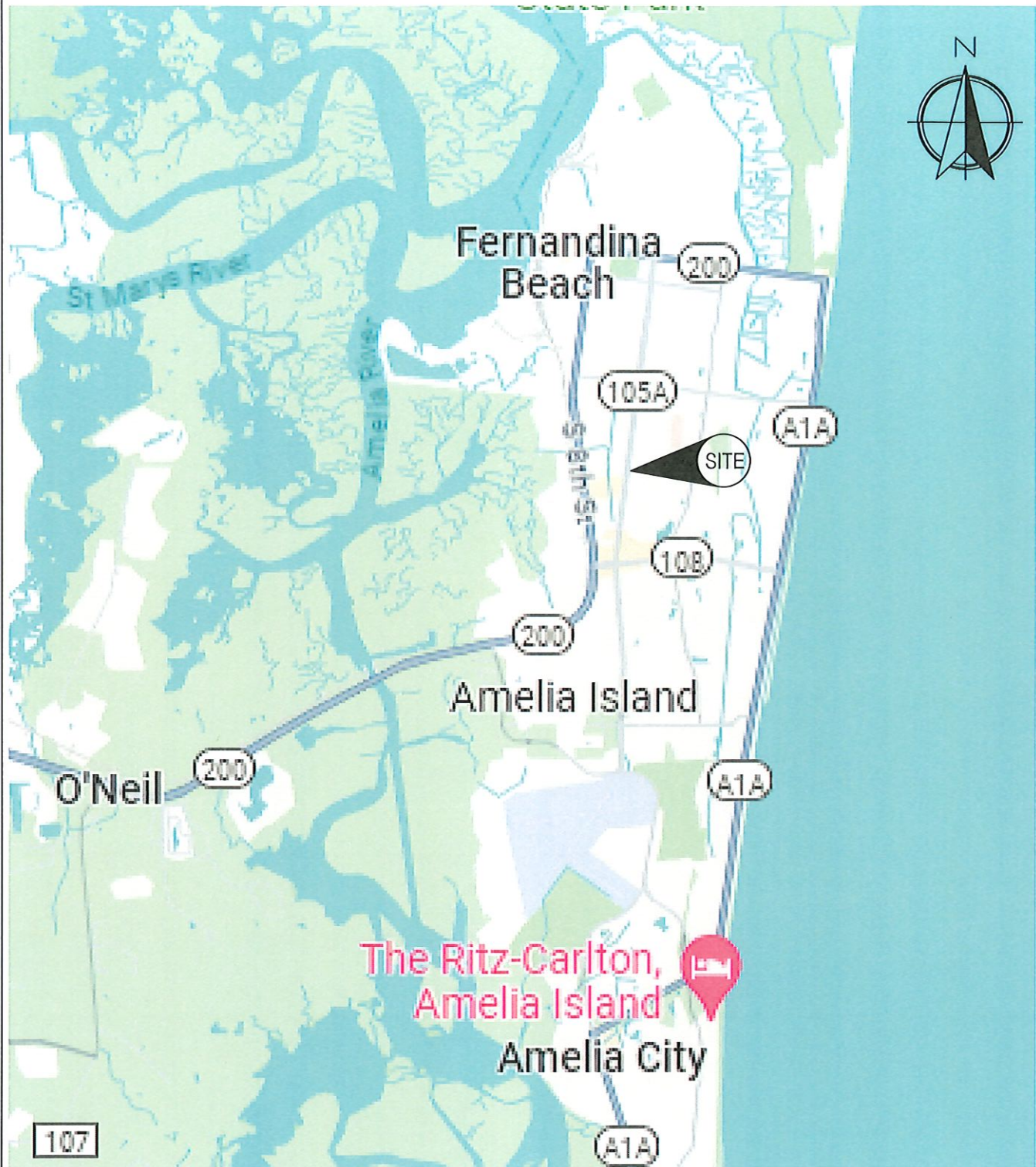


INFILTRATION : DARIUS PROP 10YR TREATMENT



Max Water Elevation = 19.75 ft

GEOTECHNICAL REPORT



REFERENCE:

Google.com



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

SITE LOCATION MAP

Darius Property
Fernandina Beach, Florida

DRAWN: DEP

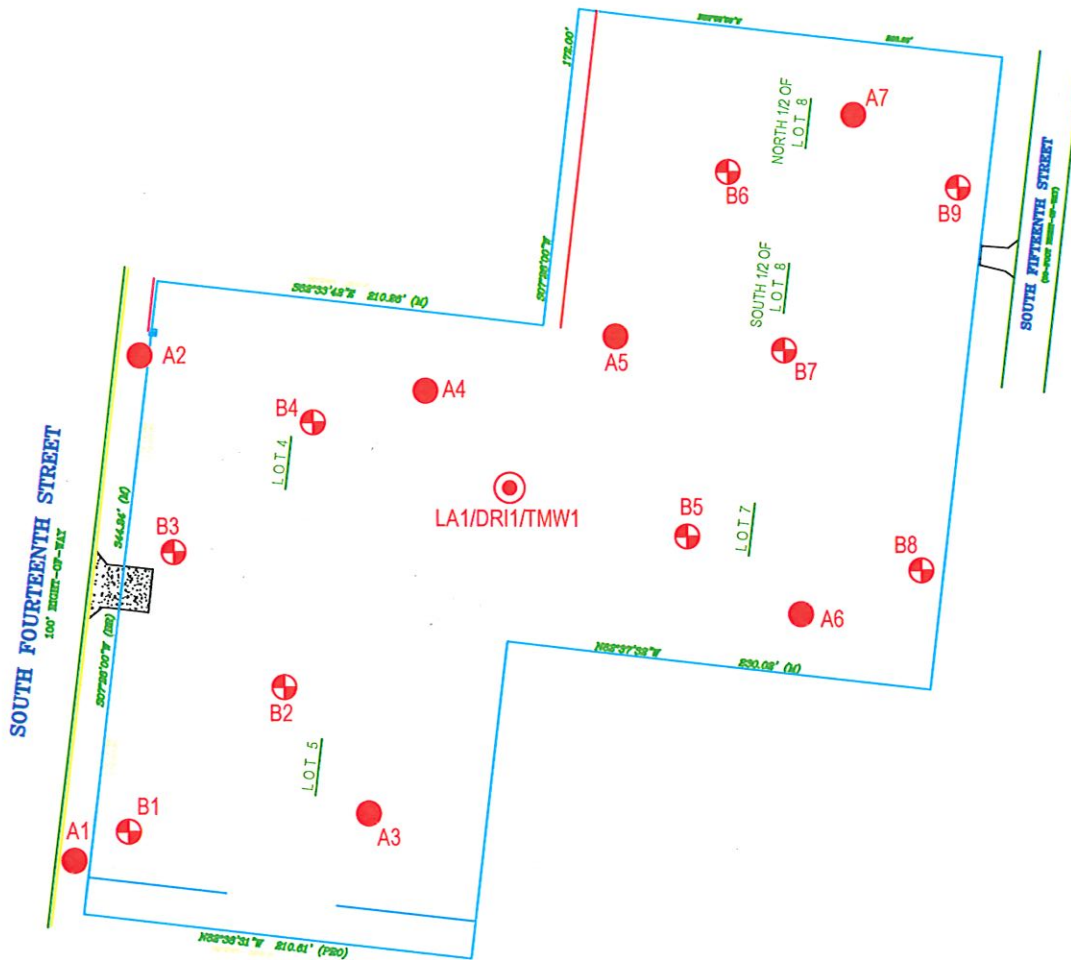
DATE: 03/14/24

SCALE:

CHECKED: TRW

JOB NO: J21360

NTS



LEGEND:

- ⊕ Penetration Test Boring Location (approximate)
- Auger Boring Location (approximate)
- ⊙ Double Ring/ Temporary Well/ Slug Test Location (approximate)

REFERENCE:

Autocad Site Plan prepared by Cilent, Undated.

NOTES:

The boring/ test/ well locations were established by AGES personnel using handheld GPS Locator Units. Boring/ test/ well locations as shown on this plan should be considered approximate.



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

FIELD EXPLORATION PLAN

Darius Property
Fernandina Beach, Florida

DRAWN: DEP

DATE: 03/14/24

SCALE:

CHECKED: TRW

JOB NO: J21360

1"=100'

KEY TO SOIL CLASSIFICATION

CORRELATION OF N-VALUE WITH RELATIVE DENSITY & CONSISTENCY

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

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

PARTICLE SIZE IDENTIFICATION (UNIFIED SOIL CLASSIFICATION SYSTEM)

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

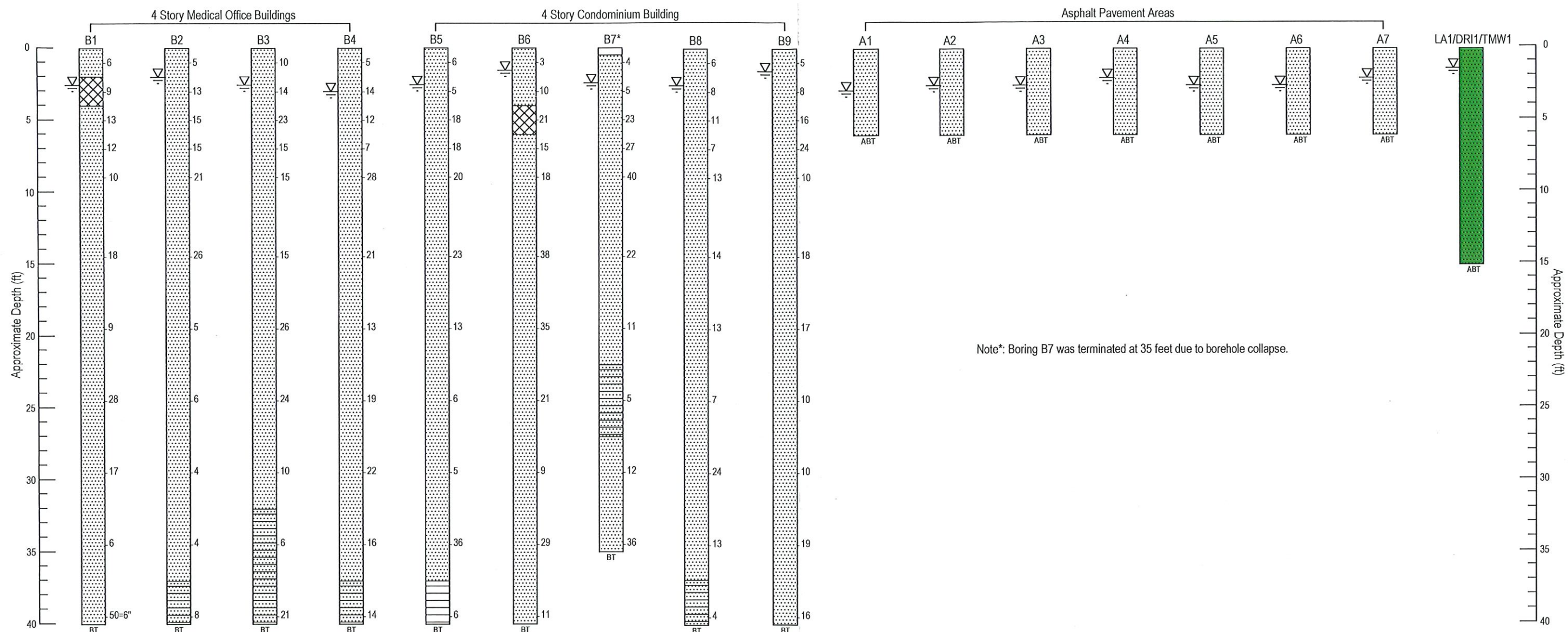
MODIFIERS

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

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

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

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



FILL/BACKFILL CLASSIFICATION

	CLASS I FILL/BACKFILL - Use as Trench Backfill, Elevating Fill in Roadway & Building Pads Areas
	CLASS II FILL - Use as Elevating Fill in Building Pad Areas & Green Areas
	UNSUITABLE - Not Suitable For Use as fill or backfill

LEGENDS & SYMBOLS (USCS/AASHTO CLASSIFICATION)

	Fine SAND (SP/A-3)		Silty CLAY (CH/A-7)		Standard Penetration Resistance (blows/ft)
	Slightly Silty Fine SAND (SP-SM/A-3)		Sandy CLAY (CL/A-7)		Boring Terminated
	Silty Fine SAND (SM/A-2-4)		Sandy SILT (MH/ML/A-4)		Auger Boring Terminated
	Very Silty Fine SAND (SM/A-4)		Variably Cemented Fine SAND (HARDPAN)		Topsoil
	Clayey Fine SAND (SC/A-2-6)		Slightly Silty to Silty Fine SAND with Many Organics (SM/PT/A-8)		Groundwater Level Not Encountered
	Silty Clayey Fine SAND (SM-SC/A-2-5)		Very Clayey Fine SAND (SC/A-6)		Groundwater Level at Time of Drilling



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9556 Historic Kings Rd.
Jacksonville, Florida 32257

GENERALIZED SUBSURFACE PROFILE

Darius Property
Fernandina Beach, Florida

DRAWN: DEP

DATE: 03/14/24

SCALE:
1"=7'

CHECKED: TRW

JOB NO: J21360



TEST BORING RECORD

JOB NO J21360

BORING NO B1

Sheet 1 of 2

Boring Begun 03/11/24

Boring Completed 03/11/24

Driller NW, CG, CT, TE & RW

Soil Inspected By T. Wheeler

Project Darius Property

Boring Location (See Field Exploration Plan)

Ground Elevation NA Datum NA

Groundwater Depth 2.5' Time:

Drilling Date: 03/11/24

Lat/Long N 30.64996°, W 81.45424°

			Soil Inspected By T. Wheeler						
ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	STANDARD PENETRATION TEST					
				BLOWS PER 6-IN. INTERVAL				BLOW COUNT	
	0								
		LOOSE Grey Brown Fine SAND with Trace Roots (SP)							
		LOOSE Grey Brown Slightly Silty Fine SAND (SP-SM)	1	2	3	3	4		6
		LOOSE Brown Slightly Silty Fine SAND with Many Organics (SP-SM/Pt)	2	3	5	4	7		9
	5		3	3	7	6	6		13
		FIRM Brown Slightly Silty Fine SAND (SP-SM)	4	4	6	6	8		12
	10		5	5	4	6	6		10
		LOOSE to FIRM Brown Slightly Silty Fine SAND (SP-SM)	6	8	9	9			18
	15		7	3	7	2			9
	20	LOOSE Brown Slightly Silty Fine SAND (SP-SM)	8	6	12	16			28
	25	VERY FIRM Grey Brown Slightly Silty Fine SAND (SP-SM)	9	6	8	9			17
	30	FIRM to LOOSE Grey Brown Slightly Silty Fine SAND (SP-SM)							
BORING CONTINUED ON NEXT PAGE									

REMARKS:

BORING & SAMPLING, ASTM D1586/CORE DRILLING, ASTM D213
BLOW COUNT IS THE NUMBER OF BLOWS OF A 140 LB. HAMMER
FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.



TEST BORING RECORD

JOB NO J21360

BORING NO B2

Sheet 1 of 2

Boring Begun 03/11/24

Boring Completed 03/11/24

Driller NW, CG, CT, TE & RW

Soil Inspected By T. Wheeler

Project Darius Property

Boring Location (See Field Exploration Plan)

Ground Elevation NA Datum NA

Groundwater Depth 2.0' Time: Drilling Date: 03/11/24

Lat/Long N 30.65020°, W 81.45380°

Lat/Long		N 30.65020°, W 81.45380		STANDARD PENETRATION TEST					
ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	BLOWS PER 6-IN. INTERVAL				BLOW COUNT	
	0	LOOSE Dark Grey Fine SAND with Some Roots (SP)	1	3	2	3	2	5	
		LOOSE Grey Fine SAND (SP)	2	3	5	8	12	13	
			3	6	8	7	8	15	
	5		4	7	8	7	7	15	
		FIRM to VERY FIRM Brown Slightly Silty Fine SAND (SP-SM)	5	5	8	13	15	21	
	10		6	3	14	12		26	
	15		7	4	3	2		5	
	20	LOOSE Brown Slightly Silty Fine SAND (SP-SM)	8	3	3	3		6	
	25	LOOSE Light Brown Slightly Silty Fine SAND (SP-SM)	9	1	2	2		4	
	30	VERY LOOSE Grey Slightly Silty Fine SAND (SP-SM)							
BORING CONTINUED ON NEXT PAGE									

BORING CONTINUED ON NEXT PAGE

REMARKS:

BORING & SAMPLING, ASTM D1586/CORE DRILLING, ASTM D213
BLOW COUNT IS THE NUMBER OF BLOWS OF A 140 LB. HAMMER
FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.



TEST BORING RECORD

Project Darius Property
 Boring Location (See Field Exploration Plan)
 Ground Elevation NA Datum NA
 Groundwater Depth 2.5' Time: Drilling Date: 03/09/24
 Lat/Long N 30.65038°, W 81.45415°

JOB NO J21360
 BORING NO B3
 Sheet 1 of 2
 Boring Begun 03/09/24
 Boring Completed 03/09/24
 Driller NW, CG, CT, TE & RW
 Soil Inspected By T. Wheeler

ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	STANDARD PENETRATION TEST				
				BLOWS PER 6-IN. INTERVAL				BLOW COUNT
	0	LOOSE Dark Brown Fine SAND with Trace Roots (SP)						
		LOOSE Dark Brown Slightly Silty Fine SAND (SP-SM)	1	3	5	5	8	10
			2	6	6	8	13	14
		FIRM to VERY FIRM Dark Brown Slightly Silty Fine SAND (SP-SM)	3	10	12	11	9	23
			4	2	3	12	20	15
		FIRM Dark Brown Slightly Silty Fine SAND (SP-SM)	5	4	5	10	17	15
	10	FIRM Brown Slightly Silty Fine SAND (SP-SM)	6	13	7	8		15
			7	8	12	14		26
		VERY FIRM Brown Slightly Silty Fine SAND (SP-SM)	8	6	14	10		24
			9	3	4	6		10
		LOOSE Light Grey Slightly Silty Fine SAND (SP-SM)						
	30							
		BORING CONTINUED ON NEXT PAGE						

REMARKS:

BORING & SAMPLING, ASTM D1586/CORE DRILLING, ASTM D213
 BLOW COUNT IS THE NUMBER OF BLOWS OF A 140 LB. HAMMER
 FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.



TEST BORING RECORD

JOB NO J21360
 BORING NO B4
 Sheet 1 of 2
 Boring Begun 03/09/24
 Boring Completed 03/09/24
 Driller NW, CG, CT, TE & RW
 Soil Inspected By T. Wheeler

Project Darius Property
 Boring Location (See Field Exploration Plan)
 Ground Elevation NA Datum NA
 Groundwater Depth 3.0' Time: Drilling Date: 03/09/24
 Lat/Long N 30.65052°, W 81.45390°

Lat/Long

N 30.65052°, W 81.45390°

ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	STANDARD PENETRATION TEST				BLOW COUNT
				BLOWS PER 6-IN. INTERVAL				
	0	LOOSE Dark Brown Fine SAND with Trace Roots (SP)	1	1	2	3	3	5
		LOOSE Grey Fine SAND (SP)						
		FIRM Brown Slightly Silty Fine SAND with Trace Roots (SP-SM)	2	10	10	4	6	14
	5	FIRM Brown Slightly Silty Fine SAND (SP-SM)	3	2	5	7	7	12
		LOOSE Dark Brown Slightly Silty Fine SAND with Trace Roots (SP-SM)	4	2	2	5	5	7
	10	VERY FIRM Brown Slightly Silty Fine SAND (SP-SM)	5	8	10	18	24	28
	15		6	8	9	12		21
	20	VERY FIRM to FIRM Grey Brown Slightly Silty Fine SAND (SP-SM)	7	5	6	7		13
	25		8	9	6	13		19
	30	VERY FIRM to FIRM Grey Slightly Silty Fine SAND (SP-SM)	9	7	10	12		22
BORING CONTINUED ON NEXT PAGE								

REMARKS:

BORING & SAMPLING, ASTM D1586/CORE DRILLING, ASTM D213
 BLOW COUNT IS THE NUMBER OF BLOWS OF A 140 LB. HAMMER
 FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.



TEST BORING RECORD

JOB NO J21360BORING NO B4Sheet 2 of 2Boring Begun 03/09/24Boring Completed 03/09/24Driller NW, CG, CT, TE & RWSoil Inspected By T. WheelerProject Darius PropertyBoring Location (See Field Exploration Plan)Ground Elevation NA Datum NAGroundwater Depth 3.0' Time: Drilling Date: 03/09/24Lat/Long N 30.65052°, W 81.45390°

Lat/Long		N 30.65052°, W 81.45390°		SOUNDING		STANDARD PENETRATION TEST	
ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	BLOWS PER 6-IN. INTERVAL			BLOW COUNT
	30	BORING CONTINUED FROM PREVIOUS PAGE					
		VERY FIRM to FIRM Grey Slightly Silty Fine SAND (SP-SM)	10	8	8	8	16
	35						
		FIRM Grey Silty Fine SAND (SM)	11	4	6	8	14
	40	BORING TERMINATED					
	45						
	50						
	55						
	60						

REMARKS:

BORING & SAMPLING, ASTM D1586/CORE DRILLING, ASTM D213
BLOW COUNT IS THE NUMBER OF BLOWS OF A 140 LB. HAMMER
FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.



TEST BORING RECORD

JOB NO J21360

BORING NO B5

Sheet 1 of 2

Boring Begun 03/11/24

Boring Completed 03/11/24

Driller NW, CG, CT, TE & RW

Soil Inspected By T. Wheeler

Project Darius Property

Boring Location (See Field Exploration Plan)

Ground Elevation NA Datum NA

Groundwater Depth 2.5' Time: Drilling Date: 03/11/24

Lat/Long N 30.65042°, W 81.45294°

ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	STANDARD PENETRATION TEST				
				BLOWS PER 6-IN. INTERVAL				BLOW COUNT
	0							
		LOOSE Dark Grey Fine SAND with Trace Roots (SP)	1	3	3	3	3	6
		LOOSE Grey Fine SAND (SP)						
		LOOSE Grey Brown Slightly Silty Fine SAND (SP-SM)	2	1	2	3	3	5
	5		3	3	6	12	14	18
			4	3	6	12	14	18
			5	7	11	9		20
	10		FIRM to VERY FIRM Brown Slightly Silty Fine SAND (SP-SM)					
			6	6	9	14		23
	15		7	5	5	8		13
	20		FIRM to LOOSE Grey Brown Slightly Silty Fine SAND (SP-SM)					
			8	3	4	2		6
	25							
			9	3	2	3		5
	30							
		BORING CONTINUED ON NEXT PAGE						

REMARKS:

BORING & SAMPLING, ASTM D1586/CORE DRILLING, ASTM D213
BLOW COUNT IS THE NUMBER OF BLOWS OF A 140 LB. HAMMER
FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.



TEST BORING RECORD

JOB NO J21360

BORING NO B5

Sheet 2 of 2

Boring Begun 03/11/24

Boring Completed 03/11/24

Driller NW, CG, CT, TE & RW

Soil Inspected By T. Wheeler

Project Darius Property

Boring Location (See Field Exploration Plan)

Ground Elevation NA Datum NA

Groundwater Depth 2.5' Time: Drilling Date: 03/11/24

Lat/Long N 30.65042°, W 81.45294°

Lat/Long

N 30.65042°, W 81.45294°

ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	STANDARD PENETRATION TEST			BLOW COUNT
				BLOWS PER 6-IN. INTERVAL			
	30	BORING CONTINUED FROM PREVIOUS PAGE					
		LOOSE Grey Slightly Silty Fine SAND (SP-SM)					
	35	DENSE Grey Brown Slightly Silty Fine SAND with Trace Shell Fragments (SP-SM)	10	12	18	18	36
		</					

REMARKS:

BORING & SAMPLING, ASTM D1586/CORE DRILLING, ASTM D213
BLOW COUNT IS THE NUMBER OF BLOWS OF A 140 LB. HAMMER
FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.



TEST BORING RECORD

Project Darius Property
Boring Location (See Field Exploration Plan)
Ground Elevation NA Datum NA
Groundwater Depth 1.5' Time: Drilling Date: 03/12/24
Lat/Long N 30.65093°, W 81.45322°

JOB NO J21360
BORING NO B6
Sheet 1 of 2
Boring Begun 03/12/24
Boring Completed 03/12/24
Driller NW, CG, CT, TE & RW
Soil Inspected By T. Wheeler

Soil Inspected By T. Wheeler									
ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	STANDARD PENETRATION TEST					BLOW COUNT
				BLOWS PER 6-IN. INTERVAL					
	0								
		VERY LOOSE Light Brown Fine SAND (SP)	1	1	2	1	1		3
		LOOSE Tan and Brown Slightly Silty Fine SAND with Some Organics (SP-SM)	2	2	4	6	6		10
	5	VERY FIRM Dark Brown Silty Fine SAND with Many Organics (SM/Pt)	3	9	9	12	9		21
			4	4	6	9	3		15
		FIRM Brown Slightly Silty Fine SAND (SP-SM)	5	5	6	12	20		18
	10								
			6	8	13	25			38
	15								
		DENSE Brown Slightly Silty Fine SAND (SP-SM)	7	9	13	22			35
	20								
		VERY FIRM Grey Brown Slightly Silty Fine SAND (SP-SM)	8	10	9	12			21
	25								
		LOOSE Grey Brown Slightly Silty Fine SAND (SP-SM)	9	3	4	5			9
	30								
BORING CONTINUED ON NEXT PAGE									

REMARKS:

BORING & SAMPLING, ASTM D1586/CORE DRILLING, ASTM D213
BLOW COUNT IS THE NUMBER OF BLOWS OF A 140 LB. HAMMER
FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.



TEST BORING RECORD

JOB NO J21360

BORING NO B7

Sheet 1 of 2

Boring Begun 03/12/24

Boring Completed 03/12/24

Driller NW, CG, CT, TE & RW

Soil Inspected By T. Wheeler

Project Darius Property

Boring Location (See Field Exploration Plan)

Ground Elevation NA Datum NA

Groundwater Depth 2.5' Time: Drilling Date: 03/12/24

Lat/Long N 30.65064°, W 81.45316°

ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	STANDARD PENETRATION TEST				
				BLOWS PER 6-IN. INTERVAL				BLOW COUNT
	0							
		Rootmat - 6"						
		VERY LOOSE Grey Slightly Silty Fine SAND (SP-SM)	1	1	3	1	1	4
		LOOSE Dark Grey Slightly Silty Fine SAND (SP-SM)	2	3	3	2	5	5
	5	VERY FIRM Dark Brown Slightly Silty Fine SAND (SP-SM)	3	14	12	11	10	23
			4	8	14	13	21	27
		VERY FIRM to DENSE Brown Slightly Silty Fine SAND (SP-SM)	5	20	20	20	20	40
	10							
			6	6	10	12		22
		VERY FIRM to FIRM Brown Slightly Silty Fine SAND (SP-SM)						
			7	4	6	5		11
	20							
		LOOSE Grey Silty Fine SAND (SM)	8	3	2	3		5
	25							
		FIRM Grey Slightly Silty Fine SAND (SP-SM)	9	4	7	5		12
	30							
BORING CONTINUED ON NEXT PAGE								

REMARKS:

BORING & SAMPLING, ASTM D1586/CORE DRILLING, ASTM D213
BLOW COUNT IS THE NUMBER OF BLOWS OF A 140 LB. HAMMER
FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.



