



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
DECEMBER 19, 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 Review and Approval of Minutes from the Regular Meeting of October 24, 2024.
- 5. DISCUSSION ITEMS**
- 6. NEW BUSINESS**
 - 6.1 TRC 2024-0008 - CONTINO GROUP, AGENT FOR WILLIAM MOONEY, LOT 29 S. 8TH STREET
Site Plan Review for new construction of a restaurant (Waffle House).
- 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 JANUARY 23, 2025.

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



**MINUTES
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
OCTOBER 24, 2024
10:00 AM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER 10:01 AM

2. ROLL CALL

MEMBERS PRESENT:

Walter Gray (Utilities)
Michelle Forstrom (Code Enforcement) (10:02)
Margaret Pearson (Planning)
Andre Desilet (Stormwater/Streets/Utilities)

Victoria Guadagnino (Stormwater/Streets/Utilities)
Kelly Gibson (Planning)
Jason Higginbotham (Fire)

MEMBERS ABSENT:

David Neville (Arborist/Urban Forester)

OTHERS PRESENT:

Morgan Ohlendorf, Recording Secretary
Tammi Bach, City Attorney

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.1 Approval of Minutes for the Regular Meeting of August 22, 2024.

ACTION TAKEN: A motion was made by Member Gray, seconded by Member Guadagnino, to approve the Minutes for the Regular Meeting of August 22, 2024, as presented.

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

5. DISCUSSION ITEMS

The members had no items to discuss at this time.

Kelly Gibson gave a brief overview of the Technical Review Committee's processes and procedures, as well as information about the two projects on the agenda and the Live Local Act impact on these projects and the City code requirements.

Mrs. Gibson explained the procedures of Public Comments and its limit of 3 minutes per speaker.

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.

Committee members provided comments about the applicant's 2nd round of City comments.

Jason Higginbotham, Fire, had no additional comments to provide for the applicant regarding this case.

Michelle Forstrom, Code Enforcement, inquired about the location of dumpsters. Mr. Gillette indicated that they are located on S. 15th Street side.

Victoria Guadagnino and Andre Desilet, Utilities, reminded Mr. Gillette that entrances and exits through S. 15th Street should be addressed through the county since this section of the right-of-way is managed by Nassau County; that lift station details were needed, and the need to provide additional details about the water flow and offsite drainage.

Kelly Gibson, Planning, noted the required Live Local Act Affidavit yet to be received, provided comments about impervious surface calculations, a pending traffic study, vehicle and bicycle parking, the 20% alternate paving materials, missing landscaping and irrigation information on the plans, buffer types, the proposed rooftop garden system and location, site amenities, freestanding signage. She inquired if there would be a gated system separating the residential units, and comments regarding site design for commercial standards and mechanical units' location.

Mr. Gillette, agent for the project, noted the pending traffic study should be received within 2 weeks; this will include input from the County. He added that discussion is ongoing about the shared driveways. He noted that the roof garden system information will be included with the site amenities information and that he was not aware of a gated separation. Mr. Gillette assured Staff he would provide all missing information in the next submittal.

Public Comment was opened.

Danny Ferreira, 1754 S. 15th Street, shared his concerns about the increase of traffic through Amelia Park due to planned ingress/egress on S. 15th Street.

Kenneth Queeney, 1649 Olmsted Lane, expressed a similar concern about a decrease in the quality of life in Amelia Park due to the development of this project.

Pat Gass, 801 White Street, asked Mr. Gillette who the owner of the entity was. She also shared her disapproval of the Live Local Act and the reality of affordable housing being unaffordable for the middle class.

Jim Crotti, 1736 S. 15th Street, commented on the traffic on South 15th Street and asked the Committee to limit the ingress/egress on this street. He also noted that the traffic study should be available within this review process.

Sheila Cocchi, 1553 Indigo Street, agreed with some of Mrs. Gass' comments and expressed additional concerns about the parking situation and the concept of affordable housing. She also emphasized the importance of the upcoming election, which potential result could help initiate some changes.

Taina Christner, 406 Beech Street, asked for clarification about the shared parking. Mrs. Gibson explained that the code provides some possibility for negotiations to set up an agreement between the City and the applicant.

Joyce Tuten, 2120 Beech Street, agreed with Mrs. Christner and expressed concern about the shared parking, mainly since a high percentage of residents are retired while others may work from home. She also noted that recently Gillette Associates contributed some campaign donations to Mayor Bean and Vice-Mayor Sturges. She

ended by asking that no more commercial, mixed use, or industrial zoned properties be annexed because of the Live Local Act.

Genie Manterfield, 708 N. 15th Street, shared her opinion about the development of a medical office in this area and her desire to protect mature live oaks. She also commented about the current Land Conservation Trust Fund outreach.

Patricia Sheffer, 1512 Coastal Oaks Circle, President of the Coastal Oaks neighborhood, noted that the garden roof top will be looking into the neighborhood. She also shared similar concerns about parking and the possibility that the medical facility could be opened 7 days a week.

Kathe Conrad, 1853 Neighbor Street, shared her experience living in Amelia Park, the reduction on City services, and on how this project would affect her quality of life.

Thomas Meehan, 1890 Perimeter Park Road, complimented the Board, and the citizens who spoke on this project, for their thoughts.

Sue Eckenberg, 1741 Neighbor Street, expressed concerns about the stormwater runoff and traffic.

Public Comment was closed.

- 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.

Mrs. Gibson introduced the case.

Fire had no additional comments.

Code Enforcement had no additional comments.

Stormwater/Streets provided comments regarding the backflow preventer, drainage impacting S. 3rd Street and additional information about runoff, provide additional drainage information to Beech Street and S. 4th Street side right of way area, and inconsistency with the elevation design. Mr. Gillette will provide drainage information.

Planning provided comments about impervious surface calculations and explained that the properties are now shown as 3 different parcels and that the review should be presented in 3 independent projects to be granted 3 different Land Development Orders (LDOs). Mrs. Gibson confirmed that one set of plans could cover the 3 reviews. She spoke of buffers, landscaping, and tree plantings in order to meet the minimum landscaping compliance. She asked for the Arborist Assessment Report, spoke of missing information relating to the tree retention calculation table, and retainage of a mature citrus tree.

Mr. Gillette will re-submit with the missing information.

Public Comment was opened.

Taina Christner, 406 Beech Street, provided the Committee documentation from her attorney and read a statement regarding the following 3 items: that this proposal violates LDC Section 1.03.05, that some zoning regulations for this project are not subject to the Live Local Act, and the violation of the 2023 Judge Roberson order. She then asked that the application be rejected.

Joyce Tuten, 2120 Beech Street, reiterated what the previous speaker said and emphasized that the developer of this project needs to submit separate applications for all 3 parts of this project.

DRAFT

Margaret Kirkland, 1377 Plantation Point Drive, speaking on behalf of Conserve Nassau, expressed concern about this project being located within the Downtown District and how this would impact the City's aesthetic. She also shared concerns with the stormwater management.

Public Comment was closed.

7. OLD BUSINESS

There was no old business to consider.

8. DEVELOPMENT INQUIRIES FROM APPLICANTS NOT ON THE AGENDA - DISCUSSION ONLY, NO ACTION TO BE TAKEN.

9. COMMITTEE BUSINESS

No Committee Business discussion was initiated by any members.

10. ADJOURNMENT 11:22 AM

Morgan Ohlendorf, Recording Secretary

Kelly Gibson, Chair

Technical Review Committee: Application - Submission #15008

Date Submitted: 11/15/2024

Technical Review Committee: Application

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

Fees

☒ Initial submittal + two resubmittals of full site plans. \$400 + 2% of the project construction cost (whichever is greater) for up to a maximum of \$4,400.

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

☐ Engineering Review (Consultant Hourly Rate)

2024 Meeting Calendar

Application Deadline (4:30pm)	Dec 07 2023	Jan 04 2024	Feb 01 2024	Mar 07 2024	Apr 04 2024	May 02 2024	June 06 2024	July 04 2024	Aug 01 2024	Sept 05 2024	Oct 03 2024	Nov 07 2024	Dec 05 2024	Jan 02 2025
Meeting Date	Dec 28 2023	Jan 25 2024	Feb 22 2024	Mar 28 2024	Apr 25 2024	May 23 2024	June 27 2024	July 25 2024	Aug 22 2024	Sept 26 2024	Oct 24 2024	Nov 21 2024	Dec 19 2024	Jan 23 2025

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

IMPORTANT NOTES

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

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

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

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

☐ Requirements for All Site Plans – see LDC section 11.01.04

☐ Requirements for Subdivision Plats – see LDC section 11.01.05

☐ Determination for Completeness & sufficiency – see LDC section 11.03.01

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

☐ Construction and Improvements – see LDC section 11.05.00

☐ Amendments to Local Development Orders – see LDC section 11.06.00

Application Requirements

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

Key Contacts

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



PROJECT INFORMATION

Submission Type*

Initial Submittal ▼

NOTICE

3rd and all subsequent 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)*

10/10/2024

Case Number (if applicable)*

PROPERTY INFORMATION

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

Site Address*

SOUTH OF 1860 S. 8TH STREET

City*

FERNANDINA BEACH

State*

FL

Zip*

32034

Parcel ID #(s)

00-00-30-080-0029-0040

Lot

Block

Subdivision

Zoning District

Future Land Use Designation*

Overlay District*

Size of Property (acres)*

Present Property Use*

Wetlands*

Flood Zone*

Coastal Construction Control Line (CCCL)*

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Last Name*

Company (if applicable)

Mailing Address*

City*

State*

Zip*

Telephone Number*

Email Address*

OWNER'S AGENT

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

First Name	Last Name
SYLVIE	GERMANA

Company (if applicable)

CONTINEOGROUP.COM

Mailing Address

755 COMMERCE DR. STE 800

City	State	Zip
DECATUR	GA	30030

Telephone Number	Email Address
754-245-7992	sylvieg@thecontineogroup.com

PROJECT INFORMATION

Project Type*	Project Name
Site Plan Review	WAFFLE HOUSE - AMELIA ISLAND, FL

Proposed Access Road*	Rd Maintenance Jurisdiction*
S. 8TH STREET	City Maintained

Project Estimated Cost*

450,000.00

Description of Request*

NEW CONSTRUCTION OF A WAFFLE HOUSE RESTAURANT

Site Plan Review Checklist

- ☐ The names, address, telephone number, and email address of the person preparing the plan.
- ☐ The date of preparation and date(s) of any modifications, a north arrow, and a written and graphic scale.
- ☐ The legal description of the property, consistent with the required survey.
- ☐ A vicinity map showing the location of the property.
- ☐ The location of streams, bodies of water, natural features, roads, rights-of-way, street intersections, and paved areas within the boundaries of the property.
- ☐ The location of streams, bodies of water, dunes and dune systems, and other natural features within 250 feet of the boundaries of the property.
- ☐ The location of the mean high-water line, if such line is within the boundaries of the property.
- ☐ A topographic survey, soils report, grading plan, and an erosion control plan.
- ☐ A general floodplain map indicating areas subject to inundation and high groundwater levels up to a 100-year flood classification.
- ☐ A statement indicating the distances to schools and public safety facilities intended to serve the proposed development.
- ☐ The name, plat book, and page number of any recorded subdivision comprising all or part of the site.
- ☐ The location and use of any existing and proposed principal or accessory buildings and structures, showing proposed setbacks, building heights, and other dimensional requirements of the zoning district.
- ☐ Elevations of all proposed structures.
- ☐ The access points, driveway design, on-site parking, including required parking lot landscaping, internal circulation, sidewalks, and bicycle facilities.
- ☐ The location of existing and proposed utilities, utility services, and easements.
- ☐ A tree survey showing protected trees, proposed replacement trees, if required, and landscaping and buffering. (See Section 4.05.00.)
- ☐ A soil erosion and sediment control plan compliant with Section 3.01.04.
- ☐ For a PUD site plan, a detailed, written list and explanation of how the proposed PUD differs from any provision of this LDC applicable to the underlying zoning district.
- ☐ For site plans and PUD site plans where development is proposed in phases, the plans shall include phase lines and the following supporting information:
 - ☐ o Timeline for the development; and
 - ☐ o Benchmarks for monitoring the progress of construction of each phase regarding land clearing, soil stabilization and erosion control, installation of infrastructure, and installation of landscaping.
- ☐ A summary block containing:
 - ☐ o Land use category from the Future Land Use Map in the comprehensive plan;
 - ☐ o Zoning district;
 - ☐ o Total acreage;
 - ☐ o Total square footage for non-residential uses;
 - ☐ o Total density and number of units, proposed and permissible for residential uses;
 - ☐ o Impervious surface ratio calculation, proposed and permissible;
 - ☐ o Floor area ratio calculation, proposed and permissible;
 - ☐ o Total number of parking spaces, required and provided; and
 - ☐ o Number of trees required to be protected, number of trees remaining on the site, and number of trees to be planted.
- ☐ Additional plans, documents, or reports that are necessary to support the application shall be submitted. Such plans, documents, or reports may include, but are not limited to:
 - ☐ o Subdivision Plats (subdivision plats shall contain the information set forth in Section 11.01.05.)

- ☐ o Concurrency analysis (concurrency analysis reports shall contain the information set forth in Section 7.04.00.)
- ☐ o Traffic analysis reports (requirements for traffic analysis reports are set forth in Section 11.01.06.)
- ☐ o Parking studies (requirements for parking studies are set forth in Section 7.01.04.)
- ☐ o Stormwater management plans (requirements for stormwater management plans are set forth in Section 7.03.00.)
- ☐ o Environmental Impact Study (requirements for environmental impact studies are set forth by regional, State, and federal agencies with jurisdiction and in Chapter 3 of the LDC.)
- ☐ o Tree Protection Plan (Section 4.05.09.)
- ☐ o Landscape Plan (Section 4.05.00.)
- ☐ o Lighting Plan (Section 3.05.00.), Section 7.01.04.B)
- ☐ o Signage Plan (Section 5.03.00.)
- ☐ o Proof of Ownership – provide a legal description, Property Identification Number (PIN) and a copy of the warranty deed.
- ☐ Concurrency analysis reports shall contain the information set forth in Section 7.04.00. Requirements for traffic analysis reports are set forth in Section 11.01.06. Requirements for parking studies
- ☐ • Any development application for development proposed within the Airport Overlay Zone established for the Fernandina Beach Municipal Airport shall provide confirmation of notification to the FAA as r

School Concurrency

New residential development is required to demonstrate compliance with school concurrency as regulated in the City of Fernandina Beach through the City of Fernandina Beach's Comprehensive Plan Intergovernmental Coordination Element and the Interlocal Agreement Amendment for Public School Facility Planning adopted by the City on May 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.

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*

SYLVIE

Applicant Last Name*

GERMANA

Today's Date*

11/15/2024

Upload Supporting Documentation*

24-276-PROJ (1) (1).pdf

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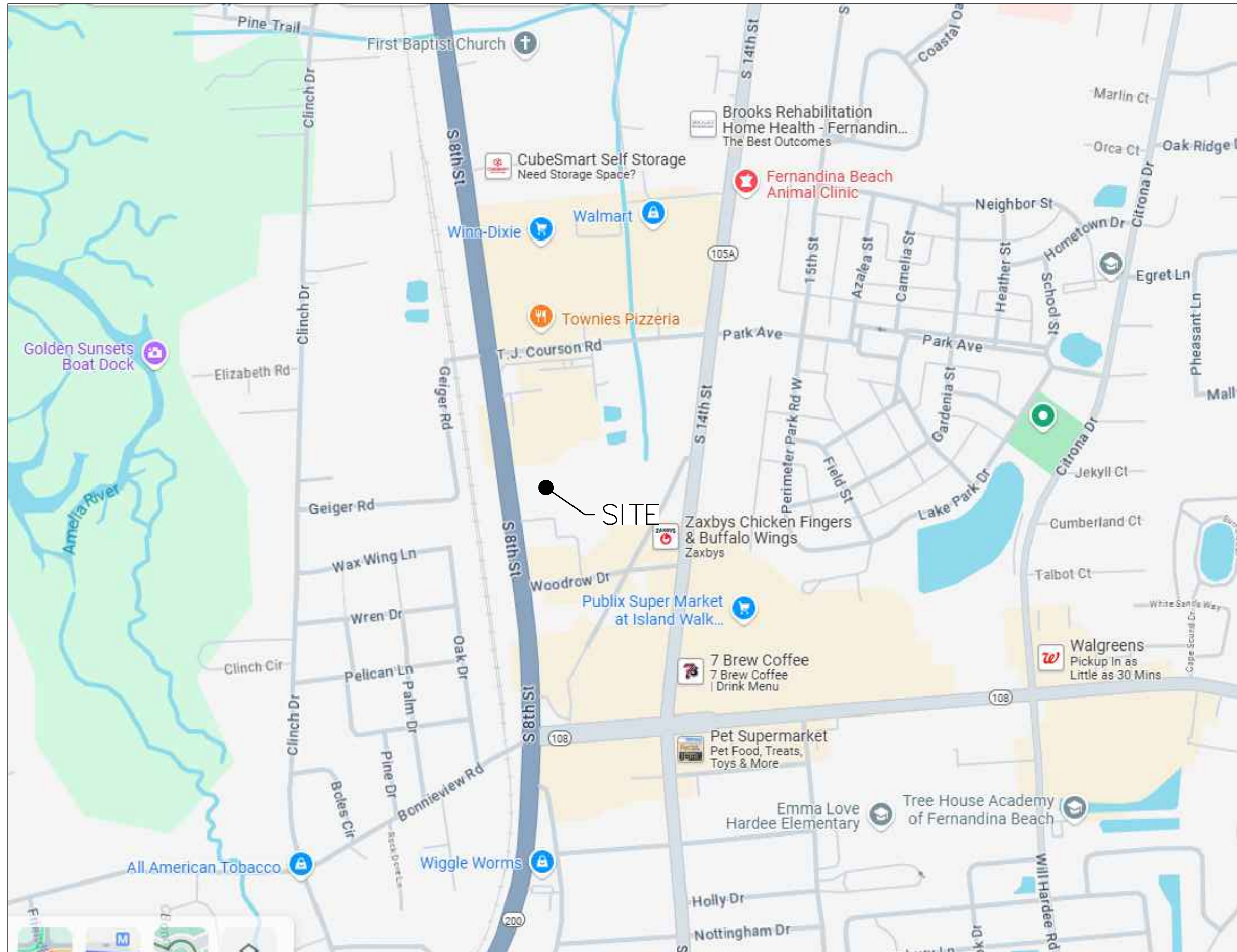
DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, FL 32034 | 904 310-3480 | www.fbfl.us/planning

WAFFLE HOUSE

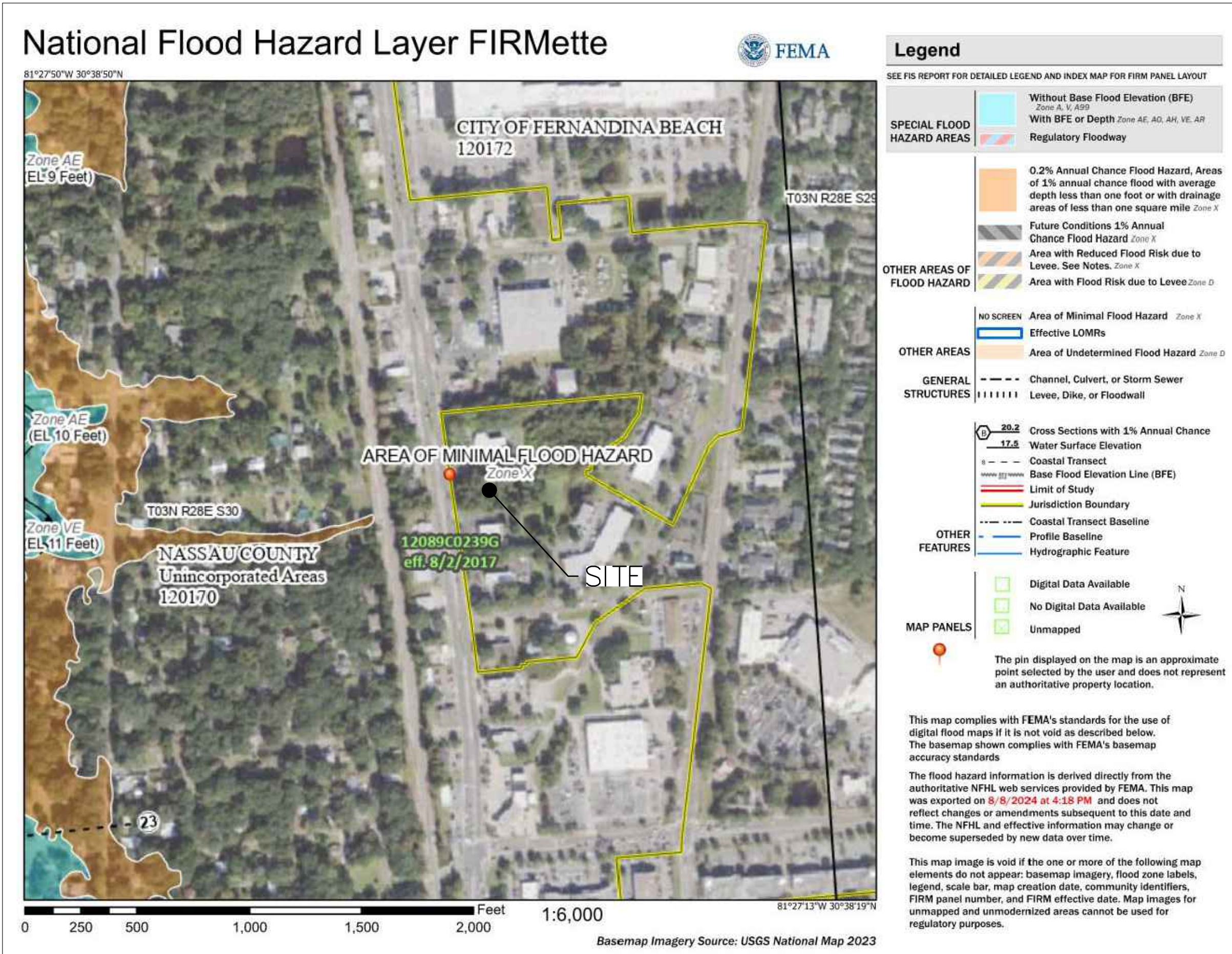
AMELIA ISLAND, FLORIDA

SOUTH OF 1860 S 8TH ST.
FERNANDINA BEACH, FL 32034



VICINITY MAP

N.T.S.



FEMA MAP

N.T.S.

THE PROPERTY SHOWN HEREIN LIES WITHIN FLOOD HAZARD ZONE 'X' AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL NUMBER 12089C0239G FOR FLOOD BOUNDARY AND FLOODWAY FOR THE CITY OF FERNANDINA BEACH, FLORIDA.

GENERAL NOTES:

CONTRACTOR'S RESPONSIBILITY TO INCLUDE, BUT NOT LIMITED TO:

- CAUSE THE WORK TO BE COMPLETED PER FEDERAL, STATE AND LOCAL CODES DURING ALL PHASES OF THE PROJECT.
- VERIFY THE EXISTING CONDITIONS ON WHICH THE PROJECT DESIGNS (ALL PHASES) ARE BASED AND BECOME FAMILIAR WITH ALL NECESSARY INFORMATION, WHETHER ON THE SUBJECT TRACT OR ADJACENT PROPERTIES. IF UNKNOWN CONDITIONS ARE DISCOVERED WHICH AFFECT THE SCOPE AND DELIVERY OF THE PROJECT, THE CONTRACTOR IS TO PROVIDE IMMEDIATE WRITTEN NOTIFICATION TO THE ENGINEER.
- COORDINATE WITH UTILITY PROVIDERS TO CONFIRM THE LOCATION OF EXISTING AND PROPOSED SERVICES WILL BE ADEQUATE FOR THE DEVELOPMENT. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING UTILITY LOCATIONS AND PROPOSED LOCATIONS ARE APPROXIMATE IN NATURE.
- CONSTRUCTION LIMITS SHALL BE PROPERLY MARKED AND BARRIERS CREATED AS NECESSARY TO PROTECT CONSTRUCTION PERSONNEL AS WELL AS THE PUBLIC, OSHA AND ALL OTHER GOVERNING STANDARDS.
- PROVISION OF ALL NECESSARY WORK IN ORDER TO CAUSE THE PROJECT TO BE COMPLETED WHETHER OR NOT THE WORK IS SPECIFICALLY DESCRIBED WITHIN THE PROJECT DESIGNS OR REQUIRED BY REGULATION IN THE COURSE OF WORK.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES DURING ALL PHASES OF THE PROJECT.
- DEMOLITION RESPONSIBILITIES:
 - CONSTRUCTION DEBRIS AND REFUSE RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE CONSTRUCTION LOCATION UNDER MEANS THAT ADHERE TO FEDERAL, STATE AND LOCAL REGULATIONS. UNDER NO CIRCUMSTANCES SHALL REFUSE MANAGEMENT COMPROMISE THE DELIVERY SCHEDULE OR QUALITY OF THE PROJECT.
 - FEDERAL, STATE AND LOCAL REGULATIONS SHALL BE ADHERED TO AT ALL TIMES DURING DEMOLITION.
 - PRIOR TO DEMOLITION COMMENCEMENT, CONTACT LOCAL "CALL DIG" SERVICES.
 - PROPER SHORING AND BRACING SYSTEMS SHALL BE UTILIZED FOR ALL EXCAVATIONS AT ALL TIMES. COMPLETELY FILL ALL EXCAVATIONS AT THE END OF EACH DAY.
 - BURNING OF MATERIALS IS PROHIBITED EXCEPT BY PROPER PERMIT FROM GOVERNING AGENCY.
 - EXISTING AND REMAINING FACILITIES, WHETHER ON THE PROPERTY OR ON ADJACENT PROPERTIES, SHALL BE MAINTAINED IN THEIR ORIGINAL CONDITIONS. IF DISTURBED, THESE STRUCTURES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
 - EROSION CONTROL MEASURES DURING DEMOLITION PHASE SHALL BE MAINTAINED AT ALL TIMES DURING ALL PHASES OF THE PROJECT, PER FEDERAL, STATE AND LOCAL CODES. NO EARTHMOVING OR DISTURBANCE SHALL BE CAUSED TO HAPPEN UNTIL ALL APPROPRIATE MEASURES HAVE BEEN PUT INTO PLACE.

24-HOUR EMERGENCY CONTACT:

NORMAN BEAL
CELL: (352) 528-0528
EMAIL: NORMANBEAL@WAFFLEHOUSE.COM

OWNER / DEVELOPER

NAME: WAFFLE HOUSE
ADDRESS: 5986 FINANCIAL DRIVE, NORCROSS, GA 30071
PHONE: 404-754-4480
CONTACT: MERCEDES FIELD
EMAIL: MERCEDESFIELD@WAFFLEHOUSE.COM

ENGINEER

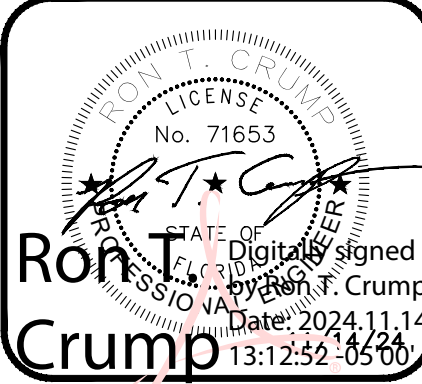
NAME: CONTINEO GROUP, LLC
ADDRESS: 755 COMMERCE DRIVE, SUITE 800,
DECATUR, GA 30030
RON T. CRUMP, P.E.
JUAN DEL RIO
PHONE: 404-399-5192
EMAIL: JUAND@THECONTINEOGROUP.COM

PROJECT NARRATIVE:

THE PROPOSED DEVELOPMENT CONSISTS IN THE CONSTRUCTION OF A NEW WAFFLE HOUSE BUILDING WITH PARKING AREAS AND ASSOCIATED UTILITIES TO SERVE THE RESTAURANT.

SHEET INDEX

C01	COVER SHEET
C02	SITE PLAN
C03	GRADING PLAN
C04	UTILITY PLAN
C05	EROSION CONTROL PLANS
C06	EROSION CONTROL DETAILS
C07	DETAILS
C08	DETAILS
L-1	LANDSCAPE PLAN (BY OTHERS)
TRP-1	TREE REPLACEMENT PLAN (BY OTHERS)
PH-1	PHOTOMETRIC PLAN (BY OTHERS)
S1	SURVEY (BY OTHERS)



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770.335.9403
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(770) 729-5700

WAFFLE HOUSE
AMELIA ISLAND,
FLORIDA

ISSUED FOR: PERMIT

JURISDICTION: CITY OF AMELIA

LOCATION: SOUTH OF 1860 S 8TH ST
FERNANDINA BEACH, FL 32034

DATE REVISIONS

DRAWN:

CHECK:

KYS

JDR

JOB NO:

DATE:

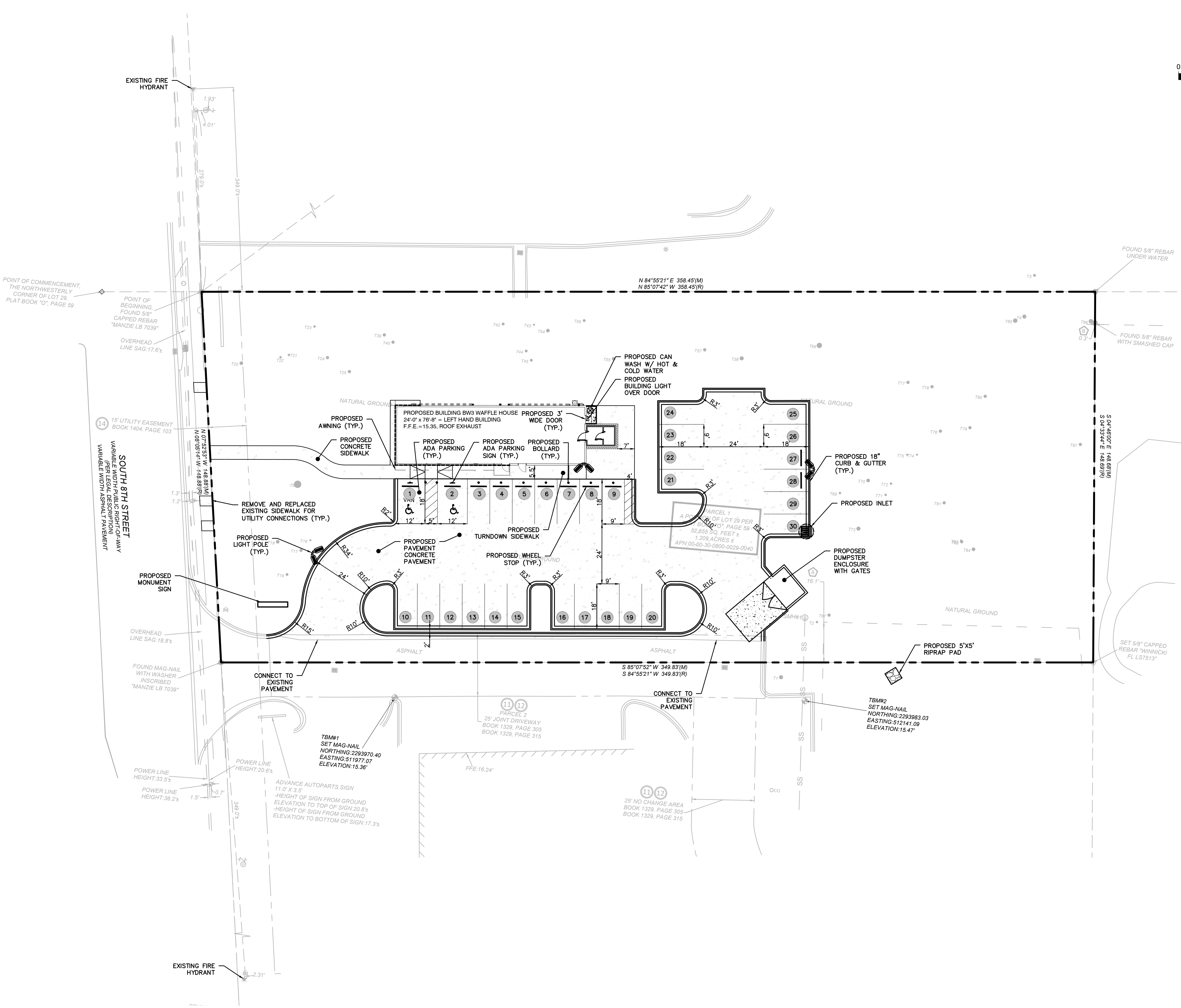
24-276

11/14/24

COVER SHEET

SHEET

C01



LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	18" CURB AND GUTTER
	PROPOSED CONCRETE
	ADA DESIGNATED STALL
	PARKING SPACE COUNT

SITE SUMMARY	
ZONING DISTRICT	C-2
JURISDICTION	CITY OF AMELIA
PROPOSED USE	RESTAURANT
PROPOSED LOT AREA	1.209 AC (52,655 SF)
PROPOSED BUILDING	1913 SF
FRONT YARD SETBACK	0'
INTERIOR SIDE YARD SETBACK	0'
REAR YARD SETBACK	0'
PARKING STALL DIMENSIONS	9'x18'
MINIMUM PARKING SPACES REQUIRED	28
PROPOSED PARKING SPACES	30
PARKING REQUIREMENT: MINIMUM ONE SPACE PER 50 SF SERVICE AREA. 1400 SF SERVICE AREA / 50 = 28 SPACES (MINIMUM)	

SITE NOTES

- COMPLETION OF ALL WORK SHALL BE IN ACCORDANCE THESE PLANS, SPECIFICATIONS, AS WELL AS, WITH FEDERAL, STATE AND LOCAL REGULATIONS. DEVIATION FROM THESE MAY CAUSE THE PROJECT TO BE UNACCEPTABLE.
- PROJECT TO BE DELIVERED IN ACCORDANCE WITH AMERICANS WITH DISABILITY ACT (ADA) PER FEDERAL, STATE AND LOCAL CODES.
- PROJECT TO BE DELIVERED IN ACCORDANCE WITH THE UNIFORM TRAFFIC CONTROL MANUAL (MUTCD), ASHTO, AS WELL AS STATE AND LOCAL REGULATIONS.
- ARCHITECTURAL PLANS ARE TO GOVERN IN THE AREA WITHIN 5' OF THE BUILDING ENVELOPE. THIS IS TO INCLUDE BUT NOT LIMITED, TO STEPS, STOOPS, SIDEWALKS, RAMPS, HANDRAILS, ETC. SITE CONTRACTOR IS RESPONSIBLE FOR ALL WORK OUTSIDE OF THIS ENVELOPE.
- THE FACE OF CURB AND OUTSIDE FACE OF BUILDING SHALL BE THE DIMENSIONAL REFERENCE FOR ALL SITE MEASUREMENTS AND RADII, UNLESS OTHERWISE NOTED. ALL RADII SHALL BE ASSUMED TO BE 5'; WHERE NO DIMENSION IS GIVEN.
- CURB AND GUTTER SHALL BE "8" IN SIZE UNLESS SPECIFIED OTHERWISE.
- EXISTING AND REMAINING FACILITIES, WHETHER ON THE PROPERTY OR ON ADJACENT PROPERTIES, SHALL BE MAINTAINED IN THEIR ORIGINAL CONDITIONS. IF DISTURBED, THESE STRUCTURES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
- CONTRACTOR IS RESPONSIBLE TO PROVIDING ALL AS-BUILTS AND OTHER CERTIFICATIONS IN ORDER TO CAUSE THE ACCEPTANCE OF THE PROJECT BY THE CLIENT AND RELEASE OF A CERTIFICATE OF OCCUPANCY.
- CONTRACTOR TO VERIFY THE EXISTING CONDITIONS ON WHICH THE PROJECT DESIGNS (ALL PHASES) ARE BASED AND BECOME FAMILIAR WITH ALL NECESSARY INFORMATION, WHETHER ON THE SUBJECT TRACT OR ADJACENT PROPERTIES. IF UNKNOWN CONDITIONS ARE DISCOVERED WHICH JEOPARDIZES THE SCOPE AND DELIVERY OF THE PROJECT, THE CONTRACTOR IS TO PROVIDE IMMEDIATE WRITTEN NOTIFICATION TO THE ENGINEER.
- THE CONTRACTOR SHALL DELIVER THE CURB AND GUTTER AT A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
- THE CONTRACTOR SHALL DELIVER THE PARKING LOT PAINTING AND STRIPING WITH A MINIMUM OF TWO COATS OF PAINT PER PROJECT SPECIFICATIONS.
- ALL EASEMENTS REQUIRED TO COMPLETE THE WORK, BUT NOT PROVIDED BY THE CLIENT, ARE THE RESPONSIBILITY OF THE CONTRACTOR.



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FERNANDINA BEACH, FL 32034

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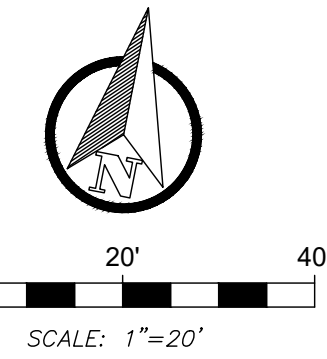
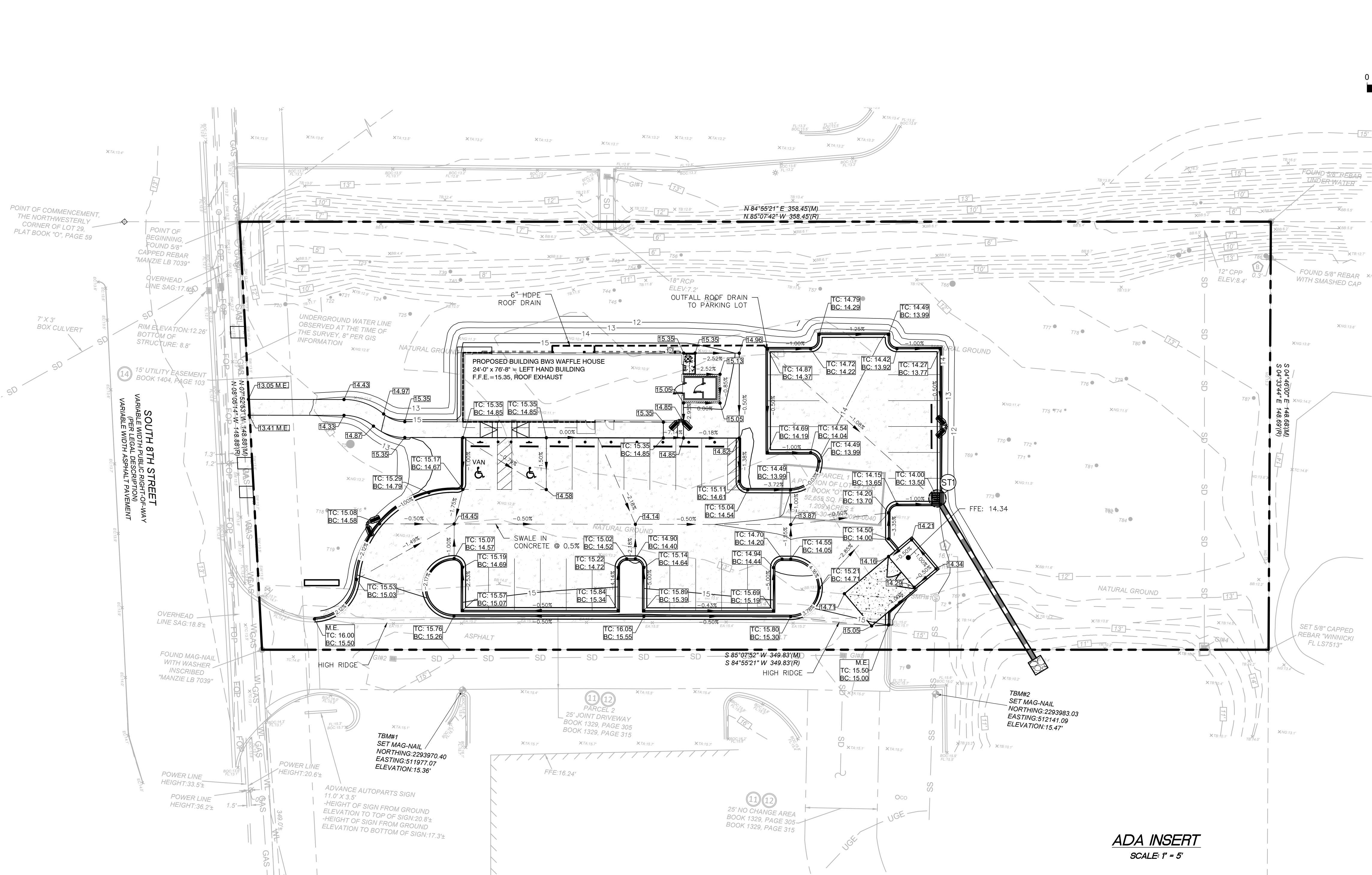
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JOB NO:	DATE:
24-276	11/14/24

SITE PLAN

SHEET

C02

C:\USERS\KARL\CONTINIO-MASTER DROPBOX\BRYAN RUSSELL\CONTINIO-MASTER\PROJECTS\24-276 - WH - AMELIA ISLAND, FL\DRAWINGS



LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	18" CURB AND GUTTER
	PROPOSED CONCRETE
	ADA DESIGNATED STALL
	PARKING SPACE COUNT

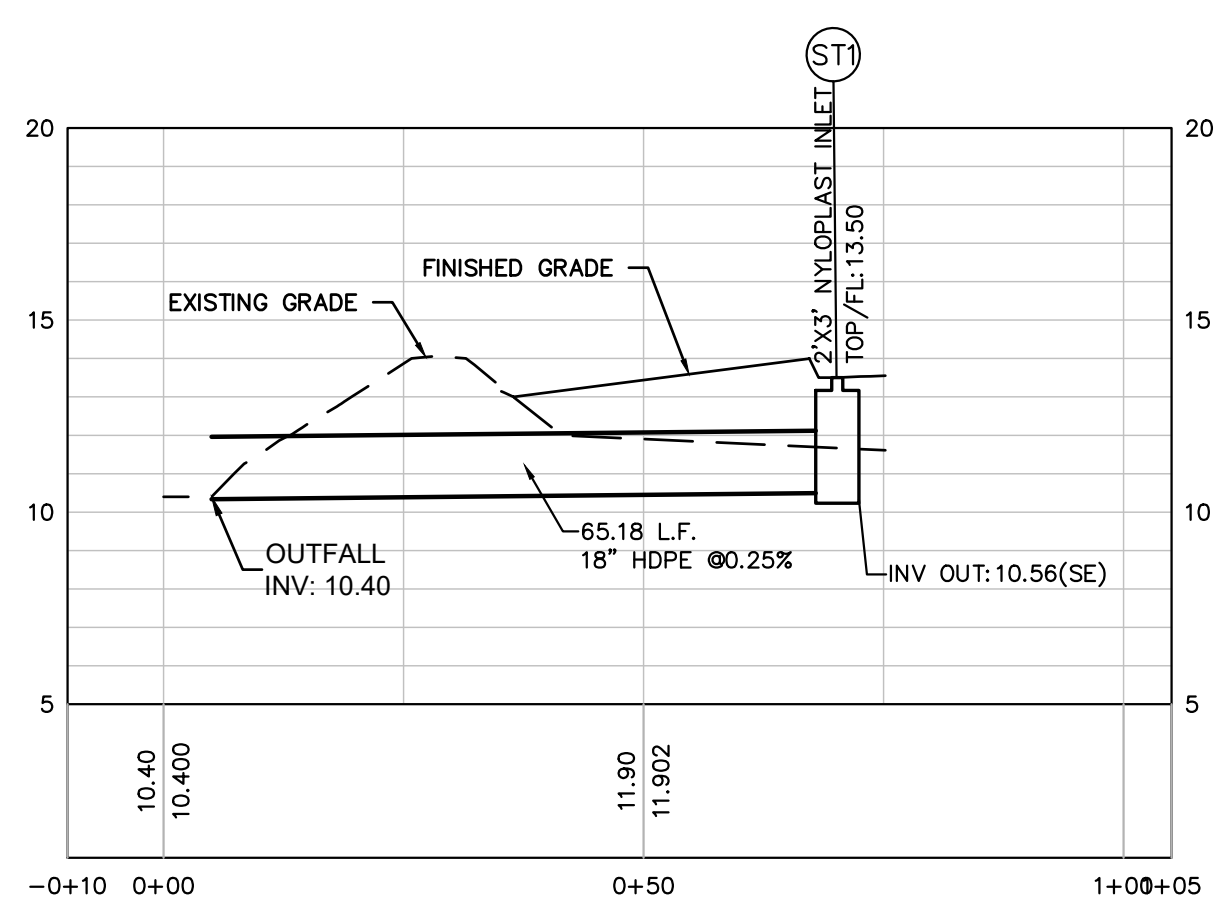
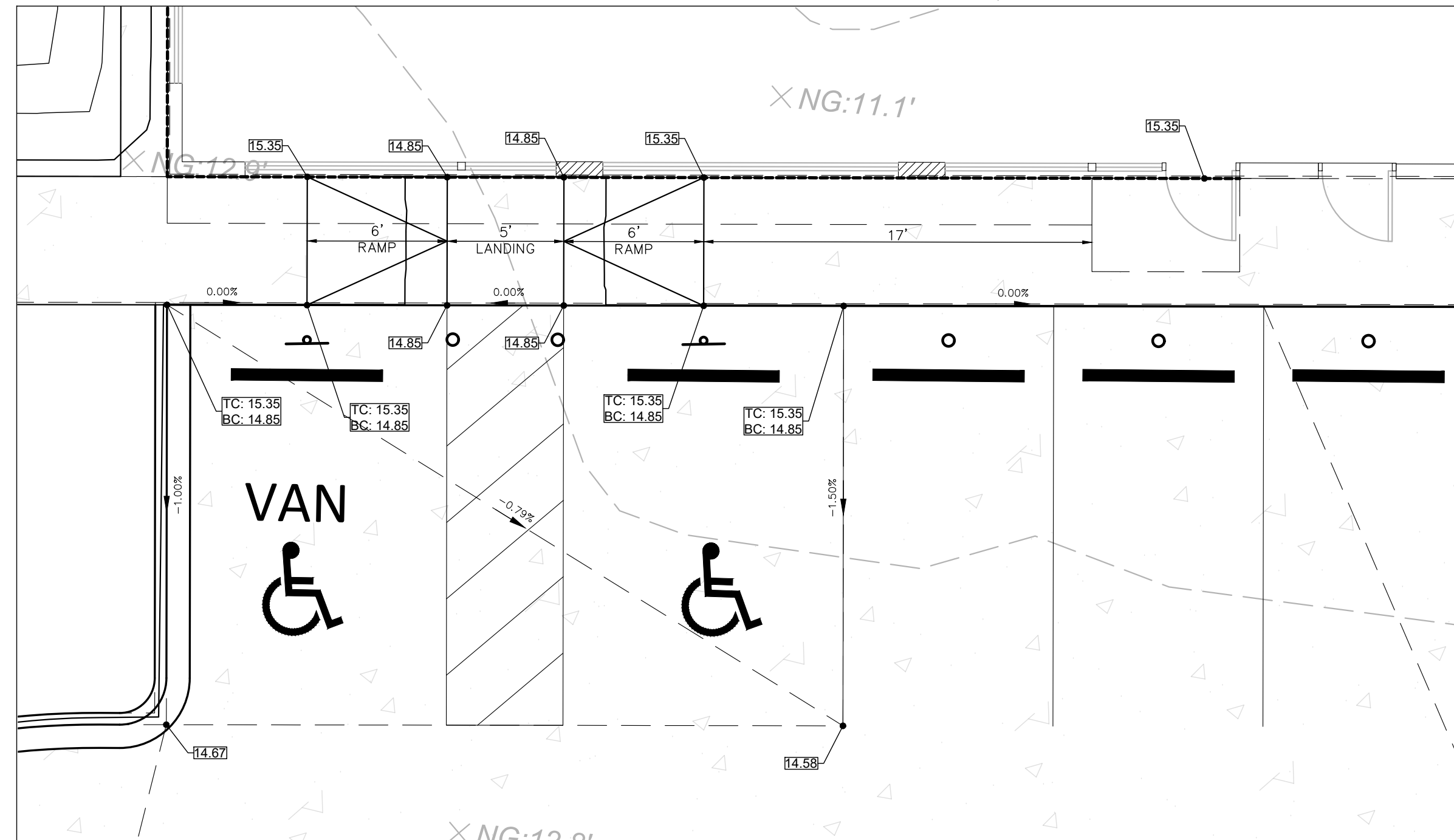
GRADING NOTES:

- PRIOR TO WORK COMMENCEMENT, CONTRACTOR IS TO CONTACT LOCAL "CALL DIG" SERVICES FOR LOCATION OF ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK, WHICH INCLUDES, BUT NOT LIMITED TO, RELOCATION OF UTILITIES ALONG ROADWAYS AND OFFSITE IMPROVEMENTS IN ORDER TO DELIVER THE PROJECT.
- REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION ON EXISTING SOIL CONDITIONS.
- CONTRACTOR IS TO REMOVE ALL MATERIALS DEEMED UNSUITABLE BY THE OWNER AND/OR ENGINEER.
- POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL VALIDATE AND ACCEPT TOPOGRAPHIC INFORMATION PROVIDED PRIOR TO COMMENCEMENT OF WORK. ANY DEVIATIONS SHALL BE SUBMITTED TO THE ENGINEER AND OWNER.
- CONTRACTOR TO PROVIDE CLEAN PAVEMENT AND CURB EDGES, VIA SAW CUTTING OR OTHER METHODS, IF WORK IS WITHIN EXISTING PAVEMENT AREAS.
- REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ALL STRUCTURAL FOUNDATIONS, SLABS AND EARTHEN BUILDING PADS.
- EXISTING AND REMAINING FACILITIES, WHETHER ON THE PROPERTY OR ON ADJACENT PROPERTIES, SHALL BE MAINTAINED IN THEIR ORIGINAL CONDITIONS. IF DISTURBED, THESE STRUCTURES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
- ALL DISTURBED AREAS WITHOUT PERMANENT HARD SURFACES SHALL BE TREATED WITH PERMANENT STABILIZATION PER THE APPROPRIATE STATE OR LOCAL EROSION CONTROL AND DEVELOPMENT STANDARDS.
- CONTRACTOR SHALL DELIVER THE EARTHWORK FOR THE PROJECT ON AN UNCLASSIFIED BASIS.
- IN THE ABSENCE OF OTHER DIRECTION FROM SOURCES SUCH AS GEOTECHNICAL REPORTS, THE PLACEMENT OF FILL MATERIAL SHALL BE PER THE FOLLOWING:
 - CLEAN, GRANULAR MATERIAL AND SHALL BE VERIFIED BY THE CONTRACTOR FOR SUITABILITY BY PERFORMING A GRADATION TEST.
 - PLACED IN LIFT THICKNESS NOT TO EXCEED EIGHT INCH
 - POSSESS MOISTURE WITHIN 3% OF OPTIMUM
 - COMPACTED TO 95% MINIMUM DENSITY OF THE MAXIMUM DRY DENSITY UTILIZING THE MODIFIED PROCTOR METHOD (ASTM D-1557)
- ALL STORM WATER SYSTEMS ARE TO BE DELIVERED TO THE OWNER CLEAN AND FREE OF DEBRIS.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS BETWEEN EXISTING AND PROPOSED GRAVITY UTILITIES.
- ANY RETAINING WALLS DEPICTED WITHIN THESE PLANS ARE TO BE DESIGNED UNDER THE DIRECTION OF THE CONTRACTOR AND ARE SHOWN FOR COORDINATION PURPOSES ONLY. THE CIVIL ENGINEER ACCEPTS NO RESPONSIBILITY FOR THESE WALL.
- ALL PIPES SYSTEMS ARE MEASURED BETWEEN THE CENTERS OF MANHOLES.

