HILLIARD PLANNING AND ZONING BOARD MEETING

Hilliard Town Hall / Council Chambers
15859 West County Road 108
Post Office Box 249
Hilliard, FL 32046

BOARD MEMBERS
Wendy Prather, Chair
Charles A. Reed, Vice Chair
Harold "Skip" Frey, Board Member
Josetta Lawson, Board Member
Kevin Webb, Board Member

ADMINISTRATIVE STAFF
Lee Anne Wollitz
Land Use Administrator

PLANNING AND ZONING ATTORNEY
Christian Waugh

AGENDA

TUESDAY, OCTOBER 01, 2024, 7:00 PM

NOTICE TO PUBLIC

Anyone wishing to address the Planning & Zoning Board regarding any item on this agenda is requested to complete an agenda item sheet in advance and give it to the Land Use Administrator. The sheets are located next to the printed agendas in the back of the Council Chambers. Speakers are respectfully requested to limit their comments to three (3) minutes. A speaker's time may not be allocated to others.

PLEDGE OF CIVILITY

WE WILL BE RESPECTFUL OF ONE ANOTHER
EVEN WHEN WE DISAGREE.
WE WILL DIRECT ALL COMMENTS TO THE ISSUES.
WE WILL AVOID PERSONAL ATTACKS.
"Politeness costs so little." – ABRAHAM LINCOLN

CALL TO ORDER
PRAYER & PLEDGE OF ALLEGIANCE
ROLL CALL

PUBLIC HEARINGS

ITEM-1 Planning and Zoning Board Approval of Special Exception 20240812. To allow Childcare/Daycare Center in R-2 zoning District. Parcel ID # 17-3N-24-0000-0006-0000. Applicant Jacqueline Sims Clark, Hooked on Learning LLC.
Lee Anne Wollitz – Land Use Administrator

REGULAR MEETING

ITEM-2 Additions/Deletions to Agenda

ITEM-3 Planning and Zoning Board Approval of Site Plan Application Number 20240916.1. Parcel ID # 17-3N-24-0000-0006-0000. Applicant Jacqueline Sims Clark, Hooked on Learning LLC.
Lee Anne Wollitz – Land Use Administrator

ITEM-4 Planning and Zoning Board Approval of Site Plan Application Number 20220920. Parcel ID # 22-3N-24-2320-0025-0000. Applicant- Greenbrier Nassau LLC.
Lee Anne Wollitz – Land Use Administrator

ITEM-5 Planning and Zoning Board Recommendation to the Town Council, the minor Subdivision Application 20240820. Parcel ID No 08-3N-24-2380-0012-0022. Property Owner- Paul Knight.
Lee Anne Wollitz – Land Use Administrator

ITEM-6 Planning and Zoning Approval of the Minutes from 09.03.2024 Regular Meeting.

ADDITIONAL COMMENTS

PUBLIC- CHAIR To call on members of the audience wishing to address the Board on matters not on the Agenda.

BOARD MEMBERS

LAND USE ADMINISTRATOR

PLANNING AND ZONING ATTORNEY

ADJOURNMENT

The Town may take action on any matter during this meeting, including items that are not set forth within this agenda.

TOWN COUNCIL MEETINGS

The Town Council meets the first and third Thursday of each month beginning at 7:00 p.m., unless otherwise scheduled. Meetings are held in the Town Hall Council Chambers located at 15859 West County Road 108. Video and audio recordings of the meetings are available in the Town Clerk's Office upon request.

PLANNING & ZONING BOARD MEETINGS

The Planning & Zoning Board meets the second Tuesday of each month beginning at 7:00 p.m., unless otherwise scheduled. Meetings are held in the Town Hall Council Chambers located at 15859 West County Road 108. Video and audio recordings of the meetings are available in the Town Clerk's Office upon request.

MINUTES & TRANSCRIPTS

Minutes of the Town Council meetings can be obtained from the Town Clerk's Office. The Meetings are usually recorded but are not transcribed verbatim for the minutes. Persons requiring a verbatim transcript may make arrangements with the Town Clerk to duplicate the recordings, if available, or arrange to have a court reporter present at the meeting. The cost of duplication and/or court reporter will be at the expense of the requesting party.

TOWN WEBSITE & YOUTUBE MEETING VIDEO

The Town's Website can be access at www.townofhilliard.com.

Live & recorded videos can be access at www.youtube.com search - Town of Hilliard, FL.

ADA NOTICE

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Town Clerk's Office at (904) 845-3555 at least seventy-two hours in advance to request such accommodations.

APPEALS

Pursuant to the requirements of Section 286.0105, Florida Statues, the following notification is given: If a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

PUBLIC PARTICIPATION

Pursuant to Section 286.0114, Florida Statutes, effective October 1, 2013, the public is invited to speak on any "proposition" before a board, commission, council, or appointed committee takes official action regardless of whether the issue is on the Agenda. Certain exemptions for emergencies, ministerial acts, etc. apply. This public participation does not affect the right of a person to be heard as otherwise provided by law.

EXPARTE COMMUNICATIONS

Oral or written exchanges (sometimes referred to as lobbying or information gathering) between a Council Member and others, including staff, where there is a substantive discussion regarding a quasi-judicial decision by the Town Council. The exchanges must be disclosed by the Town Council so the public may respond to such exchanges before a vote is taken.

2024 HOLIDAYS

TOWN HALL OFFICES CLOSED

1. Martin Luther King, Jr. Day	Monday, January 15, 2024
2. Memorial Day	Monday, May 27, 2024
3. Independence Day Monday	Thursday, July 4, 2024
4. Labor Day	Monday, September 2, 2024
5. Veterans Day	Monday, November 11, 2024
6. Thanksgiving Day	Thursday, November 28, 2024
7. Friday after Thanksgiving Day	Friday, November 29, 2024
8. Christmas Eve	Tuesday, December 24, 2024
9. Christmas Day	Wednesday, December 25,2024
10.New Year's Eve	Tuesday, December 31, 2024
11.New Year's Day	Wednesday, January 1, 2025

AGENDA ITEM REPORT
TOWN OF HILLIARD, FLORIDA

TO: Planning and Zoning Board Public Hearing Meeting Date: October 1, 2024

FROM: ***Lee Anne Wollitz – Land Use Administrator***

SUBJECT: Planning and Zoning Board Approval of Special Exception 20240812. To allow Childcare/Daycare Center in R-2 zoning District. Parcel ID # 17-3N-24-0000-0006-0000. Applicant Jacqueline Sims Clark, Hooked on Learning LLC.

BACKGROUND:
Mrs. Clark of Hooked on Learning, LLC applied for a Special Exception to allow a Childcare/Daycare Center at 36798 Pine Street a R-2 Zoning District.
Hooked on Learning, LLC is an existing business within the town's C-1 Zoning District. The business would like to build a new facility under its own ownership within the town.
The Applicant has completed a Development Investigation on the property.
Prior to their ownership there were 3 dwelling units on the property. Two have been removed. The removed dwelling units had water and sewer accounts. The water at this location is not sufficient for the Childcare center therefore a new water tap will be required. The size of that connection will be decided between the owner, fire marshal, public works and land use.
If approved the next steps will include:
Hooked on Learning LLC will file a Site Plan Application for review by the Planning and Zoning Board. The project will require a permit or exception from Nassau County for a driveway, and SJRWMD to development on the site. A Nassau County Right of Way permit will be needed to complete the water tap for the property. All of which have had applications filed.

Material provided for review:
Special Exception Application, Property Appraiser Information, Vicinity map, Letter form Department of Children and Families, Conceptual site map.
Deed for property
Survey

FINANCIAL IMPACT:
None. All fees for review, advertising, and any other fees associated with the application will be paid by the applicant.

RECOMMENDATION:
Planning and Zoning Board Approval of Special Exception 20240812. To allow Childcare/Daycare Center in R-2 zoning District. Parcel ID # 17-3N-24-0000-0006-0000. Applicant Jacqueline Sims Clark, Hooked on Learning LLC.

DIVISION 5. SPECIAL EXCEPTIONS

Land Use Administrators comments are in Blue. This document was created for the review of Special Exception Application 20240812 by the Planning and Zoning Board at the Public Hearing held on October 1, 2024.

Sec. 62-151. Conditions and safeguards.

In the granting of zoning exceptions, the planning and zoning board may provide such conditions and safeguards as may be appropriate and in harmony with the purpose and intent of the land development regulations.

(Ord. No. 2023-14, § 1(Att. A), 12-7-2023)

Sec. 62-152. Written application.

All applications for a special exception shall be in writing in such form as may be prescribed by the town.
A written application was submitted on 08.12.2024.

(Ord. No. 2023-14, § 1(Att. A), 12-7-2023)

Sec. 62-153. Public hearing.

The planning and zoning board shall conduct a public hearing to consider any application for a special exception at a scheduled meeting of the planning and zoning board. Notice of public hearing shall be made as provided in the Code.
Notice has been given in accordance with 62-36.

(Ord. No. 2023-14, § 1(Att. A), 12-7-2023)

Sec. 62-154. Power to deny, approve or disapprove with conditions.

The planning and zoning board has the power to deny, approve, or approve with conditions any special exception requested.

(Ord. No. 2023-14, § 1(Att. A), 12-7-2023)

Sec. 62-155. Limits of uses.

Any special exception permit granted by the planning and zoning board shall allow only that use specifically described in the application and is subject to the terms or conditions expressed in the land development regulations.
The applicant has agreed to be in compliance with all requirements of the Land Development Regulations.

(Ord. No. 2023-14, § 1(Att. A), 12-7-2023)

Sec. 62-156. Resubmittal.

If the planning and zoning board denies an application for a special exception permit, another application for special exception cannot be resubmitted for a period of 12 months after the date the application was denied.

(Ord. No. 2023-14, § 1(Att. A), 12-7-2023)

Sec. 62-157. Review criteria.

The planning and zoning board, when considering special exception requests, shall use the following criteria as a basis for its findings:

(1) The establishment, maintenance, or operation of the special exception will not be detrimental to or endanger the public health, safety, or general welfare and is not contrary to established standards, regulations, or ordinances of other governmental agencies.
Hooked on Learning has received permission from Department of Children and Families to operate a Childcare facility at this location. We have found no reason to expect a danger to public health, safety, or general welfare with the establishment of the facility at this location.

(2) Each structure or improvement is so designed and constructed that it is not unsightly, undesirable, or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of the town and the zoning district in which it is proposed.
The structure and improvements will be in accordance with the Land Development Regulations and the Comprehensive Plan of the Town of Hilliard. All buildings and improvements will be approved by the Planning and Zoning Board during Site Plan review, by the Building Official, during the building permit process and by the Town Fire Marshall prior to the opening of the facility.

(3) The special exception will not adversely impact the permitted uses in the zoning district nor unduly restrict the enjoyment of other property in the immediate vicinity nor substantially diminish or impair property values within the area.
The facility will have permitter landscaping. The facility will have an onsite driveway with enough length that any car pick-up or drop off line will be contained on the property and will not que in the public right of way.

(4) The establishment of special exception will not impede the orderly development and improvement of the surrounding property for uses permitted in the zoning district.
The special exception will not impede the orderly development of the zoning district.

(5) Adequate water supply and sewage disposal facilities will be provided in accordance with state, county and town health requirements. The most stringent of these requirements will apply.
The special exception will comply with the needs for water and sewer hook ups as determined by the town and its consultants. There is a sewer lateral on the property that is sufficient for the project. The applicant has filed with the Town for a Nassau County Right of Way permit allowing for the long tap necessary to service the project.

(6) Adequate access roads, on-site parking, on-site loading and unloading berths, and drainage have been or will be provided where required.
A Nassau County driveway permit of exception will be provided. The site meets the on-site parking, unloading and loading requirements of the Land Development Regulations. A SJRWMD permit or exception will be required prior to development.

(7) Adequate measures have been taken to provide ingress and egress to the property which is designed in a manner to minimize traffic congestion on local streets.

A new, wider driveway was installed during a recent sewer project at Shady Lane due to damage to the existing drive. Nassau County will determine if additional upgrades are needed. The developer has agreed to handle all business generated traffic on site.

(8) Adequate screening and buffering of the special exception will be provided, where needed.
Screening and buffering will be added where required by Land Development Regulations.

(9) The special exception will not require signs or exterior lighting which will cause glare, adversely impact area traffic safety or have a negative economic effect on the area. Any signs or exterior lighting required by the special exception shall be compatible with development in the zoning district.
Hooked on Learning Plans to have one sign and that the sign will be attached to the newly build building. Any additional lighting that is added will be in accordance with the Land Development Regulations.

(Ord. No. 2023-14, § 1(Att. A), 12-7-2023)

Secs. 62-158—62-180. Reserved.

DATE: September 6, 2024
TO: Nassau County Record
FROM: Elise Earnest
RE: Legal Advertisement

Please run this Notice of Public Hearing in the Legal Notices section of the Wednesday, September 11, 2024, Edition of the Nassau County Record. Please furnish proof of publication.

TOWN OF HILLIARD
NOTICE OF PUBLIC HEARING

The Town of Hilliard Planning and Zoning Board will hold a Public Hearing at 7:00 P.M. Tuesday October 1, 2024, in the Hilliard Town Hall Council Chambers, located at 15859 West County Road 108, to hear input regarding an application for a Special Exception #20240812, submitted by Jacqueline Sims Clark on behalf of Hooked on Learning LLC.

The Exception is to allow a Childcare/Daycare Center on the property. The property is zoned R-2. The property Tax ID is #17-3N-24-0000-0006-0000 and is located at 36798 Pine Street.

Action on the matter may be taken following the closing of the Public Hearing at the Regular Meeting of the Planning and Zoning Board. A copy of the application is available for inspection and copying at Town Hall during normal business hours 9:00 a.m. to 5:00 p.m., Monday through Friday.

PURSUANT TO THE REQUIREMENTS OF F.S. 286.0105, the following notification is given: If a person decides to appeal any decision made by the Planning & Zoning Board with respect to any matter considered at such meeting, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities requiring accommodations in order to participate in this proceeding should contact the Land Use Administrator at (904) 845-3555 at least seventy-two hours in advance to request such accommodations.

Lee Anne Wollitz
Hilliard Land Use Administrator

ITEM-1

FOR OFFICE USE ONLY

File # 20240812

Application Fee: $500.00 CK# 1261

Filing Date: 8/12/24 Acceptance Date: _____

Town of Hilliard
Special Exception Application

A. PROJECT

1. Project Name: Hooked on Learning
2. Address of Subject Property: 36798 Pine Street
3. Parcel ID Number(s) 17-3N-24-0000-0006-0000
4. Existing Use of Property: Single Family
5. Future Land Use Map Designation: _____
6. Zoning Designation: _____
7. Acreage: 3.19

B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Jacquelin Sims Clark Title: Mrs.

   Company (if applicable): Hooked on Learning

   Mailing address: 37191 South Oak St.

   City: Hilliard State: FL ZIP: 32046

   Telephone: (904) 728-5119 FAX: (___) _____ e-mail: hookedonlearningllc@gmail.com
3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): _____

   Company (if applicable): _____

   Mailing address: _____

   City: _____ State: _____ ZIP: _____

   Telephone: (___) _____ FAX: (___) _____ e-mail: _____

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. STATEMENT OF SPECIAL EXCEPTION SOUGHT

1. Requested Special Exception: Daycare/childcare center in R-2
2. Section of Land Development Regulations under which the Special Exception is sought 62-281
3. Reason Special Exception is requested: Relocation of existing daycare/chid care center
4. Statement of Facts for Requested Special Exception (Use additional pages if necessary)

(PLEASE ANSWER THE FOLLOWING QUESTIONS TO THE BEST OF YOUR ABILITY. THESE FACTS WILL BE USED BY THE STAFF TO MAKE A RECOMMENDATION AND THE PLANNING AND ZONING BOARD IN MAKING THEIR DECISION)

a. Is this exception in compliance with all elements of the Comprehensive Plan?

Yes, this exception will be complaint with all elements of the comprehensive plan.

b. Is the establishment, maintenance or operation of the special exception detrimental to or endanger the public health, safety or general welfare, or contrary to established standards, regulations or ordinances of other governmental agencies?

This special exception is not a danger to the community. By building this location will be able to offer more enrollment spots to care for our younger generation.

c. Is the structure or improvement so designed and constructed that it is not unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of Hilliard and zoning district in which it is proposed?

The building will be built/designed to blend into the residential surroundings.

d. Will the special exception adversely impact the permitted use in the zoning district or unduly restrict the enjoyment of the other property in the immediate vicinity nor substantially diminish or impair property values within the area?

No. The daycare playground will meet the tree line between our property + the RV Park to minimize the noise level.

e. Will the establishment of the special exception impede the orderly development and improvement of the surrounding property for uses permitted in the zoning district?

No the daycare will serve our community positively in an orderly fashion we have designed our drop off in a way that will not effect the traffic flow of Pine Street.

f. Are adequate water and sewage disposal facilities provided?

Yes, we will boar a water line under pine street. (Reference site investigation)

g. Are access roads adequate, on-site parking, on-site loading and loading berths, and drainage have been or will be provided where required?

A Drainage slope will run adjacent to the property to ensure proper water run-off.

h. Have adequate measures been taken to provide ingress and egress to the property and design in a manner to m[illegible] traffic congestion on local roads?

Yes, drop off will be +100 ft off the road on site and will allow for 15 car spaces at a time. We currently only have 5-6 cars in line together.

i. Is adequate screening and buffering signs of the special exception provided, if needed??

The tree line adjacent to the rv park will remain as well as the live oaks and existing structure on North end.

j. Will the special exception require signs or exterior lighting, which will cause glare, adversely impact area traffic safety or have a negative economic effect on the area? Any signs or exterior lighting required by the special exception shall be compatible with development in the zoning district?

All signs will be located on the face of the building.

k. Will the special exception conform to all applicable regulations of the zoning district in which it is proposed?

Yes the building will comply with set back, parking, and landscape requirements.

D. ATTACHMENTS (One hard copy or one copy in PDF format)

1. Copy of Warranty Deed or other proof of ownership
2. Legal description ✓
3. Site Plan

E. FEES

Residential property - $300
Non- residential - $500

a. The Cost of postage, signs, advertisements, and outside consultants are in addition to the application fee.

b. The applicant is responsible to pay the cost of the advertisement and signs.

c. All applications must pay the cost of any outside consultants' fees.

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees for advertising, signs, necessary technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any action of any kind on the development application.

Both attachments are required for a complete application. A completeness review of the application will be conducted within ten (10) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:

Jacquelin Sims
Signature of Applicant

Signature of Co-applicant

Jacquelin Sims
Typed or printed name and title of applicant

Typed or printed name of co-applicant

08/12/2024
Date

Date

State of Florida County of Nassau

The foregoing application is acknowledged before me this 12 day of August, 2024,

by Jacquelin Sims, who is/are personally known to me, or who has/have produced

FL Drivers as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida

ALICIA HEAD
Notary Public - State of Florida
Commission # HH 488852
My Comm. Expires Feb 5, 2028
Bonded through National Notary Assn.

OWN OF HILLIARD
04-845-3555

EC#: 00177520 8/12/2024 4:39 PM
PER: DM TERM: 005
EF#: 1261
AID BY:

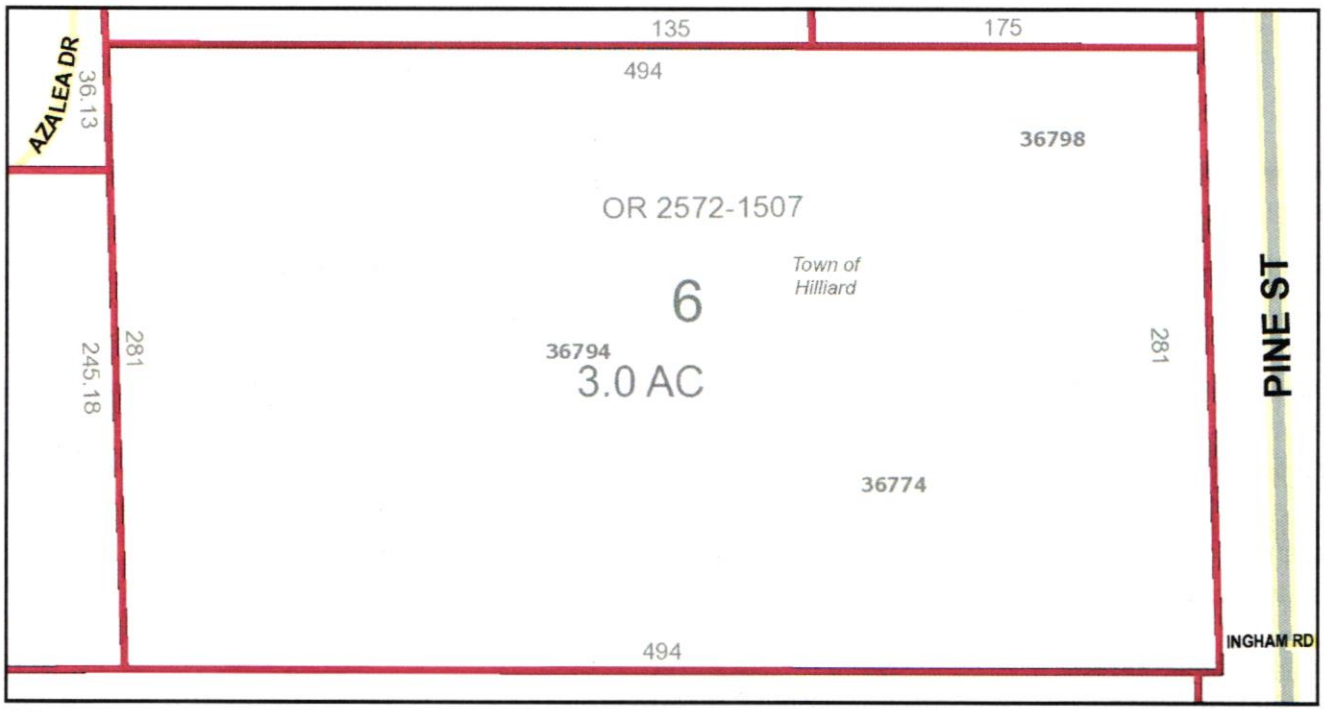
RAN: 104.0000 ZONING REVENUE
SP EX NON RES-36798 PINE ST
ZONING REVENUE 500.00CR

TENDERED: 500.00 CHECK
APPLIED: 500.00-

CHANGE: 0.00

904-491-7300 www.NassauFLPA.com

A. Michael Hickox
Nassau County Property Appraiser



Parcel Report	Results
Parcel ID	17-3N-24-0000-0006-0000
Owner Information	HOOKED ON LEARNING LLC
Mailing Address	551435 US HWY 1 HILLIARD, FL 32046
Site Address	36798 PINE ST HILLIARD 32046 36774 PINE ST HILLIARD 32046 36794 PINE ST HILLIARD 32046
Previous Site Address (If Changed by 911)	Null
Deed Acre	3.00
Approximate Acres (GIS Calculated)	3.19
Property Use Code	000100
Municipality	Town of Hilliard
Census Tract	

MLS Zone	9 - Mainland
Subdivision	Not in a Subdivision

Value & Sales Report	**Results**	
Land Value	$0.00	Value of land
Building Value	$49,595.00	Value of all improvement on the land
Misc. Value	$30,602.00	Any extra features to the land and/or building(s)
Just Value (Market Value)	$134,197.00	The Just, or Market Value, for tax purposes
Assessed Value	$123,205.00	Market Value minus assessment limits
Taxable Value		Assessed Value minus any Exemptions

Sales Information

Date	Price	Vacant?	Qual
20240516	$75,000.00	N	Q

Land Use Report	**Results**	
Zoning	R-2	Note: (Must be verified with Municipality)
Future Land Use	Contact Town of Hilliard for Futue Land Use	Note: (Must be verified with Municipality)
Community Development District	No	
Community Redevelopment Area	No	Note: (Must be verified with City of Fernandina Beach)
Historic District	No	Note: (Must be verified with City of Fernandina Beach)
Municipal Service Benefit Unit (MSBU)	No	
Mobility Fee Zone	Zone 3	

Topographical Report	**Results**	
Soil Map Unit Name	BOULOGNE FINE SAND	
Drainage Basin	St. Marys River	
Drainage Basin Number	Coming Soon	
Vegetation		Not a jurisdictional survey
Approximate Elevation	Coming Soon	

Utility Report	**Results**
Water Source	Town of Hilliard
Waste Water	Town of Hilliard
Electric Provider	Okefenokee Rural Electric

Emergency Management Report	**Results**	
Fire District	40	Note: (Must be verified with Nassau County Fire & Rescue)
USNG	17R MP 08 90	Note: (Must be verified with Nassau County Emergency Management)
Storm Surge Zone		Note: (Must be verified with Nassau County Emergency Management)
Hurricane Evacuation Zone	K	Note: (Must be verified with Nassau County Emergency Management)
Special Flood Hazard Area	X	Note: (Must be verified with Nassau County Building Dept.)
DFIRM Panel	12089C0145F	Note: (Must be verified with Nassau County Building Dept.)

School Board Report	Results	
Elementary School Zone	Hilliard Elementary School	Note: (Must be verified with NCSB)
Middle School Zone	Hilliard Middle School	Note: (Must be verified with NCSB)
High School Zone	Hilliard High School	Note: (Must be verified with NCSB)

Elections Report	Results	
Municipality	Town of Hilliard	
Voting Precinct	401	Note: (Must be verified with SOE)
Polling Location	Coming Soon	Note: (Must be verified with SOE)
Congressional	4	Note: (Must be verified with SOE)
State Senate	4	Note: (Must be verified with SOE)
State House	11	Note: (Must be verified with SOE)
County Commissioner	4 - Alyson R. McCullough	Note: (Must be verified with SOE)
School Board	4 - Dr. Cynthia Grooms	Note: (Must be verified with SOE)
Ocean, Highway & Port Authority	4 - Ray Nelson	Note: (Must be verified with SOE)
City of Fernandina Beach Commission	Bradley Bean, David.Sturges, Chip Ross, James Antun, & Darron Ayscue	Note: (Must be verified with City of Fernandina Beach)
Hilliard Town Council	John Beasley,Kenny Sims, Callie Bishop, Lee Pickett & Jared Wollitz	Note: (Must be verified with Town of Hilliard)
Callahan Town Council	Does Not Apply	Note: (Must be verified with Town of Callahan)
Mosquito Control	No	Note: (Must be verified with SOE)

The Nassau County interactive map displays GIS data that is subject to continual updating, change and the data accuracy representations adjustments over time. The information contained within this document is not intended to be used for the preparation of construction documents and under no circumstance shall this product or representations from this product be used for final design purposes.

Nassau County makes no warranties or guarantees, either expressed or implied as to the completeness, accuracy, or correctness of the data portrayed in this product nor accepts any liability, arising from any incorrect, incomplete or misleading information contained therein. All information, data and databases are provided "as is" with no warranty, expressed or implied, including but not limited to, fitness for a particular purpose.

By accessing this website and/or data contained within the databases, you hereby release Nassau County, its employees, agents, contractors, and suppliers from any and all responsibility and liability associated with its use. In no event shall Nassau County or its officers or employees be liable for any damages arising in any way out of the use of the website, or use of the information contained in the databases.

GIS NASSAU COUNTY

ITEM-1

1 Results

State of Florida
Department of Children and Families

Ron DeSantis
Governor

Shevauna L. Harris
Secretary

8/12/2024

Counselor: LaQuasha Lockett

Zoning Administrator
Planning and Development Department
15859 West County Road
Hillard, Fl. 32046

Re: Jacquelin Sims
Hooked on Learning, LLC
551435 US Highway 1, Hilliard FL, 32046

Dear Administrator:
Jacquelin Sims is seeking a zoning certification to operate a child care facility. The licensing counselor has reviewed plans submitted by the applicant and determined the facility can meet the Department's requirements for **78 children**.

The licensed capacity issued by this office is contingent upon the Health and Fire Departments' approval of the above noted child capacity.

In order to meet state requirements, if operating at capacity, this facility would require a minimum **11 staff members**.

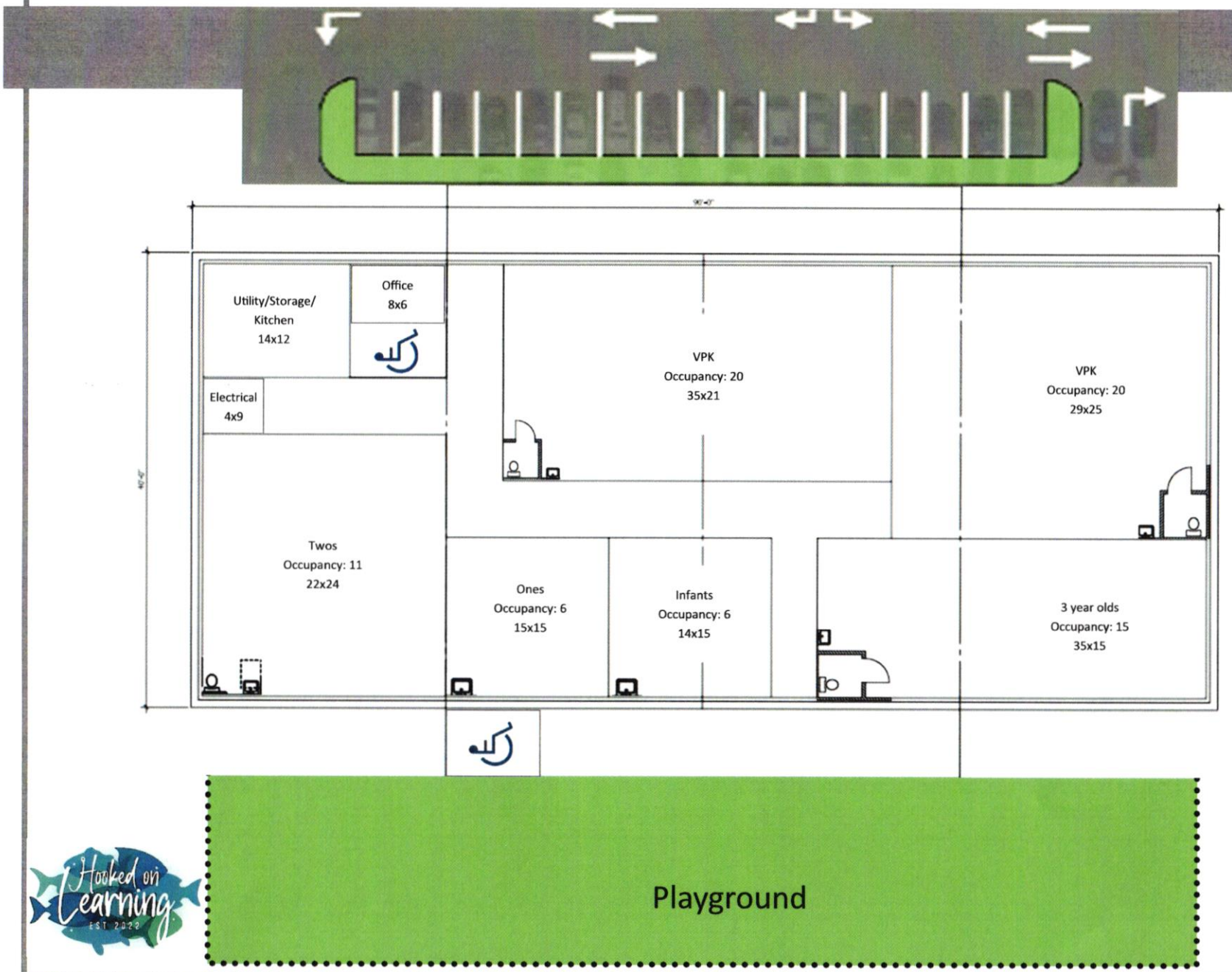
Sincerely,

LaQuasha Lockett
Licensing Specialist - Child Care
904-210-6719

cc: Zoning Administrator
Planning and Development Department
15859 West County Road
Hillard, Fl. 32046
Owner/Operator

36798 Pine St. Hilliard, FL 32046

ITEM-1



ITEM-1

PREPARED BY: Douglas K. McKoy
RECORD & RETURN TO:
Douglas K. McKoy, Attorney at Law
302-B N. Main St., Trenton FL 32693
Q 22-05-17
17-3N-24-0000-0006-0000

This Quit Claim Deed, made this 14 day of June, 2022, by **Philip Myers, the unremarried widower of Karen G. Myers, Amber C. Pierce f/k/a Amber C. Myers, a married woman, and Philip M. Myers, a single man**, first party; to **Philip Myers and Philip M. Myers,** both of 11251 Northwest 78th Avenue, Chiefland, FL 32626, second party, as joint tenants with rights of survivorship.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representative, and assigns of individuals, and the successors and assigns of corporation, wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of Ten and no/100s ($10.00) Dollars, in hand paid by the said second party, the receipt whereof is hereby acknowledged, and other valuable considerations, does hereby remise, release, and quit-claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **Nassau**, State of Florida, to wit:

See Exhibit "A" – Legal Description

Said property is not the Homestead of the Grantor(s) as defined by the laws and constitution of the State of Florida in that neither Grantor(s) nor any member of their family resides thereon.

Title to the land herein conveyed was neither researched, guaranteed or insured by the preparing attorney at the request of the parties to the deed.

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in the presence of:

Witness Signature

Shaina Lodge
Witness Printed Name

Witness Signature

Tori Otte
Witness Printed Name

Philip Myers
11251 Northwest 78th Avenue
Chiefland, FL 32626

Philip M. Myers
11251 Northwest 78th Avenue
Chiefland, FL 32626

STATE OF FLORIDA
COUNTY OF GILCHRIST

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, this 14 day of June, 2022, by Philip Myers and Philip M. Myers, who are personally known to me or who have produced FL DL and FL DL as identification.

NOTARY SEAL:

SHAINA LODGE
Commission # HH 175677
Expires September 29, 2025
Bonded Thru Budget Notary Services

Notary Signature

ITEM-1

Signed, sealed and delivered in the presence of:

Witness Signature

CHRISTYN KELLY
Witness Printed Name

Witness Signature

BIMAL DOOLABH
Witness Printed Name

Amber C. Pierce
11110 Atlantic Blvd # 107
Jacksonville, FL ~~32207~~ 32225

STATE OF FLORIDA
COUNTY OF GILCHRIST

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 10 day of June, 2022, by Amber C. Pierce, who is personally known to me or who has produced FL DL as identification.

NOTARY SEAL:

Notary Public State of Florida
Bimal Doolabh
My Commission GG 912645
Expires 09/12/2023

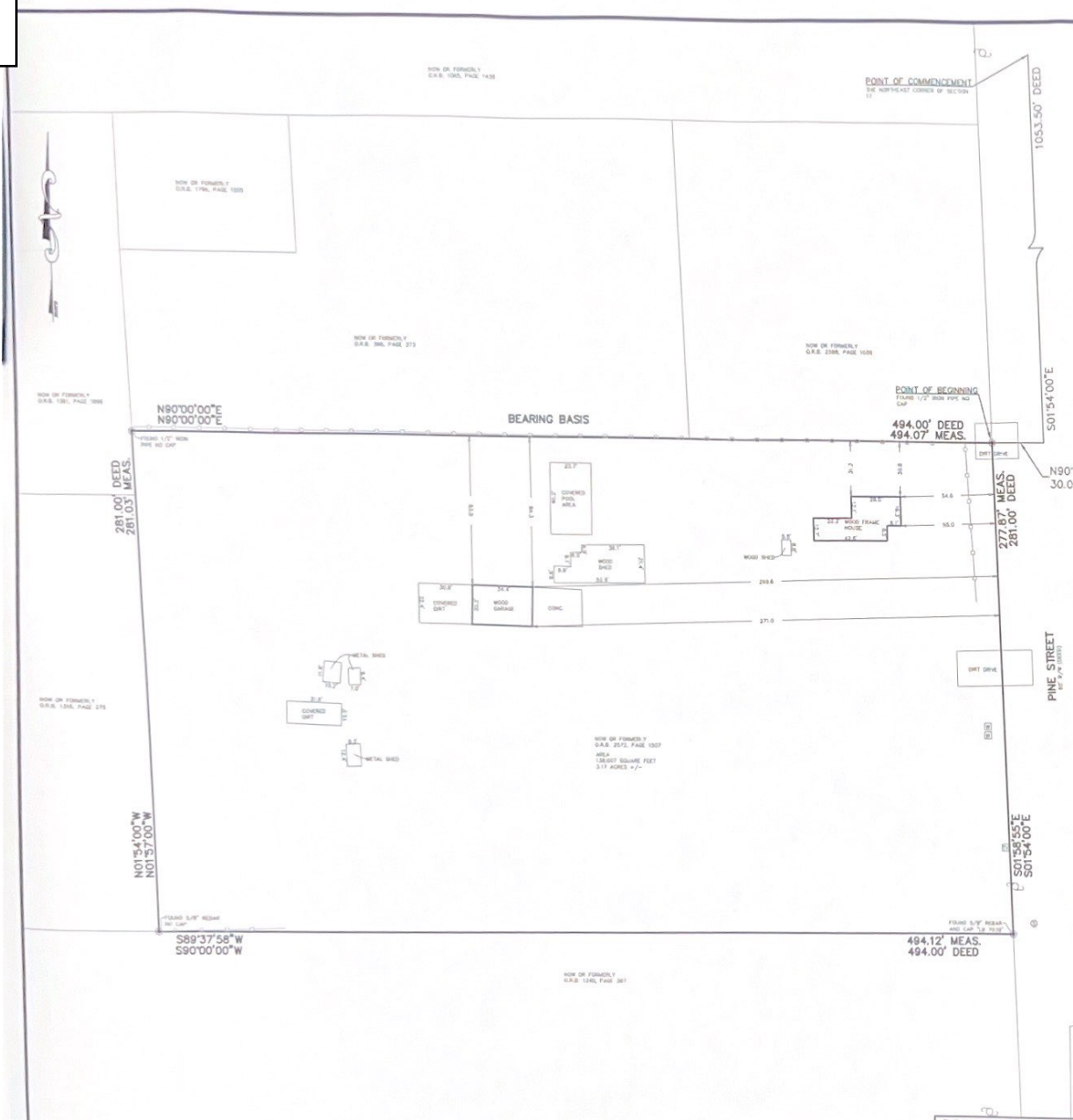
Notary Signature

Exhibit "A" – Legal Description

All that certain piece or parcel of land situate, lying and being in the NE 1/4 OF NE 1/2 of Section 17, Township 3 North, Range 24 East, Nassau County, Florida, and further described by metes and bounds as follows:

Beginning at the Northeast corner of Section 17 and go South 1 degree 54 minutes East along East line of Section 17 and enter of pavement and 60 foot right of way of State Road No. 108 for 1053.5 feet; thence go West for 30 feet to Point of Beginning on West side of said State road; thence go South 1°54' East along West side of State Road No. 108 for 281 feet; thence go West along South line of NE 1/4 of NE 1/4 of Section 17 for 494 feet; thence go North 1°54' West for 281 feet; thence go East along South side of land described in Deed Book 34, Page 138 for 494 feet to the Point of Beginning.

MAP OF BOUNDARY SURVEY



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PREPARED FOR:
HOOKED ON LEARNING, LLC

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 based on N 90°00'00" E for the North line of the parcel described in Official Records Book 2572, Page 1507, recorded in Nassau County Florida public records.
5) 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.
6) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
7) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C0145F, Dated 08/02/2017
8) Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.
9) This survey has been performed according to the standard of care to achieve the following accuracy for the following surveyed. Surveyed Accuracy: 1 foot in 22,865 feet
Commercial / High risk linear accuracy: 1 foot in 10,000 feet
SOP Rule 5J-17.05(3) (B) (15) b.ii

ADDRESS: 36798 PINE STREET, HILLIARD, FL 32046

LEGEND

-E-E- = AERIAL UTILITY WIRES	CONC. = CONCRETE	MEAS. = MEASURED	= STORM MANHOLE
A/C = AIR CONDITIONER	= CONCRETE FLATWORK	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	= TELEPHONE PEDESTAL
AKA = ALSO KNOWN AS	CMP = CORRUGATED METAL PIPE	O.R.B. = OFFICIAL RECORD BOOK	-o-o- = WOOD FENCE
B.R.L. = BUILDING RESTRICTION LINE	= ELECTRICITY METER	P.I.N. = PARCEL IDENTIFICATION NUMBER	= WOOD POWER POLE
= CABLE TELEVISION PEDESTAL	ELEV. = ELEVATION	P.O.B. = POINT OF BEGINNING	= WATER METER
Δ = CENTRAL ANGLE	F.F. = FINISHED FLOOR	P.O.C. = POINT OF COMMENCEMENT	= WELL
℄ = CENTERLINE	= FIRE HYDRANT	R = RADIUS	
-x-x-x- = CHAIN LINK FENCE	= GAS METER	RCP = REINFORCED CONCRETE PIPE	
CB = CHORD BEARING	L = ARC LENGTH	R/W = RIGHT-OF-WAY	
CD = CHORD DISTANCE	= LIGHT POLE	= SEWER CLEANOUT	
		= SEWER MANHOLE	

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

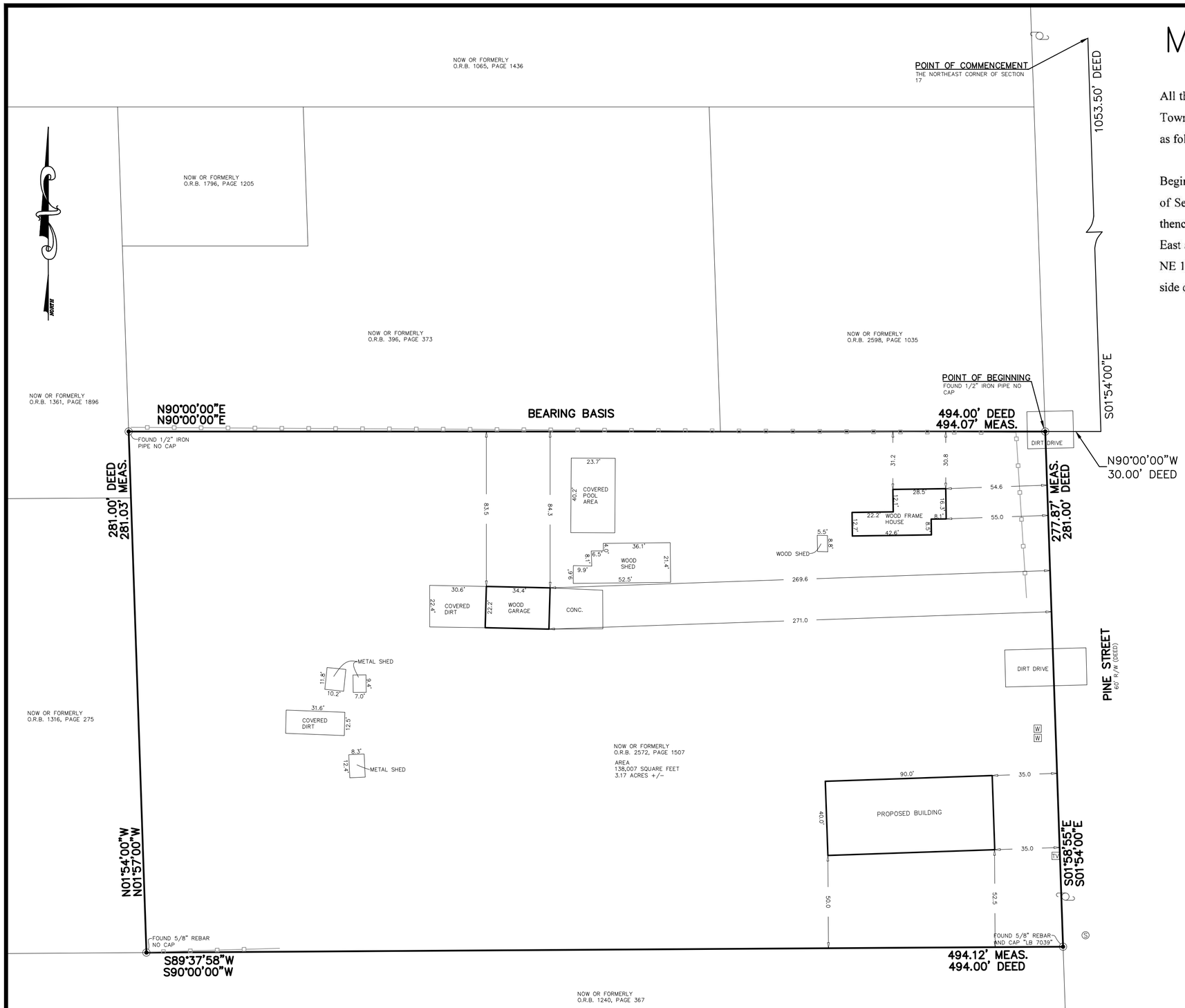
GLASS LAND SURVEYING, LLC

GLASS LAND SURVEYING, LLC
3731 WEST 8TH STREET, HILLIARD FLORIDA 32046
(904) 879-9241 • CELL (904) 370-0318
LICENSE BUSINESS NO. LB 8359

SCALE: 1"=40'
DATE: 08/29/24
DRN BY: WAC
CHD BY: AFG
JOB NO: 24-178
F.B. NO: WAC5
PAGE NO: 73-74

DWG NO: GLS-24-178

MAP OF BOUNDARY SURVEY



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BY: _____
ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE No. 5712

REVISED 09/09/2024 TO SHOW PROPOSED BUILDING

GLASS LAND SURVEYING, LLC

GLASS LAND SURVEYING, LLC
3731 WEST 5TH STREET, HILLIARD FLORIDA 32046
(904) 675–9241 * CELL (904) 370–0318
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DRN BY: WAG
CKD BY: AFG
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F.B. NO: WAG5
PAGE NO. 73–74

DWG NO. GLS–24–178

AGENDA ITEM REPORT
TOWN OF HILLIARD, FLORIDA

TO: Planning and Zoning Board Regular Meeting Meeting Date: October 1, 2024

FROM: ***Lee Anne Wollitz – Land Use Administrator***

SUBJECT: Planning and Zoning Board Approval of Site Plan Application Number 20240916.1. Parcel ID # 17-3N-24-0000-0006-0000. Applicant Jacqueline Sims Clark, Hooked on Learning LLC.

BACKGROUND: Documents included for Review:
3.1 Town code 62-40 Site Plan Review, with staff comments in blue.
3.2 Site Plan Application 20240916.1, includes Nassau PA information, Warranty Deed, Site Plan with partial topographic and tree survey, Narrative of additional information.
Mrs. Clark of Hooked on Learning, LLC applied for a Special Exception to allow a Childcare/Daycare Center at 36798 Pine Street a R-2 Zoning District.
Hooked on Learning, LLC is an existing business within the town's C-1 Zoning District. The business would like to build a new facility under its own ownership within the town.
The Applicant has completed a Development Investigation on the property.
Prior to their ownership there were 3 dwelling units on the property. Two have been removed. The removed dwelling units had water and sewer accounts. The water at this location is not sufficient for the Childcare center therefore a new water tap will be required. The size of that connection will be decided between the owner, fire marshal, public works and land use.
In anticipation of the approval of the Special Exception Hooked on Learning LLC filed a Site Plan Application for review by the Planning and Zoning Board on 09.16.2024. The project will require a permit or exception from Nassau County for a driveway, and SJRWMD to development on the site. A Nassau County Right of Way permit will be needed to complete the water tap for the property. All of which have had applications filed.

FINANCIAL IMPACT:
None. All fees for review, advertising, and any other fees associated with the application will be paid by the applicant.

RECOMMENDATION:
Staff recommends approval of site plan application 20240916.1 with the following conditions:
1. The remaining permits or exceptions be submitted for the Land Use Administrator's approval prior to the start of construction.
2. A preconstruction meeting with Town Staff take place prior to the start of construction on the site.

Sec. 62-40. Site plan review.

Comments in Blue are specific to Site Plan Application 20240916.1. these are the comments of Land Use Administrator, Lee Anne Wollitz, to aid in review of the proposed project by the Planning and Zoning Board.

(a) Site plans, are required for special exceptions and for all multifamily, commercial, industrial, mobile home parks, mobile home subdivisions, and planned unit developments. A building permit for a project requiring a site plan shall not be issued until such site plan is approved.
This is a commercial project on a parcel of land that is zoned R-2. A Special Exception was reviewed on October 1st following a Public Hearing. Site Plan Application 20240916.1 was submitted 09.2024. The Application and documents have been reviewed by Land Use Administrator, the Public Works Department, and discussed with the Town's Fire Marshall and Building Official.

(b) In reaching a decision as to whether or not the site plan as submitted should be approved or approved with changes, the planning and zoning board shall be guided in its decision and the exercise of its discretion to approve, to approve with conditions, or to deny by the following criteria. The planning and zoning board shall record its findings in regard to the following criteria, where applicable:

(1) Sufficiency of statements on ownership and control of the development and permanent maintenance of common open spaces.
The parcel is owned by the applicant, a warranty deed was provided, all open spaces will remain in private ownership and maintenance.

(2) Density and/or use of the proposed development with particular attention to its relationship to adjacent and nearby properties and the effect thereon and in accordance with the town's comprehensive plan.
The subject parcel is Zoned R-2, Single-family Residential with a FLUM designation of High Density Residential. Adjacent properties have zoning districts of R-2, R-1 and RMH, with FLUM designations of High Density Residential and Low density Residential. The proposed site plan application is consistent with the surrounding properties.

(3) Ingress and egress to the site and proposed structures thereon, with particular reference to automotive and pedestrian safety, separation of automotive traffic and pedestrian traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe, or emergency.
A Nassau County Driveway Permit or Exception is pending for the project. The Site Plans comply with Town Code Requirements for dumpster enclosures 62-567(8). The site has proper emergency access. This site will be open to the public and will have onsite "car line" of enough length to have all parked traffic on site and will not block the public right of way. The Town will not own, operate, and/or maintain the proposed onsite drainage, water and sewer utilities other than the water meter. In addition, a Nassau County Right of Way Permit will be sought in order to complete the needed water tap across Pine Street.

(4) Location and relationship of off-street parking and loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, screening and landscaping.
The Site Plans comply with Town Code Requirements for parking 62-382, landscaping 62-565, and lighting 62-384. The Town of Hilliard Fire Marchal has communicated as to which conditions would require a fire suppression system within the proposed future building and will review the engineered plans prior to issue of a building permit by the Town.

(5) Sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.
The Site Plans have complied with Town Code Requirements for landscaping 62-565. In addition to the proposed perimeter tree planting a large portion of the parcel will remain in their natural state.

(6) A stormwater management and drainage plan for the property in accordance with all town, county and state requirements.
A SJRWMD permit or exception is pending for the project and will be provided to the town prior to the start of work on the site. The remainder of the property will remain in its original start at this time.

(7) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.
The utility needs have been reviewed by the Town of Hilliard's Public Works Department. They have approved the proposed plans, including the tie in locations, placement of meter. These details are subject to change based on the recommendation of the Town's engineering team or Nassau County through the issuance of Right of Way Permit.

(8) Recreation facilities and open spaces, with attention to the size, location, and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to communitywide open spaces and recreation facilities.
This project has met the requirements for open spaces and will not be open for public use. No recreation facilities are required by town code, but private recreation facilities will be located on site for use by the childcare facility.

(9) General site arrangement, amenities and convenience, with particular reference to ensuring that appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be so at variance with other development in the area as to cause a substantial depreciation of property values.
The subject property and this project are compatible and harmonious with properties in the general area.

(10) Such other standards as may be imposed by this chapter for the particular use or activity involved.
Applicant has complied with all requirements and request from the Town of Hilliard. Applicant will be asked to provide all pending permits prior to the start of construction as well as a preconstruction meeting with Town staff.

(Ord. No. 2023-14, § 1(Att. A), 12-7-2023)

ITEM-3

FOR OFFICE USE ONLY

File # 20240916.1

CK# 12168 Application Fee: $1040.00 Plus $1000.00 Deposit

Filing Date: 9/16/2024 Acceptance Date: _____

KM

104 - $1040 628 - $1000.

Town of Hilliard
Site Plan Application

A. PROJECT

1. Project Name: Hooked on Learning
2. Address of Subject Property: 36798 Pine St. Hilliard, FL 32046
3. Parcel ID Number(s): 17-3N-24-0000-0006-0000
4. Existing Use of Property: Single Family
5. Future Land Use Map Designation : _____
6. Zoning Designation: _____
7. Acreage: 3.19

B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Jacquelin Sims Clark Title: Mrs.

   Company (if applicable): Hooked on Learning, LLC.

   Mailing address: 37191 South Oak St.

   City: Hilliard State: FL ZIP: 32046

   Telephone: (904) 728-5119 FAX: (___) _____ e-mail: hookedonlearningllc@gmail.com
3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): _____

   Company (if applicable): _____

   Mailing address: _____

   City: _____ State: _____ ZIP: _____

   Telephone: (___) _____ FAX: (___) _____ e-mail: _____

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

D. ATTACHMENTS (One copy plus one copy in PDF format)

1. Site Plan and Survey including but not limited to:
   a. Name, location, owner, and designer of the proposed development.
   b. Vicinity map - indicating general location of the site and all abutting streets and properties.
   e. Statement of Proposed Uses.
   f. Location of the site in relation to adjacent properties, including the means of ingress and egress to such properties and any screening or buffers along adjacent properties.
   g. Location of nearest fire hydrant, adjacent pedestrian sidewalks and bicycle paths.
   h. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to fifty (50) feet).
   i. Area and dimensions of site.
   j. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
   k. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.).
   m. Location and dimensions of all existing and proposed parking areas, loading areas, curb cuts.
   n. Number of proposed parking spaces
   o. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways and lot coverage.
   p. Required buffers.
   q. Location of existing trees, identifying any trees to be removed.
   r. Landscaping plan depicting type, size, and design of landscaped areas, buffers, and tree mitigation calculations.
   s. Percent of pervious surface.
   t. Lighting plan.
   u. Location, design, height, and orientation of signs.
   v. Location of dumpsters and detail of dumpster enclosure.
   w. For development consisting of Multi-family residential;
      i. Tabulation of gross acreage.
      ii. Tabulation of density.
      iii. Number of dwelling units proposed.
      v. Floor area of dwelling units.
2. Stormwater management plan - including the following:
   a. Existing contours at one (1) foot intervals.
   b. Proposed finished floor elevation of each building site.
   c. Existing and proposed stormwater management facilities with size and grades.
   d. Proposed orderly disposal of surface water runoff.
3. Legal description with tax parcel number.
4. Warranty Deed or other proof of ownership.
5. Permit or Letter of Exemption from the St. Johns River Water Management District.

6. Fee.

   a. Based on size of site:

      i. For sites <10,000 s.f. - $200

      ii. For sites >10,000 s.f.- $1,000 + $20 per acre

No application shall be accepted for processing until the required application fee is paid in full and a $1,000 refundable deposit is paid by the applicant. Any fees necessary for technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any action of any kind on the development application.

All 6 attachments are required for a complete application. A completeness review of the application will be conducted within fourteen (14) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:

Jacquelin Sims Clark
Signature of Applicant

Signature of Co-applicant

Jacquelin Sims Clark
Typed or printed name and title of applicant

Typed or printed name of co-applicant

09-16-2024
Date

Date

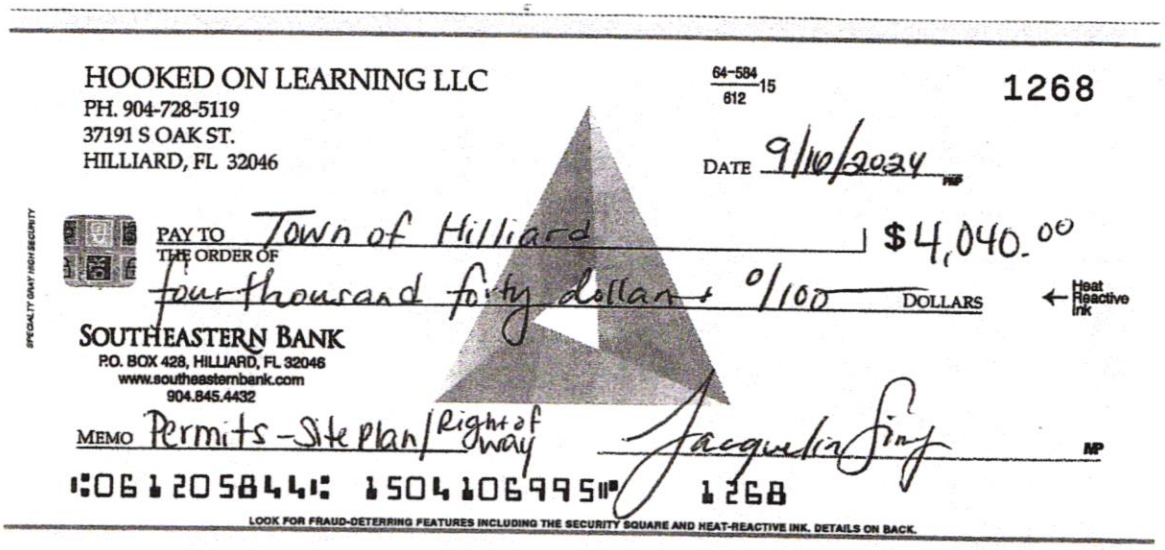
State of Florida County of Nassau

The foregoing application is acknowledged before me this 16th day of September 2024 by Jacqueline Sims, who is/are personally known to me, or who has/have produced Drivers License as identification.

NOTARY SEAL

Kimberly Corbett
Signature of Notary Public, State of Florida

KIMBERLY CORBETT
MY COMMISSION # HH 584928
EXPIRES: August 20, 2028



HOOKED ON LEARNING LLC
PH. 904-728-5119
37191 S OAK ST.
HILLIARD, FL 32046

64-584/612 15

1268

DATE 9/16/2024

PAY TO THE ORDER OF Town of Hilliard $4,040.00

four thousand forty dollars + 0/100 DOLLARS

Heat Reactive Ink

SPECIALTY GRAY HIGH SECURITY

SOUTHEASTERN BANK
P.O. BOX 428, HILLIARD, FL 32046
www.southeasternbank.com
904.845.4432

MEMO Permits - Site Plan / Right of way

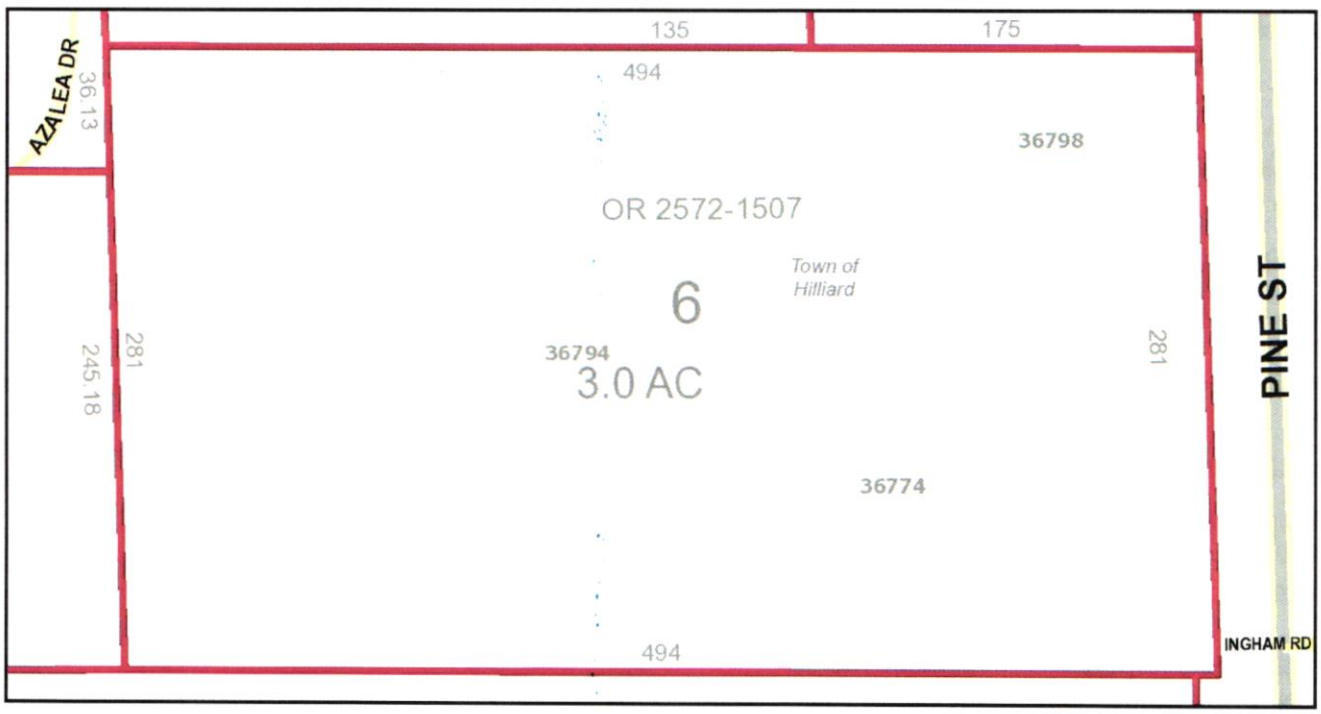
Jacquelin Finy

⑆061205844⑆ 1504106995⑈ 1268

LOOK FOR FRAUD-DETERRING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

904-491-7300 www.NassauFLPA.com

A. Michael Hickox
Nassau County Property Appraiser



Parcel Report	Results
Parcel ID	17-3N-24-0000-0006-0000
Owner Information	HOOKED ON LEARNING LLC
Mailing Address	551435 US HWY 1 HILLIARD, FL 32046
Site Address	36798 PINE ST HILLIARD 32046 36774 PINE ST HILLIARD 32046 36794 PINE ST HILLIARD 32046
Previous Site Address (If Changed by 911)	Null
Deed Acre	3.00
Approximate Acres (GIS Calculated)	3.19
Property Use Code	000100
Municipality	Town of Hilliard
Census Tract	

MLS Zone	9 - Mainland
Subdivision	Not in a Subdivision

Value & Sales Report	**Results**	
Land Value	$0.00	Value of land
Building Value	$49,595.00	Value of all improvement on the land
Misc. Value	$30,602.00	Any extra features to the land and/or building(s)
Just Value (Market Value)	$134,197.00	The Just, or Market Value, for tax purposes
Assessed Value	$123,205.00	Market Value minus assessment limits
Taxable Value		Assessed Value minus any Exemptions

Sales Information

Date	Price	Vacant?	Qual
20240516	$75,000.00	N	U

Land Use Report	**Results**	
Zoning	R-2	Note: (Must be verified with Municipality)
Future Land Use	Contact Town of Hilliard for Futue Land Use	Note: (Must be verified with Municipality)
Community Development District	No	
Community Redevelopment Area	No	Note: (Must be verified with City of Fernandina Beach)
Historic District	No	Note: (Must be verified with City of Fernandina Beach)
Municipal Service Benefit Unit (MSBU)	No	
Mobility Fee Zone	Zone 3	

Topographical Report	**Results**	
Soil Map Unit Name	BOULOGNE FINE SAND	
Drainage Basin	St. Marys River	
Drainage Basin Number	Coming Soon	
Vegetation		Not a jurisdictional survey
Approximate Elevation	Coming Soon	

Utility Report	**Results**
Water Source	Town of Hilliard
Waste Water	Town of Hilliard
Electric Provider	Okefenokee Rural Electric

Emergency Management Report	**Results**	
Fire District	40	Note: (Must be verified with Nassau County Fire & Rescue)
USNG	17R MP 08 90	Note: (Must be verified with Nassau County Emergency Management)
Storm Surge Zone		Note: (Must be verified with Nassau County Emergency Management)
Hurricane Evacuation Zone	K	Note: (Must be verified with Nassau County Emergency Management)
Special Flood Hazard Area	X	Note: (Must be verified with Nassau County Building Dept.)
DFIRM Panel	12089C0145F	Note: (Must be verified with Nassau County Building Dept.)

School Board Report	Results	
Elementary School Zone	Hilliard Elementary School	Note: (Must be verified with NCSB)
Middle School Zone	Hilliard Middle School	Note: (Must be verified with NCSB)
High School Zone	Hilliard High School	Note: (Must be verified with NCSB)

Elections Report	Results	
Municipality	Town of Hilliard	
Voting Precinct	401	Note: (Must be verified with SOE)
Polling Location	Coming Soon	Note: (Must be verified with SOE)
Congressional	4	Note: (Must be verified with SOE)
State Senate	4	Note: (Must be verified with SOE)
State House	11	Note: (Must be verified with SOE)
County Commissioner	4 - Alyson R. McCullough	Note: (Must be verified with SOE)
School Board	4 - Dr. Cynthia Grooms	Note: (Must be verified with SOE)
Ocean, Highway & Port Authority	4 - Ray Nelson	Note: (Must be verified with SOE)
City of Fernandina Beach Commission	Bradley Bean, David.Sturges, Chip Ross, James Antun, & Darron Ayscue	Note: (Must be verified with City of Fernandina Beach)
Hilliard Town Council	John Beasley,Kenny Sims, Callie Bishop, Lee Pickett & Jared Wollitz	Note: (Must be verified with Town of Hilliard)
Callahan Town Council	Does Not Apply	Note: (Must be verified with Town of Callahan)
Mosquito Control	No	Note: (Must be verified with SOE)

The Nassau County interactive map displays GIS data that is subject to continual updating, change and the data accuracy representations adjustments over time. The information contained within this document is not intended to be used for the preparation of construction documents and under no circumstance shall this product or representations from this product be used for final design purposes.

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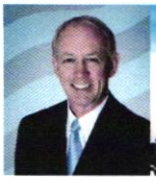


A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

Change of Address

FAQ

APP

PROPERTY INFORMATION

Parcel Number 17-3N-24-0000-0006-0000

Owner Name	HOOKED ON LEARNING LLC
Mailing Address	551435 US HWY 1
	HILLIARD, FL 32046
Location Address	36798 PINE ST
	HILLIARD 32046
Tax District	003 - HILLIARD
Millage	15.8365
Homestead	No
Property Usage	SINGLE FAMILY 000100
Deed Acres	3.00
Short Legal	IN OR 2716/926

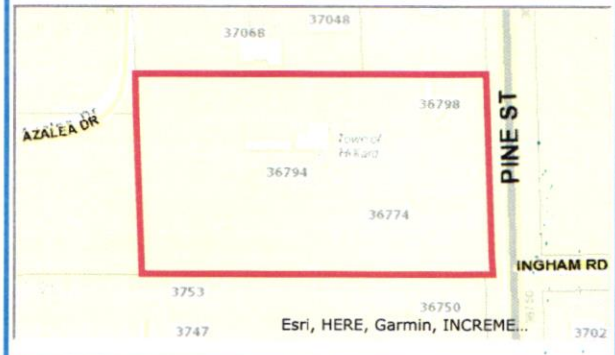
2024 Preliminary Values

Land Value	$54,000
(+) Improved Value	$80,197
(=) Market Value	**$134,197**
(-) Agricultural Classification	$0
(-) SOH or Non-Hx* Capped Savings	$10,992
(=) Assessed Value	**$123,205**
(-) Homestead	$0
(-) Additional Exemptions	$0
(=) School Taxable Value	$134,197
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$123,205**

Note - *10% Cap does not apply to School Taxable Value

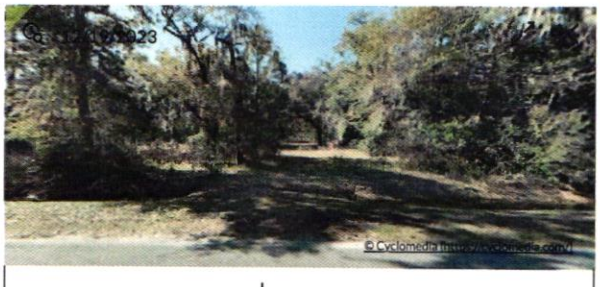
Property Search
Map This Parcel
GIS Report
Property Record Card
Print Friendly Page

PARCEL MAP



2023 AERIAL MAP

PROPERTY PHOTO



If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP

BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built	Building Sketch
SINGLE FAM	947	811	1	1	AL SIDING		CONVECTION	NONE	1928	

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
POOL FIBER	16 X 28	448	1982
POOL FIBER	95 X 6	570	1982
GARAGE WD-	22 X 34	748	1986
CONCRETE B	0 X 0	834	1985

POLE SHED	9 X 16	144	1980

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2024-05-16	2716 / 926	$75,000	WD	U	I	MYERS PHILIP MYERS PHILIP M	HOOKED ON LEARNING LLC
2022-06-14	2572 / 1507	$100	QC	U	I	MYERS PHILIP & AMBER C PIERCE ET AL	MYERS PHILIP & PHILIP M MEYERS
2012-07-09	1801 / 1214	$100	QC	U	I	MYERS PHILIP & KAREN G	MYERS PHILIP & KAREN G ETAL
1991-07-03	630 / 485	$10,500	WD	U	I	MATTHEUS BLANCHE	MYERS PHILIP

Prepared by:
Josh Bernard
Titletown of America, LLC
480 Busch Drive
Jacksonville, Florida 32218

Record & Return to:
GRANTEE

File Number: TT24-0117
Parcel ID Number: **17-3N-24-0000-0006-0000**

General Warranty Deed

Made this May 16, 2024 A.D. By **Philip M. Myers and Philip Myers, both conveying non homestead real property,** whose address is: 11252 NW 78th Ave Chiefland, FL 32626 , hereinafter called the grantor, to **Hooked on Learning, LLC, a Florida Limited Liability Company**, whose post office address is: 551435 US Hwy 1, Hilliard, Florida 32046, hereinafter called the grantee:

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

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

All that certain piece or parcel of land situate, lying and being in the NE 1/4 OF NE 1/2 of Section 17, Township 3 North, Range 24 East, Nassau County, Florida, and further described by metes and bounds as follows:

Beginning at the Northeast corner of Section 17 and go South 1 degree 54 minutes East along East line of Section 17 and enter of pavement and 60 foot right of way of State Road No. 108 for 1053.5 feet; thence go West for 30 feet to Point of Beginning on West side of said State road; thence go South 1 degree 54' East along West side of State Road No. 108 for 281 feet; thence go West along South line of NE 1/4 of the NE 1/4 of Section 17 for 494 feet; thence go North 1 degree 54' West for 281 feet; thence go East along South side of land described in Deed Book 34, Page 138 for 494 feet to the Point of Beginning.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023.

Prepared by:
Josh Bernard
Titletown of America, LLC
480 Busch Drive
Jacksonville, Florida 32218

Record & Return to:
GRANTEE

File Number: TT24-0117
Parcel ID Number: **17-3N-24-0000-0006-0000**

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Jennifer Williams
Signature: - Witness

Jenny Williams
Print name:

480 Busch Dr.
Address Line 1:

Jax. Fl. 32218
Address Line 2:

JB
Signature: - Witness

Josh Bernard
Print name:

480 Busch Dr
Address Line 1:

Jax, FL 32218
Address Line 2:

Philip M. Myers - Seller

Philip Myers - Seller

State of FL
County of Columbia

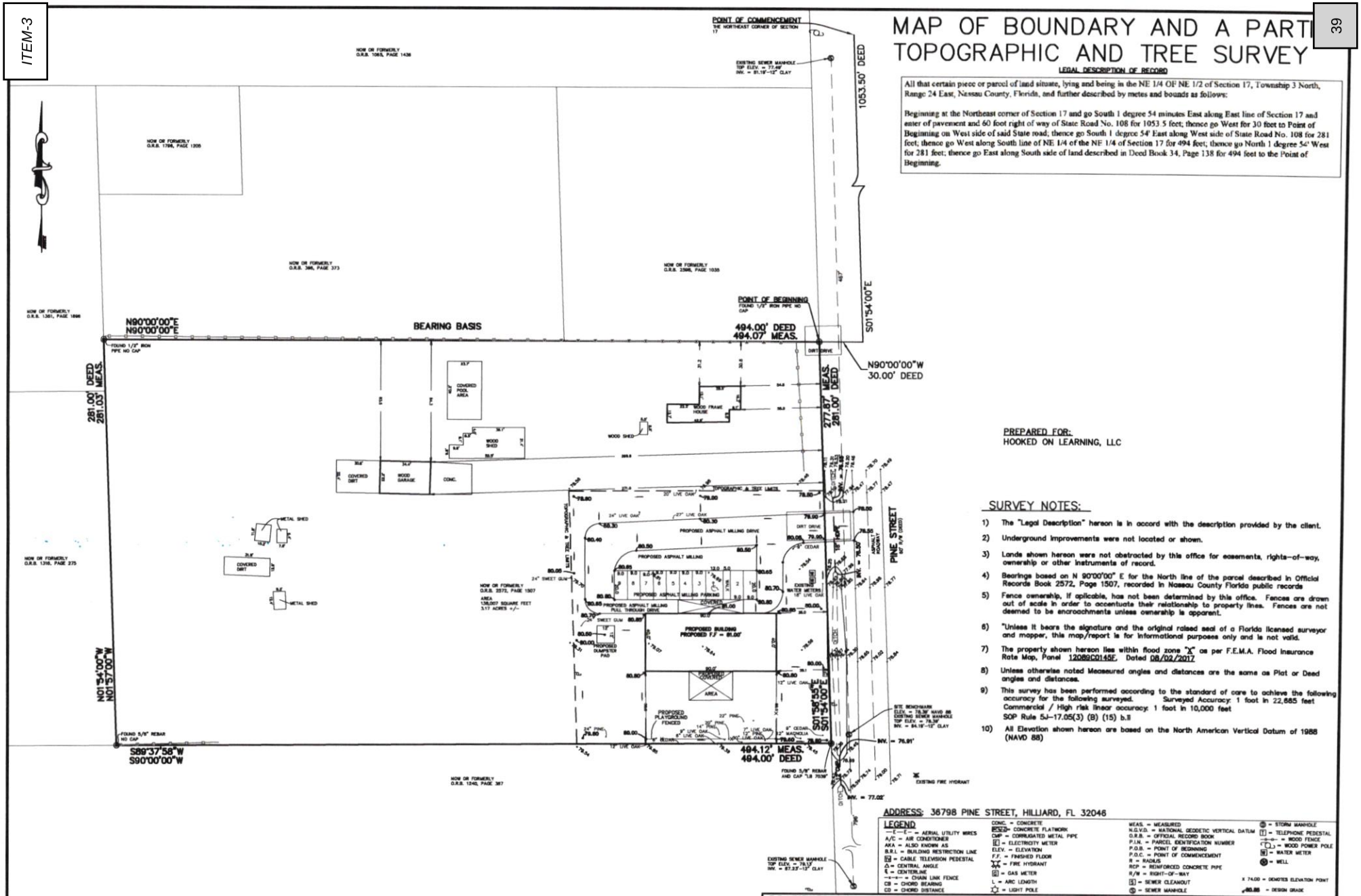
The foregoing instrument was acknowledged before me by means of [x] physical presence or [ ] online notarization, this 17th day of May, 2024, by Philip M. Myers and Philip Myers, conveying non homestead real property, who is/are personally known to me or who has produced ID as identification.

JOSHUA BERNARD
MY COMMISSION # HH 224480
EXPIRES: February 6, 2026

JB
Notary Public
Print Name: Josh Bernard

My Commission Expires:

MAP OF BOUNDARY AND A PARTI TOPOGRAPHIC AND TREE SURVEY



LEGAL DESCRIPTION OF RECORD

All that certain piece or parcel of land situate, lying and being in the NE 1/4 OF NE 1/2 of Section 17, Township 3 North, Range 24 East, Nassau County, Florida, and further described by metes and bounds as follows:

Beginning at the Northeast corner of Section 17 and go South 1 degree 54 minutes East along East line of Section 17 and enter of pavement and 60 foot right of way of State Road No. 108 for 1053.5 feet; thence go West for 30 feet to Point of Beginning on West side of said State road; thence go South 1 degree 54' East along West side of State Road No. 108 for 281 feet; thence go West along South line of NE 1/4 of the NE 1/4 of Section 17 for 494 feet; thence go North 1 degree 54' West for 281 feet; thence go East along South side of land described in Deed Book 34, Page 138 for 494 feet to the Point of Beginning.

PREPARED FOR:
HOOKED ON LEARNING, LLC

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 based on N 90°00'00" E for the North line of the parcel described in Official Records Book 2572, Page 1507, recorded in Nassau County Florida public records
5) Fence ownership, if aplicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
6) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
7) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C0145F, Dated 08/02/2017
8) Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.
9) This survey has been performed according to the standard of care to achieve the following accuracy for the following surveyed. Surveyed Accuracy: 1 foot in 22,685 feet
Commercial / High risk linear accuracy: 1 foot in 10,000 feet
SOP Rule 5J-17.05(3) (8) (15) b.II
10) All Elevation shown hereon are based on the North American Vertical Datum of 1988 (NAVD 88)

ADDRESS: 36798 PINE STREET, HILLIARD, FL 32046

LEGEND

—E—E— = AERIAL UTILITY WIRES
A/C = AIR CONDITIONER
AKA = ALSO KNOWN AS
B.R.L. = BUILDING RESTRICTION LINE
CB = CABLE TELEVISION PEDESTAL
℄ = CENTRAL ANGLE
℄ = CENTERLINE
—x—x— = CHAIN LINK FENCE
CB = CHORD BEARING
CD = CHORD DISTANCE
CONC. = CONCRETE
CONCRETE FLATWORK
CMP = CORRUGATED METAL PIPE
E = ELECTRICITY METER
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
FH = FIRE HYDRANT
G = GAS METER
L = ARC LENGTH
LP = 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
SM = STORM MANHOLE
T = TELEPHONE PEDESTAL
—o— = WOOD FENCE
WOOD POWER POLE
W = WATER METER
WELL
X 74.00 = DENOTES ELEVATION POINT
80.85 = DESIGN GRADE

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"=40'
DATE: 08/26/24
DRN BY: WAG
CKD BY: AFG
JOB NO: 24-178
F.B. NO: WAG5
PAGE NO. 73-74

REVISED 09/13/2024 TO SHOW PROPOSED BUILDING, PARKING AND DRIVE LOCATION WITH A PARTIAL TOPOGRAPHIC AND TREE LOCATION IN THE NEW BUILDING AREA.

DWG NO. GLS-24-178

Narrative regarding 36798 Pine Street:

To give further details regarding the future of Parcel ID 17-3N-24-0000-0006-0000 I would like to include that there will be also be a 6 foot tall chain link fence surrounding the playground with dimensions of roughly 90 ft x 50 ft. There will also be a 6 ft. chain link fence surrounding the dumpster pad on three sides. At the south end of the property, we will dig a ditch on our property adjacent to the incoming RV Park to allow water flow to the existing ditches on Pine street. No structures on the property will exceed 35 feet tall.

St. Johns River
Water Management District

St. Johns River
Water Management DistrictePermitePermit

Project Information

Information as of 16-Sep-2024 01:48:09 AM

Project Number

225262 - 1

Project Name

Hooked on Learning, LLC.

Sequence Type	Permit Determination/Exemption	**Permit Type**	ERP Permit Determination/Exemption	**County**	Nassau (Hilliard)
Received	09/06/2024	**Decision**		**Expiration**	
Description					
Status	Pending	**Recommendation**		**Current Process Stage**	Review
Applicant	Hooked on Learning LLC	**Owner**	Hooked on Learning LLC	**Agent**	
Consultant		**Wetlands**	No		
Reviewer(s)	Brittany Knowles (904) 224-2980; Jeff Reindl (904) 448-7939;				

Copy Link | District Map | Google Earth | Google Map | Comments

Documents (4)

Change View | Export

Group Name	Document Name	Date	Size	Link	Comments
Application	Application	09/06/2024	299416	Application	Application
Application	Map	09/06/2024	306759	Map	Survey
Application	Map:2	09/06/2024	1253705	Map:2	Online Map

Correspondei	Pending Application …	09/06/2024	209724	Pending Application Correspondei :: Fee Receip	System Generated Online …

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AGENDA ITEM REPORT
TOWN OF HILLIARD, FLORIDA

TO: Planning and Zoning Board Regular Meeting Meeting Date: October 1, 2024

FROM: ***Lee Anne Wollitz – Land Use Administrator***

SUBJECT: Planning and Zoning Board Approval of Site Plan Application Number 20220920. Parcel ID # 22-3N-24-2320-0025-0000. Applicant- Greenbrier Nassau LLC.

BACKGROUND: Documents for Review
4.1 Town Code 62-40 Site Plan Review, with staff comments in blue.
4.2 Site Plan Application 20220920.
4.3 Agent Authorization
4.4 Legal Description and Parcel #s prior to condense into 22-3N-24-2320-0025-0000.
4.5 Civil Plans- Onsite
4.6 Civil Plans- Offsite
4.7 Mittauer Review 3
4.8 FDEP Permit, Water Onsite
4.9 FDEP Permit, Water Offsite
4.10 FDEP Permit, Wastewater Onsite
4.11 FDEP Permit, Wastewater Offsite

Pending Documents, Permits or Exceptions:
Final updated Civil Plans, Onsite and Offsite (will be provided prior to meeting)
Agent Authorization (AVA Engineers)
Nassau County Right of Way Permit (utility work)
FDOT Right of Way Permit (utility work)
FDOT Driveway (US1 Entrance/Exit, 2)
SJRWMD Permit

FINANCIAL IMPACT:
None. All fees for review, advertising, and any other fees associated with the application will be paid by the applicant.