TEST BORING RECORD

JOB NO J21360

BORING NO B7

Sheet 2 of 2

Boring Begun 03/12/24

Boring Completed 03/12/24

Driller NW, CG, CT, TE & RW

Soil Inspected By T. Wheeler

Project Darius Property

Boring Location (See Field Exploration Plan)

Ground Elevation NA Datum NA

Groundwater Depth 2.5' Time: Drilling Date: 03/12/24

Lat/Long N 30.65064°, W 81.45316°

ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	STANDARD PENETRATION TEST	
				BLOWS PER 6-IN. INTERVAL	BLOW COUNT
	30	BORING CONTINUED FROM PREVIOUS PAGE			
		FIRM Grey Slightly Silty Fine SAND (SP-SM)			
		DENSE Grey Brown Slightly Silty Fine SAND (SP-SM)	10	14 16 20	36
	35	BORING TERMINATED			
		Note: Boring B7 was terminated at 35 feet due to borehole collapse			
	40				
	45				
	50				
	55				
	60				

REMARKS:

BORING & SAMPLING, ASTM D1586/CORE DRILLING, ASTM D213
BLOW COUNT IS THE NUMBER OF BLOWS OF A 140 LB. HAMMER
FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.



TEST BORING RECORD

JOB NO J21360
 BORING NO B8
 Sheet 1 of 2
 Boring Begun 03/12/24
 Boring Completed 03/12/24
 Driller NW, CG, CT, TE & RW
 Soil Inspected By T. Wheeler

Project Darius Property
 Boring Location (See Field Exploration Plan)
 Ground Elevation NA Datum NA
 Groundwater Depth 2.5' Time: Drilling Date: 03/12/24
 Lat/Long N 30.65045°, W 81.45332°

ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	STANDARD PENETRATION TEST				BLOW COUNT
				BLOWS PER 6-IN. INTERVAL				
	0							
		LOOSE Dark Brown Fine SAND (SP)	1	4	3	3	2	6
		LOOSE Light Grey Fine SAND (SP)						
		LOOSE Dark Brown Slightly Silty Fine SAND with Trace Roots (SP-SM)	2	3	4	4	5	8
	5		3	5	6	5	7	11
		FIRM to LOOSE Dark Brown Slightly Silty Fine SAND (SP-SM)	4	4	3	4	7	7
	10		5	12	5	8	8	13
	15	FIRM Brown Slightly Silty Fine SAND (SP-SM)	6	5	7	7		14
	20		7	4	6	7		13
	25	LOOSE Grey Slightly Silty Fine SAND (SP-SM)	8	4	4	3		7
	30	VERY FIRM to FIRM Grey Slightly Silty Fine SAND (SP-SM)	9	8	10	14		24
		BORING CONTINUED ON NEXT PAGE						

REMARKS:

BORING & SAMPLING, ASTM D1586/CORE DRILLING, ASTM D213
 BLOW COUNT IS THE NUMBER OF BLOWS OF A 140 LB. HAMMER
 FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.



TEST BORING RECORD

JOB NO J21360
BORING NO B8
Sheet 2 of 2
Boring Begun 03/12/24
Boring Completed 03/12/24
Driller NW, CG, CT, TE & RW
Soil Inspected By T. Wheeler

Project Darius Property
Boring Location (See Field Exploration Plan)
Ground Elevation NA Datum NA
Groundwater Depth 2.5' Time: Drilling Date: 03/12/24
Lat/Long N 30.65045°, W 81.45332°

ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	STANDARD PENETRATION TEST		
				BLOWS PER 6-IN. INTERVAL		
	30	BORING CONTINUED FROM PREVIOUS PAGE				
		VERY FIRM to FIRM Grey Slightly Silty Fine SAND (SP-SM)	10	5	6	7
	35					
		VERY LOOSE Grey Silty Fine SAND (SM)	11	2	2	2
	40					
		BORING TERMINATED				
	45					
	50					
	55					
	60					

REMARKS:

BORING & SAMPLING, ASTM D1586/CORE DRILLING, ASTM D213
BLOW COUNT IS THE NUMBER OF BLOWS OF A 140 LB. HAMMER
FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.



TEST BORING RECORD

JOB NO J21360
 BORING NO B9
 Sheet 1 of 2
 Boring Begun 03/12/24
 Boring Completed 03/12/24
 Driller NW, CG, CT, TE & RW
 Soil Inspected By T. Wheeler

Project Darius Property
 Boring Location (See Field Exploration Plan)
 Ground Elevation NA Datum NA
 Groundwater Depth 1.5' Time: Drilling Date: 03/12/24
 Lat/Long N 30.65099°, W 81.45287°

Lat/Long

N 30.65099°, W 81.45287°

Col. Inspected By

ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	STANDARD PENETRATION TEST				BLOW COUNT
				BLOWS PER 6-IN. INTERVAL				
	0							
		LOOSE Grey Slightly Silty Fine SAND (SP-SM)	1	1	3	2	2	5
		LOOSE Grey Slightly Silty Fine SAND with Trace Roots (SP-SM)	2	3	4	4	7	8
	5	FIRM Dark Brown Slightly Silty Fine SAND with Some Roots and Few Organics (SP-SM)	3	8	6	10	11	16
		VERY FIRM Dark Brown Slightly Silty Fine SAND (SP-SM)	4	12	11	13	15	24
	10	LOOSE Dark Brown Slightly Silty Fine SAND (SP-SM)	5	5	5	5	6	10
			6	9	9	9		18
	15	FIRM Brown Fine SAND (SP)						
			7	8	9	8		17
	20							
			8	8	4	6		10
	25	LOOSE Grey Brown Slightly Silty Fine SAND (SP-SM)						
			9	4	5	5		10
	30							

BORING CONTINUED ON NEXT PAGE

BORING CONTINUED ON NEXT PAGE

REMARKS:

BORING & SAMPLING, ASTM D1586/CORE DRILLING, ASTM D213
 BLOW COUNT IS THE NUMBER OF BLOWS OF A 140 LB. HAMMER
 FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.

J21360 b9b



AUGER BORING RECORDS
Darius Property
Fernandina Beach, Florida
AGES Job No. J21360; Report No. 001

Date Performed: 03/09/24

Performed By: NW, CT, CG, TE & RW

Auger ID Lat/Long	Depth (Feet) ^a	SOIL DESCRIPTION (USCS/AASHTO CLASSIFICATION)
A1 N 30.34993° W 81.45428°	0.0 - 1.5 1.5 - 6.0 A.B.T. ^b	Grey Fine SAND (SP/A-3) Dark Brown Slightly Silty Fine SAND (SP-SM/A-3) GWL ^c = 3.0'
A2 N 30.65064° W 81.45413°	0.0 - 2.0 2.0 - 6.0 A.B.T. ^b	Grey Fine SAND (SP/A-3) Dark Brown Slightly Silty Fine SAND (SP-SM/A-3) GWL ^c = 2.5'
A3 N 30.65003° W 81.45382°	0.0 - 2.5 2.5 - 6.0 A.B.T. ^b	Grey Fine SAND (SP/A-3) Dark Brown Slightly Silty Fine SAND (SP-SM/A-3) GWL ^c = 2.5'
A4 N 30.65060° W 81.45372°	0.0 - 1.0 1.0 - 2.0 2.0 - 6.0 A.B.T. ^b	Grey Fine SAND with Trace Small Roots (SP/A-3) Grey Slightly Silty Fine SAND (SP-SM/A-3) Dark Brown Slightly Silty Fine SAND with Some Organics (SP-SM/A-3) GWL ^c = 2.0'
A5 N 30.65044° W 81.45404°	0.0 - 0.5 0.5 - 2.5 2.5 - 6.0 A.B.T. ^b	Rootmat - 6" Grey Fine SAND (SP/A-3) Grey Brown Slightly Silty Fine SAND (SP-SM/A-3) GWL ^c = 2.5'
A6 N 30.65030° W 81.45306°	0.0 - 3.0 3.0 - 6.0 A.B.T. ^b	Grey Fine SAND (SP/A-3) Brown Slightly Silty Fine SAND (SP-SM/A-3) GWL ^c = 2.5'
A7 N 30.65108° W 81.45298°	0.0 - 2.0 2.0 - 6.0 A.B.T. ^b	Grey Fine SAND (SP/A-3) Brown Fine SAND (SP/A-3) GWL ^c = 2.0'
<u>Stormwater Management Facility</u>		
LA1/TMW1/DRI1 N 30.65041° W 81.45357°	0.0 - 1.0 1.0 - 2.0 2.0 - 12.0 12.0 - 15.0 A.B.T. ^b	Grey Slightly Silty Fine SAND with Some Roots (SP-SM/A-3) Grey Fine SAND (SP/A-3) Brown Slightly Silty Fine SAND (SP-SM/A-3) Light Brown Slightly Silty Fine SAND (SP-SM/A-3) GWL ^c = 1.7' Estimated Seasonal High GWL = 1.5'

a - Depth measured below ground surface existing at boring location at time of drilling

b - Auger Boring Terminated (A.B.T.)

c - Groundwater Level (GWL) depth below existing ground surface, recorded at time of drilling, unless otherwise noted



SUMMARY OF LABORATORY TEST DATA

Darius Property
Fernandina Beach, Florida
AGES Job No. J21360; Report No. 001

Tested By : D. Middleton

Date Tested: 03/13/24 to 03/18/24

Boring ID	Sample	Depth (ft.)	USCS Symbol	AASHTO Symbol	Moisture Content ⁽¹⁾ %	Fines Content ⁽²⁾ %	Atterberg Limits (%) ⁽³⁾			Organics Content ⁽⁴⁾ %
							Liquid Limit	Plastic Limit	Plasticity Index	
B1	2	2.0 - 4.0	SP-SM/Pt	A-8	39	9	—	—	—	8.5
B5	11	38.5 - 4.0	MH	A-5	58	75	—	—	—	—
B6	2	2.0 - 4.0	SP-SM	A-3	31	6	—	—	—	5.8
	3	4.0 - 6.0	SM/Pt	A-8	40	16	—	—	—	11.4
B8	11	38.5 - 4.0	SM	A-4	36	28	—	—	—	—
B9	3	4.0 - 6.0	SP-SM	A-3	22	5	—	—	—	3.3
A4	3	2.0 - 6.0	SP-SM	A-3	35	8	—	—	—	4.3

— - Not Tested

1- Moisture Content represents the insitu moisture content (W_n) and was determined in accordance with ASTM D-2216

2- Fines Content (FC) is defined as the percent of material by weight passing the # 200 Sieve (ASTM D-1140)

3- Organic Content conducted in general accordance with ASTM D2974



DOUBLE RING INFILTRATION TEST RESULTS

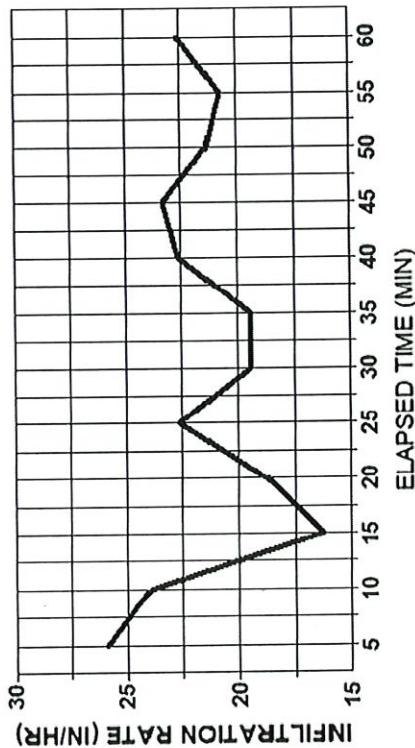
REPORT DATE:	03/14/24
TEST DATE:	03/11/24
FIELD PERSONNEL:	N. Wheeler
METHOD:	ASTM D3385
WATER HEAD:	6"
TEST DEPTH:	6"

PROJECT:	Darius Property
LOCATION:	Fernandina Beach, Florida
JOB NUMBER:	J21360
TEST NUMBER:	DR11
LAT/LONG	N 30.65041° W 81.45357°

SUMMARY OF TEST DATA & RESULTS

INNER RING SIZE (INCHES):	12
OUTER RING SIZE (INCHES):	24
AVERAGE INFILTRATION RATE (IN/HR):	21.4
STEADY STATE INFILTRATION RATE (IN/HR):	21.6

INFILTRATION RATE VS TIME



Estimated Seasonal High GWL= 1.5 Feet

[illegible]

SOIL PROFILE

Depth (Ft)	Soil Description (USCS/AASHTO Classification)
0.0 - 1.0	Grey Slightly Silty Fine SAND with Some Roots (SP-SM/A-3)
1.0 - 2.0	Grey FINE SAND (SP/A-3)
2.0 - 12.0	Brown Slightly Silty FINE SAND (SP-SM/A-3)
12.0 - 15.0	Light Brown Slightly Silty FINE SAND (SP-SM/A-3)
A.B.T.	GWL = 2.0'



INSITU FALLING HEAD HYDRAULIC CONDUCTIVITY TEST

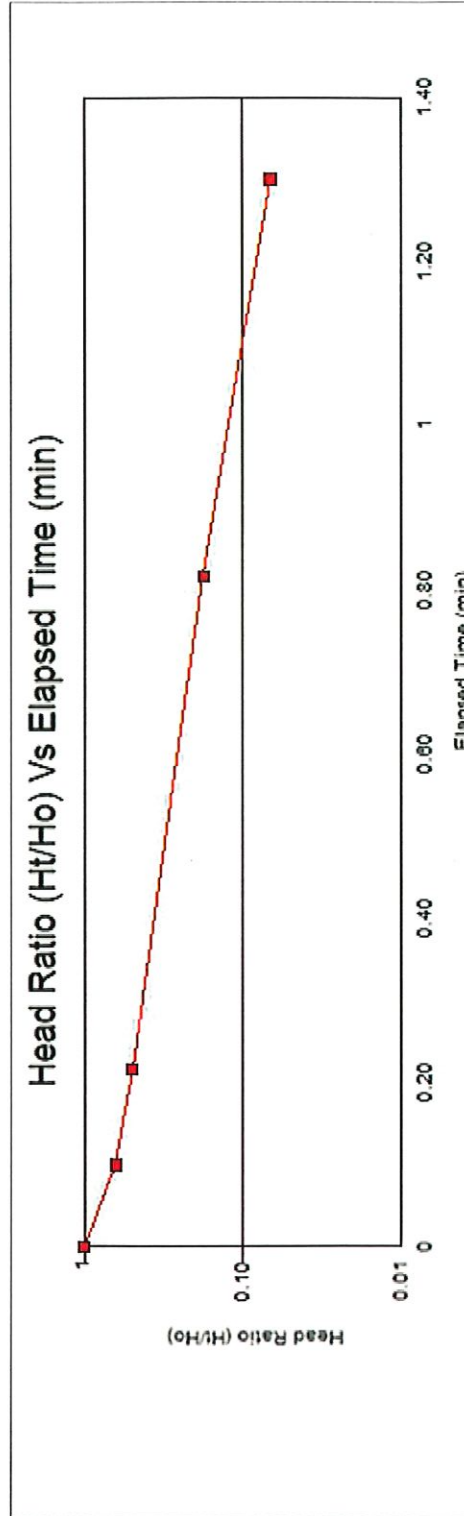
Darius Property
Fernandina Beach, Florida
AGES Job No. J12360

Governing Equation (NAVFAC)
 $K = r^2 / 2L \ln(L/R) [\ln(H_1/H_2) / (t_2 - t_1)]$

Date Performed 03/13/24
Performed by D Anderson

Well Data	
Test ID	TMW1
Well Radius - R (ft)	0.08
Well Stickup (ft)	2.96
Well Depth below TOC (ft)	15
Saturated Screen Length - L (ft)	10.37
Depth to Static GW below TOC	4.63
Initial Water Depth below TOC Slug II	3.46
GWL (ft bgs)	1.67
SHGWL (ft bgs)	1.5

Field Data		Water Level	Head (Ht)	Head Ratio
min	sec	TOC (ft)		Ht/Ho
0	0.01	0.0	1.17	1.0
0	6	0.1	0.75	0.6
0	13	0.2	0.59	0.5
0	49	0.8	0.21	0.2
1	18	1.3	0.08	0.1
Results: Insitu Horizontal Hydraulic Conductivity (k)				
0.002959	ft/min	4.26	ft/day	1.5E-03
				cm/sec





INSITU RISING HEAD HYDRAULIC CONDUCTIVITY TEST

Darius Property
Fernandina Beach, Florida
AGES Job No. J21360

Governing Equation (NAVFAC)

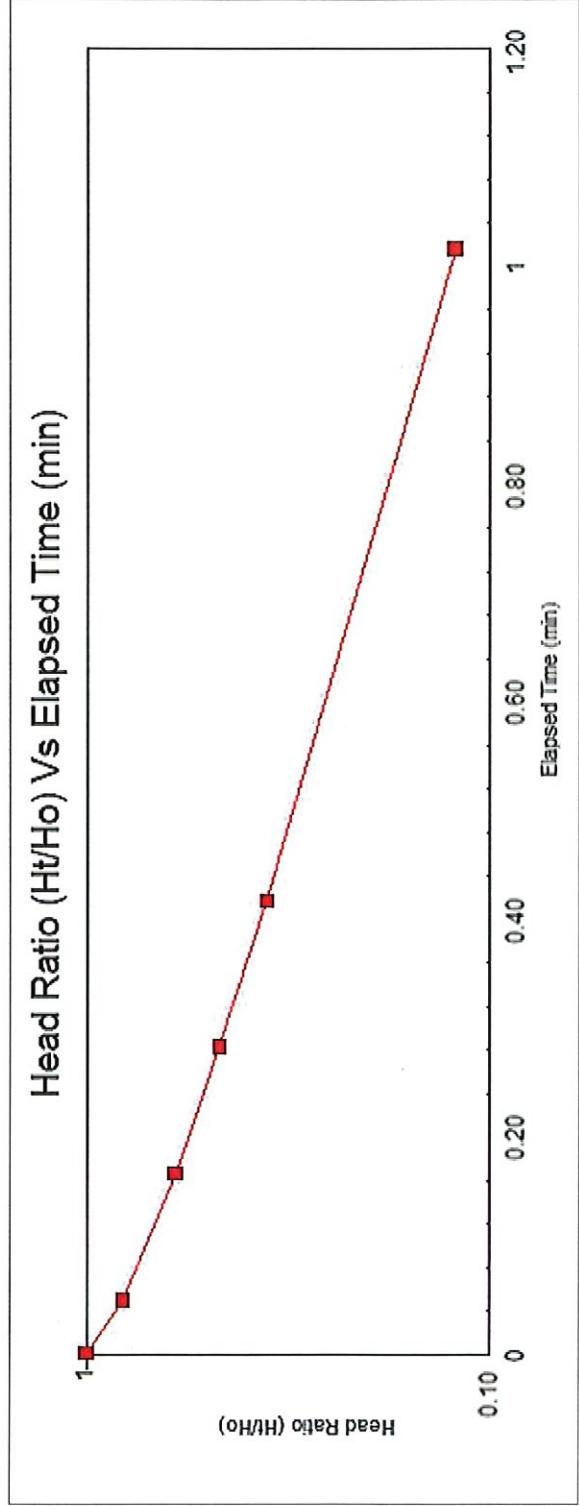
$$K_{hsat} = \frac{r^2}{2L} \ln(L/R) [\ln(H_1/H_2) / (t_2 - t_1)]$$

Date Performed 03/13/24

Performed by D. Anderson

Well Data	
Well ID	TMW1
Well Radius - R (ft)	0.083
Saturated Screen Length - L (ft)	10.37
Well Stickup (ft)	2.96
Well Depth below TOC	15.00
Depth to Static GW below TOC	4.63
Initial Drawdown Depth below TOC	5.81
GWL (ft bgs)	1.67
SHGWL (ft bgs)	1.5

Field Data			Depth Below TOC (ft)	Head (Ht)	Head Ratio Ht/Ho
Elapsed Time (t)					
min	sec	min			
0	0.1	0.0	5.811	1.18	1.00
0	3	0.1	5.588	0.96	0.81
0	10	0.2	5.339	0.71	0.60
0	17	0.3	5.182	0.55	0.47
0	25	0.4	5.051	0.42	0.36
1	1	1.0	4.774	0.14	0.12
Results: Insitu Horizontal Hydraulic Conductivity (k)					
0.00328	ft/min	4.72	ft/day	1.7E-03	cm/sec



TEMPORARY WELL COMPLETION LOG

CLIENT: Asa Gillette
 JOB NAME: Darius Property
 LOCATION: N 30.65041°, W 81.45357°
 DATE INSTALLED: 03/11/24

JOB NO: J21360 WELL NO: TMW1
 DRILLED BY: N. Wheeler
 ENGINEER: T. Wheeler

PURPOSE: MONITOR WELL ☒ TEST WELL ☐ OBSERVATION WELL ☐
 WATER SUPPLY ☐ OTHER ☐

CONSTRUCTION DATA

DRILLING METHOD: 3" Mud Bit
 WELL TYPE: ☐ OPEN HOLE ☐
 SCREEN/GRAVEL PACK ☐ WELL POINT ☐
 PIEZOMETER ☒
 OTHER ☐
 WELL DEPTH: 12.5' (BGS)

WELL MATERIAL:
 CASING DIAMETER (INS):
 INTERVAL (FT BGS):
 BOREHOLE DIA. (INS):
 SLOT SIZE (INS):

CASING/SCREEN/OPEN HOLE		
5.0'	10.0'	12.5'
2.0"	2.0"	2.0"
0.0 - 2.5'	2.5' - 12.5'	NA
3.0"	3.0"	NA
NA	0.010"	NA

MATERIAL TYPE:
 INTERVAL (FT BGS):
 LENGTH (FT):

ANNULUS MATERIAL		
Soil Cuttings	Bentonite Seal	20/30 Grade Sand
NA	NA	0.0 - 12.5'
NA	NA	NA

HYDROGEOLOGIC DATA

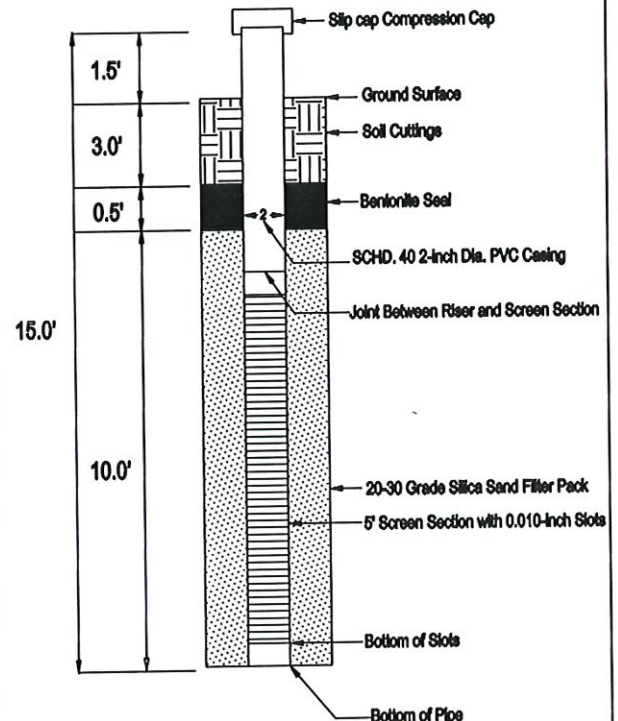
COMPLETION FORMATION: NA
 SPECIFIC CAPACITY: NA
 TRANSMISSIVITY: NA
 STORAGE COEFFICIENT/SPECIFIC YIELD: NA
 DEPTH TO WATER (FT): NA
 DATE/TIME: NA

COMMENTS

ELEVATION DATA

GROUND ELEVATION (FT): +16.5'
 TOP OF CASING STICKUP (FT): 2.5'
 CASING ELEVATION (FT): +18.0'
 SURVEYED BY: Estimate

WELL DIAGRAM



From	To	Soil Description
0.0	1.0	Grey Slightly Silty Fine SAND (SP-SM/A-3)
1.0	2.0	Grey Fine SAND (SP/A-3)
2.0	4.0	Brown Slightly Silty Fine SAND (SP-SM/A-3)
4.0	15.0	Light Brown Slightly Silty Fine SAND (SP-SMA-3)

GWL: 2.0' (Below Ground Surface)

From: noreply@civicplus.com
To: [TRC Info](#)
Subject: Online Form Submittal: Technical Review Committee: Application
Date: Friday, July 12, 2024 12:13:47 PM

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

Technical Review Committee: Application

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	<i>Field not completed.</i>
------	-----------------------------

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:	<i>Field not completed.</i>
--	-----------------------------

The LDC is available for review at	www.fbfl.us/LDC
------------------------------------	--

Application Requirements	<i>Field not completed.</i>
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Key Contacts

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

PROJECT INFORMATION

Submission Type	Initial Submittal
-----------------	-------------------

NOTICE

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

DATE OF YOUR FIRST STEP MEETING (if you have not attended a First Step Meeting , return to the application page and choose the TRC First Step meeting application)	6/13/2024
PROPERTY INFORMATION	Property information can be found at the Nassau County Property Appraiser's Website → Map Search
Site Address	125 South 4th Street, 123 South 4th Street, 119 South 4th Street and 119 South 3rd Street
City	Fernandina Beach
State	Florida
Zip	32034
Parcel ID #(s)	00-00-31-1800-0012-0050; 00-00-31-1800-0012-0100; 00-00-31-1800-0012-0150; 00-00-31-1800-0012-0190; 00-00-31-1800-0012-0210
Lot	<i>Field not completed.</i>
Block	<i>Field not completed.</i>
Subdivision	<i>Field not completed.</i>
Zoning District	MU-1
Future Land Use Designation	Mixed Use
Overlay District	None
Size of Property (acres)	1.22
Present Property Use	vacant
Wetlands	No

Flood Zone	X, 0.2% chance flood hazard
Coastal Construction Control Line (CCCL)	No
OWNER OF RECORD <i>As recorded with the Nassau County Property Appraiser</i>	
First Name	Richard Steve
Last Name	Simmons
Company (if applicable)	Worthy Investments, LLC
Mailing Address	1822 Highland Drive
City	Fernandina Beach
State	FL
Zip	32034
Telephone Number	904-583-1234
Email Address	ron.flick@compassgrp.com
OWNER'S AGENT <i>If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included</i>	
First Name	Asa
Last Name	Gillette
Company (if applicable)	Gillette
Mailing Address	31 South 4th Street, Suite 1
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	3rd and Beech Multifamily Condo
Proposed Access Road	Beech Street and South 4th
Rd Maintenance Jurisdiction	City Maintained
Project Estimated Cost	350000
Description of Request	Construction of 2 (two) two-story triplex units and a four-story, 29-unit residential condominium and apartment building
Site Plan Review Checklist	<i>Field not completed.</i>
School Concurrency	<i>New residential development is required to demonstrate compliance with school concurrency as regulated in the City of Fernandina Beach through the City of Fernandina Beach's Comprehensive Plan Intergovernmental Coordination Element and the Interlocal Agreement Amendment for Public School Facility Planning adopted by the City on May 21, 2019. No new residential rezoning, preliminary plat, site plan or functional equivalent may be approved by the City unless the residential development is exempt from requirements outlined in Section 9.13 of the Amended Interlocal Agreement OR a School Concurrency Reservation Letter has been issued by the School Board indicating that adequate school facilities exist.</i>
Certification	By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. , I acknowledge that I understand and have complied with all of the submittal requirements and procedures.
Applicant First Name	Tricia
Applicant Last Name	Bowen
Today's Date	7/12/2024
Upload Supporting Documentation	3rd-Beech-site_071224_signed.pdf
Upload 2	3rd-Beech_Drainage Report_071224_signed.pdf
Upload 3	agent auth.pdf
Upload 4	Sunbiz.pdf

Upload 5 [deed.pdf](#)

Upload 6 *Field not completed.*

Upload 7 *Field not completed.*

DEPARTMENT OF PLANNING & CONSERVATION
204 Ash Street | Fernandina Beach, FL 32034 | 904 310-3480 |
www.fbfl.us/planning

Email not displaying correctly? [View it in your browser.](#)



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

AGENT AUTHORIZATION

I, Richard. Simmons of Worthy Investments, LLC, 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): 00-00-31-1800-0012-0150; 0-00-311800-0012-0100

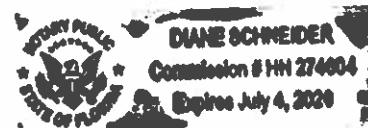
Location: 125 South 4th Street, Fernandina Beach

Richard Simmons 6-25-2024 904-585-1234
Signature Date Telephone Number

STATE OF FLORIDA
COUNTY OF NASSAU

Subscribed and sworn to before me this 25 day of June,
2024.

