



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
MARCH 27, 2025
10:00 AM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MINUTES**
 - 4.1 Approval of Minutes from the Regular Meeting of December 19, 2024.
- 5. DISCUSSION ITEMS**
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
 - 7.1 **TRC 2025-0001 - GILLETTE & ASSOCIATES, AGENT FOR WORTHY INVESTMENTS LLC, 124 S. 3RD STREET, 119 S. 4TH STREET, 123 S. 4TH STREET, & 125 S. 4TH STREET**
Site plan review for the construction of four triplex units.
 - 7.2 **TRC 2025-0002 - GILLETTE & ASSOCIATES, AGENT FOR EDWARD BONER, 420 CITRONA DRIVE**
Site plan review for the subdivision of one lot into 7 single-family lots.
 - 7.3 **TRC 2025-0003 - GILLETTE & ASSOCIATES, AGENT FOR COASTAL LEGACY GROUP LLC, 321 S. 3RD STREET**
Site plan review for the construction of four single-family townhomes.
- 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 APRIL 24, 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
DECEMBER 19, 2024
10:00 AM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER 10:07 AM

2. ROLL CALL

Members Present:

Kelly Gibson (Planning)
Walter Gray (Utilities)

Margaret Pearson (Planning)
Victoria Guadagnino (Utilities/Stormwater/Streets)

Members Absent:

Jason Higginbotham (Fire)
David Neville (Arborist)

Michelle Forstrom (Code Enforcement)
Andre Desilet (Utilities/Stormwater)

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.1 Review and Approval of Minutes from the Regular Meeting of October 24, 2024.

ACTION TAKEN: A motion was made by Member Guadagnino, seconded by Member Pearson, to approve the Minutes from the Regular Meeting of October 24, 2024, as presented.

A vote was taken by voice vote, and being all ayes, passed.

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).

Chair Gibson noted that the applicant previously attended a First Step TRC meeting and that a preliminary compliance report was issued in November 2024. This review includes a 2nd submittal for review by this committee.

Member Guadagnino noted that all previous comments were addressed, and no additional comments is needed.

Member Pearson shared comments about revising and providing clarification about tree mitigation, pavers, bicycle racks, and lighting requirements.

Chair Gibson noted that any additional comments by members for other departments not present would be communicated

DRAFT

in writing.

Public hearing was opened and closed with no members of the public wishing to speak at this time.

Chair Gibson explained that the latest Comment Sheet would be provided to the applicant and upon receipt of applicant's corrections and clarification a Compliance Letter would be issued.

7. OLD BUSINESS

There was no Old Business to discuss.

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

9. COMMITTEE BUSINESS

10. ADJOURNMENT 10:16 AM

Kelly Gibson, Chair



TECHNICAL REVIEW COMMITTEE PROGRESS

Date:	3/27/2025 TRC Meeting
Applicant:	Agent: Gillette & Associates, Asa Gillette
Project Name:	TRC 2025-0001-South 3rd Beech Street-4 Triplexes
Project Address:	Corner of South 3rd, 4th and Beech Street
Parcel ID(s):	00-00-31-1800-0012-0050; 00-00-31-1800-0012-0100; 00-00-31-1800-0012- 0150; 00-00-31-1800-0012-0190; 00-00-31-1800- 0012-0210

Thank you for participating in TRC review meeting. Below are additional steps to continue the approval process of your project.

Status

Submittal/Review	Status/Notes
Completeness	2/17/25- Complete
First Submittal 2/12/25	3/5/25 Comments Sent to Applicant
Second Submittal 3/14/25	3/19/25 Comments Sent to Applicant
School Concurrency Deficiency Notice 3/18/2025	
Board Action	



TECHNICAL REVIEW COMMITTEE

PROGRESS

Next Steps

- _1_ Resubmit site plan addressing comments
- _4_ Apply for required building permits- [Online Permitting](#)
- _3_ Receive Local Development Order
- _5_ Contact any necessary State and/or Federal agencies for additional development requirements (FDOT, FDEP, et.)
- _2_ Finalize School Concurrency Process and pay associated fees

Additional Notes

Technical Review Committee: Application - Submission #15300

Date Submitted: 1/7/2025

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)

2025 Meeting Calendar

Application Deadline (4:30pm)	Dec 05 2024	Jan 02 2025	Feb 06 2025	Mar 06 2025	Apr 03 2025	May 01 2025	June 05 2025	July 03 2025	Aug 07 2025	Sept 04 2025	Oct 02 2025	Nov 06 2025	Dec 04 2025	Jan 01 2026
Meeting Date	Dec 19 2024	Jan 23 2025	Feb 27 2025	Mar 27 2025	Apr 24 2025	May 22 2025	June 26 2025	July 24 2025	Aug 28 2025	Sept 25 2025	Oct 23 2025	Nov 20 2025	Dec 18 2025	Jan 22 2026

In observance of Thanksgiving on November 27, the TRC Regular Meeting is moved up to November 20.

In observance of Christmas on December 25, the TRC Regular Meeting is moved up to December 18.

IMPORTANT NOTES

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

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

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

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

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

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

Application Requirements

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

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



PROJECT INFORMATION

Submission Type*

Initial Submittal

NOTICE
3rd and all subsequent 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)*

12/12/2024

Case Number (if applicable)*

PROPERTY INFORMATION

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

Site Address*

Third and Beech

City*	State*	Zip*
Fernandina Beach	FL	32034

Parcel ID #(s)

00-00-31-1800-0012-0050; 00-00-31-1800-0012-0100; 00-00-31-1800-0012-0150; 00-00-31-1800-0012-0190; 00-00-31-1800-0012-0210

Lot**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
Asa	Gillette

Company (if applicable)

Gillette & Associates, Inc.

Mailing Address

31 South 4th Street, Suite 1

City	State	Zip
Fernandina Beach	FL	32034

Telephone Number	Email Address
9042637535	asa@gilletteassociates.com

PROJECT INFORMATION

Project Type*	Project Name
Site Plan Review	Third & Beech Triplex

Proposed Access Road*	Rd Maintenance Jurisdiction*
Beech Street	City Maintained

Project Estimated Cost*

350,000

Description of Request*

Construct two (2) residential triplex buildings on Third Street and two (2) residential triplex buildings on South Fourth Street for a total of four (4) buildings and 12 residential units.

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*

Tricia

Applicant Last Name*

Bowen

Today's Date*

1/7/2025

Upload Supporting Documentation*

3rd-Beech-townhomes_TRC_010625.pdf

Upload 2

3rd-Beech Drainage Report_redesign 2025.pdf

Upload 3

agent auth.pdf

Upload 4

deed.pdf

Upload 5

Sunbiz.pdf

Upload 6

ACAD-16642 BTT.pdf

Upload 7

No file chosen



DEPARTMENT OF PLANNING & CONSERVATION

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

ENGINEERING PLANS

FOR

3RD AND BEECH TRIPLEX DEVELOPMENT

FOR

WORTHY INVESTMENTS, LLC

GILLETTE & ASSOCIATES, INC.

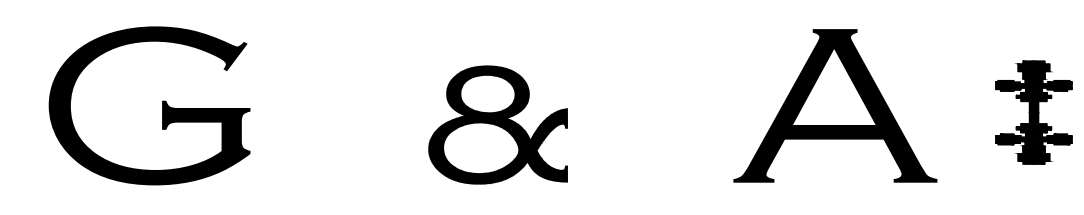
CIVIL & ENVIRONMENTAL ENGINEERING
MECHANICAL & STRUCTURAL ENGINEERING
PERMITTING & CONSTRUCTION MANAGEMENT

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

PERMITTING AGENCIES

CITY OF FERNANDINA BEACH

ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT



ISSUE DATE: 01/03/25

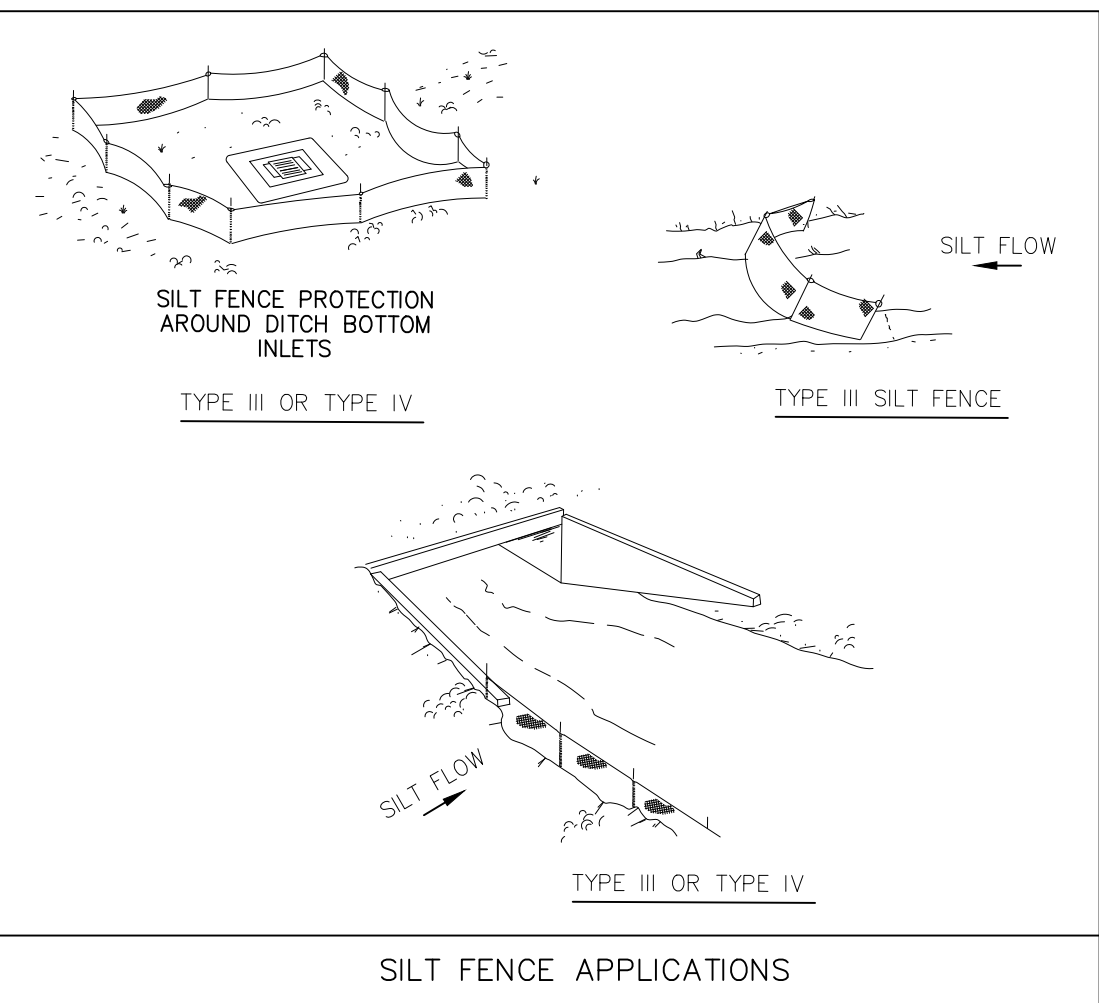
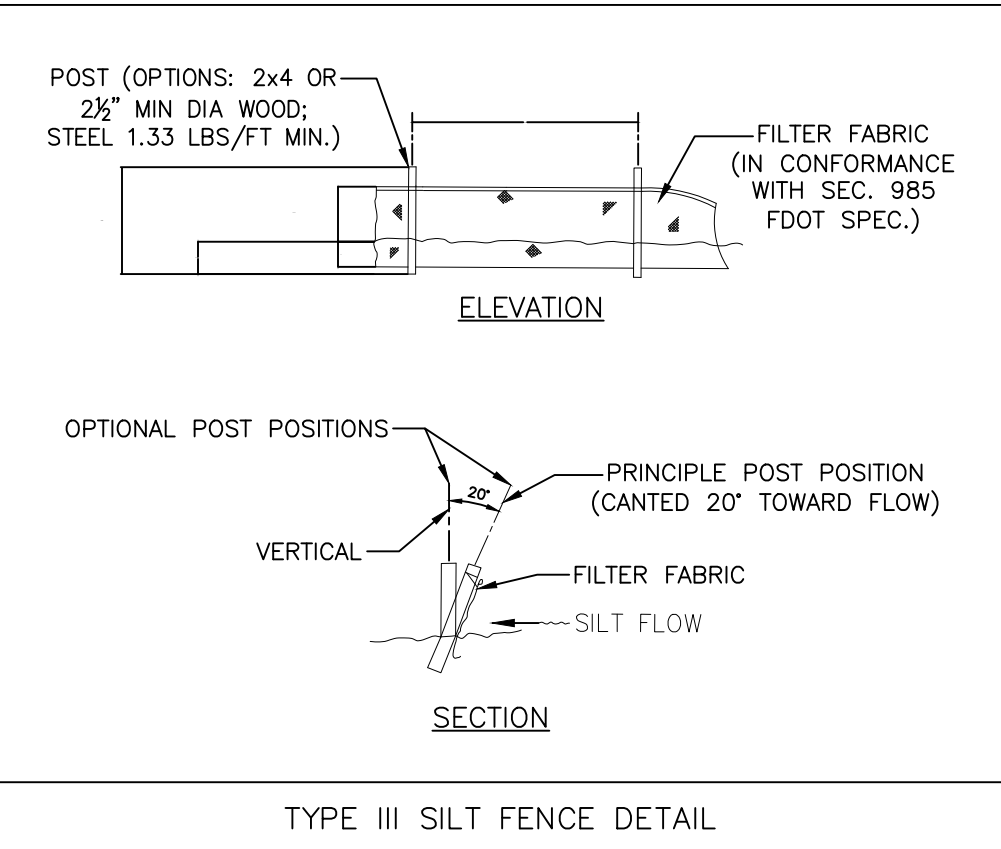
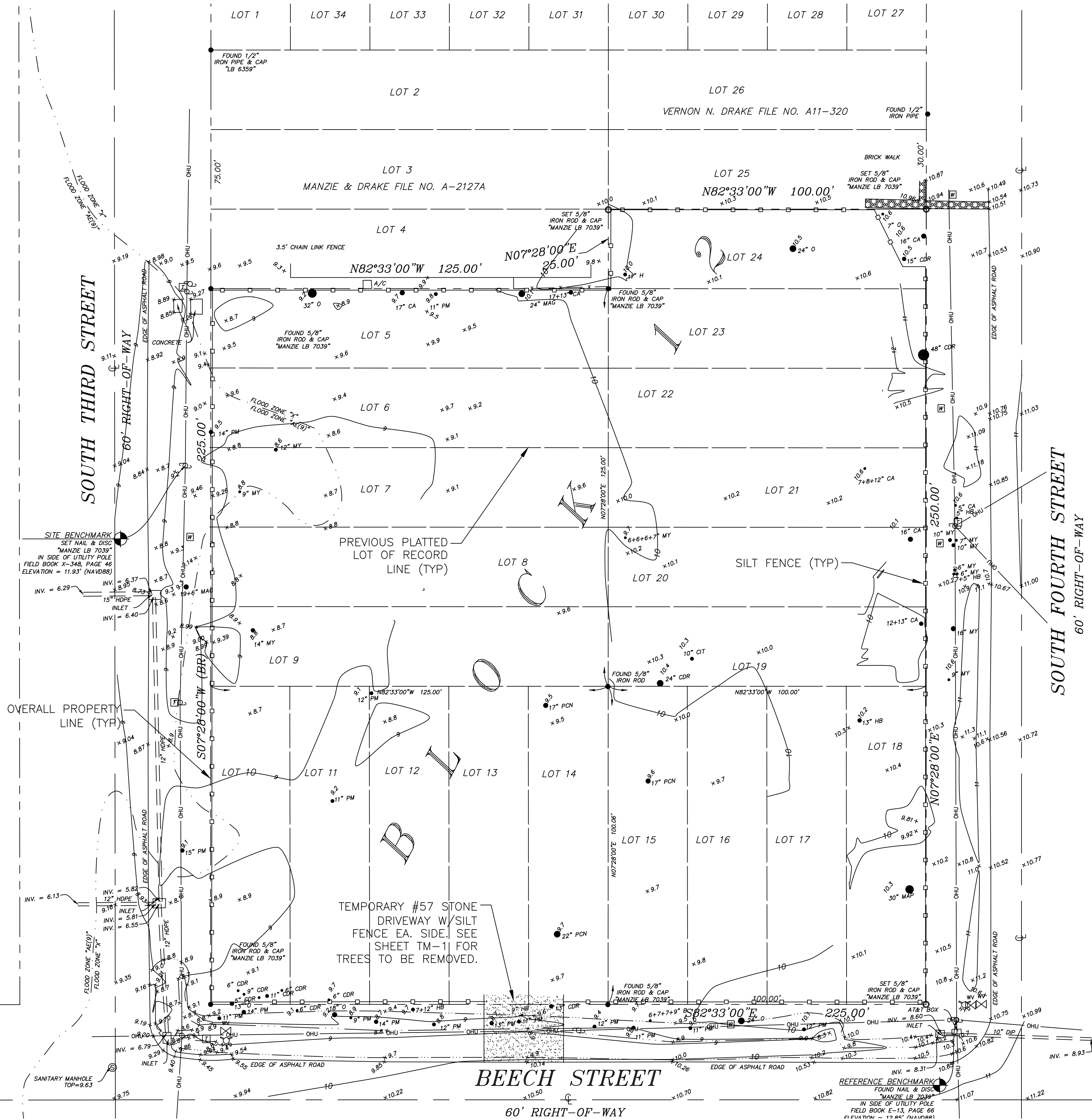
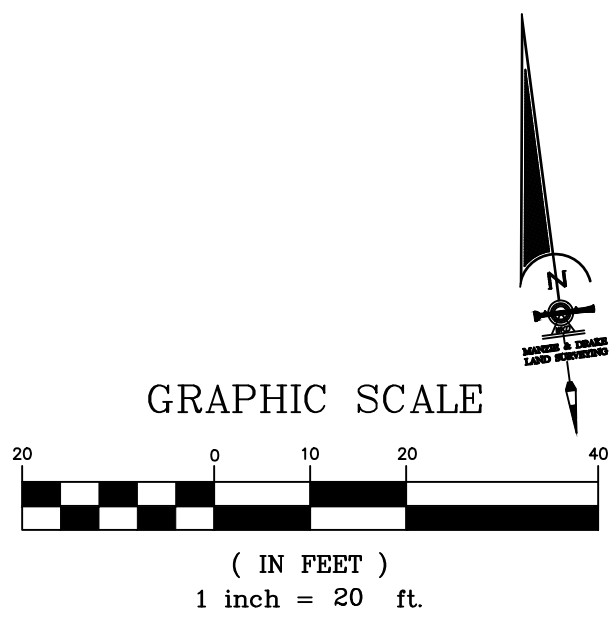
G&A Project
No.: 24-10-XX

SITE LOCATION MAP



K				Scale:	Gillette & Associates, Inc. 31 South 4th Street Fernandina Beach, FL 32034 Certificate of Authorization No. 9332 DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"	G & A[®] GILLETTE & ASSOCIATES, INC. 31 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	3RD ST & BEECH ST. TRIPLEX DEVELOPMENT FERNANDINA BEACH, FLORIDA	WORTHY INVESTMENTS LLC	COVER SHEET	REGISTERED DESIGN PROFESSIONAL Asa Ray Gillette III ASA R. GILLETTE, P.E. FLORIDA P.E. NO. 56177 Digitally signed by Asa Ray Gillette III DN: cn=Asa Ray Gillette III, c=US, email=asa@gilletteassociates.com Reason: I agree to the terms defined by the placement of my signature on this document. Date: 2025.01.07 09:10:19 -0500	Date: 01/06/25
J				Project Mgr: AG							Project No. 24-10-XX
H				Designed by: AG							
F				Drawn by: AG							Sheet: CVR
E				QA/QC: NG							Page 1 of 12
D											
C											
B	AG	01/06/25	ISSUE FOR TECHNICAL REVIEW COMMITTEE REVIEW								
A	AG	12/05/24	ISSUE FOR C.O.F.B. FIRST STEP MEETING								
Rev.	Rv	Date	Revision								

				SITE / GEOMETRY NOTES				SITE / GEOMETRY NOTES CONT.				INDEX				NOT FOR CONSTRUCTION											
				1. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTOR'S PRICE FOR PERFORMING THE WORK. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUBSURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR IS URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THIS PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO CONSTRUCTION OF THE PROJECT. ALL COSTS ASSOCIATED WITH PRELIMINARY INVESTIGATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. 3. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER. 4. ELEVATIONS ARE BASED ON NAVD DATUM OF 1988. 5. TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PROVIDED BY: MANZIE & DRAKE LAND SURVEYING (904-491-5700). 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING, RIGHT-OF-WAY PERMITS NOT PROVIDED AND INSURANCE REQUIRED FOR THE PROJECT. 7. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN COUNTY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION & REPAIR. 8. THE CONTRACTOR SHALL ADVISE THE OWNER'S AUTHORIZED REPRESENTATIVE OF PLANNED WORK SCHEDULE. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION. 9. "AS-BUILT" DRAWINGS - AS-BUILTS ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION, AND SUBMITTAL OF AS-BUILT DRAWINGS. 10. "AS-BUILT" RECORD DATA AND INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR. RECORD DRAWINGS SHALL BE SUPPLIED TO THE ENGINEER. 11. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT. 12. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR ON A DAILY BASIS. 13. ALL EXCESS SUITABLE AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE ENGINEER. 14. ALL EXISTING TREES LISTED TO REMAIN SHALL BE PRESERVED AND PROTECTED. 15. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES, AND IMPROVEMENTS ON THE DRAWINGS ARE BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO ACTUAL FIELD LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THE DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITY IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR REPAIRS OR PAYMENTS FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS, AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH THEY SHALL CONNECT. 16. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER ON ALL MATERIALS, FOR REVIEW AND APPROVAL, PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY OR STRUCTURE. 17A. UNSUITABLE MATERIALS UNDER WATER, SEWER, OR STORM PIPE AND/OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO 98% OF IT'S MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557). 17B. ALL FINISH FLOORS SHOWN ON THE PLANS ARE MINIMUM ELEVATIONS 18. GRADES SHOWN ON PLANS ARE EDGE OF PAVEMENT FINISHED GRADES UNLESS OTHERWISE NOTED. 19. SHOULD THE SURFACE OR SUBSURFACE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. 20. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFICALLY STATED. ALL DISTURBED AREAS WITHIN THE NASSAU COUNTY RIGHT OF WAY SHALL BE COVERED WITH BERMUDA SOD. 21. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF SEDIMENT-LADEN RUNOFF RESULTING FROM STORM EVENTS DURING THE CONSTRUCTION PHASE. EROSION CONTROL FACILITIES SHOULD BE INSTALLED EARLY DURING THE CONSTRUCTION PERIOD SO AS TO PREVENT THE TRANSPORT OF SEDIMENT INTO SURFACE WATERS. RE-VEGETATION AND STABILIZATION OF DISTURBED AREAS SHOULD BE ACCOMPLISHED IMMEDIATELY TO REDUCE THE POTENTIAL FOR FURTHER SOIL EROSION. 22. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND CITY BEFORE COMMENCING WORK.				23. MINIMUM COVER OVER PIPES SHALL BE 36" UNLESS OTHERWISE INDICATED. 24. ALL UNDERGROUND UTILITY COMPANIES SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. 25. BACKFILL MATERIAL SHALL BE COMPACTED TO 100% (2%) UNDER EXISTING AND PROPOSED ROADWAYS. 26. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER. 27. STATIONING REFERS TO THE CENTERLINE OF THE ROADWAY EXCEPT AS NOTED ON PLANS. WHERE PAVEMENT SPLITS, THE STATIONING FOLLOWS THE INSIDE EDGE OF PAVEMENT UNTIL ROADWAY TRANSITIONS BACK TO THE TYPICAL ROADWAY SECTION 28. ALL CONSTRUCTION, MATERIAL, AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH CITY OF F.B. AND NASSAU COUNTY STANDARDS.				ALL PERMITTING ENTITIES				PAGE #				SHEET				DESCRIPTION			
																1				CVR				COVER SHEET			
																2				IN-1				INDEX SHEET			
																3				PRE-1				PREDEVELOPMENT PLAN			
																4				LOT-1				OVERALL LOT CONFIGURATION			
																5				GE-1				GEOMETRY PLAN			
																6				UT-1				UTILITY PLAN			
																7				DR-1				DRAINAGE PLAN			
																8				LS-1				LANDSCAPE PLAN			
																9				TM-1				TREE MITIGATION PLAN			
																10				DT-1				MISCELLANEOUS DETAILS			
																11				DT-2				OPEN ROAD CUT DETAIL			
																12				DT-3				WATER & SEWER DETAILS			



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B	AG	01/06/25	ISSUE FOR TECHNICAL REVIEW COMMITTEE REVIEW
A	AG	12/05/24	ISSUE FOR C.O.F.B. FIRST STEP MEETING
Rev.	By	Date	Revision

Scale: 1" = 20'
Project Mgr: AG
Designed by: AG
Drawn by: AG
QA/QC: NG

Gillette & Associates, Inc. 31 South 4th Street Fernandina Beach, FL 32034
Certificate of Authorization No. 9332
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"

G & A[±]
GILLETTE & ASSOCIATES, INC.
31 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

3RD ST & BEECH ST.
TRIPLEX DEVELOPMENT

FERNANDINA BEACH, FLORIDA

WORTHY INVESTMENTS LLC

PREDEVELOPMENT PLAN

REGISTERED DESIGN PROFESSIONAL
**Asa Ray
Gillette
III**
Digitally signed by Asa Ray Gillette III
DN: cn=Asa Ray Gillette III, c=US,
email=asad@gilletteassociates.com
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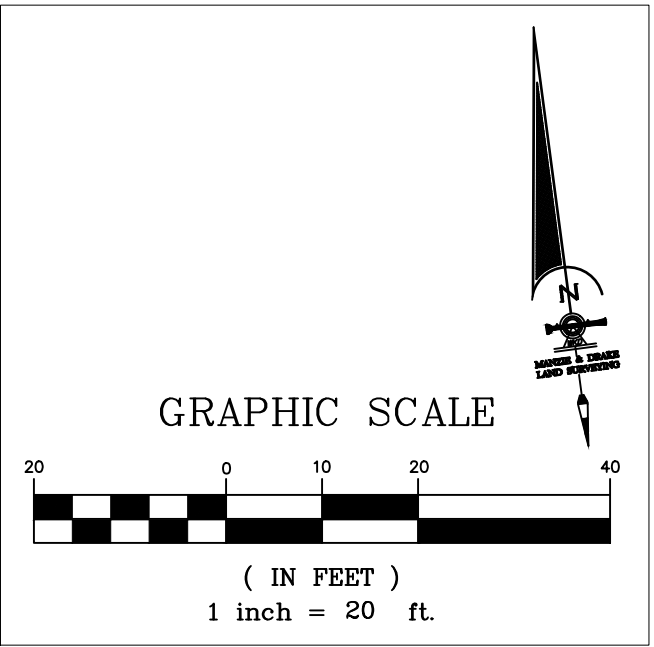
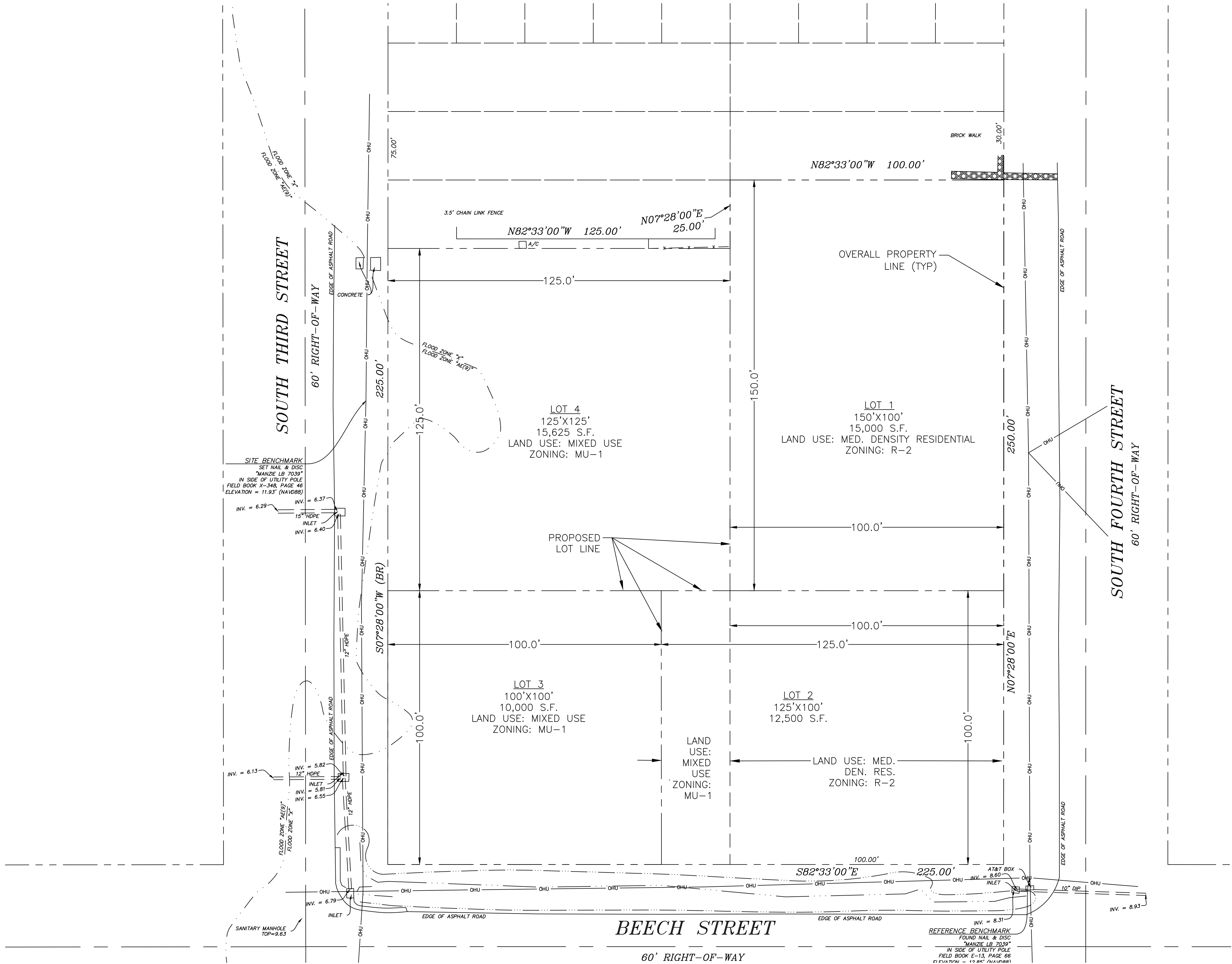
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

Date: 01/06/25

Project No. 24-10-XX

Sheet: PRE-1

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B	AG	01/06/25	ISSUE FOR TECHNICAL REVIEW COMMITTEE REVIEW
A	AG	12/05/24	ISSUE FOR C.O.F.B. FIRST STEP MEETING
Rev.	By	Date	Revision

Scale: 1" = 20'
Project Mgr: AG
Designed by: AG
Drawn by: AG
QA/QC: NG

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Certificate of Authorization No. 9332
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G & A[±]
GILLETTE & ASSOCIATES, INC.
31 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

3RD ST & BEECH ST.
TRIPLEX DEVELOPMENT

FERNANDINA BEACH, FLORIDA

WORTHY INVESTMENTS LLC

PROPOSED LOT LAYOUT

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

Date: 01/06/25
Project No. 24-10-XX
Sheet: LOT-1
Page 4 of 12

NOTES

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

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

R-2 SETBACKS
FRONT: 25 FT
SIDE: 10% LOT WIDTH
(31-FT HEIGHT, ADD'L 3-FT SIDE YARD SETBACK)
REAR: 20 FT

IMPERVIOUS AREA

LOT 1:
MAXIMUM IMPERVIOUS SURFACE RATIO: 60%
TOTAL LOT AREA: 15,000 SF
TOTAL IMPERVIOUS AREA: 5,120 SF
(DOES NOT INCLUDE PERVIOUS PAVERS)
TOTAL PROPOSED ISR: 42.1%

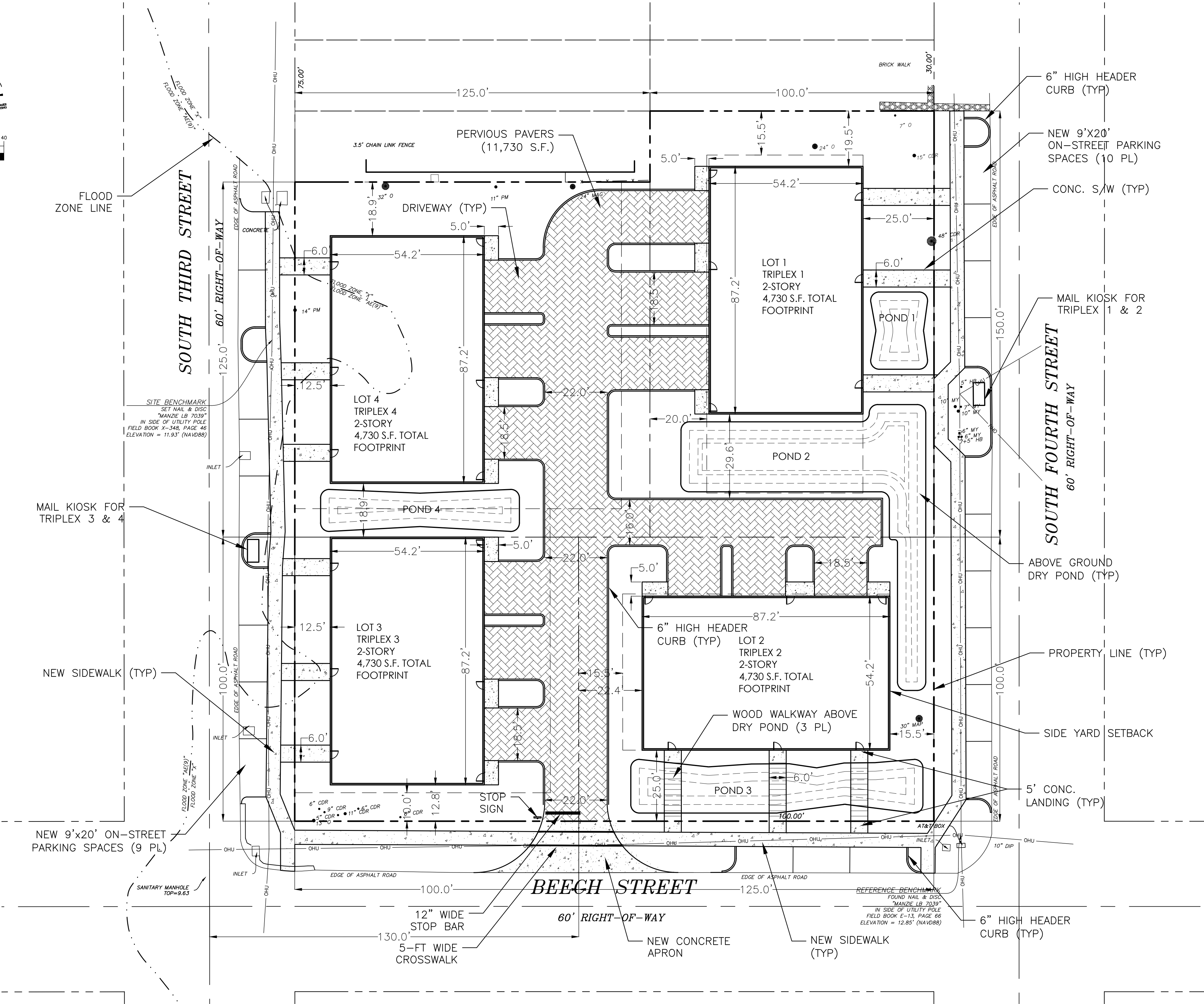
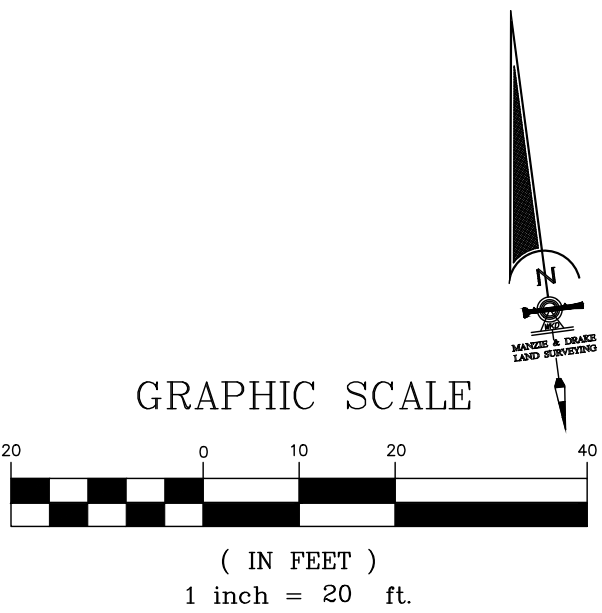
LOT 2:
MAXIMUM IMPERVIOUS SURFACE RATIO: 60%
TOTAL LOT AREA: 12,500 SF
TOTAL IMPERVIOUS AREA: 5,270 SF
(DOES NOT INCLUDE PERVIOUS PAVERS)
TOTAL PROPOSED ISR: 34.1%

LOT 3:
MAXIMUM IMPERVIOUS SURFACE RATIO: 60%
TOTAL LOT AREA: 10,000 SF
TOTAL IMPERVIOUS AREA: 4,900 SF
(DOES NOT INCLUDE PERVIOUS PAVERS)
TOTAL PROPOSED ISR: 49.0%

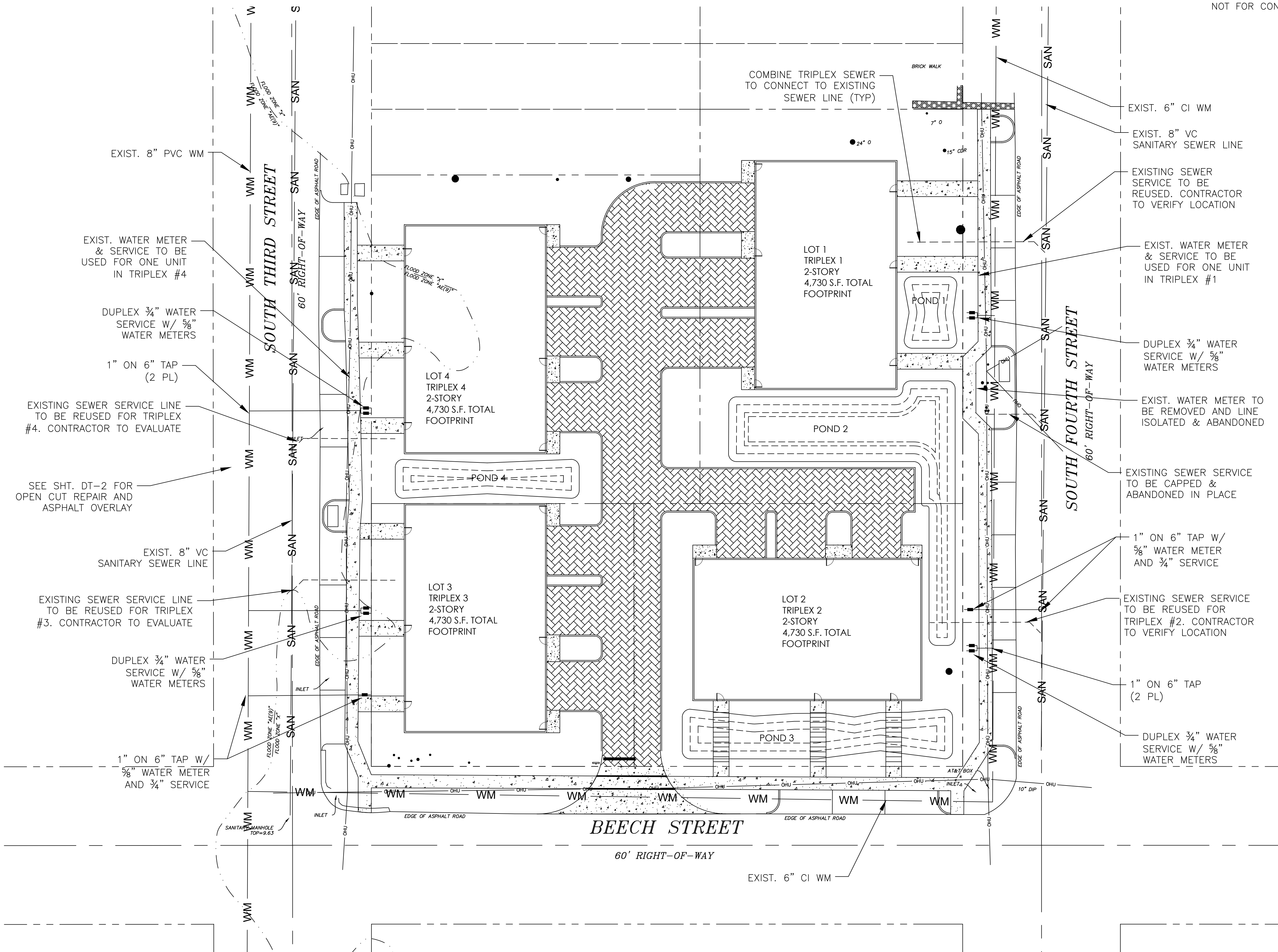
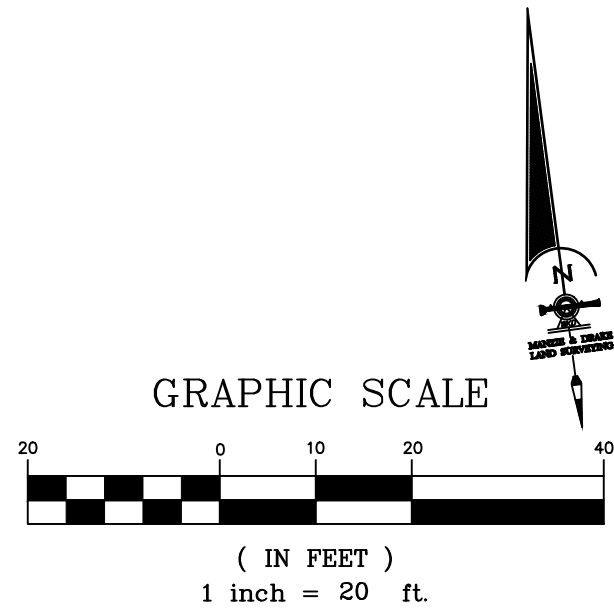
LOT 4:
MAXIMUM IMPERVIOUS SURFACE RATIO: 60%
TOTAL LOT AREA: 15,625 SF
TOTAL IMPERVIOUS AREA: 4,900 SF
(DOES NOT INCLUDE PERVIOUS PAVERS)
TOTAL PROPOSED ISR: 34.1%

PARKING

TRIPLEX/CONDOMINIUM:
12 UNITS AT 2 SPACES EACH: 24 SPACES
TOTAL PARKING SPACES PROVIDED: 24
(CONTAINED W/IN EACH STRUCTURE'S 2-CAR GARAGE)



K				Scale: 1" = 20'	Gillette & Associates, Inc. 31 South 4th Street Fernandina Beach, FL 32034	G & A[®] GILLETTE & ASSOCIATES, INC. 31 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	3RD ST & BEECH ST. TRIPLEX DEVELOPMENT	WORTHY INVESTMENTS LLC	GEOMETRY PLAN	REGISTERED DESIGN PROFESSIONAL Asa Ray Gillette III Digitally signed by Asa Ray Gillette III DN: cn=Asa Ray Gillette III, c=US, email=asadgillette@protonmail.com Reason: I agree to the terms defined by the placement of my signature on this document Date: 2025.01.01 09:11:40 -05'00' ASA R. GILLETTE, P.E. FLORIDA P.E. NO. 56177	Date: 01/06/25
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H				Designed by: AG	Certificate of Authorization No. 9332	DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"					Sheet: GE-1
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3RD ST & BEECH ST.
TRIPLEX DEVELOPMENT

FERNANDINA BEACH, FLORIDA

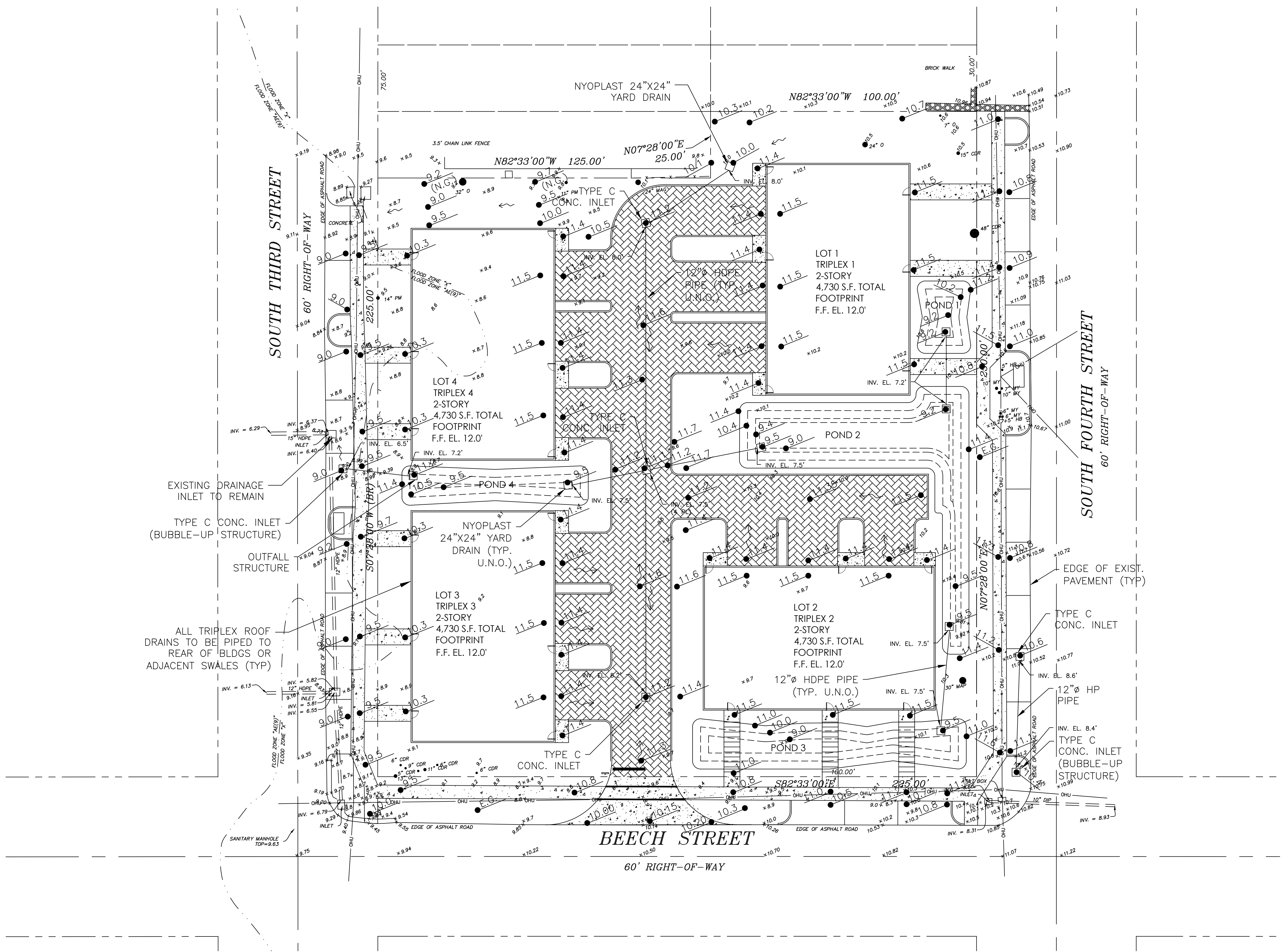
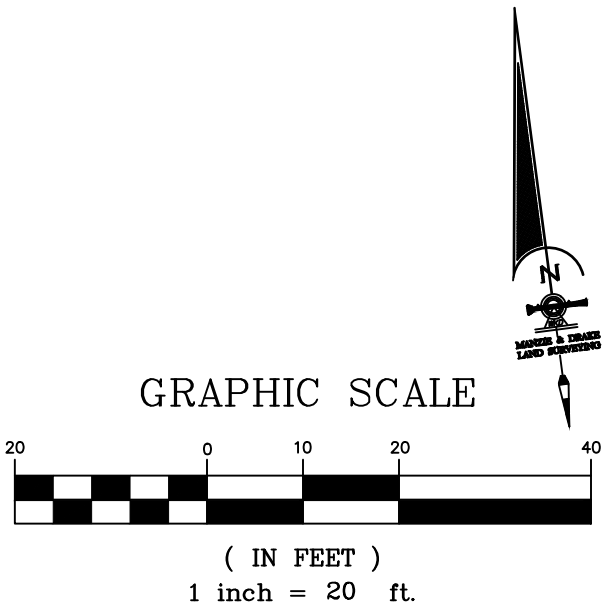
WORTHY INVESTMENTS LLC

UTILITY PLAN

**Asa Ray
Gillette
III**
REGISTERED DESIGN PROFESSIONAL
FLORIDA P.E. NO. 56177

Digitally signed by Asa Ray Gillette III
DN: cn=Asa Ray Gillette III, c=US,
email=asa.gillette@associates.com
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Date: 01/06/25
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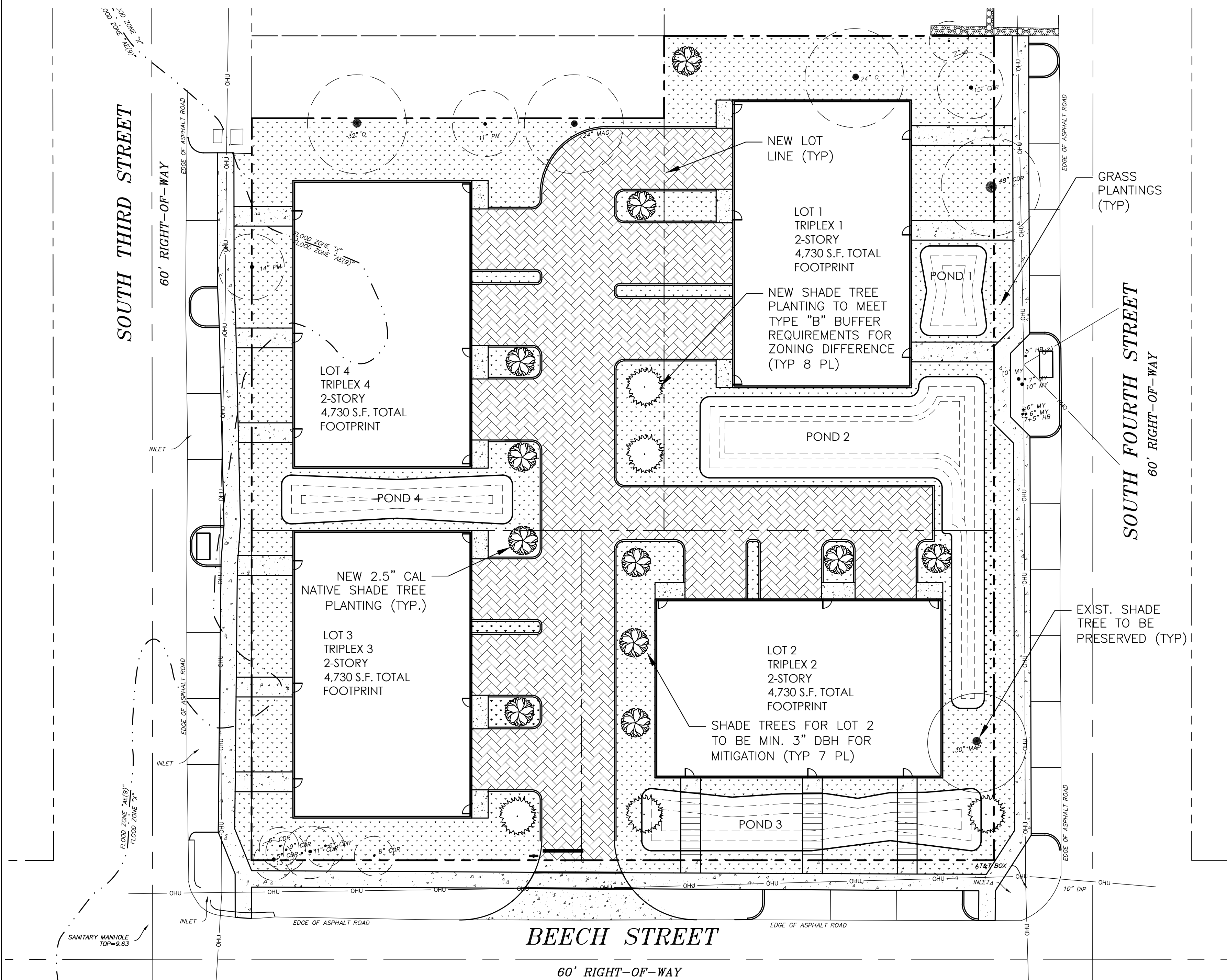
3RD ST & BEECH ST. TRIPLEX DEVELOPMENT
FERNANDINA BEACH, FLORIDA

WORTHY INVESTMENTS LLC

OVERALL DRAINAGE PLAN

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

Date: 01/06/25
Project No. 24-10-XX
Sheet: DR-1
Page 7 of 12



NON-RESIDENTIAL LANDSCAPE REQUIREMENTS:

LDC 4.05.05(B) REQUIREMENT:

- MINIMUM OF AT LEAST TWO NATIVE, SHADE TREES FOR EACH 1,500 SQUARE FEET OF DEVELOPMENT SITE. LANDSCAPE MATERIALS MUST BE AS FOLLOWS:
 - ONE TREE FOR EVERY 200 SQ. FT. OF PLANTING AREA
 - AT LEAST 50% OF TREES MUST BE SHADE TREES
 - CONTINUOUS HEDGE ALONG BUILDING WALLS
- PLANTING AREA NOT LESS THAN 10-FT IN WIDTH BETWEEN AN ABUTTING RIGHT-OF-WAY AND PARKING AREAS. LANDSCAPE MATERIALS MUST BE AS FOLLOWS:
 - ONE TREE PER 250 SQ. FT. OF PLANTING AREA.
 - AT LEAST 75% OF THE TREES MUST BE SHADE TREES.
 - CONTINUOUS HEDGE OR BERM WITH NATIVE PLANTINGS
 - GRASS OR GROUND COVER OUTSIDE OF PLANTING AREAS.

PROPOSED PLANTINGS:

DEVELOPMENT AREA: 53,125 S.F.
REQ'D TOTAL SHADE TREES (53125 SF)/(1500 SF/TREE)=36
TOTAL EXIST. & NEW SHADE TREES PLANTED: 42

R.O.W. LANDSCAPE AREA: (710-FT)*(10-FT) = 7100 S.F.
REQ'D PERIMETER TREES: (7100 S.F.)/(250 S.F./TREE) = 28
MIN SHADE TREES REQ'D: (28)*(0.75)=21
NEW SHADE TREES PLANTED: 19
EXIST. SHADE TREES: 9

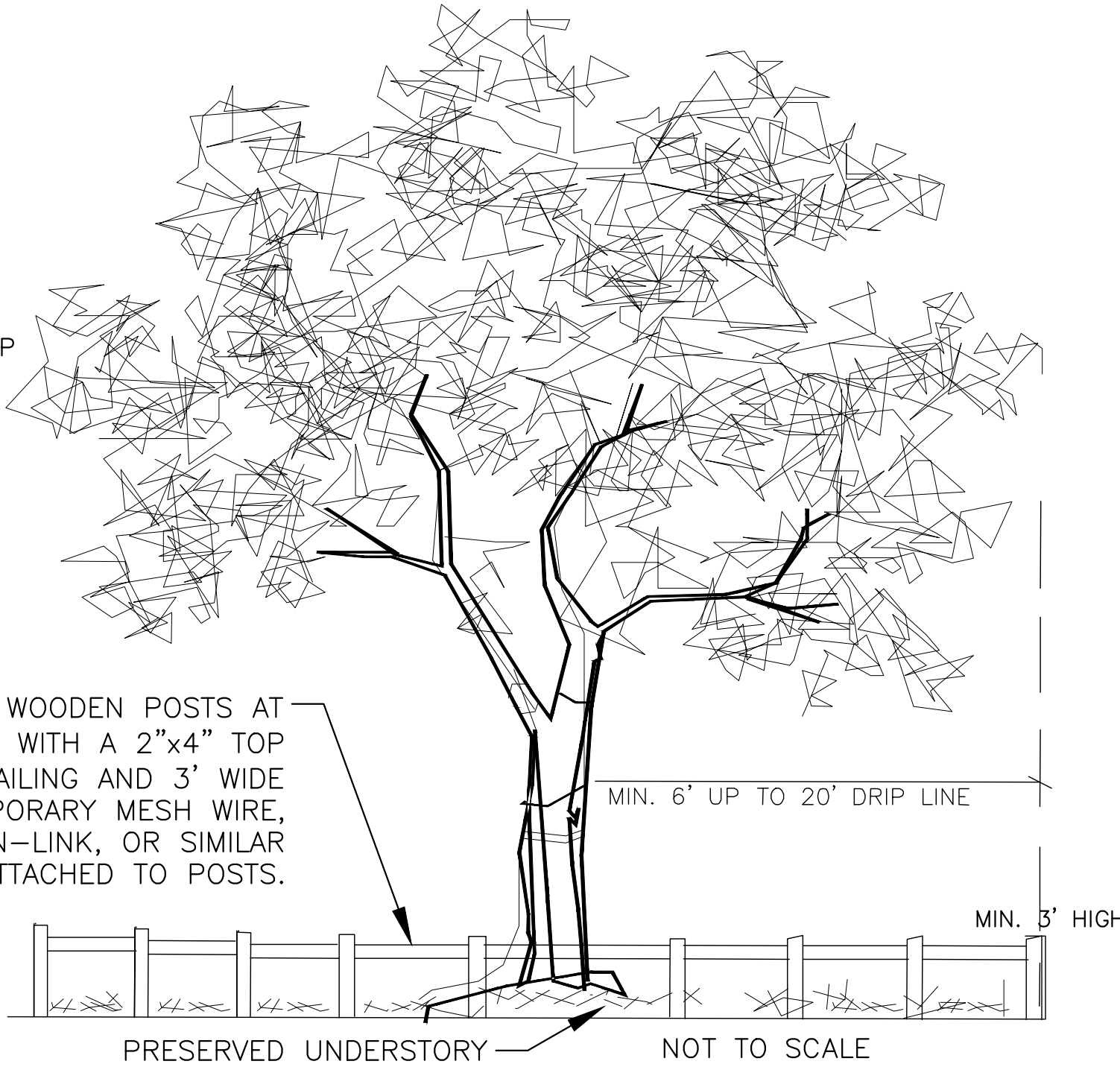
OTHER NOTES:

- IRRIGATION PLAN TO BE BY THE LANDSCAPE CONTRACTOR AND SUBMITTED TO THE C.O.F.B. PLANNING DEPARTMENT FOR REVIEW PRIOR TO PROCUREMENT AND INSTALLATION.

UNLESS NOTED OTHERWISE, THE TREE PROTECTION ZONE IS AT MINIMUM A CIRCULAR ZONE AROUND THE TREE TRUNK OF A RADIUS:

- 1) 6 FEET, IF THE DRIP LINE OF THE TREE IS LESS THAN 6 FEET FROM THE TRUNK OF THE TREE.
- 2) 6-20 FEET ENCOMPASSING THE FULL DRIP LINE OF THE TREE, IF THE DRIP LINE OF THE TREE IS BETWEEN 6 AND 20 FEET FROM THE TRUNK OF THE TREE.
- 3) 20 FEET, IF THE DRIP LINE OF THE TREE IS GREATER THAN 20 FEET FROM THE TRUNK OF THE TREE. 3" MULCH LAYER SHALL BE APPLIED TO THE REMAINING AREA BETWEEN THE TREE PROTECTION ZONE AND DRIP LINE.

BARRIER TO BE PLACED AROUND TREE SHALL BE PLACED AROUND TREE PROTECTION ZONE AND BE CONSISTENT WITH SPECIFICATIONS DEFINED IN SECTION 4.05.14(E) OF THE CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE.



TREE PROTECTION DETAIL

ALL DEVELOPMENT ACTIVITIES, EXCEPT THOSE SPECIFICALLY PERMITTED BY SECTION 4.05.14(F)(4) OF THE CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE, SHALL BE PROHIBITED WITHIN THE TREE PROTECTION ZONE, INCLUDING ANY CONSTRUCTION OF BUILDINGS, STRUCTURES, PAVING SURFACES, STORMWATER RETENTION OR DETENTION PONDS, AND TEMPORARY CONSTRUCTION ACTIVITIES, INCLUDING ALL DIGGING, STORAGE OF CONSTRUCTION MATERIAL, AND PARKING OF CONSTRUCTION VEHICLES.

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Rev. By Date Revision											

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

* ONSITE PLANTING/MITIGATION NOT REQUIRED

LOT 2 (UNITS T4-T6) TREE TABLE						
SPECIES	DBH	HEALTHY? (Y/N/INV)	PROTECTED DBH	PARCEL I.D.	RETAINED (Y/N)	RETAINED DBH
MAPLE	30	Y	30	2	Y	30
PECAN	17	N	0	2	N	0
HACKBERRY	13	Y	13	2	N	0
CEDAR	24	Y	24	2	N	0
CITRUS	10	Y	10	2	N	0
PECAN	22	Y	22	2	N	0
CAMPHOR	25	INVASIVE	0	2	Y	0
PROTECTED DBH:			99		RETAINED DBH:	30
50% MIN. REQ'D TO REMAIN:			50		DBH TO PLANT BACK:	20 *

* 20.0" DBH PROPOSED TREE PLANTING

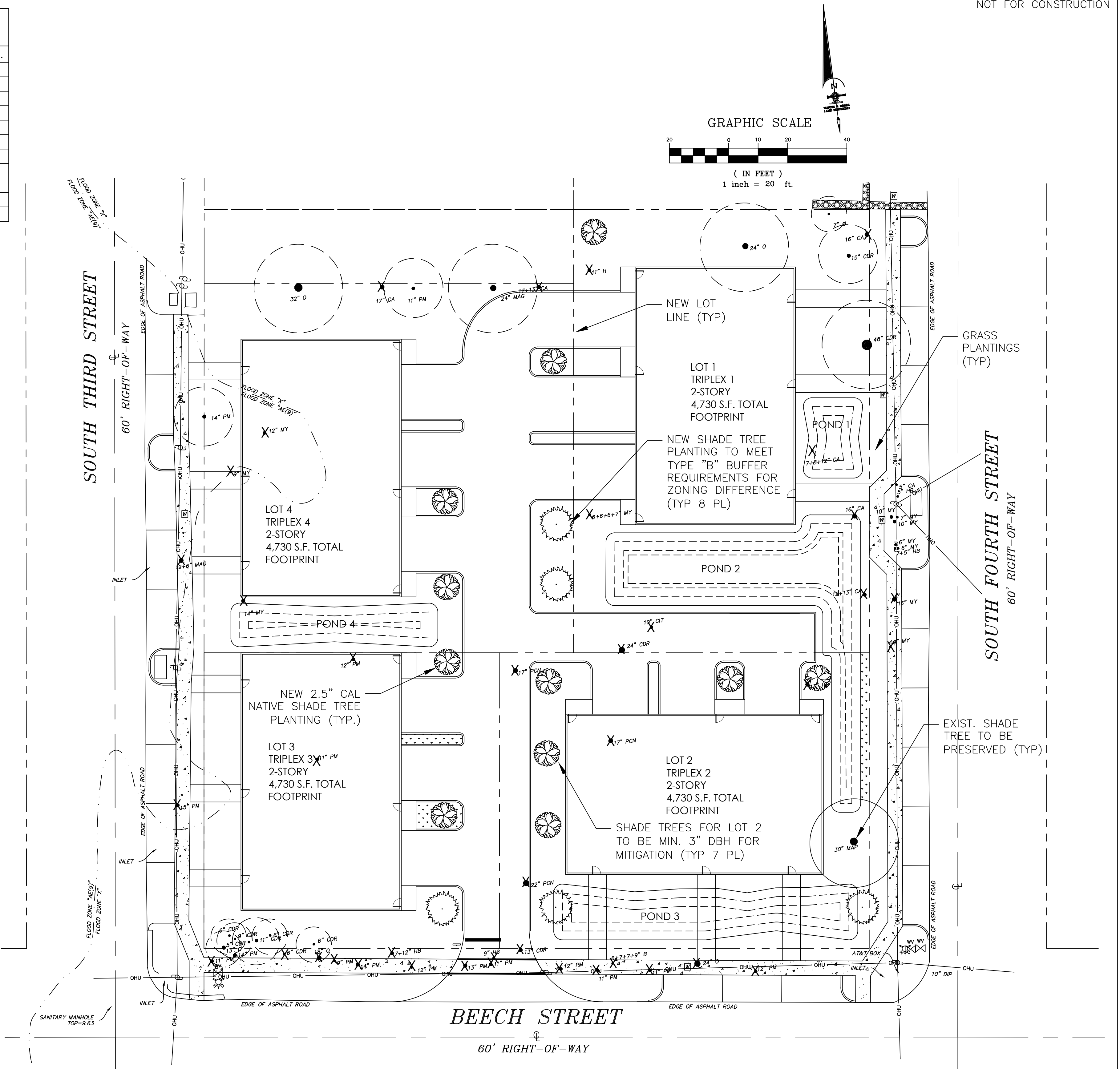
LOT 3 (UNITS T7-T9) TREE TABLE						
SPECIES	DBH	HEALTHY? (Y/N/INV)	PROTECTED DBH	PARCEL I.D.	RETAINED (Y/N)	RETAINED DBH
PALM	12	Y	12	3	N	0
PALM	11	Y	11	3	N	0
CEDAR	6	Y	6	3	Y	6
CEDAR	9	Y	9	3	Y	9
OAK	13	Y	13	3	Y	13
CEDAR	5	Y	5	3	Y	5
CEDAR	11	Y	11	3	Y	11
CEDAR	6	Y	6	3	Y	6
CEDAR	6	Y	6	3	Y	6
PROTECTED DBH:			79		RETAINED DBH:	56
50% MIN. REQ'D TO REMAIN:			40		DBH TO PLANT BACK:	-17 *

* ONSITE PLANTING/MITIGATION NOT REQUIRED

LOT 4 (UNITS T10-T12) TREE TABLE						
SPECIES	DBH	HEALTHY? (Y/N/INV)	PROTECTED DBH	PARCEL I.D.	RETAINED (Y/N)	RETAINED DBH
MAGNOLIA	24	Y	24	4	Y	24
PALM	11	Y	11	4	Y	11
CAMPHOR	17	INVASIVE	0	4	N	0
OAK	32	Y	32	4	Y	32
PALM	14	Y	14	4	Y	14
MYRTLE	12	Y	12	4	N	0
MYRTLE	9	Y	9	4	N	0
CAMPHOR	30	INVASIVE	0	4	N	0
PECAN	17	Y	17	4	N	0
PROTECTED DBH:			119		RETAINED DBH:	81
50% MIN. REQ'D TO REMAIN:			60		DBH TO PLANT BACK:	-22 *

* ONSITE PLANTING/MITIGATION NOT REQUIRED

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



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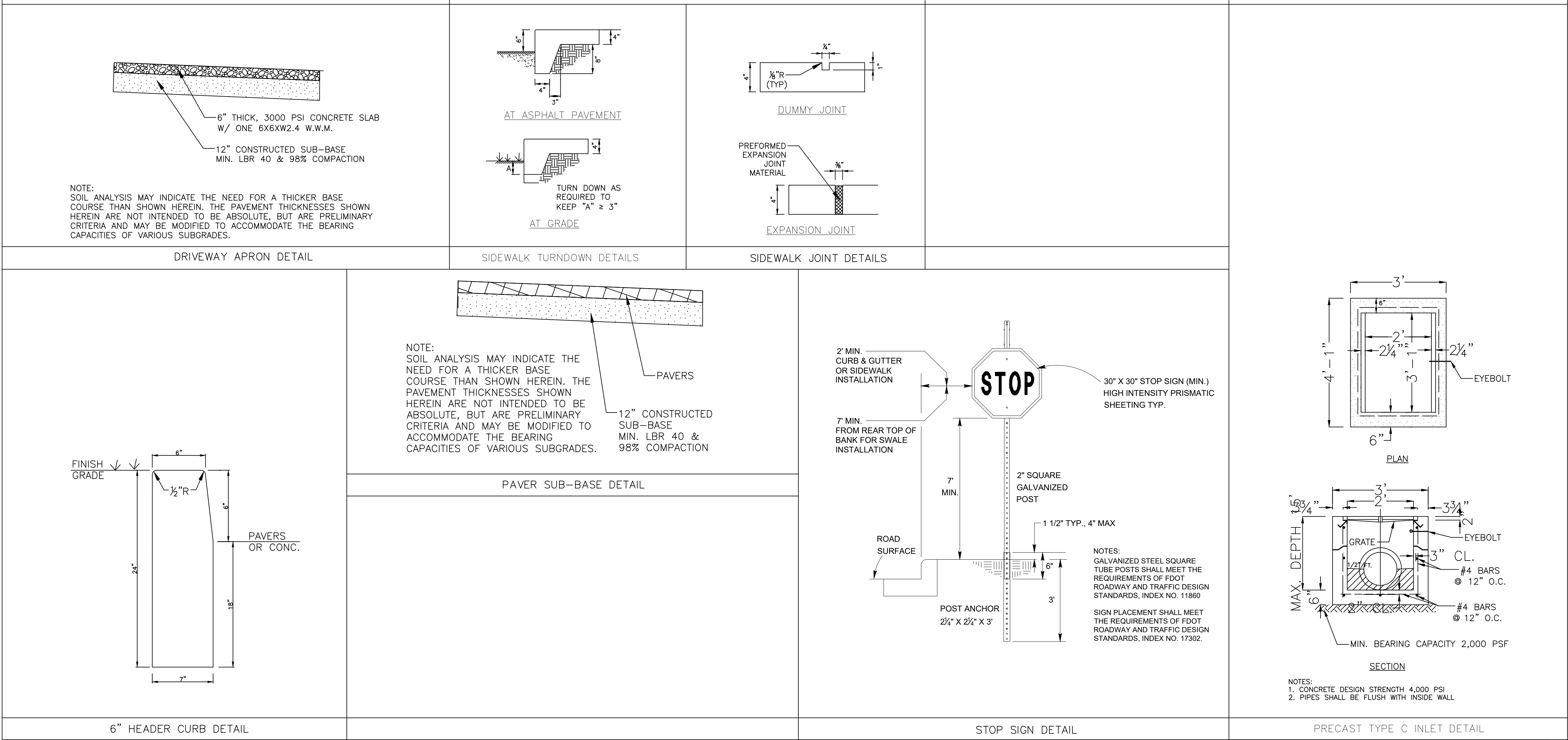
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31 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

3RD ST & BEECH ST. TRIPLEX DEVELOPMENT
FERNANDINA BEACH, FLORIDA

WORTHY INVESTMENTS LLC

TREE MITIGATION PLAN

REGISTERED DESIGN PROFESSIONAL	Date: 01/06/25
Asa Ray Gillette III	Project No. 24-10-XX
Digitally signed by Asa Ray Gillette III DN: cn=Asa Ray Gillette III, c=US, email=asa@gilletteassociates.com Reason: I agree to the terms defined by the placement of my signature on this document. Date: 2025.01.07 09:13:02 -0500	Sheet: TM-1
ASA R. GILLETTE, P.E. FLORIDA P.E. NO. 56177	Page 9 of 12



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Rev.	By	Date	Revision								



February 5, 2025

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

Sent Via Email to Project Team

Applicant Name: (Agent Asa Gillette)

Project Description: 3rd & Beech St. 4 Triplexes

Location: 3rd & Beech St

PIN(s): 00-00-31-1800-0012-0050; 00-00-31-1800-0012-0100; 00-00-31-1800-0012-0150; 00-00-31-1800-0012-0190; 00-00-31-1800-0012-0210

TRC Case Number: TRC 2025-0001

Mr. Gillette,

The City of Fernandina Beach received your request for site plan review on Tuesday, January 7, 2025. A complete application was determined on Friday, January 10, 2025. All submitted documents provided were routed to the Technical Review Committee (TRC). The comments attached are provided as part of this site plan review and 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 no later than Monday, February 17, 2025, for staff to schedule the public hearing to review the project at the TRC meeting on Thursday, February 27, 2025, at 10am at City Hall Commission Chambers.

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

Sincerely,

Margaret Pearson on behalf of

Kelly N. Gibson, AICP
TRC Coordinator

REVIEW COMMENTS:

PLANNING



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

LDC 4.05.05(B) requires 2 shade trees for every 1,500 sq ft, or fraction thereof, of lot. LDC 4.05.12 for this lot requires a Type B buffer of 15 feet and requires 4 understory trees for every 100 linear feet. LDC 4.05.03(D)3+4 has spacing requirements of 250 sq ft per shade tree and 100 sq ft per understory tree.

Lot 1 requires 20 shade trees

Lot 2 requires 17 shade trees

Lot 3 requires 13 shade trees with 4 understory trees in the buffer

Lot 4 requires 21 shade trees with 5 understory trees in the buffer

Retained trees count toward tree planting requirements, who assessed the trees as healthy or unhealthy?

dn1/30/25

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

OR

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

Name of Reviewer: First Last

Today's Date: Select Date

UTILITIES, STORMWATER, & STREETS

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

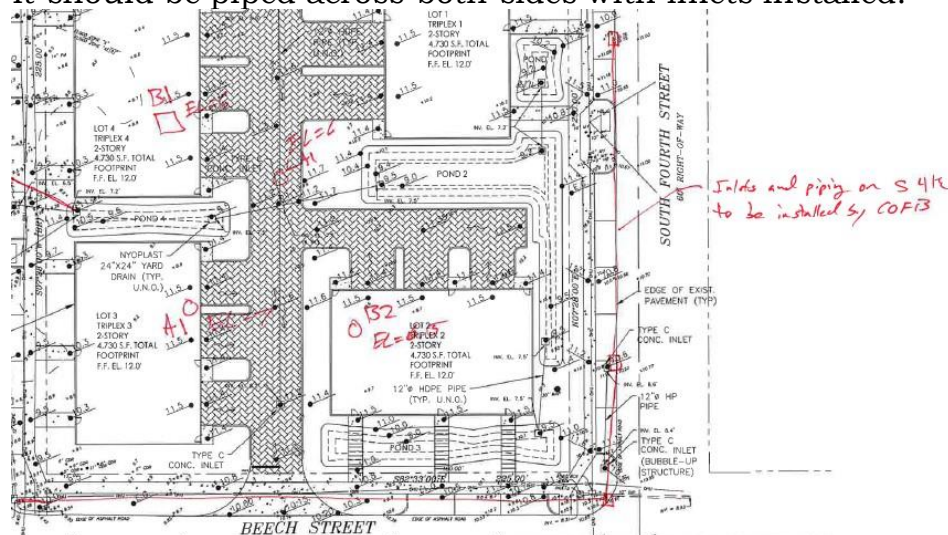
- Please attach the drainage report for this set of plans.
- Please note that the existing curbs will be saw-cut.
- Please note the materials the on-street parking is going to be.



- Two times existing water meters are noted but not shown on the plans. Please include them.
- Please identify how the new services are being installed. If it is through open cut, include the overlay details.
- Show the existing utilities on the stormwater plan as well so any potential conflicts can be addressed.
- State the pipe sizes and types of materials for stormwater. Also provide elevations of the pipes. If the pipes are lying flat between the ponds, we recommend making them perforated.
- Provide details on the stormwater structures.
- Ensure there is positive flow over the proposed sidewalks.
- Tie the outfall in Pond 4 directly into the inlet, as shown in the image.



- Include the note and drainage drawn on Beech Street and 4th Street. It should be piped across both sides with inlets installed.



OR

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

Name of Reviewer: Victoria Guadagnino



Today's Date: Friday, January 24, 2025

CODE ENFORCEMENT

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

How is trash going to be dealt with?

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:

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: Thursday, January 23, 2025



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

March 13, 2025

Kelly Gibson, AICP
TRC Coordinator
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034

**Re: 3rd and Beech St. 4 Triplexes
TRC 2025-0001**

Dear Ms. Gibson:

We are pleased to submit the following responses to the comments received on February 5, 2025. Please find attached the revised plans.

The following responses are for comments received from Planning Department.

- **LDC 4.05.05(B) requires 2 shade trees for every 1,500 sq ft, or fraction thereof, of lot.**

Please see the tree calculation methodology shown on Sheet LS-1 for canopy tree requirements.

- **LDC 4.05.12 for this requires a Type B buffer of 15 feet and requires 4 understory trees for every 100 linear feet. LDC 4.05.03(D)3+4 has spacing requirements of 250 sq ft per shade tree and 100 sq ft per understory tree.**

Please see sheet LS-1 for buffer.

- **Lot 1 requires 20 shade trees**

Please see sheet LS-1 for calculations.

- **Lot 2 requires 17 shade trees**

Please see sheet LS-1 for calculations

- **Lot 3 requires 13 shade trees with 4 understory trees in the buffer.**

Please see sheet LS-1 for calculations

- **Lot 4 requires 21 shade trees with 5 understory trees in the buffer.**

Please see sheet LS-1 for calculations

- **Retained trees count toward tree planting requirements, who assess the trees as healthy or unhealthy?**

Please see sheet LS-1 for calculations

The following responses are for comments received from the Public Works Department.

- **Please attach the drainage report for this set of plans.**

Please see the attached.

- **Please note that the existing curbs will be saw-cut.**

There are no existing curbs to be saw-cut.

- **Please note the materials the on-street parking is going to be.**

Please see sheet GE-1.

- **Two times existing water meters are noted but not shown on the plans. Please include them.**

That layer was inadvertently frozen and now shows on Sheet UT-1

- **Please identify how the new services are being installed. If it is through open cut, include the overlay details.**

Installation will be via open cut. Sheet DT-2 shows these details for review as submitted last time.

- **Show the existing utilities on the stormwater plan as well so any potential conflicts can be addressed.**

Existing utilities are shown on Sheet DR-1. However the drawing is much more cluttered, so I'm not sure how useful this is.

- **State the pipe sizes and types of materials for stormwater. Also provide elevations of the pipes. If the pipes are lying flat between the ponds, we recommend making them perforated.**

Sheet DR-1 has a call-out that the pipe is to be HDPE unless noted otherwise.

- **Provide details on the stormwater structures.**

See Sheets DT-1 and DT-2.

- **Tie the outfall in Pond 4 directly into the inlet, as shown in the image.**

The outfall is shown directly tied into the existing inlet.

- **Ensure there is positive flow over the proposed sidewalks.**

A note has been added to Sheet DR-1

- **Include the note and drainage drawn on Beech Street and 4th Street. It should be piped across both sides with inlets installed.**

The additional inlets and pipe have been added to Sheet DR-1

The following responses are for comments received from the Code Enforcement Department.

- **How is trash going to be dealt with?**

We propose to use roll-off containers to South 4th Street, Beech Street and South 3rd Street. When not in use, the containers would be stored in the garage or behind the building.

Thank you for your time and consideration on this application, and please contact me at your earliest convenience with any questions that you may have.

Sincerely,



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

ENGINEERING PLANS

FOR

3RD AND BEECH TRIPLEX DEVELOPMENT

FOR

WORTHY INVESTMENTS, LLC

GILLETTE & ASSOCIATES, INC.