ADDITIONAL NOTES:

- CONTRACTOR TO ANTICIPATE DEWATERING AND DEMUCKING. REFER TO GEOTECH REPORT.
 - THE IMPERVIOUS AREA PLANNED UNDER SONIC DEVELOPMENT PERMIT #07504-2 EXCEEDS THE PROPOSED IMPERVIOUS AREA, THEREFORE ADDITIONAL DETENTION IS NOT REQUIRED.
- PROPOSED IMPERVIOUS AREA = 15,000± SF
PLANNED FOR IMPERVIOUS AREA = 30,700± SF

ADA INSERT
SCALE: 1" = 5'



STORM PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

Professional Engineer Seal for Ron Crump, State of Florida, License No. 71653, dated 11/14/2024.

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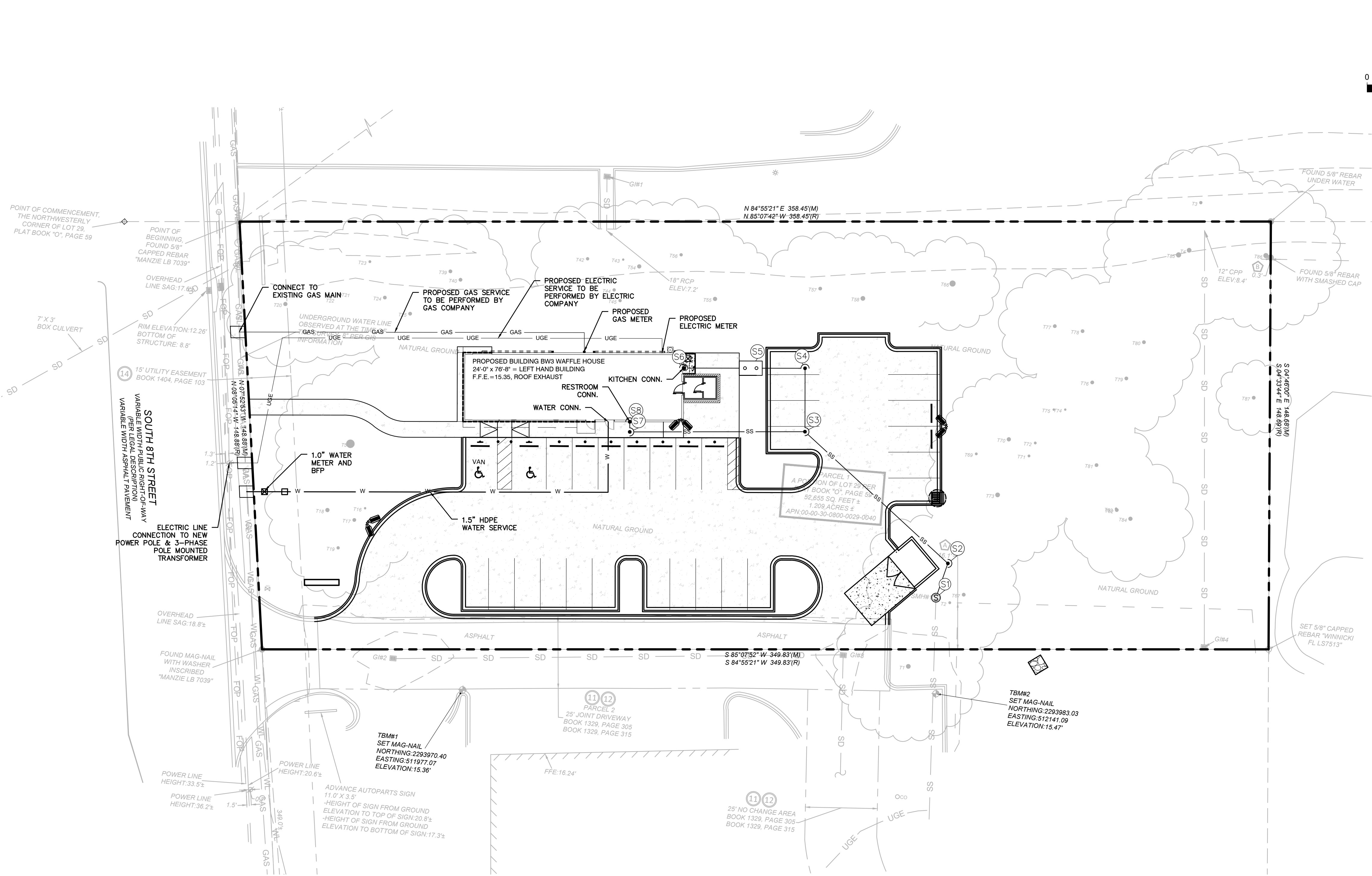
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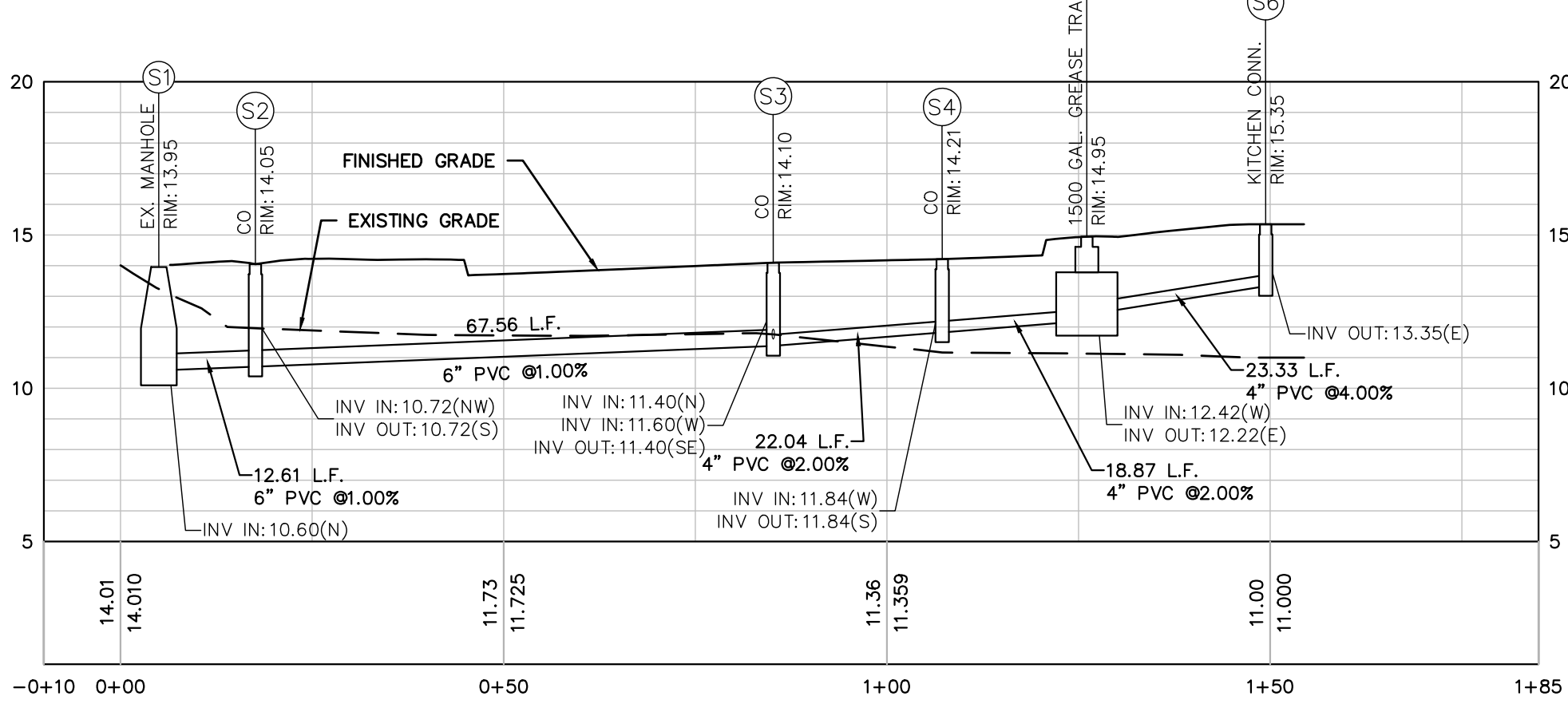
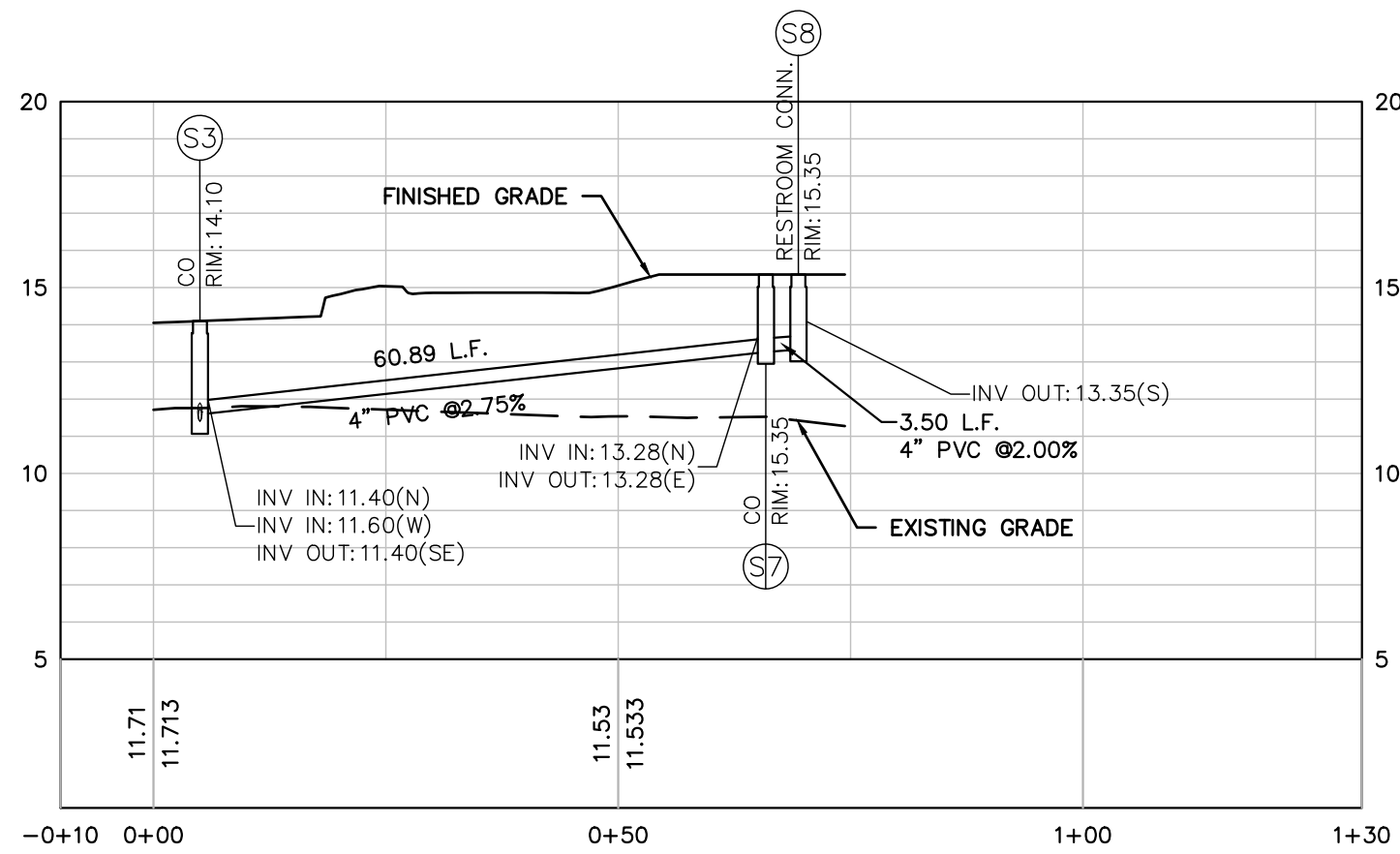
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JOB NO: 24-276	DATE: 11/14/24

GRADING PLAN
SHEET
C03

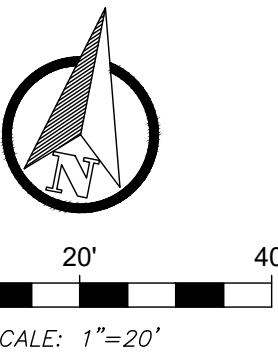


- UTILITY NOTES:**
- PRIOR TO WORK COMMENCEMENT, CONTRACTOR IS TO CONTACT LOCAL "CALL DIG" SERVICES FOR LOCATION OF ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK, WHICH INCLUDES, BUT NOT LIMITED TO, RELOCATION OF UTILITIES ALONG ROADWAYS AND OFFSITE IMPROVEMENTS IN ORDER TO DELIVER THE PROJECT.
 - ALL UTILITY WORK SHALL BE IN ACCORDANCE WITH GOVERNING LOCAL STANDARDS, LATEST EDITION.
 - CONTRACTOR SHALL UTILIZE SCHEDULE 40 PVC OR DUCTILE IRON PIPE FOR ALL SEWER SYSTEMS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING ANY FINAL AS-BUILTS AND EASEMENT PLATS.
 - CONTRACTOR TO DELIVER ALL WATER AND SEWER SYSTEMS WITH A MINIMUM OF 10' HORIZONTAL AND 2' VERTICAL SEPARATIONS.
 - BUILDING CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL ELECTRICAL SERVICES TO THE BUILDING, WHICH INCLUDE, BUT NOT LIMITED TO, TRANSFORMERS, TRANSFORMER PADS, METERS, ETC.
 - CONTRACTOR SHALL COMPARE ALL CIVIL AND BUILDING PLAN SETS PRIOR TO CONSTRUCTION. THE ENGINEER AND ARCHITECT SHALL BE NOTIFIED OF ANY UTILITY DISCREPANCIES.

LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	18" CURB AND GUTTER
	PROPOSED CONCRETE
	ADA DESIGNATED STALL
	PARKING SPACE COUNT
	PROPOSED ASPHALT
	PROPOSED WATER LINE
	PROPOSED GAS LINE
	PROPOSED SANITARY SEWER LINE



SANITARY PROFILES
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'



Professional Engineer
No. 71653
State of Florida

By: Ron T. Crump

Stamp Date: 2024.11.14

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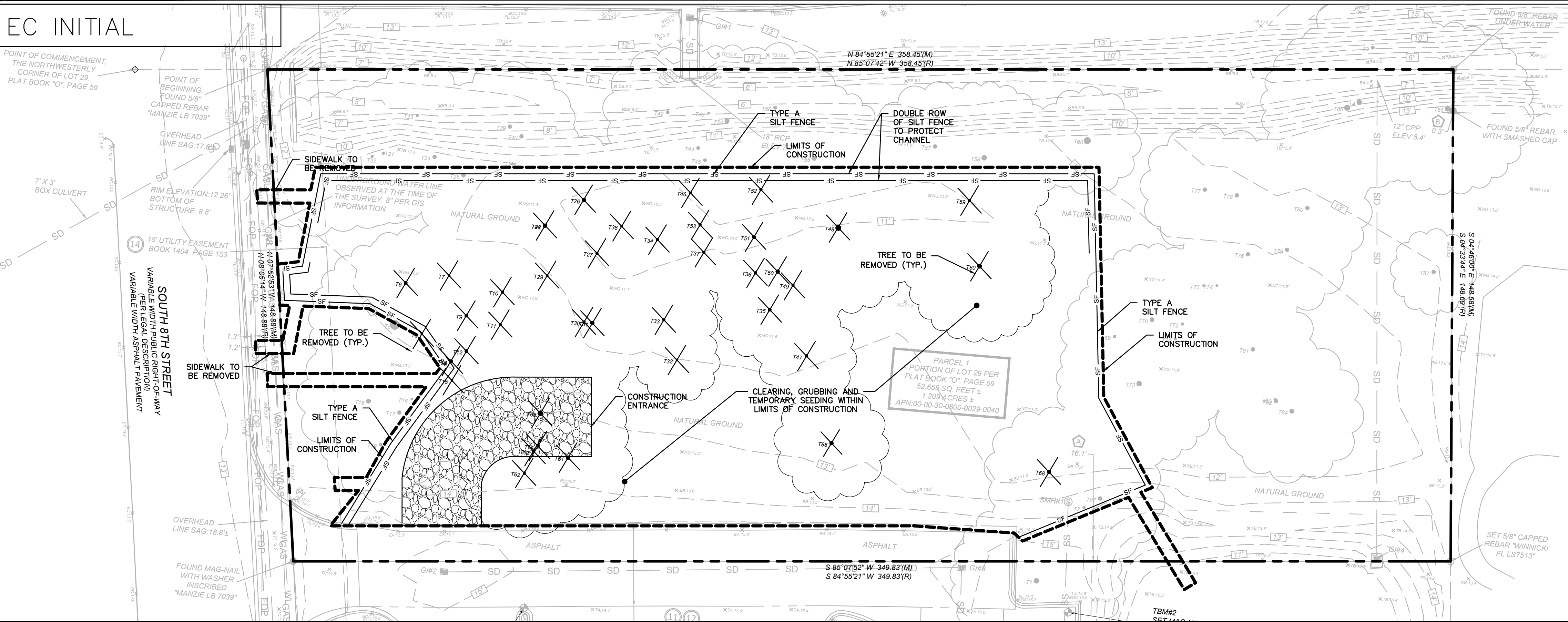
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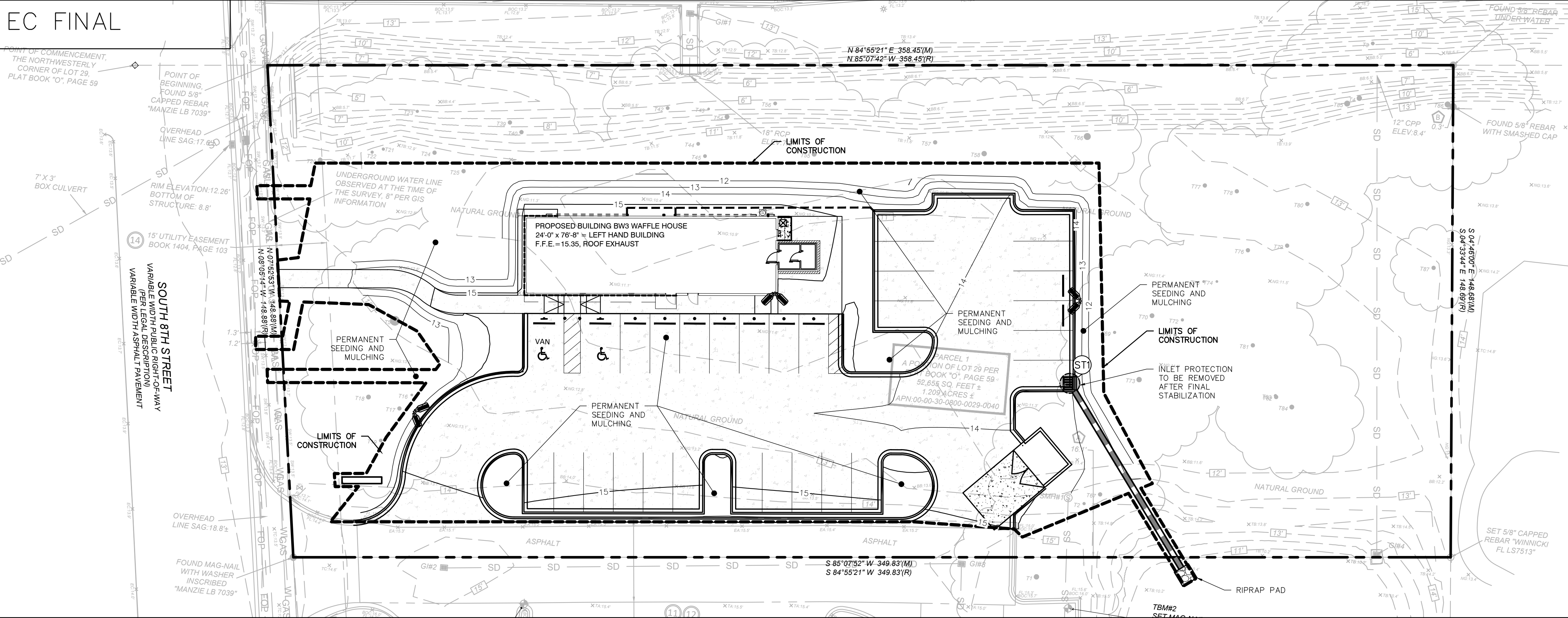
UTILITY PLAN

SHEET C04

EC INITIAL



EC FINAL



DEMO NOTES:

- ALL MATERIALS FROM DEMOLITION SHALL BE REMOVED FROM THE SITE BY THE GENERAL CONTRACTOR OR SUBCONTRACTOR UNLESS APPROVED FOR REUSE ON SITE BY THE STRUCTURAL, GEOTECHNICAL ENGINEERS AND GOVERNING AGENCIES.
- REMOVAL OF THE EXISTING STRUCTURES SHALL BE AS REQUIRED FOR THE PROJECT. THE MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN A PROPER AND LEGAL MANNER PER FEDERAL, STATE, AND/OR LOCAL LAWS AND ORDINANCES.
- IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED, THE OWNER SHALL BE NOTIFIED. THOSE MATERIALS SHALL BE REMOVED AND DISPOSED OF IN A MANNER AS APPROVED BY ALL GOVERNING AGENCIES AND IN A LANDFILL OR DISPOSAL FACILITY LICENSED TO ACCEPT HAZARDOUS MATERIAL.
- PREDEMOLITION PHOTOGRAPHS SHALL BE TAKEN BY THE CONTRACTOR FOR OWNER, SHOWING EXISTING CONDITIONS OF THE SITE AND ADJOINING BUILDINGS TO REMAIN. PHOTOS SHALL INCLUDE DAMAGE TO FINISH SURFACES THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY DEMOLITION OPERATIONS.
- EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. ANY DAMAGE INCURRED DURING THE CONSTRUCTION SHALL BE RESTORED, RECONSTRUCTED OR REPLACED TO AT LEAST THEIR ORIGINAL CONDITION OR AS REQUIRED OR DICTATED BY FEDERAL, STATE, COUNTY, CITY OR LOCAL GOVERNING AGENCIES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT EACH DAY AND REMOVE ALL MUD, DIRT, GRAVEL AND LOOSE MATERIALS DUMPED FROM THIS SITE ONTO OTHER PROPERTIES. THE CONTRACTOR MUST CLEAN OR PICK UP DAILY IF NECESSARY. THE CONTRACTOR SHALL TRY TO REDUCE AIRBORNE DUST THROUGH OUT THE ENTIRE JOB. THIS MAY BE DONE BY WATERING DOWN AREAS AFFECTED BY THIS WORK.
- THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL DEVICES AS REQUIRED DURING DEMOLITION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER AND ALL UTILITY COMPANIES AND DEPARTMENTS 72 HOURS, OR AS REQUIRED, BEFORE DEMOLITION IS TO START, TO VERIFY ANY UTILITIES THAT MAY BE PRESENT ON SITE. ALL VERIFICATIONS, LOCATIONS, SIZE AND DEPTHS SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES OR DEPARTMENTS. WHEN EXCAVATING AROUND OR OVER UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THE UTILITY MAY BE PRESENT DURING THE EXCAVATION TO INSTRUCT AND OBSERVE DURING THE PROCESS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED BEFORE STARTING DEMOLITION OPERATIONS. NO TRENCHES SHALL BE LEFT OPEN OVERNIGHT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AND PAY ALL FEDERAL, STATE, COUNTY, CITY AND LOCAL PERMITS FOR ANY AND ALL WORK REQUIRED UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MAKE AN EFFORT TO SALVAGE ANY VEGETATION OR OTHER LANDSCAPING MATERIALS WHEN AND WHERE POSSIBLE. NOTIFY LANDSCAPE ARCHITECT AND OWNER OF RELOCATION AREA TO PREVENT ANY FUTURE ISSUES.
- ALL ASPHALT AND CONCRETE CUTS SHALL BE SMOOTH, CLEAN AND IN STRAIGHT LINES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE MADE TO CONCRETE THAT IS TO REMAIN AS PART OF THE NEW DEVELOPMENT.
- THE EXISTING DRIVEWAY MAY BE USED AS A CONSTRUCTION EXIT PROVIDED THAT ALL CONSTRUCTION VEHICLES ARE CONFINED TO EXISTING PAVED AREAS ON SITE. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER. THE "STOP WORK" ORDER WILL NOT BE LIFTED UNTIL A CONSTRUCTION EXIT IS CONSTRUCTED IN ACCORDANCE WITH THE CURRENT DETAIL.

LEGEND

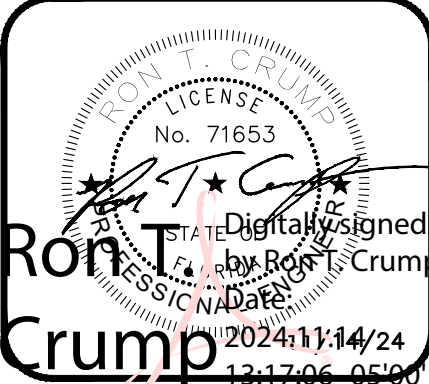
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- 6" HEADER CURB
- PROPOSED CONCRETE
- ADA DESIGNATED STALL
- PARKING SPACE COUNT

SITE CALCULATIONS

TOTAL SITE AREA = 1.21 AC (32,655 SQ.FT.)
TOTAL DISTURBED AREA= 0.58 AC (25,252 SQ.FT.)
TOTAL PROPOSED IMPERVIOUS AREA = 15,000± SF
PLANNED FOR IMPERVIOUS AREA = 30,700± SF

GPS LOCATION (DECIMAL DEGREES)