RECOMMENDATION:
Staff recommends approval of site plan application 20220920 with the following conditions:
1. The remaining permits or exceptions be submitted for the Land Use Administrator's approval prior to the start of construction.
2. A preconstruction meeting with Town Staff take place prior to the start of construction on the site.

Sec. 62-40. Site plan review.

Comments in Blue are specific to Site Plan Application 20220920. These are the comments of Land Use Administrator, Lee Anne Wollitz, to aid in review of the proposed project by the Planning and Zoning Board. The site in question is part of the Greenbrier PUD established with the approval of Ordinance 2021-19.

(a) Site plans, are required for special exceptions and for all multifamily, commercial, industrial, mobile home parks, mobile home subdivisions, and planned unit developments. A building permit for a project requiring a site plan shall not be issued until such site plan is approved.

This is the residential portion of the project on a parcel of land that is zoned PUD. PUD Ordinance 2021-19 was passed on 01.06.2022 and modified on 0110.2023. Site Plan Application 20220920 was submitted 09.2022. The Application and documents have been reviewed by Land Use Administrator, the Public Works Department, the Town's Engineer Firm and in part FDEP, FDO, Nassau County.

(b) In reaching a decision as to whether or not the site plan as submitted should be approved or approved with changes, the planning and zoning board shall be guided in its decision and the exercise of its discretion to approve, to approve with conditions, or to deny by the following criteria. The planning and zoning board shall record its findings in regard to the following criteria, where applicable:

(1) Sufficiency of statements on ownership and control of the development and permanent maintenance of common open spaces.
The parcel is owned by the applicant, a warranty deed was provided, all open spaces that will remain in private ownership and maintenance and those that will pass to public for future use and maintenance are specifically addressed through the written description of the PUD.

(2) Density and/or use of the proposed development with particular attention to its relationship to adjacent and nearby properties and the effect thereon and in accordance with the town's comprehensive plan.
The subject parcel is zoned PUD, Planned Unit Development with a FLUM designation of Mixed use. Adjacent properties within the Town limits have a zoning category of M-1 Industrial or C-1 Commercial. Adjacent properties have a FLUM designation of Industrial or Commercial. The proposed site plan application is consistent with the surrounding properties.

(3) Ingress and egress to the site and proposed structures thereon, with particular reference to automotive and pedestrian safety, separation of automotive traffic and pedestrian traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe, or emergency.
A FDOT Driveway Permit is pending for the project. The Civil Plans comply with Town Code Requirements for automotive and pedestrian traffic. The site has proper emergency access. The Town will own, operate, and/or maintain the portions proposed utilities and roadways in future, and in accordance with the PUD as adopted. FDEP permits have been issued for the Project. In addition, a Nassau County Right of Way Permit, a FDOT Right of Way Permit will be sought to complete the needed utility extensions.

(4) Location and relationship of off-street parking and loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, screening and landscaping.
The Civil Plans comply with Town Code Requirements for parking 62-382, landscaping 62-565, and

lighting 62-384. Article XIII of Chapter 62 as related with street width, needed sidewalks and cross walks. Town of Hilliard Utility Specifications for location of fire hydrants and the school interlocal agreement for a covered School Bus Stop have also been provided within the Plans.

(5) Sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.
The Civil Plans have complied with Town Code Requirements for landscaping 62-565. In addition, a more detailed landscape plan will be provided prior to construction.

(6) A stormwater management and drainage plan for the property in accordance with all town, county and state requirements.

A SJRWMD permit is pending for the project and will be provided to the town prior to the start of work on the site.

(7) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.
The utility needs have been reviewed by the Town of Hilliard's Engineers and the Public Works Department. Both have approved the proposed plans, including the tie in locations, placement and details for the onsite and offsite force main.

(8) Recreation facilities and open spaces, with attention to the size, location, and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to communitywide open spaces and recreation facilities.
This project has met the requirements for open spaces and follows the PUD Ordinance.

(9) General site arrangement, amenities and convenience, with particular reference to ensuring that appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be so at variance with other development in the area as to cause a substantial depreciation of property values.
The subject property and this project are compatible and harmonious with properties in the general area.

(10) Such other standards as may be imposed by this chapter for the particular use or activity involved.
Applicant has complied with all requirements and request from the Town of Hilliard. Applicant will be asked to provide all pending permits prior to the start of construction as well as a preconstruction meeting with Town staff.

(Ord. No. 2023-14, § 1(Att. A), 12-7-2023)

FOR OFFICE USE ONLY

File # 20220920

Application Fee: $4,240.00 Check #1077

Filing Date: _____ Acceptance Date: _____

Town of Hilliard
Site Plan Application

A. PROJECT

1. Project Name: Greenbrier Subdivision
2. Address of Subject Property: US Highway 1, Hilliard 32046
3. Parcel ID Number(s): 15-3N-24-2320-0019-0000, 15-3N-24-2320-0020-0000, 15-3N-24-23020-0021-0000, 22-3N-24-2320-0025-0000 22-3N-24-2320-0041-0000
4. Existing Use of Property: Timber 2-2 005501
5. Future Land Use Map Designation : Mixed Use Development-1
6. Zoning Designation: PUD Ordinance 2021-19
7. Acreage: 161.25

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Henry A. Vorpe, Jr., PE / Jennifer Wilson Title: President

   Company (if applicable): AVA Engineers, Inc

   Mailing address: 4201 Baymeadows Rd, Ste 3

   City: Jacksonville State: FL ZIP: 32217

   Telephone: (904) 730-3223 FAX: (___) _____ e-mail: vorpefactorx@yahoo.com Jennifer@avaengineers.com
3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): Brian Patten

   Company (if applicable): Greenbrier Nassau LLC

   Mailing address: 665 Simonds Rd

   City: Williamstown State: MA ZIP: 01267

   Telephone: (561) 418-7380 FAX: (___) _____ e-mail: bpatten@nationallandpartners.com

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

D. ATTACHMENTS (One copy plus one copy in PDF format)

1. Site Plan and Survey including but not limited to:
   a. Name, location, owner, and designer of the proposed development.
   b. Vicinity map - indicating general location of the site and all abutting streets and properties.
   e. Statement of Proposed Uses.
   f. Location of the site in relation to adjacent properties, including the means of ingress and egress to such properties and any screening or buffers along adjacent properties.
   g. Location of nearest fire hydrant, adjacent pedestrian sidewalks and bicycle paths.
   h. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to fifty (50) feet).
   i. Area and dimensions of site.
   j. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
   k. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.).
   m. Location and dimensions of all existing and proposed parking areas, loading areas, curb cuts.
   n. Number of proposed parking spaces
   o. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways and lot coverage.
   p. Required buffers.
   q. Location of existing trees, identifying any trees to be removed.
   r. Landscaping plan depicting type, size, and design of landscaped areas, buffers, and tree mitigation calculations.
   s. Percent of pervious surface.
   t. Lighting plan.
   u. Location, design, height, and orientation of signs.
   v. Location of dumpsters and detail of dumpster enclosure.
   w. For development consisting of Multi-family residential;
      i. Tabulation of gross acreage.
      ii. Tabulation of density.
      iii. Number of dwelling units proposed.
      v. Floor area of dwelling units.
2. Stormwater management plan - including the following:
   a. Existing contours at one (1) foot intervals.
   b. Proposed finished floor elevation of each building site.
   c. Existing and proposed stormwater management facilities with size and grades.
   d. Proposed orderly disposal of surface water runoff.
3. Legal description with tax parcel number.
4. Warranty Deed or other proof of ownership.
5. Permit or Letter of Exemption from the St. Johns River Water Management District.

6. Fee.

   a. Based on size of site:

      i. For sites <10,000 s.f. - $200

      ii. For sites >10,000 s.f.- $1,000 + $20 per acre

No application shall be accepted for processing until the required application fee is paid in full and a $1,000 refundable deposit is paid by the applicant. Any fees necessary for technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any action of any kind on the development application.

All 6 attachments are required for a complete application. A completeness review of the application will be conducted within fourteen (14) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:

Signature of Applicant

Signature of Co-applicant

HENRY A. VORPE, JR

Typed or printed name and title of applicant

Typed or printed name of co-applicant

9.14.2022

Date

Date

State of FLORIDA County of DUVAL

The foregoing application is acknowledged before me this 14 day of SEPTEMBER, 2022 by HENRY A. VORPE JR., who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Signature of Notary Public, State of FLORIDA

Notary Public State of Florida
Jennifer G Wilson
My Commission GG 264554
Expires 11/19/2022

OWNER'S AUTHORIZATION FOR AGENT
PLANNING DEPARTMENT

TOWN OF HILLIARD, FLORIDA

EACH AND EVERY OWNER SHOWN ON THE PROOF OF OWNERSHIP MUST SIGN AN AUTHORIZATION FORM

Agent Authorization Form

I/We Michelle Manners for Greenbrier Nassau, LLC
(Print Name of Property Owner)

hereby authorize AVA Engineers, Inc.
(Print Name of Agent)

to represent me/us in processing an application for _____
(Type of Application)

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

Michelle Manners
(Signature of Owner)

_____
(Signature of Owner)

Michelle Manners
(Print Name of Owner)

_____
(Print Name of Owner)

State of Florida
} ss
Nassau County

Sworn to and subscribed before me on this 24th **day of** September, 2024,
by Amanda K. Banks
(Name of Person Making Statement)

AMANDA K BANKS
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES September 6, 2030

Amanda K. Banks
Signature of Notary Public
State of ~~Florida~~ Massachusetts

_____
Print, type or stamp commissioned name of Notary Public

My Commission Expires: _____

Individual making statement is ✓ **personally known or** _____ **produced identification.**

Type of identification produced: _____

RESOLUTION BY THE MANAGER OF AMERICAN LAND PARTNERS, LLC,
a Delaware limited liability company

Pursuant to the provisions of the Delaware Limited Liability Company Act, as amended, the following action was taken by Corbel Capital Land, LLC, a Delaware limited liability company, the Manager of AMERICAN LAND PARTNERS, LLC, a Delaware limited liability company, effective as of June 12, 2024:

RESOLVED, that Michelle Manners or Timothy D. Smith shall each be and hereby are authorized to sign documents on behalf of American Land Partners, LLC, a Delaware limited liability company, as Manager of Greenbrier Nassau, LLC, a Delaware limited liability company, on behalf of Greenbrier Nassau, LLC, in connection with the development and sale of 160 acres +/- (the "Property") located in the Town of Hilliard, Nassau County, Florida, including, without limitation, to execute Development Agreements Wetland and Storm Water Management Applications ,Contracts, Deeds, Plats of Survey, Covenants & Restrictions and any other related documents deemed necessary for the development and sale of the Property.

MANAGER:

Corbel Capital Land, LLC, a Delaware limited liability company

By: _____
Michael Jones, Managing Member

Exhibit “A”

A part of Sections 15 and 22, Township 3 North, Range 24 East also being a part of Lots 19 through 33 and Lots 41 and 42 of the plat of Joseph R. Dunns Fruit and Truck Farms, Deed Book B-10, page 48 of the public records of Nassau County, Florida, being more particularly described as follows:

For a point of reference, commence at the Northwest corner of those lands, as described in Official Record Book 908, page 1752 of said public records, said point lying on the Easterly right-of-way line of Henry Smith Road (an 80.00 foot right-of-way as now established); thence North 87°14'36" East, along the Northerly line of said lands and along the Northerly line of said Lot 21, a distance of 291.20 feet to the Point of Beginning; thence continue along said Northerly line of Lot 21 North 87°14'36" East, a distance of 85.72 feet to a point on the Northeasterly right-of-way line of a 33.00 foot wide AT&T easement as recorded in Deed Book 161, page 141 of the public records of said county; thence South 47°08'09" East, along said Northeasterly line, a distance of 204.23 feet to an angle point in said easement line; thence South 52°03'51" East, continuing along said Northeasterly line, a distance of 443.28 feet; thence North 87°14'36" East, leaving said Northeasterly line, a distance of 448.45 feet; thence South 01°32'24" East, a distance of 270.30 feet; thence North 89°05'07" East, along a line to its intersection with the Southwesterly right-of-way line of U.S. Highway No. 1, State Road No. 5 (a 150.00 foot right-of-way as now established), a distance of 746.50 feet; thence South 52°45'00" East, along said Southwesterly right-of-way line, a distance of 920.66 feet; thence South 00°47'16" East, leaving said Southwesterly right-of-way line and along the Easterly line of said Lots 20 through 33, a distance of 3065.64 feet; thence South 89°05'07" West, along the Southerly line of said Lot 33, a distance of 1407.06 feet; thence North 00°54'53" West, along the Westerly line of said Lots 33, 32, 31, 30, 29, 28 and 27, a distance of 2310.00 feet to a point on the Southerly line of Lot 42; thence South 89°05'07" West, along said Southerly line of Lot 42, a distance of 1185.91 feet; thence North 00°47'16" West, along the West line of said Section 22, a distance of 661.33 feet; thence South 89°12'44" West, along the South line of said Section 15, a distance of 194.18 feet to a point at the Southwest corner of said Section 15; thence North 02°32'15" West, along the West line of said Section 15, a distance of 331.30 feet to a point on the Easterly right-of-way line of said Henry Smith Road, said point lying on a curve, concave Westerly, having a radius of 561.62 feet; thence Northerly, continuing along said Easterly right-of-way line of Henry Smith Road and along the arc of said curve, an arc distance of 213.78 feet, said arc being subtended by a chord bearing of North 08°18'14" East and a chord distance of 212.49 feet to the point of tangency of said curve; thence North 02°36'08" West, continuing along said Easterly right-of-way line, a distance of 510.25 feet to a point at the Southwest corner of said lands recorded in Official Records Book 908, page 1752, said point being the point of cusp of a curve, said curve being concave Northeasterly, having a radius of 25.00 feet; thence Southeasterly, along the Southerly line of said lands and along the arc of said curve, an arc distance of 39.18 feet, said arc being subtended by a chord bearing of South 47°43'24" East and a chord distance of 35.29 feet to the point of tangency of said curve; thence North 87°24'39" East, continuing along said Southerly line, a distance of 265.94 feet to the Southeast corner thereof; thence North 02°32'59" West, along the East line of said lands, a distance of 300.82 feet to the Point of Beginning.

Containing 163.41 acres more or less.

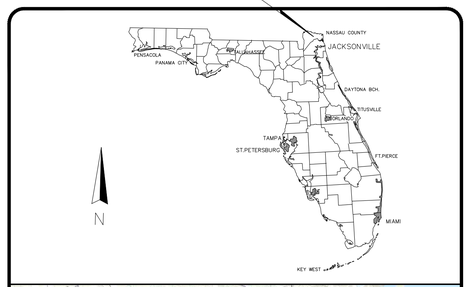
PARCEL ID NUMBERS
#15-3N-24-2320-0019-0000
#15-3N-24-2320-0020-0000
#15-3N-24-2320-0021-0000
#22-3N-24-2320-0025-0000
#22-3N-24-2320-0041-0000

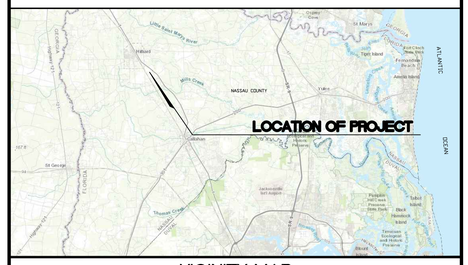
GREENBRIER SUBDIVISION

NORTH KINGS RD
HILLIARD, FL 32046

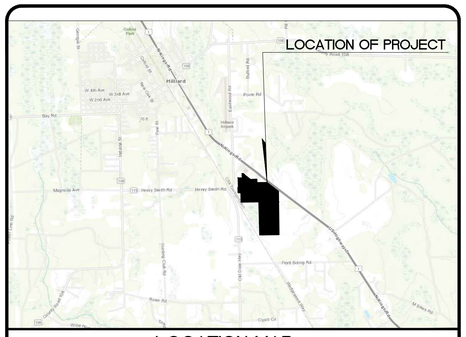
INDEX OF DRAWINGS	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	WETLAND MAP
4	PREDEVELOPMENT MAP
5	POST DEVELOPMENT MAP
6	EXISTING CONDITIONS – EROSION CONTROL PLAN
7	OVERALL SITE PLAN
8	SITE PLAN 1
9	SITE PLAN 2
10	SITE PLAN 3
11	SITE PLAN 4
12	SITE PLAN 5
13	SITE PLAN 6
14	SITE PLAN 7
15	SITE PLAN 8
16	SITE PLAN 9
17	SITE PLAN 10
18	SITE PLAN 11
19	OVERALL GRADING PLAN
20	GRADING PLAN 1
21	GRADING PLAN 2
22	GRADING PLAN 3
23	GRADING PLAN 4
24	GRADING PLAN 5
25	GRADING PLAN 6
26	GRADING PLAN 7
27	GRADING PLAN 8
28	GRADING PLAN 9
29	GRADING PLAN 10
30	GRADING PLAN 11
31	MASTER UTILITY PLAN
32	UTILITY PLAN 1
33	UTILITY PLAN 2
34	UTILITY PLAN 3
35	UTILITY PLAN 4
36	UTILITY PLAN 5
37	UTILITY PLAN 6
38	UTILITY PLAN 7
39	UTILITY PLAN 8
40	UTILITY PLAN 9
41	UTILITY PLAN 10
42	UTILITY PLAN 11
43	ROADWAY PROFILES 1
44	ROADWAY PROFILES 2
45	ROADWAY PROFILES 3
46	ROADWAY PROFILES 4
47	ROADWAY PROFILES 5
48	ROADWAY PROFILES 6
49	ROADWAY PROFILES 7
50	ROADWAY PROFILES 8
51	ROADWAY PROFILES 9
52	SMF CROSS-SECTIONS
53	DRAINAGE DETAILS
54	SITE DETAILS
55	FDOT – DRAINAGE DETAILS
56	FDOT – CURB RAMP DETAILS
57	FDOT – MOT PLAN
58	UTILITY DETAILS
59	UTILITY DETAILS
60	UTILITY DETAILS
61	UTILITY DETAILS
62	UTILITY DETAILS
63	UTILITY DETAILS
64	PUMP STATION DETAILS
65	PUMP STATION DETAILS
66	PUMP STATION DETAILS
67	EROSION CONTROL DETAILS
68	SWPPP-1
69	SWPPP-2

LOCATION OF PROJECT





VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

PROJECT INFORMATION

GENERAL

Site Area (Ac.)	161.25
Property Appraiser Number (RE #)	22-3N-24-2320-0025-0000
Nassau County Soils	24, 36, 39
Zoning Designation / FLU	PUD / MXD Use
PUD Ordinance Number	2021-09
FIRM – Community – Panel	12089C0145F
Flood Zones (Show in Plans)	X & A
Base Flood Elev. (Show in Plans)	N/A
Vertical Datum Used for Project	NAVD 1988

SUBDIVISION

PSD Number	N/A
City or Private Inspection	Private
Public or Private Roads	N/A
Subdivision ("911") Disk Provided?	N/A

NON-SUBDIVISION

North American Industry Classification System (NAICS)	237210
Impervious Area (Ac.)	67.82

Sunshine State 811 One Call of Florida, Inc.

Call Before You Dig
811 or 800-432-4770

PROJECT CONTACTS

OWNER
NATIONAL LAND PARTNERS, LLC.
665 WILLIAMSTOWN
MA 01267
(904)-583-9922

SURVEYOR
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
3751 SAN JOSE PLACE, SUITE 15
JACKSONVILLE, FL. 32257
PHONE (904) 279-0088

ENGINEER
AVA ENGINEERS, INC.
HENRY A. VORPE, P.E.
4201 BAYMEADOWS ROAD, SUITE 3
JACKSONVILLE, FL 32217
(904) 730-3223

GEOTECHNICAL ENGINEER
JACKSON GEOTECHNICAL ENGINEERING, LLC
JEFF S. JACKSON, P.E.
164 PLAZA DEL RIO DRIVE
ST. AUGUSTINE, FLORIDA 32084
(904) 252-2292

AGENCY CONTACTS

TOWN OF HILLIARD, PUBLIC WORKS DIRECTOR
JOEL HALL (904) 727-8155
TOWN OF HILLIARD, LAND USE ADMINISTRATOR
LEE ANNE WOLLITX (90) 507-8766

HENRY A. VORPE, JR. LICENSE No 49049 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Henry A Vorpe Jr.
Date: 2024.08.12 10:09:55 -04'00'

PLAN DESIGNED IN ACCORDANCE WITH TOWN OF HILLIARD LDR AND PUD ORDINANCE NO. 2021-09

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816I
4201 BAYMEADOWS RD, SUITE 3 | JACKSONVILLE FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Vorpe, Jr. No. 49049

UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A FLORIDA REGISTERED ENGINEER ACTING AS AN AUTHORIZED EMPLOYEE OF A CERTIFICATE HOLDER, IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY REGULATORY AGENCIES HAVE NOT BEEN FOLLOWED OR SAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR CONSTRUCTION. THE ENGINEER OF RECORD DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE ADVERSE IMPACTS RESULTING FROM THE DESIGN PRESENTED FOR RETENTION AND TREATMENT OF STORMWATER.

Call Before You Dig 811 or 800-432-4770

GREENBRIER SUBDIVISION

COVER

NASSAU FLORIDA

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 1 of 69

\\AVA-SRV01\COMPANYDWG\2021\21-019\2-DESIGN\21-019-COVER NOTES DETAILS.DWG
21-019-COVER NOTES DETAILS.DWG PLOTTED:2024.08.09

GENERAL NOTES:

1. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WERE PROVIDED BY: **ALL AMERICAN SURVEYORS OF FLORIDA, INC.**

2. AVA ENGINEERS AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES. CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHY PRIOR TO CONSTRUCTION & NOTIFY ENGINEER OF ANY DISCREPANCIES.

3. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE TOWN OF HILLIARD SITE WORK SPECIFICATIONS.

4. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

5. WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS. NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

6. FOR BOUNDARY, ROADWAY AND BUILDING GEOMETRY INFORMATION SEE ENGINEERING SITE PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BUILDING DIMENSIONS SHOWN ON THE ENGINEERING PLAN AGREES WITH THE DIMENSIONS SHOWN ON THE ARCHITECTURAL PLAN. IF ANY DIMENSIONS DO NOT AGREE, THE ARCHITECT, ENGINEER AND OWNER SHALL BE NOTIFIED AND THE DIMENSIONS ADJUSTED PRIOR TO COMMENCING WITH CONSTRUCTION.

7. ALL CONSTRUCTION WITHIN NASSAU COUNTY AND TOWN OF HILLIARD RIGHT-OF-WAY SHALL BE COORDINATED WITH NASSAU COUNTY AND THE TOWN OF HILLIARD THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION FOR VERIFICATION AND LOCATION OF ALL UTILITIES.

8. CONTRACTOR SHALL FURNISH SHOP DRAWINGS TO ENGINEER INDICATING MATERIALS AND MANNER OF INSTALLATION FOR ALL COMPONENTS OF THE PROJECT PRIOR TO PURCHASE OF MATERIALS AND CONSTRUCTION.

9. THESE ENGINEERING DRAWINGS MAY NOT SHOW ALL OF THE TOWN OF HILLIARD & NASSAU COUNTY STANDARD DETAILS REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT THE CONSTRUCTION, OUTSIDE NASSAU COUNTY RIGHT OF WAY BE IN ACCORDANCE WITH ALL CURRENT TOWN/COUNTY STANDARD DETAILS AND SPECIFICATIONS.

10. ALL CONTRACTORS SHALL FURNISH CERTIFIED "AS-BUILTS" , SEE AS-BUILT REQUIREMENTS ON THIS SHEET.

11. CONTRACTOR SHALL VERIFY AND PROTECT ALL EXISTING TREES AND NATURAL VEGETATION THAT ARE TO REMAIN UNDISTURBED. THE AREAS INDICATED FOR CONSTRUCTION SHALL BE CLEARED AND GRUBBED TO REMOVE ALL ROOTS AND MISCELLANEOUS VEGETATION EXCEPT SPECIFIC TREES THAT SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION WITH THE USE OF TREE BARRIERS. TREES TO BE PRESERVED ARE FLAGGED, CONTRACTOR SHALL VERIFY BEFORE THE START OF CONSTRUCTION.

12. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF OSHA SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH OSHA REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTORS BID.

13. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. IF THE WORK IS IN THE TOWN OR COUNTY RIGHT-OF-WAY OR EASEMENT, THE CONTRACTOR'S ONE YEAR WARRANTY SHALL EXTEND TO THE TOWN OF HILLIARD AND/OR NASSAU COUNTY.

14. THE CONTRACTOR WILL CONTRACT WITH AN INDEPENDENT TESTING LABORATORY TO PERFORM MATERIAL TESTING AND SOIL TESTING IN ACCORDANCE WITH THE CITY REQUIREMENT AND THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT. THIS SHALL INCLUDE DENSITY TESTING IN ALL PAVEMENT AREAS AND BUILDING PADS AND IN THE UTILITY TRENCHES LOCATED IN PAVEMENT AREAS, CONCRETE TESTING AND ALL OTHER MATERIAL TESTING. PRIOR TO LIMEROCK PLACEMENT, THE PROJECT GEOTECHNICAL ENGINEER SHALL MAKE RECOMMENDATIONS FOR UNDERDRAIN PLACEMENT.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE REQUIRED FOR THE PROJECT, INCL. TOWN OF HILLIARD/NASSAU COUNTY RIGHT-OF-WAY PERMITS FOR WORK IN THE TOWN RIGHT-OF-WAY OR EASEMENT.

16. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION AND REPAIR.

17. THE CONTRACTOR SHALL PROVIDE NO LESS THAN A 6 INCH CLEARANCE BETWEEN ALL UTILITIES OTHER THAN WATER MAINS, WHICH SHALL BE TO COUNTY HEALTH DEPARTMENT PERMIT CONDITIONS.

18. THESE PLANS DO NOT STAND BY THEMSELVES. BID DOCUMENTS, TOWN OF HILLIARD WATER AND SEWER STANDARDS DETAILS & MATERIALS, TOWN OF HILLIARD STANDARD SPECIFICATIONS & DETAILS AND ANY OTHER STANDARDS, LISTED OR REFERENCES, ARE INCLUDED IN THE PROJECT DOCUMENTS.

19. THE CONTRACTOR SHALL NOTIFY THE TOWN OF HILLIARD @ 904-845-3555 A MINIMUM OF 24 HOURS PRIOR TO STARTING CONSTRUCTION.

20. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSION, DOOR LOCATIONS, & WATER & SEWER CONNECTION POINTS. LOCATIONS SHOWN FOR REFERENCE ONLY.

WATER NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS TO COMPLETE THE CONSTRUCTION.

2. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF WATER FACILITIES WITH ALL OTHER CONSTRUCTION.

3. CONTRACTOR SHALL FURNISH SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.

4. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LATEST FDEP AND NASSAU COUNTY/ TOWN OF HILLIARD STANDARDS AND SPECIFICATIONS AND APPLICABLE AWWA STANDARDS.

5. THE EXISTING UTILITY FACILITIES AND LOCATIONS SHOWN ON THE DRAWINGS ARE TAKEN FROM READILY AVAILABLE INFORMATION. THE ACTUAL LOCATIONS OF THE UTILITY FACILITIES MAY VARY SOMEWHAT FROM THE LOCATIONS SHOWN AND THERE MAY BE UTILITY FACILITIES EXISTING THAT ARE NOT SHOWN OR INDICATED ON THE DRAWINGS. THE SITE UTILITY CONTRACTOR SHALL CONTACT ALL AGENCIES WITH UTILITY FACILITIES IN THE VICINITY OF THE WORK AND SHALL LOCATE ALL UNDERGROUND FACILITIES BEFORE BEGINNING WORK. THE CONTRACTOR SHALL PROTECT ALL UTILITY FACILITIES AND REPAIR ANY DAMAGES RESULTING FROM THEIR WORK. IN CONFORMANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS AND RELOCATE IF REQUIRED AT NO COST TO THE OWNER.

6. WATER LINES SHALL HAVE A MINIMUM OF 36" COVER FROM FINISHED GRADE. MAXIMUM COVER SHALL BE 60".

7. WATER LINES ARE DESIGNED TO FINISHED GRADE AND SHALL BE PROTECTED UNTIL FINISH WORK IS COMPLETE.

8. ALL WATER MAINS 4" AND LARGER SHALL BE AWWA C900, DR18 PVC. WATER MAINS 2" AND SMALLER SHALL BE SCH. 80 PVC.

9. RESTRAINED JOINTS ARE REQUIRED WHERE WATER MAINS ARE TERMINATED AND AT ALL BENDS, IN ACCORDANCE WITH FDEP AND TOWN OF HILLIARD STANDARD DETAILS AND SPECIFICATIONS.

10. ALL GATE VALVES SHALL BE NON-RISING STEM TYPE AND SHALL BE SUITABLE FOR 200 PSI NON-SHOCK WORKING PRESSURE. GATE VALVES SHALL BE MECHANICAL JOINT, IRON BODY, RESILIENT SEAT, MUELLER OR EQUAL. VALVE BOXES WITH SCREW EXTENSIONS SHALL BE PROVIDED FOR EACH BURIED GATE VALVE. BOXES SHALL BE OF CAST IRON CONSTRUCTION, 3/8" MINIMUM WALL THICKNESS AND SHALL BE NON-TACKY TAR ENAMEL COATED. THE WORD "WATER" SHALL BE CAST IN COVER. ALL GATE VALVES INSTALLED SHALL OPEN BY TURNING TO THE LEFT (COUNTERCLOCKWISE) WHEN VIEWED FROM THE STEM.

11. CLASS B, TYPE I BEDDING SHALL BE USED FOR THIS PROJECT UNLESS INDICATED OTHERWISE ON THE DRAWINGS OR DIRECTED BY THE ENGINEER.

12. UNSUITABLE MATERIALS UNDER WATER PIPE SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL PROPERLY COMPACTED. THE MATERIAL SHOULD EXHIBIT MOISTURE CONTENTS WITHIN +/- 2 PERCENT OF THE MODIFIED PROCTOR OPTIMUM MOISTURE CONTENT (ASTM D1557) DURING THE COMPACTION OPERATIONS. COMPACTION SHOULD CONTINUE UNTIL DENSITIES OF AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557) HAVE BEEN ACHIEVED.

13. BACKFILLING SHALL BE MADE WITH CLEAN BACKFILL WHICH SHALL BE THOROUGHLY COMPACTED IN 6" LIFTS. COMPACTION SHALL BE A MINIMUM OF 95% OF MAX. DENSITY AT +/- 2.0% OF THE MODIFIED PROCTOR

14. WHERE WATER MAINS ARE LAID UNDER DITCHES, CULVERTS, PIPELINES, OR OBSTRUCTIONS WITHOUT FITTINGS, THE MAXIMUM DEFLECTION OF ANY JOINT SHALL NOT EXCEED 50% OF THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER.

15. NO CONNECTION TO EXISTING POTABLE WATER SYSTEM WILL BE ALLOWED UNTIL ALL PROPOSED WATER LINES HAVE BEEN FLUSHED, PRESSURE TESTED, DISINFECTED, AND CLEARED FOR SERVICE BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

16. CONTRACTOR SHALL NOTIFY UTILITY COMPANY A MINIMUM OF TWO DAYS PRIOR TO CONNECTION OF WATER MAINS TO EXISTING LINES. ALL NEW WORK MUST BE INSPECTED BY THE ENGINEER. NO TESTS SHALL BE SCHEDULED FOR WEEKENDS. ANY CHANGE FROM THE TECHNICAL REQUIREMENTS MUST BE REVIEWED AND APPROVED BY THE ENGINEER AND OWNER.

17. HYDROSTATIC AND LEAKAGE TESTING OF THE WATER MAINS INSTALLED SHALL BE PERFORMED IN ACCORDANCE WITH AWWA STANDARD SPECIFICATIONS. A REPRESENTATIVE OF THE UTILITY COMPANY OR THE ENGINEER MUST BE PRESENT DURING THE TESTS. PRESSURE TESTS SHALL BE CONDUCTED AT 150 PSI FOR 2 HOURS FOR WATER MAINS AND 200 PSI FOR 2 HOURS FOR FIRE MAINS. PRESSURE TEST AFTER LIMEROCK IS INSTALLED.

18. THE CONTRACTOR SHALL COORDINATE ALL WATER MAIN FLUSHING WITH TOWN OF HILLIARD UTILITY DEPARTMENT. FLUSHING AND DISINFECTION PROCEDURES SHALL COMPLY WITH AWWA FOR MAIN DISINFECTION.

19. UPON COMPLETION OF WATER MAIN FLUSHING, BACTERIOLOGICAL SAMPLES SHALL BE TAKEN. SAMPLES SHALL BE TAKEN FOR 2 CONSECUTIVE DAYS.

20. SAMPLE POINTS FOR BACTERIOLOGICAL SAMPLING SHALL BE LOCATED AS FOLLOWS:
    1. EVERY 1000 FEET AND/OR EVERY DEAD END ON A WATER MAIN.
    2. POINT OF TIE-IN TO EXISTING WATER SYSTEM.
    3. WATER MAIN STUBS MORE THAN 40 FEET IN LENGTH.

21. FIRE HYDRANTS SHALL MEET FDEP AND TOWN OF HILLIARD STANDARDS.

22. ALL WATER MAINS SHALL TERMINATE APPROXIMATELY 5 FEET OUTSIDE THE BUILDING UNLESS OTHERWISE NOTED. THE END OF THESE SERVICE LINES SHALL BE TIGHTLY PLUGGED OR CAPPED AND MARKED UNTIL SUCH TIME AS CONNECTION IS MADE INSIDE THE BUILDING.

23. THE SITE UTILITY CONTRACTOR SHALL MAKE APPLICATION TO UTILITY COMPANY FOR THE PROJECT WATER METER AND SHALL PAY FOR ALL METER FEES.

24. UTILITY LEAD-INS TO BUILDING SHALL NOT BE INSTALLED UNTIL BUILDING PLANS ARE COMPLETED AND LOCATIONS ESTABLISHED ON THE ARCHITECTURAL PLUMBING PLANS. LEAD-INS MAY CHANGE 15' HORIZONTALLY AND 3' VERTICALLY PRIOR TO INSTALLATIONS AT NO ADDITIONAL COST TO OWNER. LOCATION, SIZE, AND INVERT ELEVATIONS SHALL BE COORDINATED WITH THE APPROVED PLUMBING PLANS FOR THE BUILDING.

25. WHERE PARALLEL WATER AND SEWER (INCLUDING STORM) LINES HAVE LESS THAN 10 FEET HORIZONTAL SEPARATION, FULL-UNCUT LENGTHS OF WATER QUALITY PIPE (I.E. DR 18 AWWA C-900 FOR NEWLY INSTALLED SEWER & DR 25 AWWA C-900 WATER) WILL BE USED WITH THE JOINTS STAGGERED AT 10 FOOT INTERVALS OR THEY WILL BE PLACED ON AN UNDISTURBED SHELF OR IN A SEPARATE TRENCH WITH A MINIMUM VERTICAL SEPARATION OF AT LEAST 18 INCHES. IT IS PREFERABLE TO HAVE THE WATER MAINS LOCATED ABOVE THE SEWER AND WITH 10 FOOT OF SEPARATION WHERE POSSIBLE.

26. WHERE IT IS NOT POSSIBLE FOR WATER AND SEWER (INCLUDING STORM) LINES TO CROSS WITH A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE, A FULL-UNCUT LENGTH OF WATER QUALITY PIPE (I.E. DR 18 AWWA C-900 FOR NEWLY INSTALLED SEWER & DR 25 AWWA C-900 WATER) WHICH IS USUALLY 20 FEET LONG WILL BE CENTERED ON THE POINT OF CROSSING. THE CONTRACTOR WILL FIELD VERIFY THE VERTICAL SEPARATION. THE MINIMUM VERTICAL SEPARATION BETWEEN WATER AND SEWER (INCLUDING STORM) PIPES WHEN 18 INCHES IS NOT POSSIBLE WILL BE 6 INCHES OUTSIDE DIAMETER TO OUTSIDE DIAMETER. IT IS PREFERABLE TO HAVE THE WATER MAIN ABOVE THE SEWER LINES AND AT LEAST 18 INCHES VERTICAL SEPARATION.

27. A FULL UNCUT LENGTH OF WATER MAIN PIPE (USUALLY 20 FEET) SHALL BE CENTERED AT THE POINT OF CROSSING OF ALL WATER AND SEWER (INCLUDING STORM) LINES AT THE POINT OF CROSSINGS REGARDLESS OF THE VERTICAL SEPARATIONS.

28. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE MITIGATING CONSTRUCTION MEASURES IN ALL CASES WHERE A MINUMUM OF 18 INCHES OF VERTICAL CLEARANCE BETWEEN WATER AND SEWER (INCLUDING STORM) LINES IS NOT POSSIBLE.

29. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING WATER FOR CONSTRUCTION USE DURING ENTIRE COURSE OF PROJECT IF NECESSARY.

30. PRESSURE PIPE AND FITTINGS REQUIRING RESTRAINT SHALL BE BRACED WITH RESTRAINED JOINTS PER FDEP AND TOWN OF HILLIARD STANDARDS.

31. THE CONTRACTOR SHALL COORDINATE THE LOCATION AND SIZE OF WATER SERVICES WITH THE APPROVED PLUMBING PLANS FOR THE BUILDING.

32. THE CONTRACTOR SHALL COORDINATE ALL CONNECTIONS WITH SITE PIPING AND BUILDING PIPING.

33. ALL WATER AND SEWER CONSTRUCTION WITHIN NASSAU COUNTY/ TOWN OF HILLIARD SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES.

34. IF DEWATERING CAPACITY REQUIRES A CONSUMPTIVE USE PERMIT IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

35. IF SOLVENT CONTAMINATION IS FOUND IN THE PIPE TRENCH, WORK SHALL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH 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 WATERPROOF COVERING. THE PROPER AUTHORITIES WILL BE NOTIFIED AND THE CONTAMINATED SOIL HELD FOR PROPER DISPOSAL.

36. POLY MIXED BOX LID WILL BE REQUIRED FOR ALL SERVICES.

    UNLESS OTHERWISE SHOWN, CONTRACTOR SHALL INSTALL SUITABLE GUTTERS AND DOWN SPOUTS AS REQUIRED TO CONVEY AND ENSURE ROOF DRAINAGE IS DIRECTED TO A POINT THAT IT WILL ULTIMATELY GO INTO THE STORM WATER MANAGEMENT FACILITY.

    PIPING FOR THE ROOF DRAIN SYSTEM SHALL NOT INTERFERE WITH OTHER UTILITIES, SIDEWALKS, OR LANDSCAPING.

    THE LOCATION OF AREA TELEPHONES, LIGHTING, IRRIGATION, UNDERGROUND ELECTRIC CONDUITS AND TRANSFORMER PADS (IF SHOWN) ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR, OWNER AND DESIGNER OF THE UTILITY SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITIES EXCEPT FOR DRAINAGE, WATER, AND SEWER.

GRADING AND DRAINAGE NOTES:

1. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AT CONNECTION POINTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

2. SEE GEOTECHNICAL REPORT FOR SITE PREPARATION REQUIREMENTS. REFERENCE **GEOTECH** REPORT.

3. THE CONTRACTOR SHALL COORDINATE THE GRADING AND DRAINAGE CONSTRUCTION WITH ALL OTHER CONSTRUCTION.

4. CONTRACTOR SHALL FURNISH SHOP DRAWINGS TO THE ENGINEER &TOWN OF HILLIARD FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.

5. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM WITH ALL TOWN OF HILLIARD STANDARDS.

6. THE CONTRACTOR SHALL STAKE THE STORM SEWER SYSTEM AND THE SANITARY SEWER SYSTEM AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS PRIOR TO INSTALLATION OF ANY PIPE.

7. THE EXISTING UTILITY FACILITIES AND LOCATIONS SHOWN ON THE DRAWINGS ARE TAKEN FROM READILY AVAILABLE INFORMATION. THE ACTUAL LOCATIONS OF THE UTILITY FACILITIES MAY VARY SOMEWHAT FROM THE LOCATIONS SHOWN AND THERE MAY BE UTILITY FACILITIES EXISTING THAT ARE NOT SHOWN OR INDICATED ON THE DRAWINGS. THE SITE UTILITY CONTRACTOR SHALL CONTACT SUNSHINE ONE CALL1-800-432-4770 AND TOWN OF HILLIARD 904-675-9813 AT LEAST 48 HOURS PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL PROTECT ALL UTILITY FACILITIES AND REPAIR ANY DAMAGES RESULTING FROM THEIR WORK. IN CONFORMANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS AND RELOCATE IF REQUIRED AT NO COST TO THE OWNER.

8. ALL UNDERGROUND UTILITIES SHALL BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.

9. PAVEMENT SUBGRADE SHALL HAVE ALL UNSUITABLE MATERIAL REMOVED TO A DEPTH OF 3.0 FEET BELOW SUBGRADE AND 2.5 FEET BEYOND BACK OF CURB. BACKFILL WITH SUITABLE MATERIAL PER THE GEOTECHNICAL REPORT.

10. ANY UNSUITABLE MATERIAL ENCOUNTERED AND EXCESS SUITABLE FILL MATERIAL SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE MATERIAL AND REPLACEMENT WITH STRUCTURAL FILL. SEE GEOTECHNICAL REPORT.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE, LIMEROCK AND ASPHALT TESTING AS REQUIRED BY THE PROJECT SPECIFICATIONS.

12. SLOPES OF NEW POND SHALL BE SODDED TO **ONE FOOT (VERTICAL) BELOW NORMAL WATER LINE.** ONE ROW OF SOD SHALL BE INSTALLED ALONG ALL EDGES OF PAVEMENT. ALL DISTURBED AREAS WHICH ARE NOT SODDED SHALL RECEIVE GRASS SEED, FERTILIZER AND MULCH. SEE LANDSCAPE PLANS FOR OTHER REQUIREMENTS.

13. STORMWATER COLLECTION SYSTEM DESIGN IS BASED ON THE 5-YEAR RETURN FREQUENCY STORM (RATIONAL METHOD). STORMWATER **DETENTION** POND HAS BEEN DESIGNED TO ATTENUATE PEAK FLOWS FROM THE 25-YEAR RETURN FREQUENCY STORM. (SCS METHOD).

14. ALL RCP PIPE SHALL MEET THE REQUIREMENTS OF ASTM C-76 AND SHALL BE CLASS III, WALL B.

15. ALL PIPE LENGTHS ARE APPROXIMATE AND MEASURED TO THE CENTER OF STRUCTURE OR MITERED END SECTION. ACTUAL LENGTHS MAY VARY.

16. DO NOT SCALE THESE DRAWINGS. USE DIMENSIONS ONLY.

17. A QUALIFIED SOILS LABORATORY SHALL BE ON SITE DURING EXCAVATING TO DETERMINE THE SUITABILITY OF THE EXISTING SUB-GRADE AND EXISTING ON-SITE MATERIAL PRIOR TO BEGINNING ANY FILLING OPERATION.

18. GRADING CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING, OR BY OTHER METHODS AS DIRECTED BY ENGINEER AND/OR OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER.

19. CONTRACTOR TO COORDINATE ALL WORK WITH OTHER UTILITY INSTALLATIONS NOT COVERED IN THESE PLANS (ELECTRIC, TELEPHONE, GAS, CABLE, ETC) AND ALLOW FOR THEIR OPERATIONS AND CONSTRUCTION TO BE PERFORMED.

20. CUT AND FILL SLOPES ARE NOT TO EXCEED 4:1 UNLESS OTHERWISE NOTED.

21. CONTRACTOR SHALL REPAIR OR REPLACE IN-KIND ANY DAMAGE THAT OCCURS AS RESULT OF HIS WORK.

22. ALL SOILS TEST REPORTS TO BE SUBMITTED TO PROJECT MANAGER.

23. FOR ALL TRENCH EXCAVATIONS WHICH EXCEED FIVE FEET (UTILITIES AND STORM), THE FOLLOWING MUST BE ADHERED TO:
    A. CONTRACTOR MUST FOLLOW OSHA STANDARD 29 CFR, SECTION 1926.650 SUBPART P, WHICH IS NOW A PART OF LAWS OF FLORIDA CHAPTER 90-96.
    B. THE CONTRACTOR SHALL PROVIDE WRITTEN ASSURANCE OF COMPLIANCE WITH THIS LAW.
    C. A SEPARATE PRICE ITEM SHALL BE INCLUDED IN THEIR BASE BID IDENTIFYING THE COST OF COMPLIANCE
    D. A TRENCH SAFETY SYSTEM SHALL BE DESIGNED BY THE CONTRACTOR.

24. THE CONTRACTOR SHALL COORDINATE CONNECTION WITH SITE PIPING AND BUILDING PIPING.

25. ALL AREAS SHOWN TO BE FILLED SHALL BE CLEARED AND GRUBBED IN ACCORDANCE WITH CITY STANDARDS AND SHALL BE FILLED WITH CLEAN STRUCTURAL FILL COMPACTED AND TESTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

26. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.

27. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED AND PRESERVED.

28. BURNING OF TREES, BRUSH AND OTHER MATERIAL SHALL BE APPROVED, PERMITTED AND COORDINATED WITH TOWN OF HILLIARD, NASSAU COUNTY AND FLORIDA FORESTRY BY THE CONTRACTOR.

29. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER AND THE CITY, IF REQUIRED, ON ALL MATERIALS, FOR REVIEW AND APPROVAL, PRIOR TO PURCHASE OR FABRICATION OF ANY UTILITY PIPE OR STRUCTURE.

30. ALL PIPE LENGTHS ARE SCALED DIMENSIONS. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM TO CITY REQUIREMENTS AND SHALL BE CONSTRUCTED TO CONFORM TO CURBING, PROPERTY LINES AND LOW POINTS AS SHOWN ON PLANS.

31. CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEAN AND FUNCTIONING PROPERLY AT TIME OF ACCEPTANCE.

32. ALL DRAINAGE PIPE JOINTS IN CITY DRAINAGE EASEMENTS AND DRAINAGE RIGHT-OF-WAYS ARE TO BE FILTER-WRAPPED.

33. ALL INVERTS IN DRAINAGE STRUCTURES TO BE PRECAST OR BRICK WITH LAYER OF MORTAR BETWEEN EACH LAYER OF BRICK, OR REDDI-MIX CONCRETE WITH #57 STONE.

34. THE CONTRACTOR SHALL RESTORE ALL CULVERTS, HEADWALLS AND STORM DRAIN INLETS REMOVED OR DISTURBED BY THE CONSTRUCTION OPERATION. THE COST OF THESE ITEMS SHALL BE INCLUDED IN THE PRICE BID FOR FURNISHING AND INSTALLING ANY NEW ITERM CAUSING SUCH DAMAGE.

35. LANDSCAPE ISLANDS SHALL HAVE A FACE OF CURB RADIUS OF 4.5' UNLESS OTHERWISE NOTED.

AS-BUILT REQUIREMENTS

CONTRACTOR SHALL PROVIDE COMPLETE AS-BUILT INFORMATION TO THE PROJECT ENGINEER IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

1. AS-BUILT DRAWINGS SHALL BE PREPARED IN AUTOCAD FORMAT BY A REGISTERED LAND SURVEYOR. ONE SET OF SIGNED AS-BUILTS AND A COMPUTER DISK OF THE PROJECT AS-BUILTS IN .PDF FORM SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. SIGNED AND SEALED PRINTS SHALL BE PROVIDED TO THE ENGINEER AS REQUESTED.
2. AS-BUILT DRAWINGS SHALL BE IN ACCORDANCE WITH ALL AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE AS-BUILT SUBMITTALS AND APPROVALS WITH JURISDICTIONAL AGENCIES UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER.
3. PROVIDE BUILDING LOCATIONS, FINISH FLOOR ELEVATIONS, PAVEMENT GRADES AND ALL UNDERGROUND FACILITIES.
4. PROVIDE PERIMETER DIMENSIONS AT TOP OF BANK AND AT BOTTOM OF POND. PROVIDE ELEVATIONS AT TOP OF BANK AND BOTTOM OF POND.
6. PROVIDE SPECIAL DETAIL DRAWINGS WHERE INSTALLATIONS WERE NOT AS SHOWN ON CONTRACT DRAWINGS DUE TO FIELD CONDITIONS OR WHERE REQUIRED FOR CLARITY.
7. PROVIDE LOCATION, ELEVATION AND DESCRIPTION OF BENCHMARK(S).
8. LOCATE AND PROVIDE ELEVATIONS OF ALL STRUCTURES. LOCATION OF ALL STRUCTURES SHALL BE FROM TWO (2) DIRECTIONS.
9. LOCATE ALL PIPES AND PROVIDE SIZE, ELEVATION, INVERT ELEVATIONS, LENGTH AND TYPE.
10. PROVIDE DIMENSIONS AND ELEVATIONS OF THE POND OUTFALL STRUCTURE(S).
11. WATER AS-BUILTS SHALL INDICATE THE LOCATION OF BACTERIOLOGICAL SAMPLE POINTS. SAMPLE POINTS SHALL BE INDICATED IN RED OR PINK.
12. THE AS-BUILTS SHALL INCLUDE A DETAIL OF EVERY CROSSING OF THE NEW WATER MAIN WITH GRAVITY SEWERS, FORCE MAINS AND STORM PIPES CLEARLY SHOWN & INDICATING THE VERTICAL CLEARANCES AT EACH CROSSING. DETAILS SHALL BE FURNISHED FOR PARALLEL RUNS WHERE THE HORIZONTAL SEPARATION IS LESS THAN 10 FEET.
13. THE CENTERING OF UNCUT LENGTHS OF PIPE AT POINTS OF CROSSING SHALL BE DOCUMENTED ON THE AS-BUILTS AND ALL MITIGATING CONSTRUCTION MEASURES CLEARLY DEPICTED IN CASES WHERE A MINIMUM OF 18" OF VERTICAL CLEARANCE BETWEEN THE WATER AND SEWER (INCLUDING STORM) LINES IS NOT POSSIBLE.

SANITARY SEWER NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS TO COMPLETE THE CONSTRUCTION.

2. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF SEWER FACILITIES WITH ALL OTHER CONSTRUCTION.

3. CONTRACTOR SHALL FURNISH SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL BEFORE BEGINNING CONSTRUCTION.

4. ALL GRAVITY SEWER CONSTRUCTION SHALL CONFORM TO THE LATEST FDEP AND NASSAU COUNTY/ TOWN OF HILLIARD STANDARDS AND SPECIFICATIONS.

5. THE EXISTING UTILITY FACILITIES AND LOCATIONS SHOWN ON THE DRAWINGS ARE TAKEN FROM READILY AVAILABLE INFORMATION. THE ACTUAL LOCATIONS OF THE UTILITY FACILITIES MAY VARY SOMEWHAT FROM THE LOCATIONS SHOWN AND THERE MAY BE UTILITY FACILITIES EXISTING THAT ARE NOT SHOWN OR INDICATED ON THE DRAWINGS. THE SITE UTILITY CONTRACTOR SHALL CONTACT ALL AGENCIES WITH UTILITY FACILITIES IN THE VICINITY OF THE WORK AND SHALL LOCATE ALL UNDERGROUND FACILITIES BEFORE BEGINNING WORK. THE CONTRACTOR SHALL PROTECT ALL UTILITY FACILITIES AND REPAIR ANY DAMAGES RESULTING FROM THEIR WORK IN CONFORMANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS AND RELOCATE IF REQUIRED AT NO COST TO THE OWNER.

6. THE CONTRACTOR SHALL STAKE THE SANITARY SEWER SYSTEM AND THE STORM SEWER SYSTEM AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS PRIOR TO INSTALLATION OF ANY PIPE.

7. MANHOLES SHALL BE IN CONFORMANCE WITH TOWN OF HILLIARD STANDARDS.

8. GRAVITY SEWER MINIMUM SLOPE SHALL BE 0.4%.

9. TYPE B BEDDING SHALL BE USED FOR THIS PROJECT UNLESS INDICATED OTHERWISE ON THE DRAWINGS OR DIRECT

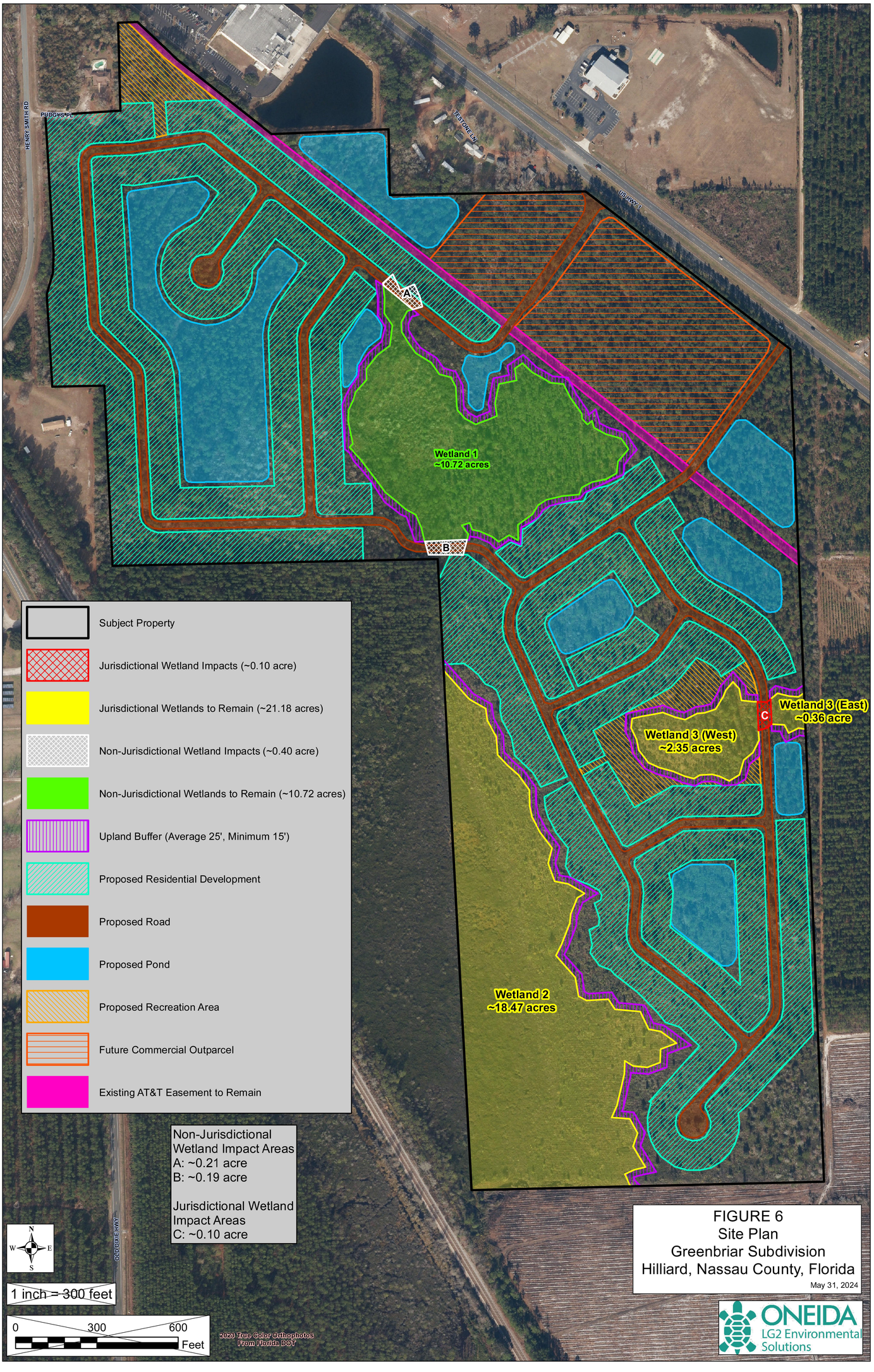


FIGURE 6
Site Plan
Greenbriar Subdivision
Hilliard, Nassau County, Florida
May 31, 2024

ONEIDA
LG2 Environmental Solutions

Sheet:	3 of 69
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GREENBRIER SUBDIVISION

WETLAND MAP

NASSAU FLORIDA

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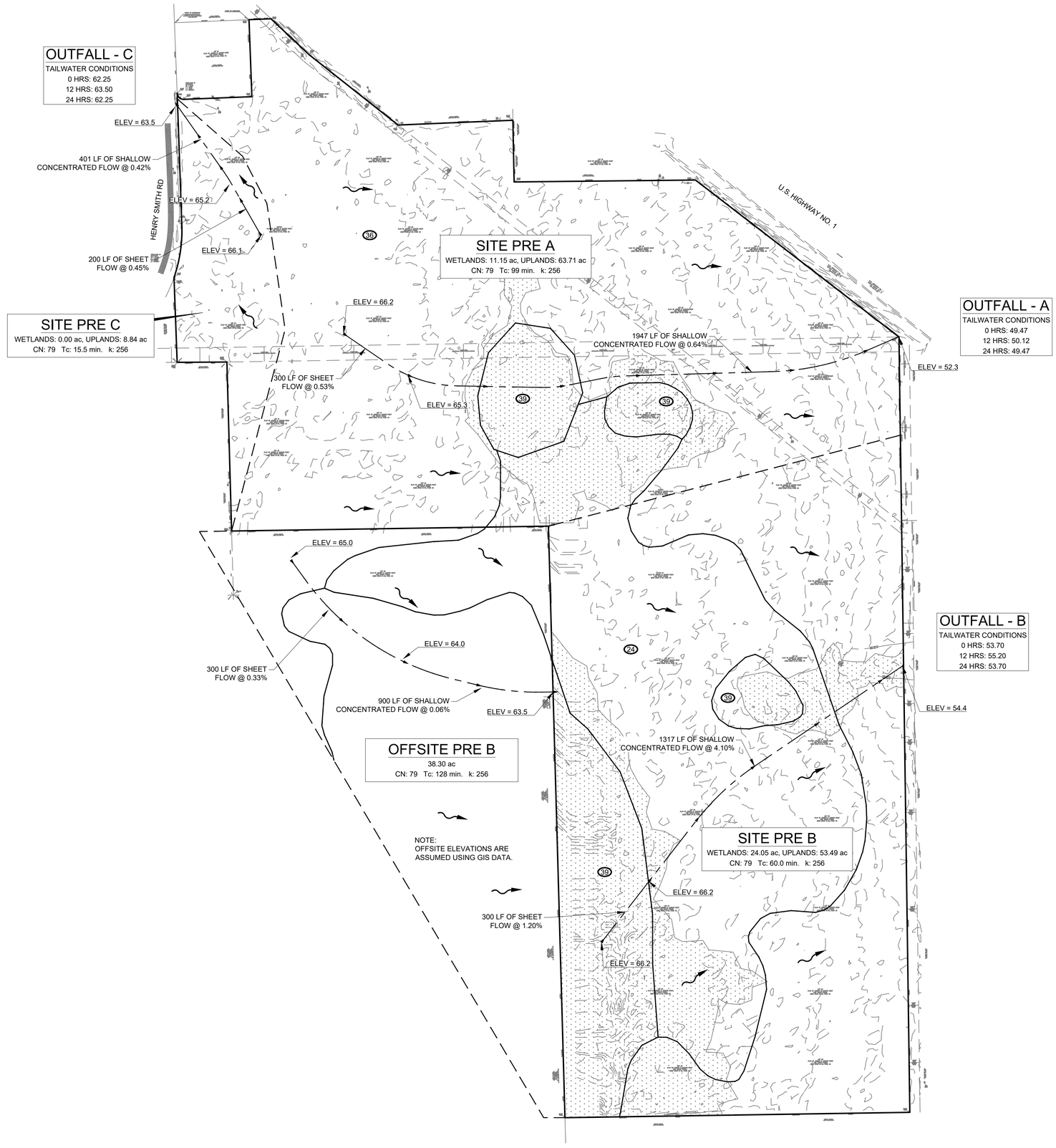
THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN PREPARED IN ACCORDANCE WITH STANDARD, ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY OTHERS (ie CITY, COUNTY, STATE, FEDERAL, etc.) HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR SUCH STORMWATER FACILITIES. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE CONTAMINATION RESULTING FROM THE REQUIREMENT FOR RETENTION AND TREATMENT OF STORMWATER.

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816
4201 BAYMEADOWS RD, SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Varpe Jr. No. 49049

No.	Revisions	By

ITEM-4



LEGEND

	SITE BOUNDARY
38	EX CONTOURS
	SOIL BOUNDARY
	DRAINAGE BNDY
	TC PATH
	FLOW ARROW
	WETLANDS

SOIL LEGEND

24	KINGSFERRY FINE SNAD, HSG: B/D
36	BOULOGNE FINE SAND, HSG: B/D
39	EVERGREEN-LEON MUCKS, HSG: B/D

N

GRAPHIC SCALE

0 200 300 400

1" = 200'

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Florida Certificate No. 00008161
4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Vorpe Jr. No. 49049

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GREENBRIER SUBDIVISION

PREDEVELOPMENT MAP

NASSAU FLORIDA

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Sheet:	4 of 69

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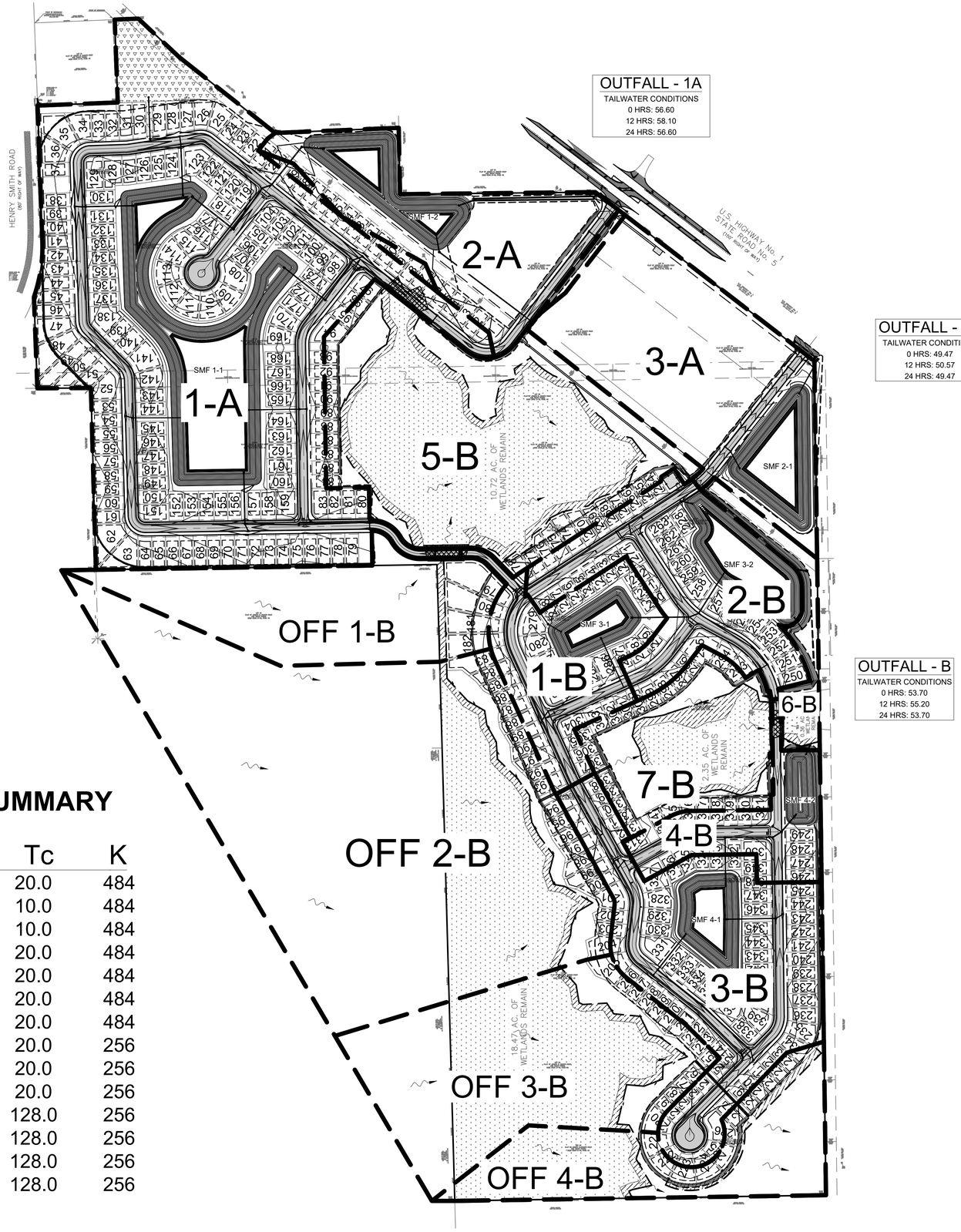

LEGEND

- BOUNDARY
- EX CONTOURS
- PROPOSED CONTOURS
- DRAINAGE AREA
- WETLANDS
- UPLAND BUFFER
- GRAVEL

POST DEVELOPED BASIN SUMMARY

BASINS	CN	AREA	Tc	K
POST-1A	92.50	41.85	20.0	484
POST-2A	96.50	9.65	10.0	484
POST-3A	96.00	13.97	10.0	484
POST-1B	93.00	6.90	20.0	484
POST-2B	93.50	9.53	20.0	484
POST-3B	92.50	13.58	20.0	484
POST-4B	92.75	4.14	20.0	484
POST-5B	80.75	19.02	20.0	256
POST-6B	80.00	2.21	20.0	256
POST-7B	83.00	7.25	20.0	256
OFF-1B	81.00	9.90	128.0	256
OFF-2B	80.00	38.09	128.0	256
OFF-3B	80.00	15.13	128.0	256
OFF-4B	81.00	8.38	128.0	256

*OFFSITE FLOW PATTERNS BASED ON GIS DATA.

N

GRAPHIC SCALE

0 200 300 400

1" = 200'

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4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
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GREENBRIER SUBDIVISION

POST DEVELOPMENT MAP

NASSAU FLORIDA

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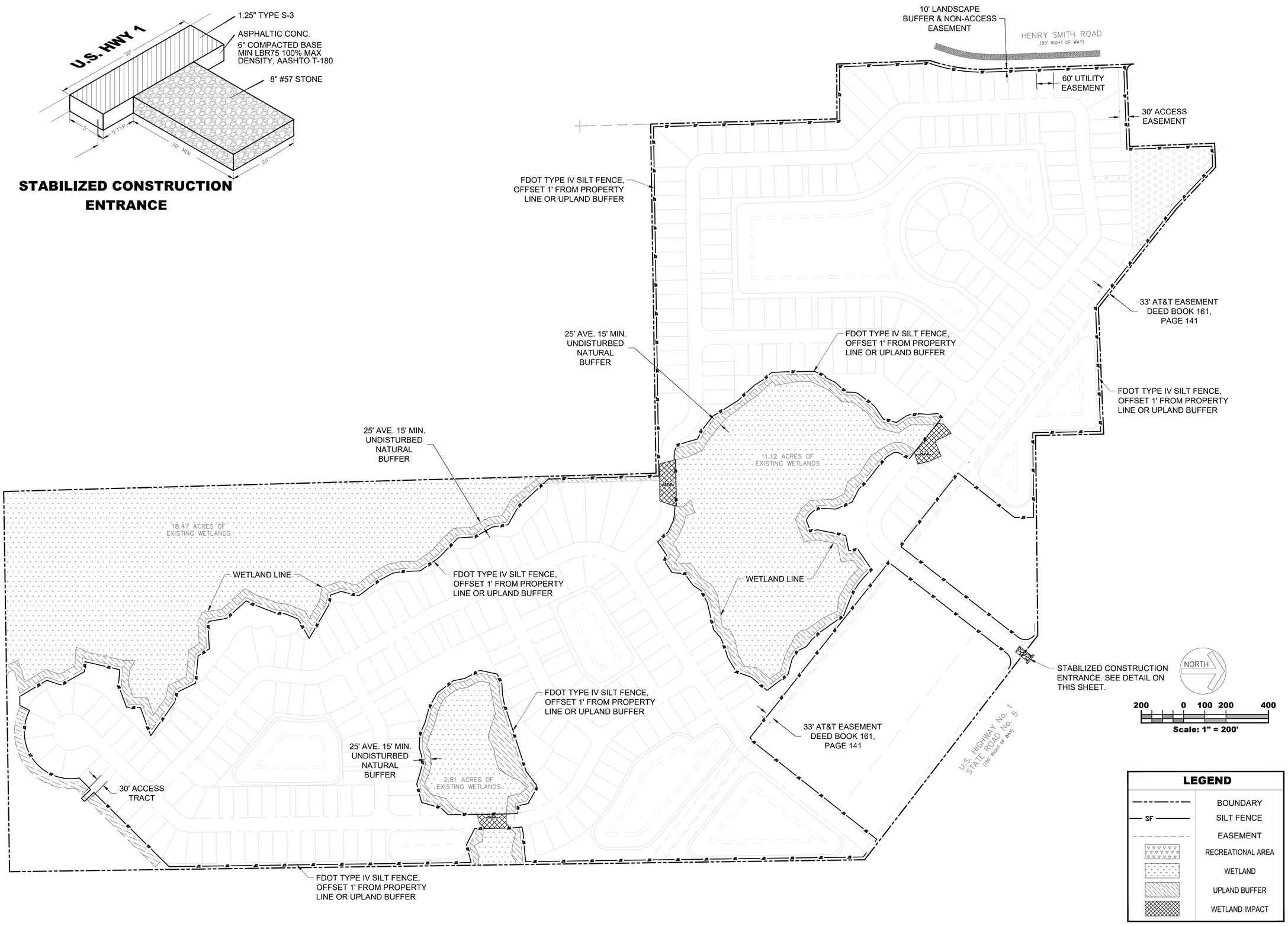

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GREENBRIER SUBDIVISION

EXISTING CONDITIONS & EROSION CONTROL PLAN

NASSAU FLORIDA

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21-019-EX-COND-ESC.DWG PLOTTED:2024/08/09

(SURVEYOR'S DESCRIPTION)

A PART OF SECTION 15 AND 22, TOWNSHIP 3 NORTH, RANGE 24 EAST, ALSO BEING A PART OF LOTS 19 THROUGH 33 AND LOT 41 AND 42, OF THE PLAT OF JOSEPH R. DUNNS FRUIT AND TRUCK FARMS, DEED BOOK B–10, PAGE 48, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

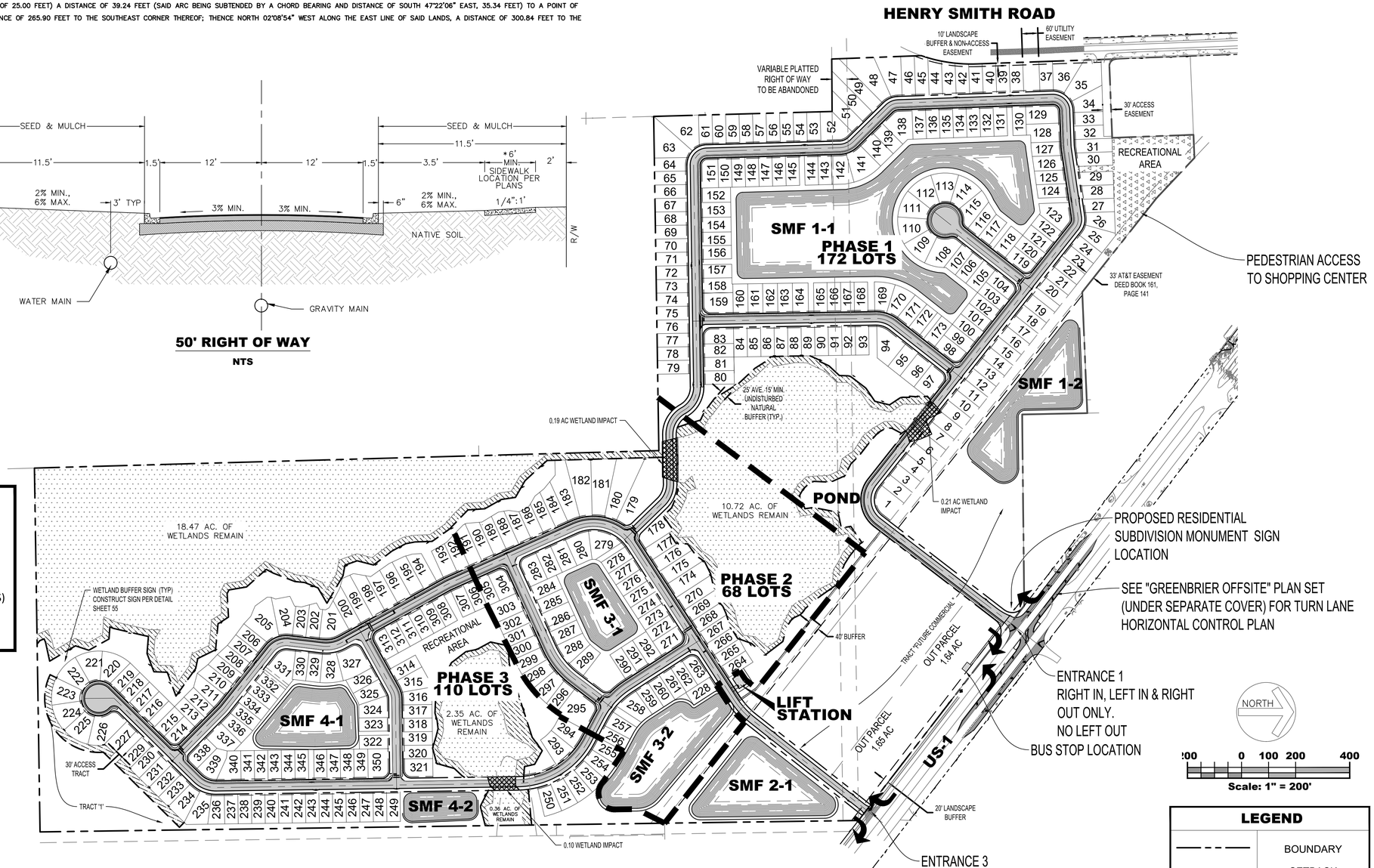
FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1499, PAGE 1567, OF SAID PUBLIC RECORDS SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF HENRY SMITH ROAD (AN 80.00 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 87°39'23" EAST, ALONG THE NORTHERLY LINE OF SAID LANDS AND ALONG THE NORTHERLY LINE OF SAID LOT 21, A DISTANCE OF 290.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY LINE OF LOT 21, NORTH 87°39'23" EAST, A DISTANCE OF 85.71 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF A 33.00 FOOT WIDE AT&T EASEMENT, AS RECORDED IN DEED BOOK 161, PAGE 141, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 46°44'38" EAST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 204.23 FEET TO AN ANGLE POINT IN SAID EASEMENT LINE; THENCE SOUTH 51°40'39" EAST CONTINUING ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 443.23 FEET; THENCE NORTH 87°37'19" EAST LEAVING SAID NORTHEASTERLY LINE, A DISTANCE OF 448.48 FEET; THENCE SOUTH 01°08'07" EAST, A DISTANCE OF 240.90 FEET; TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE NORTH 89°23'00" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 707.97 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, STATE ROAD NO. 5 (A 150.00 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 52°21'44" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1003.50 FEET; THENCE SOUTH 00°48'01" EAST, LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE AND ALONG THE EASTERLY LINE OF A PORTION OF LOT 20 AND THE EASTERLY LINE OF SAID LOTS 25 THROUGH 33, A DISTANCE OF 3027.16 FEET; THENCE SOUTH 89°07'00" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 33, A DISTANCE OF 1346.53 FEET; THENCE NORTH 01°36'17" WEST ALONG THE WESTERLY LINE OF SAID LOTS 33, 32, 31, 30, 29, 28 AND 27, A DISTANCE OF 2310.07 FEET TO THE POINT ON THE SOUTHERLY LINE OF LOT 42; THENCE SOUTH 89°06'58" WEST ALONG SAID SOUTHERLY LINE OF LOT 42, A DISTANCE OF 1236.89 FEET; THENCE NORTH 01°35'16" WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 660.02 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH 89°37'27" WEST ALONG THE SOUTHERLY LINE OF SECTION 15, A DISTANCE OF 194.14 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 02°09'17" WEST ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 331.25 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HENRY SMITH ROAD (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE IN A NORTHEASTERLY DIRECTION ALONG AND AROUND AN ARC OF A CURVE (CONCAVE WESTERLY AND HAVING A RADIUS OF 561.62 FEET) A DISTANCE OF 213.52 FEET, (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°14'29" EAST, 212.23 FEET) TO A POINT OF TANGENCY; THENCE NORTH 02°01'26" WEST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 510.06 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 1499, PAGE 1567, SAID POINT BEING THE CUSP OF A CURVE, THENCE IN A SOUTHEASTERLY DIRECTION ALONG AND AROUND AN ARC OF A CURVE (CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET) A DISTANCE OF 39.24 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°22'06" EAST, 35.34 FEET) TO A POINT OF TANGENCY; THENCE NORTH 87°47'15" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 265.90 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 02°08'54" WEST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 300.84 FEET TO THE POINT OF BEGINNING.

DATA SUMMARY

TOTAL SINGLE FAMILY UNITS	350
TOTAL COMMERCIAL BUILDING SQUARE FOOTAGE	70,000 SF
TOTAL TRACT 1 AREA	3.37ac
TOTAL COMMERCIAL TRACT AREA	25.19 ac
TOTAL SITE AREA	161.25 ac
UPLAND AREA (BEFORE IMPACTS)	126.04
TOTAL EXISTING WETLAND AREA	32.40 ac
WETLAND IMPACTS	0.49 ac
WETLANDS TO REMAIN	31.91 ac
POND AREA	15.99 ac (9.92%)
RECREATION AREA	5.58 ac
RIGHT OF WAY AREA	16.66 ac
WETLAND BUFFER PROVIDED	208,704 sf (4.79 ac)

50' RIGHT OF WAY

NTS



PROJECT INFORMATION

SINGLE FAMILY DEVELOPMENT STANDARDS

MIN. LOT AREA=	5,500 SF
MIN. LOT WIDTH=	50 FT AT SETBACK 35' FRONTAGE ON CUL-DE-SAC
MAX. LOT COVERAGE=	35%
MIN. FRONT YARD=	20 FT
MIN. SIDE YARD=	5 FT (10 FT FOR CORNER LOTS)
MIN. REAR YARD=	10 FT
MAX. HEIGHT=	35 FT

SEE SHEET 54 FOR TYPICAL LOT LANDSCAPE PLAN

LEGEND

- BOUNDARY
- SETBACK
- RECREATIONAL AREA
- WETLAND
- WETLAND BUFFER
- WETLAND IMPACT

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816I
4201 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-2228 | Fx (904) 730-2226
Henry A. Yorns, Jr. No. 45043

UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A FLORIDA REGISTERED ENGINEER ACTING AS AN AUTHORIZED AGENT OF AVA ENGINEERS, INC., IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.
THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS AND DESCRIBED IN THE DRAINAGE REPORT WILL, TO THE BEST OF MY KNOWLEDGE AND BELIEF, BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY GOVERNMENTAL AGENCIES HAVE BEEN USED. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE THE FINAL DESIGN FOR STORMWATER MANAGEMENT AND THE FUTURE OWNER SHALL ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE MODIFICATIONS REQUIRED BY THE GOVERNING AGENCY FOR RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER SUBDIVISION

OVERALL SITE PLAN

FLORIDA

NASSAU

Date: 8/12/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 7 of 69

\\AVA-SRV01\COMPANY\DWG\2021\21-019\2-DESIGN\21-019-MSITE NEW.DWG
21-019-MSITE NEW.DWG PLOTTED:2024/08/12

WETLAND BUFFER SIGN (TYP) CONSTRUCT SIGN PER DETAIL SHEET 54

40' BUFFER

10.72 AC. OF WETLANDS REMAIN

MATCHLINE - SEE SHEET 12 OF 69

6' CONCRETE SIDEWALK

FOR WORK IN FDOT RIGHT OF WAY SEE "GREENBRIER OFFSITE" PLAN SET UNDER SEPARATE COVER

COVERED BUS STOP LOCATION

31'

20'

200'

'65

264

33' AT&T EASEMENT DEED BOOK 161 PAGE 141

WETLAND BUFFER SIGN (TYP) CONSTRUCT SIGN PER DETAIL SHEET 55

LIFT STATION

5' CONCRETE SIDEWALK

OUTPARCEL

FOR WORK IN FDOT RIGHT OF WAY SEE "GREENBRIER OFFSITE" PLAN SET UNDER SEPARATE COVER

ROAD B NEW

50' ROW

24' ASPHALT PAVEMENT

1.5' MIAMI CURB SEE DETAIL SHEET ##

11.5'

11.5'

MATCHLINE - SEE SHEET 9 OF 69

SWMF No.2-1
TOB=57.00
NWL=52.00
MIN BOT/ GB=46.00
MAX BOT=40.00

MAX BOT=40.00

MIN BOT/GB=46.00

NWL=52.00

TOB=57.00

U.S. HIGHWAY No. 1
STATE ROAD No. 5
(SR 200 / A1A)

U.S. HIGHWAY No. 1
STATE ROAD No. 5
(SR 200 / A1A)

U.S. HIGHWAY No. 1
STATE ROAD No. 5
(SR 200 / A1A)

PC: 230+06.35

PT: 230+06.35

PC: 234+00.00

PT: 234+19.60

R50'

R50'

KEYMAP
1" = 1000'

SHEET 18 SHEET 17
SHEET 16 SHEET 15
SHEET 14 SHEET 13 SHEET 12
SHEET 11 SHEET 10 SHEET 9 SHEET 8

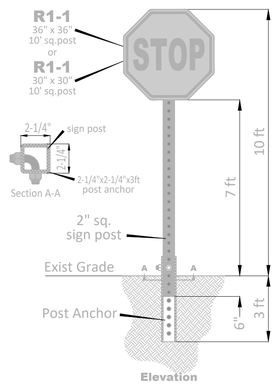
CURVE TABLE					
CURVE #	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C6	300.00'	98.01'	49.45'	97.58'	18°43'09"

LINE TABLE		
LINE #	BEARING	DISTANCE
L7	N 38°19'21" E	615.21'

LEGEND

- BOUNDARY
- BUILDING SETBACK
- UTILITY EASEMENT

STOP & WARNING Signs Only



(D) Sign Installation for 2" x 10 foot square post

NORTH

0 20 40 80

(IN FEET)
1 inch = 40 ft.