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

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

PERMITTING AGENCIES

CITY OF FERNANDINA BEACH
ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT

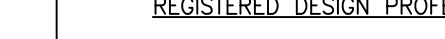


ISSUE DATE: 01/03/25
REVISED: 03/13/25

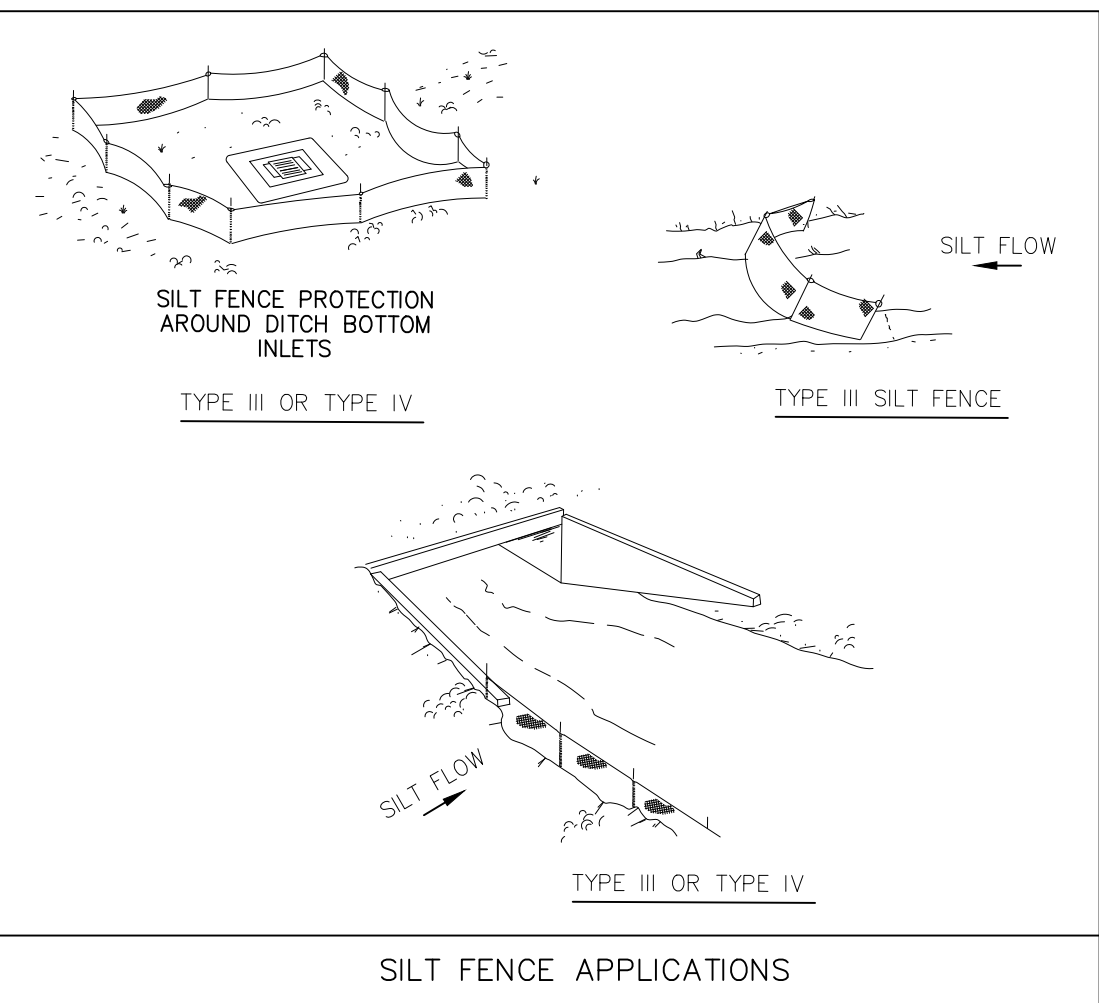
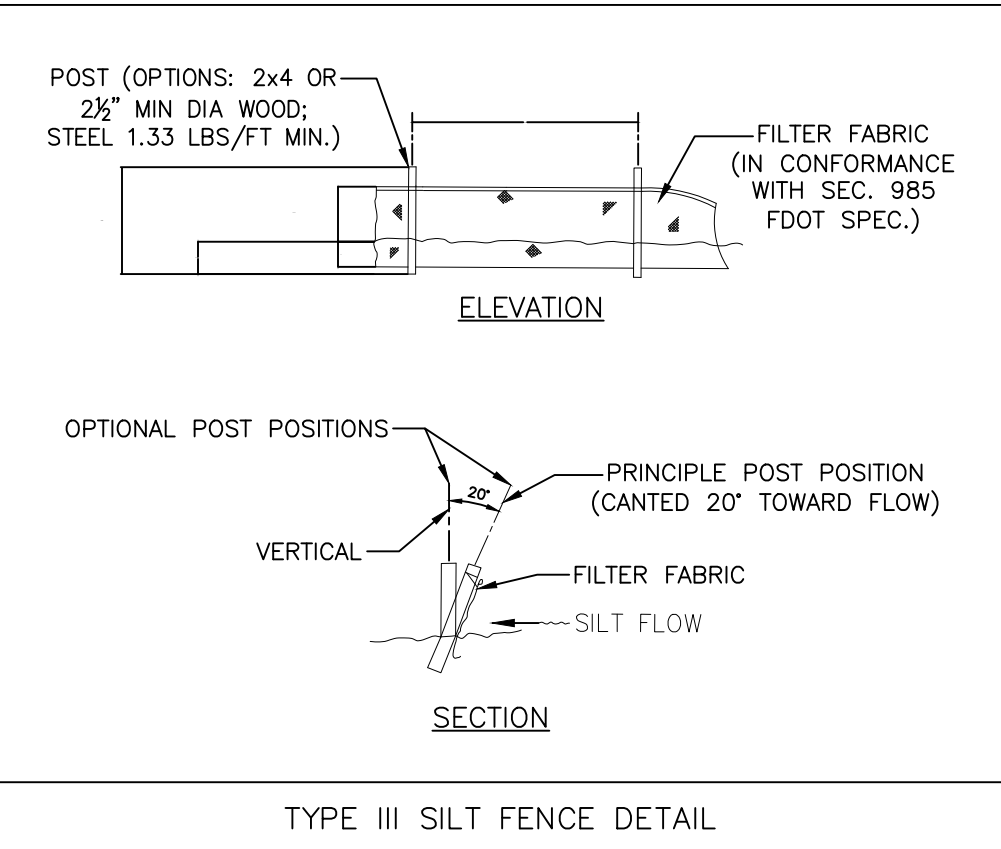
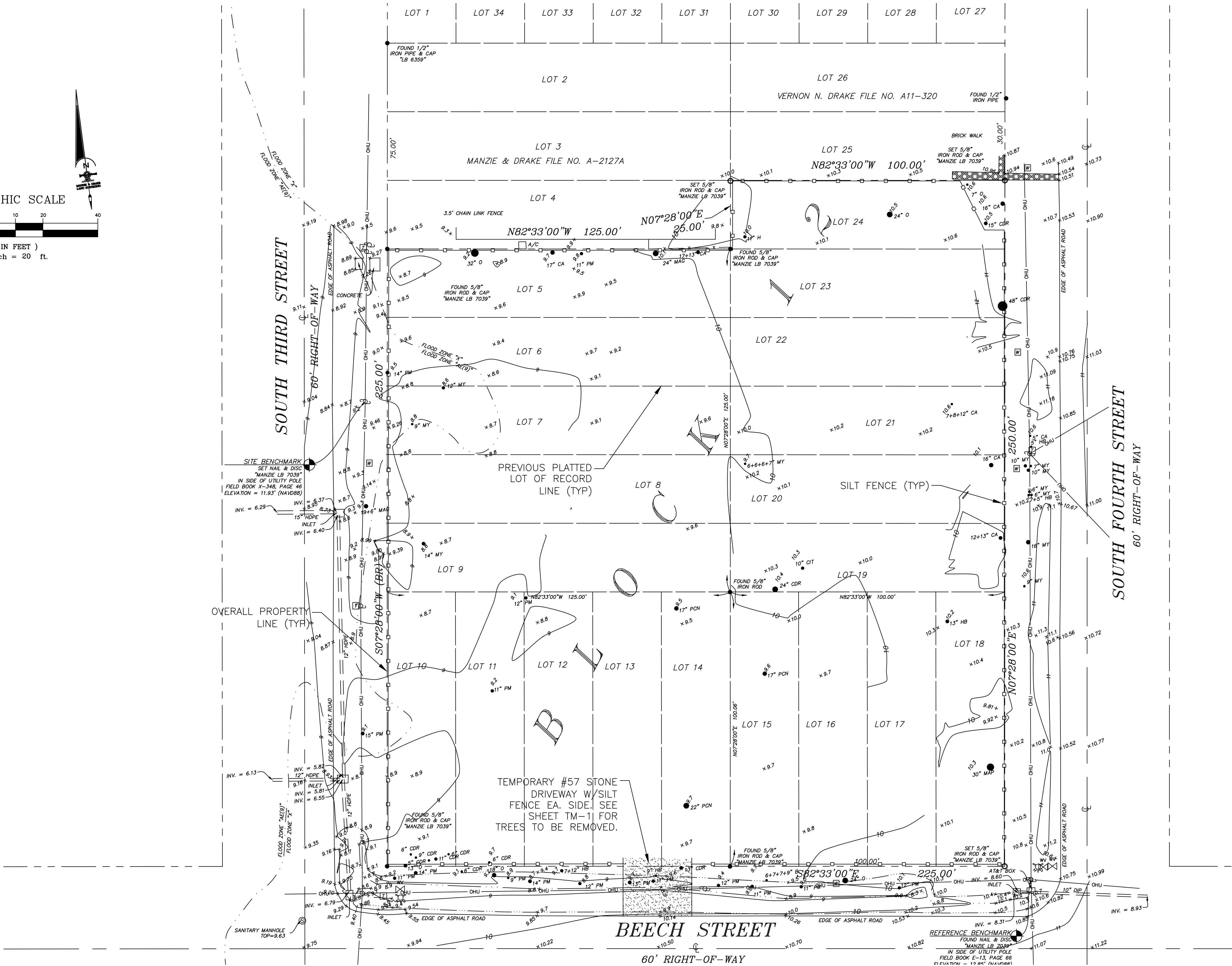
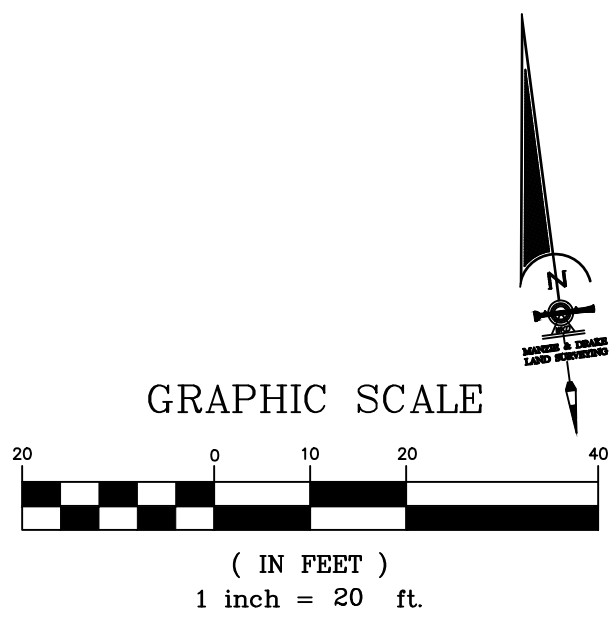
G&A Project
No.: 24-10-XX

SITE LOCATION MAP



K				Scale:	Gillette & Associates, Inc. 31 South 4th Street Fernandina Beach, FL 32034	 GILLETTE & ASSOCIATES, INC. 31 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	3RD ST & BEECH ST. TRIPLEX DEVELOPMENT FERNANDINA BEACH, FLORIDA	WORTHY INVESTMENTS LLC	COVER SHEET	REGISTERED DESIGN PROFESSIONAL  Asa Ray Gillette III AS A R. GILLETTE, P.E. FLORIDA P.E. NO. 56177	Date: 03/13/25
J				Project Mgr: AG							Project No. 24-10-XX
I				Designed by: AG	Certificate of Authorization No. 9332						
H				Drawn by: AG							Sheet: CVR
G				QA/QC: NG	DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"						Page 1 of 12
F											
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Rev.	Rv	Date	Revision								

					SITE / GEOMETRY NOTES					SITE / GEOMETRY NOTES CONT.					INDEX					NOT FOR CONSTRUCTION									
1. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTOR'S PRICE FOR PERFORMING THE WORK. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUBSURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR IS URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THIS PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO CONSTRUCTION OF THE PROJECT. ALL COSTS ASSOCIATED WITH PRELIMINARY INVESTIGATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. 3. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER. 4. ELEVATIONS ARE BASED ON NAVD DATUM OF 1988. 5. TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PROVIDED BY: MANZIE & DRAKE LAND SURVEYING (904-491-5700). 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING, RIGHT-OF-WAY PERMITS NOT PROVIDED AND INSURANCE REQUIRED FOR THE PROJECT. 7. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN COUNTY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION & REPAIR. 8. THE CONTRACTOR SHALL ADVISE THE OWNER'S AUTHORIZED REPRESENTATIVE OF PLANNED WORK SCHEDULE. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION. 9. "AS-BUILT" DRAWINGS – AS-BUILTS ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION, AND SUBMITTAL OF AS-BUILT DRAWINGS. 10. "AS-BUILT" RECORD DATA AND INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR. RECORD DRAWINGS SHALL BE SUPPLIED TO THE ENGINEER. 11. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT. 12. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR ON A DAILY BASIS. 13. ALL EXCESS SUITABLE AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE ENGINEER. 14. ALL EXISTING TREES LISTED TO REMAIN SHALL BE PRESERVED AND PROTECTED. 15. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES, AND IMPROVEMENTS ON THE DRAWINGS ARE BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO ACTUAL FIELD LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THE DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITY IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR REPAIRS OR PAYMENTS FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS, AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH THEY SHALL CONNECT. 16. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER ON ALL MATERIALS, FOR REVIEW AND APPROVAL, PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY OR STRUCTURE. 17A. UNSUITABLE MATERIALS UNDER WATER, SEWER, OR STORM PIPE AND/OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO 98% OF IT'S MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557). 17B. ALL FINISH FLOORS SHOWN ON THE PLANS ARE MINIMUM ELEVATIONS 18. GRADES SHOWN ON PLANS ARE EDGE OF PAVEMENT FINISHED GRADES UNLESS OTHERWISE NOTED. 19. SHOULD THE SURFACE OR SUBSURFACE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. 20. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFICALLY STATED. ALL DISTURBED AREAS WITHIN THE NASSAU COUNTY RIGHT OF WAY SHALL BE COVERED WITH BERMUDA SOD. 21. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF SEDIMENT-LADEN RUNOFF RESULTING FROM STORM EVENTS DURING THE CONSTRUCTION PHASE. EROSION CONTROL FACILITIES SHOULD BE INSTALLED EARLY DURING THE CONSTRUCTION PERIOD SO AS TO PREVENT THE TRANSPORT OF SEDIMENT INTO SURFACE WATERS. RE-VEGETATION AND STABILIZATION OF DISTURBED AREAS SHOULD BE ACCOMPLISHED IMMEDIATELY TO REDUCE THE POTENTIAL FOR FURTHER SOIL EROSION. 22. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND CITY BEFORE COMMENCING WORK.					23. MINIMUM COVER OVER PIPES SHALL BE 36" UNLESS OTHERWISE INDICATED. 24. ALL UNDERGROUND UTILITY COMPANIES SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. 25. BACKFILL MATERIAL SHALL BE COMPACTED TO 100% (2%) UNDER EXISTING AND PROPOSED ROADWAYS. 26. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER. 27. STATIONING REFERS TO THE CENTERLINE OF THE ROADWAY EXCEPT AS NOTED ON PLANS. WHERE PAVEMENT SPLITS, THE STATIONING FOLLOWS THE INSIDE EDGE OF PAVEMENT UNTIL ROADWAY TRANSITIONS BACK TO THE TYPICAL ROADWAY SECTION 28. ALL CONSTRUCTION, MATERIAL, AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH CITY OF F.B. AND NASSAU COUNTY STANDARDS.					ALL PERMITTING ENTITIES					PAGE # SHEET DESCRIPTION														
					WATER NOTES 1. ALL WATER & SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES. 2. WHEN DEWATERING CAPACITY REQUIRES A PERMIT (CUP), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. 3. WATER MAINS CROSSING SANITARY HAZARDS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER MAIN. WHERE WATER AND SEWER MAINS CROSS WITH BETWEEN 18 INCHES AND 6 INCHES OF VERTICAL CLEARANCE, A 20 FOOT SECTION OF C900 (DR18) WATER QUALITY PIPE SHALL BE CENTERED ON THE POINT OF THE CROSSING. THE CONTRACTOR SHALL FIELD VERIFY THE VERTICAL SEPARATION. THE MINIMUM SEPARATION BETWEEN WATER AND SEWER PIPES IS TO BE 6 INCHES OUTSIDE DIAMETER TO OUTSIDE DIAMETER. 4. ALL PIPE LENGTHS ARE APPROXIMATE DIMENSIONS, ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM WITH TYPICAL SECTIONS AND DETAILS AS SHOWN ON THE MISCELLANEOUS DETAILS SHEET AND IN ACCORDANCE WITH THE SPECIFICATIONS. 5. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT. 6. CONTACT ANDRE DESILET, CITY OF FERNANDINA BEACH UTILITY DIRECTOR, AT 904-310-3431 PRIOR TO ANY UTILITY TIE-IN.										COVER SHEET														
															INDEX SHEET														
															PREDEVELOPMENT PLAN														
															OVERALL LOT CONFIGURATION														
															GEOMETRY PLAN														
															UTILITY PLAN														
															DRAINAGE PLAN														
															LANDSCAPE PLAN														
															TREE MITIGATION PLAN														
															MISCELLANEOUS DETAILS														
					OPEN ROAD CUT DETAIL																								
WATER & SEWER DETAILS																													
LEGEND																													
EXISTING VALVE EXISTING WATER LINE EXISTING FIRE HYDRANT EXISTING PROPERTY LINE EXISTING EDGE OF PAVEMENT PIPE										PROPOSED SPOT ELEVATION PROPOSED WATER LINE PROPOSED FIRE HYDRANT PROPOSED LOT LINE PROPOSED EDGE OF PAVEMENT DRAINAGE STRUCTURE																			
Scale: NONE Project Mgr: AG Designed by: AG Drawn by: AG QA/QC: NG					Gillette & Associates, Inc. 31 South 4th Street Fernandina Beach, FL 32034 Certificate of Authorization No. 9332 DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"					G & A GILLETTE & ASSOCIATES, INC 31 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819 3RD ST & BEECH ST. TRIPLEX DEVELOPMENT FERNANDINA BEACH, FLORIDA					WORTHY INVESTMENTS LLC INDEX SHEET					REGISTERED DESIGN PROFESSIONAL Asa Ray Gillette III Digitally signed by Asa Ray Gillette III DN: cn=Asa Ray Gillette III, email=asa@gilletteassociates.com Date: 2025.03.14 12:37:32 -0400 ASA R. GILLETTE, P.E. FLORIDA P.E. NO. 56177					Date: 03/13/25 Project No. 24-10-XX Sheet: IN-1 Page 2 of 12				



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Scale: 1" = 20'
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G & A[±]
GILLETTE & ASSOCIATES, INC.
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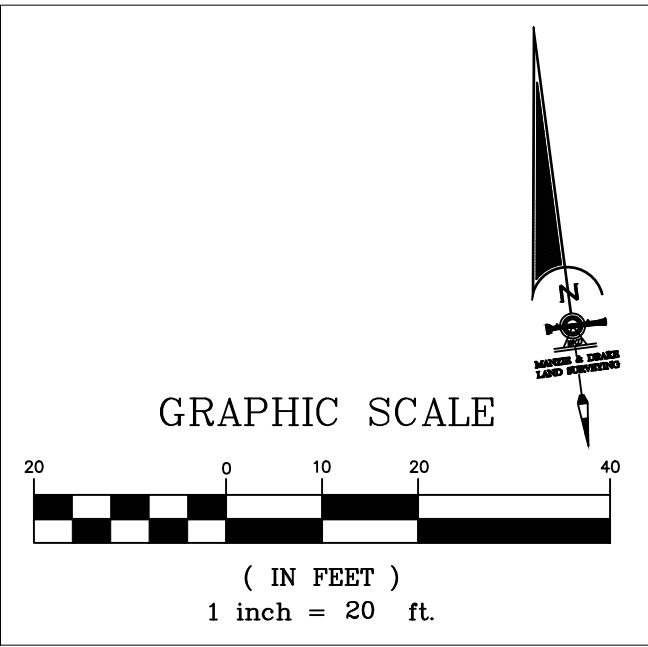
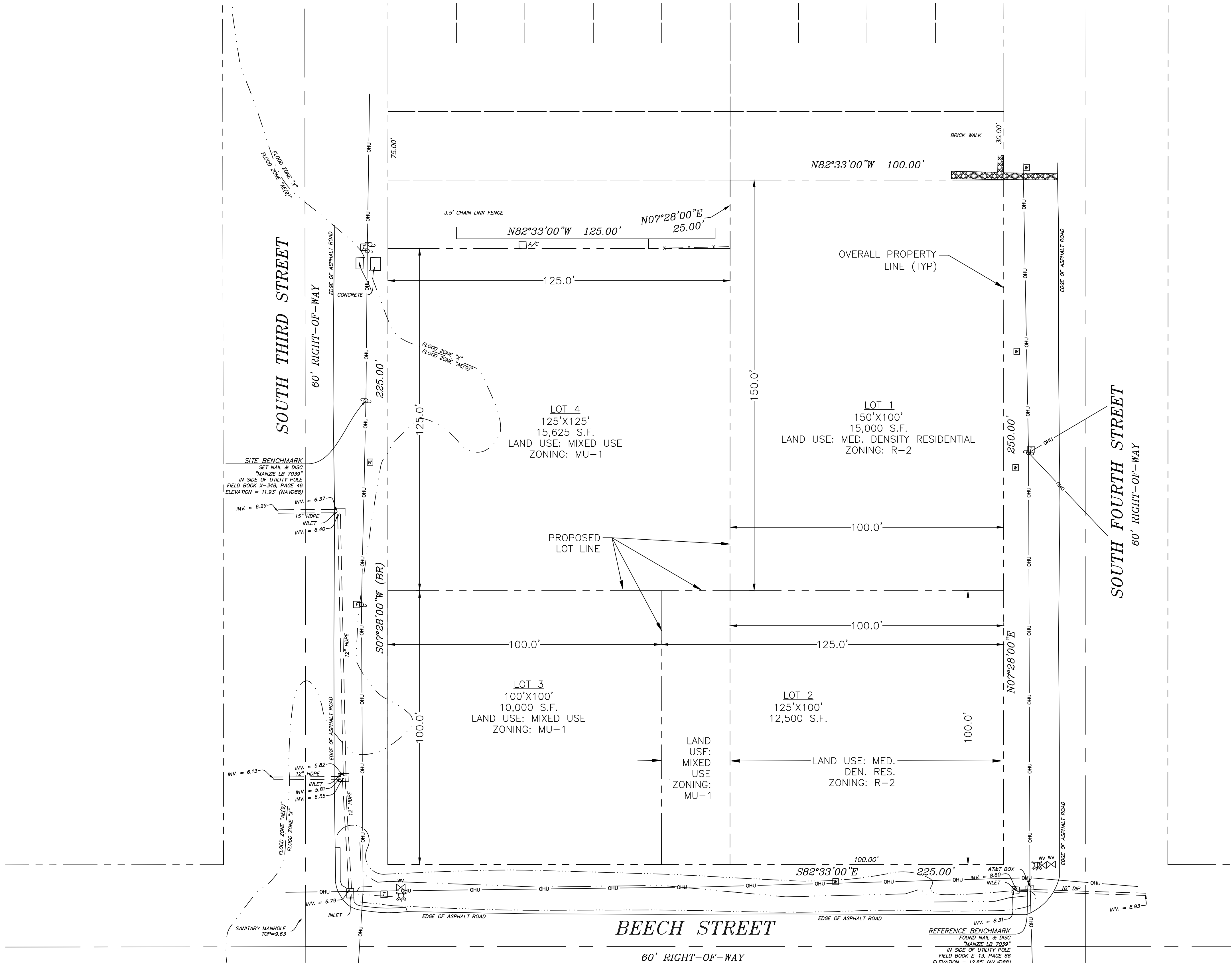
3RD ST & BEECH ST.
TRIPLEX DEVELOPMENT
FERNANDINA BEACH, FLORIDA

WORTHY INVESTMENTS LLC

PREDEVELOPMENT PLAN

REGISTERED DESIGN PROFESSIONAL
**Asa Ray
Gillette
III**
Digitally signed by Asa Ray
Gillette III
DN: cn=Asa Ray Gillette III,
email=asa@gilletteassociates.com
Date: 2025.03.14 12:37:44 -0400
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

Date: 03/13/25
Project No. 24-10-XX
Sheet: PRE-1
Page 3 of 12



LOT DENSITY

LOT 1:
LOT AREA (INCL. R.O.W.): 130'X150' = 19,500 SF
DENSITY (MDR): 8 DU/AC
UNITS ALLOWED: ((19,500 SF)/(43,560))*8 = 3.6 = 3
UNITS PROPOSED: 3

LOT 2:
R-2 LOT AREA (INCL. R.O.W.): 130'X100' = 13,000 SF
DENSITY (R-2): 8 DU/AC
UNITS ALLOWED: ((13,000 SF)/(43,560))*8 = 2.4

MU=1 LOT AREA (INCL. R.O.W.): 25'X130' = 3,250 SF
DENSITY (MU): 8 DU/AC
UNITS ALLOWED: ((3,250 SF)/(43,560))*8 = 0.60

TOTAL UNITS ALLOWED: 2.4 + 0.6 = 3.0
UNITS PROPOSED: 3

LOT 3:
LOT AREA (INCL. R.O.W.): 130'X130' = 16,900 SF
LESS FLOOD ZONE AREA: -101 SF --> 16,799
DENSITY: 8 DU/AC
UNITS ALLOWED: ((16,799 SF)/(43,560))*8 = 3.1 = 3
UNITS PROPOSED: 3

LOT 4:
LOT AREA (INCL. R.O.W.): 155'X125' = 19,375 SF
LESS FLOOD ZONE AREA: -1,135 SF --> 18,240 SF
DENSITY: 8 DU/AC
UNITS ALLOWED: ((18,240 SF)/(43,560))*8 = 3.3 = 3
UNITS PROPOSED: 3

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G & A⁺
GILLETTE & ASSOCIATES, INC.
31 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

3RD ST & BEECH ST. TRIPLEX DEVELOPMENT
FERNANDINA BEACH, FLORIDA

WORTHY INVESTMENTS LLC

PROPOSED LOT LAYOUT

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

Date: 03/13/25
Project No. 24-10-XX
Sheet: LOT-1
Page 4 of 12

NOTES

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

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

R-2 SETBACKS
FRONT: 25 FT
SIDE: 10% LOT WIDTH
(31-FT HEIGHT, ADD'L 3-FT SIDE YARD SETBACK)
REAR: 20 FT

IMPERVIOUS AREA

LOT 1:
MAXIMUM IMPERVIOUS SURFACE RATIO: 60%
TOTAL LOT AREA: 15,000 SF
TOTAL IMPERVIOUS AREA: 5,120 SF
(DOES NOT INCLUDE PERVIOUS PAVERS)
TOTAL PROPOSED ISR: 42.1%

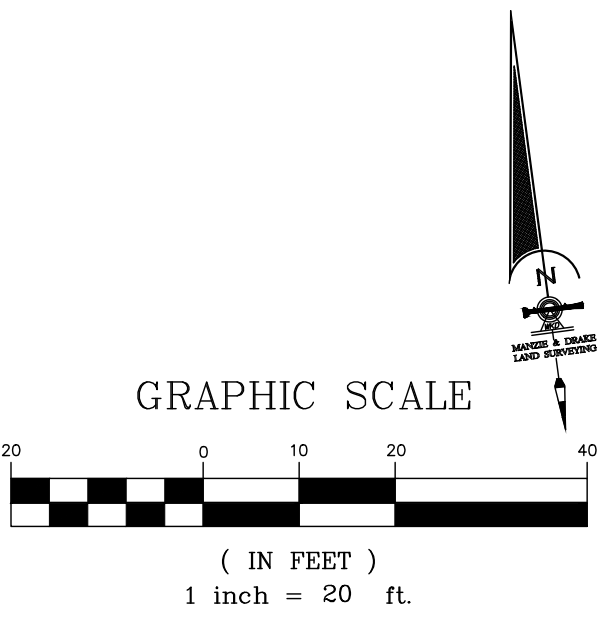
LOT 2:
MAXIMUM IMPERVIOUS SURFACE RATIO: 60%
TOTAL LOT AREA: 12,500 SF
TOTAL IMPERVIOUS AREA: 5,270 SF
(DOES NOT INCLUDE PERVIOUS PAVERS)
TOTAL PROPOSED ISR: 34.1%

LOT 3:
MAXIMUM IMPERVIOUS SURFACE RATIO: 60%
TOTAL LOT AREA: 10,000 SF
TOTAL IMPERVIOUS AREA: 4,900 SF
(DOES NOT INCLUDE PERVIOUS PAVERS)
TOTAL PROPOSED ISR: 49.0%

LOT 4:
MAXIMUM IMPERVIOUS SURFACE RATIO: 60%
TOTAL LOT AREA: 15,625 SF
TOTAL IMPERVIOUS AREA: 4,900 SF
(DOES NOT INCLUDE PERVIOUS PAVERS)
TOTAL PROPOSED ISR: 34.1%

PARKING

TRIPLEX/CONDOMINIUM:
12 UNITS AT 2 SPACES EACH: 24 SPACES
TOTAL PARKING SPACES PROVIDED: 24
(CONTAINED W/IN EACH STRUCTURE'S 2-CAR GARAGE)



LOT DENSITY

LOT 1:
LOT AREA (INCL. R.O.W.): 130'X150' = 19,500 SF
DENSITY (MDR): 8 DU/AC
UNITS ALLOWED: ((19,500 SF)/(43,560))*8 = 3.6 = 3
UNITS PROPOSED: 3

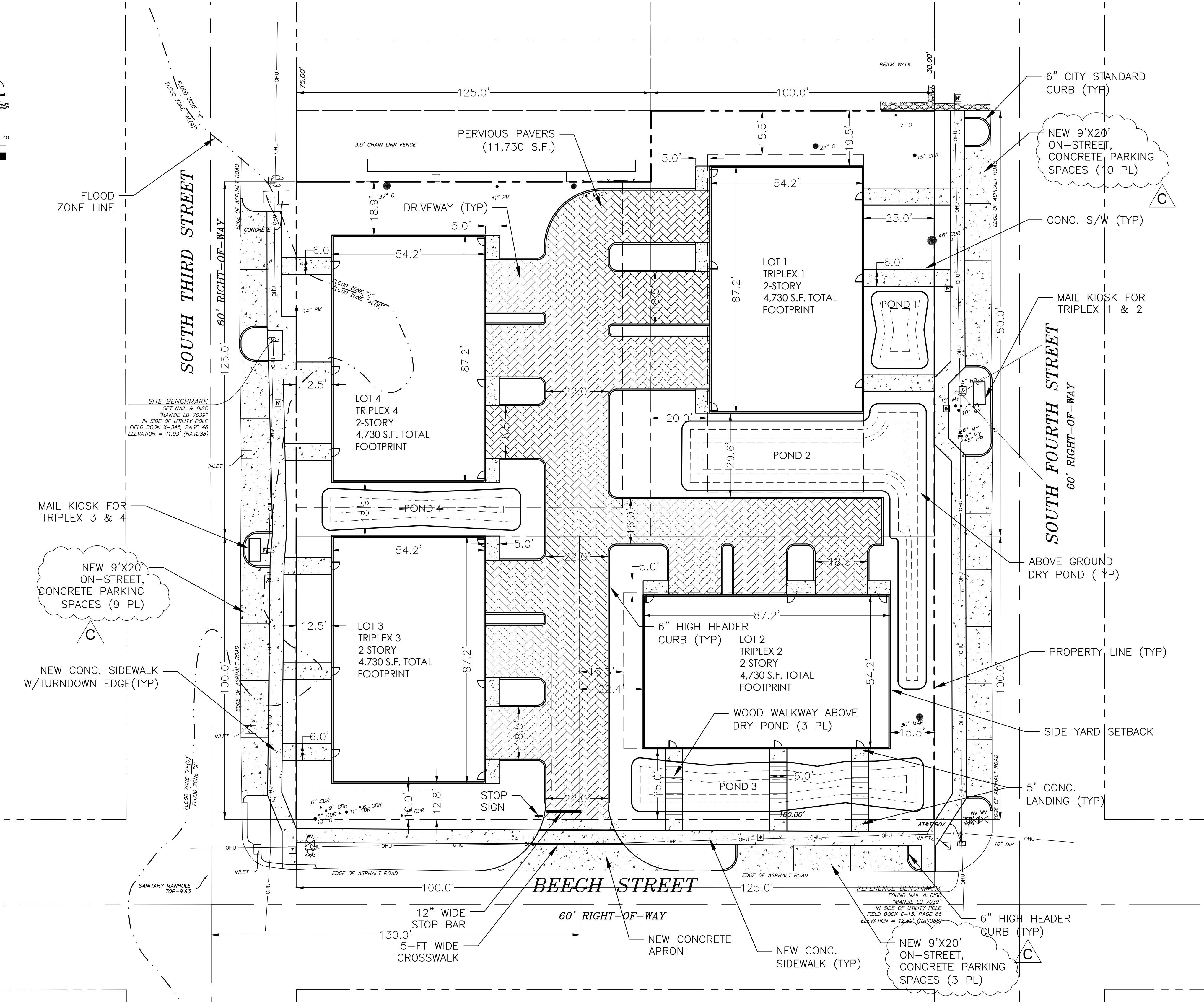
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Rev.	By	Date		Revision

Scale: 1" = 20'
Project Mgr: AG
Designed by: AG
Drawn by: AG
QA/QC: NG

Gillette & Associates, Inc. 31 South 4th Street Fernandina Beach, FL 32034
Certificate of Authorization No. 9332
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"

G & A⁺
GILLETTE & ASSOCIATES, INC.
31 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

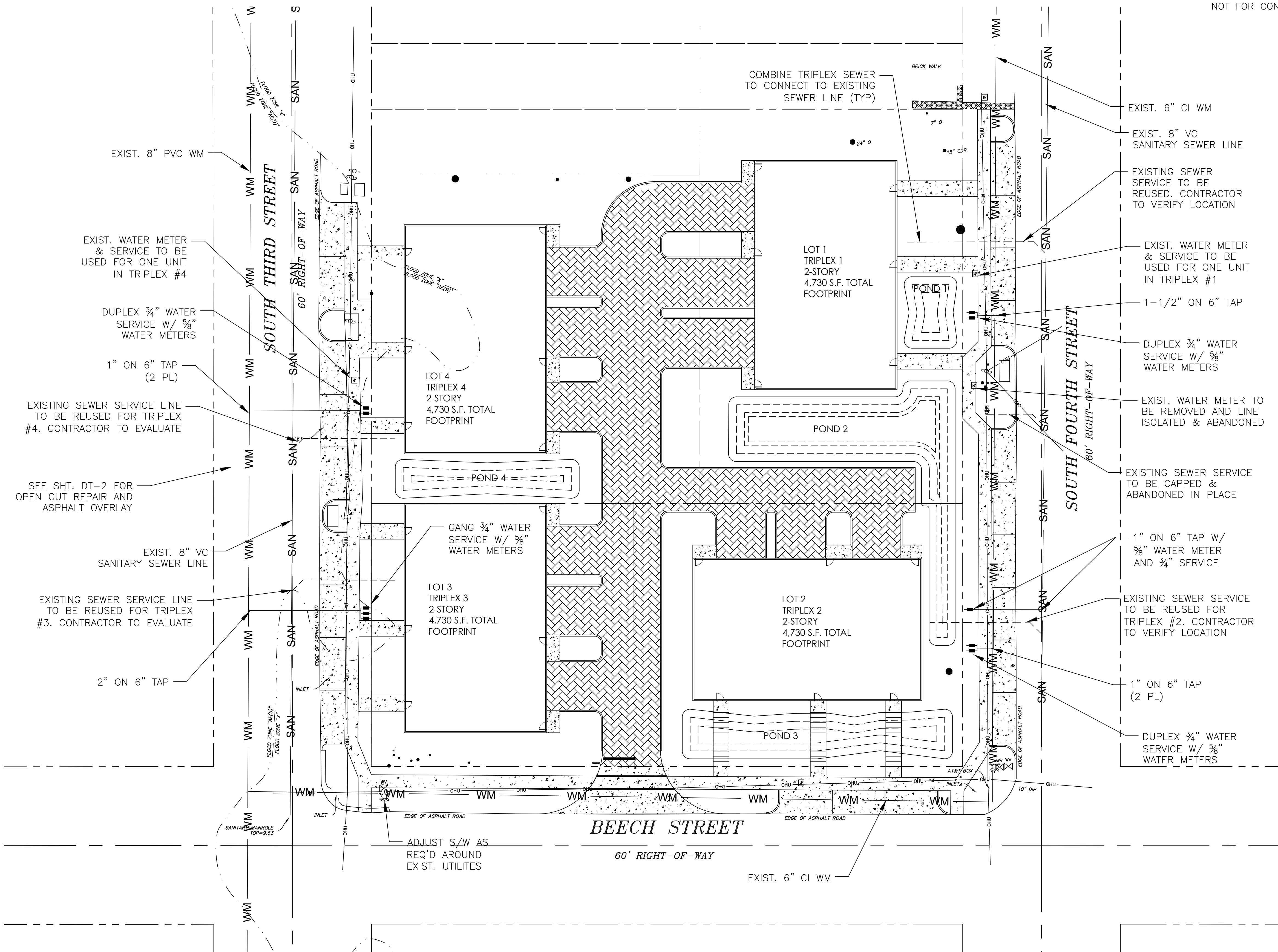
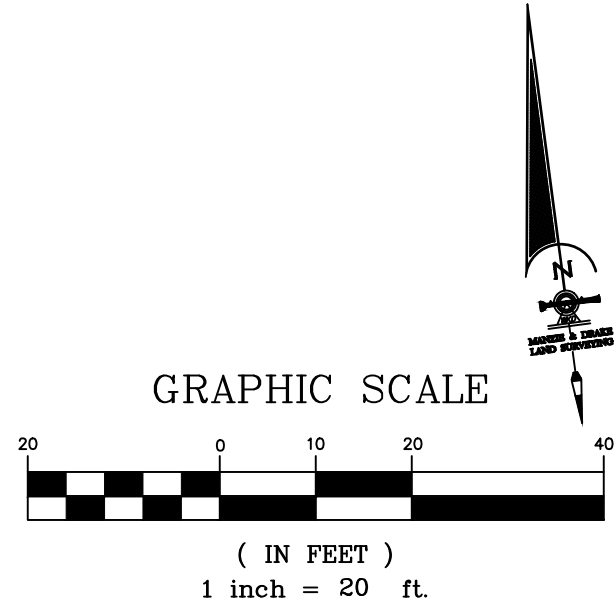
3RD ST & BEECH ST. TRIPLEX DEVELOPMENT
FERNANDINA BEACH, FLORIDA

WORTHY INVESTMENTS LLC

GEOMETRY PLAN

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

Date: 03/13/25
Project No. 24-10-XX
Sheet: GE-1
Page 5 of 12



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G & A⁺

GILLETTE & ASSOCIATES, INC.

31 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034

PHONE: (904) 261-8819

3RD ST & BEECH ST.
TRIPLEX DEVELOPMENT

FERNANDINA BEACH, FLORIDA

WORTHY INVESTMENTS LLC

UTILITY PLAN

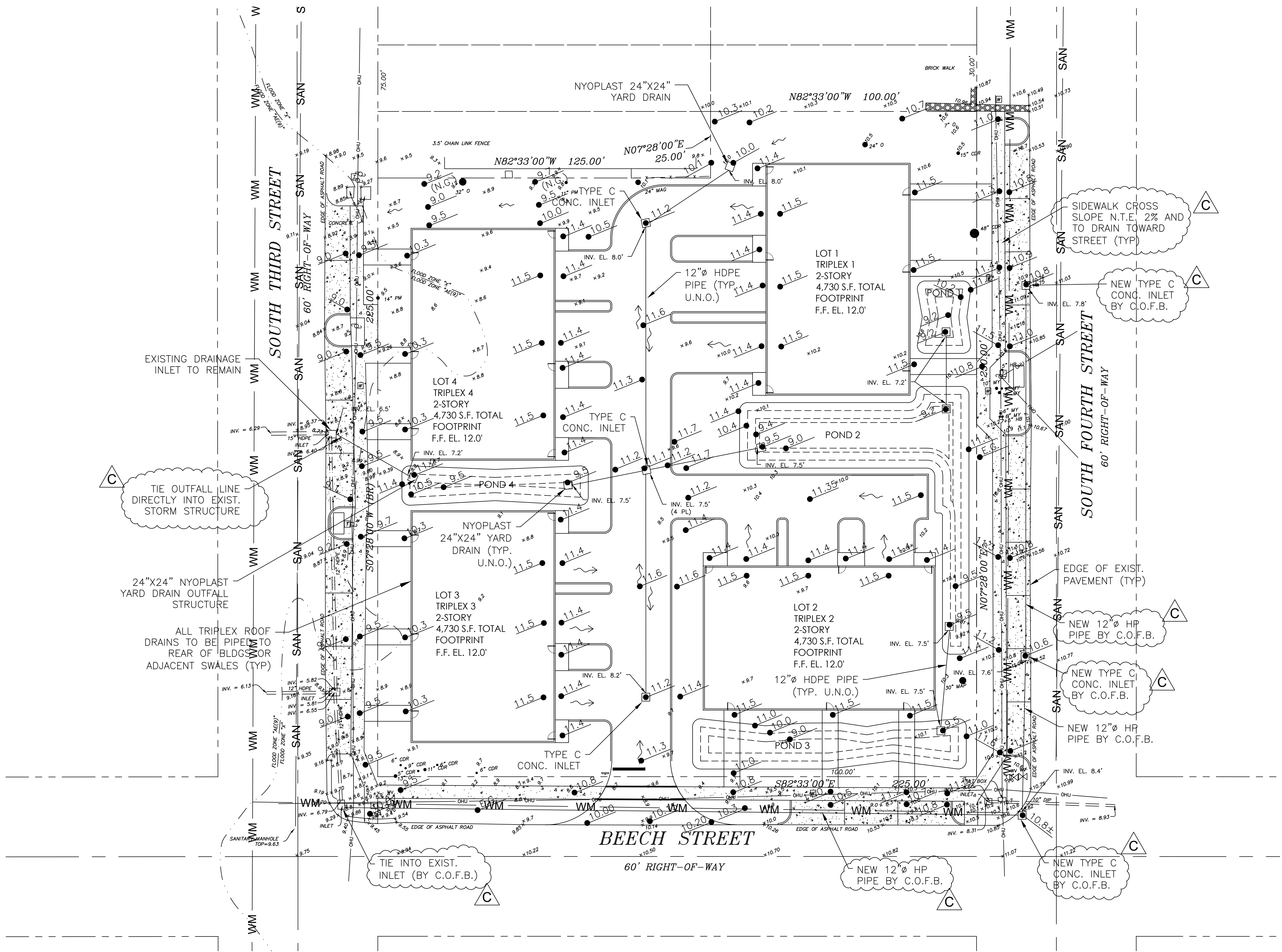
REGISTERED DESIGN PROFESSIONAL

**Asa Ray
Gillette**
III

Digitally signed by Asa Ray
Gillette III
DN: cn=Asa Ray Gillette III,
email=asa@gilletteassociates.com
Date: 2025.03.14 12:38:50 -0400

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

Date: 03/13/25
Project No. 24-10-XX
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Page 6 of 12



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GILLETTE & ASSOCIATES, INC.
31 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

3RD ST & BEECH ST. TRIPLEX DEVELOPMENT
FERNANDINA BEACH, FLORIDA

WORTHY INVESTMENTS LLC

OVERALL DRAINAGE PLAN

REGISTERED DESIGN PROFESSIONAL	Date: 03/13/25
Asa Ray Gillette III	Project No. 24-10-XX
Digitally signed by Asa Ray Gillette III DN: cn=Asa Ray Gillette III, email=asa@gilletteassociates.com, Date: 2025.03.14 12:39:03 -0400	Sheet: DR-1
ASA R. GILLETTE, P.E. FLORIDA P.E. NO. 56177	Page 7 of 12

MINIMUM CANOPY TREE PLANTING							
LOT #	LOT AREA (SF)	TREES REQ'D	NO. OF TREES REQ'D	MIN. CALIPER (DBH)	EXIST. RETAINED DBH	NO. OF EQUIV. TREES *	NO. OF TREES TO BE PLANTED
1	15,000	2 PER 1500 S.F.	20	2.5"	94"	37	0
2	12,500	2 PER 1500 S.F.	17	2.5"	30"	12	5
3	10,000	2 PER 1500 S.F.	14	2.5"	56"	22	0
4	15,625	2 PER 1500 S.F.	21	2.5"	49"	20	1

- 1) 6 FEET, IF THE DRIP LINE OF THE TREE IS LESS THAN 6 FEET FROM THE TRUNK OF THE TREE.
- 2) 6-20 FEET ENCOMPASSING THE FULL DRIP LINE OF THE TREE, IF THE DRIP LINE OF THE TREE IS BETWEEN 6 AND 20 FEET FROM THE TRUNK OF THE TREE.
- 3) 20 FEET, IF THE DRIP LINE OF THE TREE IS GREATER THAN 20 FEET FROM THE TRUNK OF THE TREE. 3" MULCH LAYER SHALL BE APPLIED TO THE REMAINING AREA BETWEEN THE TREE PROTECTION ZONE AND DRIP LINE.

2"x2"x4' WOODEN POSTS AT 8' O.C. WITH A 2"x4" TOP RAILING AND 3' WIDE TEMPORARY MESH WIRE, CHAIN-LINK, OR SIMILAR BARRIER ATTACHED TO POSTS.

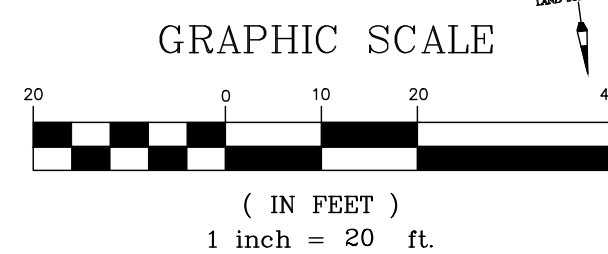
MIN. 6' UP TO 20' DRIP LINE

MIN. 3' HIGH

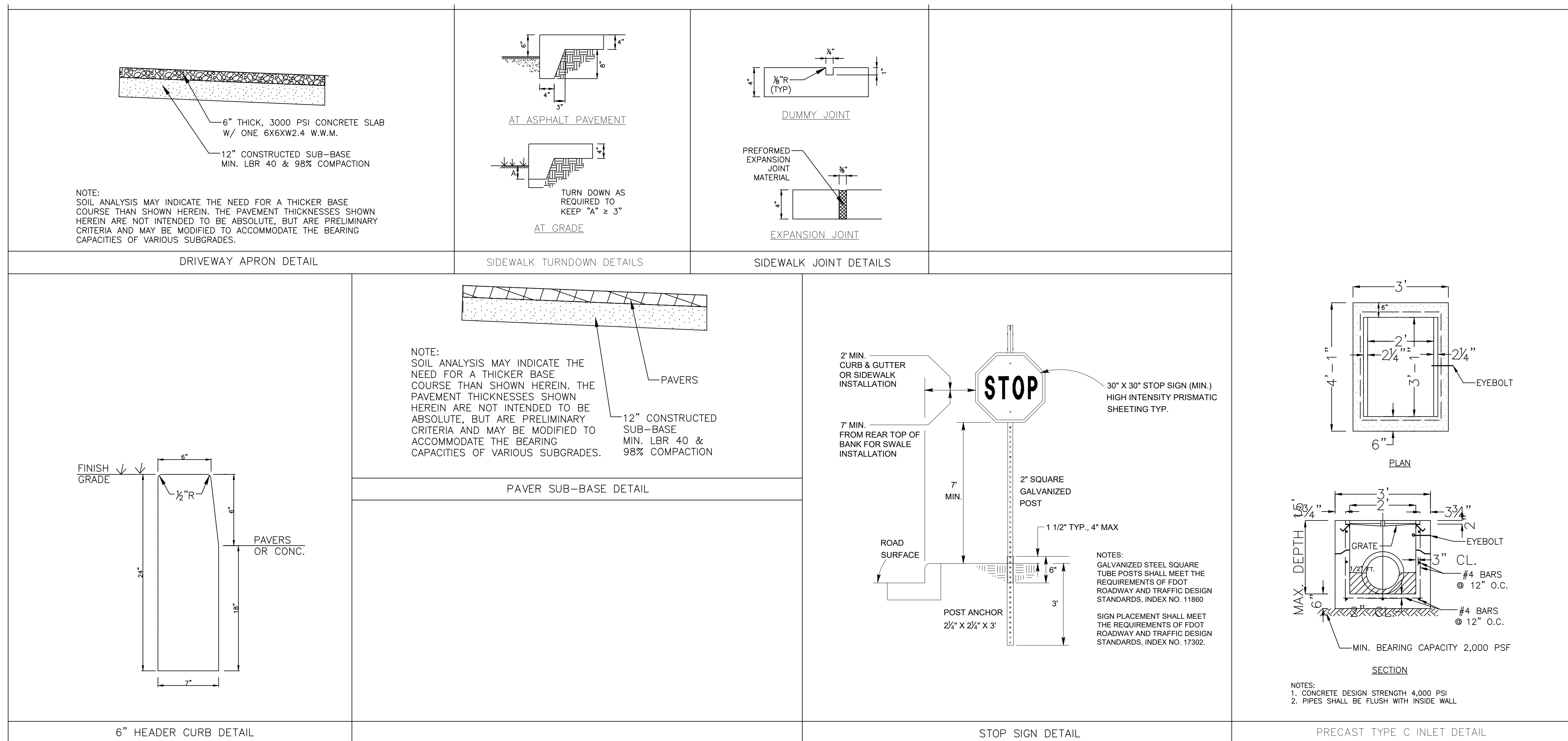
PRESERVED UNDERSTORY

NOT TO SCALE

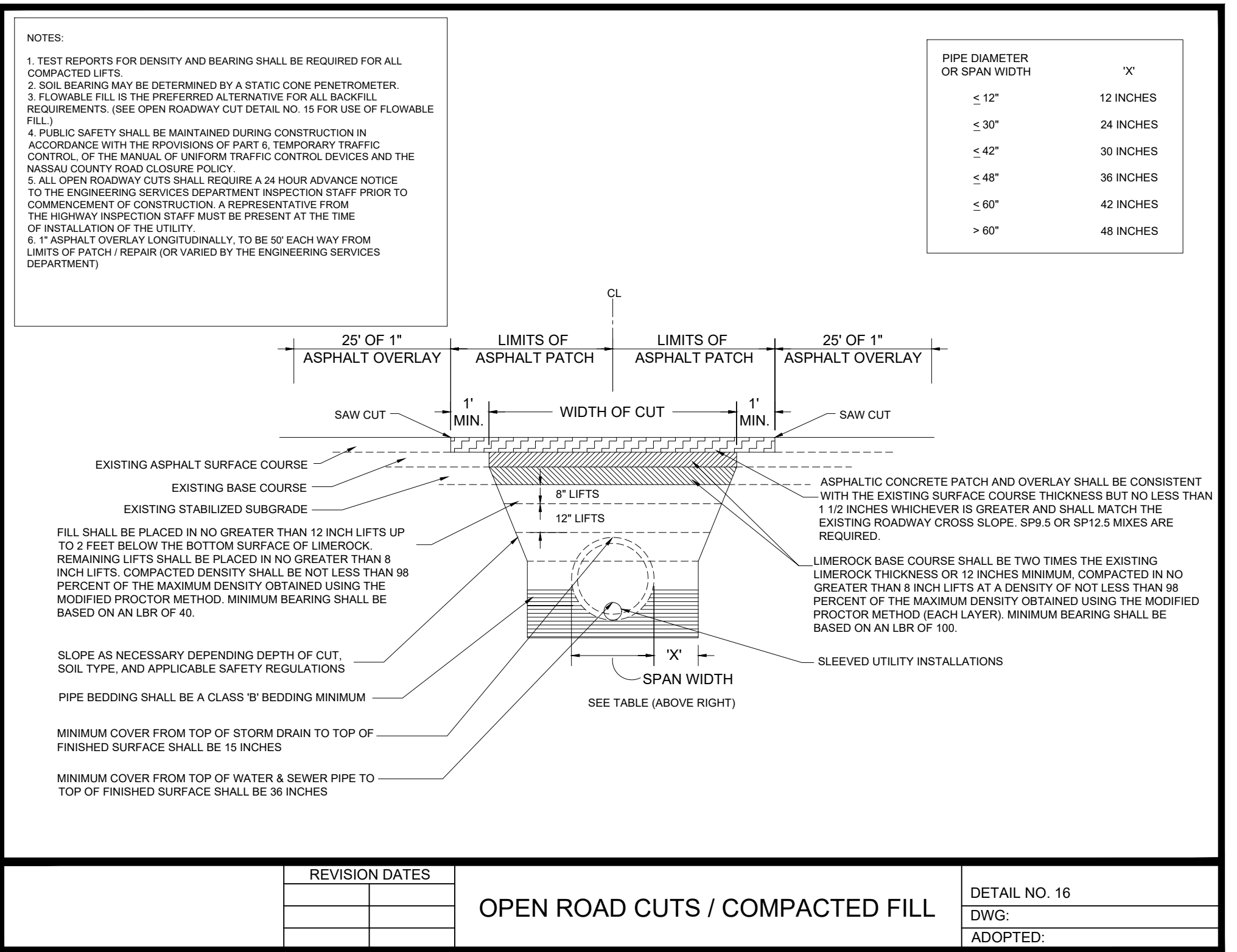
ALL DEVELOPMENT ACTIVITIES, EXCEPT THOSE SPECIFICALLY PERMITTED BY SECTION 4.05.14(F)(4) OF THE CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE, SHALL BE PROHIBITED WITHIN THE TREE PROTECTION ZONE, INCLUDING ANY CONSTRUCTION OF BUILDINGS, STRUCTURES, PAVING SURFACES, STORMWATER RETENTION OR DETENTION PONDS, AND TEMPORARY CONSTRUCTION ACTIVITIES, INCLUDING ALL DIGGING, STORAGE OF CONSTRUCTION MATERIAL, AND PARKING OF CONSTRUCTION VEHICLES.



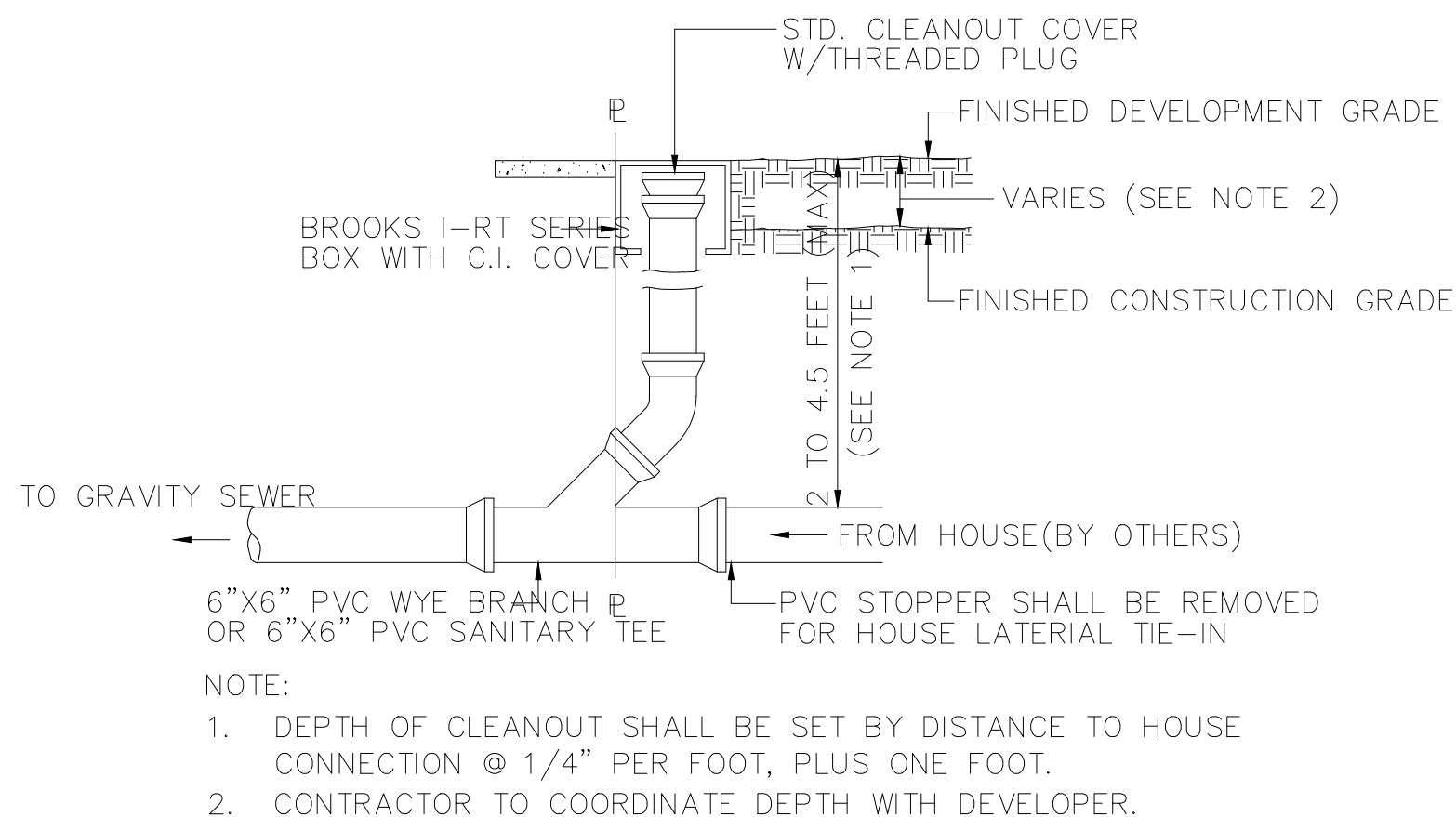
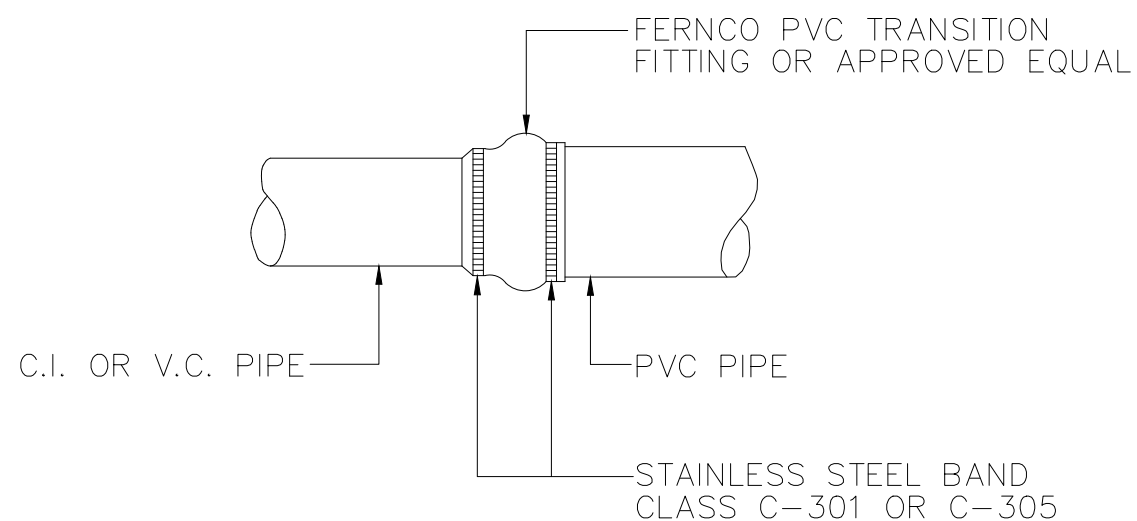
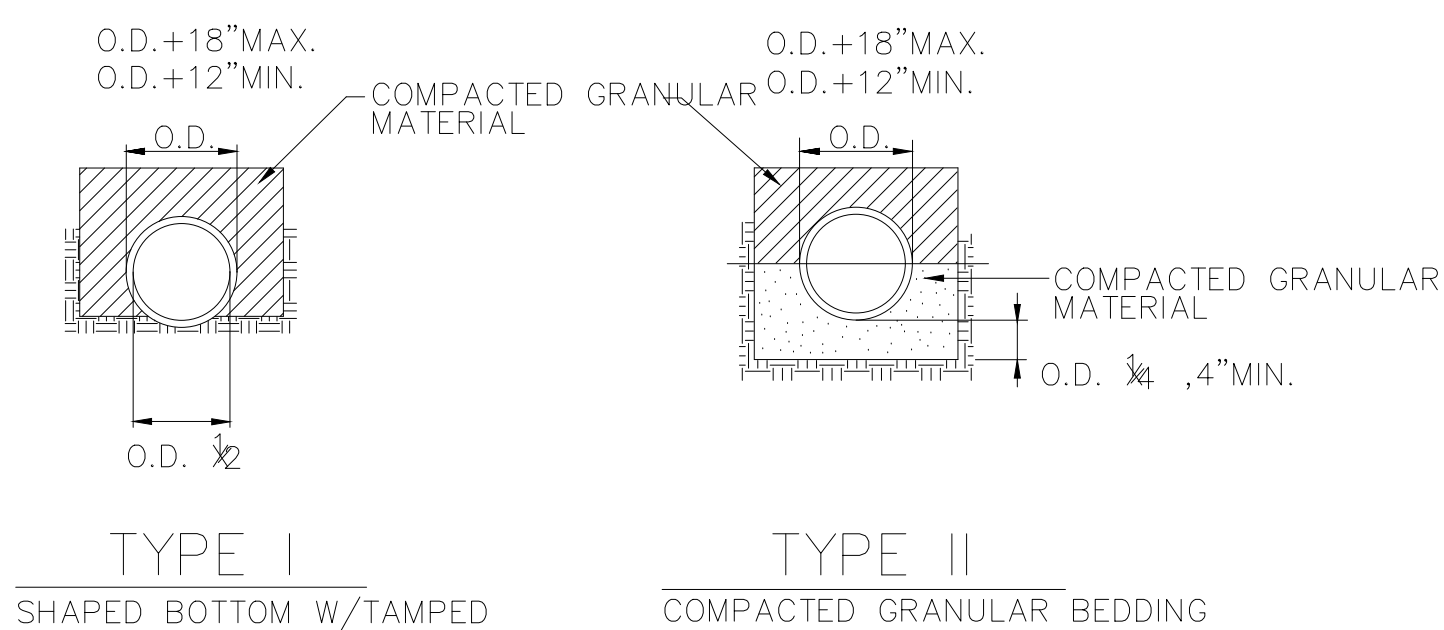
K				Scale: 1" = 20'	Gillette & Associates, Inc. 31 South 4th Street Fernandina Beach, FL 32034 Certificate of Authorization No. 9332 DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"	G & A GILLETTE & ASSOCIATES, INC. 31 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	3RD ST & BEECH ST. TRIPLEX DEVELOPMENT FERNANDINA BEACH, FLORIDA	WORTHY INVESTMENTS LLC	LANDSCAPE PLAN	REGISTERED DESIGN PROFESSIONAL Asa Ray Gillette III Officially signed by Asa Ray Gillette III On: 01/06/25 email: rasg@gilletteassociates.com Date: 2025.03.14 12:39:55 -0400 ASA R. GILLETTE, P.E. FLORIDA P.E. NO. 56177 Date: 03/13/25 Project No. 24-10-XX Sheet: LS-1 Page 8 of 12
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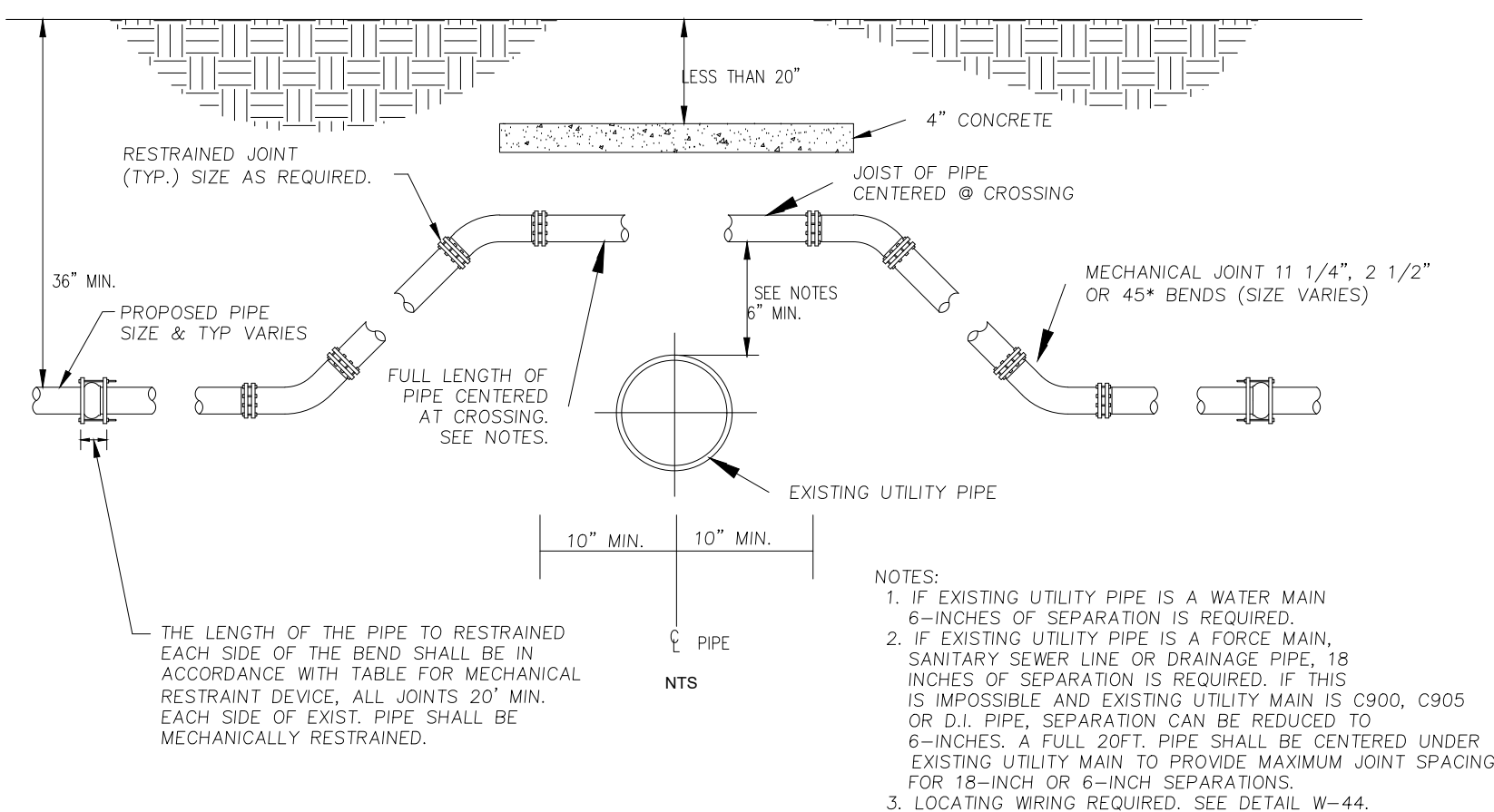
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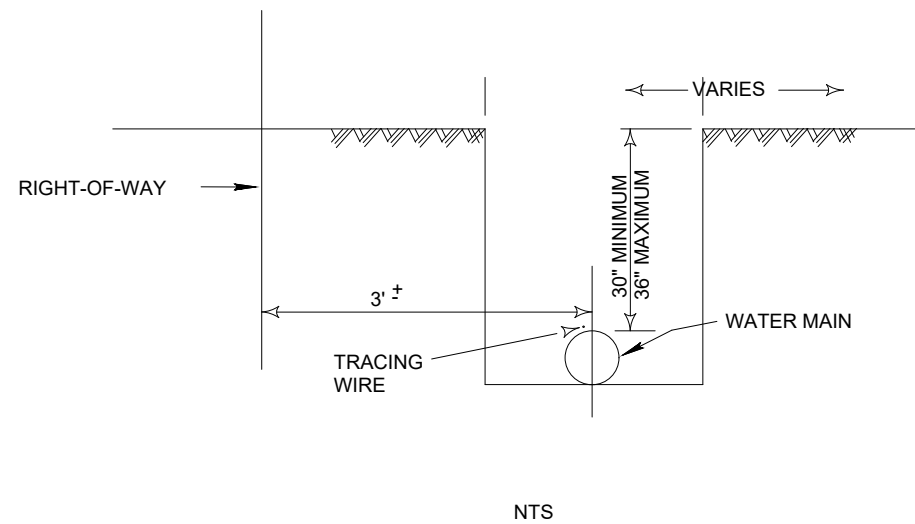
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I				Project Mgr: AG							Project No. 24-10-XX
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G				Drawn by: AG	DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE, DRAWING IS REDUCED IF LESS THAN 22" x 34"						Page 11 of 12
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BEDDING DETAILS

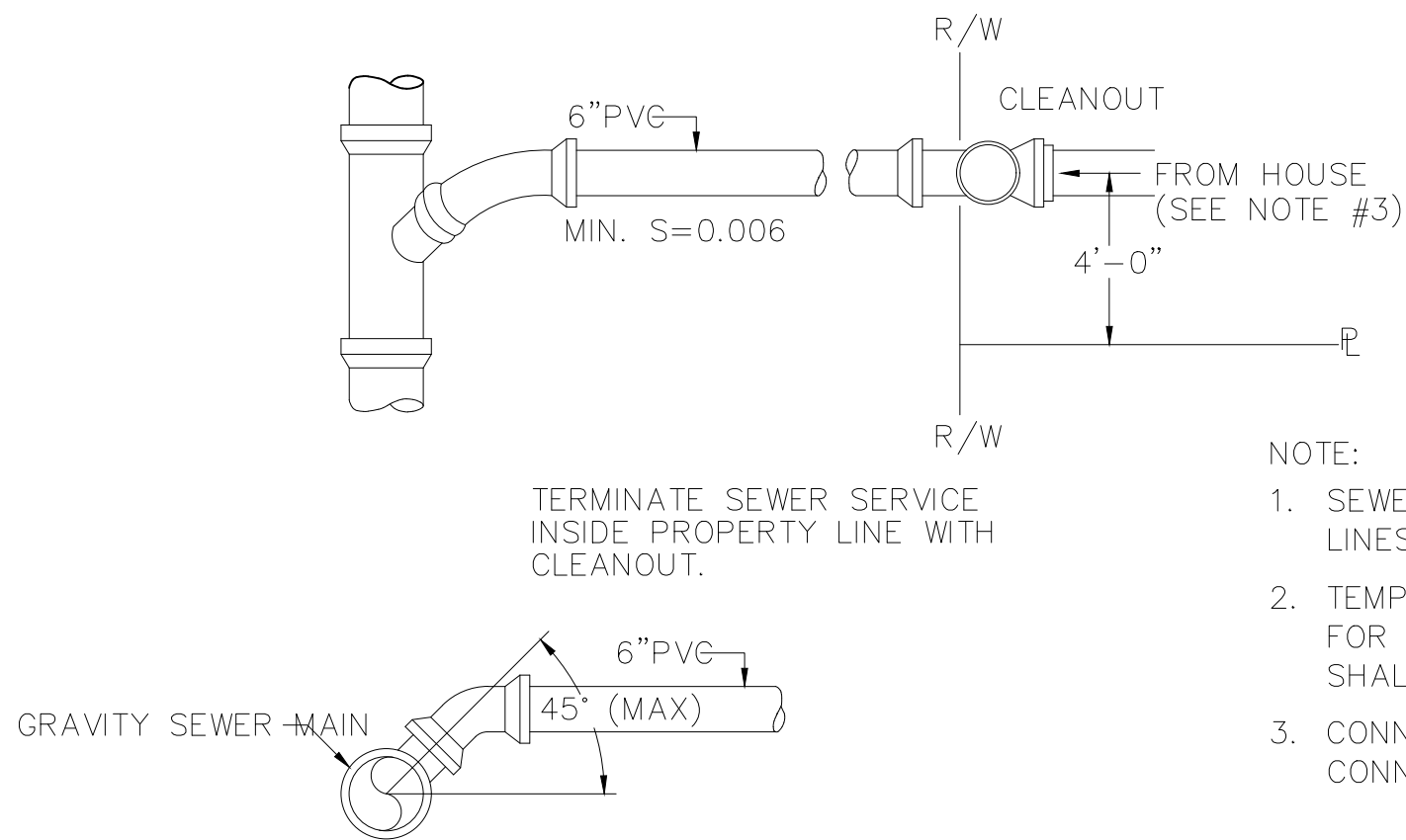


C.I./V.C. TO PVC COUPLING ADAPTER

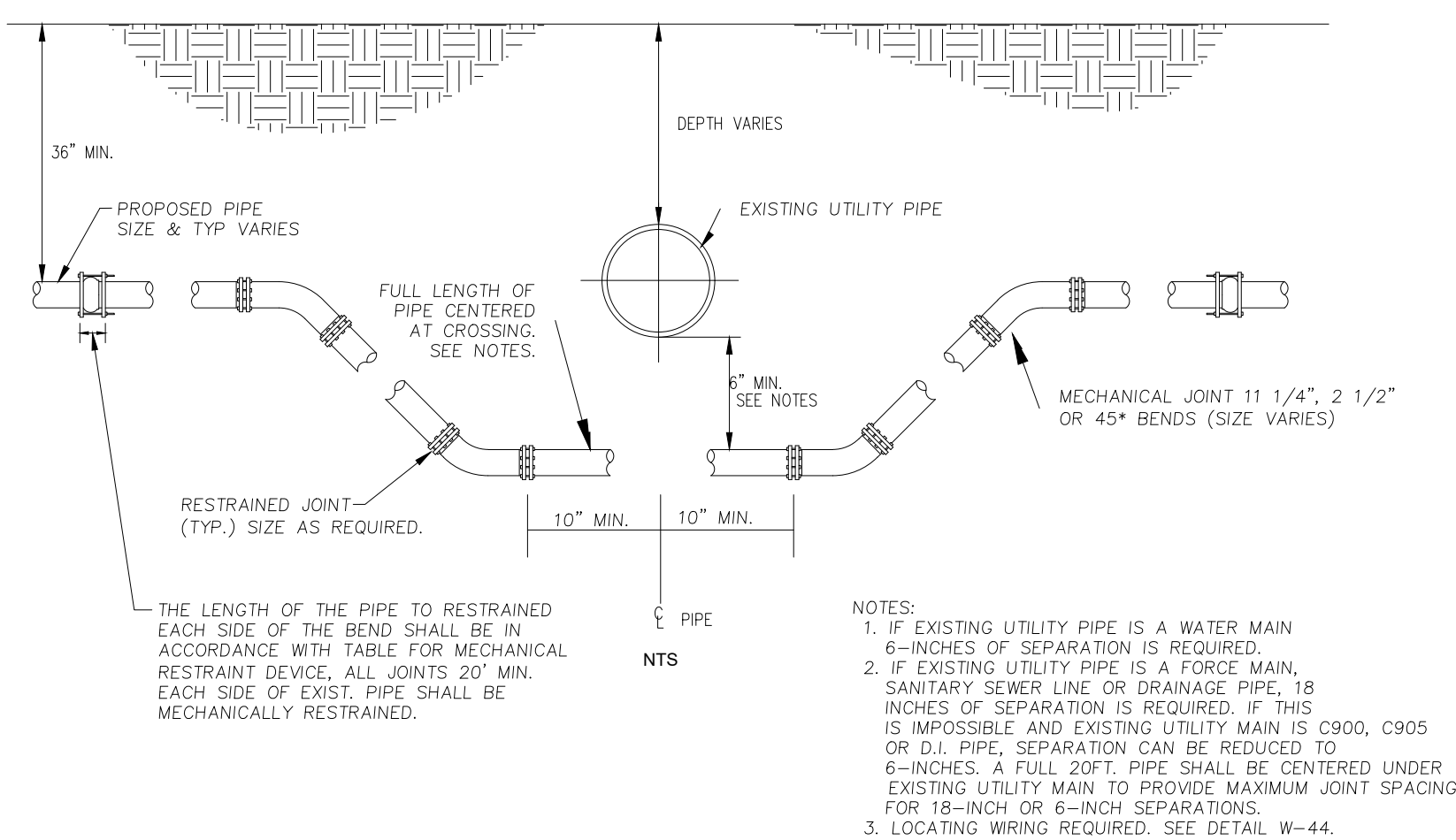


WHITE PVC DR 25 C900 PIPE FOR ALL 4", 6", 8", 10" AND 12" MAINS
#10 UF SOLID TRACING WIRE TO BE INSTALLED ON TOP OF MAIN TAPED EVERY TEN FEET
PIPE LETTERING TO BE AT TOP OF PIPE WITH EDGE OF JOINT LINE VISIBLE AT BELL

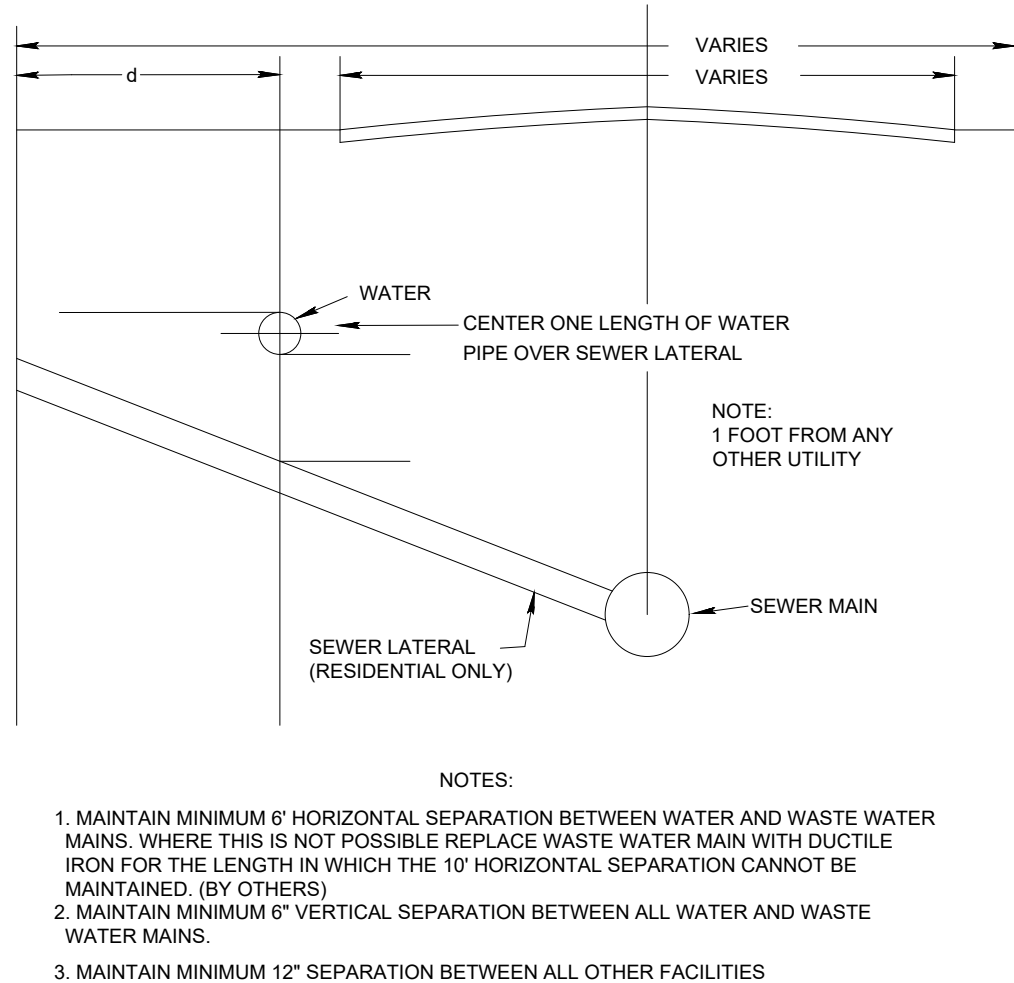
CLEANOUT



UTILITY CONFLICT DETAIL "A"

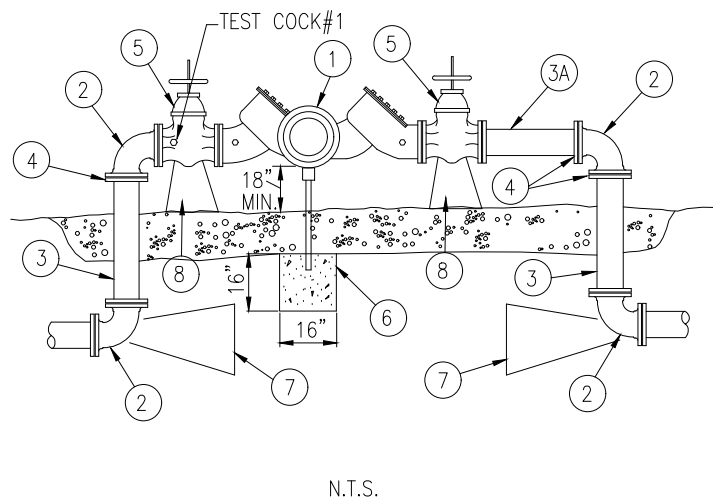


TRENCH DETAILS



TYPICAL SEWER SERVICE

M A T E R I A L S		
ITEM	QUANT.	D E S C R I P T I O N
1	2.5-10"	VALVE, DOUBLE CHECK OR REDUCED PRESSURE
2	4.5-10"	BEND - 90° F-F
3	2	D.I.P. (48" LONG) F-PE
3A	1	D.I.P. (24" LONG) F-PE (OPT.X)
4	3	2.5-10" FLANGE, D.I.P.
5	2.5-10"	VALVE, GATE, D.I., F-F, OS+Y (RESILIENT SEAT)
6	1	2" IRON PIPE/CONCRETE FOUNDATION
7	2	THRUST BLOCK
8	2	SUPPORT BLOCKING UNDER VESSES (6" AND LARGER SIZES)



UTILITY CONFLICT DETAIL "B"

CLEARANCES BETWEEN WATER AND SEWER MAINS

BACKFLOW PREVENTER

J				Scale: NONE	Gillette & Associates, Inc. 31 South 4th Street Fernandina Beach, FL 32034	 GILLETTE & ASSOCIATES, INC. 31 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	3RD ST & BEECH ST. TRIPLEX DEVELOPMENT	WORTHY INVESTMENTS LLC	WATER & SEWER DETAILS	REGISTERED DESIGN PROFESSIONAL  Asa Ray Gillette Digitally signed by Asa Ray Gillette III, DN: cn=Asa Ray Gillette III, email=asa@gilletteassociates.com Date: 2020.03.14 12:40:13 -0400 ASA R. GILLETTE, P.E. FLORIDA P.E. NO. 56177	Date: 03/13/25
I				Project Mgr: AG							
H				Designed by: AG	Certificate of Authorization No. 9332						Sheet: DT-3
G				Drawn by: AG	DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE, DRAWING IS REDUCED IF LESS THAN 22" x 34"						Page 12 of 12
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A	Rev. By	Date	Revision								



March 19, 2025

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

Sent Via Email to Project Team

Applicant Name: (Agent Asa Gillette)

Project Description: 3rd & Beech St. 4 Triplexes

Location: 3rd & Beech St

PIN(s): 00-00-31-1800-0012-0050; 00-00-31-1800-0012-0100; 00-00-31-1800-0012-0150; 00-00-31-1800-0012-0190; 00-00-31-1800-0012-0210

TRC Case Number: TRC 2025-0001

Mr. Gillette,

The City of Fernandina Beach received your request for 2nd site plan review on Friday 14th, 2025. A complete application was determined on Friday 14th, 2025. All submitted documents provided were routed to the Technical Review Committee (TRC). The comments attached are provided as part of this site plan review and 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. The site plan is scheduled for the formal TRC public meeting on Thursday, March 27, 2025 at 10 a.m. located at City Hall Commission Chambers, 204 Ash Street.

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

Sincerely,

Margaret Pearson on behalf of

Kelly N. Gibson, AICP
TRC Coordinator



REVIEW COMMENTS:

PLANNING

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

OR

☒ All previous comments have been addressed and the Department of Planning & Conservation approves issuance of a local development order with contingency of finalizing the school reservation letter.

Name of Reviewer: Planning Staff

Today's Date: Wednesday, March 19, 2025

BUILDING

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

OR

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

Name of Reviewer: First Last

Today's Date: Select Date

UTILITIES, STORMWATER, & STREETS

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

- We do not have 1" watermain taps; it needs to be 1 ½" tap.

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, March 18, 2025

CODE ENFORCEMENT



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

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:

OR

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

Name of Reviewer: Jason Higginbotham

Today's Date: Wednesday, March 19, 2025



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

SITE DRAINAGE EVALUATION

**3rd & Beech Triplex Condominiums
Fernandina Beach, Florida**

BY

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

Issue Date: January 6, 2025

**Asa Ray
Gillette
III**

Digitally signed by Asa Ray Gillette
III:
DN: cn=Asa Ray Gillette III, c=US,
email=asa@gilletteassociates.com
Reason: I agree to the terms
defined by the placement of my
signature on this document
Date: 2025.01.06 12:46:56 -05'00'

EXISTING CONDITIONS

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

PROPOSED CONDITIONS

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

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

DRAINAGE ANALYSIS

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

- Top of Pond Elevation: 11.4-ft
- Design High Water Elevation: 10.9-ft
- Weir Elevation: 11.3-ft
- Recovery time 68 hours

TREATMENT VOLUME CALCULATIONS

Beech Street Triplex Development Post Developed

Basin Calculations

Basin 1

Composite Cn

Total Drainage Area = 46864 ft²
Impervious Area = 31592 ft²
Pond Area = 6206 ft²

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

Composite Cn = 87.0

Time of Concentration, Tc

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

Tc = 12 min.