LATITUDE: N 30.64
LONGITUDE: W 81.46



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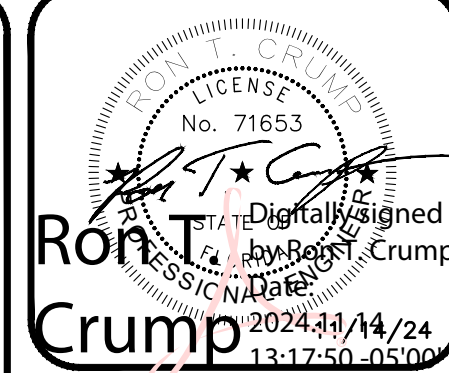
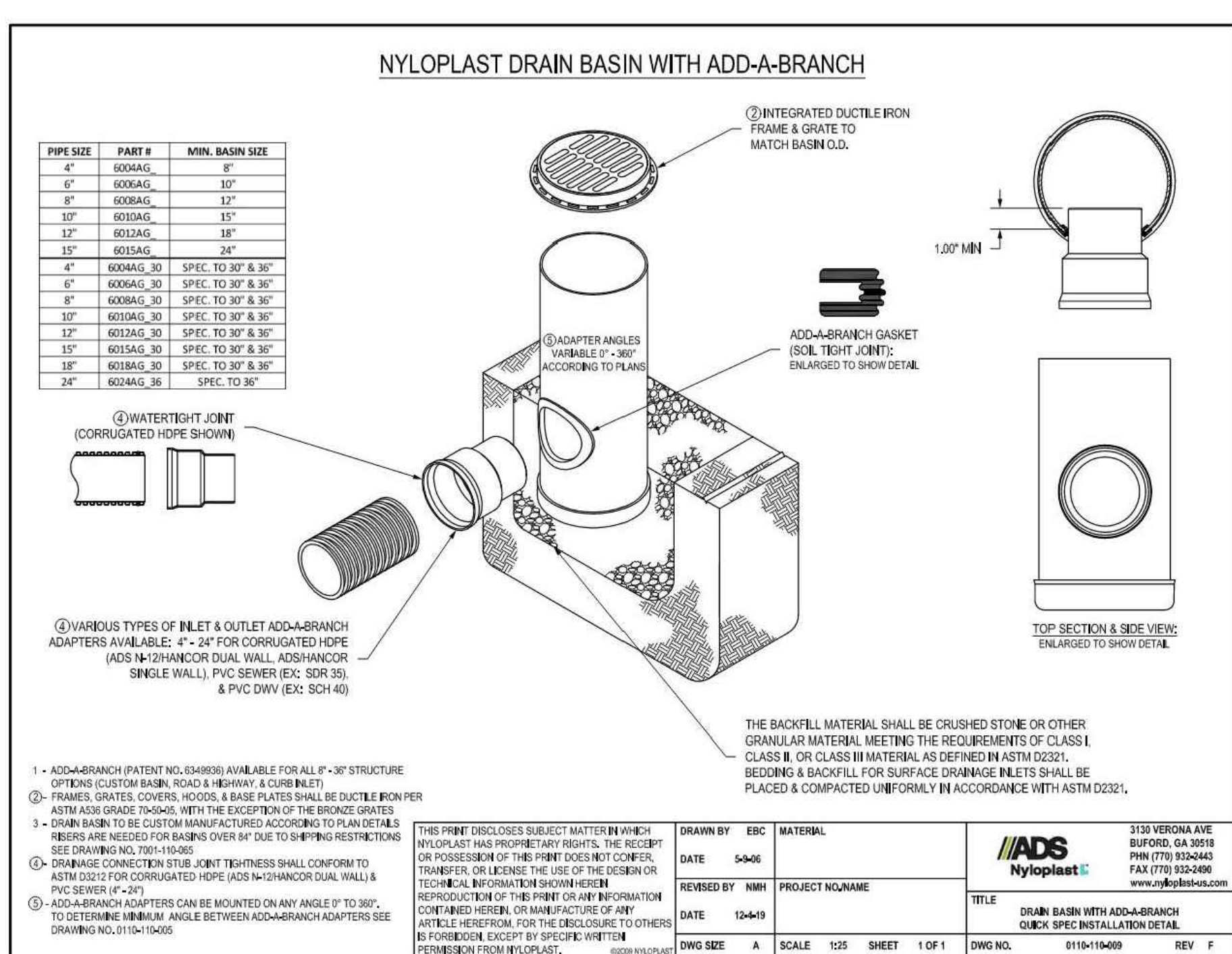
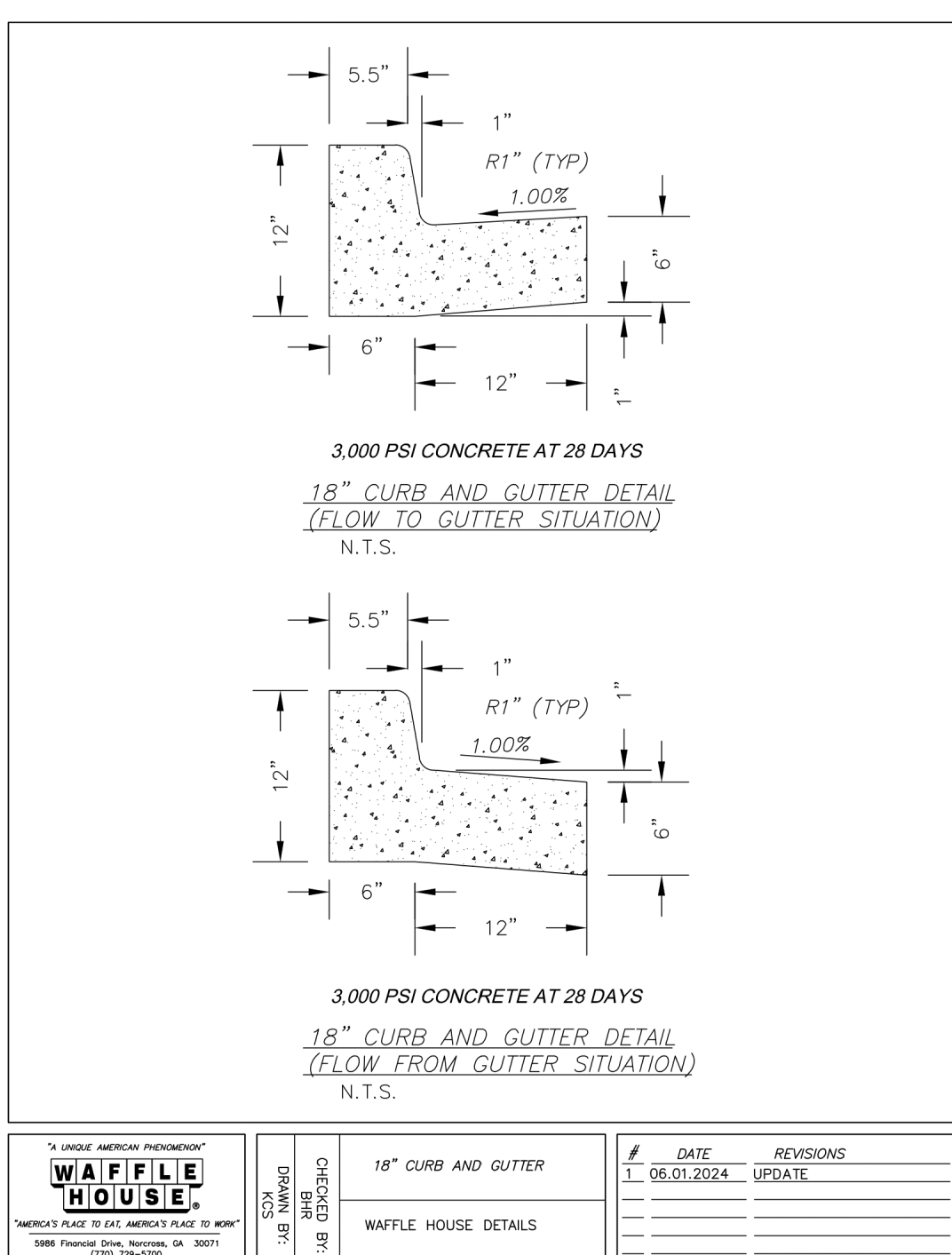
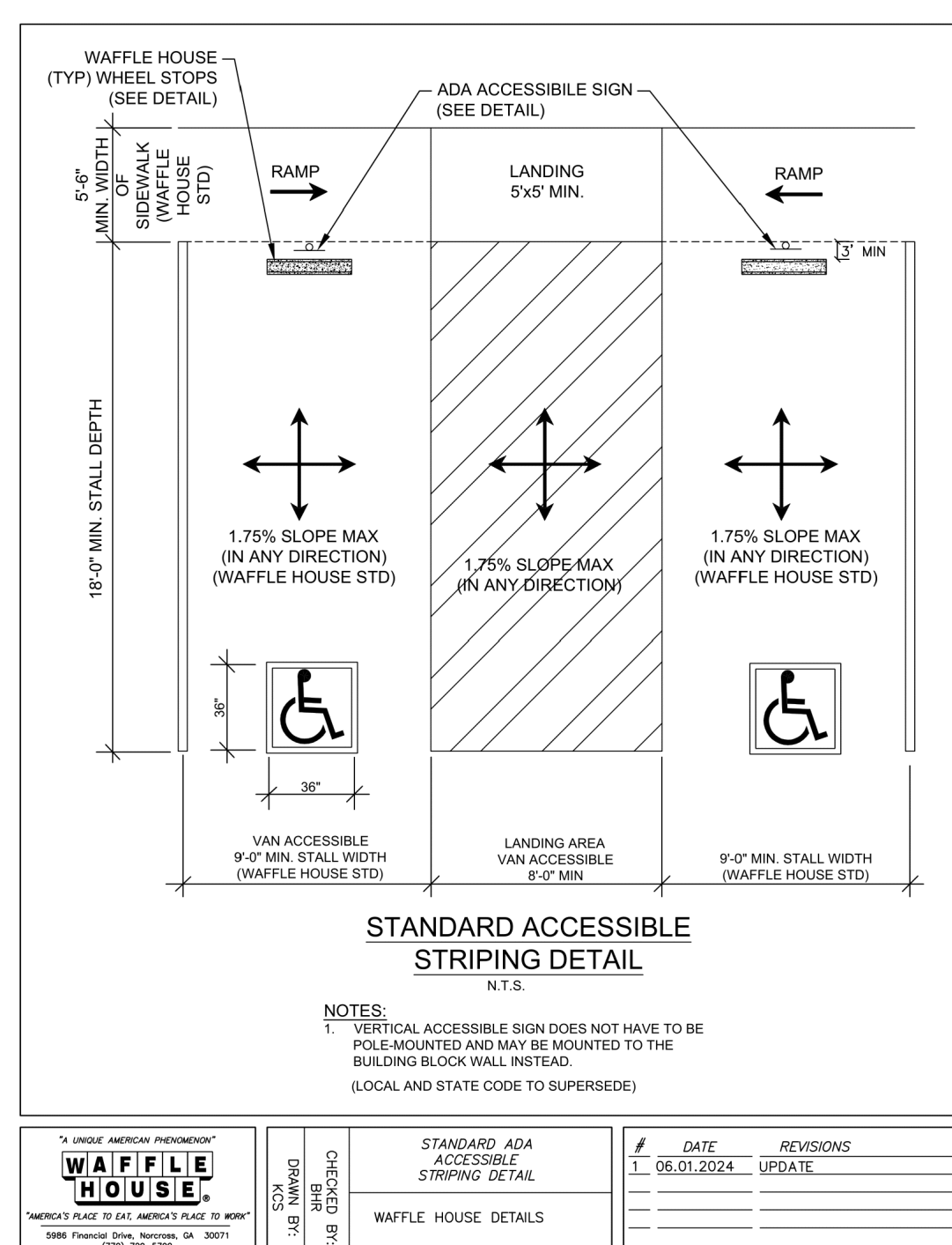
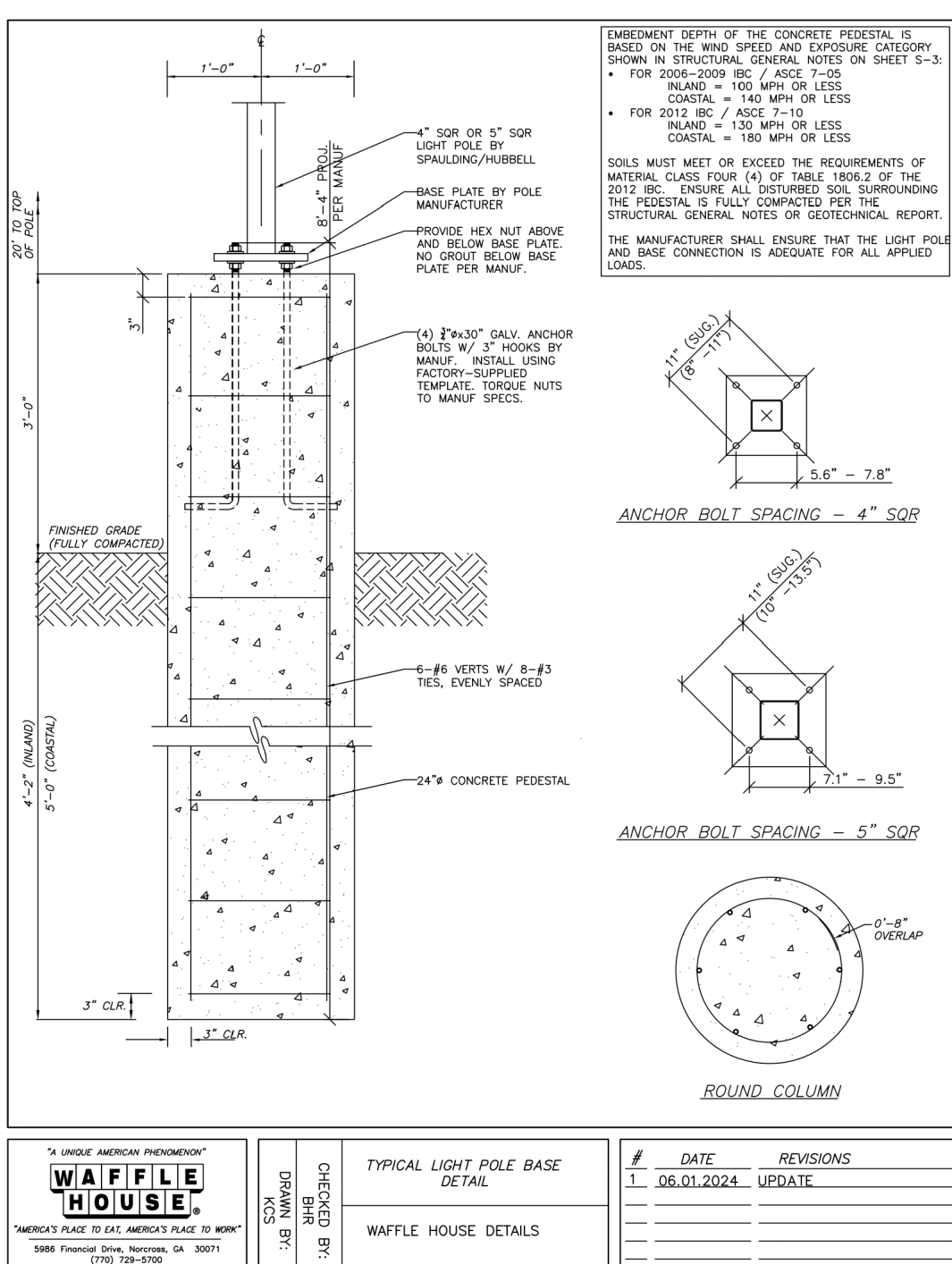
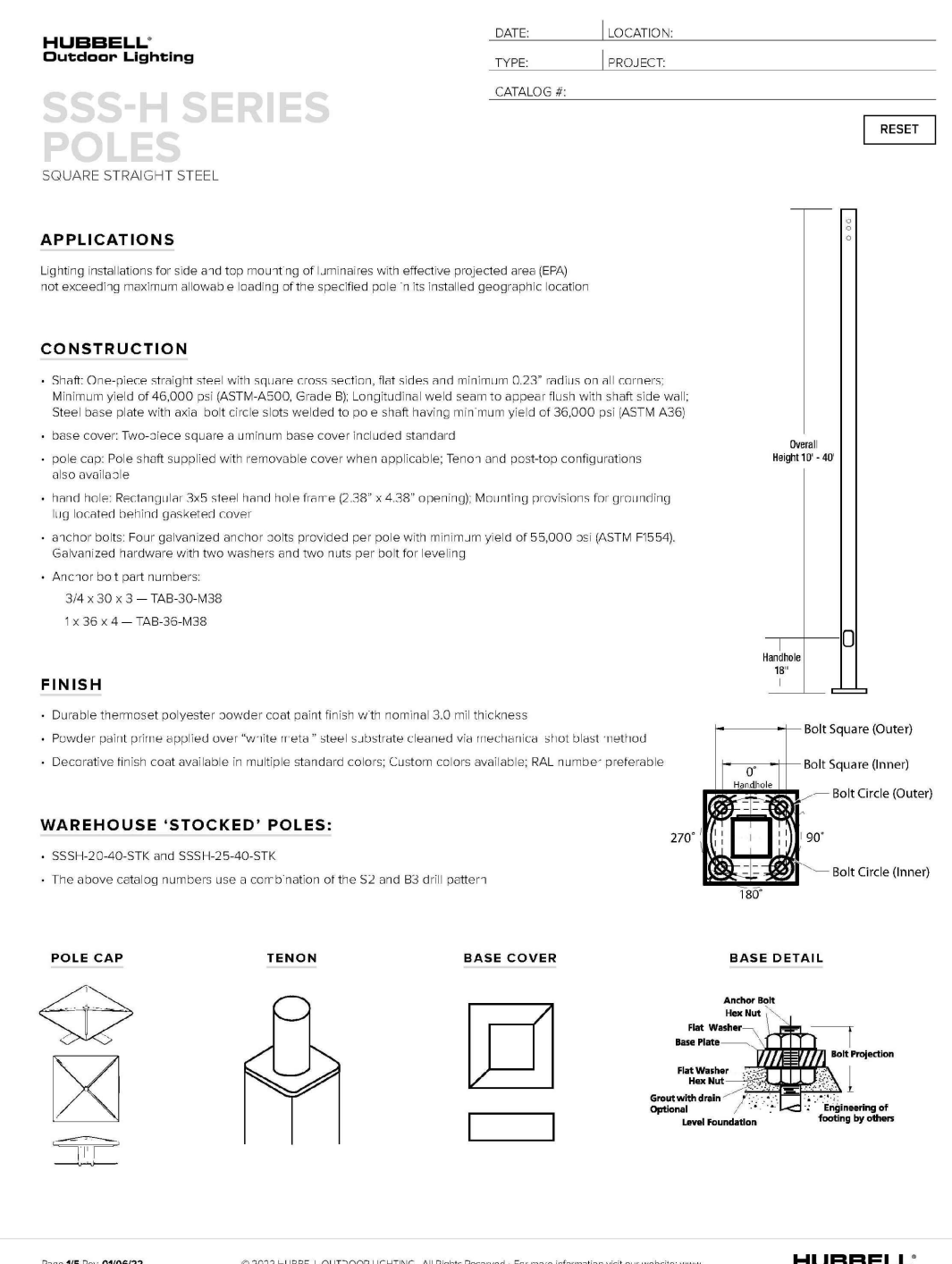
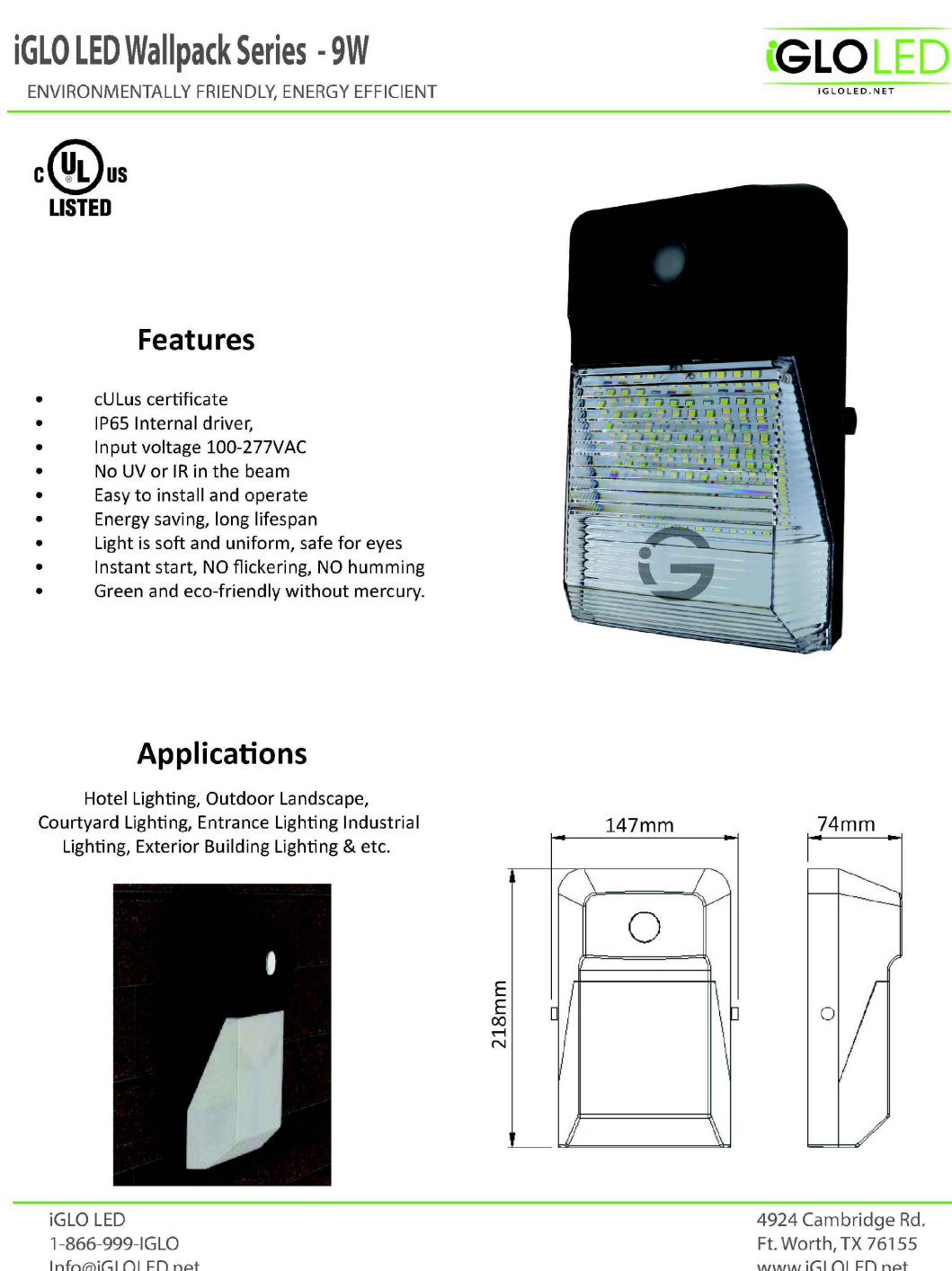
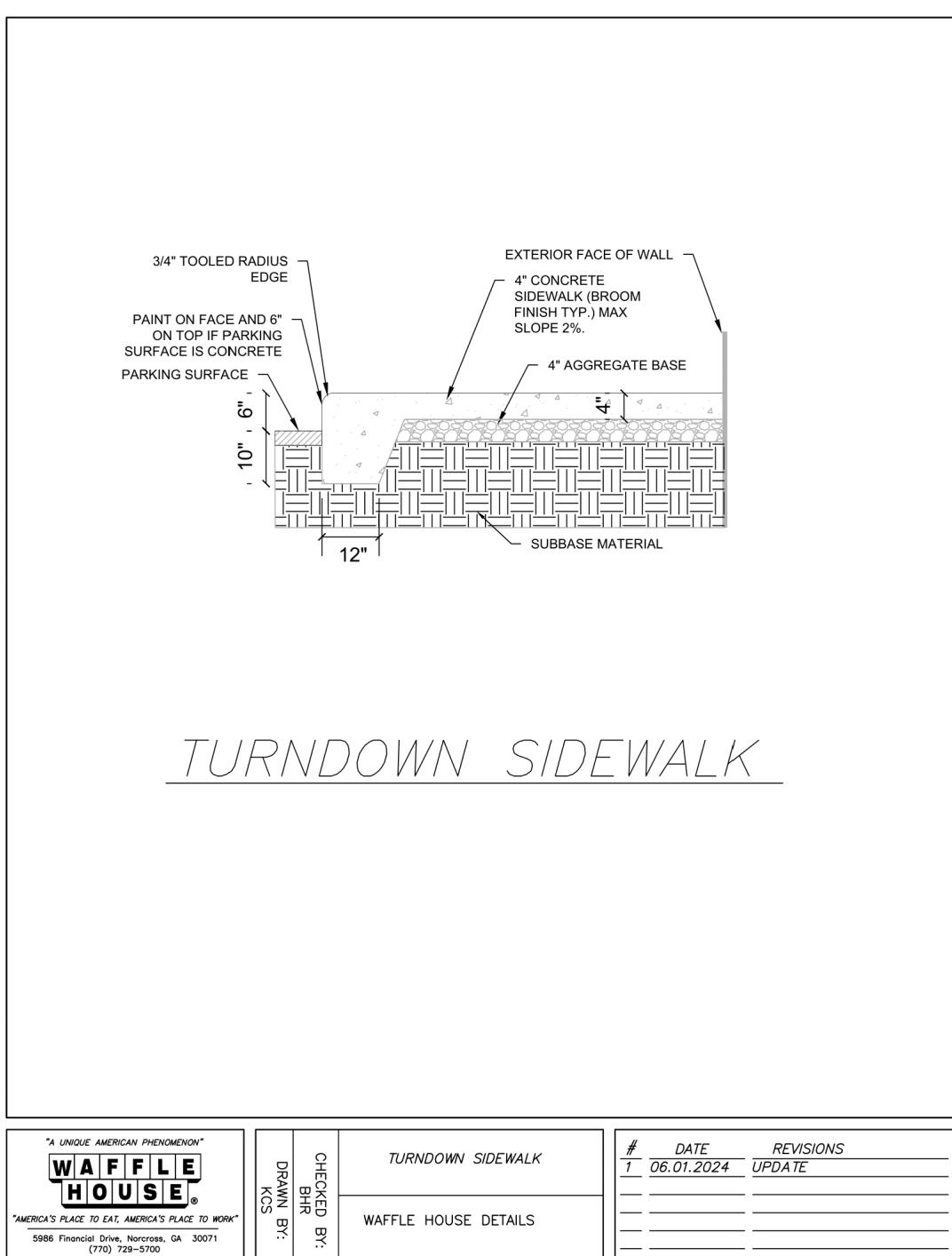
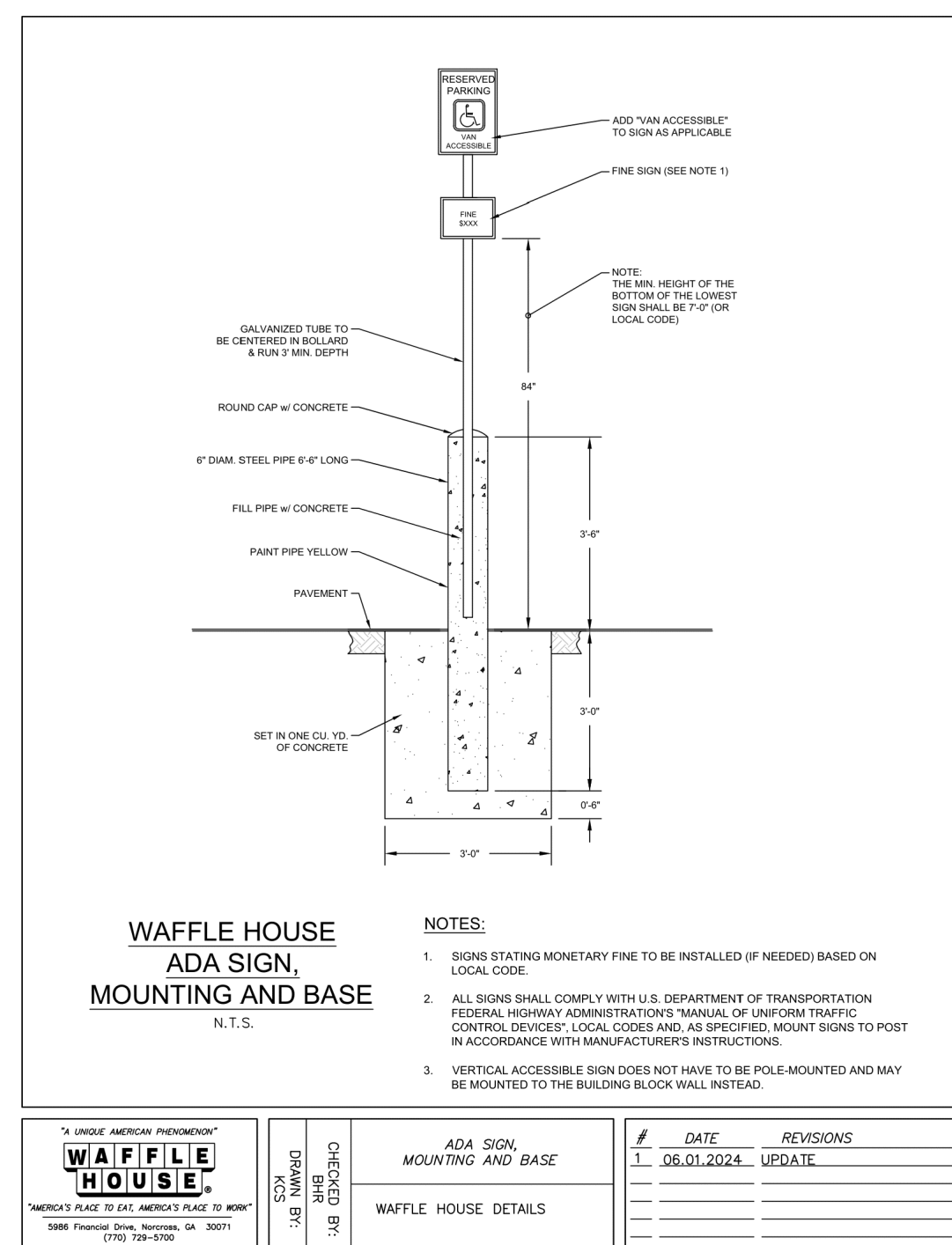
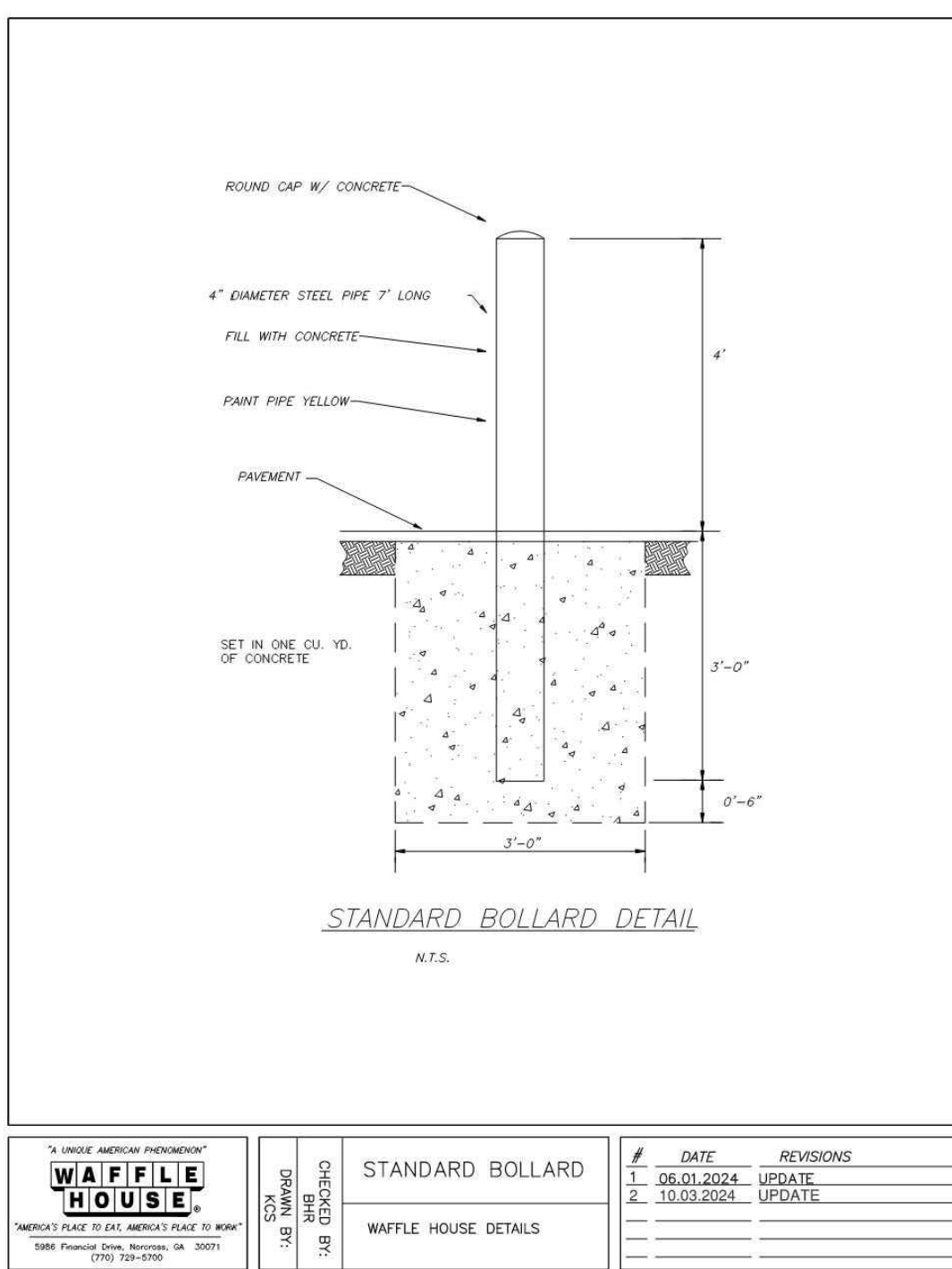
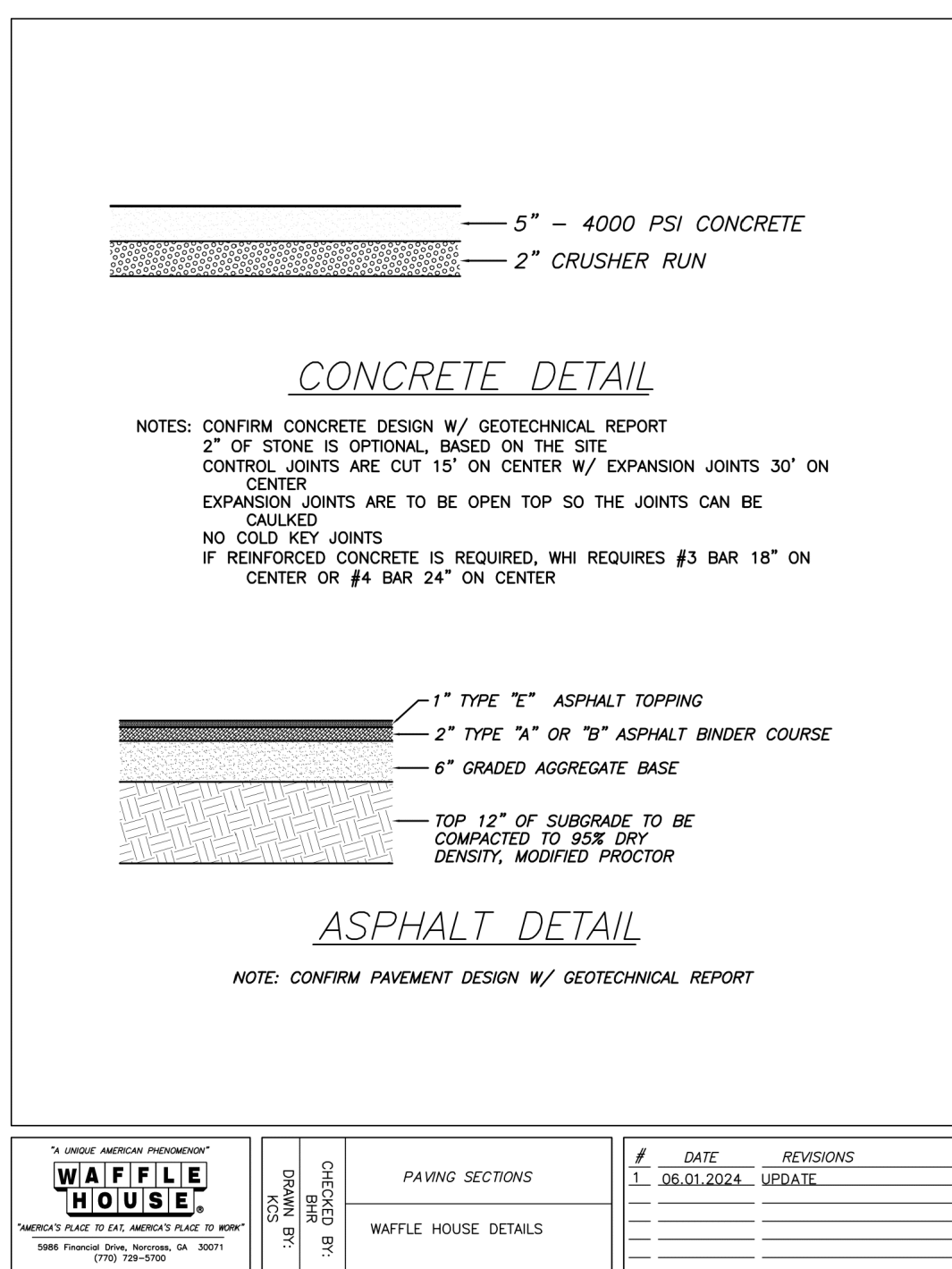
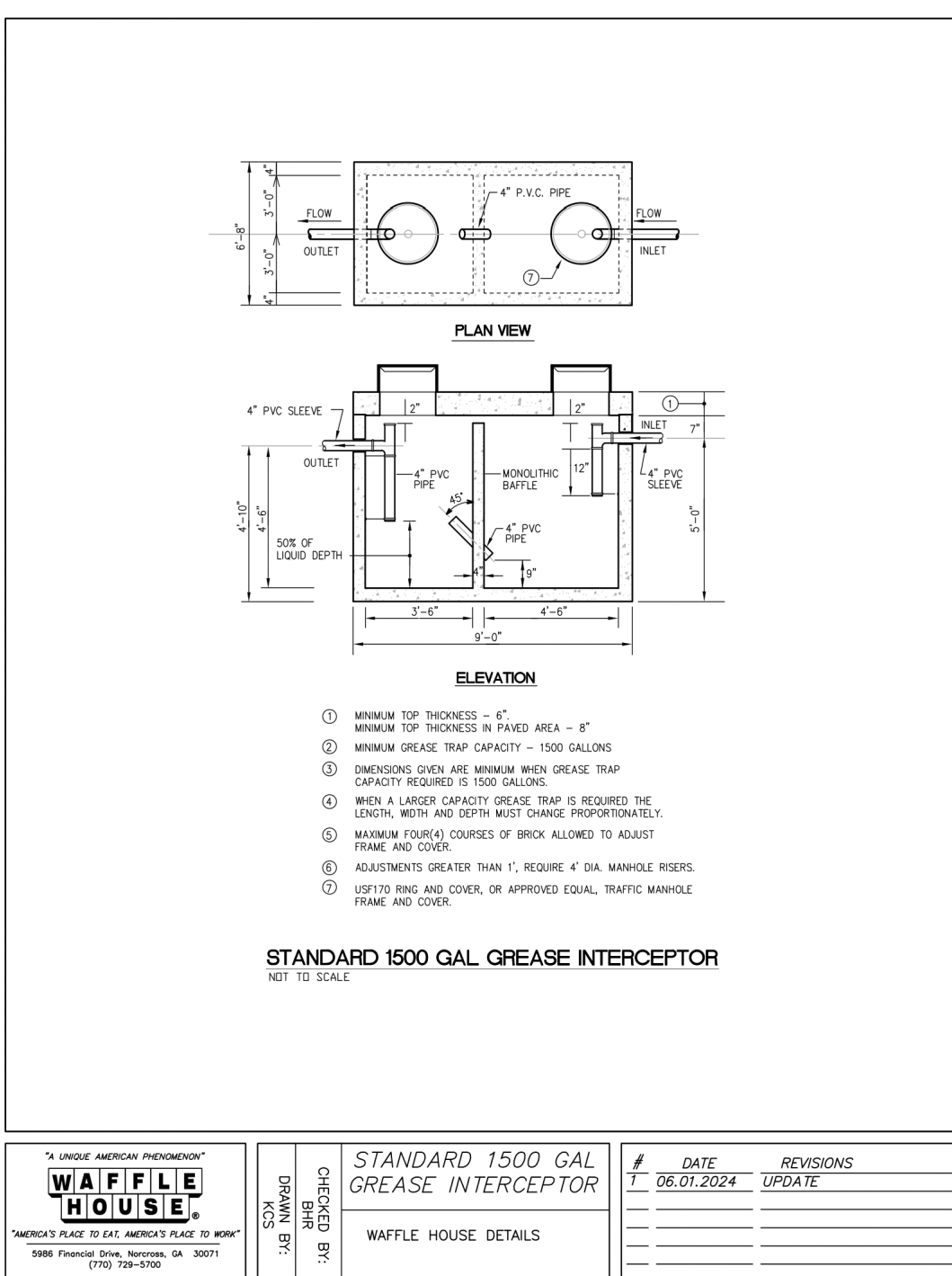
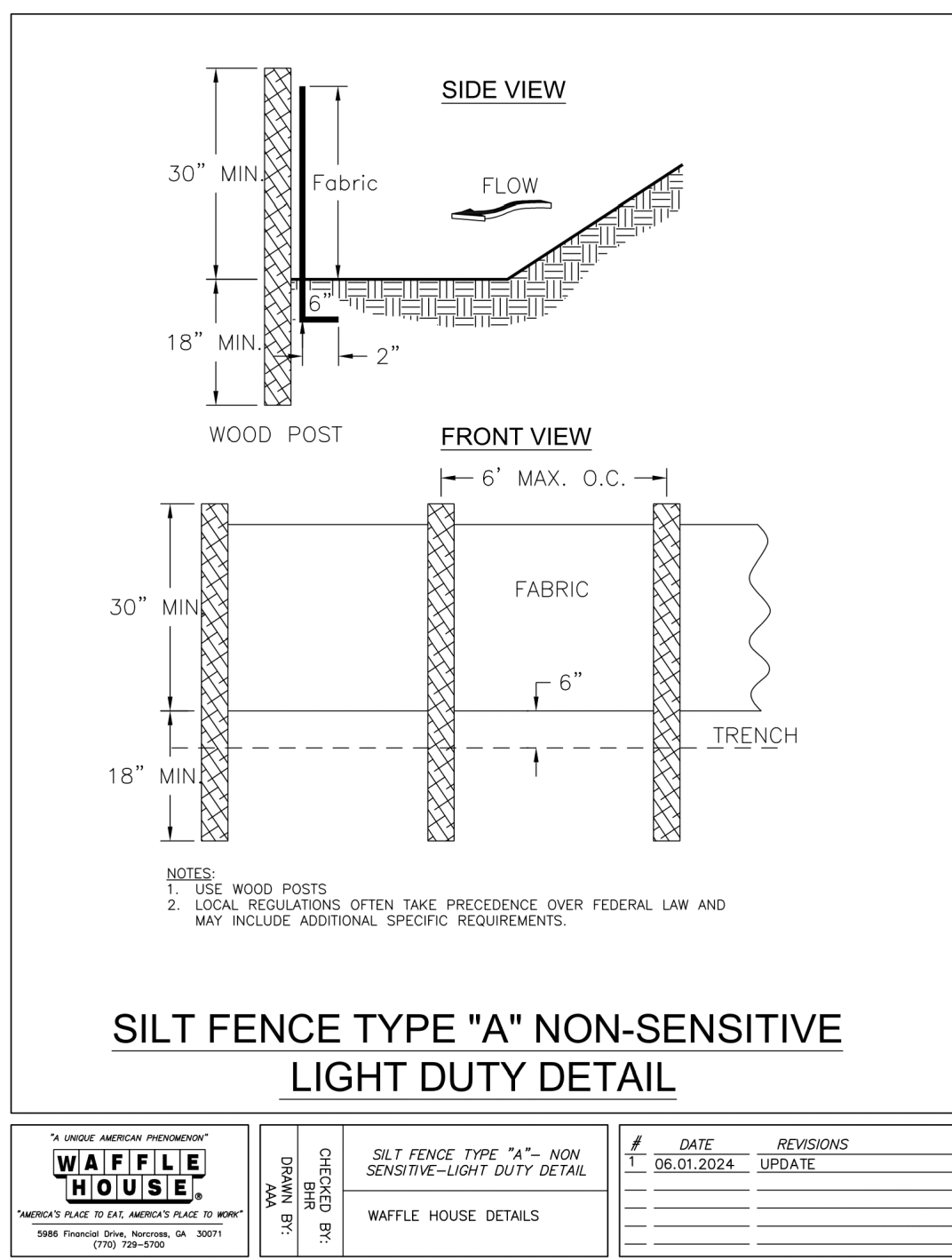
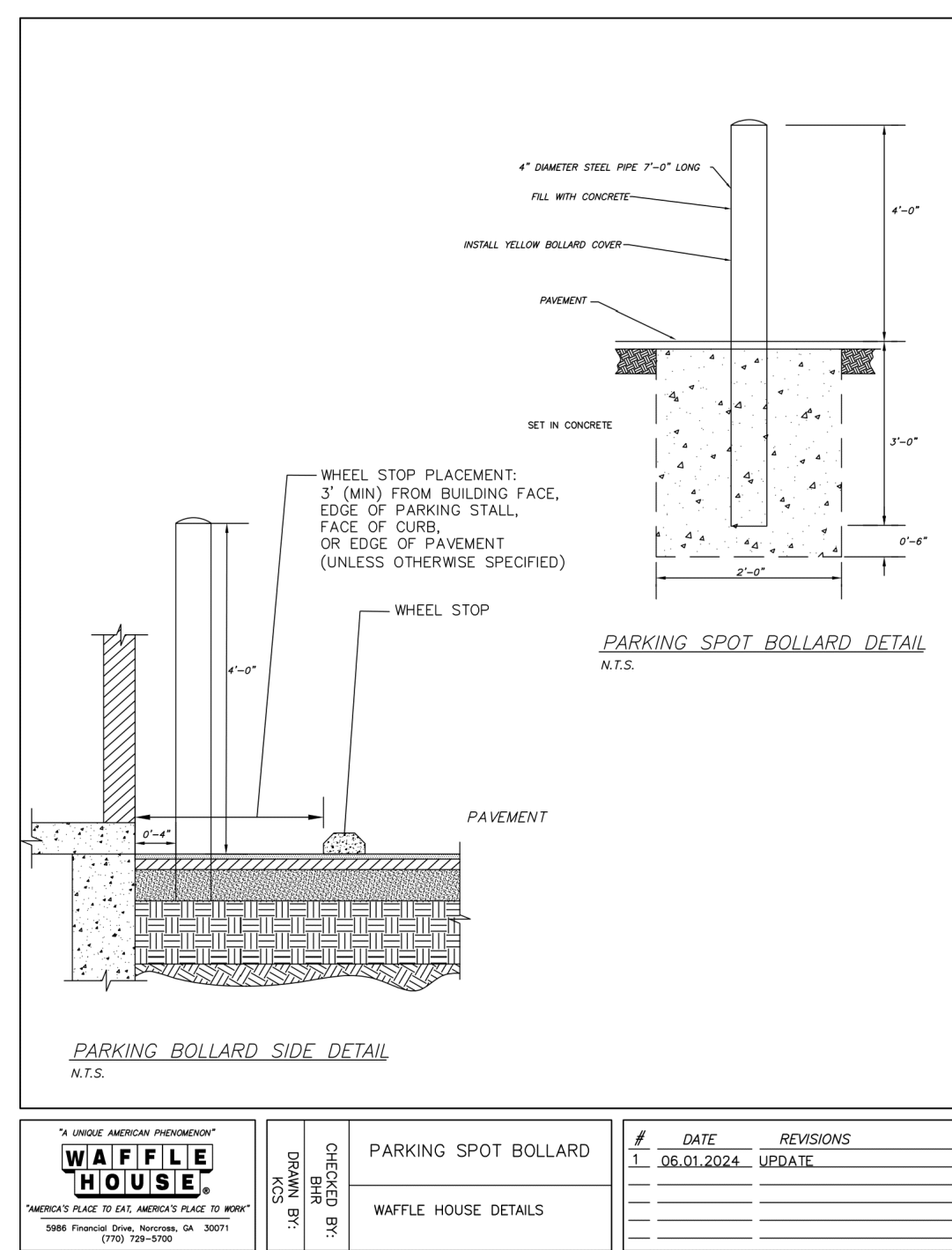
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EROSION
CONTROL PLANS

SHEET

C05



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DETAILS
SHEET
C07

This technical drawing illustrates the cross-section of a wall and its foundation. The wall is shown with a rounded top and is reinforced with #4 hooked dowels. The foundation consists of a 6" concrete slab on a granular base, with a thickened front edge. The drawing includes various dimensions and labels for reinforcement components.

Labels and Dimensions:

- ROUND MOUND OF GROUT AT TOP OF WALL**: Located at the top of the wall.
- T.O. WALL**: Top of Wall.
- PER SCHEDULE**: Reference to the reinforcement schedule.
- CONT. 8" DEEP BOND BEAM GROUT TO TOP OF WALL. REINF. W/ (2) #4 CONT. USE FIBERGLASS GROUT STOP EQUAL TO DUR-O-WALL FIL-STOP, TYP.**: Description of the bond beam and grout.
- HORIZ. JT. REINF. @ 16" O.C., TYP.**: Horizontal joint reinforcement.
- T.O. BOND BEAM**: Top of Bond Beam.
- PER SCHEDULE**: Reference to the reinforcement schedule.
- VERTS. CENTERED IN WALL PER SCHEDULE W/ MATCHING DOWELS. 30" MIN. LAP LENGTH TO DOWELS.**: Vertical reinforcement details.
- 8" HALF-HEIGHT CMU, GROUT SOLID ALL REINF. CELLS**: Description of the concrete masonry unit and grout.
- T.O. SLAB**: Top of Slab.
- REF. EL. = 0'-0"**: Reference elevation.
- FINISH GRADE**: The ground level.
- HOOK VERT. DOWELS TO FTG. REINF. AS SHOWN**: Vertical reinforcement hooks.
- THICKENED EDGE UNDER WALLS CONT. AROUND ENCLOSURE W/ (4) #4 LONG REINF. AS SHOWN**: Thickened edge reinforcement.
- FRONT EDGE THICKENED FTG. W/ (4) #4 CONT. HORIZ. PROVIDE #4 HOOKED BARS AT 24" O.C. LAPOD TO W.W.F.**: Front edge thickening and horizontal reinforcement.
- 6" DIA. BOLLARD POST**: Diameter of the bollard post.
- #4 HOOKED DOWELS @ 24" O.C. EXTEND INTO SLAB 24" MIN. AND TIE TO W.W.F.**: Hooked dowel details.
- 6" 3000 PSI CONC. SLAB ON GRANULAR BASE W/ 6x6 W2.9 X W2.9 W.W.F.**: Concrete slab and base details.
- BOLLARD FOOTING, EXTEND BELOW THICK FTG.**: Bollard footing details.
- 1'-10"**: Dimension for the front edge thickening.
- W**: Width dimension.
- D**: Depth dimension.
- GATE POST, BY OTHERS**: Gate post location.

1 SCALE: $\frac{3}{8}" = 1'-0"$ 0' 1' 5'

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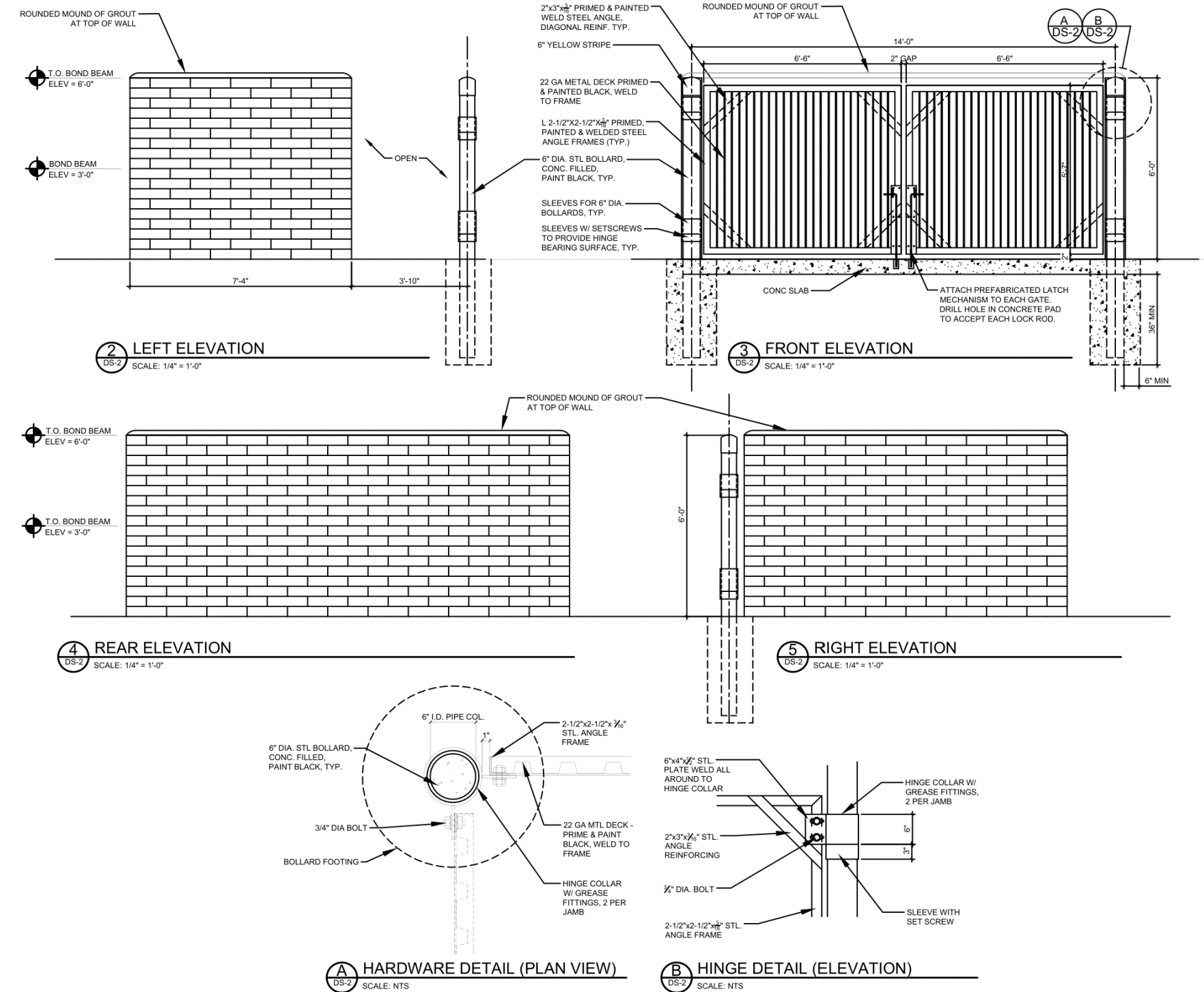
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ADDITIONAL REMARKS:

1. ALL CAST IN PLACE CONCRETE TO BE MIN $f'_c=3000$ PSI, 28 DAY COMPRESSION STRENGTH, MIN. SLUMP = 3" FOR SLABS AND FOOTINGS
2. ALL CMU TO BE 8" BLOCK UNO, MIN $f_m=1500$ PSI, NET COMPRESSIVE STRENGTH
3. ALL MORTAR TO BE "TYPE S"
4. GROUT ALL CELLS BELOW GRADE & ALL REINF CELLS W/ 2000 PSI GROUT. SLUMP = 9" - 11"
5. ALL REINFORCING STEEL TO BE GRADE 60
6. ASSUMED MINIMUM ALLOWABLE SOIL BEARING PRESSURE IS 1500 PSF. THIS SHOULD BE VERIFIED BY GEOTECHNICAL REPORT IF AVAILABLE.
7. SEE TITLEBLOCK FOR INLAND/COASTAL DESIGNATION AND USE APPROPRIATE TABLE FOR DIMENSIONS AND REINFORCEMENT
8. ALL INLAND WALLS IN SEISMIC DESIGN CATEGORY "A", "B", OR "C" SHALL BE CONSTRUCTED PER THE INLAND SCHEDULE.
9. ALL INLAND WALLS IN SEISMIC DESIGN CATEGORY "D" SHALL BE CONSTRUCTED PER THE COASTAL SCHEDULE.
10. 6" DIA. STEEL POSTS SHALL BE SET A MINIMUM OF 36" INTO CONCRETE.
11. DUMPSERT ENCLOSURE CONSTRUCTION TO MATCH BUILDING CONSTRUCTION, U.N.O.
12. ALL MASONRY TO BE "QUIK-BRIK" TO MATCH BUILDING $4\frac{1}{2} \times 8\frac{1}{2} \times 16\frac{1}{2}$ "
13. BOND BEAMS TO BE "QUIK-BRIK" $8\frac{1}{2} \times 8\frac{1}{2} \times 16\frac{1}{2}$ "