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BELVEDERE RD. SUITE S | JACKSONVILLE, FLORIDA 32207
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Verpe Jr. No. 48048

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THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICE. HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY GOVERNMENTAL AGENCIES HAVE CHANGED AFTER THIS PLAN HAS BEEN USED TO DETERMINE THE FINAL DESIGN FOR CONSTRUCTION, AVA ENGINEERS, INC. EXPRESSLY DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE STORMWATER MANAGEMENT SYSTEM DEFICIENCIES DUE TO RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER SUBDIVISION

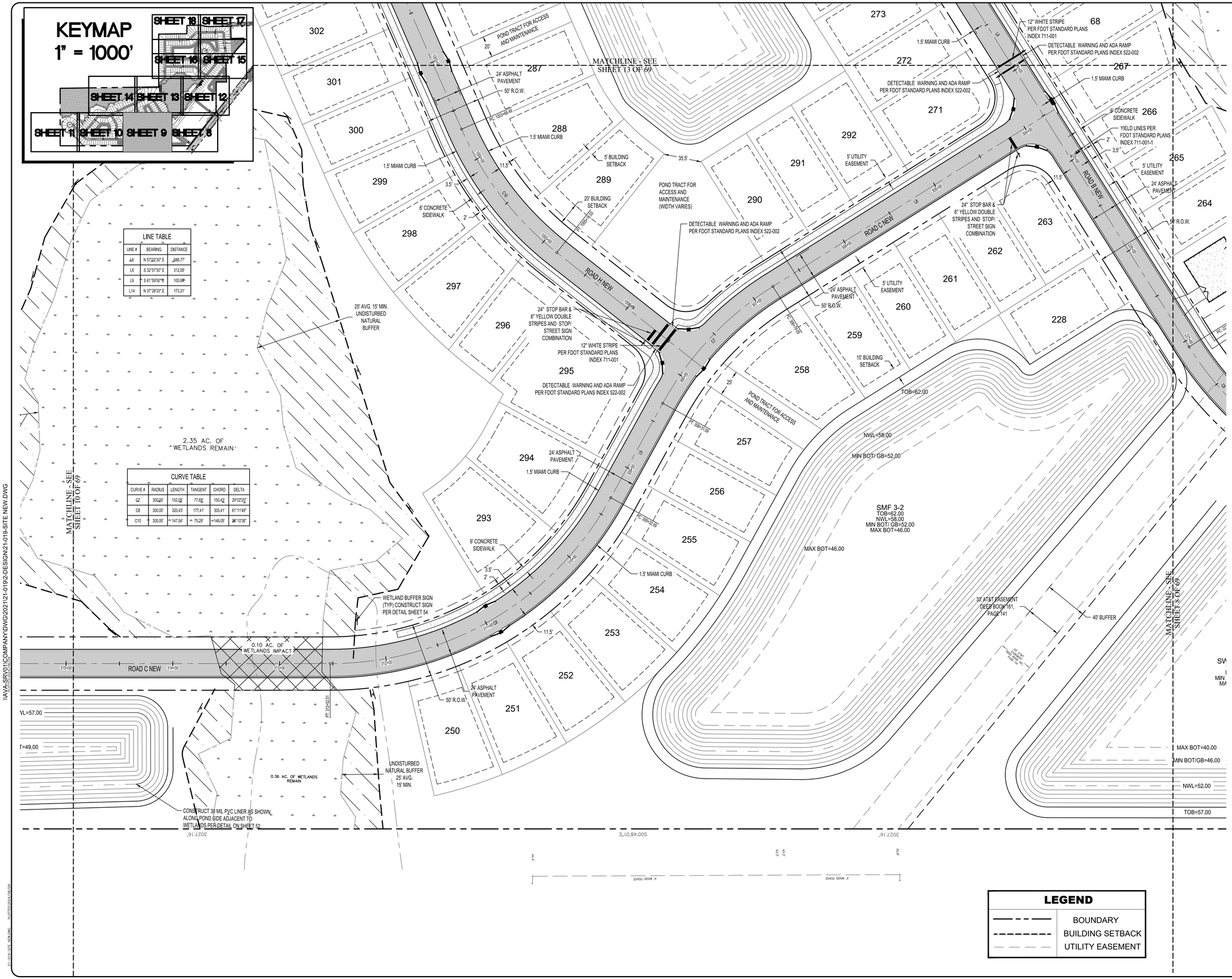
SITE PLAN 1

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 8 of 69

\\AVA-SRV01\COMPANY\DWG\2021\21-019\2DESIGN\21-019-SITE NEW.DWG
PLOTTED:2024.AM.09
21-019 - SITE NEW.DWG



LINE TABLE		
LINE #	BEARING	DISTANCE
L6	N 57°02'30" E	686.77'
L8	S 32°57'30" E	312.05'
L9	S 61°59'50"E	100.99'
L14	N 37°28'33" E	173.31'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C7	300.00'	152.05'	77.69'	150.42'	29°02'20"
C8	300.00'	320.43'	177.41'	305.41'	61°11'49"
C10	300.00'	147.54'	75.29'	146.05'	28°10'38"

LEGEND

— — —	BOUNDARY
- - - - -	BUILDING SETBACK
— — —	UTILITY EASEMENT

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Vorpe Jr. No. 49049

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THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN PREPARED IN ACCORDANCE WITH STANDARD, ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY OTHERS (ie CITY, COUNTY, STATE, FEDERAL, etc.) HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR SUCH STORMWATER FACILITIES. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE CONTAMINATION RESULTING FROM THE REQUIREMENT FOR RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER SUBDIVISION

SITE PLAN 2

NASSAU FLORIDA

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 9 of 69

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BALDWIN RD. SUITE 5 | JACKSONVILLE, FLORIDA 32277
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Verpe, Jr. No. 48043

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THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICE. HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY GOVERNMENTAL AGENCIES HAVE CHANGED SINCE THIS SYSTEM WAS DESIGNED. THE ENGINEER USED TO DETERMINE THE FINAL DESIGN FOR THIS PROJECT IS NOT RESPONSIBLE FOR THESE CHANGES AND ACCEPTS NO RESPONSIBILITY FOR POSSIBLE FUTURE ENGINEERING, CONSTRUCTION, OR MAINTENANCE PROBLEMS RESULTING FROM RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER SUBDIVISION

SITE PLAN 3

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 10 of 69

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 45°22'31" W	260.02'
L2	N 51°34'47" W	274.10'
L3	N 06°44'48" E	124.26'
L10	S 00°48'01" E	1,115.45'
L11	S 44°37'29" W	429.55'
L15	N 61°05'13" E	256.64'
L16	N 89°11'59" E	329.03'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	125.00'	13.54'	6.77'	13.53'	6°12'16"
C2	75.00'	76.35'	41.85'	73.09'	58°19'35"
C3	125.00'	77.80'	40.21'	76.55'	35°39'36"
C9	100.00'	79.28'	41.86'	77.22'	45°25'30"
C11	75.00'	36.80'	18.78'	36.43'	28°06'46"

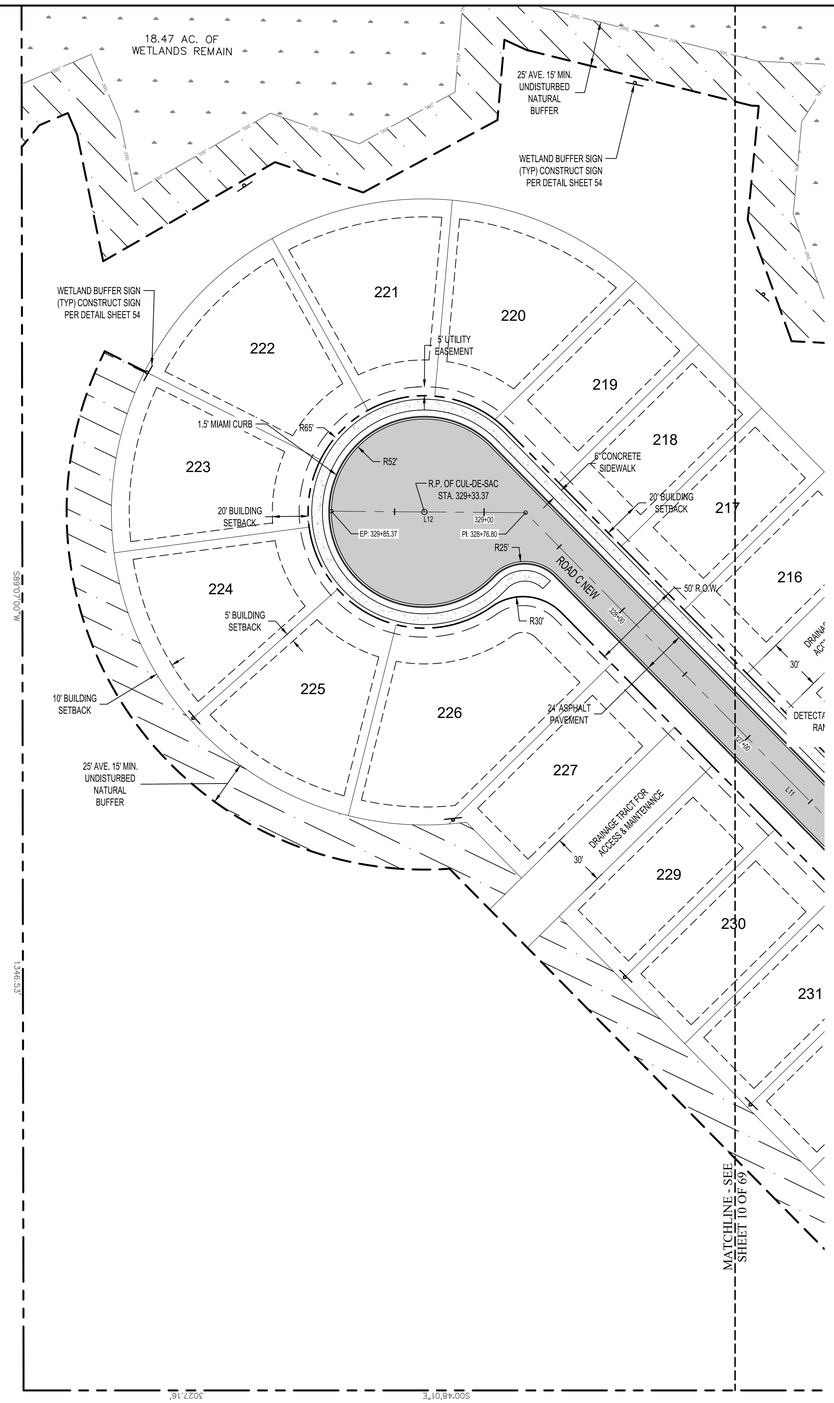
LEGEND

BOUNDARY	
BUILDING SETBACK	
UTILITY EASEMENT	

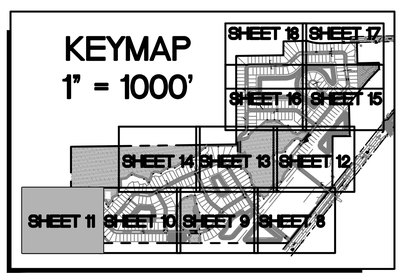
NORTH

0 20 40 80
(IN FEET)
1 inch = 40 ft.

I:\AVA-SRV01\COMPANY\DWG\2021\21-019\2-DESIGN\21-019-SITE NEW.DWG
21-019-SITE NEW.DWG
PLOTTED:2024/08/09



LINE TABLE		
LINE #	BEARING	DISTANCE
L12	S 00°22'31" E	108.57'



LEGEND	
— - — - —	BOUNDARY
- - - - - -	BUILDING SETBACK
— — — —	UTILITY EASEMENT

NORTH

0 20 40 80

(IN FEET)
1 inch = 40 ft.

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Vorpe Jr. No. 49049

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THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN PREPARED IN ACCORDANCE WITH STANDARD, ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY OTHERS (ie CITY, COUNTY, STATE, FEDERAL, etc.) HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR SUCH STORMWATER FACILITIES. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE CONTAMINATION RESULTING FROM THE REQUIREMENT FOR RETENTION AND TREATMENT OF STORMWATER.

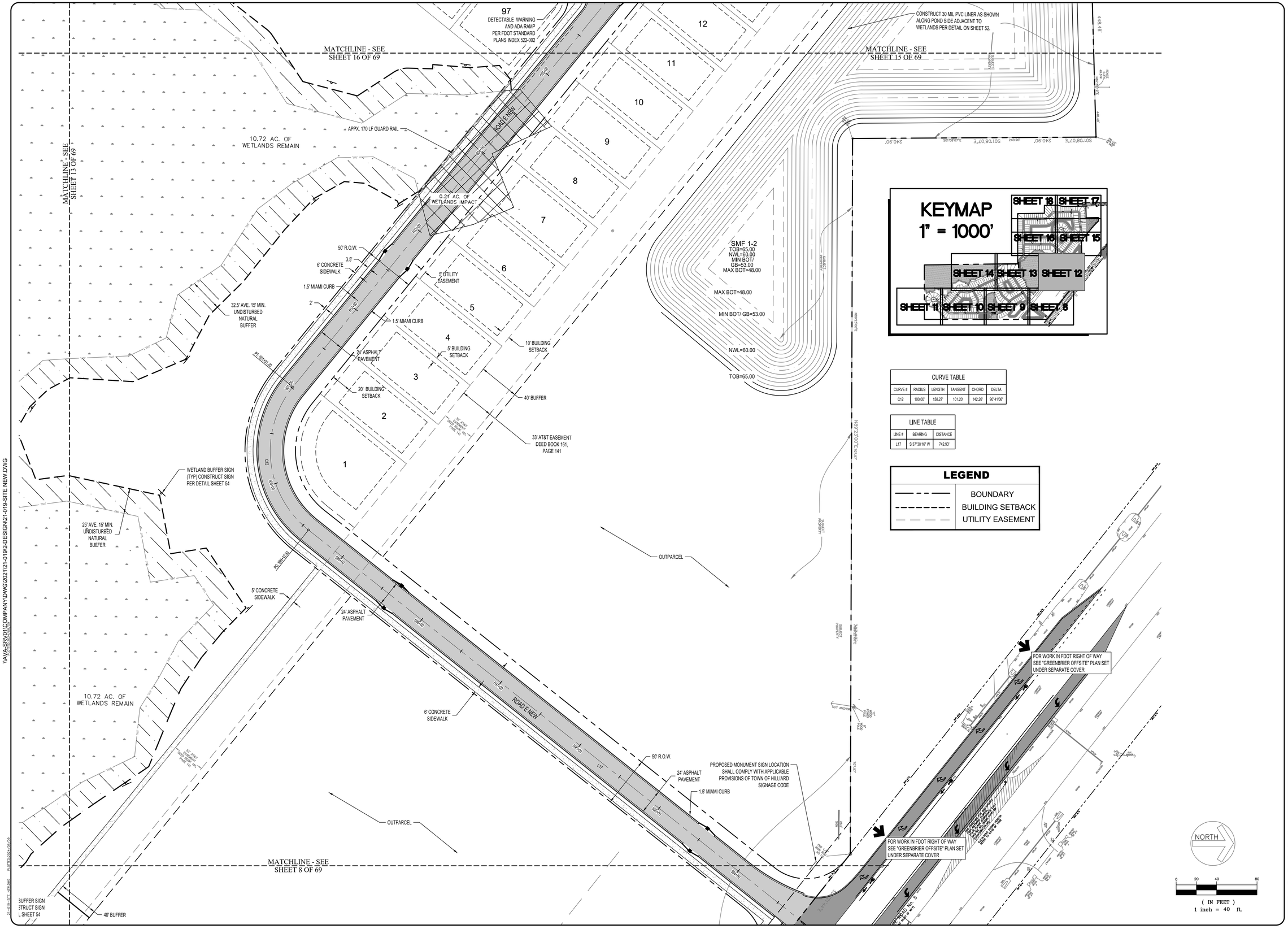
GREENBRIER SUBDIVISION

SITE PLAN 4

NASSAU FLORIDA

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 11 of 69

\\AVA-SRV01\COMPANY\DWG\2021\21-019\2-DESIGN\21-019-SITE NEW.DWG
21-019-SITE NEW.DWG PLOTTED:2024/08/09



CURVE TABLE					
CURVE #	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C12	100.00'	158.27'	101.20'	142.26'	90°41'06"

LINE TABLE		
LINE #	BEARING	DISTANCE
L17	S 37°38'16" W	742.93'

LEGEND

— — —	BOUNDARY
- - - - -	BUILDING SETBACK
— — —	UTILITY EASEMENT

No.	Revisions	By

AVA ENGINEERS, INC.
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Florida Certificate No. 00008161
4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Yorge Jr. No. 49049

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THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN PREPARED IN ACCORDANCE WITH STANDARD, ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY OTHERS (ie CITY, COUNTY, STATE, FEDERAL, etc.) HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR SUCH STORMWATER FACILITIES. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE CONTAMINATION RESULTING FROM THE REQUIREMENT FOR RETENTION AND TREATMENT OF STORMWATER.

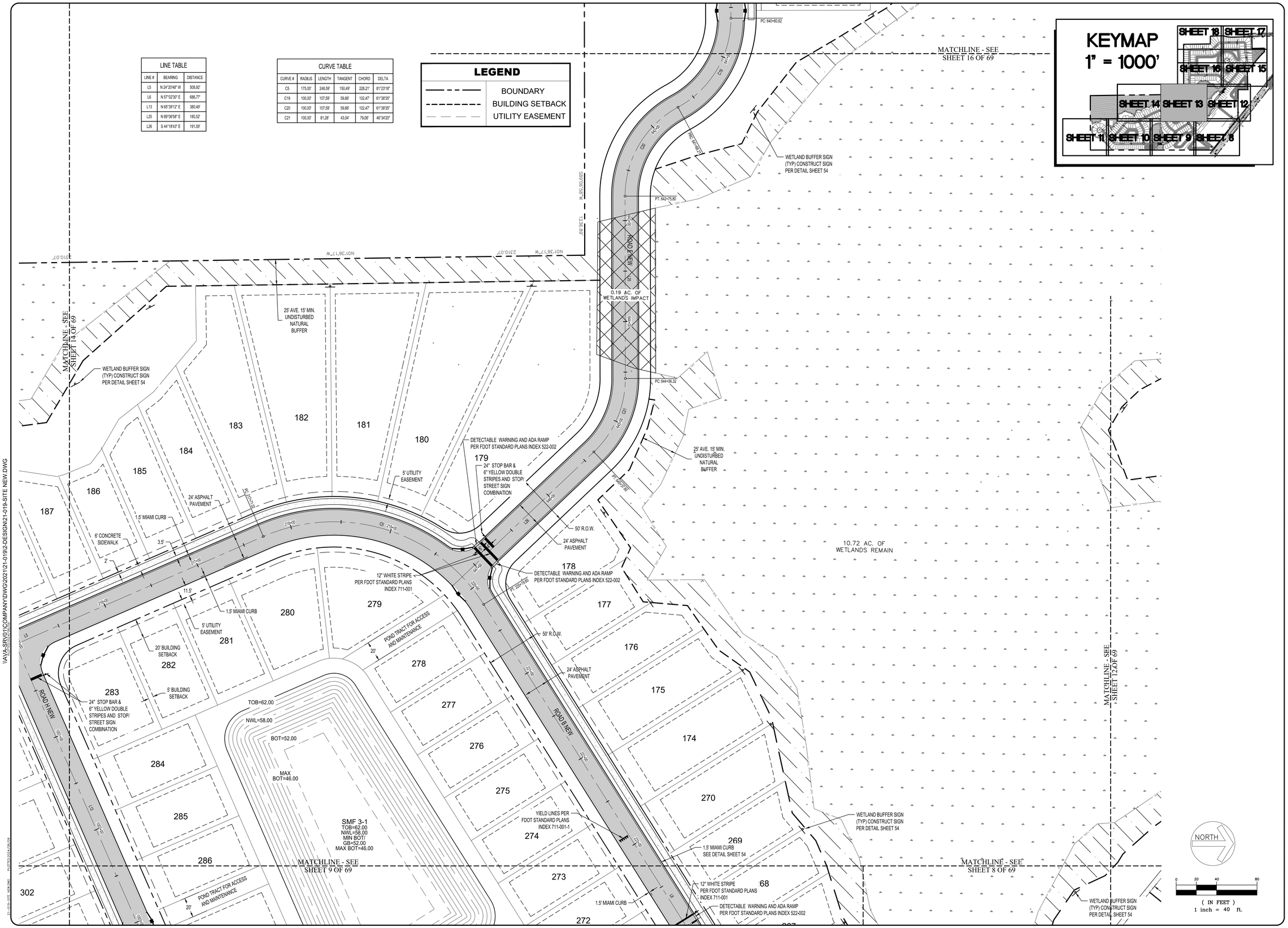
GREENBRIER SUBDIVISION

SITE PLAN 5

NASSAU FLORIDA

Date:	8/9/2024
Designer:	HAV
Job #:	21-019
Drawn:	JES
Scale:	AS NOTED
Sheet:	12 of 69

ITEM-4



LINE TABLE		
LINE #	BEARING	DISTANCE
L5	N 24°20'48" W	508.92'
L6	N 57°02'30" E	686.77'
L13	N 65°39'12" E	380.49'
L25	N 89°06'58" E	180.52'
L26	S 44°18'43" E	191.59'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C5	175.00'	248.59'	150.49'	228.21'	81°23'18"
C19	100.00'	107.59'	59.66'	102.47'	61°38'35"
C20	100.00'	107.59'	59.66'	102.47'	61°38'35"
C21	100.00'	81.28'	43.04'	79.06'	46°34'20"

LEGEND

- BOUNDARY
- BUILDING SETBACK
- UTILITY EASEMENT

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Vorpe Jr. No. 49049

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GREENBRIER SUBDIVISION

SITE PLAN 6

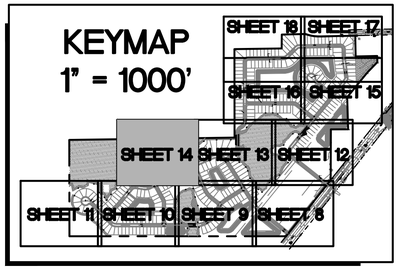
NASSAU FLORIDA

Date:	8/9/2024
Designer:	HAV
Job #:	21-019
Drawn:	JES
Scale:	AS NOTED
Sheet:	13 of 69

ITEM-4

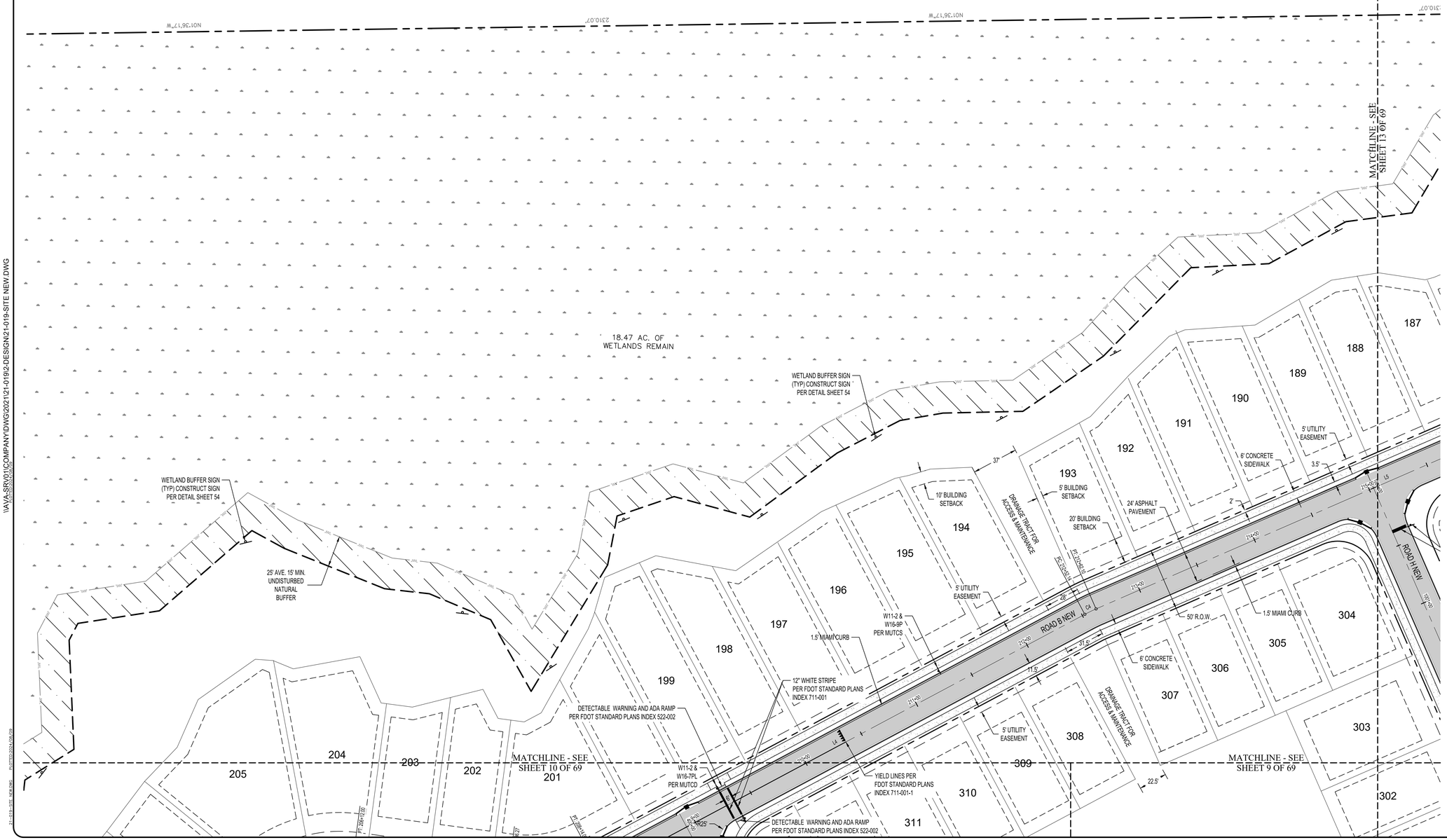
LINE TABLE		
LINE #	BEARING	DISTANCE
L4	N 28°54'47" W	438.08'
L5	N 24°20'46" W	508.92'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C4	125.00'	9.96'	4.98'	9.96'	4°33'59"



LEGEND

— — —	BOUNDARY
- - - -	BUILDING SETBACK
— — —	UTILITY EASEMENT



No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Yorge Jr. No. 49049

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THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN PREPARED IN ACCORDANCE WITH STANDARD, ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY OTHERS (ie CITY, COUNTY, STATE, FEDERAL, etc.) HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR SUCH STORMWATER FACILITIES. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE CONTAMINATION RESULTING FROM THE REQUIREMENT FOR RETENTION AND TREATMENT OF STORMWATER.

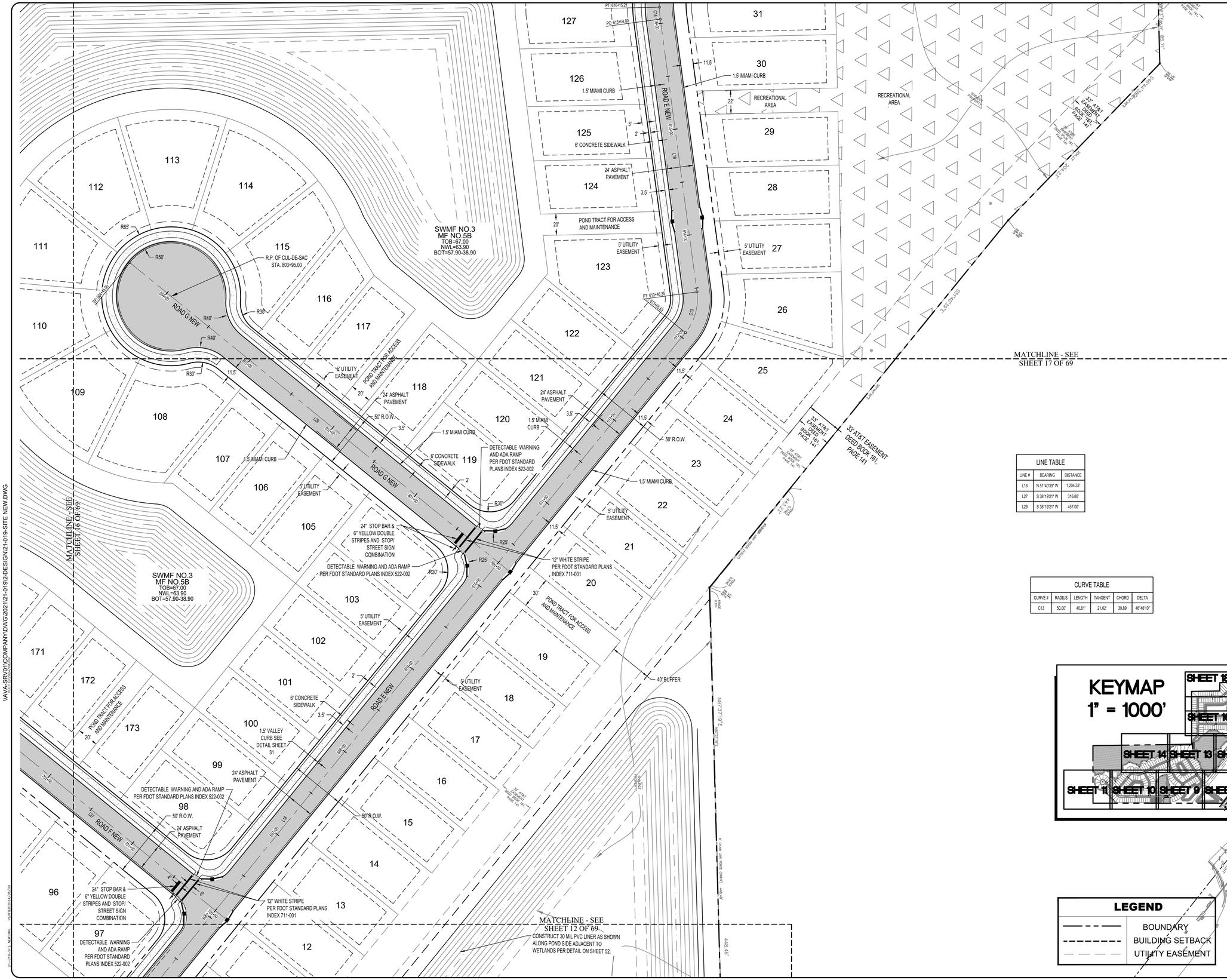
GREENBRIER SUBDIVISION

SITE PLAN 7

NASSAU FLORIDA

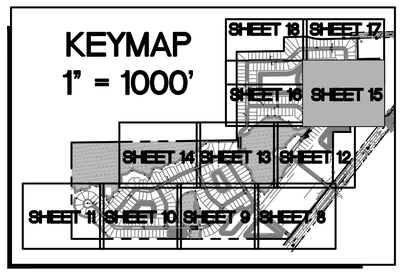
Date:	8/9/2024
Designer:	HAV
Job #:	21-019
Drawn:	JES
Scale:	AS NOTED
Sheet:	14 of 69

\\AVA-SRV01\COMPANY\DWG\2021\21-019\2-DESIGN\21-019-SITE NEW.DWG



LINE TABLE		
LINE #	BEARING	DISTANCE
L18	N 51°40'39" W	1,204.33'
L27	S 38°19'21" W	316.80'
L29	S 38°19'21" W	457.00'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C13	50.00'	40.81'	21.62'	39.69'	46°46'10"



LEGEND

— — —	BOUNDARY
- - - -	BUILDING SETBACK
— — —	UTILITY EASEMENT

NORTH

0 20 40 80

(IN FEET)
1 inch = 40 ft.

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Vorpe Jr. No. 49049

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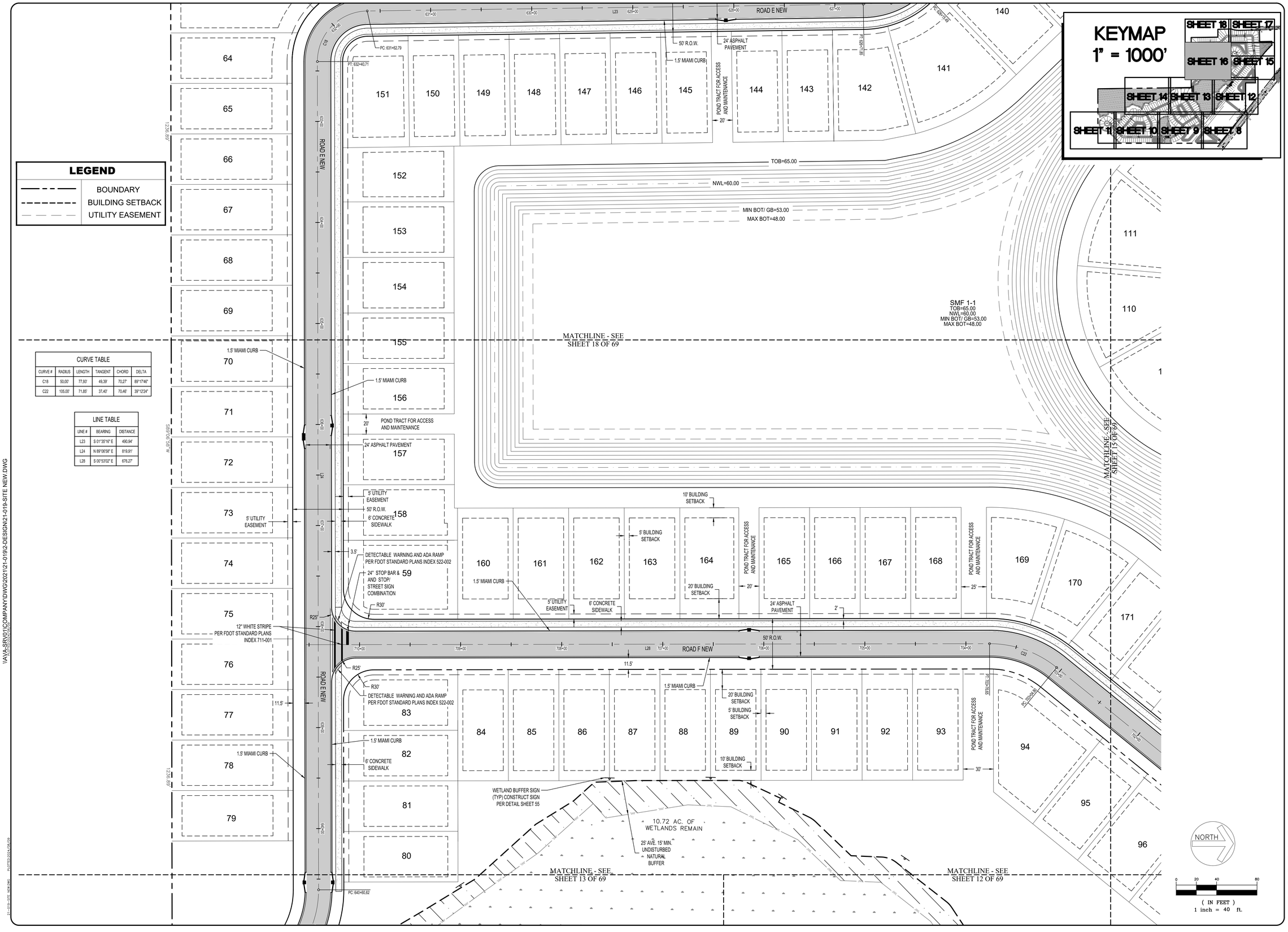
GREENBRIER SUBDIVISION

SITE PLAN 8

NASSAU FLORIDA

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 15 of 69

\\AVA-SRV01\COMPANY\DWG\2021\21-019\2-DESIGN\21-019-SITE NEW.DWG



CURVE TABLE					
CURVE #	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C18	50.00'	77.93'	49.39'	70.27'	89°17'46"
C22	105.00'	71.85'	37.40'	70.46'	39°12'24"

LINE TABLE		
LINE #	BEARING	DISTANCE
L23	S 01°35'16" E	490.94'
L24	N 89°06'58" E	819.91'
L28	S 00°53'02" E	676.27'

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
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Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Vorpe Jr. No. 49049

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GREENBRIER SUBDIVISION

SITE PLAN 9

NASSAU FLORIDA

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 16 of 69

\\AVA-SRV01\COMPANY\DWG\2021\21-019\2-DESIGN\21-019-SITE NEW.DWG

CURVE TABLE					
CURVE #	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C13	50.00'	40.81'	21.62'	39.69'	46°46'10"
C14	100.00'	11.21'	5.61'	11.20'	6°25'22"
C15	50.00'	78.54'	50.00'	70.71'	90°00'00"

LINE TABLE		
LINE #	BEARING	DISTANCE
L19	S 81°33'12" W	257.65'
L20	S 87°58'34" W	128.33'
L21	S 02°01'26" E	571.10'

LEGEND

BOUNDARY
BUILDING SETBACK
UTILITY EASEMENT

CURVE DATA C2
NON-TANGENT
CHD = 212.23'
R = 561.62'
A = 213.52'
Δ = 21°46'57"

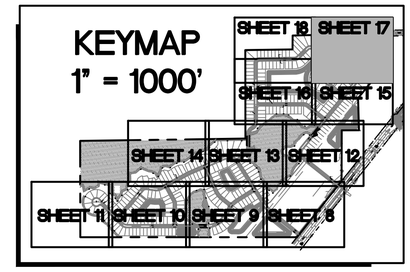
HENRY SMITH ROAD
(80' RIGHT OF WAY)

BENCHMARK #1
SET 5/8" IRON ROD
N: 2305240.9440'
E: 2395240.9440'
GPS OBSERVED FOR 600 EPOCHS
STATE PLANE COORDINATE EAST
NAD 83, NO.,TRANS NAVD 88'
ELEVATION=34.26'
ELEVATIONS SHOWN HEREON
REFER TO NAVD OF 1988

BENCHMARK #2
SET 5/8" IRON ROD
N: 2304888.5330'
E: 2397765.7740'
GPS OBSERVED FOR 600 EPOCHS
STATE PLANE COORDINATE EAST
NAD 83, NO.,TRANS NAVD 88'
ELEVATION=32.70'
ELEVATIONS SHOWN HEREON
REFER TO NAVD OF 1988

10' BUFFER
10' BUILDING SETBACK
5' BUILDING SETBACK
60' UTILITY EASEMENT
1.5' MIAMI CURB
20' BUILDING SETBACK
5' UTILITY EASEMENT
24' ASPHALT PAVEMENT
50' R.O.W.
ROAD E NEW
6' CONCRETE SIDEWALK
POND TRACT FOR ACCESS AND MAINTENANCE
30' ACCESS EASEMENT
RECREATIONAL AREA
MATCHLINE - SEE SHEET 15 OF 69
MATCHLINE - SEE SHEET 18 OF 69
SWMF NO.3
MF NO.5B
TOB=67.00
NWL=63.90
BOT=57.90-38.90
ROAD G NEW
R.P. OF CUL-DE-SAC STA. 803+95.00
23' ARA EASEMENT PER OR BOOK 1451 PAGE 1417

46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26
137 136 135 134 133 132 131 130 129 128 127 126 125 124 123 122
113 112 114 111 115 116 117 110



NORTH

0 20 40 80
(IN FEET)
1 inch = 40 ft.

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE FLORIDA 32207
Ph. (904) 730-2228 | Fx. (904) 730-2226
Henry A. Verpe, jr. No. 45043

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GREENBRIER SUBDIVISION

SITE PLAN 10

FLORIDA

NASSAU

Date:	8/9/2024
Designer:	HAV
Job #:	21-019
Drawn:	JES
Scale:	AS NOTED
Sheet:	17 of 69

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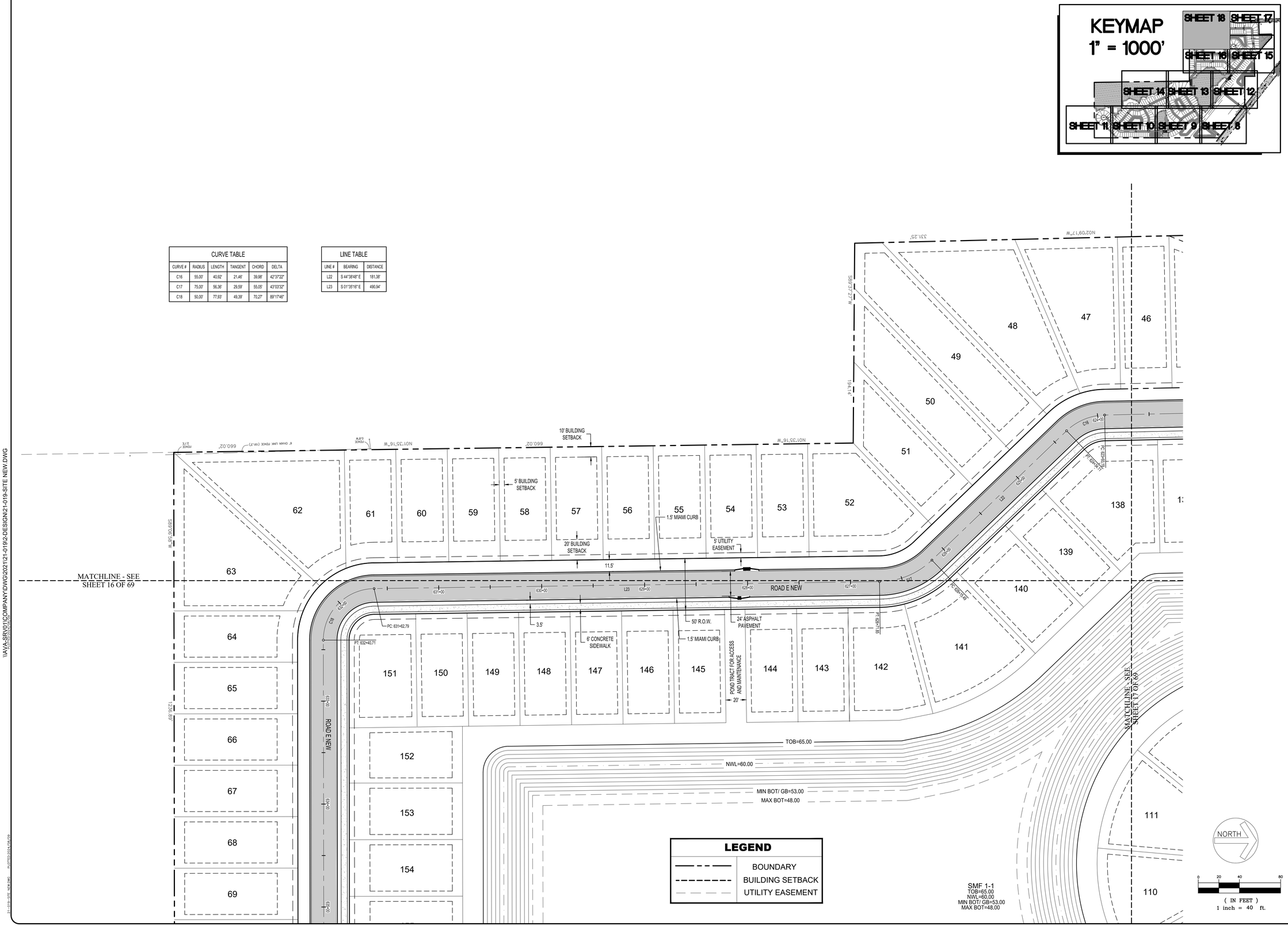
ITEM-4

CURVE TABLE					
CURVE #	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C16	55.00'	40.92'	21.46'	39.98'	42°37'22"
C17	75.00'	56.36'	29.59'	55.05'	43°03'32"
C18	50.00'	77.93'	49.39'	70.27'	89°17'46"

LINE TABLE		
LINE #	BEARING	DISTANCE
L22	S 44°38'48" E	181.38'
L23	S 01°35'16" E	490.94'



No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Vorpe Jr. No. 49049

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GREENBRIER SUBDIVISION

SITE PLAN 11

NASSAU FLORIDA

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 18 of 69

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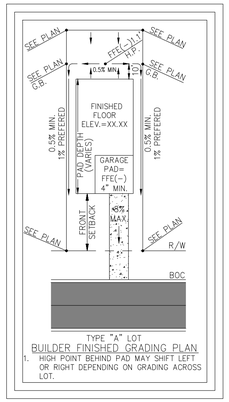
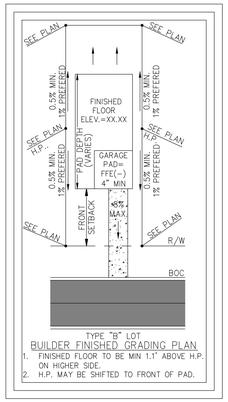
21-019-SITE NEW.DWG PLOTTED:2024/08/09

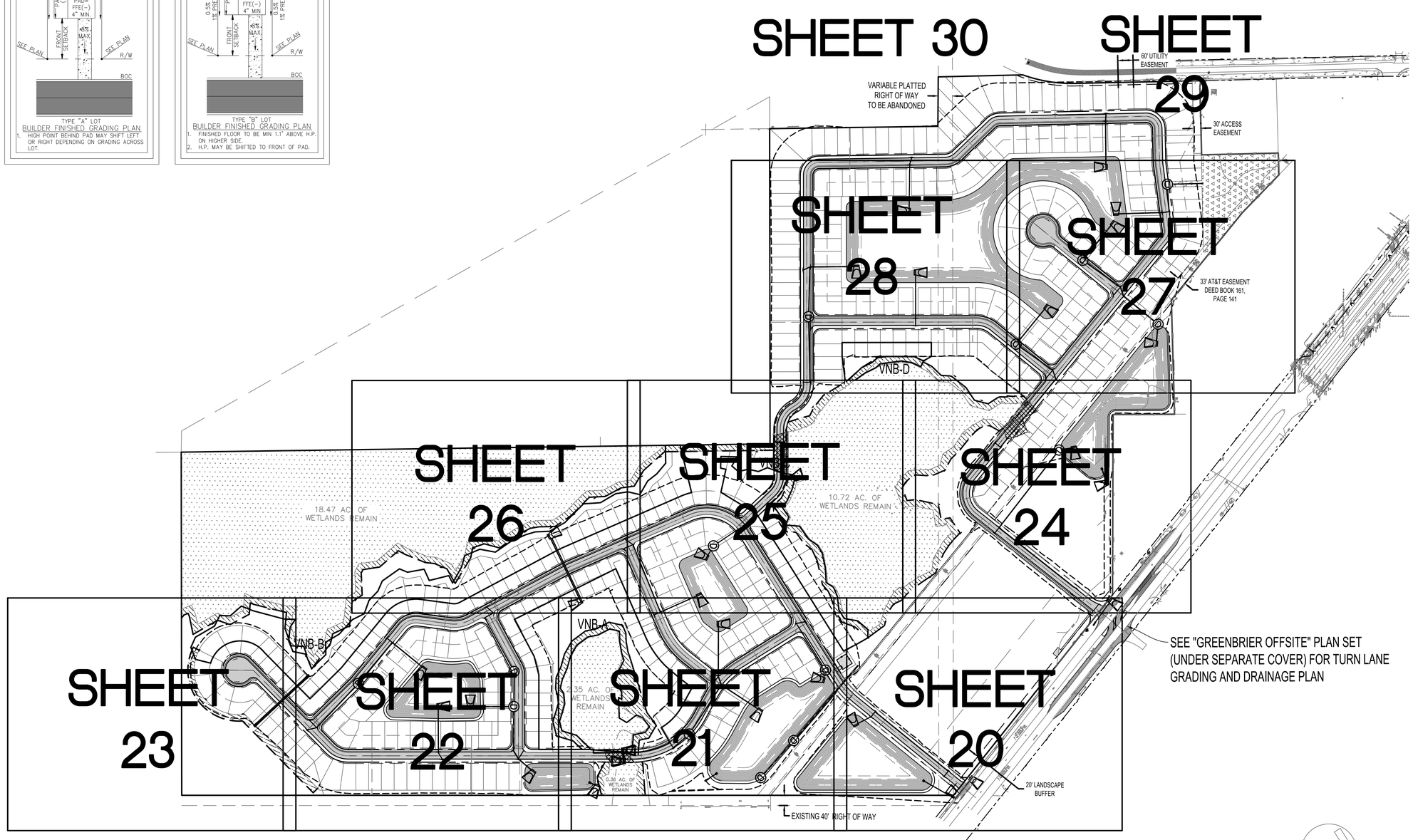
70



TYPE "A" LOT
BUILDER FINISHED GRADING PLAN
1. HIGH POINT BEHIND PAD MAY SHIFT LEFT OR RIGHT DEPENDING ON GRADING ACROSS LOT.



TYPE "B" LOT
BUILDER FINISHED GRADING PLAN
1. FINISHED FLOOR TO BE MIN 1.1' ABOVE H.P. ON HIGHER SIDE.
2. H.P. MAY BE SHIFTED TO FRONT OF PAD.



No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Vorpe Jr. No. 49049

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GREENBRIER SUBDIVISION

OVERALL GRADING PLAN

NASSAU FLORIDA

Date:	8/9/2024
Designer:	HAV
Job #:	21-019
Drawn:	JES
Scale:	AS NOTED
Sheet:	19 of 69

\\AVA-SRV01\COMPANY\DWG\2021\21-019\2-DESIGN\21-019-MGRADING NEW.DWG
21-019-MGRADING NEW.DWG PLOTTED:2024/08/09

MATCHLINE - SEE SHEET 25 OF 69

MATCHLINE - SEE SHEET 24 OF 69

MATCHLINE - SEE SHEET 27 OF 69

ST-66 INLET (SE) 42" INV = 58.25

FFE: 64.4 (TYPE B)

FFE: 64.8 (TYPE B)

~400 LF 42" HDPE @ 0.26%

ST-108 CI
GRATE: 60.39
INV IN: 50.50
INV OUT: 48.20

ST-107 CI
GRATE: 60.39
INV IN: 50.60
INV OUT: 50.60

~69 LF 24" HDPE @ 0.29%

~24 LF 24" HDPE @ 0.42%

ST-109 MES
(NW) 24" INV = 48.00

~370 LF 24" HDPE @ 0.14%

ROAD B NEW

ST-105 CI
GRATE: 55.29
INV OUT: 51.70

~24 LF 18" HDPE @ 0.42%

ST-106 CI
GRATE: 55.29
INV IN: 51.60
INV OUT: 51.10

SWMF No.2-1
TOB=57.00
NWL=52.00
MIN BOT/ GB=46.00
MAX BOT=40.00

MAX BOT=46.00
MIN BOT/GB=46.00
NWL=52.00
TOB=57.00

OUTPARCEL
MAX. 75% IMPERVIOUS

~110 LF 18" HDPE @ 1.27%

ST-74 MES
(NW) 18" INV = 55.60

FOR WORK IN FDOT RIGHT OF WAY
SEE "GREENBRIER OFFSITE" PLAN SET
UNDER SEPARATE COVER

FOR WORK IN FDOT RIGHT OF WAY
SEE "GREENBRIER OFFSITE" PLAN SET
UNDER SEPARATE COVER

ST-73 MES
(SE) 18" INV

ST-75 MES
(SE) 29" INV = 49.00

~85 LF 29"X45" ERCP @ 0.00%

ST-76 MES
(NW) 29" INV = 49.00

ST-77 MES
(SW) 24" INV = 50.50

~136 LF 24" HDPE @ 0.37%

OCS-2
MODIFIED TYPE 'E' INLET
GRATE = 56.00
(N) 24" HDPE INV = 51.00
SEE SHEET 53 FOR DETAILS

SEE SHEET 52 FOR CROSS-SECTION 'C-C'

U.S. HIGHWAY NO. 1
STATE ROAD NO. 5
(Use sound or any)

LEGEND

	BOUNDARY
38	PR. CONTOURS
	DRAINAGE DIVIDE
	LIMITS OF GRADING
60*	SPOT EL.
0.85%	SLOPE DIRECTIONAL ARROW
FS	FINISH SURFACE
FG	FINISH GRADE
TC	TOP OF CURB
TG	TOP OF GRATE
NG	NATURAL GROUND

KEYMAP
1" = 1000'

SHEET 30, SHEET 29, SHEET 28, SHEET 27, SHEET 26, SHEET 25, SHEET 24, SHEET 23, SHEET 22, SHEET 21, SHEET 20

NORTH

0 20 40 80
(IN FEET)
1 inch = 40 ft.

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE, FLORIDA 32207
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Verpe, Jr. No. 48048

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GREENBRIER SUBDIVISION

FLORIDA

GRADING PLAN 1

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 20 of 69

I:\AVA-SRV01\COMPANYDWG\2021\21-019\2-DESIGN\21-019 -GRADING NEW.DWG
21-019 - GRADING - NEW.DWG
Plotted: 8/9/2024 by Hank Verpe

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816
4201 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE, FLORIDA 32207
Ph. (904) 730-2228 | Fx (904) 730-2226
Henry A. Verpe Jr. No. 43043

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GREENBRIER SUBDIVISION

FLORIDA

GRADING PLAN 2

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 21 of 69

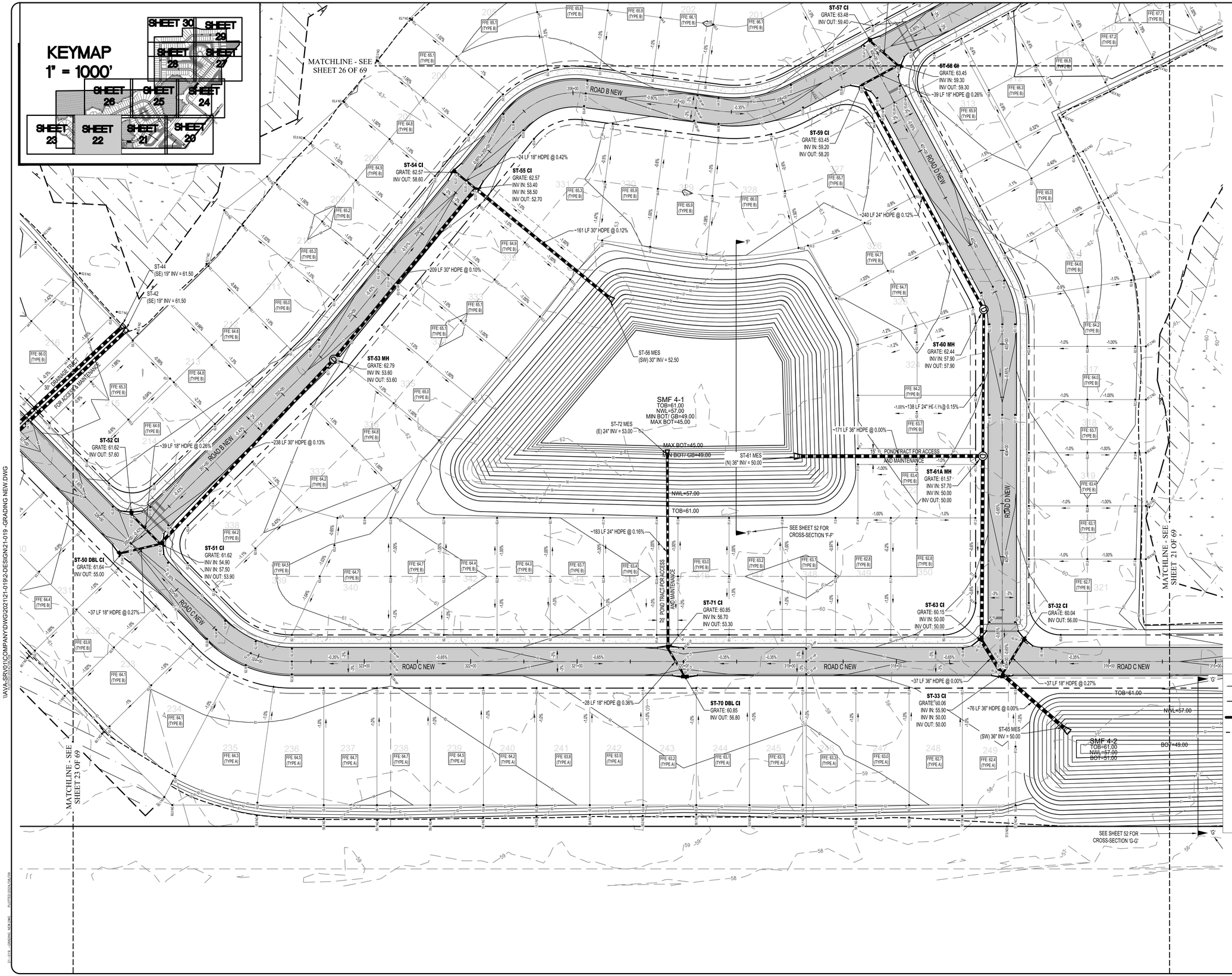
MATCHLINE - SEE SHEET 26 OF 69
MATCHLINE - SEE SHEET 25 OF 69
MATCHLINE - SEE SHEET 22 OF 69
MATCHLINE - SEE SHEET 20 OF 69

KEYMAP
1" = 1000'
SHEET 30, SHEET 29, SHEET 28, SHEET 27, SHEET 26, SHEET 25, SHEET 24, SHEET 23, SHEET 22, SHEET 21, SHEET 20

Typical Rear Yard Section
Not To Scale

ROAD C NEW
ROAD H NEW
ROAD B NEW

ST-60 (SW) 24" INV = 62.15
ST-81 MES (SW) 24" INV = 62.15
~24 LF 18" HDPE @ 0.42%
~166 LF 24" HDPE @ 0.18%
ST-94 CI GRATE: 63.20 INV IN: 59.60 INV IN: 57.10 INV OUT: 54.30
ST-94A CI GRATE: 63.20 INV OUT: 57.20
ST-43 MES (E) 30" INV = 54.00
~206 LF 30" HDPE @ 0.00%
ST-45 CI GRATE: 61.12 INV IN: 54.00 INV IN: 55.40 INV OUT: 54.00
~37 LF 18" HDPE @ 0.27%
ST-44 CI GRATE: 61.04 INV OUT: 55.50
~35 LF 30" HDPE @ 0.00%
ST-46 CI GRATE: 61.03 INV IN: 54.00 INV IN: 55.80 INV OUT: 54.00
~181 LF 30" HDPE @ 0.00%
~230 LF 24" HDPE @ 0.13%
ST-47 MES (SW) 30" INV = 54.00
~33 LF 24" HDPE @ 0.30%
ST-38 CI GRATE: 61.73 INV OUT: 57.60 INV OUT: 57.60
~39 LF 18" HDPE @ 0.52%
ST-39 DBL CI GRATE: 61.73 INV IN: 57.70
~177 LF 24" HDPE @ 0.17%
ST-37 CI GRATE: 61.74 INV IN: 57.40 INV OUT: 56.90
ST-36 MH GRATE: 63.09 INV IN: 56.80 INV OUT: 54.20
~40 LF 24" HDPE @ 0.50%
ST-35 MES (W) 24" INV = 54.00
~400 LF 42" HDPE @ 0.26%
~69 LF 24" H
S (NW) 24" I
TOB=62.00
NWL=58.00
MIN BOT/ GB=52.00
MAX BOT=46.00
SMF 3-2
ST-78 MH GRATE: 62.00 INV IN: 57.22 INV OUT: 57.22
SEE SHEET 52 FOR CROSS-SECTION 'E-E'
~195 LF 42" HDPE @ 0.24%
OCS-3 MODIFIED TYPE 'C' INLET GRATE = 61.00 (SE) 24" HDPE INV = 57.00 SEE SHEET 53 FOR DETAILS
ST-57 GRATE: 62.00 INV IN: 56.75 INV OUT: 56.75
~27 LF 42" HDPE @ 0.93%
ST-58 W INV 56.50
~46 LF 24" HDPE @ 1.09%
ST-200 MES NW INV 56.50
~41 LF 24" HDPE @ 1.45%
ST-90 MES (E) 24" INV = 57.20
ST-48 MES (E) 24" INV = 57.20
ST-69 CI GRATE: 60.97 INV OUT: 56.90
ST-67 MH GRATE: 61.36 INV IN: 56.10 INV OUT: 56.10
~83 LF 24" HDPE @ 0.24%
ST-68 CI GRATE: 60.97 INV IN: 56.80 INV OUT: 56.30
0.10 AC. OF WETLANDS IMPACT
0.35%
ST-91 MES (W) 24" INV = 56.60
ST-49 MES (W) 24" INV = 56.60
OCS-4 MODIFIED TYPE 'H' (2-GRATE) INLET GRATE = 60.00 (N) 36" HDPE INV = 56.25 SEE SHEET 53 FOR DETAILS
~33 LF 36" HDPE @ 0.45%
ST-79 MES SW INV 56.10
CONSTRUCT 30 MIL PVC LINER AS SHOWN, ALONG POND SIDE ADJACENT TO WETLANDS PER DETAIL ON SHEET 52
SEE SHEET 52 FOR CROSS-SECTION 'G-G'
2.35 AC. OF WETLANDS REMAIN
0.36 AC. OF WETLANDS REMAIN
~63 LF 24" HDPE @ 0.24%
~24 LF 18" HDPE @ 0.42%
~41 LF 24" HDPE @ 1.45%
~37 LF 18" HDPE @ 0.27%
~206 LF 30" HDPE @ 0.00%
~35 LF 30" HDPE @ 0.00%
~181 LF 30" HDPE @ 0.00%
~230 LF 24" HDPE @ 0.13%
~400 LF 42" HDPE @ 0.26%
~177 LF 24" HDPE @ 0.17%
~40 LF 24" HDPE @ 0.50%
~33 LF 24" HDPE @ 0.30%
~39 LF 18" HDPE @ 0.52%
~69 LF 24" H
~195 LF 42" HDPE @ 0.24%
~27 LF 42" HDPE @ 0.93%
~46 LF 24" HDPE @ 1.09%
~83 LF 24" HDPE @ 0.24%
~41 LF 24" HDPE @ 1.45%
~24 LF 18" HDPE @ 0.42%
~37 LF 18" HDPE @ 0.27%
~206 LF 30" HDPE @ 0.00%
~35 LF 30" HDPE @ 0.00%
~181 LF 30" HDPE @ 0.00%
~230 LF 24" HDPE @ 0.13%
~400 LF 42" HDPE @ 0.26%
~177 LF 24" HDPE @ 0.17%
~40 LF 24" HDPE @ 0.50%
~33 LF 24" HDPE @ 0.30%
~39 LF 18" HDPE @ 0.52%



No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
420 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE, FLORIDA 32207
Ph. (904) 730-2223 | Fx. (904) 730-2226
Henry A. Yorrie Jr. No. 63043

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THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY GOVERNMENTAL AGENCIES MAY CHANGE OR HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR CONSTRUCTION. THE ENGINEER OF RECORD DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE MODIFICATIONS TO THE SYSTEM AS REQUIRED FOR RETENTION AND TREATMENT OF STORMWATER.

LEGEND

	BOUNDARY
38	PR. CONTOURS
	DRAINAGE DIVIDE
	LIMITS OF GRADING
60*	SPOT EL.
0.85%	SLOPE DIRECTIONAL ARROW
FS	FINISH SURFACE
FG	FINISH GRADE
TC	TOP OF CURB
TG	TOP OF GRATE
NG	NATURAL GROUND

NORTH

0 20 40 80

(IN FEET)
1 inch = 40 ft.

GREENBRIER SUBDIVISION

FLORIDA

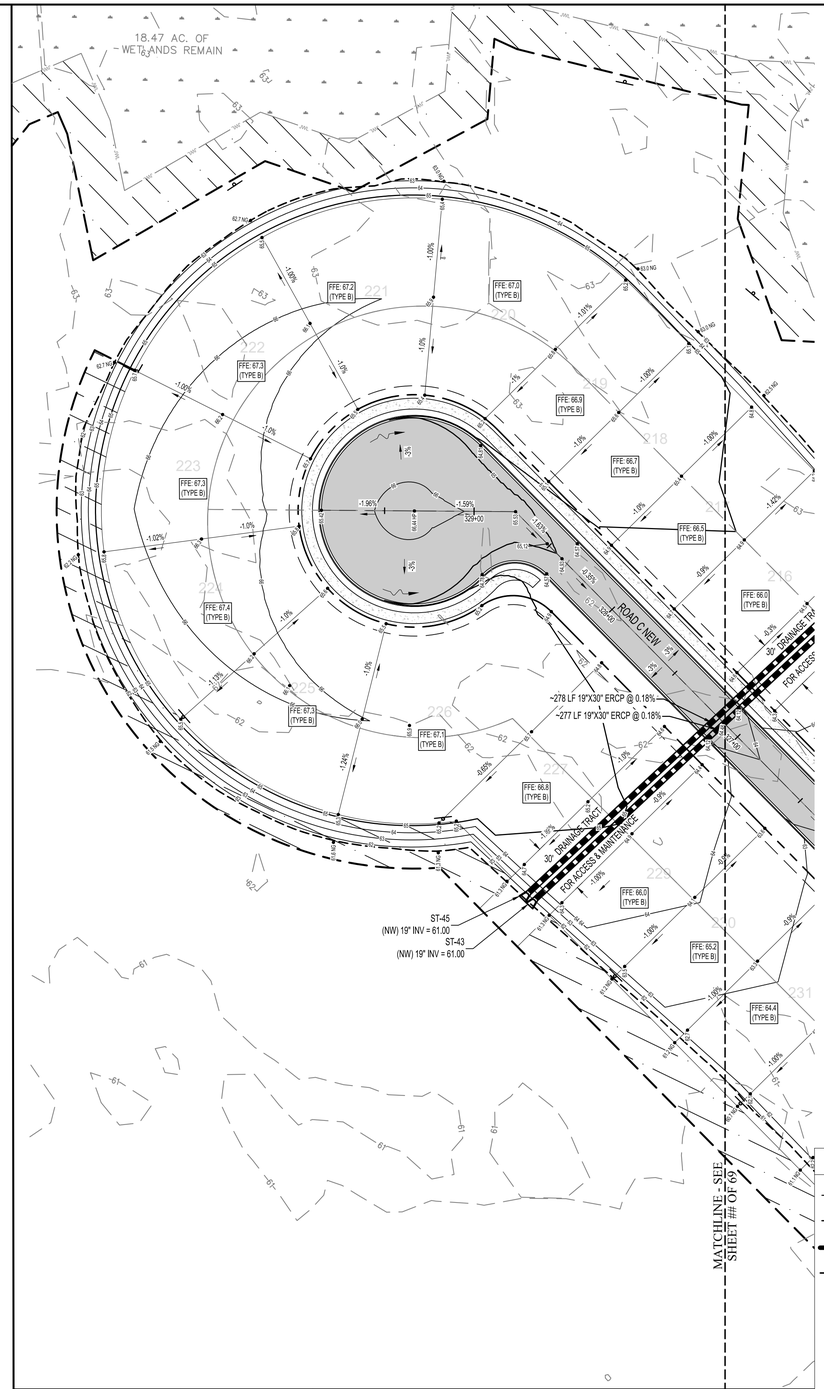
GRADING PLAN 3

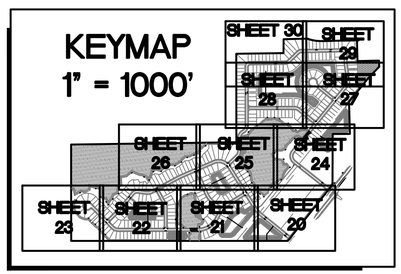
NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 22 of 69

I:\AVA-SRV01\COMPANY\DWG\2021\21-019\2-DESIGN\21-019 -GRADING NEW.DWG
21-019 -GRADING NEW.DWG 8/8/2024 2:09:09 PM EDT

ITEM-4





LEGEND

	BOUNDARY
38	PR. CONTOURS
	DRAINAGE DIVIDE
	LIMITS OF GRADING
60.5	SPOT EL.
0.85%	SLOPE DIRECTIONAL ARROW
FS	FINISH SURFACE
FG	FINISH GRADE
TC	TOP OF CURB
TG	TOP OF GRATE
NG	NATURAL GROUND

NORTH

0 20 40 80

(IN FEET)
1 inch = 40 ft.

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Vorpe Jr. No. 49049

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THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN PREPARED IN ACCORDANCE WITH STANDARD, ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY OTHERS (ie CITY, COUNTY, STATE, FEDERAL, etc.) HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR SUCH STORMWATER FACILITIES. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE CONTAMINATION RESULTING FROM THE REQUIREMENT FOR RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER SUBDIVISION

GRADING PLAN 4

NASSAU FLORIDA

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 23 of 69

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21-019 -GRADING NEW.DWG PLOTTED:2024/08/09

MATCHLINE - SEE SHEET 28 OF 69

MATCHLINE - SEE SHEET 25 OF 69

MATCHLINE - SEE SHEET 27 OF 69

MATCHLINE - SEE SHEET 20 OF 69

10.72 AC. OF WETLANDS REMAIN

0.21 AC. OF WETLANDS IMPACT

10.72 AC. OF WETLANDS REMAIN

CONSTRUCT 30 MIL PVC LINER AS SHOWN ALONG POND SIDE ADJACENT TO WETLANDS PER DETAIL ON SHEET 52.

SEE SHEET 52 FOR CROSS-SECTION 'B-B'

SMF 1-2
TOB=65.00
NWL=60.00
MIN BOT/ GB=53.00
MAX BOT=48.00

MAX BOT=48.00

MIN BOT/ GB=53.00

NWL=60.00

TOB=65.00

OCS-1
MODIFIED TYPE 'H' (2 GRATE) INLET
GRATE = 64.00
(NE) 36" HDPE INV = 58.50
SEE SHEET 53 FOR DETAILS

~58 LF 36" HDPE @ 0.87%

ST-53
(W) 36" INV = 58.00

ST-3 CI
GRATE: 64.19
INV OUT: 60.10

~24 LF 18" HDPE @ 0.42%

ST-4 CI
GRATE: 64.19
INV IN: 60.00
INV OUT: 59.50

ST-5 CI
GRATE: 64.64
INV IN: 59.00
INV OUT: 59.50

ST-103 MH
GRATE: 64.98
INV IN: 56.85
INV OUT: 55.55

ST-104 MES
(S) 30" INV = 55.45

~345 LF 24" HDPE @ 0.14%

~58 LF 30" HDPE @ 0.17%

~385 LF 30" HDPE @ 0.06%

~387 LF 30" HDPE @ 0.08%

~110 LF 18" HDPE @ 1.27%

ST-102 CI
GRATE: 62.64
INV IN: 58.50
INV IN: 57.10
INV OUT: 57.10

~24 LF 18" HDPE @ 0.42%

ST-102A CI
GRATE: 62.64
INV OUT: 58.60

ST-101 CI
GRATE: 62.51
INV IN: 58.40
INV OUT: 57.40

~24 LF 18" HDPE @ 0.42%

ST-100 CI
GRATE: 62.51
INV OUT: 58.50

ST-55
(NE) 30" INV = 57.00

~16 LF 30" HDPE @ 0.62%

ST-56
(SW) 30" INV = 56.90

ST-73 MES
(SE) 18" INV = 57.00

OUTPARCEL
MAX. 75% IMPERVIOUS

OUTPARCEL
MAX. 75% IMPERVIOUS

ROAD E NEW

ROAD E NEW

FFE: 67.0 (TYPE B)

FFE: 66.8 (TYPE B)

FFE: 66.4 (TYPE B)

FFE: 66.0 (TYPE B)

FFE: 65.6 (TYPE B)

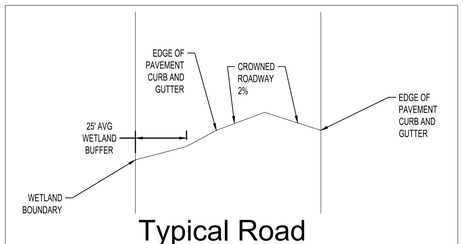
FFE: 65.2 (TYPE B)

FOR WORK IN FDOT RIGHT OF WAY SEE "GREENBRIER OFFSITE" PLAN SET UNDER SEPARATE COVER

FOR WORK IN FDOT RIGHT OF WAY SEE "GREENBRIER OFFSITE" PLAN SET UNDER SEPARATE COVER

KEYMAP
1" = 1000'

SHEET 30 | SHEET 29 | SHEET 28 | SHEET 27 | SHEET 26 | SHEET 25 | SHEET 24 | SHEET 23 | SHEET 22 | SHEET 21 | SHEET 20



Typical Road Adj. to Wetland
Not To Scale

LEGEND

BOUNDARY	
38	PR. CONTOURS
DRAINAGE DIVIDE	
LIMITS OF GRADING	
60.1	SPOT EL.
0.85%	SLOPE DIRECTIONAL ARROW
FS	FINISH SURFACE
FG	FINISH GRADE
TC	TOP OF CURB
TG	TOP OF GRATE
NG	NATURAL GROUND

NORTH

0 20 40 80

(IN FEET)
1 inch = 40 ft.

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE, FLORIDA 32207
Ph. (904) 730-2223 | Fx. (904) 730-2226
Henry A. Verpe, Jr. No. 43043

UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A FLORIDA REGISTERED ENGINEER ACTING AS AN AUTHORIZED AGENT OF THE ENGINEER OF RECORD, IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY GOVERNMENTAL AGENCIES. THE ENGINEER OF RECORD HAS NOT BEEN USED TO DETERMINE THE FINAL DESIGN FOR CONSTRUCTION PURPOSES. THE ENGINEER OF RECORD DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE ALTERATIONS MADE BY OTHERS TO THE STORMWATER SYSTEM FOR RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER SUBDIVISION

GRADING PLAN 5

FLORIDA

NASSAU

Date:	8/9/2024
Designer:	HAV
Job #:	21-019
Drawn:	JES
Scale:	AS NOTED
Sheet:	24 of 69

\\AVA-SRV01\COMPANY\DWG\2021\21-019\2-DESIGN\21-019 -GRADING NEW.DWG
21-019 -GRADING NEW.DWG
PLOTTED:2024/08/09

LEGEND

BOUNDARY	
38	PR. CONTOURS
DRAINAGE DIVIDE	
LIMITS OF GRADING	
80.1	SPOT EL.
0.85%	SLOPE DIRECTIONAL ARROW
FS	FINISH SURFACE
FG	FINISH GRADE
TC	TOP OF CURB
TG	TOP OF GRATE
NG	NATURAL GROUND

MATCHLINE - SEE SHEET 26 OF 69

MATCHLINE - SEE SHEET 28 OF 69

MATCHLINE - SEE SHEET 21 OF 69

MATCHLINE - SEE SHEET 20 OF 69

MATCHLINE - SEE SHEET ## OF 69

ROAD E NEW

ROAD B NEW

ROAD H NEW

ROAD F NEW

20' ROAD TRACT FOR ACCESS AND MAINTENANCE

0.19 AC. OF WETLANDS IMPACT

10.72 AC. OF WETLANDS REMAIN

ST-25C CI
GRATE: 64.87
INV OUT: 60.80

ST-25B CI
GRATE: 64.87
INV IN: 60.70
INV OUT: 60.20

~36 LF 18" HDPE @ 0.27%

ST-34 MES
(N) 18" INV = 62.90

ST-33 MES
(S) 18" INV = 62.80

ST-32 MES
(S) 18" INV = 62.80

~36 LF 18" HDPE @ 0.27%

ST-31 MES
(N) 18" INV = 62.90

~36 LF 18" HDPE @ 0.28%

ST-110 CI
GRATE: 64.67
INV OUT: 60.50

ST-111 CI
GRATE: 64.68
INV IN: 60.40
INV OUT: 60.40

ST-112 CI
GRATE: 64.66
INV IN: 60.30
INV OUT: 60.30

~37 LF 18" HDPE @ 0.27%

~119 LF 18" HDPE @ 0.25%

~31 LF 18" HDPE @ 0.32%

ST-113 MH
GRATE: 65.29
INV IN: 60.00
INV OUT: 54.70

ST-93 CI
GRATE: 64.64
INV IN: 60.50
INV IN: 60.50
INV OUT: 60.00

~53 LF 18" HDPE @ 0.38%

TOB=62.00
NWL=58.00
BOT=52.00

ST-114 MES
(NW) 18" INV = 54.50

MAX BOT=46.00

SEE SHEET 52 FOR CROSS-SECTION 'D-D'

~286 LF 24" HDPE @ 0.14%

ST-95 MES
(SE) 24" INV = 54.00

SMF 3-1
TOB=62.00
NWL=58.00
MIN BOT/
GB=52.00
MAX BOT=46.00

~166 LF 24" HDPE @ 0.18%

~24 LF 18" HDPE @ 0.42%

ST-43 MES
(E) 30" INV = 54.00

FFE: 67.5 (TYPE B)
FFE: 67.4 (TYPE B)
FFE: 67.2 (TYPE B)
FFE: 67.1 (TYPE B)
FFE: 67.0 (TYPE B)
FFE: 66.8 (TYPE B)
FFE: 66.6 (TYPE B)
FFE: 66.3 (TYPE B)
FFE: 65.9 (TYPE B)
FFE: 65.8 (TYPE B)
FFE: 65.5 (TYPE B)
FFE: 65.2 (TYPE B)
FFE: 64.9 (TYPE B)
FFE: 64.5 (TYPE B)
FFE: 64.2 (TYPE B)
FFE: 67.3 (TYPE B)
FFE: 67.1 (TYPE B)
FFE: 66.4 (TYPE B)
FFE: 66.0 (TYPE B)
FFE: 65.6 (TYPE B)
FFE: 66.1 (TYPE B)

KEYMAP
1" = 1000'

SHEET 30, SHEET 29, SHEET 28, SHEET 27, SHEET 26, SHEET 25, SHEET 24, SHEET 23, SHEET 22, SHEET 21, SHEET 20

NORTH

0 20 40 80
(IN FEET)
1 inch = 40 ft.

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816
4201 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE, FLORIDA 32207
Ph. (904) 730-2228 | Fx. (904) 730-2226
Henry A. Verpe Jr. No. 65048

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THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY GOVERNMENTAL AGENCIES HAVE CHANGED OVER TIME AND MAY HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR CONSTRUCTION. THE OWNER AND/OR DEVELOPER SHALL ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE CONSTRUCTION MODIFICATIONS THAT MAY BE REQUIRED FOR RETENTION AND TREATMENT OF STORMWATER.