Dry Pond Information

El. (ft.)		Area ft ²	Volume ft ³
11.40	TOB	6206	8174
11.20	weir	5715	6982
10.40		3752	3195
9.40		1671	484
9.00		747	0

Treatment Volume Required, TVR (on-line retention)

TVR = 1" * (1/12")*Total Drainage Area = 3905 ft³
or
TVR = 1.75" * (1/12")*Total Impervious Drainage Area = 4607 ft³

Treatment Volume Provided, TVP

TVR = 4607 ft³
TVP = Vol @ Weir = 6982 ft³ OK

MODRET ANALYSIS
10-YEAR, 24-HOUR STORM EVENT

MODRET

HYDROGRAPH DATA INPUT - SCS UNIT METHOD

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

Contributing Basin Area

1.08 ac.

SCS Curve Number

76.40

Time of Concentration

13.00 min.

Rainfall Depth

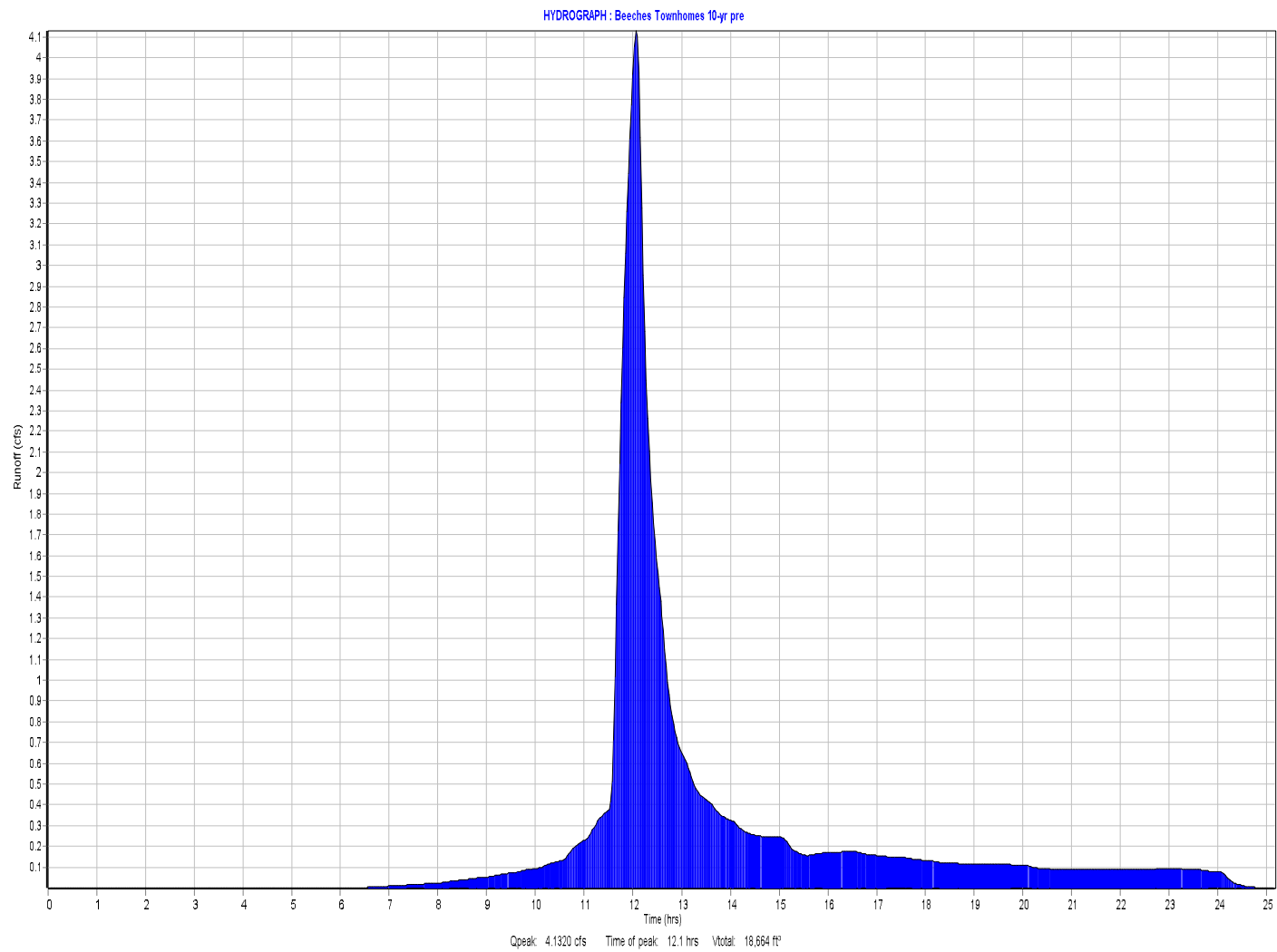
7.50 in.

Shape Factor

323

Percent DCIA

0.00 %



MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

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

Pond Bottom Area	1,671.00 ft ²
Pond Volume between Bottom & DHWL	8,174.00 ft ³
Pond Length to Width Ratio (L/W)	2.50
Elevation of Effective Aquifer Base	-30.50 ft
Elevation of Seasonal High Groundwater Table	7.00 ft
Elevation of Starting Water Level	9.00 ft
Elevation of Pond Bottom	9.00 ft
Is there overflow ?	Y
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.22
Unsaturated Vertical Hydraulic Conductivity	25.80 ft/d
Factor of Safety	2.00
Saturated Horizontal Hydraulic Conductivity	11.32 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.18
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00
Time Increment During Storm Event	1.00 hrs
Time Increment After Storm Event	12.00 hrs
Total Number of Increments After Storm Event	6.00

Runoff Hydrograph File Name: SCS-10yr.SCS

Time of Peak Runoff: 12.03 hrs

Rate of Peak Runoff: 6.02 cfs

Hydraulic Control Features:

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

MODRET

ELEVATION VS OVERFLOW RELATIONSHIP

PROJECT NAME : Beeches Townhomes 10yr Treatment
Structure Type: SHARP CRESTED

Crest Elevation	11.20 ft
Crest Length	6.00 ft
Coefficient of Discharge	3.31
Weir Flow Exponent	1.50
Number of Contractions	0.00
Design High Water Level Elevation	11.40 ft

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Beeches Townhomes 10yr Treatment

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft ³)
00.00 - 0.03	7.000	0.000 *		
			0.00000	
0.03	7.000	0.23136		
			0.19948	
1.05	9.250	0.16760		0.00
			0.13572	
2.07	9.250	0.12118		0.00
			0.10664	
3.09	9.250	0.09926		0.00
			0.09188	
4.11	9.250	0.08834		0.00
			0.08481	
5.13	9.250	0.08276		0.00
			0.08071	
6.15	9.250	0.08049		0.00
			0.08027	
7.17	9.250	0.08049		0.00
			0.08071	
8.19	9.250	0.08298		0.00
			0.08526	
9.21	9.250	0.08937		0.00
			0.09348	
10.23	9.378	0.10484		0.00
			0.11621	
11.25	9.696	0.19129		0.00
			0.26637	
12.27	11.364	0.23701		4,806.40
			0.20765	
13.29	11.312	0.19220		7,558.30

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Beeches Townhomes 10yr Treatment

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft ³)
			0.17675	
14.31	11.256	0.16783		8,534.50
			0.15892	
15.33	11.233	0.15371		8,984.90
			0.14850	
16.35	11.218	0.14487		9,167.90
			0.14124	
17.37	11.215	0.13836		9,306.40
			0.13548	
18.39	11.208	0.13305		9,374.10
			0.13061	
19.41	11.202	0.12830		9,391.20
			0.12600	
20.43	11.193	0.12336		9,391.20
			0.12072	
21.45	11.169	0.11872		9,391.20
			0.11672	
22.47	11.150	0.11527		9,391.20
			0.11382	
23.49	11.136	0.11067		9,391.20
			0.10752	
24.51	11.088	0.10418		9,391.20
			0.06488	
36.51	10.351	0.05508		9,391.20
			0.04528	
48.51	9.837	0.03954		9,391.20
			0.03379	
60.51	9.453	0.03004		9,391.20

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Beeches Townhomes 10yr Treatment

[illegible]

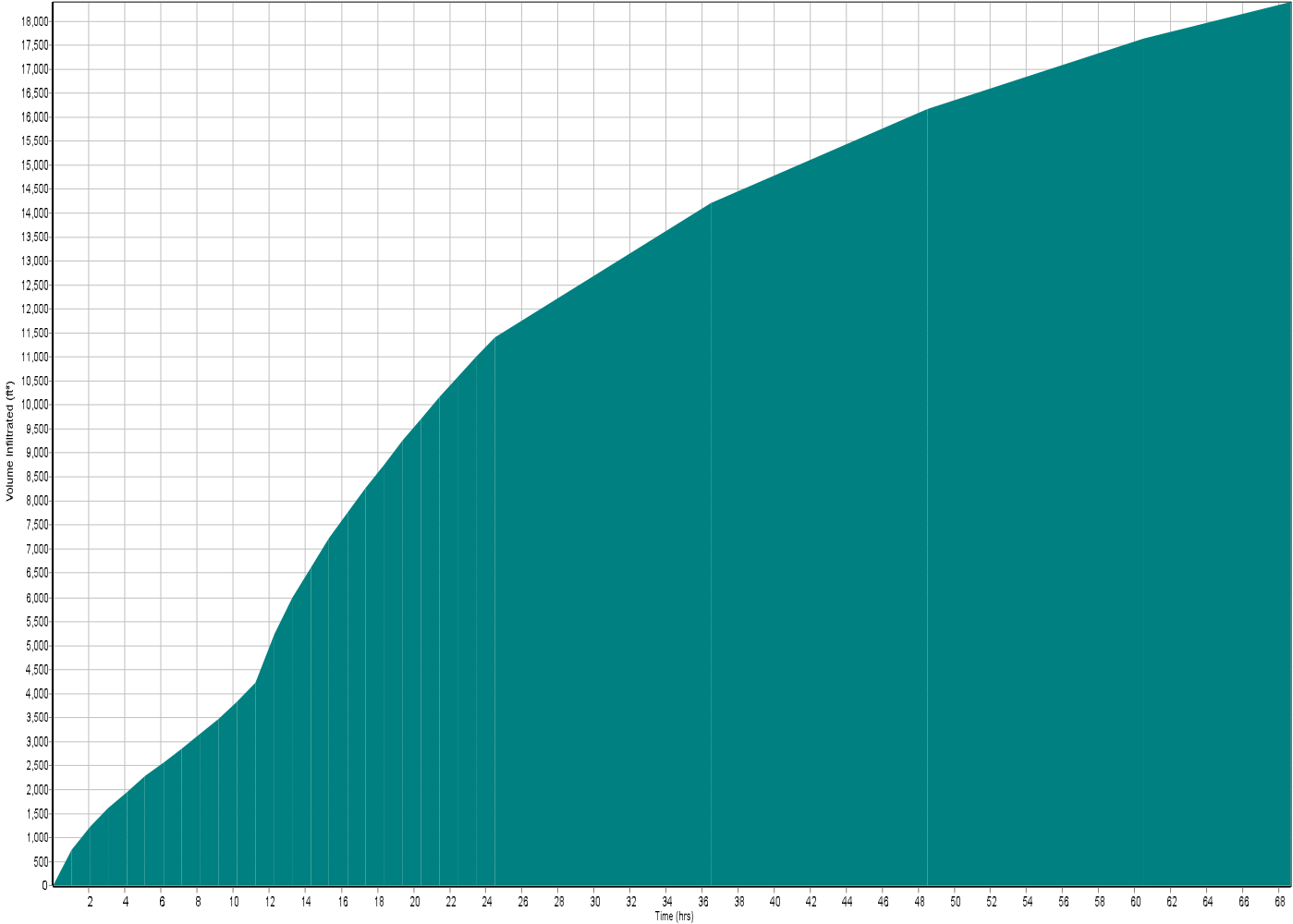
Maximum Water Elevation: 11.364 feet @ 12.27 hours

Recovery @ 68.655 hours

* Time increment when there is no runoff

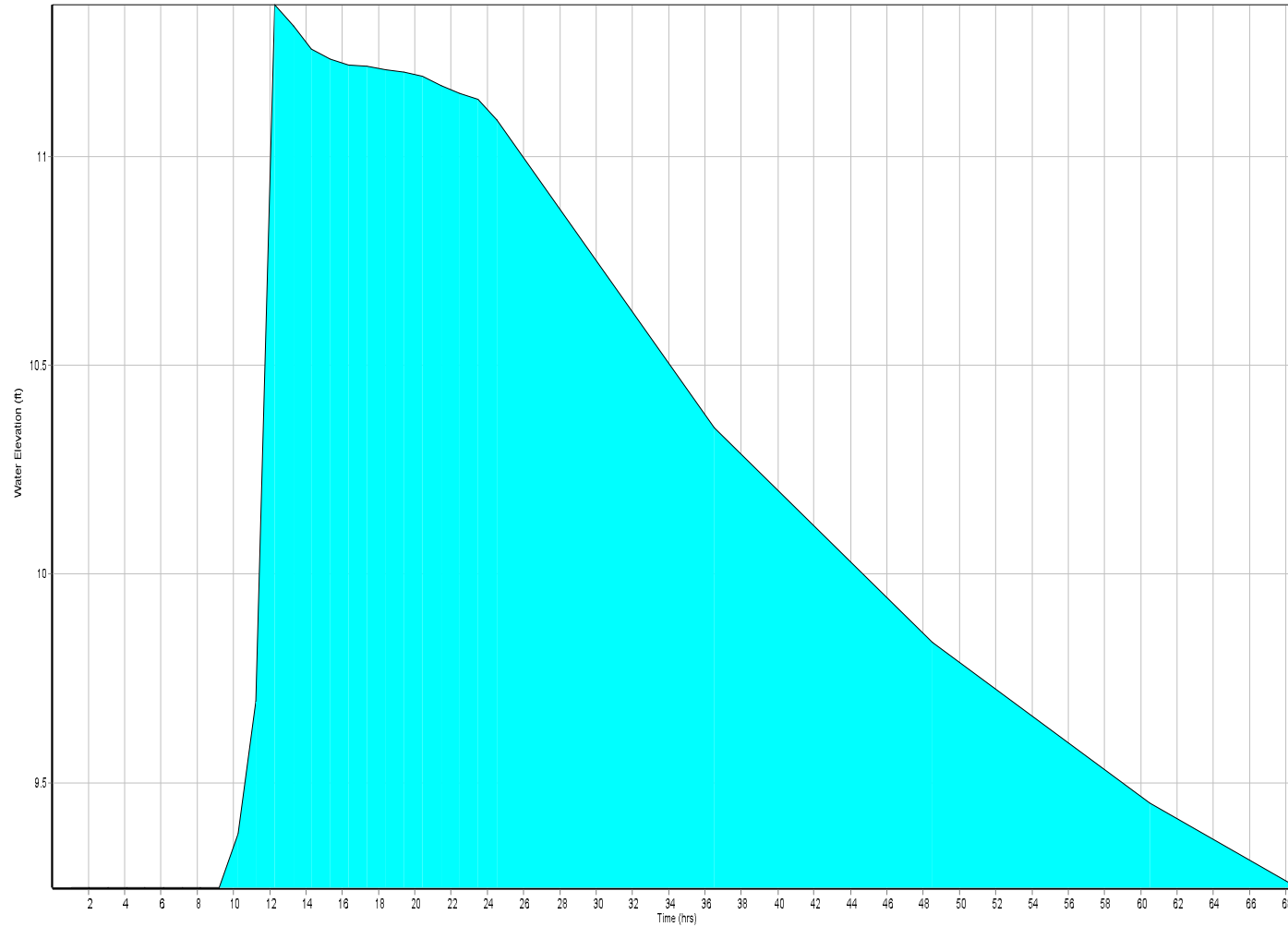
Maximum Infiltration Rate: 6.054 ft/day

INFILTRATION : BEECHES TOWNHOMES 10YR TREATMENT



Total Volume Infiltrated = 18,393 ft³

INFILTRATION : BEECHES TOWNHOMES 10YR TREATMENT



Max Water Elevation = 11.36 ft

GEOTECHNICAL REPORT



OF JAX, INC.

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

FOR

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

MR. ASA GILLETTE. P.E.

JULY 11, 2022

PREPARED BY

AGES of JAX, Inc.

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



July 11, 2022

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

Attn: Mr. Asa Gillette, P.E.

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

Dear Mr. Gillette:

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

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

Very truly yours,

AGES of JAX, INC.

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



TRW/trw/J20498.wpd

Attachments
Email Distribution: Addressee (1)

AGES of JAX, Inc.

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

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DATA ATTACHMENTS

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

REPORT ATTACHMENTS

1.0 PROJECT BACKGROUND INFORMATION

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

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

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

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

2.0 GEOTECHNICAL FIELD EXPLORATION

2.1 Purpose of Exploration

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

2.2 Subsurface Testing

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

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

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

2.3 Laboratory Testing

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

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

3.0 GEOTECHNICAL FINDINGS

3.1 Site Conditions

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

3.2 Subsurface Conditions

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

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

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

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

3.3 Storm-water Management Facility Test Results

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

4.0 PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION

4.1 Basis of Evaluation & Recommendations

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

4.2 Foundation System Evaluation

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

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

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

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

5.0 PRELIMINARY FOUNDATION DESIGN & SITE PREPARATION RECOMMENDATIONS

5.1 Foundation Design Recommendations

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

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

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

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

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

5.2 Site Preparation Recommendations

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

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

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

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

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

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

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

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

6.0 PRELIMINARY GUIDELINE PAVEMENT DESIGN AND CONSTRUCTION RECOMMENDATIONS

6.1 General

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

6.2 Guideline Pavement Design Recommendations

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

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

6.3 Guideline Pavement Construction Recommendations

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

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

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

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

6.4 Permanent Groundwater Control Measures

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

7.0 QUALITY CONTROL TESTING GUIDELINES

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

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

8.0 CONSTRUCTION PLANS & SPECIFICATIONS REVIEW

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

DATA ATTACHMENTS

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



REFERENCE:

Google.com



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

SITE LOCATION MAP

Beech Street Townhomes
Fernandina Beach, Florida

DRAWN: JLK

DATE: 06/13/22

SCALE:

CHECKED: TRW

JOB NO: J20496

NTS



LEGEND:

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

REFERENCE:

Site Plan Prepared by Client, Undated.

NOTES:

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



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

FIELD EXPLORATION PLAN

Beech Street Townhomes
Fernandina Beach, Florida

DRAWN: JLK

DATE: 06/13/22

SCALE:

CHECKED: TRW

JOB NO: J20496

1"=60'

KEY TO SOIL CLASSIFICATION

CORRELATION OF N-VALUE WITH RELATIVE DENSITY & CONSISTENCY

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

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

PARTICLE SIZE IDENTIFICATION (UNIFIED SOIL CLASSIFICATION SYSTEM)

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

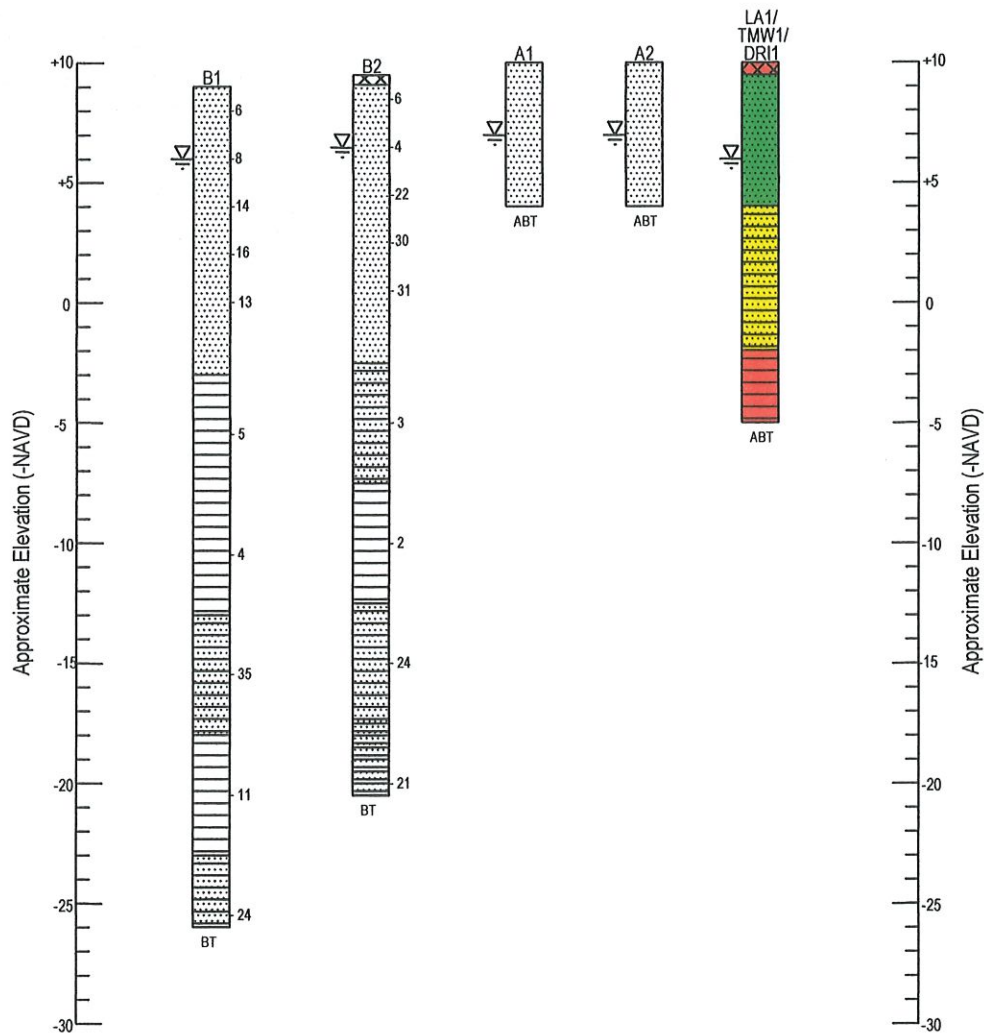
MODIFIERS

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

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

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

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



FILL/BACKFILL CLASSIFICATION

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

LEGEND & SYMBOLS (USCS/AASHTO CLASSIFICATION)

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



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

GENERALIZED SUBSURFACE PROFILE

Beech Street Townhomes
Fernandina Beach, Florida

DRAWN: JLW

DATE: 06/14/22

SCALE:

CHECKED: TRW

JOB NO: J20496

1"=8'



TEST BORING RECORD

JOB NO J20496

BORING NO B1

Sheet 1 of 2

Boring Begun 06/10/22

Boring Completed 06/10/22

Driller NW, AW & KW

Soil Inspected By T. Wheeler

Project Beech Street Townhomes

Boring Location (See Field Exploration Plan)

Ground Elevation EL.+9.0' Datum NAVD

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

Lat/Long N 30.66920°, W81.96294°

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

REMARKS:

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

J20496 B1a



TEST BORING RECORD

Project Beech Street Townhomes
 Boring Location (See Field Exploration Plan)
 Ground Elevation EL.+9.0' Datum NAVD
 Groundwater Depth 3.0' Time: Drilling Date: 06/10/22
 Lat/Long N 30.66920°, W81.96294°

JOB NO J20496
 BORING NO B1
 Sheet 2 of 2
 Boring Begun 06/10/22
 Boring Completed 06/10/22
 Driller NW, AW & KW
 Soil Inspected By T. Wheeler

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

REMARKS:

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



TEST BORING RECORD

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

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

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

REMARKS:

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



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

Date Performed: 6/10/22

Performed By: NW & JW

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

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

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

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

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



SUMMARY OF LABORATORY TEST DATA

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

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

Tested By : D. Middleton

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

-- - Not Tested

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

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

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

4- Organic Content conducted in general accordance with ASTM D2974

J20496 lab1.qpw



DOUBLE RING INFILTRATION TEST RESULTS

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

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

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

INFILTRATION RATE VS TIME

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

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

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

TEMPORARY WELL COMPLETION LOG

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

CONSTRUCTION DATA

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

WELL MATERIAL:

CASING DIAMETER (INS):

INTERVAL (FT BGS):

BOREHOLE DIA. (INS):

SLOT SIZE (INS):

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

MATERIAL TYPE:

INTERVAL (FT BGS):

LENGTH (FT):

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

HYDROGEOLOGIC DATA

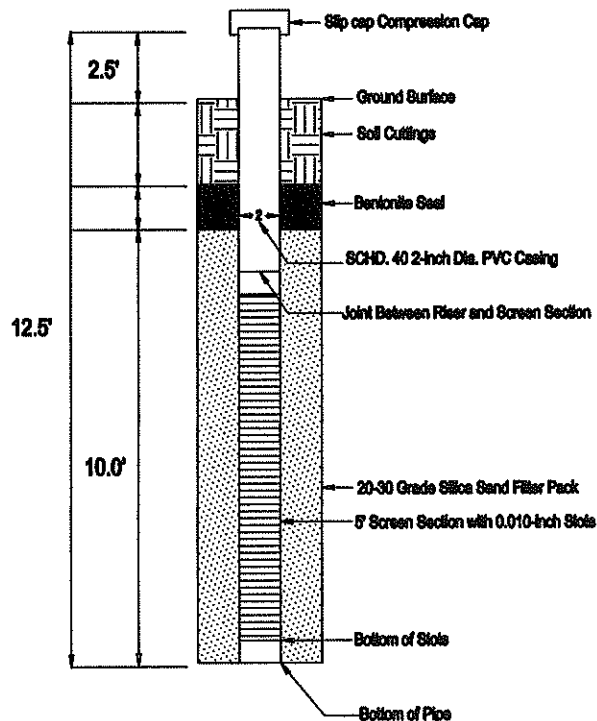
COMPLETION FORMATION: NA
SPECIFIC CAPACITY: NA
TRANSMISSIVITY: NA
STORAGE COEFFICIENT/SPECIFIC YIELD: NA
DEPTH TO WATER (FT): NA
DATE/TIME: NA

COMMENTS

ELEVATION DATA

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

WELL DIAGRAM



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

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



INSITU RISING HEAD HYDRAULIC CONDUCTIVITY TEST

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

Governing Equation (NAVFAC)

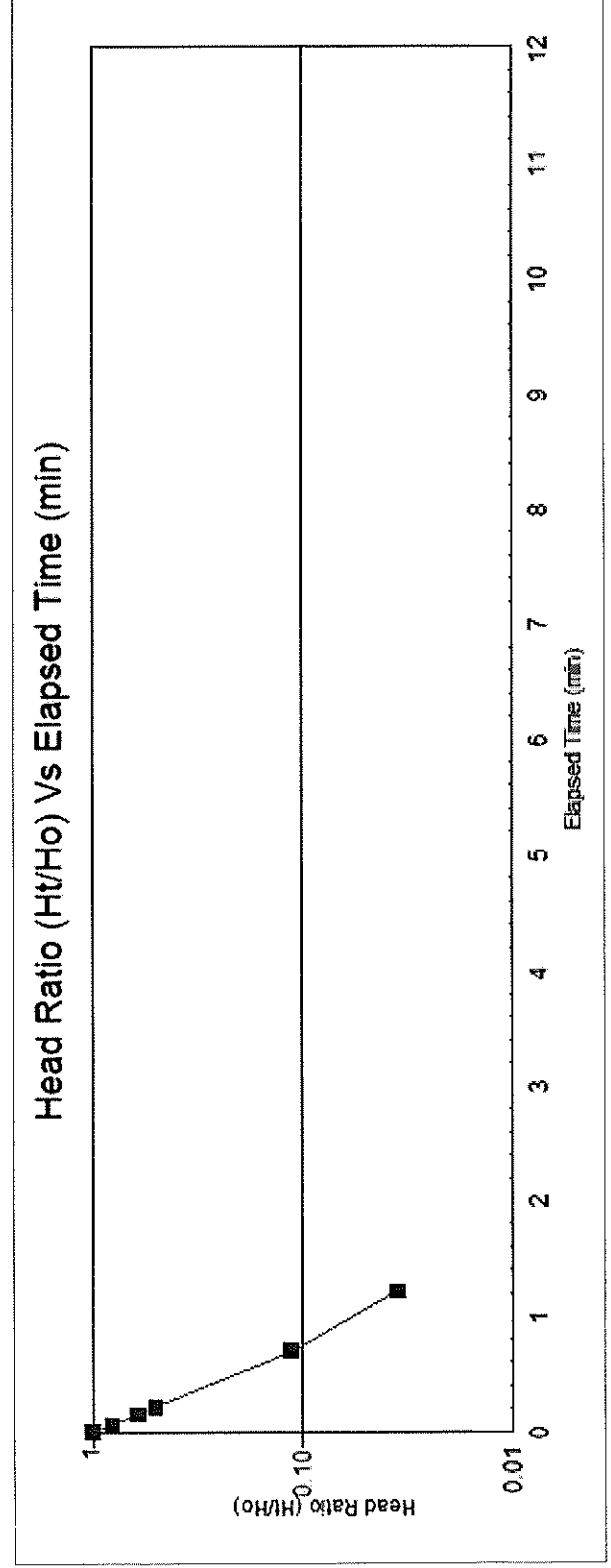
$$Khsat = \frac{r^2}{2L} \ln(L/R) [\ln(H1/H2)/(t2-t1)]$$

Date Performed 06/17/22

Performed by D. Anderson

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

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





OF JAX, INC.

INSITU FALLING HEAD HYDRAULIC CONDUCTIVITY TEST

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

Governing Equation (NAVFAC)

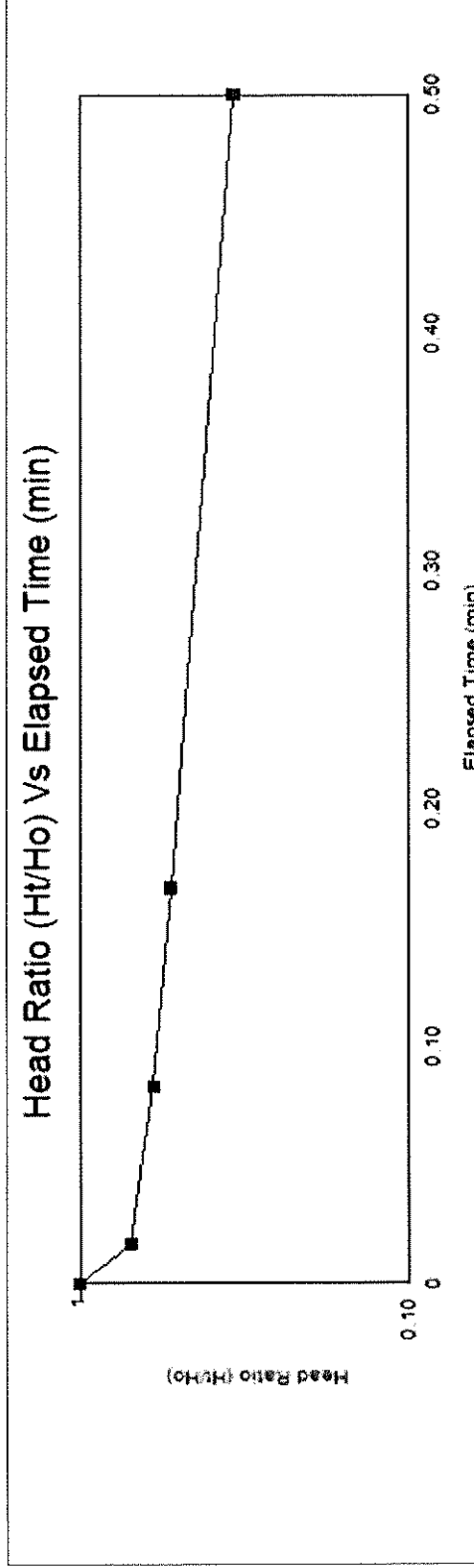
$$K = \frac{r^2}{2L} \ln(L/R) \left[\ln(H_1/H_2) / (t_2 - t_1) \right]$$

Date Performed 06/17/22

Performed by D Anderson

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

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



FIELD EXPLORATION PROCEDURES

Penetration Borings

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

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

Auger Borings

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

LABORATORY TEST PROCEDURES

Natural Moisture Content

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

Fines Content

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



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

AGENT AUTHORIZATION

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

Property Id Number(s): 00-00-31-1800-0012-0150; 0-00-311800-0012-0100

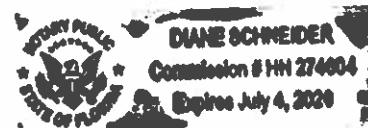
Location: 125 South 4th Street, Fernandina Beach

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

STATE OF FLORIDA
COUNTY OF NASSAU

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

Who is personally known to me ☒ or has produced identification



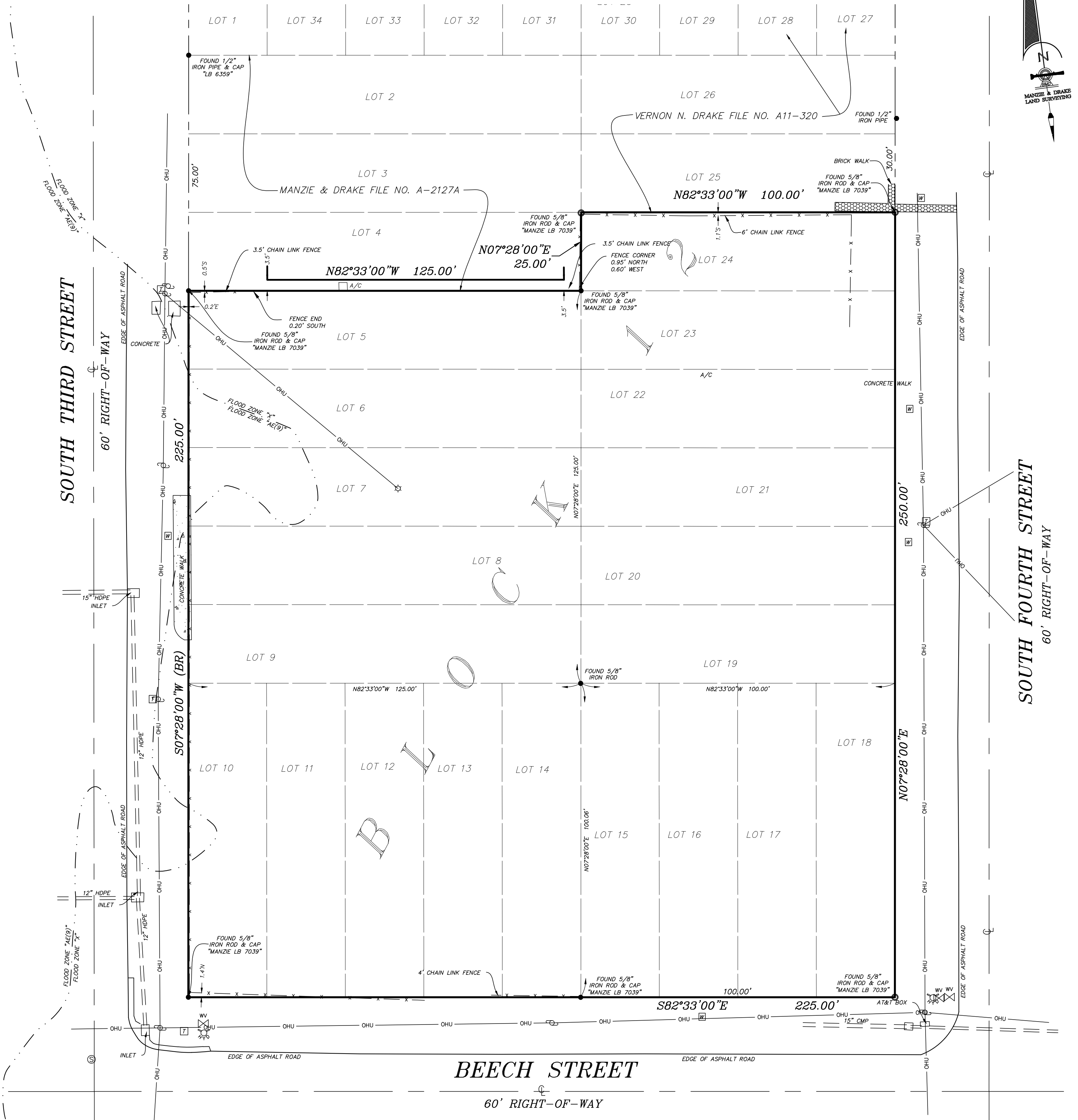
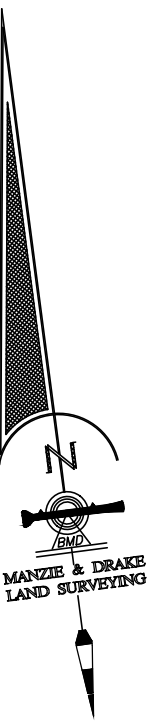
Diane Schneider Diane Schneider
Notary Public: Signature Printed Name

My Commission Expires: 7/4/2026

MAP OF BOUNDARY SURVEY LOTS 5 THROUGH 24, BLOCK 12, FERNANDINA BEACH, FLORIDA

AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

CERTIFIED TO:
RON FLICK



NOTE:
INTERNAL LOT DIMENSIONS:
LOTS 5-9, 19-24 ARE 25' X 125'
LOTS 10-18 ARE 25' X 100'

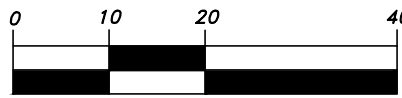
SURVEY NOTES:

- Unless it bears the original signature and the original raised seal of a Florida licensed Surveyor and Mapper or Validated Digital Signature by a Florida licensed Surveyor and Mapper, this map/report is for informational purposes only and is not valid.
- The "Legal Description" hereon is in accord with the description provided by the client
- Underground Improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Bearings shown hereon are based on as assumed bearing of S07°28'00"W. The bearing reference line is indicated as thus (BR).
- The property shown hereon lies within flood zone "X & AE(9)" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237 G", Dated "08/02/2017".

LEGEND

- OHU— = OVERHEAD UTILITY WIRES
- CONC— = CONCRETE FLATWORK
- ⊗ = FIRE HYDRANT
- ⊙ = LIGHT POLE
- ⊠ = COVERED AREA
- ⊕ = SEWER MANHOLE
- ⊖ = TELEPHONE PEDESTAL
- ⊗ = WATER METER
- W— = WOOD OR VINYL FENCE
- P— = WOOD POWER POLE
- ⊙ = CENTERLINE
- A/C = AIR CONDITIONER
- x-x-x = CHAIN LINK FENCE
- ⊗ = WATER VALVE
- ⊕ = BENCHMARK
- FFE = FINISHED FLOOR ELEVATION
- HDPE = HIGH-DENSITY POLYETHYLENE

GRAPHIC SCALE



(IN FEET) 1 inch = 20 ft.

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

Michael A. Manzie 05/08/24
MICHAEL A. MANZIE, P.L.S. 4069

MANZIE & DRAKE LAND SURVEYING

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

Certificate of Authorization Number "LB 7039"

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

SCALE: 1"=20' JOB NO: 16642 DATE: 05/07/2024 CADD: LP
F.B. NO: X-348 PAGE NO: 46 CREW: SS FILE NO: BFILE98



TECHNICAL REVIEW COMMITTEE PROGRESS

Date:	3/27/2025
Applicant:	Agent: Gillette & Associates, Asa Gillette
Project Name:	TRC 2025-0002-Citrona Drive & Date Street Development-6 New Single-family Homes
Project Address:	420 Citrona Drive
Parcel ID(s):	00-00-31-1180-0015-0000

Thank you for participating in TRC review meeting. Below are additional steps to continue the approval process of your project.

Status

Submittal/Review	Status/Notes
Completeness	2/10/25- Complete
First Submittal 2/6/25	3/4/25 Comments Sent to Applicant
Second Submittal 3/13/25	Comments Addressed
School Mitigation Agreement	Sent to City on 3/13/25 being circulated for City signatures
Board Actions	



TECHNICAL REVIEW COMMITTEE

PROGRESS

Next Steps

- _1_ Apply for a Preliminary Plat Review and Approval
- _4_ Apply for required building permits- [Online Permitting](#)
- _3_ Receive Local Development Order
- _5_ Contact any necessary State and/or Federal agencies for additional development requirements (FDOT, FDEP, et.)
- _2_ Finalize School Concurrency Process and pay associated fees

Additional Notes

Technical Review Committee: Application - Submission #15324

Date Submitted: 1/9/2025

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)

2025 Meeting Calendar

Application Deadline (4:30pm)	Dec 05 2024	Jan 02 2025	Feb 06 2025	Mar 06 2025	Apr 03 2025	May 01 2025	June 05 2025	July 03 2025	Aug 07 2025	Sept 04 2025	Oct 02 2025	Nov 06 2025	Dec 04 2025	Jan 01 2026
Meeting Date	Dec 19 2024	Jan 23 2025	Feb 27 2025	Mar 27 2025	Apr 24 2025	May 22 2025	June 26 2025	July 24 2025	Aug 28 2025	Sept 25 2025	Oct 23 2025	Nov 20 2025	Dec 18 2025	Jan 22 2026

In observance of Thanksgiving on November 27, the TRC Regular Meeting is moved up to November 20.

In observance of Christmas on December 25, the TRC Regular Meeting is moved up to December 18.

IMPORTANT NOTES

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

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

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

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

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

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

Application Requirements

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

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



PROJECT INFORMATION

Submission Type*

Initial Submittal

NOTICE
3rd and all subsequent 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)*

7/11/2024

Case Number (if applicable)*

PROPERTY INFORMATION

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

Site Address*

420 Citrona Drive

City*	State*	Zip*
Fernandina Beach	FL	32034

Parcel ID #(s)

00-00-31-1180-0015-0000

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
Asa	Gillette

Company (if applicable)

Gillette & Associates, Inc.

Mailing Address

31 South 4th Street, Suite 1

City	State	Zip
Fernandina Beach	FL	32034

Telephone Number	Email Address
9042618819	asa@gilletteassociates.com

PROJECT INFORMATION

Project Type*	Project Name
Site Plan Review	Citrona Drive Development

Proposed Access Road*	Rd Maintenance Jurisdiction*
Citrona Drive	County Maintained

Project Estimated Cost*

300,000

Description of Request*

Single Family Residential subdivision

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*

Tricia

Applicant Last Name*

Bowen

Today's Date*

1/7/2025

Upload Supporting Documentation*

artisan_citrona_site_010925.pdf

Upload 2

citrona drive_drainage report.pdf

Upload 3

agent auth.pdf

Upload 4

deed.pdf

Upload 5

420 Citrona Drive.pdf

Upload 6

No file chosen

Upload 7

No file chosen



DEPARTMENT OF PLANNING & CONSERVATION

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

ENGINEERING PLANS

FOR

CITRONA DRIVE DEVELOPMENT

FOR

COASTAL OAKS HOMES, LLC

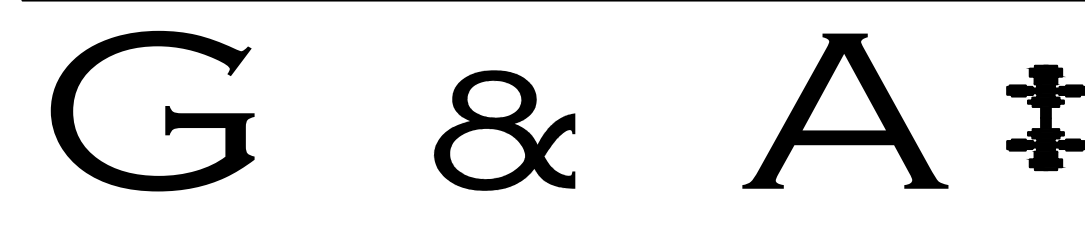
GILLETTE & ASSOCIATES, INC.

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

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

PERMITTING AGENCIES

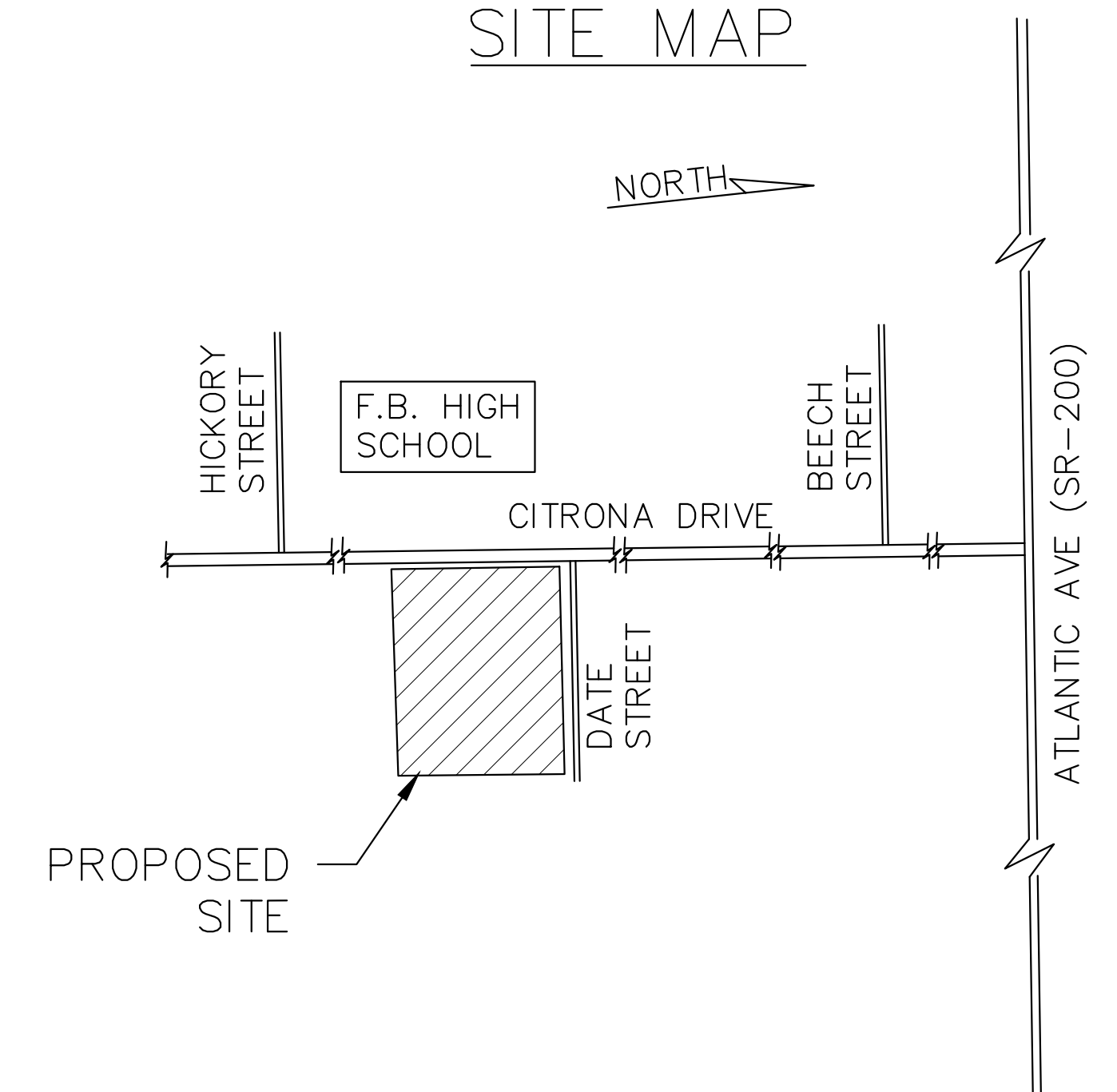
CITY OF FERNANDINA BEACH
ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT

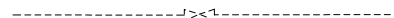


ISSUE DATE: 01/09/25
REVISED: 01/31/25

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

SITE MAP

[illegible]

GENERAL NOTES		INDEX	
SITE / GEOMETRY		WATER NOTES	
1. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTOR'S PRICE FOR PERFORMING THE WORK. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUBSURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR IS URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THIS PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO CONSTRUCTION OF THE PROJECT. ALL COSTS ASSOCIATED WITH PRELIMINARY INVESTIGATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. 3. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER. 4. ELEVATIONS ARE BASED ON NAVD DATUM OF 1988. 5. TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PROVIDED BY: MANZIE & DRAKE LAND SURVEYING (904-491-5700). 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING, RIGHT-OF-WAY PERMITS NOT PROVIDED AND INSURANCE REQUIRED FOR THE PROJECT. 7. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN CITY, COUNTY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION & REPAIR. 8. THE CONTRACTOR SHALL ADVISE THE OWNER'S AUTHORIZED REPRESENTATIVE OF PLANNED WORK SCHEDULE. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION. 9. "AS-BUILT" DRAWINGS - AS-BUILTS ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION, AND SUBMITTAL OF AS-BUILT DRAWINGS. 10. "AS-BUILT" RECORD DATA AND INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR. RECORD DRAWINGS SHALL BE SUPPLIED TO THE ENGINEER. 11. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT. 12. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR ON A DAILY BASIS. 13. ALL EXCESS SUITABLE AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE ENGINEER. 14. ALL EXISTING TREES LISTED TO REMAIN SHALL BE PRESERVED AND PROTECTED. 15. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES, AND IMPROVEMENTS ON THE DRAWINGS ARE BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO ACTUAL FIELD LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THE DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITY IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR REPAIRS OR PAYMENTS FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS, AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH THEY SHALL CONNECT. 16. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER ON ALL MATERIALS, FOR REVIEW AND APPROVAL, PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY OR STRUCTURE. 17A. UNSUITABLE MATERIALS UNDER WATER, SEWER, OR STORM PIPE AND/OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO 98% OF ITS MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557). 17B. ALL FINISH FLOORS SHOWN ON THE PLANS ARE MINIMUM ELEVATIONS 18. ALL WATER & SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES.	19. WHEN DEWATERING CAPACITY REQUIRES A PERMIT (CUP), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. 20. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY HAZARD. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE, WHERE PARALLEL WATER AND SEWER MAINS HAVE LESS THAN 10 FOOT HORIZONTAL SEPARATION, 20 FOOT LENGTHS OF C900 (DR18) WATER QUALITY PIPE SHALL BE USED WITH THE JOINTS STAGGERED AT 10 FOOT INTERVALS. THE PIPES SHALL BE PLACED IN SEPARATE TRENCHES WITH THE WATER MAIN AT LEAST 18 INCHES ABOVE THE SEWER. 21. WATER MAINS CROSSING SANITARY HAZARDS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER MAIN, WHERE WATER AND SEWER MAINS CROSS WITH BETWEEN 18 INCHES AND 6 INCHES OF VERTICAL CLEARANCE. A 20 FOOT SECTION OF C900 (DR18) WATER QUALITY PIPE SHALL BE CENTERED ON THE POINT OF THE CROSSING. THE CONTRACTOR SHALL FIELD VERIFY THE VERTICAL SEPARATION. THE MINIMUM SEPARATION BETWEEN WATER AND SEWER PIPES IS TO BE 6 INCHES OUTSIDE DIAMETER TO OUTSIDE DIAMETER. 22. NO WATER MAIN PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER MANHOLE. 23. BLANK 24. TRACER WIRE SHALL BE PROVIDED ON ALL WATER MAINS AND FORCE MAINS. TRACER WIRE SHALL BE #10 U/ SOLID COPPER WIRE, COATED, AND SUITABLE FOR BURIAL. COATING SHALL BE BLUE FOR WATER AND GREEN FOR SEWER MAIN CONNECTIONS. WIRE SHALL BE ATTACHED DIRECTLY TO TOP OF PIPE AND BROUGHT INTO EACH VALVE BOX AND COILED TO ALLOW FOR EASY ACCESS AND EXTENSION ABOVE FINISHED GRADE FOR ATTACHMENT OF LOCATING EQUIPMENT. 25. ALL PIPE LENGTHS ARE APPROXIMATE DIMENSIONS. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM WITH TYPICAL SECTIONS AND DETAILS AS SHOWN ON THE MISCELLANEOUS DETAILS SHEET AND IN ACCORDANCE WITH THE SPECIFICATIONS. 26. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT. 27. GRADES SHOWN ON PLANS ARE EDGE OF PAVEMENT FINISHED GRADES UNLESS OTHERWISE NOTED. 28. SHOULD THE SURFACE OR SUBSURFACE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. 29. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFICALLY STATED. ALL DISTURBED AREAS WITHIN THE NASSAU COUNTY RIGHT OF WAY SHALL BE COVERED WITH BERMUDA SOG. 30. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF SEDIMENT-LADEN RUNOFF RESULTING FROM STORM EVENTS DURING THE CONSTRUCTION PHASE. EROSION CONTROL FACILITIES SHOULD BE INSTALLED EARLY DURING THE CONSTRUCTION PERIOD SO AS TO PREVENT THE TRANSPORT OF SEDIMENT INTO SURFACE WATERS. RE-VEGETATION AND STABILIZATION OF DISTURBED AREAS SHOULD BE ACCOMPLISHED IMMEDIATELY TO REDUCE THE POTENTIAL FOR FURTHER SOIL EROSION. 31. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND COUNTY/CITY BEFORE COMMENCING WORK. 32. MINIMUM COVER OVER PIPES SHALL BE 36" UNLESS OTHERWISE INDICATED. 33. ALL UNDERGROUND UTILITY COMPANIES SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. 34. IN ADDITION TO THE SPECIFICATIONS AND DETAILS PROVIDED FOR THIS CONTRACT, THE NASSAU COUNTY STANDARD DETAILS AND SPECIFICATIONS (LATEST REVISION) SHALL ALSO BE USED FOR ANY ITEMS NOT COVERED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A SET OF STANDARD DETAILS AND SPECIFICATIONS FROM NASSAU COUNTY. 35. BACKFILL MATERIAL SHALL BE COMPACTED TO 100% (2%) PER CITY OF FB REQUIREMENTS UNDER EXISTING AND PROPOSED ROADWAYS. 36. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER. 37. STATIONING REFERS TO THE CENTERLINE OF THE ROADWAY EXCEPT AS NOTED ON PLANS. WHERE PAVEMENT SPLITS, THE STATIONING FOLLOWS THE INSIDE EDGE OF PAVEMENT UNTIL ROADWAY TRANSITIONS BACK TO THE TYPICAL ROADWAY SECTION 38. ALL CONSTRUCTION, MATERIAL, AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH CITY OF FB AND NASSAU COUNTY STANDARDS	1. WATER MAINS SHALL HAVE A MINIMUM OF 36" COVER UNDER PAVEMENT OR 30" COVER FROM FINISHED GRADE UNLESS OTHERWISE SHOWN. ALL WATER MAINS SHALL BE FLUSHED IN ACCORDANCE WITH, AND UNDER THE DIRECTION OF THE UTILITY COMPANY. 2. THRUST RESTRAINTS ARE REQUIRED IN ACCORDANCE WITH THE UTILITY COMPANY STANDARDS WHERE WATER MAINS ARE TERMINATED AND AT ALL BENDS AND TEES. 3. THE RODS SHALL BE INSTALLED ON ALL VALVES LOCATED AT FITTINGS. ALL 10" AND LARGER VALVES AND LARGER SHALL REQUIRE (4) TIE RODS. MEGA LUG JOINT RESTRAINTS MAY BE USED IN LIEU OF THRUST BLOCKS OR TIE RODS. 4. UNLESS OTHERWISE NOTED, WATER MAINS ARE TO BE PVC DR18, DR-25, C-900 (BLUE), CLASS 150. 5. ALL WATER MAINS SHALL BE BACTERIOLOGICAL AND PRESSURE TESTED IN ACCORDANCE WITH AWWA C-600. NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER MAINS HAVE BEEN PRESSURE TESTED, DISINFECTED, AND CLEARED FOR SERVICE. THE UTILITY COMPANY'S AUTHORIZED REPRESENTATIVE MUST BE NOTIFIED 48 HOURS PRIOR TO PERFORMING THE PRESSURE TEST AND MUST BE PRESENT. 6. THE CONTRACTOR SHALL AVOID SERVICE INTERRUPTIONS AND MAINTAIN ANY EXISTING WATER SERVICE TO MEET THE SYSTEM DEMANDS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF AFFECTED CUSTOMERS OF THE UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF ANY INTERRUPTION OF SERVICE. BOIL WATER NOTICES SHALL BE DELIVERED IN ACCORDANCE WITH THE UTILITY COMPANY BOIL WATER NOTICE REQUIREMENTS. 7. ALL MAIN FLUSHING POINTS SHALL BE SAME SIZE AS MAIN UP TO 8 INCH. WATER MAINS FLUSHING POINTS FOR MAINS LARGER THAN 8 INCH SHALL BE REDUCED TO 8 INCH. 8. ALL WATER MAINS SHALL BE DISINFECTED USING LIQUID CHLORINE OR HYPOCHLORITES IN ACCORDANCE TO AWWA C651-86. WATER IN MAIN SHALL MAINTAIN A CHLORINE RESIDUAL OF 50 MG/L FOR A MINIMUM OF 24 HOURS. WATER MAIN SHALL NOT BE PLACED IN SERVICE UNTIL CLEARANCE HAS BEEN PROVIDED BY THE APPROPRIATE REGULATING AGENCY AND CITY OFFER/NANDINA BEACH UTILITIES DEPARTMENT. 9. IF SOLVENT CONTAMINATION IS FOUND IN THE PIPE TRENCH, WORK SHALL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. BASED ON APPROVAL OF THE PERMITTING AGENCY DUCTILE IRON PIPE, FITTINGS, AND SOLVENT RESISTANT GASKET MATERIAL SUCH AS FLUOROCARBON SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE SHALL EXTEND AT LEAST 100 FEET BEYOND ANY SOLVENT NOTED. ANY CONTAMINATED SOIL THAT IS EXCAVATED SHALL BE PLACED ON AN IMPERMEABLE MAT AND COVERED WITH A WATER PROOF COVERING. THE PROPER AUTHORITIES WILL BE NOTIFIED AND THE CONTAMINATED SOIL HELD FOR PROPER DISPOSAL. 10. 2" FLUSHING HYDRANTS SHALL BE INSTALLED AT ALL DEAD END LINES AND MAIN LINE STUB-OUTS. 11. A SEPARATE WATER SERVICE SHALL BE REQUIRED FOR EACH UNIT SERVED AND SHALL BE INSTALLED FEET EITHER SIDE OF PROPERTY LINE. ALL WATER SERVICES SHALL BE MARKED WITH A "W" ETCHED ON THE CURB. ALL VALVES SHALL BE MARKED WITH A "V" ETCHED ON THE CURB. 12. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY COMPANY'S STANDARDS. 13. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED AT THE CONSUMER'S METER OR AT THE PROPERTY LINE WHEN A METER IS NOT USED. 14. BACKFLOW PREVENTION ASSEMBLIES SHALL BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN. TEST RESULTS SHALL BE SUBMITTED TO AND APPROVED BY THE UTILITY COMPANY PRIOR TO ACCEPTANCE OF INSTALLATION. 15. MAXIMUM DEPTH ON WATER SERVICES TO METER TO BE 36".	PAGE # SHEET DESCRIPTION 1 CVR COVER SHEET 2 IN-1 INDEX SHEET 3 PRE-1 PREDEVELOPMENT PLAN 4 GE-1 GEOMETRY PLAN 5 UT-1 UTILITY PLAN 6 DR-1 DRAINAGE PLAN 7 TM-1 TREE MITIGATION PLAN 8 TM-2 TREE MITIGATION SCHEDULES 9 DT-1 UTILITY DETAILS 10 DT-2 MISC. DETAILS
LEGEND		SEWER NOTES	
 EXISTING VALVE	 PROPOSED SPOT ELEVATION	1. THE CONTRACTOR SHALL PROVIDE, TO THE ENGINEER OF RECORD, A SCHEDULE OF INVERT ELEVATIONS OF ALL SANITARY MANHOLES PRIOR TO THE PLACEMENT OF THE LIME ROCK BASE COURSE. THIS SCHEDULE TO BE PROVIDED BY THE REGISTERED LAND SURVEYOR SUBMITTING THE "AS-BUILT" DRAWINGS FOR THIS PROJECT. 2. SANITARY SEWER SERVICES SHALL BE 6"PVC WITH A MINIMUM SLOPE OF 0.006 FEET PER FOOT AND SHALL BE TERMINATED AT THE RIGHT-OF-WAY LINE WITH A DEPTH OF 24" TO 48" FROM THE FINAL FINISHED GRADE OF THE DEVELOPED LOTS. DEPTHS GREATER THAN 48" FROM FINAL FINISHED GRADE SHALL BE READJUSTED BY THE DEVELOPER AT HIS COST. 3. GRAVITY SEWER TO BE CLEANED & TV TESTED BY DEVELOPER AT DEVELOPER'S EXPENSE 4. ALL MANHOLE FRAMES AND COVERS TO BE ADJUSTED TO FINAL FINISHED GRADE. 5. A SEPARATE SEWER SERVICE (6" MIN.) SHALL BE PROVIDED TO THE RIGHT-OF-WAY FOR EACH LOT BEING SERVED. AN "S" SHALL BE ETCHED INTO THE CURB DIRECTLY OVER EACH SERVICE LINE OR IN THE STREET SIDE OF A SIDEWALK IN LINE WITH THE CLEANOUT. 6. GRAVITY SEWER TO BE GREEN IN COLOR 7. NEW GRAVITY SEWER SYSTEM SHALL BE PLUGGED AT NEAREST EXISTING DOWNSTREAM MANHOLE AND SHALL NOT BE REMOVED WITHOUT AUTHORIZATION FROM THE UTILITY COMPANY. EXISTING MANHOLES TO BE COREBORED AND ARRANGEMENTS MADE TO BE REFURBISHED WITH COMPATIBLE MATERIALS IF THE EXISTING MANHOLE IS ALLOWED TO BE USED. 8. FINISHED FLOOR ELEVATIONS SHALL BE GREATER (HIGHER) THAN THE ELEVATION OF THE MANHOLE NEAREST THE SERVICE LATERAL IN ORDER TO AVOID A POTENTIAL BACKUP OF SEWERAGE IN THE HOUSE OR BUILDING. 9. ALL GRAVITY SEWER PIPE TO A 10 FOOT DEPTH OF COVER SHALL BE SDR-26 PVC PIPE (MINIMUM). GRAVITY SEWER PIPE WITH COVER OF 15 FEET (AND IN EASEMENTS) AND GREATER SHALL BE C900 - DR18. JOINT SHALL BE OF THE BELL AND SPIGOT TYPE AND MEET THE REQUIREMENTS OF THE PIPE REFERRED BEING USED. 10. WHEN A PROPERTY LINE CAN NOT BE DEFINED, THE SEWER CLEANOUT SHALL BE PLACED IN AN UNPAVED AREA AT A DISTANCE NO GREATER THAN 30 FEET FROM THE SEWER MAIN. 11. NOTE: DR-18 TO BE USED ON SEWER LINE CROSSING WHERE STORM DRAIN IS WITHIN 24 INCHES ABOVE GRAVITY ALSO JOINT TO BE CENTERED AT CROSSING 12. ALL MANHOLES TO HAVE MINIMUM 24" HINGED RING AND COVER EAST JORDAN OR APPROVED EQUIVALENT 13. SEWER PLUGS USED DURING THE CONSTRUCTION OR CONNECTION TO A SYSTEM SHALL HAVE THE CONTRACTOR'S NAME PERMANENTLY STAMPED. 14. THE MANHOLE LINER SHALL BE SPECTRA SHIELD OR APPROVED EQUIVALENT. 15. IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUIREMENTS, LEAKAGE TESTING SHALL BE PERFORMED ON ALL SEGMENTS OF THE SEWER SYSTEM. TESTING MAY INCLUDE APPROPRIATE WATER OR LOW PRESSURE AIR TESTING. TEST METHODS SHALL TAKE INTO CONSIDERATION THE RANGE IN GROUNDWATER ELEVATIONS DURING THE TEST AND ANTICIPATED DURING THE DESIGNED LIFE OF THE SEWER. NO LEAKAGE ALLOWED IN SYSTEM. 16. ALL FORCE MAIN PIPING TO BE DR-18 GREEN OR BROWN. 17. CONTACT ANDRE DESILET, COFB UTILITY DIRECTOR AT (904-310-3420) FOR PRE-CONSTRUCTION AND COORDINATION MEETING PRIOR TO WORK COMMENCING.	

[illegible]

- PID#: 00-00-31-1180-0015-0000
- ACREAGE: 3.32 ACRES (144,652 SF)
- LOCATION: FERNANDINA BEACH, FL
- FLOOD ZONE: X
- ZONING: R-1
- FUTURE LAND USE: LOW DENSITY
- PROPOSED USE: RESIDENTIAL

DEVELOPMENT REQUIREMENTS:

- MAX IMPERVIOUS AREA: 60.0%
- PROPOSED IMPERVIOUS AREA: SEE LOT TABLE
- MAX BUILDING HEIGHT: 35-FT
- PROPOSED MAX. BUILDING HEIGHT: 25-FT

SETBACK REQUIREMENTS:

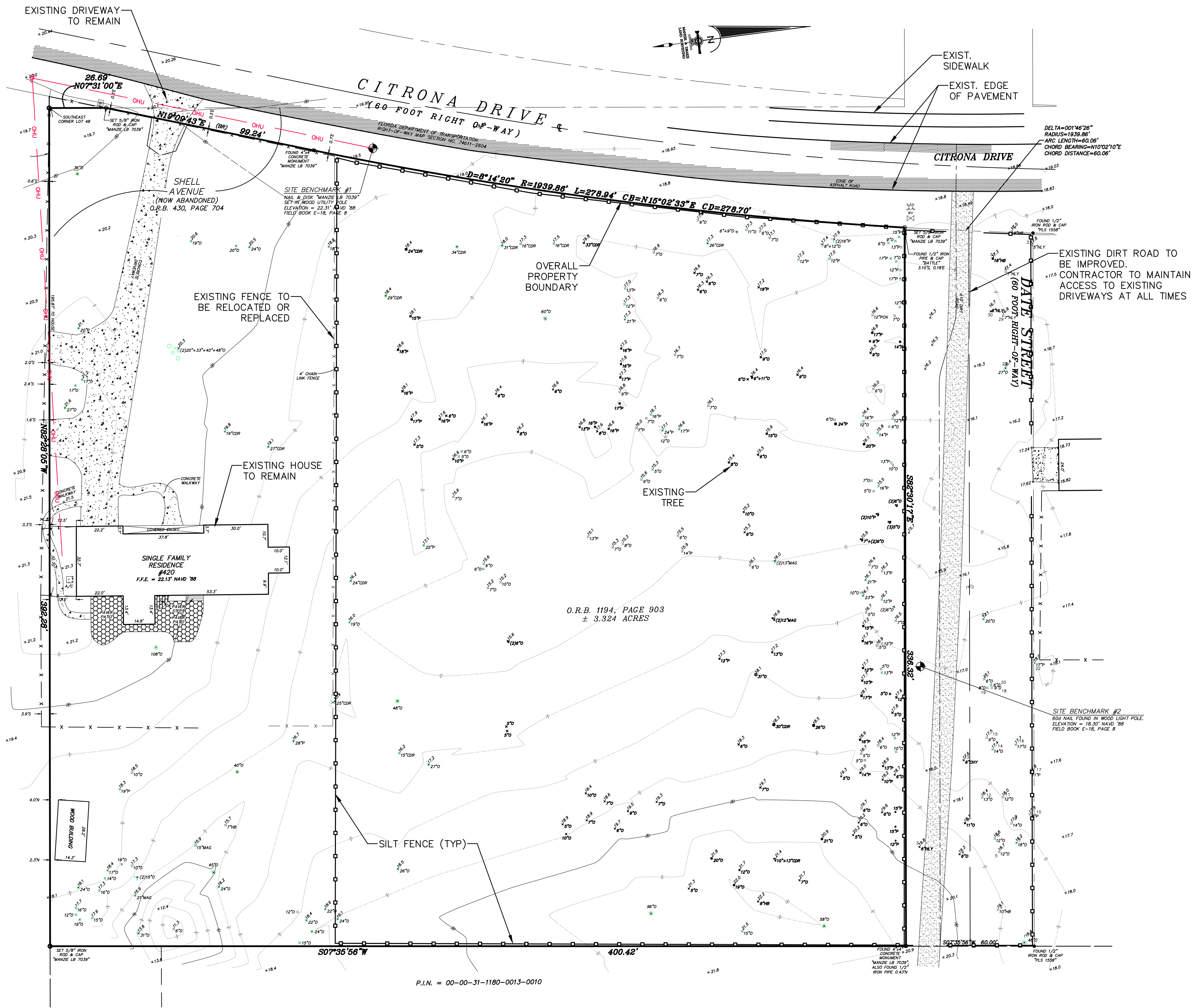
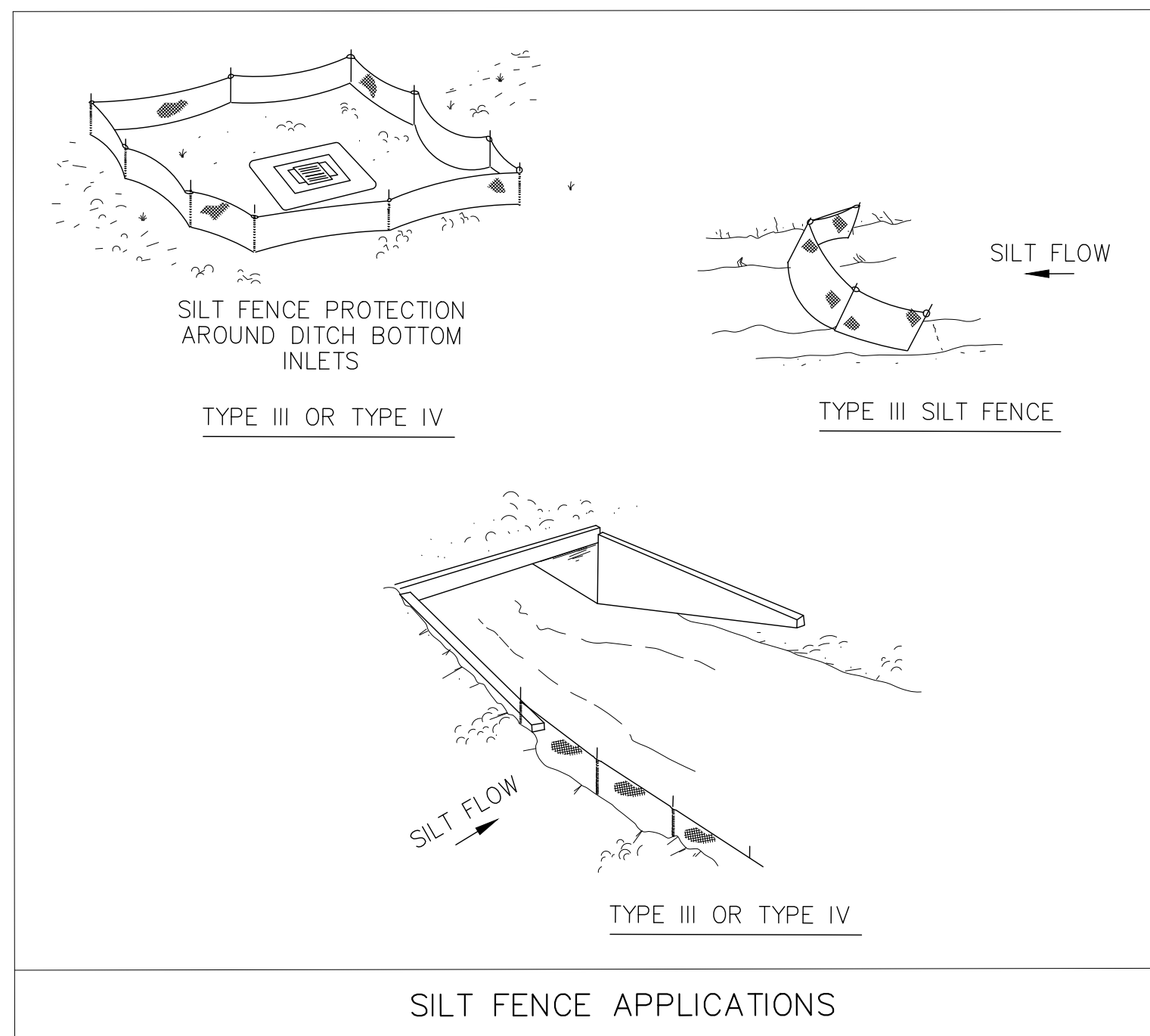
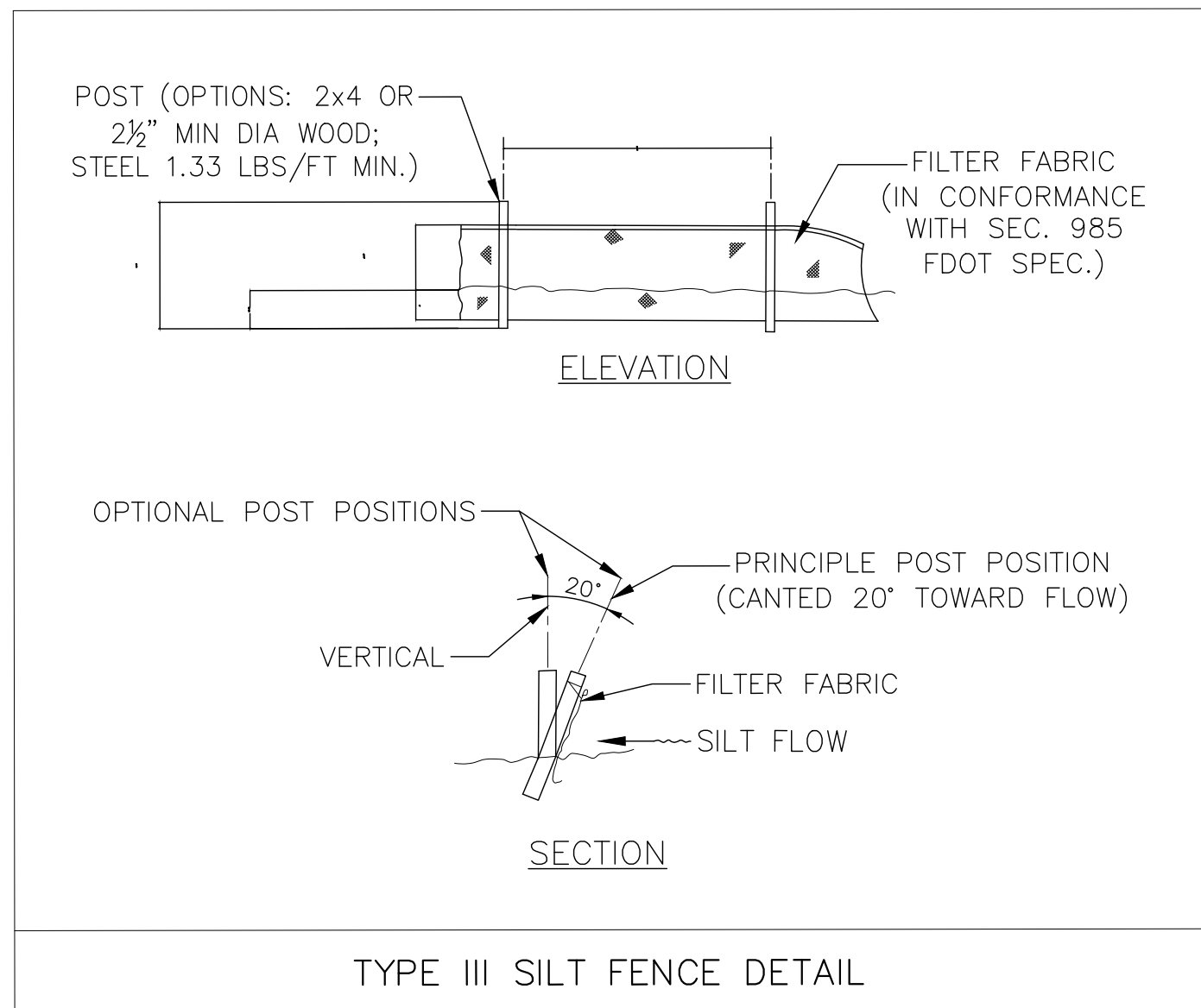
- FRONT: 25 FEET
- REAR: 25 FEET
- SIDES: 10% OF LOT WIDTH
- CORNER: 15 FEET

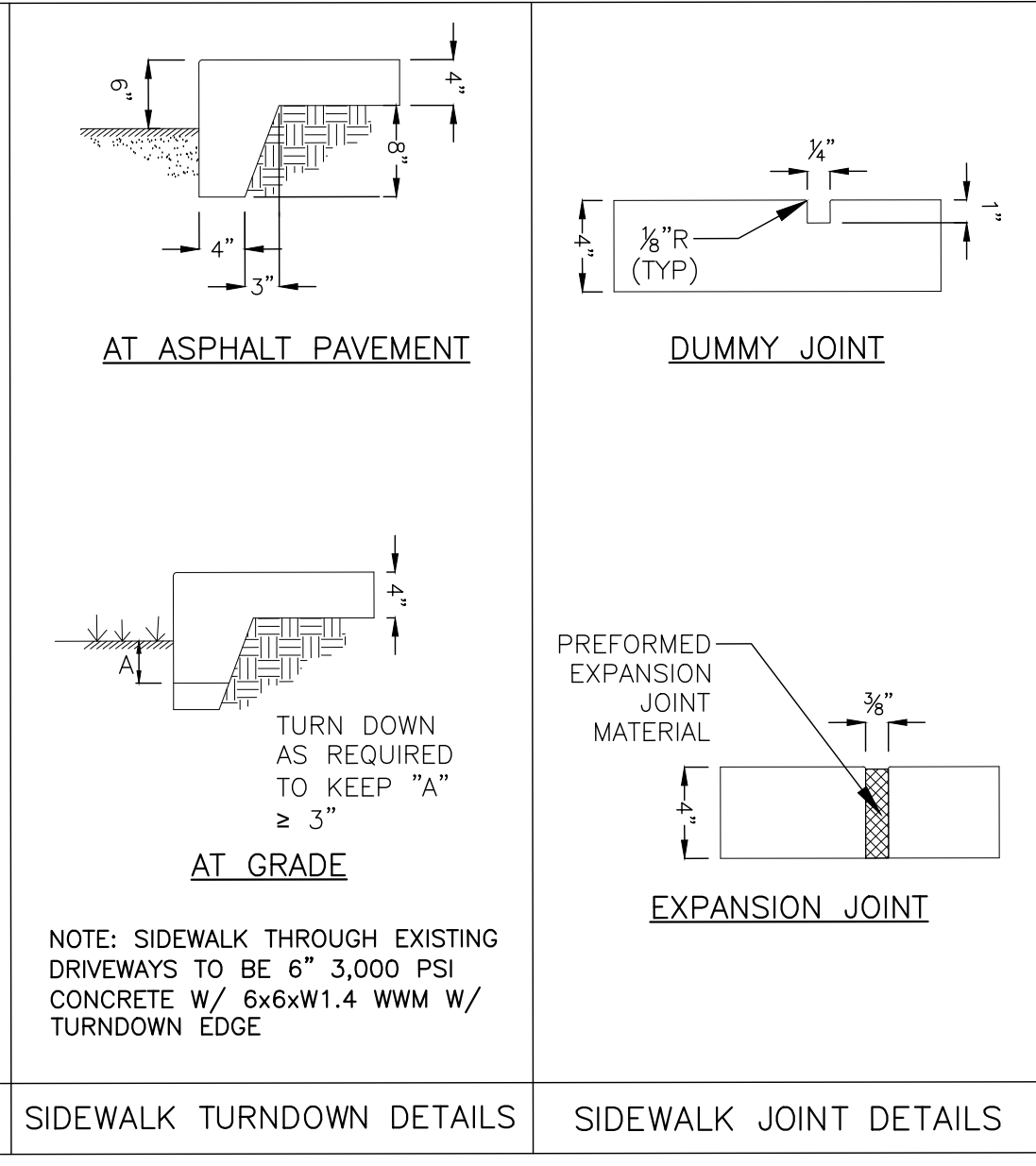
DEVELOPMENT NOTES:

TOTAL SITE AREA: 144,652 SF

TOTAL IMPERVIOUS AREA: 33,318 SF

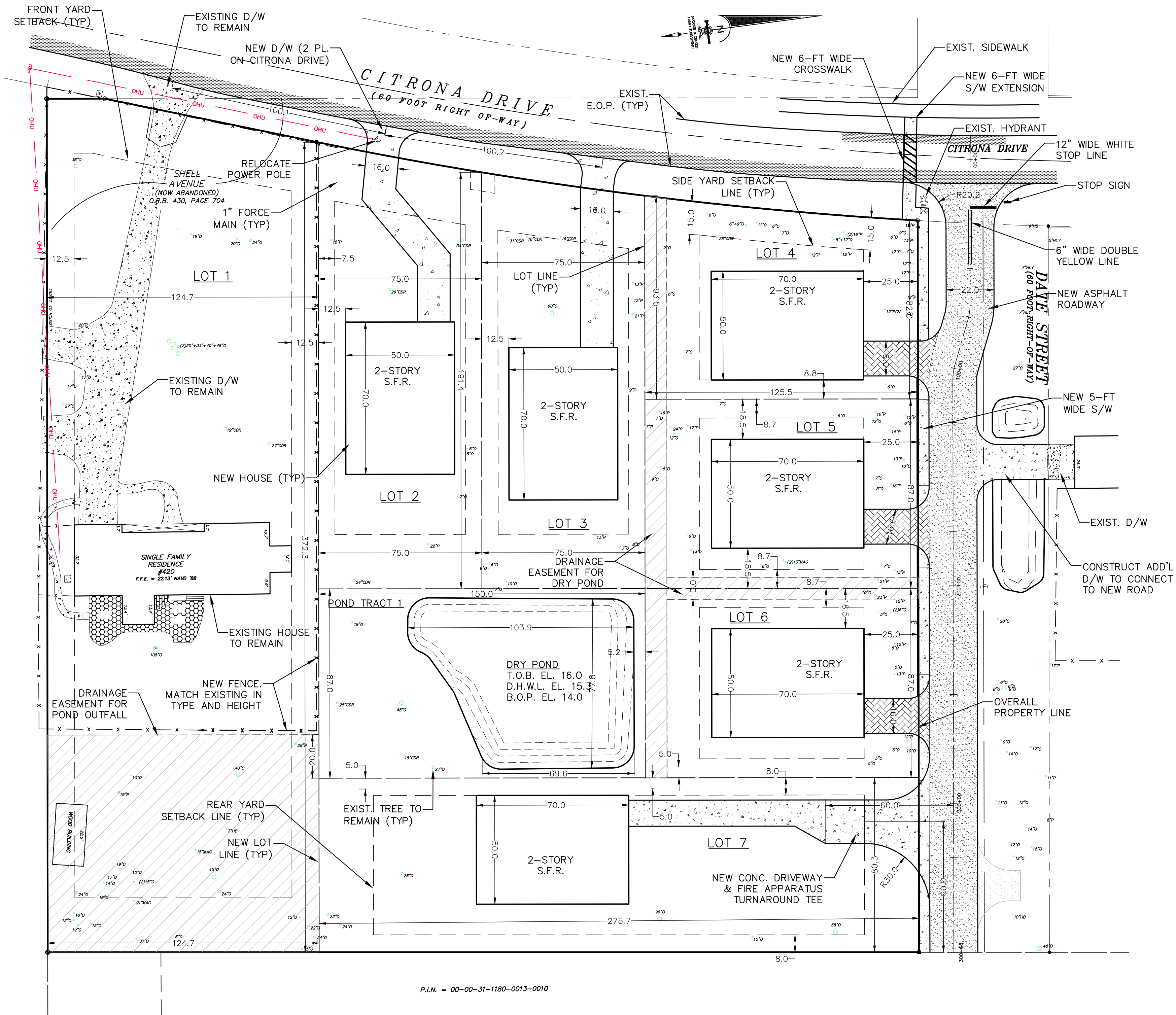
TOTAL IMPERVIOUS AREA RATIO: 23.0%

[illegible]