Who is personally known to me ☒ or has produced identification



Diane Schneider Diane Schneider
Notary Public: Signature Printed Name

My Commission Expires: 7/4/2026

Prepared by and return to:

Ronald J. Conte, Esq.
The Law Office of Ronald J. Conte, P.L.
5850 T.G. Lee Blvd., #180
Orlando, FL 32822

File Number: **22-0027**

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 13th day of July, 2023, between **David W. Sapp, individually and as Successor Trustee of the Anthony J. Tringali Revocable Trust dated March 27, 2017, (as to Parcels 1, 2, 3 & 4),** whose post office address is 225 BENJAMIN STREET, FERNANDINA BEACH, FL 32034, **Josephine Tringali, (as to Parcel 2 & 5)** whose post office address is 96585 BLACKROCK ROAD, YULEE, FL 32097, **Francesca Smith, (as to Parcel 2)** whose post office address is 5204 ARGALL AVE., NORFOLK, VA 23508, **Margaret Williams, (as to Parcel 2)** whose post office address is 7710 ISLAND CREEK COURT, KINGSTOWNE, VA 22315, **Michael Williams, (as to Parcel 2)** whose post office address is 103 MCCLELLAN COURT, YORKTOWN, VA 23692, **Phyllis Beaman, (as to Parcel 2)** whose post office address is 525 HOGAN DRIVE, HARKER HEIGHTS, TX 76548, **Robert J. Burrell, as Personal Representative of the Estate Carolyn Burrell, deceased (as to Parcel 2)** whose post office address 74 STONY BROOK LANE, PORTSMOUTH, RI 02871-1044, **Patricia Saunders, (as to Parcel 2)** whose post office address is 96064 BARNWELL CIRCLE, FERNANDINA BEACH, FL 32034, **Philip A. Sapp, (as to Parcel 2)** whose post office address is 96064 BARNWELL CIRCLE, FERNANDINA BEACH, FL 32034, **David W. Sapp, (as to Parcel 2)** whose post office address is 225 BENJAMIN STREET, FERNANDINA BEACH, FL 32034, **Mary Thompson a/k/a Mary Sapp Thompson a/k/a Paula Sapp Thompson, (as to Parcel 2)** whose post office address is 2102 WYNCHASE DRIVE, PRATTVILLE, AL 36067, **Glenda Luckie, (as to Parcel 2)** whose post office address is 2045 DRIFTWOOD CIRCLE, FORT MILL, SC 29708, **Sandra Jubito (as to Parcel 2)** whose post office address is 96585 BLACKROCK ROAD, YULEE, FL 32097, and **Elizabeth Benson, (as to Parcel 2)** whose post office address is 1120 BOCA GRANDE AVE., ATLANTIC BEACH, FL 32233, grantors, and **Worthy Investment LLC, a Florida limited liability company,** whose post office address is 1822 HIGHLAND DRIVE, FERNANDINA BEACH, FL 32034, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (U.S. \$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Nassau County, Florida**, to-wit:

Parcel 1:

All those certain lots or parcels of land situate, lying and being in the City of Fernandina Beach, County of Nassau and State of Florida and known and described on the official plat of said City (as lithographed and issued by the Florida Railroad Company in 1857, and enlarged, revised and reissued by The Florida Town Improvement Company in 1887 and 1901) as: All of Lots Numbered Five (5), Six (6), Seven (7), Eight (8), and Nine (9), in Block Numbered Twelve (12) of said City of Fernandina, Nassau County, Florida.

Parcel Identification Number: 00-00-31-1800-0012-0050

Parcel 2:

All those certain lots or parcels of land situate, lying and being in the City of Fernandina Beach, County of Nassau and State of Florida and known and described on the official plat of said City (as lithographed and issued by the Florida Railroad Company in 1857, and enlarged, revised and reissued by The Florida Town Improvement Company in 1887 and 1901) as: All of Lots Numbered Ten (10), Eleven (11), Twelve (12), Thirteen (13), and Fourteen (14), in Block Numbered Twelve (12) of said City of Fernandina, Nassau County, Florida.

Parcel Identification Number: 00-00-31-1800-0012-0100

Parcel 3:

All those certain lots or parcels of land situate, lying and being in the City of Fernandina Beach, County of Nassau and State of Florida and known and described on the official plat of said City (as lithographed and issued by the Florida Railroad Company in 1857, and enlarged, revised and reissued by The Florida Town Improvement Company in 1887 and 1901) as: All of Lots Numbered Twenty one (21), Twenty two (22), Twenty three (23), and Twenty four (24), in Block Numbered Twelve (12) of said City of Fernandina, Nassau County, Florida.

Parcel Identification Number: 00-00-31-1800-0012-0210

Parcel 4:

All those certain lots or parcels of land situate, lying and being in the City of Fernandina Beach, County of Nassau and State of Florida and known and described on the official plat of said City (as lithographed and issued by the Florida Railroad Company in 1857, and enlarged, revised and reissued by The Florida Town Improvement Company in 1887 and 1901) as: All of Lots Numbered Nineteen (19), and Twenty (20), in Block Numbered Twelve (12) of said City of Fernandina, Nassau County, Florida.

Parcel Identification Number: 00-00-31-1800-0012-0190

Parcel 5:

All those certain lots or parcels of land situate, lying and being in the City of Fernandina Beach, County of Nassau and State of Florida and known and described on the official plat of said City (as lithographed and issued by the Florida Railroad Company in 1857, and enlarged, revised and reissued by The Florida Town Improvement Company in 1887 and 1901) as: All of Lots Numbered Fifteen (15), Sixteen (16), Seventeen (17), and Eighteen (18), in Block Numbered Twelve (12) of said City of Fernandina, Nassau County, Florida.

Parcel Identification Number: 00-00-31-1800-0012-0150

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

David W. Sapp, individually and as
SUCCESSOR TRUSTEE OF THE ANTHONY J. TRINGALI
REVOCABLE TRUST DATED MARCH 27, 2017

David W. Sapp, individually and as Successor Trustee
of the Anthony J. Tringali Revocable Trust dated
March 27, 2017, (as to Parcels 1, 2, 3 & 4)

Ronald J. Conte

First Witness Signature

Printed Name: RONALD J. CONTE

Rachel L. Mack

Second Witness Signature

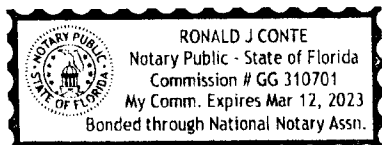
Printed Name: RACHEL L. MACK

State of FLORIDA

County of NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
3 day of FEBRUARY, 2023, by **David W. Sapp, individually and as Successor Trustee of the**
Anthony J. Tringali Revocable Trust dated March 27, 2017, (as to Parcels 1, 2, 3 & 4), who (☐) is personally known to
me or (☒) has produced DRIVER LICENSE as identification.

(SEAL)



Ronald J. Conte

Notary Public

Printed Name: _____

My Commission Expires: _____

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Josephine Tringali by Sandra Jubito
her Attorney in Fact
Josephine Tringali, by Sandra Jubito, her Attorney in
Fact (as to Parcel 2 & 5)

Ronald J. Conte

First Witness Signature

Printed Name: RONALD J. CONTE

James Boehmer

Second Witness Signature

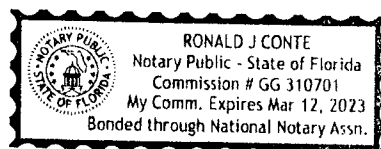
Printed Name: James Boehmer

State of FLORIDA

County of NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
25 day of JANUARY, 2023, by **Sandra Jubito as Attorney in Fact for Josephine Tringali, (as to**
Parcel 2 & 5), who (☐) is personally known to me or (☒) has produced DRIVER LICENSE as identification.

(SEAL)



Ronald J. Conte

Notary Public

Printed Name: _____

My Commission Expires: _____

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Francesca Smith

Francesca Smith (Feb 2, 2023 15:36 EST)

Francesca Smith, (as to Parcel 2)

Donna McGee Christie

Donna McGee Christie (Feb 2, 2023 15:40 EST)

First Witness Signature

Printed Name: **Donna McGee Christie**

Rose Etta Hall

Rose Etta Hall (Feb 2, 2023 15:43 EST)

Second Witness Signature

Printed Name: **Rose Etta Hall**

State of **Virginia**

County of **City of Lynchburg**

The foregoing instrument was acknowledged before me by means of: ☐ physical presence or ☒ online notarization, this
2nd day of February, 2023, by **Francesca Smith, (as to Parcel 2)**, who () is personally known to
me or (☒) has produced **VA DL** as identification.

(SEAL)

Digitally signed by Rose

Rose Etta Hall

Etta Hall

Date: 2023.02.02 19:56:02

-05'00'

Notary Public

Printed Name: **Rose Etta Hall**

My Commission Expires: **03/31/2025**



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Margaret Williams

Margaret Williams (Feb 3, 2023 11:54 EST)

Margaret Williams, (as to Parcel 2)

Shannon Coffey

Shannon Coffey (Feb 3, 2023 11:54 EST)

First Witness Signature

Printed Name: **Shannon Coffey**

Rose Etta Hall

Rose Etta Hall (Feb 3, 2023 11:56 EST)

Second Witness Signature

Printed Name: **Rose Etta Hall**

State of Virginia

County of City of Lynchburg

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 3rd day of February, 2023, by **Margaret Williams, (as to Parcel 2)**, who (☐) is personally known to me or (☒) has produced VA DL as identification.

(SEAL)

Digitally signed by Rose

Etta Hall

Date: 2023.02.03 11:57:51

-05'00'

Rose Etta Hall

Notary Public

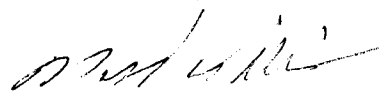
Printed Name: **Rose Etta Hall**

My Commission Expires: 03/31/2025



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

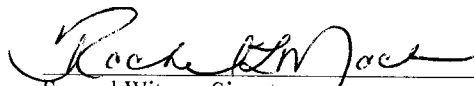


Michael Williams, (as to Parcel 2)



First Witness Signature

Printed Name: Ronald J. Conte



Second Witness Signature

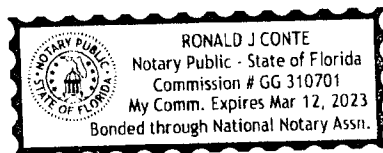
Printed Name: Rachel L. Mack

State of FLORIDA

County of NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of FEBRUARY, 2023, by **Michael Williams, (as to Parcel 2)**, who () is personally known to me or ☒ has produced DRIVER LICENSE as identification.

(SEAL)



Notary Public

Printed Name: _____

My Commission Expires: _____

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Phyllis Beaman

Phyllis Beaman, (as to Parcel 2)

Donna McGee Christie

Donna McGee Christie (Feb 2, 2023 15:40 EST)

First Witness Signature

Printed Name: Donna McGee Christie

Rose Etta Hall

Rose Etta Hall (Feb 2, 2023 15:43 EST)

Second Witness Signature

Printed Name: Rose Etta Hall

State of Virginia
County of City of Lynchburg

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this
2nd day of February, 2023, by **Phyllis Beaman, (as to Parcel 2)**, who ☐ is personally known to
me or ☒ has produced TX DL as identification.

(SEAL)



Digitally signed by

Rose Etta Hall

Rose Etta Hall

Date: 2023.02.02

19:56:19 -05'00'

Notary Public

Printed Name: Rose Etta Hall

My Commission Expires: 03/31/2025

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Robert J Burrell, Personal Representative

**Robert J. Burrell, as Personal Representative of the
Estate Carolyn Burrell, deceased (as to Parcel 2)**

Melissa K Garner

First Witness Signature

Printed Name: Melissa K. Garner

Rose Etta Hall

Second Witness Signature

Printed Name: Rose Etta Hall

State of Virginia

County of Lynchburg City

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this
13th day of July, 2023, by **Robert J. Burrell, as Personal Representative of the Estate
Carolyn Burrell, deceased (as to Parcel 2), who ()** is personally known to me or **(X)** has produced
driver's license as identification.

(SEAL)

Rose Etta Hall

Notary Public

Printed Name: Rose Etta Hall

My Commission Expires: 03/31/2025



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Patricia Saunders
Patricia Saunders, (as to Parcel 2)

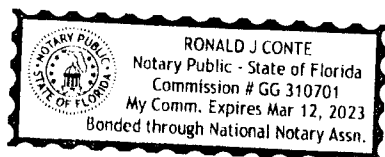
Ronald J Conte
First Witness Signature
Printed Name: Ronald J Conte

Rachel L Mack
Second Witness Signature
Printed Name: Rachel L. Mack

State of FLORIDA
County of NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of FEBRUARY, 2023, by **Patricia Saunders, (as to Parcel 2)**, who () is personally known to me or ☒ has produced DRIVER LICENSE as identification.

(SEAL)



Ronald J Conte
Notary Public
Printed Name: _____
My Commission Expires: _____

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Philip A. Sapp

Philip A. Sapp (Feb 3, 2023 13:51 EST)

Philip A. Sapp, (as to Parcel 2)

Isa Antepara

Isa Antepara (Feb 3, 2023 13:53 EST)

First Witness Signature

Printed Name: Isa Antepara

Rose Etta Hall

Rose Etta Hall (Feb 3, 2023 13:54 EST)

Second Witness Signature

Printed Name: Rose Etta Hall

State of Virginia

County of City of Lynchburg

The foregoing instrument was acknowledged before me by means of: ☐ physical presence or ☒ online notarization, this
3rd day of February, 2023, by **Philip A. Sapp, (as to Parcel 2)**, who () is personally known to
me or (☒) has produced passport as identification.

(SEAL)

Digitally signed by

Rose Etta Hall

Rose Etta Hall

Date: 2023.02.03

13:55:54 -05'00'

Notary Public

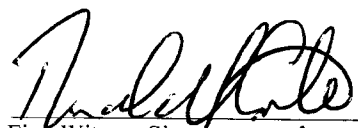
Printed Name: Rose Etta Hall

My Commission Expires: 03/31/2025



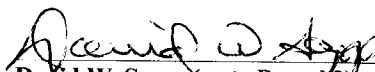
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



First Witness Signature

Printed Name: Ronald J. Conte


David W. Sapp, (as to Parcel 2)



Second Witness Signature

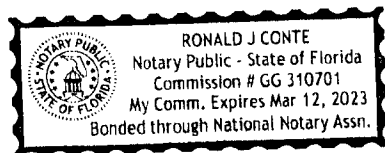
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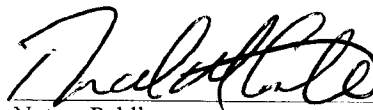
State of FLORIDA

County of NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of FEBRUARY, 2023, by **David W. Sapp, (as to Parcel 2)**, who () is personally known to me or (x) has produced DRIVER LICENSE as identification.

(SEAL)





Notary Public

Printed Name: _____

My Commission Expires: _____

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Mary Thompson a/k/a Mary Sapp Thompson a/k/a Paula Sapp Thompson

**Mary Thompson a/k/a Mary Sapp Thompson a/k/a
Paula Sapp Thompson, (as to Parcel 2)**



Donna McGee Christie (Feb 2, 2023 15:40 EST)

First Witness Signature

Printed Name: Donna McGee Christie



Rose Etta Hall (Feb 2, 2023 15:43 EST)

Second Witness Signature

Printed Name: Rose Etta Hall

State of Virginia

County of City of Lynchburg

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this
2nd day of February, 2023, by **Mary Thompson a/k/a Mary Sapp Thompson a/k/a Paula Sapp
Thompson, (as to Parcel 2)**, who () is personally known to me or (☒) has produced AL DL as
identification.

(SEAL)



Digitally signed by



Rose Etta Hall

Date: 2023.02.02

19:56:39 -05'00'

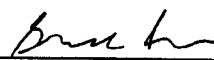
Notary Public

Printed Name: Rose Etta Hall

My Commission Expires: 03/31/2025

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Glenda Luckie (Feb 2, 2023 15:22 EST)

Glenda Luckie, (as to Parcel 2)



Donna McGee Christie (Feb 2, 2023 15:40 EST)

First Witness Signature

Printed Name: **Donna McGee Christie**



Rose Etta Hall (Feb 2, 2023 15:43 EST)

Second Witness Signature

Printed Name: **Rose Etta Hall**

State of **Virginia**

County of **City of Lynchburg**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this
2nd day of **February**, 2023, by **Glenda Luckie, (as to Parcel 2)**, who (☐) is personally known to
me or ☒ has produced **SC DL** as identification.

(SEAL)

Digitally signed by



Rose Etta Hall

Date: 2023.02.02

19:56:53 -05'00'

Notary Public

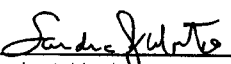
Printed Name: **Rose Etta Hall**

My Commission Expires: **03/31/2025**



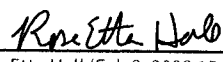
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Sandra Jubito (Feb 2, 2023 15:24 EST)

Sandra Jubito, (as to Parcel 2)

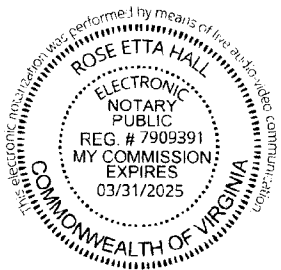

Donna McGee Christie (Feb 2, 2023 15:40 EST)
First Witness Signature
Printed Name: **Donna McGee Christie**


Rose Etta Hall (Feb 2, 2023 15:43 EST)
Second Witness Signature
Printed Name: **Rose Etta Hall**

State of **Virginia**
County of **City of Lynchburg**

The foregoing instrument was acknowledged before me by means of physical presence or ☒ online notarization, this
2nd day of February, 2023, by **Sandra Jubito, (as to Parcel 2)**, who () is personally known to
me or ☒ has produced oath of credible witness as identification.

(SEAL)



Digitally signed by Rose
Etta Hall
Date: 2023.02.02 19:57:06
-05'00'

Notary Public
Printed Name: **Rose Etta Hall**
My Commission Expires: **03/31/2025**

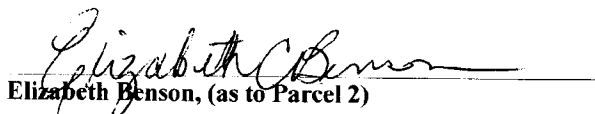
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



First Witness Signature

Printed Name: Ronald J. Conte


Elizabeth Benson, (as to Parcel 2)



Second Witness Signature

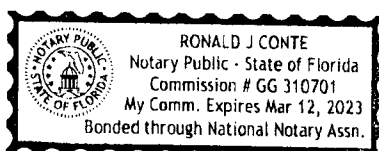
Printed Name: Rachel L. Mack

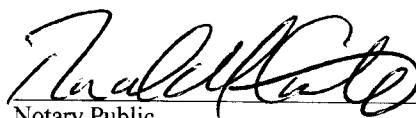
State of FLORIDA

County of NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of FEBRUARY, 2023, by **Elizabeth Benson, (as to Parcel 2)**, who () is personally known to me or (x) has produced DRIVER LICENSE as identification.

(SEAL)





Notary Public

Printed Name: _____

My Commission Expires: _____



July 30, 2024

Asa Gillette
31 S. 4th Street
Fernandina Beach, FL 32034
tricia@gilletteassociates.com

Sent Via Email to Project Team

Applicant Name: *(Agent Asa Gillette)*
Project Description: 3rd & Beech St. Multifamily
Location: South 14th Street
PIN(s):
TRC Case Number: TRC 2024-0005

Mr. Gillette,

The City of Fernandina Beach received your request for site plan review on Friday, July 12, 2024. A complete application was determined on Tuesday, July 16, 2024. 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 submit response documents to address each comment in a narrative form and with an amended site plan. Please contact the office to schedule the formal public hearing for this case. The next available date is Thursday, August 22nd, 2024.

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

Sincerely,

Kelly N. Gibson, AICP
TRC Coordinator

**REVIEW COMMENTS:****PLANNING**

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

Live Local: Can you provide a calculation of total number of units being qualified under the Live Local Act? 40% minimum. Affidavit required, **see attached**.

AS PARTIALLY DISCUSSED, AT 1ST STEP, THERE ARE OUTSTANDING QUESTIONS WHICH REQUIRE RESPONSE BEFORE FURTHER COMMENTS CAN BE ISSUED ON THE OVERALL PROPOSED PROJECT(S).

Will the project be a condo development with a single condo covenant or will there be a separate condo association for the multi-family and tri-plex? Will this be a unified development and not sold fee simple? Need to consider LDC Section 4.02.01 (B) "Only one (1) principal residential building and its allowable accessory buildings can be erected on any one (1) lot." If separated parcels, then we need to consider the implications of LDC Sections 1.03.04 and 1.03.05 on the proposed project(s).

Please provide clear lines to define each new parcel, if there are multiple parcels to be created. (i.e. Parcel A- multifamily condos, Parcel B- Triplex, Parcel C – Triplex) so we can better analyze specific design requirements for each building type and the corresponding zoning district. Which parcel will contain the dry pond or will it be split between both tri-plex units. Is this shared stormwater along all of development?

Please clarify if there will be cross-access easements for all development except 1 unit of the northern triplex. If this is a single development site, this may not be required, but there is a development type constraint which was previously referenced with LDC Section 4.02.01(B).

Responses to above have an impact on how to apply 4.05.12 - Buffer Minimum Required, if Mu-1 to R-2 then B type buffer required, if R-2 – MU-1 then no buffer required. If Mu-1 land area carried out the entirety of the project, then buffer applies to 4th Street side.

Tree Planting Minimum calculation should be broken down by each parcel, if separated, so analysis can be performed to determine compliance with mitigation and landscaping requirements.

4.02.01 (J) - please provide impervious surface ratio calculation for each parcel. It is difficult to determine compliance.

4.05.10 requires detention ponds to be naturally shaped without geometric straight edges.



On Triplex units please dimension R-2 setbacks for compliance 4.02.03 (E)

Bike rack locations not identified.

Will there be any freestanding signage? If so, please consider the required surrounding landscaping and minimum setbacks of 5 ft.

Given the questions raised and depending on the responses for how to proceed, when revisions are submitted, additional comments may be provided that extend beyond those provided in this 1st round review.

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, July 25, 2024 [Select Date](#)

BUILDING

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

- No comments received as of 7/30/24

OR

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

Name of Reviewer: First Last

Today's Date: [Select Date](#)

UTILITIES, STORMWATER, & STREETS

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

- Please provide information and location for potable and fire backflows.
- Please provide the size of the new sanitary sewer line.
- Note the services on Beech Street that need to be abandoned.
- Erosion control locations and construction entrance needs to be included.



- Provide details and locations on the weirs for both the dry pond and S-OFF-1.
- Include grading of the parallel parking spaces, as well as how the stormwater will be handled in these spots.
- Please provide cross-sections of transitions of grading.
- Please provide details of drainage on Beech Street to maintain flow in the current ditch.
- Please provide elevations on the driveways.
- The Saturated Horizontal Hydraulic Conductivity does not match the geo report.
- The access must be 100 feet from the centerline of intersection (LDC 7.01.01C).

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: Wednesday, July 24, 2024

CODE ENFORCEMENT

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

Be sure to landscape around dumpster enclosure.

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:

- I see that there is a new fire main tap for the multi-family 4-story bldg.. This building will require a Fire Sprinkler & Fire Alarm System.
- Addresses will be discussed as we proceed through site development.



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: Friday, July 19, 2024



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

October 10, 2024

Mrs. Kelly Gibson, Deputy Director of Planning and Conservation
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034

**Re: Third and Beech Multifamily
TRC 2024-0005**

Dear Mrs. Gibson,

We are pleased to submit the following response to comments on 1st submittal review. Please find attached the revised plans.

The following responses are for comments received from the Planning Dept.

- 1. Live Local: Can you provide a calculation of the total number of units being qualified under the Live Local Act? 40% minimum. Affidavit required.**

Please see Sheet GE-1. Affidavit to come from the owner.

- 2. Will the project be a condo development with a single condo covenant, or will there be a separate condo association for the multi-family and tri-plex? Will this be a unified development and not sold fee simple? Need to consider LDC Section 4.02.01 (B) "Only one (1) principal residential building and its allowable accessory buildings can be erected on any one (1) lot." If separated parcels, then we need to consider the implications of LDC Sections 1.03.04 and 1.03.05 on the proposed project(s).**

The project is proposed to be a condominium development containing unified documents with individual covenants and restrictions. It will be a unified development and not sold fee simple. Sheets PRE-1 and GE-1 show the boundaries of the three proposed lots (unifying the underlying platted lots of record accordingly). There is only one structure shown per lot.

- 3. Please provide clear lines to define each new parcel, if there are multiple parcel to be created. (i.e. Parcel A- multifamily condos, Parcel B- Triplex, Parcel C-Triplex) so we can better analyze specific design requirements for each building type and the corresponding zoning district. Which parcel will contain the dry pond or will it be split between both tri-plex units. Is this shared stormwater along all of development.**

Please see response to question 2 above and sheets PRE-1 and GE-1.

4. **Please clarify if there will be cross-access easements for all development except 1 unit of the northern triplex. If this is a single development site, this may not be required, but there is development type constraint which was previously referenced with LDC Section 4.02.0(B).**

The plans have been revised such that all of the triplex units will access the rear alleyway. This alleyway will be contained in a cross-access easement.

5. **Response to above have an impact on how to apply 4.05.12- Buffer Minimum Required, MU-1 to R-2 then B type buffer required, if R-2 – MU-1 then no buffer required. If MU-1 land area carried out the entirety of the project, then buffer applies to 4th Street side.**

We have applied a Type B buffers to the South 4th Street, Beech Street and South 3rd Street sides of the property.

6. **Tree Planting Minimum calculation should be broken down by each parcel if separated, so analysis can be performed to determine compliance with mitigation and landscaping requirements.**

Please see Sheet TM-1 for lot breakdown. Lot identification is shown on this sheet too.

7. **4.02.01(J) – please provide impervious surface ratio calculation for each parcel. It is difficult to determine compliance.**

Please see Sheet GE-1

8. **4.05.10 requires detention ponds to be naturally shaped without geometric straight edges.**

Due to the small size of the pond, this becomes very inefficient and we cannot obtain the volume required for such a tight spot. We ask that the configuration shown remain and the consideration of additional landscaping in this area.

9. **On triplex units please dimension R-2 setbacks for compliance 4.02,02 (E).**

Please see Sheet GE-1

10. **Bike rack locations not identified.**

Please see Sheet GE-1

11. **Will there be any freestanding signage? If so, please consider surrounding landscaping and minimum setbacks of 5 ft.**

At this time, there are no plans for freestanding signage.