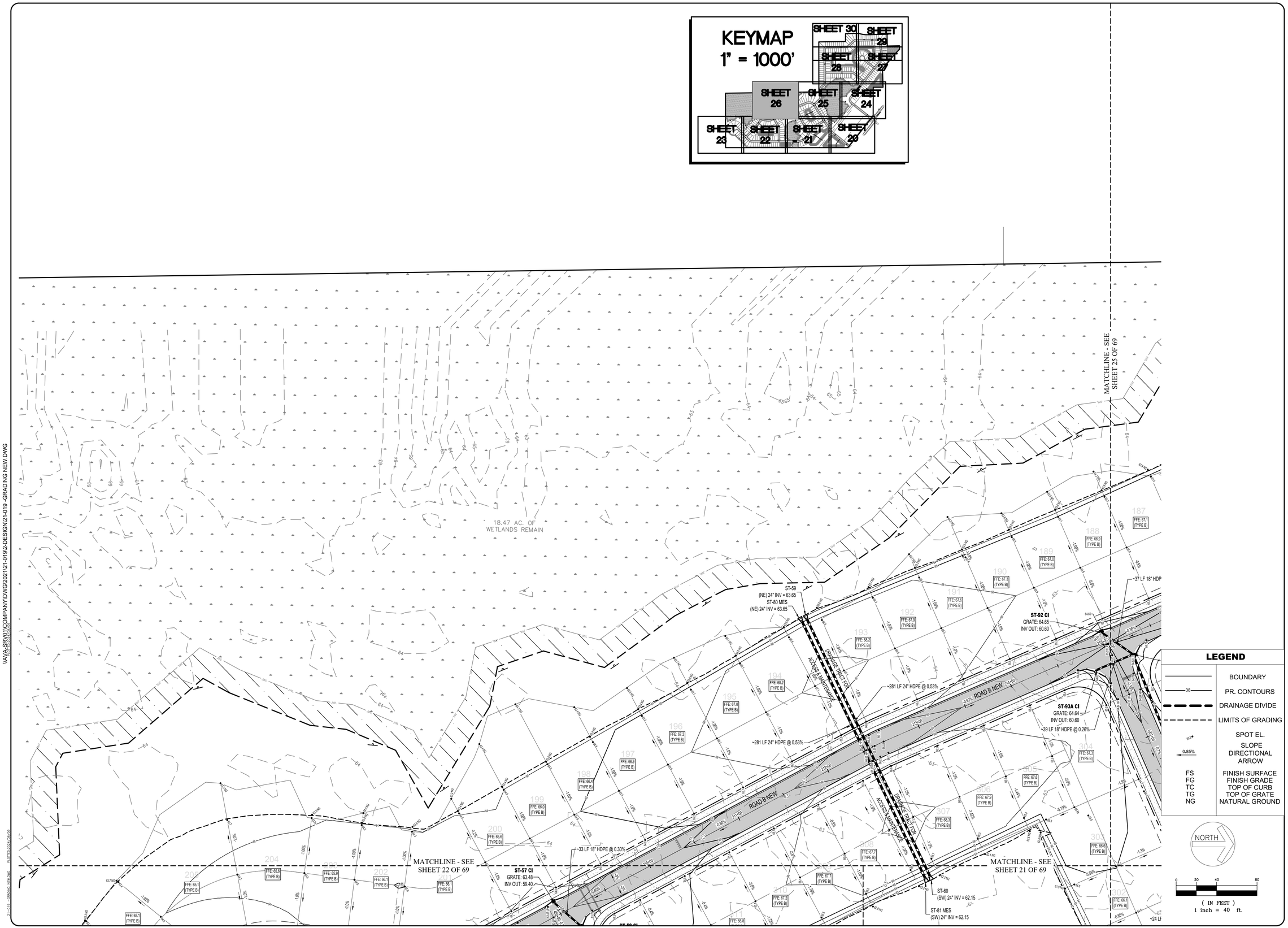
GREENBRIER SUBDIVISION

GRADING PLAN 6

FLORIDA
NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 25 of 69

I:\AVA-SRV01\COMPANY\DWG\2021\21-019\2-DESIGN\21-019 -GRADING NEW.DWG
21-019 -GRADING NEW.DWG 8/9/2024 4:09:09 PM EDT



LEGEND

	BOUNDARY
38	PR. CONTOURS
	DRAINAGE DIVIDE
	LIMITS OF GRADING
60.5	SPOT EL.
0.85%	SLOPE DIRECTIONAL ARROW
FS	FINISH SURFACE
FG	FINISH GRADE
TC	TOP OF CURB
TG	TOP OF GRATE
NG	NATURAL GROUND

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Vorpe Jr. No. 49049

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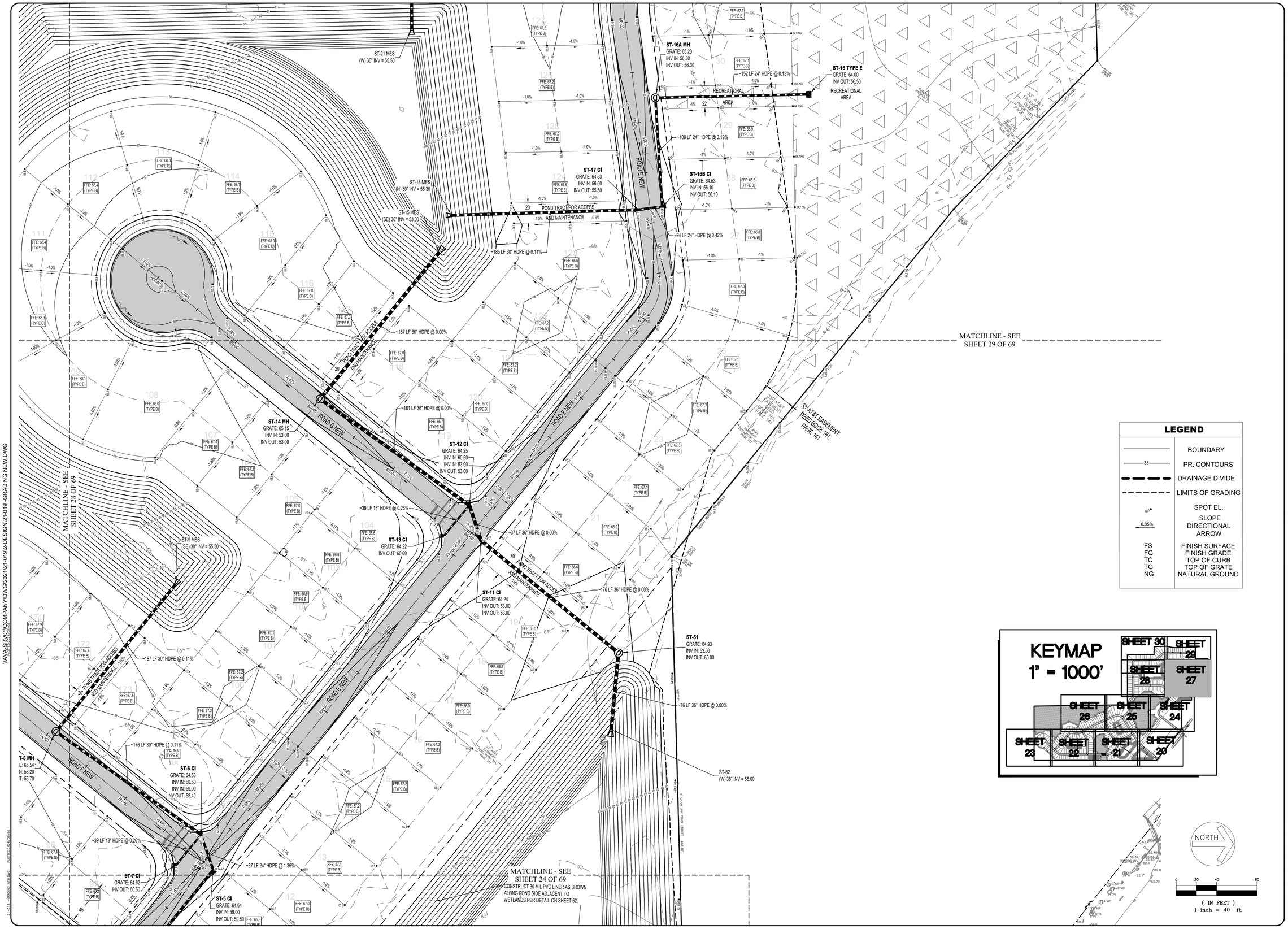
GREENBRIER SUBDIVISION

GRADING PLAN 7

NASSAU FLORIDA

Date:	8/9/2024
Designer:	HAV
Job #:	21-019
Drawn:	JES
Scale:	AS NOTED
Sheet:	26 of 69

\\AVA-SRV01\COMPANY\DWG\2021\21-019\2-DESIGN\21-019 -GRADING NEW.DWG



LEGEND

	BOUNDARY
38	PR. CONTOURS
	DRAINAGE DIVIDE
	LIMITS OF GRADING
61.1	SPOT EL.
0.85%	SLOPE DIRECTIONAL ARROW
FS	FINISH SURFACE
FG	FINISH GRADE
TC	TOP OF CURB
TG	TOP OF GRATE
NG	NATURAL GROUND

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4200 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Vorpe Jr. No. 49049

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THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN PREPARED IN ACCORDANCE WITH STANDARD, ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY OTHERS (ie CITY, COUNTY, STATE, FEDERAL, etc.) HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR SUCH STORMWATER FACILITIES. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE CONTAMINATION RESULTING FROM THE REQUIREMENT FOR RETENTION AND TREATMENT OF STORMWATER.

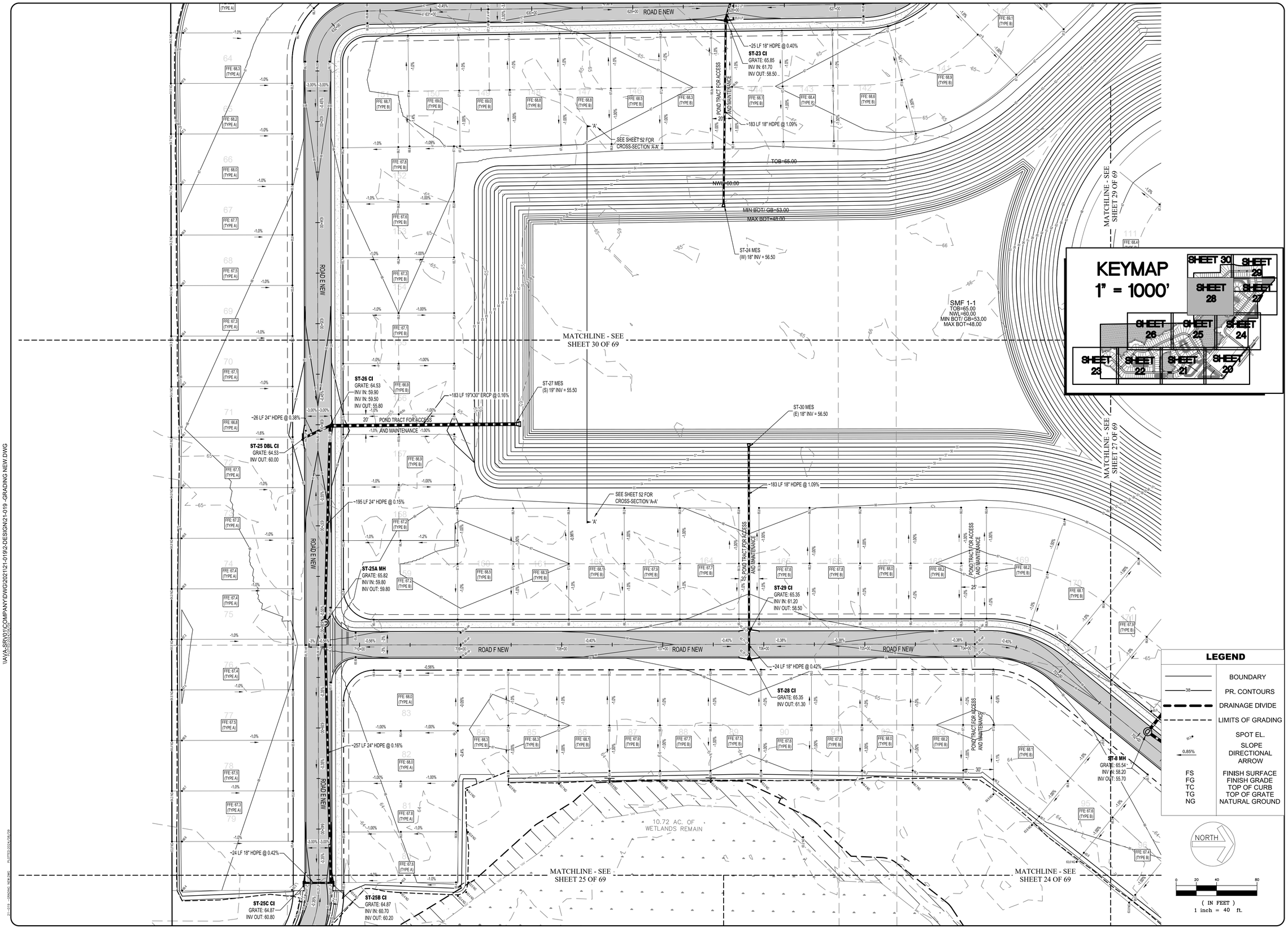
GREENBRIER SUBDIVISION

GRADING PLAN 8

NASSAU FLORIDA

Date:	8/9/2024
Designer:	HAV
Job #:	21-019
Drawn:	JES
Scale:	AS NOTED
Sheet:	27 of 69

\\AVA-SRV01\COMPANY\DWG\2021\21-019\2-DESIGN\21-019 -GRADING NEW.DWG



No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Verpe, Jr. No. 43043

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THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS AND SPECIFICATIONS HAS BEEN DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY GOVERNMENTAL AGENCIES HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR CONSTRUCTION. THE ENGINEER OF RECORD DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE ADVERSE IMPACTS RESULTING FROM THIS DESIGN FOR RETENTION AND TREATMENT OF STORMWATER.

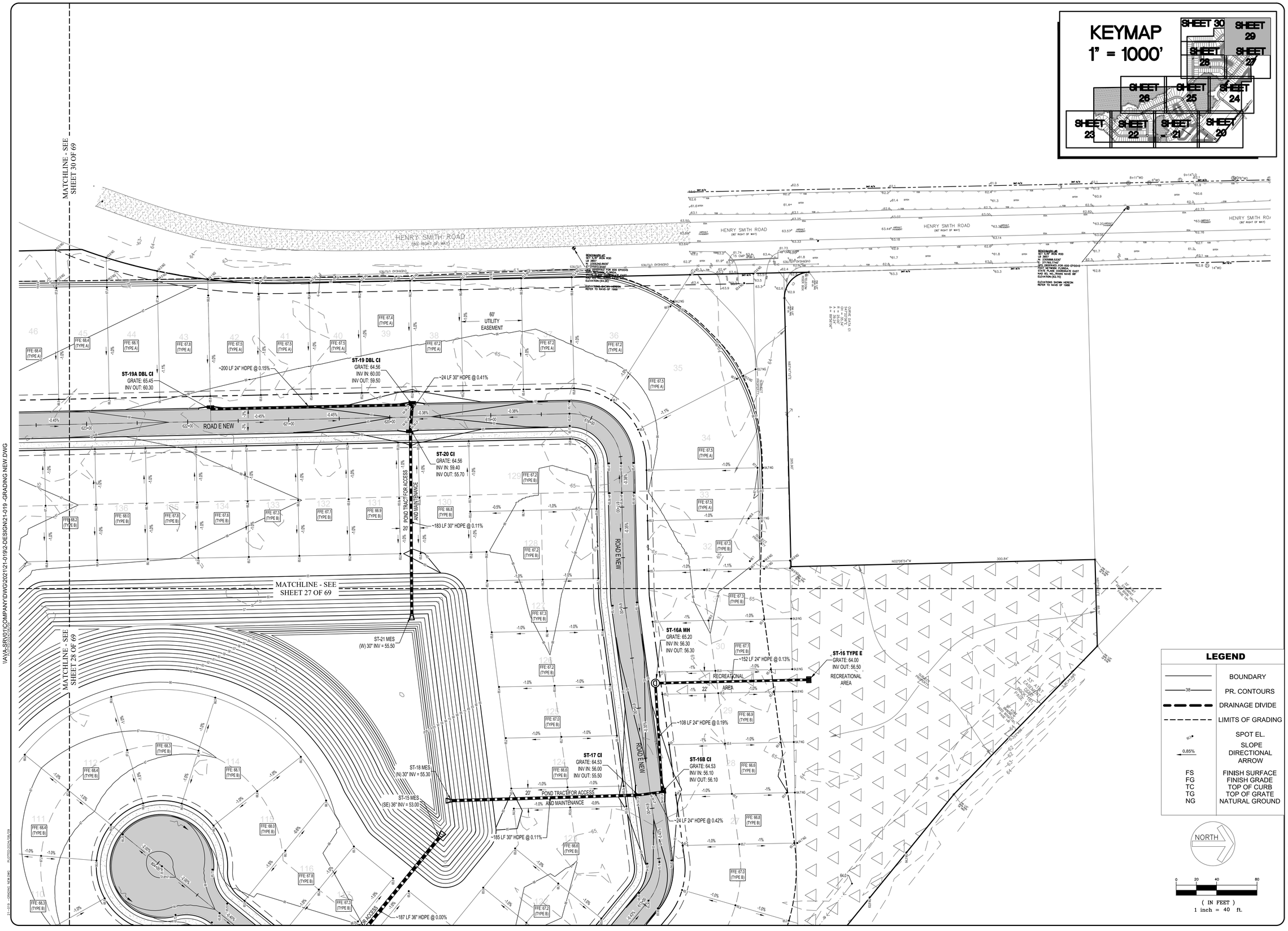
GREENBRIER SUBDIVISION

GRADING PLAN 9

NASSAU FLORIDA

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 28 of 69

\\AVA-SRV01\COMPANY\DWG\2021\21-019\2-DESIGN\21-019 -GRADING NEW.DWG
21-019 -GRADING NEW.DWG PLOTTED:2024/08/09



No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816I
4201 BALWAH DOWN RD, SUITE 5 | JACKSONVILLE FLORIDA 32207
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Verpe, Jr. No. 45043

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THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICE. HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY GOVERNMENTAL AGENCIES MAY CHANGE. WE HAVE MADE NO EFFORT TO DETERMINE THE FINAL DESIGN FOR ANY FUTURE DEVELOPMENT AND WE ASSUME NO RESPONSIBILITY TO ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE MODIFICATIONS REQUIRED TO THE SYSTEM SHOWN HEREIN FOR RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER SUBDIVISION

GRADING PLAN 10

FLORIDA

NASSAU

Date:	8/9/2024
Designer:	HAV
Job #:	21-019
Drawn:	JES
Scale:	AS NOTED
Sheet:	29 of 69

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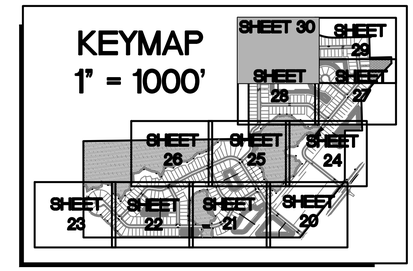
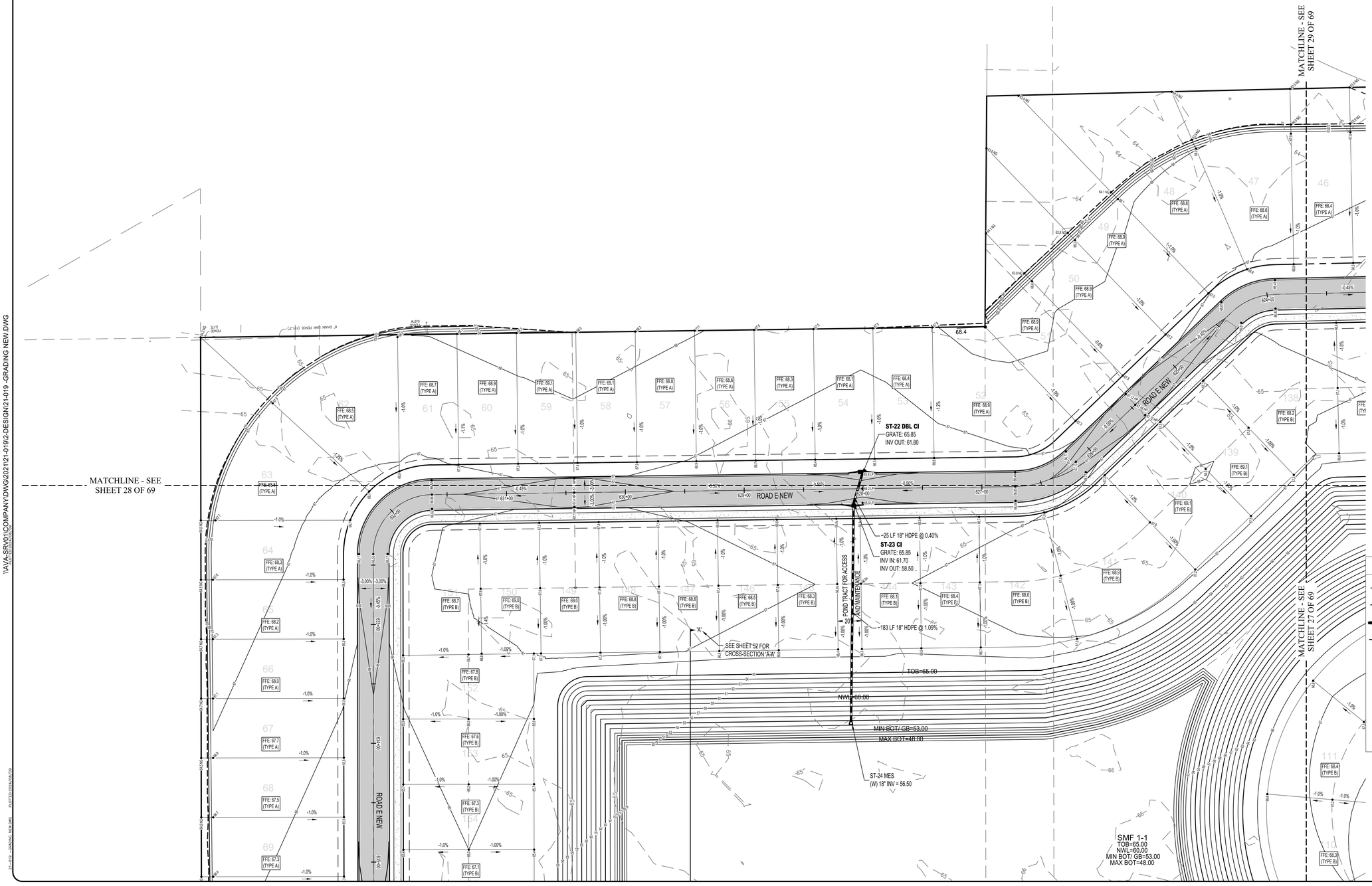
PLOTTED: 2024/08/09

ITEM-4





LEGEND

	BOUNDARY
38	PR. CONTOURS
	DRAINAGE DIVIDE
	LIMITS OF GRADING
62.5	SPOT EL.
0.85%	SLOPE DIRECTIONAL ARROW
FS	FINISH SURFACE
FG	FINISH GRADE
TC	TOP OF CURB
TG	TOP OF GRATE
NG	NATURAL GROUND

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Yorge Jr. No. 49049

UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A FLORIDA REGISTERED ENGINEER ACTING AS AN AUTHORIZED AGENT FOR AVA ENGINEERS, INC., IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN PREPARED IN ACCORDANCE WITH STANDARD, ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY OTHERS (ie CITY, COUNTY, STATE, FEDERAL, etc.) HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR SUCH STORMWATER FACILITIES. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE CONTAMINATION RESULTING FROM THE REQUIREMENT FOR RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER SUBDIVISION

GRADING PLAN 11

NASSAU FLORIDA

Date:	8/9/2024
Designer:	HAV
Job #:	21-019
Drawn:	JES
Scale:	AS NOTED
Sheet:	30 of 69

82

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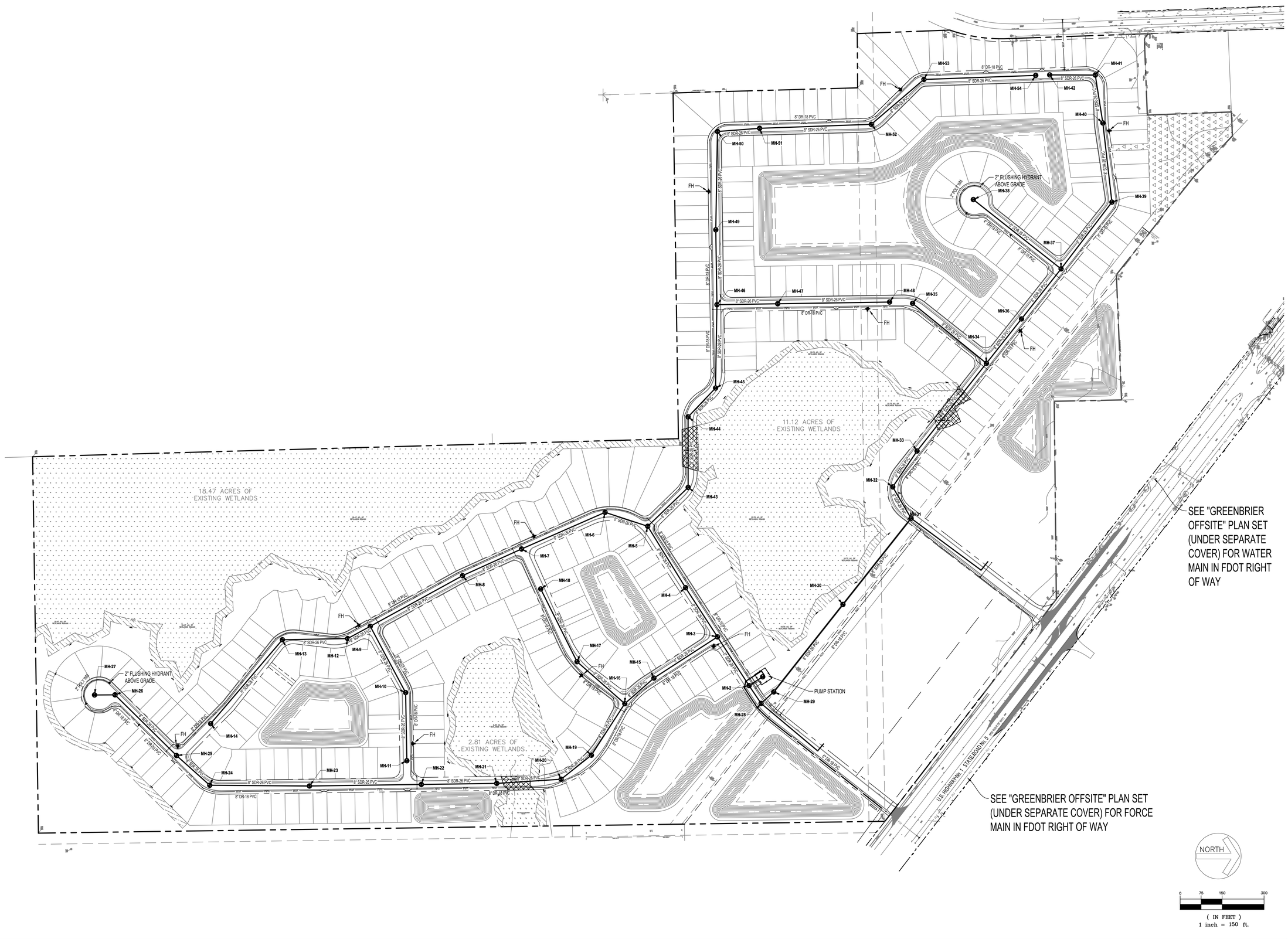

No.	Revisions	By

AVA ENGINEERS, INC.
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Florida Certificate No. 0000816
4201 BAYMEADOWS RD. SUITE 5 | JACKSONVILLE FLORIDA 32217
Ph. (904) 730-2223 | Fx. (904) 730-2226
Henry A. Verpe, Jr. No. 45043

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GREENBRIER SUBDIVISION

MASTER UTILITY PLAN

NASSAU FLORIDA

Date:	8/9/2024
Designer:	HAV
Job #:	21-019
Drawn:	JES
Scale:	AS NOTED
Sheet:	31 of 69

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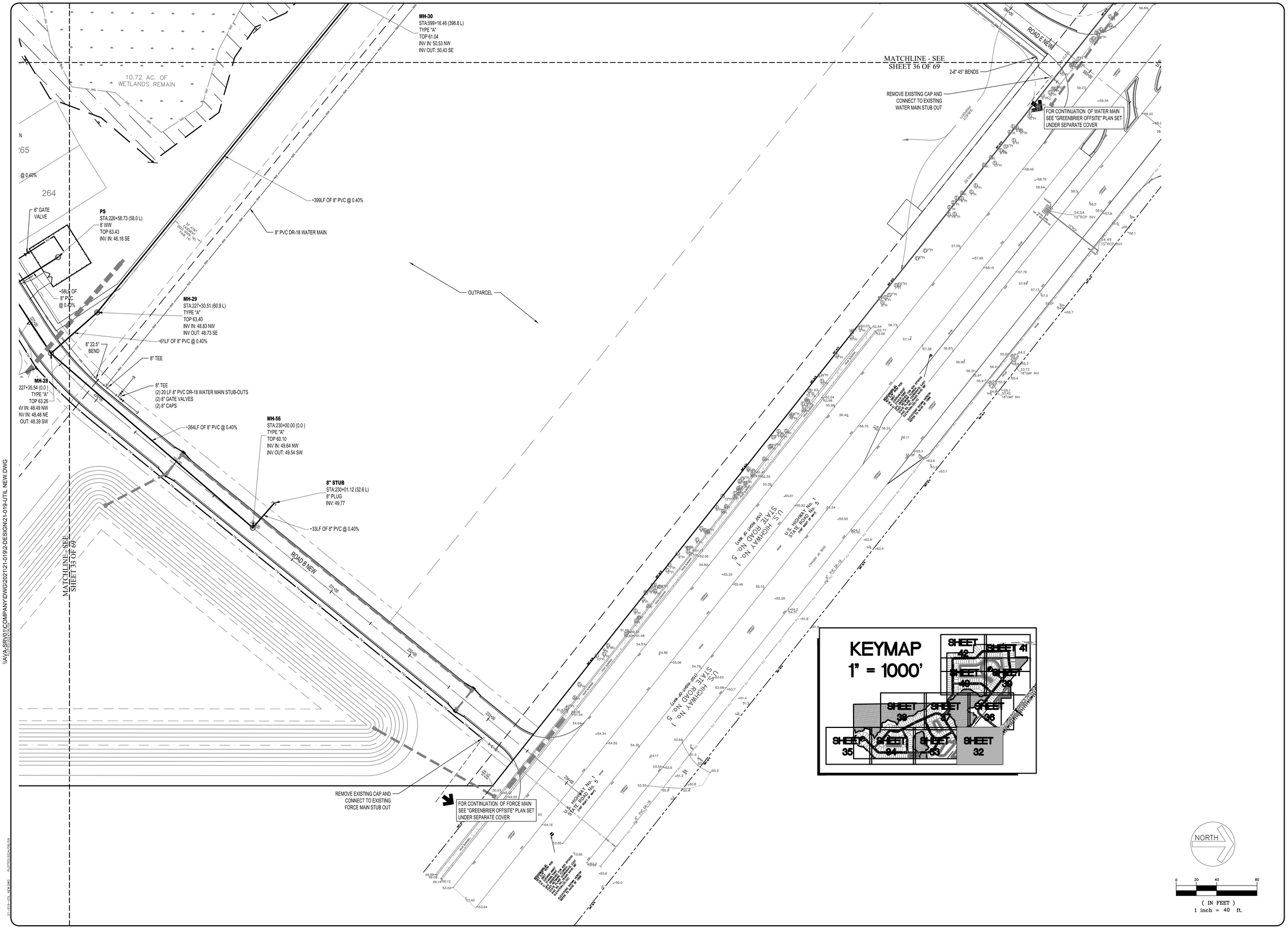
21-019-MUP NEW.DWG
PLOTTED ON 8/9/2024



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4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Vorpe Jr. No. 49049

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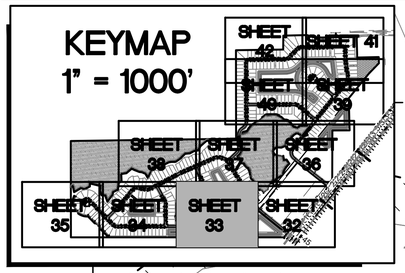
GREENBRIER SUBDIVISION

UTILITY PLAN 1

NASSAU FLORIDA

Date:	8/9/2024
Designer:	HAV
Job #:	21-019
Drawn:	JES
Scale:	AS NOTED
Sheet:	32 of 69



AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD. SUITE 5 | JACKSONVILLE, FLORIDA 32207
Ph. (904) 730-2223 | Fx (904) 730-2226
Henry A. Verpe Jr. No. 48043

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GREENBRIER SUBDIVISION

UTILITY PLAN 2

FLORIDA

NASSAU

NORTH

0 20 40 80
(IN FEET)
1 inch = 40 ft.

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 33 of 69

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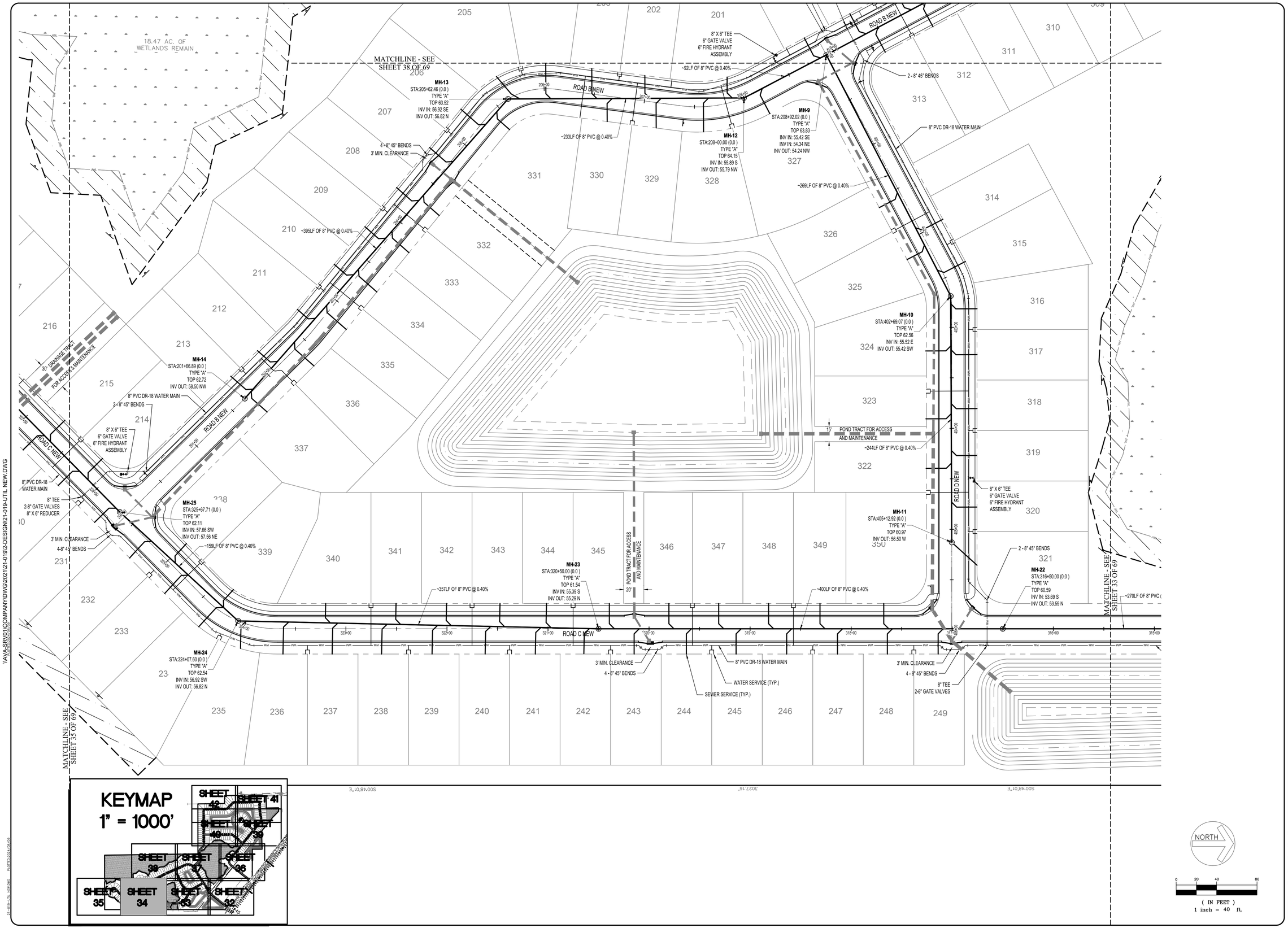
ITEM-4



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GREENBRIER SUBDIVISION

UTILITY PLAN 3

NASSAU FLORIDA

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 34 of 69

86

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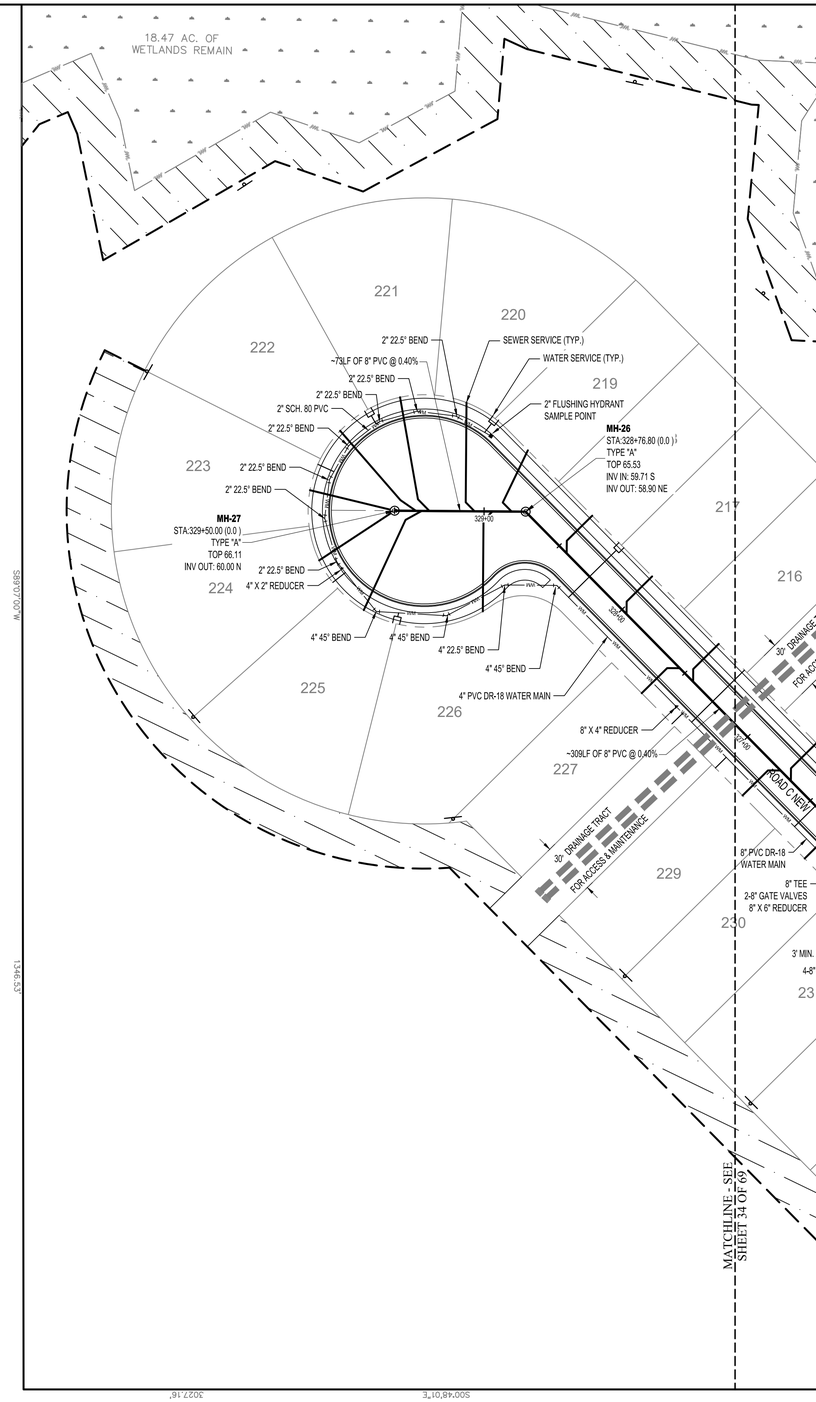

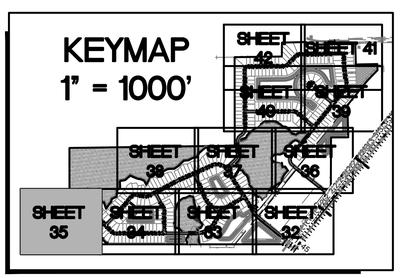

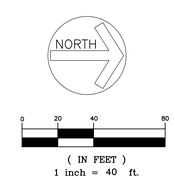

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GREENBRIER SUBDIVISION

UTILITY PLAN 4

NASSAU FLORIDA

Date:	8/9/2024
Designer:	HAV
Job #:	21-019
Drawn:	JES
Scale:	AS NOTED
Sheet:	35 of 69

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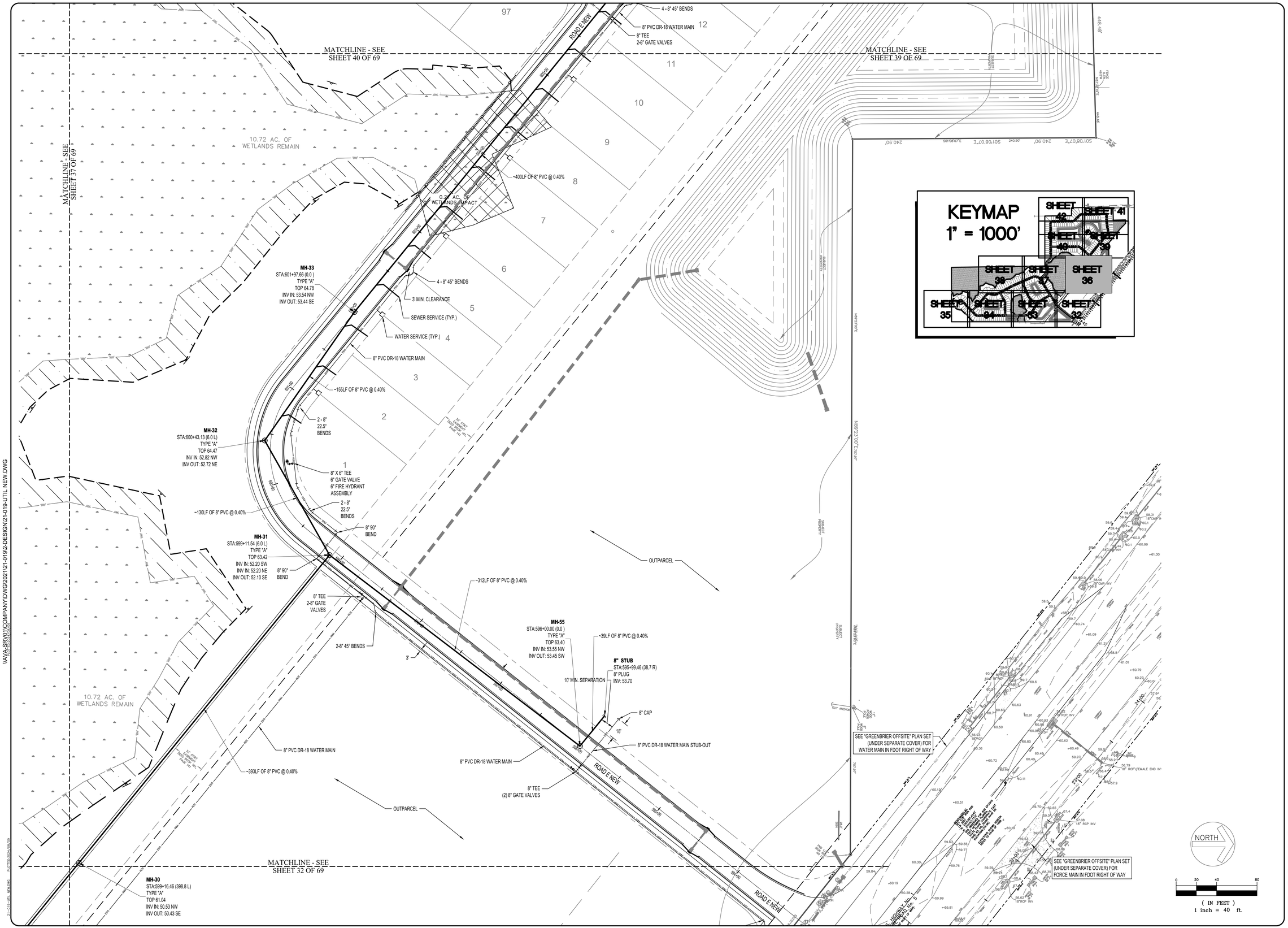

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GREENBRIER SUBDIVISION

UTILITY PLAN 5

NASSAU FLORIDA

Date:	8/9/2024
Designer:	HAV
Job #:	21-019
Drawn:	JES
Scale:	AS NOTED
Sheet:	36 of 69

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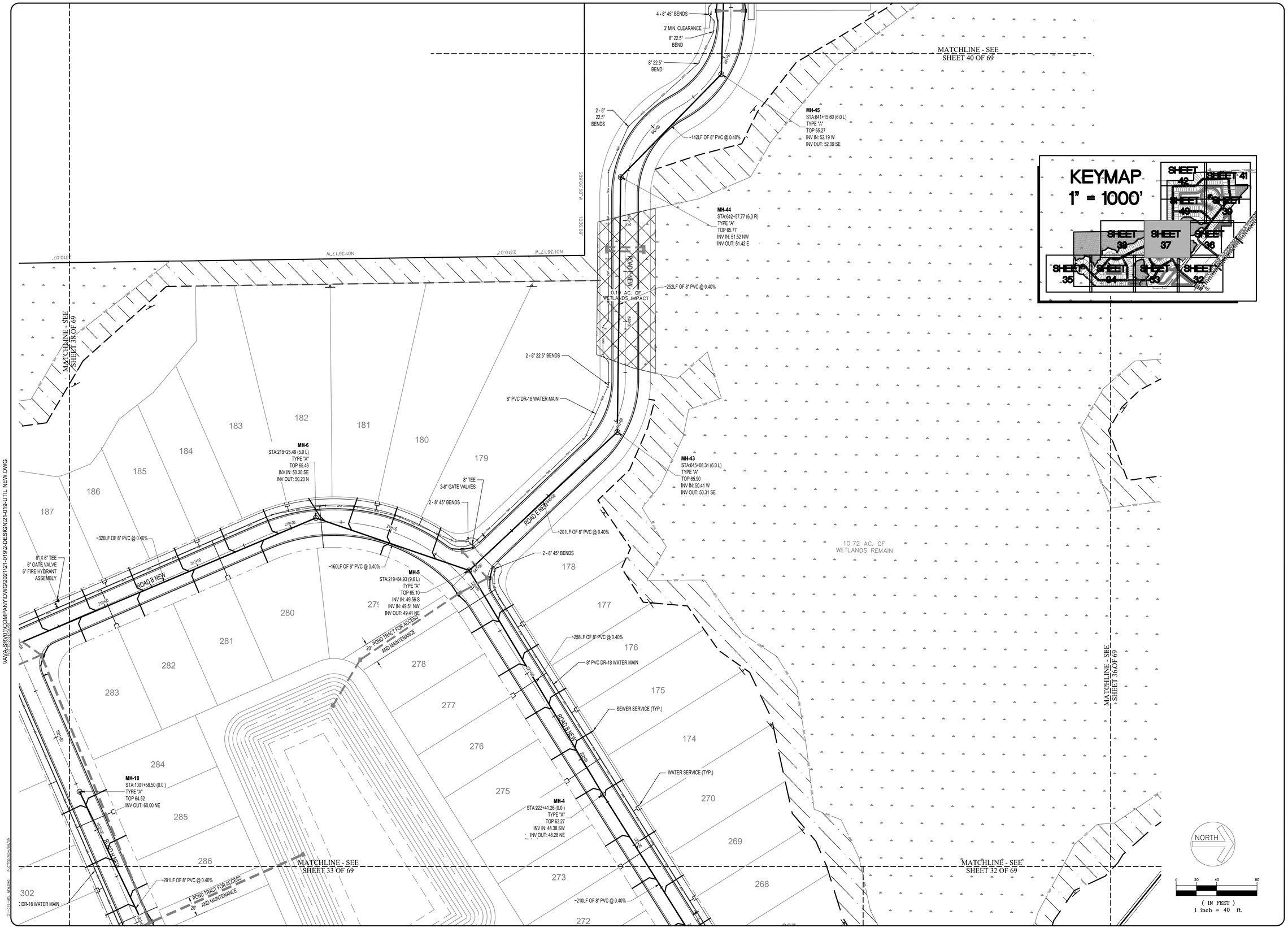
ITEM-4



No.	Revisions	By

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GREENBRIER SUBDIVISION

UTILITY PLAN 6

NASSAU FLORIDA

Date:	8/9/2024
Designer:	HAV
Job #:	21-019
Drawn:	JES
Scale:	AS NOTED
Sheet:	37 of 69

89

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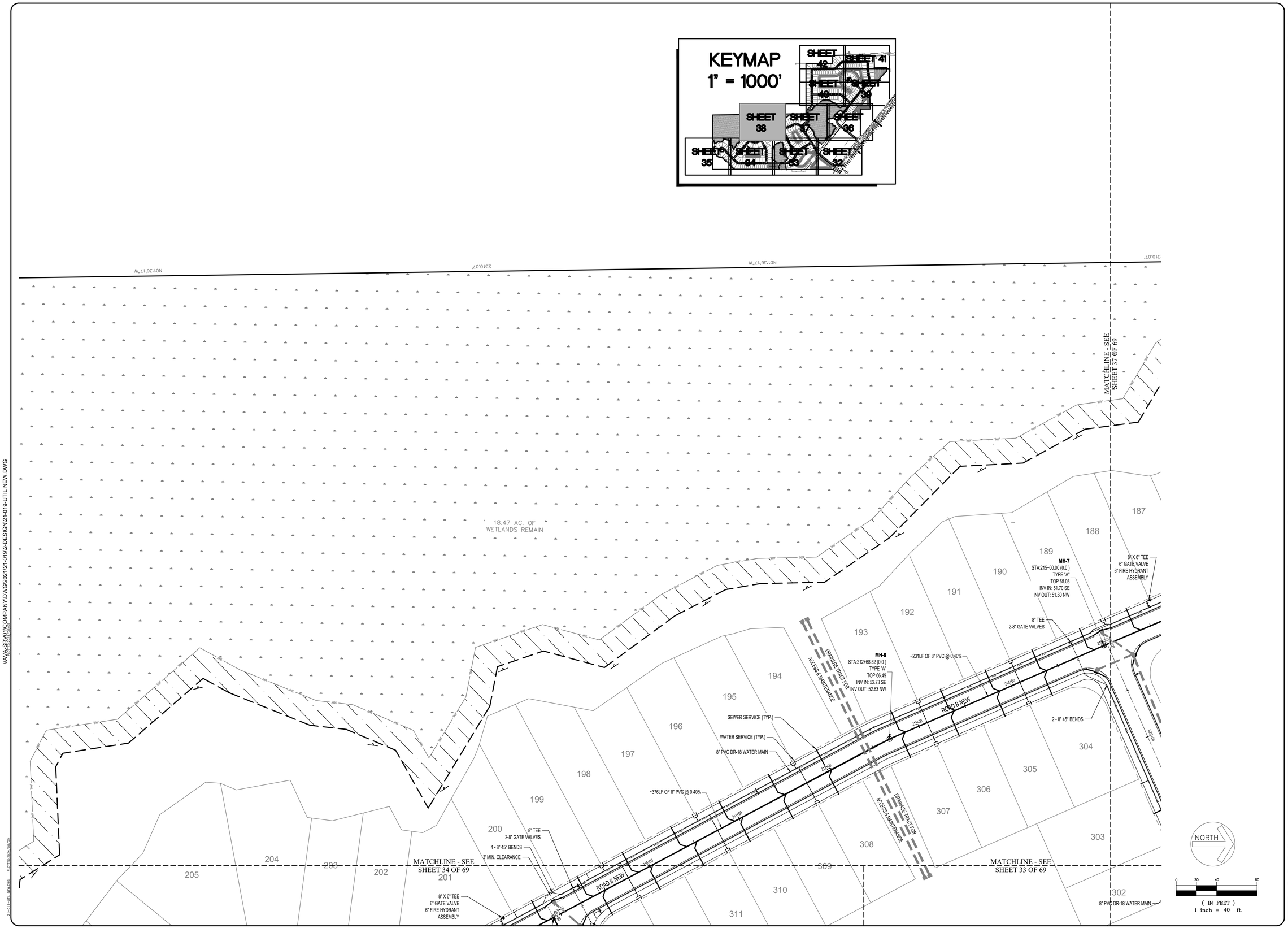

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No.	Revisions	By

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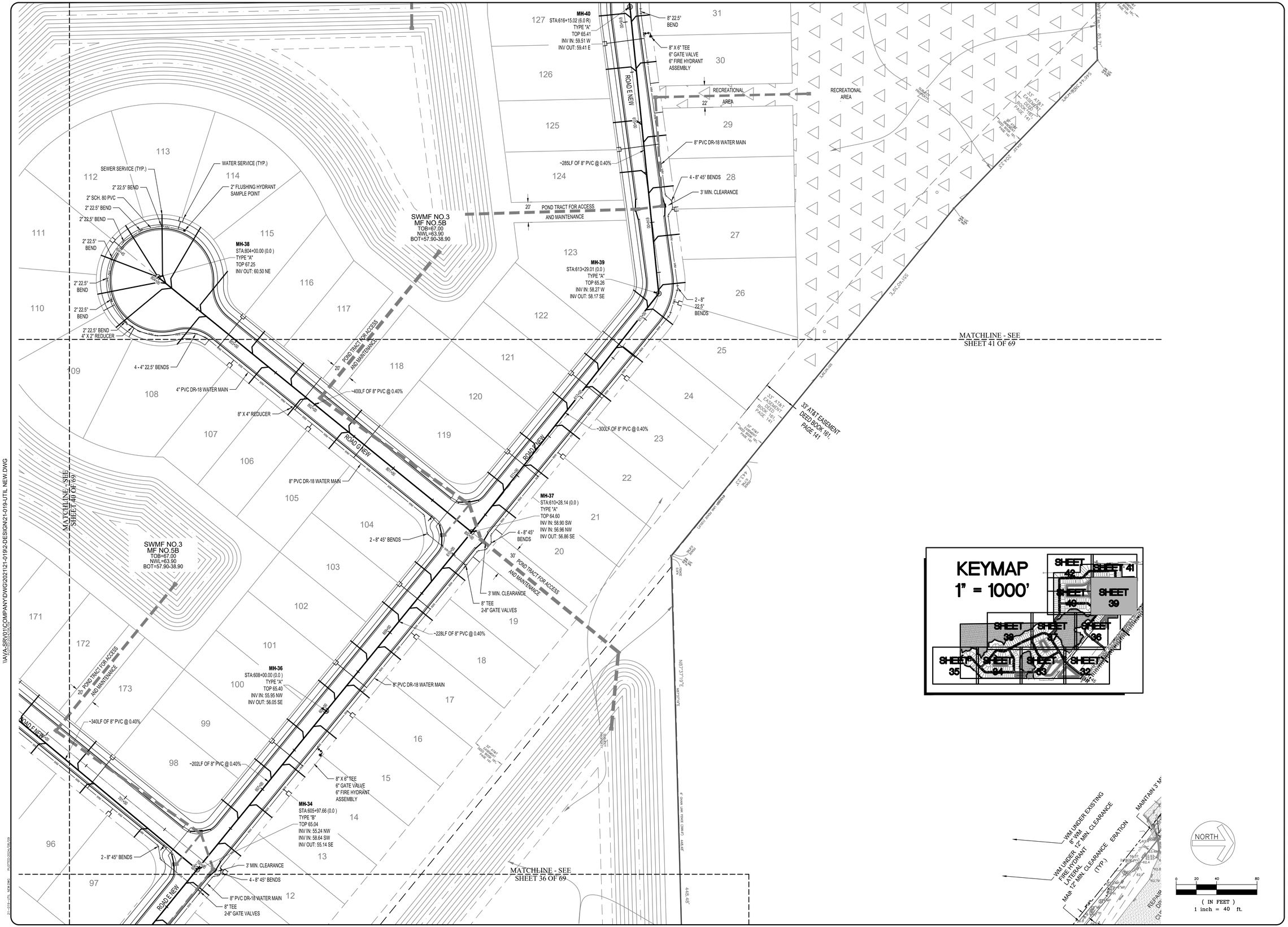
GREENBRIER SUBDIVISION

UTILITY PLAN 7

NASSAU FLORIDA

Date:	8/9/2024
Designer:	HAV
Job #:	21-019
Drawn:	JES
Scale:	AS NOTED
Sheet:	38 of 69

ITEM-4



No.	Revisions	By

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GREENBRIER SUBDIVISION

UTILITY PLAN 8

NASSAU FLORIDA

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 39 of 69

91

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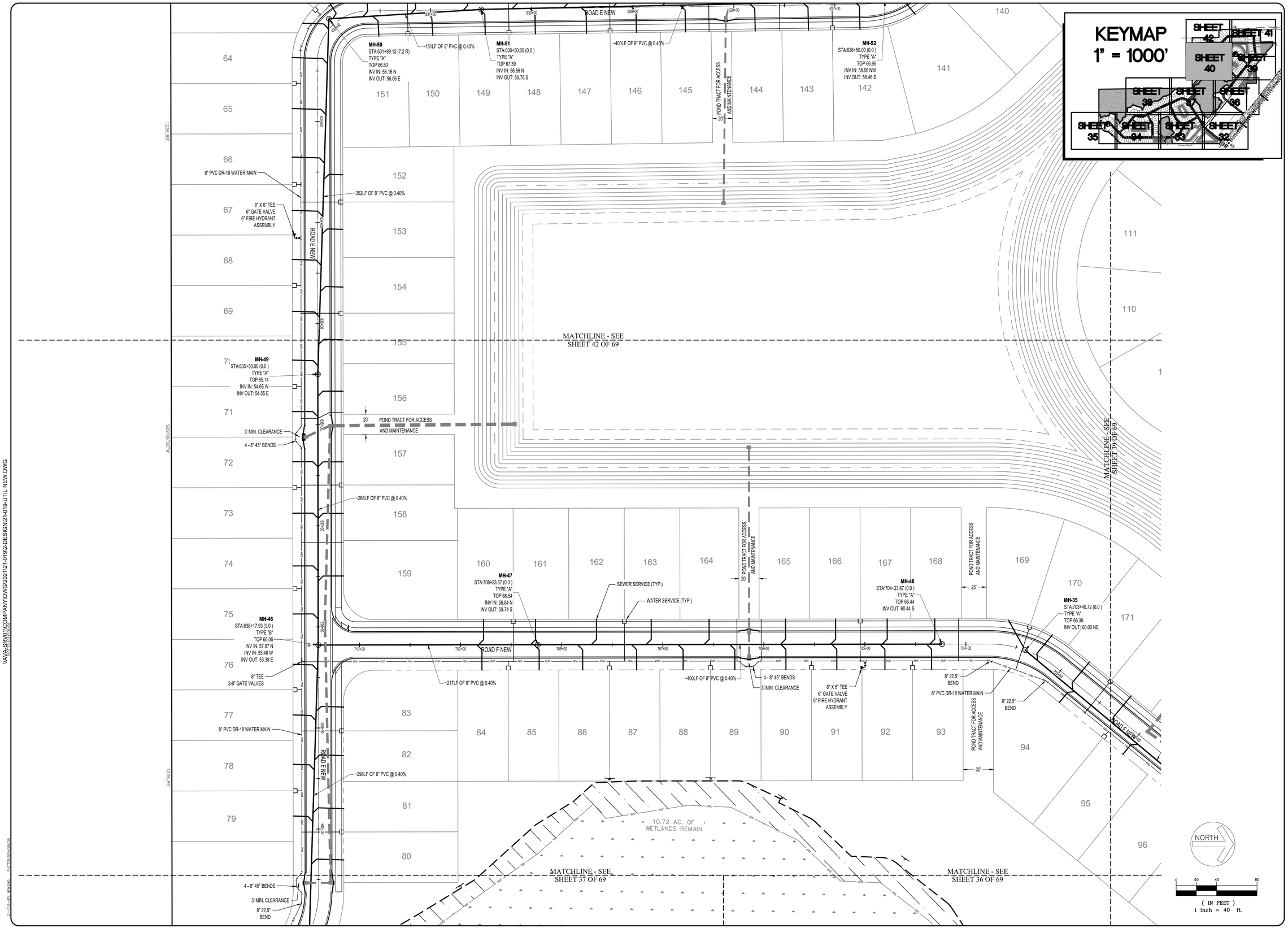

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GREENBRIER SUBDIVISION

UTILITY PLAN 9

NASSAU FLORIDA

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 40 of 69

92

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Florida Certificate No. 00008161
4201 BAYMEADOWS RD. SUITE 5 | JACKSONVILLE FLORIDA 32207
Ph. (904) 730-2223 | Fx. (904) 730-2226
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GREENBRIER SUBDIVISION

UTILITY PLAN 10

NASSAU FLORIDA

Date:	8/9/2024
Designer:	HAV
Job #:	21-019
Drawn:	JES
Scale:	AS NOTED
Sheet:	41 of 69

KEYMAP
1" = 1000'
SHEET 42 | SHEET 41 | SHEET 40 | SHEET 39 | SHEET 38 | SHEET 37 | SHEET 36 | SHEET 35 | SHEET 34 | SHEET 33 | SHEET 32

HENRY SMITH ROAD (80' RIGHT OF WAY)

CONNECT TO EXISTING 6" WATER MAIN WITH 6" X 6" TAPPING SLEEVE & VALVE, 6" X 6" REDUCER

APPROX. LOCATION OF EXISTING 6" WATER MAIN

PAVEMENT TO BE RESTORED TO EXISTING CONDITIONS. SEE DETAIL W-14 ON SHEET 62

8" PVC DR-18 WATER MAIN

CURVE DATA C2
Δ = 21°46'57"
R = 561.62'
A = 213.52'
CH = 212.23'
CB = N10°26'54"W

BENCHMARK #1
SET 5/8" IRON ROD
N: 2395240.8849'
E: 376813.3200'
OPS OBSERVED FOR 600 EPOCHS
GPS DERIVED COORDINATE EAST
STATE PLANE COORDINATE EAST
NAD 83, NO.,,,ftUSG NAVD 88'
ELEVATION:(34.2ft)
ELEVATIONS SHOWN HEREON
REFER TO NAVD OF 1988

60' UTILITY EASEMENT

8" TEE
2-8" GATE VALVES

4 - 8" 22.5° BENDS

~163LF OF 8" PVC @ 0.40%

8" PVC DR-18 WATER MAIN
3' MIN. CLEARANCE
4 - 8" 45° BENDS

3' MIN. CLEARANCE
4 - 8" 45° BENDS

ROAD E NEW

~400LF OF 8" PVC @ 0.40%

MH-54
STA:620+00.00 (0.0)
TYPE "A"
TOP 65.01
INV OUT: 61.25 S

MH-42
STA:619+50.00 (0.0)
TYPE "A"
TOP 65.03
INV OUT: 61.00 N

MH-41
STA:617+88.32 (6.0 R)
TYPE "A"
TOP 65.47
INV IN: 60.35 S
INV OUT: 60.20 E

20' POND TRACT FOR ACCESS AND MAINTENANCE

~173LF OF 8" PVC @ 0.40%

MATCHLINE - SEE SHEET 39 OF 69

MH-40
STA:616+15.02 (6.0 R)
TYPE "A"
TOP 65.41
INV IN: 59.51 W
INV OUT: 59.41 E

8" 22.5° BEND

8" X 6" TEE
6" GATE VALVE
6" FIRE HYDRANT ASSEMBLY

RECREATIONAL AREA
22'

8" PVC DR-18 WATER MAIN

~285LF OF 8" PVC @ 0.40%

4 - 8" 45° BENDS
3' MIN. CLEARANCE

20' POND TRACT FOR ACCESS AND MAINTENANCE

SWMF NO.3
MF NO.5B
TOB=67.00
NWL=63.90
BOT=57.90-38.90

MH-39
STA:613+29.01 (0.0)
TYPE "A"
TOP 65.26
INV IN: 58.27 W
INV OUT: 58.17 SE

2 - 8" 22.5° BENDS

MATCHLINE - SEE SHEET 42 OF 69

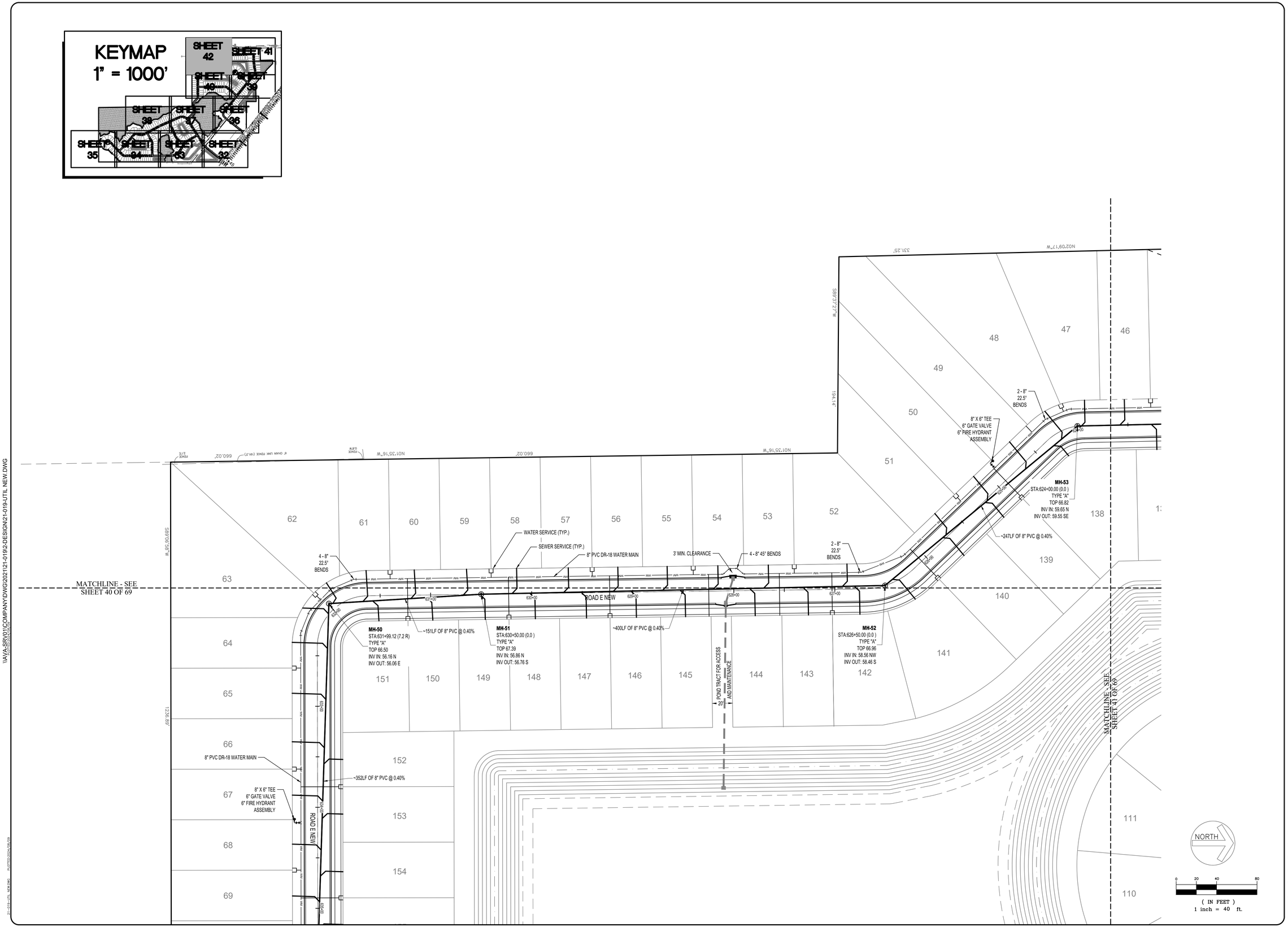
SEWER SERVICE (TYP.)
WATER SERVICE (TYP.)
2" FLUSHING HYDRANT SAMPLE POINT
2" 22.5° BEND
2" SCH. 80 PVC
2" 22.5° BEND
2" 22.5° BEND
2" 22.5° BEND
2" 22.5° BEND
2" 22.5° BEND
4" X 2" REDUCER

MH-38
STA:604+00.00 (0.0)
TYPE "A"
TOP 67.25
INV OUT: 60.50 NE

NORTH

0 20 40 80
(IN FEET)
1 inch = 40 ft.

WAYA-SRV01\COMPANY\DWG\2021\21-019\21-019-UTIL NEW.DWG
PLOTTED:2024/08/09
21-019-UTIL NEW.DWG



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Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Yorpe Jr. No. 49049

UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A FLORIDA REGISTERED ENGINEER ACTING AS AN AUTHORIZED AGENT FOR AVA ENGINEERS, INC., IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN PREPARED IN ACCORDANCE WITH STANDARD, ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY OTHERS (ie CITY, COUNTY, STATE, FEDERAL, etc.) HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR SUCH STORMWATER FACILITIES. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE CONTAMINATION RESULTING FROM THE RECEIVING OF RETENTION AND TREATMENT OF STORMWATER.

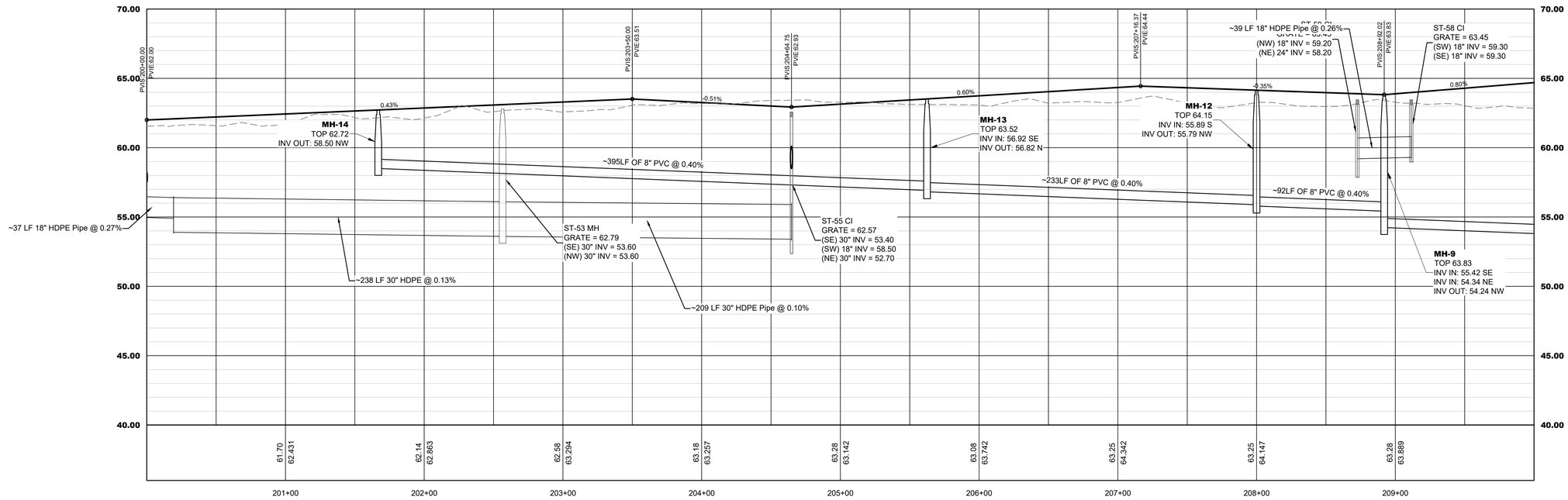
GREENBRIER SUBDIVISION

UTILITY PLAN 11

NASSAU FLORIDA

Date:	8/9/2024
Designer:	HAV
Job #:	21-019
Drawn:	JES
Scale:	AS NOTED
Sheet:	42 of 69

\\AVA-SRV01\COMPANY\DWG\2021\21-019\2-DESIGN\21-019-UTIL NEW.DWG



ROAD B NEW
200+00.00 TO 210+00.00

HORIZONTAL GRAPHIC SCALE
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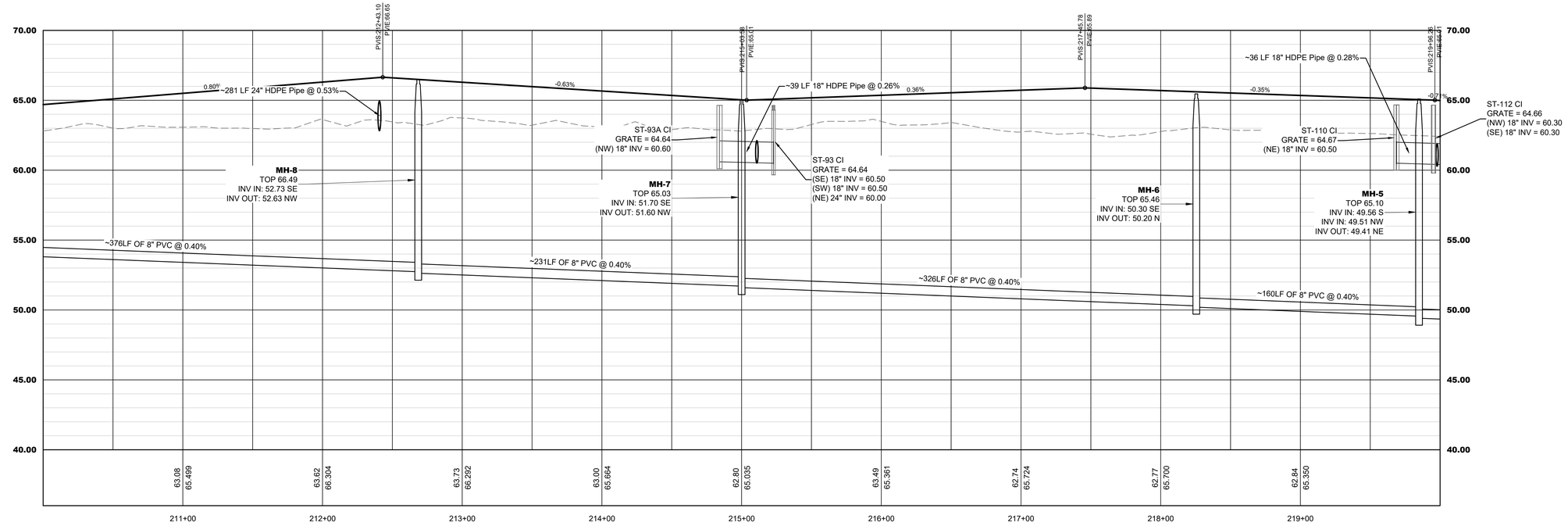
1" = 40'
VERTICAL SCALE
1" = 4'



ROAD B NEW
210+00.00 TO 220+00.00

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816
4201 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-2223 | Fx. (904) 730-2226
Henry A. Verpe, Jr. No. 45043

No.	Revisions	By

UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A FLORIDA REGISTERED ENGINEER ACTING AS AN AUTHORIZED AGENT FOR ALL ENGINEERS, IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY GOVERNMENTAL AGENCIES MAY CHANGE. IF CHANGES HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR CONSTRUCTION, THE ENGINEER OF RECORD DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE ADVERSE IMPACTS RESULTING FROM THE DESIGN FOR RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER SUBDIVISION

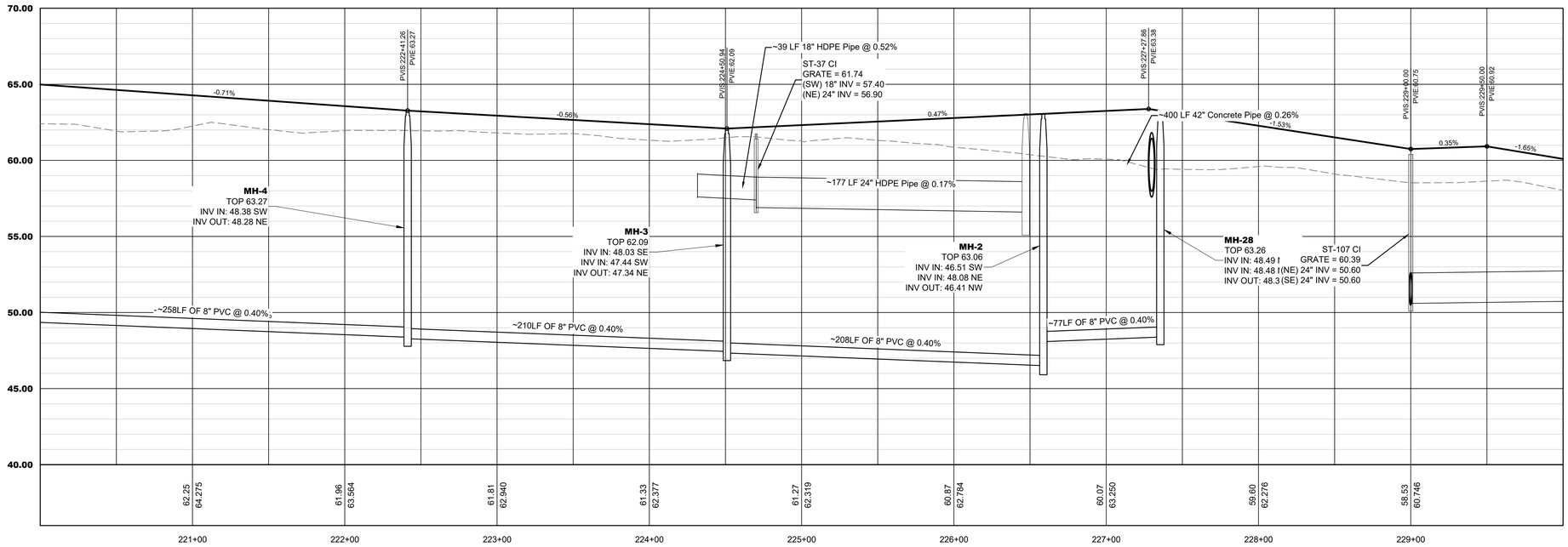
ROADWAY PROFILES 1

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 43 of 69

\\AVA-SRV01\COMPANY\DWG\2021\21-019\2-DESIGN\21-019 - PROFILES NEW.DWG



ROAD B NEW
220+00.00 TO 230+00.00

HORIZONTAL GRAPHIC SCALE
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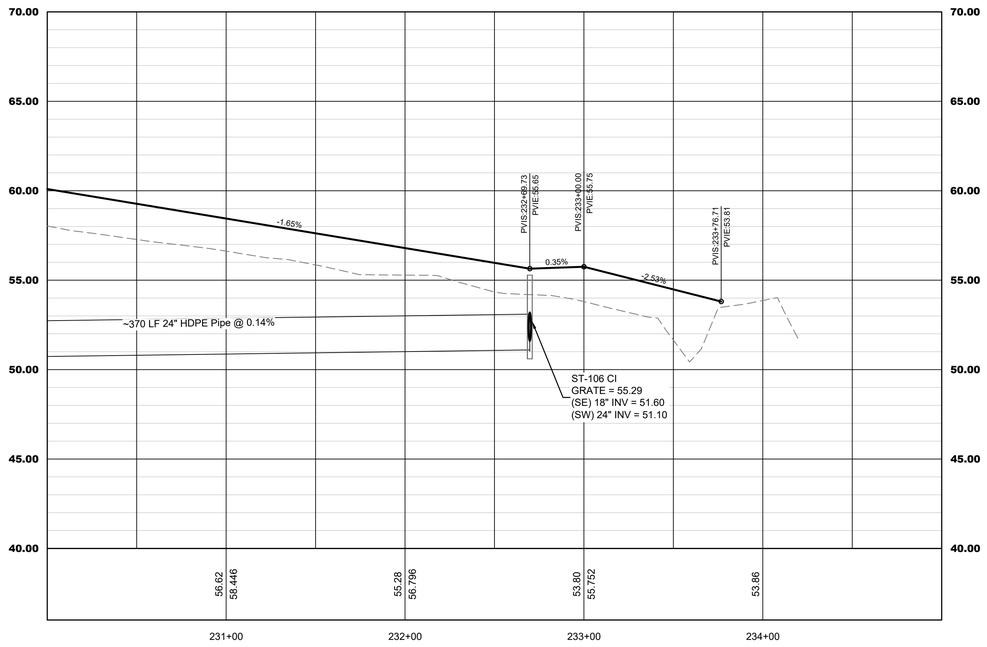
1" = 40'
VERTICAL SCALE
1" = 4'



ROAD B NEW
230+00.00 TO 235+00.00

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816
4201 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE, FLORIDA 32217
PH. (904) 730-3223 | FX. (904) 730-3226
Henry A. Verpe, Jr. No. 45043

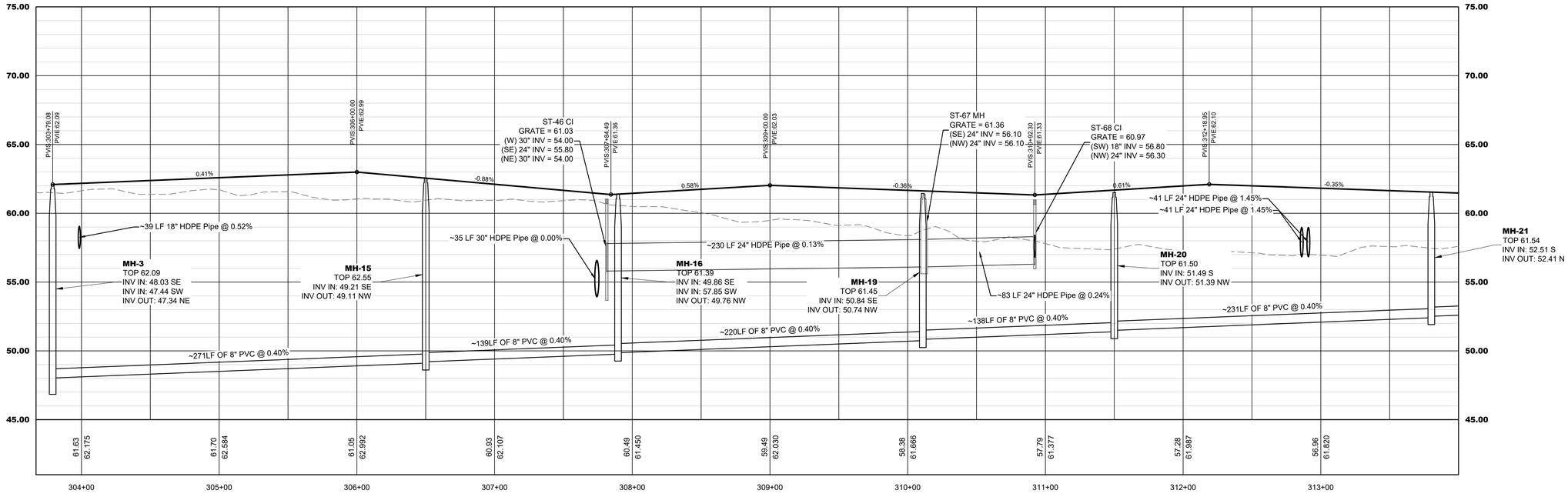
UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A FLORIDA REGISTERED ENGINEER ACTING AS AN EMPLOYEE OF AVA ENGINEERS, INC., IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.
THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICE. HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY GOVERNMENTAL AGENCIES HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR WHICH THE ENGINEER CANNOT WARRANT THE DESIGN AND ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE ADVERSE MATTERS RESULTING FROM THE DESIGN REQUIREMENT FOR RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER SUBDIVISION