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 - TOTAL IMPERVIOUS AREA: 33,318 SF
 - TOTAL IMPERVIOUS AREA RATIO: 23.0%

LOT TABLE					
LOT #	LOT WIDTH	LOT LENGTH	LOT AREA (SF)	IMP. AREA (SF)	IMP. AREA RATIO (%)
1	125'	372	47,940	8,155	17.0%
2	75'	192'	14,856	4,810	32.4%
3	75'	192'	13,929	4,600	33.0%
4	88'	126'	10,928	3,900	35.7%
5	87'	126'	10,920	3,900	35.7%
6	87'	126'	10,928	3,900	35.7%
7	80'	276'	22,096	4,160	18.8%



P.I.N. = 00-00-31-1180-0013-0010

				Scale: 1:30	Gillette & Associates, Inc. 31 South 4th Street Fernandina Beach, FL 32034 Certificate of Authorization No. 9332 DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"	G & A⁺ GILLETTE & ASSOCIATES, INC. 31 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	CITRONA DRIVE DEVELOPMENT FERNANDINA BEACH, FLORIDA FOR COASTAL OAKS HOMES, LLC	GEOMETRY PLAN	REGISTERED DESIGN PROFESSIONAL Asa Ray Gillette III Digitally signed by Asa Ray Gillette DN: cn=Asa Ray Gillette III, c=US, email=asa@gilletteassociates.com, reason=I agree to the terms governing the use of this document. Date: 2025.02.04 10:36:18 -0500 ASA R. GILLETTE, P.E. FLORIDA P.E. NO. 56177	DWG DATE: 01/31/25
				Project Mgr: AG						Sheet GE-1
				Designed by: AG						Page 4 of X
				Drawn by: AG						Project No. 24-10-XX
				QA/QC: NG						
B	AG	01/31/25	RESPONSE TO COMPLETENESS REVIEW							
A	AG	01/09/25	TECHNICAL REVIEW COMMITTEE SUBMITTAL							
No.	By	Date	Revision							

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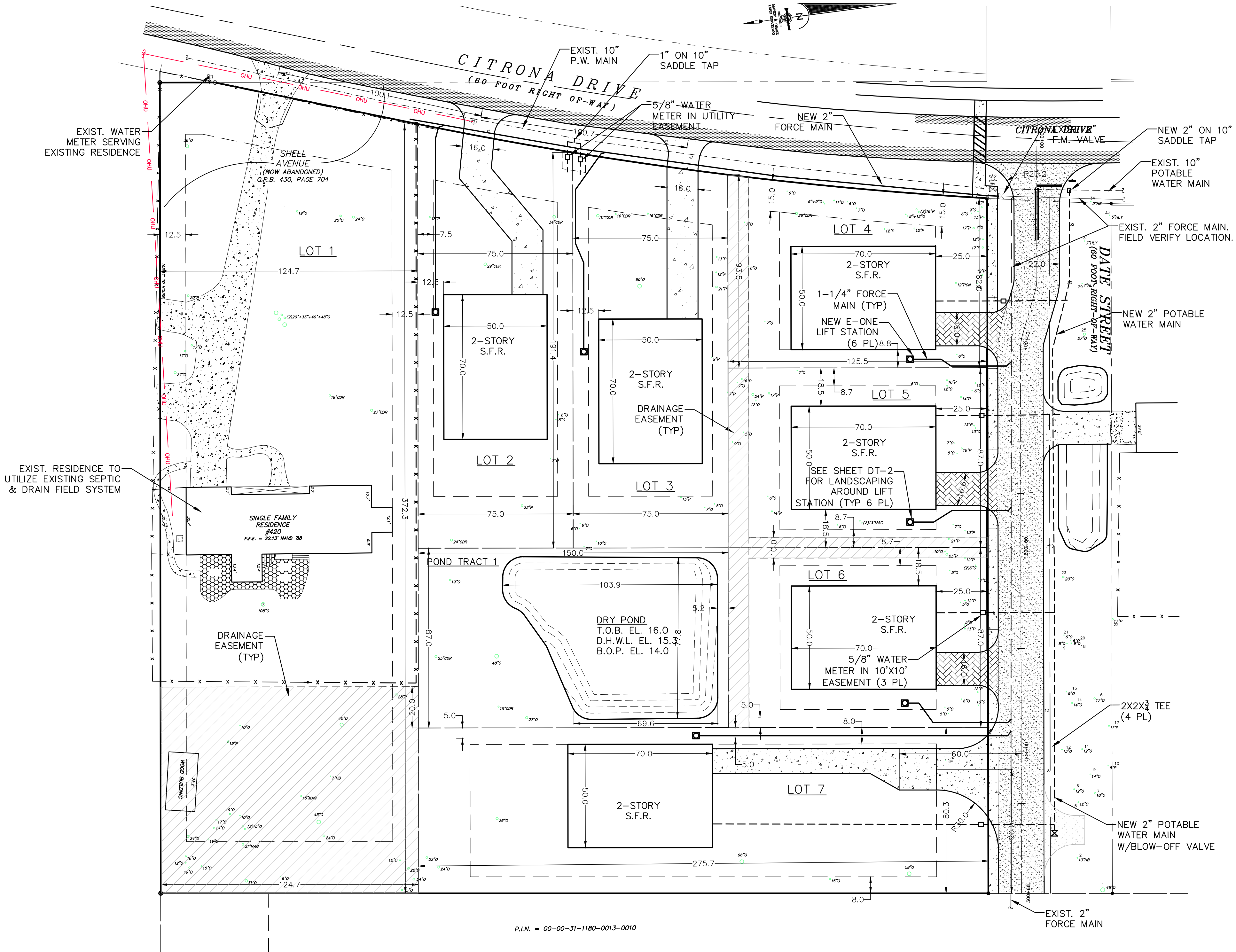
SETBACK REQUIREMENTS:

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- REAR: 25 FEET
- SIDES: 10% OF LOT WIDTH
- CORNER: 15 FEET

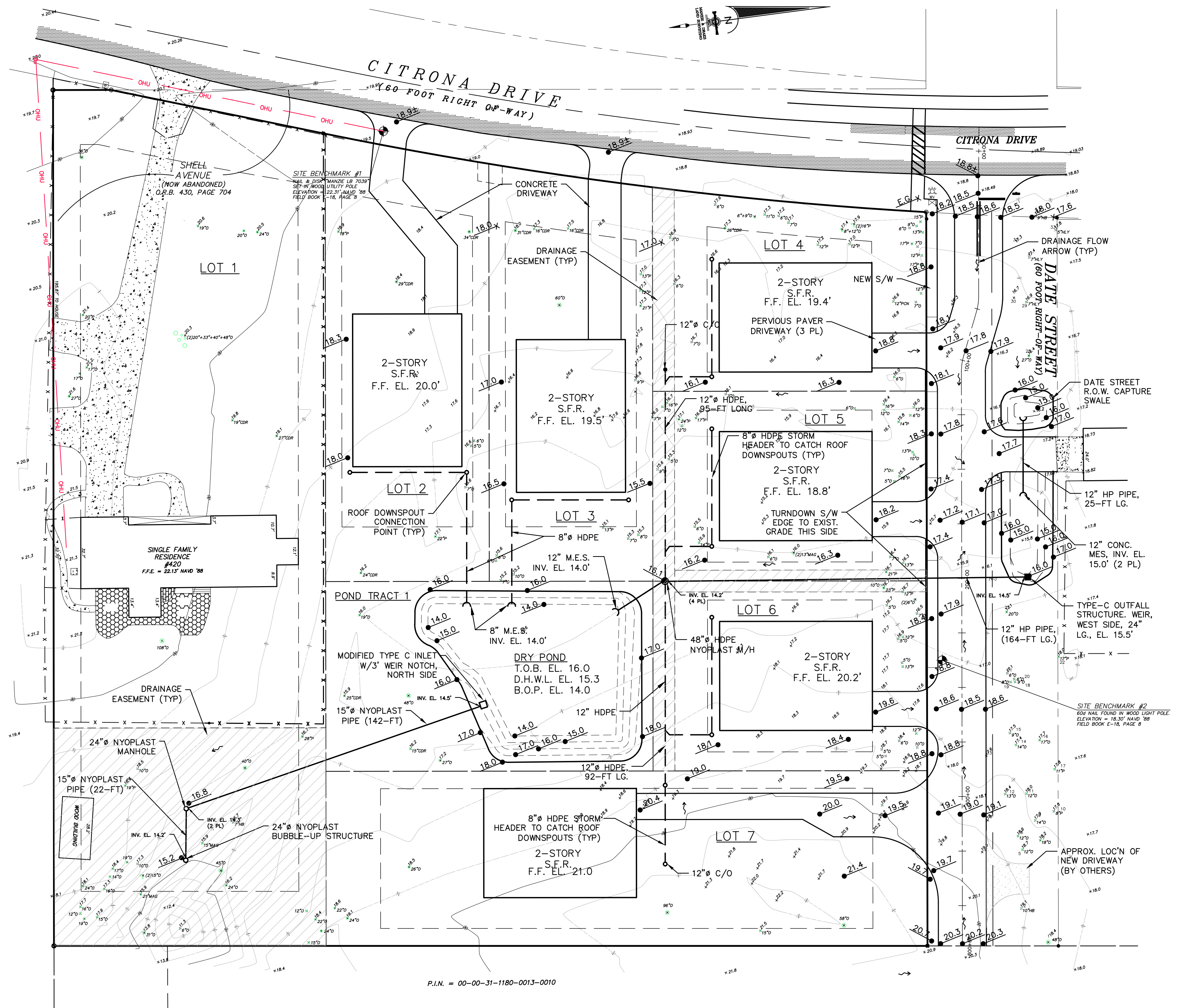
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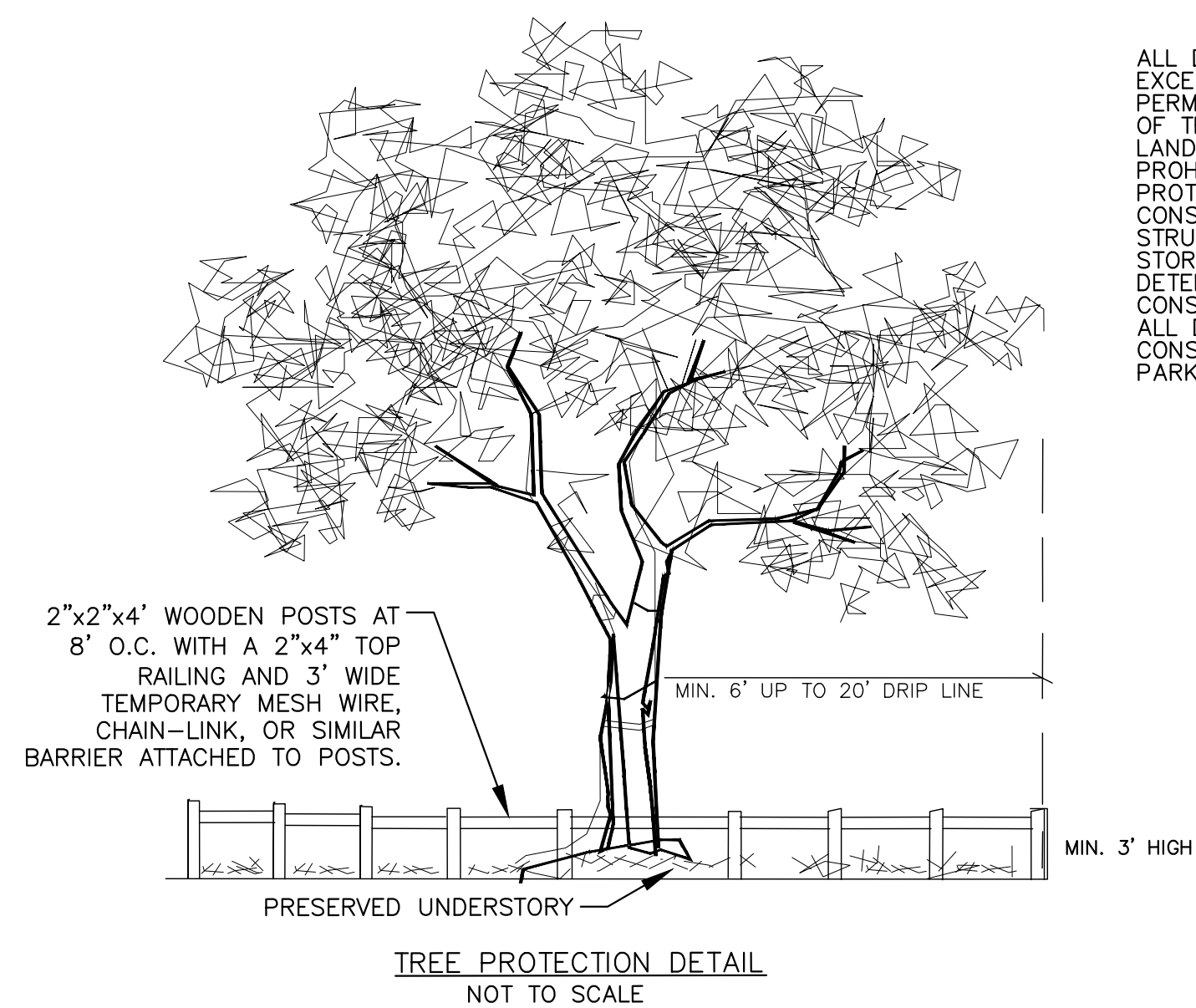
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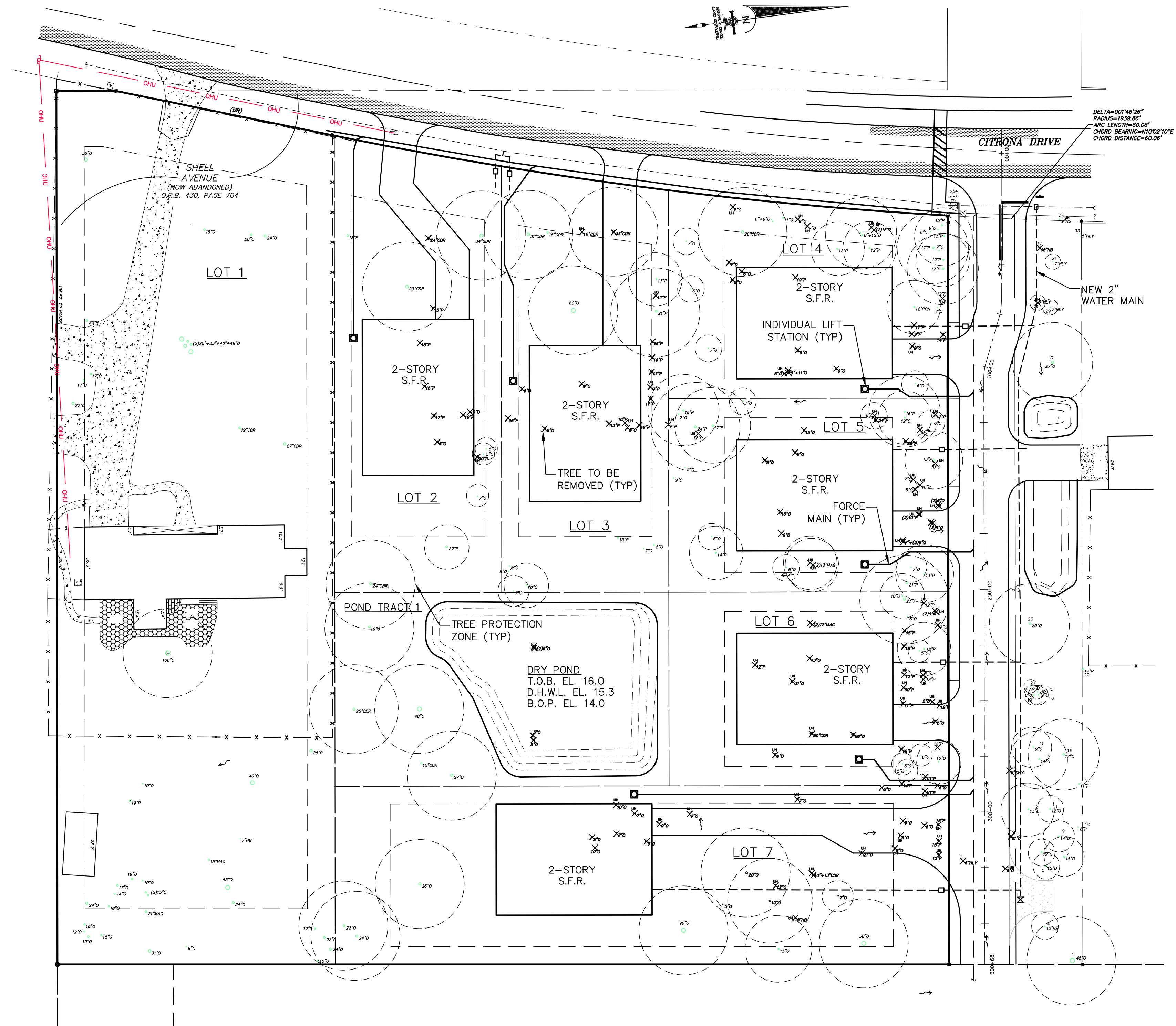
UNLESS NOTED OTHERWISE, THE TREE PROTECTION ZONE IS AT MINIMUM A CIRCULAR ZONE AROUND THE TREE TRUNK OF A RADIUS:

- 1) 6 FEET, IF THE DRIP LINE OF THE TREE IS LESS THAN 6 FEET FROM THE TRUNK OF THE TREE.
- 2) 6-20 FEET ENCOMPASSING THE FULL DRIP LINE OF THE TREE, IF THE DRIP LINE OF THE TREE IS BETWEEN 6 AD 20 FEET FROM THE TRUNK OF THE TREE.
- 3) 20 FEET, IF THE DRIP LINE OF THE TREE IS GREATER THAN 20 FEET FROM THE TRUNK OF THE TREE. 3" MULCH LAYER SHALL BE APPLIED TO THE REMAINING AREA BETWEEN THE TREE PROTECTION ZONE AND DRIP LINE.

SEE SHEET TM-1 FOR ISA-CERTIFIED ARBORIST
APPROVED TREE PROTECTION ZONES.



ALL DEVELOPMENT ACTIVITIES, EXCEPT THOSE SPECIFICALLY PERMITTED BY SECTION 4.05.14(F)(4) OF THE CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE, SHALL BE PROHIBITED WITHIN THE TREE PROTECTION ZONE, INCLUDING ANY CONSTRUCTION OF BUILDINGS, STRUCTURES, PAVING SURFACES, STORMWATER RETENTION OR DETENTION PONDS, TEMPORARY CONSTRUCTION ACTIVITIES, INCLUDING ALL DIGGING, STORAGE OF CONSTRUCTION MATERIAL, AND PARKING OF CONSTRUCTION VEHICLES.

[illegible]

TREE PRESERVATION & CREDIT TABLE							
LOT NO.	TREE NO.	DBH	SPECIES	HEALTH STATUS	MITIGABLE DBH	PRESERVED? (Y/N)	SAVED DBH APPLIED
2	305	11	SP	4	0	N	0
	306	19	SP	1	19	Y	19
	307	6	LAU	1	6	Y	6
	308	9	LAU	2	9	Y	9
	385	25	CDR	3	25	Y	25
	386	24	LP	1	24	Y	24
	389	7	LAU	3	7	Y	7
	389	10	LAU	3	10	Y	10
	391	6	LAU	2	6	Y	6
	394	8	LAU	1	8	Y	8
	499	24	SP	1	24	Y	24
	585	25	CDR	2	25	Y	25
	586	22	CDR	3	22	N	0
	587	30	CDR	3	30	Y	30
	588	17	SP	3	17	N	0
	589	18	SP	1	18	N	0
	590	14	SP	3	14	N	0
	591	20	SP	1	20	N	0
PREDEVELOPED TOTAL MITIGABLE PROTECTED DBH					284		
REQUIRED PRESERVATION DBH (50% PROTECTED DBH)					142		
SAVED DBH					193		
PLANTED DBH					0		
POST-DEVELOPMENT DBH					193		
DBH TOWARDS TREE FUND					0		

LOT 2

TREE PRESERVATION & CREDIT TABLE							
LOT NO.	TREE NO.	DBH	SPECIES	HEALTH STATUS	MITIGABLE DBH	PRESERVED? (Y/N)	SAVED DBH APPLIED
3	241	18	SP	1	18	Y	18
	243	17	SP	3	17	Y	17
	245	18	SP	2	18	Y	18
	247	9	SP	5	0	N	0
	249	18	SP	1	18	Y	18
	252	16	SP	1	16	N	0
	254	16	SP	4	0	N	0
	256	10	LAU	3	10	N	0
	296	22	SP	1	22	Y	22
	297	12	SP	5	0	N	0
	298	14	SP	1	14	Y	14
	299	13	SP	1	13	N	0
	300	61	LO	2	61	Y	61
	301	7	BG	2	7	N	0
	302	8	LAU	3	8	N	0
	303	10	LAU	2	10	N	0
	304	16	SP	1	16	Y	16
	375	10	LAU	1	10	Y	10
	376	10	LAU	2	10	Y	10
	377	14	SP	1	14	Y	14
	387	9	LAU	1	9	Y	9
	388	9	LAU	2	9	Y	9
	389	7	LAU	3	7	Y	7
	390	11	LAU	1	11	Y	11
	392	12	LAU	2	12	Y	12
	581	37	CDR	2	37	N	0
	582	15	CDR	4	0	N	0
	583	20	CDR	3	20	Y	20
	584	35	CDR	3	35	Y	35
PREDEVELOPED TOTAL MITIGABLE PROTECTED DBH					422		
REQUIRED PRESERVATION DBH (50% PROTECTED DBH)					211		
SAVED DBH					321		
PLANTED DBH					0		
POST-DEVELOPMENT DBH					321		
DBH TOWARDS TREE FUND					0		

LOT 3

TREE PRESERVATION & CREDIT TABLE							
LOT NO.	TREE NO.	DBH	SPECIES	HEALTH STATUS	MITIGABLE DBH	PRESERVED? (Y/N)	SAVED DBH APPLIED
4	210	21	SP	1	21	Y	21
	211	13	SP	1	13	Y	13
	212	12	SP	3	12	Y	12
	213	6	LAU	3	6	Y	6
	214	12	SP	5	0	N	0
	215	15	SP	1	15	Y	15
	216	13	PCN	3	13	Y	13
	217	18	SP	1	18	Y	18
	218	12	LAU	3	12	Y	12
	219	18	SP	1	18	Y	18
	220	8	CH LAU	2	8	Y	8
	221	12	CH LAU	1	12	N	0
	222	11	LAU	3	11	N	0
	223	15	SP	1	15	Y	15
	224	8	MAG	4	0	N	0
	224	15	LAU	3	15	Y	15
	225	20	SP	4	0	N	0
	225	20	LAU	4	0	N	0
	226	13	SP	1	13	Y	13
	227	21	SP	1	21	N	0
	228	30	CDR	2	30	Y	30
	229	12	HB	3	12	Y	12
	230	6	HB	4	0	N	0
	231	7	CH LAU	2	7	N	0
	232	6	HB	4	0	N	0
	233	7	CH LAU	3	7	N	0
	234	8	HB	4	0	N	0
	235	8	CH LAU	3	8	N	0
	236	6	HB	2	6	Y	6
	236	8	HB	2	8	Y	8
	237	7	LAU	2	7	Y	7
	238	8	HB	2	8	Y	8
	239	7	LAU	1	7	Y	7
	242	6	LAU	3	6	N	0
	242	14	LAU	3	14	N	0
	244	6	LAU	5	0	N	0
	286	6	LAU	3	6	Y	6
	288	11	LAU	4	0	N	0
	290	9	SP	5	0	N	0
	291	14	SP	1	14	N	0
	295	7	CH LAU	3	7	Y	7
PREDEVELOPED TOTAL MITIGABLE PROTECTED DBH					370		
REQUIRED PRESERVATION DBH (50% PROTECTED DBH)					185		
SAVED DBH					270		
PLANTED DBH					0		
POST-DEVELOPMENT DBH					270		
DBH TOWARDS TREE FUND					0		

LOT 4

TREE PRESERVATION & CREDIT TABLE							
LOT NO.	TREE NO.	DBH	SPECIES	HEALTH STATUS	MITIGABLE DBH	PRESERVED? (Y/N)	SAVED DBH APPLIED
6	267	12	MAG	3	12	Y	12
	267	12	MAG	3	12	Y	12
	268	16	SP	1	16	Y	16
	269	25	SP	1	25	Y	25
	270	13	SP	4	0	N	0
	271	11	LAU	3	11	Y	11
	272	6	LAU	5	0	N	0
	272	6	LAU	4	0	N	0
	309	14	LAU	3	14	N	0
	310	31	LAU	5	0	N	0
	311	13	SP	4	0	N	0
	312	19	SP	1	19	Y	19
	313	5	LAU	2	5	Y	5
	314	12	SP	3	12	Y	12
	315	7	LAU	5	0	N	0
	316	5	LAU	3	5	Y	5
	323	13	SP	4	0	N	0
	324	10	SP	5	0	N	0
	325	5	LAU	5	0	N	0
	326	17	SP	5	0	N	0
	327	13	SP	5	0	N	0
	328	12	SP	5	0	N	0
	329	5	LAU	4	0	N	0
	330	5	LAU	3	5	N	0
	331	13	SP	2	13	Y	13
	332	16	SP	1	16	N	0
	333	7	LAU	1	7	Y	7
	334	12	LAU	1	12	Y	12
	335	14	SP	1	14	Y	14
	336	5	LAU	3	5	Y	5
	338	6	LAU	1	6	Y	6
	341	14	SP	3	14	Y	14
	355	6	CH LAU	5	0	N	0
	357	30	CDR	4	0	N	0
	359	28	LAU	2	28	N	0
PREDEVELOPED TOTAL MITIGABLE PROTECTED DBH					251		
REQUIRED PRESERVATION DBH (50% PROTECTED DBH)					125.5		
SAVED DBH					188		
PLANTED DBH					0		
POST-DEVELOPMENT DBH					188		
DBH TOWARDS TREE FUND					0		

LOT 6

TREE PRESERVATION & CREDIT TABLE							
LOT NO.	TREE NO.	DBH	SPECIES	HEALTH STATUS	MITIGABLE DBH	PRESERVED? (Y/N)	SAVED DBH APPLIED
7	337	8	LAU	1	8	Y	8
	339	10	SP	5	0	N	0
	340	15	SP	5	0	N	0
	342	16	SP	4	0	N	0
	343	6	LAU	1	6	Y	6
	344	6	LAU	1	6	Y	6
	345	13	SP	4	0	N	0
	346	6	CH LAU	5	0	N	0
	347	5	CH LAU	5	0	N	0
	348	24	LAU	4	0	N	0
	349	9	HB	1	9	N	0
	350	60	LO	1	60	Y	60
	351	10	CDR	5	0	N	0
	351	13	CDR	4	0	N	0
	352	10	LAU	2	10	N	0
	353	18	LAU	2	18	Y	18
	354	8	HB	5	0	N	0
	356	23	LAU	2	23	N	0
	358	12	LAU	4	0	N	0
	360	20	LAU	3	20	N	0
	361	6	LAU	1	6	N	0
	364	7	BG	5	0	N	0
	366	10	LAU	1	10	Y	10
	367	9	BG	4	0	N	0
	368	7	BG	5	0	N	0
	369	9	LAU	2	9	Y	9
	370	14	LAU	4	0	N	0
	371	5	BG	3	5	Y	5
	372	13	LAU	2	13	Y	13
	383	28	LO	1	28	Y	28
	397	22	LO	1	22	Y	22
	399	25	LO	1	25	Y	25
PREDEVELOPED TOTAL MITIGABLE PROTECTED DBH					278		
REQUIRED PRESERVATION DBH (50% PROTECTED DBH)					139		
SAVED DBH					210		
PLANTED DBH					0		
POST-DEVELOPMENT DBH					210		
DBH TOWARDS TREE FUND					0		

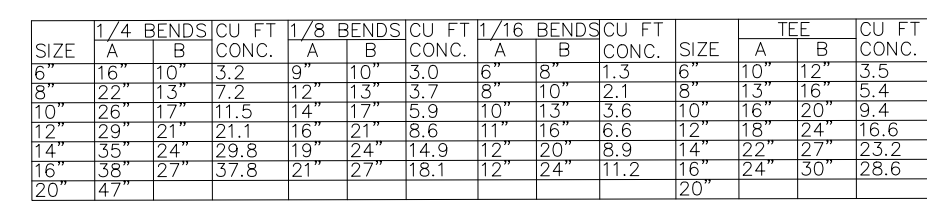
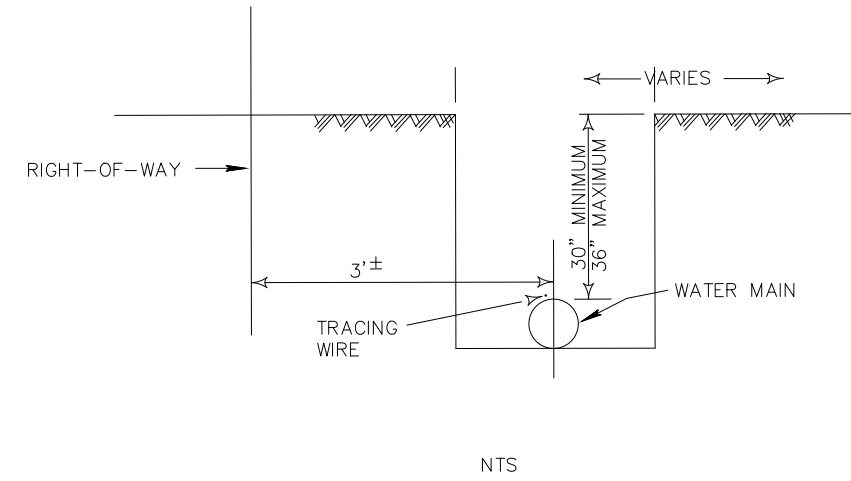
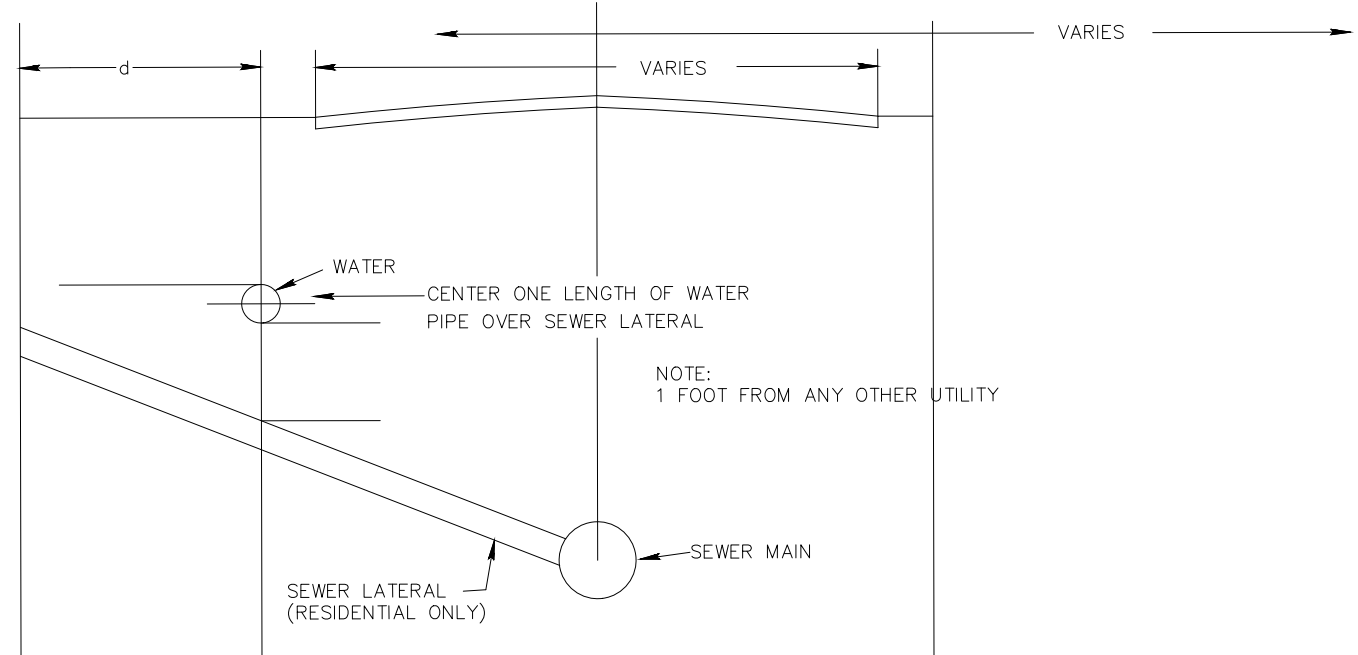


Diagram illustrating the standard meter box installation. The diagram shows a cross-section of the ground with the finished grade at the top. A standard meter box is installed below grade. The water main is connected to the meter box via a tee and a saddle double strap. The meter box is filled with crushed rock or gravel below the box. The diagram also shows the use of a locking type curb cock, female ends and standard pipe threads, a pipe cap, a close nipple, and 90° elbows. The distance from the finished grade to the top of the meter box is indicated as 30" MIN. The diagram is labeled NTS (Not To Scale).

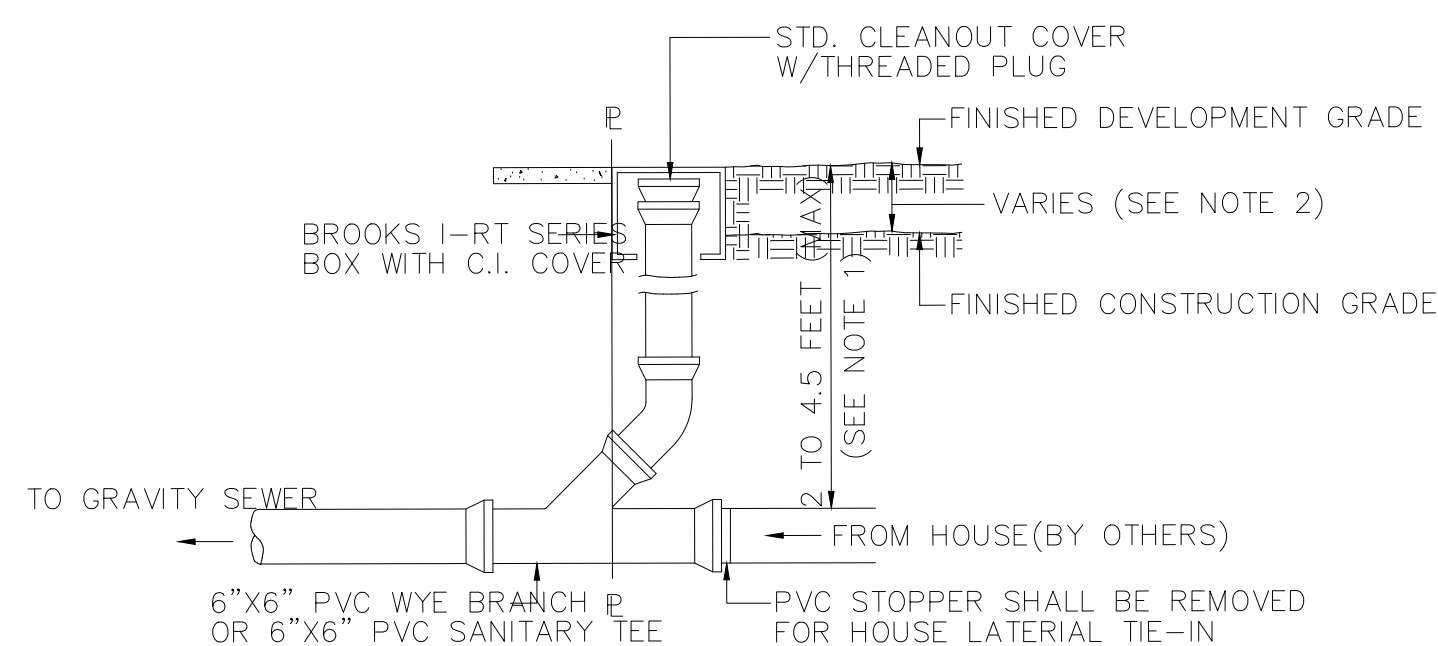


CLASS "B"

BEDDING DETAILS



WATER AND SEWER MAIN CLEARANCES



CLEANOUT

WATER MAIN NOTES

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

DO NOT SCALE THIS DRAWING - DIMENSIONS
AND NOTES TAKE PREFERENCE. DRAWING IS
REDUCED IF LESS THAN 22" x 34"

CITRONA DRIVE DEVELOPMENT
FERNANDINA BEACH, FLORIDA
FOR
COASTAL OAKS HOMES, LLC

WATER & SEWER DETAILS

REGISTERED DESIGN PROFESSIONAL

**Asa
Ray
Gillette**

Digitally signed by Asa Ray Gillette, III
DN: cn=Asa Ray Gillette, III, c=US,
email=asa.r.gillette@acccol.com, o=Asa
Ray Gillette, III, ou=by the terms of the
by the placement of my signature on
this document
Date: 2025.02.09 10:50:12 -0500

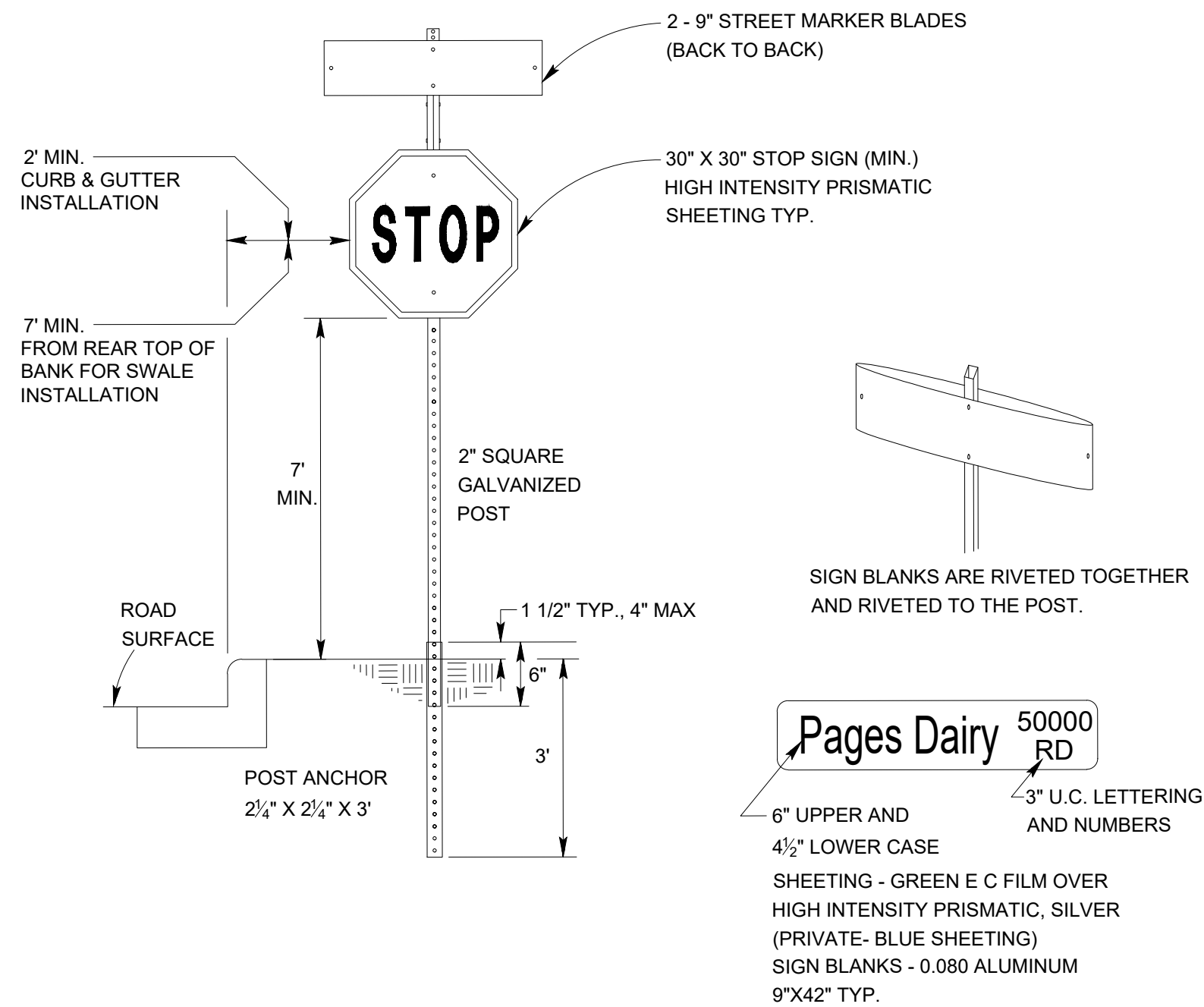
III

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

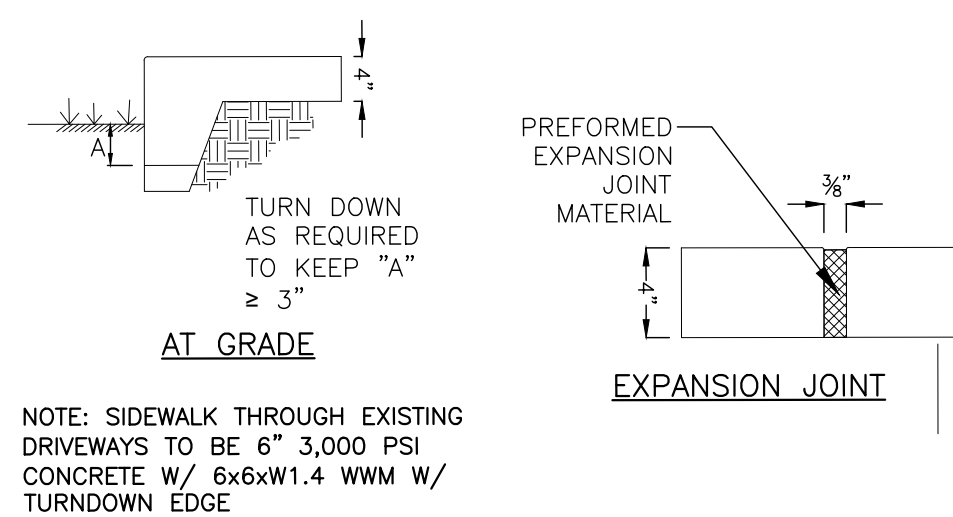
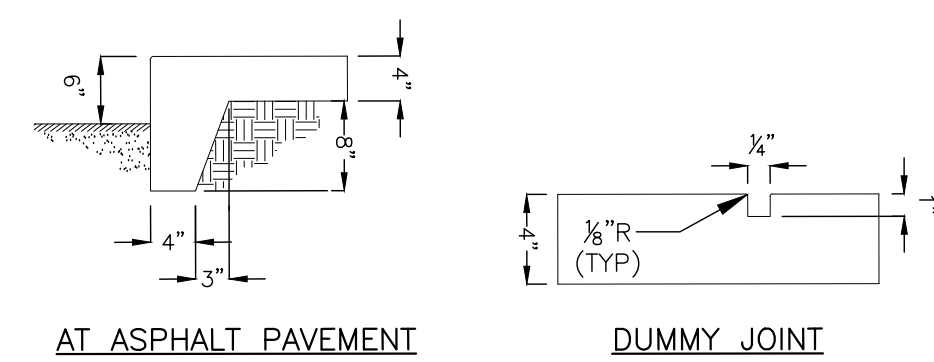
Project No. 24-10-XX

SIGN PLACEMENT SHALL MEET THE REQUIREMENTS OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, INDEX NO. 17302.

NOTE: LEAVE 2 HOLES FROM TOP OF POST FOR THE INSTALLATION OF CAPS, DEAD END AND NO OUTLET SIGN IF NEEDED.

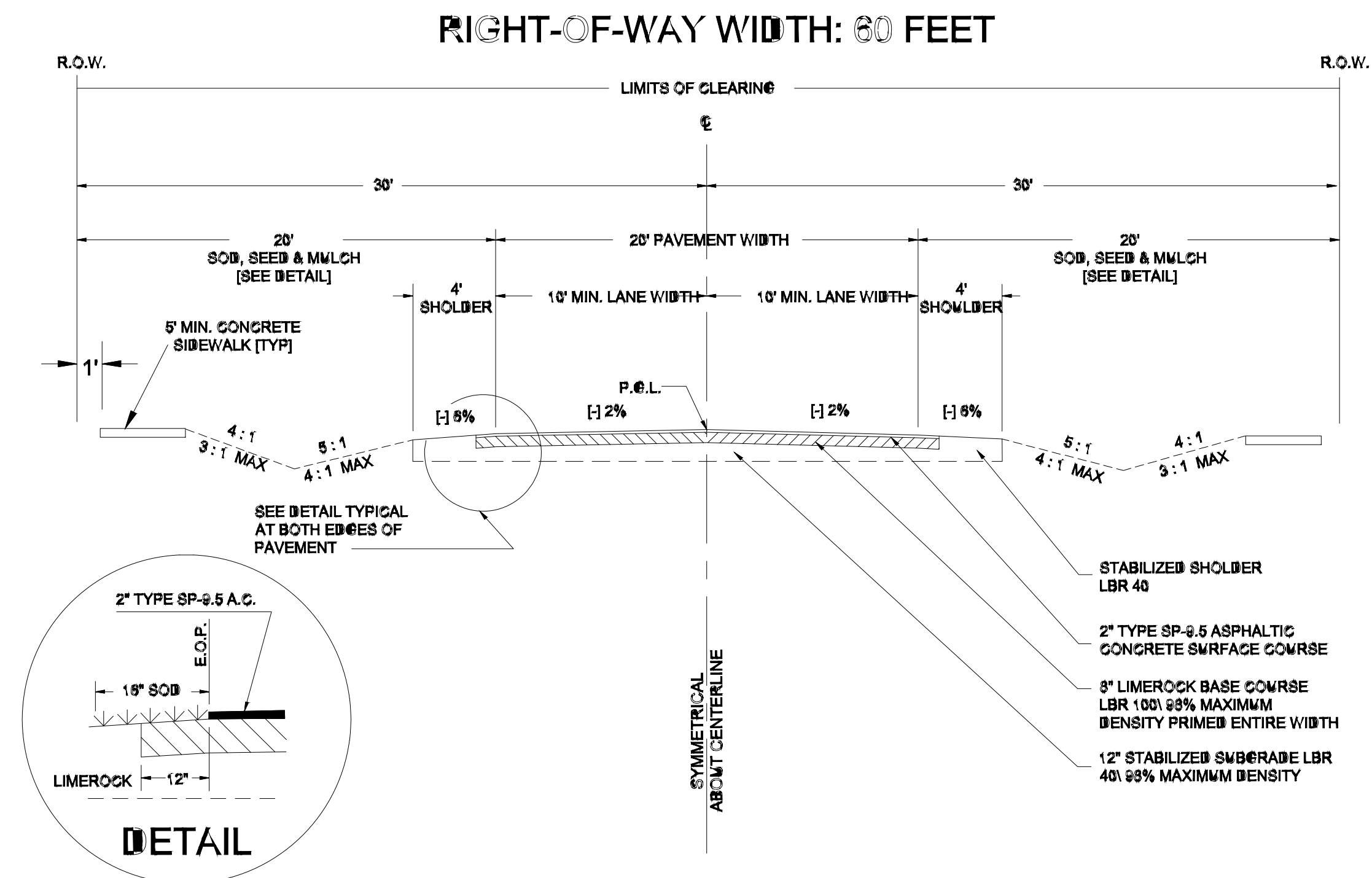


STOP AND STREET MARKER DETAIL

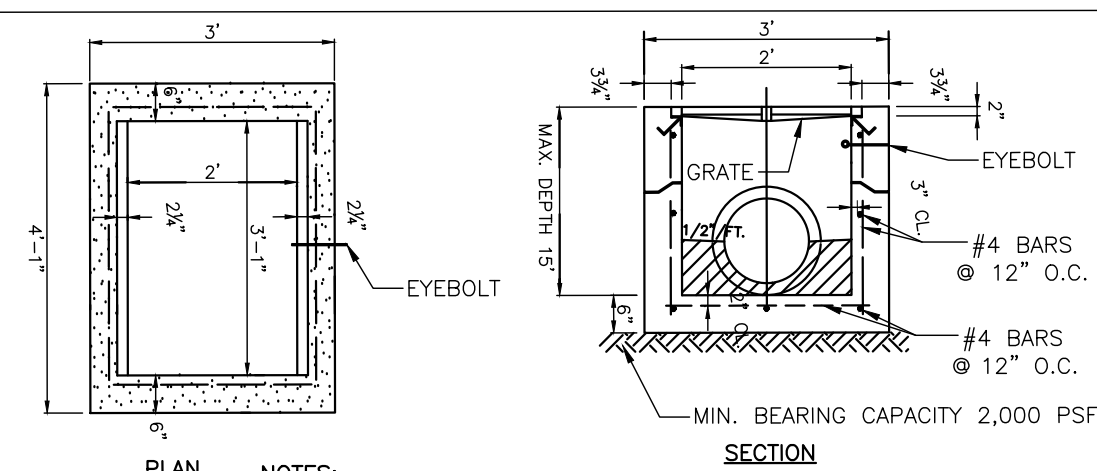


SIDEWALK TURNDOWN DETAILS SIDEWALK JOINT DETAILS

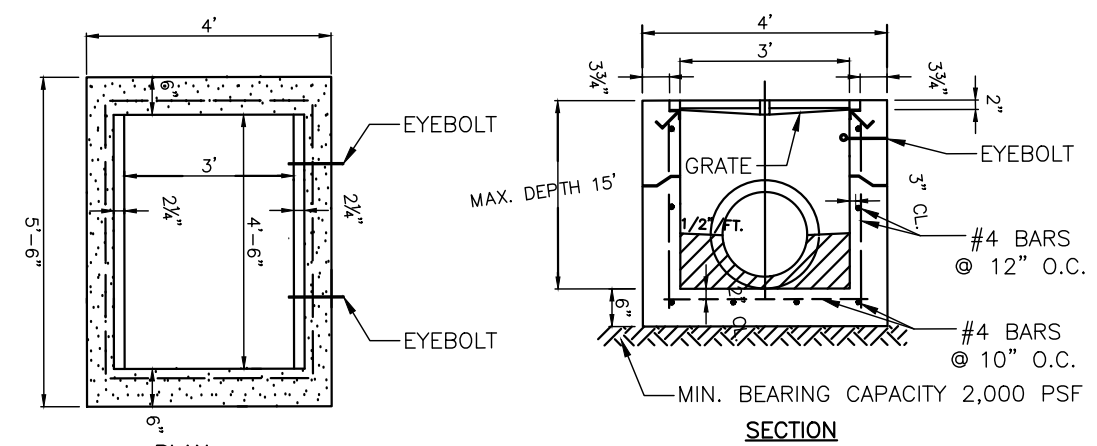
SIDEWALK DETAILS



TYPICAL ROAD SECTION

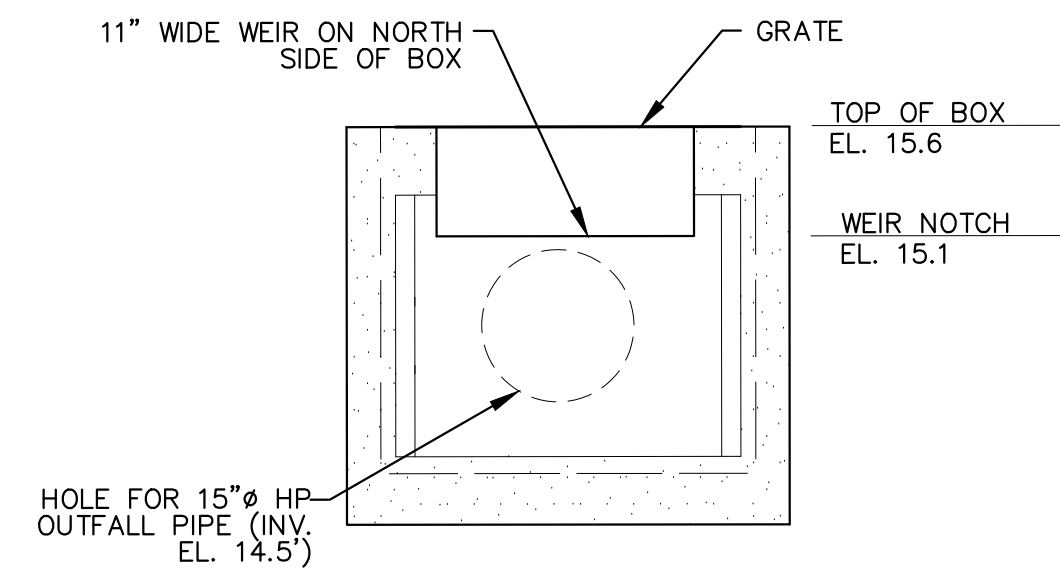


TYPE C INLET

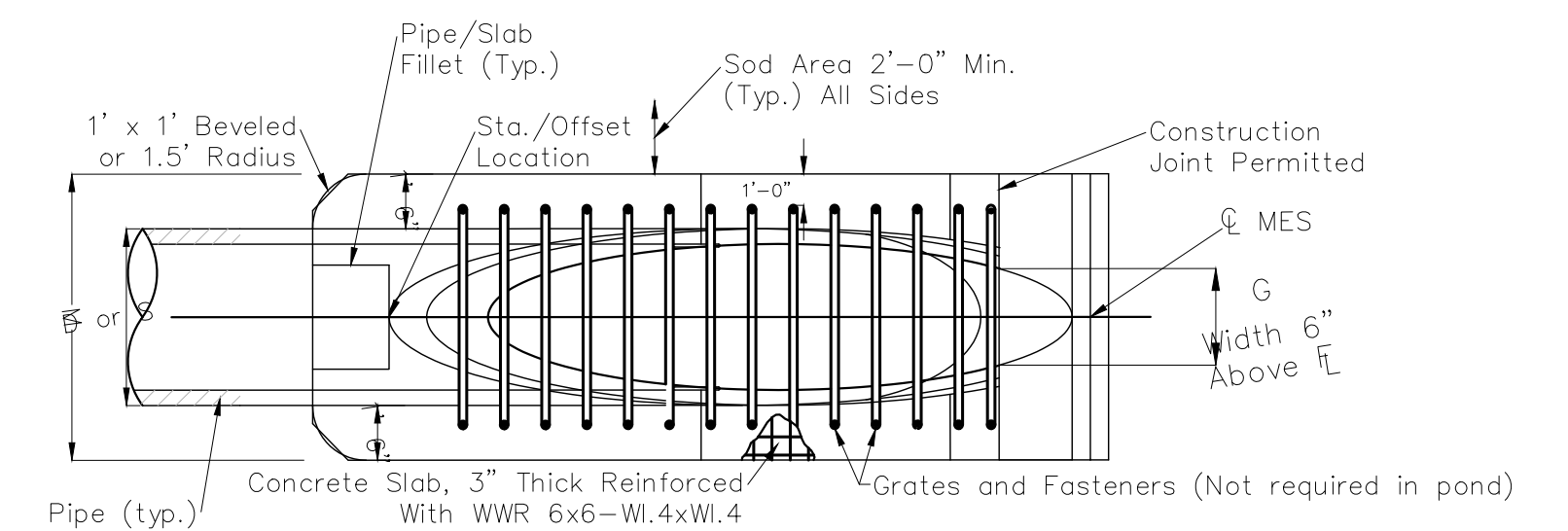


TYPE E INLET

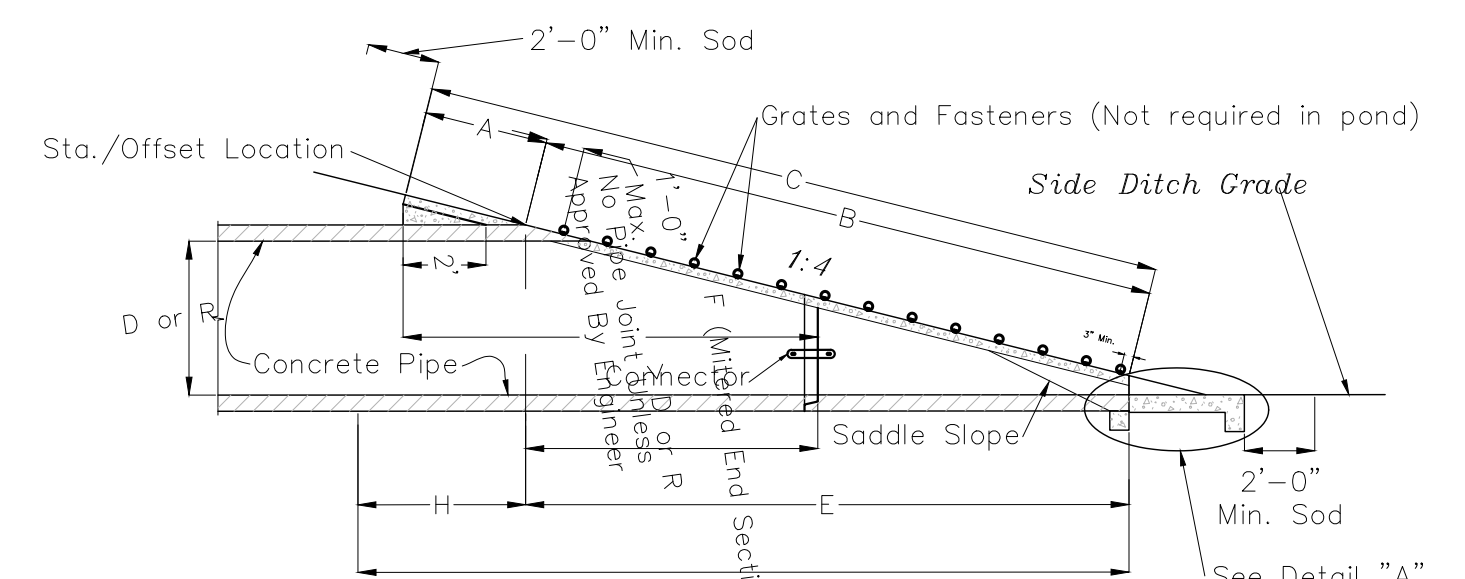
INLET DETAILS



ONSITE OUTFALL STRUCTURE DETAIL



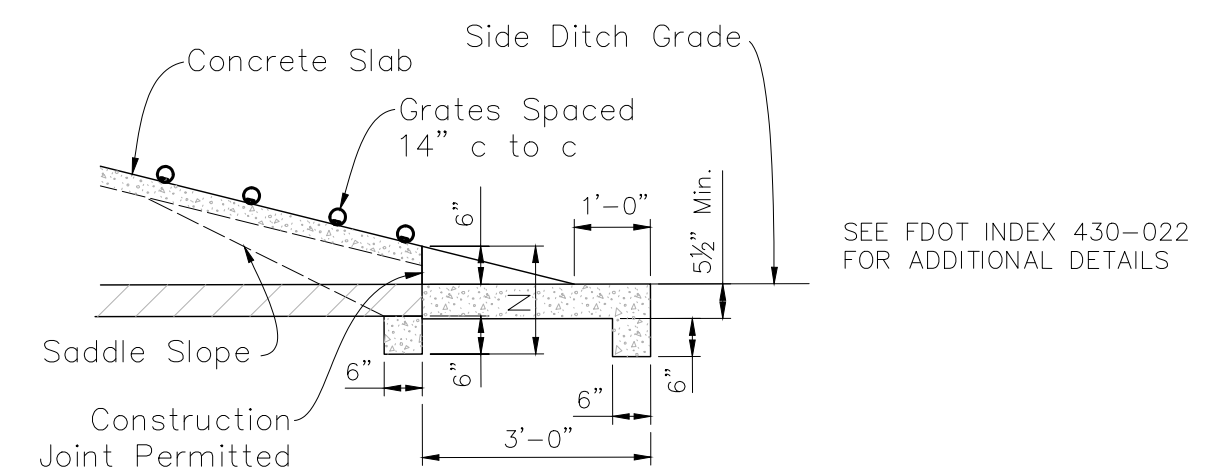
PLAN - SINGLE PIPE



ELEVATION

DIMENSIONS FOR SINGLE 24" CONCRETE PIPE												
DIA. D	X	A	B	C	E	F	G	H	M	N	3" CONC. SLAB (CY)	SODDING (SY)
24"	3'-5"	2.53'	7.18*	9.71'	7.03*	11'	1.73'	4.0'	5.50'	1.25'	1.02	10

*6.42' *6.25' DIMENSIONS PERMITTED TO ALLOW USE OF 8' STANDARD PIPE LENGTHS.



DETAIL "A"

MES DETAIL

					Scale: NONE	Gillette & Associates, Inc. 31 South 4th Street Fernandina Beach, FL 32034
					Project Mgr: AG	
					Designed by: AG	Certificate of Authorization No. 9332
					Drawn by: AG	
B	AC	01/31/25		RESPONSE TO COMPLETENESS REVIEW	QA/QC: NG	DO NOT SCALE THIS DRAWING — DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"
A	AC	01/09/25		TECHNICAL REVIEW COMMITTEE SUBMITTAL		
No	Rv	Date		Revision		

G & A
GILLETTE & ASSOCIATES, INC.
31 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

CITRONA DRIVE DEVELOPMENT
FERNANDINA BEACH, FLORIDA
FOR
COASTAL OAKS HOMES, LLC

MISCELLANEOUS DETAILS

REGISTERED DESIGN PROFESSIONAL

**Asa
Ray
Gillette
III**

Digitally signed by Asa Ray Gillette III
DN: cn=Asa Ray Gillette III, o=US,
email=asa@gilletteassociates.com
Reason: I agree to the terms defined
by the placement of my signature on
this document.
Date: 2020.02.06 10:50:28 -05'00'

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

DWG DATE: 01/31/25

Sheet

Page 10 of X

Project No. 24-10-XX



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

Sent Via Email to Project Team

Applicant Name: (*Agent Asa Gillette*)
Project Description: Citrona Drive Development-6 New Single-family Homes
Location: 420 Citrona Drive
PIN(s): 00-00-31-1180-0015-0000
TRC Case Number: TRC 2025-0002

Mr. Gillette,

The City of Fernandina Beach received your request for site plan review on Thursday, February 6, 2025. A complete application was determined on Monday, February 10, 2025. 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 no later than Monday, March 17, 2025, for staff to schedule the formal TRC public meeting for this case. The next available date is Thursday, March 27, 2025.

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

Sincerely,

Margaret Pearson on behalf of

Kelly N. Gibson, AICP
TRC Coordinator



REVIEW COMMENTS:

PLANNING

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

Pg 7+8 show tree removal table. Please protect 96" oak on Lot 7 with a large tree protection zone. Dn 2/10/25

LDC 4.05.04 A landscaping plan shall be provided to demonstrate compliance with the standards of this section.

Single-family Detached and Two-family Duplex Residential Development Single-family and two-family development must include, at a minimum, two (2) native, shade trees for every 2,500 square feet of lot area or fraction thereof. At least four (4) native trees may be located in the front, side, or rear yard. Suggest providing information/calculations in table form on landscape plan.

A buffer shall be required between zoning districts according to the standards set forth in Table 4.05.12 (C). The existence of a road along a property boundary shall not be construed as meeting any part of the buffer requirement, nor as relieving the applicant from providing the required buffer. The property across the street from the lots on Citrona Drive is zoned PI-1 which would require a C type (15') buffer along Citrona Drive with the required planting.

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: Monday, February 24, 2025



BUILDING

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

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:

- We do not do 1" taps, instead we require 1 1/2" taps for service lines.
- On Page 2, remove "or brown" from Sewer Notes #16.
- On Page 9, remove all references to cast iron or ductile iron. We recommend DR 18 PVC instead.
- Please provide flow calculations to demonstrate the current existing force main is sized sufficiently to handle the flow or if it needs to be upsized.
- The 15" pipes need to be listed as either HP or HDPE instead of Nyoplast.

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: Monday, February 24, 2025



CODE ENFORCEMENT

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

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:

- Proposed address assignments for Lots 2-7:

Lot 2 – 412 Citrona Dr	Lot 5 – 2104 Date St
Lot 3 – 406 Citrona Dr	Lot 6 – 2108 Date St
Lot 4 – 2100 Date St	Lot 7 – 2112 Date St

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: Monday, February 24, 2025

ENGINEERING PLANS

FOR

CITRONA DRIVE DEVELOPMENT

FOR

COASTAL OAKS HOMES, LLC

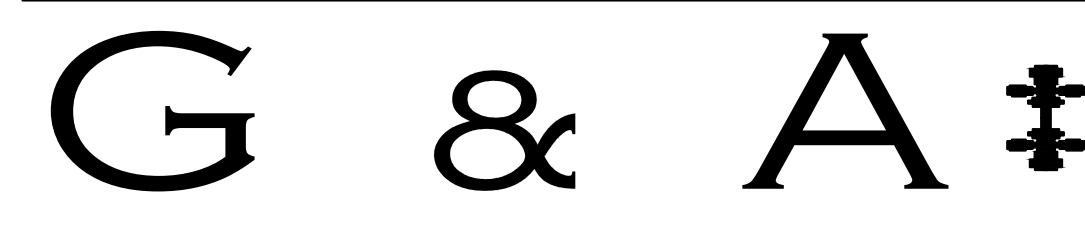
GILLETTE & ASSOCIATES, INC.

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

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

PERMITTING AGENCIES

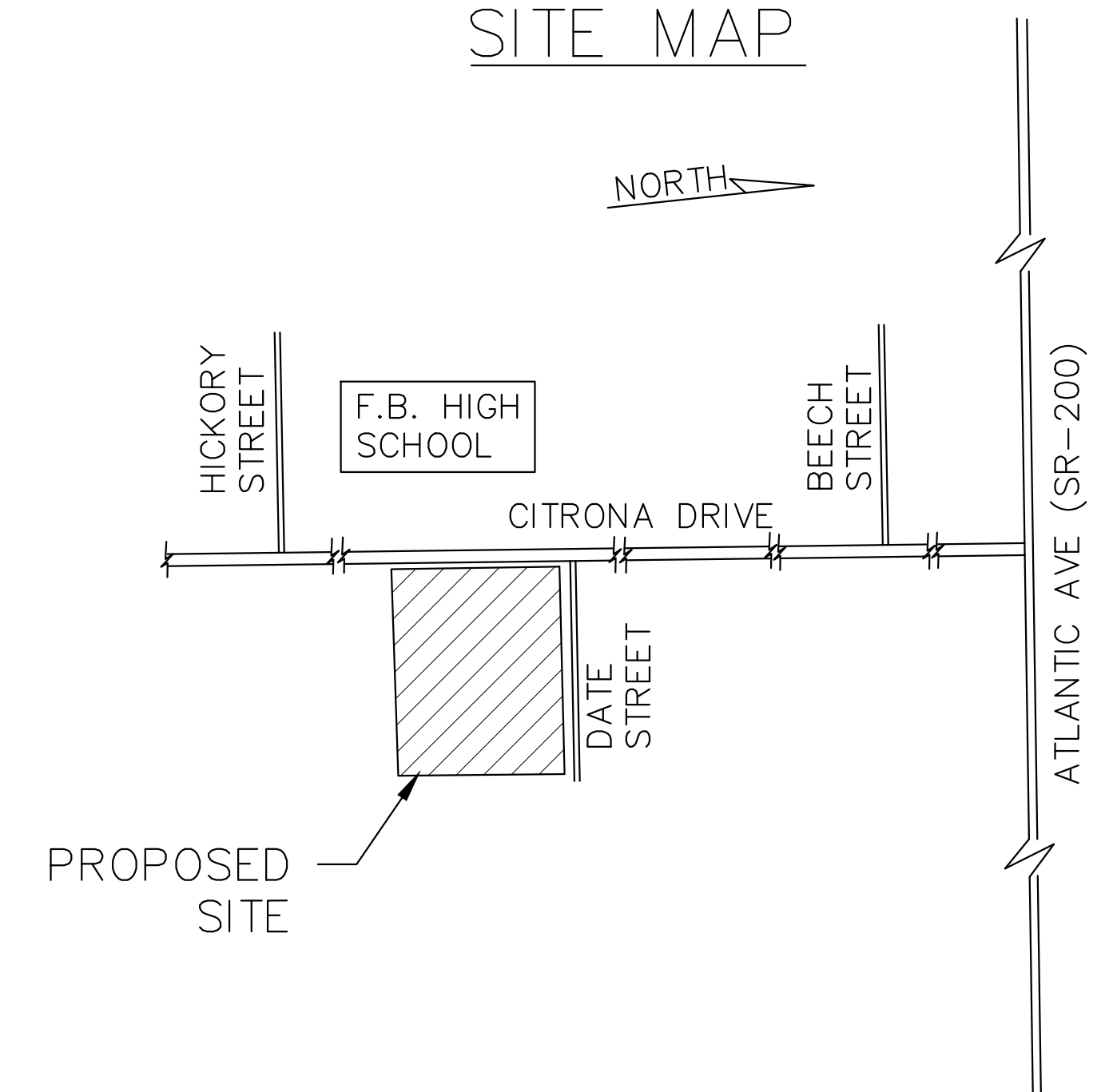
CITY OF FERNANDINA BEACH
ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



ISSUE DATE: 01/09/25
REVISED: 03/10/25

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

SITE MAP



					Scale: NONE	Gillette & Associates, Inc. 31 South 4th Street Fernandina Beach, FL 32034	G & A[®] GILLETTE & ASSOCIATES, INC. 31 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	CITRONA DRIVE DEVELOPMENT FERNANDINA BEACH, FLORIDA FOR COASTAL OAKS HOMES, LLC	COVER SHEET	REGISTERED DESIGN PROFESSIONAL Asa Ray Gillette III Asa R. Gillette, P.E., No. 56177 Florida, P.E. No. 56177	DWG DATE: 03/10/25
					Project Mgr: AG						Sheet CVR
					Designed by: AG						Page 1 of 11
					Drawn by: AG						Project No. 24-10-XX
C	AG	03/10/25	RESPONSE TO TRC SUBMITTAL - SUBMITTAL #2		QA/QC: NG	DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"					
B	AG	01/31/25	RESPONSE TO COMPLETENESS REVIEW								
A	AG	01/09/25	TECHNICAL REVIEW COMMITTEE SUBMITTAL #1								
No.	Rv	Date	Revision								

GENERAL NOTES										INDEX																																																											
SITE / GEOMETRY										WATER NOTES			PAGE #	SHEET	DESCRIPTION																																																						
1. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTOR'S PRICE FOR PERFORMING THE WORK. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUBSURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR IS URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THIS PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO CONSTRUCTION OF THE PROJECT. ALL COSTS ASSOCIATED WITH PRELIMINARY INVESTIGATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. 3. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER. 4. ELEVATIONS ARE BASED ON NAVD DATUM OF 1988. 5. TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PROVIDED BY: MANZIE & DRAKE LAND SURVEYING (904-491-5700). 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING, RIGHT-OF-WAY PERMITS NOT PROVIDED AND INSURANCE REQUIRED FOR THE PROJECT. 7. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN CITY, COUNTY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION & REPAIR. 8. THE CONTRACTOR SHALL ADVISE THE OWNER'S AUTHORIZED REPRESENTATIVE OF PLANNED WORK SCHEDULE. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION. 9. "AS-BUILT" DRAWINGS - AS-BUILTS ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION, AND SUBMITTAL OF AS-BUILT DRAWINGS. 10. "AS-BUILT" RECORD DATA AND INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR. RECORD DRAWINGS SHALL BE SUPPLIED TO THE ENGINEER. 11. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT. 12. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR ON A DAILY BASIS. 13. ALL EXCESS SUITABLE AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE ENGINEER. 14. ALL EXISTING TREES LISTED TO REMAIN SHALL BE PRESERVED AND PROTECTED. 15. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES, AND IMPROVEMENTS ON THE DRAWINGS ARE BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO ACTUAL FIELD LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THE DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITY IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR REPAIRS OR PAYMENTS FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS, AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH THEY SHALL CONNECT. 16. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER ON ALL MATERIALS, FOR REVIEW AND APPROVAL, PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY OR STRUCTURE. 17A. UNSUITABLE MATERIALS UNDER WATER, SEWER, OR STORM PIPE AND/OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO 98% OF ITS MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557). 17B. ALL FINISH FLOORS SHOWN ON THE PLANS ARE MINIMUM ELEVATIONS 18. ALL WATER & SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES.										19. WHEN DEWATERING CAPACITY REQUIRES A PERMIT (CUP), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.			20. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY HAZARD. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. WHERE PARALLEL WATER AND SEWER MAINS HAVE LESS THAN 10 FOOT HORIZONTAL SEPARATION, 20 FOOT LENGTHS OF C900 (DR18) WATER QUALITY PIPE SHALL BE USED WITH THE JOINTS STAGGERED AT 10 FOOT INTERVALS. THE PIPES SHALL BE PLACED IN SEPARATE TRENCHES WITH THE WATER MAIN AT LEAST 18 INCHES ABOVE THE SEWER.			21. WATER MAINS CROSSING SANITARY HAZARDS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER MAIN. WHERE WATER AND SEWER MAINS CROSS WITH BETWEEN 18 INCHES AND 6 INCHES OF VERTICAL CLEARANCE, A 20 FOOT SECTION OF C900 (DR18) WATER QUALITY PIPE SHALL BE CENTERED ON THE POINT OF THE CROSSING. THE CONTRACTOR SHALL FIELD VERIFY THE VERTICAL SEPARATION. THE MINIMUM SEPARATION BETWEEN WATER AND SEWER PIPES IS TO BE 6 INCHES OUTSIDE DIAMETER TO OUTSIDE DIAMETER.			22. NO WATER MAIN PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER MANHOLE.			23. BLANK			24. TRACER WIRE SHALL BE PROVIDED ON ALL WATER MAINS AND FORCE MAINS. TRACER WIRE SHALL BE #10 UF SOLID COPPER WIRE, COATED, AND SUITABLE FOR BURIAL. COATING SHALL BE BLUE FOR WATER AND GREEN FOR SEWER MAIN CONNECTIONS. WIRE SHALL BE ATTACHED DIRECTLY TO TOP OF PIPE AND BROUGHT INTO EACH VALVE BOX AND COILED TO ALLOW FOR EASY ACCESS AND EXTENSION ABOVE FINISHED GRADE FOR ATTACHMENT OF LOCATING EQUIPMENT.			25. ALL PIPE LENGTHS ARE APPROXIMATE DIMENSIONS, ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM WITH TYPICAL SECTIONS AND DETAILS AS SHOWN ON THE MISCELLANEOUS DETAILS SHEET AND IN ACCORDANCE WITH THE SPECIFICATIONS.			26. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.			27. GRADES SHOWN ON PLANS ARE EDGE OF PAVEMENT FINISHED GRADES UNLESS OTHERWISE NOTED.			28. SHOULD THE SURFACE OR SUBSURFACE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.			29. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFICALLY STATED. ALL DISTURBED AREAS WITHIN THE NASSAU COUNTY RIGHT OF WAY SHALL BE COVERED WITH BERMUDA SOD.			30. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF SEDIMENT-LADEN RUNOFF RESULTING FROM STORM EVENTS DURING THE CONSTRUCTION PHASE. EROSION CONTROL FACILITIES SHOULD BE INSTALLED EARLY DURING THE CONSTRUCTION PERIOD SO AS TO PREVENT THE TRANSPORT OF SEDIMENT INTO SURFACE WATERS. RE-VEGETATION AND STABILIZATION OF DISTURBED AREAS SHOULD BE ACCOMPLISHED IMMEDIATELY TO REDUCE THE POTENTIAL FOR FURTHER SOIL EROSION.			31. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND COUNTY/CITY BEFORE COMMENCING WORK.			32. MINIMUM COVER OVER PIPES SHALL BE 36" UNLESS OTHERWISE INDICATED.			33. ALL UNDERGROUND UTILITY COMPANIES SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.			34. IN ADDITION TO THE SPECIFICATIONS AND DETAILS PROVIDED FOR THIS CONTRACT, THE NASSAU COUNTY STANDARD DETAILS AND SPECIFICATIONS (LATEST REVISION) SHALL ALSO BE USED FOR ANY ITEMS NOT COVERED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A SET OF STANDARD DETAILS AND SPECIFICATIONS FROM NASSAU COUNTY.			35. BACKFILL MATERIAL SHALL BE COMPACTED TO 100% (2%) PER CITY OF FB REQUIREMENTS UNDER EXISTING AND PROPOSED ROADWAYS.			36. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.			37. STATIONING REFERS TO THE CENTERLINE OF THE ROADWAY EXCEPT AS NOTED ON PLANS. WHERE PAVEMENT SPLITS, THE STATIONING FOLLOWS THE INSIDE EDGE OF PAVEMENT UNTIL ROADWAY TRANSITIONS BACK TO THE TYPICAL ROADWAY SECTION			38. ALL CONSTRUCTION, MATERIAL, AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH CITY OF FB AND NASSAU COUNTY STANDARDS		
										1			CVR			COVER SHEET																																																					
										2			IN-1			INDEX SHEET																																																					
										3			PRE-1			PREDEVELOPMENT PLAN																																																					
										4			GE-1			GEOMETRY PLAN																																																					
										5			UT-1			UTILITY PLAN																																																					
										6			DR-1			DRAINAGE PLAN																																																					
										7			TM-1			TREE MITIGATION PLAN																																																					
										8			TM-2			TREE MITIGATION SCHEDULES																																																					
										9			LS-1			LANDSCAPE PLAN																																																					
										10			DT-1			UTILITY DETAILS																																																					
11			DT-2			MISC. DETAILS																																																															
FIRE NOTES																																																																					
1. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE. (NFPA 1, 16.4.3.1.3, 2009 EDITION)																																																																					
2. CLEARANCES OF SEVEN AND ONE HALF FEET (7 FT-6 IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT, WITH A FOUR FOOT CLEARANCE TO THE REAR OF THE HYDRANT. (NFPA 1, 18.3.4.1, 2009)																																																																					
3. NEW FIRE HYDRANT(S) SHALL BE INSTALLED SO THAT POSITIONED NOT MORE THAN 7 FEET 6 INCHES AWAY FROM CURB OR BERM OF THE ROADWAY.																																																																					

LEGEND										SEWER NOTES																																																		
-----x(6.58)----- EXISTING VALVE -----WM----- EXISTING WATER LINE -----SS----- EXISTING SANITARY SEWER  EXISTING FIRE HYDRANT -----SS----- PROPOSED SANITARY SEWER -----WM----- PROPOSED WATER LINE  PROPOSED FIRE HYDRANT ----- EXISTING EDGE OF PAVEMENT ----- EXISTING PROPERTY LINE  PROPOSED SPOT ELEVATION S-5 DRAINAGE STRUCTURE P-1 PIPE x(6.58) EXISTING SPOT ELEVATION										1. THE CONTRACTOR SHALL PROVIDE, TO THE ENGINEER OF RECORD , A SCHEDULE OF INVERT ELEVATIONS OF ALL SANITARY MANHOLES PRIOR TO THE PLACEMENT OF THE LIME ROCK BASE COURSE. THIS SCHEDULE TO BE PROVIDED BY THE REGISTERED LAND SURVEYOR SUBMITTING THE "AS-BUILT" DRAWINGS FOR THIS PROJECT.			2. SANITARY SEWER SERVICES SHALL BE 6" PVC WITH A MINIMUM SLOPE OF 0.006 FEET PER FOOT AND SHALL BE TERMINATED AT THE RIGHT-OF-WAY LINE WITH A DEPTH OF 24" TO 48" FROM THE FINAL FINISHED GRADE OF THE DEVELOPED LOTS. DEPTHS GREATER THAN 48" FROM FINAL FINISHED GRADE SHALL BE READJUSTED BY THE DEVELOPER AT HIS COST.			3. GRAVITY SEWER TO BE CLEANED & TV TESTED BY DEVELOPER AT DEVELOPER'S EXPENSE			4. ALL MANHOLE FRAMES AND COVERS TO BE ADJUSTED TO FINAL FINISHED GRADE.			5. A SEPARATE SEWER SERVICE (6" MIN.) SHALL BE PROVIDED TO THE RIGHT-OF-WAY FOR EACH LOT BEING SERVED. AN "S" SHALL BE ETCHED INTO THE CURB DIRECTLY OVER EACH SERVICE LINE OR IN THE STREET SIDE OF A SIDEWALK IN LINE WITH THE CLEANOUT.			6. GRAVITY SEWER TO BE GREEN IN COLOR			7. NEW GRAVITY SEWER SYSTEM SHALL BE PLUGGED AT NEAREST EXISTING DOWNSTREAM MANHOLE AND SHALL NOT BE REMOVED WITHOUT AUTHORIZATION FROM THE UTILITY COMPANY. EXISTING MANHOLES TO BE COREBORED AND ARRANGEMENTS MADE TO BE REFURBISHED WITH COMPATIBLE MATERIALS IF THE EXISTING MANHOLE IS ALLOWED TO BE USED.			8. FINISHED FLOOR ELEVATIONS SHALL BE GREATER (HIGHER) THAN THE ELEVATION OF THE MANHOLE NEAREST THE SERVICE LATERAL IN ORDER TO AVOID A POTENTIAL BACKUP OF SEWERAGE IN THE HOUSE OR BUILDING.			9. ALL GRAVITY SEWER PIPE TO A 10 FOOT DEPTH OF COVER SHALL BE SDR-26 PVC PIPE (MINIMUM). GRAVITY SEWER PIPE WITH COVER OF 15 FEET (AND IN EASEMENTS) AND GREATER SHALL BE C900 - DR18. JOINT SHALL BE OF THE BELL AND SPIGOT TYPE AND MEET THE REQUIREMENTS OF THE PIPE REFERRED BEING USED.			10. WHEN A PROPERTY LINE CAN NOT BE DEFINED, THE SEWER CLEANOUT SHALL BE PLACED IN AN UNPAVED AREA AT A DISTANCE NO GREATER THAN 30 FEET FROM THE SEWER MAIN.			11. NOTE: DR-18 TO BE USED ON SEWER LINE CROSSING WHERE STORM DRAIN IS WITHIN 24 INCHES ABOVE GRAVITY ALSO JOINT TO BE CENTERED AT CROSSING			12. ALL MANHOLES TO HAVE MINIMUM 24" HINGED RING AND COVER EAST JORDAN OR APPROVED EQUIVALENT			13. SEWER PLUGS USED DURING THE CONSTRUCTION OR CONNECTION TO A SYSTEM SHALL HAVE THE CONTRACTOR'S NAME PERMANENTLY STAMPED.			14. THE MANHOLE LINER SHALL BE SPECTRA SHIELD OR APPROVED EQUIVALENT.			15. IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUIREMENTS, LEAKAGE TESTING SHALL BE PERFORMED ON ALL SEGMENTS OF THE SEWER SYSTEM. TESTING MAY INCLUDE APPROPRIATE WATER OR LOW PRESSURE AIR TESTING. TEST METHODS SHALL TAKE INTO CONSIDERATION THE RANGE IN GROUNDWATER ELEVATIONS DURING THE TEST AND ANTICIPATED DURING THE DESIGNED LIFE OF THE SEWER. NO LEAKAGE ALLOWED IN SYSTEM.			16. ALL FORCE MAIN PIPING TO BE DR-18 PVC.			17. CONTACT ANDRE DESILET, COFB UTILITY DIRECTOR AT (904-310-3420) FOR PRE-CONSTRUCTION AND COORDINATION MEETING PRIOR TO WORK COMMENCING.		