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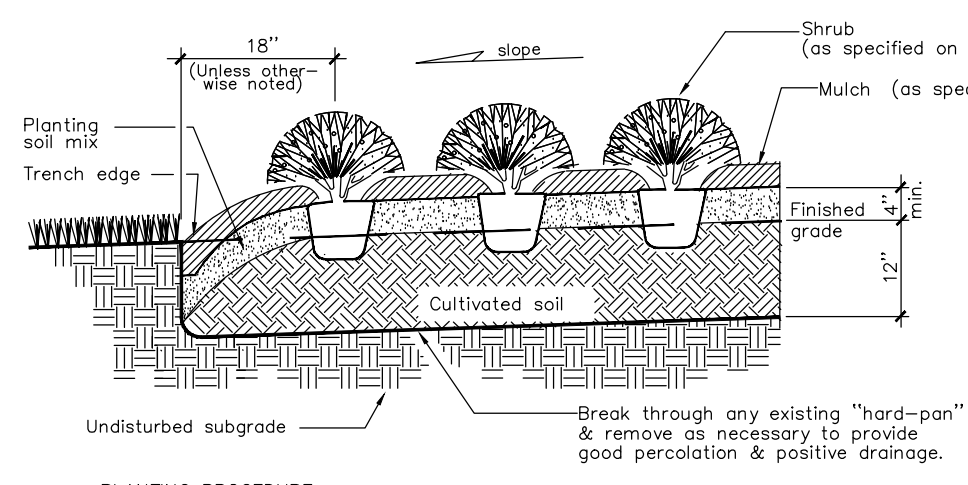
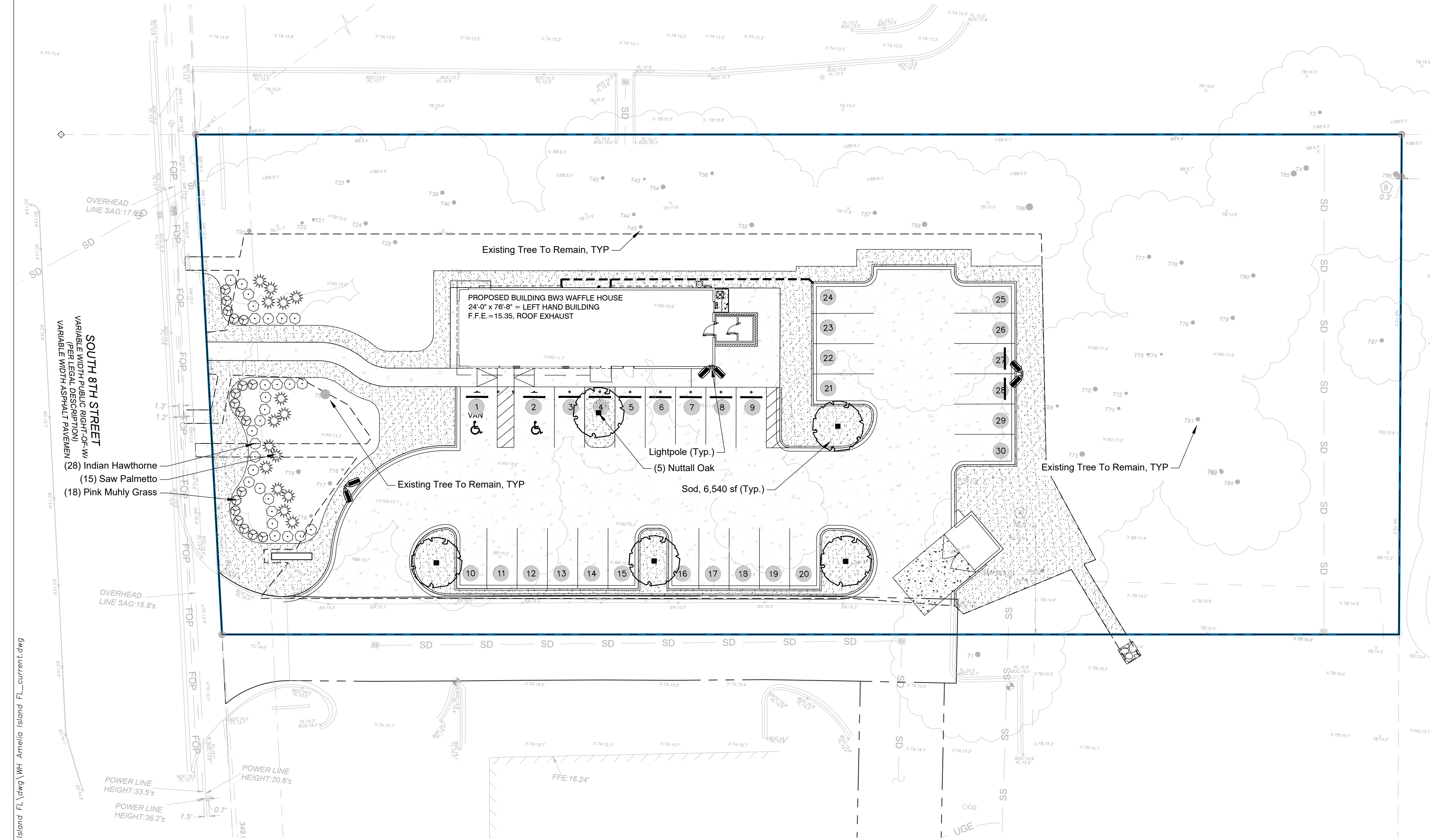
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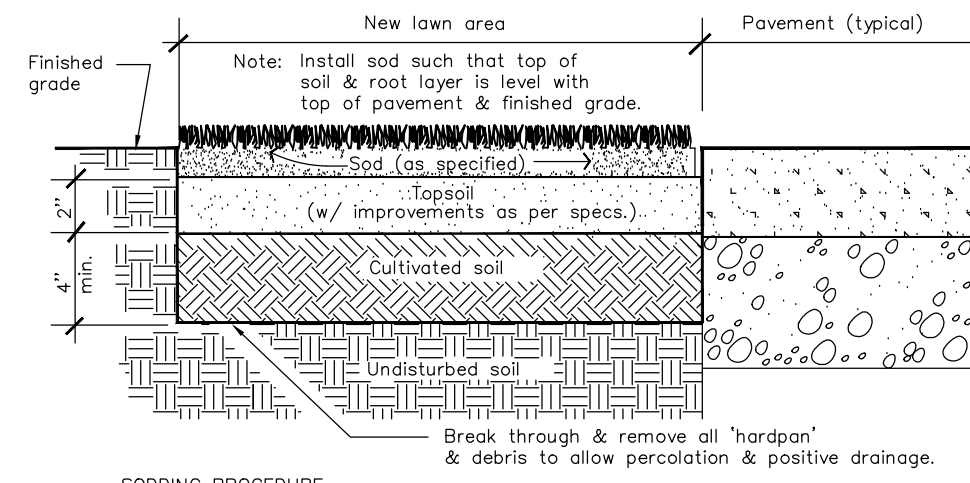
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DRAWN: KYS	CHECK: JDR
JOB NO: 24-276	DATE: 11/14/24

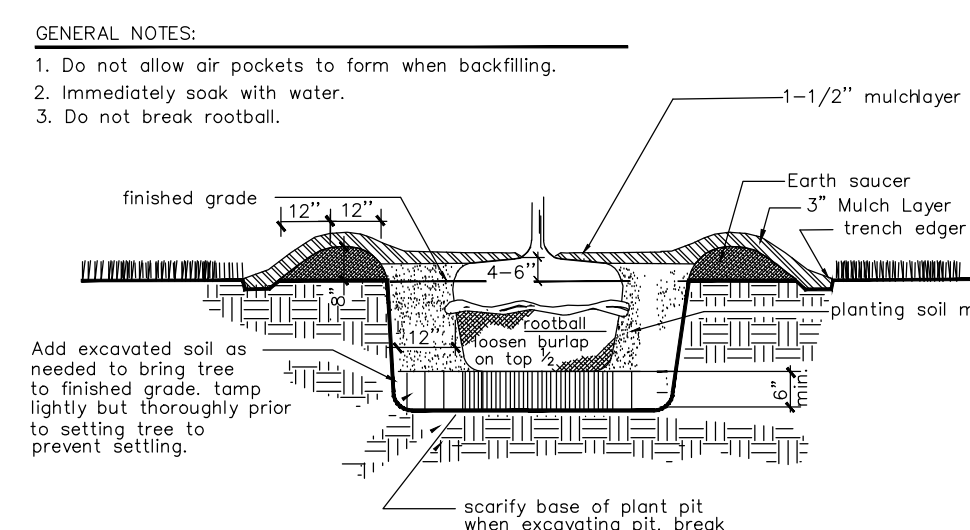
Date: Nov. 13, 2024, 9:56am User ID: raymo
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SHRUB PLANTING
N.T.S.



SOD INSTALLATION (WITH TOPSOIL ADDED)
N.T.S.



TYP. TREE ROOTBALL PIT
N.T.S.

Quantity	Scientific Name	Common Name	Planting Size / Spacing
15	Serenoa repens	Saw Palmetto	3 Gallon, 18" hgt. x 15" sprd.
18	Muhlenbergia capillaris	Pink Muhly Grass	3 Gallon, 18" hgt. x 15" sprd.
28	Rhaphiolepis indica	Indian Hawthorn	3 Gallon, 18" hgt. x 15" sprd.
5	Quercus nutallii	Nuttall Oak	2.5" DBH, 8' min. ht., as shown

Sod Total: 6,540 sf

A. 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. New construction and landscaped areas shall be located on the site in such manner as to maximize preservation of existing trees with priority given to specimen trees. Minimum landscaped area requirements may be achieved through the use of planters and rooftop gardens. Planting areas which fulfill landscape design strategies located within public rights-of-way shall count towards the minimum planting area, if installed and paid for by the developer or property owner

B. Minimum Tree Planting
Nonresidential development shall provide one (1) shade tree for each 1,500 square feet of gross site area, or fraction thereof.

Gross Site Area: 52,655 sf / 1,500 sf = 35.1 trees required / 47 retained existing trees provided

C. Perimeter Landscaping
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. 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

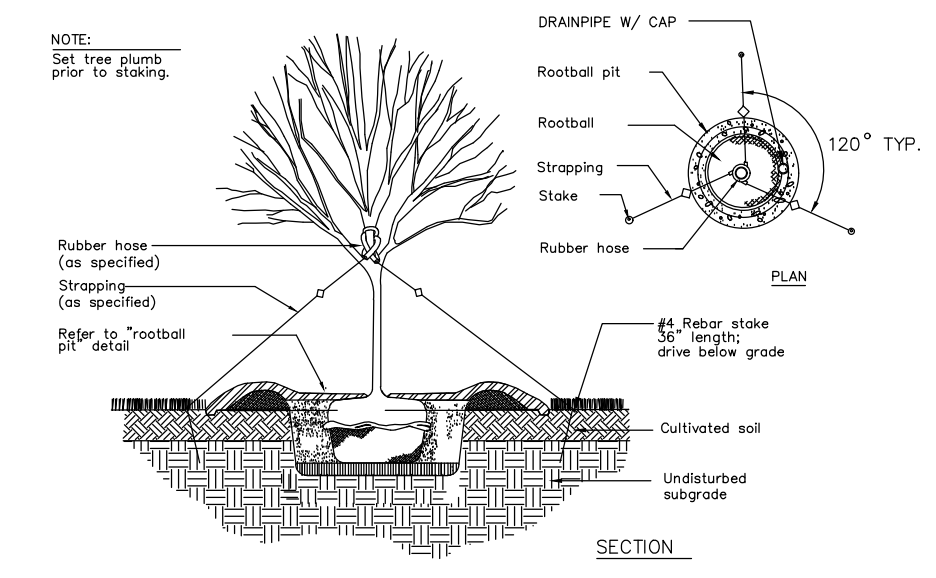
Perimeter Frontage: 131 lf / 20 = 6.5 trees required (6) existing trees provided

A visual screen is required within perimeter landscape areas, running the entire length of such areas excluding areas of ingress and egress. Shrubs or Ornamental Grasses shall be spaced from a minimum of three feet to a maximum of six feet on center dependent on the inherent growth of the species. Creative design and spacing is encouraged.

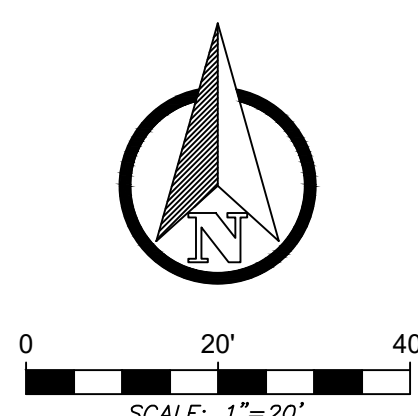
D. Interior Parking Lot Landscaping
1. Planting areas within parking lots and vehicular use areas shall equal not less than ten (10) percent of the gross area devoted to vehicular use. The perimeter landscaping shall not count toward meeting the required interior landscaping.
2. Interior planting areas shall be located in tree islands, at the end of parking bays, and between rows of parking spaces. There shall be not more than ten (10) contiguous parking spaces (or twenty (20) parking spaces in a double row) between planting areas.
a. Planting areas may also be located within driveway medians, provided the median is a minimum of twelve (12) feet wide.
b. One (1) shade tree shall be installed for each 400 square feet of required planting area. Alternatively, a minimum of two, three-inch or three, two-inch, caliper shade trees together with other landscape material shall be planted within each required planting area. Spacing shall be no closer than fifteen (15) feet on center and no greater than eighteen (18) feet on center.

Parking Lot Area: 14,482 sf x 10% = 1,448.2 / 400sf = 3.62 trees required / 5 provided

"Plant material to comply with "Florida #1" grade quality standard or better as defined and specified within the latest edition of the "Florida Grades and Standards for Nursery Plants" as published by the Florida Department of Agriculture and Consumer Services, Division of Plant Industries. Provide healthy, vigorous stock grown in a recognized nursery in accordance with good horticultural practices and free of disease, pests, and defects."



TREE STAKING & GUYING
N.T.S.



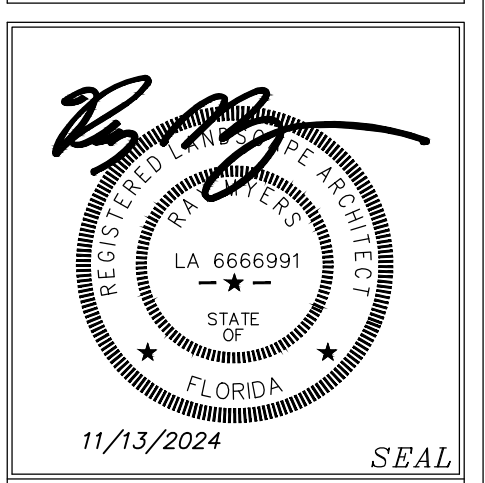
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RAA DESIGN, LLC

Landscape Architects / Land Planners
1155 Old Howell Road
Alpharetta, Georgia 30009
Phone (404) 852-2200
Email rmj@raa-design.com

REVISIONS



LANDSCAPE PLAN

WAFFLE HOUSE
AMELIA ISLAND, FLORIDA

DATE 10-31-2024
JOB NO. 2012011
SCALE
DRAWN BY RM
CHKD BY RM

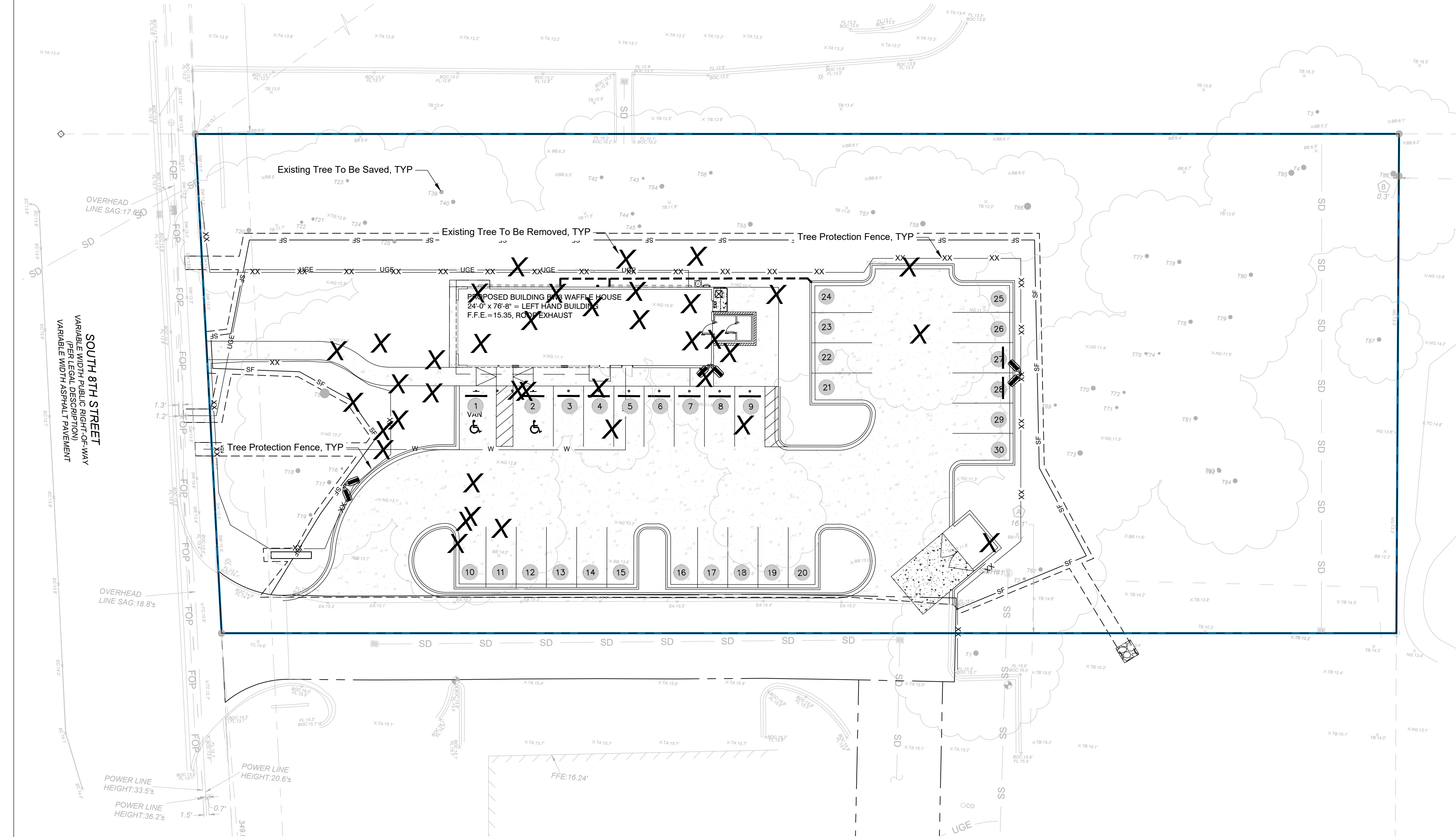
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WRITTEN CONSENT.
RAA DESIGN

SHEET

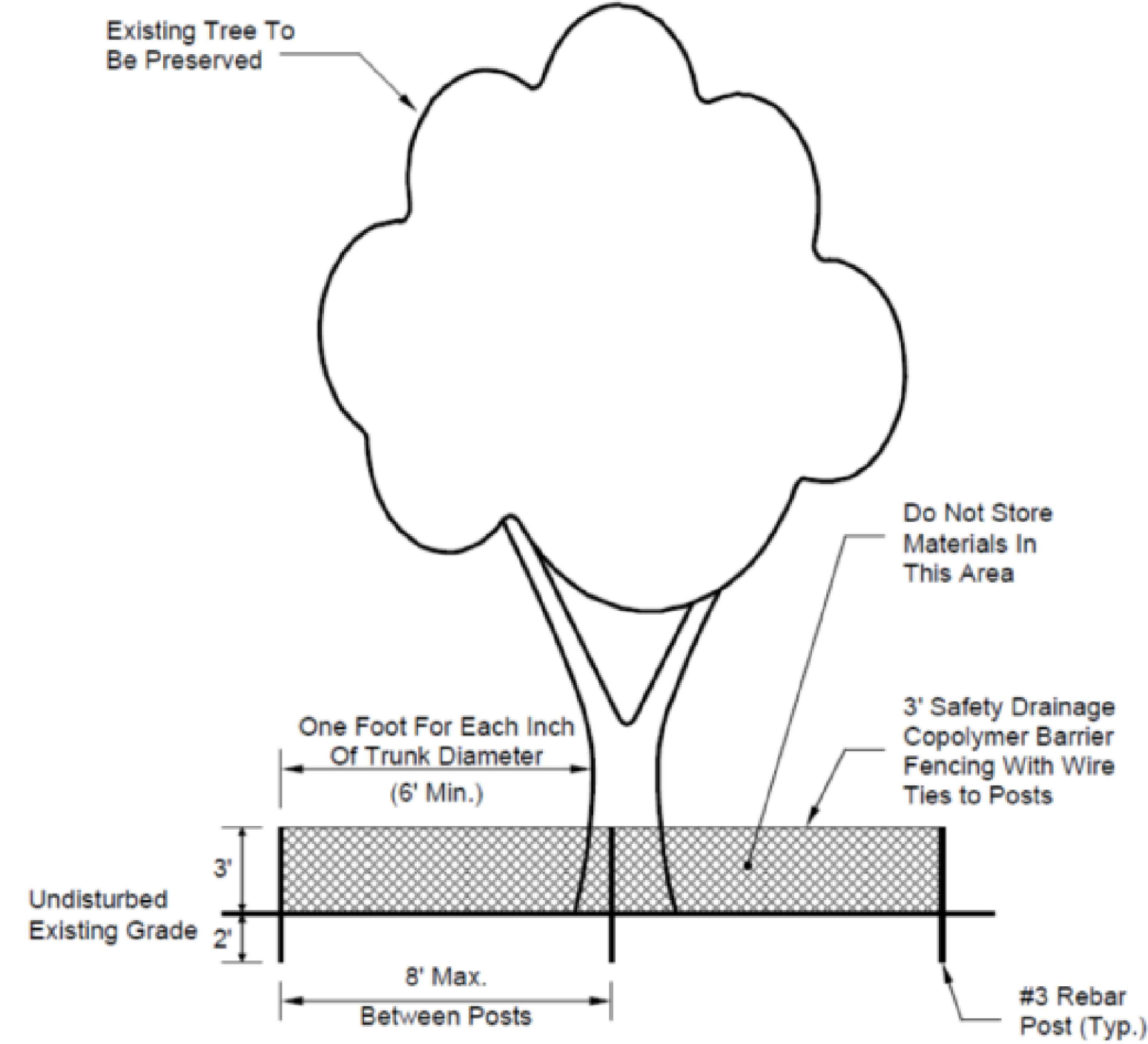
LS-1

0'

Date: Nov. 13, 2024, 9:55am. User: ID: raymo
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Example:



TREE PROTECTION DETAIL

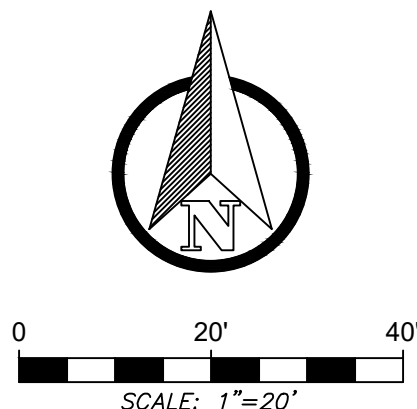
TREE TABLE

Tag	Trunk	Tree Type	Status	
T1	18"	OAK	SAVED	OFF-SITE
T2	10"	CAMPBOR	SAVED	
T3	12"	OAK	SAVED	OFF-SITE
T4	18"	OAK	SAVED	
T5	34"	OAK	SAVED	
T6	12"	MAPLE	REMOVED	
T7	8"	MAPLE	REMOVED	
T8	8"	MAPLE	REMOVED	
T9	12"	OAK	REMOVED	
T10	10"	OAK	REMOVED	
T11	10"	OAK	REMOVED	
T12	12"	OAK	REMOVED	
T13	12"	OAK	REMOVED	
T14	8"	MAPLE	REMOVED	
T15	8"	OAK	REMOVED	
T16	8"	OAK	SAVED	
T17	14"	OAK	SAVED	
T18	16"	MAPLE	SAVED	
T19	12"	OAK	SAVED	
T20	16"	MAPLE	SAVED	
T21	10"	MAPLE	SAVED	
T22	10"	MAPLE	SAVED	
T23	10"	OAK	SAVED	
T24	14"	PALM	SAVED	
T25	14"	OAK	SAVED	
T26	14"	OAK	REMOVED	
T27	10"	OAK	REMOVED	
T28	8"	OAK	REMOVED	
T29	8"	OAK	REMOVED	
T30	10"	OAK		
T31	14"	OAK	REMOVED	
T32	8"	MAPLE	REMOVED	
T33	10"	OAK	REMOVED	
T34	10"	OAK	REMOVED	
T35	12"	OAK	REMOVED	
T36	10"	MAPLE	REMOVED	
T37	10"	MAPLE	REMOVED	
T38	8"	BLACK CHERRY	REMOVED	
T39	14"	OAK	SAVED	
T40	14"	MAPLE	SAVED	
T41	14"	OAK	SAVED	
T42	12"	OAK	SAVED	
T43	8"	OAK	SAVED	
T44	12"	OAK	SAVED	
T45	12"	OAK	SAVED	
T46	8"	OAK	REMOVED	
T47	10"	MAPLE	REMOVED	
T48	20"	OAK	REMOVED	
T49	10"	OAK	REMOVED	
T50	14"	OAK	REMOVED	
T51	12"	RED BAY	REMOVED	
T52	10"	MAPLE	REMOVED	
T53	10"	MAPLE	REMOVED	
T54	16"	OAK	SAVED	
T55	16"	OAK	SAVED	
T56	12"	OAK	SAVED	
T57	14"	OAK	SAVED	
T58	18"	OAK	SAVED	
T59	10"	MAPLE	REMOVED	
T60	16"	OAK	REMOVED	
T61	14"	HACKBERRY	REMOVED	
T62	10"	OAK	REMOVED	
T63	10"	OAK	REMOVED	
T64	10"	OAK	REMOVED	
T65	18"	OAK	REMOVED	
T66	24"	OAK	SAVED	
T67	14"	OAK	SAVED	
T68	14"	OAK	REMOVED	
T69	10"	OAK	SAVED	
T70	16"	OAK	SAVED	
T71	10"	OAK	SAVED	
T72	10"	OAK	SAVED	
T73	18"	OAK	SAVED	
T74	8"	OAK	SAVED	
T75	8"	MAPLE	SAVED	
T76	14"	OAK	SAVED	
T77	14"	OAK	SAVED	
T78	14"	OAK	SAVED	
T79	14"	OAK	SAVED	
T80	14"	OAK	SAVED	
T81	14"	OAK	SAVED	
T82	14"	OAK	SAVED	
T83	10"	OAK	SAVED	
T84	16"	OAK	SAVED	
T85	20"	OAK	SAVED	
T86	20"	OAK	SAVED	
T87	14"	HACKBERRY	SAVED	
T88	14"	OAK	REMOVED	

TOTAL EXISTING ON-SITE TREES AND DBH: 86 TREES; 1,122 DBH
TOTAL SAVED ON-SITE TREES AND DBH: 47 TREES; 654 DBH
TOTAL REMOVED ON-SITE TREES AND DBH: 39 TREES; 468 DBH

TREE REPLACEMENT: 468 DBH X 50% = 234 REPLACEMENT DBH REQUIRED
TREE REPLACEMENT DBH PROVIDED: 12.5 DBH

TREE FUND: THE REMAINING 221.5 DBH TO BE PROVIDED TO THE CITY'S TREE FUND IN SUPPORT OF THE CITY'S COMMITMENT TO TREE PROTECTION.



RAA

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RAA DESIGN, LLC

Landscape Architects / Land Planners
1155 Old Howell Road
Alpharetta, Georgia 30009
Phone (404) 852-2200
Email rmymers@raa-design.com

REVISIONS

11/13/2024

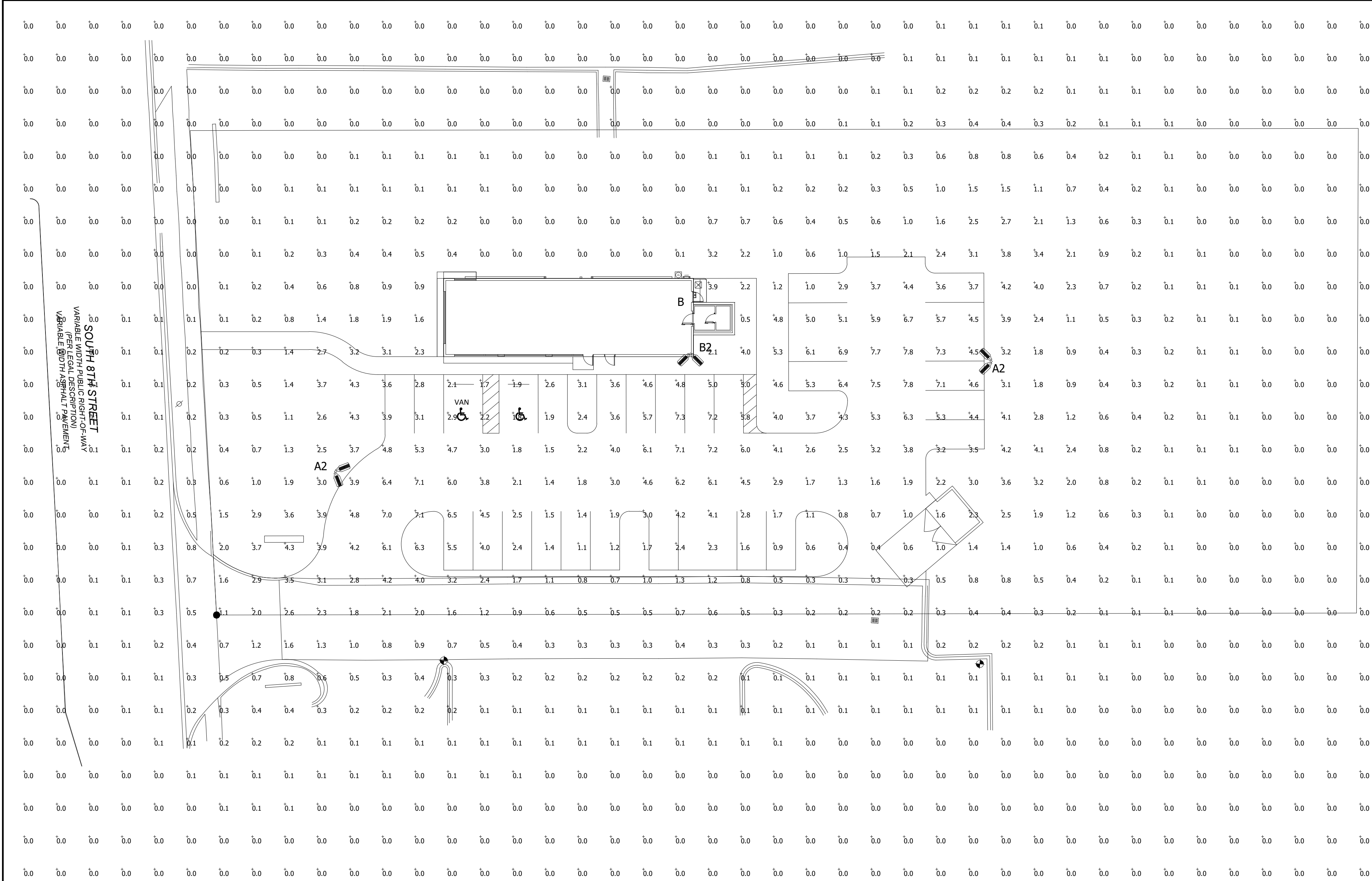
SEAL

TREE REPLACEMENT PLAN

WAFFLE HOUSE AMELIA ISLAND, FLORIDA

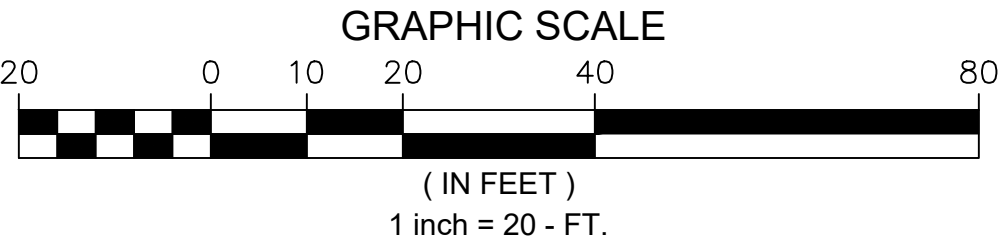
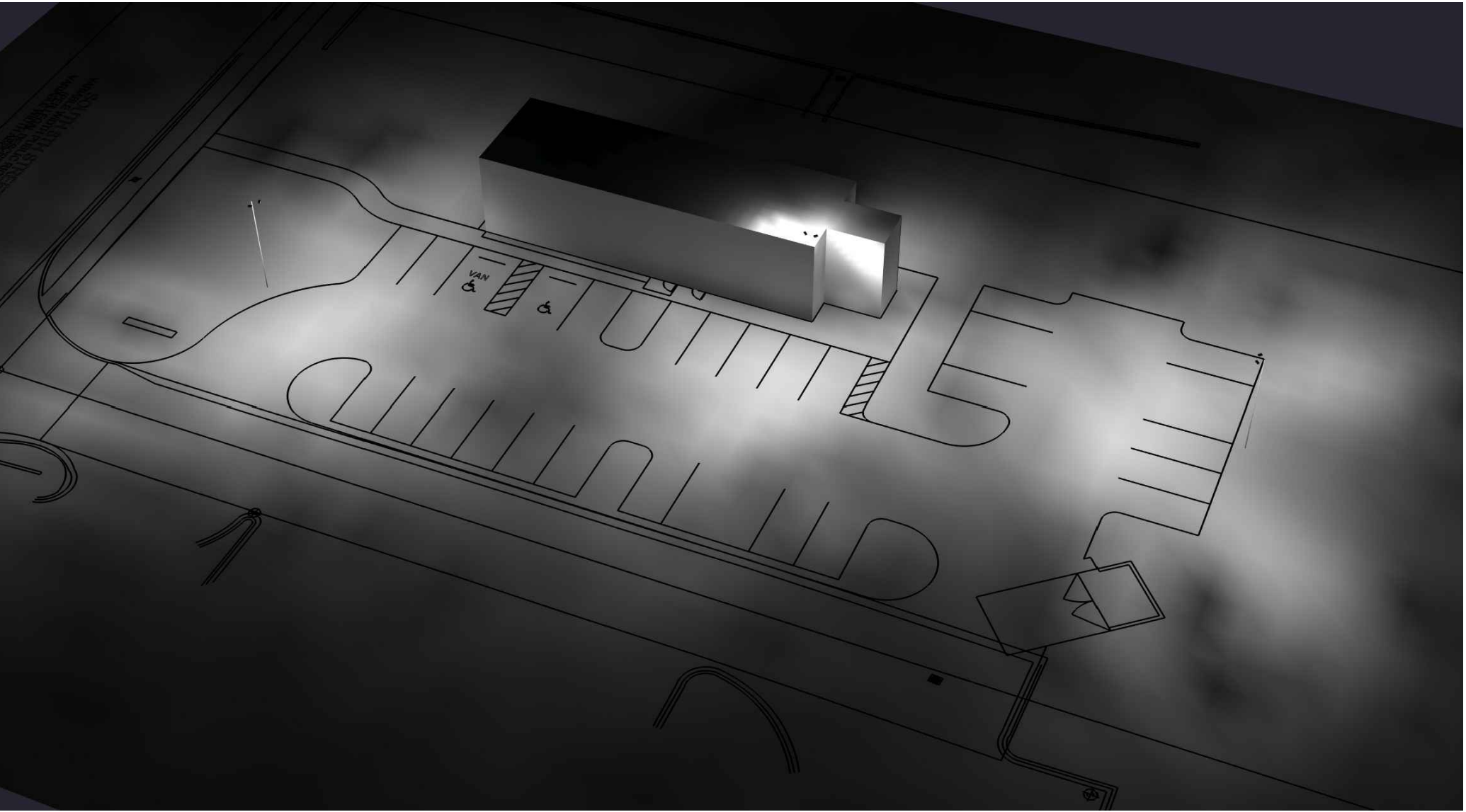
DATE	10-31-2024
JOB NO.	2012011
SCALE	
DRAWN BY	RM
CHKD BY	RM

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RAA DESIGN



Luminaire Schedule							
Symbol	Qty	Label	Mounting Height	LLF	Lum. Lumens	Lum. Watts	Description
	2	A2	23' - 0" AFG	0.900	17653	135	ASL1-160L-135-5K7-4W-U
	1	B	10' - 0" AFG	0.900	3112	25	LNC2-48L-25-5K7-4W
	1	B2	23' - 0" AFG	0.900	17653	135	ASL1-160L-135-5K7-4W-U

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Overall Area	Illuminance	Fc	0.76	7.8	0.0	N.A.	N.A.	
Parking Area	Illuminance	Fc	3.88	7.8	0.4	9.70	19.50	



1. THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO CURRENT. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT. 2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS. 3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.					
TITLE			REVISED FROM DRAWING NUMBER(S)		Current
WAFFLE HOUSE AMELIA ISLAND, FL SITE PHOTOMETRIC PLAN			R1: 11/13/24		
			DN BY: DHK	DATE: 11/04/24	CHK BY: N/A
			REV BY: DHK	DATE: 11/13/24	SCALE: AS NOTED
			QUOTE: N/A	DRAWING / DESIGN NO.: A242430R1	

SITE INFORMATION

N/I: WILLIAM MOONEY
APN: 00-00-30-0800-0029-0040
52,655 ± SQUARE FEET, OR 1.209 ± ACRES

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT WNGS-1226195-PRSTO, COMMITMENT DATE: JULY 02, 2024 AT 7:30 AM.

SCHEDULE A DESCRIPTION

The Land referred to herein below is situated in the County of Nassau, State of Florida, and is described as follows:

PARCEL 1

A PART OF THE WESTERLY 1/2 OF LOT 29, OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK "O", PAGE 59, OF THE PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF SAID LOT 29; THENCE NORTH 84°55'21" EAST, ALONG THE NORTH LINE OF SAID LOT 29, A DISTANCE OF 40.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 84°55'21" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 358.45 FEET; THENCE SOUTH 04°46'00" EAST, A DISTANCE OF 148.68 FEET; THENCE SOUTH 84°55'21" WEST, A DISTANCE OF 349.83 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (A-1-A), (A 90 FOOT RIGHT-OF-WAY); THENCE NORTH 08°05'14" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 148.88 FEET TO THE POINT OF BEGINNING.

PARCEL 2

EASEMENTS, AS CONTAINED IN THAT CERTAIN DECLARATION OF RESTRICTIONS AND EASEMENTS (FERNANDINA BEACH, FLORIDA) EXECUTED BY AJDC, LLC, A GEORGIA LIMITED LIABILITY COMPANY FILED JUNE 28, 2005 RECORDED IN IN BOOK 1329, PAGE 305 OF OFFICIAL RECORDS AND EASEMENTS, AS CONTAINED IN THAT CERTAIN DECLARATION OF RESTRICTIONS AND EASEMENTS (FERNANDINA BEACH, FLORIDA) EXECUTED BY AJDC, LLC, A GEORGIA LIMITED LIABILITY COMPANY FILED JUNE 28, 2005 RECORDED IN IN BOOK 1329, PAGE 315 OF OFFICIAL RECORDS OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

NOTES CORRESPONDING TO SCHEDULE B

- 10 — EASEMENT, GRANTED FROM FANNIE MCCLELLAN LOWE TO THE STATE OF FLORIDA, RECORDED IN [BOOK 124, PAGE 598](#) OF OFFICIAL RECORDS. (UNABLE TO DETERMINE, STATION MAPS NOT PROVIDED)
- 11 — DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED IN [BOOK 1329, PAGE 305](#) OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C), (AFFECTS, PLOTTED AS SHOWN)
- 12 — DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED IN [BOOK 1329, PAGE 315](#) OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C), (AFFECTS, PLOTTED AS SHOWN)
- 13 — TERMS AND CONDITIONS OF THE CITY OF FERNANDINA BEACH VOLUNTARY ANNEXATION AGREEMENT BETWEEN THE CITY OF FERNANDINA BEACH, A MUNICIPAL CORPORATION AND AJDC, LLC RECORDED IN [BOOK 1401, PAGE 1873](#) OF OFFICIAL RECORDS. (UNABLE TO DETERMINE, ATTACHMENT "EXHIBIT A" REFERENCED WITHIN NOT PROVIDED)
- 14 — EASEMENT, GRANTED FROM AJDC, LLC, A LIMITED LIABILITY COMPANY TO THE CITY OF FERNANDINA BEACH, A FLORIDA MUNICIPAL CORPORATION, RECORDED IN [BOOK 1404, PAGE 103](#) OF OFFICIAL RECORDS. (AFFECTS, PLOTTED AS SHOWN)

PARKING INFORMATION

NO PARKING STRIPING OBSERVED AT THE TIME OF THE ALTA SURVEY.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12089C0239G, WHICH BEARS AN EFFECTIVE DATE OF 8/2/2017 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE NORTH LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS N85°07'42"E PER GPS COORDINATE OBSERVATIONS FLORIDA STATE PLANE, EAST ZONE NAD83. LATITUDE = 30°38'33.8684" LONGITUDE = -81°27'31.4213" CONVERGENCE ANGLE = -00°14'01.7155"

SIGNIFICANT OBSERVATIONS

- △ — FENCE APPEARS TO CROSS PROPERTY LINE BY AS MUCH AS 16.1'.
□ — FENCE APPEARS TO CROSS PROPERTY LINE BY AS MUCH AS 0.3'.

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED:
AWAITING ZONING REPORT

ITEM	REQUIRED	OBSERVED
PERMITTED USE		VACANT
MIN. SETBACKS FRONT		N/A
MIN. SETBACKS SIDE		N/A
MIN. SETBACKS REAR		N/A
MAX. BUILDING HEIGHT		N/A
MIN. LOT AREA	52,655 SQ. FEET ±	
MIN. LOT WIDTH	148.69'	
MAX. BLDG COVERAGE		N/A
PARKING REGULAR		N/A
PARKING HANDICAP		N/A
PARKING TOTAL		N/A

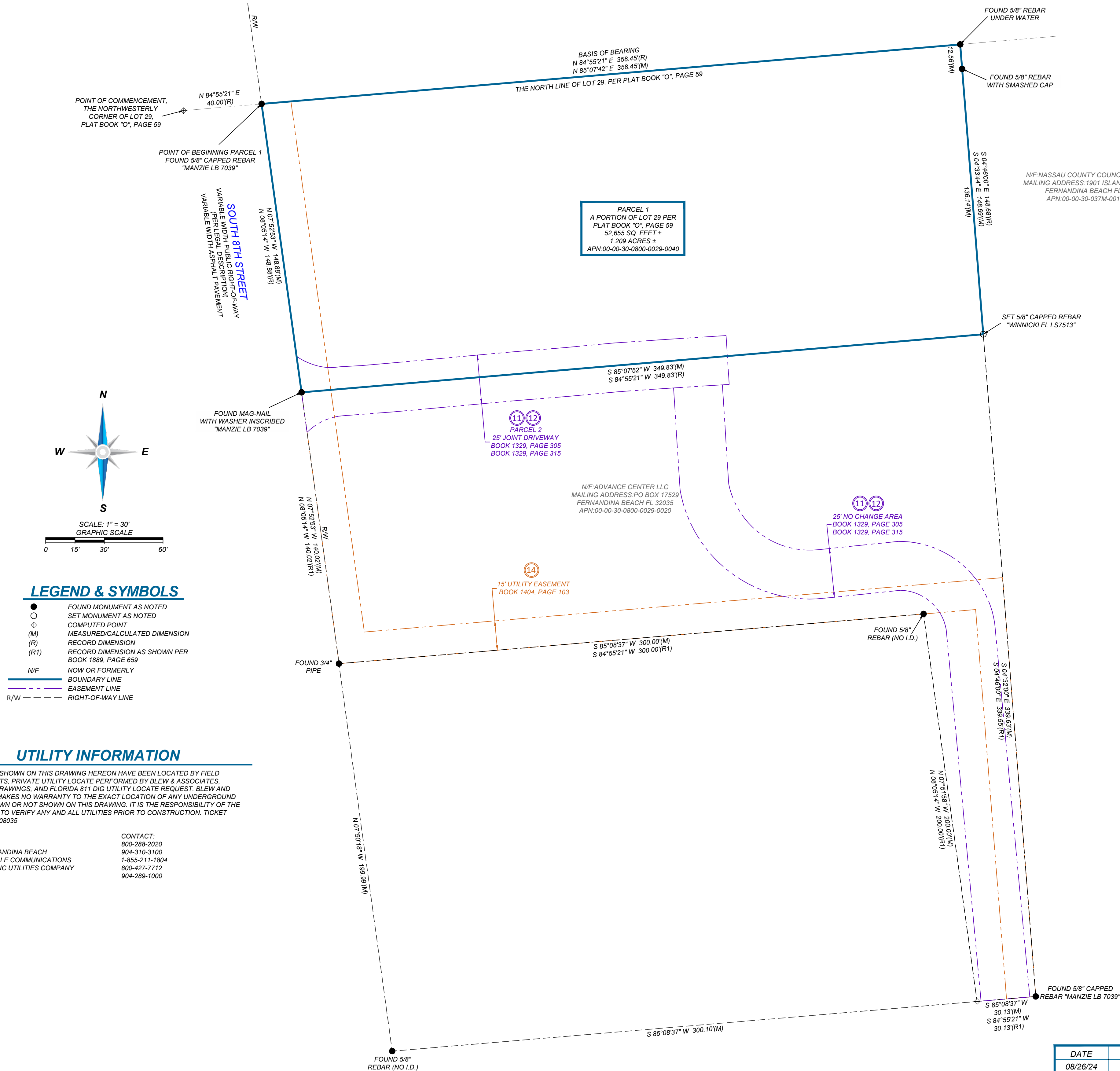
PARKING INFORMATION:

ALTA/NSPS LAND TITLE SURVEY

WAFFLE HOUSE, INC.

LOCATED IN: SECTION 30, TOWNSHIP 3 NORTH, RANGE 28 EAST

FERNANDINA BEACH, NASSAU COUNTY, FLORIDA 32034



VICINITY MAP



GENERAL NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
4. IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
5. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
6. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
7. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
8. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO SOUTH 8TH STREET, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
9. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
10. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED FLORIDA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"), THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
11. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM NASSAU COUNTY GIS.
12. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
13. IN REGARD TO ALTA/NSPS TABLE A ITEM 18, ANY PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR HAVE BEEN SHOWN AND/OR NOTED HEREON.
14. ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS WITH ORIGINATING NGS BENCHMARK PID "BC2524", VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD83) IN US SURVEY FEET. CONTOURS SHOWN ARE AT ONE FOOT INTERVALS. BENCHMARK ID: PID "BC2524" PUBLISHED ELEVATION 13.15' MONUMENT DESCRIPTION: STAINLESS STEEL ROD STAMPED "B 408 1991".
15. A PRIVATE UTILITY LOCATE WAS CONDUCTED ON THE SUBJECT PROPERTY BY BLEW & ASSOCIATES ON JULY 28, 2024.
16. AT THE TIME OF THE ALTA/NSPS SURVEY THERE WERE NO FOUNDATED BUILDINGS/STRUCTURES OBSERVED ON THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY, AND WAFFLE HOUSE, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6B, 7A, 8, 9, 11A, 11B, 13, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/08/2024.