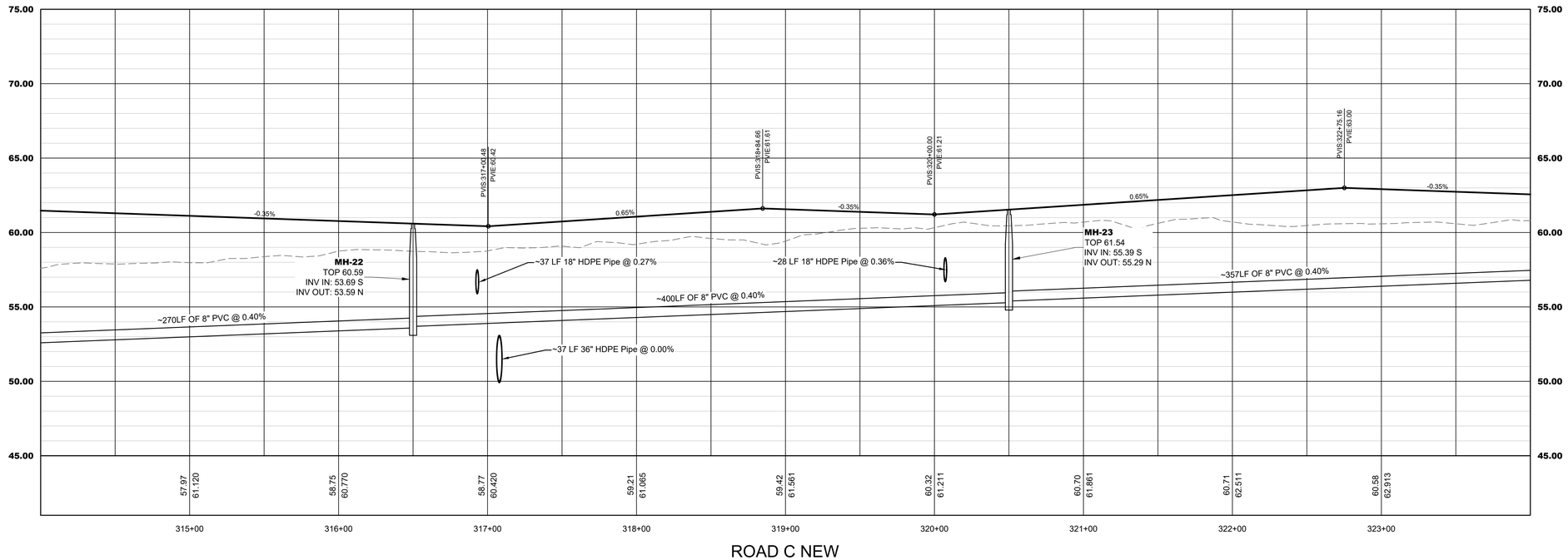
ROADWAY PROFILES 2
NASSAU FLORIDA

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 44 of 69

\\AVA-SRV01\COMPANY\DWG\2021\21-019\2-DESIGN\21-019 - PROFILES NEW.DWG



ROAD C NEW
303+67.00 TO 314+00.00



ROAD C NEW
314+00.00 TO 324+00.00

HORIZONTAL GRAPHIC SCALE
0 40 60 80
1" = 40'
VERTICAL SCALE
1" = 4'

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816
4201 BALWIN LUDWIG RD. SUITE 5 | JACKSONVILLE, FLORIDA 32207
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Verpe, Jr. No. 45043

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THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY LOCAL, STATE OR FEDERAL AGENCIES MAY CHANGE. IF SUCH HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR THIS PROJECT, AVA ENGINEERS, INC. DOES NOT ASSUME OR ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE ADVERSE MATERIAL EFFECTS THAT MAY RESULT FROM THE REQUIREMENT FOR RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER SUBDIVISION

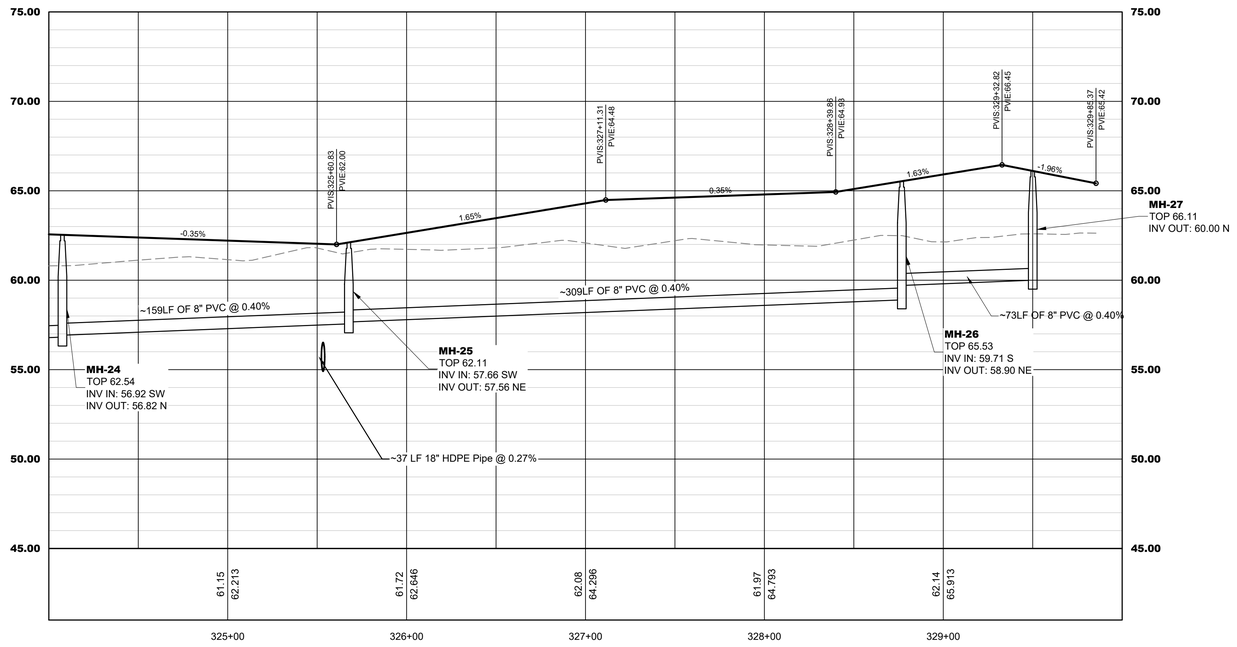
ROADWAY PROFILES 3

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 45 of 69

\\AVA-SRV01\COMPANY\DWG\2021\21-019\2-DESIGN\21-019 - PROFILES NEW.DWG



ROAD C NEW
324+00.00 TO 330+00.00

HORIZONTAL GRAPHIC SCALE
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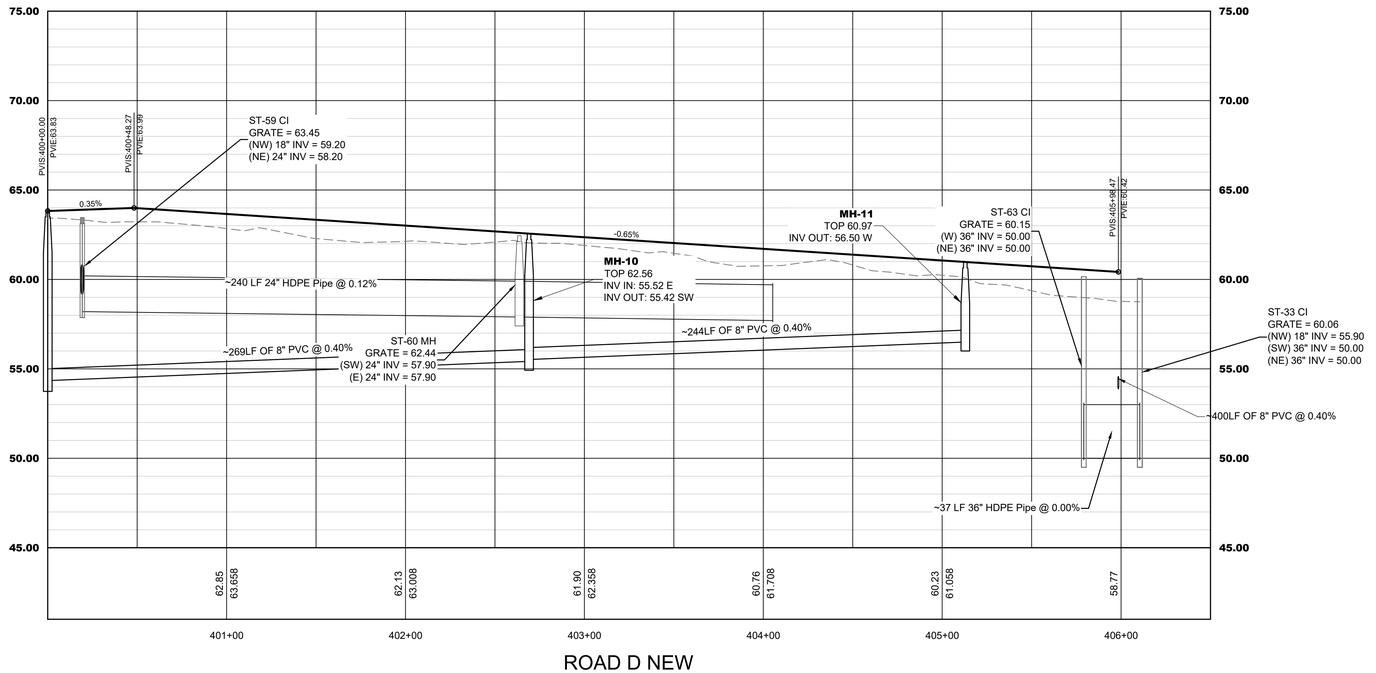
1" = 40'
VERTICAL SCALE
1" = 4'



ROAD D NEW
400+00.00 TO 406+50.00

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Vorpe Jr. No. 49049

UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A FLORIDA REGISTERED ENGINEER ACTING AS AN AUTHORIZED AGENT FOR AVA ENGINEERS, INC., IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

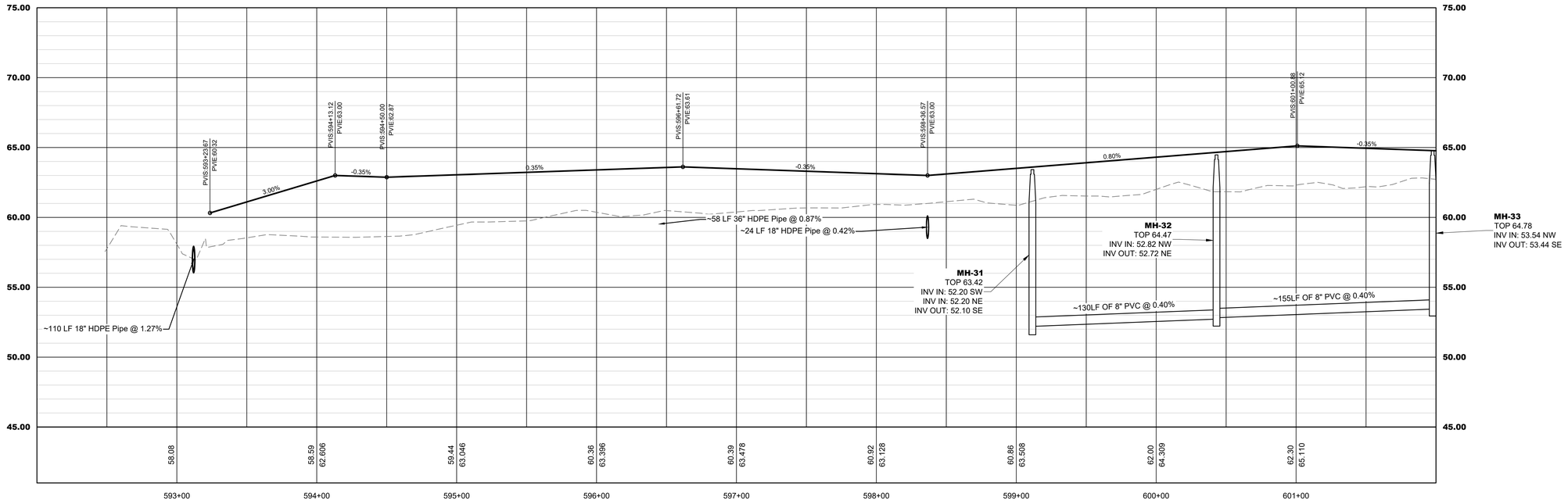
THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN PREPARED IN ACCORDANCE WITH STANDARD, ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY OTHERS (ie CITY, COUNTY, STATE, FEDERAL, etc.) HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR SUCH STORMWATER FACILITIES. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE CONTAMINATION RESULTING FROM THE REQUIREMENT FOR RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER SUBDIVISION

ROADWAY PROFILES 4
NASSAU FLORIDA

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 46 of 69

\\AVA-SRV01\COMPANY\DWG\2021\21-019\2-DESIGN\21-019 - PROFILES NEW.DWG



ROAD E NEW
592+00.00 TO 602+00.00

HORIZONTAL GRAPHIC SCALE
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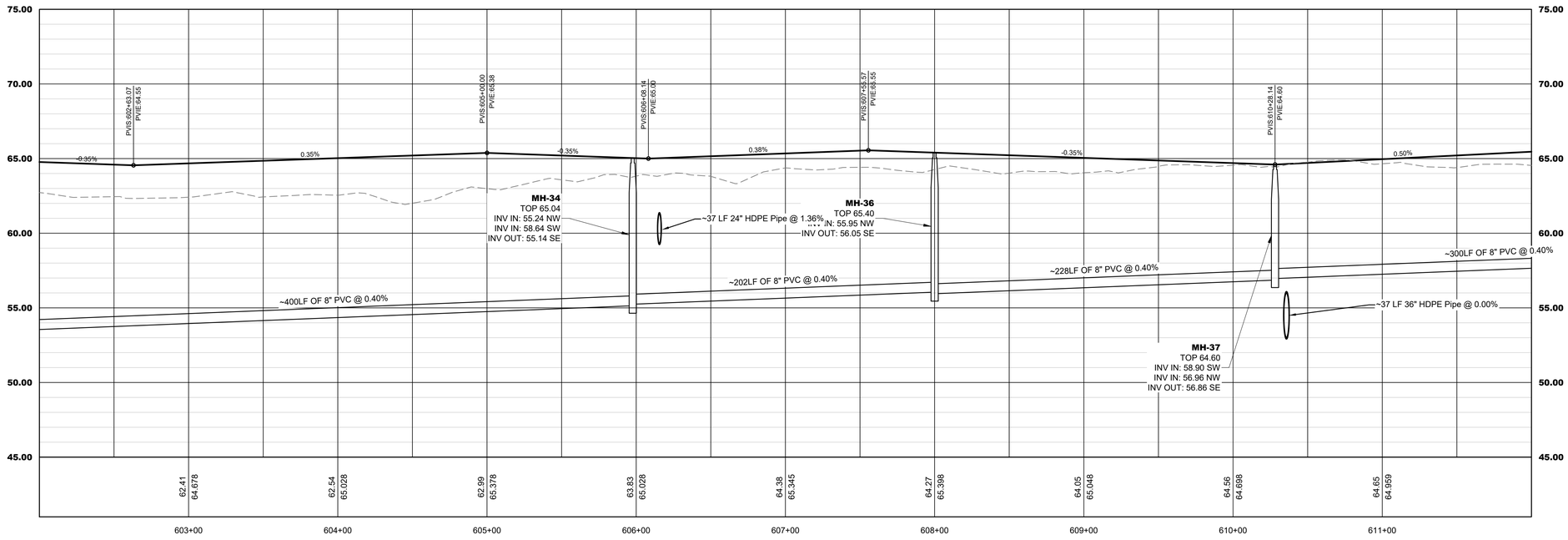
1" = 40'
VERTICAL SCALE
1" = 4'



ROAD E NEW
602+00.00 TO 612+00.00

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816
4201 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE, FLORIDA 32207
PH. (904) 730-2223 | FX. (904) 730-2226
Henry A. Verpe Jr. No. 45043

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THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICE. HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY GOVERNMENTAL AGENCIES MAY CHANGE. THE ENGINEER HAS MADE NO REPRESENTATIONS TO ANY OWNER, BUILDER OR OTHER PARTY REGARDING FUTURE ACCEPTANCE OF THE STORMWATER SYSTEM AND ASSUMES NO RESPONSIBILITY FOR POSSIBLE FUTURE CHANGES IN DESIGN CRITERIA. THE OWNER IS RESPONSIBLE FOR RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER SUBDIVISION

ROADWAY PROFILES 5

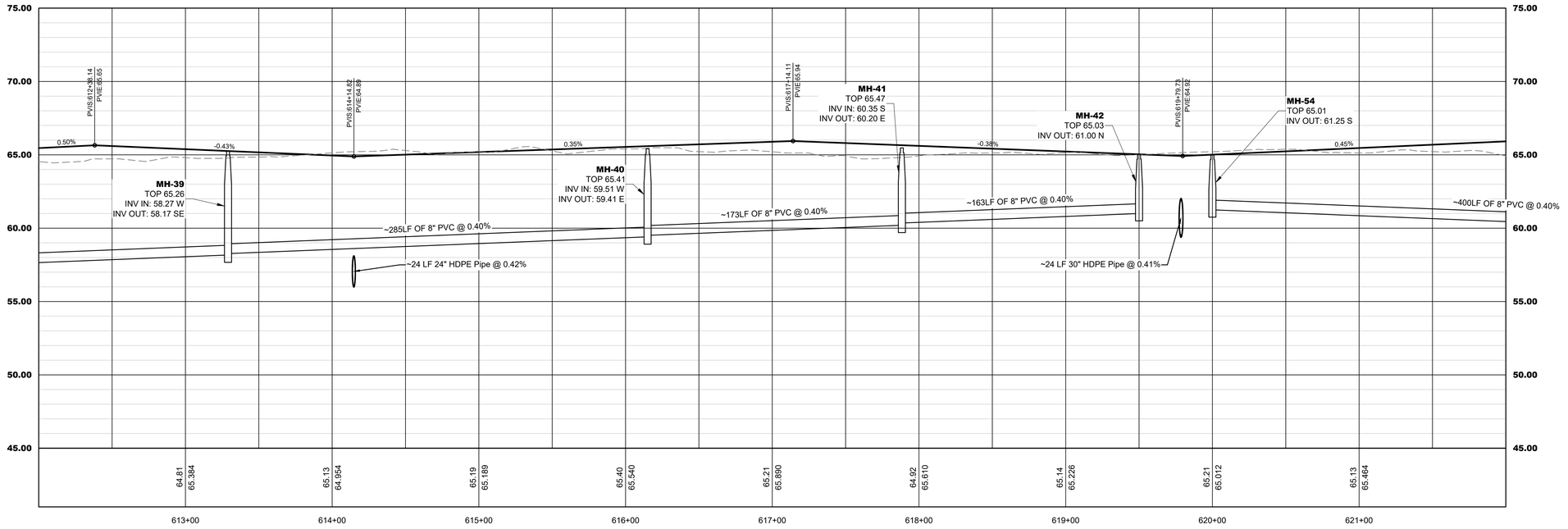
FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 47 of 69

\\AVA-SRV01\COMPANY\DWG\2021\21-019\2-DESIGN\21-019 - PROFILES NEW.DWG

ITEM-4



ROAD E NEW
612+00.00 TO 622+00.00

HORIZONTAL GRAPHIC SCALE
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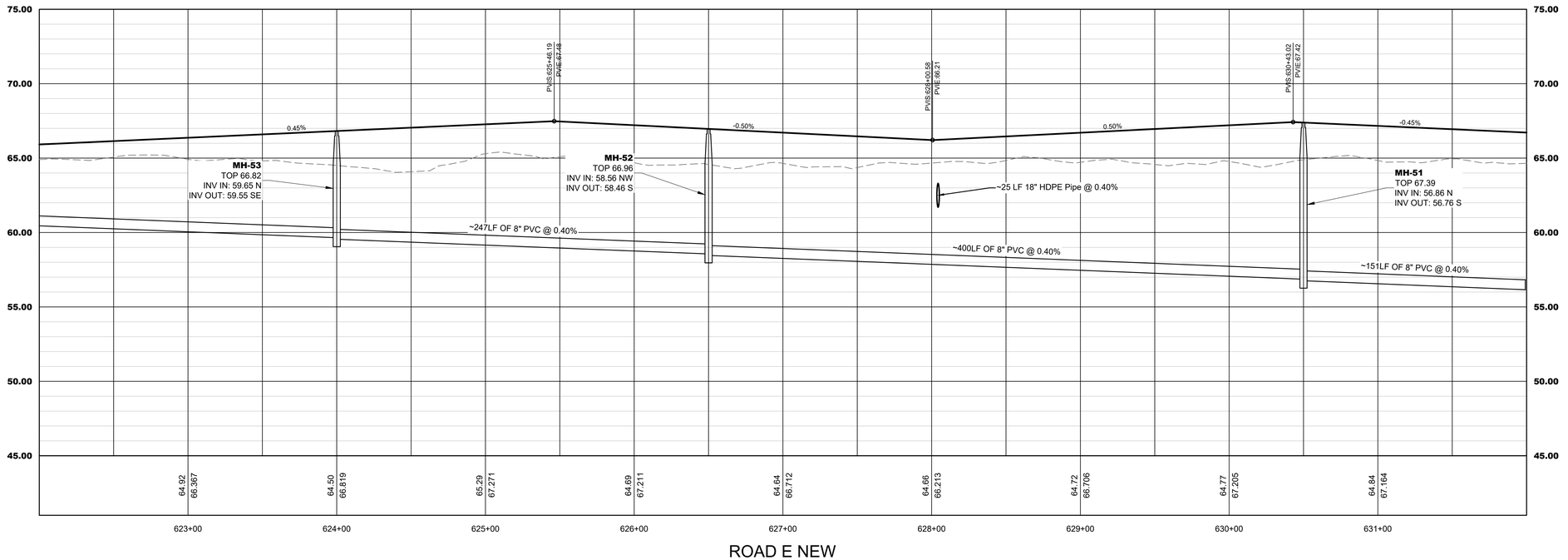
1" = 40'
VERTICAL SCALE
1" = 4'



ROAD E NEW
622+00.00 TO 632+00.00

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Vorpe Jr. No. 49049

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THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN PREPARED IN ACCORDANCE WITH STANDARD, ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY OTHERS (ie CITY, COUNTY, STATE, FEDERAL, etc.) HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR SUCH STORMWATER FACILITIES. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE CONTAMINATION RESULTING FROM THE REQUIREMENT FOR RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER SUBDIVISION

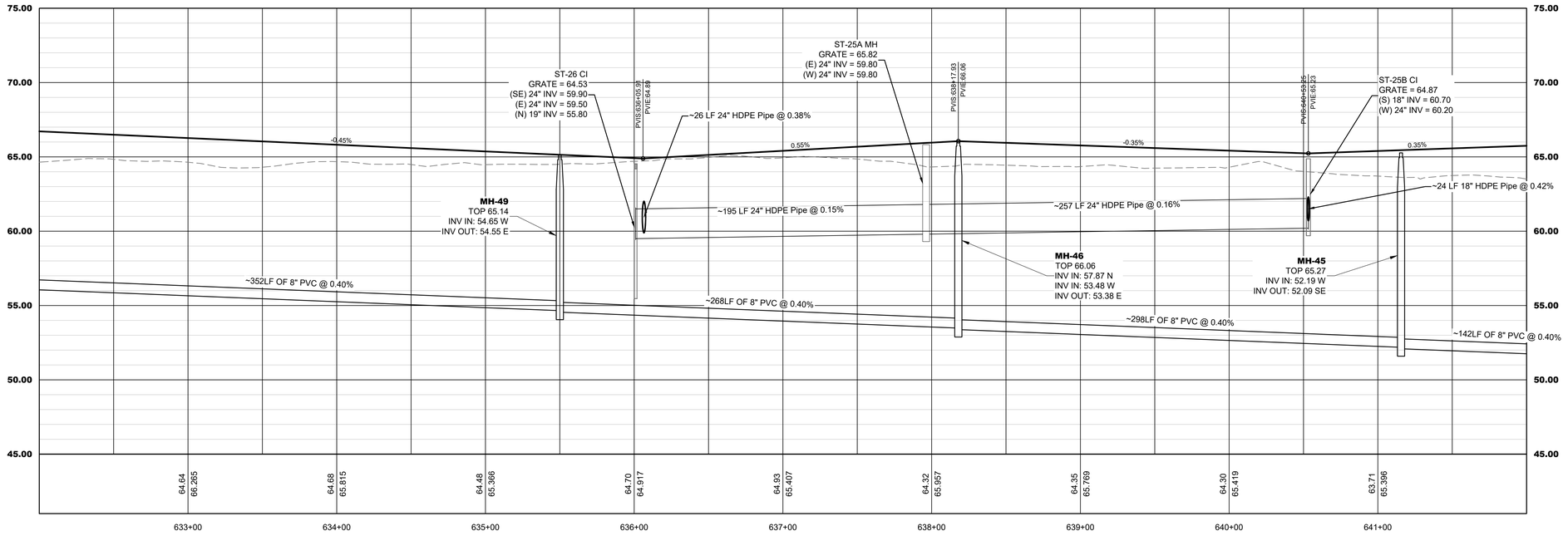
ROADWAY PROFILES 6

NASSAU FLORIDA

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 48 of 69

100

\\AVA-SRV01\COMPANY\DWG\2021\21-019\2-DESIGN\21-019 - PROFILES NEW.DWG



ROAD E NEW
632+00.00 TO 642+00.00

HORIZONTAL GRAPHIC SCALE
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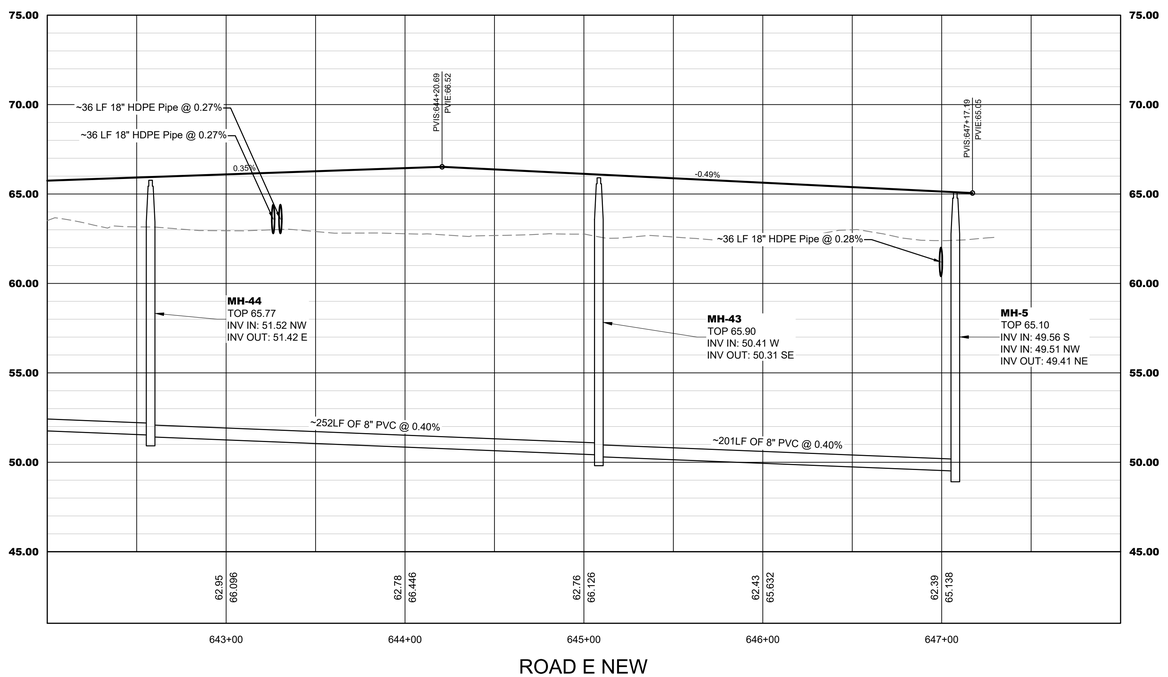
1" = 40'
VERTICAL SCALE
1" = 4'



ROAD E NEW
642+00.00 TO 648+00.00

\\AVA-SRV01\COMPANY\DWG\2021\21-019\2-DESIGN\21-019 - PROFILES NEW.DWG

ITEM-4

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Vorpe Jr. No. 49049

UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A FLORIDA REGISTERED ENGINEER ACTING AS AN AUTHORIZED AGENT FOR AVA ENGINEERS, INC., IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

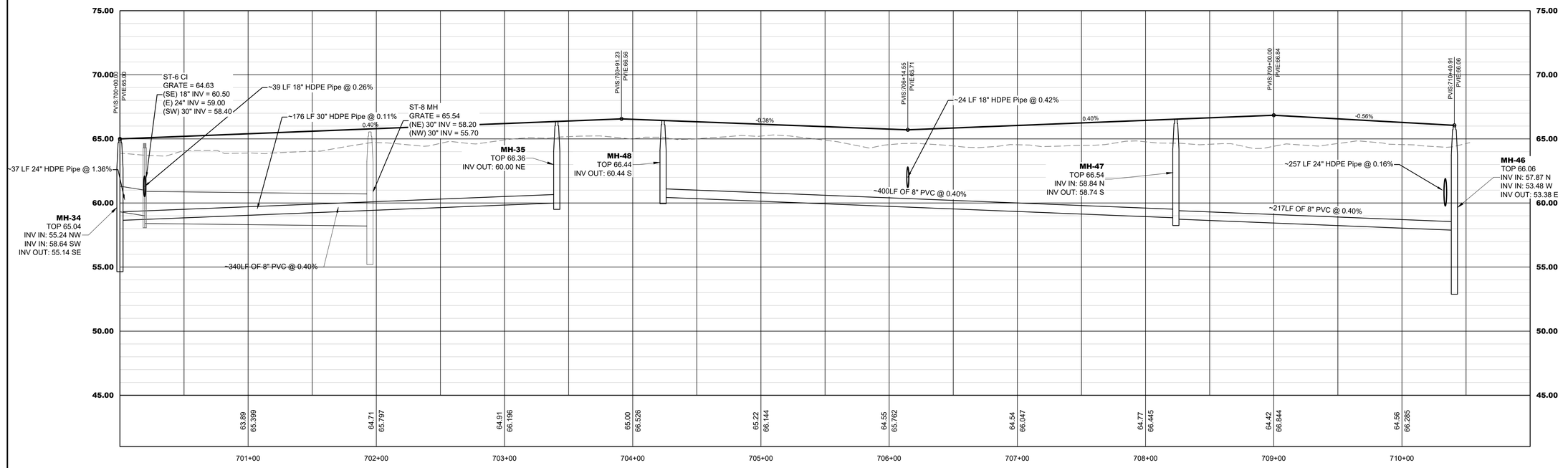
THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN PREPARED IN ACCORDANCE WITH STANDARD, ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY OTHERS (ie CITY, COUNTY, STATE, FEDERAL, etc.) HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR SUCH STORMWATER FACILITIES. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE CONTAMINATION RESULTING FROM THE REQUIREMENT FOR RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER SUBDIVISION

ROADWAY PROFILES 7

NASSAU FLORIDA

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 49 of 69



ROAD F NEW
700+00.00 TO 711+00.00

HORIZONTAL GRAPHIC SCALE
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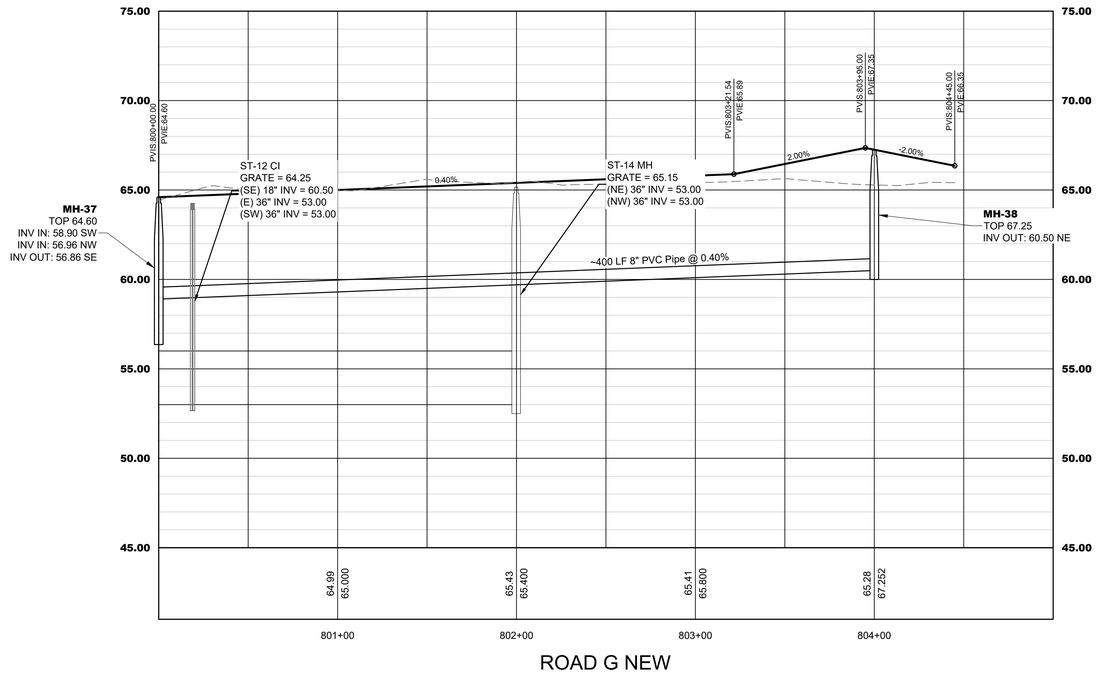
1" = 40'

VERTICAL SCALE
1" = 4'



ROAD G NEW
800+00.00 TO 805+00.00

No.	Revisions	By

AVA ENGINEERS, INC.
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Florida Certificate No. 00008161
4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Vorpe Jr. No. 49049

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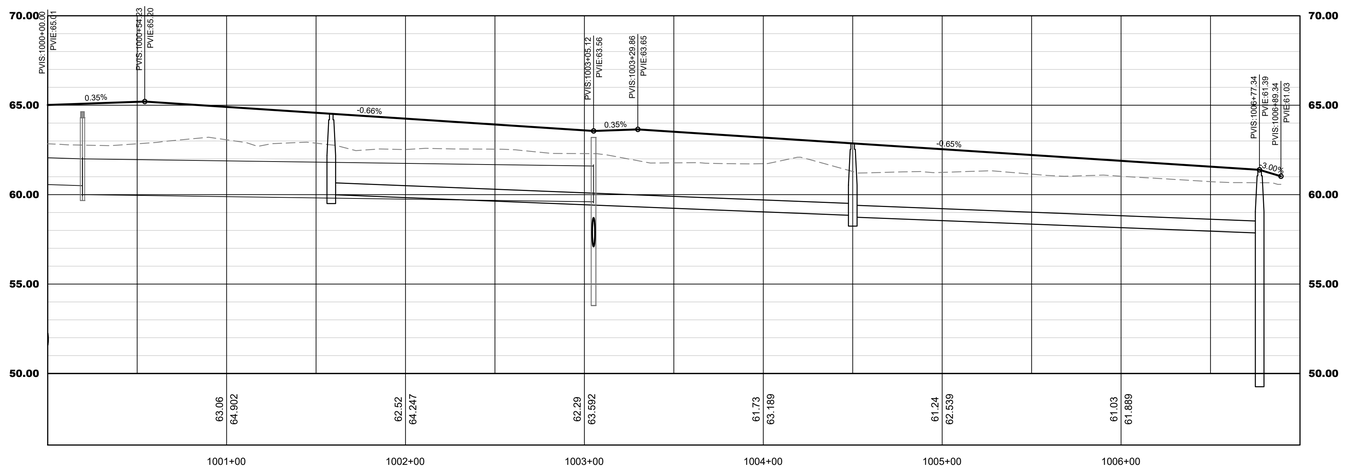
GREENBRIER SUBDIVISION

ROADWAY PROFILES 8

NASSAU FLORIDA

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 50 of 69

\\AVA-SRV01\COMPANY\DWG\2021\21-019\2-DESIGN\21-019 - PROFILES NEW.DWG



ROAD H NEW
1000+00.00 TO 1007+00.00

HORIZONTAL GRAPHIC SCALE
0 40 60 80
1" = 40'

VERTICAL SCALE
1" = 4'

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Vorpe Jr. No. 49049

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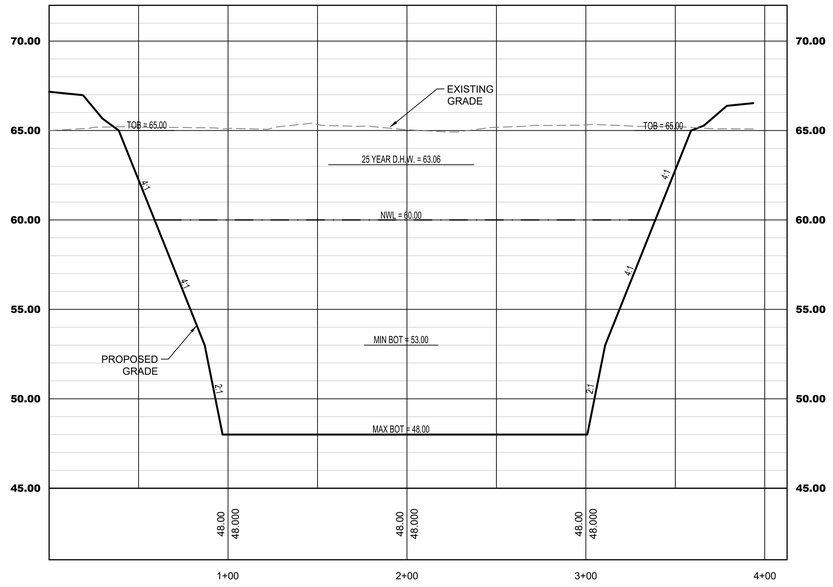
GREENBRIER SUBDIVISION

ROADWAY PROFILES 9
NASSAU FLORIDA

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 51 of 69

\\AVA-SRV01\COMPANY\DWG\2021\21-019\2-DESIGN\21-019 - PROFILES NEW.DWG



SECTION 'A-A' SMF 1-1
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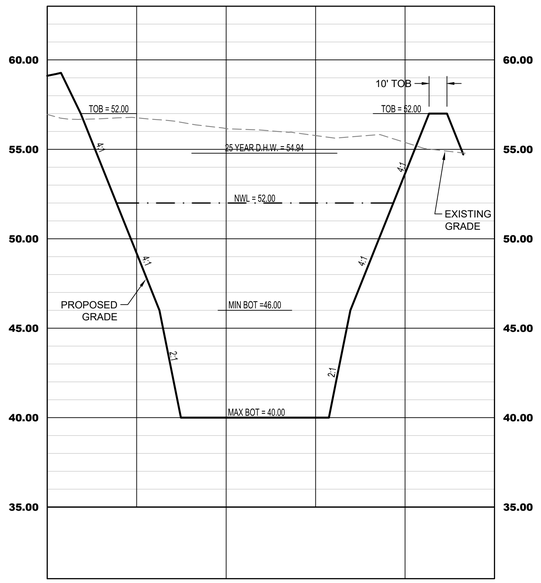

SECTION 'C-C' SMF 2-1
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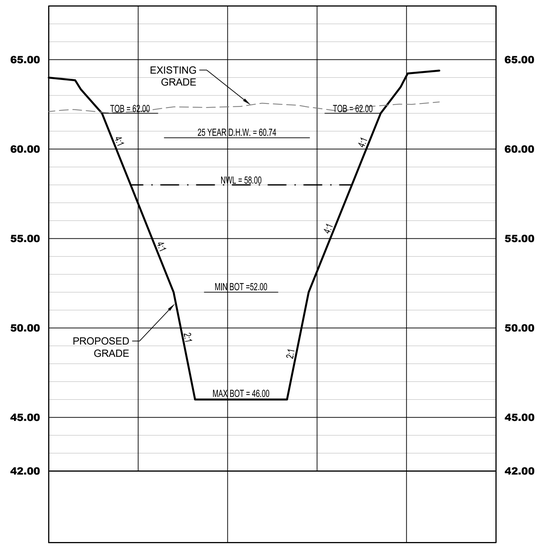

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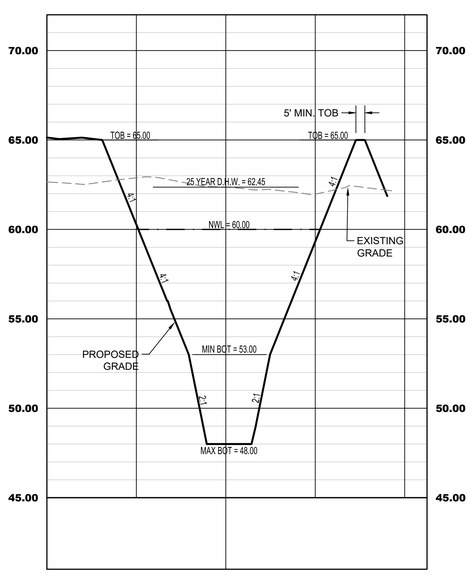

SECTION 'B-B' SMF 1-2
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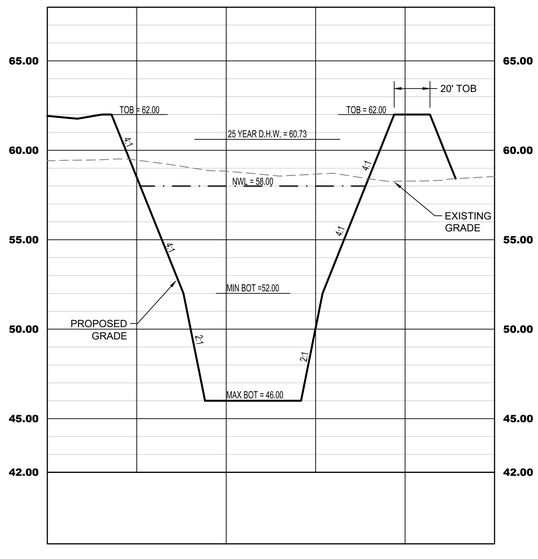
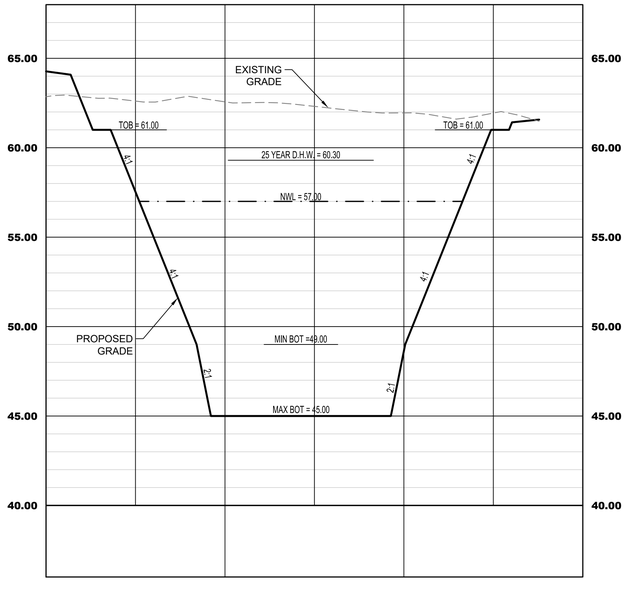


SECTION 'E-E' SMF 3-2
0+00.00 TO 2+50.00



SECTION 'F-F' SMF 4-1
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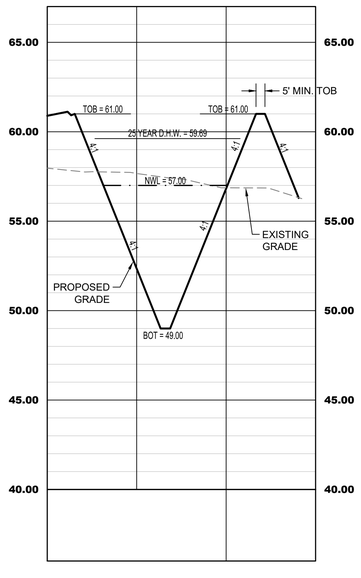

SECTION 'G-G' SMF 4-2
0+00.00 TO 1+50.00

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816
4201 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE, FLORIDA 32207
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Verpe, Jr. No. 48048

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GREENBRIER SUBDIVISION

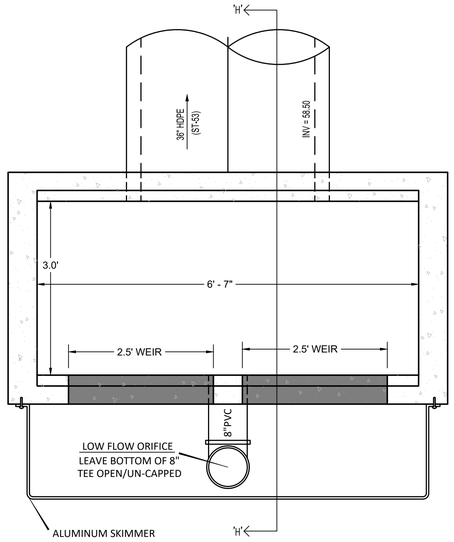
SMF CROSS-SECTIONS

FLORIDA

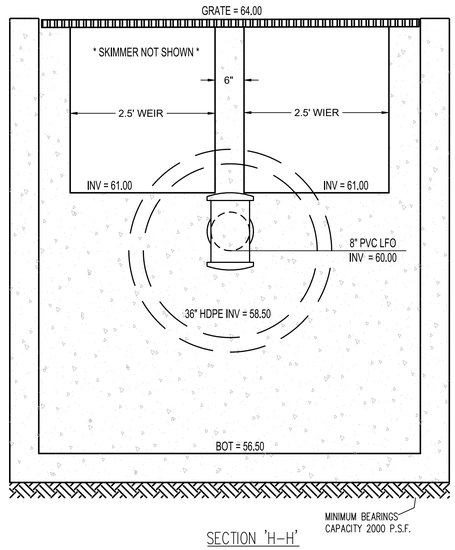
NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 52 of 69

I:\AVA-SRV01\COMPANY\DWG\2021\21-019\2-DESIGN\21-019-COVER NOTES DETAILS.DWG

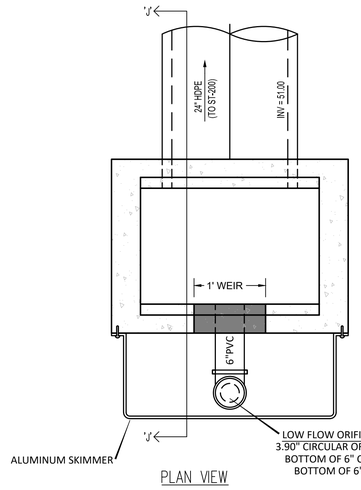


PLAN VIEW

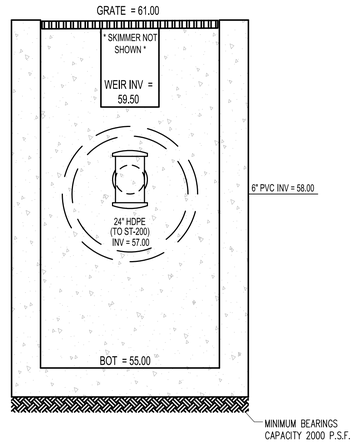


SECTION 'H–H'

OCS-1 Outlet Control Structure
MODIFIED TYPE H (2 GRATE) INLET

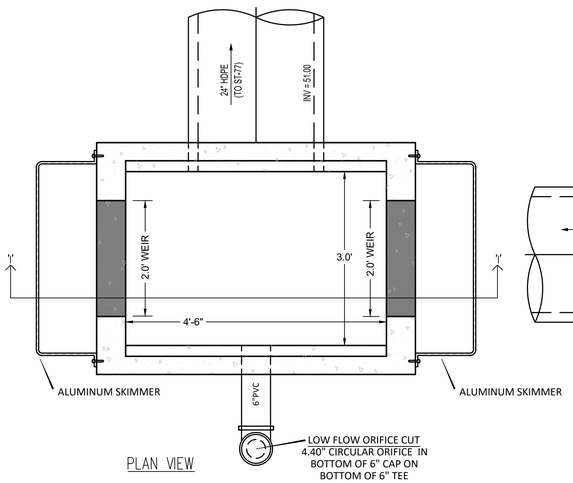


PLAN VIEW

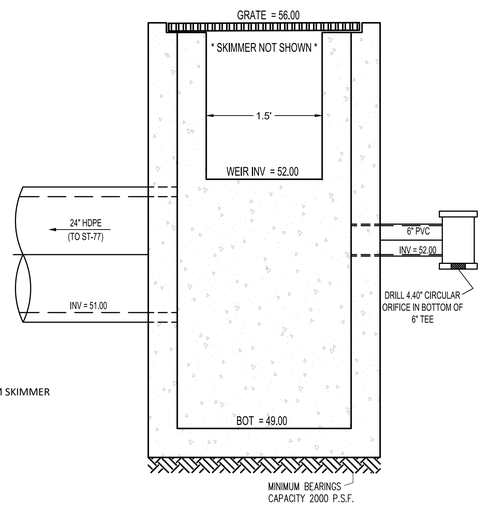


SECTION 'J–J'

OCS-3 Outlet Control Structure
MODIFIED TYPE C INLET

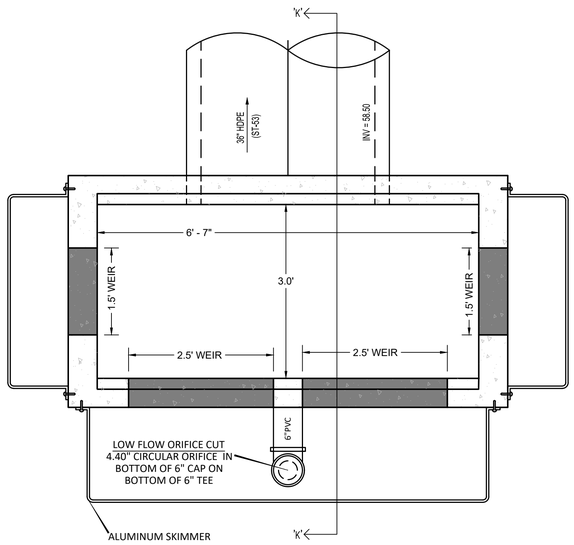


PLAN VIEW

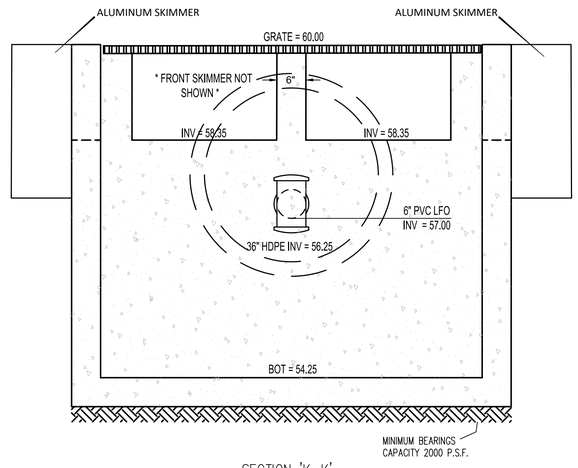


SECTION 'I–I'

OCS-2 Outlet Control Structure
MODIFIED TYPE E INLET



PLAN VIEW



SECTION 'K–K'

OCS-4 Outlet Control Structure
MODIFIED TYPE H (2 GRATE) INLET

AVA ENGINEERS, INC.
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Florida Certificate No. 00008161
4201 BAYMEADOWS RD, SUITE 3 | JACKSONVILLE, FLORIDA 32207
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Verpe, Jr. No. 45048

No.	Revisions	By

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GREENBRIER SUBDIVISION

DRAINAGE DETAILS

FLORIDA

NASSAU

Date:	8/9/2024
Designer:	HAV
Job #:	21-019
Drawn:	JES
Scale:	AS NOTED
Sheet:	53 of 69

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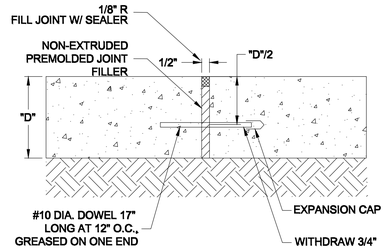
FDOT R/W ASPHALT PAVEMENT SECTION

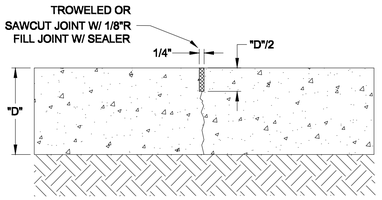
- ALL WORK PERFORMED WITHIN THE DEPARTMENT'S RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING PUBLICATIONS:
  - STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (ENGLISH)
  - FDOT STANDARDS INDEX (ENGLISH)
  - FDOT PLAN PREP MANUAL
  - FDOT FLEXIBLE PAVEMENT DESIGN MANUAL FOR NEW CONSTRUCTION AND PAVEMENT REHABILITATION

  (SHOULD A CONFLICT ARISE BETWEEN THE DETAILS SHOWN IN THE PLANS AND THE DEPARTMENT OF TRANSPORTATION STANDARDS THE ENGINEER/APPLICANT SHALL IMMEDIATELY CONFER WITH THE DEPARTMENT'S ENGINEER IN ORDER TO RESOLVE THE DISCREPANCY.)

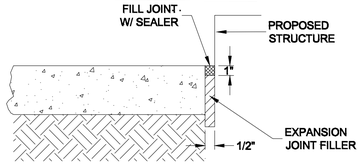
- ALL TRAFFIC STRIPING AND MARKINGS ARE TO BE LEAD-FREE, NON-SOLVENT BASED THERMOPLASTIC.
- REMOVAL OF EXISTING STRIPING SHALL BE ACCOMPLISHED USING "HYDRO-BLAST" METHOD. IF THIS PROCESS DAMAGES/SCARS PAVEMENT, THEN THE PAVEMENT SHALL BE MILLED AND RESURFACED PER FDOT STANDARDS.
- ALL DIRECTIONAL ARROWS SHALL BE PLACED AS ONE SEGMENT.
- ALIGNMENT OF PROPOSED PAVEMENT MARKINGS SHALL MATCH EXISTING PAVEMENT MARKING AT PAVEMENT MARKING LIMIT OF CONSTRUCTION.
- ALL CURB AND GUTTER AND SIDEWALK WILL BE REMOVED AND REPLACED JOINT TO JOINT.
- ALL BROKEN/CRACKED DRIVEWAYS MUST BE FULLY REMOVED AND REPLACED.
- ALL DISTURBED AREA WITH THE DEPARTMENT'S RIGHT-OF-WAY WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED (BERMUDA IN RURAL, CENTIPEDE IN UTILITY STRIPS).
- BURNING OF ANY MATERIAL OR DEBRIS IS PROHIBITED IN FDOT RIGHT-OF-WAY.
- ALL LANES MUST BE OPENED FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT.



DOWELED CONSTRUCTION JOINT



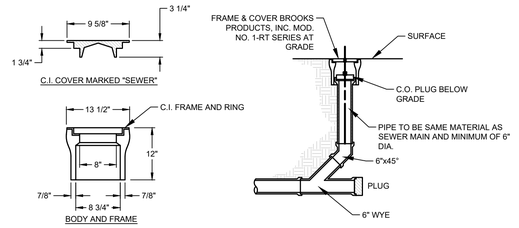
CONTRACTION JOINT



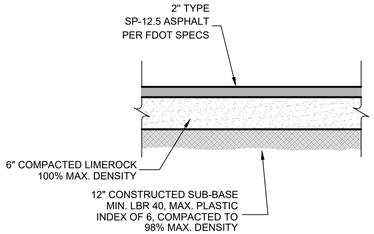
ISOLATION JOINT

NOTES:
CONTRACTION JOINTS TO BE INSTALLED AT A MAXIMUM OF 15' OR 30 TIMES PAVEMENT THICKNESS, WHICHEVER IS LESS, EACH WAY, WITH MAXIMUM LENGTH TO WIDTH RATIO OF 1.5. REFER TO ACI & ACPA STANDARDS
DOWELED CONSTRUCTION JOINTS TO BE PROVIDE AT ALL COLD POURS. ROD DOWELS CAN BE REPLACED WITH DIAMOND DOWELS MEETING MANUFACTURER'S SPECIFICATIONS FOR EQUIVALENT USE
ISOLATION JOINTS TO BE INSTALLED AT ALL "FIXED" STRUCTURES (BOLLARDS, UTILITY STRUCTURES, BUILDINGS, PADS, ETC.)

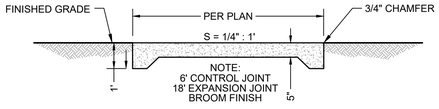
CONCRETE JOINT DETAIL N.T.S.



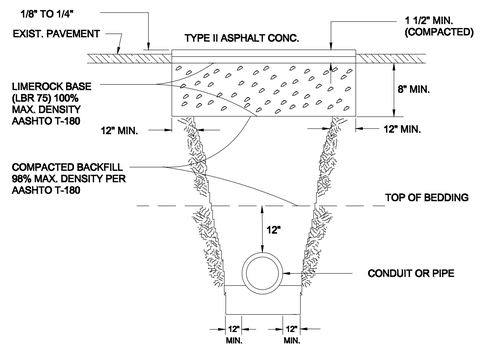
SANITARY SEWER CLEAN-OUT
N.T.S.



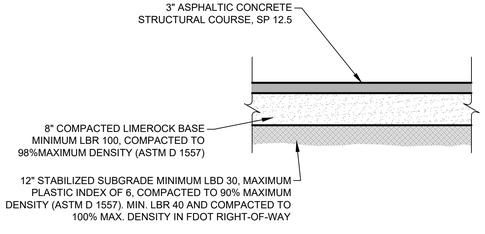
ASPHALT PAVEMENT SECTION
N.T.S.



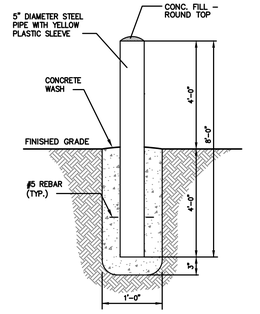
CONCRETE SIDEWALK DETAIL
N.T.S.



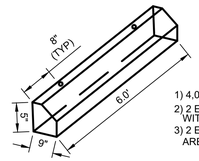
CASE X PAVEMENT REPAIR



FDOT R/W ASPHALT PAVEMENT SECTION
PER FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONTRUCTION (LATEST)
N.T.S.

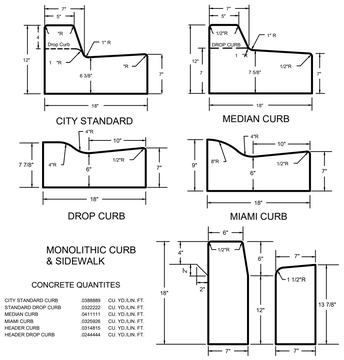


BOLLARD DETAIL
NOT TO SCALE

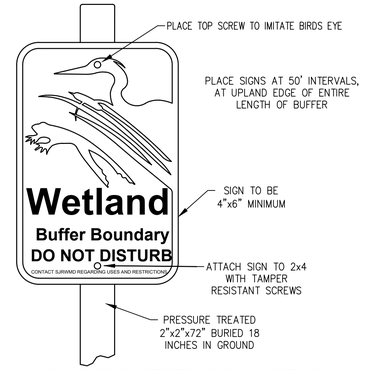


1) 4,000 P.S.I. TYPE II CEMENT
2) 2 EA #4 BARS ACCURATELY PLACED WITH PLASTIC CHAIRS.
3) 2 EA #6 ANCHOR PINS 16" LONG ARE FURNISHED

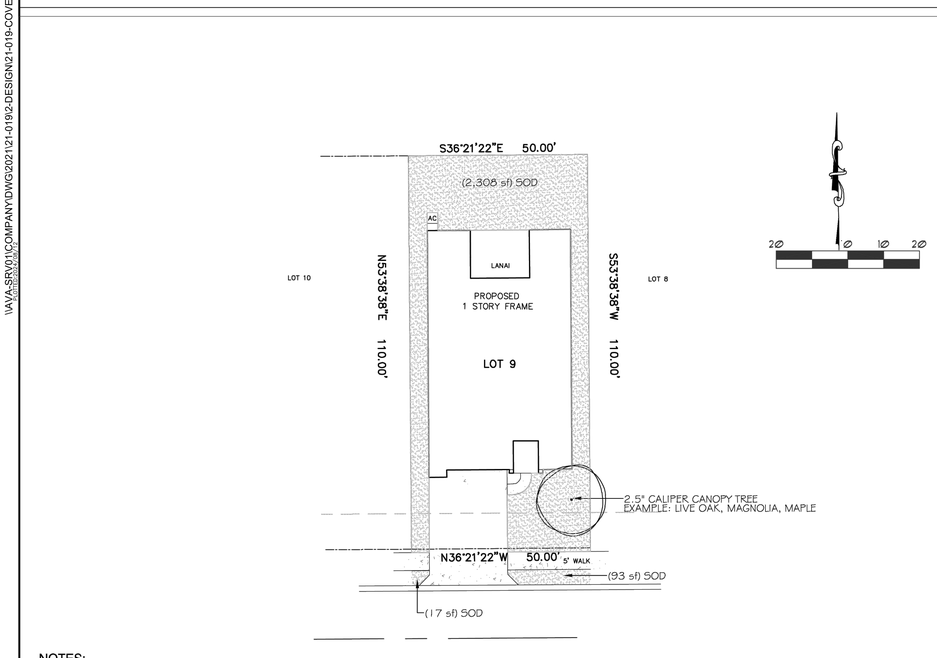
CONCRETE WHEEL STOP DETAIL
N.T.S.



CITY STANDARD CURB TEMPLATES



UPLAND BUFFER SIGN DETAIL
N.T.S.



NOTES:
1. MULCH ALL PLANTING BEDS WITH 3" ORGANIC MULCH.
2. ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED SHALL BE SODDED WITH ST. AUGUSTINE SOD.
3. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 QUALITY OR BETTER.
4. PROVIDE FULLY AUTOMATED IRRIGATION SYSTEM WITH 100% HEAD TO HEAD COVERAGE

A & K LAND PLANNING & DESIGN Inc.
PHONE: (904) 476-9662
416 TORREYSIDE DRIVE, ST. JOHNS, FLORIDA 32259
E-MAIL: AKLANDPLANNING@COMCAST.NET
Kristoffer Reed, RLA
FL#6667312

GREENBRIER SUBDIVISION HILLIARD

REVISIONS:
1.
2.

DATE : August 5, 2024
PROJECT NO. : 2021-019
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : 1" = 20'

SHEET TITLE
TYPICAL LANDSCAPE PLAN

L-1
SHEET

GREENBRIER SUBDIVISION (HILLIARD)

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816
4201 BELFORT ROAD, SUITE 5 | JACKSONVILLE, FLORIDA 32207
Ph. (904) 730-2223 | Fx. (904) 730-2226
Henry A. Verpe, Jr. No. 45043

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GREENBRIER SUBDIVISION — FLORIDA — NASSAU

SITE DETAILS

Date: 8/12/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 54 of 69

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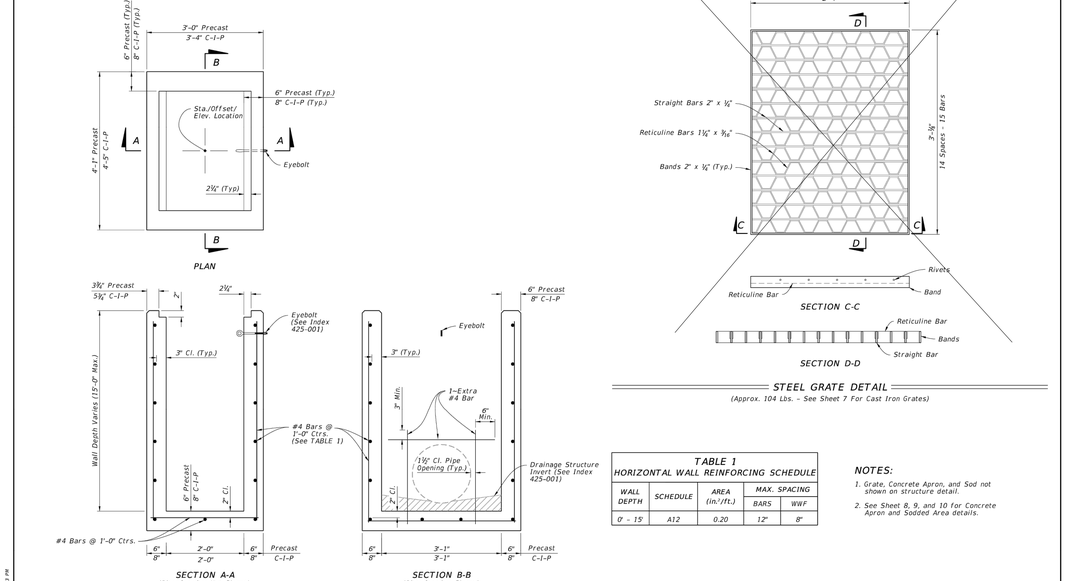


TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING	
			BARS	WWR
0' - 15'	A12	0.20	12"	8"

NOTES:

1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.

LAST REVISION 11/01/20	REVISION	DESCRIPTION:	FDOT FY 2022-23 STANDARD PLANS	DITCH BOTTOM INLET TYPE C, D, E, AND H	INDEX 425-052	SHEET 2 of 14

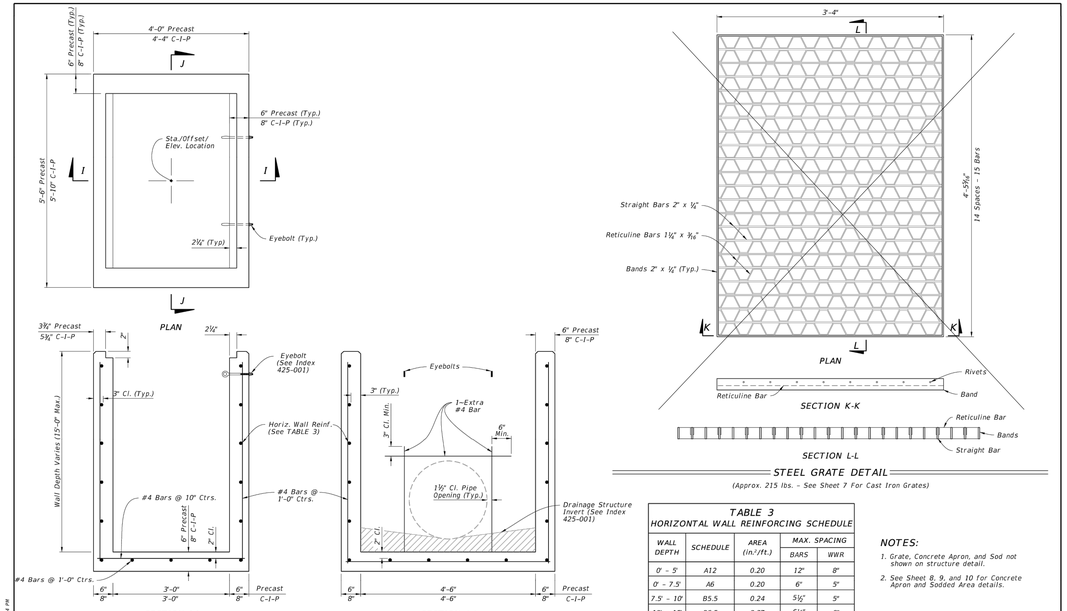


TABLE 3
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING	
			BARS	WWR
0' - 5'	A12	0.20	12"	8"
0' - 7.5'	A6	0.20	6"	5"
7.5' - 10'	B5.5	0.24	5½"	5"
10' - 15'	C6.5	0.37	6½"	6"

NOTES:

1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 For Concrete Apron and Sodded Area details.

LAST REVISION 11/01/20	REVISION	DESCRIPTION:	FDOT FY 2022-23 STANDARD PLANS	DITCH BOTTOM INLET TYPE C, D, E, AND H	INDEX 425-052	SHEET 4 of 14

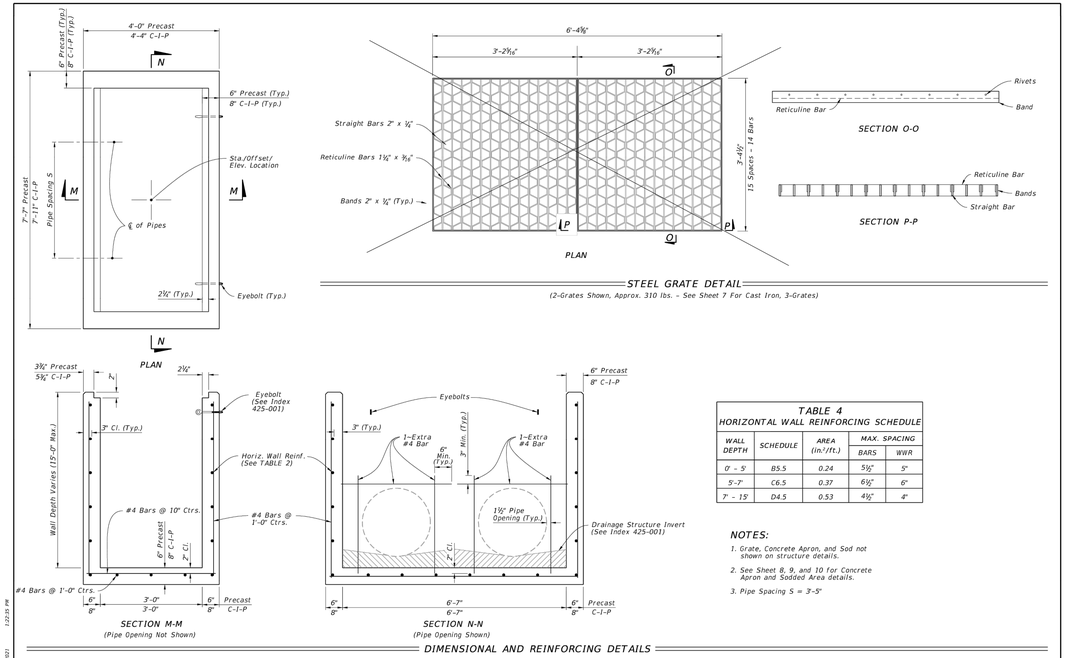


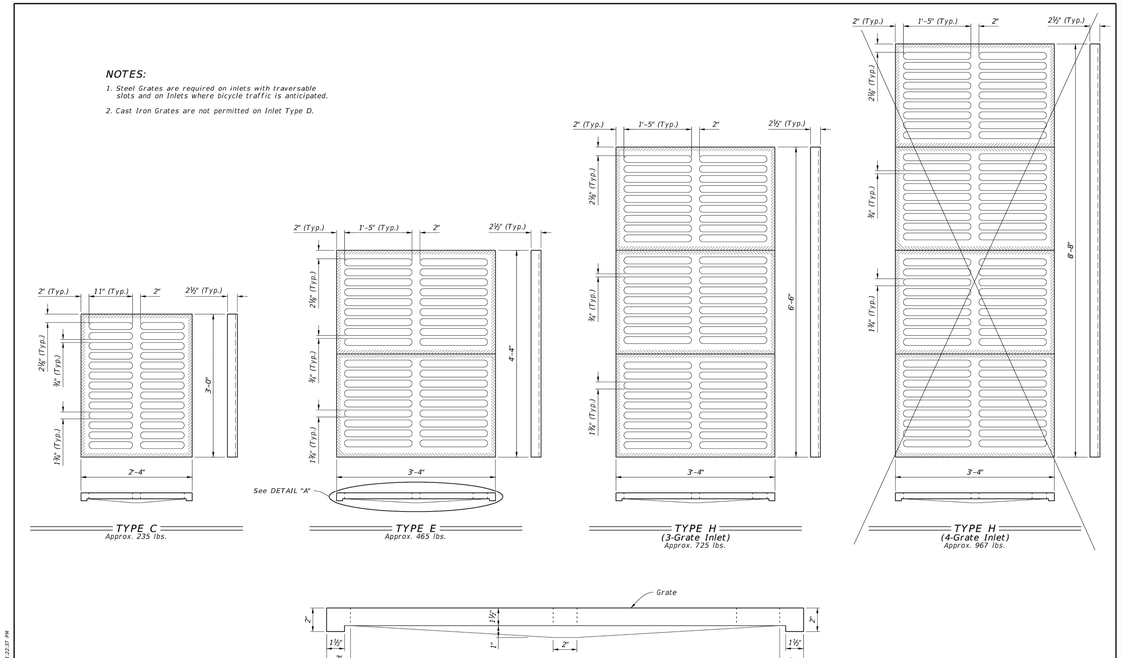
TABLE 4
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING	
			BARS	WWR
0' - 5'	B5.5	0.24	5½"	5"
5'-7'	C6.5	0.37	6½"	6"
7' - 15'	D4.5	0.53	4½"	4"

NOTES:

1. Grate, Concrete Apron, and Sod not shown on structure details.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.
3. Pipe Spacing S = 3'-5"

LAST REVISION 11/01/20	REVISION	DESCRIPTION:	FDOT FY 2022-23 STANDARD PLANS	DITCH BOTTOM INLET TYPE C, D, E, AND H	INDEX 425-052	SHEET 5 of 14



LAST REVISION 11/01/20	REVISION	DESCRIPTION:	FDOT FY 2022-23 STANDARD PLANS	DITCH BOTTOM INLET TYPE C, D, E, AND H	INDEX 425-052	SHEET 7 of 14

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816
4201 BALDWIN RD. SUITE 5 | JACKSONVILLE FLORIDA 32207
Ph. (904) 730-2222 | Fx. (904) 730-2226
Henry A. Verpe, Jr. No. 65143

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GREENBRIER SUBDIVISION

FDOT - DRAINAGE DETAILS
FLORIDA
NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 55 of 69

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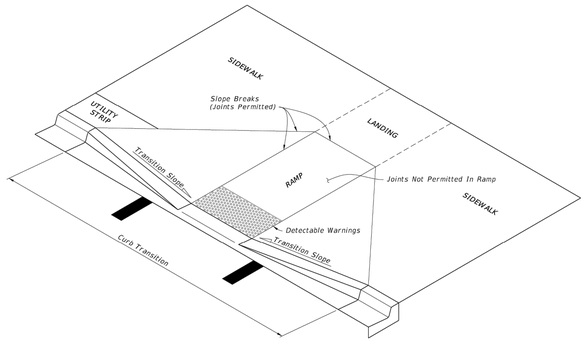
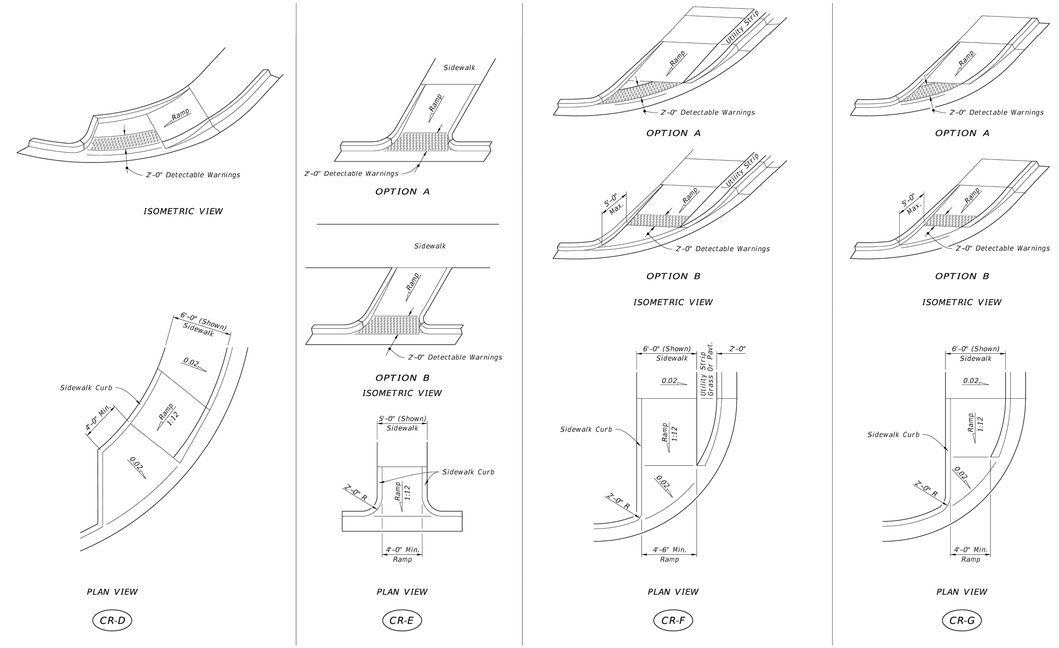
GENERAL NOTES:

1. Cross Slopes and Grades:
   - A. Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this Index are maximums. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.
   - B. Landings must have cross-slopes less than or equal to 0.02 in any direction.
   - C. Maintain a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 15 feet in length.
   - D. Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 522-001. No joints are permitted within the ramp portion of the Curb Ramp.
2. Curb, Curb and Gutter and/or Sidewalk:
   - A. Refer to Index 522-001 for concrete thickness and sidewalk details.
   - B. Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or to the extent that no remaining section is less than 5 feet long.
   - C. Width of Curb Ramp is 4'-0" minimum. Match sidewalk or Shared Use Path width as shown in the Plans.
3. Curb Ramp Alpha-Identification:
   - A. Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.
   - B. Alpha-identifications CR-I and CR-J are intentionally omitted.
4. Detectable Warnings:
   - A. Install detectable warnings in accordance with Specification 527.
   - B. Place detectable warnings across the full width of the ramp or landing, to a minimum depth of 2 feet measured perpendicular to the curb line and no greater than 5 feet from the back of the curb or edge of pavement.
   - C. If detectable warnings are shown in the Plans on slopes greater than 5%, align the truncated domes with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.