				Scale: NONE	Gillette & Associates, Inc. 31 South 4th Street Fernandina Beach, FL 32034	Certificate of Authorization No. 9332	G & A⁺ GILLETTE & ASSOCIATES, INC. 31 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	CITRONA DRIVE DEVELOPMENT FERNANDINA BEACH, FLORIDA FOR COASTAL OAKS HOMES, LLC	INDEX SHEET & NOTES	REGISTERED DESIGN PROFESSIONAL A sa Ray Gillette III ASA R. GILLETTE, P.E. FLORIDA P.E. NO. 56177	DWG DATE: 03/10/25
				Project Mgr: AG							Sheet IN-1
				Designed by: AG							Page 2 of 11
				Drawn by: AG	DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"						Project No. 24-10-XX
				QA/QC: NG							
C	AG	03/10/25	RESPONSE TO TRC SUBMITTAL - SUBMITTAL #2								
B	AG	01/31/25	RESPONSE TO COMPLETENESS REVIEW								
A	AG	01/09/25	TECHNICAL REVIEW COMMITTEE SUBMITTAL #1								
No.	By	Date	Revision								

- PID#: 00-00-31-1180-0015-0000
- ACREAGE: 3.32 ACRES (144,652 SF)
- LOCATION: FERNANDINA BEACH, FL
- FLOOD ZONE: X
- ZONING: R-1
- FUTURE LAND USE: LOW DENSITY
- PROPOSED USE: RESIDENTIAL

DEVELOPMENT REQUIREMENTS:

- MAX IMPERVIOUS AREA: 60.0%
- PROPOSED IMPERVIOUS AREA: SEE LOT TABLE
- MAX BUILDING HEIGHT: 35-FT
- PROPOSED MAX. BUILDING HEIGHT: 25-FT

SETBACK REQUIREMENTS:

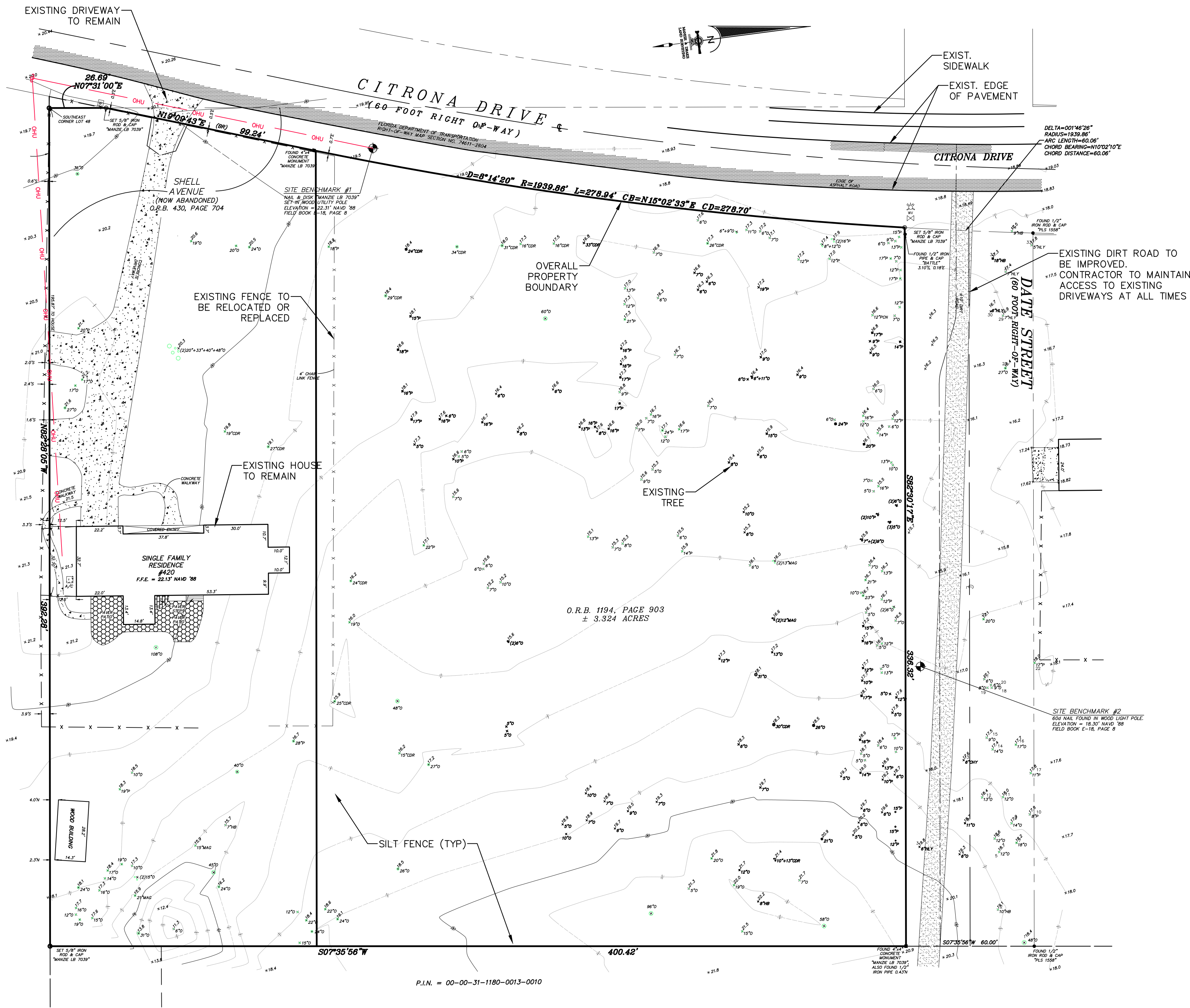
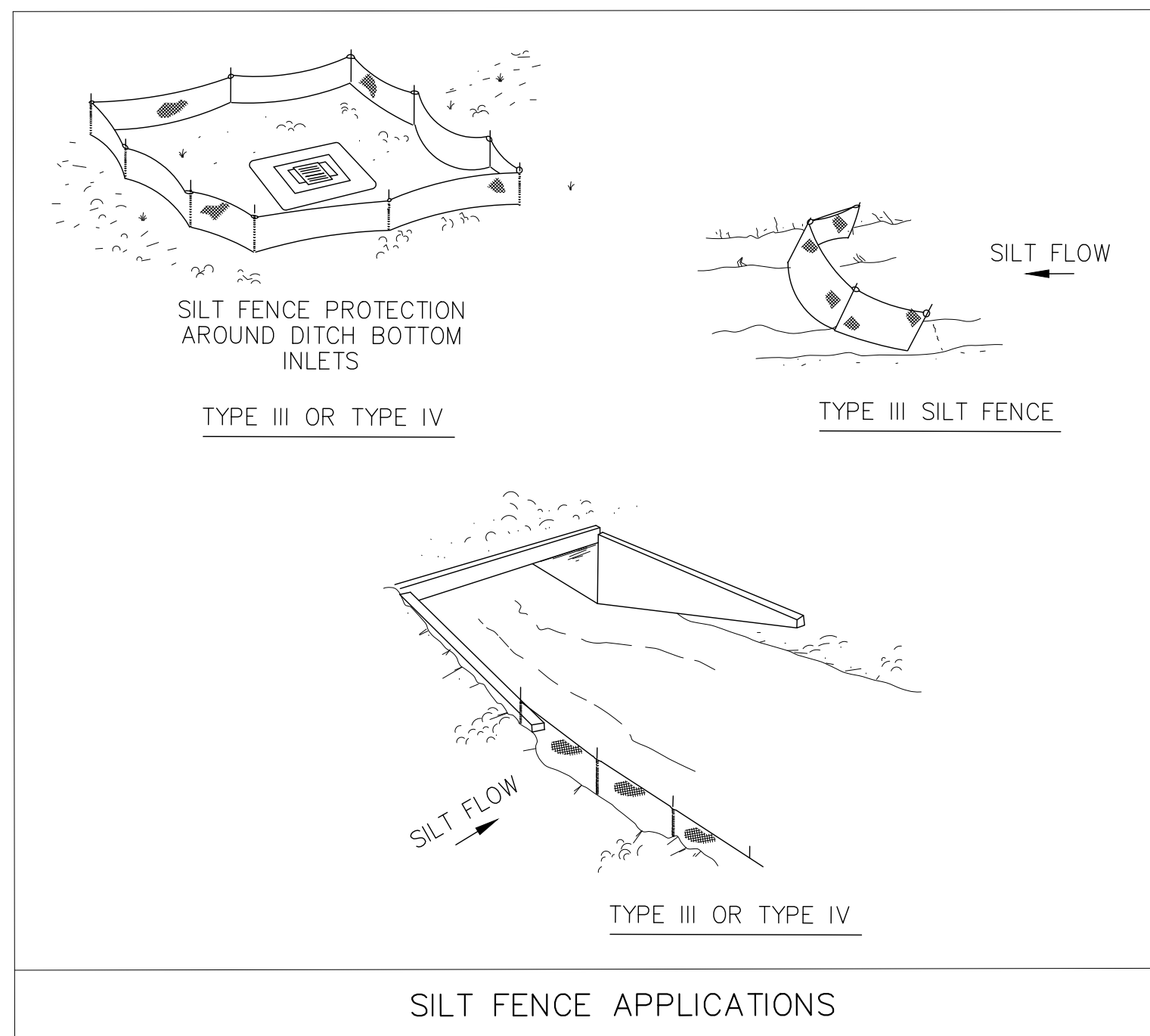
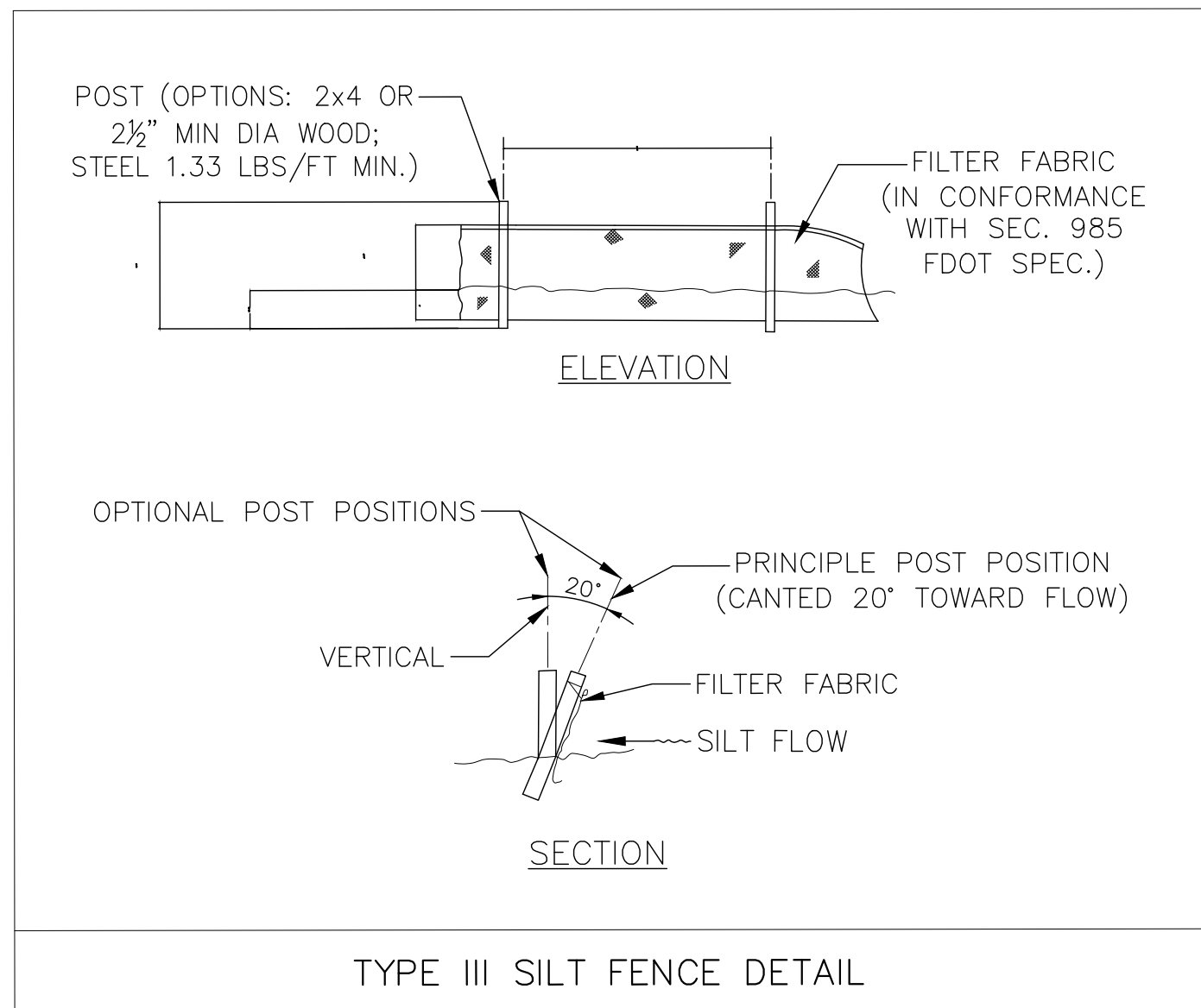
- FRONT: 25 FEET
- REAR: 25 FEET
- SIDES: 10% OF LOT WIDTH
- CORNER: 15 FEET

DEVELOPMENT NOTES:

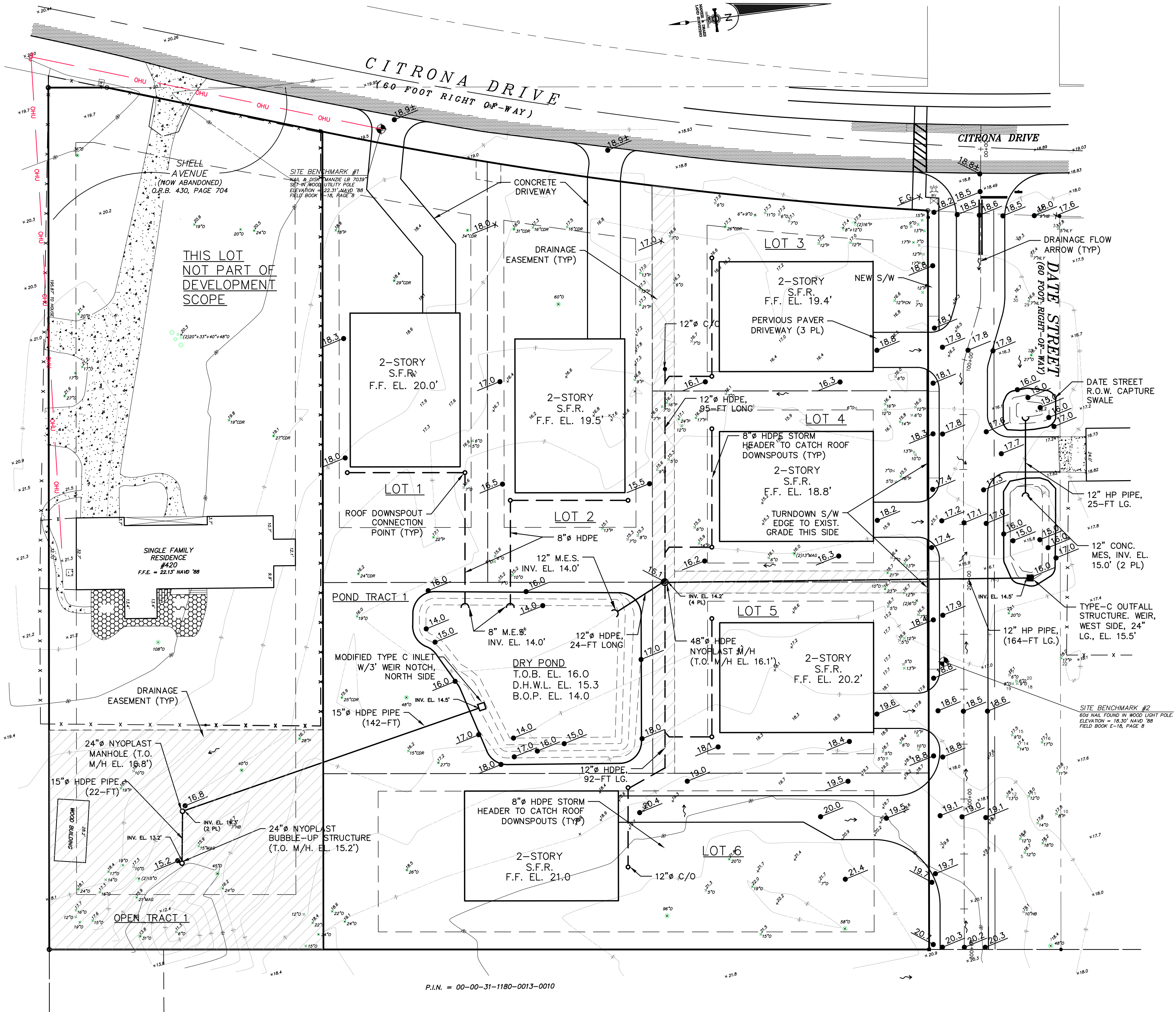
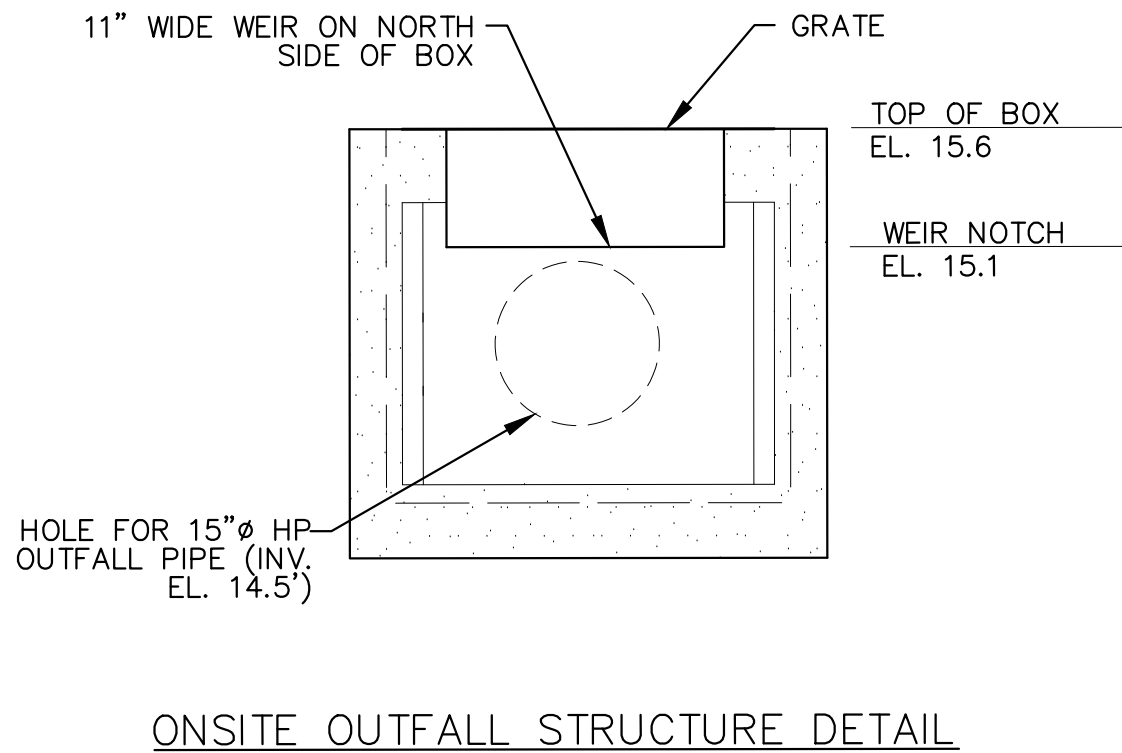
TOTAL SITE AREA: 144,652 SF

TOTAL IMPERVIOUS AREA: 33,318 SF

TOTAL IMPERVIOUS AREA RATIO: 23.0%



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				Scale: 1:30	Gillette & Associates, Inc. 31 South 4th Street Fernandina Beach, FL 32034	G & A ⁺ GILLETTE & ASSOCIATES, INC. 31 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	CITRONA DRIVE DEVELOPMENT FERNANDINA BEACH, FLORIDA FOR COASTAL OAKS HOMES, LLC	PAVING & DRAINAGE PLAN	REGISTERED DESIGN PROFESSIONAL Asa Ray Gillette III Originally signed by Asa Ray Gillette III DN: cn=Asa Ray Gillette III, ou=Professional Engineers, c=FL, o=Asa Ray Gillette III, email=asa@gilletteiii.com Date: 2025.03.13 14:23:28 -0400	DWG DATE: 03/10/25
				Project Mgr: AG						Sheet DR-1
				Designed by: AG	Certificate of Authorization No. 9332	DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"				Page 6 of 11
				Drawn by: AG						
C	AG	03/10/25	RESPONSE TO TRC SUBMITTAL - SUBMITTAL #2	QA/QC: NG						Project No. 24-10-XX
B	AG	01/31/25	RESPONSE TO COMPLETENESS REVIEW							
A	AG	01/09/25	TECHNICAL REVIEW COMMITTEE SUBMITTAL #1							
No.	By	Date	Revision							

PROPERTY INFORMATION:

- PID#: 00-00-31-1180-0015-0000
- ACREAGE: 3.32 ACRES (144,652 SF)
- LOCATION: FERNANDINA BEACH, FL
- FLOOD ZONE: X
- ZONING: R-1
- FUTURE LAND USE: LOW DENSITY
- PROPOSED USE: RESIDENTIAL

DEVELOPMENT REQUIREMENTS:

- MAX IMPERVIOUS AREA: 60.0%
- PROPOSED IMPERVIOUS AREA: SEE LOT TABLE
- MAX BUILDING HEIGHT: 35-FT
- PROPOSED MAX. BUILDING HEIGHT: 25-FT

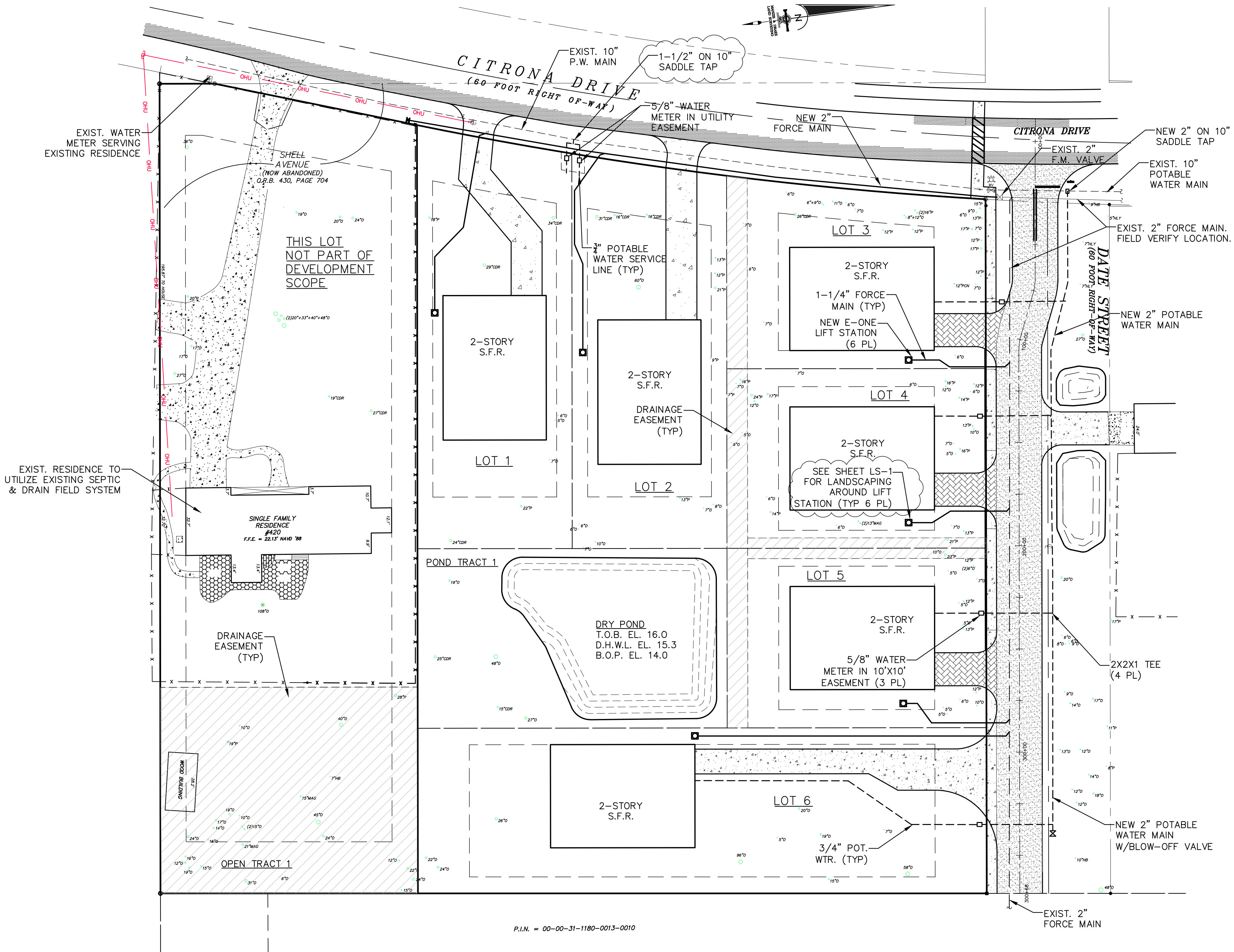
SETBACK REQUIREMENTS:

- FRONT: 25 FEET
- REAR: 25 FEET
- SIDES: 10% OF LOT WIDTH
- CORNER: 15 FEET

DEVELOPMENT NOTES:

- TOTAL SITE AREA: 144,652 SF
- TOTAL IMPERVIOUS AREA: 33,318 SF
- TOTAL IMPERVIOUS AREA RATIO: 23.0%

LOT TABLE					
LOT #	LOT WIDTH	LOT LENGTH	LOT AREA (SF)	IMP. AREA (SF)	IMP. AREA RATIO (%)
1	75'	192'	14,856	4,810	32.4%
2	75'	192'	13,929	4,600	33.0%
3	88'	126'	10,928	3,900	35.7%
4	87'	126'	10,920	3,900	35.7%
5	87'	126'	10,928	3,900	35.7%
6	80'	276'	22,096	4,160	18.8%



Scale: 1:30

Project Mgr: AG

Designed by: AG

Drawn by: AG

QA/QC: NG

Gillette & Associates, Inc.
31 South 4th Street
Fernandina Beach, FL 32034

Certificate of Authorization No. 9332

DO NOT SCALE THIS DRAWING - DIMENSIONS
AND NOTES TAKE PREFERENCE. DRAWING IS
REDUCED IF LESS THAN 22" x 34"

G & A⁺
GILLETTE & ASSOCIATES, INC.
31 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

CITRONA DRIVE DEVELOPMENT
FERNANDINA BEACH, FLORIDA
FOR
COASTAL OAKS HOMES, LLC

UTILITY PLAN

REGISTERED DESIGN PROFESSIONAL

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

DWG DATE: 03/10/25

Sheet

UT-1

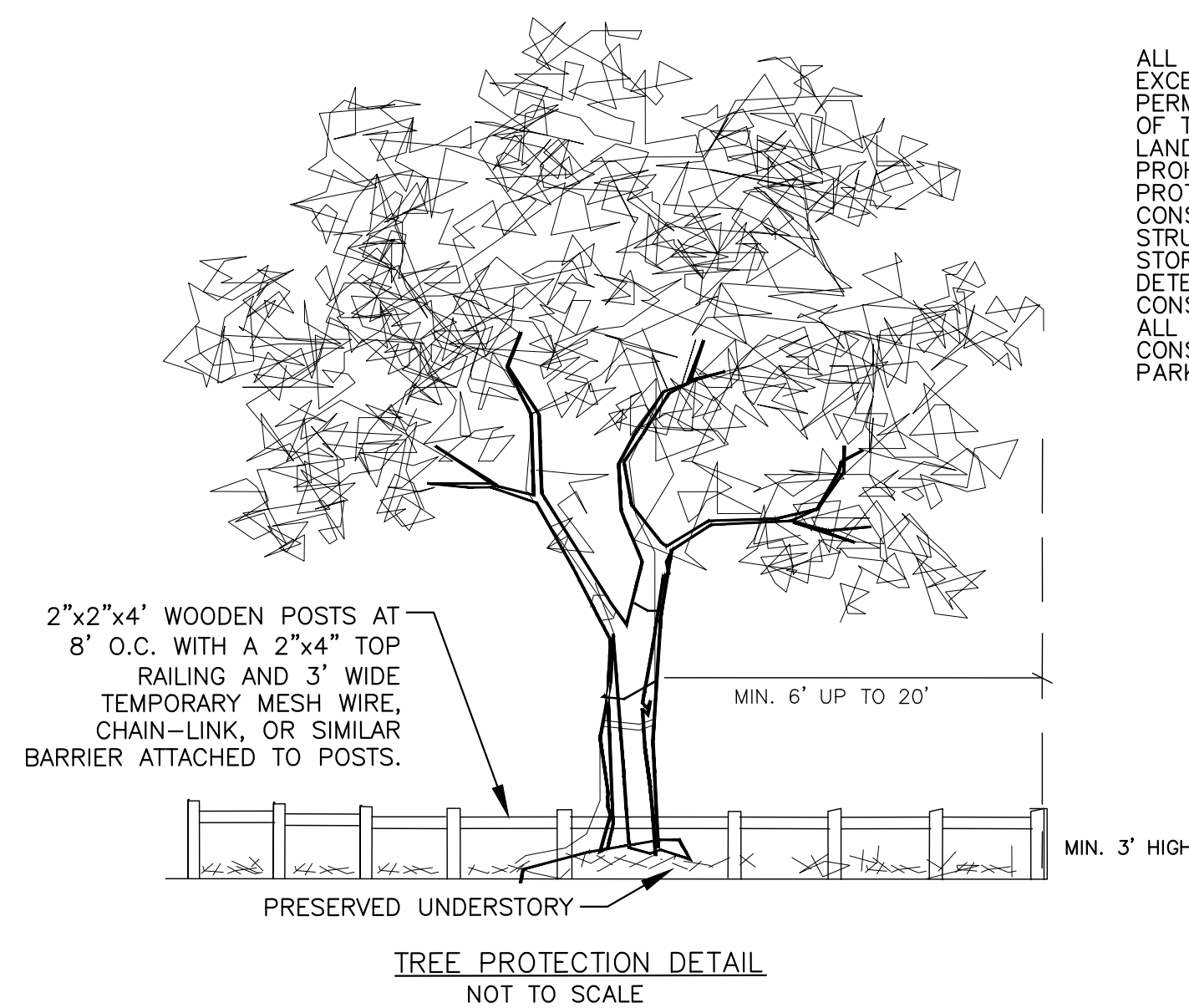
Page 5 of 11

Project No. 24-10-XX

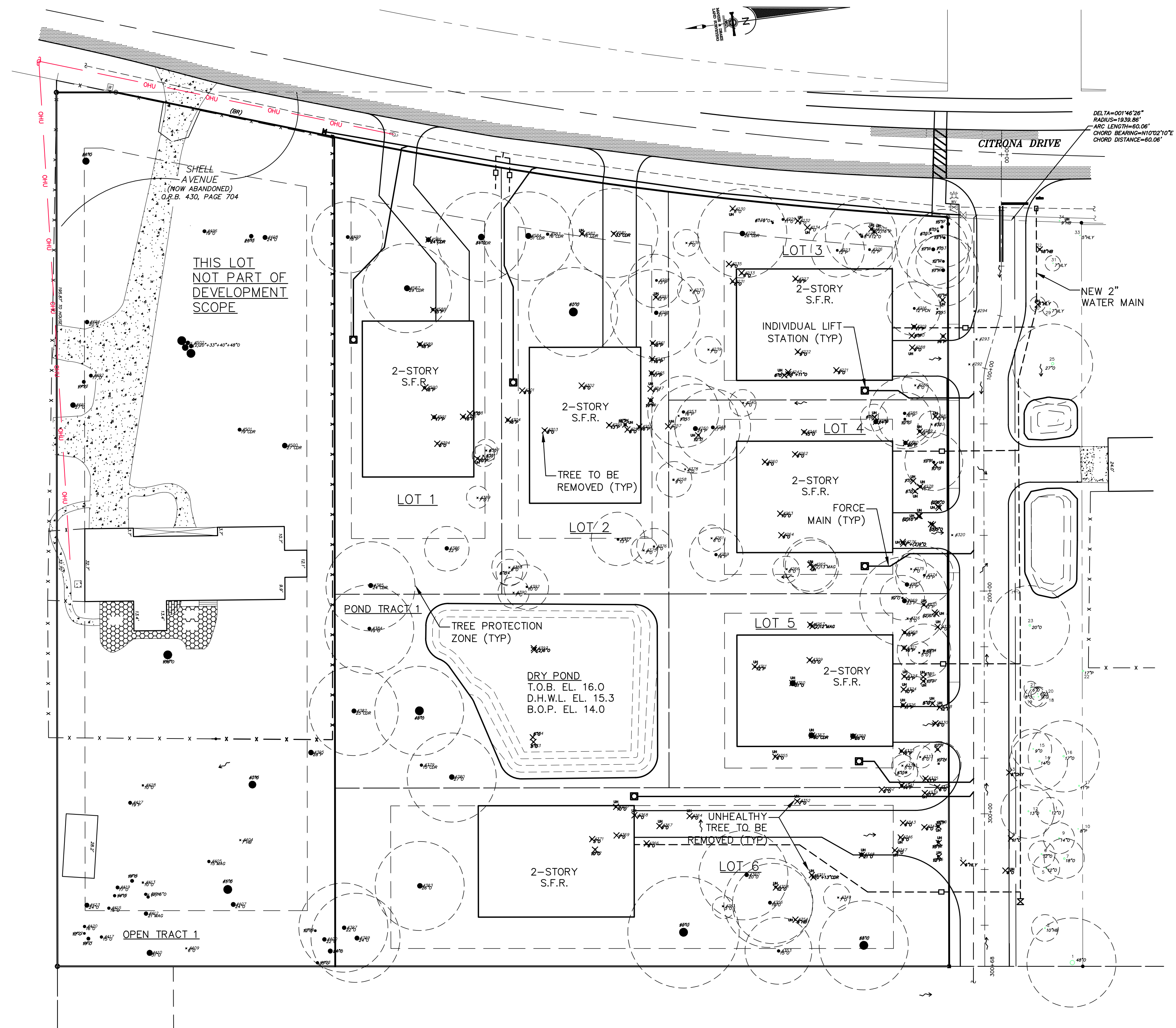
UNLESS NOTED OTHERWISE, THE TREE PROTECTION ZONE IS AT MINIMUM A CIRCULAR ZONE AROUND THE TREE TRUNK OF A RADIUS:

- 1) 6 FEET, IF THE DRIP LINE OF THE TREE IS LESS THAN 6 FEET FROM THE TRUNK OF THE TREE.
- 2) 6-20 FEET ENCOMPASSING THE FULL DRIP LINE OF THE TREE, IF THE DRIP LINE OF THE TREE IS BETWEEN 6 AD 20 FEET FROM THE TRUNK OF THE TREE.
- 3) 20 FEET, IF THE DRIP LINE OF THE TREE IS GREATER THAN 20 FEET FROM THE TRUNK OF THE TREE. 3" MULCH LAYER SHALL BE APPLIED TO THE REMAINING AREA BETWEEN THE TREE PROTECTION ZONE AND DRIP LINE.

SEE SHEET TM-1 FOR ISA-CERTIFIED ARBORIST
APPROVED TREE PROTECTION ZONES.



ALL DEVELOPMENT ACTIVITIES, EXCEPT THOSE SPECIFICALLY PERMITTED BY SECTION 4.05.14(F)(4) OF THE CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE, SHALL BE PROHIBITED WITHIN THE TREE PROTECTION ZONE, INCLUDING ANY CONSTRUCTION OF BUILDINGS, STRUCTURES, PAVING SURFACES, STORMWATER RETENTION OR DETENTION PONDS, TEMPORARY CONSTRUCTION ACTIVITIES, INCLUDING ALL DIGGING, STORAGE OF CONSTRUCTION MATERIAL, AND PARKING OF CONSTRUCTION VEHICLES.



				Scale: 1:30	Gillette & Associates, Inc. 31 South 4th Street Fernandina Beach, FL 32034	G & A[®] GILLETTE & ASSOCIATES, INC. 31 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	CITRONA DRIVE DEVELOPMENT FERNANDINA BEACH, FLORIDA FOR COASTAL OAKS HOMES, LLC	TREE MITIGATION PLAN	REGISTERED DESIGN PROFESSIONAL Asa Ray Gillette III Asa R. Gillette, P.E. FLORIDA P.E. NO. 56177 Digitaly signed by Asa Ray Gillette. My Office is email: asa@gilletteassoc.com Date: 2025.03.13 12:25:00	DWG DATE: 03/10/25
				Project Mgr: AG						Sheet TM—1
				Designed by: AG						Page 7 of 11
C	AG	03/10/25	RESPONSE TO TRC SUBMITTAL – SUBMITTAL #2	Drawn by: AG						
B	AG	01/31/25	RESPONSE TO COMPLETENESS REVIEW	QA/QC: NG						
A	By	01/09/25	TECHNICAL REVIEW COMMITTEE SUBMITTAL #1							
No.	By	Date	Revision						Project No. 24–10–XX	

LOT 1 - TREE PRESERVATION & CREDIT TABLE							
LOT NO.	TREE NO.	DBH	SPECIES	HEALTH STATUS	MITIGABLE DBH	PRESERVED? (Y/N)	SAVED DBH APPLIED
1	305	11	SP	4	0	N	0
	306	19	SP	1	19	N	0
	307	6	LAU	1	6	Y	6
	308	9	LAU	2	9	N	0
	385	25	CDR	3	25	Y	25
	386	24	LP	1	24	Y	24
	389	7	LAU	3	7	Y	7
	389	10	LAU	3	10	Y	10
	391	6	LAU	2	6	Y	6
	394	8	LAU	1	8	Y	8
	499	24	SP	1	24	Y	24
	585	25	CDR	2	25	Y	25
	586	22	CDR	3	22	N	0
	587	30	CDR	3	30	Y	30
	588	17	SP	3	17	N	0
	589	18	SP	1	18	N	0
	590	14	SP	3	14	N	0
	591	20	SP	1	20	N	0
	PREDEVELOPED TOTAL MITIGABLE PROTECTED DBH						284
	REQUIRED PRESERVATION DBH (50% PROTECTED DBH)						142
	SAVED DBH						165
PLANTED DBH						0	
POST-DEVELOPMENT DBH						165	
DBH TOWARDS TREE FUND						0	

LOT 1

LOT 2 - TREE PRESERVATION & CREDIT TABLE							
LOT NO.	TREE NO.	DBH	SPECIES	HEALTH STATUS	MITIGABLE DBH	PRESERVED? (Y/N)	SAVED DBH APPLIED
2	241	18	SP	1	18	N	0
	243	17	SP	3	17	N	0
	245	18	SP	2	18	N	0
	247	9	SP	5	0	N	0
	249	18	SP	1	18	N	0
	252	16	SP	1	16	N	0
	254	16	SP	4	0	N	0
	256	10	LAU	3	10	N	0
	296	22	SP	1	22	Y	22
	297	12	SP	5	0	N	0
	298	14	SP	1	14	Y	14
	299	13	SP	1	13	N	0
	300	61	LO	2	61	Y	61
	301	7	BG	2	7	N	0
	302	8	LAU	3	8	N	0
	303	10	LAU	2	10	N	0
	304	16	SP	1	16	N	0
	375	10	LAU	1	10	Y	10
	376	10	LAU	2	10	Y	10
	377	14	SP	1	14	Y	14
	387	9	LAU	1	9	Y	9
	388	9	LAU	2	9	Y	9
	389	7	LAU	3	7	Y	7
	390	11	LAU	1	11	Y	11
	392	12	LAU	2	12	Y	12
	581	37	CDR	2	37	N	0
	582	15	CDR	4	0	N	0
	583	20	CDR	3	20	Y	20
	584	35	CDR	3	35	Y	35
	PREDEVELOPED TOTAL MITIGABLE PROTECTED DBH						422
	REQUIRED PRESERVATION DBH (50% PROTECTED DBH)						211
	SAVED DBH						234
PLANTED DBH						0	
POST-DEVELOPMENT DBH						234	
DBH TOWARDS TREE FUND						0	

LOT 2

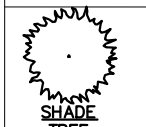
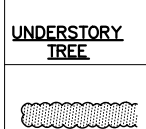
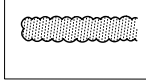
TREE PRESERVATION & CREDIT TABLE							
LOT NO.	TREE NO.	DBH	SPECIES	HEALTH STATUS	MITIGABLE DBH	PRESERVED? (Y/N)	SAVED DBH APPLIED
4	210	21	SP	1	21	Y	21
	211	13	SP	1	13	Y	13
	212	12	SP	3	12	Y	12
	213	6	LAU	3	6	Y	6
	214	12	SP	5	0	N	0
	215	15	SP	1	15	Y	15
	216	13	PCN	3	13	Y	13
	217	18	SP	1	18	Y	18
	218	12	LAU	3	12	Y	12
	219	18	SP	1	18	Y	18
	220	8	CH LAU	2	8	Y	8
	221	12	CH LAU	1	12	N	0
	222	11	LAU	3	11	N	0
	223	15	SP	1	15	Y	15
	224	8	MAG	4	0	N	0
	224	15	LAU	3	15	Y	15
	225	20	SP	4	0	N	0
	225	20	LAU	4	0	N	0
	226	13	SP	1	13	Y	13
	227	21	SP	1	21	N	0
	228	30	CDR	2	30	Y	30
	229	12	HB	3	12	Y	12
	230	6	HB	4	0	N	0
	231	7	CH LAU	2	7	N	0
	232	6	HB	4	0	N	0
	233	7	CH LAU	3	7	N	0
	234	8	HB	4	0	N	0
	235	8	CH LAU	3	8	N	0
	236	6	HB	2	6	Y	6
	236	8	HB	2	8	Y	8
	237	7	LAU	2	7	Y	7
	238	8	HB	2	8	Y	8
	239	7	LAU	1	7	Y	7
	242	6	LAU	3	6	N	0
	242	14	LAU	3	14	N	0
	244	6	LAU	5	0	N	0
	286	6	LAU	3	6	Y	6
	288	11	LAU	4	0	N	0
	290	9	SP	5	0	N	0
	291	14	SP	1	14	N	0
	295	7	CH LAU	3	7	Y	7
	PREDEVELOPED TOTAL MITIGABLE PROTECTED DBH						370
	REQUIRED PRESERVATION DBH (50% PROTECTED DBH)						185
	SAVED DBH						270
PLANTED DBH						0	
POST-DEVELOPMENT DBH						270	
DBH TOWARDS TREE FUND						0	

LOT 3

LOT 5 - TREE PRESERVATION & CREDIT TABLE							
LOT NO.	TREE NO.	DBH	SPECIES	HEALTH STATUS	MITIGABLE DBH	PRESERVED? (Y/N)	SAVED DBH APPLIED
5	267	12	MAG	3	12	Y	12
	267	12	MAG	3	12	Y	12
	268	16	SP	1	16	Y	16
	269	25	SP	1	25	Y	25
	270	13	SP	4	0	N	0
	271	11	LAU	3	11	Y	11
	272	6	LAU	5	0	N	0
	272	6	LAU	4	0	N	0
	309	14	LAU	3	14	N	0
	310	31	LAU	5	0	N	0
	311	13	SP	4	0	N	0
	312	19	SP	1	19	Y	19
	315	7	LAU	5	0	N	0
	316	5	LAU	3	5	Y	5
	323	13	SP	4	0	N	0
	324	10	SP	5	0	N	0
	325	5	LAU	5	0	N	0
	326	17	SP	5	0	N	0
	327	13	SP	5	0	N	0
	328	12	SP	5	0	N	0
	329	5	LAU	4	0	N	0
	330	5	LAU	3	5	N	0
	331	13	SP	2	13	N	13
	332	16	SP	1	16	N	0
	333	7	LAU	1	7	Y	7
	334	12	LAU	1	12	Y	12
	335	14	SP	1	14	Y	14
	336	5	LAU	3	5	Y	5
	338	6	LAU	1	6	Y	6
	341	14	SP	3	14	Y	14
	355	6	CH LAU	5	0	N	0
	357	30	CDR	4	0	N	0
	359	28	LAU	2	28	N	0
	PREDEVELOPED TOTAL MITIGABLE PROTECTED DBH						234
	REQUIRED PRESERVATION DBH (50% PROTECTED DBH)						117
	SAVED DBH						171
PLANTED DBH						0	
POST-DEVELOPMENT DBH						171	
DBH TOWARDS TREE FUND						0	

LOT 5

LOT 6 - TREE PRESERVATION & CREDIT TABLE								
LOT NO.	TREE NO.	DBH	SPECIES	HEALTH STATUS	MITIGABLE DBH	PRESERVED? (Y/N)	SAVED DBH APPLIED	
6	337	8	LAU	1	8	Y	8	
	339	10	SP	5	0	N	0	
	340	15	SP	5	0	N	0	
	342	16	SP	4	0	N	0	
	343	6	LAU	1	6	N	6	
	344	6	LAU	1	6	N	6	
	345	13	SP	4	0	N	0	
	346	6	CH LAU	5	0	N	0	
	347	5	CH LAU	5	0	N	0	
	348	24	LAU	4	0	N	0	
	349	9	HB	1	9	N	0	
	350	60	LO	1	60	Y	60	
	351	10	CDR	5	0	N	0	
	351	13	CDR	4	0	N	0	
	352	10	LAU	2	10	N	0	
	353	18	LAU	2	18	Y	18	
	354	8	HB	5	0	N	0	
	356	23	LAU	2	23	N	0	
	358	12	LAU	4	0	N	0	
	360	20	LAU	3	20	N	0	
	361	6	LAU	1	6	N	0	
	363	96	LO	1	96	Y	96	
	364	7	BG	5	0	N	0	
	366	10	LAU	1	10	N	10	
	367	9	BG	4	0	N	0	
	368	7	BG	5	0	N	0	
	369	9	LAU	2	9	N	9	
	370	14	LAU	4	0	N	0	
	371	5	BG	3	5	N	5	
	372	13	LAU	2	13	N	13	
	383	28	LO	1	28	Y	28	
	397	22	LO	1	22	Y	22	
	399	25	LO	1	25	Y	25	
	PREDEVELOPED TOTAL MITIGABLE PROTECTED DBH					374		
	REQUIRED PRESERVATION DBH (50% PROTECTED DBH)					187		
	SAVED DBH					306		
PLANTED DBH					0			
POST-DEVELOPMENT DBH					306			
DBH TOWARDS TREE FUND								

PLANTING SCHEDULE				
SYMBOL	QTY.	KEY	SPECIES COMMON NAME	SIZE/REMARKS
	14	SM	MAGNOLIA GRANDIFLORA	3" CAL MIN.
			SOUTHERN MAGNOLIA	
	3	EP	ILEX ATTENUATA	3" CAL MIN.
			EAST PALATKA HOLLY	
	0	CM	LAGERSTROEMIA SPP.	3" CAL MIN.
			CREPE MYRTLE	
	0	LB	GORDONIA LASIANTHUS	3" CAL MIN.
			LOBLOLLY BAY	
	60±	—	VIBURNUM OBOVATUM	18" HT & 24" O.C. MAX
			WALTER'S VIBURNUM	SPACING WITH A HEIGHT OF 3-FT AFTER 24 MONTHS

RESIDENTIAL LANDSCAPE REQUIREMENTS:

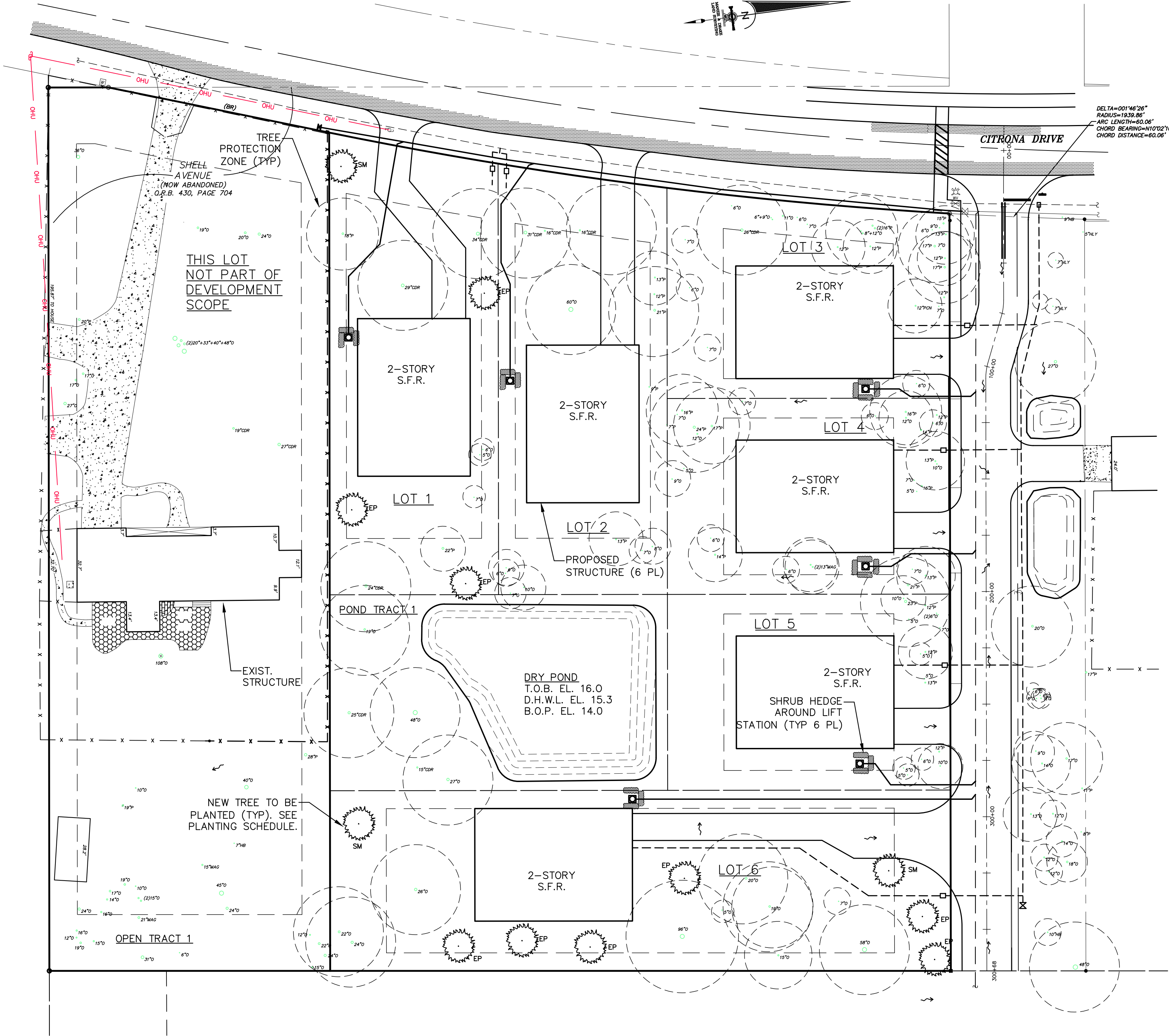
LDC 4.05.05(A) REQUIREMENT:

- MINIMUM OF AT LEAST TWO NATIVE, SHADE TREES FOR EACH 2,500 SQUARE FEET OF DEVELOPMENT SITE. LANDSCAPE MATERIALS MUST BE AS FOLLOWS:
- AT LEAST 4 NATIVE TREES MAY BE LOCATED IN THE FRONT, REAR OR SIDE YARD.
- ALL MECHANICAL EQUIPMENT, TRANSFORMERS, LIFT STATIONS, ETC. TO RECEIVE HEDGE SYSTEM PER PLANTING SCHEDULE.

OTHER NOTES:

- IRRIGATION PLAN TO BE BY THE LANDSCAPE CONTRACTOR AND SUBMITTED TO THE C.O.F.B. PLANNING DEPARTMENT FOR REVIEW PRIOR TO PROCUREMENT AND INSTALLATION.

REQUIRED MINIMUM CANOPY TREE PLANTING						
LOT #	LOT WIDTH	LOT LENGTH	LOT AREA (SF)	REQ'D SHADE TREES	EXISTING TREES	NEW SHADE TREES TO PLANT
1	75'	192'	14,855	12	8	4
2	75'	192'	13,930	11	16	0
3	82'	126'	10,927	9	27	0
4	87'	126'	10,927	9	26	0
5	87'	126'	10,927	9	16	0
6	80'	275'	22,077	18	10	8



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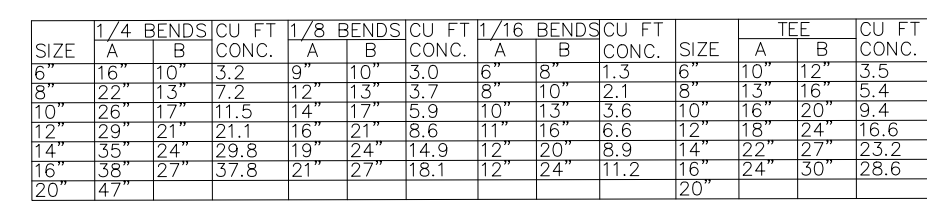
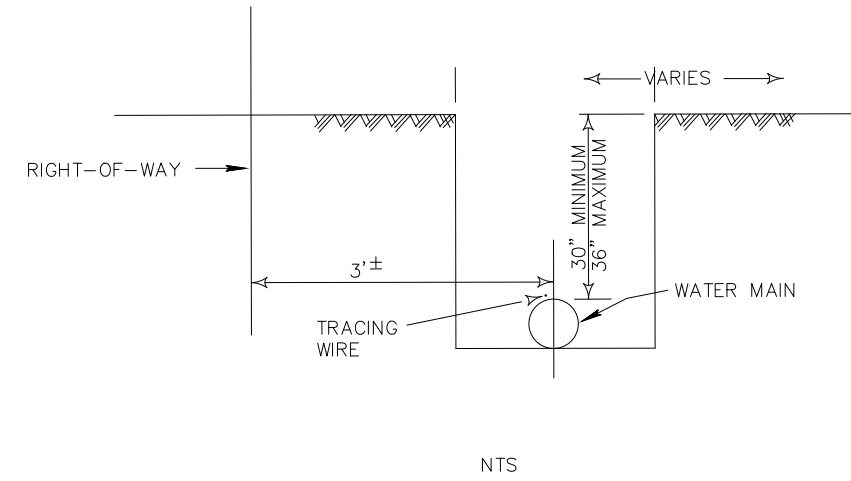
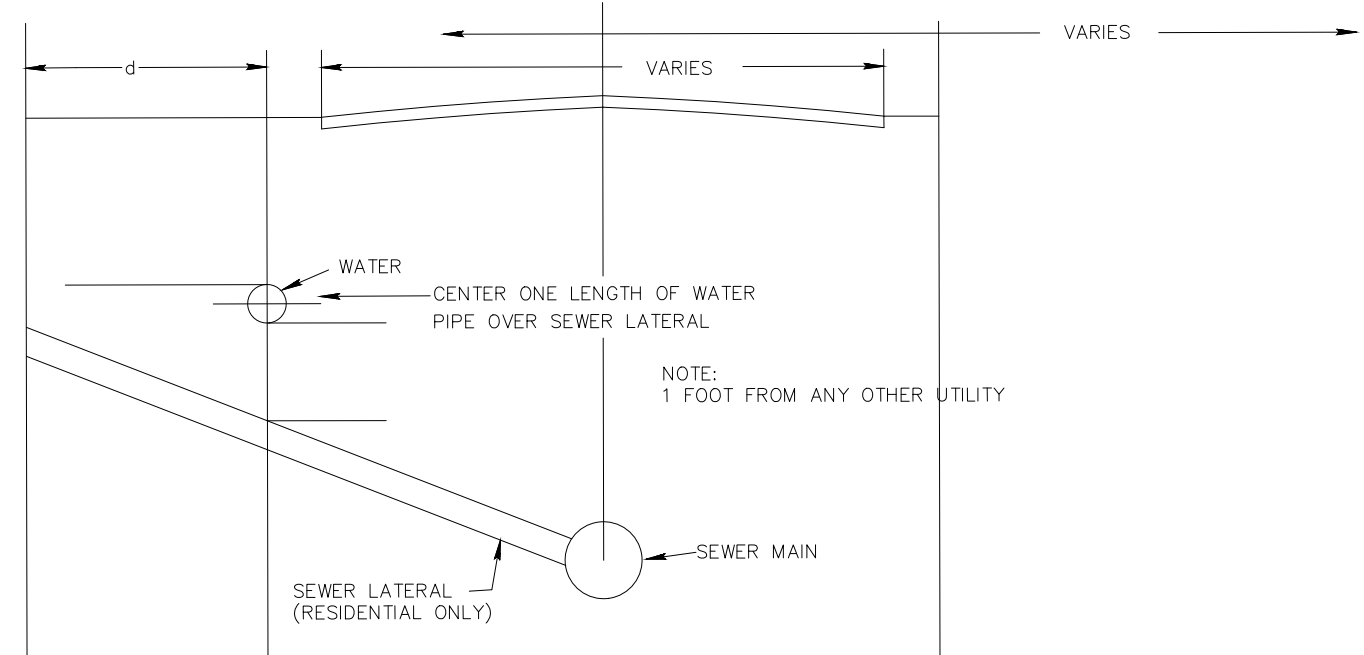


Diagram illustrating the standard meter box installation. The diagram shows a cross-section of the ground with the finished grade at the top. A standard meter box is installed below grade. The water main is connected to the meter box via a tee and a saddle double strap. The meter box is surrounded by crushed rock or gravel below the box. The diagram also shows the use of 2" PVC pipe (SCH 80) and 90° elbows to connect the meter box to the water main. The diagram is labeled with various components: FINISHED GRADE, STANDARD METER BOX, LOCKING TYPE CURB COCK, FEMALE ENDS AND STANDARD PIPE THREADS, PIPE CAP, CLOSE NIPPLE, 90° ELL, CRUSHED ROCK OR GRAVEL BELOW BOX, 90° ELLS, CORP. STOP, SADDLE DOUBLE STRAP, TEE WATER MAIN, 2" PVC PIPE (SCH 80), and 30" MIN.

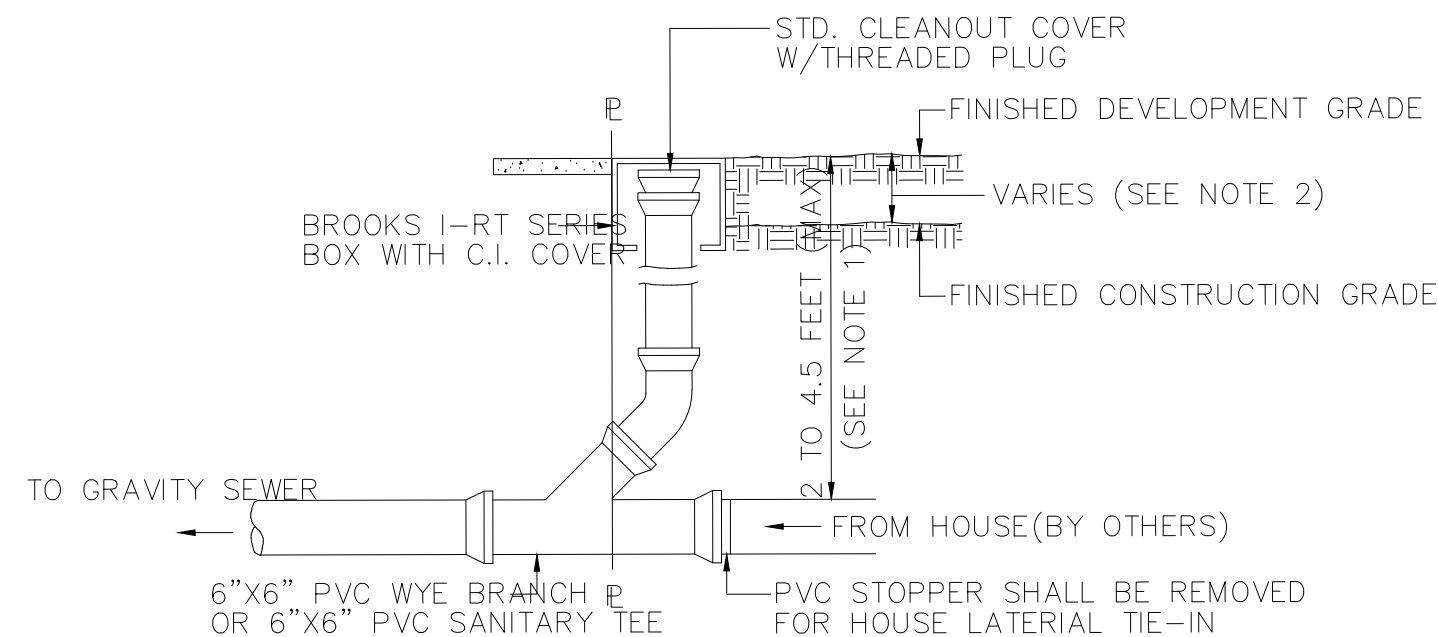


CLASS "B"

BEDDING DETAILS



WATER AND SEWER MAIN CLEARANCES

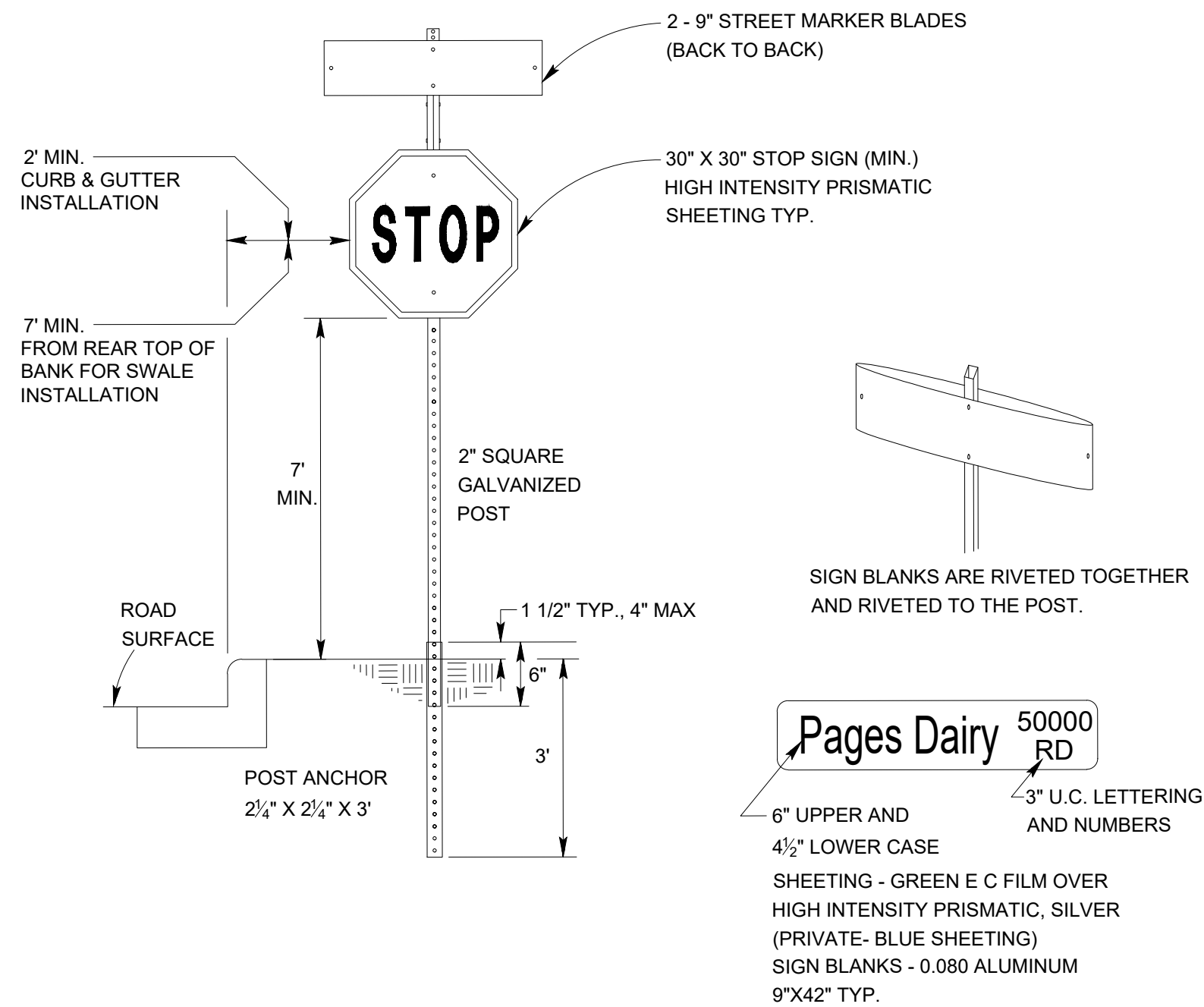


CLEANOUT

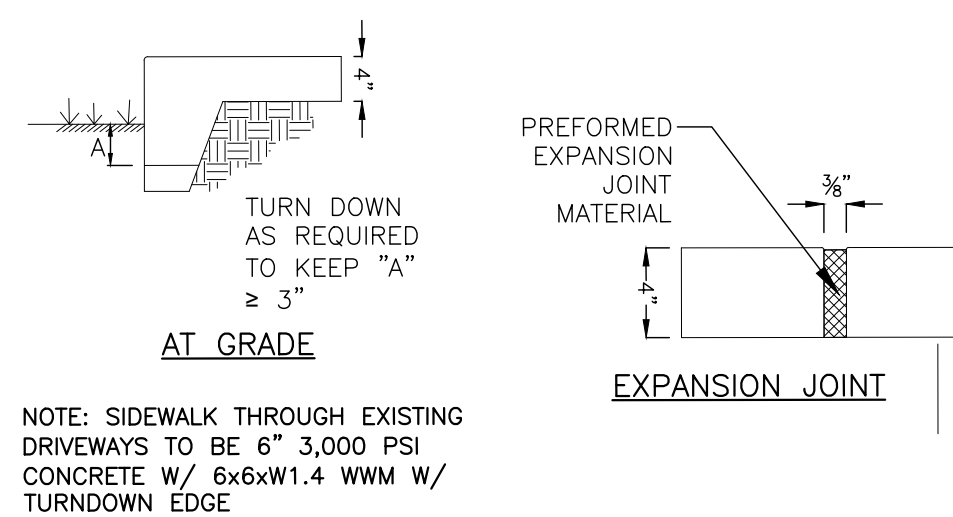
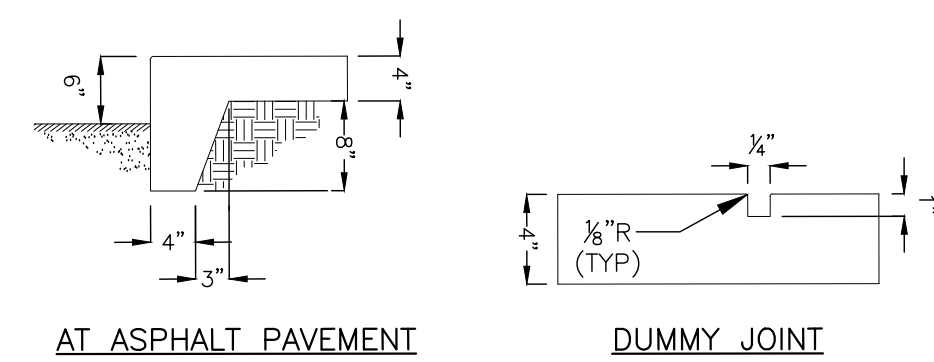
Project No. 24-10-XX

SIGN PLACEMENT SHALL MEET THE REQUIREMENTS OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, INDEX NO. 17302.

NOTE: LEAVE 2 HOLES FROM TOP OF POST FOR THE INSTALLATION OF CAPS, DEAD END AND NO OUTLET SIGN IF NEEDED.

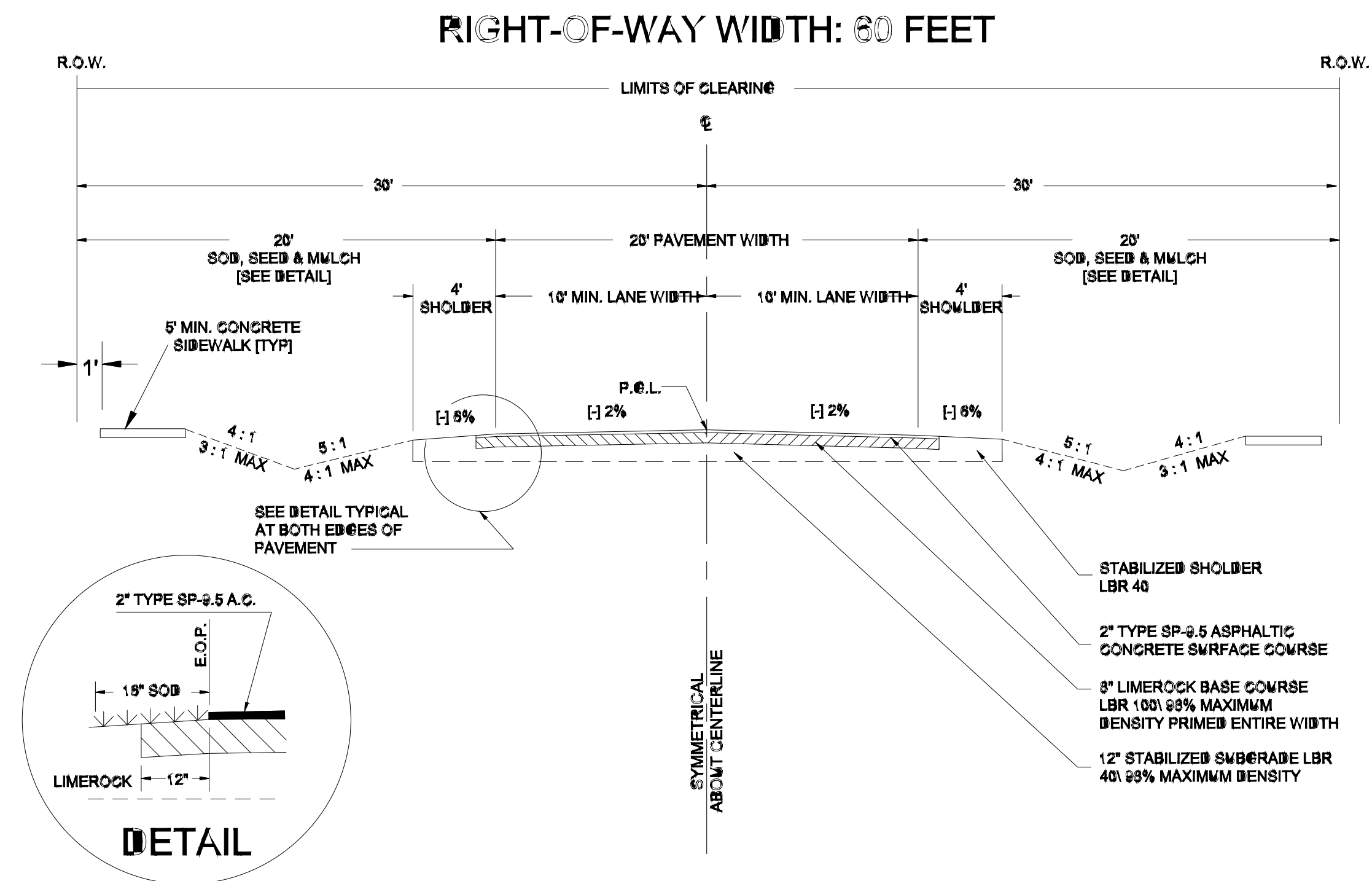


STOP AND STREET MARKER DETAIL

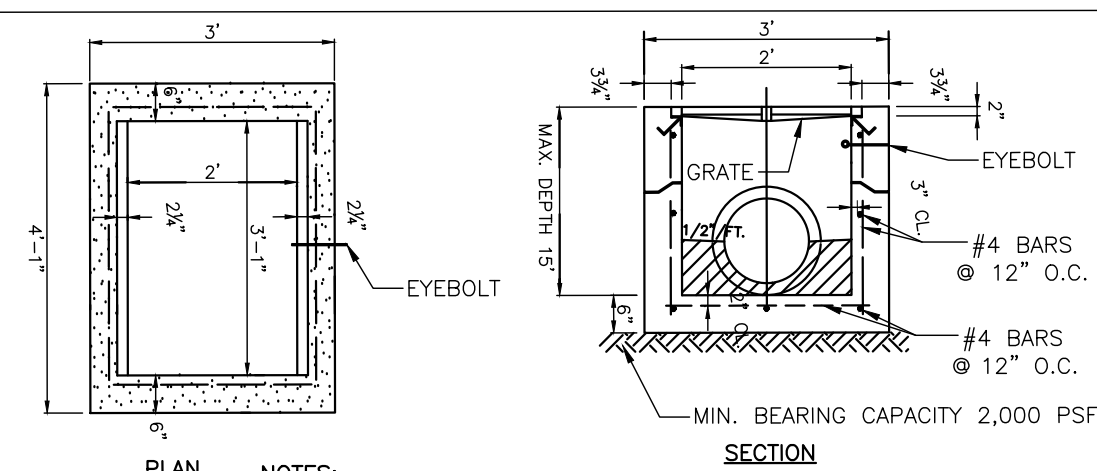


SIDEWALK TURNDOWN DETAILS SIDEWALK JOINT DETAILS

SIDEWALK DETAILS



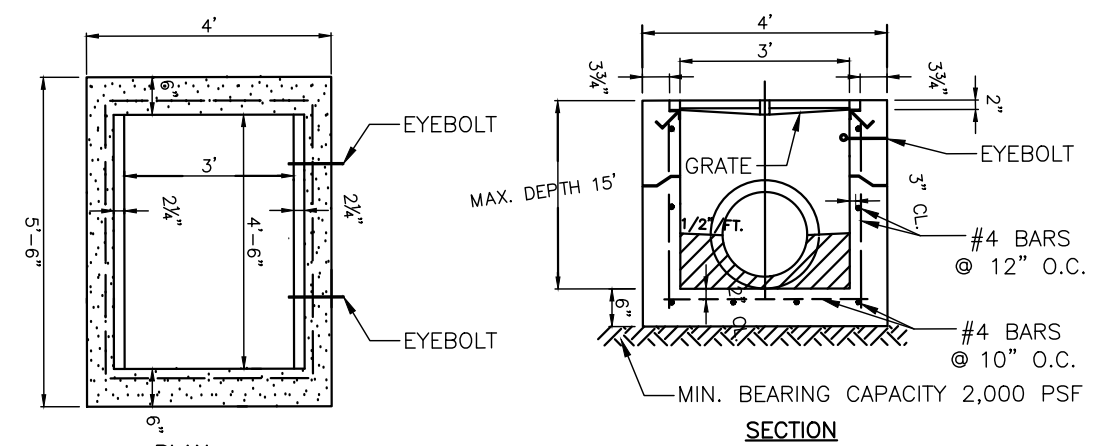
TYPICAL ROAD SECTION



NOTES:

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

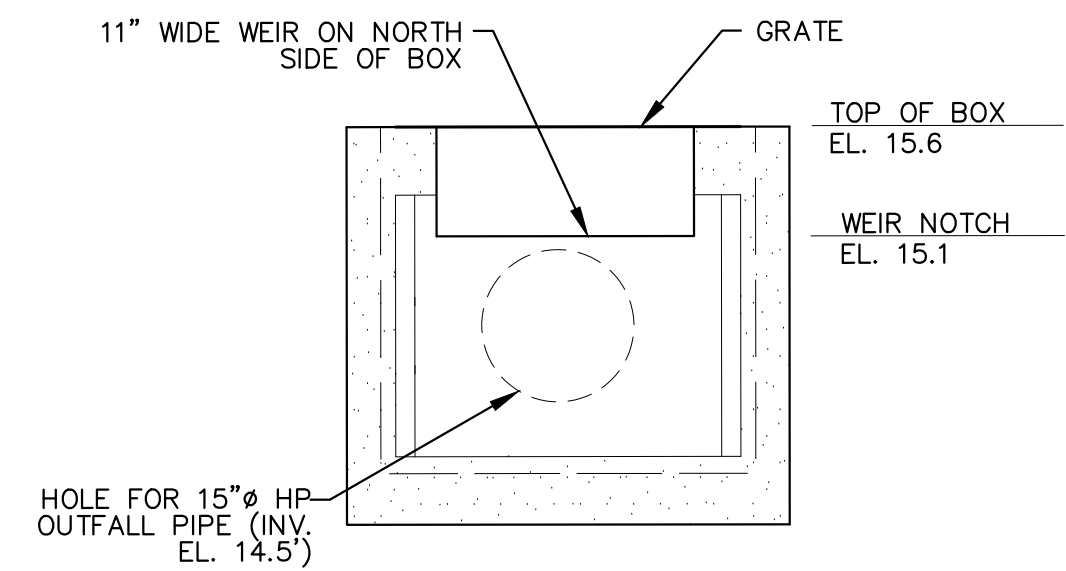
TYPE C INLET



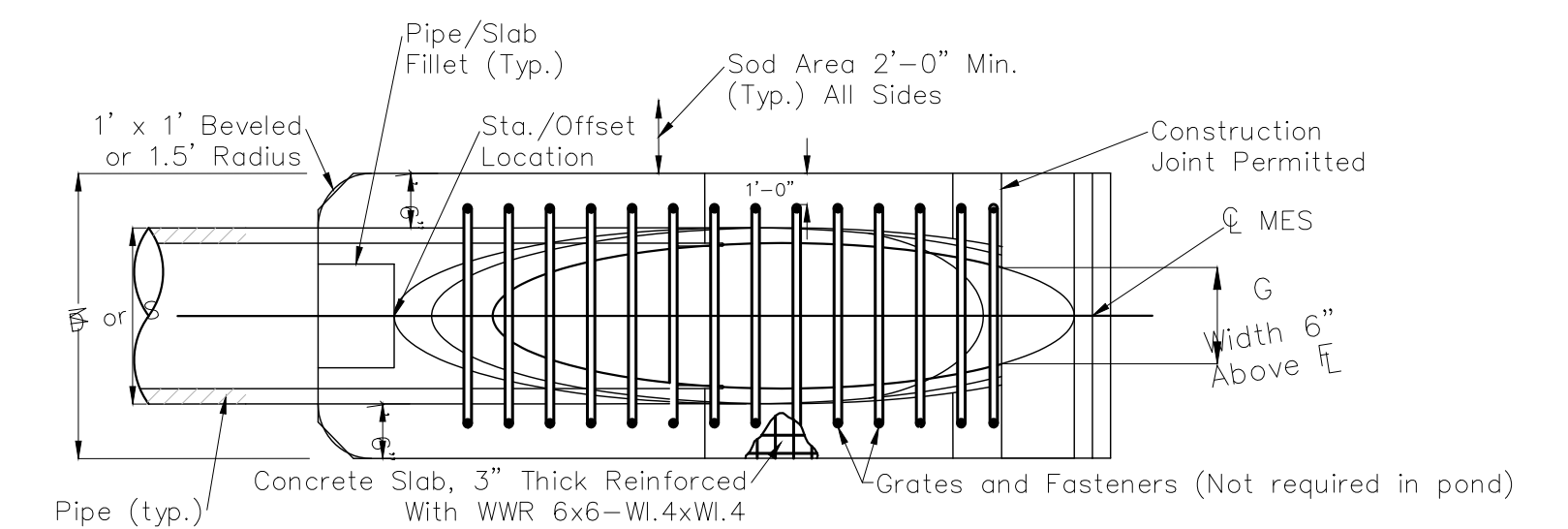
NOTES:
1. CONCRETE DESIGN STRENGTH 4,000 PSI
2. PIPES SHALL BE FLUSH WITH INSIDE WALL
3. SLOT OPENING SHALL NOT BE IN WALLS WITH RATE SEAT

TYPE E INLET

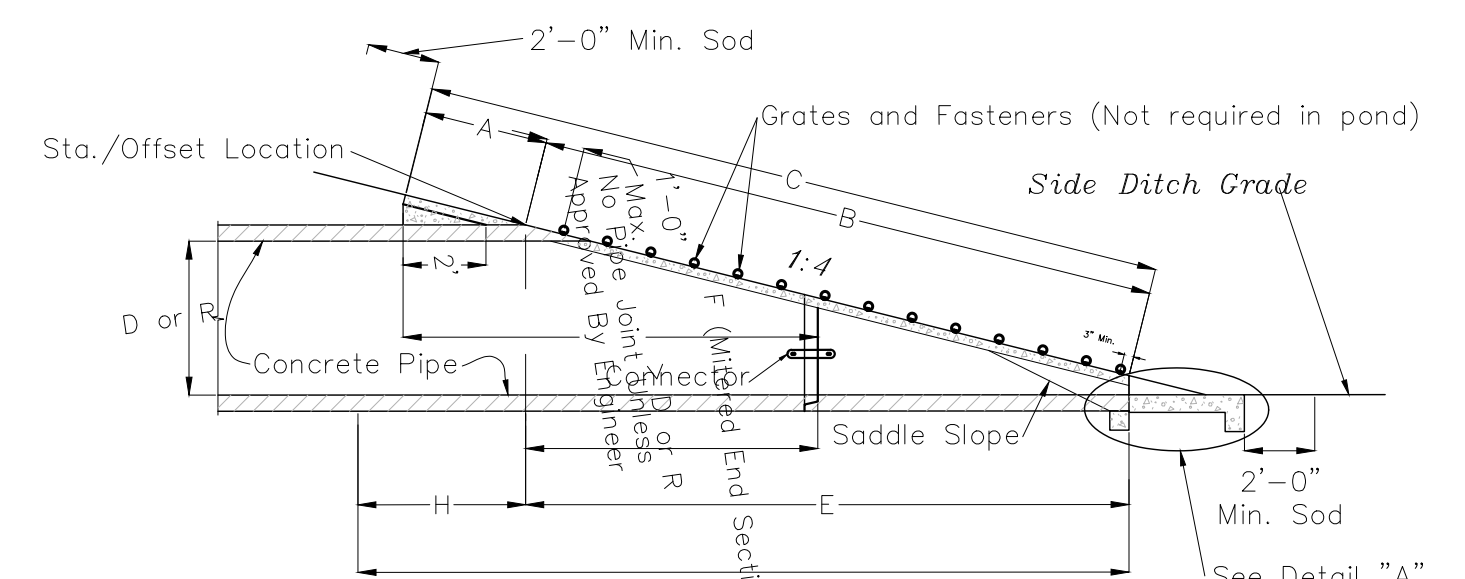
INLET DETAILS



ONSITE OUTFALL STRUCTURE DETAIL



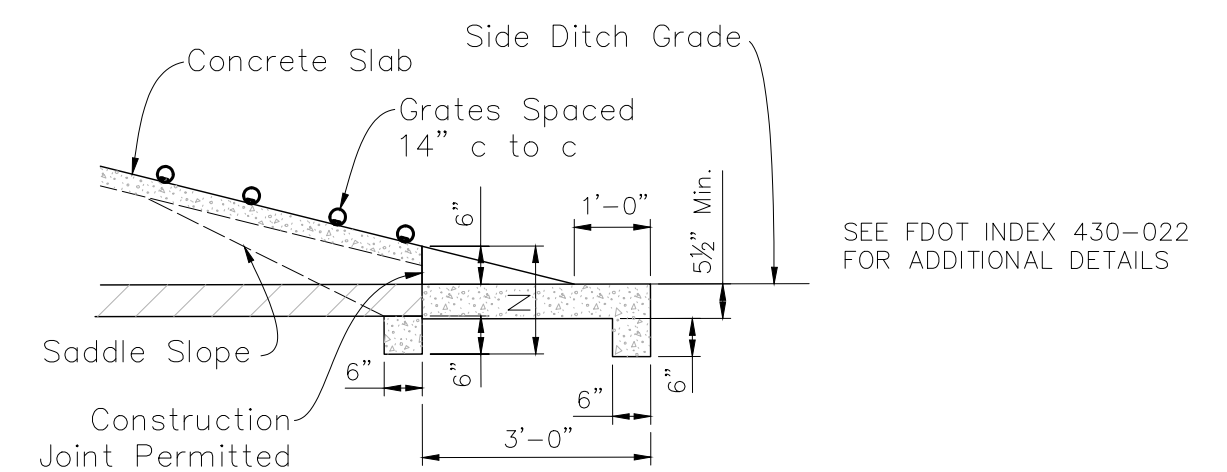
PLAN - SINGLE PIPE



ELEVATION

DIMENSIONS FOR SINGLE 24" CONCRETE PIPE												
DIA. D	X	A	B	C	E	F	G	H	M	N	3" CONC. SLAB (CY)	SODDING (SY)
24"	3'-5"	2.53'	7.18*	9.71'	7.03*	11'	1.73'	4.0'	5.50'	1.25'	1.02	10

*6.42' *6.25' DIMENSIONS PERMITTED TO ALLOW USE OF 8' STANDARD PIPE LENGTHS.