DATE OF PLAT OR MAP: 08/20/2024

ROBERT WINNICKI
PROFESSIONAL SURVEYOR AND MAPPER LS7513
STATE OF FLORIDA
FLORIDA C.O.A. LB8173

BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703

EMAIL: SURVEY@BLEWINC.COM

OFFICE: 479.443.4506 FAX: 479.582.1883

WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 24-4903	SURVEY DRAWN BY: WRG - 08/21/2024
SURVEY REVIEWED BY: LT	SHEET: 1 OF 2

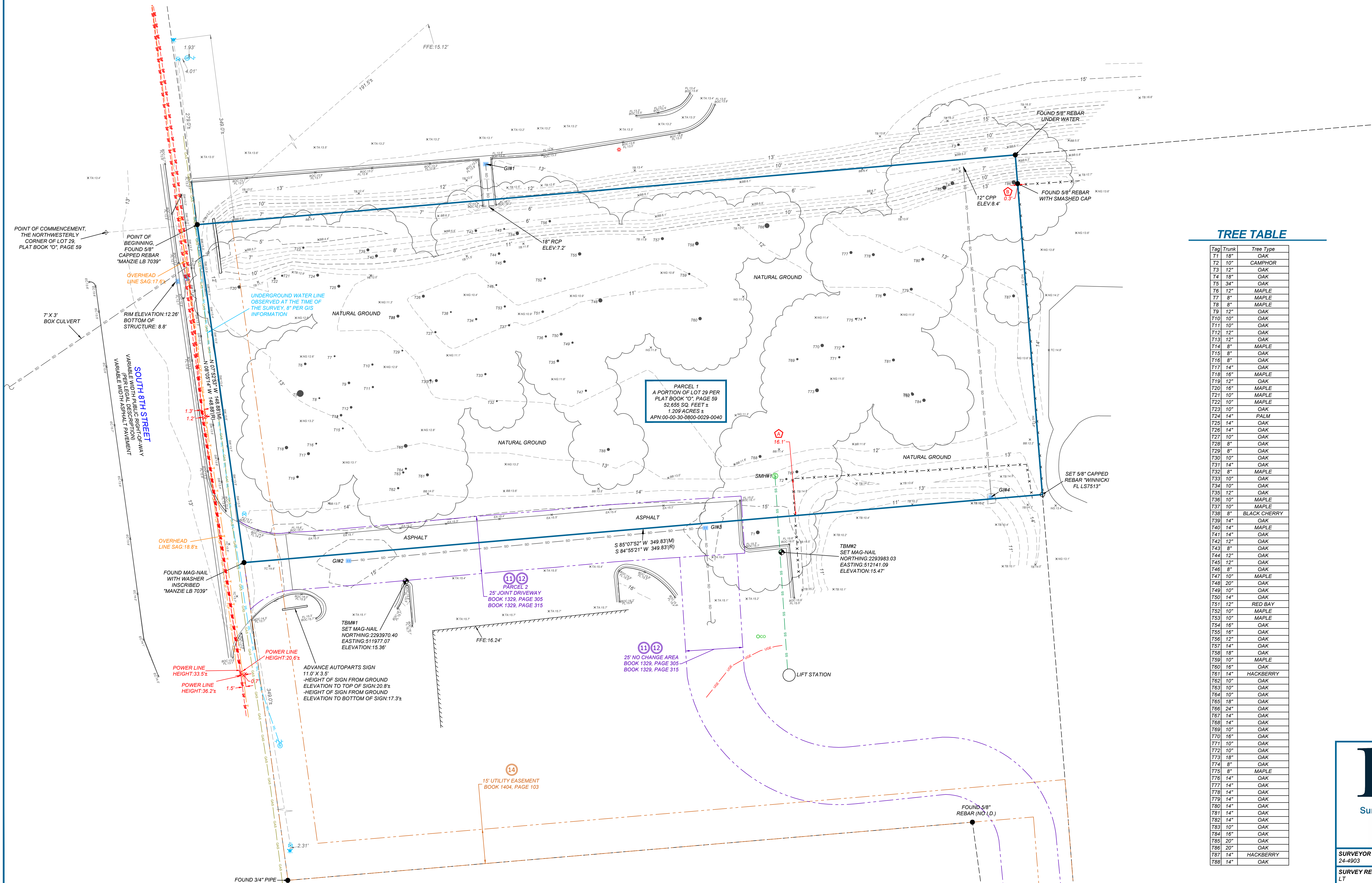
DATE	REVISION HISTORY	BY
08/26/24	CLIENT COMMENTS	WRG

ALTA/NSPS LAND TITLE SURVEY

WAFFLE HOUSE, INC.

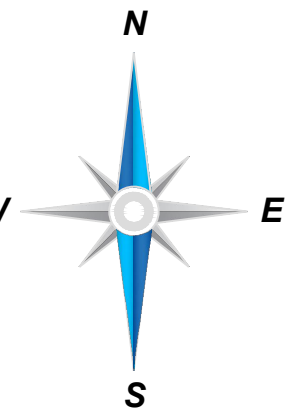
LOCATED IN: SECTION 30, TOWNSHIP 3 NORTH, RANGE 28 EAST

FERNANDINA BEACH, NASSAU COUNTY, FLORIDA 32034



TREE TABLE

Tag	Trunk	Tree Type
T1	18"	OAK
T2	10"	CAMPBELL
T3	12"	OAK
T4	18"	OAK
T5	34"	OAK
T6	12"	MAPLE
T7	8"	MAPLE
T8	8"	MAPLE
T9	12"	OAK
T10	10"	OAK
T11	10"	OAK
T12	12"	OAK
T13	12"	OAK
T14	8"	MAPLE
T15	8"	OAK
T16	8"	OAK
T17	14"	OAK
T18	16"	MAPLE
T19	12"	OAK
T20	16"	MAPLE
T21	10"	MAPLE
T22	10"	MAPLE
T23	10"	OAK
T24	14"	PALM
T25	14"	OAK
T26	14"	OAK
T27	10"	OAK
T28	8"	OAK
T29	8"	OAK
T30	10"	OAK
T31	14"	OAK
T32	8"	MAPLE
T33	10"	OAK
T34	10"	OAK
T35	12"	OAK
T36	10"	MAPLE
T37	10"	MAPLE
T38	8"	BLACK CHERRY
T39	14"	OAK
T40	14"	MAPLE
T41	14"	OAK
T42	12"	OAK
T43	8"	OAK
T44	12"	OAK
T45	12"	OAK
T46	8"	OAK
T47	10"	MAPLE
T48	20"	OAK
T49	10"	OAK
T50	14"	OAK
T51	12"	RED BAY
T52	10"	MAPLE
T53	10"	MAPLE
T54	16"	OAK
T55	16"	OAK
T56	12"	OAK
T57	14"	OAK
T58	18"	OAK
T59	10"	MAPLE
T60	16"	OAK
T61	14"	HACKBERRY
T62	10"	OAK
T63	10"	OAK
T64	10"	OAK
T65	18"	OAK
T66	24"	OAK
T67	14"	OAK
T68	14"	OAK
T69	10"	OAK
T70	10"	OAK
T71	10"	OAK
T72	10"	OAK
T73	18"	OAK
T74	8"	OAK
T75	8"	MAPLE
T76	14"	OAK
T77	14"	OAK
T78	14"	OAK
T79	14"	OAK
T80	14"	OAK
T81	14"	OAK
T82	14"	OAK
T83	10"	OAK
T84	16"	OAK
T85	20"	OAK
T86	20"	OAK
T87	14"	HACKBERRY
T88	14"	OAK



SCALE: 1" = 20'
GRAPHIC SCALE

INVERT LIST

GI#1 RIM ELEVATION: 12.83' INVERT S (18" RCP): 8.6'	SMH#1 RIM ELEVATION: 14.60' BOTTOM OF STRUCTURE: 9.2' S (8" PVC)
GI#2 RIM ELEVATION: 14.79' INVERT E (18" CPP): 10.7'	
GI#3 RIM ELEVATION: 14.94' INVERT W (18" CPP): 10.7' INVERT S (18" CPP): 10.7'	
GI#4 RIM ELEVATION: 14.73' INVERT N (12" CPP): 10.2'	

LEGEND & SYMBOLS

●	FOUND MONUMENT AS NOTED
○	SET MONUMENT AS NOTED
○	COMPUTED POINT
+	TEMPORARY BENCHMARK (TBM)
⚡	FIRE HYDRANT
⚡	LIGHT
⚡	SANITARY MANHOLE (smh)
⚡	BACK FLOW PREVENTION
⚡	WATER METER
⚡	WATER VALVE
⚡	DRAIN GRATE(GI)
⚡	FIBER OPTIC VAULT
⚡	CLEANOUT
⚡	REINFORCED CONCRETE PIPE
⚡	CORRUGATED PLASTIC PIPE
⚡	POLYVINYL CHLORIDE PIPE
⚡	BACK OF CURB
⚡	FLOWLINE
⚡	EDGE OF ASPHALT
⚡	EA
⚡	SIDWALK
⚡	TA
⚡	TOP OF ASPHALT
⚡	TC
⚡	TOP OF CONCRETE
⚡	BB
⚡	BOTTOM OF BANK
⚡	TOP OF BANK
⚡	NATURAL GROUND
⚡	BOUNDARY LINE
⚡	NS
⚡	EASEMENT LINE
⚡	R/W
⚡	RIGHT-OF-WAY LINE
⚡	FENCE LINE
⚡	OVERHEAD POWER LINE
⚡	OVERHEAD TRANSMISSION LINE
⚡	UNDERGROUND WATER LINE
⚡	UNDERGROUND FIBER OPTIC LINE
⚡	UNDERGROUND STORM DRAIN LINE
⚡	UNDERGROUND SEWER LINE
⚡	UNDERGROUND ELECTRIC LINE
⚡	UNDERGROUND GAS LINE
⚡	HANDRAIL
⚡	MAJOR CONTOUR
⚡	MINOR CONTOUR

BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703

EMAIL: SURVEY@BLEWINC.COM

OFFICE: 479.443.4506 FAX: 479.582.1883

WWW.BLEWINC.COM

SURVEYOR JOB NUMBER:
24-4903

SURVEY DRAWN BY:
WRG - 08/21/2024

SURVEY REVIEWED BY:
LT

SHEET:
2 OF 2



December 4, 2024

Sylvie Germana
Contino Group
Fernandina Beach, FL 32034
sylvieg@thecontineogroup.com

Sent Via Email to Project Team

Applicant Name:
Project Description: Waffle House
Location: o S. 8th Street
PIN(s): 00-00-30-080-0029-0040
TRC Case Number: TRC 2024-0008

Ms. Germana,

The City of Fernandina Beach received your request for site plan review on Monday, November 18, 2024. A complete application was determined on Wednesday, November 22, 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. If possible, please provide an amended site plan for incorporation into the published agenda packet by no later than Thursday, December 12, 2024. We anticipate scheduling the public hearing to review the project on Thursday, December 19, 2024 at 10am at City Hall Commission Chambers. Please contact our office if you are unable to attend this meeting so we can schedule an alternate date.

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

Sincerely,

Kelly N. Gibson, AICP
TRC Coordinator



PLANNING

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

Per page 10, tree removal table shows 39 trees removed at 468 inches and retaining 47 trees at 654 inches. No mitigation required. Dn 11/19/24

Per LDC 7.01.04 Parking Standards and Parking Lot Design: At least twenty (20) percent of new parking areas and drive aisles must incorporate alternate paving materials such as: decorative pavers, bricks, scored concrete, or paving patterns. - *Suggestion: Please consider incorporating this requirement by creating clear pedestrian walking paths from the parking lot to the entry and from the rear employee exit to the dumpster location as this would provide an additional safety feature for guests and employees.*

Lighting Plan: It appears that there is a very low level of lighting at the approach to the dumpster location. Employees may feel more comfortable and safer if additional lighting was provided nearer to the entry to the dumpster. Landscape lighting or a security light at the dumpster may be an option.

Per LDC 4.02.00 DESIGN STANDARDS FOR BASE ZONING DISTRICTS; Table 4.02.01(J). Design Standards for Lots; Please show the calculations to demonstrate that the project meets the 60% Impervious Surface Ratio. Include all impervious surface areas. It does appear to satisfy the requirement, but we would like to see the calculation included.

Per LDC section below, please show the required bicycle spaces.
The number of bicycle spaces required is as follows:

Table 7.01.03(E). Required bicycle spaces for specified uses.

Commercial uses 1 space per 25 required vehicle parking spaces,
Bicycle parking spaces may be provided as either bicycle racks or other storage facilities, provided that the following standards are met:

- a. Facilities shall be designed to allow each bicycle to be secured against theft;
- b. Facilities shall be installed to resist removal;
- c. Facilities shall be installed to resist damage by rust, corrosion, or vandalism;
- d. Facilities shall accommodate a range of bicycle shapes and sizes and allow easy locking without interfering with adjacent bicycles;
- e. Facilities shall be located not to interfere with pedestrian or vehicular movement.

The City encourages creative bike racks wherever possible.

Please provide a location for all mechanical equipment. Mechanical equipment shall be at the rear of the principal buildings and screened. Screening may be structural or



vegetative. They shall not be visible from any street. Mechanical equipment placed on the roof shall be screened from abutting streets with parapets or other types of visual screening.

OR

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

Name of Reviewer: Planning Staff

Today's Date: Select Date

BUILDING

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

No Comments received as of 12/4/24.

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 Departments has reviewed the submittal and noted the following comments:

- Ductile iron is not allowed in the City.
- For pipes of different sizes, match the crowns of the pipe, not invert.
- Please provide details on the manhole.

OR

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

Name of Reviewer: Victoria Guadagnino

Today's Date: Tuesday, December 3, 2024

CODE ENFORCEMENT



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

No Comments received as of 12/4/24.

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:

- No site access or site layout concerns or comments. FD approves.
- Proposed numerical address to be assigned if agreed upon:
 - 1870 SOUTH 8TH STREET

OR

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

Name of Reviewer: Jason Higginbotham

Today's Date: Tuesday, December 3, 2024



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5986 Financial Drive • Norcross, Georgia 30071

12/10/2024

Kelly N. Gibson
City of Fernandina Beach
Technical Review Committee
204 Ash Street,
Fernandina Beach, FL 32034
904.310.3480

RE: Waffle House – Amelia Island, FL – New Construction
0 S. 8th Street
Amelia Island, FL 32034
TRC 2024-0008

Please let this letter, and the attached, serve as Waffle House's response to your plan review comments completed 12/04/24 for the above-referenced project.

COMMENTS

PLANNING

1. Per page 10, tree removal table shows 39 trees removed at 468 inches and retaining 47 trees at 654 inches. No mitigation required.
Response: Noted.
2. Per LDC 7.01.04 Parking Standards and Parking Lot Design: At least twenty (20) percent of new parking areas and drive aisles must incorporate alternate paving materials such as: decorative pavers, bricks, scored concrete, or paving patterns. - Suggestion: Please consider incorporating this requirement by creating clear pedestrian walking paths from the parking lot to the entry and from the rear employee exit to the dumpster location as this would provide an additional safety feature for guests and employees.
Response: Addressed. Stamped concrete has been added. Please see sheet C02 plan view as well as the Site Summary table for more information.
3. Lighting Plan: It appears that there is a very low level of lighting at the approach to the dumpster location. Employees may feel more comfortable and safer if additional lighting was provided nearer to the entry to the dumpster. Landscape lighting or a security light at the dumpster may be an option.
Response: Waffle House elects to leave the light locations as shown per Waffle House standards.
4. Per LDC 4.02.00 DESIGN STANDARDS FOR BASE ZONING DISTRICTS; Table 4.02.01(J). Design Standards for Lots; Please show the calculations to demonstrate that the project meets the 60% Impervious Surface Ratio. Include all impervious surface areas. It does appear to satisfy the requirement, but we would like to see the calculation included.
Response: Addressed. Please see sheet C02, Site Summary table.



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5. Per LDC section below, please show the required bicycle spaces. The number of bicycle spaces required is as follows: Table 7.01.03(E). Required bicycle spaces for specified uses. Commercial uses 1 space per 25 required vehicle parking spaces, Bicycle parking spaces may be provided as either bicycle racks or other storage facilities, provided that the following standards are met:
- Facilities shall be designed to allow each bicycle to be secured against theft;
 - Facilities shall be installed to resist removal;
 - Facilities shall be installed to resist damage by rust, corrosion, or vandalism;
 - Facilities shall accommodate a range of bicycle shapes and sizes and allow easy locking without interfering with adjacent bicycles;
 - Facilities shall be located not to interfere with pedestrian or vehicular movement.

The City encourages creative bike racks wherever possible.

Response: Addressed. Two bicycle spaces have been provided at the rear of the building and the calculations have been added to the Site Summary table. Please see sheet C02.

6. Please provide a location for all mechanical equipment. Mechanical equipment shall be at the rear of the principal buildings and screened. Screening may be structural or vegetative. They shall not be visible from any street. Mechanical equipment placed on the roof shall be screened from abutting streets with parapets or other types of visual screening.

Response: Mechanical equipment to be on the roof and screened by parapet. Please see the building plans.

BUILDING

No Comments received as of 12/4/24.

UTILITIES, STORMWATER, & STREETS

1. Ductile iron is not allowed in the City.

Response: Noted. No ductile iron is proposed.

2. For pipes of different sizes, match the crowns of the pipe, not invert.

Response: Addressed. Please see sheet C04.

3. Please provide details on the manhole.

Response: The manhole is existing.

CODE ENFORCEMENT

No Comments received as of 12/4/24.

FIRE

1. No site access or site layout concerns or comments. FD approves.

2. Proposed numerical address to be assigned if agreed upon: 1870 SOUTH 8TH STREET

Response: Addressed. Address has been added to the plans. Please see sheet C01.



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Please indicate in writing that our responses are adequate and meet your requirements. Thank you for taking a personal interest in Waffle House by addressing these concerns.

Sincerely,

Sylvie Germana

Sylvie Germana

Project Manager

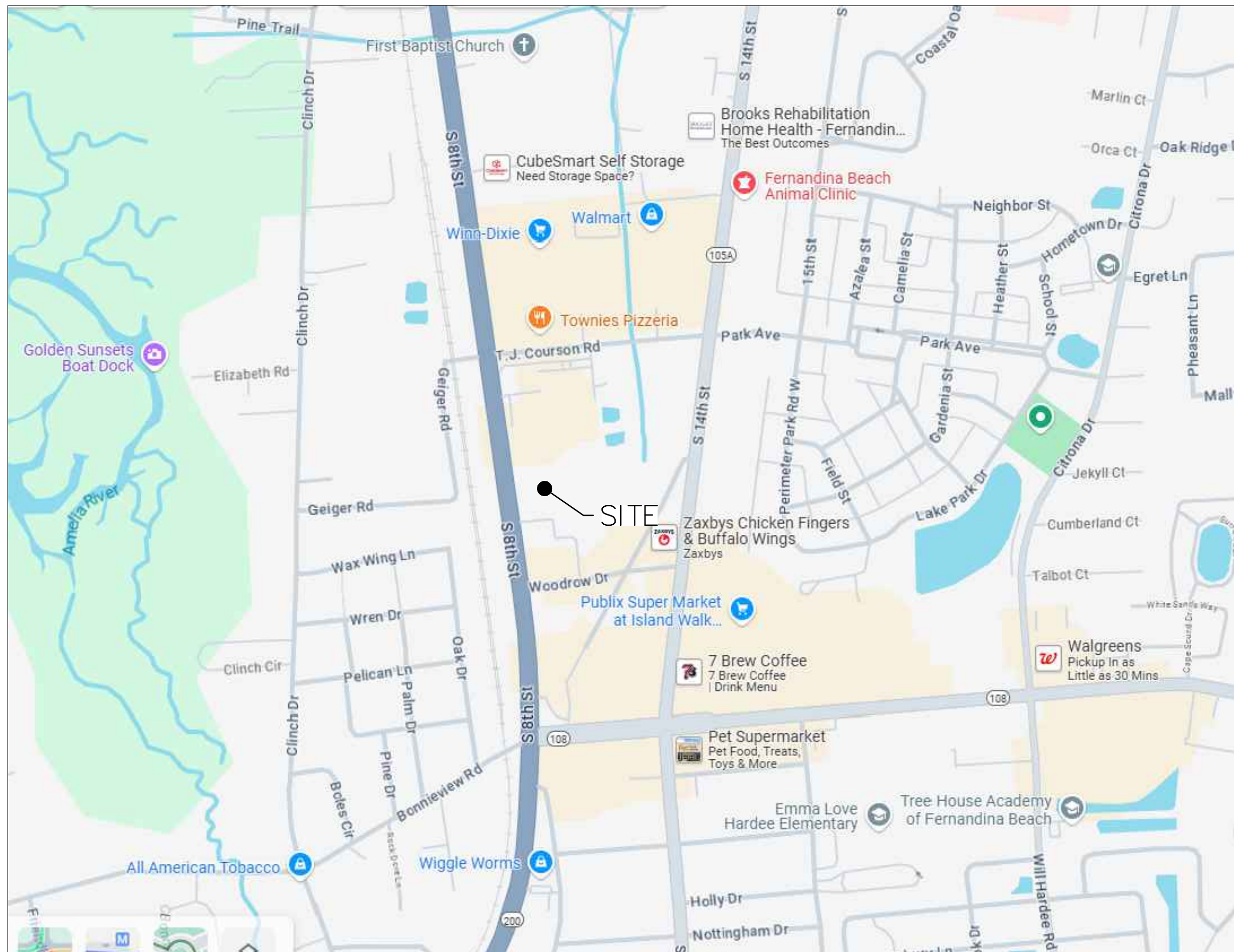
sylviegthecontineogroup.com

754.245.7992

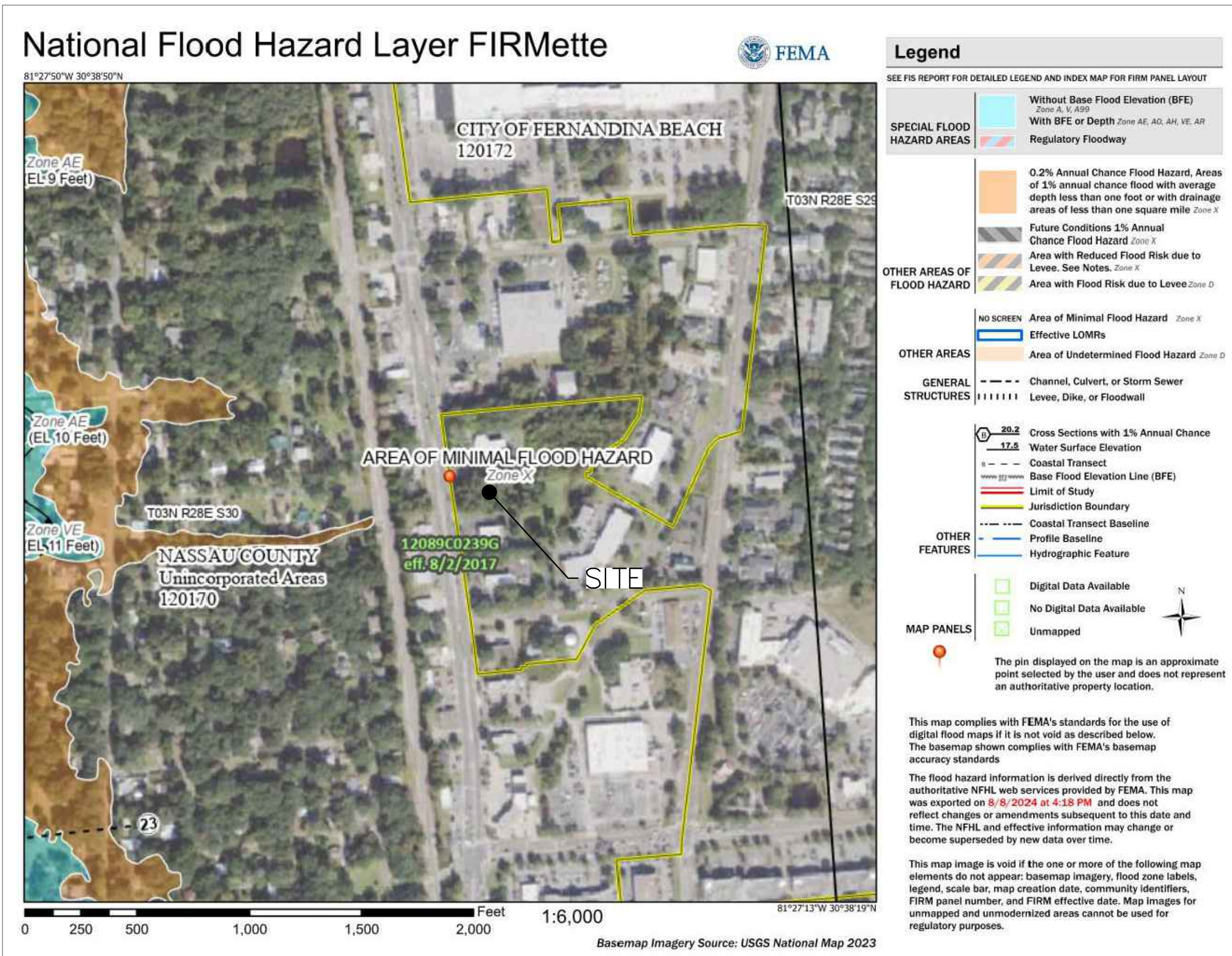
WAFFLE HOUSE

AMELIA ISLAND, FLORIDA

1870 S 8TH ST.
FERNANDINA BEACH, FL 32034



VICINITY MAP
N.T.S.



FEMA MAP
N.T.S.

THE PROPERTY SHOWN HEREIN LIES WITHIN FLOOD HAZARD ZONE 'X' AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL NUMBER 12089C0239G FOR FLOOD BOUNDARY AND FLOODWAY FOR THE CITY OF FERNANDINA BEACH, FLORIDA.

GENERAL NOTES:

CONTRACTOR'S RESPONSIBILITY TO INCLUDE, BUT NOT LIMITED TO:

- CAUSE THE WORK TO BE COMPLETED PER FEDERAL, STATE AND LOCAL CODES DURING ALL PHASES OF THE PROJECT.
- VERIFY THE EXISTING CONDITIONS ON WHICH THE PROJECT DESIGNS (ALL PHASES) ARE BASED AND BECOME FAMILIAR WITH ALL NECESSARY INFORMATION, WHETHER ON THE SUBJECT TRACT OR ADJACENT PROPERTIES. IF UNKNOWN CONDITIONS ARE DISCOVERED WHICH ESTABLISHES THE SCOPE AND DELIVERY OF THE PROJECT, THE CONTRACTOR IS TO PROVIDE IMMEDIATE WRITTEN NOTIFICATION TO THE ENGINEER.
- COORDINATE WITH UTILITY PROVIDERS TO CONFIRM THE LOCATION OF EXISTING AND PROPOSED SERVICES WILL BE ADEQUATE FOR THE DEVELOPMENT. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING UTILITY LOCATIONS AND PROPOSED LOCATIONS ARE APPROXIMATE IN NATURE.
- CONSTRUCTION LIMITS SHALL BE PROPERLY MARKED AND BARRIERS CREATED AS NECESSARY TO PROTECT CONSTRUCTION PERSONNEL AS WELL AS THE PUBLIC, OSHA AND ALL OTHER GOVERNING STANDARDS.
- PROVISION OF ALL NECESSARY WORK IN ORDER TO CAUSE THE PROJECT TO BE COMPLETED WHETHER OR NOT THE WORK IS SPECIFICALLY DESCRIBED WITHIN THE PROJECT DESIGNS OR REQUIRED BY REGULATION IN THE COURSE OF WORK.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES DURING ALL PHASES OF THE PROJECT.
- DEMOLITION RESPONSIBILITIES:
 - CONSTRUCTION DEBRIS AND REFUSE RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE CONSTRUCTION LOCATION UNDER MEANS THAT ADHERE TO FEDERAL, STATE AND LOCAL REGULATIONS. UNDER NO CIRCUMSTANCES SHALL REFUSE MANAGEMENT COMPROMISE THE DELIVERY SCHEDULE OR QUALITY OF THE PROJECT.
 - FEDERAL, STATE AND LOCAL REGULATIONS SHALL BE ADHERED TO AT ALL TIMES DURING DEMOLITION.
 - PRIOR TO DEMOLITION COMMENCEMENT, CONTACT LOCAL "CALL DIG" SERVICES.
 - PROPER SHORING AND BRACING SYSTEMS SHALL BE UTILIZED FOR ALL EXCAVATIONS AT ALL TIMES. COMPLETELY FILL ALL EXCAVATIONS AT THE END OF EACH DAY.
 - BURNING OF MATERIALS IS PROHIBITED EXCEPT BY PROPER PERMIT FROM GOVERNING AGENCY.
 - EXISTING AND REMAINING FACILITIES, WHETHER ON THE PROPERTY OR ON ADJACENT PROPERTIES, SHALL BE MAINTAINED IN THEIR ORIGINAL CONDITIONS. IF DISTURBED, THESE STRUCTURES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
 - EROSION CONTROL MEASURES DURING DEMOLITION PHASE SHALL BE MAINTAINED AT ALL TIMES DURING ALL PHASES OF THE PROJECT, PER FEDERAL, STATE AND LOCAL CODES. NO EARTHMOVING OR DISTURBANCE SHALL BE CAUSED TO HAPPEN UNTIL ALL APPROPRIATE MEASURES HAVE BEEN PUT INTO PLACE.

24-HOUR EMERGENCY CONTACT:

NORMAN BEAL
CELL: (352) 528-0528
EMAIL: NORMANBEAL@WAFFLEHOUSE.COM

OWNER / DEVELOPER

NAME: WAFFLE HOUSE
ADDRESS: 5986 FINANCIAL DRIVE, NORCROSS, GA 30071
PHONE: 404-754-4480
CONTACT: MERCEDES FIELD
EMAIL: MERCEDES.FIELD@WAFFLEHOUSE.COM

ENGINEER

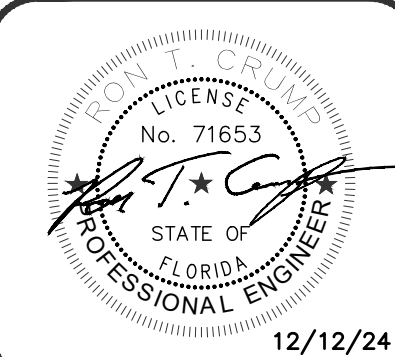
NAME: CONTINEO GROUP, LLC
ADDRESS: 755 COMMERCE DRIVE, SUITE 800,
DECATUR, GA 30030
RON T. GRUMP, P.E.
JUAN DEL RIO
PHONE: 404-399-5192
EMAIL: JUAND@THECONTINEOGROUP.COM

PROJECT NARRATIVE:

THE PROPOSED DEVELOPMENT CONSISTS IN THE CONSTRUCTION OF A NEW WAFFLE HOUSE BUILDING WITH PARKING AREAS AND ASSOCIATED UTILITIES TO SERVE THE RESTAURANT.

SHEET INDEX

C01	COVER SHEET
C02	SITE PLAN
C03	GRADING PLAN
C04	UTILITY PLAN
C05	EROSION CONTROL PLANS
C06	EROSION CONTROL DETAILS
C07	DETAILS
C08	DETAILS
L-1	LANDSCAPE PLAN (BY OTHERS)
TRP-1	TREE REPLACEMENT PLAN (BY OTHERS)
PH-1	PHOTOMETRIC PLAN (BY OTHERS)
S1	SURVEY (BY OTHERS)



CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA 30030
770.335.9403
www.fcgroup.com



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(770) 729-5700

WAFFLE HOUSE
AMELIA ISLAND,
FLORIDA

ISSUED FOR: PERMIT

JURISDICTION: CITY OF AMELIA

LOCATION: 1870 S 8TH ST
FERNANDINA BEACH, FL 32034

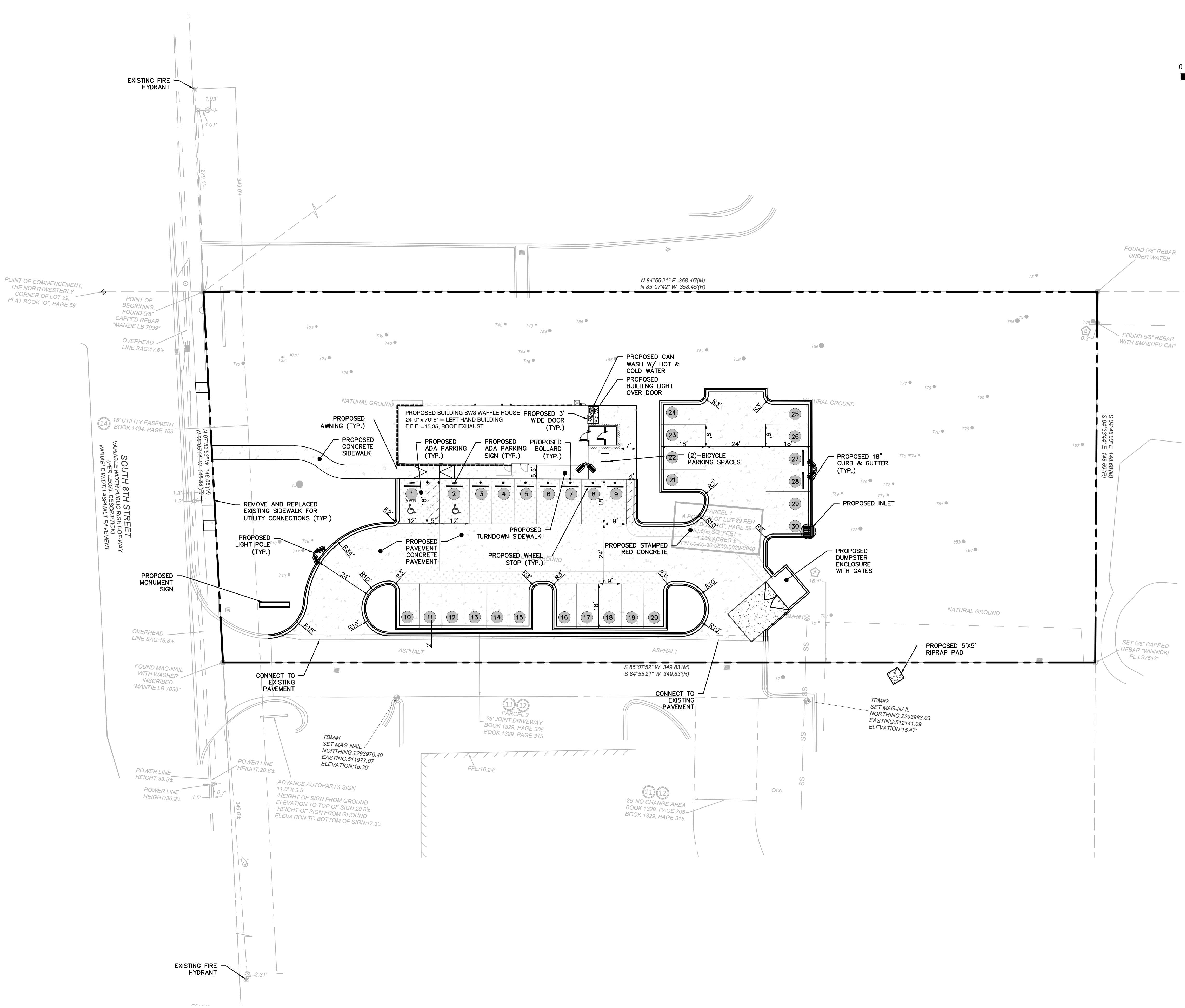
#	DATE	REVISIONS	QTY	COMMENTS
1	12/12/24			

DRAWN:	CHECK:
CDB	JDR
JOB NO:	DATE:
24-276	11/14/24

COVER SHEET

SHEET

C01



LEGEND

	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	18" CURB AND GUTTER
	PROPOSED CONCRETE
	PROPOSED STAMPED RED CONCRETE
	ADA DESIGNATED STALL
	PARKING SPACE COUNT

SITE SUMMARY	
ZONING DISTRICT	C-2
JURISDICTION	CITY OF AMELIA
PROPOSED USE	RESTAURANT
PROPOSED LOT AREA	1.209 AC (52,655 SF)
MAXIMUM IMPERVIOUS SURFACE	60%
PROPOSED IMPERVIOUS SURFACE	34.66%
MINIMUM ALTERNATIVE PAVING	20%
PROPOSED ALTERNATIVE PAVING	22.81%
PROPOSED BUILDING	1913 SF
FRONT YARD SETBACK	0'
INTERIOR SIDE YARD SETBACK	0'
REAR YARD SETBACK	0'
PARKING STALL DIMENSIONS	9'x18'
MINIMUM PARKING SPACES REQUIRED	28
PROPOSED PARKING SPACES	30
PARKING REQUIREMENT: MINIMUM ONE SPACE PER 50 SF SERVICE AREA.	
1400 SF SERVICE AREA / 50 = 28 SPACES (MINIMUM)	
BICYCLE SPACES REQUIRED: 1 PER 25 VEHICLE SPACES = 2 BICYCLE SPACES REQUIRED	

- SITE NOTES:**
- COMPLETION OF ALL WORK SHALL BE IN ACCORDANCE THESE PLANS, SPECIFICATIONS, AS WELL AS, WITH FEDERAL, STATE AND LOCAL REGULATIONS. DEVIATION FROM THESE MAY CAUSE THE PROJECT TO BE UNACCEPTABLE.
 - PROJECT TO BE DELIVERED IN ACCORDANCE WITH AMERICANS WITH DISABILITY ACT (ADA) PER FEDERAL, STATE AND LOCAL CODES.
 - PROJECT TO BE DELIVERED IN ACCORDANCE WITH THE UNIFORM TRAFFIC CONTROL MANUAL (MUTCD), ASHTO, AS WELL AS STATE AND LOCAL REGULATIONS.
 - ARCHITECTURAL PLANS ARE TO GOVERN IN THE AREA WITHIN 5' OF THE BUILDING ENVELOPE. THIS IS TO INCLUDE BUT NOT LIMITED, TO STEPS, STOOPS, SIDEWALKS, RAMPS, HANDRAILS, ETC. SITE CONTRACTOR IS RESPONSIBLE FOR ALL WORK OUTSIDE OF THIS ENVELOPE.
 - THE FACE OF CURB AND OUTSIDE FACE OF BUILDING SHALL BE THE DIMENSIONAL REFERENCE FOR ALL SITE MEASUREMENTS AND RADII, UNLESS OTHERWISE NOTED. ALL RADII SHALL BE ASSUMED TO BE 5'; WHERE NO DIMENSION IS GIVEN.
 - CURB AND GUTTER SHALL BE "8" IN SIZE UNLESS SPECIFIED OTHERWISE.
 - EXISTING AND REMAINING FACILITIES, WHETHER ON THE PROPERTY OR ON ADJACENT PROPERTIES, SHALL BE MAINTAINED IN THEIR ORIGINAL CONDITIONS. IF DISTURBED, THESE STRUCTURES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
 - CONTRACTOR IS RESPONSIBLE TO PROVIDING ALL AS-BUILTS AND OTHER CERTIFICATIONS IN ORDER TO CAUSE THE ACCEPTANCE OF THE PROJECT BY THE CLIENT AND RELEASE OF A CERTIFICATE OF OCCUPANCY.
 - CONTRACTOR TO VERIFY THE EXISTING CONDITIONS ON WHICH THE PROJECT DESIGNS (ALL PHASES) ARE BASED AND BECOME FAMILIAR WITH ALL NECESSARY INFORMATION, WHETHER ON THE SUBJECT TRACT OR ADJACENT PROPERTIES. IF UNKNOWN CONDITIONS ARE DISCOVERED WHICH JEOPARDIZES THE SCOPE AND DELIVERY OF THE PROJECT, THE CONTRACTOR IS TO PROVIDE IMMEDIATE WRITTEN NOTIFICATION TO THE ENGINEER.
 - THE CONTRACTOR SHALL DELIVER THE CURB AND GUTTER AT A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
 - THE CONTRACTOR SHALL DELIVER THE PARKING LOT PAINTING AND STRIPING WITH A MINIMUM OF TWO COATS OF PAINT PER PROJECT SPECIFICATIONS.
 - ALL EASEMENTS REQUIRED TO COMPLETE THE WORK, BUT NOT PROVIDED BY THE CLIENT, ARE THE RESPONSIBILITY OF THE CONTRACTOR.