CURB RAMP NOMENCLATURE

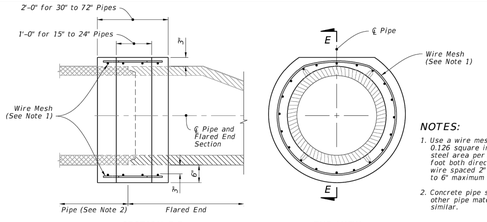
LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX	SHEET
11/01/21						522-002	1 of 7



SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

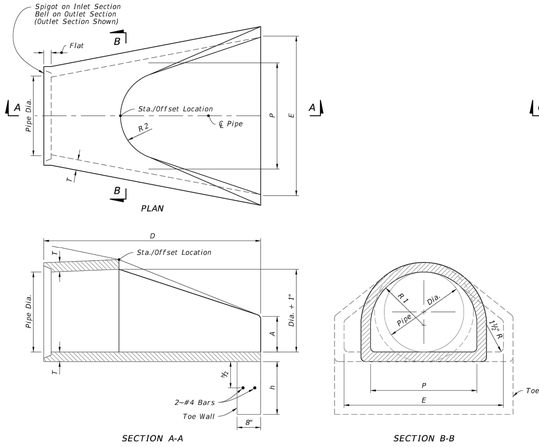
LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX	SHEET
11/01/21						522-002	4 of 7

Pipe Dia.	T	Reinf. sq. in. Per Foot	Bell or Spigot	A	B	C	D	E	P	R 1	R 2	FLAT	h	Toe Wall Class II Conc. (CY.)
12"	2"	0.07	1½"	4"	2'-0"	4'-0⅝"	6'-0⅝"	2'-0"	19'1⅞"	10½"	9"	3½"	12"	.06
15"	2½"	0.07	2"	6"	2'-3"	3'-10"	6'-1"	2'-6"	24'8⅛"	12½"	11"	3½"	12"	.07
18"	2½"	0.07	2½"	9"	2'-3"	3'-10"	6'-1"	3'-0"	29"	15½"	12"	4"	15"	.11
21"	2½"	0.07	2½"	9"	2'-11"	3'-2"	6'-1"	3'-6"	31⅜"	16⅛"	13"	4"	15"	.12
24"	3"	0.07	2½"	9½"	3'-7½"	2'-6"	6'-1½"	4'-0"	33⅜"	16'1⅜"	14"	4½"	18"	.17
27"	3½"	0.148	2½"	10½"	4'-0"	2'-1½"	6'-1½"	4'-6"	36"	18⅞"	14½"	4½"	18"	.19
30"	3½"	0.148	3"	1'-0"	4'-6"	1'-7½"	6'-1½"	5'-0"	37"	18½"	15"	5"	21"	.24
36"	4"	0.148	3½"	1'-3"	5'-3"	2'-10⅜"	8'-1½"	6'-0"	47'3⅛"	24⅝"	20"	5½"	21"	.29
42"	4½"	0.148	3½"	1'-9"	5'-3"	2'-1⅛"	8'-2"	6'-6"	53⅜"	27½"	22"	5½"	24"	.36
48"	5"	0.148	4½"	2'-0"	6'-0"	2'-2"	8'-2"	7'-0"	56½"	28½"	22"	5½"	24"	.39
54"	5½"	0.174	4½"	2'-3"	5'-5"	2'-11"	8'-4"	7'-6"	65½"	33⅛"	24"	6½"	24"	.42
60"	6"	0.174	5"	2'-6"	5'-0"	3'-3"	8'-3"	8'-0"	72½"	36'1⅛"	24"	6½"	24"	.44
66"	6½"	0.174	5½"	2'-0"	6'-6"	1'-9"	8'-3"	8'-6"	72"	36⅛"	24"	7½"	24"	.47
72"	7"	0.174	6"	2'-0"	6'-6"	1'-9"	8'-3"	9'-0"	77'1⅞"	38'1⅝"	24"	7⅞"	24"	.50



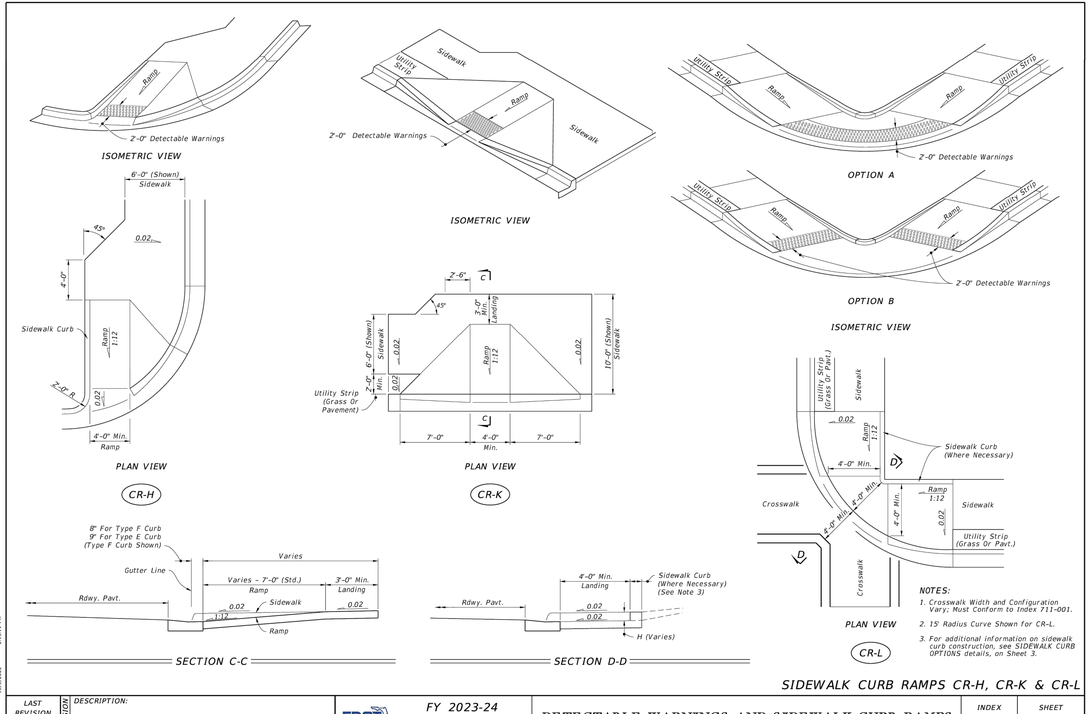
NOTES:
1. Use a wire mesh with 0.126 square inches of steel area per linear foot both directions. Use wire spaced 2" minimum to 6" maximum on centers.
2. Concrete pipe shown, other pipe material similar.

REINFORCED CONCRETE JACKET DETAIL



STRAIGHT FLARE — OPTIONAL SHAPE

LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2022-23 STANDARD PLANS	FLARED END SECTION	INDEX	SHEET
11/01/21						430-020	2 of 2



NOTES:
1. Crosswalk Width and Configuration Vary; Must Conform to Index 711-001.
2. 15' Radius Curve Shown for CR-L.
3. For additional information on sidewalk curb construction, see SIDEWALK CURB OPTIONS details, on Sheet 3.

8" For Type F Curb
9" For Type E Curb
(Type F Curb Shown)
Gutter Line
Rdwy. Pavt.
Varies
Varies – 7'-0" (Std.)
3'-0" Min. Landing
Ramp
Sidewalk
SECTION C-C
4'-0" Min. Landing
Sidewalk Curb (Where Necessary) (See Note 3)
H (Varies)
SECTION D-D

SIDEWALK CURB RAMPS CR-H, CR-K & CR-L

LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX	SHEET
11/01/20						522-002	5 of 7

No.	Revisions	By

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Commercial | Residential | Marine
Florida Certificate No. 0000816
4201 BALDWIN RD. SUITE 5 | JACKSONVILLE, FLORIDA 32277
Ph. (904) 730-2223 | Fx. (904) 730-2226
Henry A. Verpe, Jr. No. 45043

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GREENBRIER SUBDIVISION

FDOT - CURB RAMP DETAILS
FLORIDA
NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED

Sheet: 56 of 69

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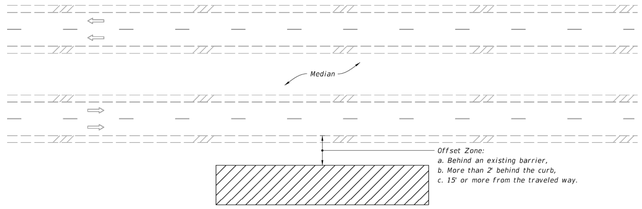


MULTILANE ROADWAY SHOWN, TWO-LANE ROADWAY SIMILAR

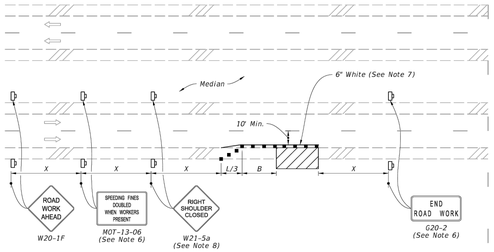
NOTES:

1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work beyond the shoulder.
2. Use Index 102-602 when the work operation (excluding establishing and terminating the work area) requires that two or more work vehicles cross the Offset Zone in any one hour period.
3. Use Index 102-660 when Work Area encroaches a Sidewalk.

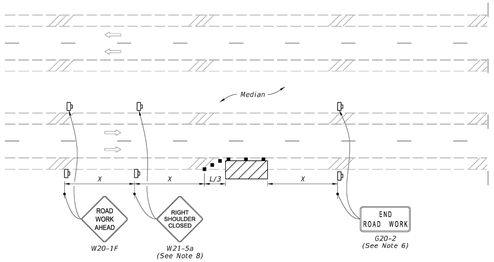
SYMBOLS:

- Work Area
- Lane Identification and Direction of Traffic

LAST REVISION 11/01/20	REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	TWO-LANE AND MULTILANE ROADWAY, WORK BEYOND THE SHOULDER	INDEX 102-601	SHEET 1 of 1



MULTILANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY WITH WORK ZONE SPEED OF 45 MPH OR LESS



MULTILANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

SYMBOLS:

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

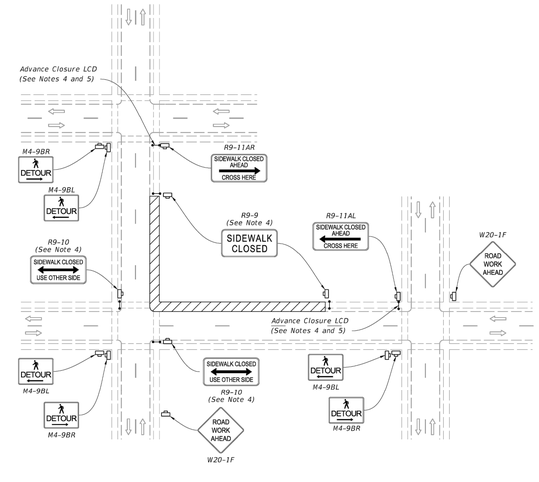
LAST REVISION 11/01/20	REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX 102-602	SHEET 2 of 2

NOTES:

1. Cover or deactivate pedestrian traffic signal display(s) controlling closed crosswalks.
2. Place pedestrian LCDs across the full width of the closed sidewalk.
3. For post mounted signs located near or adjacent to a sidewalk, maintain a minimum 7' clearance from the bottom of the sign panel to the surface of the sidewalk.
4. "Sidewalk Closed" signs (R9-XX) may be mounted on pedestrian LCDs in accordance with the manufacturer's instructions.
5. Omit the Advance Closure LCD if it blocks access to other pedestrian facilities (e.g., transit stops, residences, or business entrances).

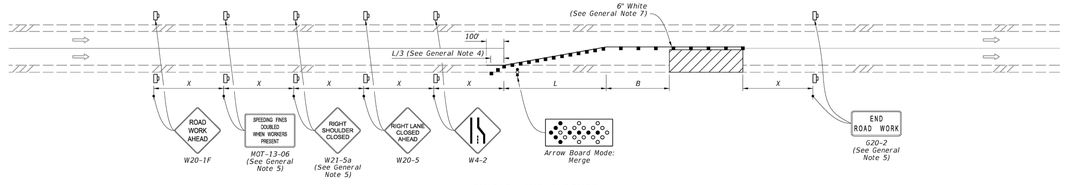
SYMBOLS:

- Work Area
- Work Zone Sign
- Pedestrian Longitudinal Channelizing Device (LCD)
- Lane Identification and Direction of Traffic



PEDESTRIAN DETOUR

LAST REVISION 11/01/20	REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	SIDEWALK CLOSURE	INDEX 102-660	SHEET 1 of 2



SINGLE LANE CLOSURE

SYMBOLS:

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

GENERAL NOTE:

1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", and channelizing device spacing values.
2. On undivided highways the median signs as shown are to be omitted.
3. On limited access facilities, omit "Right Shoulder Closed" signs (W21-5a) and associated work zone sign spacing distances.
4. If the paved shoulder is less than 4' in width, omit the taper and channelizing devices from the paved shoulder.
5. The "Speeding Fines Doubled When Workers Present" signs (M0T-13-06) and "End Road Work" signs (G20-2) and "Right Shoulder Closed" (W21-5a), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less. For Single Lane Closures, arrow boards and buffer (B) may also be omitted when the work operation will be in place for 60 minutes or less and the speed limit is 45 mph or less.
6. Use inverted plan of the illustrations for work on left side of roadways.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.

LAST REVISION 11/01/21	REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX 102-613	SHEET 1 of 5

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Ph. (904) 730-2223 | Fx. (904) 730-2226
Henry A. Verpe, Jr. No. 45043

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GREENBRIER SUBDIVISION

FDOT - MOT PLAN

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 57 of 69

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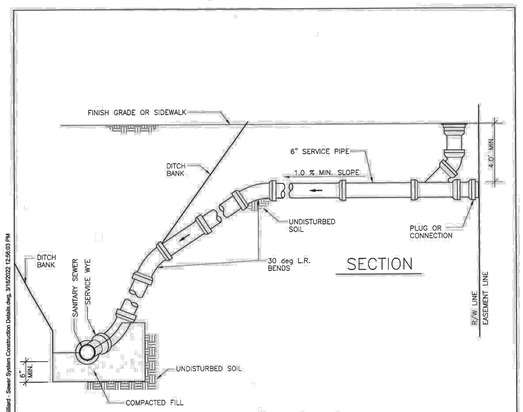
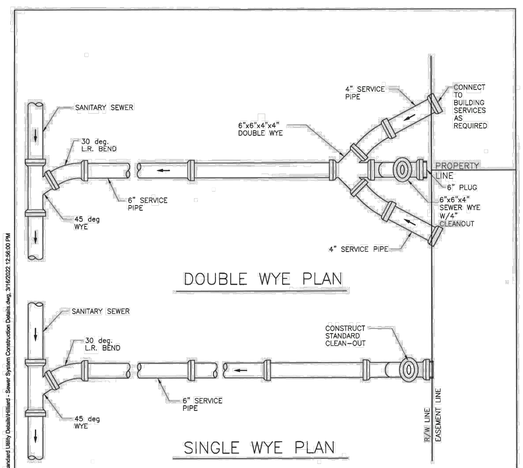


NOTES:
1. CONTRACTOR SHALL PROVIDE AN ADEQUATE SUPPLY OF 30° & 45° BENDS TO MEET VARYING FIELD CONDITIONS.
2. PROVIDE CLEANOUT AT RIGHT-OF-WAY
3. LENGTH OF SERVICE PIPE VARIES AT EACH SERVICE CONNECTION AND SHALL BE PROVIDED AS REQUIRED. TERMINATE SERVICE AT LOCATION DIRECTED BY THE ENGINEER.
4. SEWER LATERALS SERVING DWELLINGS WHOSE FINISH FLOOR ELEV. IS BELOW THE CROWN OF THE ROAD SHALL BE LAID AT A CONSTANT 1.00% SLOPE FROM THE POINT OF CONNECTION AT THE NEW GRAVITY SEWER TO THE PROPERTY LINE.

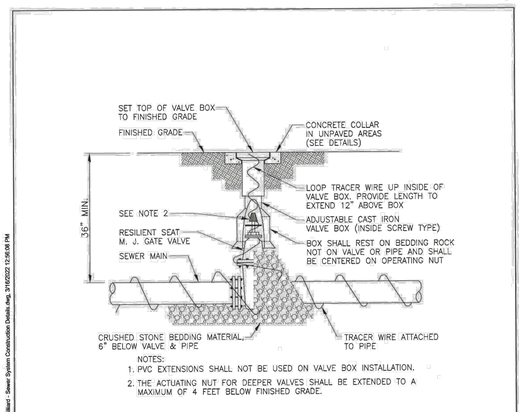
TOWN OF HILLIARD
Standard Specifications for Utility Construction
Sanitary Sewer Service Connections (Section View)
Nassau County, Florida

FIGURE S-2
March 2022
Project No. 9610-23-1
(Standards)



TOWN OF HILLIARD
Standard Specifications for Utility Construction
Sanitary Sewer Service Connections (Plan View)
Nassau County, Florida

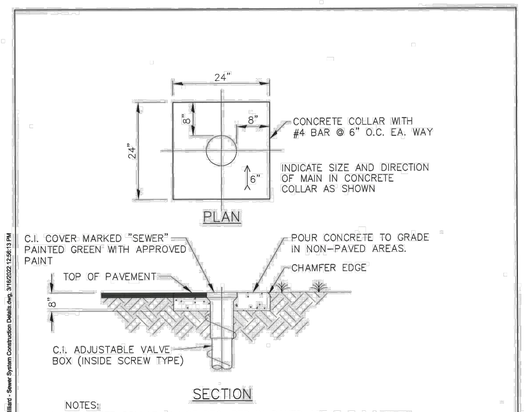
FIGURE S-1
March 2022
Project No. 9610-23-1
(Standards)



NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO A MAXIMUM OF 4 FEET BELOW FINISHED GRADE.

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Gate Valve Detail
Nassau County, Florida

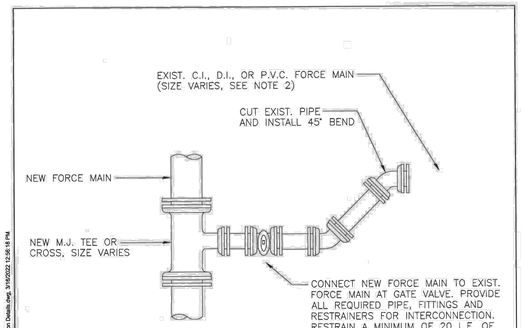
FIGURE S-3
March 2022
Project No. 9610-23-1
(Standards)



NOTES:
1. CONCRETE COLLAR IS NOT REQUIRED IN PAVED AREAS IF PAVEMENT SURFACE IS FINISHED PRIOR TO CONDITIONAL FINAL INSPECTION.

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Valve Collar Detail
Nassau County, Florida

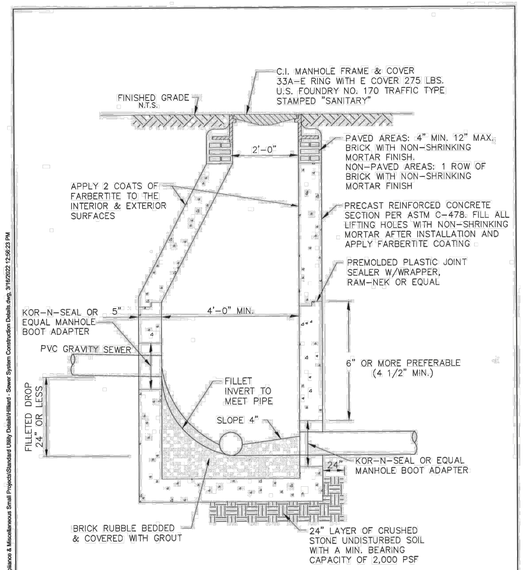
FIGURE S-4
March 2022
Project No. 9610-23-1
(Standards)



NOTES:
1. ALL PIPE, VALVES AND FITTINGS SHALL BE RESTRAINED IN ACCORDANCE WITH THE UTILITY STANDARDS.
2. THE CONTRACTOR/DEVELOPER SHALL PROVIDE ALL LINE STOP AND/OR INSERT-A-VALVE MECHANISMS AS REQUIRED TO ISOLATE THE TOWN'S SYSTEM PRIOR TO TIE-IN. THE TOWN DOES NOT WARRANT ANY EXISTING PIPING CAN BE ISOLATED FOR CONNECTION.

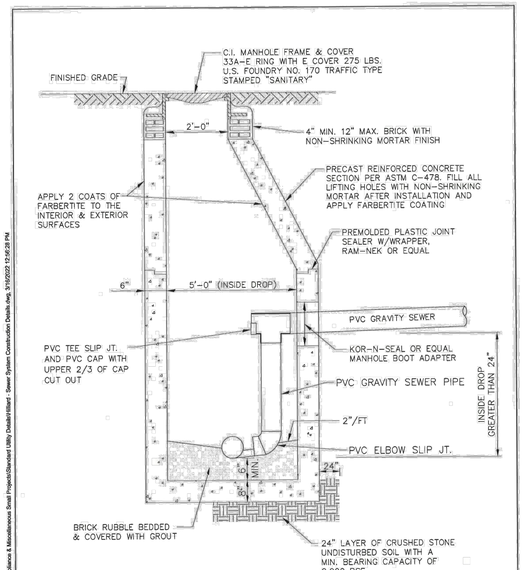
TOWN OF HILLIARD
Standard Specifications for Utility Construction
Typical Existing Force Main Connection Detail
Nassau County, Florida

FIGURE S-5
March 2022
Project No. 9610-23-1
(Standards)



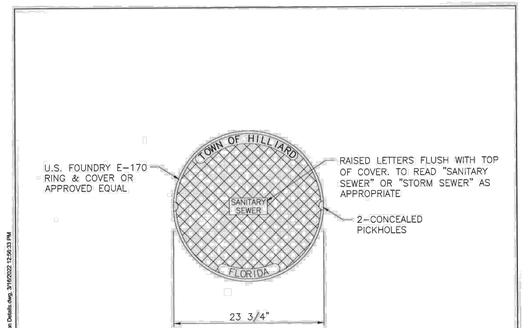
TOWN OF HILLIARD
Standard Specifications for Utility Construction
Standard Manhole Detail
Nassau County, Florida

FIGURE S-6
March 2022
Project No. 9610-23-1
(Standards)



TOWN OF HILLIARD
Standard Specifications for Utility Construction
Sanitary Sewer Drop Manhole Detail
Nassau County, Florida

FIGURE S-7
March 2022
Project No. 9610-23-1
(Standards)



NOTE:
FRAME & COVER SHALL BE MACHINED OR GROUND AT ALL BEARING SURFACES SO AS TO SEAT FIRMLY AND PREVENT ROCKING.

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Manhole Cover Detail
Nassau County, Florida

FIGURE S-8
March 2022
Project No. 9610-23-1
(Standards)

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Florida Certificate No. 00008161
4201 BALDWIN RD. SUITE 5 | JACKSONVILLE FLORIDA 32277
Ph. (904) 730-2223 | Fx. (904) 730-2226
Henry A. Varga, jr. No. 65143

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GREENBRIER SUBDIVISION
NASSAU FLORIDA

UTILITY DETAILS

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 58 of 69

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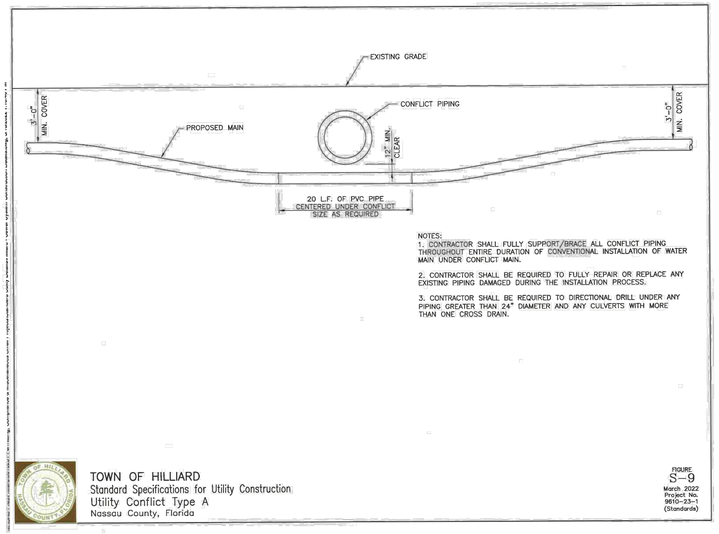
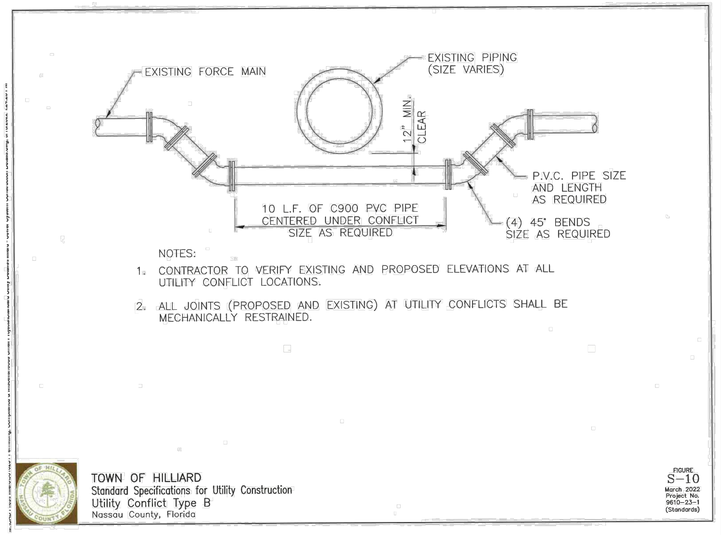


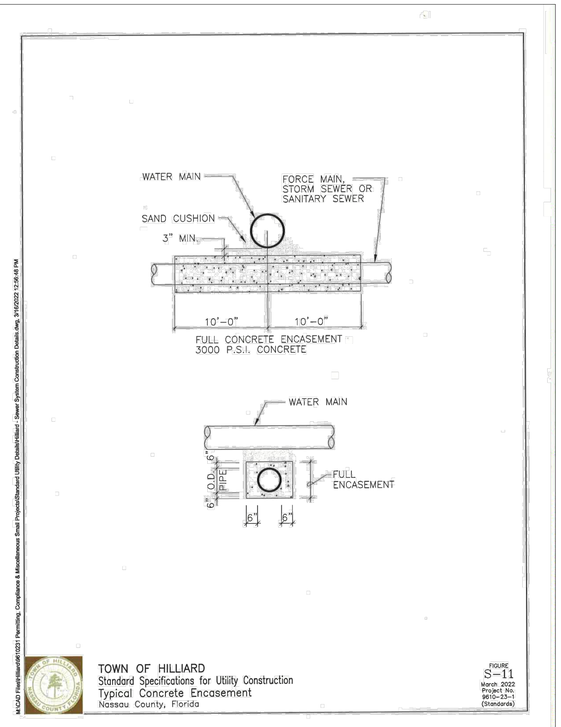
TOWN OF HILLIARD
Standard Specifications for Utility Construction
Utility Conflict Type A
Nassau County, Florida

FIGURE S-9
March 2022
Project No. 9610-23-1
(Standards)



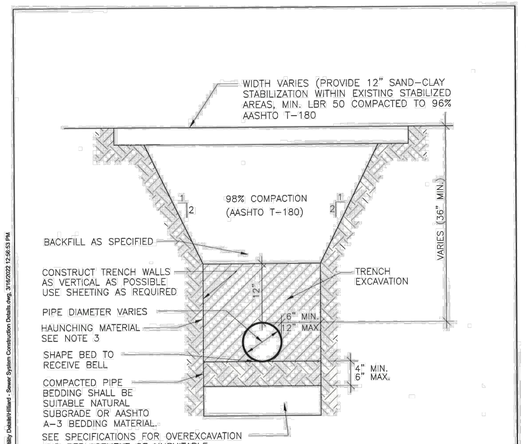
TOWN OF HILLIARD
Standard Specifications for Utility Construction
Utility Conflict Type B
Nassau County, Florida

FIGURE S-10
March 2022
Project No. 9610-23-1
(Standards)



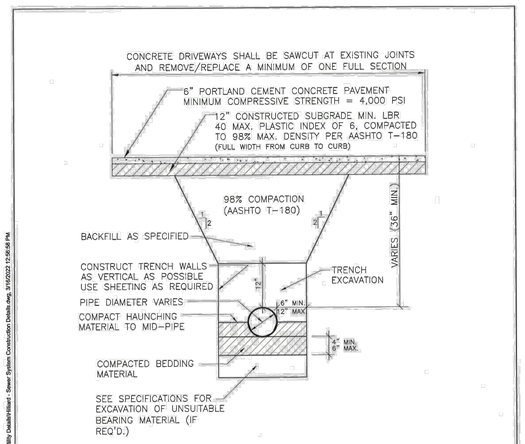
TOWN OF HILLIARD
Standard Specifications for Utility Construction
Typical Concrete Encasement
Nassau County, Florida

FIGURE S-11
March 2022
Project No. 9610-23-1
(Standards)



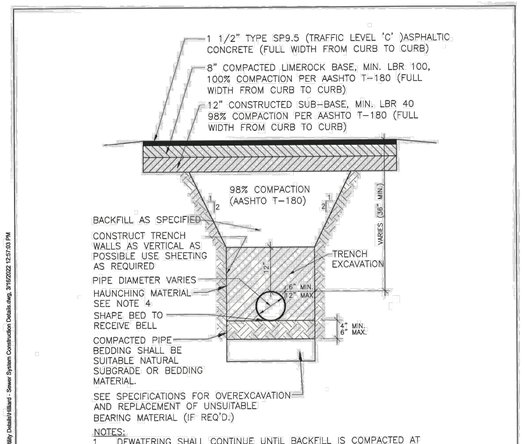
TOWN OF HILLIARD
Standard Specifications for Utility Construction
Trench Detail
Nassau County, Florida

FIGURE S-12
March 2022
Project No. 9610-23-1
(Standards)



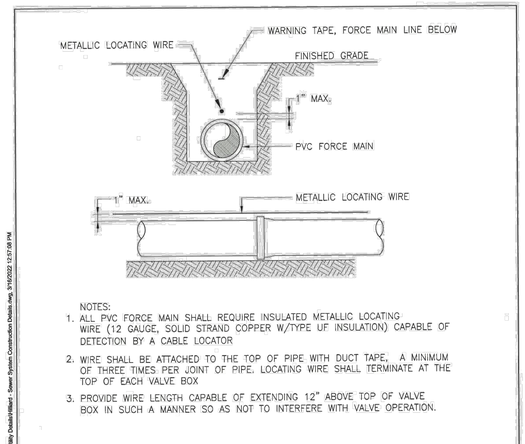
TOWN OF HILLIARD
Standard Specifications for Utility Construction
Trench Detail in Concrete Roadways
Nassau County, Florida

FIGURE S-13
March 2022
Project No. 9610-23-1
(Standards)



TOWN OF HILLIARD
Standard Specifications for Utility Construction
Trench Detail in Asphalt Roadways
Nassau County, Florida

FIGURE S-14
March 2022
Project No. 9610-23-1
(Standards)



TOWN OF HILLIARD
Standard Specifications for Utility Construction
Locating Wire and Warning Tape Detail
Nassau County, Florida

FIGURE S-15
March 2022
Project No. 9610-23-1
(Standards)

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BALDWIN RD. SUITE 5 | JACKSONVILLE FLORIDA 32277
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Varga, Jr. No. 65143

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GREENBRIER SUBDIVISION

UTILITY DETAILS

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 59 of 69

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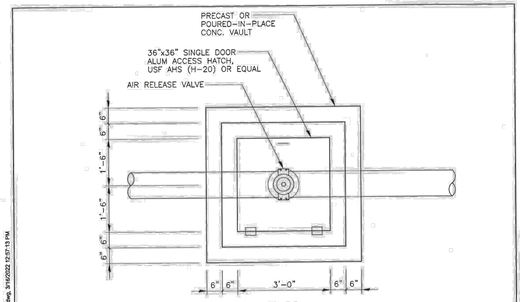
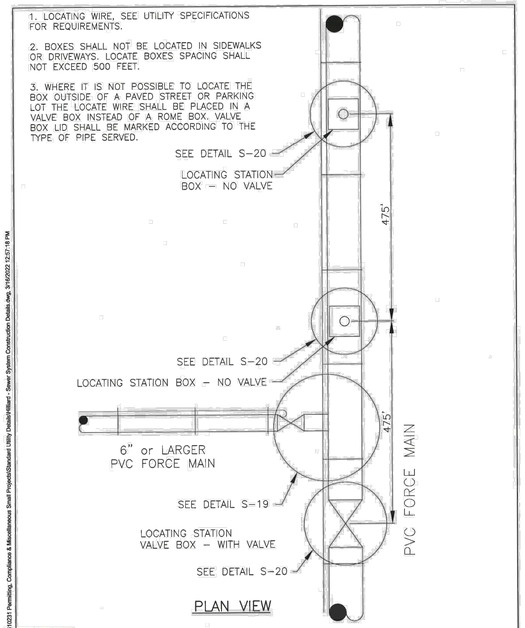


NOTES:
1. 4000 P.S.I., CONCRETE.
2. VAULT SHALL BE PRECAST OR POURED IN PLACE CONCRETE ALL WITH STEEL REINFORCING. BOX MAY HAVE SLOTTED BOTTOM (I.E. DOGHOUSE) TO ALLOW BOX TO BE SET OVER PIPE.

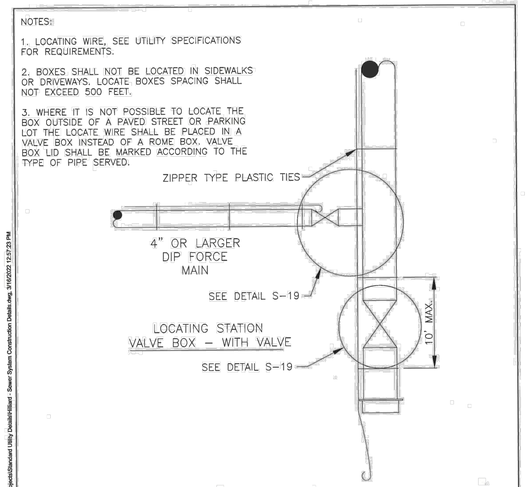
TOWN OF HILLIARD
Standard Specifications for Utility Construction
Air Release Valve
Nassau County, Florida

FIGURE S-16
March 2022
Project No. 9610-23-1
(Standards)



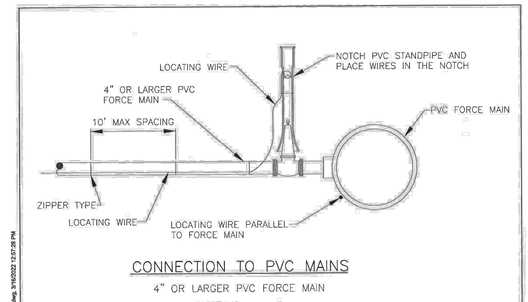
TOWN OF HILLIARD
Standard Specifications for Utility Construction
Locate Wire Installation Details
Nassau County, Florida

FIGURE S-17
March 2022
Project No. 9610-23-1
(Standards)



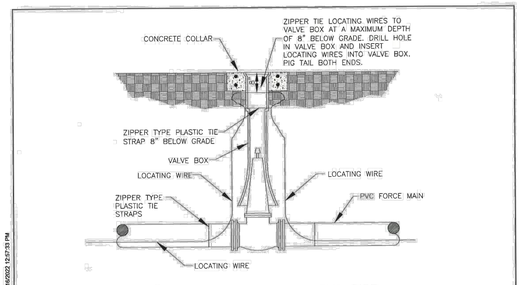
TOWN OF HILLIARD
Standard Specifications for Utility Construction
Locate Wire Installation Details
Nassau County, Florida

FIGURE S-18
March 2022
Project No. 9610-23-1
(Standards)



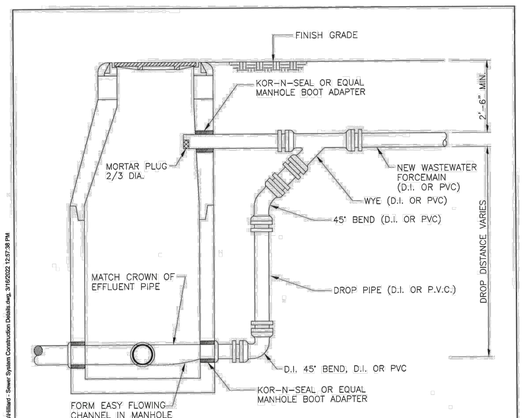
TOWN OF HILLIARD
Standard Specifications for Utility Construction
Locate Wire Installation Details
Nassau County, Florida

FIGURE S-19
March 2022
Project No. 9610-23-1
(Standards)



TOWN OF HILLIARD
Standard Specifications for Utility Construction
Locate Wire Installation Details
Nassau County, Florida

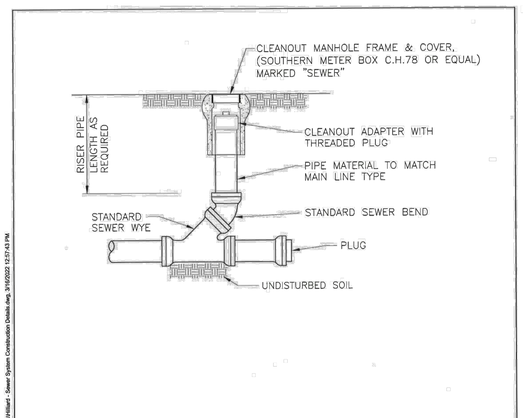
FIGURE S-20
March 2022
Project No. 9610-23-1
(Standards)



NOTES:
1. IF DROP IS EQUAL TO OR LESS THAN 2.0', CONTRACTOR MAY INSTALL 45° BENDS IN LIEU OF WYE, DROP PIPE AND 90° BEND AT HIS OPTION.
2. IF FORCE MAIN <3" DIA., CONNECT FORCE MAIN AT MANHOLE INVERT USING 45° BENDS AND ELIMINATE UPPER MANHOLE PENETRATION.

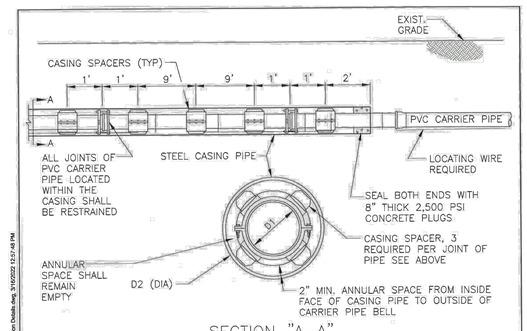
TOWN OF HILLIARD
Standard Specifications for Utility Construction
Force Main Connection to Manhole Detail
Nassau County, Florida

FIGURE S-21
March 2022
Project No. 9610-23-1
(Standards)



TOWN OF HILLIARD
Standard Specifications for Utility Construction
Sewer Cleanout Detail
Nassau County, Florida

FIGURE S-22
March 2022
Project No. 9610-23-1
(Standards)



CARRIER PIPE AND CASING PIPE SIZES (MIN.) IN INCHES												
CARRIER PIPE NOM. DIA. (D_1)	4	6	8	10	12	14	16	18	20	24	30	36
CASING PIPE NOM. DIA (D_2)	14	16	20	24	24	30	30	36	36	42	48	54
D.O.T. WALL THICKNESS	0.25	0.25	0.25	0.25	0.25	0.312	0.312	0.375	0.375	0.50	0.50	0.50

NOTES:
1. THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE A MINIMUM OF 4-INCHES GREATER THAN THE OUTSIDE DIAMETER OF THE CARRIER PIPE BELL OR RESTRAINER COUPLING.
2. ALL PVC CARRIER PIPE JOINTS WITHIN CASING PIPE SHALL BE MECHANICAL RESTRAINED JOINTS.
3. FOR STREET USES WHICH ARE NOT D.O.T., USE D.O.T. CASING THICKNESS UNLESS OTHERWISE INDICATED BY ENGINEER.
4. CASING PIPE SHALL BE FURNISHED IN NOMINAL 8-FOOT LENGTHS (MIN.) UNLESS OTHERWISE INDICATED ON THE DRAWING.
5. CASING PIPE SHALL CONFORM TO EITHER ASTM STANDARD A139 FOR "ELECTRIC FUSION (ARC) WELDED STEEL PIPE", WITH A SPECIFIED MINIMUM YIELD STRENGTH (SMYS) OF 35,000 PSI OR "API SPECIFICATION API-5LX, GRADE X-42 WELDED STEEL PIPE".

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Jack and Bore Detail
Nassau County, Florida

FIGURE S-23
March 2022
Project No. 9610-23-1
(Standards)

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816
4201 BELVEDERE RD. SUITE S | JACKSONVILLE FLORIDA 32207
Ph. (904) 730-2223 | Fx (904) 730-2226
Henry A. Verpe Jr. No. 45043

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GREENBRIER SUBDIVISION
FLORIDA
UTILITY DETAILS
NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 60 of 69

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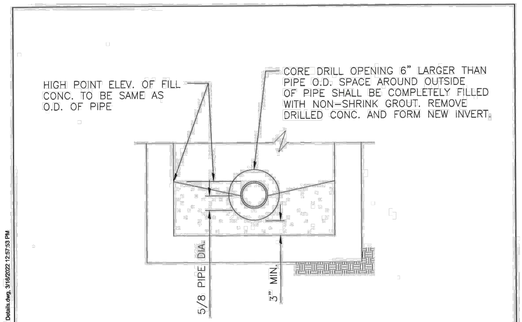
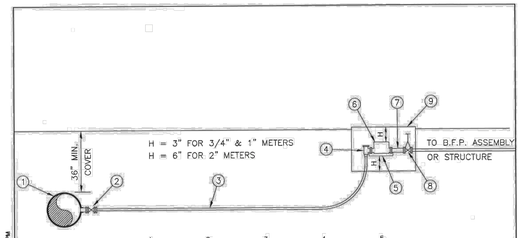


TOWN OF HILLIARD
Standard Specifications for Utility Construction
Connection to Existing Manhole
Nassau County, Florida

FIGURE S-24
March 2022
Project No. 9610-23-1
(Standards)



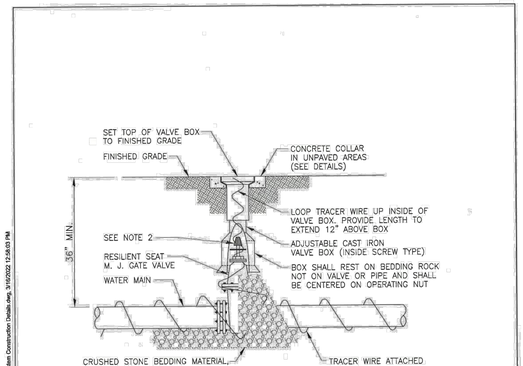
COMPONENT / SERVICE	1 BRASS TAPPING SADDLE OR TEE	2 FORD–BRASS CORP. STOP	3 POLY–ETHYLENE	4 FORD–BRASS ANGLE YOKE VALVE	5 FORD METER YOKE
SINGLE POTABLE WATER SERVICE FOR 1" METER	1" (SMITH–BLAIR)	1" F1000 OR F1100	1"	AV94–324W 1" PJ/CTS	Y504
SINGLE POTABLE WATER SERVICE FOR 2" METER	2" (SMITH–BLAIR)	2" F1000 OR F1100	2"	FV63–77W 2" PJ/CTS	N/A

COMPONENT / SERVICE	6 METER	7 BRASS NIPPLE	8 RED & WHITE GATE VALVE W/ALUMINUM HANDWHEEL	9 BROOKS OR COR METER BOX
SINGLE POTABLE WATER SERVICE FOR 1" METER	SEE SPECS	1" MIPT x MIPT 6" LONG	1"	#1324
SINGLE POTABLE WATER SERVICE FOR 2" METER	SEE SPECS	2" MIPT x MIPT 6" LONG	2"	#1324

NOTES:
1. POLYETHYLENE SHALL BE IN ACCORDANCE WITH ASTM 2737 AND AWWA C-901, SHALL BE SDR 11, AND RATED FOR 160 PSI SERVICE.
2. TUBING SHALL BE MARKED WITH SIZE, MANUFACTURERS NAME, WORKING PRESSURE, NATIONAL SANITATION FOUNDATION APPROVAL, A.S.T.M. SPECIFICATION AND PRODUCTION CODE. TUBING SHALL HAVE AN OUTSIDE DIAMETER EQUIVALENT TO THE OUTER DIAMETER OF COPPER TUBING.

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Water Service Detail for 1" and 2" Meters
Nassau County, Florida

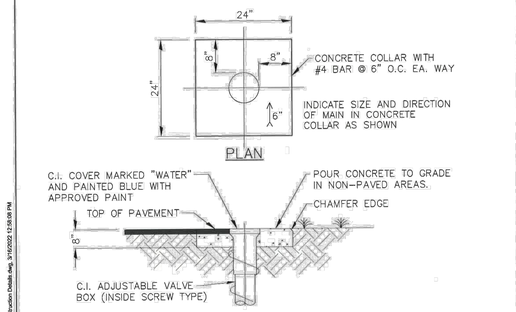
FIGURE W-1
March 2022
Project No. 9610-23-1
(Standards)



NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO A MAXIMUM OF 4 FEET BELOW FINISHED GRADE.

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Gate Valve and Box Detail
Nassau County, Florida

FIGURE W-2
March 2022
Project No. 9610-23-1
(Standards)

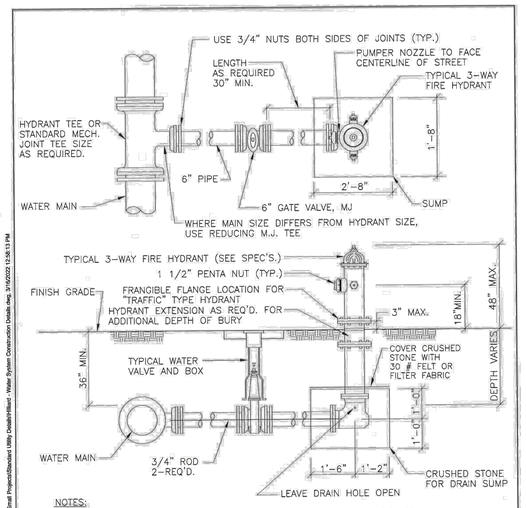


SECTION

NOTES:
1. CONCRETE COLLAR IS NOT REQUIRED IN PAVED AREAS IF PAVEMENT SURFACE IS FINISHED PRIOR TO CONDITIONAL FINAL INSPECTION.

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Valve Collar Detail
Nassau County, Florida

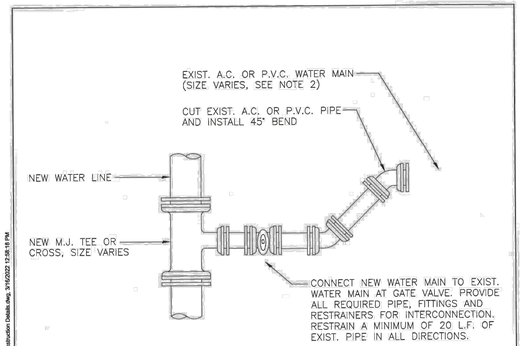
FIGURE W-3
March 2022
Project No. 9610-23-1
(Standards)



NOTES:
1. TIE RODS, NUTS, WASHERS AND OTHER FASTENERS SHALL BE ASTM A 246 CORROSION RESISTANT STEEL, GALVANIZED OR TYPE 316 STAINLESS STEEL.
2. ALL PIPE, VALVES AND FITTINGS OF HYDRANT SHALL BE RESTRAINED.

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Typical Fire Hydrant Assembly Detail
Nassau County, Florida

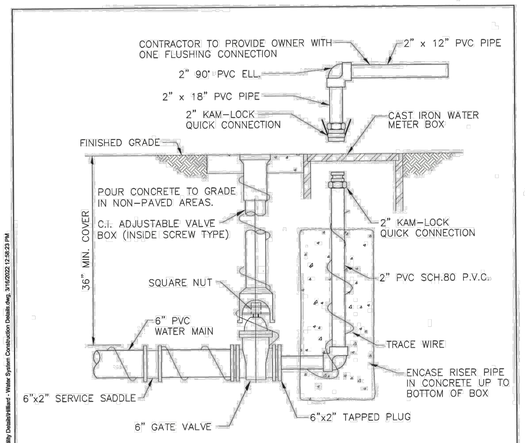
FIGURE W-4
March 2022
Project No. 9610-23-1
(Standards)



NOTES:
1. ALL PIPE, VALVES AND FITTINGS SHALL BE RESTRAINED IN ACCORDANCE WITH THE UTILITY STANDARDS.
2. THE CONTRACTOR/DEVELOPER SHALL PROVIDE ALL LINE STOP AND/OR INSERT-A-VALVE MECHANISMS AS REQUIRED TO ISOLATE THE TOWN'S SYSTEM PRIOR TO TIE-IN. THE TOWN DOES NOT WARRANTY ANY EXISTING PIPING CAN BE ISOLATED FOR CONNECTION.

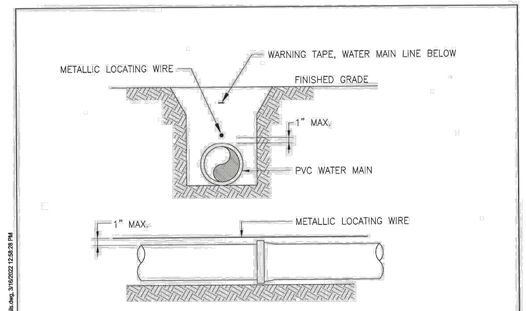
TOWN OF HILLIARD
Standard Specifications for Utility Construction
Typical Existing Water Main Connection Detail
Nassau County, Florida

FIGURE W-5
March 2022
Project No. 9610-23-1
(Standards)



TOWN OF HILLIARD
Standard Specifications for Utility Construction
Flushing Hydrant Assembly
Nassau County, Florida

FIGURE W-6
March 2022
Project No. 9610-23-1
(Standards)



NOTES:
1. ALL PVC WATER MAIN SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (12 GAUGE, SOLID STRAND COPPER W/TYPE UF INSULATION) CAPABLE OF DETECTION BY A CABLE LOCATOR
2. WIRE SHALL BE ATTACHED TO THE TOP OF PIPE WITH DUCT TAPE, A MINIMUM OF THREE TIMES PER JOINT OF PIPE. LOCATING WIRE SHALL TERMINATE AT THE TOP OF EACH VALVE BOX
3. PROVIDE WIRE LENGTH CAPABLE OF EXTENDING 12" ABOVE TOP OF VALVE BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Locate Wire Detail
Nassau County, Florida

FIGURE W-7
March 2022
Project No. 9610-23-1
(Standards)

No.	Revisions	By

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Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-2223 | Fx. (904) 730-2226
Henry A. Varga, Jr. No. 45643

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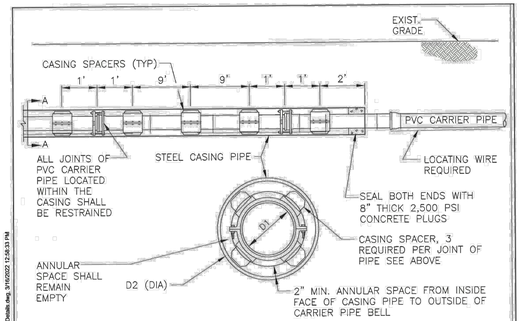
GREENBRIER SUBDIVISION
NASSAU FLORIDA

UTILITY DETAILS

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 61 of 69



SECTION "A-A"

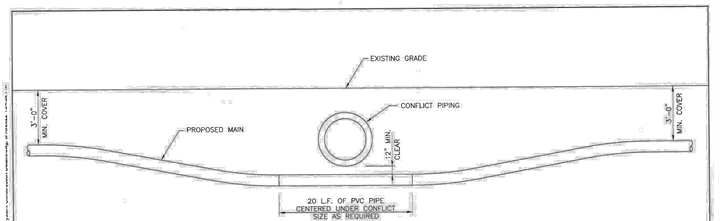
CARRIER PIPE AND CASING PIPE SIZES (MIN.) IN INCHES												
CARRIER PIPE NOM. DIA. (D_1)	4	6	8	10	12	14	16	18	20	24	30	36
CASING PIPE NOM. DIA (D_2)	14	16	20	24	24	30	30	36	36	42	48	54
D.O.T. WALL THICKNESS	0.25	0.25	0.25	0.25	0.25	0.312	0.312	0.375	0.375	0.50	0.50	0.50

NOTES:

1. THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE A MINIMUM OF 4-INCHES GREATER THAN THE OUTSIDE DIAMETER OF THE CARRIER PIPE BELL OR RESTRAINER COUPLING.
2. ALL PVC CARRIER PIPE JOINTS WITHIN CASING PIPE SHALL BE MECHANICAL RESTRAINED JOINTS.
3. FOR STREET USES WHICH ARE NOT D.O.T., USE D.O.T. CASING THICKNESS UNLESS OTHERWISE INDICATED BY ENGINEER.
4. CASING PIPE SHALL BE FURNISHED IN NOMINAL 8-FOOT LENGTHS (MIN.) UNLESS OTHERWISE INDICATED ON THE DRAWING.
5. CASING PIPE SHALL CONFORM TO EITHER ASTM STANDARD A139 FOR "ELECTRIC FUSION (ARC) WELDED STEEL PIPE". WITH A SPECIFIED MINIMUM YIELD STRENGTH (SMYS) OF 35,000 PSI OR "API SPECIFICATION API-5LX, GRADE X-42 WELDED STEEL PIPE".

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Roadway Jack & Bore Crossing Detail
Nassau County, Florida

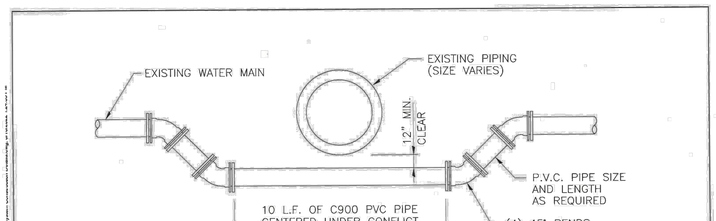
FIGURE W-8
March 2022
Project No. 9610-23-1
(Standards)



NOTES:
1. CONTRACTOR SHALL FULLY SUPPORT/BRACE ALL CONFLICT PIPING THROUGHOUT ENTIRE DURATION OF CONVENTIONAL INSTALLATION OF WATER MAIN UNDER CONFLICT MAIN.
2. CONTRACTOR SHALL BE REQUIRED TO FULLY REPAIR OR REPLACE ANY EXISTING PIPING DAMAGED DURING THE INSTALLATION PROCESS.
3. CONTRACTOR SHALL BE REQUIRED TO DIRECTIONAL DRILL UNDER ANY PIPING GREATER THAN 24" DIAMETER AND ANY CULVERTS WITH MORE THAN ONE CROSS DRAIN.

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Utility Conflict Type A
Nassau County, Florida

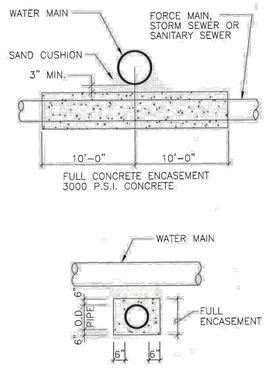
FIGURE W-9
March 2022
Project No. 9610-23-1
(Standards)



NOTES:
1. CONTRACTOR TO VERIFY EXISTING AND PROPOSED ELEVATIONS AT ALL UTILITY CONFLICT LOCATIONS.
2. ALL JOINTS (PROPOSED AND EXISTING) AT UTILITY CONFLICTS SHALL BE MECHANICALLY RESTRAINED.

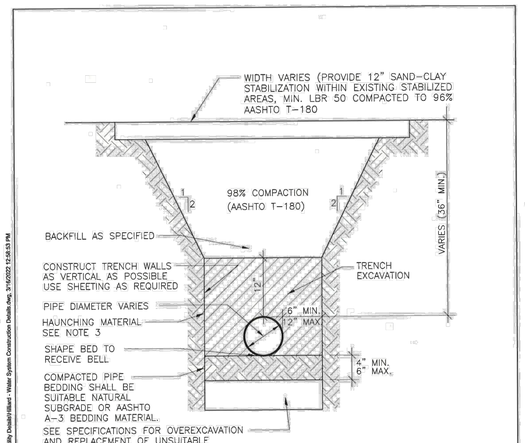
TOWN OF HILLIARD
Standard Specifications for Utility Construction
Utility Conflict Type B
Nassau County, Florida

FIGURE W-10
March 2022
Project No. 9610-23-1
(Standards)



TOWN OF HILLIARD
Standard Specifications for Utility Construction
Typical Concrete Encasement
Nassau County, Florida

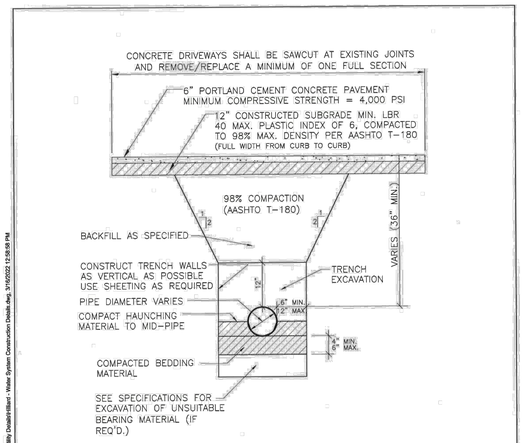
FIGURE W-11
March 2022
Project No. 9610-23-1
(Standards)



NOTES:
1. DEWATERING SHALL CONTINUE UNTIL BACKFILL IS COMPACTED AT LEAST 2 FEET ABOVE WATER TABLE.
2. PIPE INSTALLATION SHALL MEET THE REQUIREMENTS OF AWWA C-605 TYPE 4 LAYING CONDITION AND AS MODIFIED BY THIS DETAIL.
3. HAND COMPACT HAUNCHING MATERIAL IN 6" LIFTS COMPACTED TO 95% OF THE MAXIMUM DENSITY PER AASHTO T-180 TO 12 INCH ABOVE TOP OF PIPE.

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Trench Detail
Nassau County, Florida

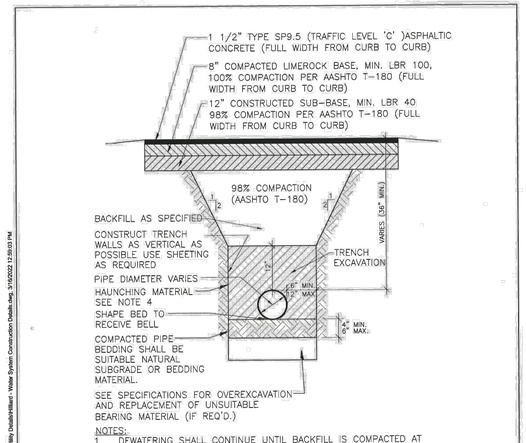
FIGURE W-12
March 2022
Project No. 9610-23-1
(Standards)



NOTES:
1. DEWATERING SHALL CONTINUE UNTIL BACKFILL IS COMPACTED AT LEAST 2 FEET ABOVE WATER TABLE.
2. MAXIMUM WIDTH OF REPLACEMENT SHALL BE 10 FT. OR TO NEAREST EXISTING JOINT, WHICHEVER IS LESS
3. PROVIDE SAW CUT CONTROL JOINTS AT 10' C-C EACH WAY

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Trench Detail in Concrete Roadways
Nassau County, Florida

FIGURE W-13
March 2022
Project No. 9610-23-1
(Standards)



NOTES:
1. DEWATERING SHALL CONTINUE UNTIL BACKFILL IS COMPACTED AT LEAST 2 FEET ABOVE WATER TABLE.
2. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
3. PIPE INSTALLATION SHALL MEET THE REQUIREMENTS OF AWWA C-600 TYPE 2 LAYING CONDITION AND AS MODIFIED BY THIS DETAIL.
4. COMPACT HAUNCHING MATERIAL IN 6" LIFTS COMPACTED TO 98% OF THE MAXIMUM DENSITY PER AASHTO T-180 TO 12 INCH ABOVE TOP OF PIPE.

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Trench Detail in Asphalt Roadways
Nassau County, Florida

FIGURE W-14
March 2022
Project No. 9610-23-1
(Standards)

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Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Vorpe, Jr. No. 48948

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GREENBRIER SUBDIVISION

UTILITY DETAILS

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 62 of 69

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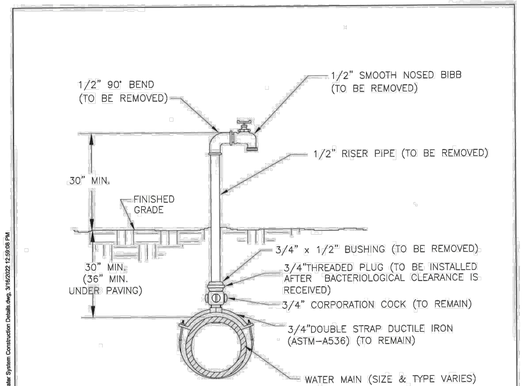

NOTE:

1) LOCATION OF SAMPLE POINT BIBB SHALL NOT BE WITHIN THE ROADWAY BUT ROUTED TO THE ROADWAY SHOULDERS (NON-TRAFFIC AREAS) OF THE ROAD (WHERE APPLICABLE)

2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PIPING & FITTINGS NOTED AFTER BACTERIOLOGICAL CLEARANCE FROM THE HEALTH DEPARTMENT.

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Temporary Sample Tap
Nassau County, Florida

FIGURE W-15
March 2022
Project No. 9610-23-1
(Standards)

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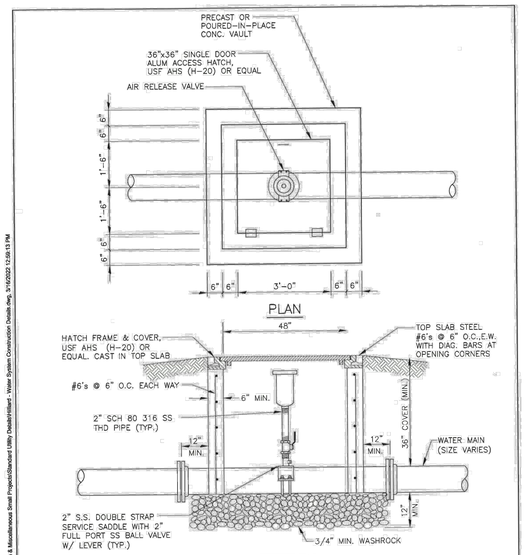

NOTES: 1. 4000 P.S.I., CONCRETE.

2. VAULT SHALL BE PRECAST OR POURED IN PLACE CONCRETE ALL WITH STEEL REINFORCING. BOX MAY HAVE SLOTTED BOTTOM (I.E. DOGHOUSE) TO ALLOW BOX TO BE SET OVER PIPE.

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Air Release Valve
Nassau County, Florida

FIGURE W-16
March 2022
Project No. 9610-23-1
(Standards)

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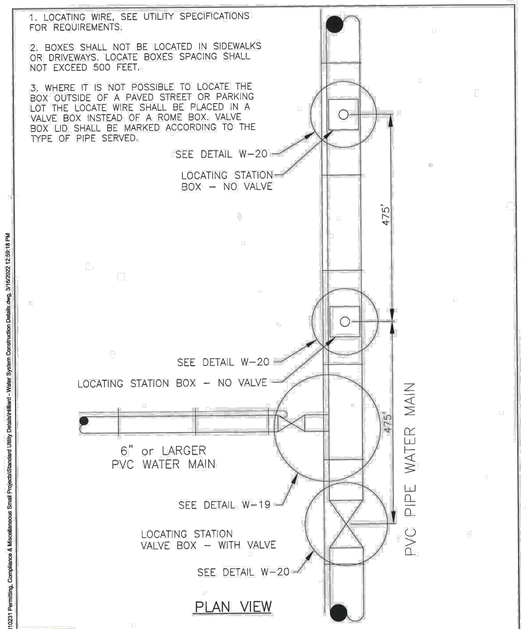

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Locate Wire Installation Details
Nassau County, Florida

FIGURE W-17
March 2022
Project No. 9610-23-1
(Standards)

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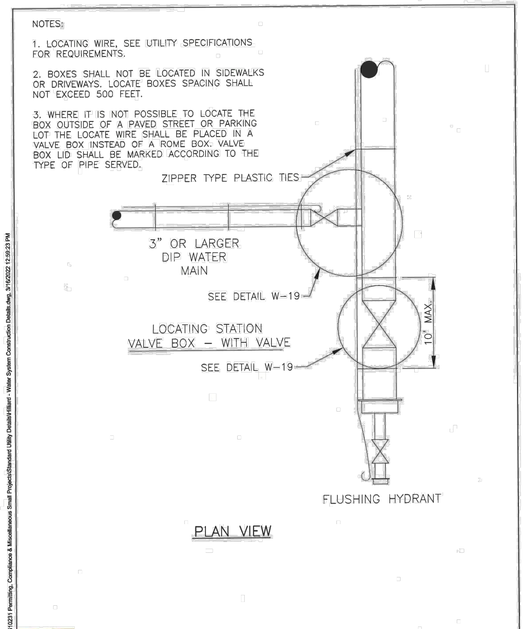

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Locate Wire Installation Details
Nassau County, Florida

FIGURE W-18
March 2022
Project No. 9610-23-1
(Standards)

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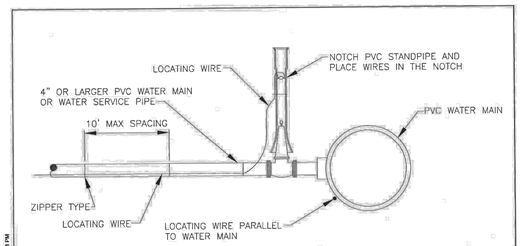

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Locate Wire Installation Details
Nassau County, Florida

FIGURE W-19
March 2022
Project No. 9610-23-1
(Standards)

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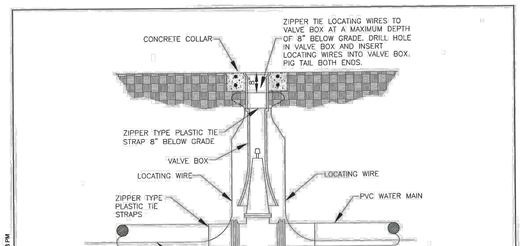

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Locate Wire Installation Details
Nassau County, Florida

FIGURE W-20
March 2022
Project No. 9610-23-1
(Standards)

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Florida Certificate No. 0000816I
4201 BELFORD PKWY, SUITE 5 | JACKSONVILLE, FLORIDA 32207
Ph. (904) 730-2223 | Fx. (904) 730-2226
Henry A. Verpe Jr. No. 45043

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GREENBRIER SUBDIVISION

UTILITY DETAILS

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 63 of 69

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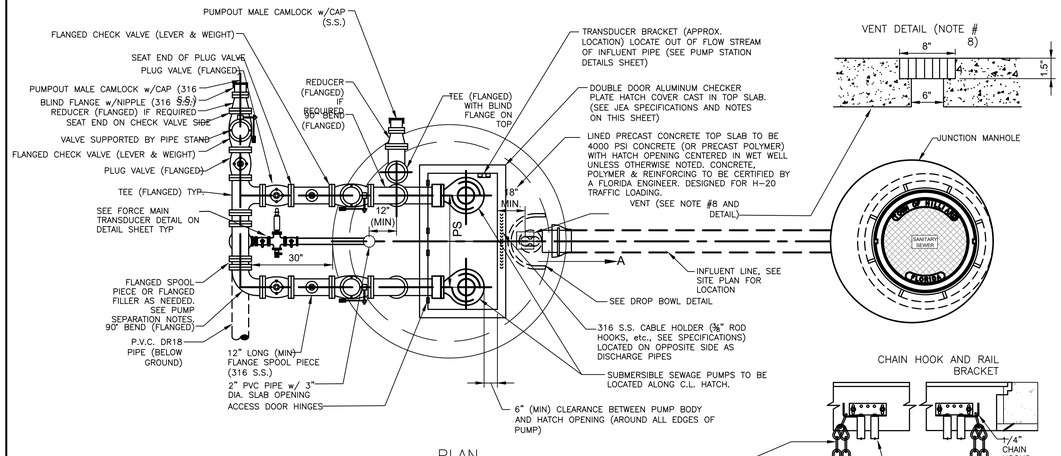
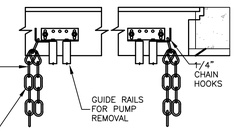
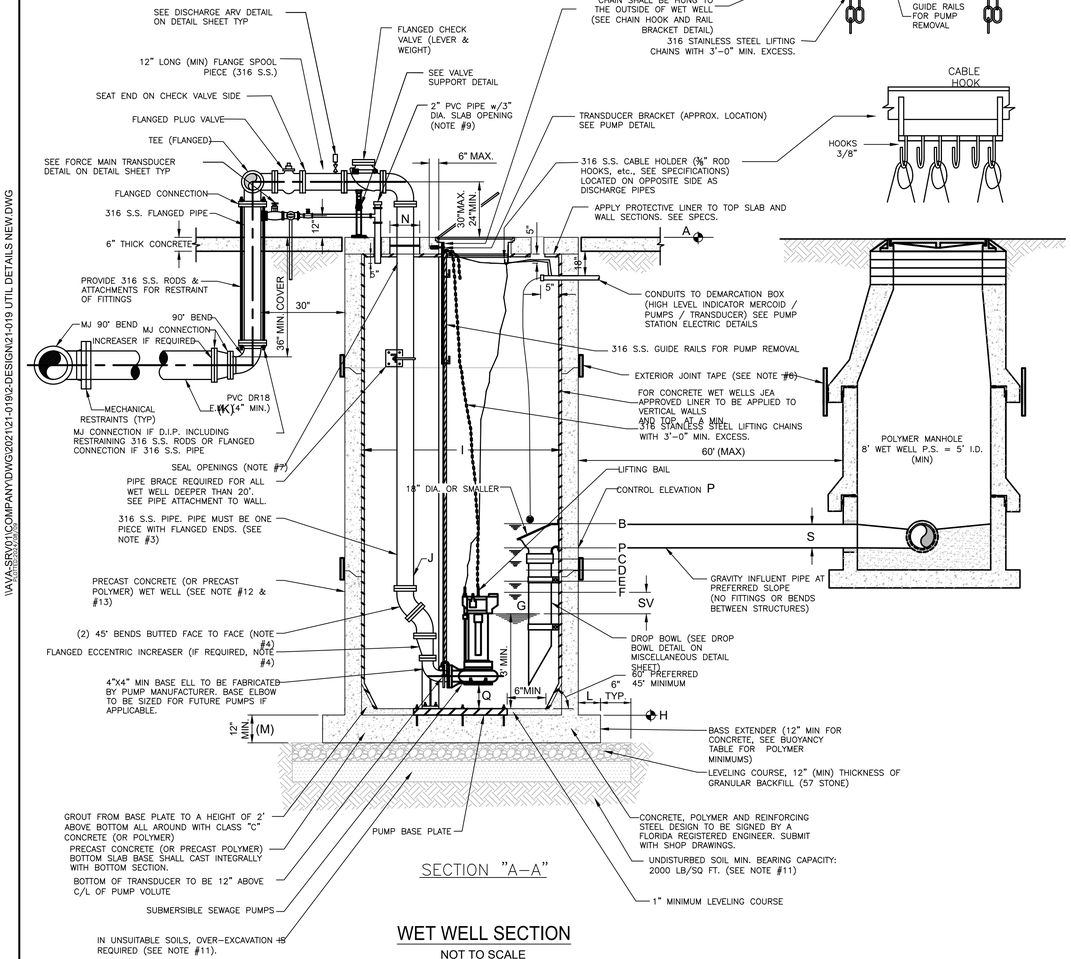


VENT DETAIL (NOTE # 8)

CHAIN HOOK AND RAIL BRACKET



PLAN



SECTION "A-A"

WET WELL SECTION

NOT TO SCALE

CABLE HOOK

PUMP STATION INFORMATION
SCHEDULE OF ELEVATIONS

PUMP STATION STREET ADDRESS	TOP ELEV (NOTE 9)	MERCOID LEVEL	ALARM ELEVATION	LEFT BLANK	LAG PUMP ON ELEVATION	LEAD PUMP ON ELEVATION	PUMP OFF ELEVATION (NOTE #1)	BOTTOM ELEVATION (NOTE #5)	WET WELL DIA.	DISCHARGE PIPE DIA.	DISCHARGE F.M. DIA.	BASE EXTENDER	BOTTOM SLAB THICKNESS (INCHES)	PER HOLE DIA. (SEE NOTES)	CONTROL ELEVATION	PUMP SUCTION CLEARANCE (INCHES)	SITE FLOOD ELEVATION (DESIGN NOTE 10)	INFLUENT SIZE	HATCH SIZE (SEE TABLE BELOW)
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	P	Q	R	S	
	R + 1.0	P + 0.5'	P – 0.5'	----	P – 1.0'	P – 1.5'	F – SV	G – 3'	----	----	----	----	----	----	----	----	----	----	
	63.43	46.68	45.68	----	45.18	44.68	41.93	38.93	8'	6"	6"	12"	12"	10"	46.18	3.4"	----	8"	42" X 60"

ALL PUMPS						
PUMP MANUFACTURER	FLYGT	HYDROMATIC	KSB	MYERS	SHINMAYWA	WILO/EM
MODEL	NP 3153 HT3	----	----	----	----	----
IMPELLER	462 (276mm)	----	----	----	----	----
PUMP DISCHARGE	4" w 6"elbow	----	----	----	----	----
MOTOR (RPM)	1755	----	----	----	----	----
HORSEPOWER (HP)	20	----	----	----	----	----
PHASE/VOLT/AMPS (NOTE #3)	3/230/52	----	----	----	----	----
AIC (NOTE #4)	----	----	----	----	----	----
DESIGN POINT (GPM) @ TDH (FT)	311@104	----	----	----	----	----
RUNOUT POINT (GPM) @ TDH (FT)	438@93	----	----	----	----	----
EMERGENCY MAIN	200	----	----	----	----	----
NORMAL SERICE MAIN	200	----	----	----	----	----
CB #1 TO PUMP NO. 1	110	----	----	----	----	----
CB #2 TO PUMP NO.2	110	----	----	----	----	----
CONTROL PANEL MCB	200	----	----	----	----	----
STARTER (SIZE & TYPE)	NEMA 3	----	----	----	----	----
ELECTRIC SERICE (SIZE & TYPE)	240V,200A	----	----	----	----	----

PUMP STATION INFORMATION NOTES:

1. "SV" = STORAGE VOLUME PER DESIGN ENGINEER AND SHALL BE DESIGNED FOR 12 MINUTE CYCLE TIME, MINIMUM STORAGE DEPTH SHALL BE 24".
2. IF PUMP MANUFACTURER REQUIRES A GREATER SEPARATION, THAT SEPARATION SHALL BE USED WITH THE ADDITION OF FLANGED FILLERS OR SPOOL PIECES. THE DIFFERENT SEPARATION MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
3. ALL PUMP MOTORS SHALL BE 3 PHASE.
4. AMPERE INTERRUPTING CAPACITY (AIC): CONTACT THE ELECTRICAL UTILITY COMPANY FOR THIS DATA IF AVAILABLE.
5. A MANUAL TRANSFER SWITCH SHALL BE PROVIDED.

POLYMER CONCRETE FLOATATION COLLARS

WET WELL I.D.	DEPTH 0-10FT		DEPTH 11-15FT		DEPTH 16-20FT		DEPTH 21-30FT	
	MIN BASE EXTENDER (IN)	MIN WEIGHT OF TOTAL STRUCTURE (LBS)	MIN BASE EXTENDER (IN)	MIN WEIGHT OF TOTAL STRUCTURE (LBS)	MIN BASE EXTENDER (IN)	MIN WEIGHT OF TOTAL STRUCTURE (LBS)	MIN BASE EXTENDER (IN)	MIN WEIGHT OF TOTAL STRUCTURE (LBS)
8'-0"	3	35600	3	37600	2	46000	—	5200
10'-0"	5	57580	5	75000	5	78700	3	91100
12'-0"	8	82900	8	113200	8	134500	7	139000

DISCHARGE PIPE DATA (WITHIN WET WELL)

PIPE SIZE	PIPE HOLE DIA.	PUMP SEPARATION	MIN PUMPOUT SIZE	HATCH SIZE (MIN.)
(J)	(N)	(PS)	(PO)	
4"	10"	26"	4"	42"x48"
6"	12"	32"	6"	42"x60"
FREE STANDING PUMP OUT FOR PIPE SIZES GREATER THAN 6"				
8"	15"	36"	8"	---
10"	17"	44"	10"	---
12"	20"	48"	12"	---
14" & LARGER	–	–	14" & LARGER	---

MCC PANEL

THE COMBINED MOTOR CONTROL AND RTV PANEL SHALL BE AS NOTED BELOW. CONTRACTOR SHALL SUBMIT APPLICABLE SHOP DRAWING PACKAGE.

- ☒ FIXED SPEED PANEL: 240/120 VOLT, 3 PHASE, OPEN DELTA, FULL VOLTAGE MOTOR STARTING, 15 STARTS PER HOUR
- ☐ FIXED SPEED PANEL:: 480 VOLT, 3 PHASE, FULL VOLTAGE MOTOR STARTING, 15 STARTS PER HOUR
- ☐ 1P–3P VFD PANEL:: 480/277 VOLT, 3 PHASE, WYE, FULL VOLTAGE MOTOR STARTING, 15 STARTS PER HOUR
- ☐ 3P VFD PANEL:: 480/277 VOLT, 3 PHASE, WYE, REDUCED VOLTAGE MOTOR STARTING, 10 STARTS PER HOUR

MANUAL TRANSFER SWITCH

☒ JEA APPROVED	200 AMP
☐ JEA APPROVED	400 AMP

CONCRETE WET WELL DIMENSIONS

WET WELL I.D.	WALL THICKNESS (MIN)	TOP SLAB THICKNESS (MIN)
8'-0"	0'-9"	0'-10"
10'-0"	1'-0"	1'-0"
12'-0"	1'-0"	1'-0"

POLYMER WET WELL DIMENSIONS

WET WELL I.D.	WALL THICKNESS (MIN)	TOP SLAB THICKNESS (MIN)
8'-0"	0'-6"	0'-10"
10'-0"	0'-6 1/2"	0'-10"
12'-0"	0'-7"	1'-0"

GENERATOR

MANUFACTURER	AKSA	CATERPILLAR	CUMMINS	GENERAC
MODEL		C4.4 DB0GC		
KW		80		

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH SPECIFICATIONS, SECTION 433, "SUBMERSIBLE SEWAGE PUMPING STATIONS" IN TOWN OF HILLIARD WATER AND SEWER STANDARDS MANUAL.
2. PENETRATION SOIL BORING INFORMATION, TAKEN AT WET WELL LOCATION, SHALL BE SUBMITTED PRIOR TO DESIGN SUBMITTAL. SOIL BORING SHALL BE A MINIMUM OF 15' DEEPER THAN WET WELL BOTTOM OR UNTIL SUITABLE SOIL IS LOCATED UP TO A MAXIMUM OF 25' BELOW WET WELL BOTTOM.
3. ALL PIPING WITHIN AND EXTERNAL OF THE WET WELL SHALL BE FLANGED SCHEDULE 40, 316 STAINLESS STEEL. BUTT WELDING OF ANY PIPING (EXCEPT FOR THE EMERGENCY SUCTION PIPE IN THE WET WELL) IS NOT ALLOWED.
4. ALL DUCTILE IRON FITTINGS (90s, 45s, TEES ETC.) WITHIN AND EXTERNAL OF THE WET WELL SHALL BE DUCTILE IRON AND FLANGED EPOXY LINED.
5. ALL NUTS, BOLTS AND ACCESSORIES WITHIN AND EXTERNAL OF THE WET WELL SHALL BE 316 STAINLESS STEEL AND SHALL BE COATED WITH A "NEVER SEIZE" TYPE COATING.
6. ALL EXTERIOR JOINTS OF PRECAST CONCRETE AND PRECAST POLYMER WET WELLS AND MANHOLES SHALL BE SEALED WITH A 18" WIDE RUBBERIZED ASPHALT MEMBRANE TAPE.
7. THE VOID AREAS BETWEEN TOP SLAB AND FORCE MAIN PIPE SHALL BE SEALED W/EUCOLASTIC BY EUCLID CITEM CO. OR APPROVED EQUAL SEAL. ALL OTHER OPENINGS IN CONCRETE TOP WITH NON-SHRINK GROUT, EXCEPT AS DESCRIBED IN NOTE #6. PROVIDE INSECT SCREEN SECURED TO TOP.
8. PROVIDE 6" x 6" OPENING THROUGH THE CONCRETE TOP OF THE WET WELL AND INSERT 8" x 8" x 1 ½" THICK ALUMINUM GRATE VENT CONSTRUCTED OF 1 ½" WIDE x ¼" MATERIAL. .
9. PROVIDE 2" PIPE (PVC, SCH. 80) THROUGH CONCRETE TOP WITH CAPPED TOP AD OPEN END BOTTOM. SEAL AROUND CONCRETE TOP WITH NON-SHRINK GROUT. IN THE FUTURE, THIS PIPE WILL BE UTILIZED FOR THE CONSTRUCTION OF THE AIR-RELEASE VALVE PIPING. EXTEND 18" ABOVE THE TOP OF WET WELL.
10. SITE GRADE IS 6" (MIN) BELOW TOP ELEVATION OF PUMP STATION SLAB.
11. IN SILTS, CLAY OR HIGHLY ORGANIC SOILS (FINE-GRAINED SOILS INCLUDING SOIL GROUPS ML, CL, OL, MH, CH, OH AND PT) THE SOILS SHALL BE OVER-EXCAVATED AN ADDITIONAL 12" (AT A MIN.) AND BACKFILL WITH GRANULAR BACKFILL (57 STONE).
12. PRECAST CONCRETE WET WELL SHALL MEET A.S.T.M. C-478 STANDARD, ENTIRE INSIDE SURFACE OF WET WELL & TOP SLAB SHALL BE LINED WITH APPROVED LINER. LINER INSTALLER MUST BE CERTIFIED BY LINER MANUFACTURER. SUBMIT CERTIFICATION WITH SHOP DRAWING SUBMITTAL. SEE SPECIFICATIONS. THE EXCAVATED HOLE SHALL BE DRY (DE-WATERED) DURING THE WET WELL INSTALLATION. (SEE WET WELL DIMENSIONS TABLE)
13. PRECAST POLYMER CONCRETE WET WELL SHALL MEET TOWN OF HILLIARD POLYMER PRECAST STANDARD. THE EXCAVATED HOLE SHALL BE DRY (DE-WATERED) DURING THE WET WELL INSTALLATION. (SEE WET WELL DIMENSIONS TABLE)
14. CONSULT WITH TOWN OF HILLIARD ENGINEERS FOR GENERATOR, ATS, BACKFLOW, BOLLARDS AND PAVEMENT SPECIFICATIONS.
15. SEE TOWN OF HILLIARD STANDARD SHEETS FOR CONSTRUCTION DETAILS OF SPECIFIC COMPONENTS, INCLUDING ELECTRICAL.
16. PUMPS SHALL BE NUMBERED SEQUENTIALLY, LEFT TO RIGHT, WHEN STANDING IN FRONT OF THE WET WELL HATCH, FACING THE DISCHARGE PIPING. THE PUMPS SHALL BE INSTALLED SEQUENTIALLY WITH THE LOWEST SERIAL NUMBER BEING PUMP NUMBER ONE.