SEE FDOT INDEX 430-022
FOR ADDITIONAL DETAILS

DETAIL "A"

MES DETAIL

C	AG	03/10/25	RESPONSE TO TRC SUBMITTAL -- SUBMITTAL #2
A	AC	01/31/25	RESPONSE TO COMPLETENESS REVIEW
B	AG	01/09/25	TECHNICAL REVIEW COMMITTEE SUBMITTAL #1
No.	Bv	Date	Revision

QA/QC:	NG
--------	----

DO NOT SCALE THIS DRAWING - DIMENSIONS
AND NOTES TAKE PREFERENCE. DRAWING IS
REDUCED IF LESS THAN 22" x 34"

G & A
GILLETTE & ASSOCIATES, INC.
31 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

CITRONA DRIVE DEVELOPMENT
FERNANDINA BEACH, FLORIDA
FOR
COASTAL OAKS HOMES, LLC

MISCELLANEOUS DETAILS

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

Project No. 24-10-XX



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

March 10, 2025

Kelly Gibson, AICP
TRC Coordinator
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034

**Re: Citrona Drive
TRC 2025-0002**

Dear Ms. Gibson:

We are pleased to submit the following responses to the comments received on February 25, 2025. Please find attached the revised plans.

The following responses are for comments received from Planning Department.

- **Page 7 + 8 show tree removal table. Please protect 96" oak tree on Lot 7 with a large protection zone. Dn 2/10/25**

Tree removal tables are shown on Sheet TM-2. We have increased the TPZ for the 96" oak tree from 20-ft to 25-ft and moved the house back (south) slightly so it's out of the TPZ.

- **LDC 4.05.04 A landscaping plan shall be provided to demonstrate compliance with the standards of this section.**

Sheet LS-1 has been added to the drawing set.

- **Single family Detached and Two-family Duplex Residential Development Single-family and two-family development must include, at a minimum, two (2) native shade trees for every 2,500 square feet of lot area or fraction thereof. At least four (4) native trees may be located in the front, side, or rear yard. Suggest providing information/calculations in table form on landscape plan.**

Please see Sheet LS-1 for tree requirements and planting.

- **A buffer shall be required between zoning districts according to the standards set forth in Table 4.05.12(C). The existence of a road along a property boundary shall be not be constructed as meeting any part of the buffer requirement, nor as relieving the applicant from providing the required buffer. The property across the street from the lots on Citrona Drive is zoned PI-1 which would require C type (15') buffer along Citrona Drive with required planting.**

We feel the correct interpretation should be that there is no buffer required for our project. The landscape buffer would be applicable to the property across Citrona Drive (high school/government).

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

- **We do not do 1" taps, instead we require 1 ½ "taps for services lines.**

The water line tap on Citrona Drive has been changed to 1-1/2". Please see Sheet UT-1.

- **On page 2, remove "or brown" from Sewer Notes #16.**

This has been removed.

- **On page 9, remove all references to cast iron or ductile iron. We recommend DR 18 PVC instead.**

We have removed these items and added DR-18 PVC.

- **Please provide flow calculations to demonstrate the current existing force main is sized sufficiently to handle the flow or if it needs to be upsized.**

The flow rate for this project is based on seven (7) new single family residences and one (1) existing single family residence (eastern property at the end of Date Street), each with its own package lift station and an average flow rate of 350 GPD. This gives a total flow rate of 2,800 GPD or 1.94 GPM and assumes all systems on. Using a peaking factor of 5.0, this rounds up to approximately 10 GPM of total peak flow. Utilizing the equations for flow through pipe with a fluid velocity of 5ft/sec, the flow in a 2" PVC pipe is about 50 GPM, with a friction loss of 1.8 psi per 100-ft (4.2 ft per 100-ft). Based on an estimated flow of 10 GPM, the existing 2" force main pipe should be sufficient.

- **The 15" pipes needs to be listed as either HP or HDPE instead of Nyoplast.**

All on-site piping should be HDPE and all R.O.W. piping should be HP. Onsite manholes are proposed to be Nyoplast and any structures in the R.O.W. are proposed to be concrete.

The following responses are for comments received from Fire Department.

- **Proposed address assignments for Lots 2-7:**

Lot 2 - 412 Citrona Dr.	Lot 5 - 2104 Date St.
Lot 3 - 406 Citrona Dr.	Lot 6 - 2108 Date St.
Lot 4 - 2100 Date St.	Lot 7 - 2112 Date St.

Please note that the lots have been renumbered on the revised plans.

Thank you for your time and consideration on this application, and please contact me at your earliest convenience with any questions that you may have.

Sincerely,



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



March 19, 2025

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

Sent Via Email to Project Team

Applicant Name: (*Agent Asa Gillette*)
Project Description: Citrona Drive Development-6 New Single-family Homes
Location: 420 Citrona Drive
PIN(s): 00-00-31-1180-0015-0000
TRC Case Number: TRC 2025-0002

Mr. Gillette,

The City of Fernandina Beach received your request for 2nd site plan review on Thursday, March 13, 2025. A complete application was determined on Thursday, March 13, 2025 All submitted documents provided were routed to the Technical Review Committee (TRC). All technical comments have been addressed. The next step is to finalize school capacity reservation and file for a Preliminary Plat.

The site plan is scheduled for the formal TRC public meeting on Thursday, March 27, 2025 at 10 a.m. located at City Hall Commission Chambers 204 Ash Street.

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

Sincerely,

Margaret Pearson on behalf of

Kelly N. Gibson, AICP
TRC Coordinator

REVIEW COMMENTS:



PLANNING

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

OR

☒ All previous comments have been addressed, and the Department of Planning & Conservation approves issuance of a local development order following the approval of a Preliminary Plat through the PAB process and school concurrency.

Name of Reviewer: Planning Staff

Today's Date: Wednesday, March 19, 2025

BUILDING

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

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:

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, March 18, 2025

CODE ENFORCEMENT



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

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:

- Proposed address assignments for Lots 1-6:

Lot 1 – 412 Citrona Dr	Lot 4 – 2104 Date St
Lot 2 – 406 Citrona Dr	Lot 5 – 2108 Date St
Lot 3 – 2100 Date St	Lot 6 – 2112 Date St

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, March 18, 2025

OVERALL PARCEL
LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1194, PAGE 903, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, KNOWN AS CITROUS LOT 15, AS RECORDED IN OFFICIAL RECORDS BOOK 30, PAGE 259, AND THAT CERTAIN ABANDONED RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 430, PAGE 704, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING A PORTION OF THE PLAT OF THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF SAID CITRONA LOT 15; THENCE NORTH 82°28'05" WEST, ALONG THE SOUTHERLY LINE OF SAID CITRONA LOT 15, ALSO ALONG THE NORTHERLY LINE OF LOT 1, RED BAY FOREST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 138, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 392.98 FEET TO THE SOUTHEASTERLY CORNER OF CITRONA LOT 48; THENCE NORTH 07°31'00" EAST ALONG THE EASTERLY LINE OF SAID CITRONA LOT 48, A DISTANCE OF 266.69 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF CITRONA LOT 48 (A 60.00 FOOT RIGHT-OF-WAY LINE); DEPARTING SAID CITRONA LOT 48, THENCE NORTH 74°16'04" EAST, A DISTANCE OF 140.60 FEET TO THE INTERSECTION OF SAID CITRONA LOT 48, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 99.21 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,939.86 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 081°42'00"; AN ARC DISTANCE OF 278.94 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 07°31'00" EAST, A DISTANCE OF 278.94 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF DATE STREET (A 60.00 FOOT RIGHT-OF-WAY); THENCE SOUTH 82°30'00" EAST ALONG THE NORTHERLY LINE OF CITRONA LOT 15 AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF DATE STREET, A DISTANCE OF 336.32 FEET TO THE NORTHEASTERLY CORNER OF SAID CITRONA LOT 15; THENCE SOUTH 07°29'59" WEST, ALONG THE EASTERLY LINE OF SAID CITRONA LOT 15, BEING ALSO THE WESTERLY LINE OF CITRONA LOT 13, A DISTANCE OF 400.42 FEET TO THE SOUTHERLY BEGINNING OF SAID CITRONA LOT 15.

CONTAINING 3,324 ACRES MORE OR LESS

PARCEL "A"
A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1194, PAGE 903, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, KNOWN AS CITRONA LOT 15, AS RECORDED IN OFFICIAL RECORDS BOOK 30, PAGE 259, AND THAT CERTAIN ABANDONED RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 430, PAGE 704, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING A PORTION OF THE PLAY AT THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERN CORNER OF SAID CITRONA LOT 1, THENCE NORTH 82°28'05" WEST, ALONG THE SOUTHERLY LINE OF SAID CITRONA LOT 15, ALSO BEING THE NORTHERLY LINE OF 1, "RED BAY FORD", ACCORDING TO THE PLAT THEREOF, A DISTANCE OF 133.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE SOUTHERLY LINE OF THE SOUTHEASTERN CORNER OF CITRONA LOT 48; THENCE NORTH 07°31'00" EAST, ALONG THE EASTERLY LINE OF SAID CITRONA LOT 48, A DISTANCE OF 26.69 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF CITRONA DRIVE (A 60.00 FOOT WIDE ROAD) BEARING NORTH 07°29'55" EAST, A DISTANCE OF 11.33 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 99.24 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,930.86 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE EASTERLY LINE OF CITRONA DRIVE, A DISTANCE OF 11.33 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG A CHORD BEARING NORTH 18°59'40" EAST A DISTANCE OF 11.33 FEET; THENCE SOUTH 82°28'05" EAST A DISTANCE OF 370.65 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID CITRONA LOT 15, A DISTANCE OF 133.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.19 ACRES MORE OR LESS.

PARCEL B:
A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1194, PAGE 903, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, KNOWN AS CITRONA LOT 15, AS RECORDED IN OFFICIAL RECORDS BOOK 30, PAGE 259, AND THAT CERTAIN ABANDONED RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 430, PAGE 704, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING A PORTION OF THE PLAT OF THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

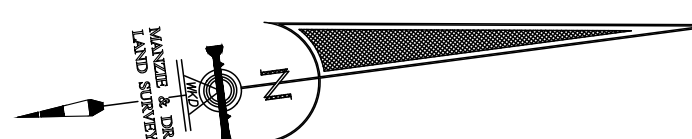
FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEASTLY CORNER OF SAID CITRONA LOT 15; THENCE NORTH 07°29'55" EAST, ALONG THE EASTERLY LINE OF SAID CITRONA LOT 15, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 82°28'05" EAST, ALONG THE EASTERLY LINE OF SAID CITRONA LOT 15, A DISTANCE OF 265.42 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID CITRONA LOT 15, A DISTANCE OF 376.65 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID CITRONA LOT 15, A DISTANCE OF 336.32 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF SAID CITRONA DRIVE (A 60.00 FOOT RIGHT-OF-WAY) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 74611-2004 AND A POINT ON A CURVE CONWAY TO THE WEST HAVING A RADIUS OF 1,939.86 FEET; THENCE SOUTHERLY ALONG SAID CURVE CONWAY TO THE WEST HAVING A RADIUS OF 1,939.86 FEET, AN ARC OF 107°52'30" TO AN INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID CITRONA DRIVE AND BEING SUBTENDED BY A CHORD BEARING SOUTH 14°52'30" WEST A DISTANCE OF 267.39 FEET; THENCE SOUTH 82°28'05" EAST A DISTANCE OF 370.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.134 ACRES MORE OR LESS

CERTIFIED TO
ED BONER

PROPERTY A

PROPERTY ADDRESS:
420 CITRONA DRIVE
FERNANDINA BEACH, FLORIDA 32034



GRAPHIC SCALE



(IN FEET)
1 inch = 20 f

LEGEND

A/C = AIR CONDITIONER
 C = CENTERLINE
 -x-x- = CHAIN LINK FENCE
 CONCRETE = CONCRETE FLATWORK
 -OHU- = OVERHEAD UTILITY WIRES
 O.R.B. = OFFICIAL RECORDS BOOK
 P.I.N. = PARCEL IDENTIFICATION NUMBER
 W = WATER METER
 C O = WOOD POWER POLE
 D = DELTA
 R = RADIUS
 LB = ARC LENGTH
 C = CHORD BEARING
 CD = CHORD DISTANCE

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings shown hereon are based on N19°09'43"E for the Easterly right-of-way line of Citrana Drive. The bearing reference line is indicated as thus (GR).
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and this chapter, this report is for informational purposes only and is not valid.
- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0237C, Dated 08/02/2017. Flood Zone information above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 53-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 7) Site Benchmark is as shown hereon.
- 8) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- 9) The Reference Benchmark is a Found Nail & Disk "Manzie LB 7039" found in Asphalt in School Bus Turn lane. (Elevation = 18.40' NAVD '88).

TREE LEGEND

CDR = CEDAR TREE
 HB = HAWK BERRY TREE
 MAG = MAGNOLIA TREE
 O = OAK TREE
 PEC = PECAN TREE
 P = PINE TREE
 HOL = HOLLY

TREE DISCLAIMER:
OF TREES SHOWN ON SU

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

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

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"

**Michael A
Manzie**

Digitally signed by Michael A
Manzie
Date: 2025.02.06 06:05:08 -0500

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

SCALE: 1"=20' JOB NO: 16625 DATE: 02/04/2025 CADD: GS

F.B. NO: X-320 PAGE NO: 9 FIELD CREW: JM FILE NO: C-900

CITRONA DRIVE

(60 FOOT RIGHT-OF-WAY
FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY MAP SECTION 150
x19.55

SHELL
- AVENUE —
(NOW ABANDONED)
B. 430, PAGE 704

$$\begin{aligned}\Delta &= 0^\circ 20' 05'' \\ R &= 1,939.86' \\ L &= 11.33' \\ CB &= N18^\circ 59' 40'' \\ CD &= 11.33'\end{aligned}$$

SITE BENCHMARK #1
NAIL & DISK "MANZIE LB 70"
SET IN WOOD UTILITY POLE
ELEVATION = 22.31' NAVD 83
FIELD BOOK 5-18-2005-2

$\Delta = 7^{\circ}54'15''$ $R=1939.86'$ $L=278.94'$ $CB=N15^{\circ}02'33''E$ $CD=278.70'$
 $\Delta=7^{\circ}54'15''$ $R=1939.86'$ $L=267.61'$ $CB=S14^{\circ}52'30''W$ $CD=267.39'$

PARCEL "B"
±2.134 ACRES

OVERALL PARCEL
O.R.B. 1194, PAGE 903
1.2324 ACRES

PARCEL^{17.4} "A"
±1.19 ACRES

POINT OF BEGINNING (PARCEL "B")
SET 5/8" IRON ROD & CAP "MANZIE LB 7039"

P.I.N. = 00-00-31-1180-0013-0010
O.R.B. 572, PAGES 1232 & 1234



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

SITE DRAINAGE EVALUATION

**Citrona Drive Subdivision
and Date Street Improvement**

Fernandina Beach, Florida

For

Coastal Oaks Homes, LLC

BY

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

Issue Date: January 9, 2025

**Asa Ray
Gillette
III**

Digitally signed by Asa Ray Gillette
III
DN: cn=Asa Ray Gillette III, c=US,
email=asa@gilletteassociates.com
Reason: I agree to the terms
defined by the placement of my
signature on this document
Date: 2025.02.06 12:26:43 -05'00'

EXISTING CONDITIONS

The existing site consists of a single, undeveloped 3.32-acre parcel to be subdivided into seven (7) single family residential lots. One of the lots will consist of an existing single-family residence which is not part of the overall parcel calculations. One side of the site will be served by an unimproved street (Date Street), which is to be improved as part of this project.

PROPOSED CONDITIONS

The proposed development will consist of one existing, single-story residence (3,120 square foot footprint) and six (6) new single-family residences with a 3,500 square-foot footprint each. All impervious area for the six lots will be directed to a dry pond in the center of the property. The impervious area for Date Street will drain to a capture swale, which will treat most of the water, with the remaining drainage flowing to the on-site dry pond. The dry pond is designed to recover in under 72 hours.

The on-site dry pond has been designed with enough volume to provide treatment volume and attenuation for the subdivision and attenuation for the Date Street improvements. Overflow or attenuation drainage flow for the Date Street improvements will be treated in the on-site dry pond. The new lots along Date Street will have drainage lines behind the structures to convey gutter runoff to the pond. Drainage easements have been added to facilitate maintenance of the stormwater system.

DRAINAGE ANALYSIS

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

- | | |
|--------------------------------|------------|
| - Top of Pond Elevation: | 16.0-ft |
| - Design High Water Elevation: | 15.3-ft |
| - Weir Elevation: | 15.1-ft |
| - Weir Length: | 8-ft |
| - Recovery time | 56.3 hours |
| | |
| - Predeveloped Flow: | 9.15 cfs |
| - Post Developed Flow: | 5.05 cfs |

TREATMENT VOLUME CALCULATIONS

Onsite Parcel and Date Street R.O.W.

Citrona Drive Subdivision Post Developed - Date Street

Basin Calculations

Basin 1

Composite Cn	Total Drainage Area =	20320 SF	
	Impervious Area =	7775 SF	43%
	Dry Pond Area =	2038 SF	
	Pervious Area =	12545 SF	
	Impervious Cn =	98.0	
	Pond Cn =	100.0	
	Pervious Cn =	70.0	
	Composite Cn =	90.7	

Post Developed Time of Concentration, Tc

Minimum Time of Concentration =	10 min.
Length of Overland Flow @ 1ft/sec. =	230 ft.
Length of Pipe Flow @ 2.5 ft/sec. =	0 ft.
Tc =	14 min.

Pond Information

El. (ft.)		Area (SF)	Volume (CF)
16.00		1653	1224
15.80	weir	1481	911
15.00		795	0

Note: Proposed driveway area/volume has been deducted from the pond area/volume

Treatment Volume Required, TVR

TVR = 0.5" * (1'/12")*Total Drainage Area =	847 CF
or	
TVR = 1" * (1'/12")*Total Impervious Drainage Area =	648 CF
TVR =	847 CF

Treatment Volume Provided, TVP

TVP	911 Ac.-ft. OK
-----	----------------

Citrona Drive Subdivision Post Developed - 6 Lots

Basin Calculations

Basin 1

Composite Cn	Total Drainage Area =	96721 SF	
	Impervious Area =	27068 SF	30%
	Dry Pond Area =	6770 SF	
	Pervious Area =	69653 SF	
	Impervious Cn =	98.0	
	Pond Cn =	100.0	
	Pervious Cn =	70.0	
	Composite Cn =	84.8	

Predeveloped Time of Concentration, Tc

Minimum Time of Concentration =	10 min.
Length of Overland Flow @ 1ft/sec. =	460 ft.
Length of Pipe Flow @ 2.5 ft/sec. =	0 ft.
Tc =	18 min.

Post Developed Time of Concentration, Tc

Minimum Time of Concentration =	10 min.
Length of Overland Flow @ 1ft/sec. =	100 ft.
Length of Pipe Flow @ 2.5 ft/sec. =	125 ft.
Tc =	13 min.

Pond Information

El. (ft.)		Area (SF)	Volume (CF)
16.00		5830	9910
15.10	weir	5029	5023
15.00		4940	4525
14.00		4110	0

Treatment Volume Required, TVR

TVR = 0.5" * (1'/12")*Total Drainage Area =	4030 CF
or	
TVR = 1" * (1'/12")*Total Impervious Drainage Area =	2256 CF
TVR =	4030 CF

Treatment Volume Provided, TVP

TVP	5023 Ac.-ft.
-----	--------------

MODRET ANALYSIS
10-YEAR, 24-HOUR STORM EVENT

MODRET

HYDROGRAPH DATA INPUT - SCS UNIT METHOD

Project Name : Ed Boner Citrona 10-yr pre
Rainfall Distribution : SCS Type II (24 hrs)

Contributing Basin Area

2.69 ac.

SCS Curve Number

76.50

Time of Concentration

18.00 min.

Rainfall Depth

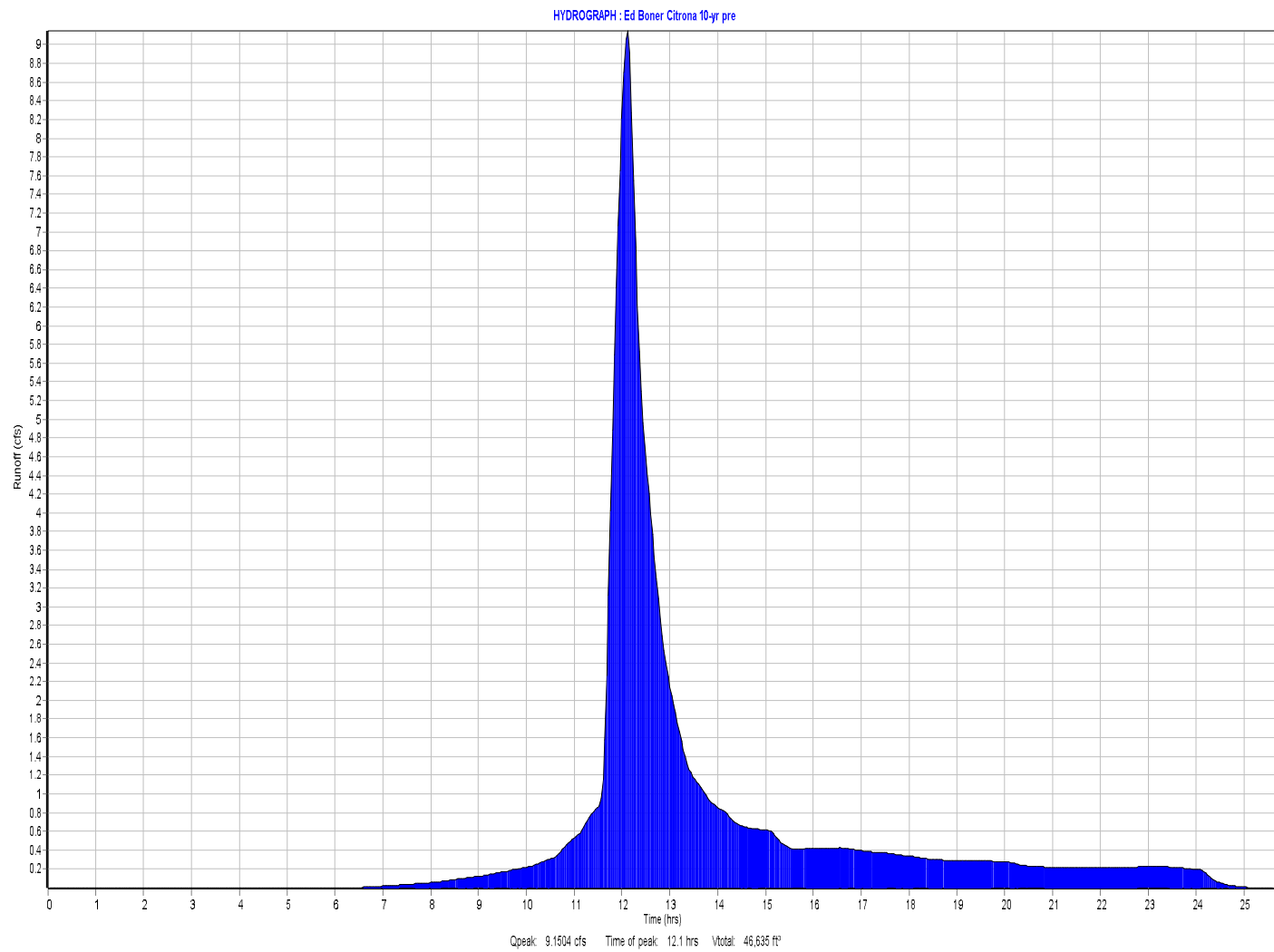
7.50 in.

Shape Factor

323

Percent DCIA

0.00 %



MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

PROJECT NAME : Ed Boner Citrona - 10yr Treatment
HYDROGRAPH RUNOFF DATA USED
UNSATURATED ANALYSIS EXCLUDED

Pond Bottom Area	4,905.00 ft ²
Pond Volume between Bottom & DHWL	11,446.00 ft ³
Pond Length to Width Ratio (L/W)	1.75
Elevation of Effective Aquifer Base	-6.50 ft
Elevation of Seasonal High Groundwater Table	8.50 ft
Elevation of Starting Water Level	14.00 ft
Elevation of Pond Bottom	14.00 ft
Is there overflow ?	Y
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.22
Unsaturated Vertical Hydraulic Conductivity	9.40 ft/d
Factor of Safety	2.00
Saturated Horizontal Hydraulic Conductivity	7.80 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.18
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00
Time Increment During Storm Event	2.00 hrs
Time Increment After Storm Event	12.00 hrs
Total Number of Increments After Storm Event	6.00

Runoff Hydrograph File Name: SCS-10yr.SCS

Time of Peak Runoff: 12.03 hrs

Rate of Peak Runoff: 14.04 cfs

Hydraulic Control Features:

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

MODRET

ELEVATION VS OVERFLOW RELATIONSHIP

PROJECT NAME : Ed Boner Citrona - 10yr Treatment
Structure Type: SHARP CRESTED

Crest Elevation	15.10 ft
Crest Length	8.00 ft
Coefficient of Discharge	3.31
Weir Flow Exponent	1.50
Number of Contractions	0.00
Design High Water Level Elevation	16.00 ft

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Ed Boner Citrona - 10yr Treatment

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft ³)
00.00 - 0.03	8.500	0.000 *		
			0.00000	
0.03	8.500	0.18357		
			0.16929	
2.04	14.000	0.15500		0.00
			0.14072	
4.05	14.000	0.13134		0.00
			0.12195	
6.06	14.000	0.11711		0.00
			0.11228	
8.07	14.000	0.11297		0.00
			0.11366	
10.08	14.246	0.12644		0.00
			0.13923	
12.09	15.307	0.13567		18,188.00
			0.13212	
14.10	15.291	0.12276		34,224.00
			0.11339	
16.11	15.173	0.10882		38,156.00
			0.10425	
18.12	15.151	0.10127		40,499.00
			0.09829	
20.13	15.135	0.09584		42,116.00
			0.09339	
22.14	15.124	0.09160		43,220.00
			0.08982	
24.15	15.122	0.08640		44,233.00
			0.06593	
36.15	14.624	0.05929		44,233.00

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Ed Boner Citrona - 10yr Treatment

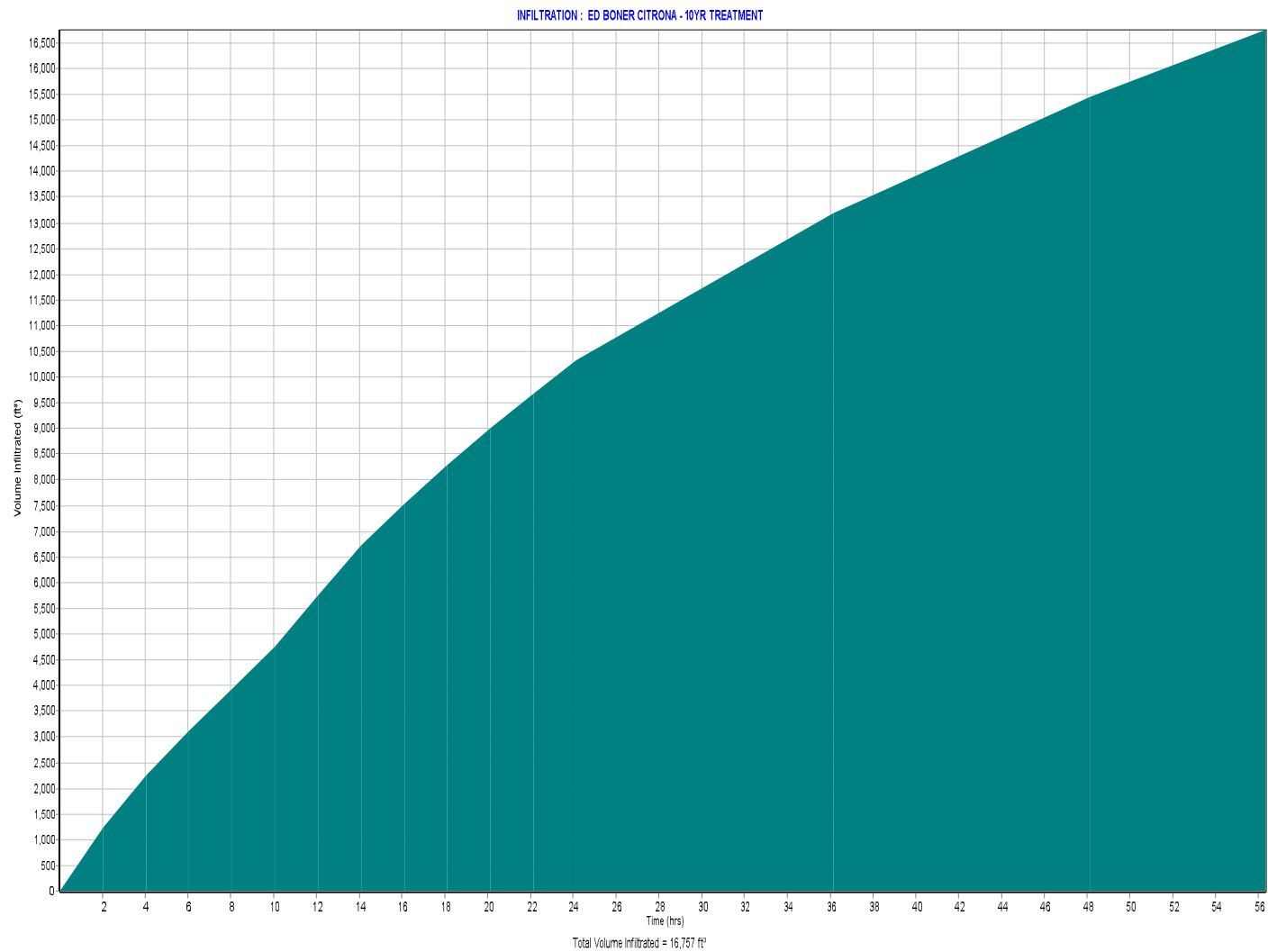
[illegible]

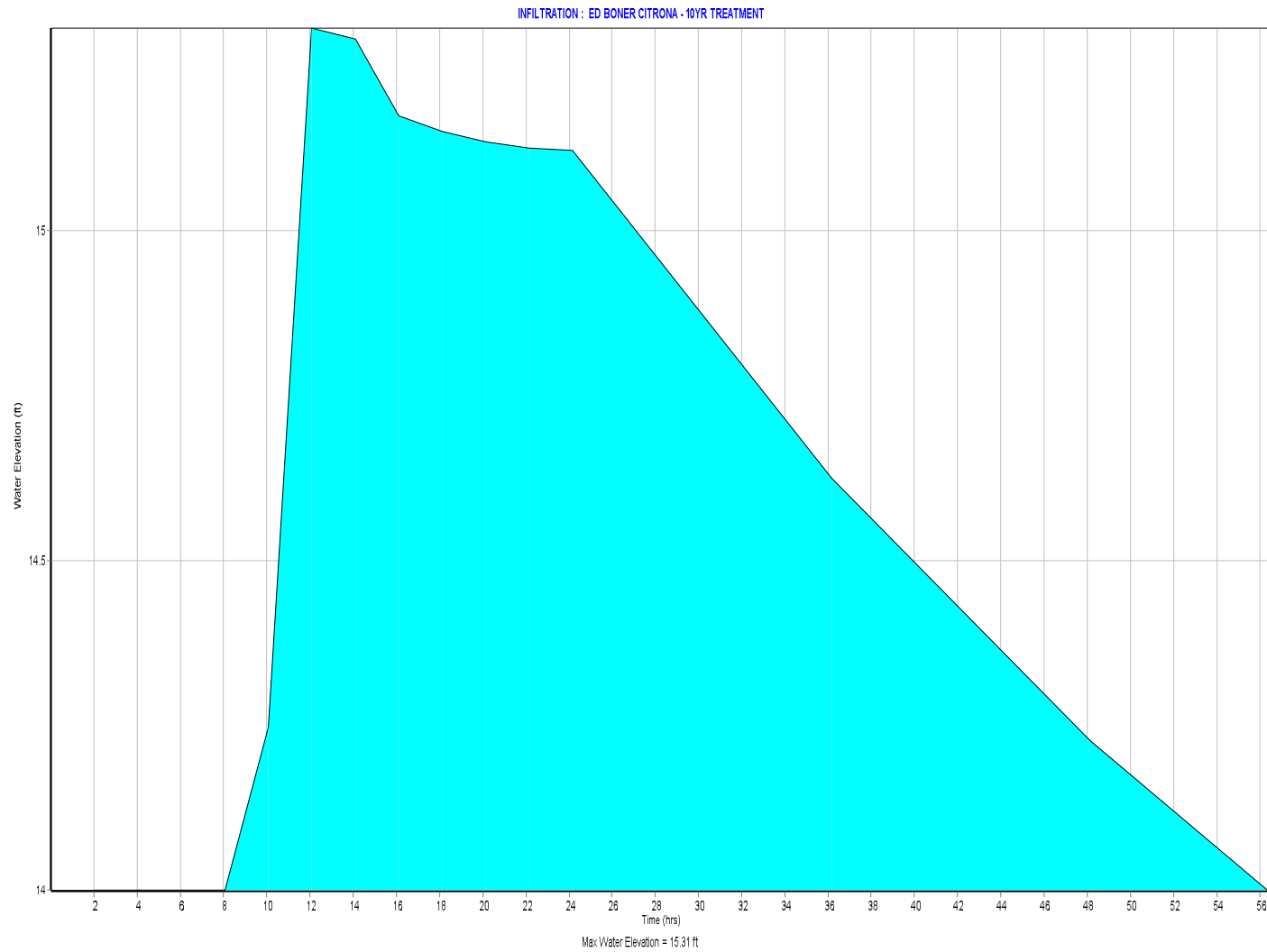
Maximum Water Elevation: 15.307 feet @ 12.09 hours

Recovery @ 56.349 hours

* Time increment when there is no runoff

Maximum Infiltration Rate: 2.556 ft/day





GEOTECHNICAL REPORT



**REPORT OF PRELIMINARY GEOTECHNICAL
EXPLORATION & ENGINEERING EVALUATION
PROPOSED BONER SUBDIVISION - LOTS, ROADWAYS & PONDS
SE QUADRANT OF CITRONA DRIVE & DATE STREET
FERNANDINA BEACH, FLORIDA**

AGES JOB NO. J18307, REPORT NO. 001

FOR

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

Attn: Mr. Asa Gillette, P.E.

SEPTEMBER 19, 2018

AGES of JAX, Inc.

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



OF JAX, INC.

September 19, 2018

GILLETTE & ASSOCIATES

20 South 4th Street
Amelia Island, FL 32034
Attn: Mr. Asa Gillette, P.E.

Re: Report of Preliminary Geotechnical Exploration & Engineering Evaluation
Proposed Boner Subdivision - Lots, Roadways & Ponds
SE Quadrant of Citrona Drive & Date Street
Fernandina Beach, Florida
AGES Job No. J18307, Report No. 001

Ladies & Gentlemen:

AGES OF JAX (AGES), Inc. has completed a preliminary geotechnical exploration of the subsurface conditions beneath the construction area for the referenced project. Our services were performed as requested and authorized by Gillette & Associates representative Mr. Asa Gillette PE on August 25, 2018. This report includes: (1) a brief description of the planned construction, (2) a summary of the field exploration performed and results that were obtained, (3) our recommendations for foundation design and construction of the proposed residential structures, (4) guideline pavement design and construction recommendations, (5) evaluation of the suitability of barrow soil located at the site, and (6) surface aquifer characterization parameters for use in stormwater pond design and permitting.

The site preparation recommendations and foundation design recommendations presented herein are specific to the tested lots. Soil conditions on untested lots could be markedly different and the recommendation presented herein may or may not be applicable. If a higher confidence level is desired concerning the soil conditions on the untested lots and/or reclaimed lots, then we recommend that **AGES** be retained to perform supplemental penetration test borings prior to initiation of building construction.

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

Very truly yours,

Digitally signed by Bill C.
McMahan Jr., PE
Date: 2018.09.19 12:55:23 -04'00'
Adobe Acrobat version:
2018.011.20058

AGES of JAX, INC.

Bill C. McMahan, Jr.

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

BCM/bcm/J18307 boner subdivision - Lots Roadways and Ponds.wpd
Attachments
Distribution: Addressee (1) Via Email

AGES of JAX, Inc.

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

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REPORT ATTACHMENTS

1.0 PROJECT BACKGROUND INFORMATION

General project information has been provided by Gillette & Associates representative Mr. Asa Gillette P.E. during recent email and telephone calls. We have also received a Boundary Survey/ Site Plan (dated 1/17/05, prepared by Manzie & Drake) which illustrates the site boundaries, the lot layout, the planned stormwater management facility location, and the requested boring/test locations. Neither existing site topographical data nor proposed site grading information has been provided. No other information has been provided at this time.

Based upon the information provided, we understand that a seven lot residential subdivision will be developed in the southeast quadrant of the intersection of Date Street and Citrona Drive in Fernandina Beach, Florida. Date Street will be extend and asphalt paved to provide access to Lots 4-7. Stormwater runoff will be stored and treated in a dry detention pond/swale which will be located on the south end of Lot 7.

We have assumed that the residential structures will be one or two stories and will be either block or wood framed. Detailed structural loading information has not been provided at this time. However, we have assumed maximum individual column loads of 75 kips, maximum wall loads on the order of 1 klf and total floor slab loads of 150 pounds per square foot or less. The proposed building finish floor and existing site topography data have not been provided. However, we have assumed that two feet or less of elevating fill will be added in the building and parking areas.

2.0 PRELIMINARY GEOTECHNICAL EXPLORATION

2.1 Purpose of Exploration

The objective of this preliminary geotechnical exploration was to obtain site and subsurface data for use in: (1) the evaluation of the site with respect to the proposed construction, (2) the development of foundation design and construction recommendations for the proposed building structure, (3) development of guideline pavement design and construction recommendations, (4) evaluation of surface soils for use as transfer fill, and (5) the design and permitting of the stormwater management system. The preliminary geotechnical exploration therefore consisted of field exploratory borings and a geotechnical engineering analysis of the collected test data.

2.2 Subsurface Testing

The field testing was conducted during the period of September 5 - 8, 2018. The lot area testing included four(4) 15- foot deep penetration test borings (B1 -B4). The road extension areas testing includes two(2) 6-foot deep auger borings. Stormwater management facility related testing included one(1) 15-foot deep auger boring (LA1), one double ring infiltration test (DRI1) to measure the insitu vertical unsaturated hydraulic conductivity (K_{vunsat}), and one fully screened cased borehole hydraulic conductivity test (TMW1) to measure the insitu saturated horizontal hydraulic conductivity (K_{hsat}) of the saturated surface aquifer. The double ring and cased borehole tests were conducted in accordance with the St. Johns River Water Management District testing protocol.

The field testing locations were established by our personnel using hand held GPS locator devices. The borings were located to avoid the existing building structures and other constraints. The boring locations are shown on the attached Field Exploration Plan should be considered approximate. The ground surface elevations at the boring locations were not determined.

The attached Test Boring Records and Auger Boring Records present the descriptions of the subsurface soils encountered, the groundwater levels encountered, and the penetration resistance values recorded when drilling and sampling the test borings. The subsurface conditions are graphically illustrated

on the attached Generalized Subsurface Profile sheet. The stratification lines and depth designations on the boring records and profile represent the approximate boundary between the various soils encountered, as determined in the field by our drillers, and the transition from one strata to the next should be considered approximate. A brief discussion of the drilling, sampling, and field testing techniques used during the geotechnical exploration is provided in the attached Field Exploration Procedures section.

3.0 GEOTECHNICAL FINDINGS

3.1 Site Conditions

The subject site was visited on several occasions by **AGES** personnel to identify site conditions which could impact our site preparation and foundation design recommendations. The site is heavily wooded and relatively level in topography. No standing water was observed on the site at the time of our visits.

3.2 Subsurface Conditions

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

3.2.1 Soil Conditions - The penetration test borings typically encountered very loose to loose slightly silty to silty fine sand (SP-SM to SM) in the upper 6 feet of profile. Penetration resistance values within this stratum ranged from 2 to 10 blows/foot. The surface stratum was underlain by loose to firm fine sand (SP, A-3) which extended to a depth of 15 feet. The penetration resistance value within this stratum ranged from 5 to 15 blows/foot.

Auger boring A1 encountered 12-inches of limerock. Both borings encountered fine sand (SP, A-3) which extended to the maximum boring termination depth of 6 feet.

3.2.2 Groundwater Conditions - The groundwater level depths encountered at the time of drilling ranged from approximately 5 to 12 feet below the ground surface. These water levels are estimated to be at seasonal average levels. Seasonal High Groundwater Levels will be approximately 2 feet above the current groundwater levels. The groundwater level should be expected to fluctuate due to seasonal climatic variations, changes in surface water runoff patterns across the site, construction activity and the subsequent development as planned, and other interrelated factors. Since groundwater variations are anticipated, design drawings and specifications should accommodate such possibilities and construction planning should be based on the assumption that variations will occur.

3.3 Stormwater Management Facility Test Results

The borings/tests performed in the proposed stormwater treatment pond area encountered permeable fine sands (SP) extending to a depth of 15 feet below the existing ground surface. The groundwater level was encountered 12 feet below the ground surface. The seasonal high groundwater level is estimated to be 10 foot below the ground surface. The aquifer thickness is estimated to be 15 feet. The fillable porosity of the sand deposit is estimated to be 0.22. The saturated horizontal hydraulic conductivity of the surface sand stratum was calculated to be 3.9 ft/day by averaging the rising and falling head slug test data. The average unsaturated vertical hydraulic conductivity (Kvunsat, infiltration rate) was measured to be 4.7 inches/hour at DRI1.

4.0 GEOTECHNICAL ENGINEERING EVALUATION

4.1 Basis of Evaluation & Recommendations

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

4.2 Foundation System Evaluation

Based upon our geotechnical findings and our understanding of the proposed construction, we consider the site and subsurface conditions adaptable for support of the proposed structures upon a properly designed and constructed shallow foundation following proper site preparation procedures. The shallow foundation system may be designed using an allowable bearing pressure of 2,500 psf. Provided that the design and construction recommendations outlined subsequently are implemented, we estimate that total structural settlement due to fill and structural loads should be on the order of one inch or less. In addition, post construction differential settlements should be within tolerable magnitudes. The settlements should occur concurrently with construction due to the generally sandy nature of the soils encountered. Site preparation necessary for proper foundation performance includes:

- * Clearing and stripping the existing vegetation and surficial topsoil from within the construction areas.
- * Compaction of the exposed natural soils to densities equivalent to 95 percent of the Modified Proctor maximum dry density (ASTM D 1557).
- * Placement and compaction of any required structural fill to densities equivalent to 95 percent of the Modified Proctor maximum dry density (ASTM D 1557) within the building areas.

4.3 Evaluation of Barrow Soil Suitability

The evaluation of barrow soil suitability depends upon: (1) the planned soil usage, (2) proposed construction methods, (3) the time of year during which site work construction will occur, (4) economic considerations, and (5) other factors. From a building pad perspective, we typically recommend that all fill and backfill soils consist of clean sands (fine sand to slightly silty fine sand) containing less than 12% fines (SP and SP-SM). Higher fines content sandy soils including: silty sands and clayey sands (SM and SC) can also be used in building pad development. However, these soils are more moisture sensitive and re-compaction in Florida during the wet summer months and/or use of the fill on wet sites will significantly increase re-compaction effort and could result in construction delays. Very silty sands, very clayey sands, and/or silts/clays (CH and CL), are not considered to be usable for building pad construction in Florida.

Based upon a review of the boring LA1, it is our opinion that the fine sands encountered throughout the upper 15 foot of profile will be usable as structural fill/backfill.

5.0 PRELIMINARY FOUNDATION DESIGN & SITE PREPARATION RECOMMENDATIONS

5.1 Foundation Design Recommendations

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

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

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

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

5.2 Site Preparation Recommendations

5.2.1 Temporary Groundwater Control - During our geotechnical exploration, the groundwater level was encountered at depths of 5 to 12 feet below the existing site grades. Dependent upon the groundwater levels encountered at the time of construction, temporary de-watering may be required in some areas of the site. The groundwater should be controlled at all times at a depth of at least two feet below the construction level. Groundwater drawdowns on the order of one to two feet, if required, can probably be best achieved using temporary perimeter drainage ditches, four to five feet deep, which are graded: (1) to a positive gravity outfall away from the site; or (2) to sumps where the collected groundwater and surface water runoff can be removed by pumping.

5.2.2 Site Clearing & Stripping - Initial site preparation should consist of clearing existing trees, vegetation, root systems and surficial topsoil from within the planned construction area. The clearing/stripping work should be performed within and to a distance of at least five feet beyond the perimeter of the planned building areas and three feet beyond the perimeter of the proposed pavement areas. It should be anticipated that surficial topsoil will be encountered in thicknesses of up to 6 inches. The perimeter areas may then need to be graded to help direct surface water runoff away from the construction areas.

5.2.3 Site & Fill Compaction - After completing the initial site preparation, the exposed sandy soils should be compacted to densities of at least 95 percent of the Modified Proctor maximum dry density to a depth of 24 inches using a vibratory drum roller which has a minimum at-drum weight on the order of five tons and a minimum drum diameter on the order of three feet, with the exception that a lightweight vibratory drum or sled compactor having a maximum static weight on the order of 1000 pounds should be used within 50 feet of existing structures. The roller or dozer will be required to improve the density of the upper approximate two feet of loose fine sands at this site. The structural fill required to raise the site to the planned finished grades may then be placed in loose lifts not exceeding 12 inches in thickness, and should be compacted to densities as recommended above. Loose lifts should not exceed eight inches in areas of the site in which lightweight vibratory equipment is used. Structural fill is defined as a non-plastic, inorganic, granular soil containing less than 12 percent material passing the No. 200 mesh sieve (i.e. a relatively clean sand).

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

5.2.5 Foundation Areas - After placement and compaction of all structural fill, the foundations may be excavated to their planned bearing levels using a "smoothed" bucket backhoe. All fine sandy soils present at the bearing level should be compacted to densities equal to 95% of the Modified Proctor maximum dry density. Compaction of the fine sandy bearing level soils in the small footing areas may be best achieved using lightweight, walk-behind sleds, rollers, or tampers having a minimum total weight of 100 lbs. Loose lifts of backfilled fine sandy soil in the footing excavations, if needed, should be placed in thicknesses of up to 6 inches, prior to densification with the lightweight compaction equipment.

6.0 PRELIMINARY GUIDELINE PAVEMENT DESIGN AND CONSTRUCTION RECOMMENDATIONS

6.1 General

The subsurface conditions at this site appear favorable for use of flexible and/or rigid pavements in the parking lot and drive-through areas. Guideline pavement design and construction recommendations applicable to this project are presented below. The pavement thickness recommendations and construction recommendations presented in this report are based upon our past experience on similar paving projects. Detailed flexible pavement design calculations have not been performed to verify adequacy of the recommended pavement sections since detailed traffic loading information is unavailable at this time. We request that **AGES** be retained to review the final pavement design, paving and drainage plans, and specifications to evaluate whether our guideline recommendations have been properly interpreted and implemented into the project design.

6.2 Guideline Pavement Design Recommendations

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

<u>PAVEMENT COURSE</u>	<u>Automobiles & Light Truck Traffic</u>	<u>Moderate to Heavy Traffic</u>
Asphalt Wearing Surface(In.)*	1.5	2.0
Limerock Base Course (In.)**	6.0	8.0
Prepared Subgrade(In.)***	12.0	12.0

* Superpave 9.5 Asphaltic Concrete or Type SIII, as defined by the Florida DOT Standard Specifications for Road and Bridge Construction Manual.

** Florida Limerock, exhibiting an LBR Value of 100, and meeting the specifications outlined in the Florida DOT manual (Section 200).

*** Stabilized and compacted subgrade should exhibit a Maximum LBR value of at least 30. Subgrade stabilization should be performed in accordance with Section 160 of the standard FDOT specifications.

6.3 Guideline Pavement Construction Recommendations

6.3.1 Pavement Subgrade Preparation - Site preparation in the pavement areas should be performed in accordance with the guideline procedures outlined above, and should include: (1) clearing/stripping surface vegetation, (2) compaction of the exposed soils using a large vibratory drum roller, and (3) placement/compaction of backfill and any required structural fill (if any) to densities equivalent to 95 percent of the Modified Proctor maximum dry density. In addition, the upper one foot of subgrade in the

pavement areas should be compacted to 98 percent of the Modified Proctor maximum dry density. Shell and or clay additives may be required to obtain the required design LBRs required. Also, the pavement structure should be designed to provide at least 30-inches of fine sands separating the limerock subgrade and any underlying clayey/silty soils. This will help to prevent "pumping" and reduce the chance of premature pavement failures which are caused by "perched" groundwater levels.

6.3.2 Limerock Base Course Preparation - The limerock base course should be placed and compacted to densities equivalent to 98 percent of the Modified Proctor maximum dry density (ASTM D 1557). The surface of the limerock base course material should be "primed" with any of the following cutback asphalt grades: RC-70, RC-250, MC-70, or MC-250. Approximately 0.15 gallons per square yard should be applied to the base course surface. Care should be exercised to prevent over-priming of the base course surface. Prior to asphalt placement, the prime coat should be fully set and cured. The specifications governing the placement of prime coats on pavement base course surfaces and sanding is outlined in Section 300 of the Florida DOT Standard Specifications for Road and Bridge Construction (1986).

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

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

6.4 Permanent Groundwater Control Measures

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

7.0 QUALITY CONTROL TESTING GUIDELINES

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

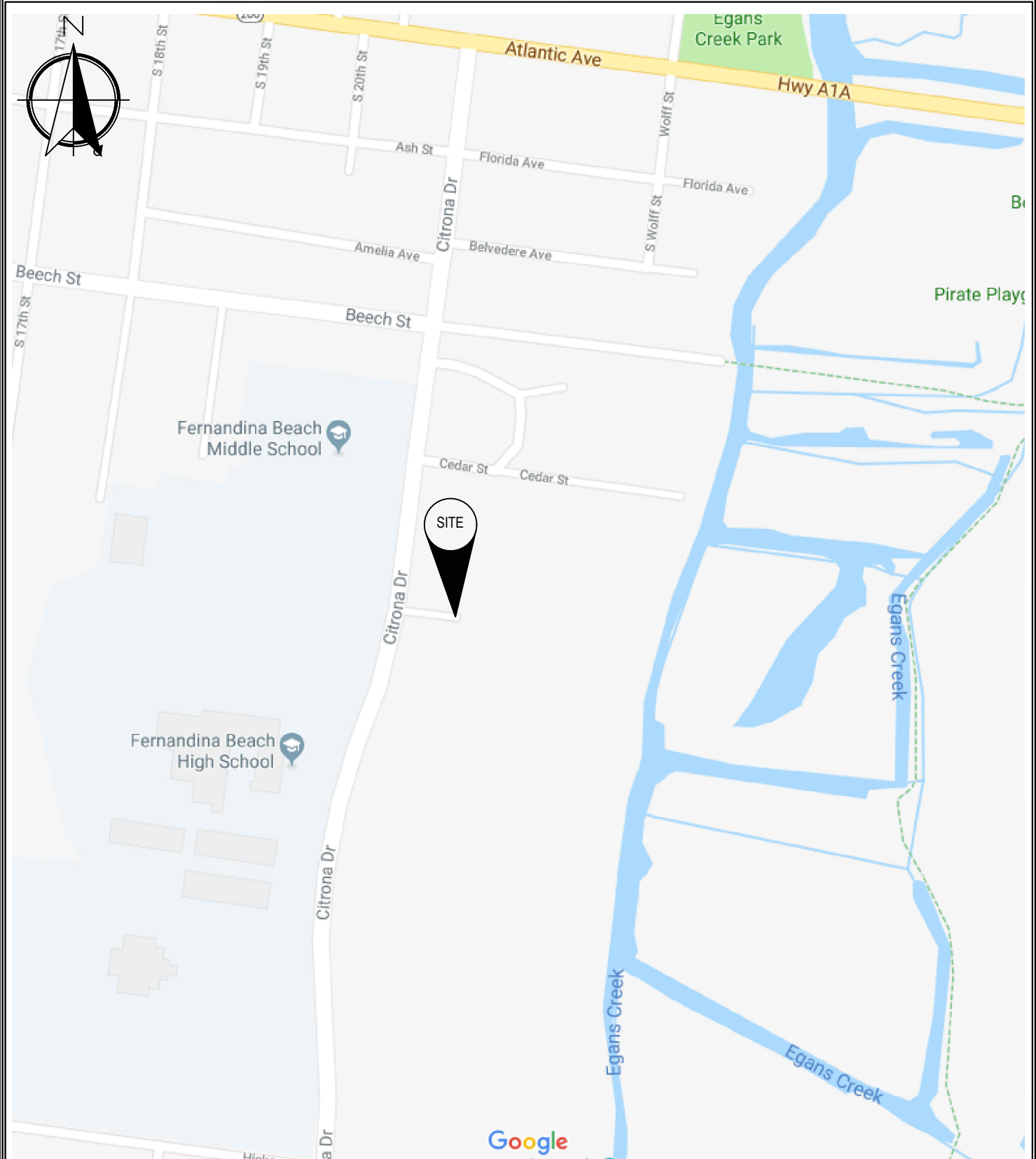
A representative number of field in-place density tests should be performed in the compacted existing soils and in each one foot lift of structural fill/backfill to confirm that the required degree of compaction has been obtained. At each test level, we recommend one density test be performed for every 5,000 square feet of building area (minimum of three locations). In-place density tests should also be performed at representative locations in the bearing level soils of the footings. We recommend that at least one density test be performed at a minimum of 25 percent of the isolated column footing bearing areas, and for every 100 linear feet of continuous footing bearing surface. In addition, in-place density tests should be performed at one location for every 10,000 square feet of pavement area (minimum of three locations).

8.0 CONSTRUCTION PLANS & SPECIFICATIONS REVIEW

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

DATA ATTACHMENTS

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



REFERENCE:

Google.com



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

SITE LOCATION MAP

Boner Subdivision
Fernandina Beach, Florida

DRAWN: DEP

DATE: 09/11/18

SCALE:

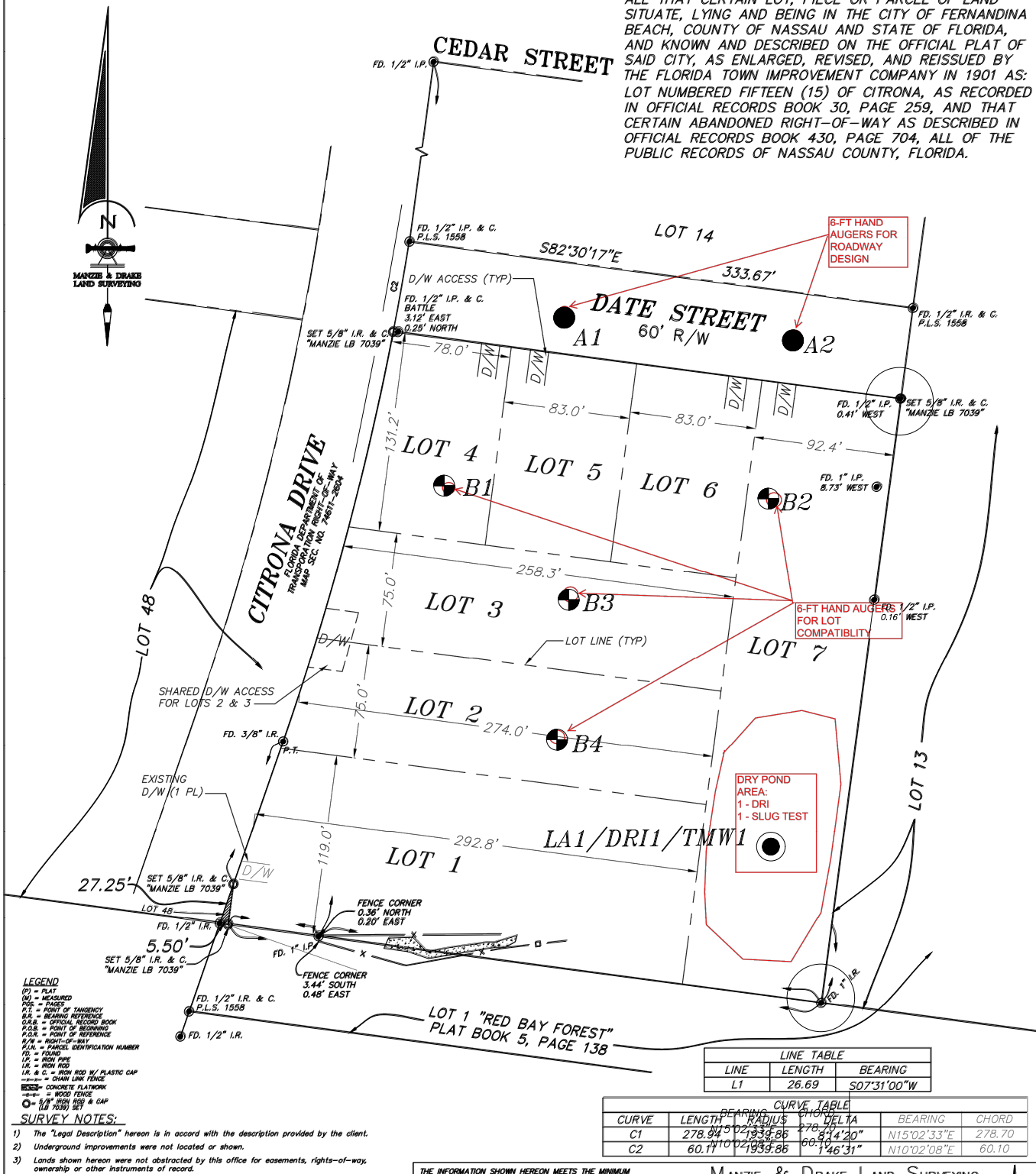
CHECKED: BCM

JOB NO: J18307

NTS

LEGAL DESCRIPTION:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH, COUNTY OF NASSAU AND STATE OF FLORIDA, AND KNOWN AND DESCRIBED ON THE OFFICIAL PLAT OF SAID CITY, AS ENLARGED, REVISED, AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1901 AS: LOT NUMBERED FIFTEEN (15) OF CITRONA, AS RECORDED IN OFFICIAL RECORDS BOOK 30, PAGE 259, AND THAT CERTAIN ABANDONED RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 430, PAGE 704, ALL OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.



LEGEND:

- Penetration Test Boring Location (approximate)
- Auger Boring Location (approximate)

REFERENCE:

Site Plan, dated 01/17/05, prepared by Manzie and Drake Land Surveying.

NOTES:

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



OF JAX, INC.

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

FIELD EXPLORATION PLAN

Boner Subdivision
Fernandina Beach, Florida

DRAWN: DEP

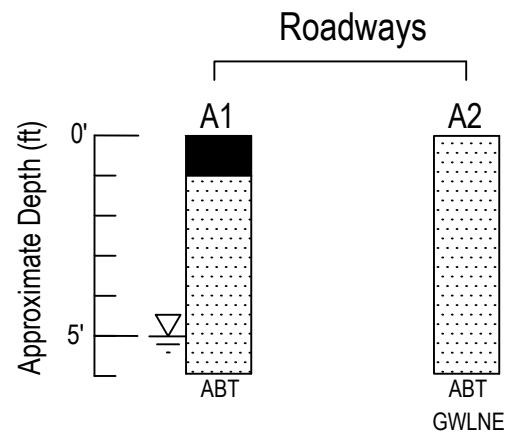
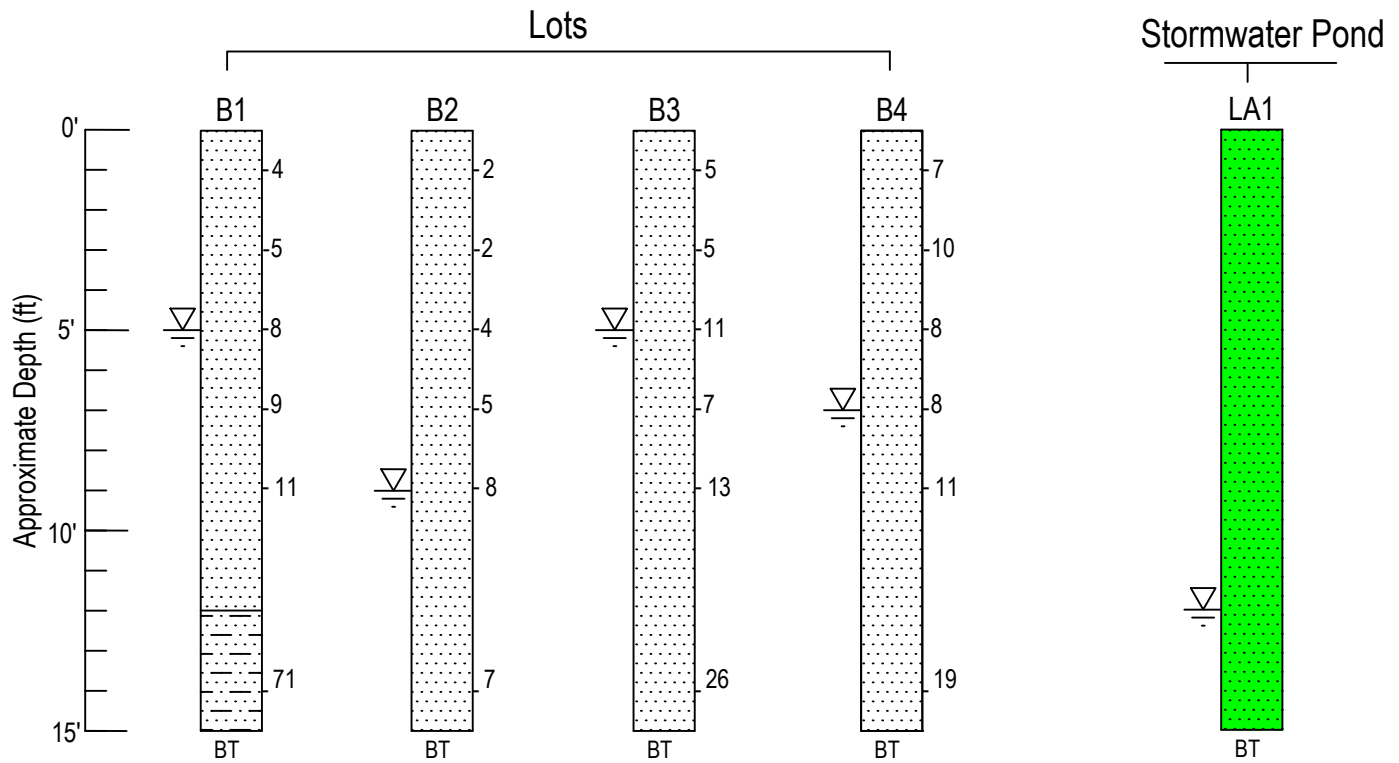
DATE: 09/11/18

SCALE:

CHECKED: BCM

JOB NO: J18307

1"=100'



LAKE AUGER FILL/BACKFILL CLASSIFICATION

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

LEGEND & SYMBOLS (USCS/AASHTO Classification)

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



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

GENERALIZED SUBSURFACE PROFILE

Boner Subdivision
Fernandina Beach, Florida

DRAWN: DEP	DATE: 09/11/18	SCALE:
CHECKED: BCM	JOB NO: J18307	1"=5'

KEY TO SOIL CLASSIFICATION

CORRELATION OF N-VALUE WITH RELATIVE DENSITY & CONSISTENCY

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

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

PARTICLE SIZE IDENTIFICATION (UNIFIED SOIL CLASSIFICATION SYSTEM)

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

MODIFIERS

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

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

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

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



TEST BORING RECORD

JOB NO J18307

BORING NO B1

Sheet 1 of 1

Boring Begun 09/05/18

Boring Completed 09/05/18

Driller N.W, W.L, Barry, Pat

Soil Inspected By B. McMahan

Project Boner Subdivision

Boring Location (See Field Exploration Plan)

Ground Elevation NA Datum NA

Groundwater Depth 5.0' Time: Drilling Date: 09/05/18

Lat/Long N30.66357° / W81.44395°

ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	STANDARD PENETRATION TEST					
				BLOWS PER 6-IN. INTERVAL				BLOW COUNT	
	0								
		VERY LOOSE Dark Brown Fine SAND w/ Some Roots (SP)	1		1	2	2	2	4
		VERY LOOSE Brown Fine SAND (SP)							
		LOOSE Tan Fine SAND (SP)	2		2	2	3	4	5
	5		3		4	4	4	4	8
		LOOSE to FIRM Brown Fine SAND (SP)	4		3	4	5	6	9
			5		3	4	7	2	11
	10								
		VERY DENSE Brown Fine SAND (SP) (HARDPAN)							
	15		6		20	29	42		71
		BORING TERMINATED							
	20								
	25								
	30								

REMARKS:

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



TEST BORING RECORD

JOB NO J18307

BORING NO B2

Sheet 1 of 1

Boring Begun 09/05/18

Boring Completed 09/05/18

Driller N.W, W.L

Soil Inspected By B. McMahan

Project Boner Subdivision

Boring Location (See Field Exploration Plan)

Ground Elevation NA Datum NA

Groundwater Depth 9.0' Time: Drilling Date: 09/05/18

Lat/Long N30.66355° / W81.44321°

ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	STANDARD PENETRATION TEST				
				BLOWS PER 6-IN. INTERVAL				BLOW COUNT
	0							
		VERY LOOSE Brown Orange Fine SAND (SP)	1	1	1	1	1	2
			2	2	1	1	3	2
		VERY LOOSE Orange Tan Fine SAND (SP)						
	5		3	2	2	2	3	4
			4	2	2	3	3	5
		LOOSE Light Grey to Tan Fine SAND (SP)						
			5	3	3	5	4	8
	10							
		LOOSE Brown Fine SAND (SP)						
	15		6	2	3	4		7
		BORING TERMINATED						
	20							
	25							
	30							

REMARKS:

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



OF JAX, INC.

TEST BORING RECORD

JOB NO J18307

BORING NO B3

Sheet 1 of 1

Boring Begun 09/05/18

Boring Completed 09/05/18

Driller N.W, W.L, Barry, Pat

Soil Inspected By B. McMahan

Project Boner Subdivision

Boring Location (See Field Exploration Plan)

Ground Elevation NA Datum NA

Groundwater Depth 5.0' Time: Drilling Date: 09/05/18

Lat/Long N30.66336° / W81.44365°

ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	STANDARD PENETRATION TEST				
				BLOWS PER 6-IN. INTERVAL				BLOW COUNT
	0							
		LOOSE Dark Grey Fine SAND (SP)	1	1	2	3	2	5
		LOOSE Grey Fine SAND (SP)	2	2	2	3	4	5
	5	FIRM Grey Fine SAND (SP)	3	3	4	7	7	11
		LOOSE to FIRM Brown Fine SAND (SP)	4	4	4	3	4	7
			5	6	6	7	6	13
	10							
		VERY FIRM Brown Fine SAND (SP)						
	15		6	5	10	16		26
		BORING TERMINATED						
	20							
	25							
	30							

REMARKS:

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

J18307 Boner Subdivision b3



OF JAX, INC.

TEST BORING RECORD

JOB NO J18307

BORING NO B4

Sheet 1 of 1

Boring Begun 09/05/18

Boring Completed 09/05/18

Driller N.W. W.L. Barry, Pat

Soil Inspected By B. McMahan

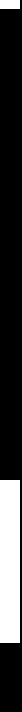
Project Boner Subdivision

Boring Location (See Field Exploration Plan)

Ground Elevation NA Datum NA

Groundwater Depth 7.0' Time: Drilling Date: 09/05/18

Lat/Long N30.66316° / W81.44365°

ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	STANDARD PENETRATION TEST						
				BLOWS PER 6-IN. INTERVAL				BLOW COUNT		
	0	LOOSE Dark Brown Fine SAND w/ Some Roots (SP)	1		2	2	5	7	7	
		LOOSE Dark Grey Fine SAND (SP)								
		LOOSE to FIRM Brown Fine SAND (SP)			2	5	5	5	5	10
			3		5	3	5	7	8	
	5		4		4	4	4	7	8	
			5		5	5	6	5	11	
	10		BORING TERMINATED		6	7	7	12	19	
	20									
	25									
30										

REMARKS:

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



AUGER BORING RECORDS
Boner Subdivision
Fernandina Beach, Florida
AGES Job No. J18307, Report No. 001

Date Performed: 09/05/18

Performed By: N. Wheeler, W. Lewallen, Barry, Pat

Auger ID Location	Depth (Feet) ^a	SOIL DESCRIPTION (USCS/ AASHTO CLASSIFICATION)
----------------------	---------------------------	--

Roadway Augers

A1 N 30.66389° W 81.44378°	0.0 - 1.0 1.0 - 6.0 <u>A.B.T.^b</u>	Limerock Grey Brown Fine SAND (SP / A-3) GWL ^c = 5.0'
---	---	--

A2 N 30.66385° W 81.44315°	0.0 - 2.0 2.0 - 6.0 <u>A.B.T.^b</u>	Dark Brown Fine SAND (SP / A-3) Brown Fine SAND (SP / A-3) GWL ^c = Not Encountered
---	---	---

Stormwater Management Pond

LA1 N 30.66301° W 81.44333°	0.0 - 1.0 1.0 - 3.0 3.0 - 7.0 7.0 - 15.0 <u>A.B.T.^b</u>	Dark Grey Fine SAND w/ Some Roots (SP / A-3) Light Grey Fine SAND (SP / A-3) Brown Fine SAND (SP / A-3) Light Brown Fine SAND (SP / A-3) GWL ^c = 12.0' Estimated Seasonal High GWL= 10.0' Below Ground Surface
--	--	--

*- Auger Boring Terminated Due to GWL.

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

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

c - Groundwater Level (GWL) depth below existing ground surface, recorded at time of drilling, unless otherwise noted
J18307 Boner Subdivision aug1



DOUBLE RING INFILTRATION TEST RESULTS

PROJECT: Boner Subdivision
 LOCATION: Fernandina Beach, Florida
 JOB NUMBER: J18307
 TEST NUMBER: DRI1
 LAT/LONG: N30.66301°, W81.44324°

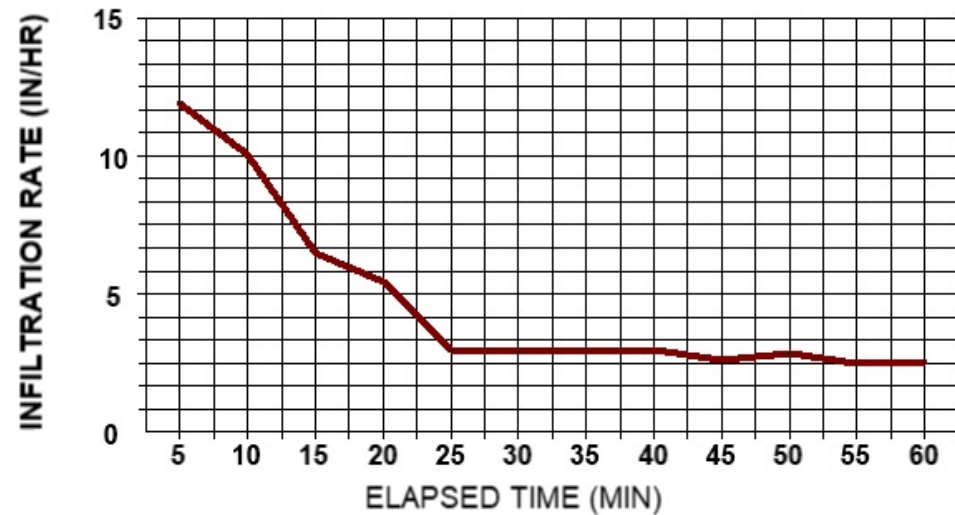
REPORT DATE: 09/05/18
 TEST DATE: 09/05/18
 FIELD PERSONNEL: W. Lewallen
 METHOD: ASTM D3385
 WATER HEAD: 6"
 TEST DEPTH: Surface

ELAPSED TIME (MINUTES)	WATER QUANTITY (ML)	INFILTRATION RATE (IN/HOUR)
5	1840	11.9
10	1550	10.0
15	1000	6.5
20	840	5.4
25	460	3.0
30	450	2.9
35	450	2.9
40	460	3.0
45	400	2.6
50	440	2.8
55	380	2.5
60	390	2.5

SUMMARY OF TEST DATA & RESULTS

INNER RING SIZE (INCHES): 12
 OUTER RING SIZE (INCHES): 24
 AVERAGE INFILTRATION RATE (IN/HR): 4.7
 STEADY STATE INFILTRATION RATE (IN/HR): 2.5

INFILTRATION RATE VS TIME



SOIL PROFILE

Depth(Ft)	Soil Description (USCS/AASHTO Classification)
0.0 - 1.0	Dark Grey Fine SAND w/ Some Roots (SP / A-3)
1.0 - 3.0	Light Grey Fine SAND (SP / A-3)
3.0 - 7.0	Brown Fine SAND (SP / A-3)
7.0 - 15.0	Light Brown Fine SAND (SP / A-3)
A.B.T.	GWL= 12.0' Below Ground Surface

Estimated Seasonal High GWL= 11.0' Below Ground Surface



INSITU FALLING HEAD HYDRAULIC CONDUCTIVITY TEST

Boner Subdivision
Fernandina Beach, Florida
AGES Job No. J18307

Governing Equation (NAVFAC)

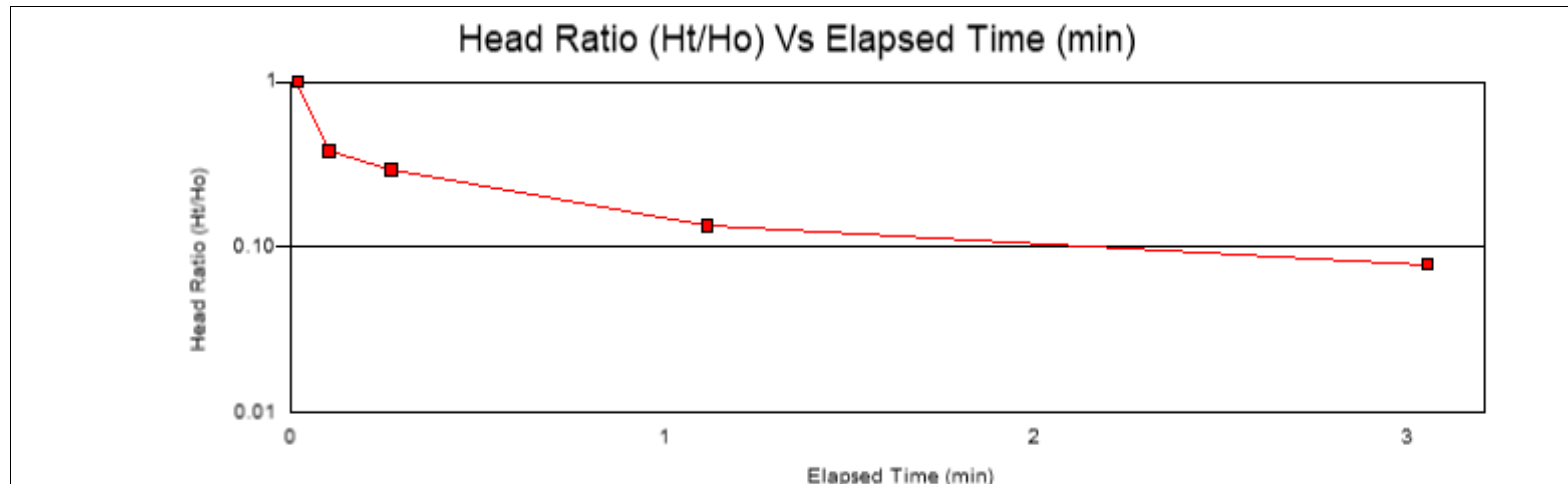
$$K = \frac{r^2}{2L} \ln(L/R) \left[\ln(H_1/H_2) / (t_2 - t_1) \right]$$

Date Performed 09/08/18

Performed by D Anderson

Well Data	
Test ID	TMW1
Well Radius - R (ft)	0.08
Well Stickup (ft)	0.5
Well Depth below TOC (ft)	15.33
Saturated Screen Length - L(ft)	4.51
Depth to Static GW below TOC	10.82
Initial Water Depth below TOC Slug In	10.00

Field Data			Water Level TOC (ft)	Head (Ht)	Head Ratio Ht/Ho
Elapsed Time t					
min	sec	min			
0	1	0.0	10.00	0.824976	1.0
0	6	0.1	10.51	0.31	0.4
0	16	0.3	10.58	0.24	0.3
1	7	1.1	10.71	0.11	0.1
3	3	3.1	10.76	0.06	0.1
Results: Insitu Horizontal Hydraulic Conductivity (k)					
0.0015 ft/min		2.09 ft/day		7.4E-04 cm/sec	





INSITU RISING HEAD HYDRAULIC CONDUCTIVITY TEST

Boner Subdivision
Fernandina Beach, Florida
AGES Job No. J18307

Governing Equation (NAVFAC)

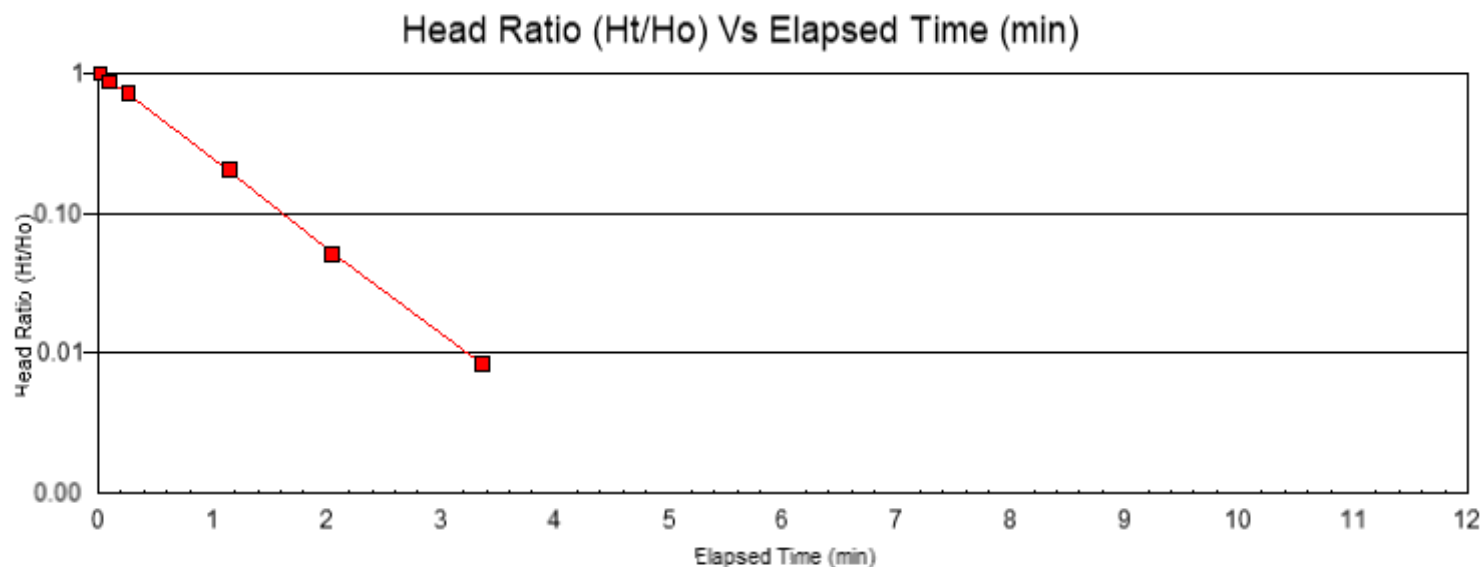
$$K = \frac{r^2}{2L} \ln(L/R) [\ln(H_1/H_2)/(t_2 - t_1)]$$

Date Performed 09/08/18

Performed by D Anderson

Well Data	
Well ID	TMW1
Well Radius - R (ft)	0.08
Saturated Screen Length - L(ft)	4.54148
Well Stickup (ft)	0.5
Well Depth below TOC	15.33
Depth to Static GW below TOC	10.78852
Initial Drawdown Depth below TOC	11.57

Field Data			Depth Below TOC (ft)	Head (Ht)	Head Ratio Ht/Ho
Elapsed Time (t)					
min	sec	min			
0	1	0.0	11.566	0.7771	1.00
0	6	0.1	11.465	0.67662	0.87
0	16	0.3	11.348	0.560	0.72
1	9	1.2	10.947	0.15879	0.20
2	3	2.1	10.828	0.03967	0.05
3	22	3.4	10.795	0.0065	0.01
Results: Insitu Horizontal Hydraulic Conductivity (k)					
0.00398	ft/min	5.73	ft/day	2.0E-03	cm/sec



FIELD EXPLORATION PROCEDURES

Penetration Borings

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

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

Auger Borings

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



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

AGENT AUTHORIZATION

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

Property Id Number(s): 00-00-31-1180-0015-0000

Location: 420 Citrona Drive, Fernandina Beach

Edward Boner
Signature

9/20/2024
Date

904-556-7554
Telephone Number

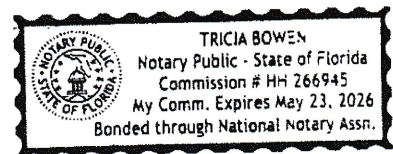
STATE OF FLORIDA
COUNTY OF NASSAU

Subscribed and sworn to before me this 20th day of September, 2024.