The following responses are for comments received from Utilities, Stormwater & Streets Dept.

- **Please provide information and location for potable water.**

Potable and fire water information is shown on Sheet UT-1

- **Please provide the size of the new sanitary sewer line.**

Sewer sizes are shown on Sheet UT-1

- **Note the services on Beech Street that need to be abandoned.**

These items are shown on Sheet UT-1. Please let us know if we've missed any.

- **Erosion control locations and construction entrance needs to be included.**

Please see Sheet PRE-1

- **Provide details and locations on the weir for both the dry pond and the S-OFF-1.**

Please see Sheet DR-1 and DT-2

- **Include the grading of the parallel parking spaces, as well as how the stormwater will be handled in these spots.**

Additional grading has been shown. The intent is to lift the backside of the parallel spaces slightly to get the water to drain back to the existing street.

- **Please provide cross sections of transitions of grading.**

Please see Sheet DR-1

- **Please provide details of grading.**

Additional grading is shown on Sheet DR-1

- **Please provide elevations on the driveways.**

Additional grading is shown on Sheet DR-1

- **The Saturated Horizontal Hydraulic Conductivity does not match the geo report.**

This has been updated.

- **The access must be 100 feet from the centerline of intersection (7.01.0C).**

Per previous discussions, this was to be treated as a residential development, requiring a 50-foot separation of access.

The following response is for comment received from Code Enforcement Department.

- **Be sure to landscape around dumpster enclosure.**

Please see Sheet LS-1.

The following response is for comment received from Fire Department.

- **I see that there is a new fire main tap for the multifamily 4 story building. This building will require a Fire Sprinkler and Fire Alarm System.**

Please see Sheet UT-1

- **Addresses will be discussed as we proceed through site development.**

So noted.

If you should have any questions concerning this submittal, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Gillette', enclosed within a thin black rectangular border.

Asa R. Gillette, P.E.
Principal
Gillette & Associates, Inc.

ENGINEERING PLANS

FOR

3RD AND BEECH MULTIFAMILY

FOR

WORTHY INVESTMENTS, LLC

GILLETTE & ASSOCIATES, INC.

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

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



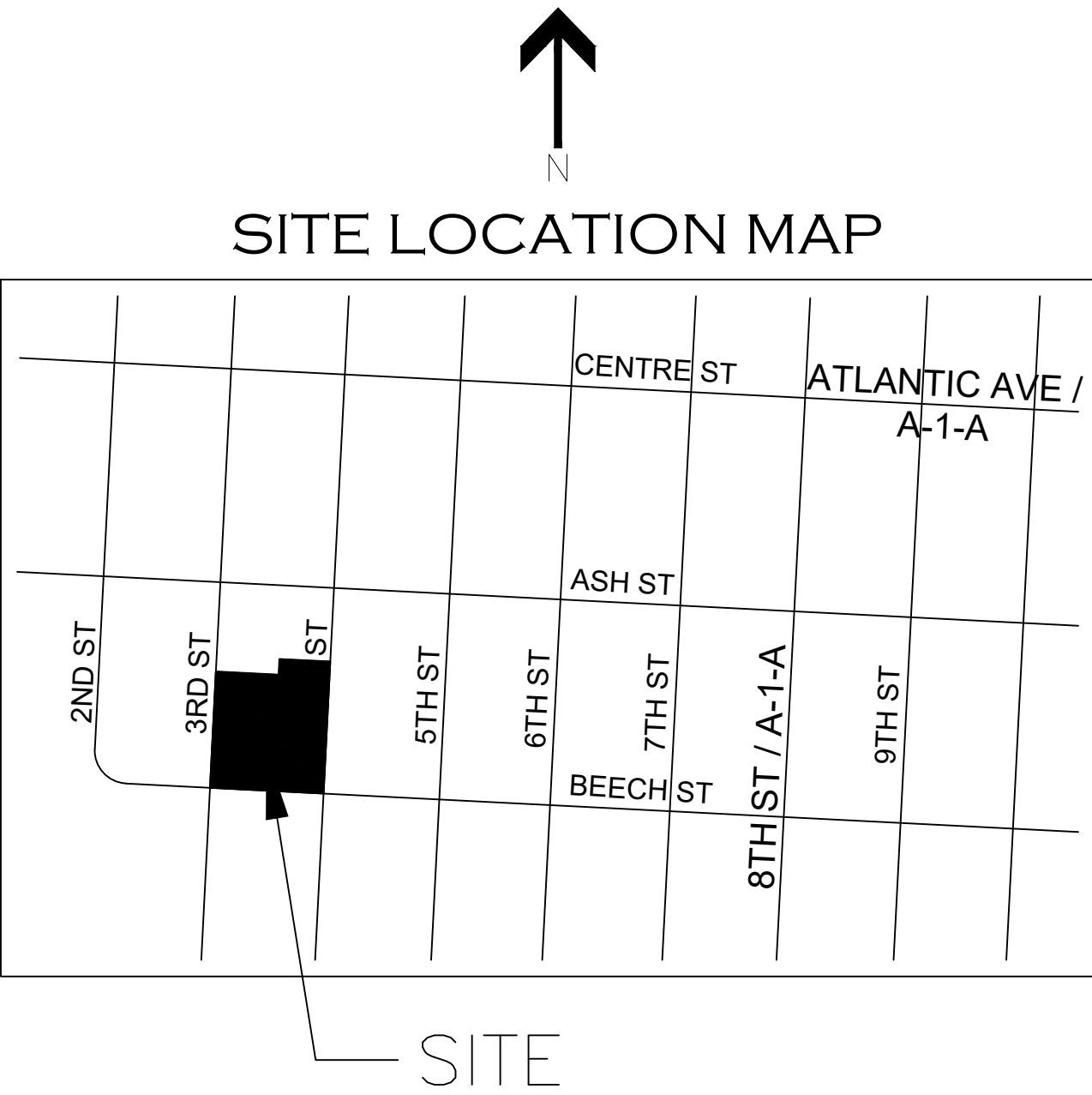
ISSUE DATE: 07/11/24
REVISED: 10/09/24

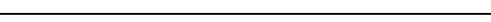
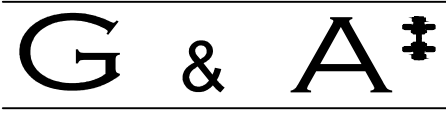
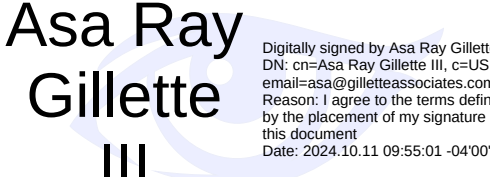
Asa Ray
Gillette
III

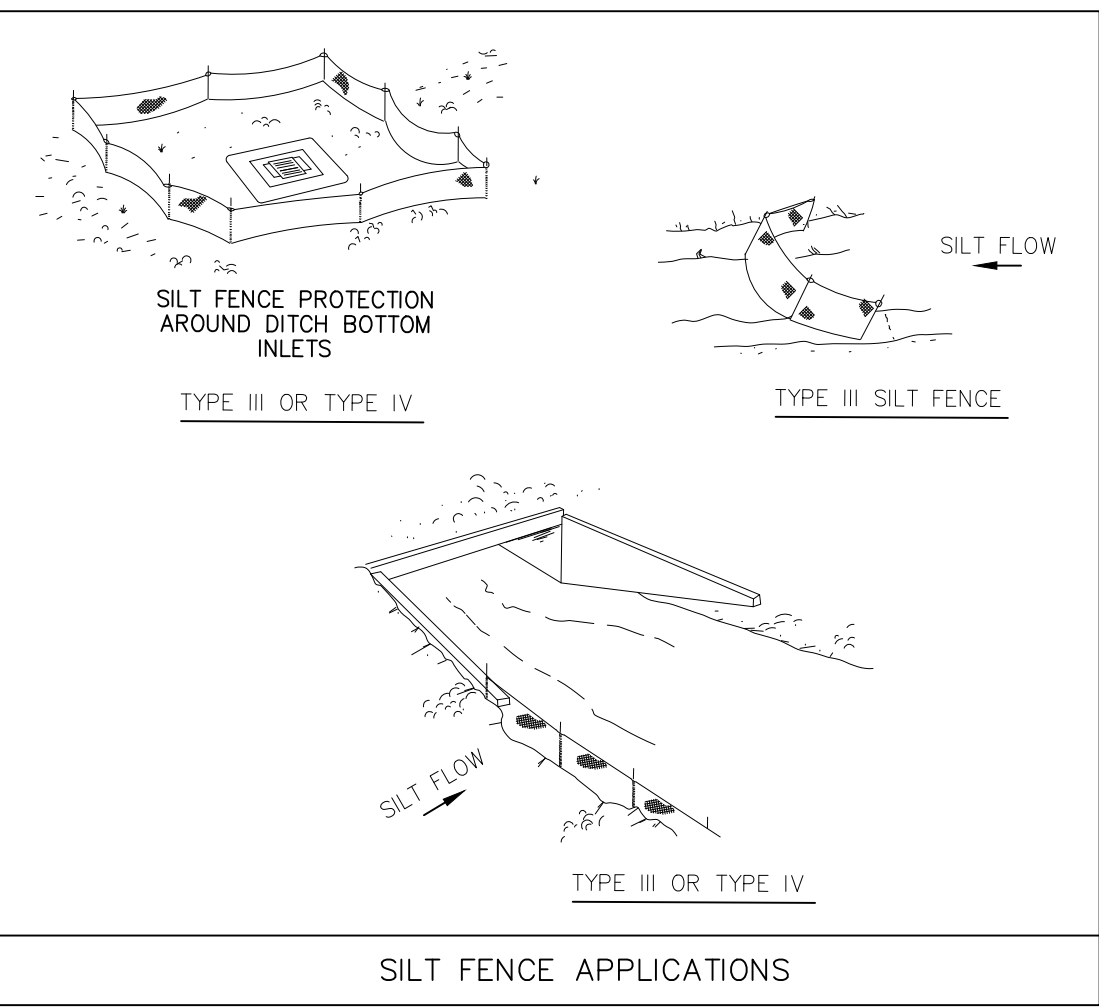
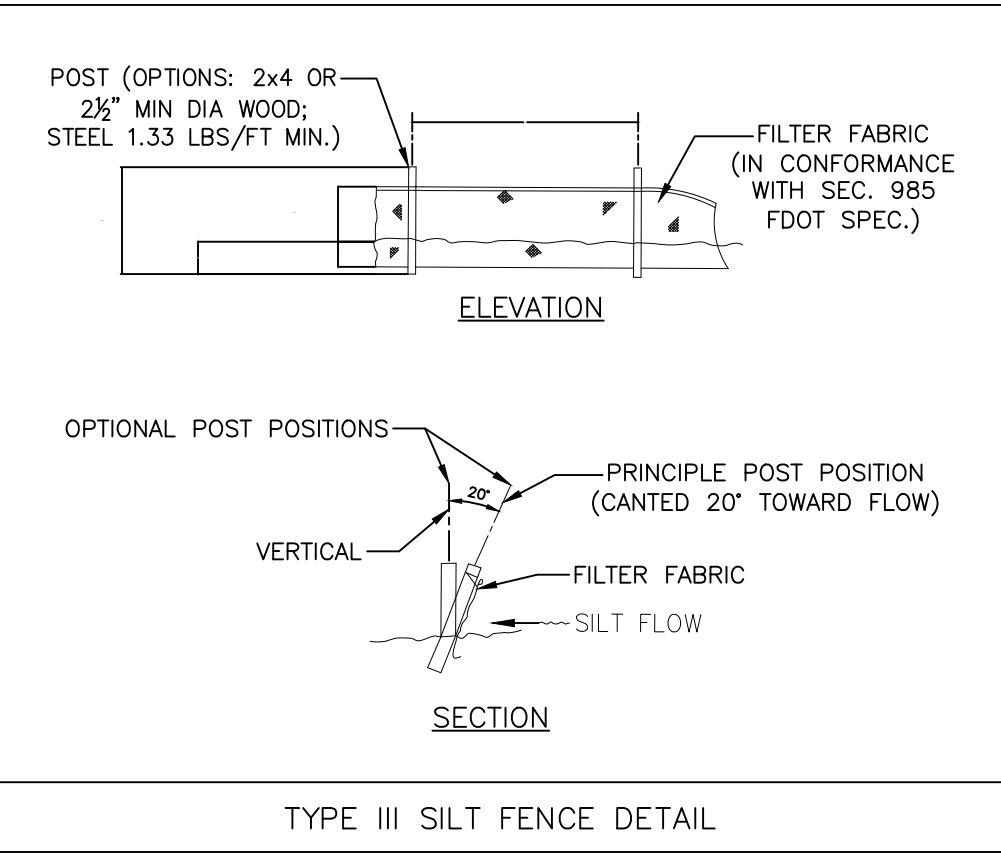
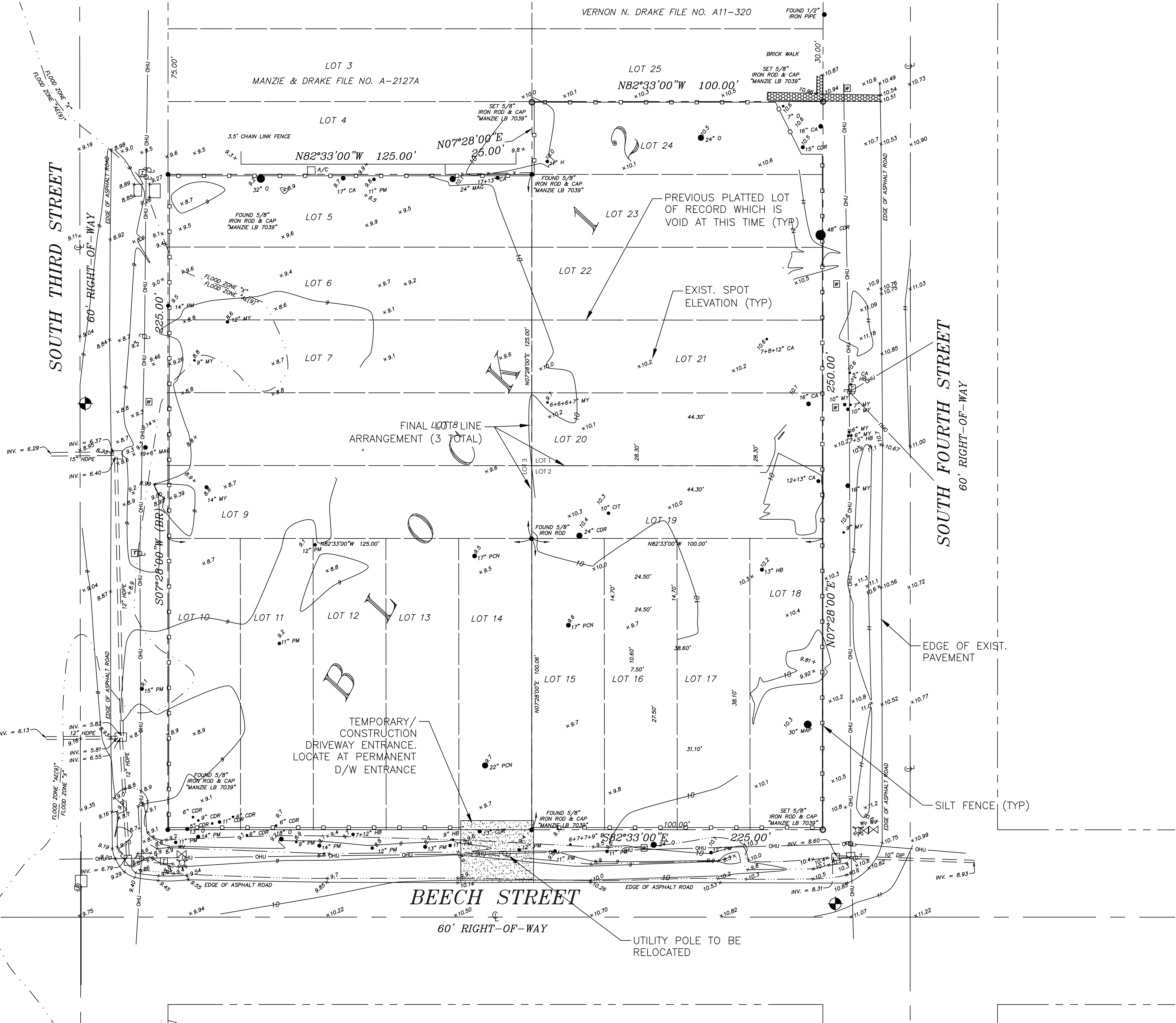
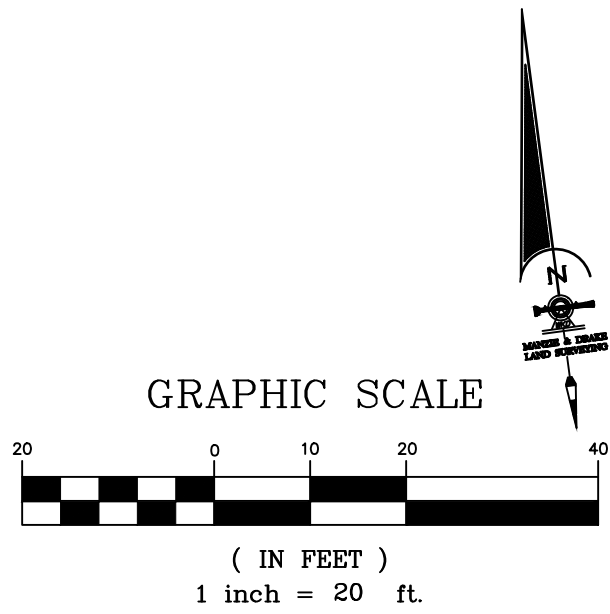
Digitally signed by Asa Ray Gillette
III
DN: cn=Asa Ray Gillette III, c=US,
email=asa@gilletteassociates.com
Reason: I agree to the terms
defined by the placement of my
signature on this document
Date: 2024.10.11 09:54:17 -04'00'

PERMITTING AGENCIES
CITY OF FERNANDINA BEACH
ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

G&A Project
No.: 24-10-XX



				SITE / GEOMETRY NOTES		SITE / GEOMETRY NOTES CONT.		INDEX				NOT FOR CONSTRUCTION	
				1. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTOR'S PRICE FOR PERFORMING THE WORK. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUBSURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR IS URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THIS PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO CONSTRUCTION OF THE PROJECT. ALL COSTS ASSOCIATED WITH PRELIMINARY INVESTIGATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. 3. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER. 4. ELEVATIONS ARE BASED ON NAVD DATUM OF 1988. 5. TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PROVIDED BY: MANZIE & DRAKE LAND SURVEYING (904-491-5700). 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING, RIGHT-OF-WAY PERMITS NOT PROVIDED AND INSURANCE REQUIRED FOR THE PROJECT. 7. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN COUNTY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION & REPAIR. 8. THE CONTRACTOR SHALL ADVISE THE OWNER'S AUTHORIZED REPRESENTATIVE OF PLANNED WORK SCEDULE. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION. 9. "AS-BUILT" DRAWINGS - AS-BUILTS ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION, AND SUBMITTAL OF AS-BUILT DRAWINGS. 10. "AS-BUILT" RECORD DATA AND INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR. RECORD DRAWINGS SHALL BE SUPPLIED TO THE ENGINEER. 11. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT. 12. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR ON A DAILY BASIS. 13. ALL EXCESS SUITABLE AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE ENGINEER. 14. ALL EXISTING TREES LISTED TO REMAIN SHALL BE PRESERVED AND PROTECTED. 15. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES, AND IMPROVEMENTS ON THE DRAWINGS ARE BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO ACTUAL FIELD LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THE DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITY IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR REPAIRS OR PAYMENTS FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS, AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH THEY SHALL CONNECT. 16. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER ON ALL MATERIALS, FOR REVIEW AND APPROVAL, PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY OR STRUCTURE. 17A. UNSUITABLE MATERIALS UNDER WATER, SEWER, OR STORM PIPE AND/OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO 98% OF IT'S MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557). 17B. ALL FINISH FLOORS SHOWN ON THE PLANS ARE MINIMUM ELEVATIONS 18. GRADES SHOWN ON PLANS ARE EDGE OF PAVEMENT FINISHED GRADES UNLESS OTHERWISE NOTED. 19. SHOULD THE SURFACE OR SUBSURFACE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. 20. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFICALLY STATED. ALL DISTURBED AREAS WITHIN THE NASSAU COUNTY RIGHT OF WAY SHALL BE COVERED WITH BERMUDA SOD. 21. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF SEDIMENT-LADEN RUNOFF RESULTING FROM STORM EVENTS DURING THE CONSTRUCTION PHASE. EROSION CONTROL FACILITIES SHOULD BE INSTALLED EARLY DURING THE CONSTRUCTION PERIOD SO AS TO PREVENT THE TRANSPORT OF SEDIMENT INTO SURFACE WATERS. RE-VEGETATION AND STABILIZATION OF DISTURBED AREAS SHOULD BE ACCOMPLISHED IMMEDIATELY TO REDUCE THE POTENTIAL FOR FURTHER SOIL EROSION. 22. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND CITY BEFORE COMMENCING WORK.		23. MINIMUM COVER OVER PIPES SHALL BE 36" UNLESS OTHERWISE INDICATED. 24. ALL UNDERGROUND UTILITY COMPANIES SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. 25. BACKFILL MATERIAL SHALL BE COMPACTED TO 100% (2%) UNDER EXISTING AND PROPOSED ROADWAYS. 26. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER. 27. STATIONING REFERS TO THE CENTERLINE OF THE ROADWAY EXCEPT AS NOTED ON PLANS. WHERE PAVEMENT SPLITS, THE STATIONING FOLLOWS THE INSIDE EDGE OF PAVEMENT UNTIL ROADWAY TRANSITIONS BACK TO THE TYPICAL ROADWAY SECTION 28. ALL CONSTRUCTION, MATERIAL, AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH CITY OF F.B. AND NASSAU COUNTY STANDARDS.		ALL PERMITTING ENTITIES	PAGE #	SHEET	DESCRIPTION		
									1	CVR	COVER SHEET		
									2	IN-1	INDEX SHEET		
									3	PRE-1	PREDEVELOPMENT PLAN		
									4	GE-1	GEOMETRY PLAN		
									5	UT-1	UTILITY PLAN		
									6	DR-1	DRAINAGE PLAN		
									7	LS-1	LANDSCAPE PLAN		
									8	TM-1	TREE MITIGATION PLAN		
									9	DT-1	MISCELLANEOUS DETAILS		
									10	DT-2	DRAINAGE DETAILS		
									11	DT-3	OPEN ROAD CUT DETAIL		
									12	DT-4	WATER & SEWER DETAILS		
				WATER NOTES									
				1. ALL WATER & SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES. 2. 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. 3. 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. 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. 5. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT. 6. CONTACT ANDRE DESILET, CITY OF FERNANDINA BEACH UTILITY DIRECTOR, AT 904-310-3431 PRIOR TO ANY UTILITY TIE-IN.									
						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. HYDRANTS SHALL HAVE 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 NOT MORE THAN 7 FEET 6 INCHES AWAY FROM CURB OR BERM OF THE ROADWAY.							
						LEGEND							
						 EXISTING VALVE  EXISTING WATER LINE  EXISTING FIRE HYDRANT  EXISTING PROPERTY LINE  EXISTING EDGE OF PAVEMENT  PIPE		 PROPOSED SPOT ELEVATION  PROPOSED WATER LINE  PROPOSED FIRE HYDRANT  PROPOSED LOT LINE  PROPOSED EDGE OF PAVEMENT  DRAINAGE STRUCTURE					
K				Scale: NONE	Gillette & Associates, Inc. 31 South 4th Street Fernandina Beach, FL 32034	 GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	3RD ST & BEECH ST. MULTIFAMILY CONDO FERNANDINA BEACH, FLORIDA	WORTHY INVESTMENTS LLC	INDEX SHEET	REGISTERED DESIGN PROFESSIONAL  ASA R. GILLETTE, P.E. FLORIDA P.E. NO. 56177	Date: 10/9/24		
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3RD ST & BEECH ST.
MULTIFAMILY CONDO
FERNANDINA BEACH, FLORIDA

3RD ST & BEECH ST.
MULTIFAMILY CONDO
FERNANDINA BEACH, FLORIDA

WORTHY INVESTMENTS LLC

PREDEVELOPMENT PLAN

REGISTERED DESIGN PROFESSIONAL
**Asa Ray
Gillette
III**
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

Digitally signed by Asa Ray Gillette III
DN: cn=Asa Ray Gillette III, c=US,
email=asad@gilletteassociates.com
Reason: I agree to the terms defined
by the placement of my signature on
this document
Date: 2024.10.11 09:56:17 -0400

Date: 10/9/24

Project No. 24-10-XX

Sheet: PRE-1

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NOTES

PROPERTY
PARCEL IDS:
00-00-31-1800-0012-0050
00-00-31-1800-0012-0100
00-00-31-1800-0012-0150
00-00-31-1800-0012-0190
00-00-31-1800-0012-0210
ZONING: MU-1 (3RD STREET) & R-2 (4TH STREET)
FUTURE LAND USE: MIXED USE & MEDIUM DENSITY RESIDENTIAL
PROPOSED USE: CONDOMINIUM / MULTI-FAMILY
FLOOD ZONE: X & AE-9 (SOME DWELLINGS RESIDE IN FLOOD ZONE)
TOTAL AREA: 53,125 SF = 1.22 AC

MU-1 SETBACKS
FRONT: NONE
SIDE: BUILDING CODE REQUIRES 6 FT BETWEEN BUILDINGS AS MEASURED FROM THE OUTERMOST FACE OF ALL MATERIALS
SECONDARY SIDE: 10 FT
REAR: 10 FT

R-2 SETBACKS
FRONT: 25 FT
SIDE: 10% LOT WIDTH (12.5-FT MINIMUM)
(31-FT HEIGHT, 16.5-FT SIDE SETBACK)
REAR: 20 FT

IMPERVIOUS AREA
MAXIMUM IMPERVIOUS SURFACE RATIO: 60%
TOTAL LOT AREA: 53,125 SF
TOTAL IMPERVIOUS AREA: 27,576 SF
(DOES NOT INCLUDE PERVIOUS PAVERS)
TOTAL PROPOSED ISR: 51.9%

DENSITY
MU-1 ZONING DENSITY, PER FLORIDA LIVE LOCAL ACT CHAPTER 125 /166 UTILIZES A DENSITY OF 34 UNITS PER ACRE, REQUIRING 40% OF THE UNITS TO MEET AFFORDABLE HOUSING.
DENSITY: $(38,400 \text{ S.F.}) / (43,560 \text{ SF/AC}) * (34 \text{ D.U./AC}) = 29 \text{ UNITS}$
3RD STREET BUILDING: 4-STORY AND 45-FT HEIGHT
1ST FLOOR: PARKING
2ND FLOOR: APARTMENTS (12 UNITS L.T. 1,250 SF EA.)
3RD FLOOR: CONDOMINIUM (8 UNITS G.T. 1,250 SF & L.T. 2,200 SF EA.)
4TH FLOOR: CONDOMINIUM (9 UNITS G.T. 1,250 SF & L.T. 2,200 SF EA.)