CONTINIO GROUP
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5986 Financial Drive, Norcross, GA 30071
(770) 729-5700

#	DATE	REVISONS	ISSUED FOR:		JURISDICTION:	LOCATION:
			PERMIT	CITY OF AMELIA		
1	12/12/24	CITY COMMENTS				1870 S 8TH ST FERNANDINA BEACH, FL 32034

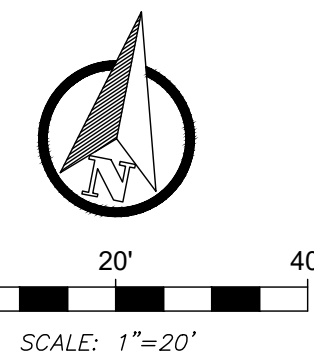
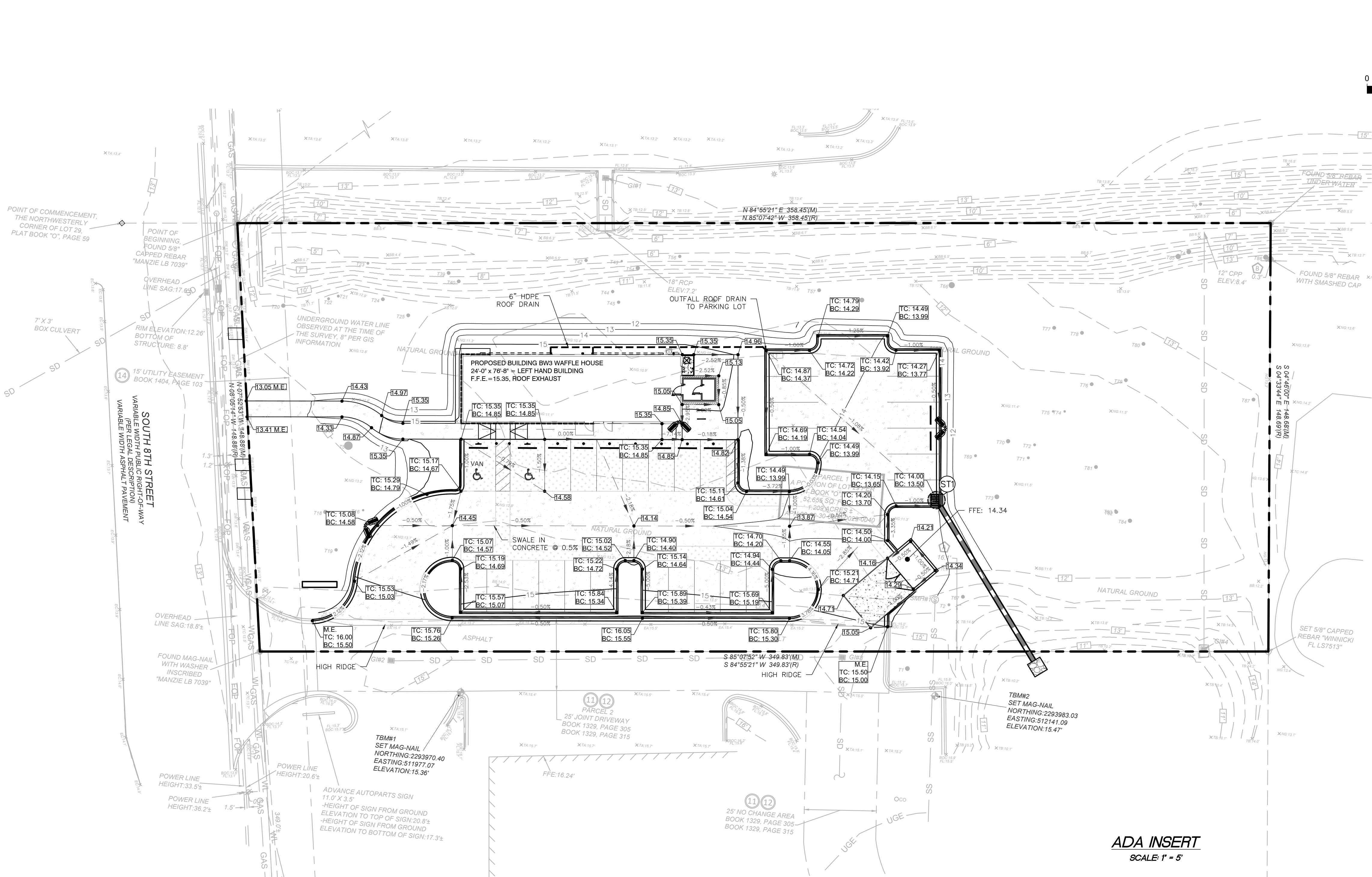
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CDB	JDR
JOB NO:	DATE:
24-276	11/14/24

SITE PLAN

SHEET

C02

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LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	18" CURB AND GUTTER
	PROPOSED CONCRETE
	ADA DESIGNATED STALL
	PARKING SPACE COUNT

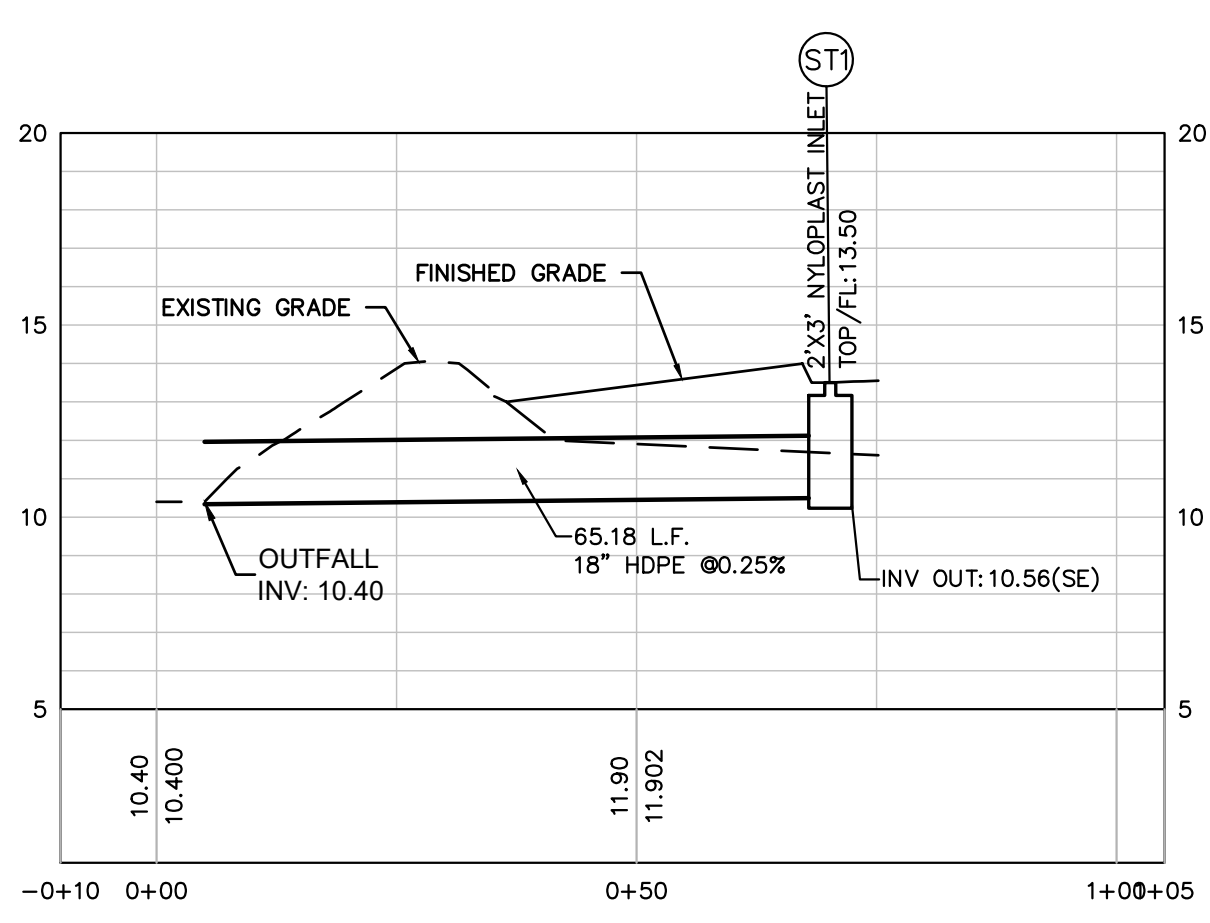
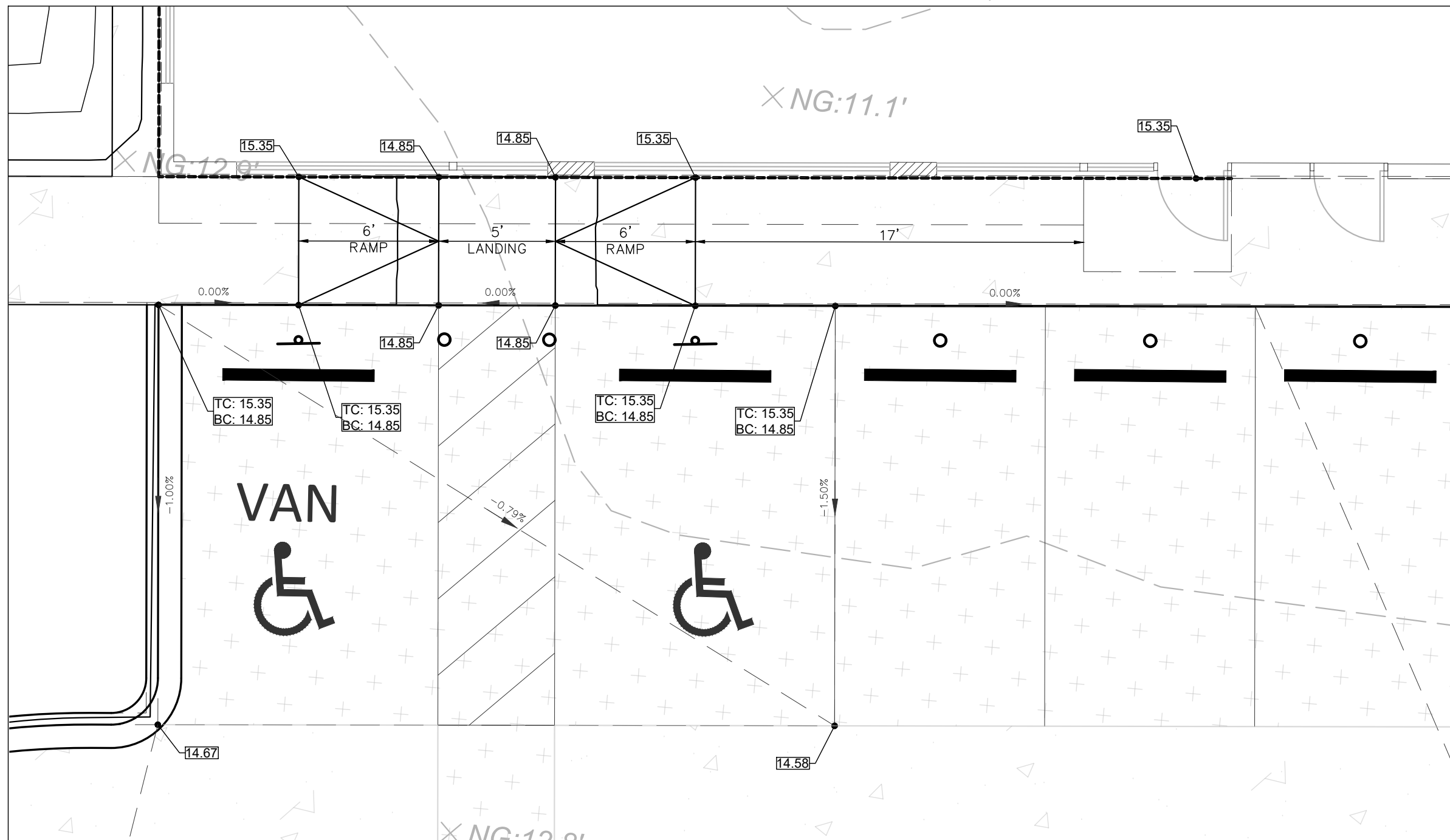
GRADING NOTES:

- PRIOR TO WORK COMMENCEMENT, CONTRACTOR IS TO CONTACT LOCAL "CALL DIG" SERVICES FOR LOCATION OF ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK, WHICH INCLUDES, BUT NOT LIMITED TO, RELOCATION OF UTILITIES ALONG ROADWAYS AND OFFSITE IMPROVEMENTS IN ORDER TO DELIVER THE PROJECT.
- REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION ON EXISTING SOIL CONDITIONS.
- CONTRACTOR IS TO REMOVE ALL MATERIALS DEEMED UNSUITABLE BY THE OWNER AND/OR ENGINEER.
- POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL VALIDATE AND ACCEPT TOPOGRAPHIC INFORMATION PROVIDED PRIOR TO COMMENCEMENT OF WORK. ANY DEVIATIONS SHALL BE SUBMITTED TO THE ENGINEER AND OWNER.
- CONTRACTOR TO PROVIDE CLEAN PAVEMENT AND CURB EDGES, VIA SAW CUTTING OR OTHER METHODS, IF WORK IS WITHIN EXISTING PAVEMENT AREAS.
- REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ALL STRUCTURAL FOUNDATIONS, SLABS AND EARTHEN BUILDING PADS.
- EXISTING AND REMAINING FACILITIES, WHETHER ON THE PROPERTY OR ON ADJACENT PROPERTIES, SHALL BE MAINTAINED IN THEIR ORIGINAL CONDITIONS. IF DISTURBED, THESE STRUCTURES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
- ALL DISTURBED AREAS WITHOUT PERMANENT HARD SURFACES SHALL BE TREATED WITH PERMANENT STABILIZATION PER THE APPROPRIATE STATE OR LOCAL EROSION CONTROL AND DEVELOPMENT STANDARDS.
- CONTRACTOR SHALL DELIVER THE EARTHWORK FOR THE PROJECT ON AN UNCLASSIFIED BASIS.
- IN THE ABSENCE OF OTHER DIRECTION FROM SOURCES SUCH AS GEOTECHNICAL REPORTS, THE PLACEMENT OF FILL MATERIAL SHALL BE PER THE FOLLOWING:
 - CLEAN, GRANULAR MATERIAL AND SHALL BE VERIFIED BY THE CONTRACTOR FOR SUITABILITY BY PERFORMING A GRADATION TEST.
 - PLACED IN LIFT THICKNESS NOT TO EXCEED EIGHT INCH
 - POSSESS MOISTURE WITHIN 3% OF OPTIMUM
 - COMPACTED TO 95% MINIMUM DENSITY OF THE MAXIMUM DRY DENSITY UTILIZING THE MODIFIED PROCTOR METHOD (ASTM D-1557)
- ALL STORM WATER SYSTEMS ARE TO BE DELIVERED TO THE OWNER CLEAN AND FREE OF DEBRIS.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS BETWEEN EXISTING AND PROPOSED GRAVITY UTILITIES.
- ANY RETAINING WALLS DEPICTED WITHIN THESE PLANS ARE TO BE DESIGNED UNDER THE DIRECTION OF THE CONTRACTOR AND ARE SHOWN FOR COORDINATION PURPOSES ONLY. THE CIVIL ENGINEER ACCEPTS NO RESPONSIBILITY FOR THESE WALLS.
- ALL PIPES SYSTEMS ARE MEASURED BETWEEN THE CENTERS OF MANHOLES.

ADDITIONAL NOTES:

- CONTRACTOR TO ANTICIPATE DEWATERING AND DEMUCKING. REFER TO GEOTECH REPORT.
 - THE IMPERVIOUS AREA PLANNED UNDER SONIC DEVELOPMENT PERMIT #07504-2 EXCEEDS THE PROPOSED IMPERVIOUS AREA, THEREFORE ADDITIONAL DETENTION IS NOT REQUIRED.
- PROPOSED IMPERVIOUS AREA = 15,000± SF
PLANNED FOR IMPERVIOUS AREA = 30,700± SF

ADA INSERT
SCALE: 1" = 5'



STORM PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

12/12/24

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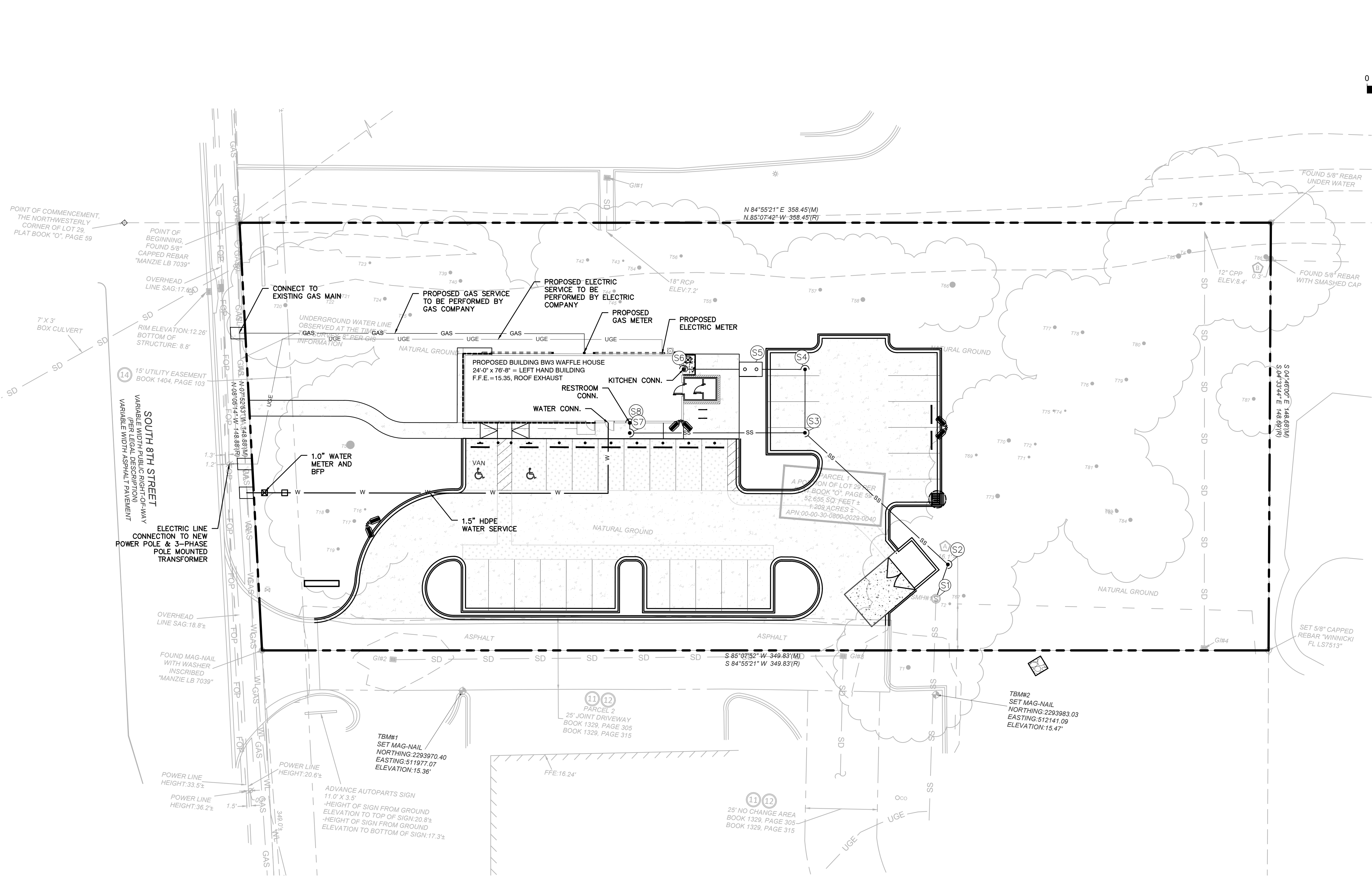
WAFFLE HOUSE
AMELIA ISLAND, FLORIDA
ISSUED FOR: PERMIT
JURISDICTION: CITY OF AMELIA
LOCATION: 1870 S. 8TH ST. FERNANDINA BEACH, FL 32034

#	DATE	REVISIONS	QTY	COMMENTS
1	12/12/24			

DRAWN: CDB	CHECK: JDR
JOB NO: 24-276	DATE: 11/14/24

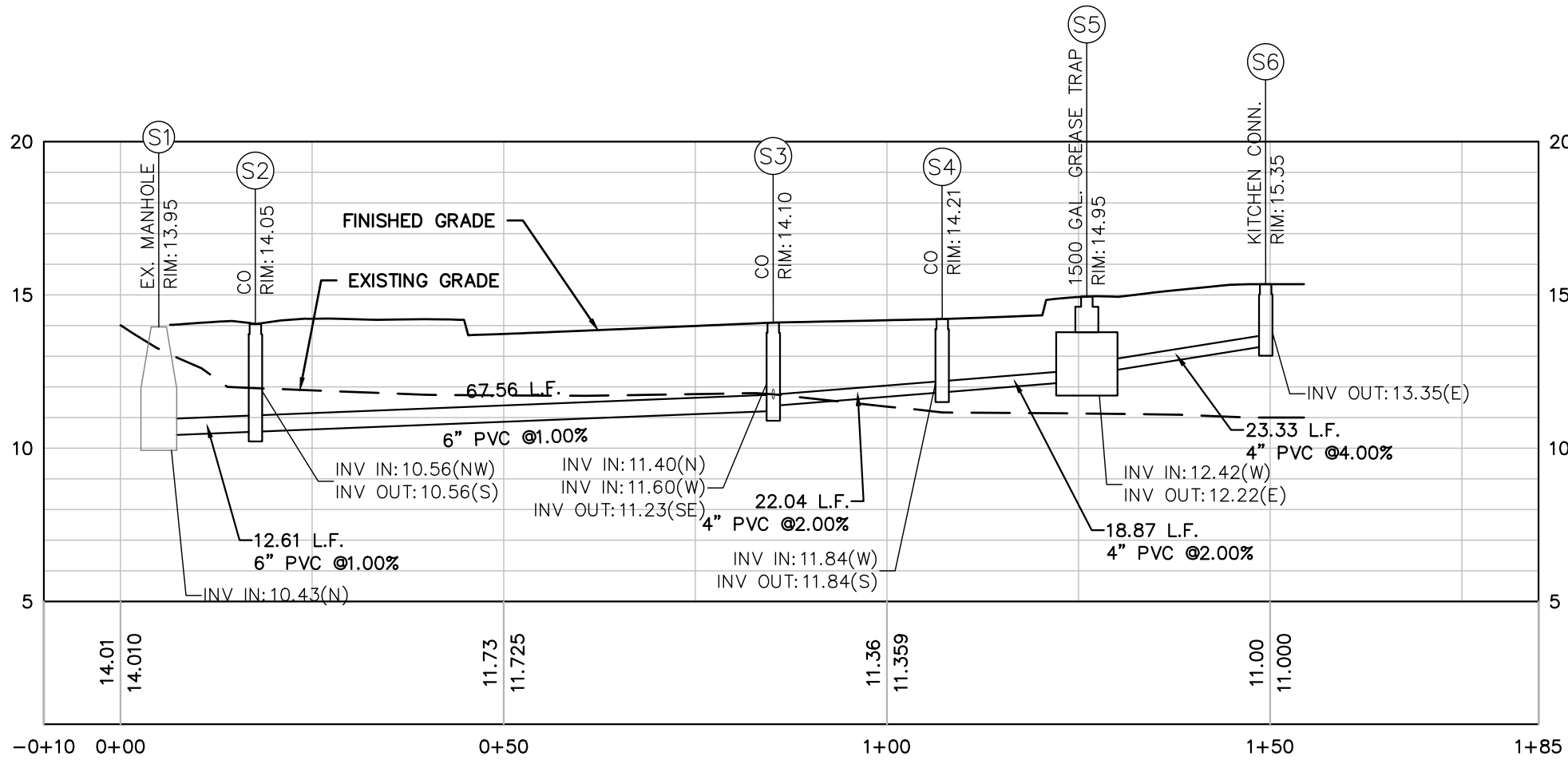
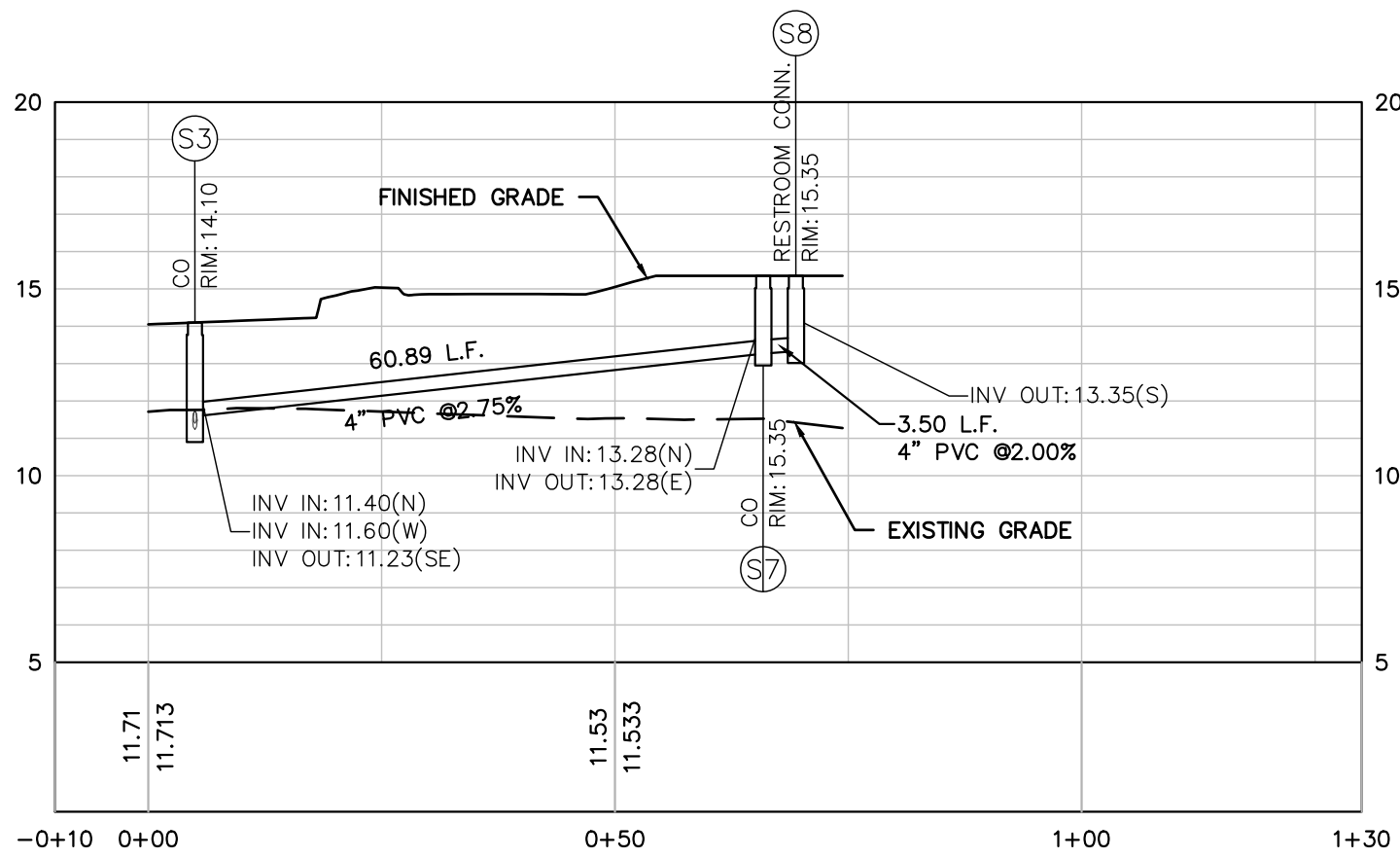
GRADING PLAN
SHEET C03

C:\USERS\BARBIE KELLY\CONTINIO-MASTER DROPBOX\BRYAN RUSSELL\CONTINIO-MASTER (P-DRIVE) PROJECTS\2024\24-276 - WH - AMELIA ISLAND, FL DRAWINGS

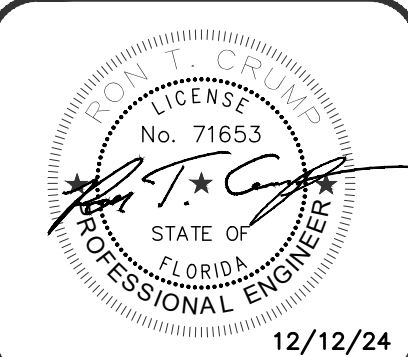


- UTILITY NOTES:**
- PRIOR TO WORK COMMENCEMENT, CONTRACTOR IS TO CONTACT LOCAL "CALL DIG" SERVICES FOR LOCATION OF ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK, WHICH INCLUDES, BUT NOT LIMITED TO, RELOCATION OF UTILITIES ALONG ROADWAYS AND OFFSITE IMPROVEMENTS IN ORDER TO DELIVER THE PROJECT.
 - ALL UTILITY WORK SHALL BE IN ACCORDANCE WITH GOVERNING LOCAL STANDARDS, LATEST EDITION.
 - CONTRACTOR SHALL UTILIZE SCHEDULE 40 PVC OR DUCTILE IRON PIPE FOR ALL SEWER SYSTEMS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING ANY FINAL AS-BUILTS AND EASEMENT PLATS.
 - CONTRACTOR TO DELIVER ALL WATER AND SEWER SYSTEMS WITH A MINIMUM OF 10' HORIZONTAL AND 2' VERTICAL SEPARATIONS.
 - BUILDING CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL ELECTRICAL SERVICES TO THE BUILDING, WHICH INCLUDE, BUT NOT LIMITED TO, TRANSFORMERS, TRANSFORMER PADS, METERS, ETC.
 - CONTRACTOR SHALL COMPARE ALL CIVIL AND BUILDING PLAN SETS PRIOR TO CONSTRUCTION. THE ENGINEER AND ARCHITECT SHALL BE NOTIFIED OF ANY UTILITY DISCREPANCIES.

LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	18" CURB AND GUTTER
	PROPOSED CONCRETE
	ADA DESIGNATED STALL
	PARKING SPACE COUNT
	PROPOSED ASPHALT
	PROPOSED WATER LINE
	PROPOSED GAS LINE
	PROPOSED SANITARY SEWER LINE



SANITARY PROFILES
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'



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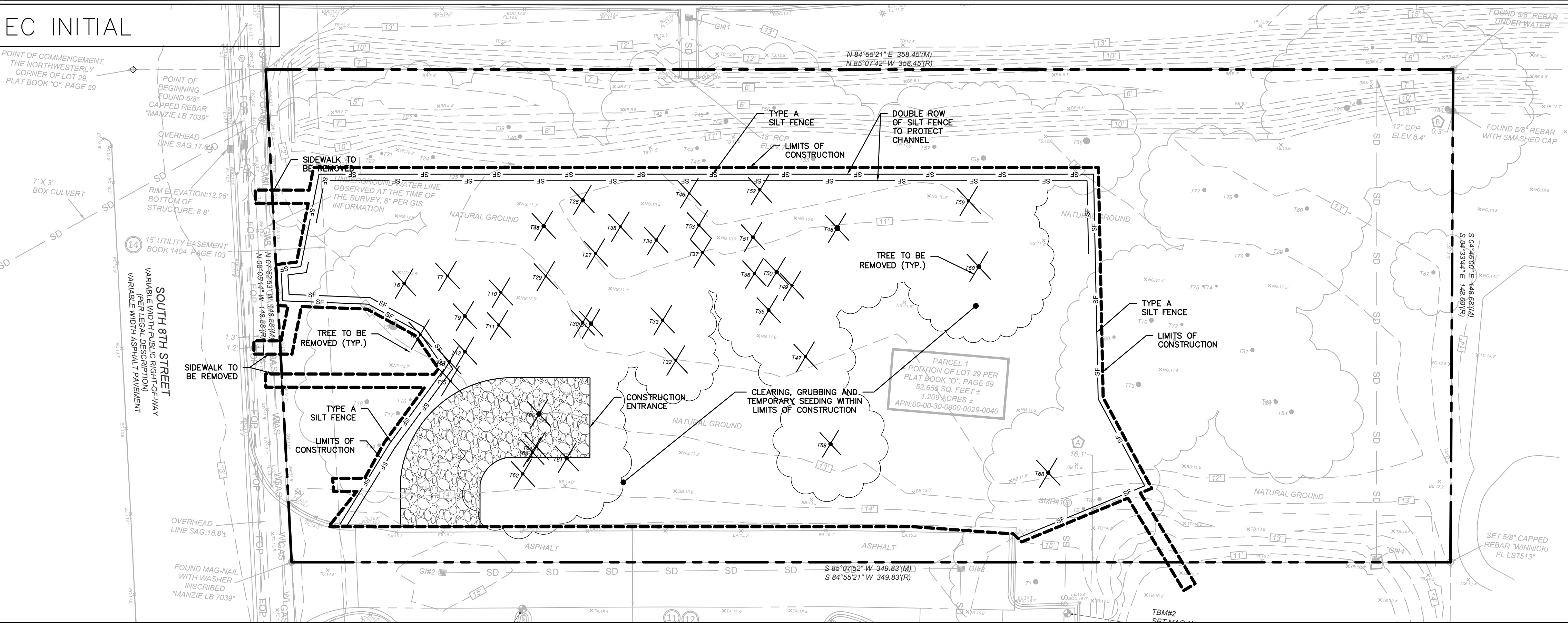
DRAWN: CDB	CHECK: JDR
JOB NO: 24-276	DATE: 11/14/24

UTILITY PLAN

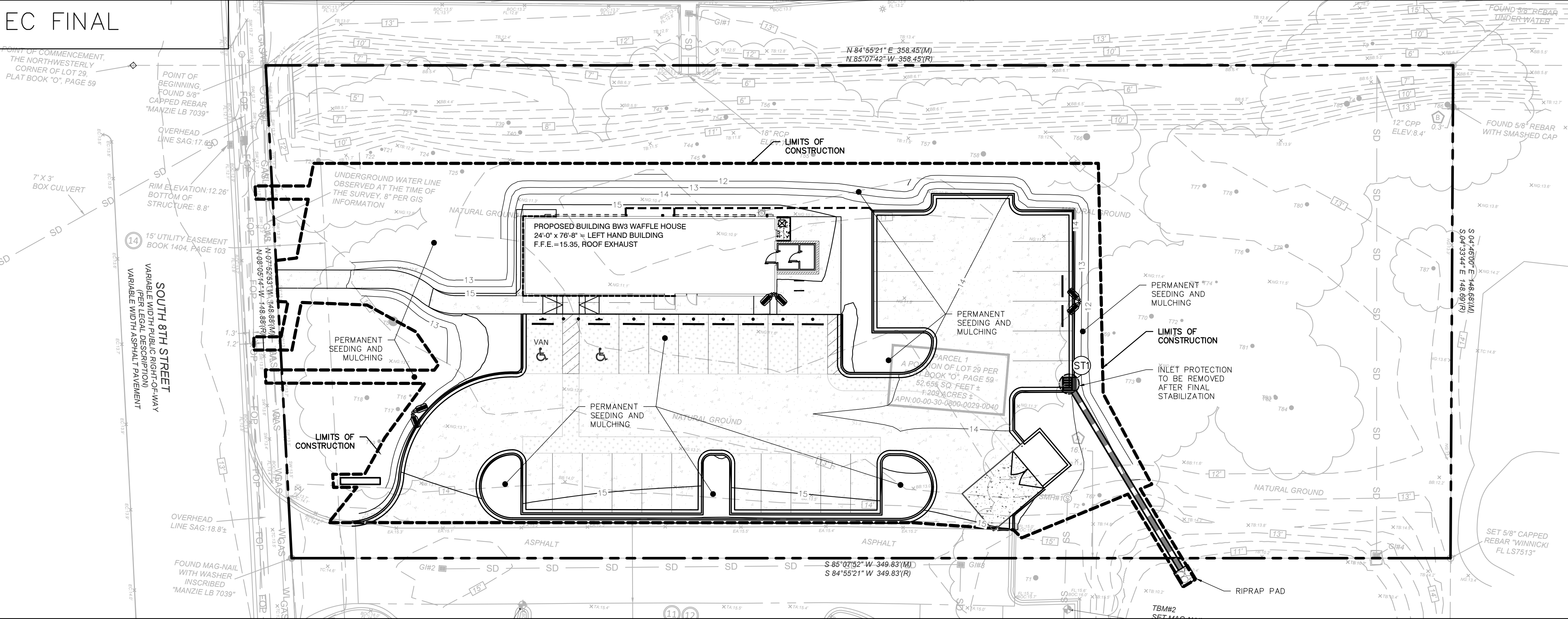
SHEET

C04

EC INITIAL



EC FINAL



DEMO NOTES:

- ALL MATERIALS FROM DEMOLITION SHALL BE REMOVED FROM THE SITE BY THE GENERAL CONTRACTOR OR SUBCONTRACTOR UNLESS APPROVED FOR REUSE ON SITE BY THE STRUCTURAL, GEOTECHNICAL ENGINEERS AND GOVERNING AGENCIES.
- REMOVAL OF THE EXISTING STRUCTURES SHALL BE AS REQUIRED FOR THE PROJECT. THE MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN A PROPER AND LEGAL MANNER PER FEDERAL, STATE, AND OR LOCAL LAWS AND ORDINANCES.
- IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED, THE OWNER SHALL BE NOTIFIED. THOSE MATERIALS SHALL BE REMOVED AND DISPOSED OF IN A MANNER AS APPROVED BY ALL GOVERNING AGENCIES AND IN A LANDFILL OR DISPOSAL FACILITY LICENSED TO ACCEPT HAZARDOUS MATERIAL.
- PREDEMOLITION PHOTOGRAPHS SHALL BE TAKEN BY THE CONTRACTOR FOR OWNER, SHOWING EXISTING CONDITIONS OF THE SITE AND ADJOINING BUILDINGS TO REMAIN. PHOTOS SHALL INCLUDE DAMAGE TO FINISH SURFACES THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY DEMOLITION OPERATIONS.
- EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. ANY DAMAGE INCURRED DURING THE CONSTRUCTION SHALL BE RESTORED, RECONSTRUCTED OR REPLACED TO AT LEAST THEIR ORIGINAL CONDITION OR AS REQUIRED OR DICTATED BY FEDERAL, STATE, COUNTY, CITY OR LOCAL GOVERNING AGENCIES.
- IT IS THE RESPONSIBILITY OF CONTRACTOR TO INSPECT EACH DAY AND REMOVE ALL MUD, DIRT, GRAVEL AND LOOSE MATERIALS DUMPED FROM THIS SITE ONTO OTHER PROPERTIES. THE CONTRACTOR MUST CLEAN OR PICK UP DAILY IF NECESSARY. THE CONTRACTOR SHALL TRY TO REDUCE AIRBORNE DUST THROUGH OUT THE ENTIRE JOB. THIS MAY BE DONE BY WATERING DOWN AREAS AFFECTED BY THIS WORK.
- THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL DEVICES AS REQUIRED DURING DEMOLITION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER AND ALL UTILITY COMPANIES AND DEPARTMENTS 72 HOURS, OR AS REQUIRED, BEFORE DEMOLITION IS TO START, TO VERIFY ANY UTILITIES THAT MAY BE PRESENT ON SITE. ALL VERIFICATIONS, LOCATIONS, SIZE AND DEPTHS SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES OR DEPARTMENTS. WHEN EXCAVATING AROUND OR OVER UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THE UTILITY MAY BE PRESENT DURING THE EXCAVATION TO INSTRUCT AND OBSERVE DURING THE PROCESS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED BEFORE STARTING DEMOLITION OPERATIONS. NO TRENCHES SHALL BE LEFT OPEN OVERNIGHT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AND PAY ALL FEDERAL, STATE, COUNTY, CITY AND LOCAL PERMITS FOR ANY AND ALL WORK REQUIRED UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MAKE AN EFFORT TO SALVAGE ANY VEGETATION OR OTHER LANDSCAPING MATERIALS WHEN AND WHERE POSSIBLE. NOTIFY LANDSCAPE ARCHITECT AND OWNER OF RELOCATION AREA TO PREVENT ANY FUTURE ISSUES.
- ALL ASPHALT AND CONCRETE CUTS SHALL BE SMOOTH, CLEAN AND IN STRAIGHT LINES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE MADE TO CONCRETE THAT IS TO REMAIN AS PART OF THE NEW DEVELOPMENT.
- THE EXISTING DRIVEWAY MAY BE USED AS A CONSTRUCTION EXIT PROVIDED THAT ALL CONSTRUCTION VEHICLES ARE CONFINED TO EXISTING PAVED AREAS ON SITE. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER. THE "STOP WORK" ORDER WILL NOT BE LIFTED UNTIL A CONSTRUCTION EXIT IS CONSTRUCTED IN ACCORDANCE WITH THE CURRENT DETAIL.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- 6" HEADER CURB
- PROPOSED CONCRETE
- ADA DESIGNATED STALL
- PARKING SPACE COUNT

SITE CALCULATIONS

TOTAL SITE AREA = 1.21 AC (32,655 SQ.FT.)
TOTAL DISTURBED AREA= 0.58 AC (25,252 SQ.FT.)
TOTAL PROPOSED IMPERVIOUS AREA = 15,000± SF
PLANNED FOR IMPERVIOUS AREA = 30,700± SF

GPS LOCATION (DECIMAL DEGREES)

LATITUDE: N 30.64
LONGITUDE: W 81.46



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EROSION
CONTROL PLANS
SHEET
C05

4.3 Stabilized Construction Exit



Definition

A stabilized pad located at points where vehicles enter and leave a construction site.

Purpose

To reduce the amount of sediment transported onto public roads by motor vehicles or runoff.

Conditions Where Practice Applies

Wherever traffic will be leaving a construction site and moving directly onto a public road or other paved area.

Construction entrances provide an area where mud can be removed from construction vehicle tires before they enter a public road. If the action of the vehicle traveling over the stabilized pad is not sufficient to remove most of the mud, then the tires must be washed before the vehicle enters a public road. If tire washing is provided, provisions must be made to intercept the wash water and trap the sediment before it is carried offsite. Construction entrances should be used in conjunction with the stabilization of construction roads to reduce the amount of mud picked up by construction vehicles.

Design Criteria

Aggregate Size

If stone is utilized, FDOT No. 1 Coarse Aggregate, 1½ to ¾ inch (4 to 9 cm) stone is suggested. Wood chips may be used for single-family residential construction, provided that they can be prevented from floating away during a storm event. Manufactured products also are available to prevent or reduce the amount of sediment tracked onto

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4.4.1 Silt Fence

Definition

A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and endanchors. Some silt fence is wire reinforced for support.

Purpose

The purpose of a silt fence is to slow the velocity of water and retain sediment onsite.

Conditions Where Practice Applies

A silt fence should only be installed for sediment capture under sheetflow conditions. It should not be installed for channel flow conditions or in live streams or waterways.

Planning Considerations

Silt fences can trap a much higher percentage of suspended sediments than straw bales and are preferable to straw barriers in many cases. The most effective application is to install two parallel silt fences spaced a minimum of three feet apart. The installation and maintenance methods outlined here can improve performance.

Silt fences composed of a wire support fence with attached synthetic filter fabric slow the flow rate significantly and have high filtering efficiency. Both woven and nonwoven synthetic fabrics are commercially available. The woven fabrics are generally stronger than the nonwoven fabrics. When tested under acid and alkaline water conditions, most of the woven fabrics increase in strength. There is a variety of factors among the nonwoven fabrics. The same is true of testing under ultraviolet radiation. Permeability rates vary regardless of fabric type. While all of the fabrics demonstrate high filtering efficiencies for sandy sediments, there is considerable variation among both woven and nonwoven fabrics when filtering finer silt and clay particles.

Design Criteria

- No formal design is required for many small projects and for minor and incidental applications.
- Silt fences shall have an expected useful life of six months. They are applicable around perimeters and stockpiles, and at temporary locations where continuous construction changes the earth contour and runoff characteristics.
- Silt fences have limited applicability to situations in which only sheet or overland flows are expected. They normally cannot filter the volumes of water generated by channel flows, and many fabrics do not have sufficient structural strength to support the weight of water ponded behind the fence line.

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7.4 Temporary Seeding

Definition

The establishment of temporary vegetative cover on disturbed areas by seeding with appropriate, rapidly growing annual plants.

Purposes

- To reduce erosion and sedimentation by stabilizing disturbed areas that will not be brought to final grade within 7 days or more.
- To reduce problems associated with mud and dust production from bare soil surfaces during construction.

Conditions Where Practice Applies

Where exposed soil surfaces are not to be fine graded for periods of 7 days or more. Such areas include denuded areas, soil stockpiles, berms, dunes, the sides of sediment basins, and temporary road banks.

Specifications

Prior to seeding, install necessary erosion control practices such as berms, waterways, and berms.

Plant Selection

Select plants appropriate to the season, region, and site conditions. Consult with your local Agricultural Extension agent, county, FDEP, water management district, or FDOT office, or see Table 1.65a of the Florida Development Manual.

Seedbed Preparation

To control erosion on bare soil surfaces, plants must be able to germinate and grow. Seedbed preparation is essential. A soil test should be taken to determine liming and fertilization requirements. In the absence of a soil test, the following guidelines apply:

- Liming** – Where soils are known to be highly acid (pH 6.0 and lower), lime should be applied at the rate of 2 tons of pulverized agricultural limestone per acre.
- Fertilizer** – Shall be applied as 217.5 pounds per acre (5 pounds/1,000 square feet) (54 kg/ha) of 50% slow release 10-30-20 or equivalent. Lime and fertilizer shall be incorporated into the top 2 to 4 inches (5 to 10 cm) of the soil. If quick-release nitrogen is used, apply 2 to 3 weeks after seed has sprouted.
- Surface Roughening** – If the area has been recently loosened or disturbed, no further roughening is required. When the area is compacted, crusts, or hardened, the soil surface shall be loosened by disking, raking, harrowing, or other acceptable means [see SURFACE ROUGHENING in this chapter].

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roadways. If a stabilized exit is not sufficient, street sweeping can be provided as an additional measure.

Dimensions

If stone is utilized, then the aggregate layer must be at least 6 inches (15 cm) thick. It must extend the FULL WIDTH of the vehicular ingress and egress area. The length of the entrance must be at least 50 feet (20 m). The exit should widen at its connection to the roadway to accommodate the turning radius of large trucks (see Figure 4.3a).

Washing

If conditions on the site are such that most of the mud is not removed by the vehicles traveling over the stone, then the vehicle tires must be washed before entering a public road. Wash water must be carried away from the entrance to a settling area to remove sediment (see Figure 4.3b). A wash rack may also be used to make washing more convenient and effective (see Figure 4.3c).

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Construction Specifications

Materials

- Synthetic filter fabric shall be a previous sheet of polypropylene, nylon, polyester, or polyethylene yarn. It shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0° F to 120° F, (-17° C to 49° C).
- The stakes for a silt fence shall be 1 x 2 inches (2.5 x 5 cm) wood (prefinished), or equivalent metal with a minimum length of 3 feet (90 cm).
- Wire fence reinforcement for silt fences using standard-strength filter cloth shall be a minimum of 36 inches (90 cm) in height, shall be a minimum of 14 gauge, and shall have a maximum mesh spacing of 6 inches (15 cm).

Sheetflow Application: Silt Fence

This sediment barrier uses standard-strength or extra-strength synthetic filter fabrics. It is designed for situations in which only sheet or overland flows are expected (see Figures 4.4a and 4.4b).

- The height of a silt fence shall not exceed 36 inches (90 cm). Higher fences may impound volumes of water sufficient to cause failure of the structure.
- The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced as described in Item 8 below.
- Posts shall be spaced a maximum of 10 feet (3 m) apart at the barrier location and driven securely into the ground a minimum of 12 inches (30 cm). When extra-strength fabric is used without the wire support fence, post spacing shall not exceed 6 feet (1.8 m).
- A trench shall be excavated approximately 4 inches (10 cm) wide and 4 inches (10 cm) deep along the line of posts and upslope from the barrier.
- When standard-strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy-duty wire staples at least 1 inch (25 mm) long, be vinyl or hog rings. The wire shall extend into the trench a minimum of 2 inches (5 cm) and shall not extend more than 36 inches (90 cm) above the original ground surface.
- The standard-strength filter fabric shall be stapled or wired to the fence, and 6 inches (15 cm) of the fabric shall be extended into the trench. The fabric shall not extend more than 36 inches (90 cm) above the original ground surface.
- When extra-strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In this case, the filter fabric is stapled or wired directly to the posts with all other provisions of Item 6 applying.

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- Tracking** – Tracking with bulkizer cleats is most effective on sandy soils. This practice often causes the undue compaction of the soil surface, especially in clayey soils, and does not aid plant growth as effectively as other methods of surface roughening.

Seeding

Seed shall be evenly applied with a cyclone seeder, drill, cutlispacer seeder, or hydroseeder. Small grains shall be planted no more than 1 inch deep. Grasses and legumes shall be planted no more than ½ inch (6 mm) deep.

Mulching

Mulch should usually be applied to reduce damage from water runoff or wind erosion, and to improve moisture conditions for seedlings. Mulching without seeding should be considered for very short term protection. The use of mulch is a judgment decision based on the time of seeding and conditions of individual sites. When used, mulch shall be applied according to MULCHING in this chapter.

- Seedings made on slopes in excess of 3:1, or on adverse soil conditions, or during excessively hot or dry weather, shall be mulched according to MULCHING in this chapter.
- Seedings made during optimum spring and summer seeding dates, with favorable soil and site conditions, may not require mulch.

Re seeding

Areas that fail to establish upon vegetative cover to prevent rill erosion will be filled in with proper topsoil and reseeded as soon as they are identified.