CONSTRUCTION NOTES:

1. SLOPE SITE CONCRETE 1" PER 8' TO DRAIN TOWARDS STREET OR OTHER ADJACENT CITY OWNED DRAINAGE FACILITY. THE DRIVEWAY SLOPE SHALL BE LESS THEN 6%
2. CONTRACTOR MUST MAINTAIN LANDSCAPING UNTIL FINAL ACCEPTANCE AND SUPPLY ONE (1) YEAR WARRANTY FROM NURSERY SUPPLYING PLANTS FROM DATE OF ACCEPTANCE.
3. DEMARCATION BOX SHALL BE PLACED AS CLOSE AS POSSIBLE TO WET WELL. IT SHALL BE PLACED AT LEAST 3' FROM WET WELL HATCH AND AT LEAST 5' FROM VENTS. IT SHALL BE PLACED SO AS NOT TO INTERFERE WITH ACCESS TO THE WET WELL OR DISCHARGE APPARATUS, AND DOOR SHALL FACE AWAY FROM WET WELL.
4. SEE GROUNDING PLAN FOR ELECTRICAL SERVICE GROUNDING REQUIREMENTS (SEE GROUNDING DETAIL SHEET).
5. CONTRACTOR MUST KEEP COMPANY SIGN AND PHONE NUMBER ON FENCE UNTIL STATION ACCEPTED.
6. TRANSFORMERS SHALL BE LOCATED ON THE SAME SIDE OF PROPERTY AS METER CAN AND ELECTRICAL PANELS.
7. WET WELL LID SHALL UTILIZE STAPLE ASSEMBLY FOR LOCKING THE WET WELL.

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816
4201 BAYMEADOWS RD, SUITE E | JACKSONVILLE FLORIDA 32217
Ph. (904) 730-2223 | Fx. (904) 730-2226
Henry A. Verpe Jr. No. 45043

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THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS AND DESCRIBED IN THE ACCOMPANYING REPORT WAS DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY GOVERNMENTAL AGENCIES HAVE BEEN USED. THE ENGINEER HAS MADE NO REPRESENTATIONS OR WARRANTIES AND ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY DEFICIENCIES THAT MAY BE ATTRIBUTABLE TO THE USE OF SUCH CRITERIA. THE OWNER SHALL ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE MODIFICATIONS THAT MAY BE REQUIRED BY THE GOVERNMENT FOR RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER SUBDIVISION

PUMP STATION DETAILS

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 64 of 69

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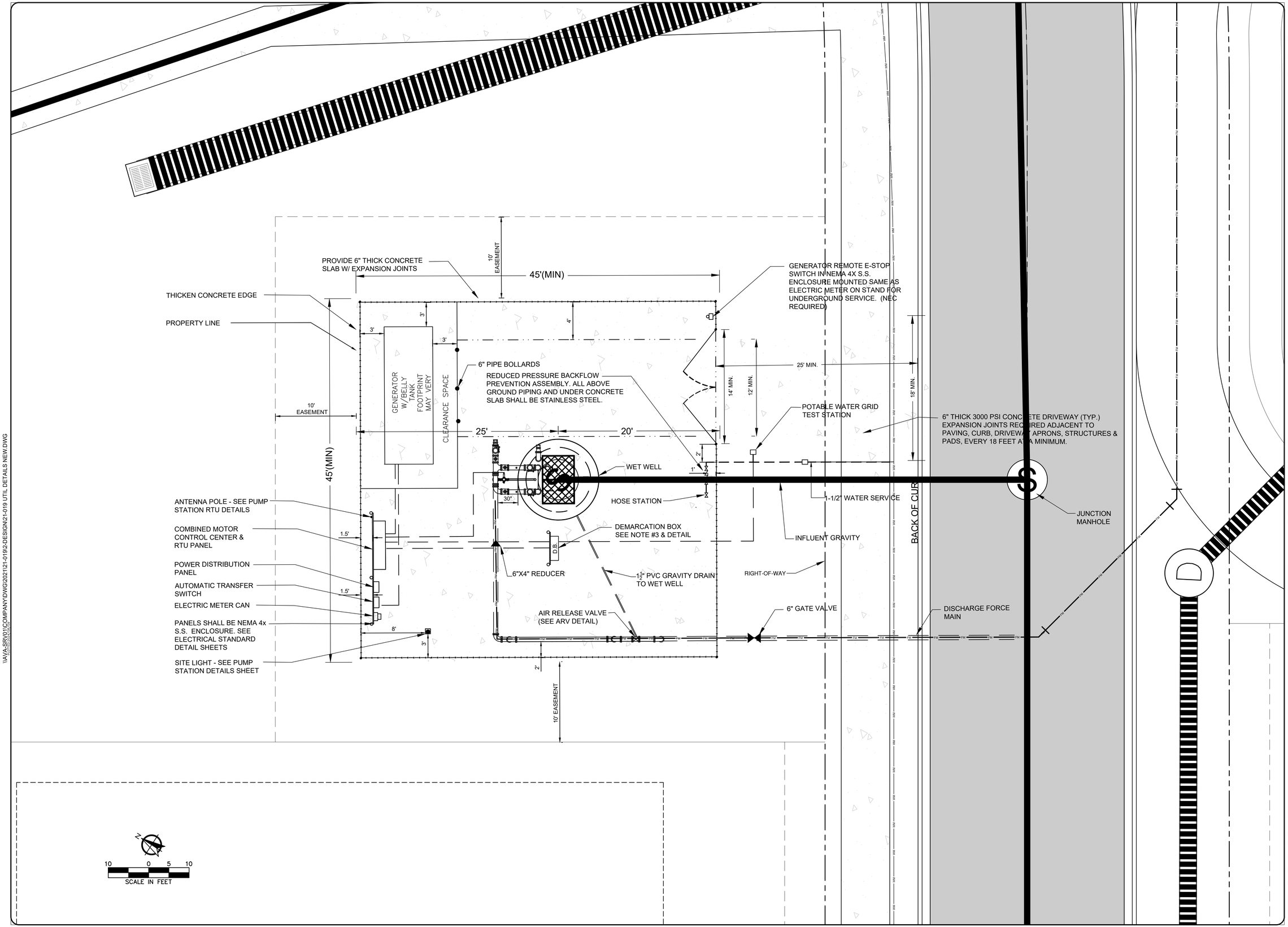

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AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Vorpe Jr. No. 49049

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THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN PREPARED IN ACCORDANCE WITH STANDARD, ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY OTHERS (ie CITY, COUNTY, STATE, FEDERAL, etc.) HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR SUCH STORMWATER FACILITIES. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE CONTAMINATION RESULTING FROM THE REQUIREMENT FOR RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER SUBDIVISION

PUMP STATION DETAILS

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Drawn:	JES
Scale:	AS NOTED
Sheet:	65 of 69

LANDSCAPE NOTES:

1. TREES TO BE PLANTED 12' O.C. MULTI-TRUNK VARIETIES TO BE MIN. 8' HEIGHT AND 3 TRUNK MINIMUM TOTALING 2" CALIPER. SINGLE TRUNK TREES TO BE MIN. 10' HEIGHT AND 2" CALIPER AT TIME OF PLANTING.

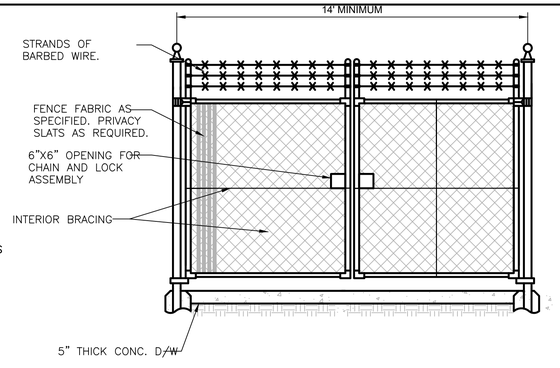
COMMON NAME	BOTANICAL NAME
YAPOUN HOLLY	ilex vomitoria
JAPANESE PRIVET	ligustrum japonicum
DAHOON HOLLY	ilex cassine
NELLY STEVENS HOLLY	ilex 'nellie r. stevens'
CRAPE MYRTLE	lagerstroemia indica
DOG WOOD	cornus florida
REDBUD	cercis canadensis\

2. ALL SHRUBS SHALL BE EVERGREEN A ROW OF EVERGREEN SHRUBS SHALL BE A MINIMUM 3' TALL AT TIME OF PLANTING, PLANTED AT 3' ON CENTER.

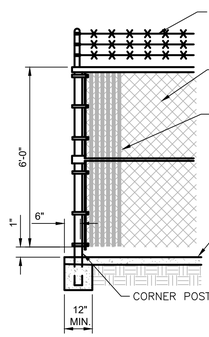
3. APPROVED SHRUBS INCLUDE ANY OF THE FOLLOWING:

COMMON NAME	BOTANICAL NAME
SWEET VIBURNUM	viburnum odoratissium
DWARF WALTERS VUBURNUM	viburnum obuvatum
SAW PALMETTO	serenoa repens
JAPANESE PRIVETT	ligustrum janonicum
HETZII OR PHTIZERANA	junipurcus chinensis
DWARF BUFORD HOLLY	ilex cornuta 'Buford'
STAR ANISE	illicium spp.

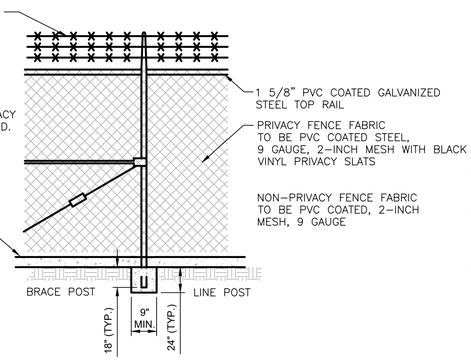
4. ALL LANDSCAPING SHALL BE CONSISTENT WITH FLORIDA FRIENDLY LANDSCAPE STANDARDS. TREES AND SHRUBS SHALL BE SELECTED FROM THE FLORIDA WATERWISE PLANT LIST AND BE APPROPRIATE TO THE LOCAL SOIL AND LIGHT CONDITIONS.



DOUBLE GATE DETAIL



CORNER POST DETAIL



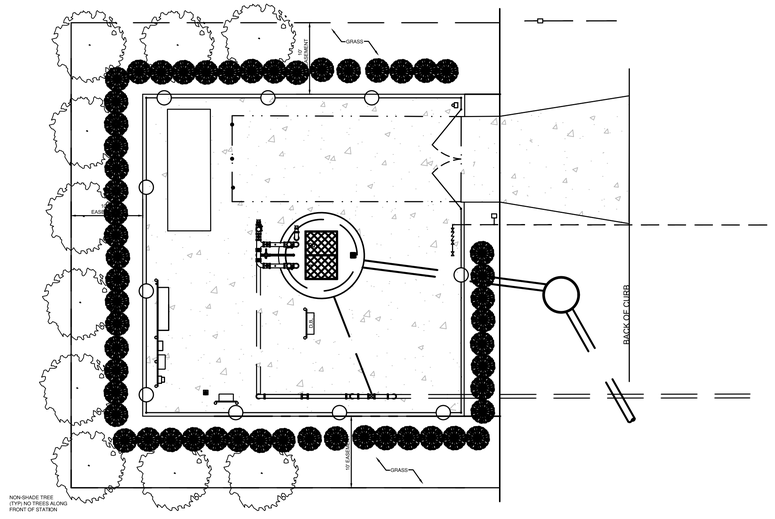
LINE POST DETAIL

FENCE DETAILS

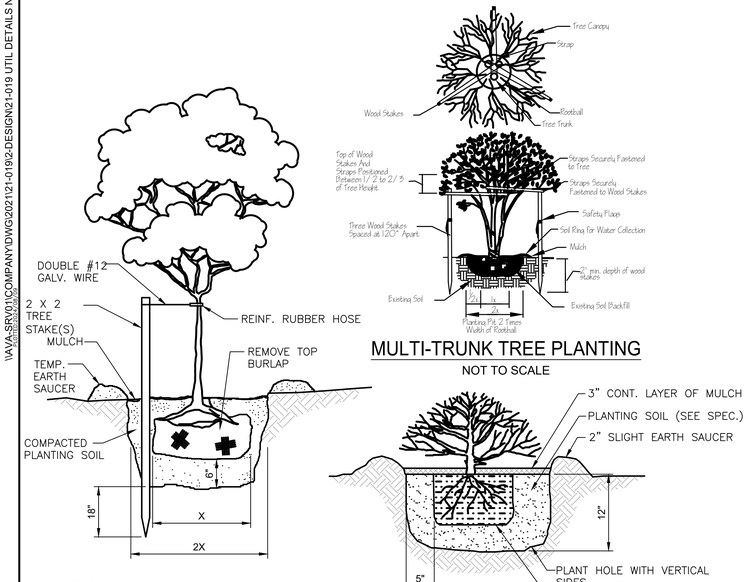
NOT TO SCALE

FENCE NOTES

1. FENCE TO BE INSTALLED AS INDICATED ON SITE PLAN.
2. GATE POST TO BE 4" O.D. PVC COATED GALVANIZED STEEL PIPE. CORNER POST TO BE 3" O.D. PVC COATED GALVANIZED STEEL PIPE. LINE POST TO BE 2 1/2" O.D. PVC COATED GALVANIZED STEEL PIPE.
3. ALL FENCE SHALL BE GROUNDED IN ACCORDANCE WITH GROUNDING STANDARDS.
4. BONDING WIRE BETWEEN GATE POST IS NOT REQUIRED WHERE EXISTING ROAD PAVING OR RAILROAD TRACKS WOULD MAKE INSTALLATION IMPRACTICAL.
5. EMBEDDED CONCRETE PORTION OF FENCE POST SHALL HAVE MASTIC SEAL OR EQUAL COATING TO A MINIMUM OF 6" ABOVE FINISH GRADE.
6. AN INTERIOR DOUBLE 14' WIDE SLIDING/ROLLING GATE IS AN ACCEPTABLE OPTION.
7. FENCE FABRIC SHALL BE KNUCKLED ON TOP AND TWIST ON BOTTOM.
8. ALL FENCING, RAILS, POSTS, BRACKETS, BOLTS ETC. WILL BE PVC COATED



STANDARD PUMP STATION SITE



NOTES:

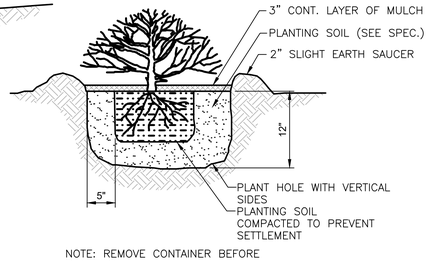
1 STAKE FOR TREES 2" CAL. & LESS
2 STAKES FOR TREES 2 1/2" - 4" CAL.
3 STAKES FOR TREES GREATER THAN 4" CAL.

TREE PLANTING DETAIL

NOT TO SCALE

MULTI-TRUNK TREE PLANTING

NOT TO SCALE



NOTE: REMOVE CONTAINER BEFORE PLANTING.

CONTAINER GROWN SHRUB DETAIL

NOT TO SCALE

10 0 5 10
SCALE IN FEET

PLANTING NOTES:

1. THIS DRAWING REPRESENTS THE MINIMUM AMOUNT OF LANDSCAPING REQUIRED IF LANDSCAPING IS PROVIDED WITHIN THE 10' EASEMENT.
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT SITE CONDITIONS AND ALL QUANTITIES INDICATED ON THESE PLANS, BEFORE PRICING WORK.
3. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER NURSERY GROWN IN ACCORDANCE TO FLORIDA GRADES AND STANDARDS HANDBOOK.
4. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECTS, EGGS OR LARVAE AND SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS. THEY SHALL BE FREE FROM PHYSICAL DAMAGE OR ADVERSE CONDITIONS THAT WOULD PREVENT THRIVING GROWTH.
5. ALL PLANTS MUST BE CONTAINER GROWN OR AS INDICATED IN THE PLANT LIST.
6. ALL PLANTS SHALL CONFORM TO THE VARIETIES INDICATED IN THE PLANT LIST.
7. SUBSTITUTION OF PLANT MATERIALS WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY TOWN OF HILLIARD, AGENCY LANDSCAPE ARCHITECT OR THE ENGINEER.
8. PLANT MATERIAL LOCATIONS AND BED OUTLINES SHALL BE STAKED OR FLAGGED ON SITE BY THE CONTRACTOR AND SHALL BE ADJUSTED IF REQUIRED TO FIT ACTUAL AS-BUILT CONDITIONS ON SITE.
9. ALL PROPOSED TREE PLANTING LOCATIONS SHALL BE STAKED OR FLAGGED BEFORE INSTALLATION BY THE LANDSCAPE CONTRACTOR.
10. ALL CONTAINER GROWN ROOTBALLS SHALL BE CAREFULLY SCOURED BEFORE SETTING IN PLANT PITS.
11. ALL BACKFILL AROUND PLANT MATERIAL SHALL BE WORKED FIRMLY, TAMPED AND WATERED IN UNDER AND AROUND THE ROOT BALL TO FILL ALL VOIDS.
12. LANDSCAPE CONTRACTOR SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS. ANY DISCREPANCY IN THE DRAWINGS, OBSTRUCTION ON THE SITE, OR PRIOR TO WORK DONE BY ANY OTHER PARTY, WHICH THE CONTRACTOR FEELS PRECLUDES ESTABLISHING PROPER DRAINAGE SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER FOR CORRECTION OR RELIEF OF SAID RESPONSIBILITY.
13. PLANTING BEDS SHALL BE CUT OR EDGED TO FORM A UNIFORM CLEAN LINE BETWEEN BEDS AND LAWN AREAS.
14. AFTER ALL PLANT MATERIAL IN A PLANT BED AREA HAS BEEN INSTALLED AND APPROVED, THE AREAS BETWEEN PLANTS SHALL BE RAKED TO AN EVEN GRADE TO CONFORM TO PRE MULCHING FINISH GRADES. ALL PLANTING BEDS AND PLANT SAUCERS SHALL THEN BE UNIFORMLY COVERED WITH A MINIMUM THREE INCH LAYER OF #2 GRADE OR BETTER CYPRESS MULCH, PINE STRAW OR OTHER ACCEPTABLE MATERIAL.
15. PLANT MATERIAL BACKFILL MIXTURE SHALL BE THOROUGHLY MIXED IN THE FOLLOWING PREPARATIONS:
    50% EXISTING CLEAN TOPSOIL — 1/3 TOPSOIL
    50% SOIL MIX — 1/3 PEAT
    1/3 COW MANURE
16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL FINE GRADING PREPARATION FOR PLANTING.
17. ROUGH GRADES WILL BE ESTABLISHED BY THE OWNERS GENERAL CONTRACTOR AT APPROXIMATELY 3 INCHES BELOW CURBS, SIDEWALKS, HARDSCAPE AMENITIES, MOWING STRIPS AND ABUTMENTS.
18. IN GENERAL, THE WORK SHALL PROCEED AS RAPIDLY AS THE SITE BECOMES AVAILABLE. KEEP ALL AREAS OF WORK CLEAN, NEAT, AND ORDERLY AT ALL TIMES.
19. THERE WILL BE SPECIAL CARE TO ALL EXISTING TREES TO BE RETAINED ON SITE TO AVOID CONSTRUCTION DAMAGE.
20. A BACKFLOW PREVENTION SHALL BE INSTALLED AS REQUIRED.
21. AFTER THE LANDSCAPE PLAN IS APPROVED BY THE GOVERNMENTAL AGENCY ANY SUBSEQUENT CHANGES MUST BE RESUBMITTED FOR REVIEW AND APPROVAL.

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008186
4201 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE, FLORIDA 32207
Ph. (904) 730-2223 | Fx. (904) 730-2226
Henry A. Verpe, Jr. No. 48043

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GREENBRIER SUBDIVISION

PUMP STATION DETAILS

FLORIDA

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Sheet: 66 of 69

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EROSION AND SEDIMENT CONTROL NOTES

1. THE ENVIRONMENTAL PROTECTION AGENCY (EPA) HAS ISSUED TO FLORIDA A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR CERTAIN STROMWATER DISCHARGES. THIS NPDES PROGRAM REQUIRES THAT IF THE MAGITUDE OF CONSTRUCTION SCTIVITIES COVERED BY THE GENERAL PERMIT ARE ABOVE CERTAIN THRESHOLDS, THEN A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED. ALSO INVOLVED ARE CERTAIN CERTIFICATION, NOTIFICATION, INSPECTION AND RECORD KEEPING IN ACCORDANCE WITH THE EPA PUBLICATION EPA 832-R-92-005 DATED SEPT., 1992 & TITLED "STORM WATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES-DEVELOPING POLLUTION PREVENTION PLANS & BEST MANAGEMENT PRACTICES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE IF THIS PROJECT REQUIRES AN NPDES APPLICATION AND NOTIFICATION AND, IF NECESSARY, PREPARE, SUBMIT AND MAINTAIN THE REQUIRED DOCUMENTATION IN COMPLIANCE WITH THE EPA GUIDELINES AND CRITERIA.

2. THESE PLANS INDICATE THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUILDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.

3. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS, AND THE ST. JOHNS RIVER MANAGEMENT DISTRICT PERMIT AND REGULATIONS. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE ST. JOHNS RIVER MANAGEMENT DISTRICT.

4. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH HAY FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 17-3, FLORIDA ADMINISTRATIVE CODE. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "FLORIDA DEVELOPEMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 6.

5. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER

6. QUALITY DEGRADATION.

7. ADDITIONAL PROTECTION - ON SITE PROTECTION, AS MAY BE DEEMED NECESSARY DURING CONSTRUCTION SHALL BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORSEEN CONDITIONS OR ACCIDENTS,

8. WIRE MESH SHALL BE LAID OVER THE DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENINGS SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED. FDOT NO. 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.

9. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONES MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.

10. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER. BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.

11. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 8 INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE. LOOSE FIBER SHOULD BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.

12. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS AND SHALL BE MAINTAINED UNTIL COMPLETION OF ALL CONSTRUCTION ACTIVITY.

13. CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC., ARE CLEANED OUT AND WORKING PROPERLY AT ALL TIMES AND THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND REPAIRS, AS NEEDED, SHALL BE MADE IMMEDIATELY.

14. ANY DISCHARGE FROM A DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND THE TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.

15. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

16. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.

17. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CULVERTS.

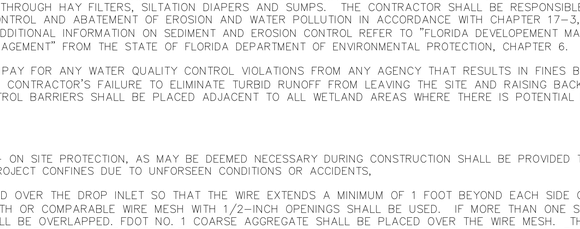
18. SEDIMENT DEPOSITS TO BE REMOVED AFTER EACH RAINFALL AND REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT ON THE BARRIER. SEDIMENT TRAPS TO BE RESTORED TO THIER ORIGIONAL DIMENSIONS BY REMOVING THE SEDIMENT WHEN IT HAS ACCUMULATED TO ONE-THIRD THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT TO BE DEPOSITED IN A SUITABLE AREA AND MANNER THAT IT WILL NOT ERODE.

19. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE, SYNTHETIC BALE OR FILTER BARRIER IS NO LONGER REQUIRED OR AFTER COMPLETION OF CONSTRUCTION SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

20. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED. ALL DEWATERING, EROSION AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND REMOVED ONLY WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.

21. ALL DISTURBED AREAS SHALL BE STABILIZED THROUGH COMPACTION, GRASSING AND SODDING. THE GRASS/SODDING SHALL BE MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED. ALL FILL SLOPES 4:1 OR GREATER TO RECEIVE STAKED SOLID SOD.

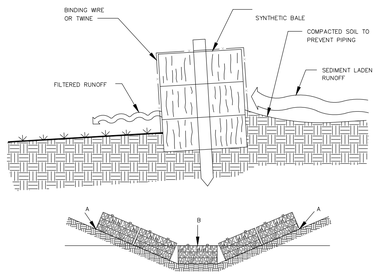
ONLY SYNTHETIC BALES TO BE USED (TYP)



SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

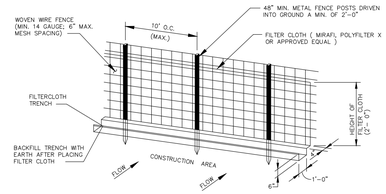
BURLAP DROP INLET SEDIMENT FILTER



POINTS "A" SHOULD BE HIGHER THAN POINT "B"

NOTES:
1. EXCAVATE THE TRENCH
2. PLACE AND STAKE SYNTHETIC BALES
3. WEDGE LOOSE FIBER BETWEEN BALES
4. BACKFILL AND COMPACT THE EXCAVATED SOIL.

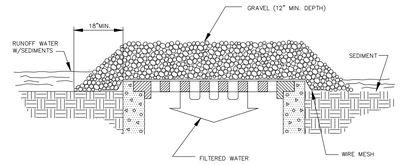
SYNTHETIC BALE BARRIER



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES
2. FILTER CLOTH TO BE FASTEN SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24"x 24".
3. SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
4. SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION.
5. SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.

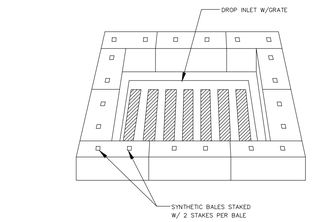
FILTER FENCE

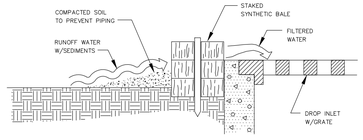


SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURED ARE UNPROTECTED AREAS.

GRAVEL & WIRE MESH DROP INLET SEDIMENT FILTER

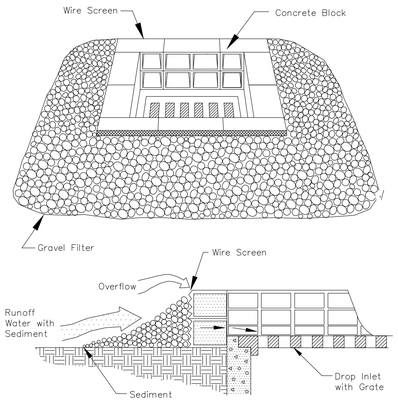




SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

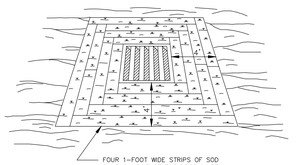
SYNTHETIC BALE DROP INLET SEDIMENT FILTER

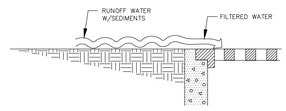


SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED AND WHERE OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.

BLOCK & GRAVEL DROP INLET SEDIMENT FILTER

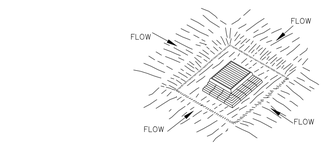


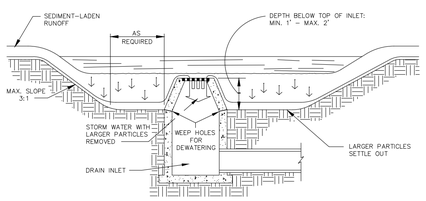


SPECIFIC APPLICATION

PROTECT THE INLET FROM SEDIMENT AND MULCH MATERIALS UNTIL PERMANENT VEGETATION HAS BECOME ESTABLISHED.

SOD DROP INLET SEDIMENT FILTER

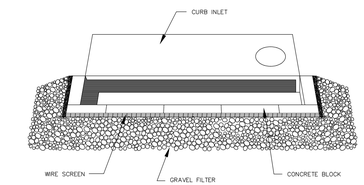


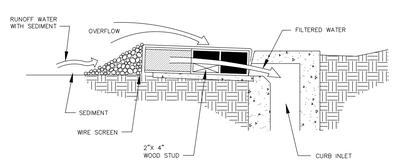


SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED AND WHERE AN OVERFLOW CAPABILITY AND EASE OF MAINTENANCE ARE DESIRABLE.

EXCAVATED DROP INLET SEDIMENT TRAP

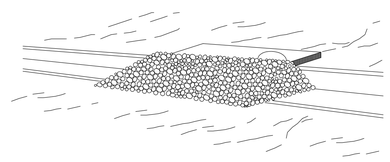


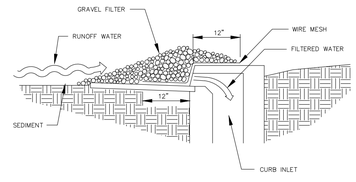


SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE AN OVERFLOW CAPABILITY IS NECESSARY TO PREVENT EXESSIVE PONDING IN FRONT OF THE STRUCTURE.

BLOCK & GRAVEL CURB INLET SEDIMENT FILTER





SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

GRAVEL CURB INLET SEDIMENT FILTER

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816
4201 BAYMEADOWS RD, SUITE E | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-2223 | Fx. (904) 730-2226
Henry A. Verpe Jr. No. 45643

UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A FLORIDA REGISTERED ENGINEER ACTING AS AN EMPLOYEE OF AVA ENGINEERS, INC., IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS AND SPECIFICATIONS HAS BEEN DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY GOVERNMENTAL AGENCIES HAVE CHANGED OR MAY HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR CONSTRUCTION. THE ENGINEER OF RECORD DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE REQUIREMENTS THAT MAY NECESSITATE REDESIGN OF THE RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER SUBDIVISION

EROSION CONTROL DETAILS
FLORIDA
NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 67 of 69

I:\AVA_SRV01\COMPANY\DWGS\2021\21-019\2-DESIGN\21-019-COVER NOTES DETAILS.DWG
21-019-COVER NOTES DETAILS.DWG PLOTTED:2024/09/09

OWNER'S REQUIREMENTS

SITE DESCRIPTION

PROJECT NAME AND LOCATION:
GREENBRIER SUBDIVISION

OWNER NAME AND ADDRESS:
NATIONAL LAND PARTNERS, LLC.
665 WILLIAMSTOWN
MA 01267
(904)-583-9922

DESCRIPTION:
350-LOT SINGLE FAMILY SUBDIVISION WITH ASSOCIATED ROADWAY, UTILTIES, DRAINAGE AND STORMWATER MANAGEMENT FACILITY

SOIL DISTURBING ACTIVITIES WILL INCLUDE:
CLEARING AND GRUBBING; PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS; GRADING ; EXCAVATION FOR UTILITIES, STORM PIPING; CURB AND GUTTER; ASPHALT PAVING; ALSO INCLUDES PREPARATION FOR FINAL PLANTING AND SEEDING.

RUNOFF COEFFICIENT:
1. PRE-CONSTRUCTION = 78
2. DURING CONSTRUCTION = 85
3. POST-CONSTRUCTION =90

SOILS:
SEE SOILS REPORT FOR SOILS DATA

SITE MAPS:
* SEE ATTACHED GRADING PLAN FOR PRE & POST DEVELOPMENT GRADES, AREAS OF SOIL, DISTURBANCE, LOCATION OF SURFACE WATERS, PROTECTED AREAS, MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS AND STORM WATER DISCHARGE POINTS.

* SEE ATTACHED EROSION & TURBIDITY CONTROL PLAN FOR LOCATION OF TEMPORARY STABILIZATION PRACTICES, AND TURBIDITY BARRIERS.

* SEE GENERAL NOTES FOR REQUIREMENTS FOR TEMPORARY AND PERMANENT STABILIZATION.

SITE AREA:

1. TOTAL AREA OF SITE = 161.25 Ac.
2. TOTAL AREA TO BE DISTURBED = 92.35 Ac.

NAME OF RECEIVING WATERS: MILLS CREEK

CONTROLS

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUNOFF. AN EROSION AND TURBIDITY PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS AS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL , STATE, AND LOCAL LAWS. REFER TO "CONTRACTORS RESPONSIBILITY" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.

STORM WATER MANAGEMENT

STORM WATER DRAINAGE WILL BE PROVIDED BY CURB AND GUTTER, STORM SEWER, CURB INLETS AND CATCH BASINS
FOR THE PAVED AREAS. AREAS WHICH ARE NOT DEVELOPED BUT WILL BE REGRADED SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE. WHEN CONSTRUCTION IS COMPLETE, A TOTAL OF ___ ACRES WILL HAVE BEEN REGRADED. THE SITE DISCHARGES TO AN EXISTING WETLAND SYSTEM
WHERE PRACTICAL, TEMPORARY SEDIMENT BASINS WILL BE USED TO INTERCEPT SEDIMENT BEFORE ENTERING THE PERMANENT DETENTION BASIN.

TIMING OF CONTROLS/MEASURES

REFER TO " CONTRACTORS RESPONSIBILITY " FOR THE TIMING OF CONTROL/MEASURES.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

IN AN EFFORT TO ENSURE COMPLIANCE WITH FEDERAL, STATE, AND LOCAL LAWS REGARDING EROSION AND TURBIDITY CONTROLS, THE FOLLOWING PERMITS HAVE BEEN OBTAINED:

D.E.R. DREDGE/FILL PERMIT #
C.O.E. DREDGE/FILL PERMIT #
S.J.R.W.M.D. PERMIT #
TOWN OF HILLIARD, FL DEVELOPMENT PERMIT

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: _____
CORPORATE OFFICER, GENERAL PARTNER, PROPRIETOR,
EXECUTIVE OFFICER, RANKING ELECTED OFFICIAL

DATE: _____

CONTRACTOR'S REQUIREMENTS

GENERAL

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULATES TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND HAY BALES AS REQUIRED
3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN
4. CONSTRUCT SEDIMENTATION BASIN
5. CONTINUE CLEARING AND GRUBBING
6. STOCK PILE TOP SOIL IF REQUIRED
7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED
8. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE
9. INSTALL UTILITIES, STORM SEWER CURBS AND GUTTER.
10. APPLY BASE TO PARKING LOT
11. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING
12. COMPLETE FINAL PAVING
13. REMOVE ACCUMULATED SEDIMENT FROM BASINS
14. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED

CONTROLS

IT IS IN THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES. AS REQUIRED TO ENSURE THE SITE MEETS ALL FEDERAL, STATE, AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE EROSION AND TURBIDITY CONTROL PLAN AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

EROSION AND SEDIMENT CONTROLS
STABILIZATION PRACTICES

1. STRAW BALE BARRIER: STRAW BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS
   D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE.
5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING OR GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT -LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPRED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT AFTER COMPETE WITH PERMANENT GRASSING.
9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
11. TEMPORARY REGRASSING: IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFF SITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

STRUCTURAL PRACTICES

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF TROUGH A SEDIMENT-TRAPPING FACILITY.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP IS USUALLY INSTALLED IN A DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA WITH THE FOLLOWING LIMITATIONS:
   A. THE SEDIMENT TRAP MAY BE INSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE.
3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE VELOCITY OF FLOW AT DESIGN CAPACITY OF THE OUTLET WILL EXCEED THE PERMISSIBLE VELOCITY OF THE RECEIVING CHANNEL OR AREA.
4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME. THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3, 600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE. THE 3, 600 CUBIC FEET OF STORAGE AREA PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

OTHER CONTROLS

WASTE DISPOSAL

WASTE MATERIALS

ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESES PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN
THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE
FOLLOWED.

SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMETS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY
TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

INVENTORY FOR POLLUTION PREVENTION PLAN

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

CONCRETE	FERTILIZERS	WOOD
ASPHALT	PETROLEUM BASED PRODUCTS	MASONRY BLOCKS
TAR	CLEANING SOLVENTS	ROOFING MATERIALS
DETERGENTS	PAINTS	METAL STUDS

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

1. AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
2. ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
3. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURERS LABEL.
4. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
5. WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
6. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
7. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

1. PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
2. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
3. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS.

FERTILIZERS

FERTILIZERS USED WILL APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS

CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (i.e. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC, AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A
DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

MAINTENANCE/INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

1. NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
2. ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.
3. ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
4. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
5. SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
6. THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB.
7. DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
8. TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
9. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED.
   THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER, OR ANY FEDERAL, STATE, OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS.
   THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE TERMINATION IS SUBMITTED. THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON- COMPLIANCE.
10. THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE, AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
11. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES

1. IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:
2. WATER FROM WATER LINE FLUSHING
3. PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
4. UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

SIGNATURE	BUSINESS NAME AND ADDRESS OF CONTRACTOR AND ALL SUBS	RESPONSIBLE FOR/DUTIES
		GENERAL CONTRACTOR
		SUB-CONTRACTOR
		SUB-CONTRACTOR
		SUB-CONTRACTOR
		SUB-CONTRACTOR

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008186
420 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE, FLORIDA 32207
Ph. (904) 730-2223 | Fx. (904) 730-2226
Henry A. Verpe, Jr. No. 48043

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THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS ACCEPTED DESIGN PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR PERMITTING PURPOSES. THE OWNER SHALL BE REQUIRED TO ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE MODIFICATIONS TO THE DESIGN AS REQUIRED BY THE DEPARTMENT FOR RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER SUBDIVISION
NASSAU
FLORIDA
SWPPP-1

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 68 of 69

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21-019-COVER NOTES DETAILS.DWG PLOTTED:2024/08/09

GREENBRIER SUBDIVISION

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT

TO BE COMPLETED EVERY SEVEN (7) DAYS AND WITHIN TWENTY-FOUR (24) HOURS
OF A RAINFALL EVENT OF 0.25 INCHES OR MORE

INSPECTOR: _____ DATE: _____

INSPECTOR'S QUALIFICATIONS:

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

STABILIZATION MEASURES

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

STABILIZATION REQUIRED:

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

GREENBRIER SUBDIVISION

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT

DATE: _____

STRUCTURAL CONTROLS

EARTH DIKES / SWALES

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

MAINTENANCE REQUIRED FOR EARTH DIKE / SWALE:

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

EARTH DIKES / SWALES

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

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

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

GREENBRIER SUBDIVISION

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT

SEDIMENT BASIN

DEPTH OF SEDIMENT IN BASIN	DEPTH OF SEDIMENT SIDE BASIN	IS THERE EVIDENCE OF OVER TOPPING OF EMBANKMENT?	CONDITION OF OUTFALL FROM SEDIMENT BASIN

MAINTENANCE REQUIRED FOR SEDIMENT BASIN:

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

OTHER CONTROLS

STABILIZED CONSTRUCTION ENTRANCE

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

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION ENTRANCE:

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

GREENBRIER SUBDIVISION

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT

CHANGES REQUIRED TO THE POLLUTION PREVENTION PLAN:

REASONS FOR CHANGES:

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERTY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNATURE: _____ DATE: _____

NOTE TO CONTRACTOR:

THIS IS THE CONTRACTORS CERTIFICATE REQUIRED BY THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES), STORM WATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION SITES OVER FIVE (5) ACRES. IT IS SUGGESTED THAT THIS SHEET BE REMOVED FROM THE PLAN SET AND DUPLICATED AS NEEDED BY THE CONTRACTOR.

AN INSPECTOR, CERTIFIED BY THE STATE OF FLORIDA OR EXPERIENCED IN THE INSTALLATION AND MAINTENANCE OF EROSION CONTROLS, IS REQUIRED TO INSPECT THE EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE APPROVED STORMWATER POLLUTION PREVENTION PLAN. INSPECTION REPORTS ARE TO BE COMPLETED ONCE EVERY WEEK AND AFTER EVERY RAINFALL EVENT OF 0.5" OR MORE DURING THE CONSTRUCTION PHASE. THESE REPORTS SHALL BE MADE AVAILABLE TO THE CITY AT ANY TIME AND COPIES OF ALL OF THE INSPECTIONS SHALL BE SUBMITTED TO THE CITY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLETION OR OCCUPANCY.

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816
4201 BAYMEADOWS RD. SUITE 5 | JACKSONVILLE FLORIDA 32207
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Verpa, Jr. No. 45643

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THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY LOCAL, STATE OR FEDERAL AGENCIES HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR CONSTRUCTION. AVA ENGINEERS, INC. DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE CHANGES MADE BY OTHERS TO THE DESIGN THAT DO NOT ACCEPT SUCH RESPONSIBILITY FOR THE REQUIREMENT FOR RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER SUBDIVISION

SWPPP-2

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: JES
Scale: AS NOTED
Sheet: 69 of 69

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21-019-COVER NOTES DETAILS.DWG

GREENBRIER OFFSITE

HILLIARD, FL
32046

INDEX OF DRAWINGS	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	MASTER SITE PLAN
4	TURN LANE GEOMETRY PLAN
5	TURN LANE GRADING PLAN
6	PLAN & PROFILE
7	PLAN & PROFILE
8	PLAN & PROFILE
9	PLAN & PROFILE
10	PLAN & PROFILE
11	PLAN & PROFILE
12	PLAN & PROFILE
13	PLAN & PROFILE
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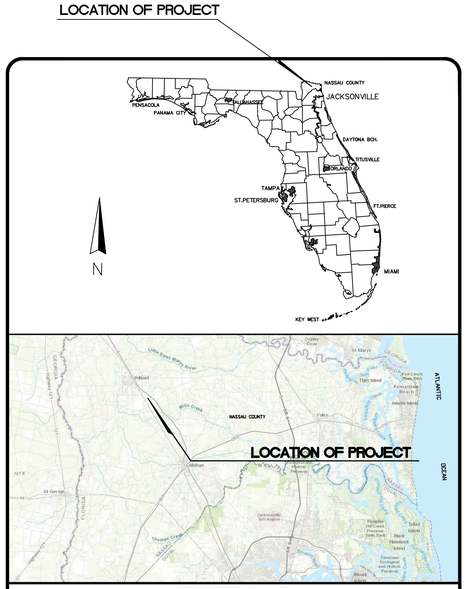
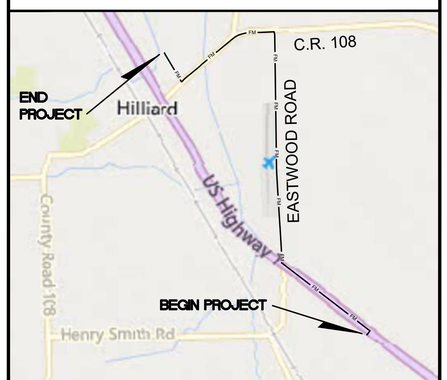
21	PLAN & PROFILE
22	PLAN & PROFILE
23	PLAN & PROFILE
24	PLAN & PROFILE
25	PLAN & PROFILE
26	PLAN & PROFILE
27	PLAN & PROFILE
28	PLAN & PROFILE
29	UTILITY DETAILS
30	UTILITY DETAILS
31	UTILITY DETAILS
32	UTILITY DETAILS
33	UTILITY DETAILS
34	UTILITY DETAILS
35	FDOT PAVEMENT SECTION
36	FDOT- MAINTENANCE OF TRAFFIC
37	STORMWATER POLLUTION PREVENTION PLAN
38	EROSION CONTROL PLAN
39	CONTRACTOR CERTIFICATION SHEET



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

PLAN APPROVAL

Date — Development Services Division (Chief)

Date — Review Group (Reviewer)

Plan approval is valid for five years after the initial approval date. Revisions made after the initial approval date do not extend this five-year time frame.

PLAN APPROVAL IS SUBJECT TO THE FOLLOWING NOTES AND CONDITIONS:

Plans designed using 2023 JEA Standards.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HENRY A. VORPE, JR., P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT CONTACTS

OWNER
NATIONAL LAND PARTNERS, LLC.
665 WILLIAMSTOWN
MA 01267
(904)-583-9922

SURVEYOR
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
3751 SAN JOSE PLACE, SUITE 15
JACKSONVILLE, FL. 32257
PHONE (904) 279-0088

ENGINEER
AVA ENGINEERS, INC.
HENRY A. VORPE, P.E.
4201 BAYMEADOWS ROAD, SUITE 3
JACKSONVILLE, FL 32217
(904) 730-3223

GEOTECHNICAL ENGINEER
JACKSON GEOTECHNICAL ENGINEERING, LLC
JEFF S. JACKSON, P.E.
164 PLAZA DEL RIO DRIVE
ST. AUGUSTINE, FLORIDA 32084
(904) 252-2292

AGENCY CONTACTS

TOWN OF HILLIARD, PUBLIC WORKS DIRECTOR
JOEL HALL (904) 727-8155
TOWN OF HILLIARD, LAND USE ADMINISTRATOR
LEE ANNE WOLLITX (90) 507-8766

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816I
4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Vorpe, Jr. No. 49049

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THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY GOVERNMENTAL AGENCIES HAVE CHANGED SINCE THE PLANS WERE SIGNED AND SEALED. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE THE FINAL DESIGN FOR CONSTRUCTION AND PERMITTING PURPOSES AND THE OWNER MUST ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE MODIFICATIONS REQUIRED BY THE GOVERNING AGENCY FOR RETENTION AND TREATMENT OF STORMWATER.

HENRY A. VORPE JR. LICENSE No 49049 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Henry A Vorpe Jr.
Date: 2024.08.09 10:21:02 -04'00'

GREENBRIER OFFSITE

COVER SHEET

FLORIDA

NASSAU

Date:	8/9/2024
Designer:	HAV
Job #:	21-019
Drawn:	KEP
Scale:	N/A
Sheet:	1 of 39

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Wednesday, August 7, 2024 - 4:29pm

GENERAL NOTES:

1. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WERE PROVIDED BY: ALL AMERICAN SURVEYORS OF FLORIDA, INC.
2. AVA ENGINEERS AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES. CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHY PRIOR TO CONSTRUCTION & NOTIFY ENGINEER OF ANY DISCREPANCIES.
3. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE TOWN OF HILLIARD SITE WORK SPECIFICATIONS.
4. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
5. WARRANTY / DISCLAIMER
   THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS. NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.
6. FOR BOUNDARY, ROADWAY AND BUILDING GEOMETRY INFORMATION SEE ENGINEERING SITE PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BUILDING DIMENSIONS SHOWN ON THE ENGINEERING PLAN AGREES WITH THE DIMENSIONS SHOWN ON THE ARCHITECTURAL PLAN. IF ANY DIMENSIONS DO NOT AGREE, THE ARCHITECT, ENGINEER AND OWNER SHALL BE NOTIFIED AND THE DIMENSIONS ADJUSTED PRIOR TO COMMENCING WITH CONSTRUCTION.
7. ALL CONSTRUCTION WITHIN NASSAU COUNTY RIGHT-OF-WAY SHALL BE COORDINATED WITH NASSAU COUNTY THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION FOR VERIFICATION AND LOCATION OF ALL UTILITIES.
8. CONTRACTOR SHALL FURNISH SHOP DRAWINGS TO ENGINEER INDICATING MATERIALS AND MANNER OF INSTALLATION FOR ALL COMPONENTS OF THE PROJECT PRIOR TO PURCHASE OF MATERIALS AND CONSTRUCTION.
9. THESE ENGINEERING DRAWINGS MAY NOT SHOW ALL OF THE TOWN OF HILLIARD & NASSAU COUNTY STANDARD DETAILS REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT THE CONSTRUCTION, OUTSIDE NASSAU COUNTY RIGHT OF WAY BE IN ACCORDANCE WITH ALL CURRENT TOWN/COUNTY STANDARD DETAILS AND SPECIFICATIONS.
10. ALL CONTRACTORS SHALL FURNISH CERTIFIED "AS-BUILTS" , SEE AS-BUILT REQUIREMENTS ON THIS SHEET.
11. CONTRACTOR SHALL VERIFY AND PROTECT ALL EXISTING TREES AND NATURAL VEGETATION THAT ARE TO REMAIN UNDISTURBED. THE AREAS INDICATED FOR CONSTRUCTION SHALL BE CLEARED AND GRUBBED TO REMOVE ALL ROOTS AND MISCELLANEOUS VEGETATION EXCEPT SPECIFIC TREES THAT SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION WITH THE USE OF TREE BARRIERS. TREES TO BE PRESERVED ARE FLAGGED, CONTRACTOR SHALL VERIFY BEFORE THE START OF CONSTRUCTION.
12. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF OSHA SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH OSHA REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTORS BID.
13. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. IF THE WORK IS IN THE CITY RIGHT-OF-WAY OR EASEMENT, THE CONTRACTOR'S ONE YEAR WARRANTY SHALL EXTEND TO THE TOWN OF HILLIARD.
14. THE CONTRACTOR WILL CONTRACT WITH AN INDEPENDENT TESTING LABORATORY TO PERFORM MATERIAL TESTING AND SOIL TESTING IN ACCORDANCE WITH THE CITY REQUIREMENT AND THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT. THIS SHALL INCLUDE DENSITY TESTING IN ALL PAVEMENT AREAS AND BUILDING PADS AND IN THE UTILITY TRENCHES LOCATED IN PAVEMENT AREAS, CONCRETE TESTING AND ALL OTHER MATERIAL TESTING. PRIOR TO LIMEROCK PLACEMENT, THE PROJECT GEOTECHNICAL ENGINEER SHALL MAKE RECOMMENDATIONS FOR UNDERDRAIN PLACEMENT.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE REQUIRED FOR THE PROJECT, INCL. TOWN OF HILLIARD/NASSAU COUNTY RIGHT-OF-WAY PERMITS FOR WORK IN THE TOWN RIGHT-OF-WAY OR EASEMENT.
16. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION AND REPAIR.
17. THE CONTRACTOR SHALL PROVIDE NO LESS THAN A 6 INCH CLEARANCE BETWEEN ALL UTILITIES OTHER THAN WATER MAINS, WHICH SHALL BE TO COUNTY HEALTH DEPARTMENT PERMIT CONDITIONS.
18. THESE PLANS DO NOT STAND BY THEMSELVES. BID DOCUMENTS, JEA WATER AND SEWER STANDARDS DETAILS & MATERIALS, TOWN OF HILLIARD STANDARD SPECIFICATIONS & DETAILS AND ANY OTHER STANDARDS, LISTED OR REFERENCES, ARE INCLUDED IN THE PROJECT DOCUMENTS.
19. THE CONTRACTOR SHALL NOTIFY THE TOWN OF HILLIARD @ 904-845-3555 A MINIMUM OF 24 HOURS PRIOR TO STARTING CONSTRUCTION.
20. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSION, DOOR LOCATIONS, & WATER & SEWER CONNECTION POINTS. LOCATIONS SHOWN FOR REFERENCE ONLY.

WATER NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS TO COMPLETE THE CONSTRUCTION.
2. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF WATER FACILITIES WITH ALL OTHER CONSTRUCTION.
3. CONTRACTOR SHALL FURNISH SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
4. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LATEST FDEP AND NASSAU COUNTY/ TOWN OF HILLIARD STANDARDS AND SPECIFICATIONS AND APPLICABLE AWWA STANDARDS.
5. THE EXISTING UTILITY FACILITIES AND LOCATIONS SHOWN ON THE DRAWINGS ARE TAKEN FROM READILY AVAILABLE INFORMATION. THE ACTUAL LOCATIONS OF THE UTILITY FACILITIES MAY VARY SOMEWHAT FROM THE LOCATIONS SHOWN AND THERE MAY BE UTILITY FACILITIES EXISTING THAT ARE NOT SHOWN OR INDICATED ON THE DRAWINGS. THE SITE UTILITY CONTRACTOR SHALL CONTACT ALL AGENCIES WITH UTILITY FACILITIES IN THE VICINITY OF THE WORK AND SHALL LOCATE ALL UNDERGROUND FACILITIES BEFORE BEGINNING WORK. THE CONTRACTOR SHALL PROTECT ALL UTILITY FACILITIES AND REPAIR ANY DAMAGES RESULTING FROM THEIR WORK. IN CONFORMANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS AND RELOCATE IF REQUIRED AT NO COST TO THE OWNER.
6. WATER LINES SHALL HAVE A MINIMUM OF 36" COVER FROM FINISHED GRADE. MAXIMUM COVER SHALL BE 60".
7. WATER LINES ARE DESIGNED TO FINISHED GRADE AND SHALL BE PROTECTED UNTIL FINISH WORK IS COMPLETE.
8. ALL WATER MAINS 4" AND LARGER SHALL BE AWWA C900, DR18 PVC. WATER MAINS 3" AND SMALLER SHALL BE SCH 80 PVC.
9. RESTRAINED JOINTS ARE REQUIRED WHERE WATER MAINS ARE TERMINATED AND AT ALL BENDS, IN ACCORDANCE WITH FDEP STANDARD DETAILS AND SPECIFICATIONS.
10. ALL GATE VALVES SHALL BE NON-RISING STEM TYPE AND SHALL BE SUITABLE FOR 200 PSI NON-SHOCK WORKING PRESSURE. GATE VALVES SHALL BE MECHANICAL JOINT, IRON BODY, RESILIENT SEAT, MUELLER OR EQUAL. VALVE BOXES WITH SCREW EXTENSIONS SHALL BE PROVIDED FOR EACH BURIED GATE VALVE. BOXES SHALL BE OF CAST IRON CONSTRUCTION, 3/8" MINIMUM WALL THICKNESS AND SHALL BE NON-TACKY TAR ENAMEL COATED. THE WORD "WATER" SHALL BE CAST IN COVER. ALL GATE VALVES INSTALLED SHALL OPEN BY TURNING TO THE LEFT (COUNTERCLOCKWISE) WHEN VIEWED FROM THE STEM.
11. CLASS B, TYPE I BEDDING SHALL BE USED FOR THIS PROJECT UNLESS INDICATED OTHERWISE ON THE DRAWINGS OR DIRECTED BY THE ENGINEER.
12. UNSUITABLE MATERIALS UNDER WATER PIPE SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL PROPERLY COMPACTED. THE MATERIAL SHOULD EXHIBIT MOISTURE CONTENTS WITHIN +/- 2 PERCENT OF THE MODIFIED PROCTOR OPTIMUM MOISTURE CONTENT (ASTM D1557) DURING THE COMPACTION OPERATIONS. COMPACTION SHOULD CONTINUE UNTIL DENSITIES OF AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557) HAVE BEEN ACHIEVED.
13. BACKFILLING SHALL BE MADE WITH CLEAN BACKFILL WHICH SHALL BE THOROUGHLY COMPACTED IN 6" LIFTS. COMPACTION SHALL BE A MINIMUM OF 95% OF MAX. DENSITY AT +/- 2.0% OF THE MODIFIED PROCTOR
14. WHERE WATER MAINS ARE LAID UNDER DITCHES, CULVERTS, PIPELINES, OR OBSTRUCTIONS WITHOUT FITTINGS, THE MAXIMUM DEFLECTION OF ANY JOINT SHALL NOT EXCEED 50% OF THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER.
15. NO CONNECTION TO EXISTING POTABLE WATER SYSTEM WILL BE ALLOWED UNTIL ALL PROPOSED WATER LINES HAVE BEEN FLUSHED, PRESSURE TESTED, DISINFECTED, AND CLEARED FOR SERVICE BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
16. CONTRACTOR SHALL NOTIFY UTILITY COMPANY A MINIMUM OF TWO DAYS PRIOR TO CONNECTION OF WATER MAINS TO EXISTING LINES. ALL NEW WORK MUST BE INSPECTED BY THE ENGINEER. NO TESTS SHALL BE SCHEDULED FOR WEEKENDS. ANY CHANGE FROM THE TECHNICAL REQUIREMENTS MUST BE REVIEWED AND APPROVED BY THE ENGINEER AND OWNER.
17. HYDROSTATIC AND LEAKAGE TESTING OF THE WATER MAINS INSTALLED SHALL BE PERFORMED IN ACCORDANCE WITH AWWA STANDARD SPECIFICATIONS. A REPRESENTATIVE OF THE UTILITY COMPANY OR THE ENGINEER MUST BE PRESENT DURING THE TESTS. PRESSURE TESTS SHALL BE CONDUCTED AT 150 PSI FOR 2 HOURS FOR WATER MAINS AND 200 PSI FOR 2 HOURS FOR FIRE MAINS. PRESSURE TEST AFTER LIMEROCK IS INSTALLED.
18. THE CONTRACTOR SHALL COORDINATE ALL WATER MAIN FLUSHING WITH NASSAU COUNTY/ TOWN OF HILLIARD UTILITY DEPARTMENT. FLUSHING AND DISINFECTION PROCEDURES SHALL COMPLY WITH AWWA FOR MAIN DISINFECTION.
19. UPON COMPLETION OF WATER MAIN FLUSHING, BACTERIOLOGICAL SAMPLES SHALL BE TAKEN. SAMPLES SHALL BE TAKEN FOR 2 CONSECUTIVE DAYS.
20. SAMPLE POINTS FOR BACTERIOLOGICAL SAMPLING SHALL BE LOCATED AS FOLLOWS:
    1. EVERY 1000 FEET AND/OR EVERY DEAD END ON A WATER MAIN.
    2. POINT OF TIE-IN TO EXISTING WATER SYSTEM.
    3. WATER MAIN STUBS MORE THAN 40 FEET IN LENGTH.
21. FIRE HYDRANTS SHALL MEET FDEP STANDARDS.
22. ALL WATER MAINS SHALL TERMINATE APPROXIMATELY 5 FEET OUTSIDE THE BUILDING UNLESS OTHERWISE NOTED. THE END OF THESE SERVICE LINES SHALL BE TIGHTLY PLUGGED OR CAPPED AND MARKED UNTIL SUCH TIME AS CONNECTION IS MADE INSIDE THE BUILDING.
23. THE SITE UTILITY CONTRACTOR SHALL MAKE APPLICATION TO UTILITY COMPANY FOR THE PROJECT WATER METER AND SHALL PAY FOR ALL METER FEES.
24. UTILITY LEAD-INS TO BUILDING SHALL NOT BE INSTALLED UNTIL BUILDING PLANS ARE COMPLETED AND LOCATIONS ESTABLISHED ON THE ARCHITECTURAL PLUMBING PLANS. LEAD-INS MAY CHANGE 15' HORIZONTALLY AND 3' VERTICALLY PRIOR TO INSTALLATIONS AT NO ADDITIONAL COST TO OWNER. LOCATION, SIZE, AND INVERT ELEVATIONS SHALL BE COORDINATED WITH THE APPROVED PLUMBING PLANS FOR THE BUILDING.
25. WHERE PARALLEL WATER AND SEWER (INCLUDING STORM) LINES HAVE LESS THAN 10 FEET HORIZONTAL SEPARATION, FULL-UNCUT LENGTHS OF WATER QUALITY PIPE (I.E. DR 18 AWWA C-900 FOR NEWLY INSTALLED SEWER & DR 25 AWWA C-900 WATER) WILL BE USED WITH THE JOINTS STAGGERED AT 10 FOOT INTERVALS OR THEY WILL BE PLACED ON AN UNDISTURBED SHELF OR IN A SEPARATE TRENCH WITH A MINIMUM VERTICAL SEPARATION OF AT LEAST 18 INCHES. IT IS PREFERABLE TO HAVE THE WATER MAINS LOCATED ABOVE THE SEWER AND WITH 10 FOOT OF SEPARATION WHERE POSSIBLE.
26. WHERE IT IS NOT POSSIBLE FOR WATER AND SEWER (INCLUDING STORM) LINES TO CROSS WITH A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE, A FULL-UNCUT LENGTH OF WATER QUALITY PIPE (I.E. DR 18 AWWA C-900 FOR NEWLY INSTALLED SEWER & DR 25 AWWA C-900 WATER) WHICH IS USUALLY 20 FEET LONG WILL BE CENTERED ON THE POINT OF CROSSING. THE CONTRACTOR WILL FIELD VERIFY THE VERTICAL SEPARATION. THE MINIMUM VERTICAL SEPARATION BETWEEN WATER AND SEWER (INCLUDING STORM) PIPES WHEN 18 INCHES IS NOT POSSIBLE WILL BE 6 INCHES OUTSIDE DIAMETER TO OUTSIDE DIAMETER. IT IS PREFERABLE TO HAVE THE WATER MAIN ABOVE THE SEWER LINES AND AT LEAST 18 INCHES VERTICAL SEPARATION.
27. A FULL UNCUT LENGTH OF WATER MAIN PIPE (USUALLY 20 FEET) SHALL BE CENTERED AT THE POINT OF CROSSING OF ALL WATER AND SEWER (INCLUDING STORM) LINES AT THE POINT OF CROSSINGS REGARDLESS OF THE VERTICAL SEPARATIONS.
28. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE MITIGATING CONSTRUCTION MEASURES IN ALL CASES WHERE A MINUMUM OF 18 INCHES OF VERTICAL CLEARANCE BETWEEN WATER AND SEWER (INCLUDING STORM) LINES IS NOT POSSIBLE.
29. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING WATER FOR CONSTRUCTION USE DURING ENTIRE COURSE OF PROJECT IF NECESSARY.
30. PRESSURE PIPE AND FITTINGS REQUIRING RESTRAINT SHALL BE BRACED WITH RESTRAINED JOINTS PER FDEP STANDARDS.
31. THE CONTRACTOR SHALL COORDINATE THE LOCATION AND SIZE OF WATER SERVICES WITH THE APPROVED PLUMBING PLANS FOR THE BUILDING.
32. THE CONTRACTOR SHALL COORDINATE ALL CONNECTIONS WITH SITE PIPING AND BUILDING PIPING.
33. ALL WATER AND SEWER CONSTRUCTION WITHIN THE TOWN OF HILLIARD SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES.
34. IF DEWATERING CAPACITY REQUIRES A CONSUMPTIVE USE PERMIT IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
35. IF SOLVENT CONTAMINATION IS FOUND IN THE PIPE TRENCH, WORK SHALL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH 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 WATERPROOF COVERING. THE PROPER AUTHORITIES WILL BE NOTIFIED AND THE CONTAMINATED SOIL HELD FOR PROPER DISPOSAL.

UNLESS OTHERWISE SHOWN, CONTRACTOR SHALL INSTALL SUITABLE GUTTERS AND DOWN SPOUTS AS REQUIRED TO CONVEY AND ENSURE ROOF DRAINAGE IS DIRECTED TO A POINT THAT IT WILL ULTIMATELY GO INTO THE STORM WATER MANAGEMENT FACILITY.

PIPING FOR THE ROOF DRAIN SYSTEM SHALL NOT INTERFERE WITH OTHER UTILITIES, SIDEWALKS, OR LANDSCAPING.

THE LOCATION OF AREA TELEPHONES, LIGHTING, IRRIGATION, UNDERGROUND ELECTRIC CONDUITS AND TRANSFORMER PADS (IF SHOWN) ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR, OWNER AND DESIGNER OF THE UTILITY SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITIES EXCEPT FOR DRAINAGE, WATER, AND SEWER.

GRADING AND DRAINAGE NOTES:

1. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AT CONNECTION POINTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. SEE GEOTECHNICAL REPORT FOR SITE PREPARATION REQUIREMENTS. REFERENCE GEOTECH REPORT.
3. THE CONTRACTOR SHALL COORDINATE THE GRADING AND DRAINAGE CONSTRUCTION WITH ALL OTHER CONSTRUCTION.
4. CONTRACTOR SHALL FURNISH SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
5. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM WITH ALL CITY OF JACKSONVILLE STANDARDS.
6. THE CONTRACTOR SHALL STAKE THE STORM SEWER SYSTEM AND THE SANITARY SEWER SYSTEM AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS PRIOR TO INSTALLATION OF ANY PIPE.
7. THE EXISTING UTILITY FACILITIES AND LOCATIONS SHOWN ON THE DRAWINGS ARE TAKEN FROM READILY AVAILABLE INFORMATION. THE ACTUAL LOCATIONS OF THE UTILITY FACILITIES MAY VARY SOMEWHAT FROM THE LOCATIONS SHOWN AND THERE MAY BE UTILITY FACILITIES EXISTING THAT ARE NOT SHOWN OR INDICATED ON THE DRAWINGS. THE SITE UTILITY CONTRACTOR SHALL CONTACT SUNSHINE ONE CALL1-800-432-4770 AT LEAST 48 HOURS PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL PROTECT ALL UTILITY FACILITIES AND REPAIR ANY DAMAGES RESULTING FROM THEIR WORK. IN CONFORMANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS AND RELOCATE IF REQUIRED AT NO COST TO THE OWNER.
8. ALL UNDERGROUND UTILITIES SHALL BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.
9. PAVEMENT SUBGRADE SHALL HAVE ALL UNSUITABLE MATERIAL REMOVED TO A DEPTH OF 3.0 FEET BELOW SUBGRADE AND 2.5 FEET BEYOND BACK OF CURB. BACKFILL WITH SUITABLE MATERIAL PER THE GEOTECHNICAL REPORT.
10. ANY UNSUITABLE MATERIAL ENCOUNTERED AND EXCESS SUITABLE FILL MATERIAL SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE MATERIAL AND REPLACEMENT WITH STRUCTURAL FILL. SEE GEOTECHNICAL REPORT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE, LIMEROCK AND ASPHALT TESTING AS REQUIRED BY THE PROJECT SPECIFICATIONS.
12. SLOPES OF NEW POND SHALL BE SODDED TO ONE FOOT (VERTICAL) BELOW NORMAL WATER LINE. ONE ROW OF SOD SHALL BE INSTALLED ALONG ALL EDGES OF PAVEMENT. ALL DISTURBED AREAS WHICH ARE NOT SODDED SHALL RECEIVE GRASS SEED, FERTILIZER AND MULCH. SEE LANDSCAPE PLANS FOR OTHER REQUIREMENTS.
13. STORMWATER COLLECTION SYSTEM DESIGN IS BASED ON THE 5-YEAR RETURN FREQUENCY STORM (RATIONAL METHOD). STORMWATER DETENTION POND HAS BEEN DESIGNED TO ATTENUATE PEAK FLOWS FROM THE 25-YEAR RETURN FREQUENCY STORM. (SCS METHOD).
14. ALL RCP PIPE SHALL MEET THE REQUIREMENTS OF ASTM C-76 AND SHALL BE CLASS III, WALL B.
15. ALL PIPE LENGTHS ARE APPROXIMATE AND MEASURED TO THE CENTER OF STRUCTURE OR MITERED END SECTION. ACTUAL LENGTHS MAY VARY.
16. DO NOT SCALE THESE DRAWINGS. USE DIMENSIONS ONLY.
17. A QUALIFIED SOILS LABORATORY SHALL BE ON SITE DURING EXCAVATING TO DETERMINE THE SUITABILITY OF THE EXISTING SUB-GRADE AND EXISTING ON-SITE MATERIAL PRIOR TO BEGINNING ANY FILLING OPERATION.
18. GRADING CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING, OR BY OTHER METHODS AS DIRECTED BY ENGINEER AND/OR OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER.
19. CONTRACTOR TO COORDINATE ALL WORK WITH OTHER UTILITY INSTALLATIONS NOT COVERED IN THESE PLANS (ELECTRIC, TELEPHONE, GAS, CABLE, ETC) AND ALLOW FOR THEIR OPERATIONS AND CONSTRUCTION TO BE PERFORMED.
20. CUT AND FILL SLOPES ARE NOT TO EXCEED 4:1 UNLESS OTHERWISE NOTED.
21. CONTRACTOR SHALL REPAIR OR REPLACE IN-KIND ANY DAMAGE THAT OCCURS AS RESULT OF HIS WORK.
22. ALL SOILS TEST REPORTS TO BE SUBMITTED TO PROJECT MANAGER.
23. FOR ALL TRENCH EXCAVATIONS WHICH EXCEED FIVE FEET (UTILITIES AND STORM), THE FOLLOWING MUST BE ADHERED TO:
    A. CONTRACTOR MUST FOLLOW OSHA STANDARD 29 CFR, SECTION 1926.650 SUBPART P, WHICH IS NOW A PART OF LAWS OF FLORIDA CHAPTER 90-96.
    B. THE CONTRACTOR SHALL PROVIDE WRITTEN ASSURANCE OF COMPLIANCE WITH THIS LAW.
    C. A SEPARATE PRICE ITEM SHALL BE INCLUDED IN THEIR BASE BID IDENTIFYING THE COST OF COMPLIANCE
    D. A TRENCH SAFETY SYSTEM SHALL BE DESIGNED BY THE CONTRACTOR.
24. THE CONTRACTOR SHALL COORDINATE CONNECTION WITH SITE PIPING AND BUILDING PIPING.
25. ALL AREAS SHOWN TO BE FILLED SHALL BE CLEARED AND GRUBBED IN ACCORDANCE WITH CITY STANDARDS AND SHALL BE FILLED WITH CLEAN STRUCTURAL FILL COMPACTED AND TESTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
26. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.
27. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED AND PRESERVED.
28. BURNING OF TREES, BRUSH AND OTHER MATERIAL SHALL BE APPROVED, PERMITTED AND COORDINATED WITH NASSAU COUNTY FIRE MARSHALL AND FLORIDA FORESTRY BY THE CONTRACTOR.
29. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER AND THE CITY, IF REQUIRED, ON ALL MATERIALS, FOR REVIEW AND APPROVAL, PRIOR TO PURCHASE OR FABRICATION OF ANY UTILITY PIPE OR STRUCTURE.
30. ALL PIPE LENGTHS ARE SCALED DIMENSIONS. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM TO CITY REQUIREMENTS AND SHALL BE CONSTRUCTED TO CONFORM TO CURBING, PROPERTY LINES AND LOW POINTS AS SHOWN ON PLANS.
31. CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEAN AND FUNCTIONING PROPERLY AT TIME OF ACCEPTANCE.
32. ALL DRAINAGE PIPE JOINTS IN CITY DRAINAGE EASEMENTS AND DRAINAGE RIGHT-OF-WAYS ARE TO BE FILTER-WRAPPED.
33. ALL INVERTS IN DRAINAGE STRUCTURES TO BE PRECAST OR BRICK WITH LAYER OF MORTAR BETWEEN EACH LAYER OF BRICK, OR REDDI-MIX CONCRETE WITH #57 STONE.
34. THE CONTRACTOR SHALL RESTORE ALL CULVERTS, HEADWALLS AND STORM DRAIN INLETS REMOVED OR DISTURBED BY THE CONSTRUCTION OPERATION. THE COST OF THESE ITEMS SHALL BE INCLUDED IN THE PRICE BID FOR FURNISHING AND INSTALLING ANY NEW ITERM CAUSING SUCH DAMAGE.
35. LANDSCAPE ISLANDS SHALL HAVE A FACE OF CURB RADIUS OF 4.5' UNLESS OTHERWISE NOTED.

AS-BUILT REQUIREMENTS

CONTRACTOR SHALL PROVIDE COMPLETE AS-BUILT INFORMATION TO THE PROJECT ENGINEER IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

1. AS-BUILT DRAWINGS SHALL BE PREPARED IN AUTOCAD FORMAT BY A REGISTERED LAND SURVEYOR. ONE SET OF SIGNED AS-BUILTS AND A COMPUTER DISK OF THE PROJECT AS-BUILTS IN .PDF FORM SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. SIGNED AND SEALED PRINTS SHALL BE PROVIDED TO THE ENGINEER AS REQUESTED.
2. AS-BUILT DRAWINGS SHALL BE IN ACCORDANCE WITH ALL AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE AS-BUILT SUBMITTALS AND APPROVALS WITH JURISDICTIONAL AGENCIES UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER.
3. PROVIDE BUILDING LOCATIONS, FINISH FLOOR ELEVATIONS, PAVEMENT GRADES AND ALL UNDERGROUND FACILITIES.
4. PROVIDE PERIMETER DIMENSIONS AT TOP OF BANK AND AT BOTTOM OF POND. PROVIDE ELEVATIONS AT TOP OF BANK AND BOTTOM OF POND.
6. PROVIDE SPECIAL DETAIL DRAWINGS WHERE INSTALLATIONS WERE NOT AS SHOWN ON CONTRACT DRAWINGS DUE TO FIELD CONDITIONS OR WHERE REQUIRED FOR CLARITY.
7. PROVIDE LOCATION, ELEVATION AND DESCRIPTION OF BENCHMARK(S).
8. LOCATE AND PROVIDE ELEVATIONS OF ALL STRUCTURES. LOCATION OF ALL STRUCTURES SHALL BE FROM TWO (2) DIRECTIONS.
9. LOCATE ALL PIPES AND PROVIDE SIZE, ELEVATION, INVERT ELEVATIONS, LENGTH AND TYPE.
10. PROVIDE DIMENSIONS AND ELEVATIONS OF THE POND OUTFALL STRUCTURE(S).
11. WATER AS-BUILTS SHALL INDICATE THE LOCATION OF BACTERIOLOGICAL SAMPLE POINTS. SAMPLE POINTS SHALL BE INDICATED IN RED OR PINK.
12. THE AS-BUILTS SHALL INCLUDE A DETAIL OF EVERY CROSSING OF THE NEW WATER MAIN WITH GRAVITY SEWERS, FORCE MAINS AND STORM PIPES CLEARLY SHOWN & INDICATING THE VERTICAL CLEARANCES AT EACH CROSSING. DETAILS SHALL BE FURNISHED FOR PARALLEL RUNS WHERE THE HORIZONTAL SEPARATION IS LESS THAN 10 FEET.
13. THE CENTERING OF UNCUT LENGTHS OF PIPE AT POINTS OF CROSSING SHALL BE DOCUMENTED ON THE AS-BUILTS AND ALL MITIGATING CONSTRUCTION MEASURES CLEARLY DEPICTED IN CASES WHERE A MINIMUM OF 18" OF VERTICAL CLEARANCE BETWEEN THE WATER AND SEWER (INCLUDING STORM) LINES IS NOT POSSIBLE.

SANITARY SEWER NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS TO COMPLETE THE CONSTRUCTION.
2. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF SEWER FACILITIES WITH ALL OTHER CONSTRUCTION.
3. CONTRACTOR SHALL FURNISH SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL BEFORE BEGINNING CONSTRUCTION.
4. ALL GRAVITY SEWER CONSTRUCTION SHALL CONFORM TO THE LATEST FDEP AND NASSAU COUNTY/ TOWN OF HILLIARD STANDARDS AND SPECIFICATIONS.
5. THE EXISTING UTILITY FACILITIES AND LOCATIONS SHOWN ON THE DRAWINGS ARE TAKEN FROM READILY AVAILABLE INFORMATION. THE ACTUAL LOCATIONS OF THE UTILITY FACILITIES MAY VARY SOMEWHAT FROM THE LOCATIONS SHOWN AND THERE MAY BE UTILITY FACILITIES EXISTING THAT ARE NOT SHOWN OR INDICATED ON THE DRAWINGS. THE SITE UTILITY CONTRACTOR SHALL CONTACT ALL AGENCIES WITH UTILITY FACILITIES IN THE VICINITY OF THE WORK AND SHALL LOCATE ALL UNDERGROUND FACILITIES BEFORE BEGINNING WORK. THE CONTRACTOR SHALL PROTECT ALL UTILITY FACILITIES AND REPAIR ANY DAMAGES RESULTING FROM THEIR WORK IN CONFORMANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS AND RELOCATE IF REQUIRED AT NO COST TO THE OWNER.
6. THE CONTRACTOR SHALL STAKE THE SANITARY SEWER SYSTEM AND THE STORM SEWER SYSTEM AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS PRIOR TO INSTALLATION OF ANY PIPE.
7. MANHOLES SHALL BE IN CONFORMANCE WITH TOWN OF HILLIARD STANDARDS.
8. GRAVITY SEWER MINIMUM SLOPE SHALL BE 0.4%.
9. TYPE B BEDDING SHALL BE USED FOR THIS PROJECT UNLESS INDICATED OTHERWISE ON THE DRAWINGS OR DIRECTED BY THE ENGINEER.
10. BACKFILLING SHALL BE MADE WITH CLEAN BACKFILL WHICH SHALL BE THOROUGHLY COMPACTED IN 6" LIFTS. COMPACTION SHALL BE A MINIMUM OF 95% MAX DENSITY AT +/- 2% OF THE MODIFIED PROCTOR OPTIMUM MOISTURE CONTENT.
11. UNSUITABLE MATERIALS UNDER SEWER PIPE SHAL

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Sheet:	3 of 39
Scale:	1" = 400'
Drawn:	KEP
Job #:	21-019
Designer:	HAV
Date:	8/9/2024

GREENBRIER OFFSITE

MASTER SITE PLAN

NASSAU FLORIDA

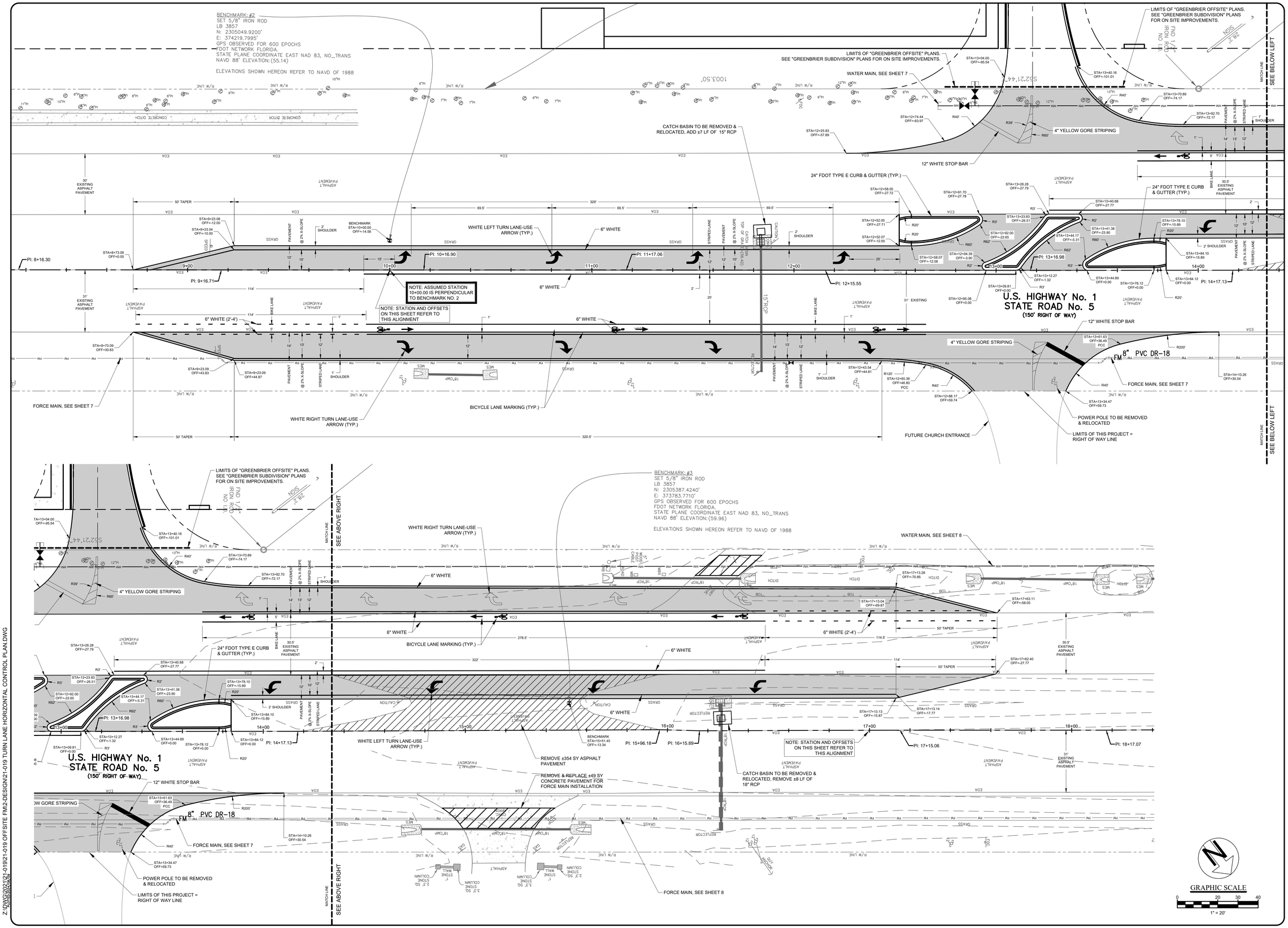
UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A FLORIDA REGISTERED ENGINEER ACTING AS AN AUTHORIZED AGENT FOR AVA ENGINEERS, INC., IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN PREPARED IN ACCORDANCE WITH STANDARD, ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY OTHERS (ie CITY, COUNTY, STATE, FEDERAL, etc.) HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR SUCH STORMWATER FACILITIES. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE CONTAMINATION RESULTING FROM THE REQUIREMENT FOR RETENTION AND TREATMENT OF STORMWATER.