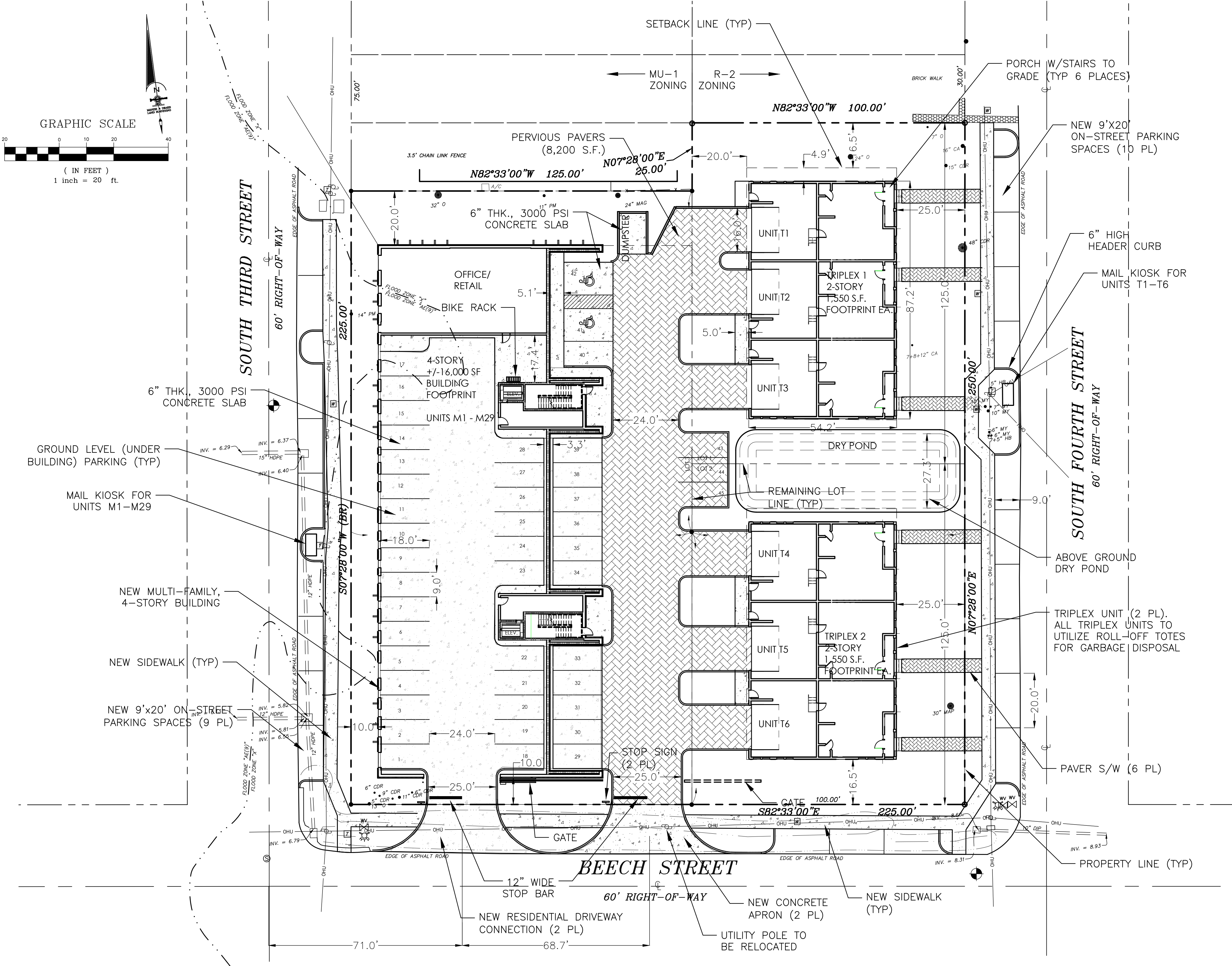
TOTAL UNITS: 29
LOW INCOME UNITS: 12 (41%)

R-2 ZONING (MEDIUM DENSITY RESIDENTIAL) OF 8 UNITS PER ACRE
DENSITY: $((36,404 \text{ S.F.}) / (43,560 \text{ S.F.})) * (8 \text{ DU/AC}) = 6 \text{ UNITS}$
4TH STREET BUILDINGS: 1-STORY AND L.T. 25-FT HEIGHT
TOTAL UNITS: 6
(AFFORDABLE HOUSING NOT APPLICABLE)

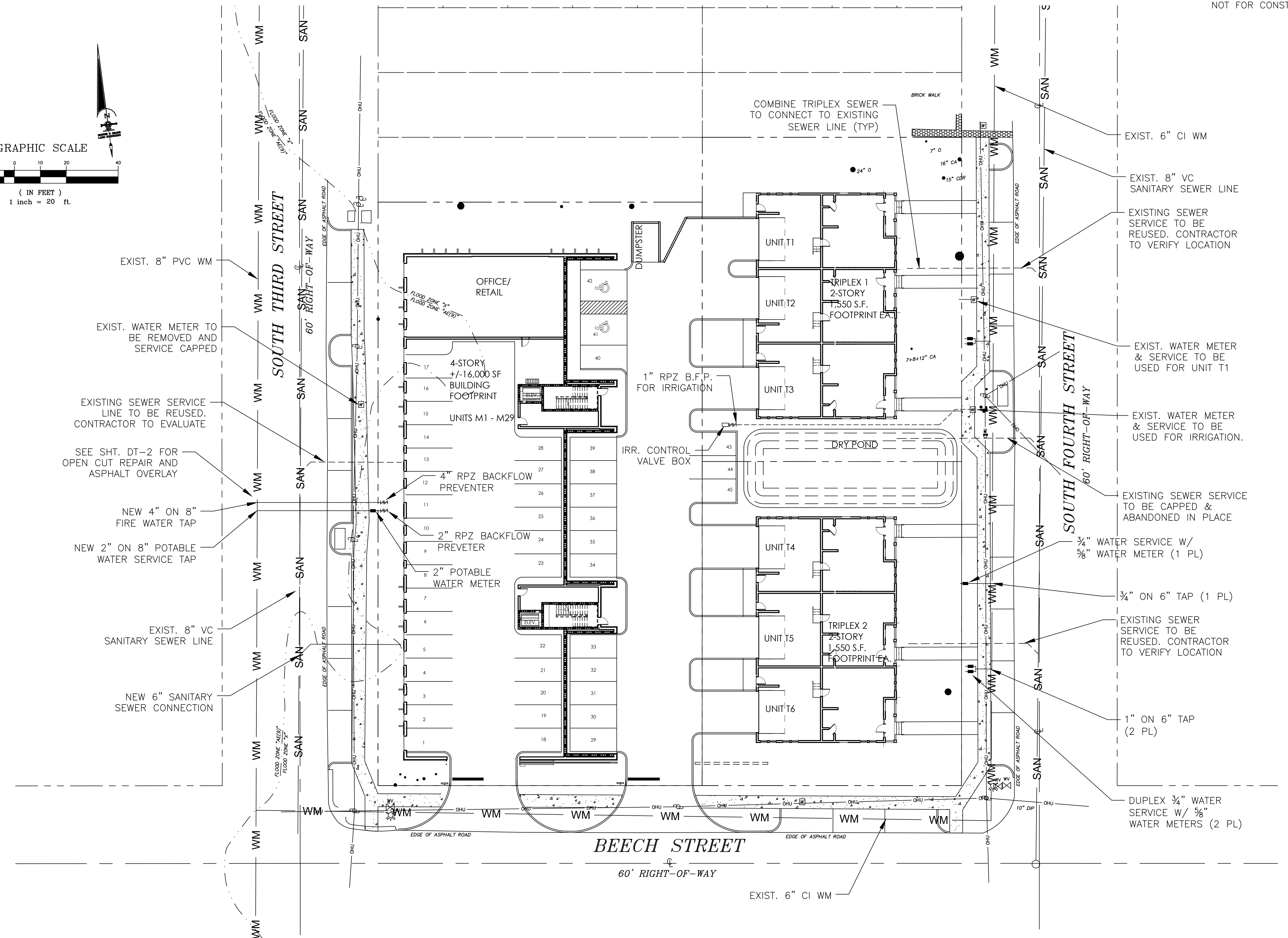
PARKING
3RD STREET OFFICE/RETAIL:
1,900 S.F. AT 1 SPACE PER 300 S.F.: 6 SPACES
TOTAL SPACES PROVIDED: 6
3RD STREET BUILDING:
1ST FLOOR: PARKING
2ND FLOOR: 12 UNITS AT 1 SPACE EACH: 12 SPACES
3RD FLOOR: 8 UNITS AT 1.5 SPACES EACH: 12 SPACES
4TH FLOOR: 9 UNITS AT 1.5 SPACES EACH: 14 SPACES

TOTAL UNITS: 29
TOTAL REQ'D PARKING SPACES: 38
TOTAL PARKING SPACES PROVIDED: 39

4TH STREET BUILDINGS:
6 UNITS AT 2 SPACES EACH: 12 SPACES
TOTAL PARKING SPACES PROVIDED: 12
(CONTAINED W/IN EACH STRUCTURE'S 2-CAR GARAGE)



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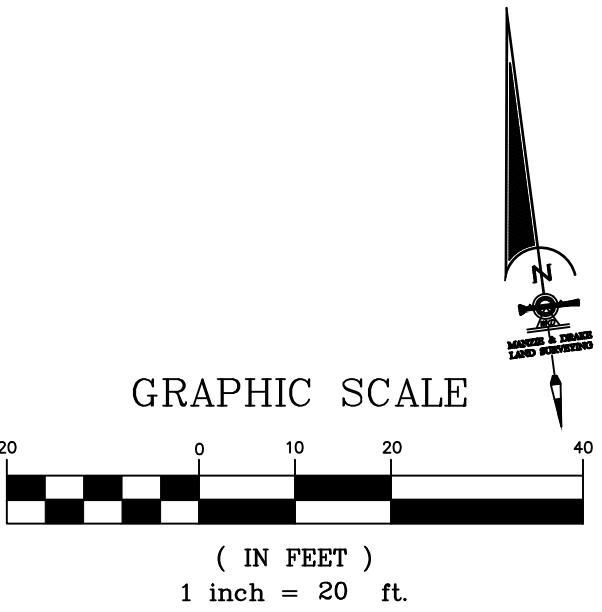
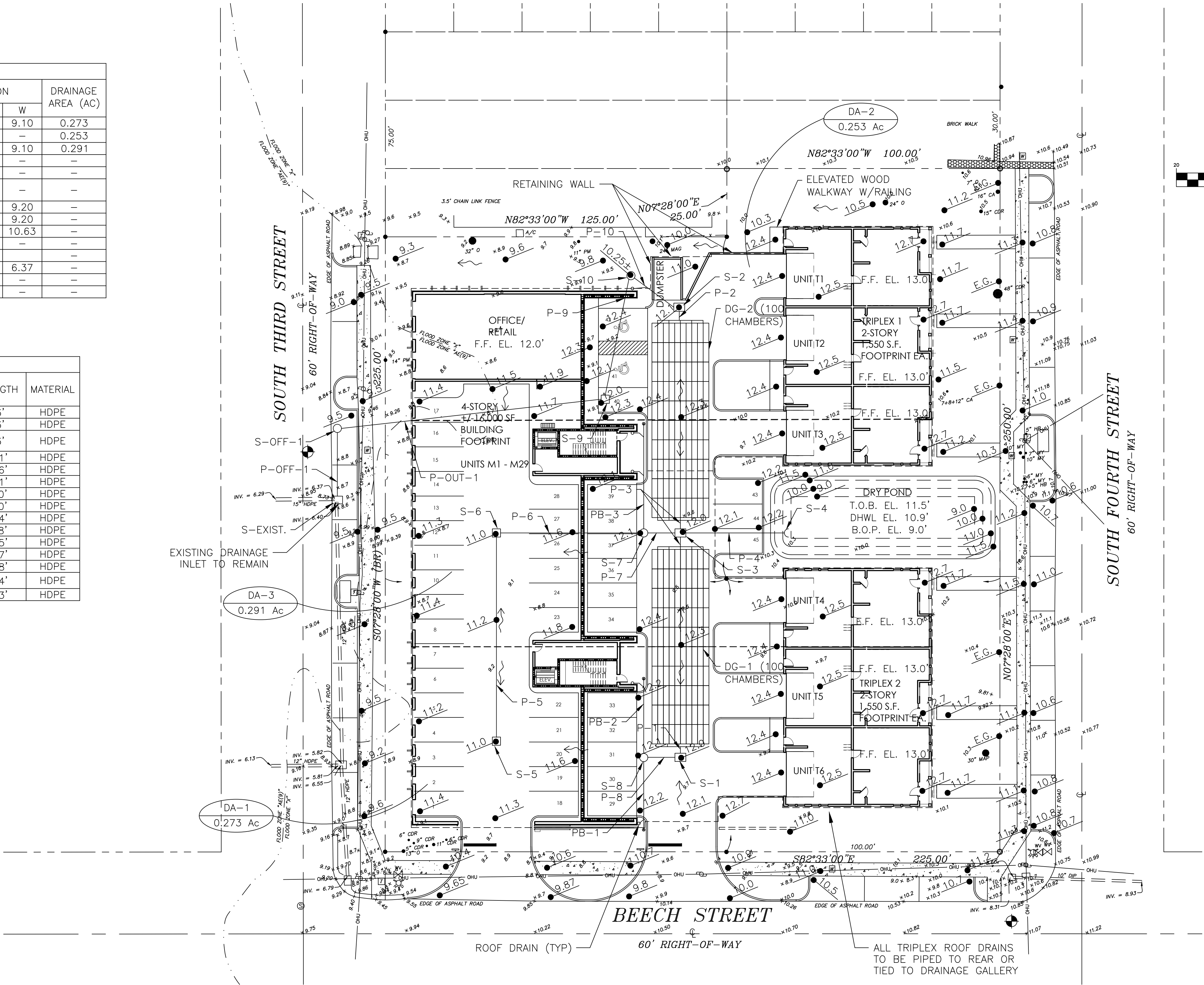


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STRUCTURE TABLE							
NAME	TYPE	TOP/INLET ELEV.	INVERT ELEVATION				DRAINAGE AREA (AC)
			N	S	E	W	
S-1	TYPE C INLET	12.00	9.10	—	—	9.10	0.273
S-2	TYPE C INLET	12.10	9.10	9.10	—	—	0.253
S-3	TYPE C INLET	12.00	9.10	9.10	10.10	9.10	0.291
S-4	MES	—	—	—	10.00	—	—
S-5	TYPE C INLET	11.00	8.60	—	—	—	—
S-6	TYPE C INLET W/ SUMP PUMP	11.00	—	8.50	9.50	—	—
S-7	3'Ø MANHOLE	12.10	9.20	—	9.20	9.20	—
S-8	3'Ø MANHOLE	12.10	9.20	—	9.20	9.20	—
S-9*	TYPE C INLET	12.00	9.30	—	—	10.63	—
S-10	3'Ø MANHOLE	10.25±	—	9.20	9.20	—	—
S-OFF-1	3'Ø MANHOLE	9.00±	—	6.45	6.45	—	—
S-EXIST	TYPE C INLET	8.70	6.40	—	—	6.37	—
DG-1	DRAINAGE GALLERY	11.00	9.00	9.00	—	—	—
DG-2	DRAINAGE GALLERY	11.00	9.00	9.00	—	—	—

* SEE OUTFALL STRUCTURE DETAIL, SHEET DT-1

PIPE TABLE					
NAME	FROM	TO	SIZE	LENGTH	MATERIAL
P-1	S-1	DG-1 MANIF.	8"	3'	HDPE
P-2	S-2	DG-2 MANIF.	8"	3'	HDPE
P-3	S-3	DG-1 & DG-2 MANIF.	8"	3'	HDPE
P-4	S-3	S-4	12"	31'	HDPE
P-5	S-5	S-6	12"	66'	HDPE
P-6	S-6	S-7	4"	51'	HDPE
P-7	S-7	S-3	12"	10'	HDPE
P-8	S-8	S-1	12"	10'	HDPE
P-9	S-9	S-10	12"	44'	HDPE
P-10	S-10	S-2	12"	18'	HDPE
PB-1	BLDG	S-8	12"	25'	HDPE
PB-2	BLDG	S-8	12"	27'	HDPE
PB-3	BLDG	S-7	12"	38'	HDPE
P-OUT-1	S-9	S-OFF-1	12"	94'	HDPE
P-OFF-1	S-OFF-1	S-EXIST	12"	23'	HDPE



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LANDSCAPE PLAN

LOT 1 (UNITS T1–T3) TREE TABLE						
SPECIES	DBH	HEALTHY? (Y/N/INV)	PROTECTED DBH	PARCEL I.D.	RETAINED (Y/N)	RETAINED DBH
CAMPHOR	16	INVASIVE	0	1	Y	0
MYRTLE	25	Y	25	1	Y	25
CAMPHOR	27	INVASIVE	0	1	Y	0
CEDAR	48	Y	48	1	Y	48
CEDAR	15	Y	15	1	Y	15
CAMPHOR	16	INVASIVE	0	1	Y	0
OAK	7	Y	7	1	Y	7
OAK	24	Y	24	1	Y	24
HICKORY	11	N	0	1	N	0
PROTECTED DBH:			119		RETAINED DBH:	119
50% MIN. REQ'D TO REMAIN:			60		DBH TO PLANT BACK:	–60 *

* ONSITE PLANTING/MITIGATION NOT REQUIRED

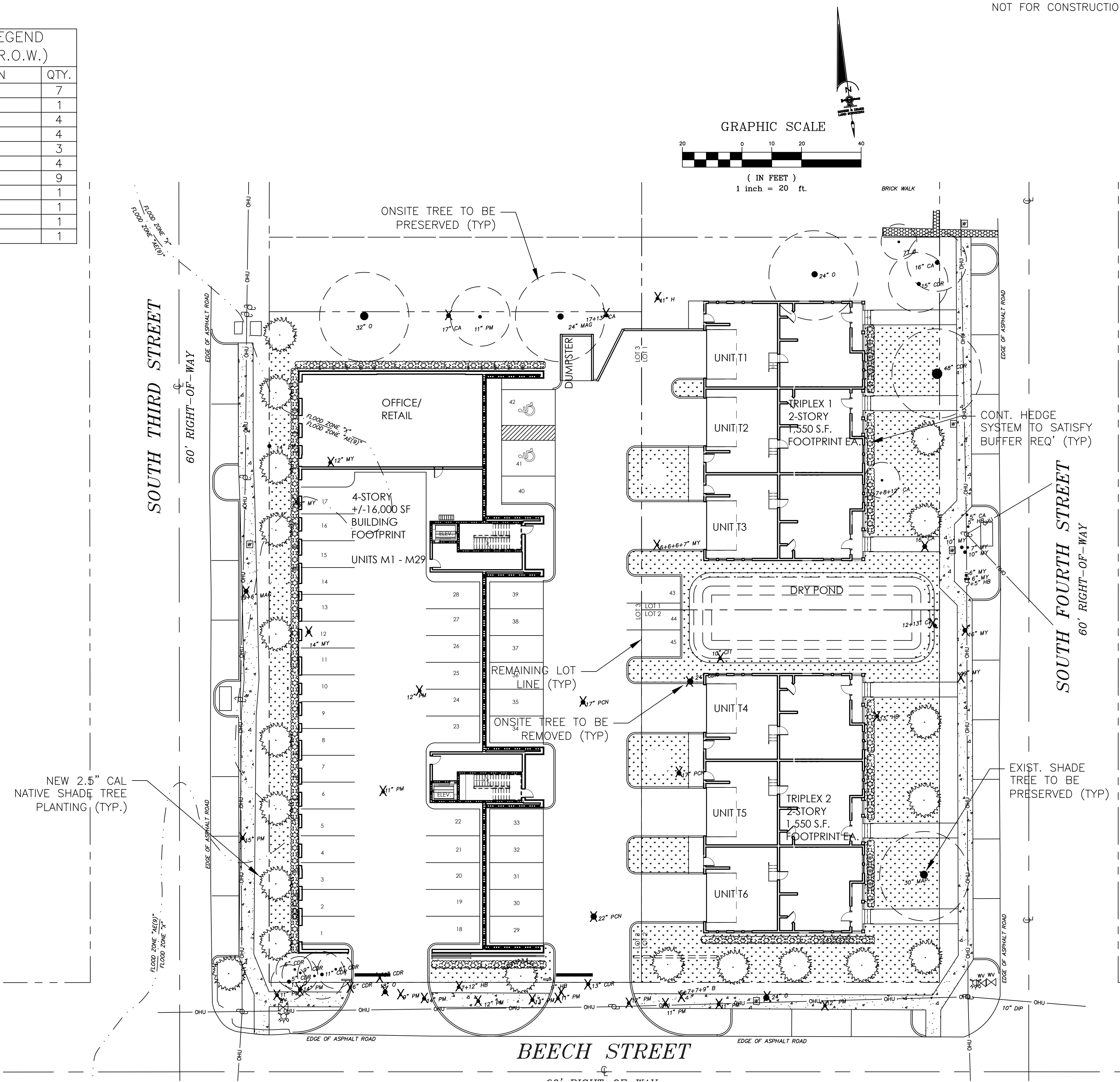
LOT 2 (UNITS T4–T6) TREE TABLE						
SPECIES	DBH	HEALTHY? (Y/N/INV)	PROTECTED DBH	PARCEL I.D.	RETAINED (Y/N)	RETAINED DBH
MAPLE	30	Y	30	2	Y	30
PECAN	17	N	0	2	N	0
HACKBERRY	13	Y	13	2	N	0
CEDAR	24	Y	24	2	N	0
CITRUS	10	Y	10	2	N	0
CAMPHOR	25	INVASIVE	0	2	Y	0
PROTECTED DBH:			77		RETAINED DBH:	30
50% MIN. REQ'D TO REMAIN:			39		DBH TO PLANT BACK:	9 *

* 17.5" DBH PROPOSED TREE PLANTING

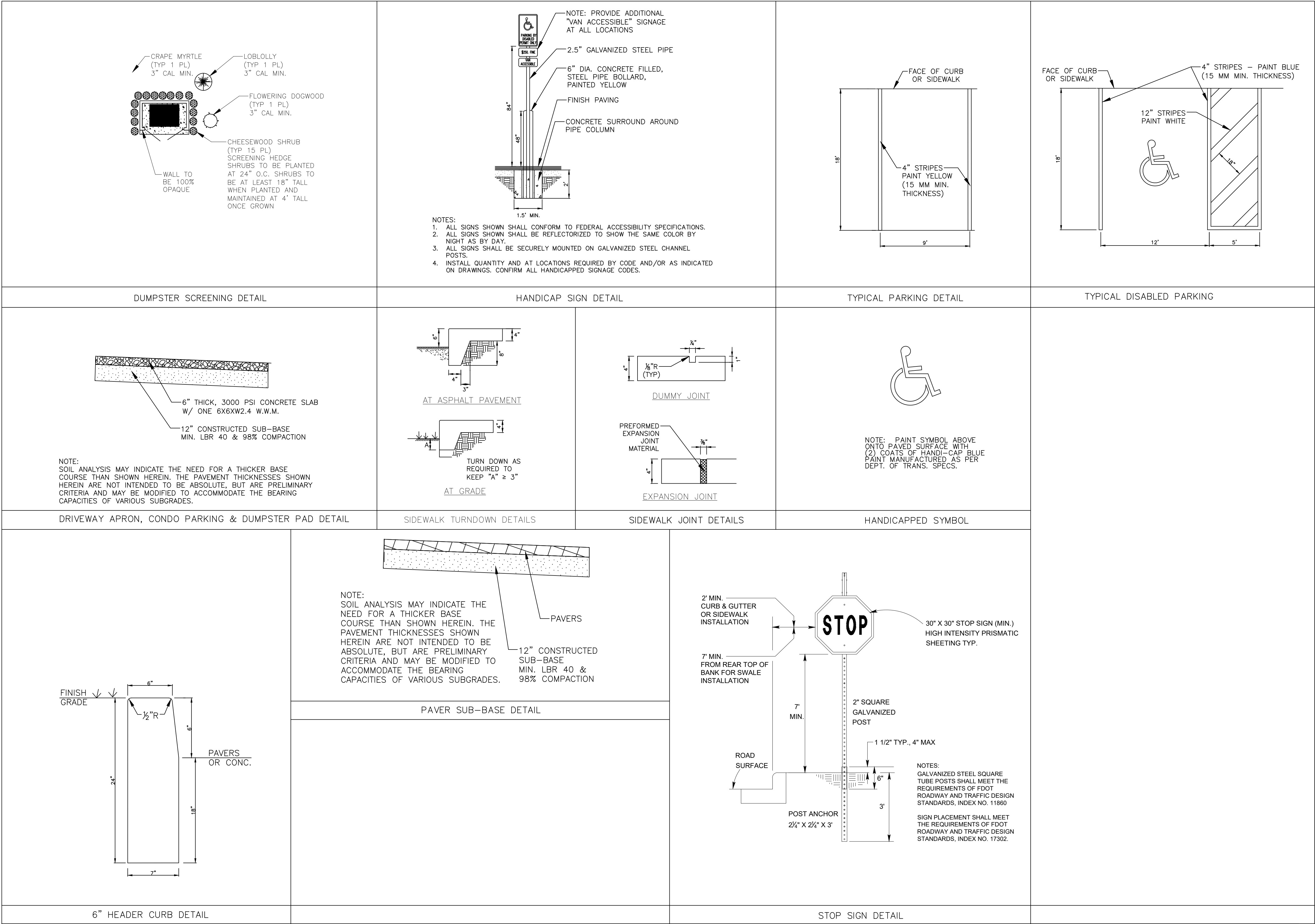
LOT 3 (UNITS M1–M29) TREE TABLE						
SPECIES	DBH	HEALTHY? (Y/N/INV)	PROTECTED DBH	PARCEL I.D.	RETAINED (Y/N)	RETAINED DBH
MAGNOLIA	24	Y	24	3	Y	24
PALM	11	Y	11	3	Y	11
CAMPHOR	17	INVASIVE	0	3	N	0
OAK	32	Y	32	3	Y	32
PALM	14	Y	14	3	N	0
MYRTLE	12	Y	12	3	N	0
MYRTLE	9	Y	9	3	N	0
CAMPHOR	30	INVASIVE	0	3	N	0
PALM	12	Y	12	3	N	0
PECAN	17	Y	17	3	N	0
PALM	11	Y	11	3	N	0
PECAN	22	N	0	3	N	0
CEDAR	6	Y	6	3	Y	6
CEDAR	9	Y	9	3	Y	9
OAK	13	Y	13	3	Y	13
CEDAR	5	Y	5	3	Y	5
CEDAR	11	Y	11	3	Y	11
CEDAR	6	Y	6	3	Y	6
CEDAR	6	Y	6	3	N	0
PROTECTED DBH:			198		RETAINED DBH:	117
50% MIN. REQ'D TO REMAIN:			99		DBH TO PLANT BACK:	–18 *

* ONSITE PLANTING/MITIGATION NOT REQUIRED

EXISTING TREE LEGEND (NOT INCLUDING R.O.W.)		
SYMBOL	DESCRIPTION	QTY.
CA	CAMPHOR	7
MAG	MAGNOLIA	1
PM	PALM	4
O	OAK	4
MY	MYRTLE	3
PCN	PECAN	4
CDR	CEDAR	9
MAP	MAPLE	1
HB	HACKBERRY	1
CT	CITRUS	1
H	HICKORY	1



K				Scale: 1" = 20'	Gillette & Associates, Inc. 31 South 4th Street Fernandina Beach, FL 32034	G & A[®] GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	3RD ST & BEECH ST. MULTIFAMILY CONDO FERNANDINA BEACH, FLORIDA	WORTHY INVESTMENTS LLC	TREE MITIGATION PLAN	REGISTERED DESIGN PROFESSIONAL Asa Ray Gillette III Digitally signed by Asa Ray Gillette III DN: cn=Asa Ray Gillette III, c=US, email=asadg@proseassociates.com Reason: I agree to the terms defined by the placement of my signature on this document. Date: 2024.10.11 09:57:03 -0400	Date: 10/9/24
J				Project Mgr: AG							Project No. 24-10-XX
H				Designed by: AG/RF	Certificate of Authorization No. 9332 DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"						Sheet: TM-1
G				Drawn by: AG							Page 8 of 12
F				QA/QC: NG							
E											
D											
C	AG	10/09/24		REVISED PER T.R.C REVIEW #1							
B	AG	07/12/24		ISSUE FOR C.O.F.B. T.R.C. REVIEW							
A	AG	06/06/24		ISSUE FOR C.O.F.B. FIRST STEP MEETING							
Rev.	By	Date		Revision							



ACCEPTABLE FILL MATERIALS: STORMTECH SC-160LP CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS. (PAVER SYSTEM)	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER. UTILIZE 6" LIMEROCK	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN), DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

ADS GEOSYNTHETICS 601T NON-WOVEN GEOTEXTILE ALL AROUND CLEAN CRUSHED, ANGULAR STONE IN A & B LAYERS

PERIMETER STONE (SEE NOTE 5)

EXCAVATION WALL (CAN BE SLOPED OR VERTICAL)

SC-160 END CAP

SC-160 END CAP

SUBGRADE SOILS (SEE NOTE 3)

TOP OF PERVIOUS PAVER (EL = 12.0± : SEE PLANS)

TOP OF STONE (EL = 11.0)

TOP OF CHAMBER (EL = 10.5)

BOTTOM OF CHAMBER (EL = 9.5)

BOTTOM OF STONE (EL = 9.0)

AT LEAST 12"

EXISTING SHWT

NOTES:

1.SC-160LP CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

2.SC-160LP CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

3."ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.