Who is personally known to me ☒ or has produced identification

Tricia Bowen
Notary Public: Signature

Tricia Bowen
Printed Name



My Commission Expires: 5/23/26



TECHNICAL REVIEW COMMITTEE PROGRESS

Date:	3/27/2025 TRC Meeting
Applicant:	Agent: Gillette & Associates, Asa Gillette
Project Name:	TRC 2025-0003-South 3rd and Date Street Residences
Project Address:	South 3rd and Date Street
Parcel ID(s):	00-00-31-1800-0275-0140; 00-00-31-1800-0275-0090; 00-00-31-1800-0275-0080; 00-00-31-1800-0275-0070; 00-00-31-1800-0275-0060

Thank you for participating in TRC review meeting. Below are additional steps to continue the approval process of your project.

Status

Submittal/Review	Status/Notes
Completeness	2/17/25- Complete
First Submittal 2/12/25	3/4/25 Comments Sent to Applicant
Second Submittal 3/14/25	3/19/25 Comments Sent to Applicant
School Impact Analysis Form 2/13/2025	
Board Action	



TECHNICAL REVIEW COMMITTEE

PROGRESS

Next Steps

- _1_ Resubmit site plan addressing comments
- _4_ Apply for required building permits- [Online Permitting](#)
- _3_ Receive Local Development Order
- _5_ Contact any necessary State and/or Federal agencies for additional development requirements (FDOT, FDEP, et.)
- _2_ Finalize School Concurrency Process and pay associated fees

Additional Notes

Technical Review Committee: Application - Submission #15564

Date Submitted: 2/12/2025

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)

2025 Meeting Calendar

Application Deadline (4:30pm)	Dec 05 2024	Jan 02 2025	Feb 06 2025	Mar 06 2025	Apr 03 2025	May 01 2025	June 05 2025	July 03 2025	Aug 07 2025	Sept 04 2025	Oct 02 2025	Nov 06 2025	Dec 04 2025	Jan 01 2026
Meeting Date	Dec 19 2024	Jan 23 2025	Feb 27 2025	Mar 27 2025	Apr 24 2025	May 22 2025	June 26 2025	July 24 2025	Aug 28 2025	Sept 25 2025	Oct 23 2025	Nov 20 2025	Dec 18 2025	Jan 22 2026

In observance of Thanksgiving on November 27, the TRC Regular Meeting is moved up to November 20.

In observance of Christmas on December 25, the TRC Regular Meeting is moved up to December 18.

IMPORTANT NOTES

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

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

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

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

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

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

Application Requirements

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

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



PROJECT INFORMATION

Submission Type*

Initial Submittal

NOTICE
3rd and all subsequent 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)*

10/24/2024

Case Number (if applicable)*

PROPERTY INFORMATION

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

Site Address*

South 3rd Street and Date Street

City*	State*	Zip*
Fernandina Beach	FL	32034

Parcel ID #(s)

00-00-31-1800-0275-0140; 00-00-31-1800-0275-0090; 00-00-31-1800-0275-0080; 00-00-31-1800-0275-0070; 00-00-31-1800-0275-0060

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
Asa	Gillette

Company (if applicable)

Gillette & Associates, Inc.

Mailing Address

31 South 4th Street, Suite 1

City	State	Zip
Fernandina Beach	FL	32034

Telephone Number	Email Address
9042618819	asa@gilletteassociates.com

PROJECT INFORMATION

Project Type*	Project Name
Site Plan Review	S 3rd St and Date Properties

Proposed Access Road*	Rd Maintenance Jurisdiction*
South 3rd Street	City Maintained

Project Estimated Cost*

350,000

Description of Request*

4 single family townhomes

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*

Asa

Applicant Last Name*

Gillette

Today's Date*

2/12/2025

Upload Supporting Documentation*

artisan_s 3rd street_TRC_021125.pdf

Upload 2

3rd St - Agent Authorization.pdf

Upload 3

sunbiz.pdf

Upload 4

deed.pdf

Upload 5

GLS 24-109-SURVEY.pdf

Upload 6

location map.pdf

Upload 7

No file chosen



DEPARTMENT OF PLANNING & CONSERVATION

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

ENGINEERING PLANS

FOR

S. 3RD STREET & DATE RESIDENCES

FOR

COASTAL LEGACY GROUP, LLC

GILLETTE & ASSOCIATES, INC.

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

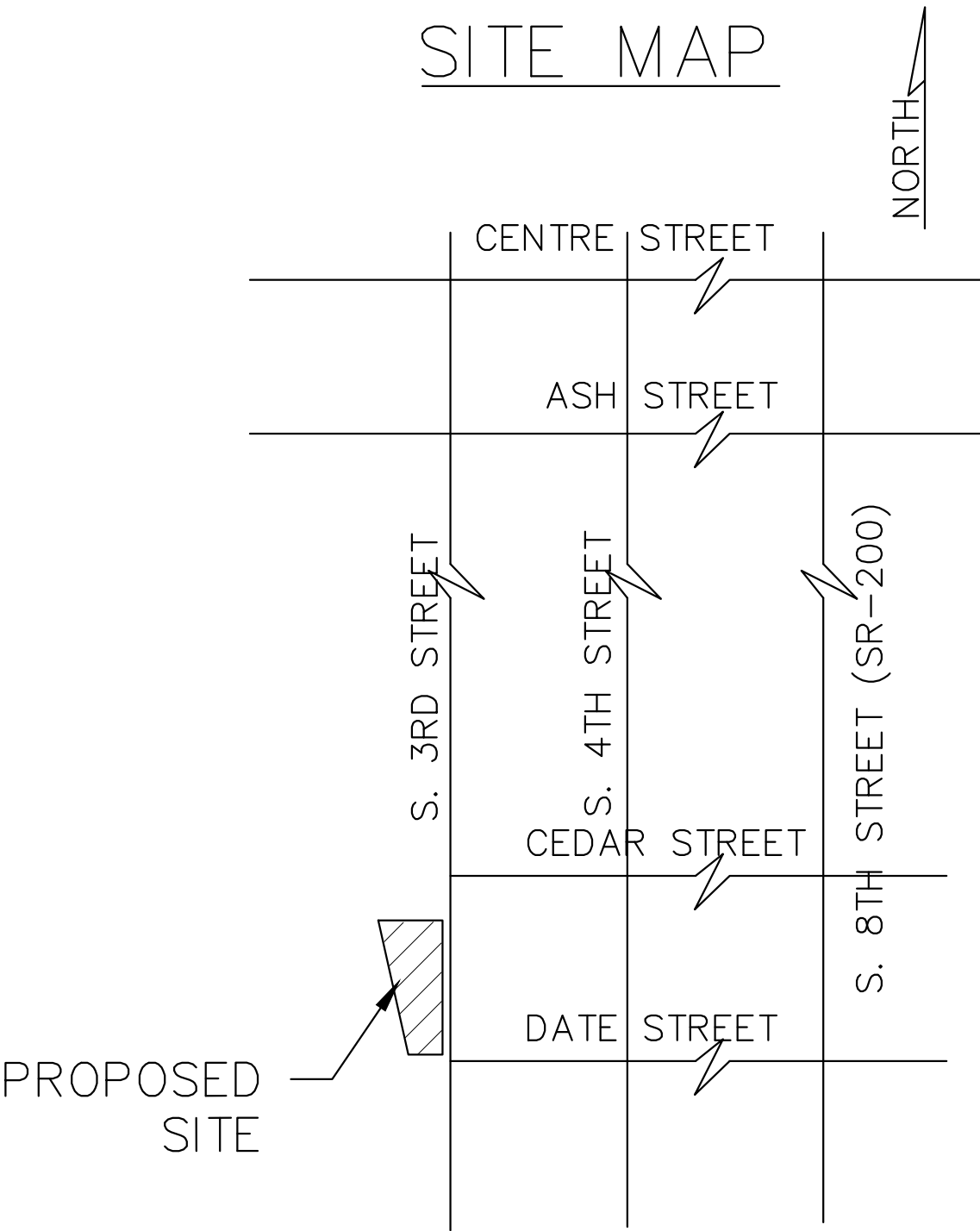
31 SOUTH 4TH STREET AMELIA ISLAND, FLORIDA 32034
PHONE: 904/261-8819



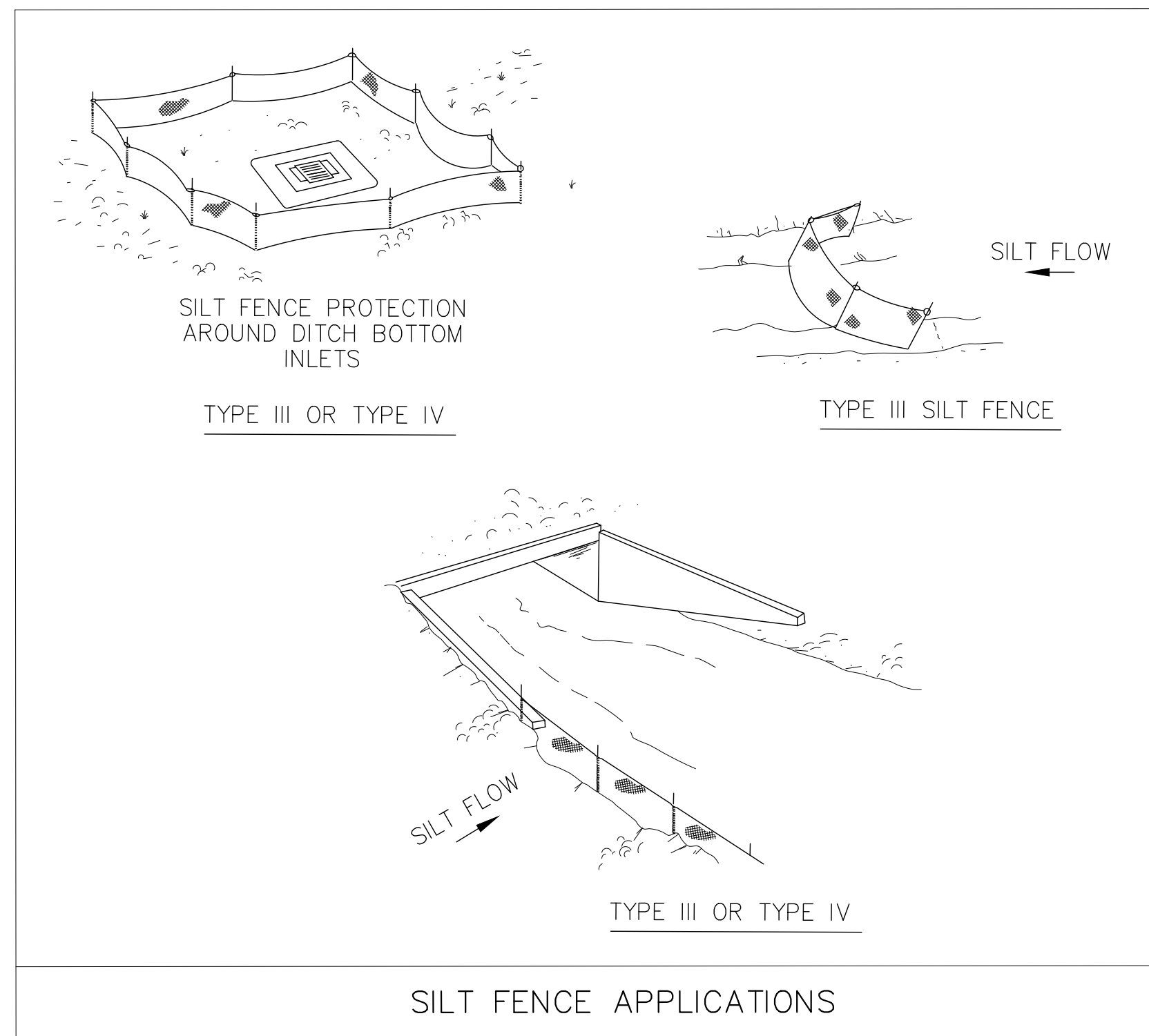
ISSUE DATE: 02/10/25

PERMITTING AGENCIES
CITY OF FERNANDINA BEACH

G&A Project
No.: 25-10-XX



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LOT TABLE					
LOT #	LOT WIDTH (FT)	LOT LENGTH (FT)	LOT AREA (SF)	IMP. AREA (SF)	IMP. AREA (%)
1	25	146	3,645	1,580	43.3
2	25	137	3,428	1,580	46.1
3	25	128	3,189	1,580	49.5
4	25	115	2,975	1,580	53.1

NOTE: LOT LENGTH SHOWN IS AN AVERAGE BETWEEN THE NORTH AND SOUTH PINS ON THE WEST PROPERTY LINE

PROPERTY INFORMATION:

- PID#: 00-00-31-1800-0275-0060
00-00-31-1800-0275-0070
00-00-31-1800-0275-0080
00-00-31-1800-0275-0090
00-00-31-1800-0275-0140

- TOTAL AREA: 0.522 ACRES (22,750 SF)
- LOCATION: FERNANDINA BEACH, FL
- FLOOD ZONE: AE-9 & X-SHADED
- ZONING: MU-1
- FUTURE LAND USE: MIXED USE
- PROPOSED USE: RESIDENTIAL

DEVELOPMENT REQUIREMENTS:

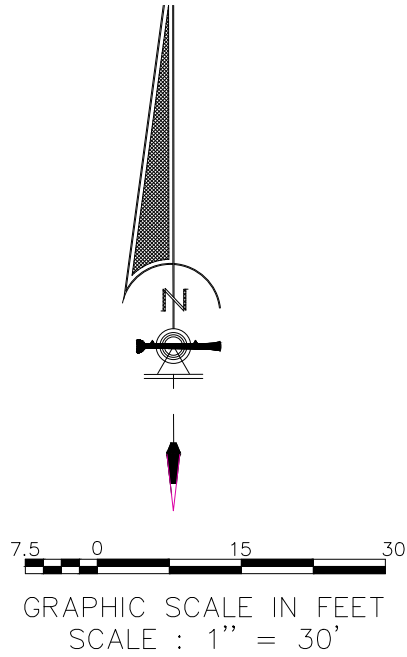
- MAX IMPERVIOUS AREA: 60.0%
- PROPOSED IMPERVIOUS AREA: SEE LOT TABLE
- MAX BUILDING HEIGHT: 35-FT
- PROPOSED MAX. BUILDING HEIGHT: 25-FT
- MINIMUM FINISH FLOOR ELEVATION: 11.4-FT

SETBACK REQUIREMENTS:

- FRONT: NONE
- REAR: 10 FEET
- SIDES: NONE FOR ALLEYWAY W/REAR ACCESS
- CORNER: 10 FEET

MISCELLANEOUS:

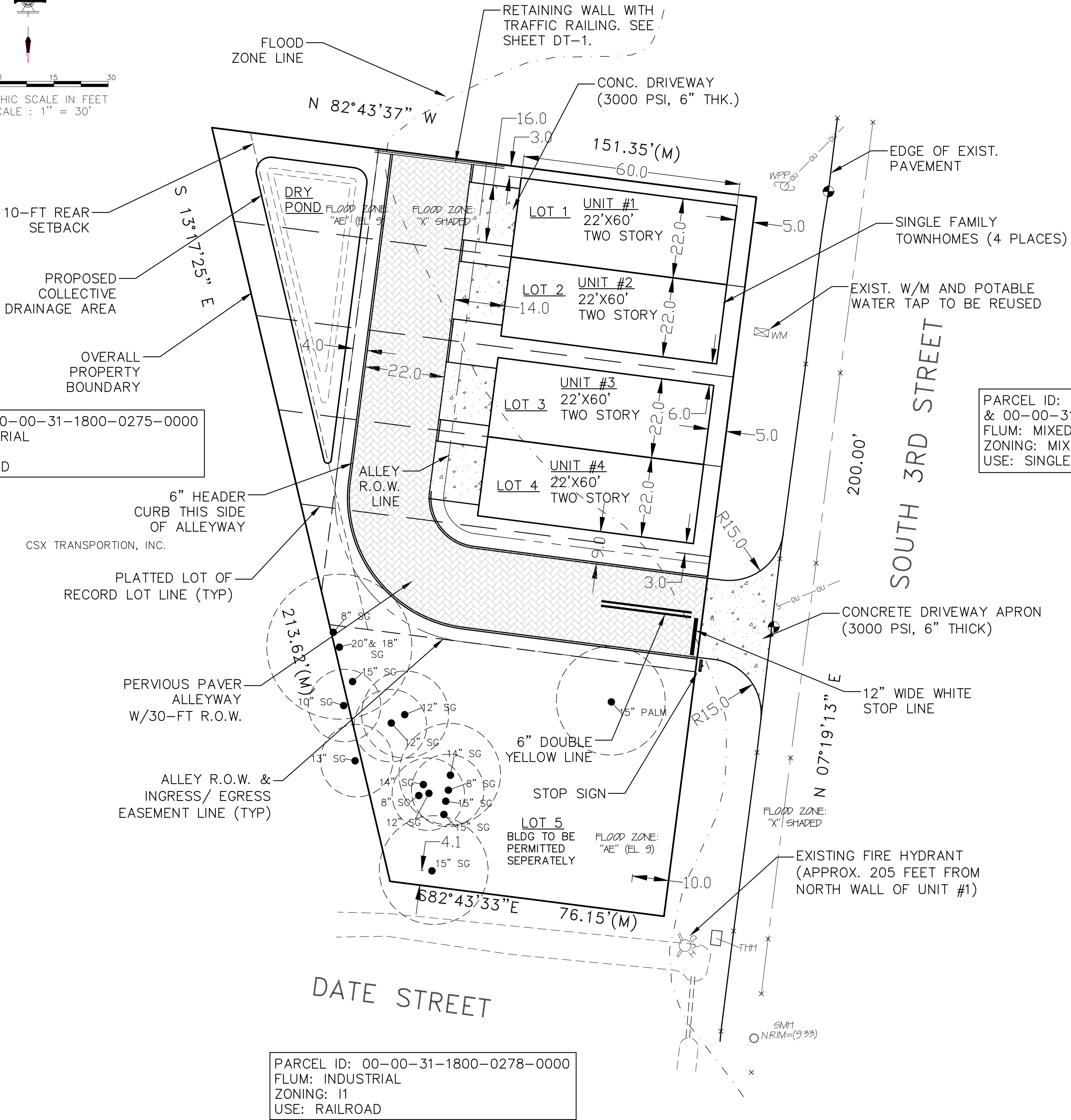
- ELECTRICITY/POWER: FLORIDA PUBLIC UTILITIES
- WATER: CITY OF FERNANDINA BEACH
- SEWER: CITY OF FERNANDINA BEACH
- ALL GARBAGE/WASTE TO BE VIA ROLL-OFF CONTAINERS ON SOUTH 3RD STREET



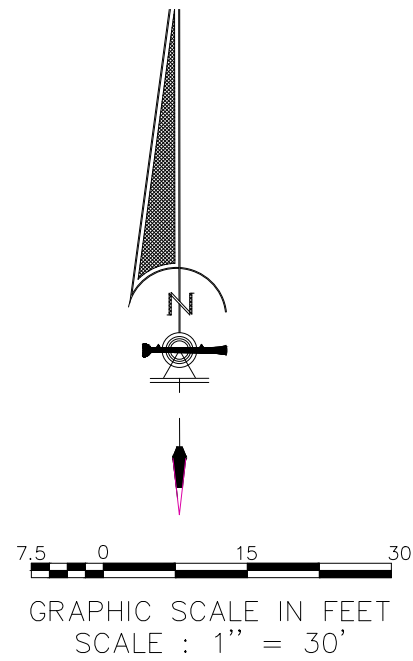
PARCEL ID: 00-00-31-1800-0275-0000
FLUM: INDUSTRIAL
ZONING: I1
USE: RAILROAD

PARCEL ID: 00-00-31-1800-0275-0230
FLUM: MIXED USE
ZONING: MIXED USE
USE: SINGLE FAMILY RESIDENTIAL

PARCEL ID: 00-00-31-1800-0274-0060
& 00-00-31-1800-0274-0100
FLUM: MIXED USE
ZONING: MIXED USE
USE: SINGLE FAMILY RESIDENTIAL



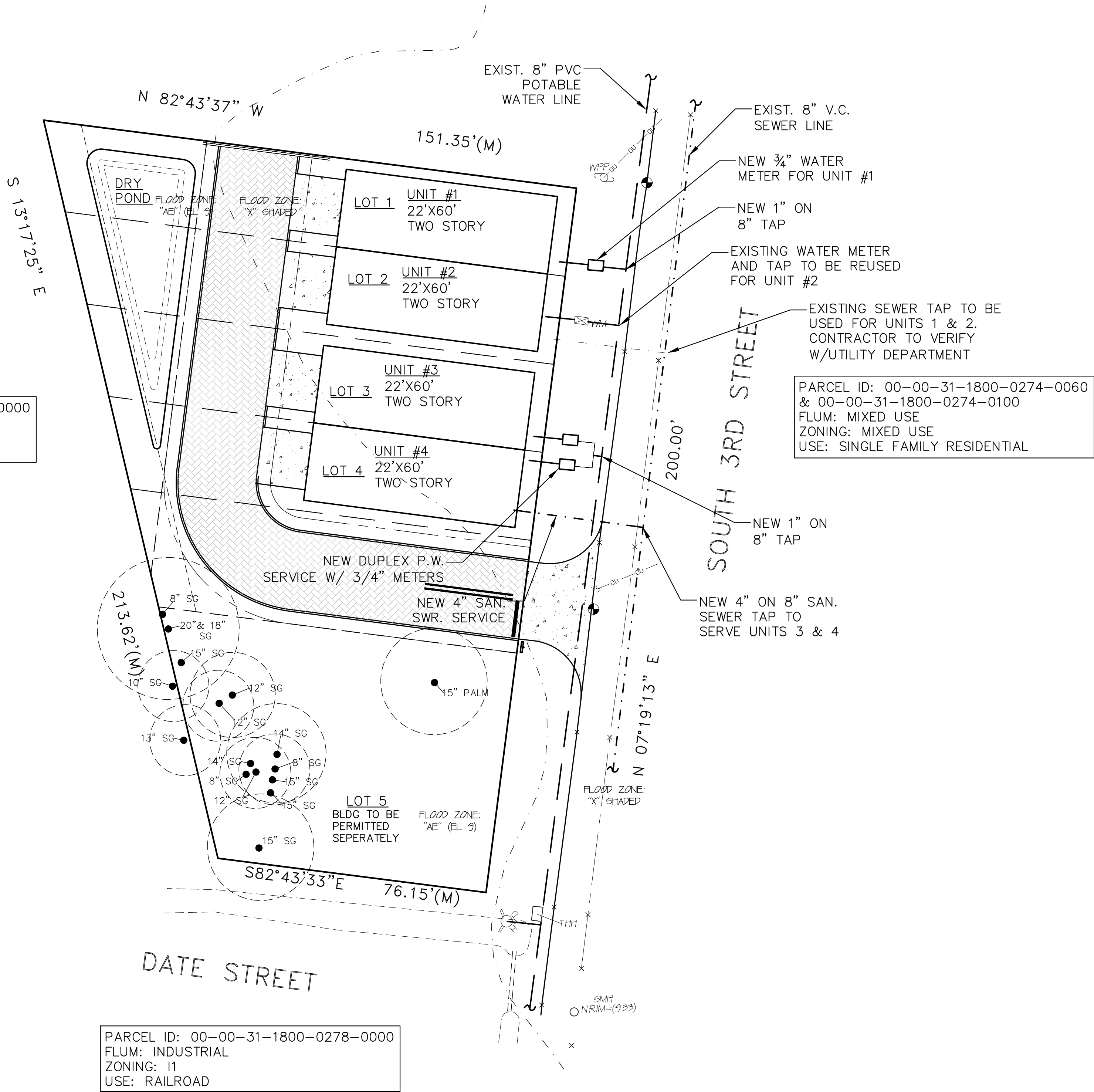
					Scale: 1:20	Gillette & Associates, Inc. 31 South 4th Street Fernandina Beach, FL 32034	G & A[®] GILLETTE & ASSOCIATES, INC. 31 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	SOUTH 3RD DEVELOPMENT 321 S. 3RD STREET FERNANDINA BEACH, FLORIDA FOR COASTAL LEGACY GROUP, LLC	GEOMETRY PLAN	REGISTERED DESIGN PROFESSIONAL Asa Ray Gillette III ASA R. GILLETTE, P.E. FLORIDA P.E. NO. 56177	ISSUE DATE: 02/10/25			
					Project Mgr: AG						Sheet GE-1			
					Designed by: AG	Certificate of Authorization No. 9332								
					Drawn by: AG	DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"								
					QA/QC: NG									
A	AG	2/12/25		C.O.F.B. TRC SUBMITTAL #1										
No.	By	Date		Revision										Project No. XX-XX-XX



PARCEL ID: 00-00-31-1800-0275-0230
FLUM: MIXED USE
ZONING: MIXED USE
USE: SINGLE FAMILY RESIDENTIAL

PARCEL ID: 00-00-31-1800-0275-0000
FLUM: INDUSTRIAL
ZONING: I1
USE: RAILROAD

CSX TRANSPORTION, INC.



PARCEL ID: 00-00-31-1800-0278-0000
FLUM: INDUSTRIAL
ZONING: I1
USE: RAILROAD

					Scale: 1:20	Gillette & Associates, Inc. 31 South 4th Street Fernandina Beach, FL 32034	G & A GILLETTE & ASSOCIATES, INC. 31 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	SOUTH 3RD DEVELOPMENT 321 S. 3RD STREET FERNANDINA BEACH, FLORIDA FOR COASTAL LEGACY GROUP, LLC	UTILITY PLAN	REGISTERED DESIGN PROFESSIONAL Asa Ray Gillette III ASA R. GILLETTE, P.E. FLORIDA P.E. NO. 56177 Digitally signed by Asa Ray Gillette in DN: cn=Asa Ray Gillette, o=CGC, email=asa@gilletteassociates.com Reason: I agree to the terms outlined on page 1 of my signature on date 2/20/25 12:22:22 AM, using	ISSUE DATE: 02/10/25
					Project Mgr: AG						Sheet UT-1
					Designed by: AG	Certificate of Authorization No. 9332					Page 5 of 9
					Drawn by: AG	DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"					Project No. XX-XX-XX
					QA/QC: NG						
A	AG	2/12/25		C.O.F.B. TRC SUBMITTAL #1							
No.	By	Date		Revision							

NEW STRUCTURE TABLE						
NAME	TYPE	TOP/ INLET ELEV.	INVERT ELEVATION			
			N	S	E	W
S-1	C	9.60	-	-	-	6.60
S-2	M/H	10.50	6.58	-	-	6.58
S-3	C	10.20	-	6.56	-	6.56
S-4	C	8.50	-	-	5.50	-
S-OUT	C	9.80	-	-	-	8.00
S-OFF	MES	--	-	-	-	7.90

NEW PIPE TABLE					
NAME	FROM	TO	DIAMETER (IN)	LENGTH (FT)	MATERIAL
P-1	S-1	S-2	18	56	RCP
P-2	S-2	S-3	18	57	RCP
P-3	S-3	S-4	18	20	RCP
P-OUT	S-OUT	S-OFF	15	8	PE

PARCEL ID: 00-00-31-1800-0275-0000
FLUM: INDUSTRIAL
ZONING: I1
USE: RAILROAD

PARCEL ID: 00-00-31-1800-0275-0230
FLUM: MIXED USE
ZONING: MIXED USE
USE: SINGLE FAMILY RESIDENTIAL

PARCEL ID: 00-00-31-1800-0274-0060
& 00-00-31-1800-0274-0100
FLUM: MIXED USE
ZONING: MIXED USE
USE: SINGLE FAMILY RESIDENTIAL

PARCEL ID: 00-00-31-1800-0278-0000
FLUM: INDUSTRIAL
ZONING: I1
USE: RAILROAD

A	AG	2/12/25	C.O.F.B. TRC SUBMITTAL #1
No.	By	Date	Revision

Scale: 1:20
Project Mgr: AG
Designed by: AG
Drawn by: AG
QA/QC: NG

Gillette & Associates, Inc.
31 South 4th Street
Fernandina Beach, FL 32034
Certificate of Authorization No. 9332
DO NOT SCALE THIS DRAWING - DIMENSIONS
AND NOTES TAKE PREFERENCE. DRAWING IS
REDUCED IF LESS THAN 22" x 34"

G & A⁺
GILLETTE & ASSOCIATES, INC.
31 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

SOUTH 3RD DEVELOPMENT
321 S. 3RD STREET
FERNANDINA BEACH, FLORIDA
FOR
COASTAL LEGACY GROUP, LLC

DRAINAGE PLAN

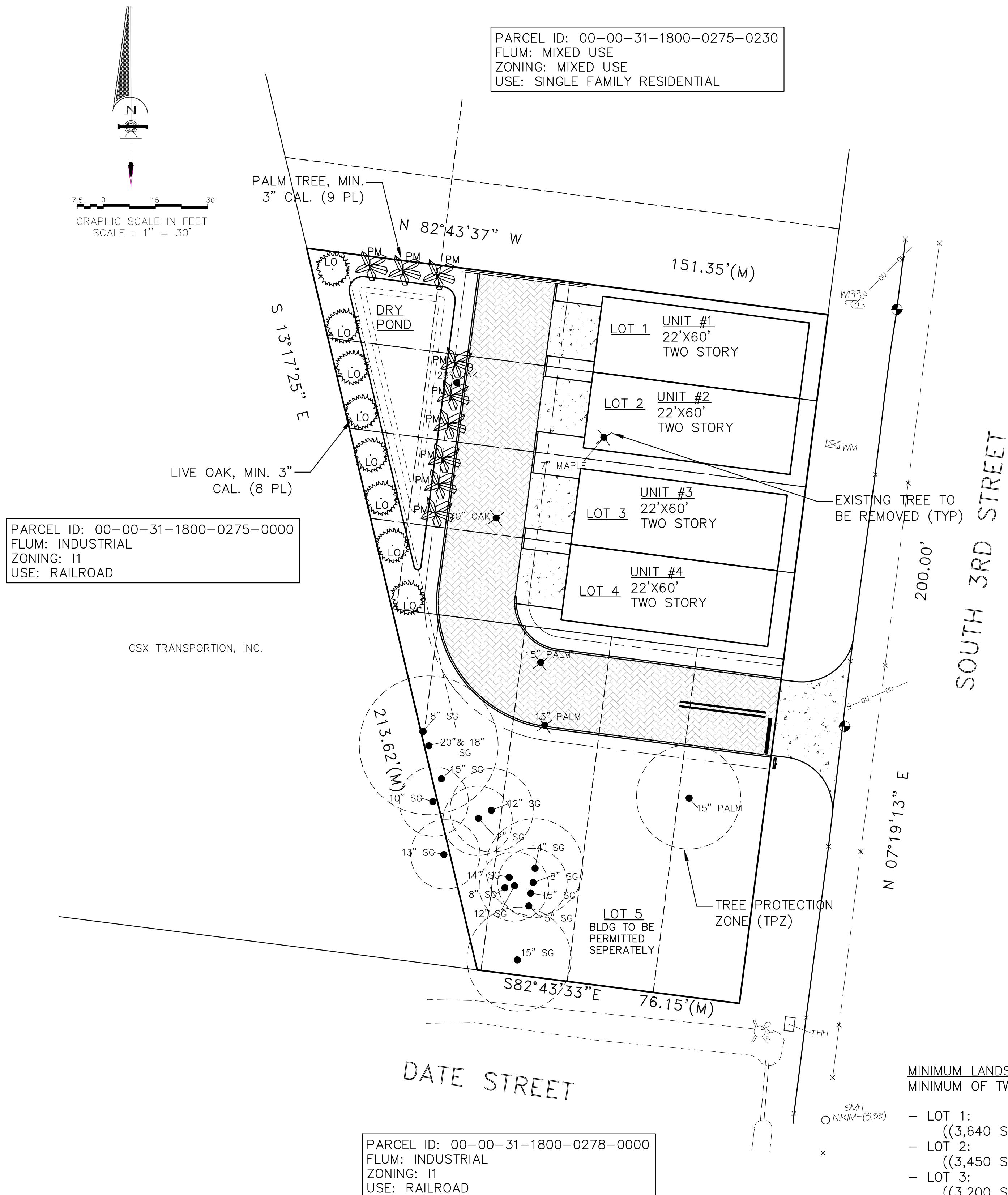
REGISTERED DESIGN PROFESSIONAL
Asa Ray Gillette
III
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

ISSUE DATE: 02/10/25
Sheet
DR-1
Page 6 of 9
Project No. XX-XX-XX

TREE PRESERVATION & CREDIT TABLE							
LOT NO.	TREE NO.	SPECIES	DBH	HEALTH STATUS	MITIGABLE DBH	PRESERVED? (Y/N)	SAVED DBH APPLIED
2	1	LIVE OAK	28	2	28	N	0
	2	MAPLE	7	2	7	N	0
PREDEVELOPED TOTAL MITIGABLE PROTECTED DBH						35	
REQUIRED PRESERVATION DBH (50% PROTECTED DBH)						17.5	
SAVED DBH						0	
PLANTED DBH						9	
POST-DEVELOPMENT TOTAL DBH						9	
DBH TOWARDS TREE FUND						17.5	

TREE PRESERVATION & CREDIT TABLE							
LOT NO.	TREE NO.	SPECIES	DBH	HEALTH STATUS	MITIGABLE DBH	PRESERVED? (Y/N)	SAVED DBH APPLIED
3	3	LIVE OAK	30	2	30	N	0
PREDEVELOPED TOTAL MITIGABLE PROTECTED DBH						30	
REQUIRED PRESERVATION DBH (50% PROTECTED DBH)						15	
SAVED DBH						0	
PLANTED DBH						6	
POST-DEVELOPMENT TOTAL DBH						6	
DBH TOWARDS TREE FUND						15	

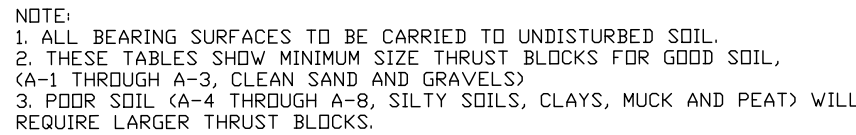
TREE PRESERVATION & CREDIT TABLE							
LOT NO.	TREE NO.	SPECIES	DBH	HEALTH STATUS	MITIGABLE DBH	PRESERVED? (Y/N)	SAVED DBH APPLIED
5	4	PALM	15	2	15	N	0
	5	SUGAR GUM	8	2	8	Y	8
	6	SUGAR GUM	38	2	38	Y	38
	7	SUGAR GUM	15	2	15	Y	15
	8	SUGAR GUM	12	2	12	Y	12
	9	SUGAR GUM	12	2	12	Y	12
	10	PALM	13	2	13	N	0
	11	SUGAR GUM	14	2	14	Y	14
	12	SUGAR GUM	8	2	8	Y	8
	13	SUGAR GUM	12	2	12	Y	12
	14	SUGAR GUM	15	2	15	Y	15
	15	SUGAR GUM	15	2	15	Y	15
	16	SUGAR GUM	15	2	15	Y	15
	17	SUGAR GUM	8	2	8	Y	8
18	SUGAR GUM	14	2	14	Y	14	
	19	PALM	15	2	15	Y	15
PREDEVELOPED TOTAL MITIGABLE PROTECTED DBH					229		
REQUIRED PRESERVATION DBH (50% PROTECTED DBH)					114.5		
SAVED DBH					201		
PLANTED DBH					0		
POST-DEVELOPMENT TOTAL DBH					201		
DBH TOWARDS TREE FUND					0		



MINIMUM LANDSCAPE REQUIREMENTS:
MINIMUM OF TWO (2) SHADE TREES PER 2,500 S.F. OF LOT AREA

- LOT 1:
 $((3,640 \text{ SF}) / (2,500 \text{ SF})) * (2 \text{ TREES}) = 3 \text{ TREES}$
- LOT 2:
 $((3,450 \text{ SF}) / (2,500 \text{ SF})) * (2 \text{ TREES}) = 3 \text{ TREES}$
- LOT 3:
 $((3,200 \text{ SF}) / (2,500 \text{ SF})) * (2 \text{ TREES}) = 3 \text{ TREES}$
- LOT 4:
 $((2,960 \text{ SF}) / (2,500 \text{ SF})) * (2 \text{ TREES}) = 2 \text{ TREES}$

				Scale: 1:20	Gillette & Associates, Inc. 31 South 4th Street Fernandina Beach, FL 32034 Certificate of Authorization No. 9332 DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE, DRAWING IS REDUCED IF LESS THAN 22" x 34"	G & A GILLETTE & ASSOCIATES, INC. 31 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	SOUTH 3RD DEVELOPMENT 321 S. 3RD STREET FERNANDINA BEACH, FLORIDA FOR COASTAL LEGACY GROUP, LLC	LANDSCAPE PLAN WITH TREE MITIGATION	REGISTERED DESIGN PROFESSIONAL Asa Ray Gillette III ASA R. GILLETTE, P.E. FLORIDA P.E. NO. 56177	ISSUE DATE: 02/10/25
				Project Mgr: AG						Sheet LS-1
				Designed by: AG						Page 7 of 9
				Drawn by: AG						Project No. XX-XX-XX
				QA/QC: NG						
A No.	AG By	2/12/25 Date	C.O.F.B. TRC SUBMITTAL #1 Revision							



WHITE PVC DR 25 C900 PIPE FOR ALL 4", 6", 8", 10" AND 12" MAINS
#10 UF SOLID TRACING WIRE TO BE INSTALLED ON TOP OF MAIN TAPED EVERY TEN FEET
PIPE LETTERING TO BE AT TOP OF PIPE WITH EDGE OF JOINT LINE VISIBLE AT BELL

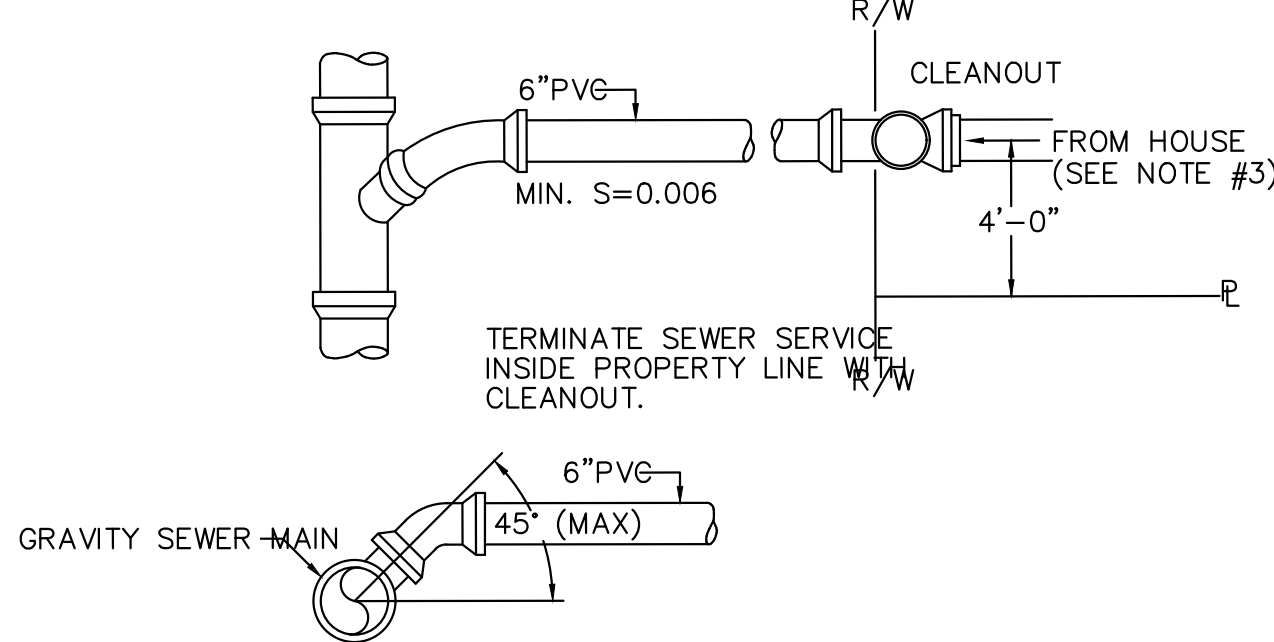
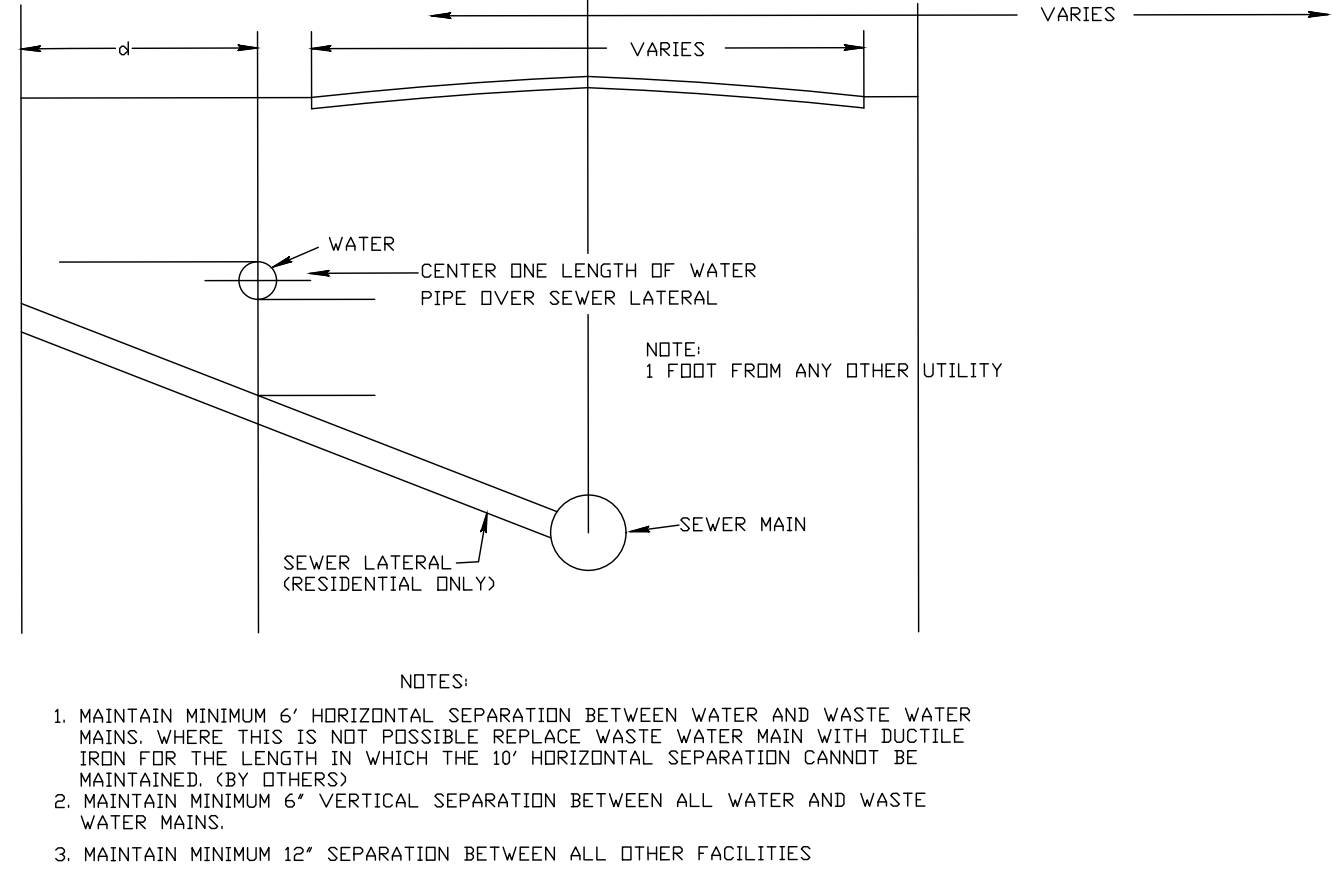
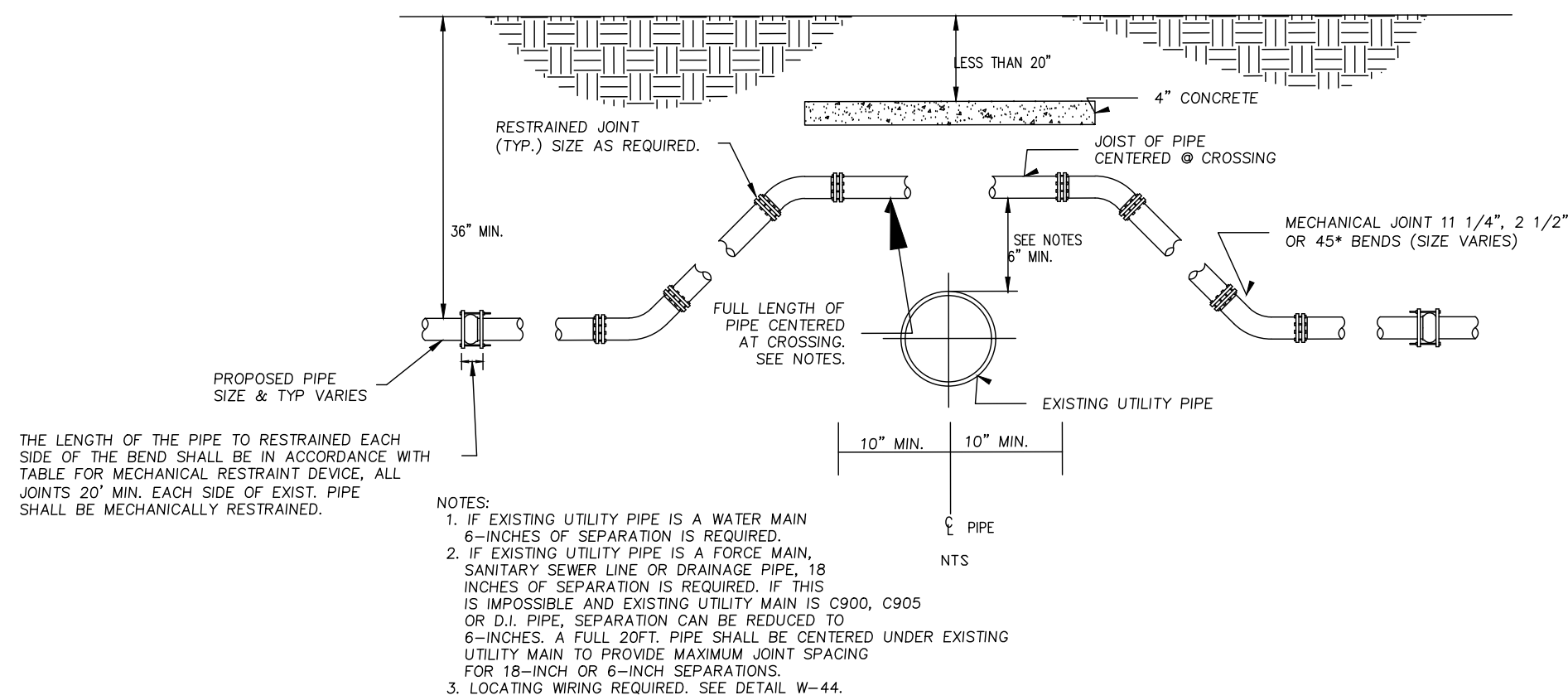


TYPE II

COMPACTED GRANULAR BEDDING

CLASS "B"

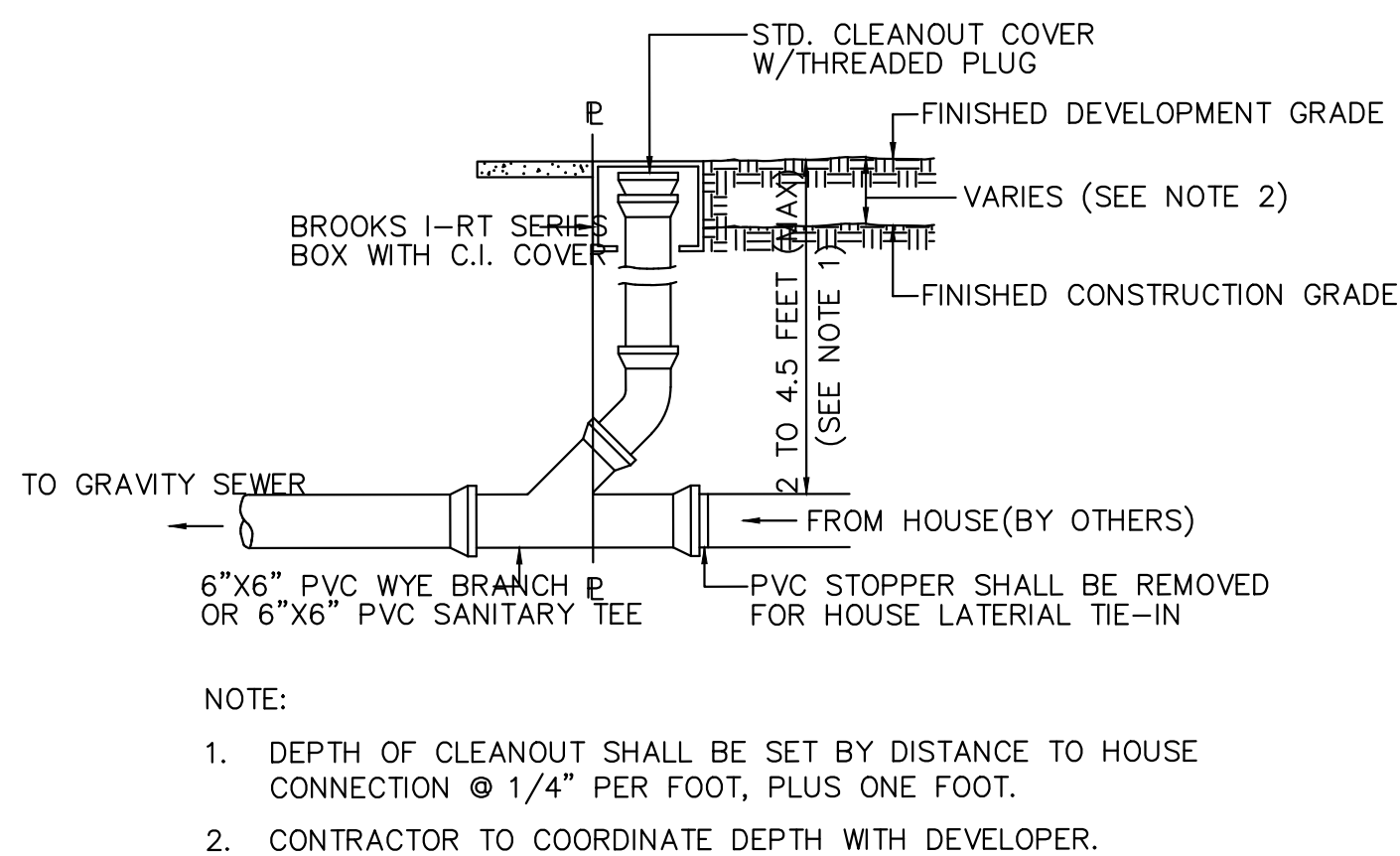
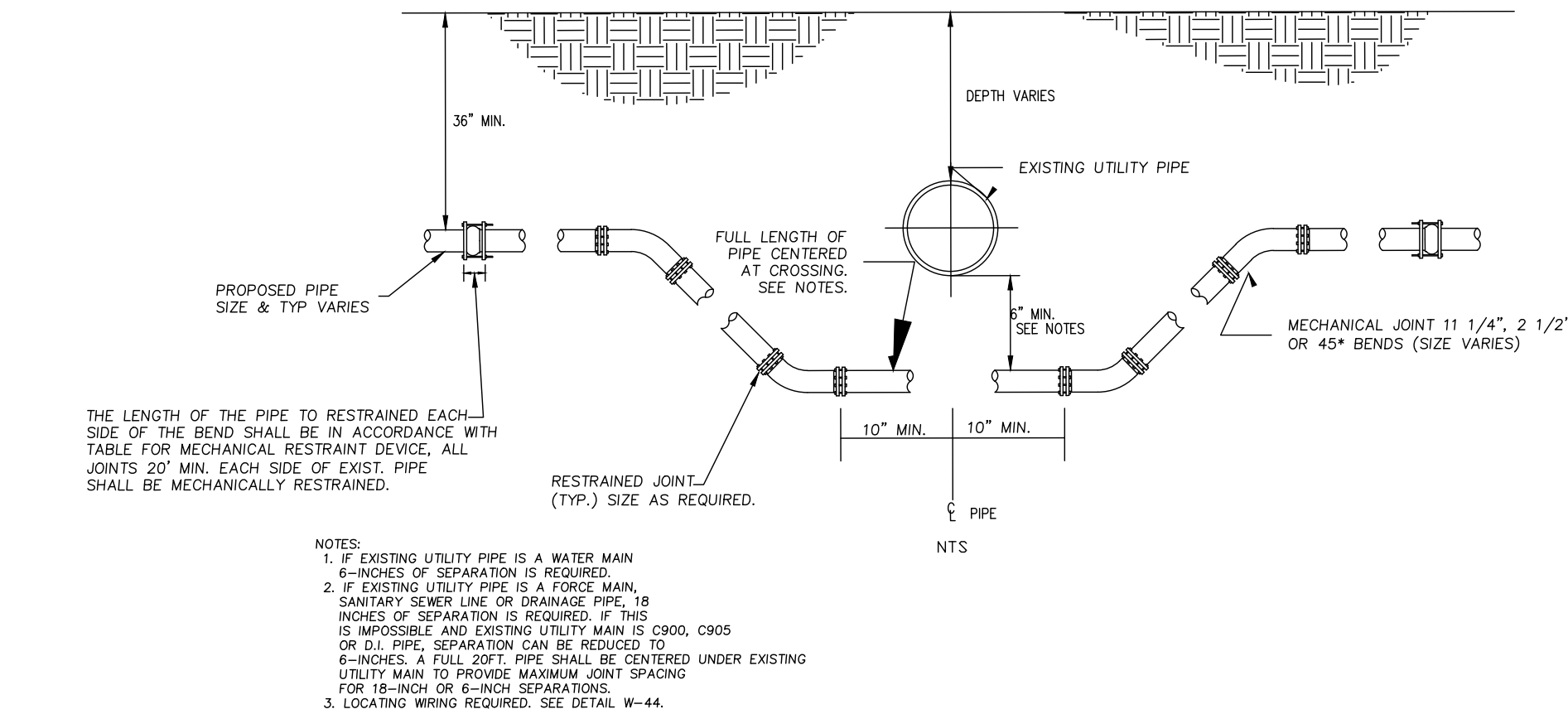
BEDDING DETAILS



NOTE:

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

WATER AND SEWER MAIN CLEARANCES



CLEANOUT

WATER MAIN NOTES

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

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

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

Scale: 1:20	
Project Mgr:	AG
Designed by:	AG
Drawn by:	AG
QA/QC:	NG

Gillette & Associates, Inc.
31 South 4th Street
Fernandina Beach, FL 32034

Certificate of Authorization No. 9332

DO NOT SCALE THIS DRAWING - DIMENSIONS
AND NOTES TAKE PREFERENCE. DRAWING IS
REDUCED IF LESS THAN 22" x 34"

G & A[®]
GILLETTE & ASSOCIATES, INC.
31 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

SOUTH 3RD DEVELOPMENT
321 S. 3RD STREET
FERNANDINA BEACH, FLORIDA
FOR
COASTAL LEGACY GROUP, LLC

UTILITY DETAILS

REGISTERED DESIGN PROFESSIONAL

**Asa
Ray
Gillette**

Digitally signed by Asa Ray Gillette III, cn=Asa Ray Gillette III, c=us, email=asa.r.gillette@associates.com
I agree to the terms and conditions
by the placement of my signature
on this document
Date: 2025.02.12 10:22:48 -05

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

ISSUE DATE: 02/10/25

Sheet

DT-2

Page 9 of 9

Project No. XX-XX-XX



March 4, 2025

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

Sent Via Email to Project Team

Applicant Name: (Agent Asa Gillette)

Project Description: S 3rd Street and Date Residences

Location: S 3rd and date

PIN(s): 00-00-31-1800-0275-0140; 00-00-31-1800-0275-0090; 00-00-31-1800-0275-0080;
00-00-31-1800-0275-0070; 00-00-31-1800-0275-0060

TRC Case Number: TRC 2025-0003

Mr. Gillette,

The City of Fernandina Beach received your request for site plan review on Thursday, February 12, 2025. A complete application was determined on Monday, February 17, 2025. 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 no later than Monday, March 17, 2025, for staff to schedule the public hearing to review the project at the TRC meeting on Thursday, March 27, 2025, at 10am at City Hall Commission Chambers.

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

Sincerely,

Margaret Pearson On behalf of

Kelly N. Gibson, AICP
TRC Coordinator

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

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

Pg 7 of 9 shows that lot one is 3,625 sq ft with 2 live oaks being planted and three palm trees, lot 2 is 3,375 sq ft with 2 live oaks and 3 palms, lot 3 is 3,125 sq ft with 2 live oaks and 3 palms and lot 4 is 3,000 sq ft with 2 live oaks being planted. Required tree planting and mitigation is met. Reminder of min planting sizes at 2.5 inches DBH. However, minimum landscape standards are not satisfied.

Per LDC 4.05.04 A landscaping plan shall demonstrate compliance with the standards of this section.

Single-family Detached and Two-family Duplex Residential Development Single-family and two-family development must include, at a minimum, two (2) native, shade trees for every 2,500 square feet of lot area or fraction thereof. **At least four (4) native trees may be located in the front, side, or rear yard.** *Suggest providing information/calculations in table form on landscape plan. Need to update code references for your records. Code changed in 2021.*

A buffer shall be required between zoning districts according to the standards set forth in Table 4.05.12 (C). The existence of a road along a property boundary shall not be construed as meeting any part of the buffer requirement, nor as relieving the applicant from providing the required buffer. The rear of the property abut property zoned I-1 which would require a B type (15') buffer along entire rear property line with the required planting of minimum of **4 understory trees per 100 linear feet of property line.** Please clearly label the buffer and show compliance with minimum landscape standards for the entire length of the property.

Please label floodplain designation on plans, update from “flood zone line.”

LDC 7.01.03 - Please provide a compliant sidewalk within the 3rd Street ROW with walk paths to front of structures.

- *Suggest on-street parking to support guests or service delivery needs.*
- *Suggest a waste receptacle corral*
- *Suggest turn around point for service delivery and off-street guest parking*
- *Suggest bike racks*
- *Consider location of mail kiosk per USPS*

OR



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

Name of Reviewer: Planning Staff

Today's Date: Thursday, February 20, 2025

BUILDING

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

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

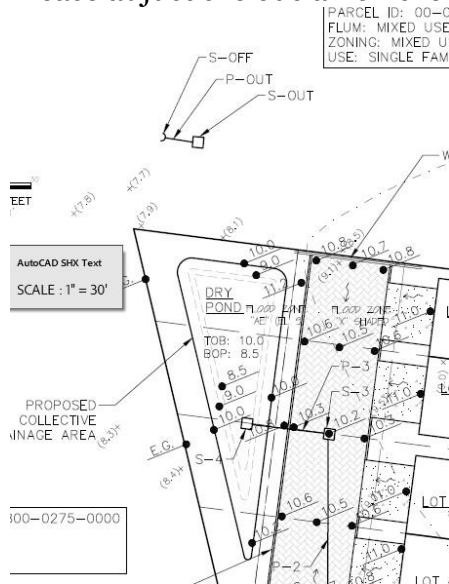
☒ The Public Works Departments has reviewed the submittal and noted the following comments:

- We do not do 1" taps, instead we require 1 1/2" taps for service lines.
- On Page 2, remove "or brown" from note 11.
- Tracing wire is required on force mains.
- One Page 5, the plans call out a 4" sewer service, 6" is required.
- On Page 9, the gravity sewer standards specifications need the following edits:
 - Note #1 has a typo saying "4,00" when it should be 4000 PSI.
 - Note #5 and #6, please remove the note of cast iron and ductile iron. We recommend DR18 PVC.
- All sewer piping is supposed to be green; please add this note.
- Where will trash be stored?



1st Submittal Review Comments

- Please adjust the outfall on the plans to properly reflect where it will be located.



- Please provide the drainage report.

OR

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

Name of Reviewer: Victoria Guadagnino

Today's Date: Monday, February 24, 2025

CODE ENFORCEMENT

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

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:

- Please demonstrate that each unit will be accessible from S 3rd St, with at least one exterior door that provides access to the interior of the unit.
- Proposed Addresses: (S. 3rd Street)
 - Lot 1 – 321 S 3rd St
 - Lot 2 – 323 S 3rd St
 - Lot 3 – 325 S 3rd St
 - Lot 4 – 327 S 3rd St
 - Lot 5 – 331 S 3rd St

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: Monday, March 3, 2025

ENGINEERING PLANS

FOR

S. 3RD STREET & DATE RESIDENCES

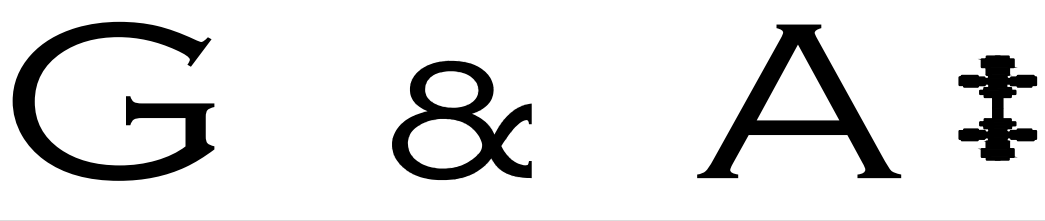
FOR

COASTAL LEGACY GROUP, LLC

GILLETTE & ASSOCIATES, INC.

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

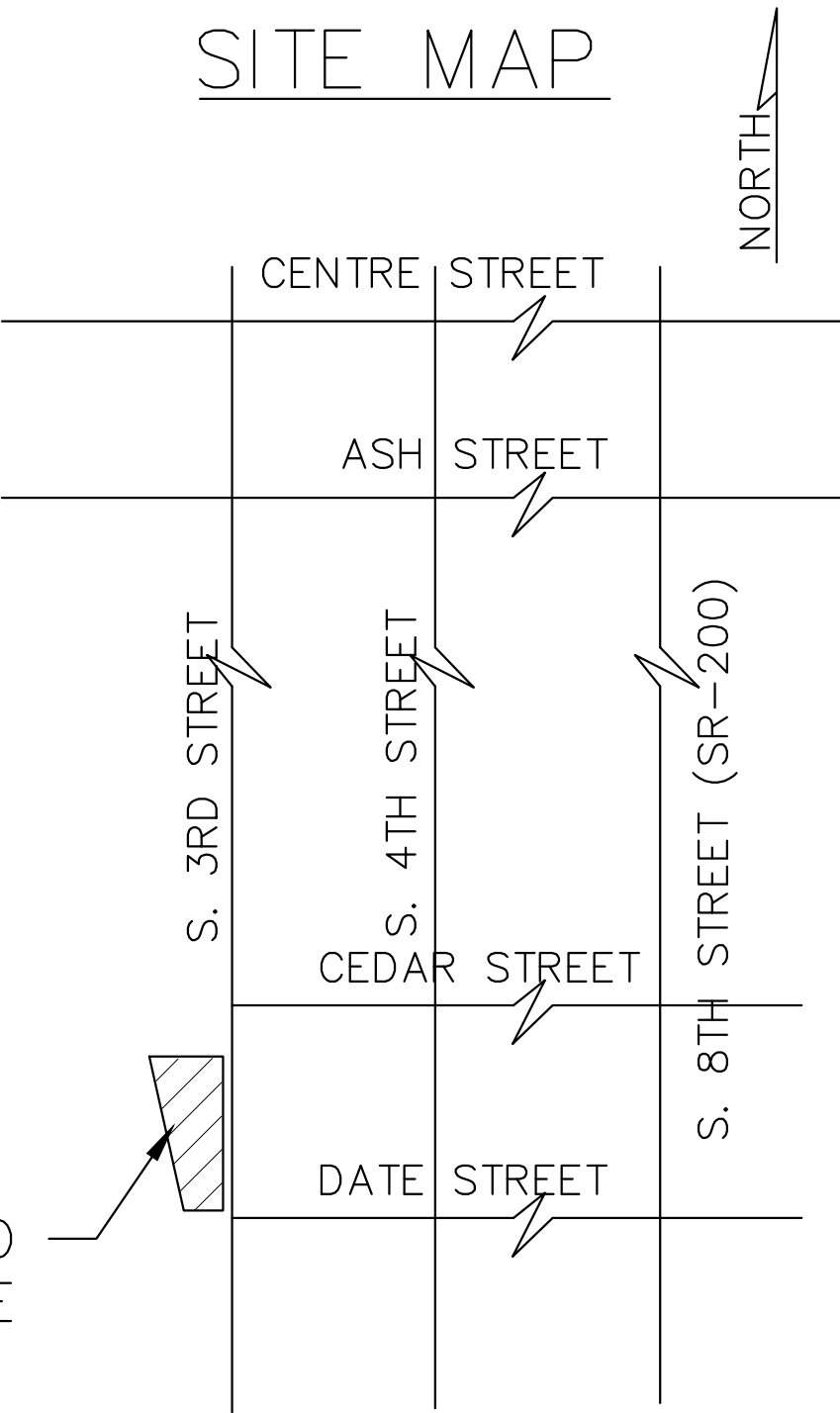
31 SOUTH 4TH STREET AMELIA ISLAND, FLORIDA 32034
PHONE: 904/261-8819



ISSUE DATE: 02/10/25
REVISED: 03/12/25

PERMITTING AGENCIES
CITY OF FERNANDINA BEACH

G&A Project
No.: 25-10-XX



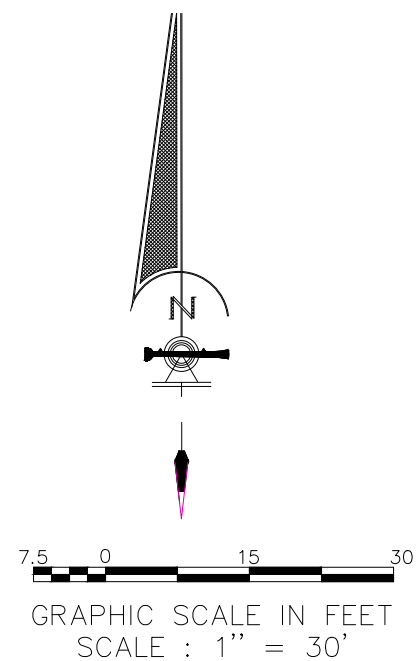
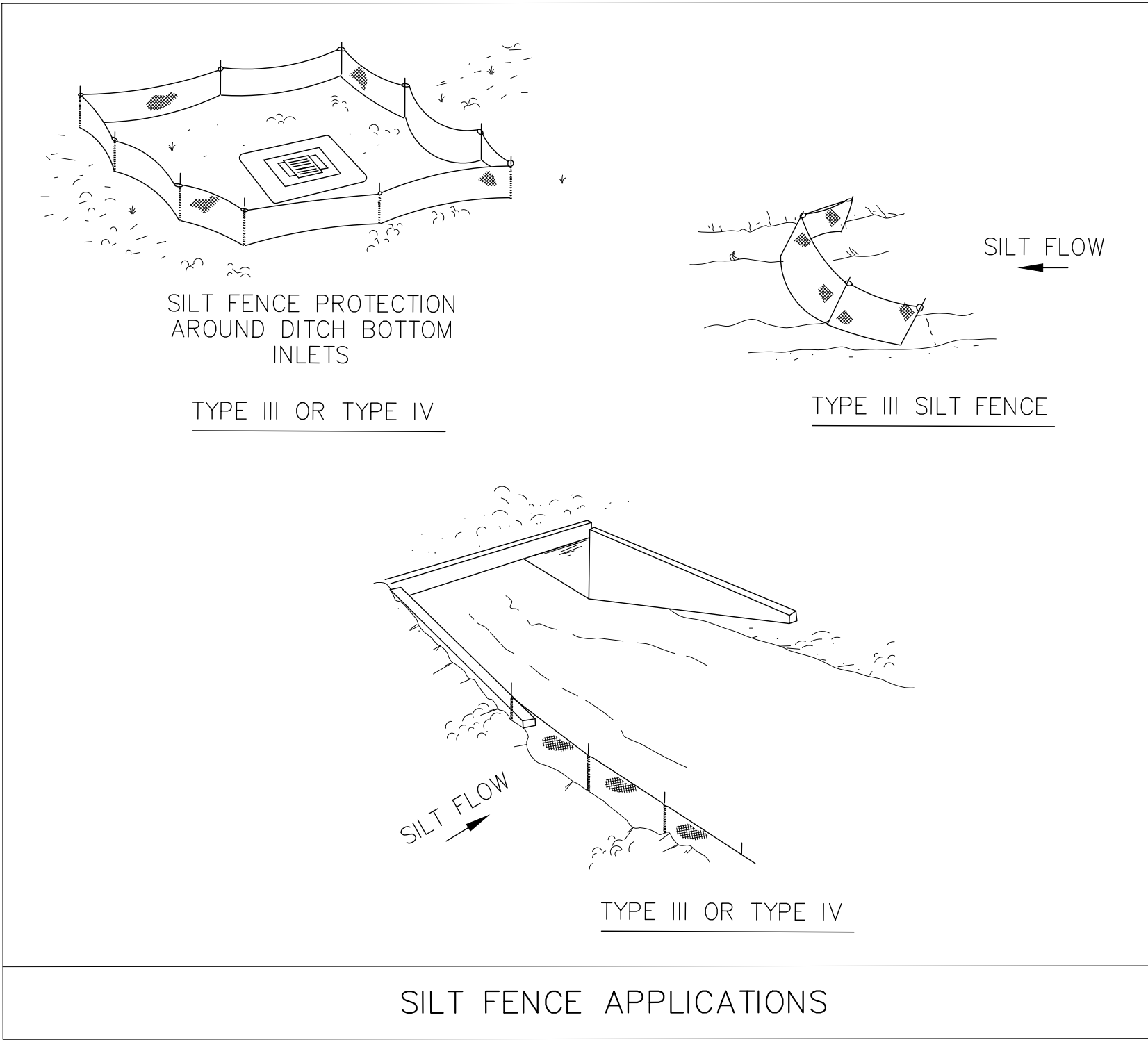
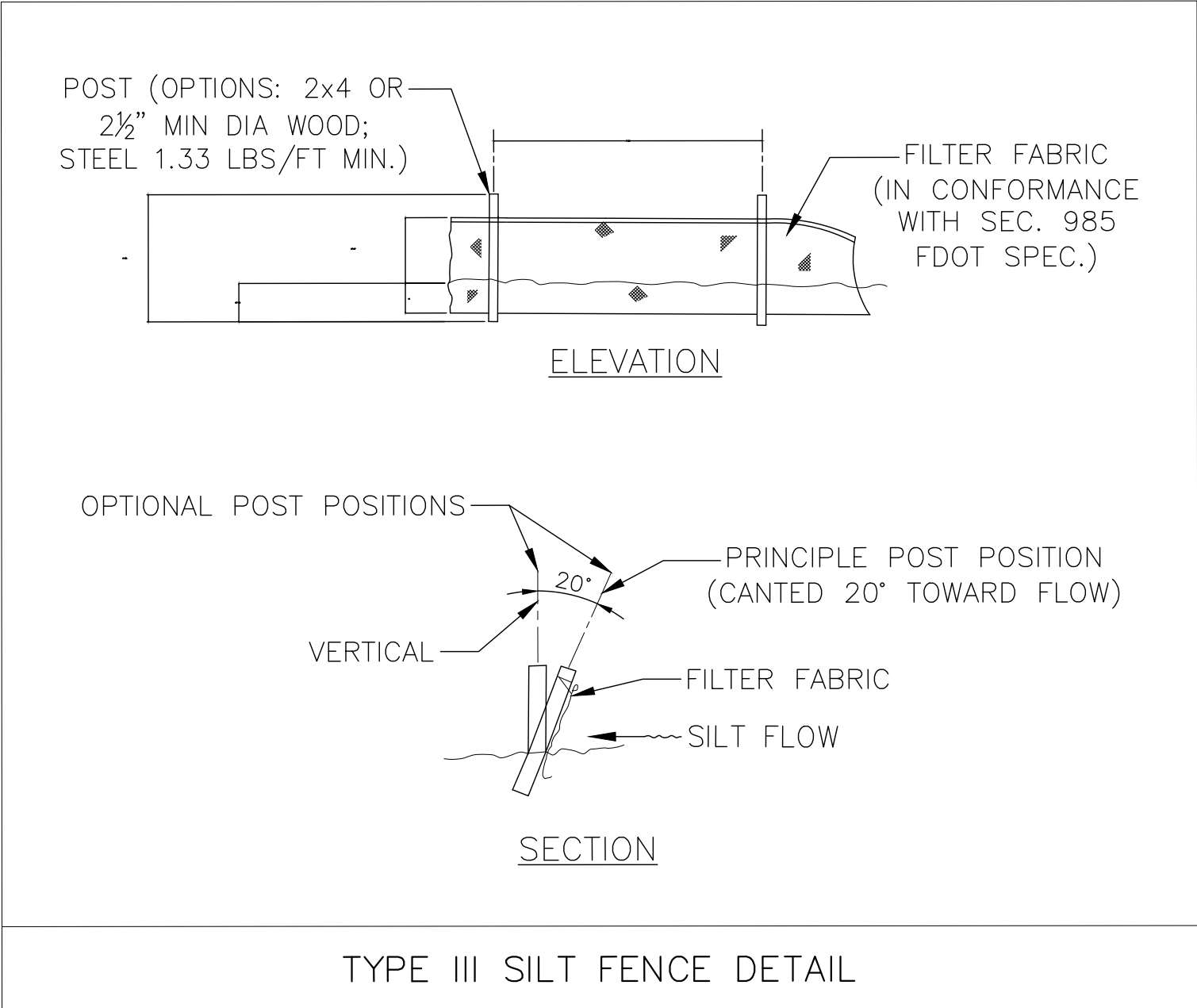
				Scale: NONE	Gillette & Associates, Inc. 31 South 4th Street Fernandina Beach, FL 32034	G & A[®] GILLETTE & ASSOCIATES, INC. 31 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	SOUTH 3RD DEVELOPMENT 321 S. 3RD STREET FERNANDINA BEACH, FLORIDA FOR COASTAL LEGACY GROUP, LLC	COVER SHEET	REGISTERED DESIGN PROFESSIONAL	ISSUE DATE: 03/12/25
				Project Mgr: AG					Sheet CVR	
				Designed by: AG	Certificate of Authorization No. 9332				Page 1 of 9	
				Drawn by: AG	DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"					
B	AG	03/12/25	C.O.F.B. TRC SUBMITTAL #2 – RESPONSE TO COMMENTS	QA/QC: NG						
A	AG	2/12/25	C.O.F.B. TRC SUBMITTAL #1							
No.	By	Date	Revision							

Asa Ray Gillette III Digitally signed by Asa Ray Gillette III DN: cn=Asa Ray Gillette III, email=asa.gillette@coastallegacy.com, c=us, o=Coastal Legacy Group, ou=Co

GENERAL NOTES										INDEX					
SITE / GEOMETRY										WATER NOTES			PAGE #	SHEET	DESCRIPTION
1. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTOR'S PRICE FOR PERFORMING THE WORK. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUBSURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR IS URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THIS PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO CONSTRUCTION OF THE PROJECT. ALL COSTS ASSOCIATED WITH PRELIMINARY INVESTIGATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. 3. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER. 4. ELEVATIONS ARE BASED ON NAVD DATUM OF 1988. 5. TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PROVIDED BY: A&J LAND SURVEYING (904-346-1733). 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING, RIGHT-OF-WAY PERMITS NOT PROVIDED AND INSURANCE REQUIRED FOR THE PROJECT. 7. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN CITY, COUNTY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION & REPAIR. 8. THE CONTRACTOR SHALL ADVISE THE OWNER'S AUTHORIZED REPRESENTATIVE OF PLANNED WORK SCHEDULE. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION. 9. "AS-BUILT" DRAWINGS - AS-BUILTS ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION, AND SUBMITTAL OF AS-BUILT DRAWINGS. 10. "AS-BUILT" RECORD DATA AND INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR. RECORD DRAWINGS SHALL BE SUPPLIED TO THE ENGINEER. 11. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT. 12. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR ON A DAILY BASIS. 13. ALL EXCESS SUITABLE AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE ENGINEER. 14. ALL EXISTING TREES LISTED TO REMAIN SHALL BE PRESERVED AND PROTECTED. 15. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES, AND IMPROVEMENTS ON THE DRAWINGS ARE BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO ACTUAL FIELD LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THE DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITY IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR REPAIRS OR PAYMENTS FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS, AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH THEY SHALL CONNECT. 16. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER ON ALL MATERIALS, FOR REVIEW AND APPROVAL, PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY OR STRUCTURE. 17A. UNSUITABLE MATERIALS UNDER WATER, SEWER, OR STORM PIPE AND/OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO 98% OF ITS MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557). 17B. ALL FINISH FLOORS SHOWN ON THE PLANS ARE MINIMUM ELEVATIONS 18. ALL WATER & SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES. 19. WHEN DEWATERING CAPACITY REQUIRES A PERMIT (CUP), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. 20. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY HAZARD. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. WHERE PARALLEL WATER AND SEWER MAINS HAVE LESS THAN 10 FOOT HORIZONTAL SEPARATION, 20 FOOT LENGTHS OF C900 (DR18) WATER QUALITY PIPE SHALL BE USED WITH THE JOINTS STAGGERED AT 10 FOOT INTERVALS. THE PIPES SHALL BE PLACED IN SEPARATE TRENCHES WITH THE WATER MAIN AT LEAST 18 INCHES ABOVE THE SEWER. 21. WATER MAINS CROSSING SANITARY HAZARDS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER MAIN. WHERE WATER AND SEWER MAINS CROSS WITH BETWEEN 18 INCHES AND 6 INCHES OF VERTICAL CLEARANCE, A 20 FOOT SECTION OF C900 (DR18) WATER QUALITY PIPE SHALL BE CENTERED ON THE POINT OF THE CROSSING. THE CONTRACTOR SHALL FIELD VERIFY THE VERTICAL SEPARATION. THE MINIMUM SEPARATION BETWEEN WATER AND SEWER PIPES IS TO BE 6 INCHES OUTSIDE DIAMETER TO OUTSIDE DIAMETER. 22. NO WATER MAIN PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER MANHOLE. 23. BLANK 24. TRACER WIRE SHALL BE PROVIDED ON ALL WATER MAINS AND FORCE MAINS. TRACER WIRE SHALL BE #10 UF SOLID COPPER WIRE, COATED, AND SUITABLE FOR BURIAL. COATING SHALL BE BLUE FOR WATER AND GREEN FOR SEWER MAIN CONNECTIONS. WIRE SHALL BE ATTACHED DIRECTLY TO TOP OF PIPE AND BROUGHT INTO EACH VALVE BOX AND COILED TO ALLOW FOR EASY ACCESS AND EXTENSION ABOVE FINISHED GRADE FOR ATTACHMENT OF LOCATING EQUIPMENT. 25. ALL PIPE LENGTHS ARE APPROXIMATE DIMENSIONS. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM WITH TYPICAL SECTIONS AND DETAILS AS SHOWN ON THE MISCELLANEOUS DETAILS SHEET AND IN ACCORDANCE WITH THE SPECIFICATIONS. 26. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT. 27. GRADES SHOWN ON PLANS ARE EDGE OF PAVEMENT FINISHED GRADES UNLESS OTHERWISE NOTED. 28. SHOULD THE SURFACE OR SUBSURFACE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. 29. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFICALLY STATED. ALL DISTURBED AREAS WITHIN THE NASSAU COUNTY RIGHT OF WAY SHALL BE COVERED WITH BERMUDA SOD. 30. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF SEDIMENT-LADEN RUNOFF RESULTING FROM STORM EVENTS DURING THE CONSTRUCTION PHASE. EROSION CONTROL FACILITIES SHOULD BE INSTALLED EARLY DURING THE CONSTRUCTION PERIOD SO AS TO PREVENT THE TRANSPORT OF SEDIMENT INTO SURFACE WATERS. RE-VEGETATION AND STABILIZATION OF DISTURBED AREAS SHOULD BE ACCOMPLISHED IMMEDIATELY TO REDUCE THE POTENTIAL FOR FURTHER SOIL EROSION. 31. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND COUNTY/CITY BEFORE COMMENCING WORK. 32. MINIMUM COVER OVER PIPES SHALL BE 36" UNLESS OTHERWISE INDICATED. 33. ALL UNDERGROUND UTILITY COMPANIES SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. 34. IN ADDITION TO THE SPECIFICATIONS AND DETAILS PROVIDED FOR THIS CONTRACT, THE NASSAU COUNTY STANDARD DETAILS AND SPECIFICATIONS (LATEST REVISION) SHALL ALSO BE USED FOR ANY ITEMS NOT COVERED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A SET OF STANDARD DETAILS AND SPECIFICATIONS FROM NASSAU COUNTY. 35. BACKFILL MATERIAL SHALL BE COMPACTED TO 100% (2%) PER CITY OF FB REQUIREMENTS UNDER EXISTING AND PROPOSED ROADWAYS. 36. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER. 37. STATIONING REFERS TO THE CENTERLINE OF THE ROADWAY EXCEPT AS NOTED ON PLANS. WHERE PAVEMENT SPLITS, THE STATIONING FOLLOWS THE INSIDE EDGE OF PAVEMENT UNTIL ROADWAY TRANSITIONS BACK TO THE TYPICAL ROADWAY SECTION 38. ALL CONSTRUCTION, MATERIAL, AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH CITY OF FB AND NASSAU COUNTY STANDARDS										1	CVR	COVER SHEET			
										2	IN-1	INDEX SHEET			
										3	PRE-1	PREDEVELOPMENT PLAN			
										4	GE-1	GEOMETRY PLAN			
										5	UT-1	UTILITY PLAN			
										6	DR-1	DRAINAGE PLAN			
										7	LS-1	LANDSCAPE PLAN			
										8	DT-1	MISC. DETAILS			
										9	DT-2	UTILITY DETAILS			
FIRE NOTES															
1. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE. (NFPA 1, 16.4.3.1.3, 2009 EDITION)															
2. CLEARANCES OF SEVEN AND ONE HALF FEET (7 FT-6 IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT, WITH A FOUR FOOT CLEARANCE TO THE REAR OF THE HYDRANT. (NFPA 1, 18.3.4.1, 2009)															
3. NEW FIRE HYDRANT(S) SHALL BE INSTALLED SO THAT POSITIONED NOT MORE THAN 7 FEET 6 INCHES AWAY FROM CURB OR BERM OF THE ROADWAY.															