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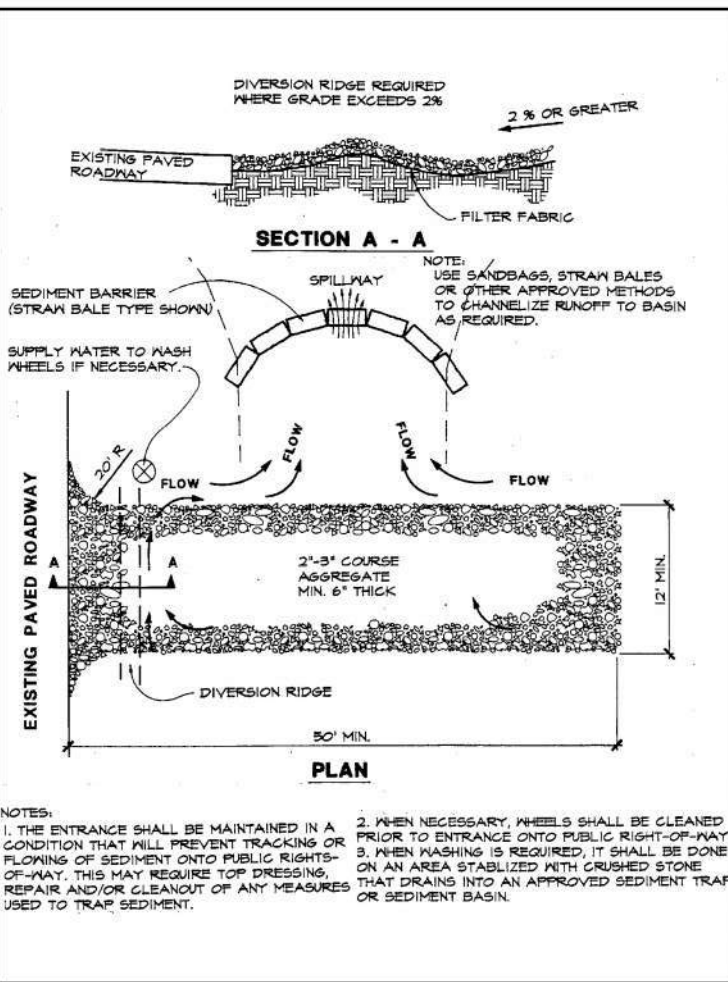


Figure 4.3a. Temporary Gravel Construction Entrance

Source: Erosion Draw

41

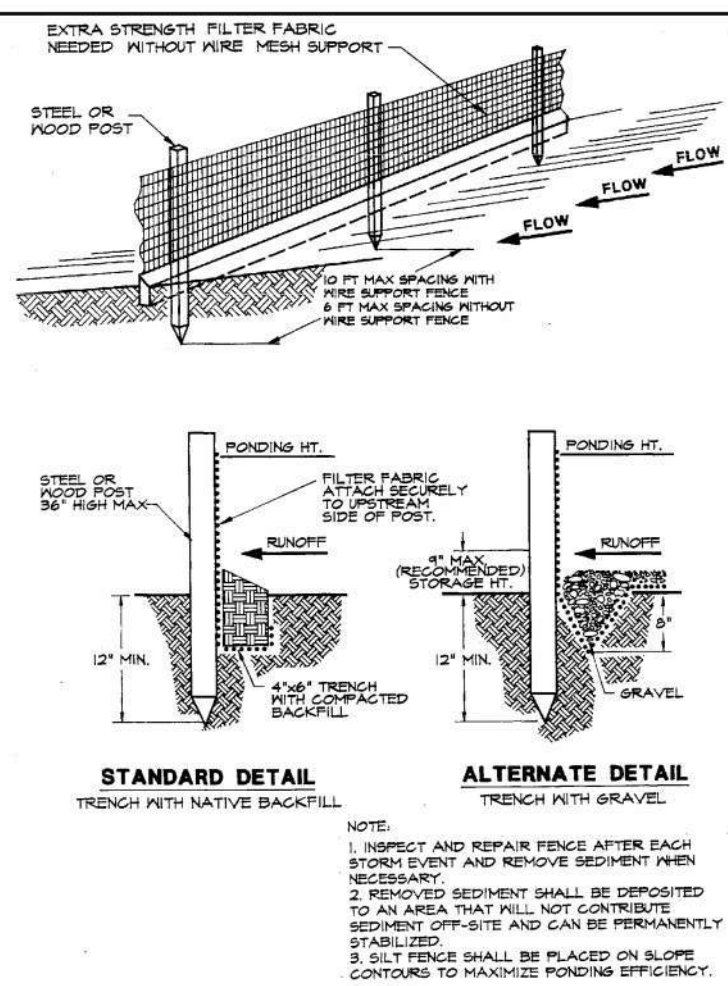


Figure 4.4a. Silt Fence

Source: Erosion Draw

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7.5 Permanent Seeding

Definition

The establishment of perennial vegetative cover on disturbed areas by planting seed.

Purposes

- To reduce erosion and decrease sediment yield from disturbed areas.
- To permanently stabilize disturbed areas in a manner that is economical and adaptable to site conditions, and that allows the selection of the most appropriate plant materials.

Conditions Where Practice Applies

- Disturbed areas where permanent, long-lived vegetative cover is needed to stabilize the soil.
- Rough-graded areas that will not be brought to final grade for a year or more.

Specifications

Selection of Plant Materials

- The selection of plant materials is based on climate, topography, soils, land use, and planting season. To determine which plant materials are best adapted to a specific site, see Tables 1.65b and 1.65c of the Florida Development Manual, which describe plant characteristics and list recommended varieties.
- Table 1.65a of the Florida Development Manual lists appropriate seeding mixtures for various site conditions in Florida. These mixtures are designed for general use and are known to perform well on the sites described. Adhere to these mixtures whenever feasible. Check Tables 1.65b and 1.65c for recommended varieties.

Seedbed Requirements

Vegetation should not be established on slopes that are unsuitable because of inappropriate soil texture, poor internal structure or internal drainage, a high volume of overland flow, or excessive steepness, until measures have been taken to correct these problems.

To maintain a good stand of vegetation, the soil must meet certain minimum requirements as a growth medium. The existing soil must meet the following criteria:

- Enough fine-grained material to maintain adequate moisture and nutrient supply.

231

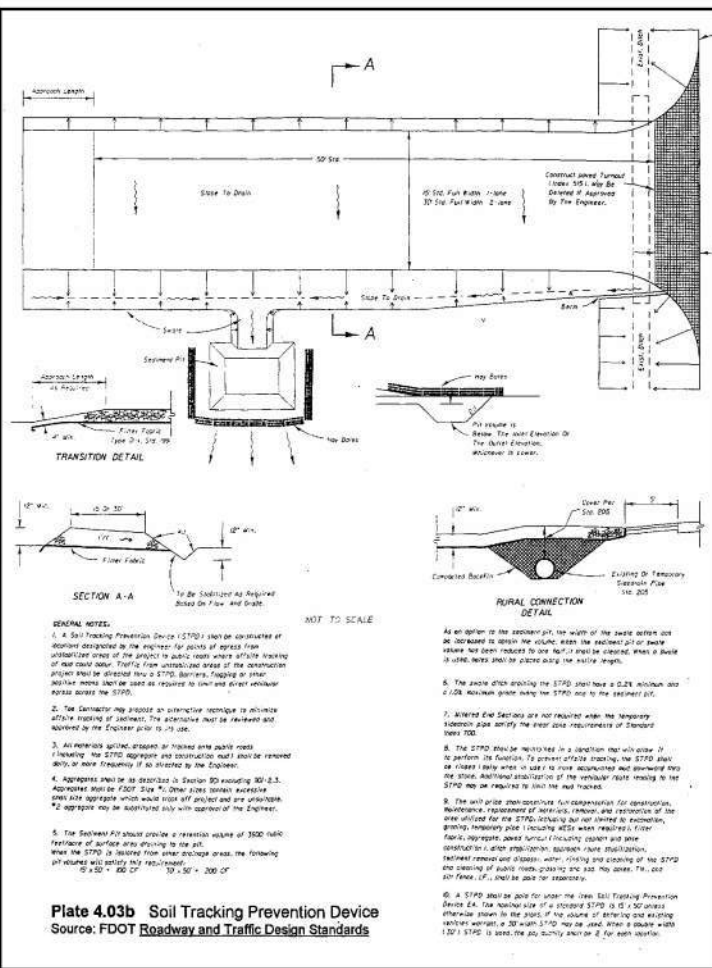


Figure 4.3b. Soil Tracking Prevention Device

Source: FDOT Roadway and Traffic Design Standards

42

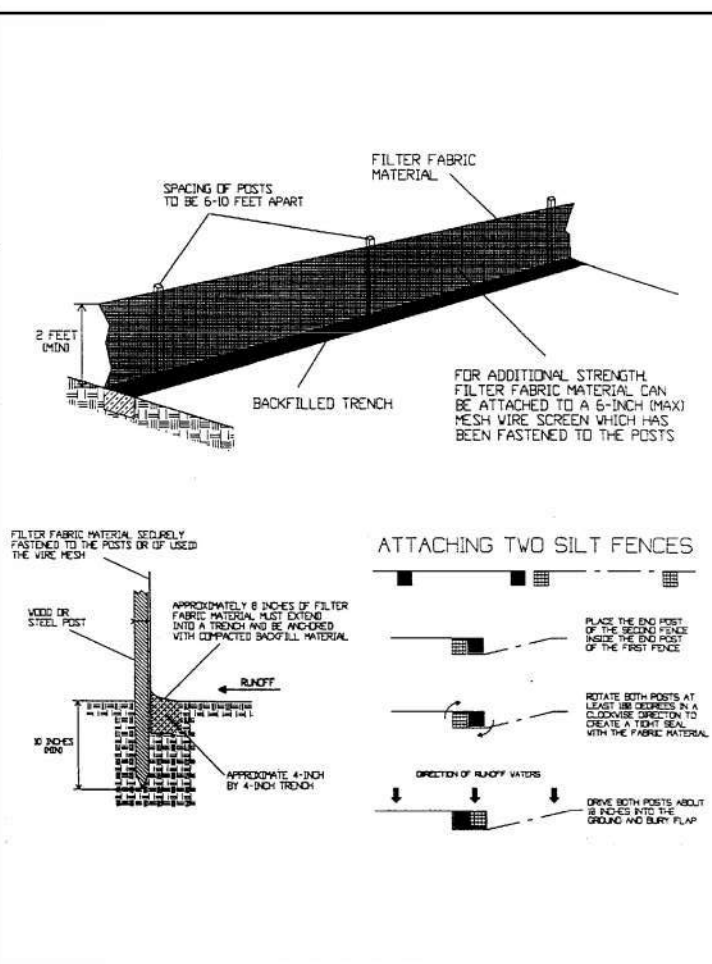


Figure 4.4b. Installing a Filter Fabric Silt Fence

Source: HydroDynamics, Inc.

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- Sufficient pore space to permit root penetration. A bulk density of 1.2 to 1.5 indicates that sufficient pore space is present. A fine granular or crumb-like structure is also favorable.
- Sufficient depth to provide an adequate root zone. The depth to rock or impermeable layers such as hardpans shall be 12 inches (30 cm) or more, except on slopes steeper than 2:1, where the addition of soil is not feasible.
- A favorable pH range for plant growth. If the soil is so acid that a pH range of 6.0 to 7.0 cannot be attained by the addition of pH-modifying materials, then the soil is unsuitable for plant roots.
- Freedom from toxic amounts of materials harmful to plant growth.
- Freedom from excessive quantities of roots, branches, large stones, large clods of earth, or trash of any kind. Clods and stones may be left on slopes steeper than 3:1 if they are to be hydroseeded.

If any of the above criteria cannot be met—i.e., if the existing soil is too coarse, dense, shallow, acid, or contaminated to foster vegetation—then topsoil should be applied in accordance with TOPSOILING in this chapter. The necessary mechanical erosion and sediment control practices will be installed prior to seeding. Grading will be carried out according to the approved plan. Surfaces will be roughened in accordance with SURFACE ROUGHENING in this chapter.

Soil Conditions

To modify the texture, structure, or drainage characteristics of a soil, the following materials may be added to the soil:

- Peat** shall be sphagnum moss peat, hyacinth moss peat, reed sedge peat, or peat humus, from freshwater sources. Peat shall be screened and conditioned in storage piles for at least 6 months after excavation.
- Sand** shall be clean and free of toxic materials.
- Vermiculite** shall be horticultural grade and free of toxic substances.
- Composted manure** shall be stable or cattle manure not containing undue amounts of straw or other bedding materials or toxic chemicals. Phosphorus shall be limited to soil test recommendations.
- Thoroughly rotted sand** shall be 6 pounds of nitrogen added to each cubic yard (3.5 kg/m³) and shall be free of stones, sticks, and toxic substances.
- Where local ordinances permit, **treated sewage sludge** may be used in accordance with local, state, and federal regulations. The use of treated sewage sludge shall be limited to soil test recommendations.

Lime and Fertilizer

Lime and fertilizer needs should be determined by soil tests. Soil tests may be performed by the Cooperative Extension Service Soil Testing Laboratory at the University of Florida, or by a reputable commercial laboratory. Information on the state's

232

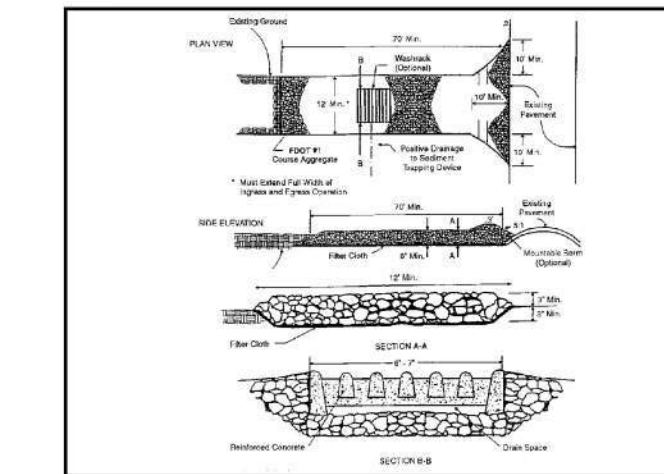


Figure 4.3c. Construction Entrance with Wash Rack

Source: 1983 Maryland Standards for Soil Erosion and Sediment Control

Location

The entrance should be located to provide for maximum utility by all construction vehicles.

Construction Specifications

The entrance area should be cleared of all vegetation, roots, and other objectionable material. A geotextile should be laid down to improve stability and simplify maintenance when gravel is used. The gravel shall then be placed over the geotextile to the specified dimensions.

Maintenance

The stabilized construction exit shall be maintained in a condition that will prevent the tracking or flow of mud onto public rights of way. This may require periodic maintenance as conditions demand, and the repair and/or cleanup of any structures used to trap sediments. All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately. Look for signs of trucks and trailer equipment "cutting corners" where the construction exit meets the roadway. Sweep the paved road as needed.



Figure 4.3d. Stabilized Construction Exit

Source: Erosion Draw

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- When attaching 2 silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the sap (see Figure 4.4b).
- The trench shall be backfilled and the soil compacted over the filter fabric.
- The most effective application consists of a double row of silt fences spaced a minimum of 2 feet apart, so that if the first row collapses it will not fall on the second row. Wire or synthetic mesh may be used to reinforce the first row (see Figure 4.4c).
- When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity (see Figure 4.4d).
- Silt fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently stabilized.

Maintenance

- Silt fences shall be inspected within 24 hours after each ½-inch rainfall event and at least once a week. Any required repairs shall be made immediately.
- Should the fabric on a silt fence decompose or become ineffective before the end of the expected usable life, the barrier is still necessary, the fabric shall be replaced promptly.
- Sediment deposits should be removed when deposits reach approximately one-half the height of the barrier.
- Any sediment deposits remaining in place after the silt fence is no longer required shall be dressed to conform with the existing grade, prepared, and seeded.

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Soil Testing Laboratory is available from county extension agents. Under unusual conditions where it is not possible to obtain a soil test, the following soil amendments will be applied:

- LIME:** 2 tons per acre finely ground agricultural or dolomitic limestone (90 pounds per 1,000 square feet) (4.48 t/ha)
- FERTILIZER:** Mixed grasses and legumes: 150 pounds per acre of 5-25-10 (3.5 pounds per 1,000 square feet)
- Legume stands only:** 150 pounds per acre of 5-20-10 (3.5 pounds per 1,000 square feet)
- Grass stands only:** 870 pounds per acre of 5-5-10 (12 t/ha) and 15 pounds of 38-0-0 in spring (1.3 pounds per 1,000 square feet)
- 220 pounds per acre of 10-5-10 and 17 pounds of 38-0-0 in fall (1.3 pounds per 1,000 square feet)

Other fertilizer formulations may be used, provided they supply the same amounts and proportions of plant nutrients.

Lime and fertilizer shall be incorporated into the top 4 to 6 inches (10 to 15 cm) of the soil by discing or other means. When applying lime and fertilizer with a hydroseeder, apply to a rough, loose surface.

Seeding

- Certified seed** should be used for all permanent seeding whenever possible.
- Legume seed** should be inoculated with the inoculant appropriate to the species. The seed of legumes, crown vetch, and clovers should be scarified to promote uniform germination.
- Apply seed uniformly** with a cyclone seeder, drill, cutlispacer seeder, or hydroseeder on a firm, friable seedbed. The maximum seeding depth should be ¼ inch.
- During hydroseeding**, to avoid seed damage, it is recommended that if a machinery breakdown of 30 minutes to 2 hours occurs, 50% more seed be added to the tank, based on the proportion of the slurry remaining in the tank. Beyond 2 hours, a full rate of new seed may be necessary.
- Other hydroseeding contractors prefer not to apply lime in their rigs**, as it is abrasive. In inaccessible areas, lime may have to be applied in pelletized or liquid form, separately. The rates of seed and lime should be at least 2,000 pounds per acre (2.24 t/ha). Surface roughening is particularly important when hydroseeding, as a roughened slope provides some natural coverage of lime, fertilizer, and seed.
- Legume inoculants** should be used by the date indicated on the container. When dry seeding, use 4 times the manufacturer's

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4.4 Perimeter Controls

Overview

Perimeter controls intercept and detain small amounts of sediment from disturbed areas during construction operations. These measures include silt fences, filter socks, temporary diversion berms, temporary fill diversions, temporary slope drains, and floating turbidity barriers. They are the last line of defense and one of the most visible and maintenance-intensive BMPs on an active construction site.

These measures reduce the potential for sediment to enter offsite areas such as roadways, storm drains, or adjacent properties. They are used under the following conditions:

- Below disturbed areas where erosion would occur in the form of sheet and rill erosion.
- Where the size of the drainage area is no more than ½ acre per 100 feet of perimeter control measure, the maximum slope length behind the barrier is 100 feet, and the maximum gradient behind the barrier is 50% (2:1).

These measures should be installed before clearing and grading activities begin. They typically remain installed and maintained until the contributing drainage area is stabilized.

44

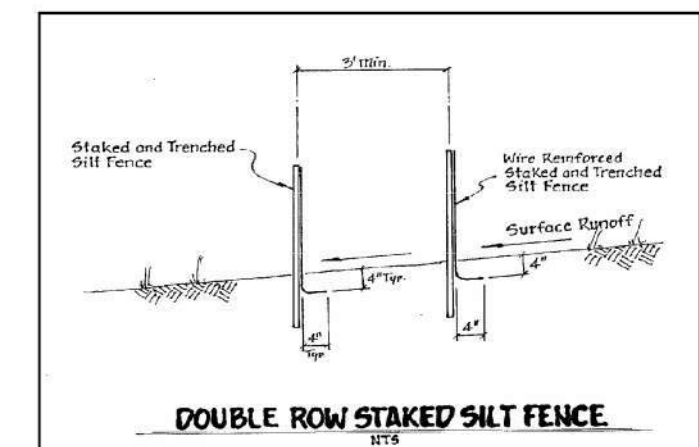


Figure 4.4c. Double Row Staked Silt Fence

Source: Reilly Creek Improvement District

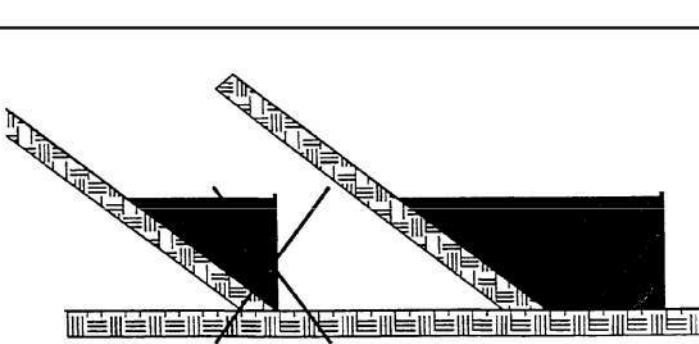


Figure 4.4d. Proper Placement of a Silt Fence at the Toe of a Slope

Source: HydroDynamics, Inc.

50

recommended rate, and use 10 times the recommended rate of inoculant when hydroseeding.

Mulching

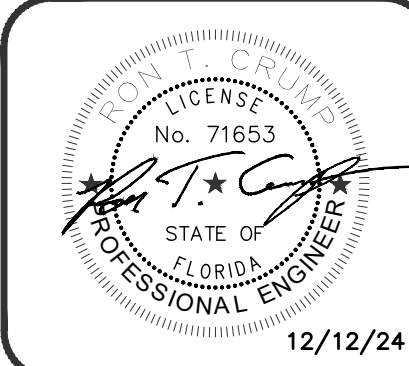
All permanent seeding must be mulched immediately upon the completion of seed application (refer to the extended discussion in MULCHING below).

Maintenance of New Seedings

- Irrigation** – New seedlings should be supplied with adequate moisture. Supply water as needed, especially late in the season, in abnormally hot or dry weather, or on adverse sites. Water application rates should be controlled to prevent runoff. Inadequate amounts of water may be more harmful than no water.
- Re seeding** – Inspect seeded areas for failure and make necessary repairs and reseedings within the same season, if possible.
 - If vegetative cover is inadequate to prevent rill erosion, overseed and fertilize in accordance with soil test results.
 - If a stand has less than 40% cover, re-evaluate the choice of plant materials and quantities of lime and fertilizer. Re-establish the stand following seedbed preparation and seeding recommendations, omitting lime and fertilizer in the absence of soil test results. **NOTE:** If vegetation has failed to grow, the soil must be tested to determine if acidity or nutrient imbalance are responsible.
- Fertilization** – Seedlings should be fertilized 1 year after planting to ensure proper stand density.
 - To establish all grass stands, apply 300 pounds per acre of 15-0-15 or 15-2-15 slow release (5.7 pounds per 1,000 square feet) between August 15 and November 15 (the first fall following seeding).
 - To legume and grass stands or pure legume stands, apply 150 pounds per acre of 0-20-20 (5.5 pounds per 1,000 square feet) in early May, or between August 15 and October 15.

GENERALLY, A STAND OF VEGETATION IS NOT DETERMINED TO BE FULLY ESTABLISHED UNTIL SOIL COVER HAS BEEN MAINTAINED FOR 1 FULL YEAR FROM PLANTING. DISTURBED AREAS THAT ARE TO BE STABILIZED WITH PERMANENT VEGETATION MUST BE RESEED OR REPLANTED WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED, UNLESS TEMPORARY STABILIZATION IS APPLIED.

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12/12/24

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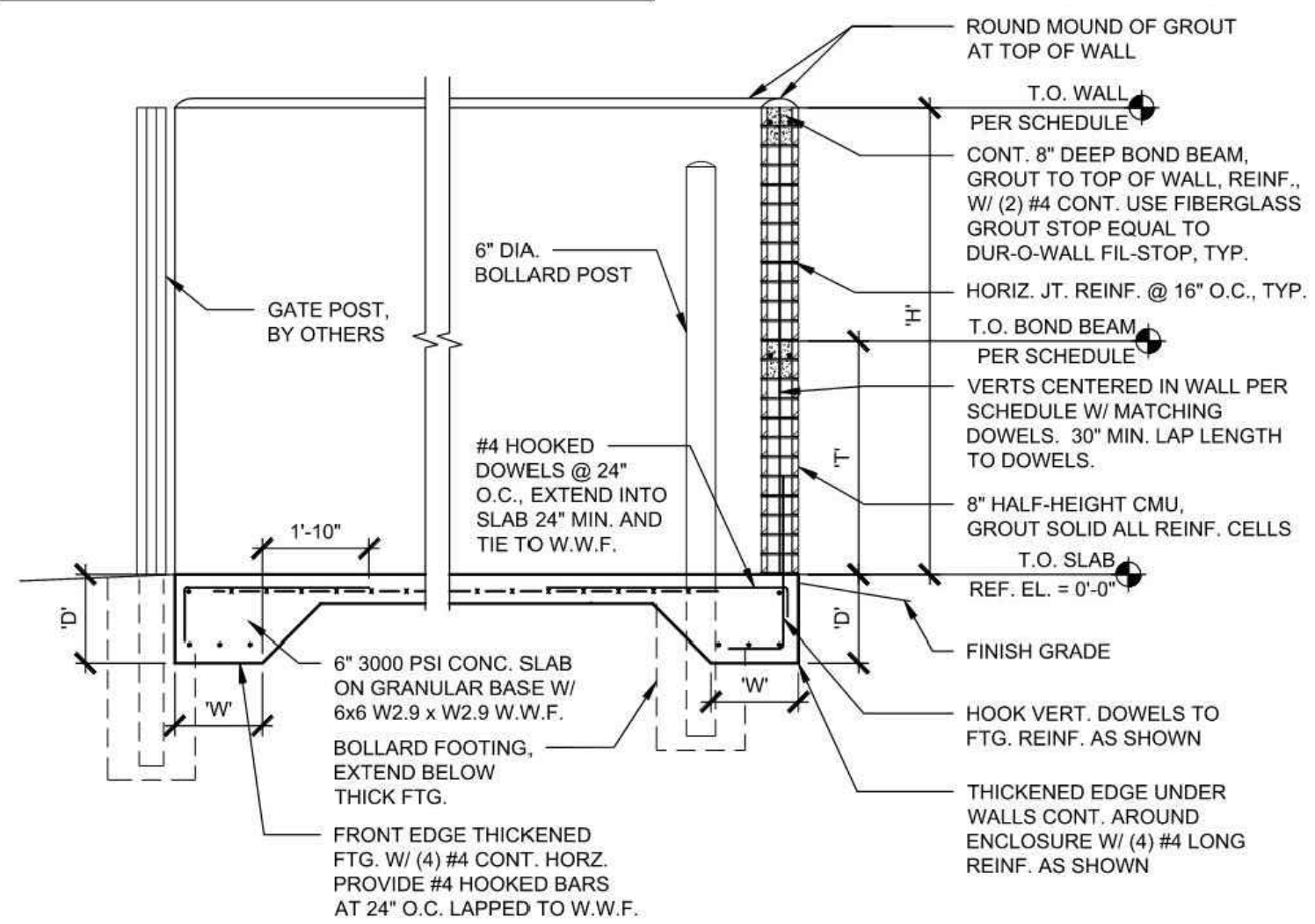
WAFFLE HOUSE
AMELIA ISLAND,
FLORIDA

PERMIT

ISSUED FOR: CITY OF

NOTE:
THIS STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING:

- INLAND - 2012 OR NEWER IBC - 130 MPH (V_{ULT})
- COASTAL - 2012 OR NEWER IBC - 170 MPH (V_{ULT})



Dumpster Enclosure Wall

SCALE: $\frac{3}{8}"=1'-0"$

DUMPSTER ENCLOSURE		
DS-1	LOCATION: xxxxxxxxxx xxxxxxxxxx, XX	
	DATE: 06/01/2024	DRAWN BY: JCR
SCALE: 3/8"=1'-0"	SHEET 1 OF 1	CHECKED BY: JDC

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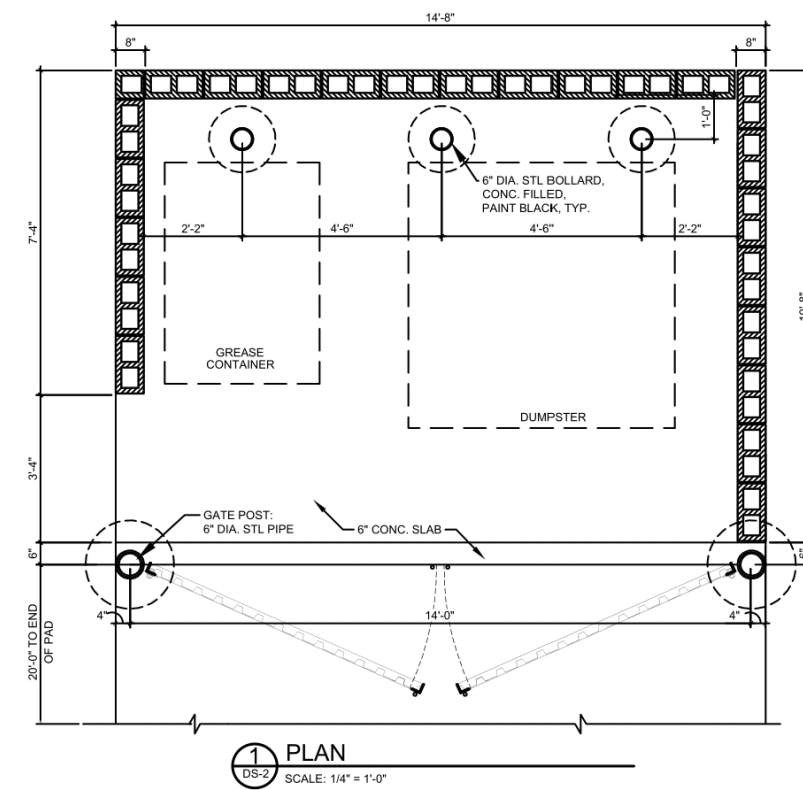
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(770) 729-5700

WALL SCHEDULE				
INLAND				
	CMU WALL		FOOTING	
MAX H	T	VERT REINF	W	D
6'-0"	3'-0"	#5 @ 48" OC	1'-6"	1'-6"
8'-0"	4'-0"	#5 @ 40" OC	1'-6"	1'-6"

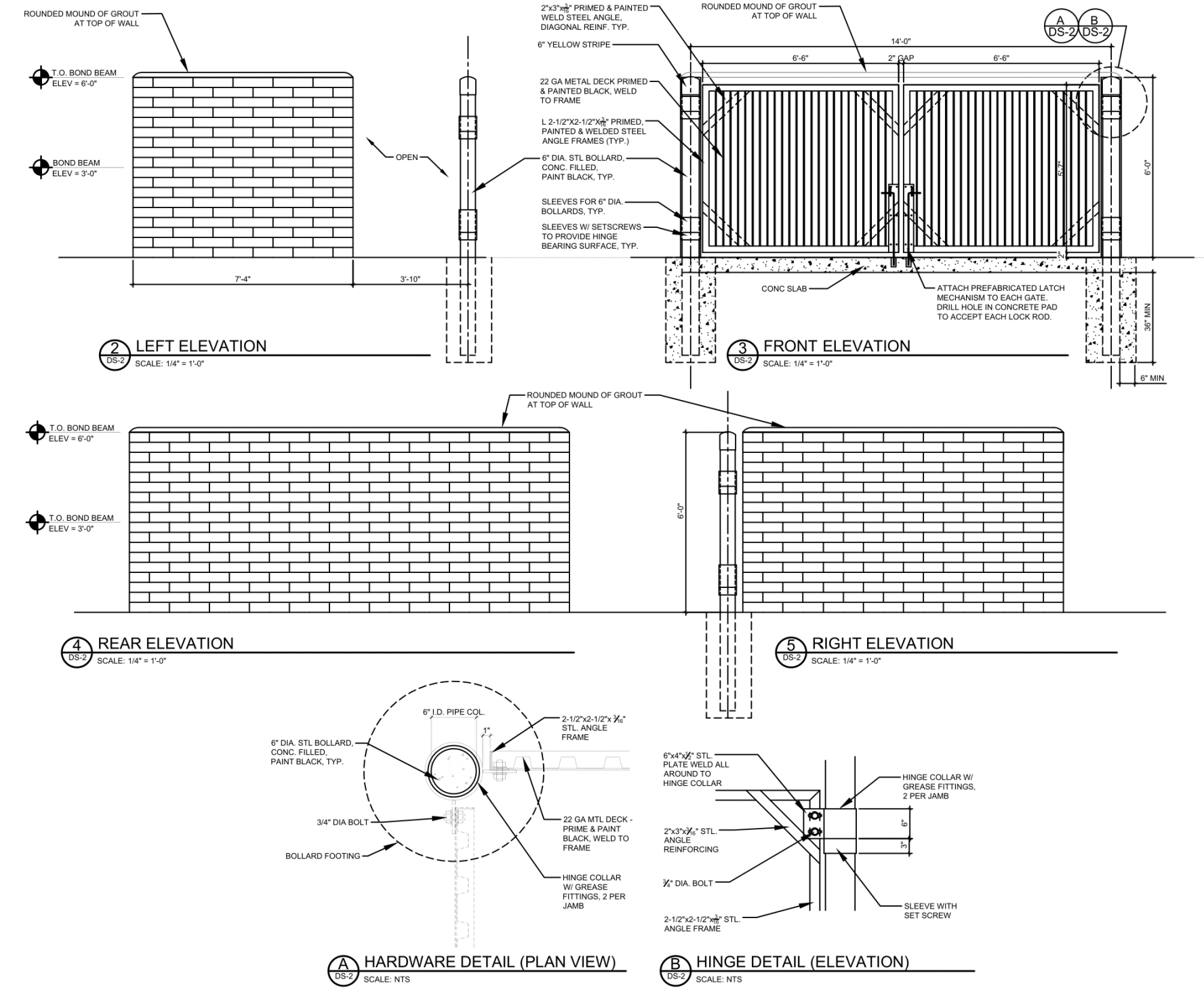
COASTAL AND/OR SDC "D"				
	CMU WALL		FOOTING	
MAX H	T	VERT REINF	W	D
6'-0"	3'-0"	#5 @ 32" OC	1'-6"	1'-6"
8'-0"	4'-0"	#5 @ 24" OC	1'-6"	1'-6"

ADDITIONAL REMARKS:

1. ALL CAST IN PLACE CONCRETE TO BE MIN f_c =3000 PSI, 28 DAY COMPRESSION STRENGTH. MIN. SLUMP = 3" FOR SLABS AND FOOTINGS
2. ALL CMU TO BE 8" BLOCK UNO, MIN f_m =1500 PSI, NET COMPRESSIVE STRENGTH
3. ALL MORTAR TO BE "TYPE S"
4. ALL REINFORCING CELLS & BELOW GRADE & ALL REIN' CELLS W/ 2000 PSI GROUT. SLUMP = 9" - 11"
5. ALL REINFORCING STEEL TO BE GRADE 60
6. ASSUMED MINIMUM ALLOWABLE SOIL BEARING PRESSURE IS 1500 PSF. THIS SHOULD BE VERIFIED BY GEOTECHNICAL REPORT IF AVAILABLE.
7. SEE TITLEBLOCK FOR INLAND/COASTAL DESIGNATION AND USE APPROPRIATE TABLE FOR DIMENSIONS AND REINFORCEMENT
8. ALL INLAND WALLS IN SEISMIC DESIGN CATEGORY "A", "B", OR "C" SHALL BE CONSTRUCTED PER THE INLAND SCHEDULE
9. ALL INLAND WALLS IN SEISMIC DESIGN CATEGORY "D" SHALL BE CONSTRUCTED PER THE COASTAL SCHEDULE.
10. 6" DIA. STEEL POSTS SHALL BE SET A MINIMUM OF 36" INTO CONCRETE.
11. DUMPSER ENCLOSURE CONSTRUCTION TO MATCH BUILDING CONSTRUCTION, U.N.O.
12. ALL MASONRY TO BE "QUIK-BRIK" TO MATCH BUILDING 4'x 8'x 16"
13. BOND BEAMS TO BE "QUIK-BRIK" 8'x 8'x 16' x 16'



NOTE: REFER TO DS-1 SHEET FOR WALL AND FOOTING DETAILS



DUMPSTER ENCLOSURE		
DS-2	LOCATION: xxxxxxxxxx xxxxxxxx, XX	
	DATE: 06/01/24	DRAWN BY: EJ
SCALE: 1/4"=1'-0"	SHEET 1 OF 1	CHECKED BY: BR

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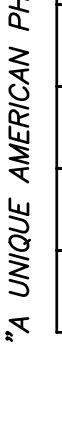
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WAFFLE HOUSE
AMELIA ISLAND,
FLORIDA

ISSUED FOR: PERMIT

JURISDICTION: CITY OF AMELIA

LOCATION: 1870 S 8TH ST
FERNANDINA BEACH, FL 32034

#	DATE	REVISIONS
1	12/12/24	CITY COMMENTS

DRAWN: CDB	CHECK: JDR
JOB NO: 24-276	DATE: 11/14/24

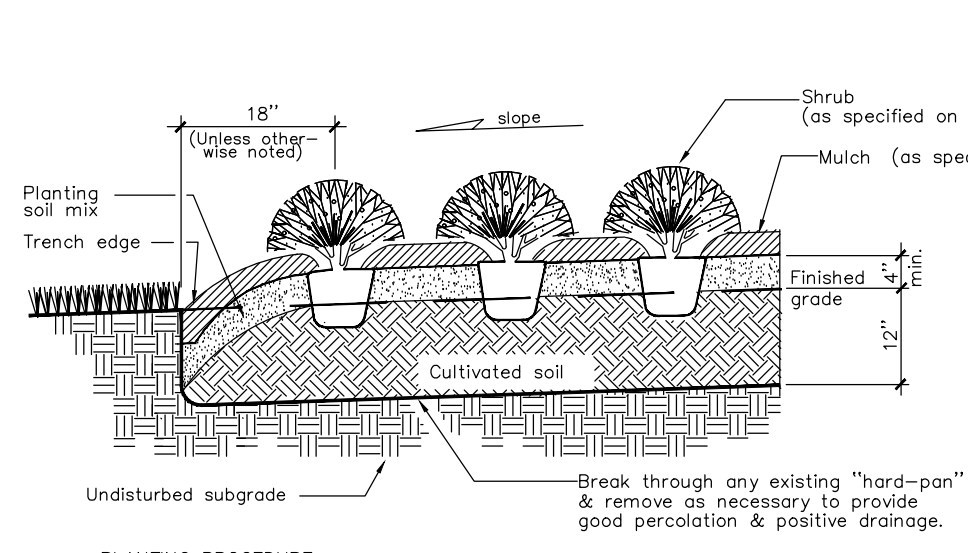
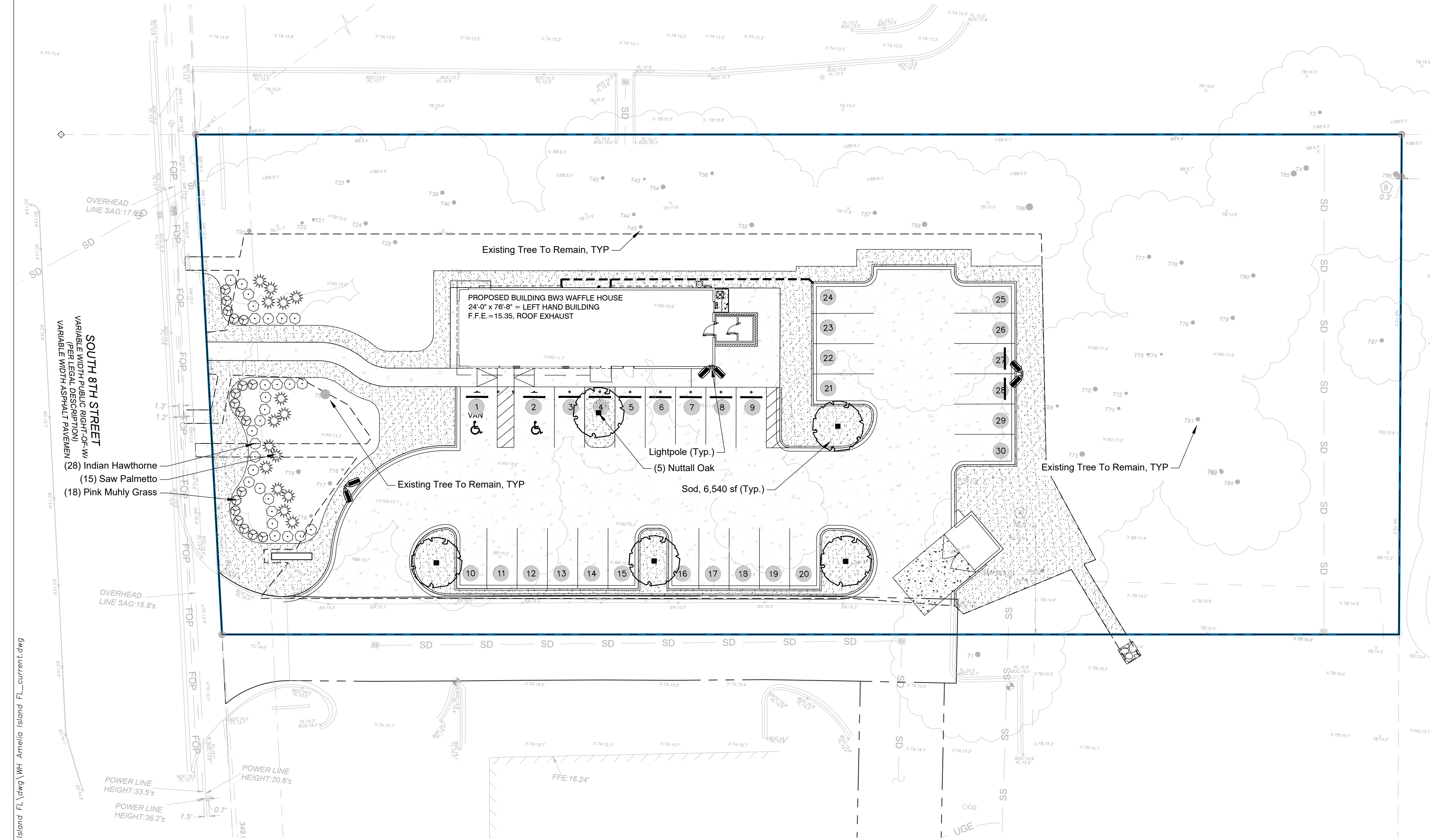
DETAILS

SHEET

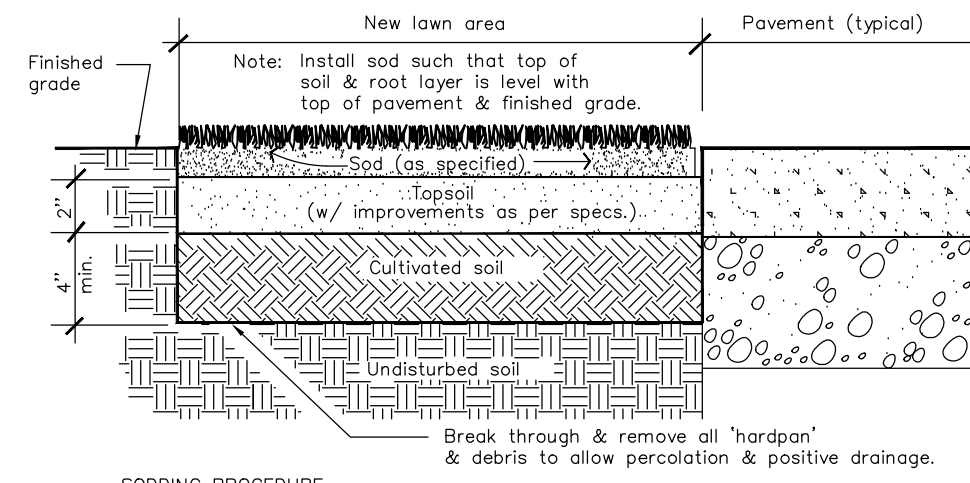
C08

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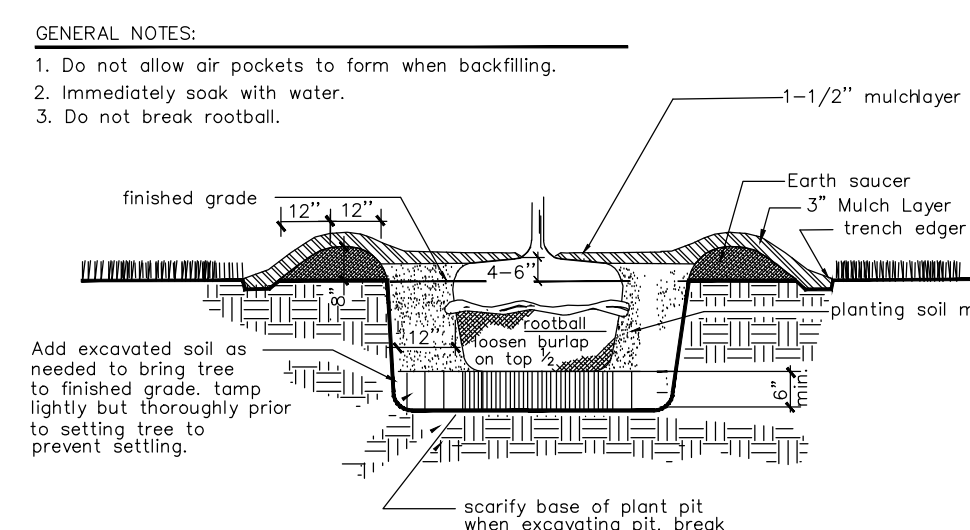
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SHRUB PLANTING
N.T.S.



SOD INSTALLATION (WITH TOPSOIL ADDED)
N.T.S.



PLANTING PROCEDURE
1. excavate rootball pit.
2. add excavated soil & tamp.
3. set tree such that top of rootball is 2-3" higher than finished grade.
4. backfill w/ soil mix & "water in".
5. complete backfilling, construct trench edge & add specified mulch.

TYP. TREE ROOTBALL PIT
N.T.S.