4.THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.

5.PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.

6.ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

90.7" (2304 mm) ACTUAL LENGTH

25.0"

12.0"

85.4" (2169 mm) INSTALLED LENGTH

BUILD ROW IN THIS DIRECTION

OVERLAP NEXT CHAMBER HERE (OVER SMALL CORRUGATION)

START END

11.7"

18.6"

4.4"

NOMINAL CHAMBER SPECIFICATIONS

SIZE (W x H x INSTALLED LENGTH) : 25.0" x 12.0" x 85.4"

CHAMBER STORAGE: 6.85 CUBIC FEET

MINIMUM INSTALLED STORAGE: 16.0 CUBIC FEET

WEIGHT: 24.0 LBS.

PART #	STUB	A
SC160IEPP08	8"	0.96"

ALL STUBS ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

NOTE: ALL DIMENSIONS ARE NOMINAL

PLAN

SECTION

NOTES:
1. CONCRETE DESIGN STRENGTH 4,000 PSI
2. PIPES SHALL BE FLUSH WITH INSIDE WALL

INFILTRATION GALLERY CROSS SECTION

OUTFALL STRUCTURE (S-9)

P-9

3'-0"

6"

9"

2'-0"

2'-0"

4'-1"

PLAN

TRAFFIC RATED GRATE

4" THICK CONCRETE BAFFLE W/ WEIR

P-OUT-1

TRAFFIC RATED PLATE

TOP OF BOX EL = 12.0

WEIR NOTCH IN BAFFLE EL = 10.75'

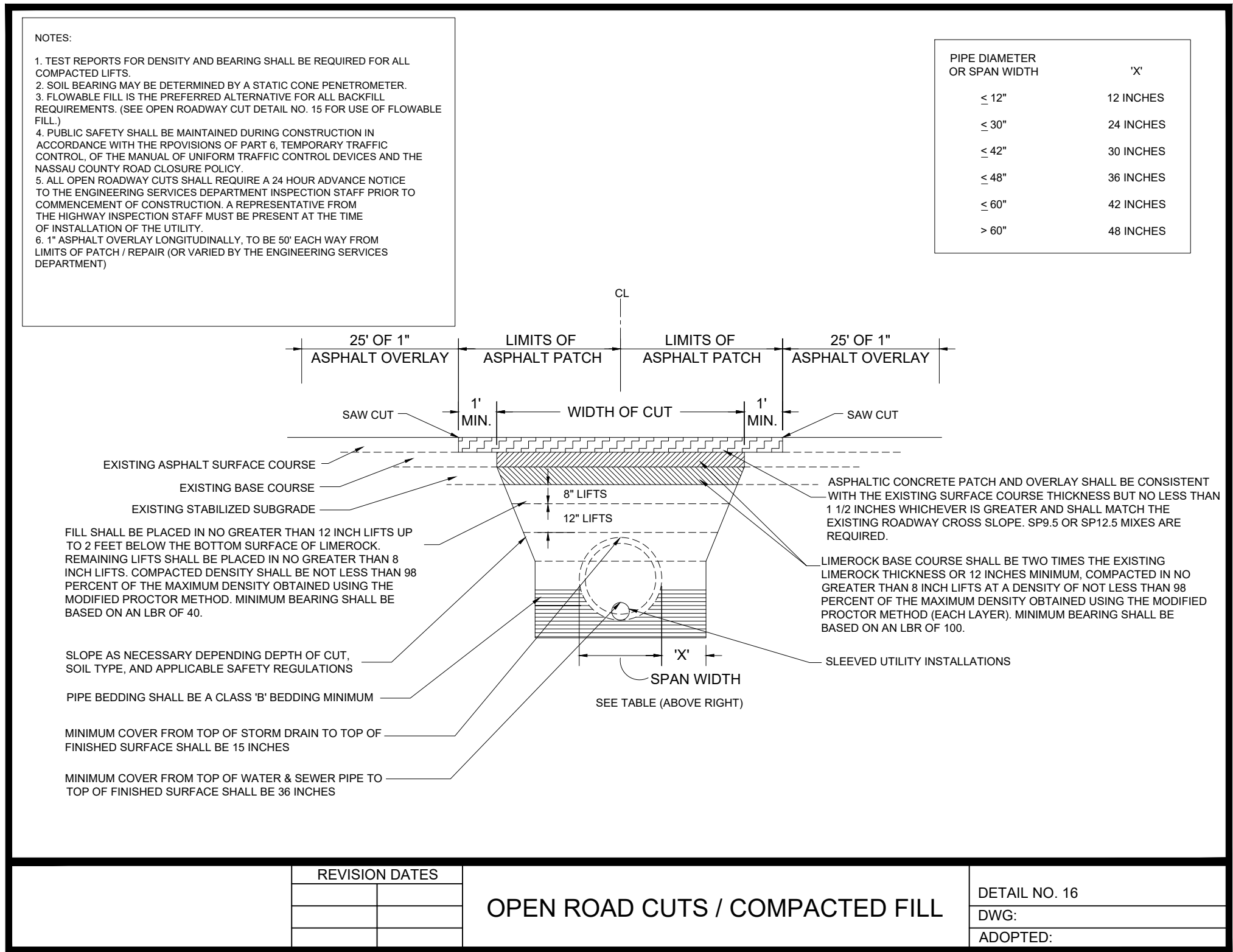
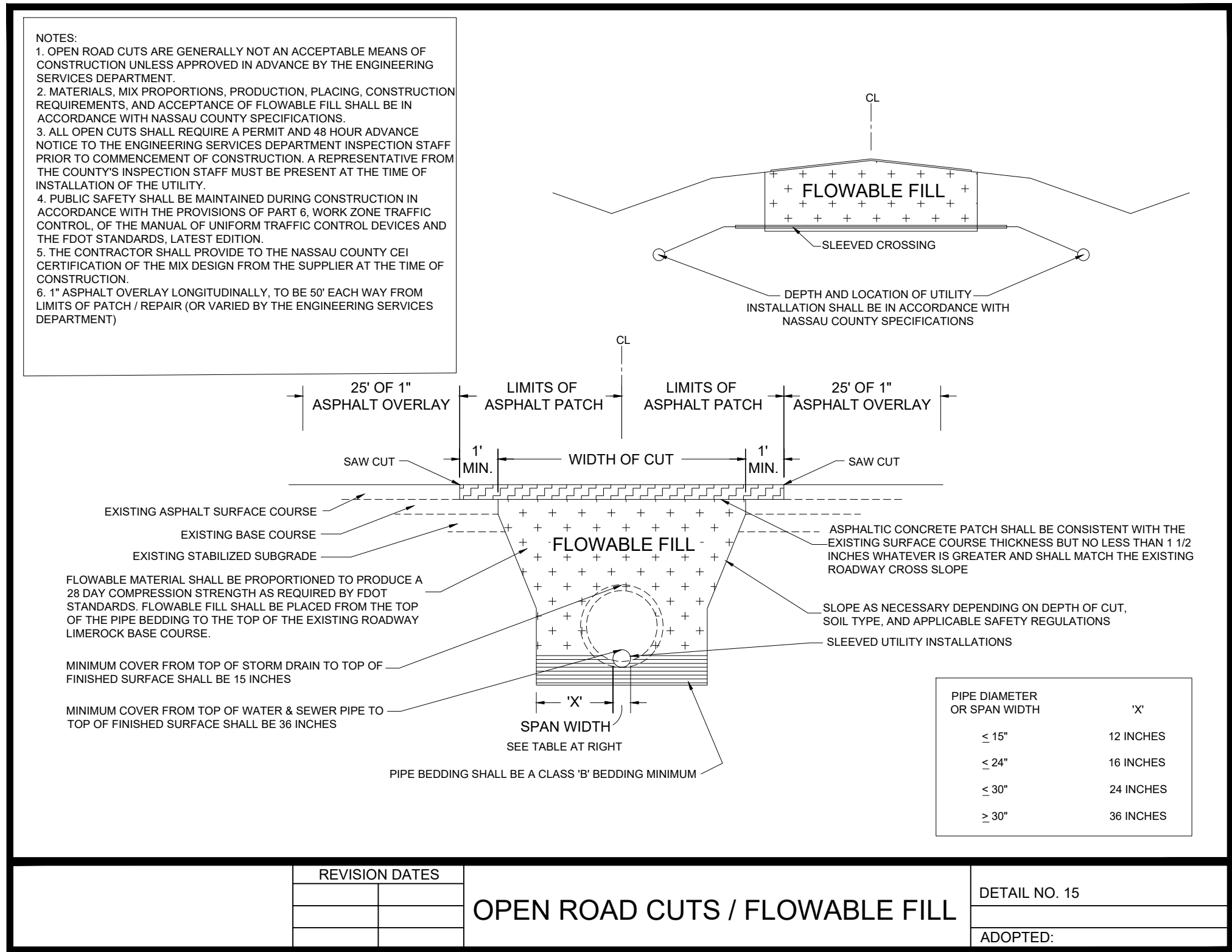
GRATE WEIR NOTCH

P-OUT-1 INV. EL = 10.63'

P-9 INV. EL = 9.30'

BAFFLE DETAIL

K				Scale: NONE	Gillette & Associates, Inc. 31 South 4th Street Fernandina Beach, FL 32034	G & A[®] GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	3RD ST & BEECH ST. MULTIFAMILY CONDO FERNANDINA BEACH, FLORIDA	WORTHY INVESTMENTS LLC	DRAINAGE DETAILS	REGISTERED DESIGN PROFESSIONAL Asa Ray Gillette III Digitally signed by Asa Ray Gillette III DN: cn=Asa Ray Gillette III, c=US, email=asa@gilletteassociates.com Reason: I agree to the terms defined by the placement of my signature on this document. Date: 2024.10.11 09:57:33 -0400 ASA R. GILLETTE, P.E. FLORIDA P.E. NO. 56177	Date: 10/9/24
J				Project Mgr: AG							Project No. 24-10-XX
I				Designed by: AG/RF							Sheet: DT-2
H				Drawn by: AG						Page 10 of 12	
G				QA/QC: NG							
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C	AG	10/09/24		REVISED PER T.R.C REVIEW #1							
B	AG	07/12/24		ISSUE FOR C.O.F.B. T.R.C. REVIEW							
A	AG	06/06/24		ISSUE FOR C.O.F.B. FIRST STEP MEETING							
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J				Project Mgr: AG							Project No. 24-10-XX
I				Designed by: AG/RF							Sheet: DT-3
H				Drawn by: AG							Page 11 of 12
G				QA/QC: NG							
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E											
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C	AG	10/09/24		REVISED PER T.R.C REVIEW #1							
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Rev.	By	Date		Revision							



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

SITE DRAINAGE EVALUATION

**3rd & Beech Multifamily Condos
Fernandina Beach, Florida**

BY

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

Issue Date: July 12, 2024
Revision Date: October 9, 2024

**Asa Ray
Gillette
III**

Digitally signed by Asa Ray Gillette
III
DN: cn=Asa Ray Gillette III, c=US,
email=asa@gilletteassociates.com
Reason: I agree to the terms
defined by the placement of my
signature on this document
Date: 2024.10.11 09:59:24 -0400

EXISTING CONDITIONS

The site consists of 1.22 acres of land at the south end of the block between Ash St. to Beech St., and between South 3rd St., and South 4th St in Fernandina Beach, Florida. The property is currently vacant with previous structures abolished in their entirety. In the pre-developed state, the site drains to the southwest.

PROPOSED CONDITIONS

The proposed development for this property includes the construction of two 3,600 s.f. footprint triplex homes and a four-story, 29-unit residential condominium and apartment building. Stormwater management for the four-story building, interior driving aisle and triplexes will be served by an underground drainage gallery, combined with an above ground dry pond. Stormwater runoff from the proposed improvements will be routed to the drainage gallery through a series of storm water pipes and structures, which are hydraulically connected to the above ground dry pond via structure S-3.

The drainage gallery has been designed to store 3,195 c.f. with the bottom of the stone fill at elev. 9.00' and the top of the stone fill at elev. 11.00'. The above ground dry pond has a top of bank at elevation 11.0' and a bottom of pond at elevation 9.0' and a volume of 4,237 c.f. The bottom of the stone fill and bottom of the dry pond are two feet above the seasonal high groundwater level based on the geotechnical report (see attached). The proposed outfall for the drainage gallery and dry pond is a weir notch in a baffle located in structure S-9. This structure is connected to an existing ditch bottom inlet to the west, located in the Third Street right-of-way. The weir notch in structure S-9 is set to elevation 10.75' per the MODRET calculations, which also satisfies the required treatment volume elevation of 10.73'.

DRAINAGE ANALYSIS

A stormwater simulation was conducted using MODRET utilizing the 10-year, 24-hour storm event to ensure that the drainage gallery recovers the treatment volume within 72 hours. The simulation information and results are shown below. Summary of the 10-year storm event:

- Top of Pond Elevation: 11.0-ft
- Design High Water Elevation: 10.9-ft
- Weir Elevation: 10.75-ft
- Recovery time 72 hours

TREATMENT VOLUME CALCULATIONS

Beech St. Multifamily Post Developed

Basin Calculations

Basin 1

Composite Cn

Total Drainage Area = 46864 ft²
 Impervious Area = 32101 ft²
 Pond Area = 3120 ft²

Impervious Cn = 98.0
 Pond Cn = 50.0
 Pervious Cn = 74.0

Composite Cn = 88.8

Time of Concentration, Tc

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

Tc = 12 min.

Dry Pond Information

El. (ft.)		Area ft ²	Volume ft ³	
11.00	TOB	2130	3290	0.80
10.20	weir	1985	1644	
10.00		1550	1290	
9.00		1030	0	

U/G Vault Information

El. (ft.)	Area ft ²	Volume ft ³
11.00	2982	3195

Treatment Volume Required, TVR (on-line retention)

TVR = 1" * (1/12") * Total Drainage Area = 3905 ft³
 or
 TVR = 1.75" * (1/12") * Total Impervious Drainage Area = 4681 ft³

Treatment Volume Provided, TVP

TVR = 4681 ft³

TVP = Vol @ Weir = 4839 ft³ **OK**

Avg. Weir Elevation to Meet TVR: 10.73 ft

DRAINAGE GALLERY CALCULATIONS

Project: 3rd & Beech Multifamily



Chamber Model -
Units -

SC-160

Imperial

[Click Here for Metric](#)

100

Number of chambers -

200

Voids in the stone (porosity) -

40

%

Base of STONE Elevation -

9.00

ft

Amount of Stone Above Chambers -

6

in

Amount of Stone Below Chambers -

6

in

2982

☐ Include Perimeter Stone in Calculations

StormTech SC-160 Cumulative Storage Volumes

Height of System (inches)	Incremental Single Chamber (cubic feet)	Incremental Total Chamber (cubic feet)	Incremental Stone (cubic feet)	Incremental Ch & St (cubic feet)	Cumulative Chamber (cubic feet)	Elevation (feet)
24	0.00	0.00	98.84	98.84	3194.65	11.00
23	0.00	0.00	98.84	98.84	3095.81	10.92
22	0.00	0.00	98.84	98.84	2996.97	10.83
21	0.00	0.00	98.84	98.84	2898.13	10.75
20	0.00	0.00	98.84	98.84	2799.28	10.67
19	0.00	0.00	98.84	98.84	2700.44	10.58
18	0.05	10.24	94.75	104.99	2601.60	10.50
17	0.13	26.88	88.09	114.97	2496.61	10.42
16	0.29	58.12	75.60	133.71	2381.64	10.33
15	0.44	88.39	63.49	151.87	2247.92	10.25
14	0.54	107.83	55.71	163.54	2096.05	10.17
13	0.62	123.27	49.54	172.80	1932.51	10.08
12	0.68	136.15	44.38	180.53	1759.70	10.00
11	0.74	147.18	39.97	187.15	1579.17	9.92
10	0.78	156.68	36.17	192.85	1392.02	9.83
9	0.82	164.98	32.85	197.83	1199.17	9.75
8	0.86	172.07	30.01	202.08	1001.34	9.67
7	0.89	178.93	27.27	206.20	799.26	9.58
6	0.00	0.00	98.84	98.84	593.06	9.50
5	0.00	0.00	98.84	98.84	494.21	9.42
4	0.00	0.00	98.84	98.84	395.37	9.33
3	0.00	0.00	98.84	98.84	296.53	9.25
2	0.00	0.00	98.84	98.84	197.69	9.17
1	0.00	0.00	98.84	98.84	98.84	9.08

MODRET ANALYSIS
10-YEAR, 24-HOUR STORM EVENT

MODRET

HYDROGRAPH DATA INPUT - SCS UNIT METHOD

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

Contributing Basin Area

1.08 ac.

SCS Curve Number

76.40

Time of Concentration

13.00 min.

Rainfall Depth

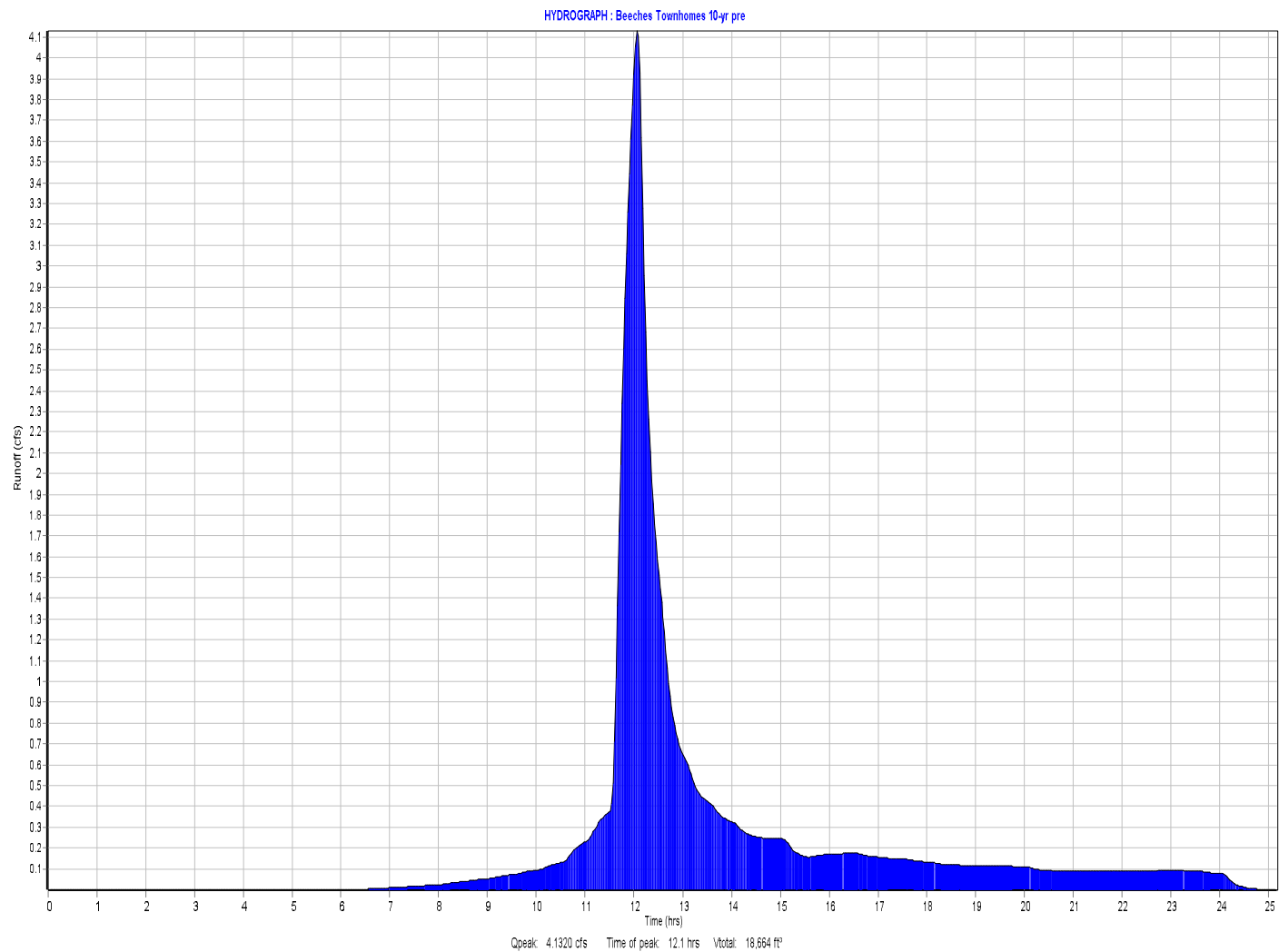
7.50 in.

Shape Factor

323

Percent DCIA

0.00 %



MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

PROJECT NAME : Beeches Townhomes 10yr Treatment
HYDROGRAPH RUNOFF DATA USED
UNSATURATED ANALYSIS EXCLUDED

Pond Bottom Area	4,890.00 ft ²
Pond Volume between Bottom & DHWL	8,191.00 ft ³
Pond Length to Width Ratio (L/W)	2.50
Elevation of Effective Aquifer Base	-30.50 ft
Elevation of Seasonal High Groundwater Table	7.00 ft
Elevation of Starting Water Level	9.00 ft
Elevation of Pond Bottom	9.00 ft
Is there overflow ?	Y
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.22
Unsaturated Vertical Hydraulic Conductivity	25.80 ft/d
Factor of Safety	2.00
Saturated Horizontal Hydraulic Conductivity	11.32 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: 6.02 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 : Beeches Townhomes 10yr Treatment
Structure Type: SHARP CRESTED

Crest Elevation	10.75 ft
Crest Length	6.00 ft
Coefficient of Discharge	3.31
Weir Flow Exponent	1.50
Number of Contractions	0.00
Design High Water Level Elevation	11.00 ft

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Beeches Townhomes 10yr Treatment

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft ³)
00.00 - 0.03	7.000	0.000 *		
			0.00000	
0.03	7.000	0.21014		
			0.18191	
1.05	9.000	0.15369		0.00
			0.12546	
2.07	9.000	0.11234		0.00
			0.09923	
3.09	9.000	0.09252		0.00
			0.08580	
4.11	9.000	0.08266		0.00
			0.07953	
5.13	9.000	0.07775		0.00
			0.07597	
6.15	9.000	0.07588		0.00
			0.07580	
7.17	9.000	0.07612		0.00
			0.07643	
8.19	9.000	0.07870		0.00
			0.08097	
9.21	9.043	0.08497		0.00
			0.08898	
10.23	9.189	0.09989		0.00
			0.11080	
11.25	9.491	0.17580		0.00
			0.24081	
12.27	10.925	0.21488		5,376.60
			0.18895	
13.29	10.866	0.17443		8,248.30

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Beeches Townhomes 10yr Treatment

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft ³)
			0.15990	
14.31	10.809	0.15241		9,305.20
			0.14492	
15.33	10.786	0.13964		9,813.20
			0.13435	
16.35	10.771	0.13129		10,052.00
			0.12823	
17.37	10.768	0.12552		10,240.00
			0.12281	
18.39	10.762	0.12070		10,354.00
			0.11858	
19.41	10.756	0.11671		10,415.00
			0.11484	
20.43	10.752	0.11282		10,437.00
			0.11080	
21.45	10.740	0.10922		10,437.00
			0.10765	
22.47	10.730	0.10646		10,437.00
			0.10527	
23.49	10.724	0.10250		10,437.00
			0.09973	
24.51	10.687	0.09668		10,437.00
			0.06074	
36.51	10.047	0.05175		10,437.00
			0.04277	
48.51	9.596	0.03747		10,437.00
			0.03217	
60.51	9.256	0.02868		10,437.00

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Beeches Townhomes 10yr Treatment

[illegible]

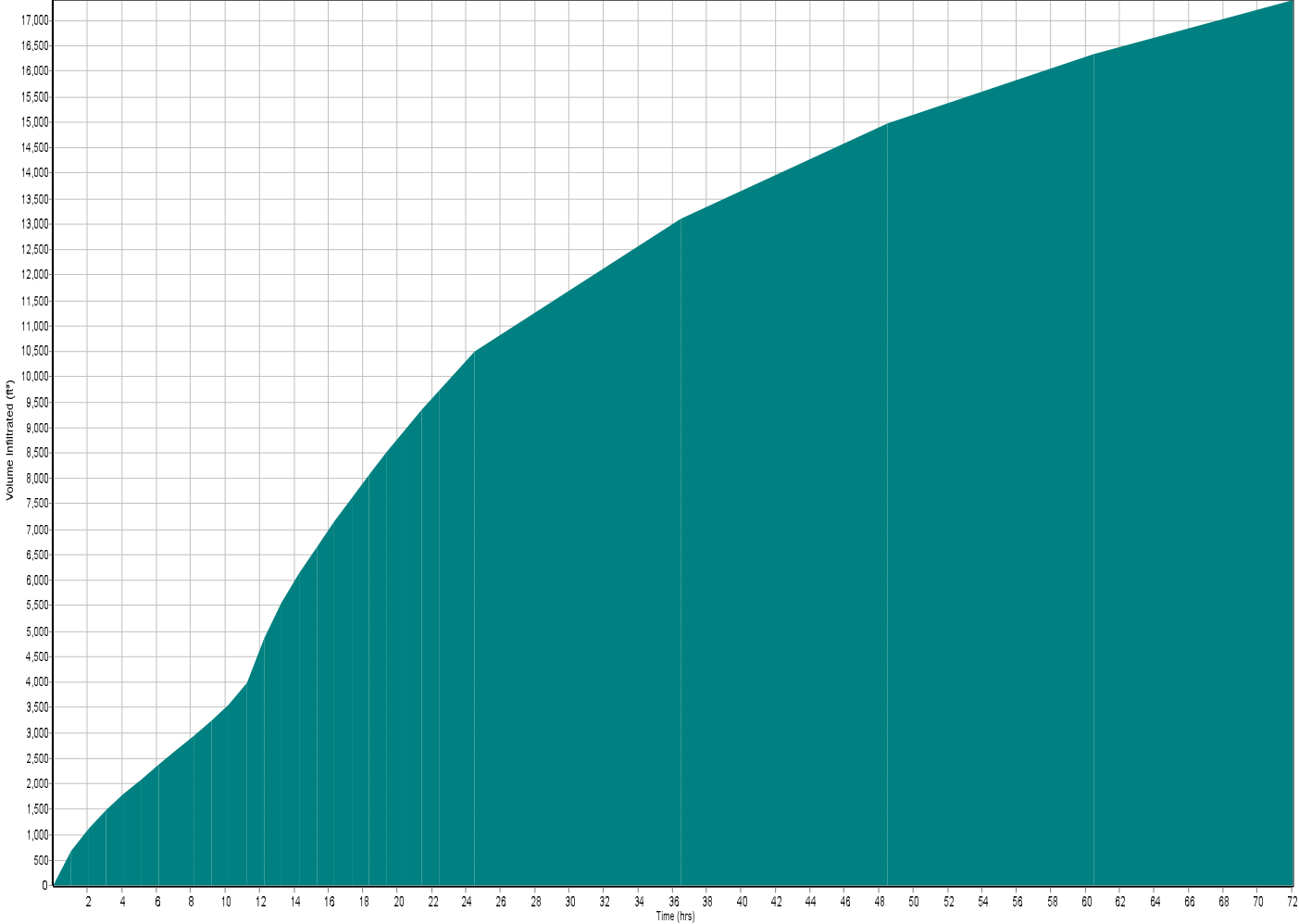
Maximum Water Elevation: 10.925 feet @ 12.27 hours