LEGEND										SEWER NOTES																			
-----S-5----- EXISTING VALVE -----WM----- EXISTING WATER LINE -----SS----- EXISTING SANITARY SEWER  EXISTING FIRE HYDRANT -----SS----- PROPOSED SANITARY SEWER -----WM----- PROPOSED WATER LINE  PROPOSED FIRE HYDRANT ----- EXISTING EDGE OF PAVEMENT ----- -- -- EXISTING PROPERTY LINE										 15.3 PROPOSED SPOT ELEVATION S-5 DRAINAGE STRUCTURE P-1 PIPE X(6.58) EXISTING SPOT ELEVATION										1. THE CONTRACTOR SHALL PROVIDE, TO THE ENGINEER OF RECORD, A SCHEDULE OF INVERT ELEVATIONS OF ALL SANITARY MANHOLES PRIOR TO THE PLACEMENT OF THE LIME ROCK BASE COURSE. THIS SCHEDULE TO BE PROVIDED BY THE REGISTERED LAND SURVEYOR SUBMITTING THE "AS-BUILT" DRAWINGS FOR THIS PROJECT. 2. SANITARY SEWER SERVICES SHALL BE 6" PVC WITH A MINIMUM SLOPE OF 0.006 FEET PER FOOT AND SHALL BE TERMINATED AT THE RIGHT-OF-WAY LINE WITH A DEPTH OF 24" TO 48" FROM THE FINAL FINISHED GRADE OF THE DEVELOPED LOTS. DEPTHS GREATER THAN 48" FROM FINAL FINISHED GRADE SHALL BE READJUSTED BY THE DEVELOPER AT HIS COST. 3. GRAVITY SEWER TO BE CLEANED & TV TESTED BY DEVELOPER AT DEVELOPER'S EXPENSE 4. ALL MANHOLE FRAMES AND COVERS TO BE ADJUSTED TO FINAL FINISHED GRADE. 5. A SEPARATE SEWER SERVICE (6" MIN.) SHALL BE PROVIDED TO THE RIGHT-OF-WAY FOR EACH LOT BEING SERVED. AN "S" SHALL BE ETCHED INTO THE CURB DIRECTLY OVER EACH SERVICE LINE OR IN THE STREET SIDE OF A SIDEWALK IN LINE WITH THE CLEANOUT. 6. GRAVITY SEWER TO BE GREEN IN COLOR 7. NEW GRAVITY SEWER SYSTEM SHALL BE PLUGGED AT NEAREST EXISTING DOWNSTREAM MANHOLE AND SHALL NOT BE REMOVED WITHOUT AUTHORIZATION FROM THE UTILITY COMPANY. EXISTING MANHOLES TO BE COREBORED AND ARRANGEMENTS MADE TO BE REFURBISHED WITH COMPATIBLE MATERIALS IF THE EXISTING MANHOLE IS ALLOWED TO BE USED. 8. FINISHED FLOOR ELEVATIONS SHALL BE GREATER (HIGHER) THAN THE ELEVATION OF THE MANHOLE NEAREST THE SERVICE LATERAL IN ORDER TO AVOID A POTENTIAL BACKUP OF SEWERAGE IN THE HOUSE OR BUILDING. 9. ALL GRAVITY SEWER PIPE TO A 10 FOOT DEPTH OF COVER SHALL BE SDR-26 PVC PIPE (MINIMUM). GRAVITY SEWER PIPE WITH COVER OF 15 FEET (AND IN EASEMENTS) AND GREATER SHALL BE C900 - DR18. JOINT SHALL BE OF THE BELL AND SPIGOT TYPE AND MEET THE REQUIREMENTS OF THE PIPE REFERRED BEING USED. 10. WHEN A PROPERTY LINE CAN NOT BE DEFINED, THE SEWER CLEANOUT SHALL BE PLACED IN AN UNPAVED AREA AT A DISTANCE NO GREATER THAN 30 FEET FROM THE SEWER MAIN. 11. NOTE: DR-18 TO BE USED ON SEWER LINE CROSSING WHERE STORM DRAIN IS WITHIN 24 INCHES ABOVE GRAVITY ALSO JOINT TO BE CENTERED AT CROSSING 12. ALL MANHOLES TO HAVE MINIMUM 24" HINGED RING AND COVER EAST JORDAN OR APPROVED EQUIVALENT 13. SEWER PLUGS USED DURING THE CONSTRUCTION OR CONNECTION TO A SYSTEM SHALL HAVE THE CONTRACTOR'S NAME PERMANENTLY STAMPED. 14. THE MANHOLE LINER SHALL BE SPECTRA SHIELD OR APPROVED EQUIVALENT. 15. IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUIREMENTS, LEAKAGE TESTING SHALL BE PERFORMED ON ALL SEGMENTS OF THE SEWER SYSTEM. TESTING MAY INCLUDE APPROPRIATE WATER OR LOW PRESSURE AIR TESTING. TEST METHODS SHALL TAKE INTO CONSIDERATION THE RANGE IN GROUNDWATER ELEVATIONS DURING THE TEST AND ANTICIPATED DURING THE DESIGNED LIFE OF THE SEWER. NO LEAKAGE ALLOWED IN SYSTEM. 16. ALL FORCE MAIN PIPING TO BE DR-18 PVC, WHERE APPLICABLE. TRACING WIRE REQUIRED. 17. CONTACT ANDRÉ DESILET, COFB UTILITY DIRECTOR AT (904-310-3420) FOR PRE-CONSTRUCTION AND COORDINATION MEETING PRIOR TO WORK COMMENCING.									

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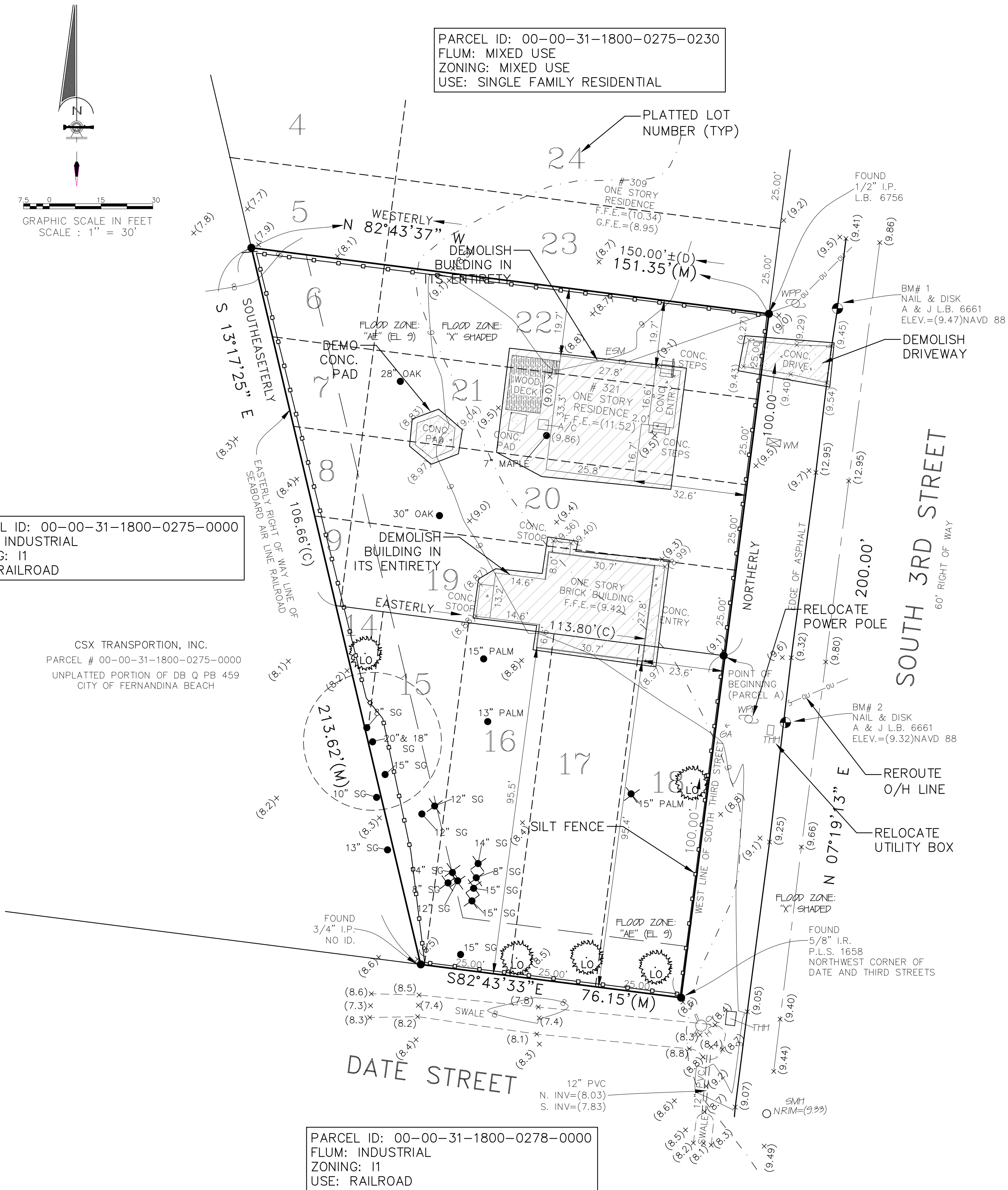
PARCEL ID: 00-00-31-1800-0275-0000
FLUM: INDUSTRIAL
ZONING: I1
USE: RAILROAD

CSX TRANSPORTION, INC.
PARCEL # 00-00-31-1800-0275-0000
UNPLATTED PORTION OF DB Q PB 459
CITY OF FERNANDINA BEACH

PARCEL ID: 00-00-31-1800-0275-0230
FLUM: MIXED USE
ZONING: MIXED USE
USE: SINGLE FAMILY RESIDENTIAL

PARCEL ID: 00-00-31-1800-0274-0060
& 00-00-31-1800-0274-0100
FLUM: MIXED USE
ZONING: MIXED USE
USE: SINGLE FAMILY RESIDENTIAL

PARCEL ID: 00-00-31-1800-0278-0000
FLUM: INDUSTRIAL
ZONING: I1
USE: RAILROAD



B	AG	03/12/25	C.O.F.B. TRC SUBMITTAL #2 - RESPONSE TO COMMENTS	
A	AG	2/12/25	C.O.F.B. TRC SUBMITTAL #1	
No.	By	Date	Revision	

Scale: 1:20
Project Mgr: AG
Designed by: AG
Drawn by: AG
QA/QC: NG

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Certificate of Authorization No. 9332
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G & A⁺
GILLETTE & ASSOCIATES, INC.
31 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

SOUTH 3RD DEVELOPMENT
321 S. 3RD STREET
FERNANDINA BEACH, FLORIDA
FOR
COASTAL LEGACY GROUP, LLC

PREDEVELOPED PLAN

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

ISSUE DATE: 03/12/25
Sheet
PRE-1
Page 3 of 9
Project No. XX-XX-XX

LOT TABLE					
LOT #	LOT WIDTH (FT)	LOT LENGTH (FT)	LOT AREA (SF)	IMP. AREA (SF)	IMP. AREA (%)
1	25	146	3,645	1,580	43.3
2	25	137	3,428	1,580	46.1
3	25	128	3,189	1,580	49.5
4	25	115	2,975	1,580	53.1
5	100	95	9,502	5,658	59.5

NOTE: LOT LENGTH SHOWN IS AN AVERAGE BETWEEN THE NORTH AND SOUTH PINS ON THE WEST PROPERTY LINE

PROPERTY INFORMATION:

- PID#: 00-00-31-1800-0275-0060
00-00-31-1800-0275-0070
00-00-31-1800-0275-0080
00-00-31-1800-0275-0090
00-00-31-1800-0275-0140

- TOTAL AREA: 0.522 ACRES (22,750 SF)
- LOCATION: FERNANDINA BEACH, FL
- FLOOD ZONE: AE-9 & X-SHADED
- ZONING: MU-1
- FUTURE LAND USE: MIXED USE
- PROPOSED USE: RESIDENTIAL

DEVELOPMENT REQUIREMENTS:

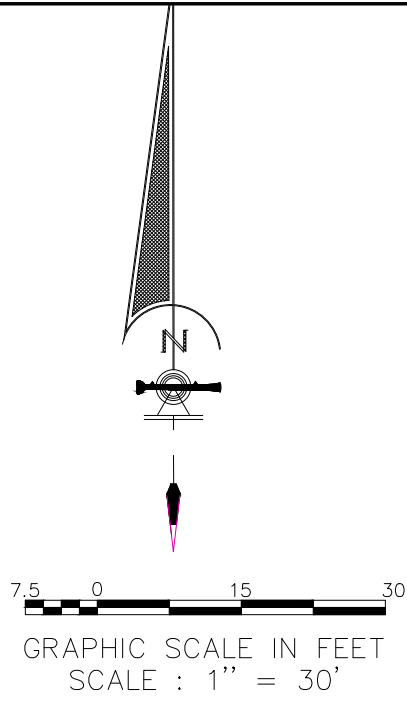
- MAX IMPERVIOUS AREA: 60.0%
- PROPOSED IMPERVIOUS AREA: SEE LOT TABLE
- MAX BUILDING HEIGHT: 35-FT
- PROPOSED MAX. BUILDING HEIGHT: 25-FT
- MINIMUM FINISH FLOOR ELEVATION: 11.4-FT

SETBACK REQUIREMENTS:

- FRONT: NONE
- REAR: 10 FEET
- SIDES: NONE FOR ALLEYWAY W/REAR ACCESS
- CORNER: 10 FEET

MISCELLANEOUS:

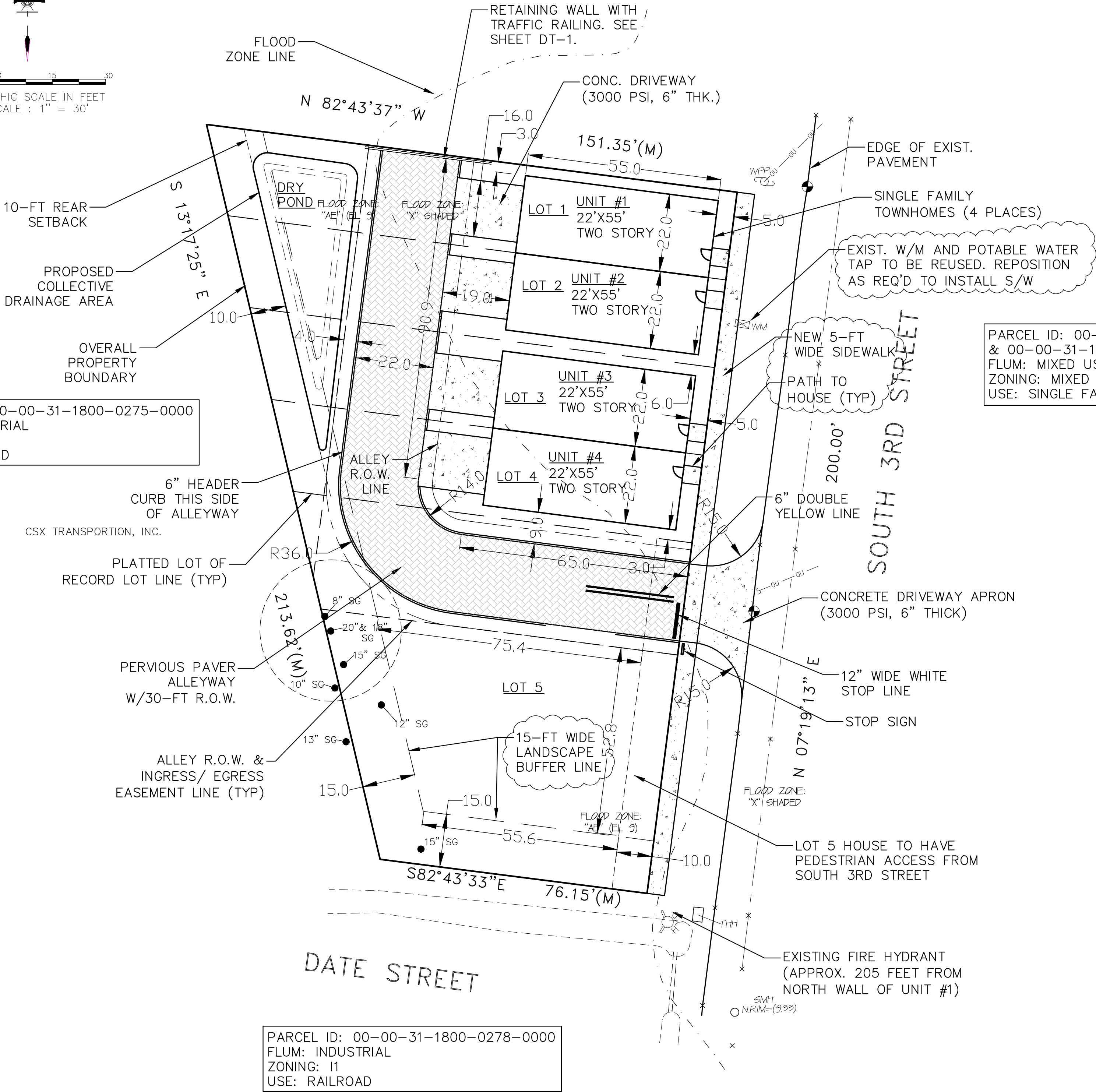
- ELECTRICITY/POWER: FLORIDA PUBLIC UTILITIES
- WATER: CITY OF FERNANDINA BEACH
- SEWER: CITY OF FERNANDINA BEACH
- ALL GARBAGE/WASTE TO BE VIA ROLL-OFF CONTAINERS ON SOUTH 3RD STREET



PARCEL ID: 00-00-31-1800-0275-0000
FLUM: INDUSTRIAL
ZONING: I1
USE: RAILROAD

PARCEL ID: 00-00-31-1800-0275-0230
FLUM: MIXED USE
ZONING: MIXED USE
USE: SINGLE FAMILY RESIDENTIAL

PARCEL ID: 00-00-31-1800-0274-0060
& 00-00-31-1800-0274-0100
FLUM: MIXED USE
ZONING: MIXED USE
USE: SINGLE FAMILY RESIDENTIAL



B	AG	03/12/25	C.O.F.B. TRC SUBMITTAL #2 - RESPONSE TO COMMENTS	QA/QC:	NG
A	AG	2/12/25	C.O.F.B. TRC SUBMITTAL #1		
No.	By	Date	Revision		

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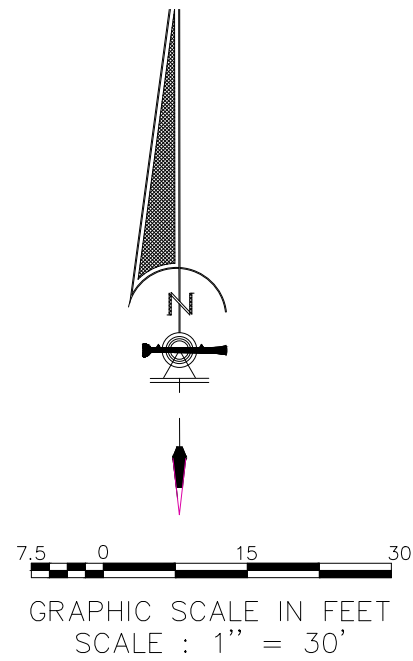
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31 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

SOUTH 3RD DEVELOPMENT
321 S. 3RD STREET
FERNANDINA BEACH, FLORIDA
FOR
COASTAL LEGACY GROUP, LLC

GEOMETRY PLAN

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

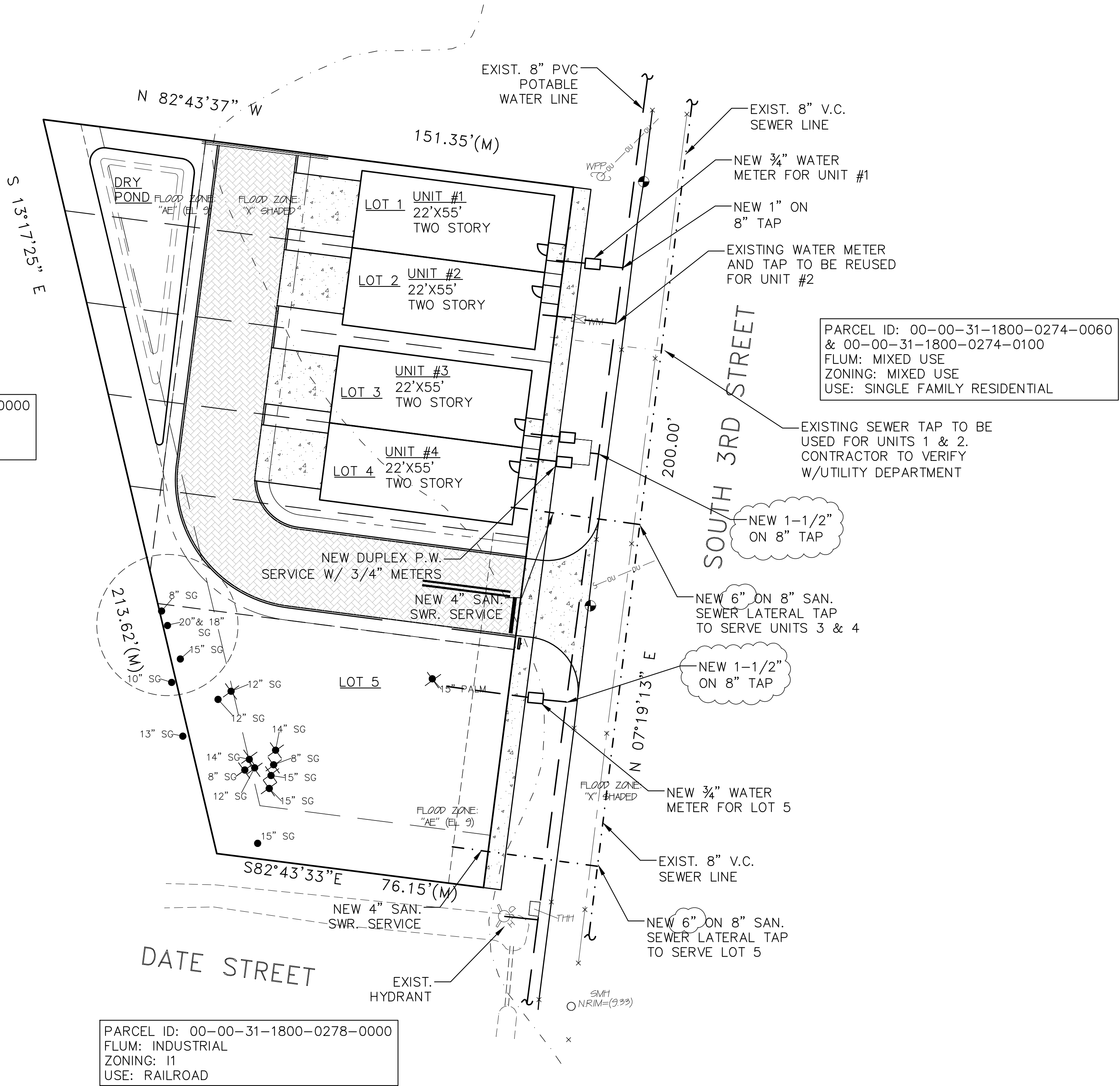
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GE-1
Page 4 of 9
Project No. XX-XX-XX



PARCEL ID: 00-00-31-1800-0275-0230
FLUM: MIXED USE
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FLUM: INDUSTRIAL
ZONING: I1
USE: RAILROAD

CSX TRANSPORTION, INC.



PARCEL ID: 00-00-31-1800-0274-0060
& 00-00-31-1800-0274-0100
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321 S. 3RD STREET
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COASTAL LEGACY GROUP, LLC

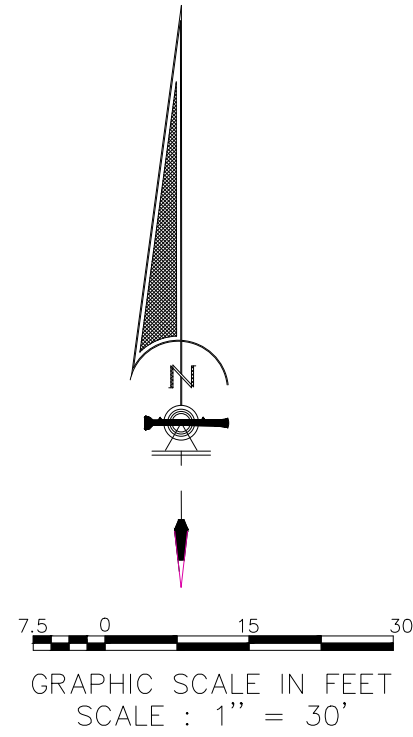
UTILITY PLAN

UTILITY PLAN

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

Digitally signed by Asa Ray Gillette III
DN: cn=Asa Ray Gillette III, email=asag@gilletteandassociates.com, o=GILLETTE & ASSOCIATES, INC., ou=FLORIDA, c=US

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Sheet UT-1
Page 5 of 9
Project No. XX-XX-XX



PARCEL ID: 00-00-31-1800-0275-0230
FLUM: MIXED USE
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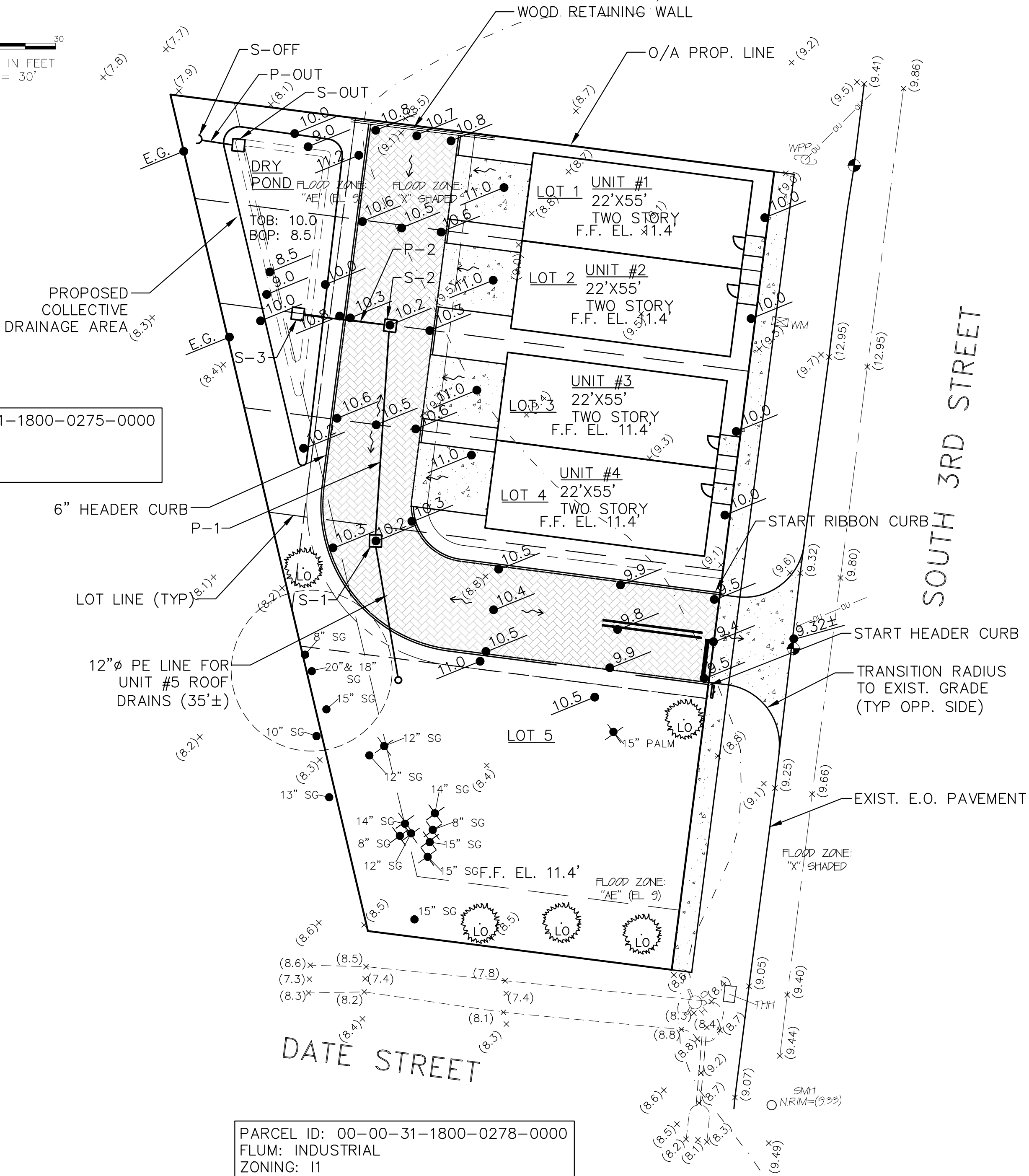
PARCEL ID: 00-00-31-1800-0275-0000
FLUM: INDUSTRIAL
ZONING: I1
USE: RAILROAD

PARCEL ID: 00-00-31-1800-0274-0060
& 00-00-31-1800-0274-0100
FLUM: MIXED USE
ZONING: MIXED USE
USE: SINGLE FAMILY RESIDENTIAL

PARCEL ID: 00-00-31-1800-0278-0000
FLUM: INDUSTRIAL
ZONING: I1
USE: RAILROAD

NEW STRUCTURE TABLE						
NAME	TYPE	TOP/ INLET ELEV.	INVERT ELEVATION			
			N	S	E	W
S-1	C	10.20	7.20	-	-	-
S-2	C	10.20	-	7.40	-	7.40
S-3	C	8.50	-	-	5.50	-
S-OUT	C	9.80	-	-	-	8.30
S-OFF	MES	--	-	-	-	8.00

NEW PIPE TABLE					
NAME	FROM	TO	DIAMETER (IN)	LENGTH (FT)	MATERIAL
P-1	S-1	S-2	18	51	PE
P-2	S-2	S-3	18	20	PE
P-OUT	S-OUT	S-OFF	15	8	PE



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FOR
COASTAL LEGACY GROUP, LLC

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

ISSUE DATE: 03/12/25
Sheet
DR-1
Page 6 of 9
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DRAINAGE PLAN

PLANT SCHEDULE (WHOLE SITE)				
SYMBOL	QTY.	KEY	SPECIES COMMON NAME	SIZE/REMARKS
	0	SM	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	3" CAL. MIN.
	13	LD	QUERCUS VIRGINIANA LIVE OAK	3" CAL. MIN.
	9	PM	SABAL PALM	
				

NORTH PROPERTY:

- ZONING: MU-1
- BUFFER REQ'D: NONE

EAST PROPERTY:

- ZONING: MU-1
- BUFFER REQ'D: NONE

SOUTH PROPERTY:

- ZONING: I-1
- BUFFER REQ'D: TYPE B (15-FT WIDE)
- REQ'D PLANTING: 4 CANOPY TREES PER 100-FT
- BOUNDARY LENGTH: 76-FT
- TREES REQ'D: $(76/100) * (4 \text{ TREES}) = 3 \text{ TREES}$
- TREES PROVIDED: 3 (NOT COUNTING SWEET GUM TREE)

WEST PROPERTY:

- ZONING: I-1
- BUFFER REQ'D: TYPE B (15-FT WIDE)
- REQ'D PLANTING: 4 CANOPY TREES PER 100-FT
- BOUNDARY LENGTH: 214-FT
- TREES REQ'D: $(214/100) * (4 \text{ TREES}) = 9 \text{ TREES}$
- TREES PROVIDED: 9 (NOT COUNTING SWEET GUM TREES)

TREE PRESERVATION & CREDIT TABLE							
LOT NO.	TREE NO.	SPECIES	DBH	HEALTH STATUS	MITIGABLE DBH	PRESERVED? (Y/N)	SAVED DBH APPLIED
3	3	LIVE OAK	30	2	30	N	0
PREDEVELOPED TOTAL MITIGABLE PROTECTED DBH					30		
REQUIRED PRESERVATION DBH (50% PROTECTED DBH)					15		
SAVED DBH					0		
PLANTED DBH					9 (3 TREES)		
POST--DEVELOPMENT TOTAL DBH					15		
DBH TOWARDS TREE FUND					6		

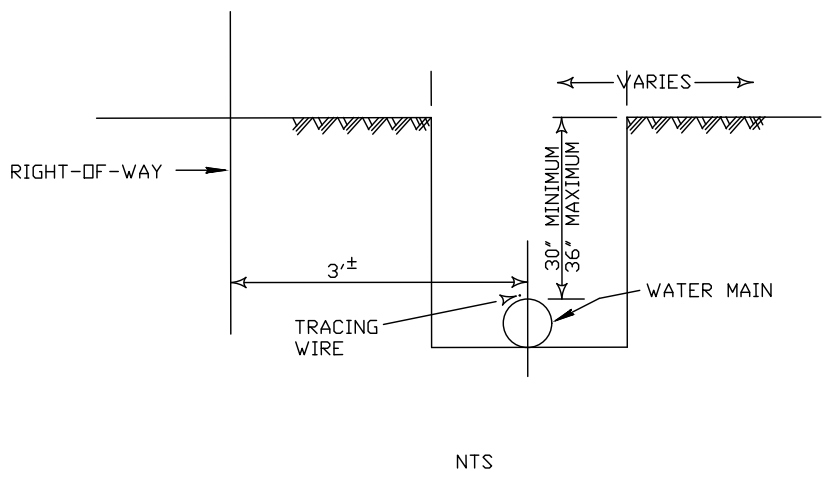
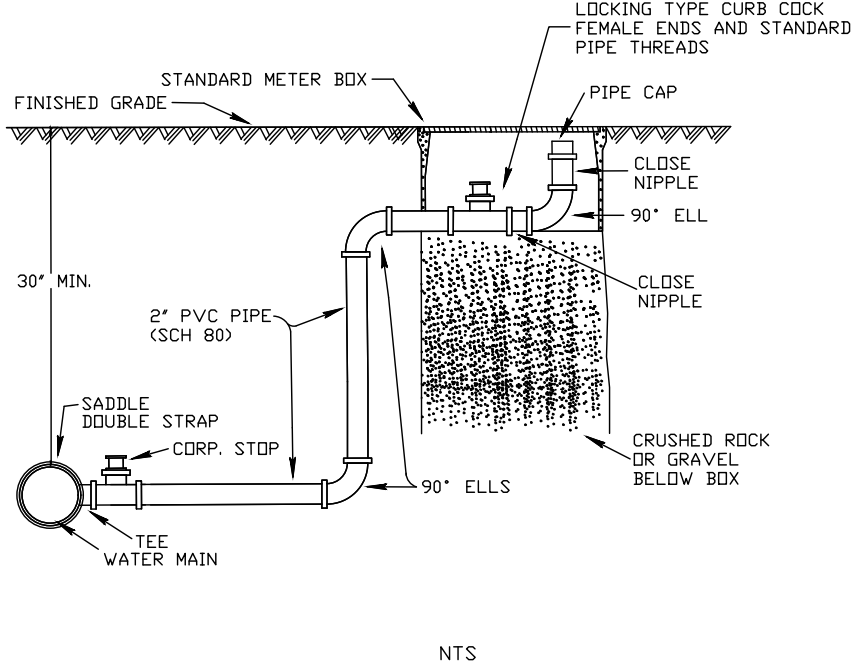
MINIMUM CANOPY TREE PLANTING						
LOT #	LOT AREA (SF)	TREES REQ'D	NO. OF TREES REQ'D	MIN. CALIPER (DBH)	NO. OF TREES PROPOSED	
1	3,645	2 PER 2500 S.F.	3	2.5"	3	
2	3,428	2 PER 2500 S.F.	3	2.5"	3	
3	3,189	2 PER 2500 S.F.	3	2.5"	3	
4	2,975	2 PER 2500 S.F.	2	2.5"	2	
5	9,502	2 PER 2500 S.F.	8	2.5"	9	

- MINIMUM OF AT LEAST TWO NATIVE, SHADE TREES FOR EACH 2,500 SQUARE FEET OF DEVELOPMENT SITE. LANDSCAPE MATERIALS MUST BE AS FOLLOWS:
- AT LEAST 4 NATIVE TREES MAY BE LOCATED IN THE FRONT, REAR OR SIDE YARD.
- ALL MECHANICAL EQUIPMENT, TRANSFORMERS, LIFT STATIONS, ETC. TO RECEIVE HEDGE SYSTEM PER PLANTING SCHEDULE.

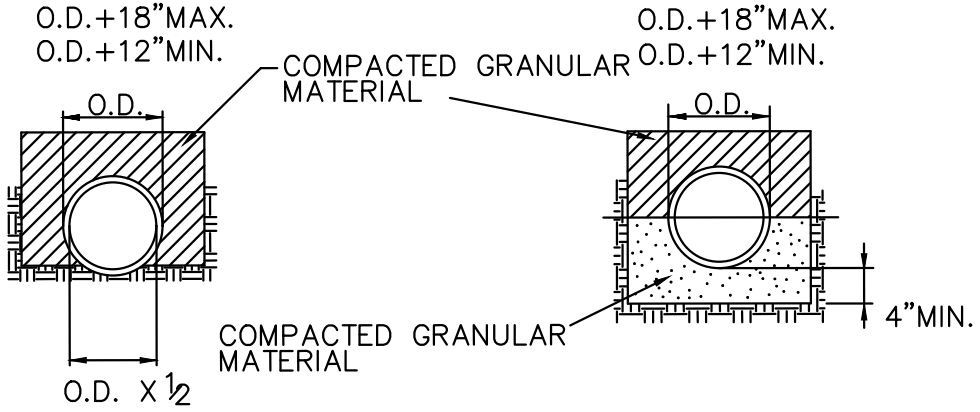
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SIZE	1/4 BENDS			1/2 BENDS			3/4 BENDS			TEE		
	A	B	CONC.	A	B	CONC.	A	B	CONC.	A	B	CONC.
6"	10"	10"	3.0	9"	10"	3.0	8"	9"	3.0	10"	10"	3.0
8"	12"	12"	3.5	11"	12"	3.5	10"	11"	3.5	12"	12"	3.5
10"	14"	14"	4.0	13"	14"	4.0	12"	13"	4.0	14"	14"	4.0
12"	16"	16"	4.5	15"	16"	4.5	14"	15"	4.5	16"	16"	4.5
14"	18"	18"	5.0	17"	18"	5.0	16"	17"	5.0	18"	18"	5.0
16"	20"	20"	5.5	19"	20"	5.5	18"	19"	5.5	20"	20"	5.5
18"	22"	22"	6.0	21"	22"	6.0	20"	21"	6.0	22"	22"	6.0
20"	24"	24"	6.5	23"	24"	6.5	22"	23"	6.5	24"	24"	6.5
22"	26"	26"	7.0	25"	26"	7.0	24"	25"	7.0	26"	26"	7.0
24"	28"	28"	7.5	27"	28"	7.5	26"	27"	7.5	28"	28"	7.5
26"	30"	30"	8.0	29"	30"	8.0	28"	29"	8.0	30"	30"	8.0

NOTE:
1. ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.
2. THESE TABLES SHOW MINIMUM SIZE THRUST BLOCKS FOR GOOD SOIL.
(A-1) THROUGH A-3, CLEAN SAND AND GRAVELS)
3. POOR SOIL (A-4 THROUGH A-9, SILTY SOILS, CLAYS, MUCK AND PEAT) WILL REQUIRE LARGER THRUST BLOCKS.

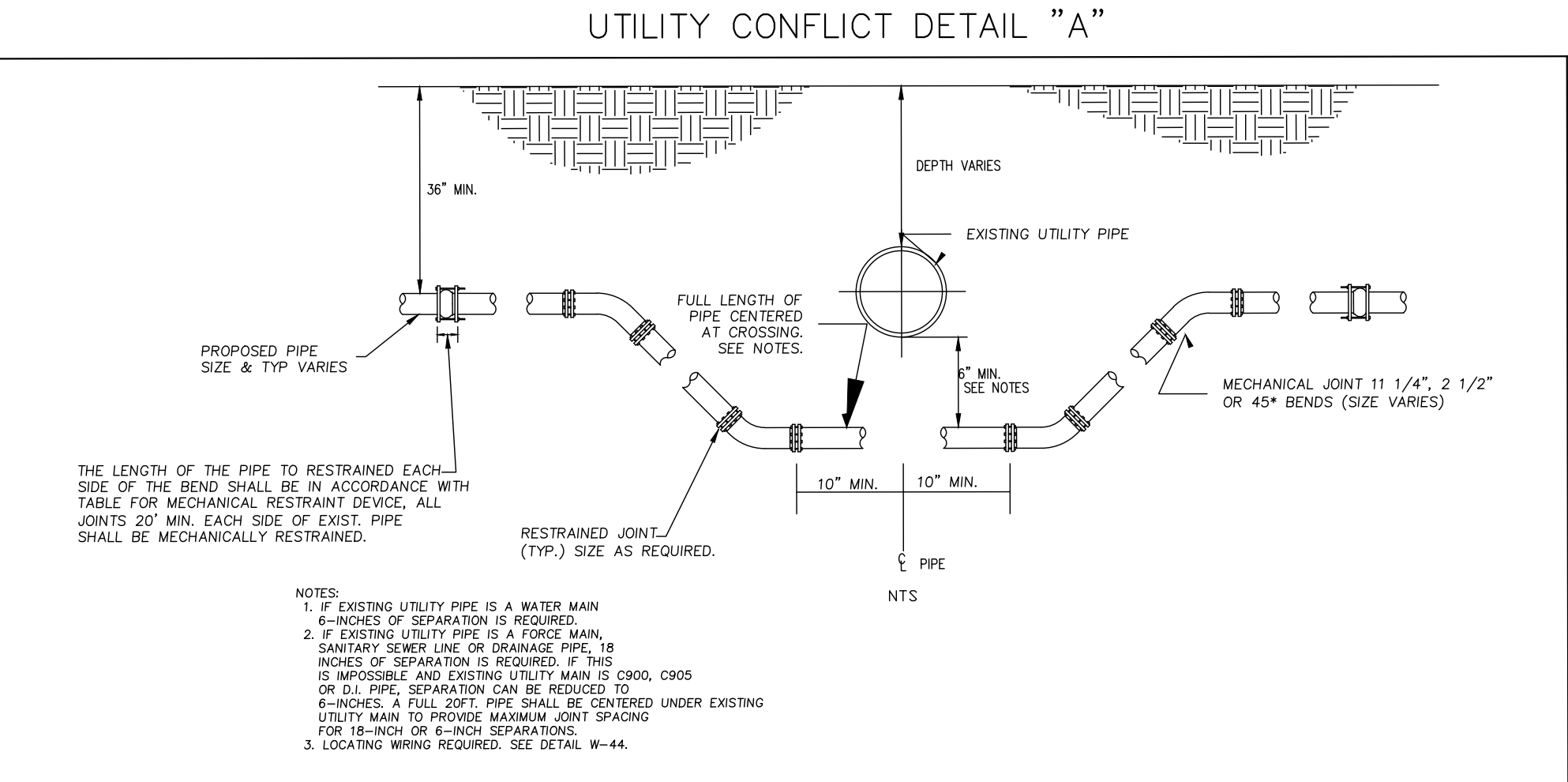
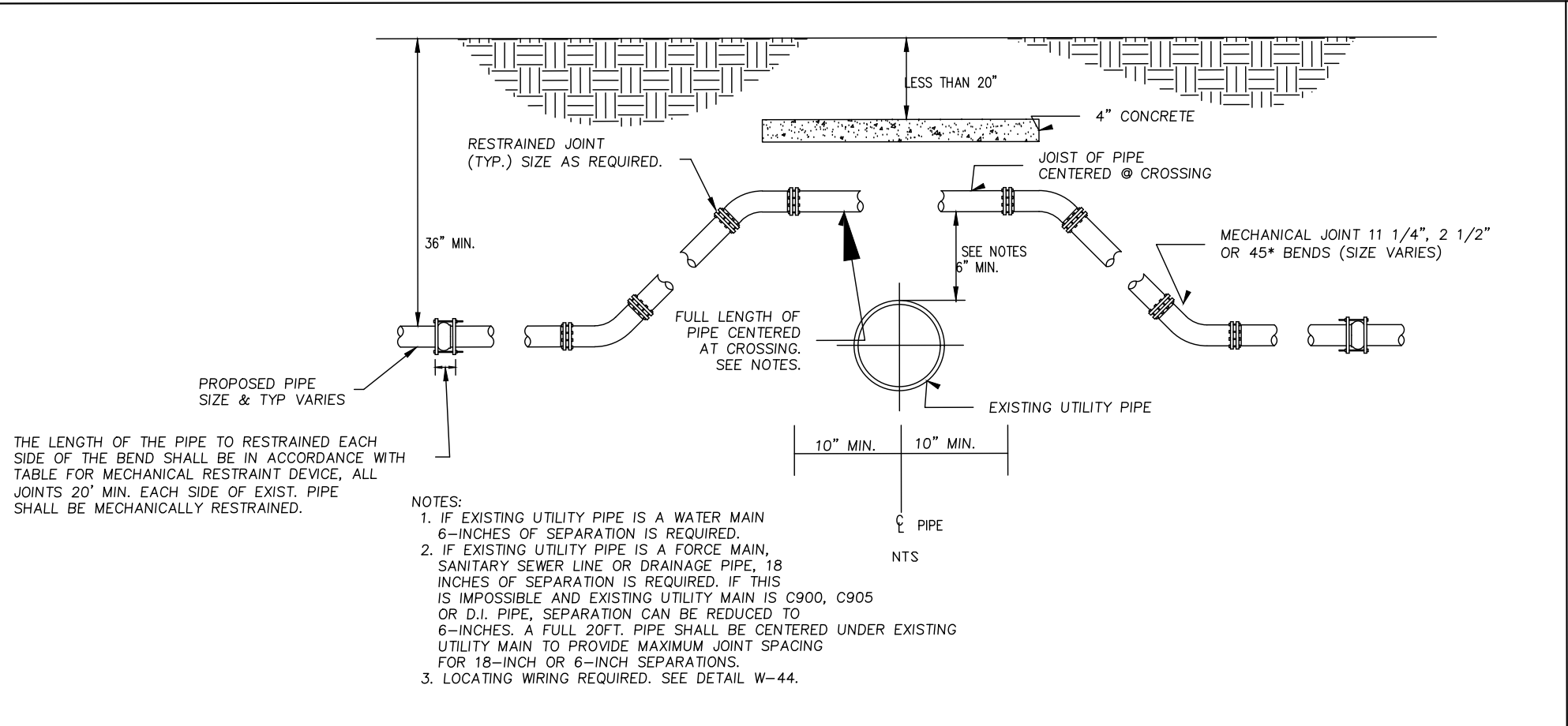


WHITE PVC DR 25 C900 PIPE FOR ALL 4", 6", 8", 10" AND 12" MAINS
#10 UF SQUID TRACING WIRE TO BE INSTALLED ON TOP OF MAIN TAPED EVERY TEN FEET
PIPE LETTERING TO BE AT TOP OF PIPE WITH EDGE OF JOINT LINE VISIBLE AT BELL



CLASS "B"

THRUST BLOCKS FOR BENDS & TEE'S



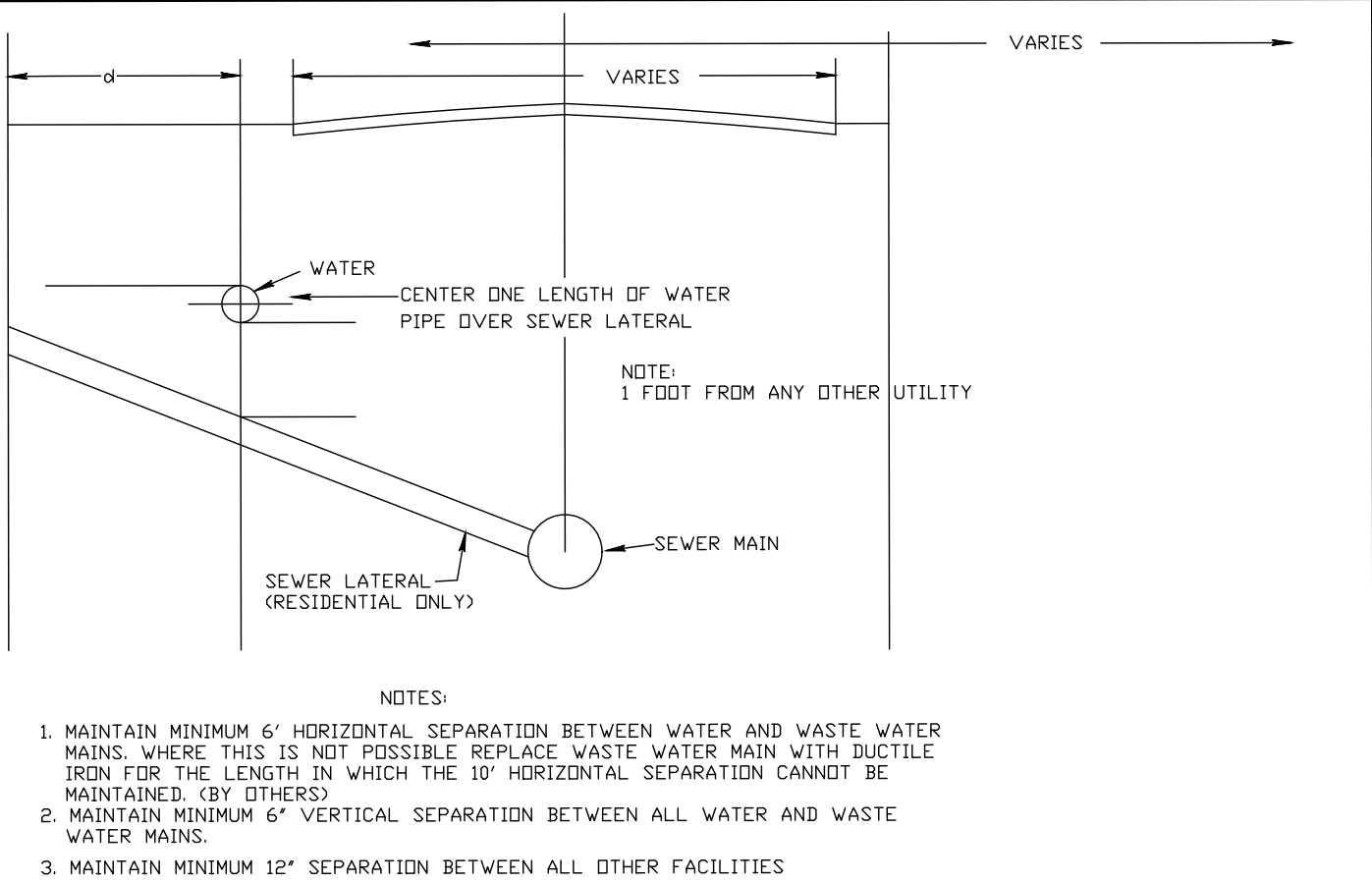
WATER MAIN NOTES

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

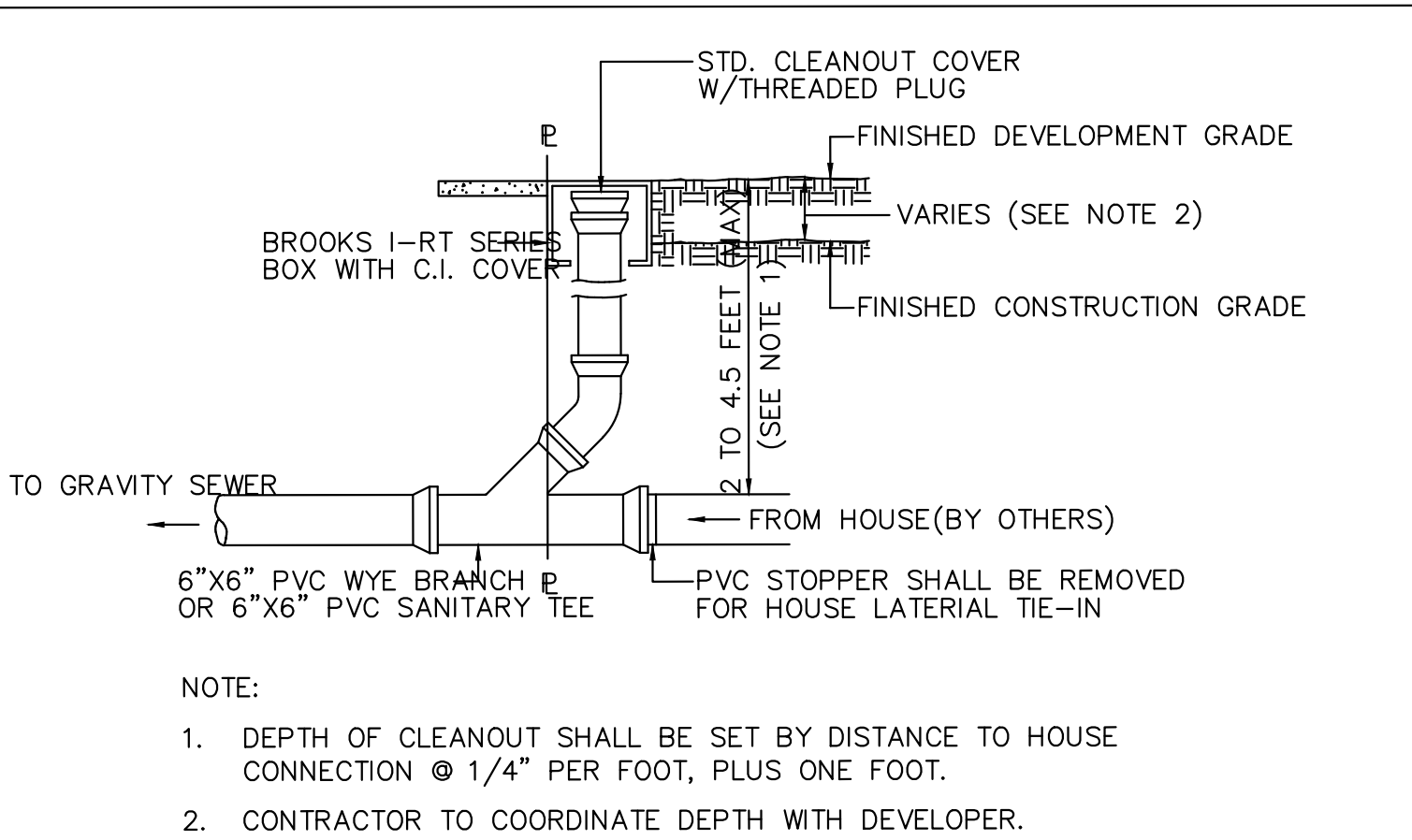
IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER MAINS BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555.345, F.A.C..

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

FLUSHING VALVE

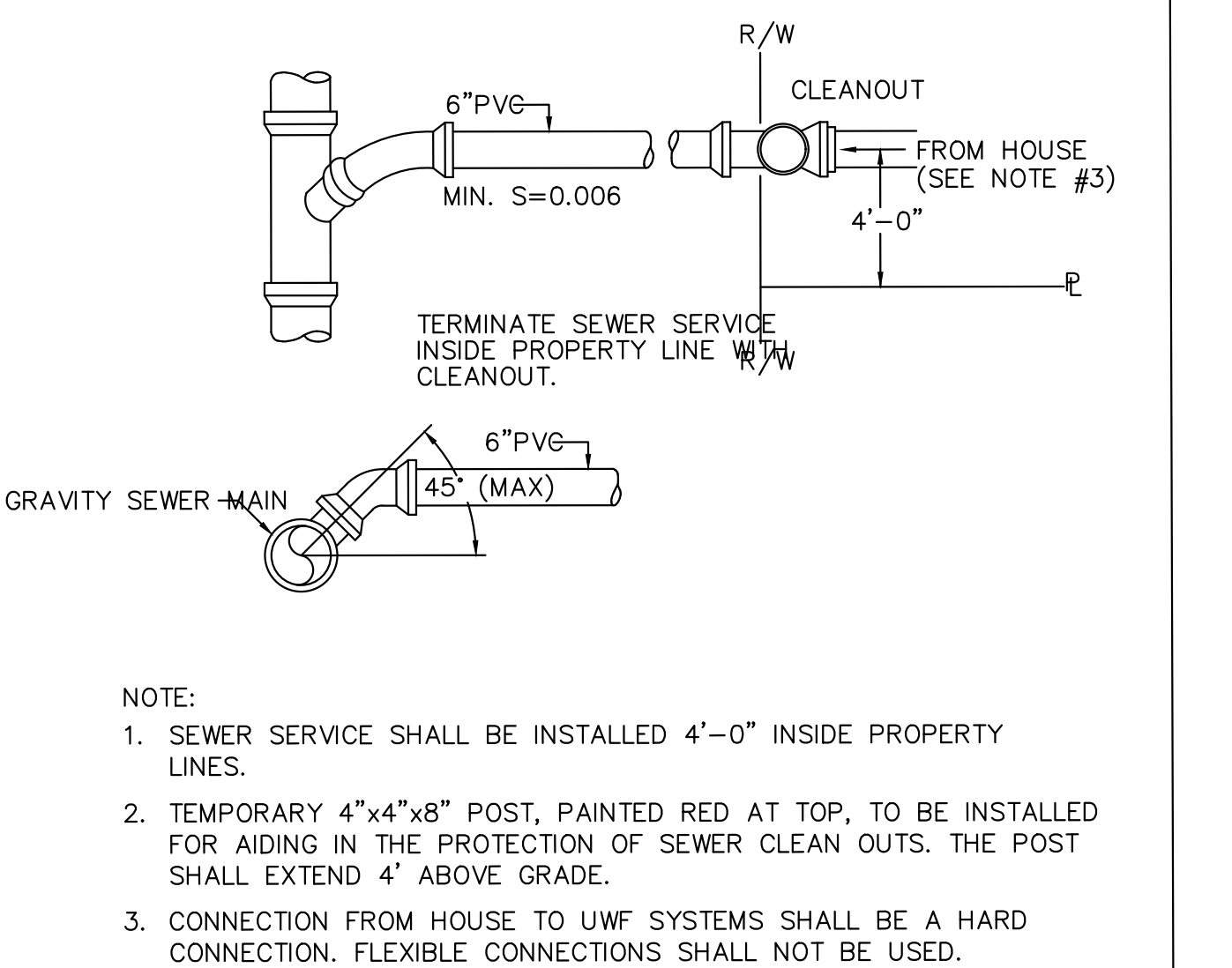


WATER AND SEWER MAIN CLEARANCES



CLEANOUT

TRENCH DETAILS



TYPICAL SEWER SERVICE

GRAVITY SEWER STANDARD SPECIFICATIONS

- ALL MANHOLES SHALL BE PRECAST CONCRETE AND CONFORM TO ASTM C-478 STANDARDS. MANHOLE CONES AND RISERS SHALL BE CONSTRUCTED OF 4,000 PSI, TYPE II CEMENT WITH RIVER ROCK OR GRANITE AGGREGATE.
- ALL PIPES SHALL BE CONNECTED TO THE MANHOLE USING A LOCK JOINT FLEXIBLE MANHOLE SLEEVE (ASTM C-923) OR APPROVED EQUAL.
- THE EXTERIOR AND INTERIOR OF THE MANHOLE SHALL BE COATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS WITH FABERTITE AS MANUFACTURED BY BRIGGS BITUMINOUS COMPOSITION COMPANY.
- AN INSIDE PVC DROP MANHOLE (TYPE "B") SHALL BE REQUIRED FOR MANHOLES WHICH HAVE A DISTANCE OF 18 INCHES OR GREATER BETWEEN INFLUENT PIPE INVERT AND EFFLUENT PIPE INVERT. ALL OTHER DROPS SHALL HAVE A SLIDE CONSTRUCTED TO DIRECT THE FLOW INTO THE INVERT CHANNEL.
- SEWER SERVICES SHALL HAVE 12" THICK COMPACTED LIMEROCK IF 2- FEET OF GROUND COVER CANNOT BE MAINTAINED OVER THE PVC SERVICE LINE.
- ALL DR-18 PVC SEWER PIPE TO CONFORM TO AWWA C900 STANDARDS. GASKETED JOINTS SHALL CONFORM TO ASTM D3139 AND GASKETS MEET ASTM F477. ALL SEWER PIPE SHOULD BE GREEN.
- THE MAXIMUM NUMBER OF DIPS IS ONE, 1-INCH DIP PER 135 LF OF PIPE. NO MORE THAN ONE DIP PER 135 LF OF PIPE. A DIP IS DEFINED AS A CHANGE IN ELEVATION OF 0.5" OR GREATER.

B	AG	03/12/25	C.O.F.B. TRC SUBMITTAL #2 – RESPONSE TO COMMENTS	QA/QC:	NG
A	AG	2/12/25	C.O.F.B. TRC SUBMITTAL #1		
No.	By	Date	Revision		

Scale: 1:20
Project Mgr: AG
Designed by: AG
Drawn by: AG
QA/QC: NG

Gillette & Associates, Inc. 31 South 4th Street Fernandina Beach, FL 32034
Certificate of Authorization No. 9332
DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"

G & A⁺ GILLETTE & ASSOCIATES, INC. 31 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819

SOUTH 3RD DEVELOPMENT 321 S. 3RD STREET FERNANDINA BEACH, FLORIDA FOR COASTAL LEGACY GROUP, LLC

UTILITY DETAILS

REGISTERED DESIGN PROFESSIONAL Asha Ray Gillette III ASA R. GILLETTE, P.E. FLORIDA P.E. NO. 56177	ISSUE DATE: 03/12/25 Sheet DT-2 Page 9 of 9 Project No. XX-XX-XX
--	--



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

March 11, 2025

Kelly Gibson, AICP
TRC Coordinator
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034

**Re: Third and Date
TRC 2025-0003**

Dear Ms. Gibson:

We are pleased to submit the following responses to the comments received on March 4, 2025. Please find attached the revised plans.

The following responses are for comments received from Planning Department.

- **Page 7 of 9 shows that lot one is 3,625 sq ft with 2 live oaks being planted and three palm trees, lot 2 is 3,375 sq ft with 2 live oaks and 3 palms, lot 3 is 3,125 sq ft with 3 live oaks and 3 palms, and lot 4 is 3,000 sq ft with 2 live oaks being planted. Required tree planting and mitigation is met. Reminder of min planting sizes at 2.5 inches DBH. However, minimum landscape standards are not satisfied.**

See Sheet LS-1

- **LDC 4.05.04 A landscaping plan shall be provided to demonstrate compliance with the standards of this section.**

We submitted a landscape plan with the submittal.

- **Single family Detached and Two-family Duplex Residential Development Single-family and two-family development must include, at a minimum, two (2) native shade trees for every 2,500 square feet of lot area or fraction thereof. At least four (4) native trees may be located in the front, side, or rear yard. Suggest providing information/calculations in table form on landscape plan. Need to update code references for your records. Code changed in 2021.**

The calculations were shown on Sheet LS-1 per lot, but has been put in table form. Sheet LS-1 appears to meet the above mentioned code. Please advise if we've missed something.

- **A buffer shall be required between zoning districts according to the standards set forth in Table 4.05.12(C). The existence of a road along a property boundary shall be not be constructed as meeting any part of the buffer requirement, nor as relieving the applicant from providing the required buffer. The rear of the property abut property zoned I-1 which would require B type (15') buffer along entire rear property line with the required planting of minimum of 4 understory trees per 100 linear feet of property line. Please clearly label the buffer and show compliance with minimum landscape standards for entire length of the property.**

The buffer and associated additional plantings are shown on Sheets GE-1 and LS-1.

- **Please label floodplain designation on plans, update from “flood zone line”.**

The floodplain designations were shown (labeled) on the drawings that were submitted. And are still shown.

- **LDC Section 7.01.03- Please provide a compliant sidewalk withing the 3rd Street ROW with walk paths to front of structures.**
 - **Suggest on street parking to support guests or service delivery needs**
 - **Suggest a waste receptable corral**
 - **Suggest bike racks**
 - **Consider location of mail kiosk per USPS**

A 5-ft wide sidewalk has been added to the South 3rd Street right-of-way with walk paths to the front of the proposed structures. Lot 5 walk path is to be determined once the house geometry has been finalized.

Waste will be via roll-off containers. Storage for the waste containers is proposed to be the garage at the rear of the unit.

These are fee-simple units and we don't see where a bike rack is required by code. Also, mail delivery will be via the USPS for individual mail delivery.

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

- **We do not do 1” taps, instead we require 1 ½ “taps for services lines.**

Tap sizes have been increased to 1-1/2”

- **On page 2, remove “or brown” from Sewer Notes #11.**

This has been removed.

- **Tracing wire is required on force mains.**

We do not propose the use of a force main.

- **On Page 5, the plans call out a 4" sewer service, 6" is required.**

The sewer taps have been increased

- **On Page 9, the gravity sewer standards specifications need the following edits:**
 - **Note # 1 has a typo saying "4,00 when it should be 4000PSI**
 - **Note # 5 and # 6, please remove the note of cast iron and ductile iron. We recommend DR18 PVC**

These notes have been changed. Please be aware that Note 5 utilized cast iron pipe if the cover over the pipe was less than 2-ft. It was not intended for all of the pipe to be cast iron. We have added that 12" of limerock be placed over the PVC sewer pipe if two-feet of cover cannot be maintained. You should verify if this is acceptable to the City since we've removed the use of cast iron or ductile iron pipe.

- **All sewer piping is supposed to be green; please add this note.**

This has been added to Note 6 of the gravity sewer notes.

- **Where will trash be stored?**

Each unit will utilize roll-off trash receptacles that will be stored in the garage or behind the building when not in use.

- **Please adjust the outfall on the plans to properly reflect where it will be located.**

The outfall for the pond is shown on the drawings and is located at the northwest corner of the property. I'm not sure how else to answer this question.

- **Please provide the drainage report.**

Please see the attached.

The following responses are for comments received from Fire Department.

- **Please demonstrate that each unit will be accessible from S 3rd St, with at least one exterior door that provides access to the interior of the unit.**

We have added doors to show access to the units from South 3rd Street.

- **Proposed addresses: (S 3rd Street)**

- **Lot 1 - 321 S 3rd St**
- **Lot 2 - 323 S 3rd St**
- **Lot 3 - 325 S 3rd St**
- **Lot 4 - 327 S 3rd St**
- **Lot 5 - 331 S 3rd St**

So noted.

Thank you for your time and consideration on this application, and please contact me at your earliest convenience with any questions that you may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Gillette', with a stylized flourish at the end.

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



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

SITE DRAINAGE EVALUATION

**South 3rd Street
and Date Street Improvement**

Fernandina Beach, Florida

For

Coastal Legacy Group, LLC

BY

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

Issue Date: March 12, 2025

**Asa Ray
Gillette
III**

Digitally signed by Asa Ray
Gillette III
DN: cn=Asa Ray Gillette III,
email=asa@gilletteassociates.com
Date: 2025.03.13 16:11:07 -04'00'

EXISTING CONDITIONS

The existing site consists of multiple platted lots of record and contains one single story residence and a single story accessory building and is located at the intersection of South 3rd Street and Date Street in Fernandina Beach, Florida. The property is surrounded to the north and east by other single family residences and to the south and west by industrial property. The Date Street right-of-way is vacant with no current intent of being developed. The natural runoff for the property is from east to west and the lot consists of natural hardwood trees and palms. There is no current stormwater management system.

PROPOSED CONDITIONS

The proposed use for the site is to construct a total of five (5) single family, fee-simple residences. Four (4) of the residences will be two groups of two townhomes and one residence will be stand alone. The four townhomes will contain rear loaded garages with a rear alleyway from South 3rd Street for access. The standalone structure will have a side-access garage which will also be accessed from the alleyway.

An on-site dry pond has been designed to store one-inch of treatment volume from the five structures, the alleyway and any other related drainage. Outfall for the dry pond will be via a small outfall structure and pipe located at the northwest corner of the pond. Conveyance of runoff will be collected via inlet structures and pipe located in the center of the alleyway which discharges to the dry pond. The four townhomes will have runoff water directed to the rear driveway and alleyway via drains for sheet flow to the inlets or have the runoff piped directly to the inlet structures. A separate drain line is stubbed out for Lot 5 drainage.

DRAINAGE ANALYSIS

The attached post developed treatment volume calculations for the pond show the total drainage area, impervious area and dry pond to satisfy ½" of rainfall over the total drainage area or 1" of rainfall over the impervious area, whichever is greater. A summary of results are as follows.

- Top of Pond Elevation: 10.0-ft
- Bottom of Pond Elevation: 8.50-ft
- Treatment Volume Required: 1,169 cubic feet
- Treatment Volume Provided: 1,478 cubic feet

TREATMENT VOLUME CALCULATIONS

South 3rd Development Post Developed

Basin Calculations

Basin 1

Composite Cn	Total Drainage Area =	22776 SF	
	Impervious Area =	13820 SF	61%
	Pond Area =	0 SF	
	Pervious Area =	8956 SF	

Note: Total drainage area includes lots 1 thru 5 and proposed improvements.

Impervious Cn =	98.0
Pond Cn =	100.0
Pervious Cn =	75.0
Composite Cn =	89.0

Time of Concentration, Tc

Minimum Time of Concentration =	10 min.
Length of Overland Flow @ 1ft/sec. =	80 ft.
Length of Pipe Flow @ 2.5 ft/sec. =	140 ft.
Tc =	13 min.

Pond Information

SWALE 1 3:1 SLOPE		
El. (ft.)	Area (SF)	Volume (CF)
10.00	1338	1422
9.00	811	347
8.50	578	0

Treatment Volume Required, TVR

TVR = 0.5" * (1'/12")*Total Drainage Area =	949 CF
or	
TVR = 1" * (1'/12")*Total Impervious Drainage Area =	1152 CF

TVR = 1152 CF

Treatment Volume Provided, TVP

TVP = 1422 Ac.-ft. **OK**

MAP OF BOUNDARY SURVEY

DEED OF RECORD

PARCEL A

All that portion of Lots 14, 15, 16, 17 and 18 in Block 275 lying East of the Seaboard Air Line Railroad right of way, according to the official Plat of Fernandina, as lithographed and issued in 1857 by The Florida Railroad Company, and enlarged, revised and re-issued in 1887 and 1901 by The Florida Town Improvement Company. Also, Beginning at a point in the West line of South Third Street, located 100 feet North of the Northwest corner of Date and Third Streets, Running thence Northerly along Third Street 100 feet to a point; running' thence Westerly at right angles in a straight line, 150 feet, more or less, to the Eastern right of way line of the Seaboard Air Line Railroad property; Running thence Southeasterly along said right of way line to a point through which a line run at right angles to said Third Street from the point of beginning would intersect; thence Easterly along said line to the point of beginning, 110 feet more or less.

PARCEL B

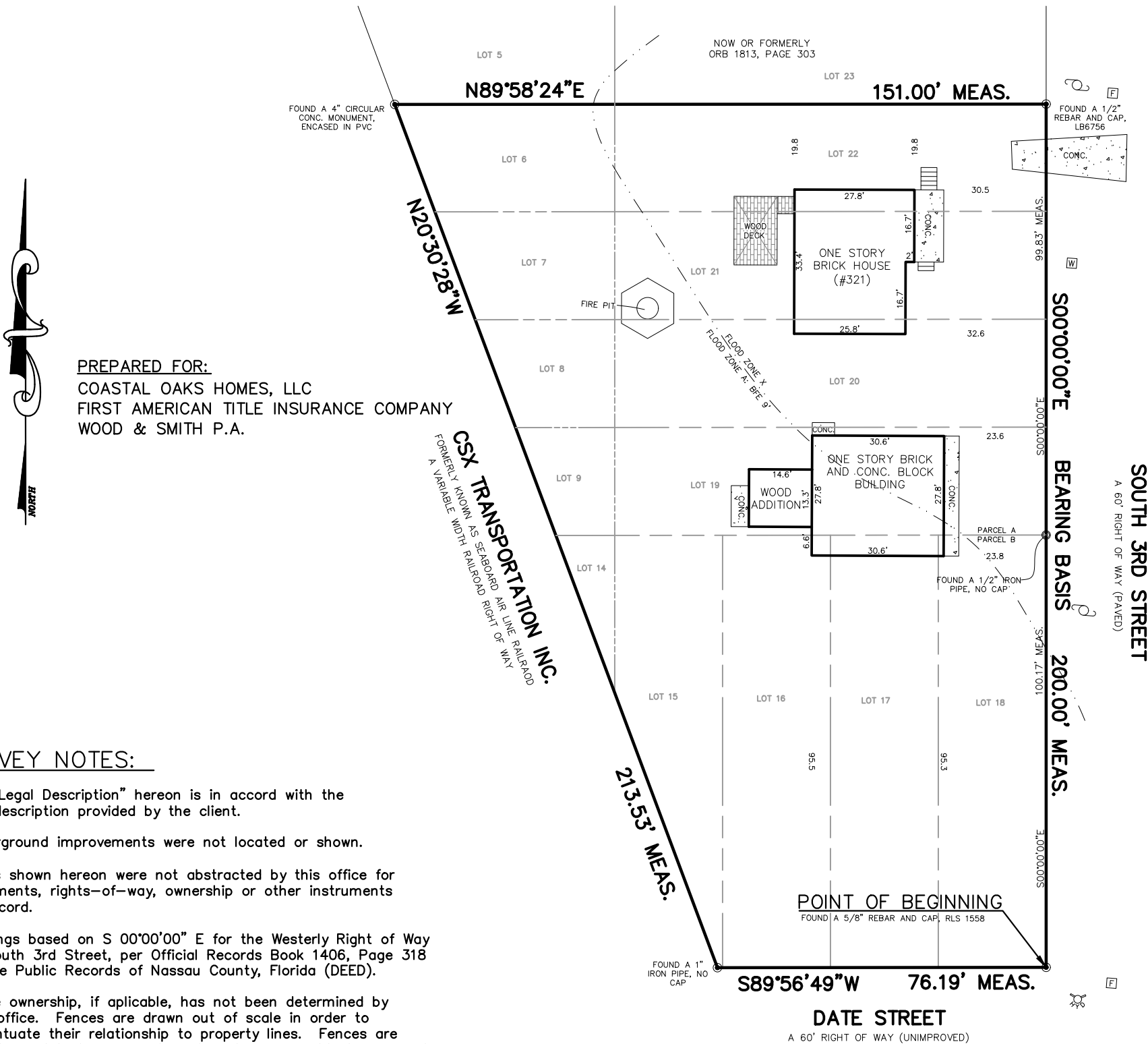
All that certain lot, piece or parcel of land situate, lying and being in the City of Fernandina Beach, (formerly named Fernandina), County of Nassau and State of Florida and being further described according to the official map or plat of said City (as lithographed and issued by the Florida Railroad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

Lot 6, 7, 8, 9, 14 and 15, Block 275 East of RR, City of Fernandina Beach in O.R. 56, page 686.

SURVEYORS LEGAL DESCRIPTION

ALL OF LOTS 16, 17, 18, 19, 20, 21, AND 22, WITH A PORTION OF LOTS 6, 7, 8, 9, 14, AND 15 THAT LIE EAST OF THE CSX TRANSPORTATION INC (FORMERLY KNOWN AS THE SEABOARD AIR LINE RAILROAD) RIGHT OF WAY, ALL LOTS LYING IN BLOCK 275, ACCORDING TO THE OFFICIAL PLAT OF FERNANDINA, AS LITHOGRAPHED AND ISSUED IN 1857 BY THE FLORIDA RAILROAD COMPANY, AND ENLARGED, REVISED, AND RE-ISSUED IN 1887 AND 1901 BY THE FLORIDA TOWN IMPROVEMENT COMPANY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 5/8" REBAR AND CAP, STAMPED "RLS1558", FOUND WHERE THE NORTHERLY RIGHT OF WAY OF DATE STREET (HAVING A 60 FOOT RIGHT OF WAY) IS INTERSECTED BY THE WESTERLY RIGHT OF WAY OF SOUTH 3RD STREET (HAVING A 60 FOOT RIGHT OF WAY); THENCE SOUTH 89°56'49" WEST, ALONG AFORESAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 76.19 FEET TO A 1 INCH IRON PIPE FOUND WHERE THE NORTHERLY RIGHT OF WAY OF PREVIOUSLY MENTIONED DATE STREET INTERSECTS THE EASTERLY RIGHT OF WAY OF CSX TRANSPORTATION INC RAILROAD; THENCE NORTH 20°30'28" WEST, ALONG CSX TRANSPORTATION INC EASTERLY RAILROAD RIGHT OF WAY (HAVING A VARIABLE WIDTH RIGHT OF WAY), 213.53 FEET TO A 4 INCH ROUND MONUMENT ENCASED IN PVC, FOUND ON THE NORTH LINE OF AFORESAID LOT 6; THENCE NORTH 89°58'24" EAST, ALONG THE NORTH LINE OF LOTS 6 AND 22, A DISTANCE OF 151.00 FEET TO A 1/2" REBAR AND CAP, STAMPED "LB6756", FOUND ON THE WESTERLY RIGHT OF WAY OF PREVIOUSLY MENTIONED SOUTH 3RD STREET; THENCE S00°00'00"E (**BEARING BASIS FOR THIS DEED**), ALONG AFORESAID WESTERLY RIGHT OF WAY, A DISTANCE OF 200.00 FEET TO THE **POINT OF BEGINNING**.



PREPARED FOR:
COASTAL OAKS HOMES, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
WOOD & SMITH P.A.

SURVEY NOTES:

- The "Legal Description" hereon is in accord with the the description provided by the client.
- Underground improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Bearings based on S 00°00'00" E for the Westerly Right of Way of South 3rd Street, per Official Records Book 1406, Page 318 of the Public Records of Nassau County, Florida (DEED).
- Fence ownership, if applicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
- "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
- The property shown hereon lies within flood zone " X & A:BFE 9' " as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C0237G, Dated 08/02/2017.
- Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.
- This survey has been performed according to the standard of care to achieve the following accuracy for the following surveyed. Surveyed Accuracy: 1 foot in 24,905 feet Commercial / High risk linear accuracy: 1 foot in 10,000 feet SOP Rule 5J-17.05(3) (B) (15) b.ii

PROPERTY ADDRESS: 321 SOUTH 3RD STREET, FERNANDINA BEACH, FLORIDA 32034

LEGEND —E—E— = AERIAL UTILITY WIRES A/C = AIR CONDITIONER AKA = ALSO KNOWN AS B.R.L. = BUILDING RESTRICTION LINE TV = CABLE TELEVISION PEDESTAL Δ = CENTRAL ANGLE ℄ = CENTRAL LINE —X—X— = CHAIN LINK FENCE CB = CHORD BEARING CD = CHORD DISTANCE	CONC. = CONCRETE CONC. FLATWORK CMP = CORRUGATED METAL PIPE E = ELECTRICITY METER ELEV. = ELEVATION F.F. = FINISHED FLOOR F = FIRE HYDRANT G = GAS METER L = ARC LENGTH ☼ = LIGHT POLE	MEAS. = MEASURED N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM O.R.B. = OFFICIAL RECORD BOOK P.I.N. = PARCEL IDENTIFICATION NUMBER P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT R = RADIUS RCP = REINFORCED CONCRETE PIPE R/W = RIGHT-OF-WAY S = SEWER CLEANOUT SM = SEWER MANHOLE	⊕ = STORM MANHOLE ⊞ = TELEPHONE PEDESTAL —O—O— = WOOD FENCE ⊙ = WOOD POWER POLE ⊞ = WATER METER ⊞ = WELL ⊞ = FIBER OPTIC PEDESTAL BFE = BASE FLOOR ELEVATION
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THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: 
ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE No. 5712

GLASS LAND SURVEYING, LLC

GLASS LAND SURVEYING, LLC
3731 WEST 5TH STREET, HILLIARD FLORIDA 32046
(904) 675-9241 * CELL (904) 370-0318
LICENSE BUSINESS NO. LB 8359

SCALE: 1"=30'
DATE: 05/31/24
DRN BY: ALN
CKD BY: WAG
JOB NO: 24-109
F.B. NO: WAG4
PAGE NO. 70



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

AGENT AUTHORIZATION

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

Property Id Number(s): 00-00-31-1800-0275-0140; 00-00-31-1800-0275-0090; 00-31-1800-0275-0080
00-00-31-1800-0275-0070; 00-00-31-1800-0275-0060
Location: South 3rd Street

[Signature] 2/12/2025 904-228-2977
Signature Date Telephone Number

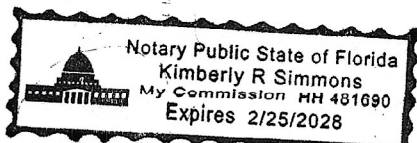
STATE OF FLORIDA
COUNTY OF Duval

Subscribed and sworn to before me this 12th day of February,
2025.

Who is personally known to me ☒ or has produced identification

Timothy Ritch
[Signature] Kimberly R. Simmons
Notary Public: Signature Printed Name

My Commission Expires: 2/25/2028



31 SOUTH 4TH STREET, SUITE 1 • AMELIA ISLAND, FLORIDA 32034 PHONE: (904) 261-8819



March 19, 2025

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

Sent Via Email to Project Team

Applicant Name: (Agent Asa Gillette)

Project Description: S 3rd Street and Date Residences

Location: S 3rd and date

PIN(s): 00-00-31-1800-0275-0140; 00-00-31-1800-0275-0090; 00-00-31-1800-0275-0080;
00-00-31-1800-0275-0070; 00-00-31-1800-0275-0060

TRC Case Number: TRC 2025-0003

Mr. Gillette,

The City of Fernandina Beach received your request for site plan review on Thursday, February 12, 2025. A complete application was determined on Monday, February 17, 2025. 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. The site plan is scheduled for the formal TRC public meeting on Thursday, March 27, 2025 at 10 a.m. located at City Hall Commission Chambers 204 Ash Street.

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

Sincerely,

Margaret Pearson on behalf of

Kelly N. Gibson, AICP
TRC Coordinator

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

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

Previous comment not completely addressed. Single-family Detached and Two-family Duplex Residential Development Single-family and two-family development must include, at a minimum, two (2) native, shade trees for every 2,500 square feet of lot area or fraction thereof. **At least four (4) native trees may be located in the front, side, or rear yard.** *Suggest providing information/calculations in table form on landscape plan. Need to update code references for your records. Code changed in 2021.*

- Consider location of mail kiosk per USPS

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: Wednesday, March 19, 2025

BUILDING

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

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:

- We do not do 1" taps, instead we require 1 1/2" taps for service lines. This needs to be included on the northern water tap as well.



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, March 18, 2025

CODE ENFORCEMENT

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

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:

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, March 18, 2025