Plant List			
Quantity	Scientific Name	Common Name	Planting Size / Spacing
15	Serenoa repens	Saw Palmetto	3 Gallon, 18" hgt. x 15" sprd.
18	Muhlenbergia capillaris	Pink Muhly Grass	3 Gallon, 18" hgt. x 15" sprd.
28	Rhaphiolepis indica	Indian Hawthorn	3 Gallon, 18" hgt. x 15" sprd.
5	Quercus nutallii	Nuttall Oak	2.5" DBH, 8' min. ht., as shown

Sod Total: 6,540 sf

A. 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. New construction and landscaped areas shall be located on the site in such manner as to maximize preservation of existing trees with priority given to specimen trees. Minimum landscaped area requirements may be achieved through the use of planters and rooftop gardens. Planting areas which fulfill landscape design strategies located within public rights-of-way shall count towards the minimum planting area, if installed and paid for by the developer or property owner

B. Minimum Tree Planting
Nonresidential development shall provide one (1) shade tree for each 1,500 square feet of gross site area, or fraction thereof.

Gross Site Area: 52,655 sf / 1,500 sf = 35.1 trees required / 47 retained existing trees provided

C. Perimeter Landscaping
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. 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

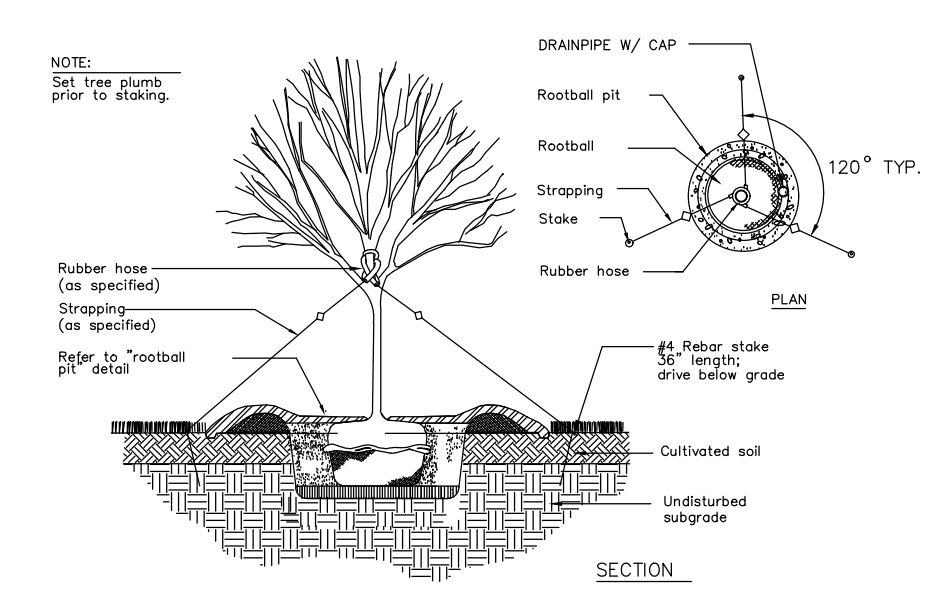
Perimeter Frontage: 131 lf / 20 = 6.5 trees required (6) existing trees provided

A visual screen is required within perimeter landscape areas, running the entire length of such areas excluding areas of ingress and egress. Shrubs or Ornamental Grasses shall be spaced from a minimum of three feet to a maximum of six feet on center dependent on the inherent growth of the species. Creative design and spacing is encouraged.

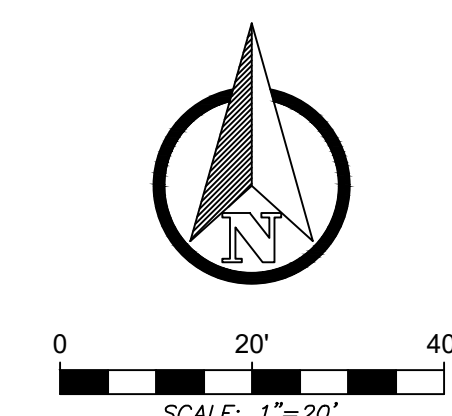
D. Interior Parking Lot Landscaping
1. Planting areas within parking lots and vehicular use areas shall equal not less than ten (10) percent of the gross area devoted to vehicular use. The perimeter landscaping shall not count toward meeting the required interior landscaping.
2. Interior planting areas shall be located in tree islands, at the end of parking bays, and between rows of parking spaces. There shall be not more than ten (10) contiguous parking spaces (or twenty (20) parking spaces in a double row) between planting areas.
a. Planting areas may also be located within driveway medians, provided the median is a minimum of twelve (12) feet wide.
b. One (1) shade tree shall be installed for each 400 square feet of required planting area. Alternatively, a minimum of two, three-inch or three, two-inch, caliper shade trees together with other landscape material shall be planted within each required planting area. Spacing shall be no closer than fifteen (15) feet on center and no greater than eighteen (18) feet on center.

Parking Lot Area: 14,482 sf x 10% = 1,448.2 / 400sf = 3.62 trees required / 5 provided

"Plant material to comply with "Florida #1" grade quality standard or better as defined and specified within the latest edition of the "Florida Grades and Standards for Nursery Plants" as published by the Florida Department of Agriculture and Consumer Services, Division of Plant Industries. Provide healthy, vigorous stock grown in a recognized nursery in accordance with good horticultural practices and free of disease, pests, and defects."

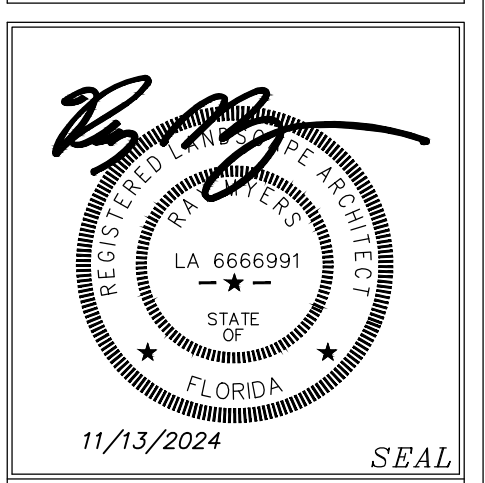


TREE STAKING & GUYING
N.T.S.



RAA
A
RAA DESIGN, LLC
Landscape Architects / Land Planners
1155 Old Howell Road
Alpharetta, Georgia 30009
Phone (404) 852-2200
Email rmjg@raa-design.com

REVISIONS



LANDSCAPE PLAN

WAFFLE HOUSE
AMELIA ISLAND, FLORIDA

DATE	10-31-2024
JOB NO.	2012011
SCALE	
DRAWN BY	RM
CHKD BY	RM

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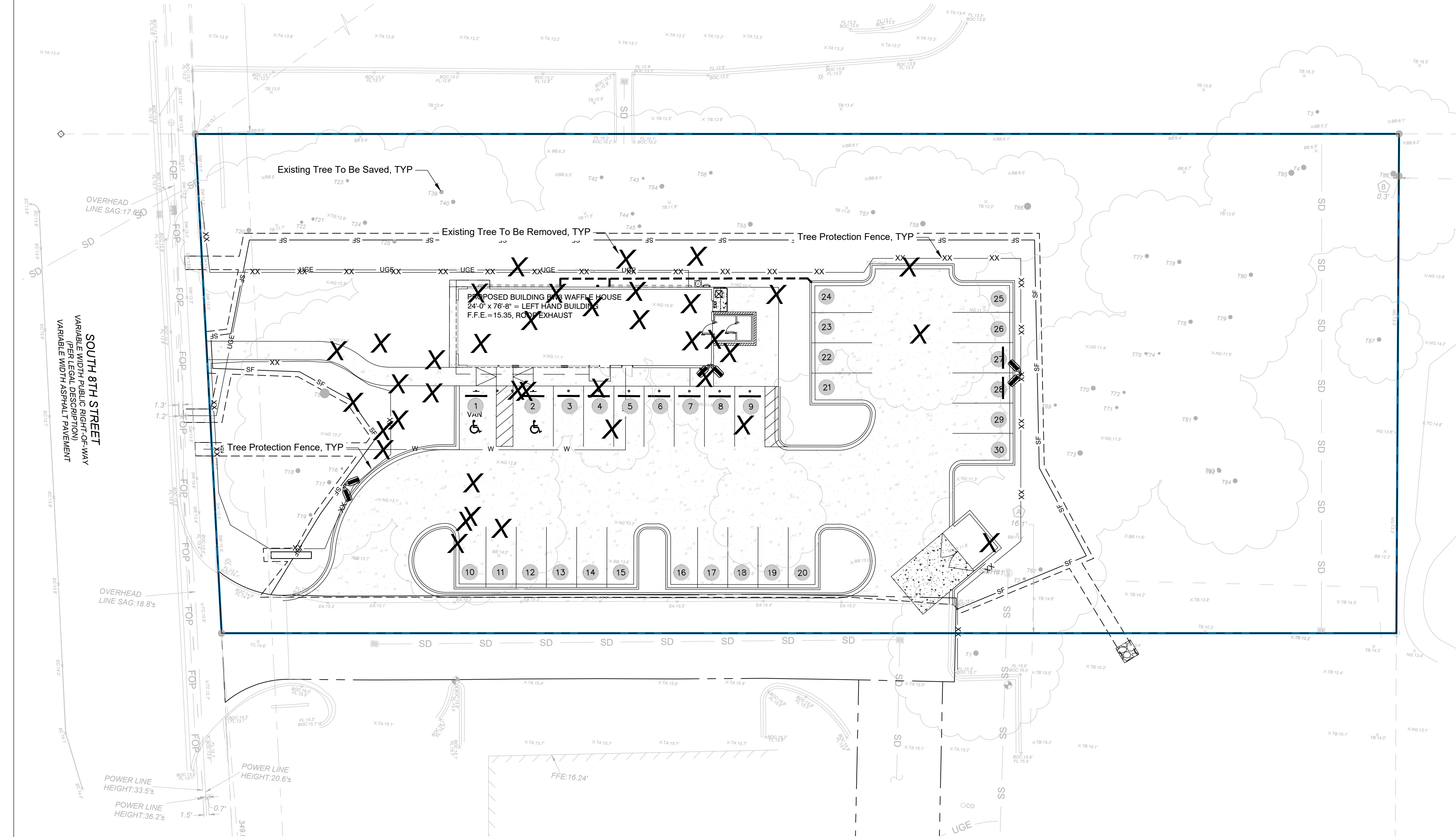
RAA DESIGN

SHEET

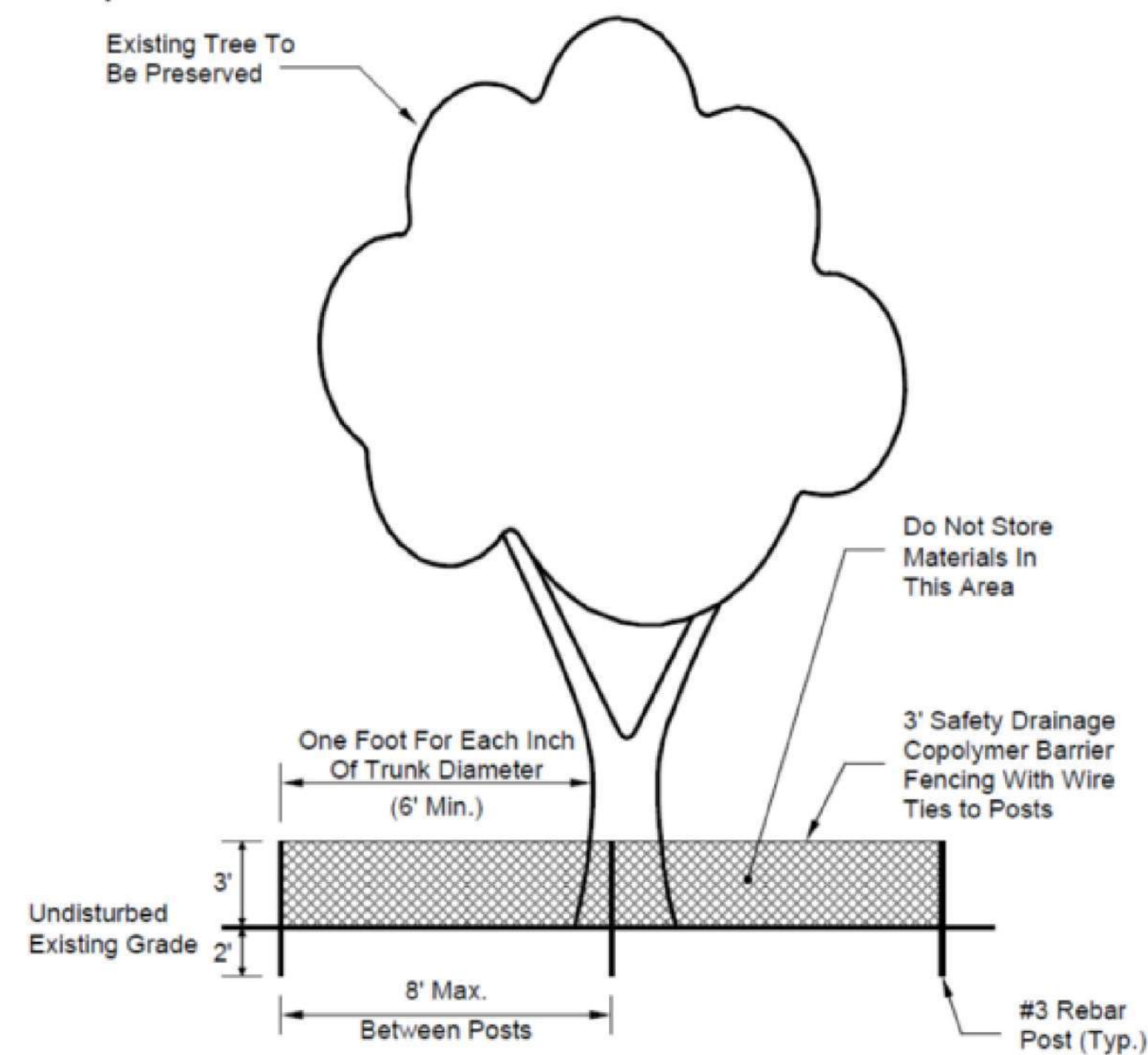
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OF

Date: Nov. 13, 2024, 9:55am. User: ID: raymo
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Example:



TREE PROTECTION DETAIL

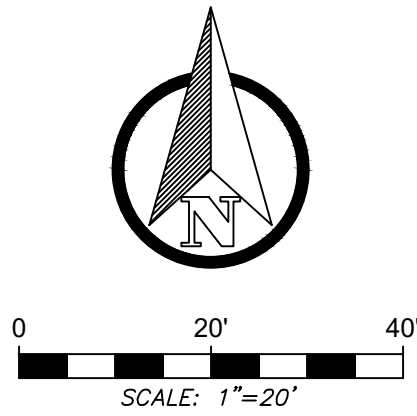
TREE TABLE

Tag	Trunk	Tree Type	Status	
T1	18"	OAK	SAVED	OFF-SITE
T2	10"	CAMPBOR	SAVED	
T3	12"	OAK	SAVED	OFF-SITE
T4	18"	OAK	SAVED	
T5	34"	OAK	SAVED	
T6	12"	MAPLE	REMOVED	
T7	8"	MAPLE	REMOVED	
T8	8"	MAPLE	REMOVED	
T9	12"	OAK	REMOVED	
T10	10"	OAK	REMOVED	
T11	10"	OAK	REMOVED	
T12	12"	OAK	REMOVED	
T13	12"	OAK	REMOVED	
T14	8"	MAPLE	REMOVED	
T15	8"	OAK	REMOVED	
T16	8"	OAK	SAVED	
T17	14"	OAK	SAVED	
T18	16"	MAPLE	SAVED	
T19	12"	OAK	SAVED	
T20	16"	MAPLE	SAVED	
T21	10"	MAPLE	SAVED	
T22	10"	MAPLE	SAVED	
T23	10"	OAK	SAVED	
T24	14"	PALM	SAVED	
T25	14"	OAK	SAVED	
T26	14"	OAK	REMOVED	
T27	10"	OAK	REMOVED	
T28	8"	OAK	REMOVED	
T29	8"	OAK	REMOVED	
T30	10"	OAK		
T31	14"	OAK	REMOVED	
T32	8"	MAPLE	REMOVED	
T33	10"	OAK	REMOVED	
T34	10"	OAK	REMOVED	
T35	12"	OAK	REMOVED	
T36	10"	MAPLE	REMOVED	
T37	10"	MAPLE	REMOVED	
T38	8"	BLACK CHERRY	REMOVED	
T39	14"	OAK	SAVED	
T40	14"	MAPLE	SAVED	
T41	14"	OAK	SAVED	
T42	12"	OAK	SAVED	
T43	8"	OAK	SAVED	
T44	12"	OAK	SAVED	
T45	12"	OAK	SAVED	
T46	8"	OAK	REMOVED	
T47	10"	MAPLE	REMOVED	
T48	20"	OAK	REMOVED	
T49	10"	OAK	REMOVED	
T50	14"	OAK	REMOVED	
T51	12"	RED BAY	REMOVED	
T52	10"	MAPLE	REMOVED	
T53	10"	MAPLE	REMOVED	
T54	16"	OAK	SAVED	
T55	16"	OAK	SAVED	
T56	12"	OAK	SAVED	
T57	14"	OAK	SAVED	
T58	18"	OAK	SAVED	
T59	10"	MAPLE	REMOVED	
T60	16"	OAK	REMOVED	
T61	14"	HACKBERRY	REMOVED	
T62	10"	OAK	REMOVED	
T63	10"	OAK	REMOVED	
T64	10"	OAK	REMOVED	
T65	18"	OAK	REMOVED	
T66	24"	OAK	SAVED	
T67	14"	OAK	SAVED	
T68	14"	OAK	REMOVED	
T69	10"	OAK	SAVED	
T70	16"	OAK	SAVED	
T71	10"	OAK	SAVED	
T72	10"	OAK	SAVED	
T73	18"	OAK	SAVED	
T74	8"	OAK	SAVED	
T75	8"	MAPLE	SAVED	
T76	14"	OAK	SAVED	
T77	14"	OAK	SAVED	
T78	14"	OAK	SAVED	
T79	14"	OAK	SAVED	
T80	14"	OAK	SAVED	
T81	14"	OAK	SAVED	
T82	14"	OAK	SAVED	
T83	10"	OAK	SAVED	
T84	16"	OAK	SAVED	
T85	20"	OAK	SAVED	
T86	20"	OAK	SAVED	
T87	14"	HACKBERRY	SAVED	
T88	14"	OAK	REMOVED	

TOTAL EXISTING ON-SITE TREES AND DBH: 86 TREES; 1,122 DBH
TOTAL SAVED ON-SITE TREES AND DBH: 47 TREES; 654 DBH
TOTAL REMOVED ON-SITE TREES AND DBH: 39 TREES; 468 DBH

TREE REPLACEMENT: 468 DBH X 50% = 234 REPLACEMENT DBH REQUIRED
TREE REPLACEMENT DBH PROVIDED: 12.5 DBH

TREE FUND: THE REMAINING 221.5 DBH TO BE PROVIDED TO THE CITY'S TREE FUND IN SUPPORT OF THE CITY'S COMMITMENT TO TREE PROTECTION.



RA

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RAA DESIGN, LLC

Landscape Architects / Land Planners
1155 Old Howell Road
Alpharetta, Georgia 30009
Phone (404) 852-2200
Email rmymers@raa-design.com

REVISIONS

11/13/2024

SEAL

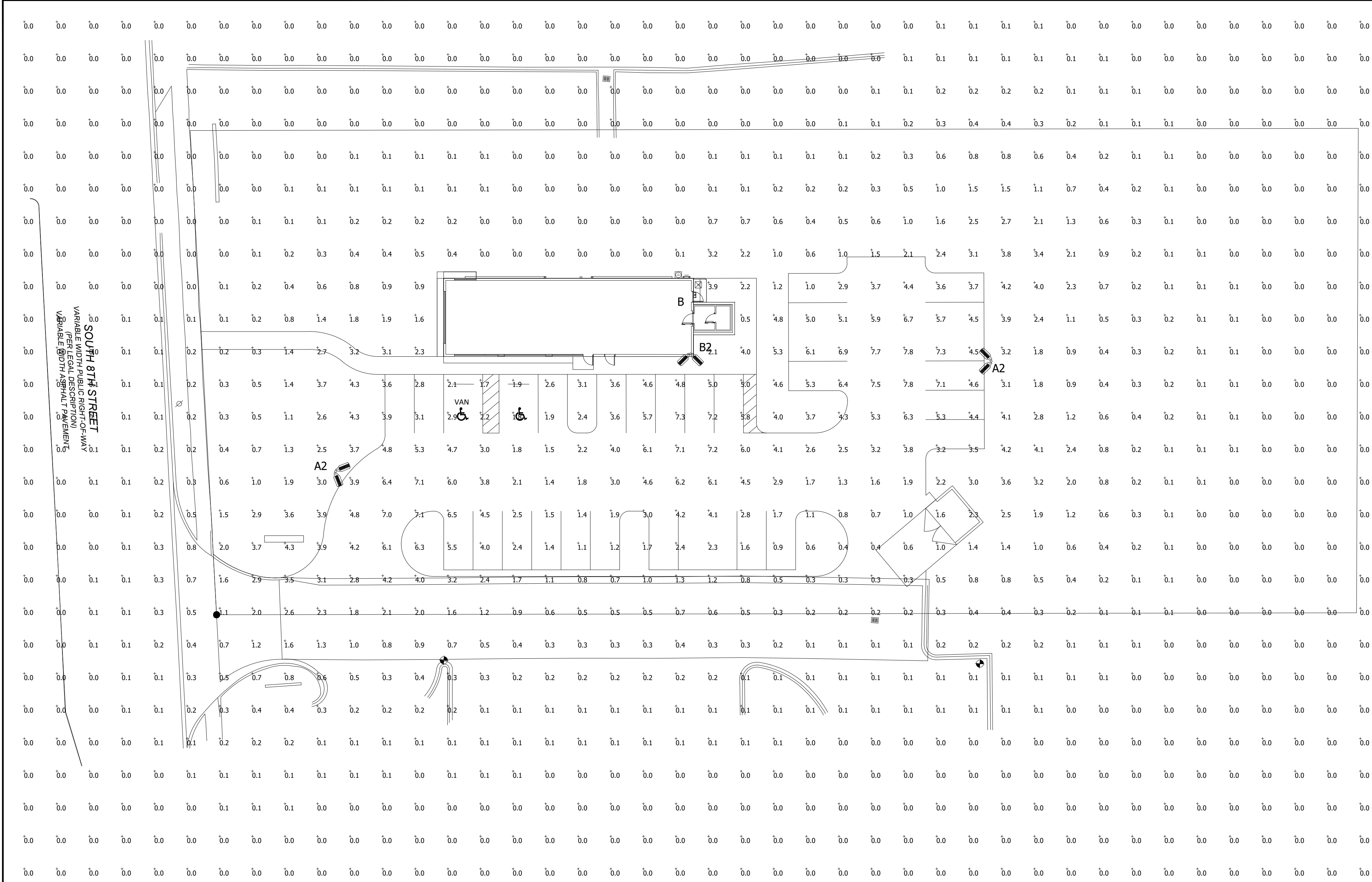
TREE REPLACEMENT PLAN

WAFFLE HOUSE

AMELIA ISLAND, FLORIDA

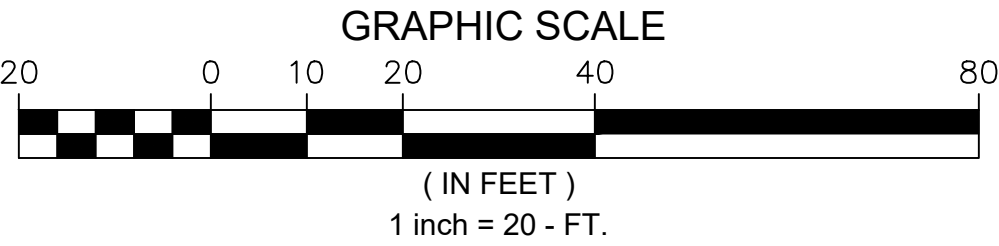
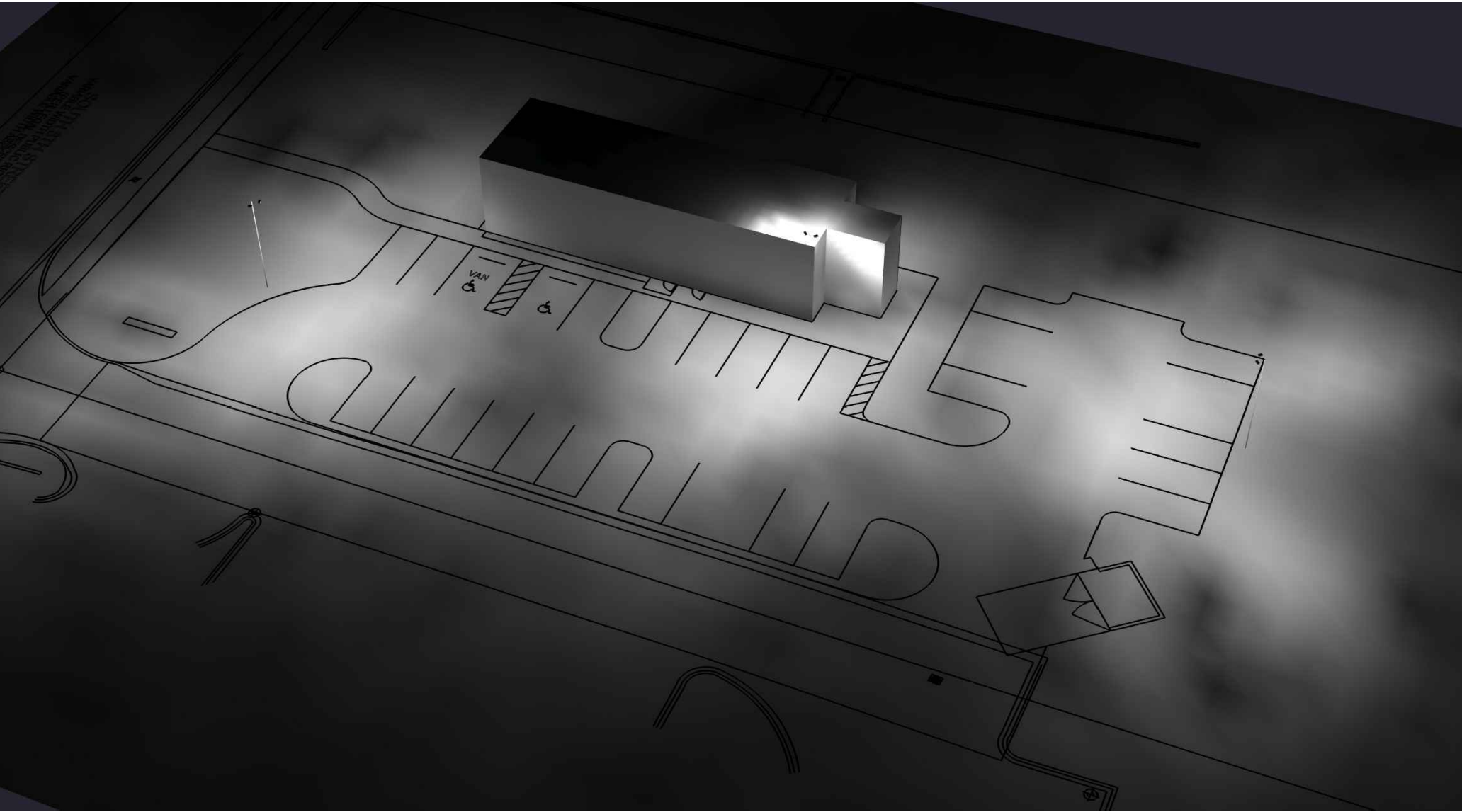
DATE	10-31-2024
JOB NO.	2012011
SCALE	
DRAWN BY	RM
CHKD BY	RM

DISCLAIMER
THIS DRAWING IS THE PROPERTY OF RAA DESIGN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.
RAA DESIGN



Luminaire Schedule							
Symbol	Qty	Label	Mounting Height	LLF	Lum. Lumens	Lum. Watts	Description
	2	A2	23' - 0" AFG	0.900	17653	135	ASL1-160L-135-5K7-4W-U
	1	B	10' - 0" AFG	0.900	3112	25	LNC2-48L-25-5K7-4W
	1	B2	23' - 0" AFG	0.900	17653	135	ASL1-160L-135-5K7-4W-U

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Overall Area	Illuminance	Fc	0.76	7.8	0.0	N.A.	N.A.	
Parking Area	Illuminance	Fc	3.88	7.8	0.4	9.70	19.50	



1. THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO CURRENT. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT. 2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS. 3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.					
TITLE			REVISED FROM DRAWING NUMBER(S)		Current
WAFFLE HOUSE AMELIA ISLAND, FL SITE PHOTOMETRIC PLAN			R1: 11/13/24		
			DN BY: DHK	DATE: 11/04/24	CHK BY: N/A
			REV BY: DHK	DATE: 11/13/24	SCALE: AS NOTED
			QUOTE: N/A	DRAWING / DESIGN NO.: A242430R1	

ALTA/NSPS LAND TITLE SURVEY

WAFFLE HOUSE, INC.

LOCATED IN: SECTION 30, TOWNSHIP 3 NORTH, RANGE 28 EAST

FERNANDINA BEACH, NASSAU COUNTY, FLORIDA 32034

SITE INFORMATION

N/F: WILLIAM MOONEY
APN: 00-00-30-0800-0029-0040
52,655 ± SQUARE FEET, OR 1.209 ± ACRES

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT WNC5-1226195-PRSTO, COMMITMENT DATE: JULY 02, 2024 AT 7:30 AM.

SCHEDULE A DESCRIPTION

The Land referred to herein below is situated in the County of Nassau, State of Florida, and is described as follows:

PARCEL 1

A PART OF THE WESTERLY 1/2 OF LOT 29, OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK "O", PAGE 59, OF THE PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF SAID LOT 29; THENCE NORTH 84°55'21" EAST, ALONG THE NORTH LINE OF SAID LOT 29, A DISTANCE OF 40.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 84°55'21" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 358.45 FEET; THENCE SOUTH 04°46'00" EAST, A DISTANCE OF 148.68 FEET; THENCE SOUTH 84°55'21" WEST, A DISTANCE OF 349.83 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (A-1-A), (A 90 FOOT RIGHT-OF-WAY); THENCE NORTH 08°05'14" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 148.83 FEET TO THE POINT OF BEGINNING.

PARCEL 2

EASEMENTS, AS CONTAINED IN THAT CERTAIN DECLARATION OF RESTRICTIONS AND EASEMENTS (FERNANDINA BEACH, FLORIDA) EXECUTED BY AJDC, LLC, A GEORGIA LIMITED LIABILITY COMPANY FILED JUNE 28, 2005 RECORDED IN IN BOOK 1329, PAGE 305 OF OFFICIAL RECORDS AND EASEMENTS, AS CONTAINED IN THAT CERTAIN DECLARATION OF RESTRICTIONS AND EASEMENTS (FERNANDINA BEACH, FLORIDA) EXECUTED BY AJDC, LLC, A GEORGIA LIMITED LIABILITY COMPANY FILED JUNE 28, 2005 RECORDED IN IN BOOK 1329, PAGE 315 OF OFFICIAL RECORDS OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

NOTES CORRESPONDING TO SCHEDULE B

- EASEMENT, GRANTED FROM FANNIE MCCLELLAN LOWE TO THE STATE OF FLORIDA, RECORDED IN [BOOK 124, PAGE 598](#) OF OFFICIAL RECORDS. (UNABLE TO DETERMINE, STATION MAPS NOT PROVIDED)
- DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED IN [BOOK 1329, PAGE 305](#) OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C), (AFFECTS, PLOTTED AS SHOWN)
- DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED IN [BOOK 1329, PAGE 315](#) OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C), (AFFECTS, PLOTTED AS SHOWN)
- TERMS AND CONDITIONS OF THE CITY OF FERNANDINA BEACH VOLUNTARY ANNEXATION AGREEMENT BETWEEN THE CITY OF FERNANDINA BEACH, A MUNICIPAL CORPORATION AND AJDC, LLC RECORDED IN [BOOK 1401, PAGE 1873](#) OF OFFICIAL RECORDS. (UNABLE TO DETERMINE, ATTACHMENT "EXHIBIT A" REFERENCED WITHIN NOT PROVIDED)
- EASEMENT, GRANTED FROM AJDC, LLC, A LIMITED LIABILITY COMPANY TO THE CITY OF FERNANDINA BEACH, A FLORIDA MUNICIPAL CORPORATION, RECORDED IN [BOOK 1404, PAGE 103](#) OF OFFICIAL RECORDS. (AFFECTS, PLOTTED AS SHOWN)

PARKING INFORMATION

NO PARKING STRIPING OBSERVED AT THE TIME OF THE ALTA SURVEY.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12089C0239G, WHICH BEARS AN EFFECTIVE DATE OF 8/21/2017 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE NORTH LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS N85°07'42"E PER GPS COORDINATE OBSERVATIONS FLORIDA STATE PLANE; EAST ZONE NAD83. LATITUDE = 30°38'33.8684" LONGITUDE = -81°27'31.4213" CONVERGENCE ANGLE = -00°14'01.7155"

SIGNIFICANT OBSERVATIONS

- FENCE APPEARS TO CROSS PROPERTY LINE BY AS MUCH AS 16.1'.
- FENCE APPEARS TO CROSS PROPERTY LINE BY AS MUCH AS 0.3'.

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED:
AWAITING ZONING REPORT

ITEM	REQUIRED	OBSERVED
PERMITTED USE		VACANT
MIN. SETBACKS FRONT		N/A
MIN. SETBACKS SIDE		N/A
MIN. SETBACKS REAR		N/A
MAX. BUILDING HEIGHT		N/A
MIN. LOT AREA	52,655 SQ. FEET ±	
MIN. LOT WIDTH	148.69'	
MAX. BLDG COVERAGE		N/A
PARKING REGULAR		N/A
PARKING HANDICAP		N/A
PARKING TOTAL		N/A

PARKING INFORMATION:

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ⊕ COMPUTED POINT
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- (R1) RECORD DIMENSION AS SHOWN PER BOOK 1889, PAGE 659
- N/F NOW OR FORMERLY
- BOUNDARY LINE
- - - EASEMENT LINE
- R/W — — — RIGHT-OF-WAY LINE

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, PRIVATE UTILITY LOCATE PERFORMED BY BLEW & ASSOCIATES, UTILITY MAP DRAWINGS, AND FLORIDA 811 DIG UTILITY LOCATE REQUEST. BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. TICKET NUMBER: 207408035

COMPANY:
AT&T
CITY OF FERNANDINA BEACH
COMCAST CABLE COMMUNICATIONS
FLORIDA PUBLIC UTILITIES COMPANY
IQ FIBER

CONTACT:
800-288-2020
904-310-3100
1-855-211-1804
800-427-7712
904-289-1000

VICINITY MAP



GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO SOUTH 8TH STREET, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED FLORIDA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"), THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS. IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBSTRUCTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM NASSAU COUNTY GIS.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 18, ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR HAVE BEEN SHOWN AND/OR NOTED HEREON.
- ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS WITH ORIGINATING NGS BENCHMARK PID "BC2524", VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD83) IN US SURVEY FEET. CONTOURS SHOWN ARE AT ONE FOOT INTERVALS. BENCHMARK ID: PID "BC2524" PUBLISHED ELEVATION 13.15' MONUMENT DESCRIPTION: STAINLESS STEEL ROD STAMPED "B 408 1991".
- A PRIVATE UTILITY LOCATE WAS CONDUCTED ON THE SUBJECT PROPERTY BY BLEW & ASSOCIATES ON JULY 25, 2024.
- AT THE TIME OF THE ALTA/NSPS SURVEY THERE WERE NO FOUNDATED BUILDINGS/STRUCTURES OBSERVED ON THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY; AND WAFFLE HOUSE, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6B, 7A, 8, 9, 11A, 11B, 13, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/08/2024.

DATE OF PLAT OR MAP: 08/20/2024

ROBERT WINNICKI
PROFESSIONAL SURVEYOR AND MAPPER LS7513
STATE OF FLORIDA
FLORIDA C.O.A. LB8173

BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703

EMAIL: SURVEY@BLEWINC.COM

OFFICE: 479.443.4506 FAX: 479.582.1883

WWW.BLEWINC.COM

SURVEYOR JOB NUMBER:
24-4903

SURVEY DRAWN BY:
WRG - 08/21/2024

SURVEY REVIEWED BY:
LT

SHEET:
1 OF 2

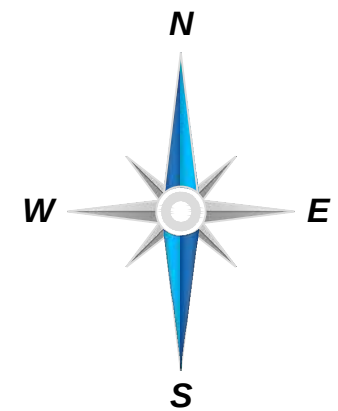
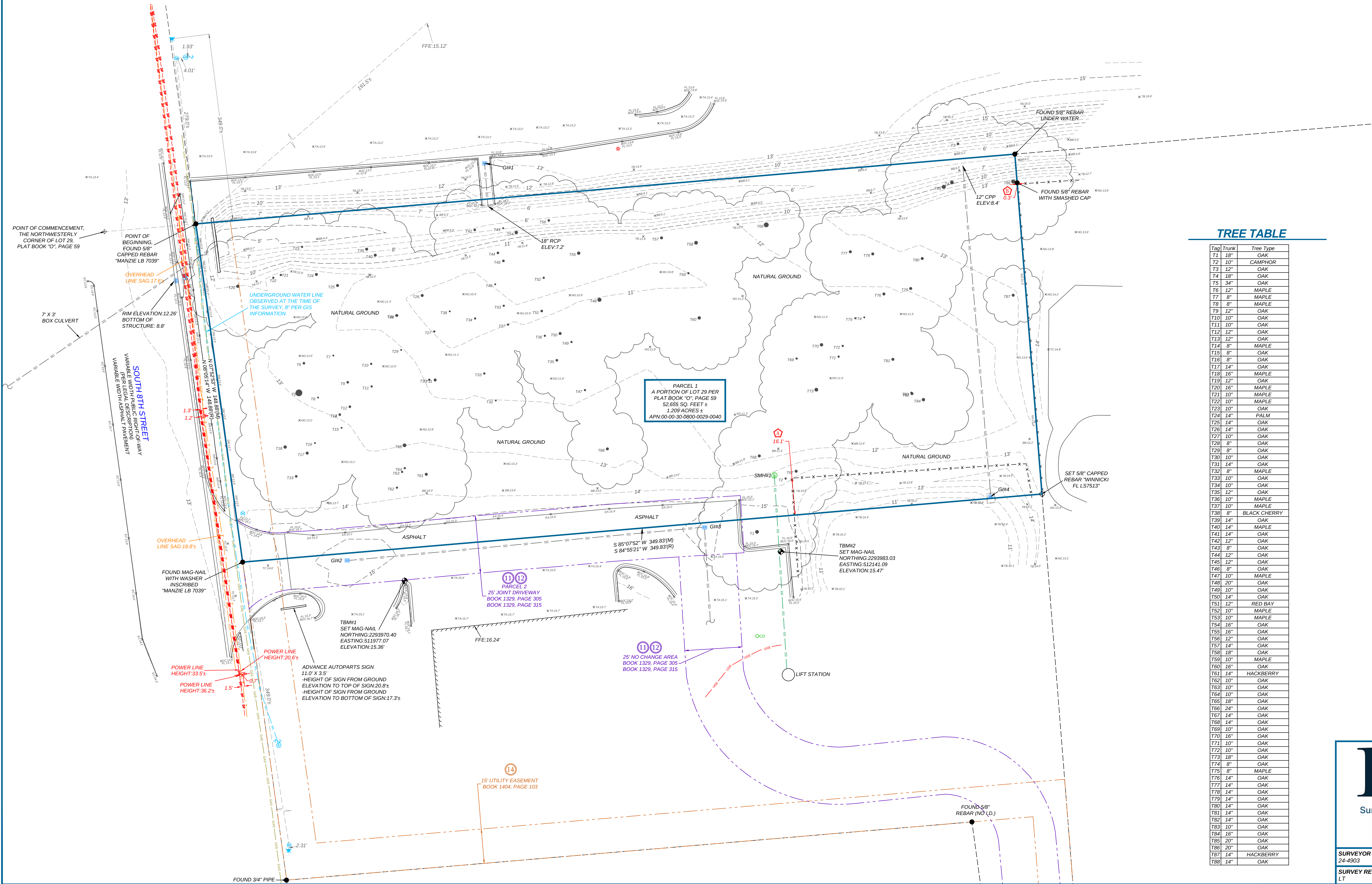
DATE	REVISION HISTORY	BY
08/26/24	CLIENT COMMENTS	WRG

ALTA/NSPS LAND TITLE SURVEY

WAFFLE HOUSE, INC.

LOCATED IN: SECTION 30, TOWNSHIP 3 NORTH, RANGE 28 EAST

FERNANDINA BEACH, NASSAU COUNTY, FLORIDA 32034



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

TREE TABLE

Tag	Trunk	Tree Type
T1	18"	OAK
T2	10"	CAMPBELL
T3	12"	OAK
T4	18"	OAK
T5	34"	OAK
T6	12"	MAPLE
T7	8"	MAPLE
T8	8"	MAPLE
T9	12"	OAK
T10	10"	OAK
T11	10"	OAK
T12	12"	OAK
T13	12"	OAK
T14	8"	MAPLE
T15	8"	OAK
T16	8"	OAK
T17	14"	OAK
T18	16"	MAPLE
T19	12"	OAK
T20	16"	MAPLE
T21	10"	MAPLE
T22	10"	MAPLE
T23	10"	OAK
T24	14"	PALM
T25	14"	OAK
T26	14"	OAK
T27	10"	OAK
T28	8"	OAK
T29	8"	OAK
T30	10"	OAK
T31	14"	OAK
T32	8"	MAPLE
T33	10"	OAK
T34	10"	OAK
T35	12"	OAK
T36	10"	MAPLE
T37	10"	MAPLE
T38	8"	BLACK CHERRY
T39	14"	OAK
T40	14"	MAPLE
T41	14"	OAK
T42	12"	OAK
T43	8"	OAK
T44	12"	OAK
T45	12"	OAK
T46	8"	OAK
T47	10"	MAPLE
T48	20"	OAK
T49	10"	OAK
T50	14"	OAK
T51	12"	RED BAY
T52	10"	MAPLE
T53	10"	MAPLE
T54	16"	OAK
T55	16"	OAK
T56	12"	OAK
T57	14"	OAK
T58	18"	OAK
T59	10"	MAPLE
T60	16"	OAK
T61	14"	HACKBERRY
T62	10"	OAK
T63	10"	OAK
T64	10"	OAK
T65	18"	OAK
T66	24"	OAK
T67	14"	OAK
T68	14"	OAK
T69	10"	OAK
T70	16"	OAK
T71	10"	OAK
T72	10"	OAK
T73	18"	OAK
T74	8"	OAK
T75	8"	MAPLE
T76	14"	OAK
T77	14"	OAK
T78	14"	OAK
T79	14"	OAK
T80	14"	OAK
T81	14"	OAK
T82	14"	OAK
T83	10"	OAK
T84	16"	OAK
T85	20"	OAK
T86	20"	OAK
T87	14"	HACKBERRY
T88	14"	OAK

INVERT LIST

GH#1 RIM ELEVATION:12.83' INVERT S (18" RCP):8.6'	SMH#1 RIM ELEVATION:14.60' BOTTOM OF STRUCTURE:9.2' S (8" PVC)
GH#2 RIM ELEVATION:14.79' INVERT E (18" CPP):11.0'	
GH#3 RIM ELEVATION:14.94' INVERT W (18" CPP):10.7' INVERT S (18" CPP):10.7'	
GH#4 RIM ELEVATION:14.73' INVERT N (12" CPP):10.2'	

LEGEND & SYMBOLS

●	FOUND MONUMENT AS NOTED
○	SET MONUMENT AS NOTED
○	COMPUTED POINT
+	TEMPORARY BENCHMARK (TBM)
⚡	FIRE HYDRANT
⚡	LIGHT
⚡	LIGHT
⚡	SANITARY MANHOLE (SMH)
⚡	BACK FLOW PREVENTION
⚡	WATER METER
⚡	WATER VALVE
⚡	DRAIN GRATE(GI)
⚡	FIBER OPTIC VAULT
⚡	CLEANOUT
⚡	REINFORCED CONCRETE PIPE
⚡	CORRUGATED PLASTIC PIPE
⚡	POLYVINYL CHLORIDE PIPE
⚡	BACK OF CURB
⚡	EDGE OF ASPHALT
⚡	EA
⚡	SW
⚡	TA
⚡	TC
⚡	BB
⚡	TOP OF CONCRETE
⚡	NATURAL GROUND
⚡	BOUNDARY LINE
⚡	NS
⚡	EASEMENT LINE
⚡	RIGHT-OF-WAY LINE
⚡	FENCE LINE
⚡	OVERHEAD POWER LINE
⚡	OVERHEAD TRANSMISSION LINE
⚡	UNDERGROUND WATER LINE
⚡	UNDERGROUND FIBER OPTIC LINE
⚡	UNDERGROUND STORM DRAIN LINE
⚡	UNDERGROUND SEWER LINE
⚡	UNDERGROUND ELECTRIC LINE
⚡	UNDERGROUND GAS LINE
⚡	HANDRAIL
⚡	MAJOR CONTOUR
⚡	MINOR CONTOUR

BLEW
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LT

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