Recovery @ 72.082 hours

* Time increment when there is no runoff

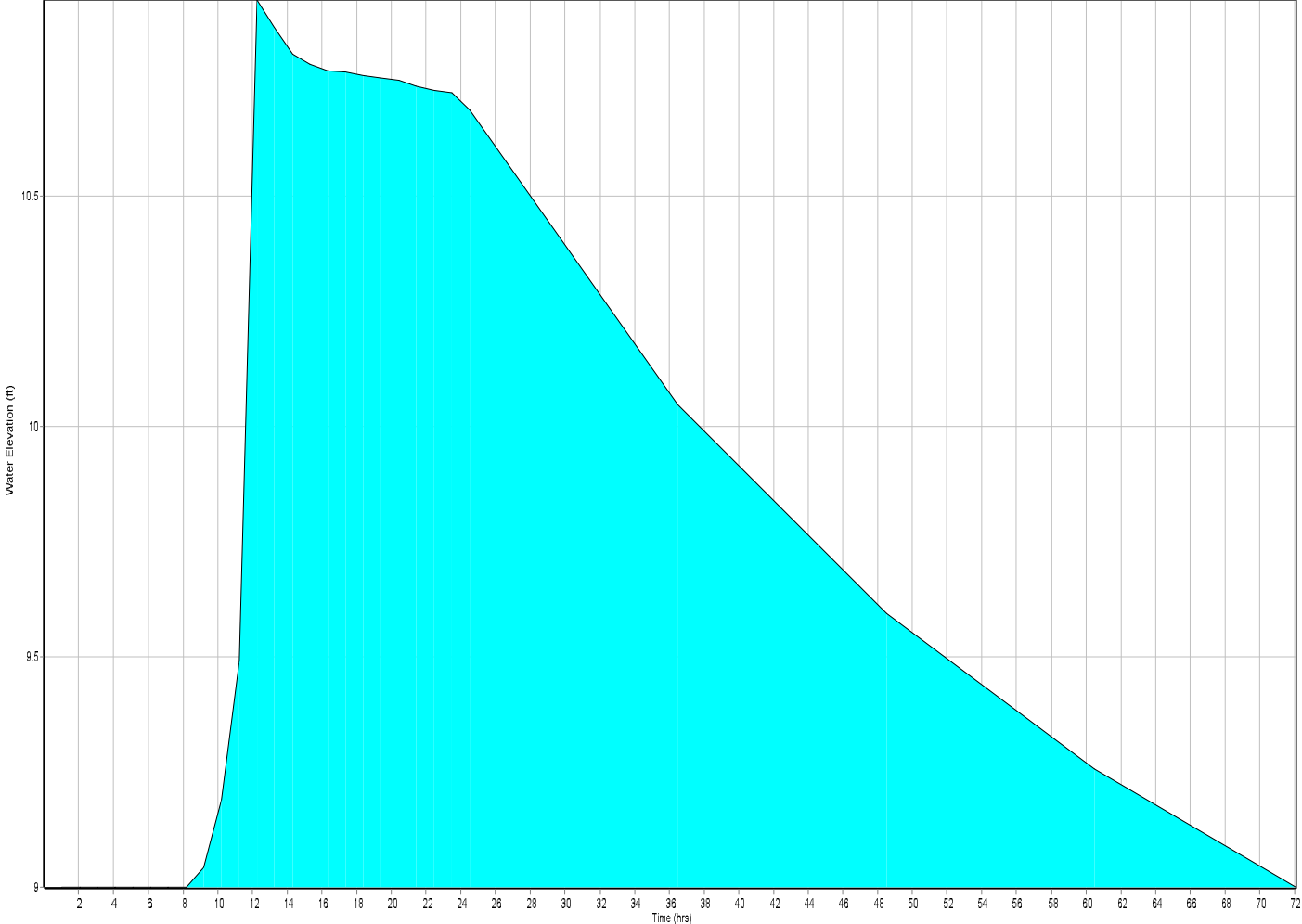
Maximum Infiltration Rate: 5.080 ft/day

INFILTRATION : BEECHES TOWNHOMES 10YR TREATMENT



Total Volume Infiltrated = 17,404 ft³

INFILTRATION : BEECHES TOWNHOMES 10YR TREATMENT



Max Water Elevation = 10.93 ft

GEOTECHNICAL REPORT



OF JAX, INC.

REPORT OF GEOTECHNICAL EXPLORATION
& ENGINEERING EVALUATION
BEECH STREET TOWN-HOMES
125 SOUTH FOURTH STREET
FERNANDINA BEACH, FLORIDA
AGES JOB NO. J20496, REPORT NO. 001

FOR

GILLETTE & ASSOCIATES, INC.
20 SOUTH FOURTH STREET
FERNANDINA BEACH, FLORIDA 32034

MR. ASA GILLETTE. P.E.

JULY 11, 2022

PREPARED BY

AGES of JAX, Inc.

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



July 11, 2022

GILLETTE & ASSOCIATES, INC.
20 South Fourth Street
Fernandina Beach, Florida 32034

Attn: Mr. Asa Gillette, P.E.

Re: Report of Geotechnical Exploration & Engineering Evaluation
Beech Street Town-homes - 125 South Fourth Street
Fernandina Beach, Florida
AGES Job No. J20498, Report No. 001

Dear Mr. Gillette:

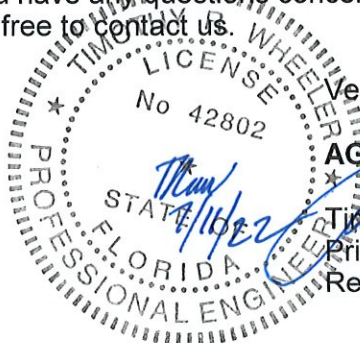
AGES OF JAX (AGES), Inc. has completed a geotechnical exploration of the subsurface conditions beneath the proposed town-home structure, roadway and storm-water pond construction areas for the referenced project. Our services were performed in general accordance with our Proposal No. 22JP9085 dated April 11, 2022 and formally authorized by Mr. Asa Gillette of Gillette & Associates, Inc. on April 21, 2022. This report includes: (1) A brief description of the planned construction; (2) A summary of the field exploration and laboratory testing performed and results that were obtained; (3) Foundation design and site preparation recommendations for the proposed town-home building structures, (4) Guideline pavement design and construction recommendations; and (5) Surface aquifer characterization parameters for use in storm-water pond design and permitting.

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

Very truly yours,

AGES of JAX, INC.

Timothy R. Wheeler, P.E.
Principal Engineer/Vice-President
Registered, Florida No. 42802



TRW/trw/J20498.wpd

Attachments
Email Distribution: Addressee (1)

AGES of JAX, Inc.

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DATA ATTACHMENTS

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

REPORT ATTACHMENTS

1.0 PROJECT BACKGROUND INFORMATION

General project information has been provided by Mr. Asa Gillette of Gillette & Associates, Inc. during recent phone conversations and Email correspondence. In Email correspondence from Mr. Gillette, dated April 11, 2022, we were provided with a Site Plan, undated, prepared by Gillette & Associates, Inc. which provides the site boundaries, proposed building layout and proposed location, configuration of the asphalt pavement areas and the suggested boring/test locations.

Based upon the information provided, we understand that a town-home residential development will be constructed on an approximate 1.3 acre parcel of land located on Beech Street between South Third Street and South Fourth Street, in Fernandina Beach, Florida. The proposed residential development will include:

- * Six(6) 2 to 3-story wood framed town-home structures with an individual floor footprint of approximately 3,000 square feet;
- * Asphalt paved parking and entrance drive through areas; and
- * Dry pond and swale storm-water management facilities.

Detailed structural loading information and construction details are unavailable at the present time. Therefore, we have assumed that the column and wall loads will be on the order of 75 kips and 3 klf, respectively. The proposed building finish floor design grades have not been provided. We have therefore estimated that one(1) to two(2) feet of elevating fill will be required in the building construction areas to achieve final site design grades.

2.0 GEOTECHNICAL FIELD EXPLORATION

2.1 Purpose of Exploration

The objective of this geotechnical field exploration was to obtain site and subsurface data for use in: (1) The evaluation of the site with respect to the proposed construction; (2) The development of foundation design and site preparation recommendations for the proposed town-home structure(s); (3) Development of guideline roadway pavement design and construction recommendations; and (4) The design and permitting of the stormwater management system. The geotechnical field exploration therefore consisted of field exploratory borings, laboratory testing program and a geotechnical engineering analysis of the collected test data.

2.2 Subsurface Testing

The field testing program, which was conducted during the period of June 10 to June 17, 2022, included two(2) 30 to 35-foot deep penetration test borings (B1 and B2) in the proposed town-home building construction areas and three(3) 6-foot auger borings (A1 to A3) in the planned roadway pavement construction areas. Storm-water management facility related testing included one(1) 15 feet deep auger boring (LA1), one(1) double ring infiltration test (DRI1) at a depth of 8 inches, installation of a 13 feet deep temporary monitoring well (TMW1) with 10-foot screen and performance of Rising and Falling Head hydraulic conductivity tests in TMW1. The Rising and Falling Head "slug" tests were performed in accordance with the procedures outlined in ASTM D4044/D4044M-15, to determine the saturated horizontal hydraulic conductivity (Khsat) of the surface aquifer. The test results were analyzed using Hvorslev Time Lag Analytical procedures.

The field testing locations were selected by the client and established in the field by our personnel using hand held GPS based measuring equipment. The boring/test locations are shown on the attached Field Exploration Plan and should be considered approximate. The ground surface elevations at the boring/test locations were interpolated from the information provided to us.

The attached Test Boring Records, Auger Boring Records and Generalized Subsurface Profile (GSP) present the descriptions of the subsurface soils encountered, the groundwater levels encountered and the penetration resistance values recorded when drilling and sampling the test borings. The subsurface conditions are graphically illustrated on the attached Generalized Subsurface Profile sheet. The stratification lines and depth designations on the boring records and profile represent the approximate boundary between the various soils encountered, as determined in the field by our drillers, and the transition from one strata to the next should be considered approximate. The rising and falling Head "Slug Test" data, and Double Ring Infiltration Test Data are also presented in the attachments. A brief discussion of the drilling, sampling, and field testing techniques used during the geotechnical exploration is provided in the attached Field Exploration Procedures section.

2.3 Laboratory Testing

Routine laboratory testing was conducted on representative samples of the soils encountered to provide data for: (1) Soil classification according to the AASHTO (ASTM D3282) and USCS (D2487) Soil Classification Systems, and (2) To provide data for correlation of strength, compressibility and shrink/swell parameters. The index classification testing included four (4) percent moisture content tests and four(4) percent fines content tests.

The laboratory test results are presented on the attached Summary of Laboratory Test Data Sheet. All laboratory testing was conducted in general accordance with applicable standards. A brief description of laboratory testing procedures is presented in the attached Laboratory Test Procedures sheets.

3.0 GEOTECHNICAL FINDINGS

3.1 Site Conditions

The existing site conditions were observed by our field representatives on June 10, 2022. As shown on the attached Site Location Map and Field Exploration Plan, the site is located at 125 South Fourth Street in Fernandina Beach, Florida. The site is slightly wooded and is relatively level in topography. There were several existing one(1) story residential structures observed on the property at the time of our site visit. No standing water was observed on the site at the time of our visit. The surface soils consisted of root mat, dark brown, grey brown and grey fine sands and slightly silty fine sands.

3.2 Subsurface Conditions

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

3.2.1 Soil Conditions - After root mat for 4 inches, soil borings B1 and B2, performed within the proposed townhome structure building construction areas, typically encountered alternating strata of very loose to very dense brown to dark brown, grey, grey brown and greenish grey slightly silty fine sands(SP-SM) and silty to very silty fine sands(SM), along with very soft to stiff, grey and greenish grey silts(MH) to the maximum boring termination depth of 40 feet. Penetration resistance values within these strata varied from 3 to 20 blows per foot.

The auger borings A1 and A2, along with TMW1, typically encountered a similar subsurface profile as did the penetration test borings to the maximum boring termination depths of 6 and 15 feet.

3.2.2 Groundwater Conditions - The groundwater levels encountered at the time of drilling ranged from approximately 2.5 to 4.0 feet below the existing ground surface. These water levels are considered to be at the seasonal high groundwater levels. The groundwater level should be expected to fluctuate due to seasonal climatic variations, changes in surface water runoff patterns across the site, construction activity and the subsequent development as planned, and other interrelated factors. Since groundwater variations are anticipated, design drawings and specifications should accommodate such possibilities and construction planning should be based on the assumption that variations will occur.

3.3 Storm-water Management Facility Test Results

The borings/tests performed in the proposed storm-water treatment pond areas encountered alternating strata of slightly silty fine sands(SP-SM/A-3), silty fine sands(SM) and sandy silts. The groundwater level was encountered 4.0 feet (Elevation El.+6.0) below the ground surface. The seasonal high groundwater level is estimated to be 3.0 feet (Elevation El.+7.0) below the ground surface. The aquifer thickness is estimated to be 20 feet. The fillable porosity of the sand deposit is estimated to be 0.22. The saturated horizontal hydraulic conductivity of the surface sand stratum was calculated to be 5.66 ft/day at TMW1. The average unsaturated vertical hydraulic conductivity (Kvunsat, infiltration rate) was measured to be 12.9 inches/hour at DRI1.

4.0 PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION

4.1 Basis of Evaluation & Recommendations

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

4.2 Foundation System Evaluation

Based upon our geotechnical findings and our understanding of the proposed construction, we consider the site and subsurface conditions adaptable for support of the proposed structures upon a properly designed and constructed shallow foundations. The shallow foundation system may be designed using an allowable bearing pressure of 2,500 psf. Provided that the design and construction recommendations outlined subsequently are implemented, we estimate that total structural settlement

due to fill and structural loads should be on the order of one inch or less. In addition, post construction differential settlements should be within tolerable magnitudes. The settlements should occur concurrently with construction due to the generally sandy nature of the soils encountered. Site preparation necessary for proper foundation performance includes:

- * Demolition of any remaining existing buildings, asphalt and/or concrete pavement systems, driveway slabs, foundations and conflicting underground utilities.
- * Clearing/grubbing/stripping of all conflicting wooded areas, topsoil and surface vegetation, including their root systems.
- * Compaction of the exposed natural soils to depths of 12 to 24 inches to densities equivalent to 95 percent of the Modified Proctor maximum dry density (ASTM D 1557) using a medium weight vibratory drum roller with a minimum drum weight of 3 to 4 tons and a minimum drum diameter of 3 to 4 feet
- * Placement and compaction of any required structural fill to densities equivalent to 95 percent of the Modified Proctor maximum dry density (ASTM D 1557) within the building areas.

Due to the underlying very loose silty fine sands and very soft to soft silts encountered in the depth range of 12 to 22 feet, we strongly recommend that the placement and compaction of the required elevating fill be completed at least 60 to 90 days prior to the start of construction. This "pre-load period of 60 to 90 days will be necessary whether the monolithic slab option or the stem wall option for the shallow foundation system is used.

5.0 PRELIMINARY FOUNDATION DESIGN & SITE PREPARATION RECOMMENDATIONS

5.1 Foundation Design Recommendations

5.1.1 Foundation Type - We consider a conventional shallow foundation system applicable for this project if the site preparation recommendations presented in section 5.2 of this report are performed.

5.1.2 Bearing Pressure & Depth - The maximum allowable soil bearing pressure for use in shallow foundation design should not exceed 2,500 psf. The foundations should be designed based upon the maximum load which could be imposed by all loading conditions. The exterior footings should bear at a depth of at least 12 inches below the exterior final grades and the interior footings should bear at least 12 inches below the interior floor slab. These minimum bearing depths should provide the necessary confinement for the soils at the foundation bearing levels.

5.1.3 Foundation Size - The minimum widths recommended for isolated spread-type footings and continuous wall footings are 24 and 18 inches, respectively. Even though the maximum allowable soil bearing pressure may not be achieved, these minimum width recommendations should still control the size of the foundations.

5.1.4 Bearing Material - The foundations may bear in either the compacted suitable natural granular soils or compacted structural backfill or fill. The bearing level soils, after compaction, should exhibit densities equivalent to 95 percent of the Modified Proctor maximum dry density (ASTM D 1557) to a depth of at least one-foot below the foundation bearing levels.

Due to the underlying very loose silty fine sands and very soft to soft silts encountered in the depth range of 12 to 22 feet, we strongly recommend that the placement and compaction of the required elevating fill be completed at least 60 to 90 days prior to the start of construction. This "pre-load period of 60 to 90 days will be necessary whether the monolithic slab option or the stem wall option for the shallow foundation system is used.

5.2 Site Preparation Recommendations

5.2.1 Temporary Groundwater Control - During our preliminary geotechnical exploration, the groundwater level was encountered at depths of 2.5 to 4.0 feet below the existing site grades. Dependent upon the groundwater levels encountered at the time of construction, temporary dewatering may be required in some areas of the site. The groundwater should be controlled at all times at a depth of at least two feet below the construction level. Groundwater draw-downs on the order of one to two feet, if required, can probably be best achieved using temporary perimeter drainage ditches, four to five feet deep, which are graded: (1) To a positive gravity outfall away from the site; or (2) To sumps where the collected groundwater and surface water runoff can be removed by pumping.

5.2.2 Existing Utilities - Prior to construction, the locations of any existing underground utility lines within the construction area should be established. Provisions should be made to relocate interfering utilities to appropriate locations. It should be noted that if underground pipes are not properly removed or plugged, they may serve as conduits for subsurface erosion which may subsequently lead to excessive settlement of overlying structure(s). All excavations for the removal of utilities should be backfilled to the desired finish grades and compacted to at least 95 percent of the Modified Proctor maximum dry density.

5.2.3 Demolition and Pavement/Topsoil Removal - Initial site preparation should include the demolition of any remaining existing buildings, driveway slabs, pavements, foundations and conflicting underground utilities. Any existing foundations encountered should be completely removed, if possible, or cut off to a depth of at least four feet below the existing ground surface. Underground utility conduits, pipes, etc, (if encountered) should be either filled with grout or removed. All excavations requiring utility or foundation removal should be backfilled using clean structural fill placed in six-inch thick lifts and compacted to densities equivalent to 95 percent of the Modified Proctor maximum dry density.

The next step of site preparation should consist of clearing existing trees, vegetation, root systems and surficial topsoil from within the planned construction area. The clearing/stripping work should be performed within and to a distance of at least five feet beyond the perimeter of the planned building areas and three feet beyond the perimeter of the proposed pavement areas. It should be anticipated that surficial topsoil will be encountered in thicknesses of 3 inches or less. The perimeter areas may then need to be graded to help direct surface water runoff away from the construction areas.

5.2.4 Site & Fill Compaction - After completing the initial site preparation as referenced above in Sections 5.2.1 to 5.2.3, the exposed sandy soils should be compacted to densities of at least 95 percent of the Modified Proctor maximum dry density to a depth of 12 inches using a medium weight vibratory drum roller which has a minimum at-drum weight on the order of 3 to 5 tons and a minimum drum diameter on the order of four feet, with the exception that a lightweight vibratory drum or sled compactor having a maximum static weight on the order of 1,500 to 2,000 pounds should be used within 50 feet of existing structures. The structural fill required to raise the site to the planned finished grades may then be placed in loose lifts not exceeding 12 inches in thickness and should be

compacted to densities as recommended above. Loose lifts should not exceed eight inches in areas of the site in which lightweight vibratory equipment is used. Structural fill is defined as a non-plastic, inorganic, granular soil containing less than 12 percent material passing the No. 200 mesh sieve (i.e. a relatively clean sand).

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

5.2.6 Foundation Areas - After placement and compaction of all structural fill in the building areas, the foundations may be excavated to their planned bearing levels using a "smoothed" bucket backhoe. All fine sandy soils existing at the bearing level should be compacted to densities equivalent to 95 percent of the Modified Proctor maximum dry density. For confined footing areas compaction of the fine sandy bearing level soils can probably be best achieved using lightweight, walk-behind sleds, rollers, or tampers having a total weight of at least 100 pounds. Loose lifts of backfilled fine sandy soil in the footing excavations, if required, should be placed in thicknesses not exceeding six inches prior to densification with the lightweight compaction equipment.

6.0 PRELIMINARY GUIDELINE PAVEMENT DESIGN AND CONSTRUCTION RECOMMENDATIONS

6.1 General

The subsurface conditions at this site appear favorable for use of flexible pavements in the roadway pavement areas. Guideline pavement design and construction recommendations applicable to this project are presented below. Detailed flexible pavement design calculations have not been performed to verify adequacy of the recommended pavement sections since detailed traffic loading information is unavailable at this time. We request that **AGES** be retained to review the final pavement design, paving and drainage plans and specifications to evaluate whether our guideline recommendations have been properly interpreted and implemented into the project design.

6.2 Guideline Pavement Design Recommendations

The recommended minimum flexible pavement structure thicknesses for the subject project are provided in the following table.

PAVEMENT COURSE	Automobiles &	Moderate to Heavy
	<u>Light Truck Traffic</u>	<u>Traffic</u>
Asphalt Wearing Surface(In.)*	1.5	2.0
Limerock Base Course (In.)**	6.0	8.0
Prepared Subgrade(In.)***	12.0	12.0
* Superpave 9.5 Asphaltic Concrete or Type S-III, as defined by the Florida DOT Standard Specifications for Road and Bridge Construction Manual.		
** Florida Limerock, exhibiting an LBR Value of 100, and meeting the specifications outlined in the Florida DOT manual (Section 200).		
*** Stabilized and compacted subgrade should exhibit a Maximum LBR value of at least 40. Subgrade stabilization should be performed in accordance with Section 160 of the standard FDOT specifications.		

6.3 Guideline Pavement Construction Recommendations

6.3.1 Pavement Subgrade Preparation - Site preparation in the pavement areas should be performed in accordance with the guideline procedures as outlined above in Section 5 of this report, and should include: (1) Clearing wooded areas and stripping surface vegetation, (2) Compaction of the exposed soils using a medium weight vibratory drum roller, and (3) Placement/compaction of backfill and any required structural fill (if any) to densities equivalent to 95 percent of the Modified Proctor maximum dry density. In addition, the upper one foot of sub-grade in the pavement areas should be compacted to 98 percent of the Modified Proctor maximum dry density. Shell and or clay additives may be required to obtain the required design LBRs required.

6.3.2 Limerock Base Course Preparation - The limerock base course should be placed and compacted to densities equivalent to 100 percent of the Modified Proctor maximum dry density (ASTM D 1557). The surface of the limerock base course material should be "primed" with any of the following cutback asphalt grades: RC-70, RC-250, MC-70, or MC-250. Approximately 0.15 gallons per square yard should be applied to the base course surface. Care should be exercised to prevent over-priming of the base course surface. Prior to asphalt placement, the prime coat should be fully set and cured. The specifications governing the placement of prime coats on pavement base course surfaces and sanding is outlined in Section 300 of the Florida DOT Standard Specifications for Road and Bridge Construction (1986).

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

6.3.3 Asphalt Preparation - The placement and compaction of an asphaltic concrete wearing surface should be performed in general accordance with specifications outlined in the current Florida Department of Transportation(FDOT) Road and Bridge Construction manual. Prior to asphalt placement, the base course should be broomed to remove any excess sand and then tacked with a bituminous binder.

6.4 Permanent Groundwater Control Measures

Groundwater control is of utmost importance in maintaining the integrity of flexible pavement structures. In areas where groundwater is anticipated to exist within 24 inches of the bottom of the pavement base course, a properly designed and constructed under drain system will be necessary to maintain this 24-inch separation between the pavement base course and the groundwater level. After finalizing the civil grading plan, we would be pleased to review this plan and evaluate the need for an under drain system. If required, we can design an under drain system for this site.

7.0 QUALITY CONTROL TESTING GUIDELINES

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

A representative number of field in-place density tests should be performed in the compacted existing soils and in each one foot lift of structural fill/backfill to confirm that the required degree of compaction has been obtained. At each test level, we recommend one density test be performed for every 2,500 square feet of building area. In-place density tests should also be performed at representative locations in the bearing level soils of the footings. We recommend that at least one density test be performed at a minimum of 25 percent of the isolated column footing bearing areas, and for every 100 linear feet of continuous footing bearing surface. In addition, in-place density tests should be performed at one location for every 7,500 square feet of pavement area (minimum of three locations).

8.0 CONSTRUCTION PLANS & SPECIFICATIONS REVIEW

We recommend that **AGES** be provided the opportunity to review the plans and the specifications prepared from the recommendations presented in this report. If necessary, we will suggest any modifications that may be required to verify that our recommendations have been properly interpreted and implemented. Our report has been written in a guideline recommendation format and is not appropriate for use as (or inclusion into) the specifications without being reworded in a specification type format. It is recommended that this report not be made part of the contract documents. However, it should be made available to prospective contractors for information purposes only.

DATA ATTACHMENTS

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



REFERENCE:

Google.com



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

SITE LOCATION MAP

Beech Street Townhomes
Fernandina Beach, Florida

DRAWN: JLK

DATE: 06/13/22

SCALE:

CHECKED: TRW

JOB NO: J20496

NTS



LEGEND:

- ⊕ Penetration Test Boring Location (approximate)
- Auger Boring Location (approximate)
- ⊙ Double Ring/Temporary Well Location (approximate)

REFERENCE:

Site Plan Prepared by Client, Undated.

NOTES:

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



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

FIELD EXPLORATION PLAN

Beech Street Townhomes
Fernandina Beach, Florida

DRAWN: JLK

DATE: 06/13/22

SCALE:

CHECKED: TRW

JOB NO: J20496

1"=60'

KEY TO SOIL CLASSIFICATION

CORRELATION OF N-VALUE WITH RELATIVE DENSITY & CONSISTENCY

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

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

PARTICLE SIZE IDENTIFICATION (UNIFIED SOIL CLASSIFICATION SYSTEM)

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

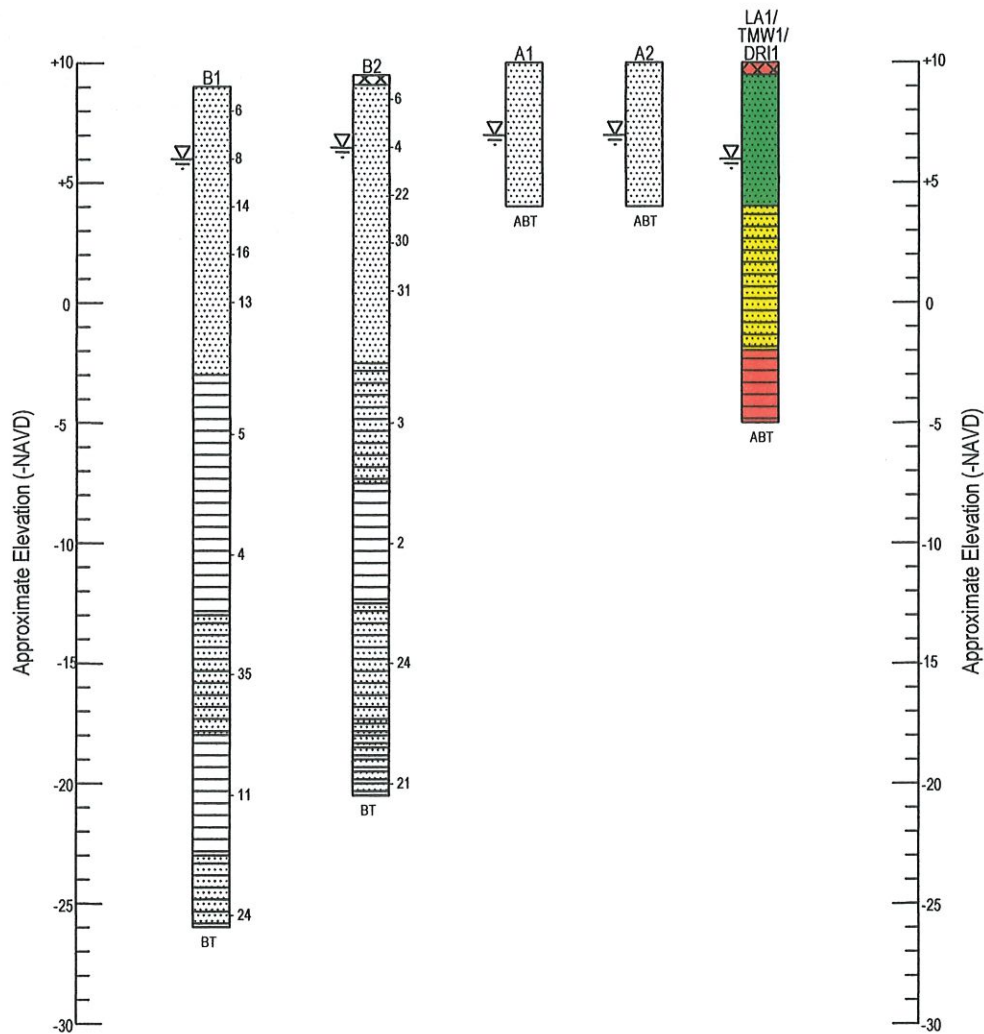
MODIFIERS

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

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

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

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



FILL/BACKFILL CLASSIFICATION

- CLASS I FILL/BACKFILL - Use as Trench Backfill, Elevating Fill in Roadway & Building Pads Areas
- CLASS II FILL - Use as Elevating Fill in Building Pad Areas & Green Areas
- UNSUITABLE - Not Suitable For Use as fill or backfill

LEGEND & SYMBOLS (USCS/AASHTO CLASSIFICATION)

- | | |
|--------------------------------------|--|
| Fine SAND (SP/A-3) | SILT (MH/A-5) |
| Slightly Silty Fine SAND (SP-SM/A-3) | Sandy SILT (ML/A-4) |
| Silty Fine SAND (SM/A-2-4) | Variably Cemented Fine SAND (HARDPAN) |
| Very Silty Fine SAND (SM/A-4) | Fine SAND with Many Organics (A-8) |
| Clayey Fine SAND (SC/A-2-6) | Root Mat |
| Silty Clayey Fine SAND (SC-SM/A-2-5) | Standard Penetration Resistance (blows/ft) |
| Very Clayey Fine SAND (SC/A-6) | Boring Terminated |
| Silty CLAY (CL/A-7-6) | Auger Boring Terminated |
| CLAY (CL/A-7-6) | Groundwater Level Not Encountered |
| | Topsoil |
| | Groundwater Level at Time of Drilling |



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

GENERALIZED SUBSURFACE PROFILE

Beech Street Townhomes
Fernandina Beach, Florida

DRAWN: JLW

DATE: 06/14/22

SCALE:

CHECKED: TRW

JOB NO: J20496

1"=8'



TEST BORING RECORD

JOB NO J20496

BORING NO B1

Sheet 1 of 2

Boring Begun 06/10/22

Boring Completed 06/10/22

Driller NW, AW & KW

Soil Inspected By T. Wheeler

Project Beech Street Townhomes

Boring Location (See Field Exploration Plan)

Ground Elevation EL.+9.0' Datum NAVD

Groundwater Depth 3.0' Time: Drilling Date: 06/10/22

Lat/Long N 30.66920°, W81.96294°

ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	STANDARD PENETRATION TEST				
				BLOWS PER 6-IN. INTERVAL				BLOW COUNT
+9.0	0							
+7.0		LOOSE Grey Brown Slightly Silty Fine SAND (SP-SM)	1	3	3	3	5	6
		LOOSE to FIRM Brown Slightly Silty Fine SAND (SP-SM)	2	1	3	5	5	8
	5		3	5	9	12	14	
+3.0		FIRM Grey Slightly Silty Fine SAND (SP-SM)	4	7	7	9	12	16
	10		5	5	7	6	13	
-3.0			FIRM Grey Sandy SILT with Trace Shell Fragments (ML)	6	3	3	2	5
	15	SOFT Grey SILT (MH)		7	1	1	3	4
-8.0	20		DENSE Greenish Grey Silty Fine SAND (SM)	8	11	19	16	35
-13.0	25	STIFF Greenish Grey Sandy SILT (ML)		9	3	5	6	11
-18.0	30							
		BORING CONTINUED ON NEXT PAGE						

REMARKS:

BORING & SAMPLING, ASTM D1586/CORE DRILLING, ASTM D213
BLOW COUNT IS THE NUMBER OF BLOWS OF A 140 LB. HAMMER
FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.



TEST BORING RECORD

JOB NO J20496

BORING NO B1

Sheet 2 of 2

Boring Begun 06/10/22

Boring Completed 06/10/22

Driller NW, AW & KW

Soil Inspected By T. Wheeler

Project Beech Street Townhomes

Boring Location (See Field Exploration Plan)

Ground Elevation EL.+9.0' Datum NAVD

Groundwater Depth 3.0' Time: Drilling Date: 06/10/22

Lat/Long N 30.66920°, W81.96294°

ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	STANDARD PENETRATION TEST	
				BLOWS PER 6-IN. INTERVAL	BLOW COUNT
	30	BORING CONTINUED FROM PREVIOUS PAGE			
		STIFF Greenish Grey Sandy SILT (ML)			
-23.0					
		VERY FIRM Grey Silty Fine SAND with Many Shell Fragments (SM)			
-26.0	35		10	3 14 10	24
		BORING TERMINATED			
	40				
	45				
	50				
	55				
	60				

REMARKS:

BORING & SAMPLING, ASTM D1586/CORE DRILLING, ASTM D213
BLOW COUNT IS THE NUMBER OF BLOWS OF A 140 LB. HAMMER
FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.



TEST BORING RECORD

Project Beech Street Townhomes
 Boring Location (See Field Exploration Plan)
 Ground Elevation EL.+9.5' Datum NAVD
 Groundwater Depth 2.5' Time: Drilling Date: 06/10/22
 Lat/Long N 30.66886°, W81.46281°

JOB NO J20496
 BORING NO B2
 Sheet 1 of 1
 Boring Begun 06/10/22
 Boring Completed 06/10/22
 Driller NW, AW & KW
 Soil Inspected By T. Wheeler

ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	STANDARD PENETRATION TEST				
				BLOWS PER 6-IN. INTERVAL				BLOW COUNT
+9.5	0	Root Mat - 4"	1	2	1	5	5	6
		LOOSE to VERY LOOSE Dark Brown Slightly Silty Fine SAND (SP-SM)	2	4	2	2	2	4
+5.5	5	VERY FIRM to DENSE Brown Slightly Silty Fine SAND (SP-SM)	3	4	7	15	23	22
			4	14	14	16	20	30
			5	14	14	17	14	31
	10							
-2.5		VERY LOOSE Grey Silty Fine SAND with Many Shell Fragments (SM)	6	2	2	1		3
	15							
-7.5		VERY SOFT Grey SILT with Many Shell Fragments (MH)	7	1	1	1		2
	20							
-12.5		VERY FIRM Grey Silty Fine SAND (SM)	8	7	12	12		24
	25							
-17.5		VERY FIRM Greenish Grey Very Silty Fine SAND (SM)	9	6	10	11		21
-20.5	30							
		BORING TERMINATED						

REMARKS:

BORING & SAMPLING, ASTM D1586/CORE DRILLING, ASTM D213
 BLOW COUNT IS THE NUMBER OF BLOWS OF A 140 LB. HAMMER
 FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.



AUGER BORING RECORDS
 Beech Street Townhomes
 Fernandina Beach, Florida
 AGES Job No. J20496; Report No. 001

Date Performed: 6/10/22

Performed By: NW & JW

Auger ID Lat / Longs Elev. (FT-NAVD)	Depth (Feet) ^a	SOIL DESCRIPTION (USCS CLASSIFICATION)
--	---------------------------	--

A1 N 30.66910° W 81.46296° EL.+10.0'	0.0 - 1.0 <u>1.0 - 6.0</u> A.B.T. ^b	Grey Brown Slightly Silty Fine SAND (SP-SM/A-3) Dark Brown Slightly Silty Fine SAND (SP-SM/A-3) GWL ^c = 3.0' (El.+ 7.0')
A2 N 30.66931° W 81.46270° EL.+10.0'	0.0 - 1.0 <u>1.0 - 6.0</u> A.B.T. ^b	Grey Fine SAND (SP/A-3) Grey Brown Slightly Silty Fine SAND (SP-SM/A-3) GWL ^c = 3.0' (El.+ 7.0')
TMW1/DRI1 N 30.66912° W 81.46286° EL.+10.0'	0.0 - 0.5 0.5 - 6.0 6.0 - 12.0 <u>12.0 - 15.0</u> A.B.T. ^b	Root Mat - 6" Grey Brown Slightly Silty Fine SAND (SP-SM/A-3) Grey Brown Silty Fine SAND (SM/A-2-4) Grey Sandy SILT with Shell Fragments (MH/A-4) GWL ^c = 4.0' (El.+ 6.0') Estimated Seasonal High Groundwater Level = 3.0 Feet (El.+7.0)

a - Depth measured below ground surface existing at boring location at time of drilling

b - Auger Boring Terminated (A.B.T.)

c - Groundwater Level (GWL) depth below existing ground surface, recorded at time of drilling, unless otherwise noted
 J20496 aug.wpd



SUMMARY OF LABORATORY TEST DATA

Beech Street Townhomes
Fernandina Beach, Florida
AGES Job No J20496, Report 001

Date Tested: 06/13/22 to 06/14/22

Tested By : D. Middleton

Boring ID	Sample	Depth (ft.)	USCS Symbol	AASHTO Symbol	Moisture Content (%)	Fines Content (%)	Atterberg Limits (%) ⁽³⁾			Organics Content (%) ⁽⁴⁾
							Liquid Limit	Plastic Limit	Plasticity Index	
B1	7	18.5 - 20.0	MH	A-5	105	98	--	--	--	--
	9	28.5 - 30.0	ML	A-4	45	78	--	--	--	--
B2	6	13.5 - 15.0	SM	A-2-4	44	21	--	--	--	--
	7	18.5 - 20.0	MH	A-5	102	96	--	--	--	--

-- - Not Tested

1- Moisture Content represents the insitu moisture content (Wn) and was determined in accordance with ASTM D-2216

2- Fines Content (FC) is defined as the percent of material by weight passing the # 200 Sieve (ASTM D-1140)

3- Atterberg Limits Determinations conducted in general accordance with ASTM D4378

4- Organic Content conducted in general accordance with ASTM D2974

J20496 lab1.qpw



DOUBLE RING INFILTRATION TEST RESULTS

PROJECT: Beech Street Townhomes		REPORT DATE: 06/13/22	
LOCATION: Fernandina Beach, Florida		TEST DATE: 06/10/22	
JOB NUMBER: J20496		FIELD PERSONNEL: NW & JW	
TEST NUMBER: DRI1		METHOD: ASTM D3385	
LAT/LONG: 30.66912°N, -81.46286°W		WATER HEAD: 6"	
GROUND ELEVATION = EL +10.0'		TEST DEPTH: 8"	

ELAPSED TIME (MINUTES)	WATER QUANTITY (ML)	INFILTRATION RATE (IN/HOUR)
5	2000	12.9
10	2000	12.9
15	2500	16.2
20	2000	12.9
25	2000	12.9
30	2000	12.9
35	2500	16.2
40	2000	12.9
45	2000	12.9
50	2000	12.9
55	2000	12.9
60	2000	12.9

SUMMARY OF TEST DATA & RESULTS	
INNER RING SIZE (INCHES):	12
OUTER RING SIZE (INCHES):	24
AVERAGE INFILTRATION RATE (IN/HR):	13.5
STEADY STATE INFILTRATION RATE (IN/HR):	12.9

INFILTRATION RATE VS TIME

Elapsed Time (MIN)	Infiltration Rate (IN/HR)
5	12.9
10	12.9
15	16.2
20	12.9
25	12.9
30	12.9
35	16.2
40	12.9
45	12.9
50	12.9
55	12.9
60	12.9

Estimated Seasonal High GWL = 3.0' Below Ground Surface (EL.+7.0')
A.B.T.

SOIL PROFILE	
Depth(Ft)	Soil Description (USCS Classification)
0.0 - 0.5	Root Mat - 6"
0.5 - 6.0	Grey Brown Slightly Silty Fine SAND (SP-SM/A-3)
6.0 - 12.0	Grey Brown Silty Fine SAND (SM/A-2-4)
12.0 - 15.0	Grey Sandy SILT with Some Shell Fragments (ML)
A.B.T.	GWL=4.0' (EL.+6.0')

TEMPORARY WELL COMPLETION LOG

CLIENT: Gillette & Associates **JOB NO:** J20496 **WELL NO:** TMW1
JOB NAME: Beech Street Townhomes **DRILLED BY:** NW, AW & KW
LOCATION: N 30.66912°, W 81.46286° **ENGINEER:** T. Wheeler
DATE INSTALLED: 06/10/22
PURPOSE: **MONITOR WELL** ☒ **TEST WELL** ☐ **OBSERVATION WELL** ☐
 WATER SUPPLY ☐ **OTHER** _____

CONSTRUCTION DATA

DRILLING METHOD: 3" Mud Rotary
WELL TYPE: _____
SCREEN/GRAVEL PACK ☐ **OPEN HOLE** ☐
PIEZOMETER ☒ **WELL POINT** ☐
OTHER _____
WELL DEPTH: 12.5' (BGS)

WELL MATERIAL: _____
CASING DIAMETER (INS): _____
INTERVAL (FT BGS): _____
BOREHOLE DIA. (INS): _____
SLOT SIZE (INS): _____

CASING/SCREEN/OPEN HOLE		
5.0'	10.0'	12.5'
2.0"	2.0"	NA
0.0 - 2.5'	2.5' - 12.5'	NA
3.0"	3.0"	NA
NA	0.010"	NA

MATERIAL TYPE: _____
INTERVAL (FT BGS): _____
LENGTH (FT): _____

ANNULUS MATERIAL		
Soil Cuttings	Bentonite Seal	20/30 Grade Sand
NA	NA	0.0' - 12.5'
NA	NA	NA

HYDROGEOLOGIC DATA

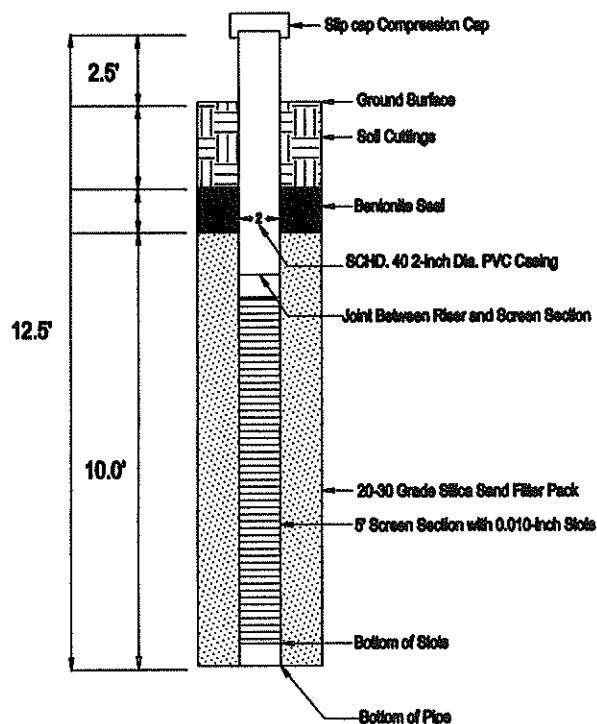
COMPLETION FORMATION: NA
SPECIFIC CAPACITY: NA
TRANSMISSIVITY: NA
STORAGE COEFFICIENT/SPECIFIC YIELD: NA
DEPTH TO WATER (FT): NA
DATE/TIME: NA

COMMENTS

ELEVATION DATA

GROUND ELEVATION (FT): +10.0'
TOP OF CASING STICKUP (FT): 2.5'
CASING ELEVATION (FT): +12.5'
SURVEYED BY: Estimate

WELL DIAGRAM



From	To	Soil Description
0.0	0.5	Root Mat - 6"
0.5	6.0	Grey Brown Slightly Silty Fine SAND (SP-SM)
6.0	12.0	Grey Brown Silty Fine SAND (SM)
12.0	15.0	Grey Sandy SILT with Shell Fragments (MH)

GWL: 4.0' (Below Ground Surface) (El. +6.0')



INSITU RISING HEAD HYDRAULIC CONDUCTIVITY TEST

Beech Street Townhomes
Fernandina Beach, Florida
AGES Job No. J20496

Governing Equation (NAVFAC)

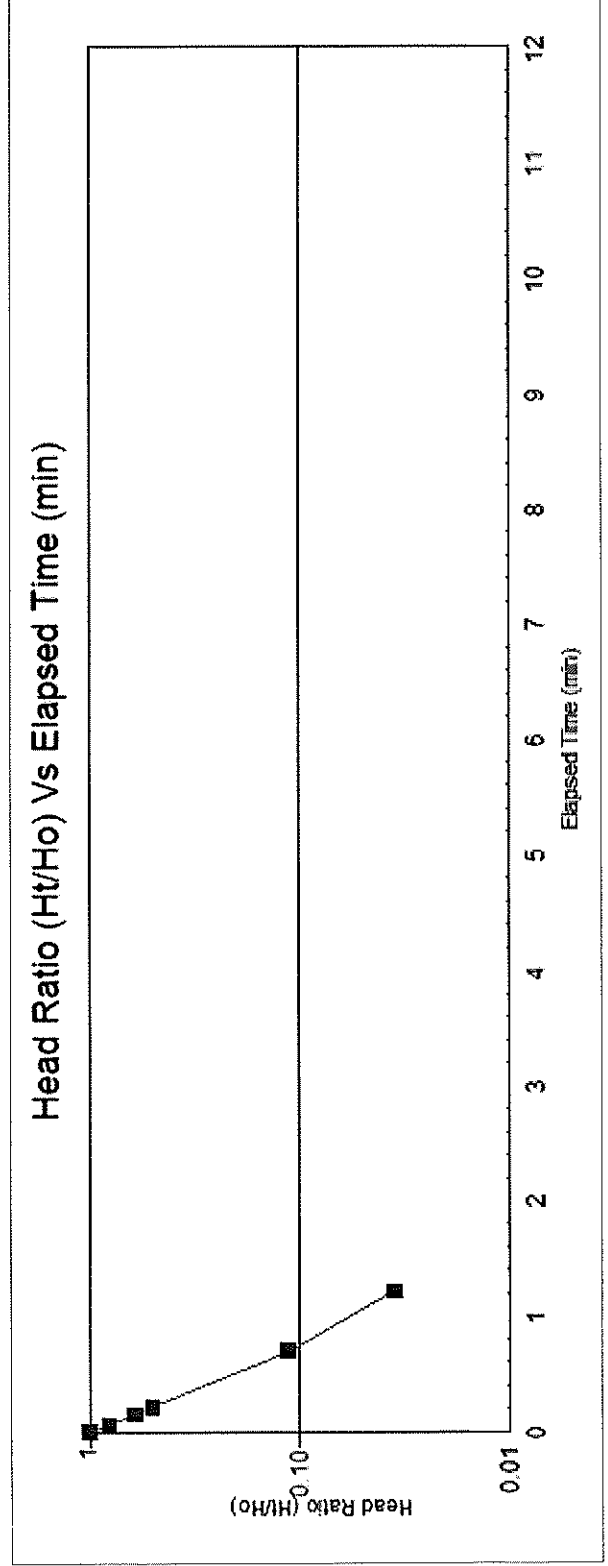
$$Khsat = \frac{r^2}{2L} \ln(L/R) [\ln(H1/H2)/(t2-t1)]$$

Date Performed 06/17/22

Performed by D. Anderson

Well Data	
Well ID	TMW1
Well Radius - R (ft)	0.083
Saturated Screen Length - L(ft)	9.07
Well Stickup (ft)	2.33
Well Depth below TOC	15.00
Depth to Static GW below TOC	5.93
Initial Drawdown Depth below TOC	6.99

Field Data			Depth Below TOC (ft)	Head (Ht)	Head Ratio Ht/Ho
Elapsed Time (t)	min	sec			
0	0	0.1	6.995	1.06	1.00
0	0	4	6.789	0.86	0.81
0	0	9	6.582	0.65	0.61
0	0	13	6.462	0.53	0.50
0	0	42	6.051	0.12	0.11
1	1	13	5.968	0.04	0.04
Results: Insitu Horizontal Hydraulic Conductivity (k)					
0.005495	ft/min	7.91	ft/day	2.8E-03	cm/sec





OF JAX, INC.

INSITU FALLING HEAD HYDRAULIC CONDUCTIVITY TEST

Beech Street Townhomes
Fernandina Beach, Florida
AGES Job No. J20496

Governing Equation (NAVFAC)

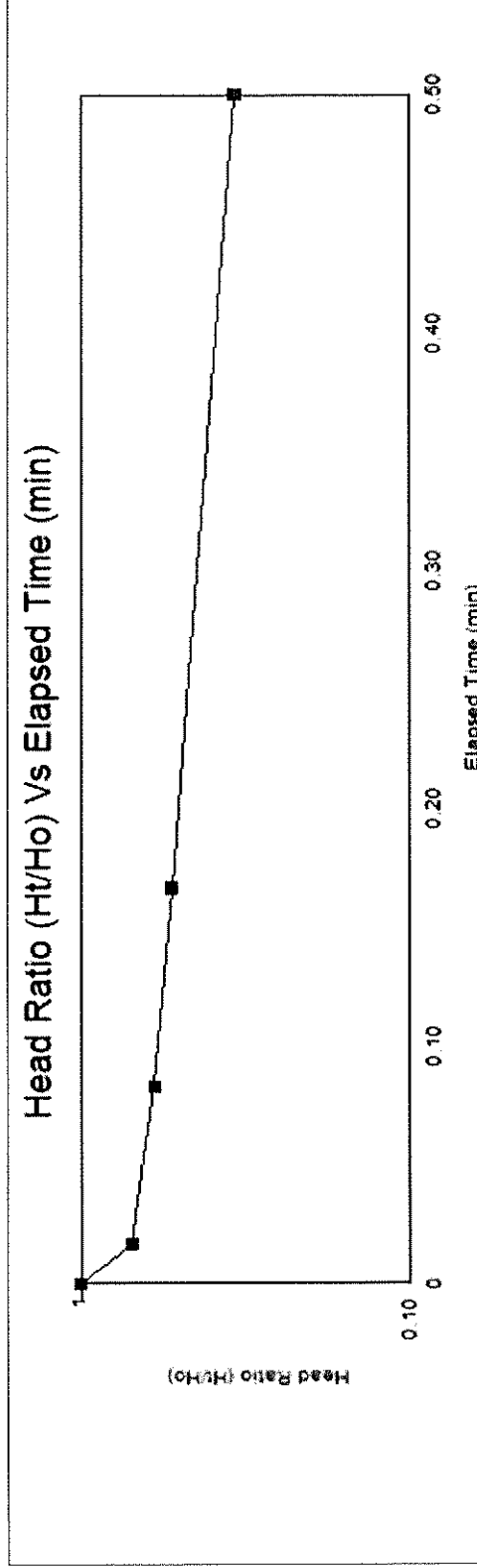
$$K = \frac{r^2}{2L} \ln(L/R) \left[\ln(H_1/H_2) / (t_2 - t_1) \right]$$

Date Performed 06/17/22

Performed by D Anderson

Well Data	
Test ID	TMW1
Well Radius - R (ft)	0.08
Well Stickup (ft)	2.33
Well Depth below TOC (ft)	15
Saturated Screen Length - L(ft)	9.07
Depth to Static GW below TOC	5.93
Initial Water Depth below TOC Slug In	5.20

Field Data		Water Level TOC (ft)	Head (Ht)	Head Ratio Ht/Ho
min	sec			
0	0.01	5.20	0.726	1.0
0	1	5.42	0.51	0.7
0	5	5.50	0.43	0.6
0	10	5.54	0.39	0.5
0	30	5.68	0.25	0.3
Results: Insitu Horizontal Hydraulic Conductivity (k)				
0.002372	ft/min	3.41	ft/day	1.2E-03
			cm/sec	



FIELD EXPLORATION PROCEDURES

Penetration Borings

The penetration borings were made in general accordance with ASTM D 1586-67, "Penetration Test and Split-Barrel Sampling of Soils". The borings were advanced to the water table by augering and, after encountering the groundwater table, further advanced by rotary drilling techniques using a circulating bentonite fluid for borehole flushing and stability. At two-foot intervals within the upper 10 feet and at five-foot intervals thereafter, the drilling tools were removed from the borehole and a split-barrel sampler inserted to the borehole bottom and driven 18 inches into the material using a 140-pound SPT hammer falling, on the average, 30 inches per hammer blow. The number of hammer blows for the final 12 inches of penetration is termed the "penetration resistance, blow count, or N-value". This value is an index to several in-place geotechnical properties of the material tested, such as relative density and Young's Modulus.

After driving the sampler 18 inches (or less, if in hard rock or rock-like material) at each test interval, the sampler was retrieved from the borehole and a representative sample of the material within the split-barrel was placed in a glass jar and sealed. After completing the drilling operations, the samples for the borings were transported to our laboratory where they were examined by our engineer in order to verify the driller's field classifications. The samples will be kept in our laboratory for a period of two months after submittal of formal written report, unless otherwise directed by the client.

Auger Borings

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

LABORATORY TEST PROCEDURES

Natural Moisture Content

The water content of the sample tested was determined in general accordance with ASTM D 2216-80. The water content is defined as the ratio of "pore" or "free" water in a given mass of material to the mass of solid material particles.

Fines Content

The percent fines of material passing the No. 200 mesh sieve of the sample tested was determined in general accordance with ASTM D 1140. The percent fines are the soil particles in the silt and clay size range.