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Yorpe Jr. No. 49049

No.	Revisions	By

ITEM-4



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Florida Certificate No. 00008161
4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Varpe Jr. No. 49049

UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A FLORIDA REGISTERED ENGINEER ACTING AS AN AUTHORIZED AGENT FOR AVA ENGINEERS, INC., IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN PREPARED IN ACCORDANCE WITH STANDARD, ACCEPTED ENGINEERING PRACTICE. HOWEVER, CERTAIN DESIGN CRITERIA RULES OR LAWS THAT ARE MANDATED BY OTHERS (ie CITY, COUNTY, STATE, FEDERAL, etc.) HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR SUCH STORMWATER FACILITIES. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE CONTAMINATION RESULTING FROM THE REQUIREMENT FOR RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER OFFSITE

TURN LANE GEOMETRY PLAN

NASSAU FLORIDA

Date:	8/9/2024
Designer:	HAV
Job #:	21-019
Drawn:	KEP
Scale:	1" = 20'
Sheet:	4 of 39

125

Z:\DWG\2021\21-019\21-019 OFFSITE FM\2-DESIGN\21-019 TURN LANE HORIZONTAL CONTROL PLAN.DWG

BENCHMARK: #2
SET 5/8" IRON ROD
LB 3857
N: 2305049.9200'
E: 374219.7995'
GPS OBSERVED FOR 600 EPOCHS
FDOT NETWORK FLORIDA.
STATE PLANE COORDINATE EAST NAD 83, NO_TRANS NAVD 88'
ELEVATION: (55.14)

ELEVATIONS SHOWN HEREON REFER TO NAVD OF 1988

LIMITS OF "GREENBRIER OFFSITE" PLANS.
SEE "GREENBRIER SUBDIVISION" PLANS FOR ON SITE IMPROVEMENTS.

FDOT R/W ASPHALT PAVEMENT SECTION (TYP. IN FDOT R/W)

LIMITS OF GRADING (TYP.)
3:1 SIDE SLOPES MAX. (TYP.)
WATER MAIN, SEE SHEET 8

CATCH BASIN TO BE REMOVED & RELOCATED, ADD ±7 LF OF 15" RCP, TOP EL. = 56.42 INV. EL.=54.55

REGRADE AROUND NEW INLET LOCATION

TOE OF SLOPE

6% SHOULDER CROSS SLOPE (TYP.)

NOTE: STATIONS AND OFFSETS ON THIS SHEET REFER TO THIS ALIGNMENT

NOTE: ASSUMED STATION 10+00.00 IS PERPENDICULAR TO BENCHMARK NO. 2

MATCH LINE — SEE BELOW LEFT

U.S. HIGHWAY No. 1
STATE ROAD No. 5
(150' RIGHT OF WAY)

8" PVC DR-18 FM

FORCE MAIN, SEE SHEET 8

MATCH LINE — SEE BELOW LEFT

SOIL COMPACTION NOTES

1. COMPACT THE EXPOSED SURFACE OF THE POND BANKS UNTIL THE UPPER ONE FOOT OF SOILS BELOW THE EXPOSED SURFACE ARE IMPROVED TO ACHIEVE A MINIMUM COMPACTION REQUIREMENT OF 95% OF THE MODIFIED PROCTOR TEST (ASTM D 1557). COMPACTION OF THE POND BANKS SHOULD BE PERFORMED TO AT LEAST NORMAL WATER LEVEL OF THE PONDS. THE UPPER ONE FOOT OF SOILS BELOW THE EXPOSED SURFACE (AFTER STRIPPING/GRUBBING) WITHIN THE AREA OF THE PROPOSED POND BERMS SHOULD ALSO BE COMPACTED UNTIL IMPROVED TO A DENSITY OF 95% OF ASTM D 1557. SHOULD THE SOILS EXPERIENCE PUMPING AND SOIL STRENGTH LOSS DURING THE COMPACTION OPERATIONS, COMPACTION WORK SHOULD BE IMMEDIATELY TERMINATED AND (1) THE DISTURBED SOILS REMOVED AND BACKFILLED WITH DRY STRUCTURAL FILL SOILS WHICH ARE THEN COMPACTED, OR (2) THE EXCESS MOISTURE CONTENT WITHIN THE DISTURBED SOILS ALLOWED TO DISSIPATE BEFORE RECOMPACTING.
2. TEST THE COMPACTED SURFACE FOR DENSITY AT A MINIMUM OF 10 LOCATIONS PER POND.
3. STRUCTURAL FILL AND BACKFILL THAT IS REQUIRED FOR POND CONSTRUCTION AND POND BERM CONSTRUCTION SHOULD BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES AND COMPACTED UNTIL FINISHED GRADE IS ACHIEVED. STRUCTURAL FILL AND BACKFILL IS TYPICALLY DEFINED AS NON-PLASTIC, INORGANIC, GRANULAR SOIL HAVING LESS THAN 10 PERCENT MATERIAL PASSING THE NO. 200 MESH SIEVE AND CONTAINING LESS THAN 4 PERCENT ORGANIC MATERIAL. TYPICALLY, THE MATERIAL SHOULD EXHIBIT MOISTURE CONTENTS WITHIN 2 PERCENT OF THE MODIFIED PROCTOR OPTIMUM MOISTURE CONTENT (ASTM D 1557) DURING THE COMPACTION OPERATIONS. COMPACTION SHOULD CONTINUE UNTIL DENSITIES OF AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557) HAVE BEEN ACHIEVED WITHIN EACH LIFT OF THE COMPACTED STRUCTURAL FILL.
4. PERFORM DENSITY TESTS WITHIN EACH LIFT OF FILL AT A MINIMUM OF 10 LOCATIONS PER POND.

LEGEND

— — —	BOUNDARY
38	PROPOSED CONTOURS
37.65	SPOT EL.
37.65 NG	SPOT EL. NATURAL GRADE
37.65 TC 37.15 FS	SPOT EL. TOP OF CURB SPOT EL. FINISH SURFACE
37.65 HP	SPOT EL. HIGH POINT
37.65 LP	SPOT EL. LOW POINT
0.85%	DIR. SLOPE ARROW

BENCHMARK: #3
SET 5/8" IRON ROD
LB 3857
N: 2305387.4240'
E: 373783.7710'
GPS OBSERVED FOR 600 EPOCHS
FDOT NETWORK FLORIDA.
STATE PLANE COORDINATE EAST NAD 83, NO_TRANS NAVD 88'
ELEVATION: (59.96)

ELEVATIONS SHOWN HEREON REFER TO NAVD OF 1988

REMOVE ±354 SY ASPHALT PAVEMENT

CATCH BASIN TO BE REMOVED & RELOCATED, REMOVE ±8 LF OF 18" RCP, TOP EL.=58.80 INV. EL.=56.99

REGRADE SWALE TO NEW INLET LOCATION S=0.11

LIMITS OF GRADING (TYP.)

3:1 SIDE SLOPES MAX. (TYP.)

6% SHOULDER CROSS SLOPE (TYP.)

GRAPHIC SCALE
0 20 30 40
1" = 20'

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816
4201 BELFORT RD, SUITE 5 | JACKSONVILLE, FLORIDA 32207
Ph. (904) 739-2223 | Fx. (904) 739-2226
Henry A. Verpe Jr. No. 65043

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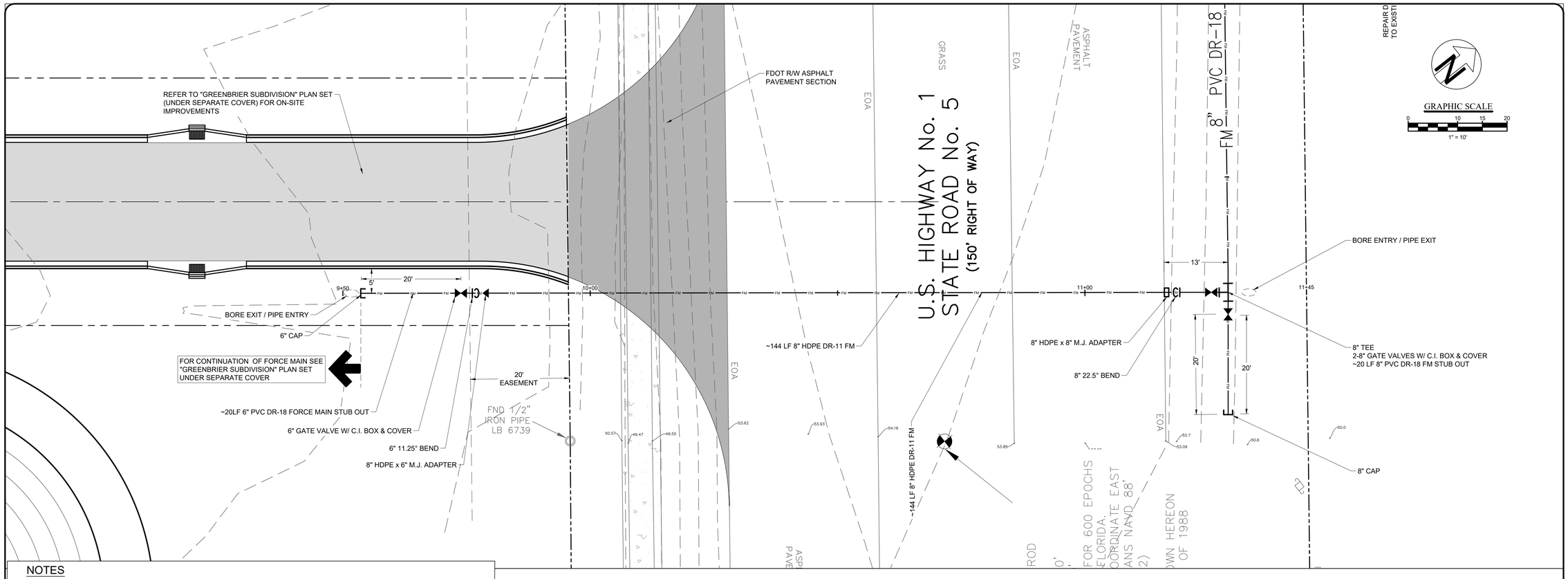
THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN DESIGNED IN ACCORDANCE WITH GOOD, ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY GOVERNMENTAL AGENCIES HAVE NOT BEEN FOLLOWED. SAME HAS BEEN USED TO DETERMINE THE FINAL DESIGN FOR BIDDING AND CONSTRUCTION PURPOSES. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE ALTERATIONS TO THE STORMWATER SYSTEM REQUIREMENT FOR RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER OFFSITE

TURN LANE GRADING PLAN
FLORIDA
NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale: 1" = 20'
Sheet: 5 of 39

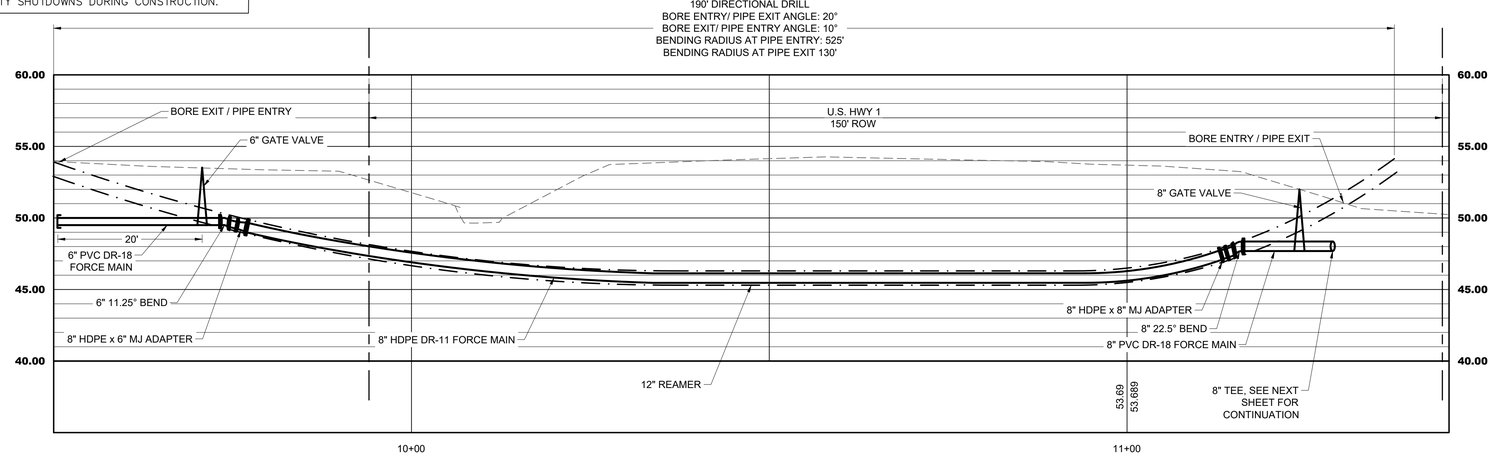
Z:\DWG\2024\21-019\21-019 OFFSITE FM\2-DESIGN\21-019 TURN LANE GRADING.DWG



NOTES

1. REFER TO DRAWING NO. 2 FOR GENERAL NOTES & LEGEND.
2. CONTRACTOR SHALL REFER TO SITE PLAN FOR ALL DIMENSIONS AND SHALL NOT SCALE PLAN.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES (LOCATIONS AND INVERTS) AND SHALL EXORCIZE CAUTION WHEN WORKING NEAR ALL EXISTING UTILITIES AND SHALL NOTIFY THE PROJECT ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES OR CONFLICTS.
4. CONTRACTOR SHALL VERIFY ALL UTILITY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS, SEPARATION, TOP OF PIPE AND GROUND ELEVATION).
5. PER FDEP REQUIREMENTS, CONTRACTOR SHALL MAINTAIN 12" MINIMUM VERTICAL SEPARATION BETWEEN WATER MAIN CROSSINGS WITH REUSE MAINS, FORCE MAINS, SANITARY OR STORM SEWER EXCEPT WHERE DESIGN CONSTRAINTS EXIST AND THE MINIMUM OF 6" SEPARATION FOR WATER MAINS OVER STORM MAY BE ALLOWED. CONTRACTOR SHALL VERIFY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS AND SEPARATIONS). CONTRACTOR SHALL MAINTAIN 3' MINIMUM SEPARATION BETWEEN DRAINAGE AND REUSE FROM WATER MAINS. ALL DISTANCES MEASURES FROM OUTSIDE OF PIPE.
9. ALL GATE VALVES SHOULD HAVE A CAST IRON BOX AND SHALL BE LOCATED OUT OF PAVED AREAS, CURBS, AND SIDEWALKS UNLESS ACTUAL FIELD CONDITIONS PREVENT.
10. ADDITIONAL FITTINGS SHALL BE INSTALLED ON FORCE MAIN AS REQUIRED TO MEET MINIMUM SEPARATION REQUIREMENTS.
11. CONSTRUCTION MATERIALS SHOULD BE IN ACCORDANCE WITH TOWN OF HILLIARD STANDARDS AND SPECIFICATIONS, LATEST EDITION.
12. SANITARY CLEANOUTS IN PAVED AREAS SHALL BE TRAFFIC BEARING RATED AND FLUSH WITH PAVEMENT.
13. CONTRACTOR TO COORDINATE WITH TOWN OF HILLIARD FOR ALL/ ANY UTILITY SHUTDOWNS DURING CONSTRUCTION.

HORIZONTAL GRAPHIC SCALE
0 10 15 20
1" = 10'
VERTICAL SCALE
1" = 5'



US 1 CROSSING
9+50.00 TO 11+45.00

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816
4201 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 739-3223 | Fx. (904) 739-3226
Henry A. Verrips Jr. No. 48048

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GREENBRIER OFFSITE

PLAN & PROFILE

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale: 1" = 10'
Sheet: 6 of 39

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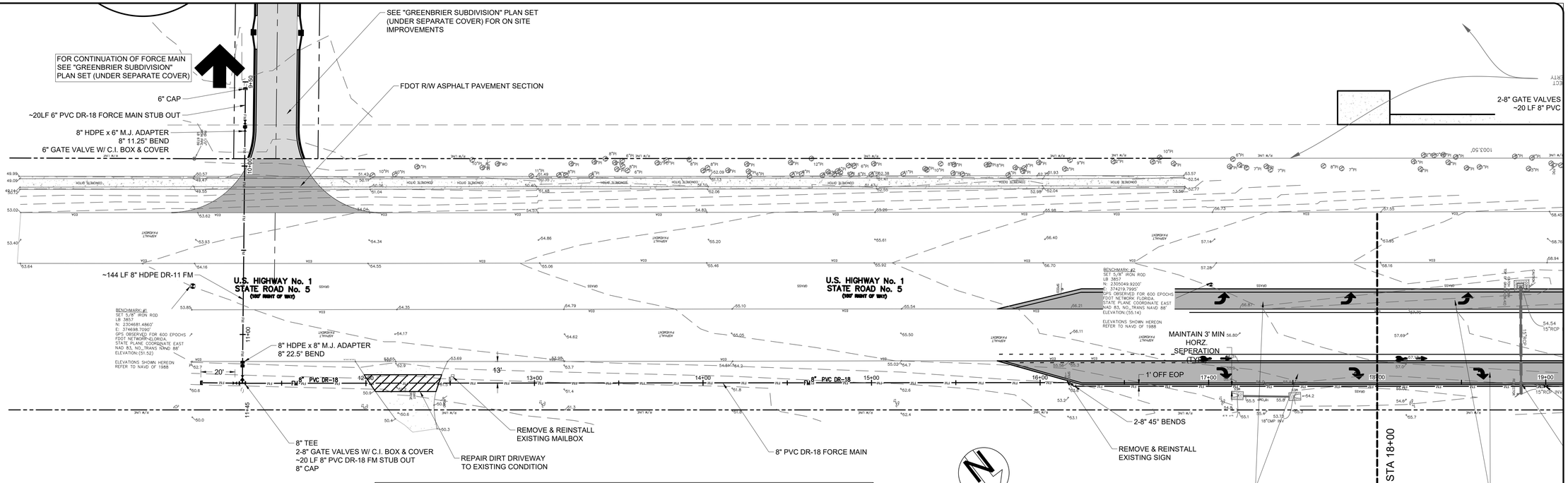
Dec 09, 2024 - 2:42pm



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10. ADDITIONAL FITTINGS SHALL BE INSTALLED ON FORCE MAIN AS REQUIRED TO MEET MINIMUM SEPARATION REQUIREMENTS.
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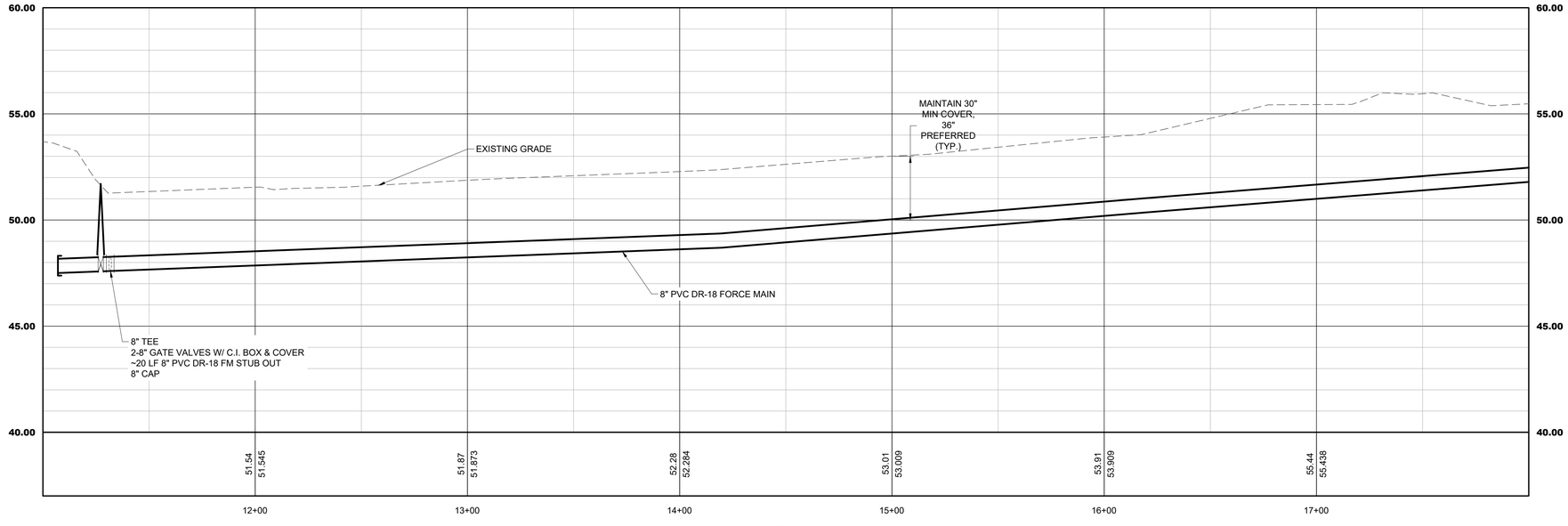
13. CONTRACTOR TO COORDINATE WITH TOWN OF HILLIARD FOR ALL/ ANY UTILITY SHUTDOWNS DURING CONSTRUCTION.

HORIZONTAL GRAPHIC SCALE
0 30 45 60
1" = 30'
VERTICAL SCALE
1" = 3'



FM
11+00.00 TO 18+00.00

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816
4201 BELFORD PKWY, SUITE 5 | JACKSONVILLE, FLORIDA 32207
Ph. (904) 739-2223 | Fx. (904) 739-2276
Henry A. Verrey Jr. No. 48043

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GREENBRIER OFFSITE

PLAN & PROFILE

NASSAU FLORIDA

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale: 1" = 30'
Sheet: 7 of 39

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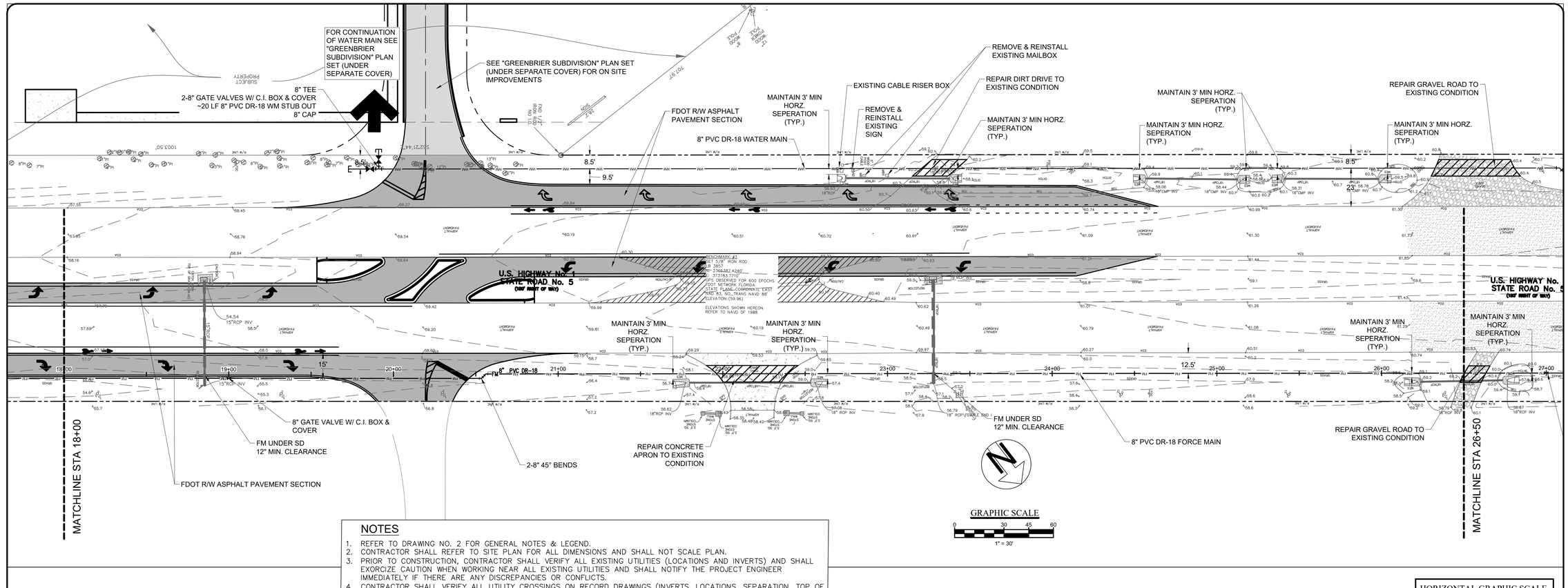
8/9/2024 8:24:24 AM


FOR CONTINUATION OF WATER MAIN SEE "GREENBRIER SUBDIVISION" PLAN SET (UNDER SEPARATE COVER)
SEE "GREENBRIER SUBDIVISION" PLAN SET (UNDER SEPARATE COVER) FOR ON SITE IMPROVEMENTS
8" TEE
2-8" GATE VALVES W/ C.I. BOX & COVER
~20 LF 8" PVC DR-18 WM STUB OUT
8" CAP
FDOT R/W ASPHALT PAVEMENT SECTION
8" PVC DR-18 WATER MAIN
MAINTAIN 3' MIN HORZ. SEPERATION (TYP.)
EXISTING CABLE RISER BOX
REMOVE & REINSTALL EXISTING MAILBOX
REPAIR DIRT DRIVE TO EXISTING CONDITION
REMOVE & REINSTALL EXISTING SIGN
REPAIR GRAVEL ROAD TO EXISTING CONDITION
U.S. HIGHWAY No. 1
STATE ROAD No. 5
(100' RIGHT OF WAY)
BENCHMARK #3
SET 5/8" IRON ROD
LB 3857
30.2368382 -81.4240373733783.7710
GPS OBSERVED FOR 600 EPOCHS
USA1 NETWORK FLORIDA
EAST ZONE, NAD83/NAVD88 EAST
ZONE, U.S. FEET, TRIMBLE GEOID 18
ELEVATION (59.96)
ELEVATIONS SHOWN HEREON REFER TO NAVD OF 1988
8" PVC DR-18
54.54
15"RCP INV
55.5
15"RCP INV
55.3
56.1
56.62
18"RCP INV
58.35
58.48
58.42
58.58
58.68
57.4
57.2
56.8
57.4
57.2
57.1
58.1
58.3
57.9
58.79
18" RCP INV
58.4
58.6
58.3
58.7
58.87
18"RCP INV
55.1
55.7
56.7
57.2
57.4
57.7
58.1
58.3
58.4
58.6
58.7
59.1
59.2
59.6
59.8
60.1
60.3
60.4
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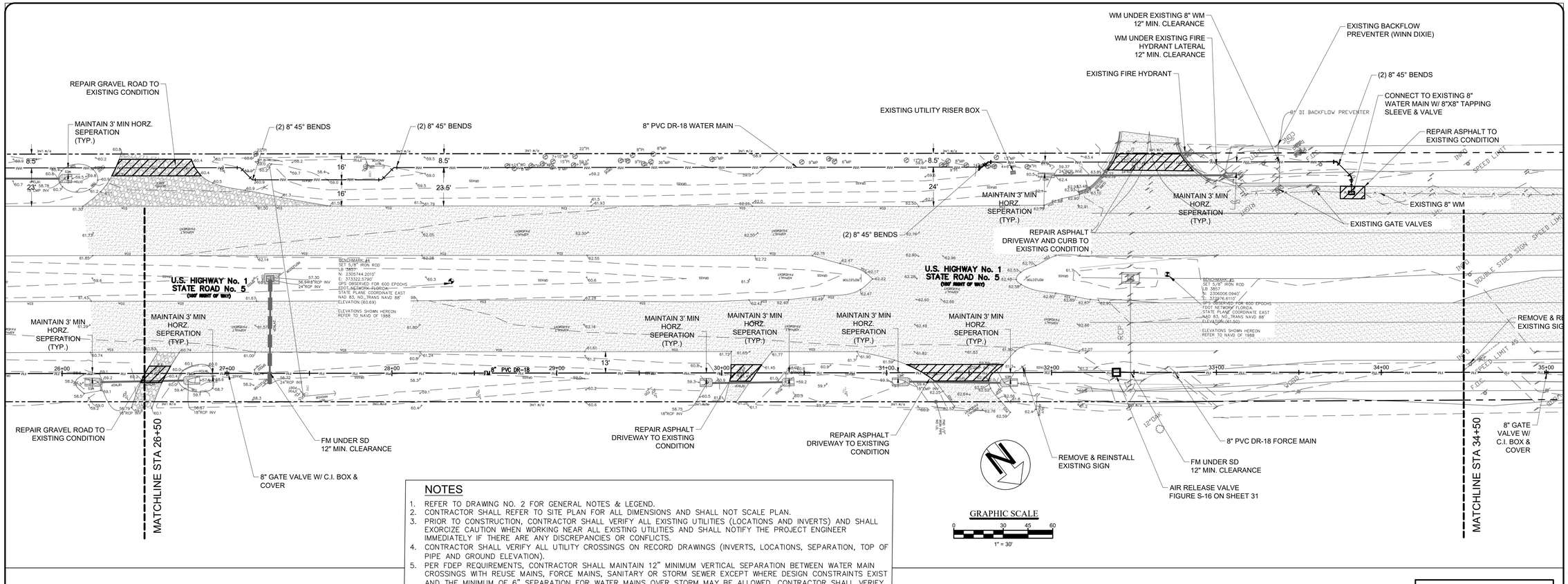

NOTES

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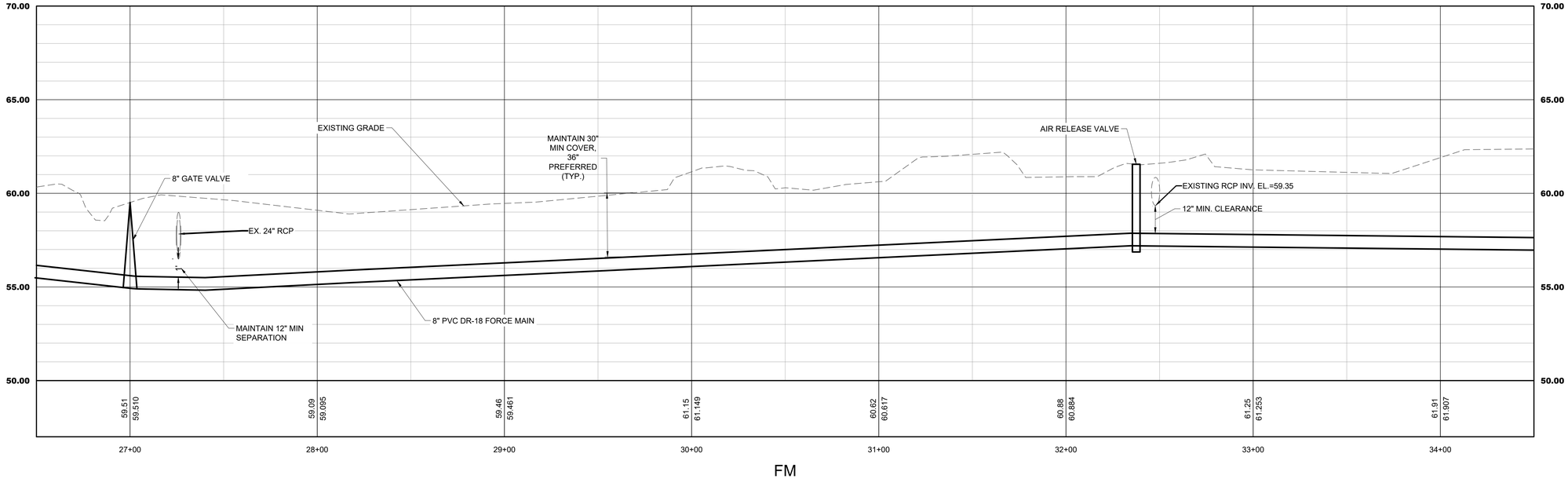
HORIZONTAL GRAPHIC SCALE
0 30 45 60
1" = 30'
VERTICAL SCALE
1" = 3'



FM
26+50.00 TO 34+50.00

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816
4201 BAYMEADOWS RD. SUITE E | JACKSONVILLE FLORIDA 32217
Ph. (904) 730-2223 | Fx. (904) 730-2226
Henry A. Torres Jr. No. 65043

No.	Revisions	By

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THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN DESIGNED IN ACCORDANCE WITH THE LOCALLY ADOPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY STATE AGENCIES MAY NOT BE ADDRESSED. NO EFFORT HAS BEEN MADE TO DETERMINE THE FINAL DESIGN FOR ANY PERMITTING AGENCY OTHER THAN THE TOWN AND AVA ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE ADDITIONAL REQUIREMENTS THAT MAY BE REQUIRED FOR ASTEVTION AND TREATMENT OF STORMWATER.

GREENBRIER OFFSITE

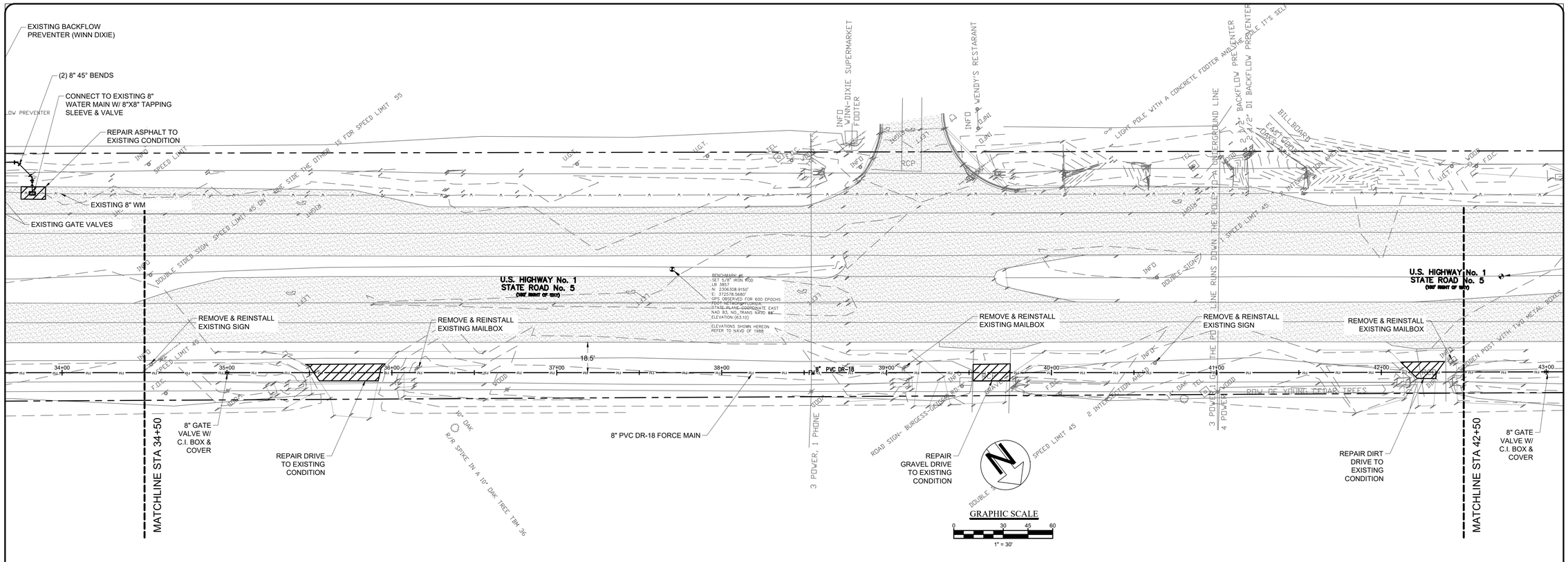
PLAN & PROFILE

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale: 1" = 30'
Sheet: 9 of 39

Z:\DWG\2021\21-019\21-019 OFFSITE FM\2-DESIGN\21-019 OFFSITE FM PNP.DWG
Dec 09, 2021 - 2:42pm



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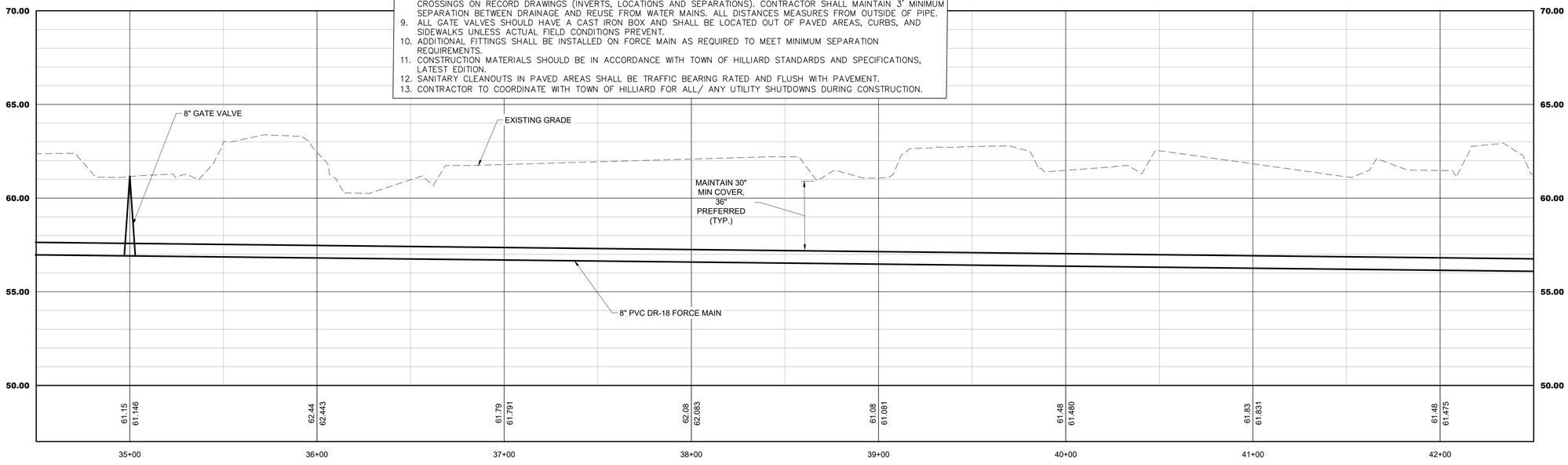
HORIZONTAL GRAPHIC SCALE
0 30 45 60
1" = 30'
VERTICAL SCALE
1" = 3'



FM
34+50.00 TO 42+50.00

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD, SUITE E | JACKSONVILLE, FLORIDA 32217
Ph. (904) 739-2223 | Fx. (904) 739-2226
Henry A. Verpe Jr. No. 48043

UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A FLORIDA REGISTERED ENGINEER ACTING AS AN AUTHORIZED AGENT OF AVA ENGINEERS, INC., IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY GOVERNMENTAL AGENCIES HAVE NOT BEEN USED. IT HAS BEEN USED TO DETERMINE THE FINAL DESIGN FOR PERMITTING PURPOSES ONLY AND THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE ALTERATIONS, MODIFICATIONS OR REPLACEMENT FOR RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER OFFSITE

PLAN & PROFILE

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale: 1" = 30'
Sheet: 10 of 39

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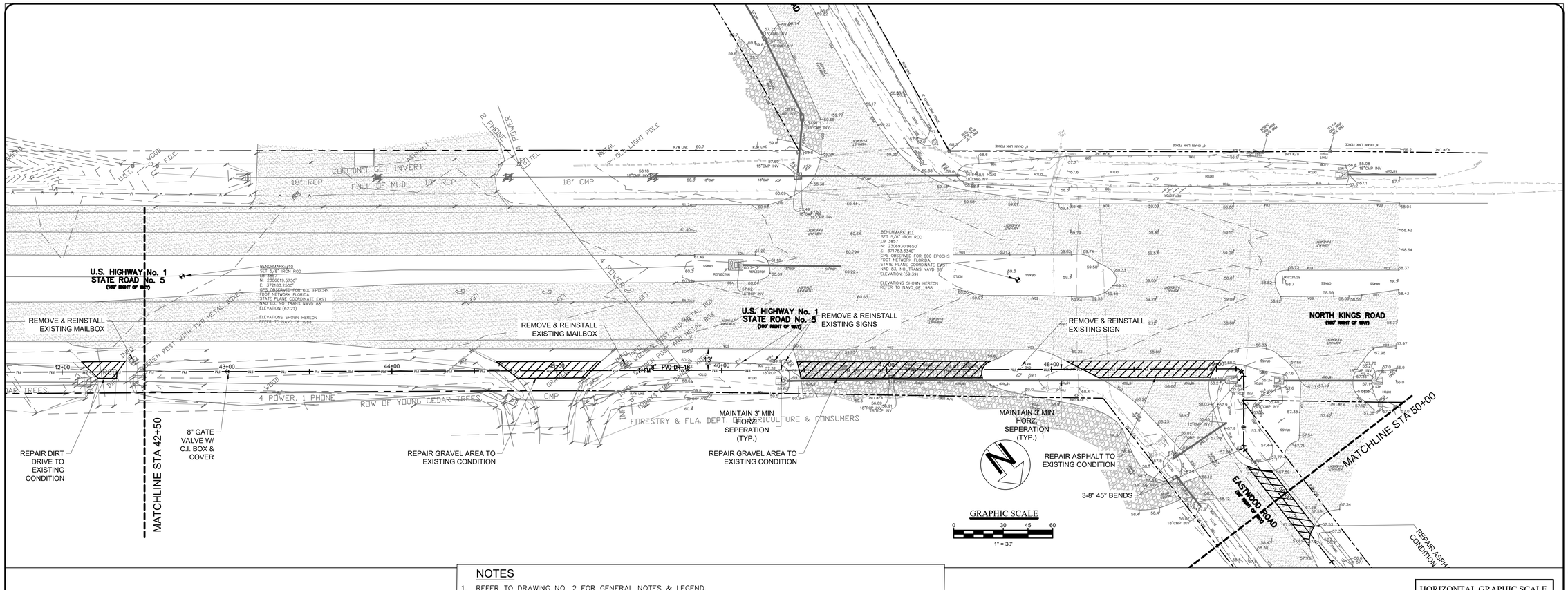

NOTES

1. REFER TO DRAWING NO. 2 FOR GENERAL NOTES & LEGEND.
2. CONTRACTOR SHALL REFER TO SITE PLAN FOR ALL DIMENSIONS AND SHALL NOT SCALE PLAN.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES (LOCATIONS AND INVERTS) AND SHALL EXORCIZE CAUTION WHEN WORKING NEAR ALL EXISTING UTILITIES AND SHALL NOTIFY THE PROJECT ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES OR CONFLICTS.
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10. ADDITIONAL FITTINGS SHALL BE INSTALLED ON FORCE MAIN AS REQUIRED TO MEET MINIMUM SEPARATION REQUIREMENTS.
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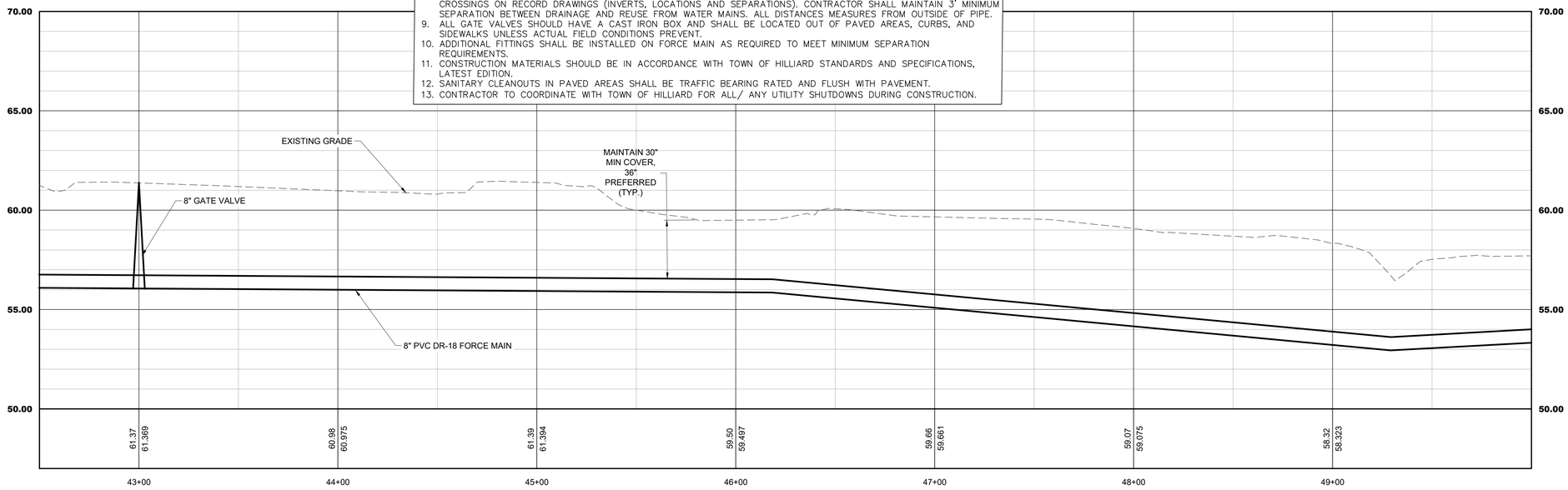
HORIZONTAL GRAPHIC SCALE
0 30 45 60
1" = 30'
VERTICAL SCALE
1" = 3'



FM
42+50.00 TO 50+00.00

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816
4201 BAYMEADOWS RD. SUITE 5 | JACKSONVILLE, FLORIDA 32207
Ph. (904) 739-3223 | Fx. (904) 739-3226
Henry A. Verpe Jr. No. 48043

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GREENBRIER OFFSITE

PLAN & PROFILE

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale: 1" = 30'
Sheet: 11 of 39

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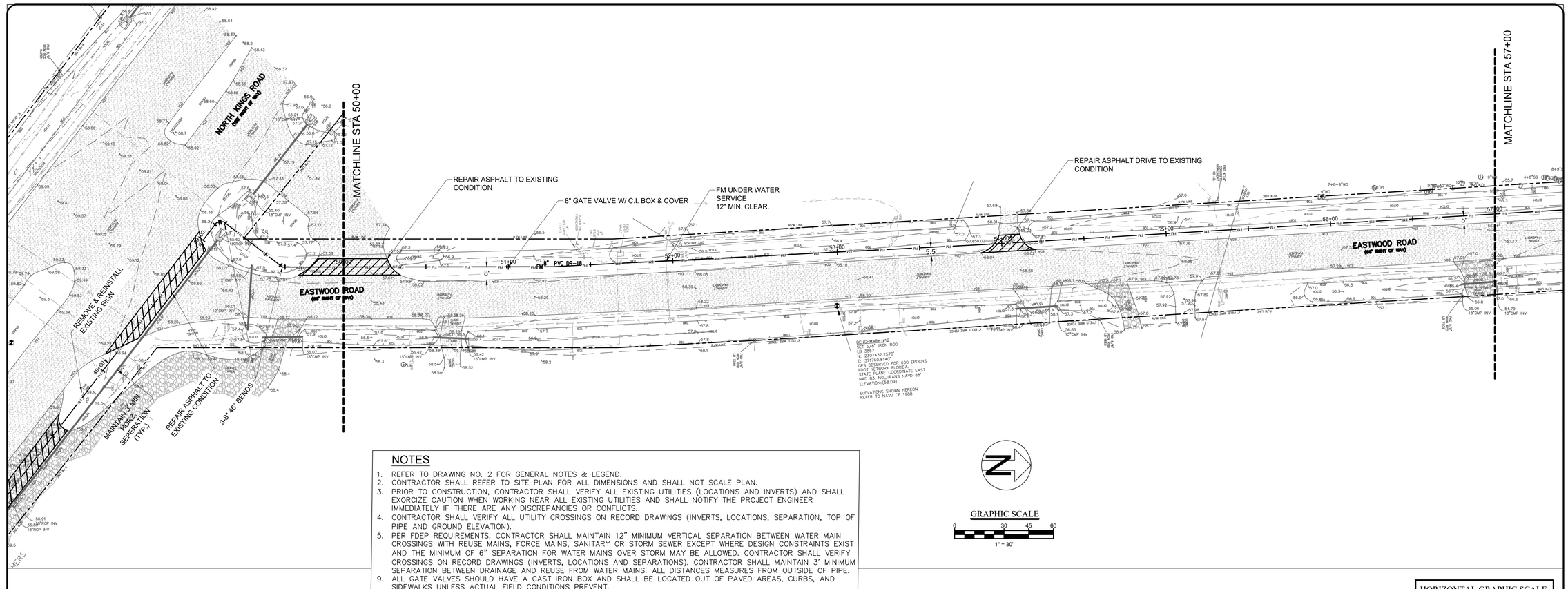

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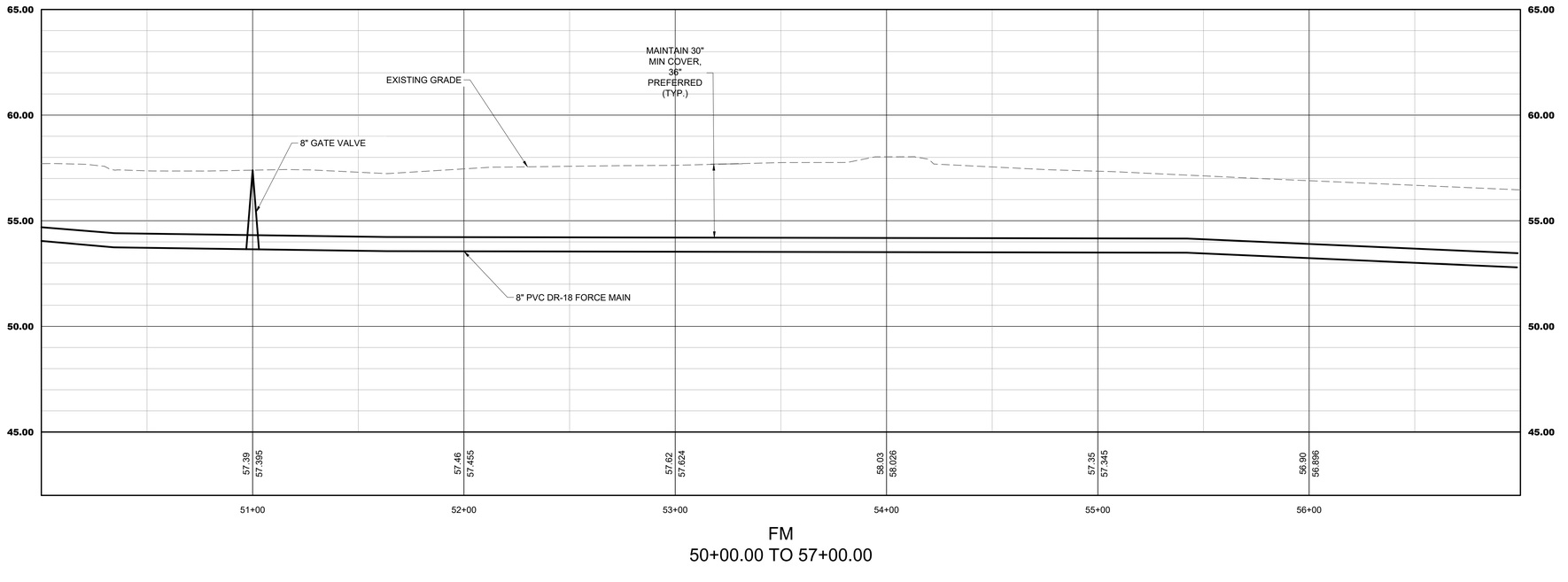
GRAPHIC SCALE
0 30 45 60
1" = 30'

HORIZONTAL GRAPHIC SCALE
0 30 45 60
1" = 30'
VERTICAL SCALE
1" = 3'



FM
50+00.00 TO 57+00.00

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816I
420 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE, FLORIDA 32207
Ph. (904) 739-2223 | Fx. (904) 739-2276
Henry A. Torres Jr., No. 65043

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GREENBRIER OFFSITE

PLAN & PROFILE

NASSAU FLORIDA

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale: 1" = 30'
Sheet: 12 of 39

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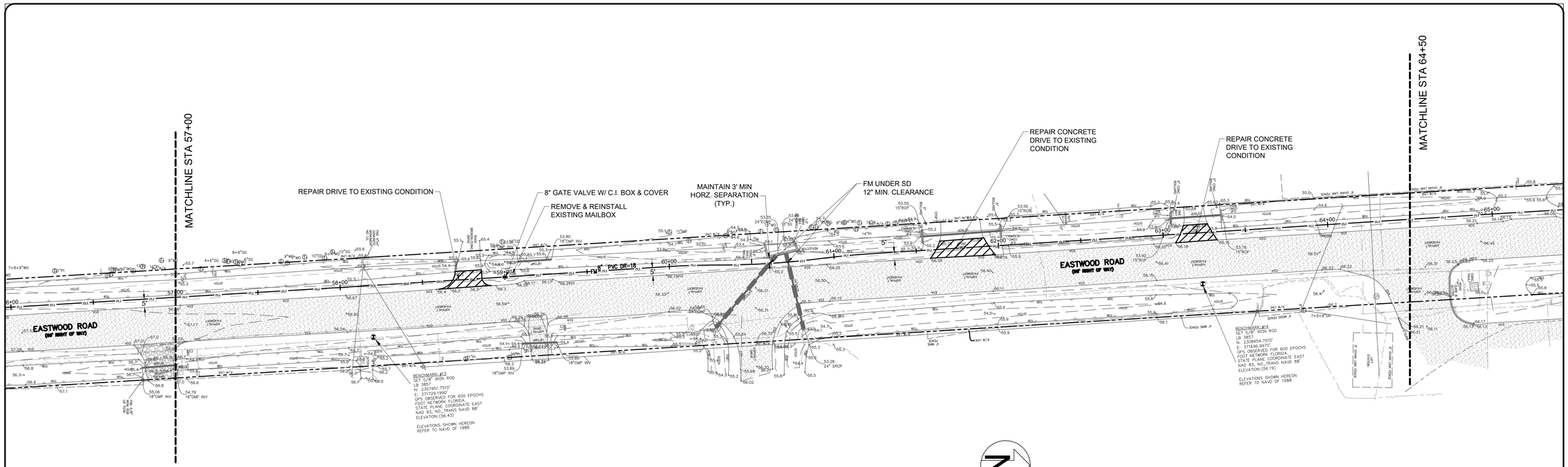

GRAPHIC SCALE
0 30 45 60
1" = 30'

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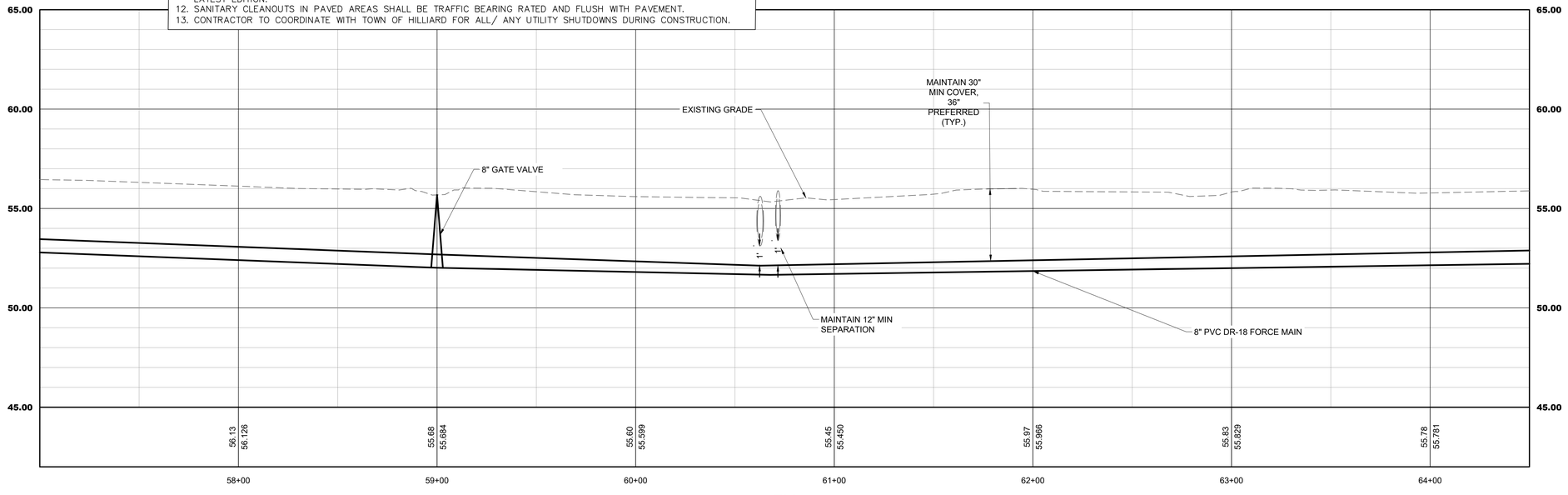
HORIZONTAL GRAPHIC SCALE
0 30 45 60
1" = 30'
VERTICAL SCALE
1" = 3'



FM
57+00.00 TO 64+50.00

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816
4201 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE, FLORIDA 32207
PH. (904) 739-2223 | FX. (904) 739-2226
Henry A. Verrey Jr. No. 65043

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THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS AND DESCRIBED IN THE ACCOMPANYING REPORT, IS DESIGNED, ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY OTHER AGENCIES HAVE NOT BEEN CONSIDERED. WE HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR WHICH WE ASSUME NO RESPONSIBILITY. THE OWNER MUST ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE MODIFICATIONS WHICH MAY BE REQUIRED BY LAW FOR RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER OFFSITE

PLAN & PROFILE

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale: 1" = 30'
Sheet: 13 of 39

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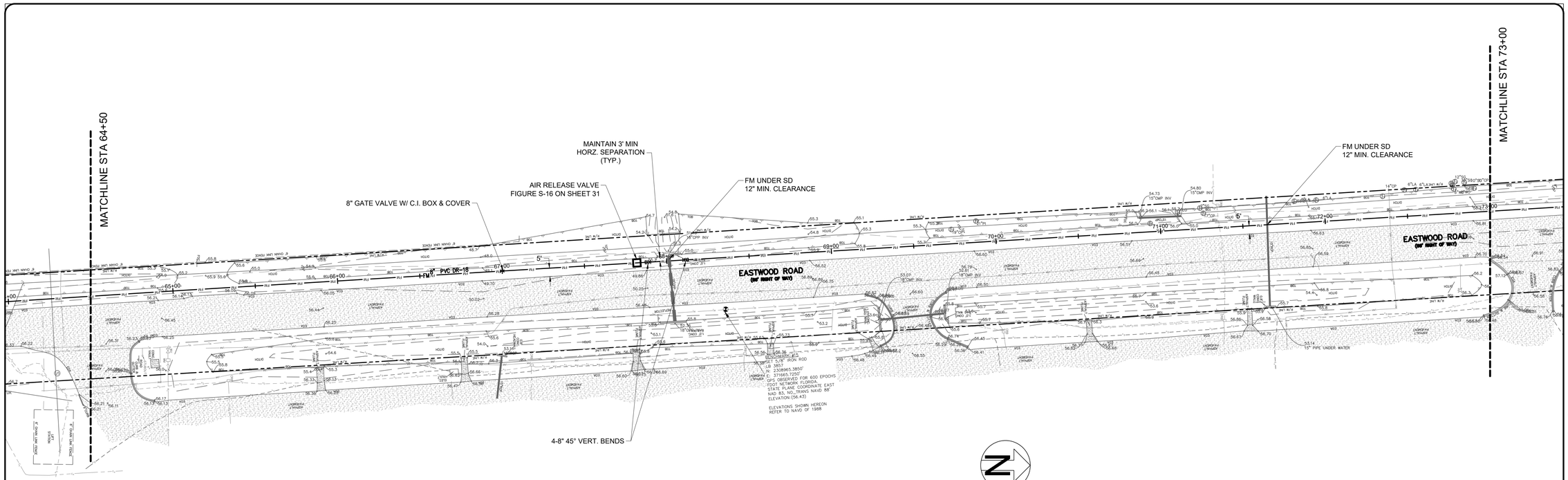
Dec 03, 2024 - 2:42pm



GRAPHIC SCALE

0 30 45 60

1" = 30'

NOTES

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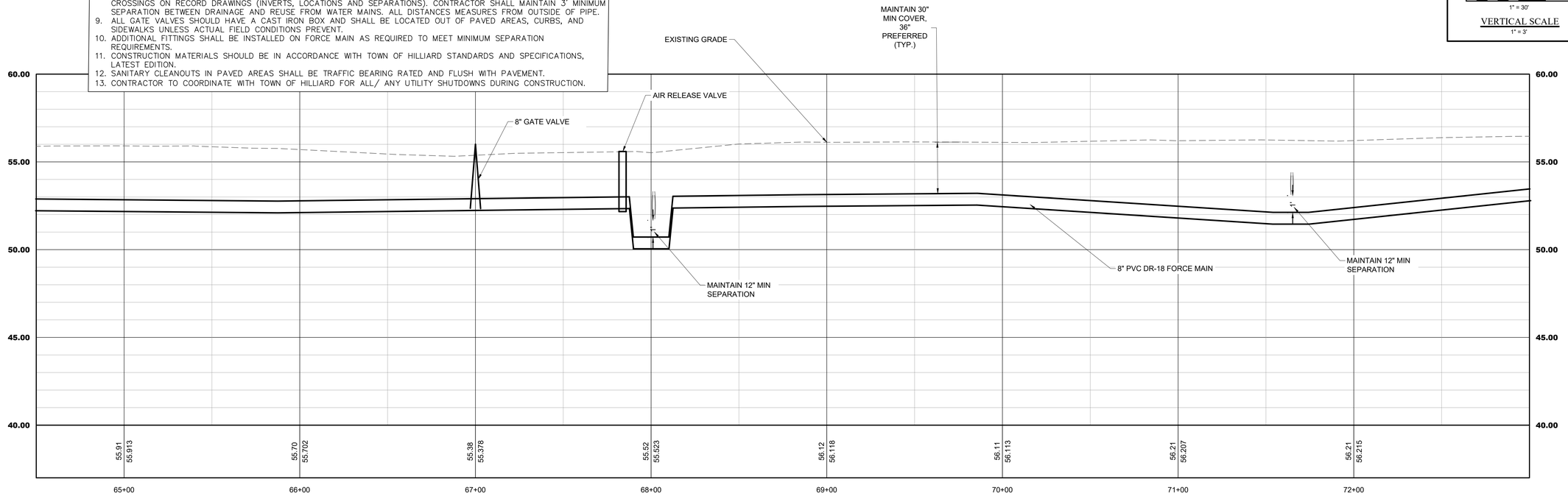
HORIZONTAL GRAPHIC SCALE

0 30 45 60

1" = 30'

VERTICAL SCALE

1" = 3'



FM
64+50.00 TO 73+00.00

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-2223 | Fx. (904) 730-2226
Henry A. Verpe Jr., No. 65043

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GREENBRIER OFFSITE

PLAN & PROFILE

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale: 1" = 30'
Sheet: 14 of 39

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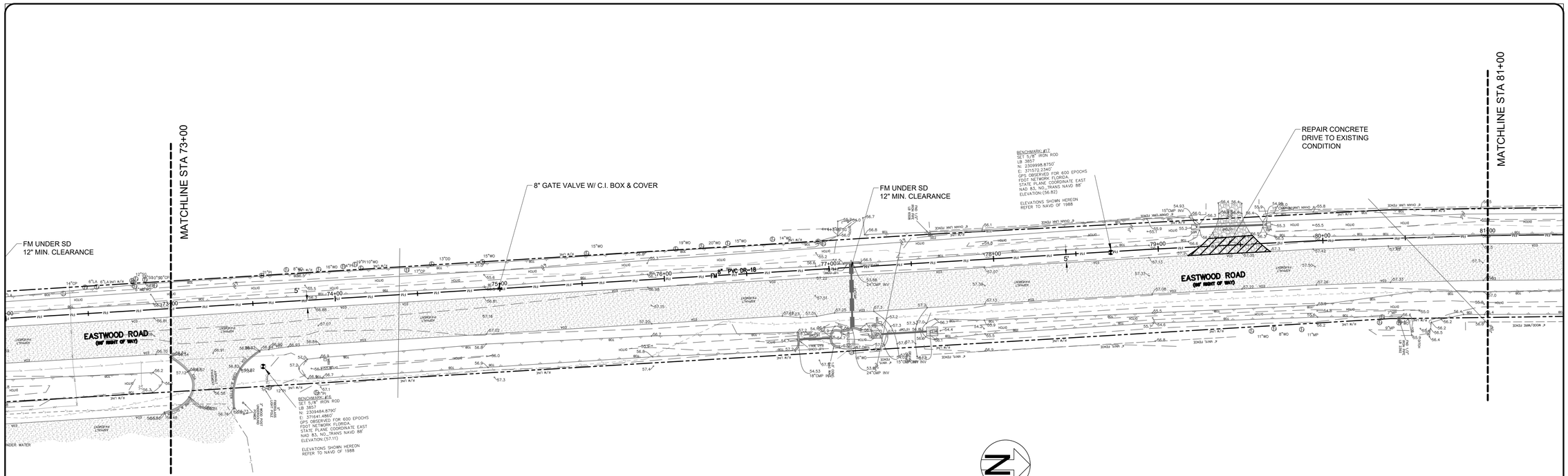
Dec 09, 2024 - 2:42pm



GRAPHIC SCALE

0 30 45 60

1" = 30'

NOTES

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HORIZONTAL GRAPHIC SCALE

0 30 45 60

1" = 30'

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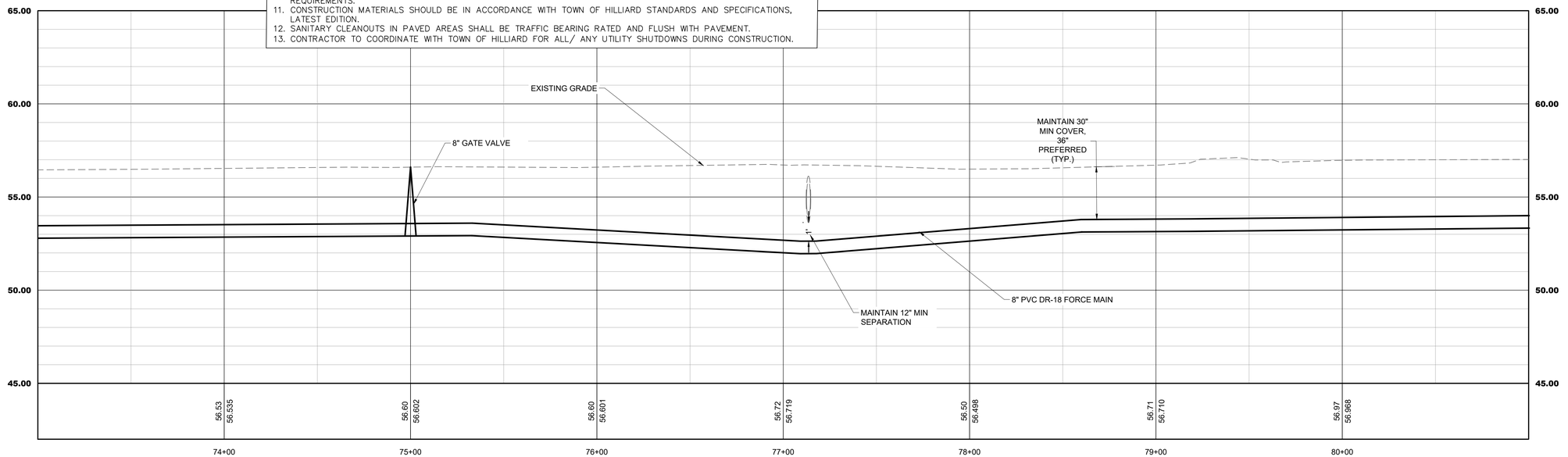

FM
73+00.00 TO 81+00.00

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD, SUITE E | JACKSONVILLE, FLORIDA 32207
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GREENBRIER OFFSITE

PLAN & PROFILE

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale: 1" = 30'
Sheet: 15 of 39

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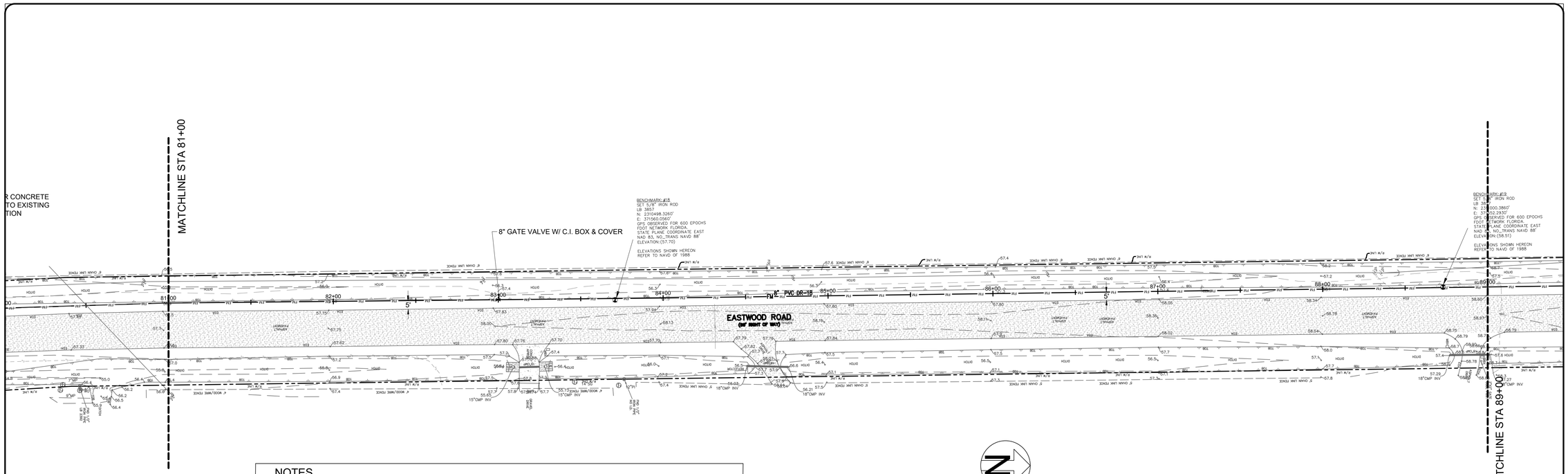

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1" = 30'

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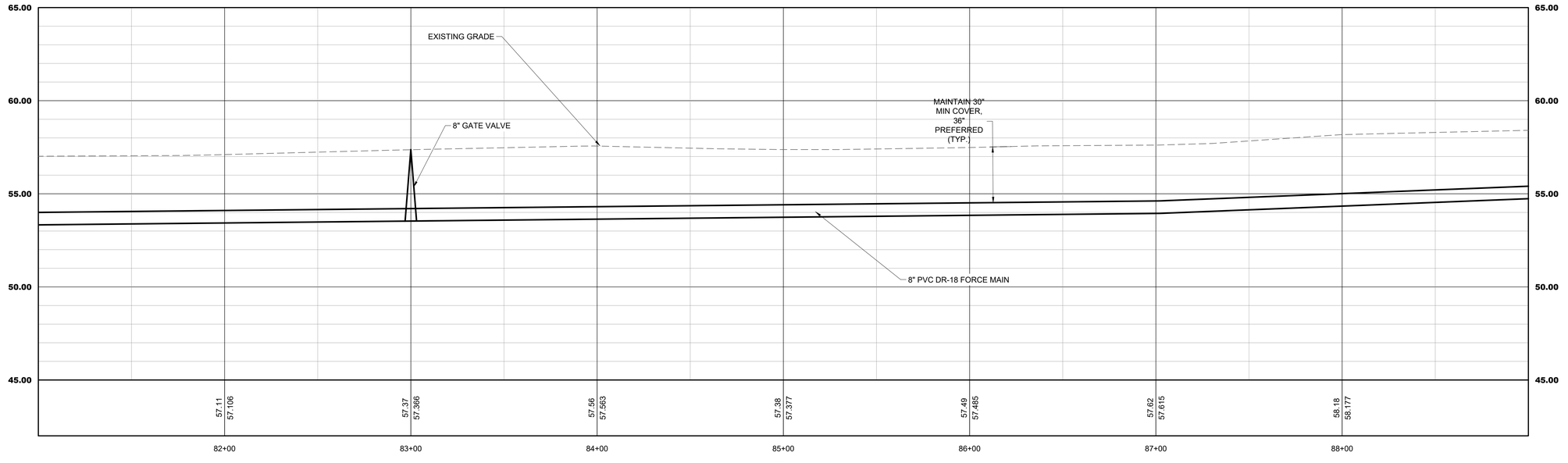
VERTICAL SCALE
1" = 3'



FM
81+00.00 TO 89+00.00

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816
4201 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE FLORIDA 32217
Ph. (904) 739-2223 | Fx. (904) 739-2226
Henry A. Verpe Jr. No. 48048

UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A FLORIDA REGISTERED ENGINEER ACTING AS AN EMPLOYEE OF AVA ENGINEERS, INC., IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS AND DESCRIBED IN THE STORMWATER REPORT, IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICE, HOWEVER, I CERTIFY THAT I HAVE NOT HAD THE OPPORTUNITY TO DETERMINE IF THE DESIGN DOES OR DOES NOT COMPLY WITH ALL LOCAL, STATE AND FEDERAL DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT. I ALSO CERTIFY THAT I HAVE NOT BEEN USED TO DETERMINE THE FINAL DESIGN FOR THE STORMWATER SYSTEM AND THAT I DO NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE MODIFICATIONS REQUIRED BY THE PERMITTING AGENCY FOR RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER OFFSITE

PLAN & PROFILE

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale: 1" = 30'
Sheet: 16 of 39

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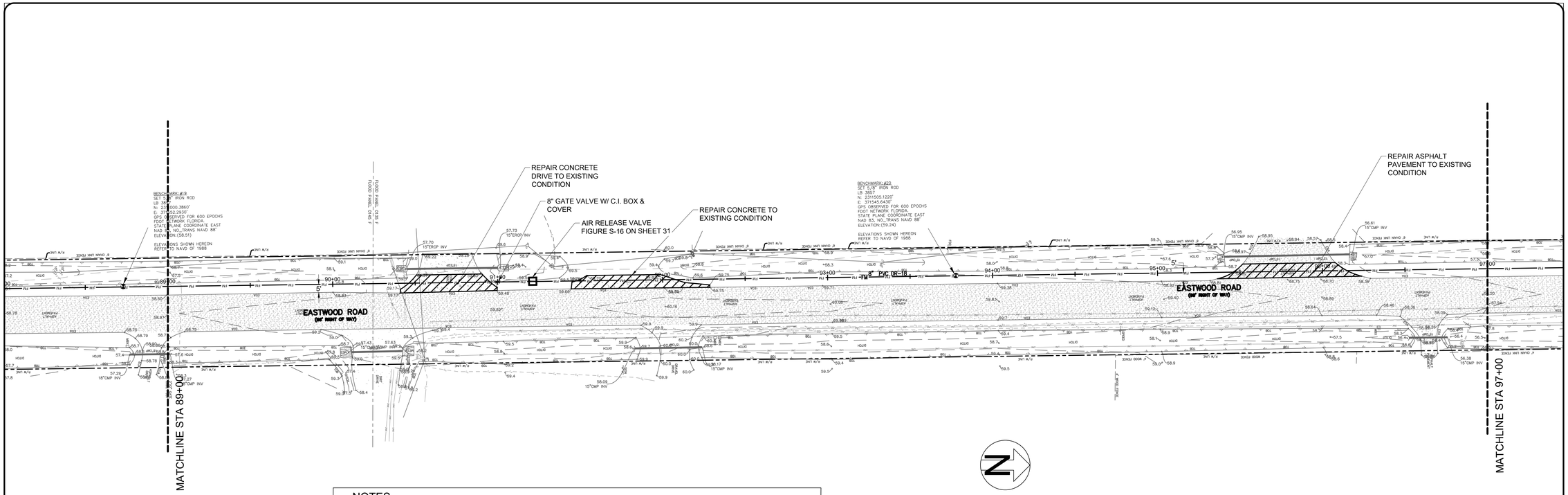
Dec 09, 2024 - 2:42pm



GRAPHIC SCALE
0 30 45 60
1" = 30'

NOTES

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10. ADDITIONAL FITTINGS SHALL BE INSTALLED ON FORCE MAIN AS REQUIRED TO MEET MINIMUM SEPARATION REQUIREMENTS.
11. CONSTRUCTION MATERIALS SHOULD BE IN ACCORDANCE WITH TOWN OF HILLIARD STANDARDS AND SPECIFICATIONS, LATEST EDITION.
12. SANITARY CLEANOUTS IN PAVED AREAS SHALL BE TRAFFIC BEARING RATED AND FLUSH WITH PAVEMENT.
13. CONTRACTOR TO COORDINATE WITH TOWN OF HILLIARD FOR ALL/ ANY UTILITY SHUTDOWNS DURING CONSTRUCTION.

HORIZONTAL GRAPHIC SCALE
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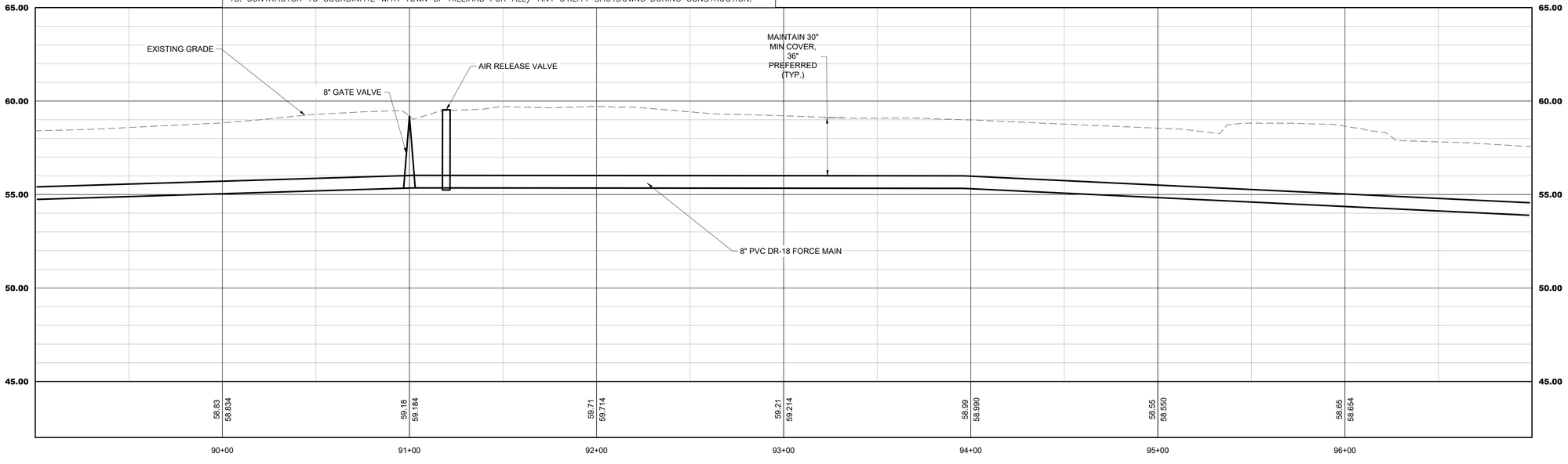
1" = 30'
VERTICAL SCALE
1" = 3'



FM
89+00.00 TO 97+00.00

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816
4201 BAYMEADOWS RD. SUITE E | JACKSONVILLE FLORIDA 32217
Ph. (904) 730-2223 | Fx. (904) 730-2226
Henry A. Torres Jr. No. 48043

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THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY GOVERNMENTAL AGENCIES HAVING JURISDICTION HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR STORMWATER MANAGEMENT. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE ADVERSE STORMWATER RUNOFF IMPACTS DUE TO THE DESIGN FOR RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER OFFSITE

FLORIDA

PLAN & PROFILE

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale: 1" = 30'
Sheet: 17 of 39

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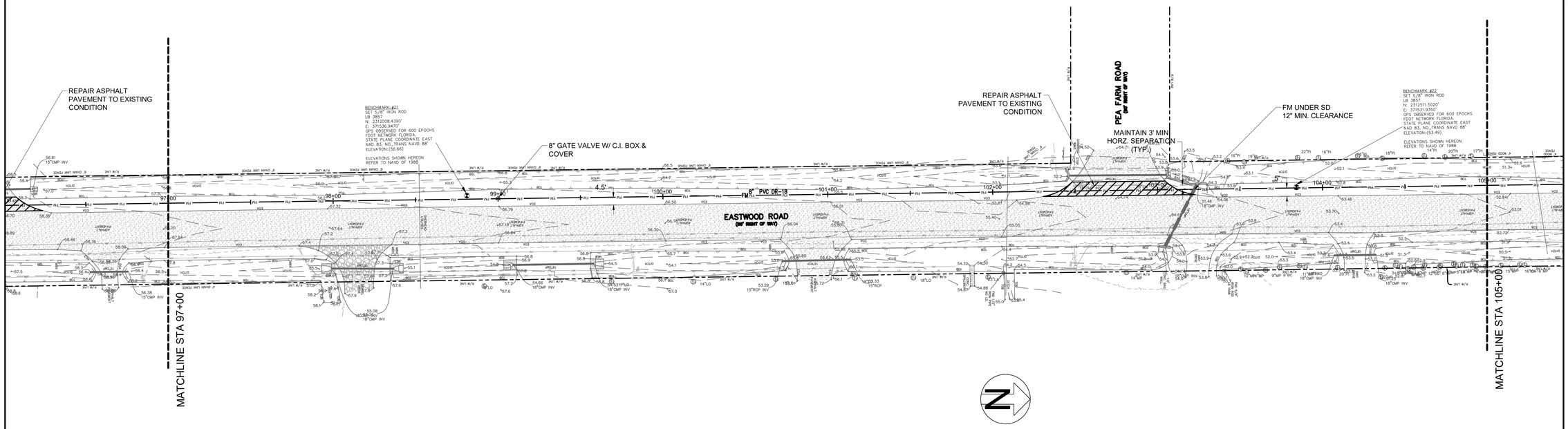
Dec 03, 2024 - 2:42pm



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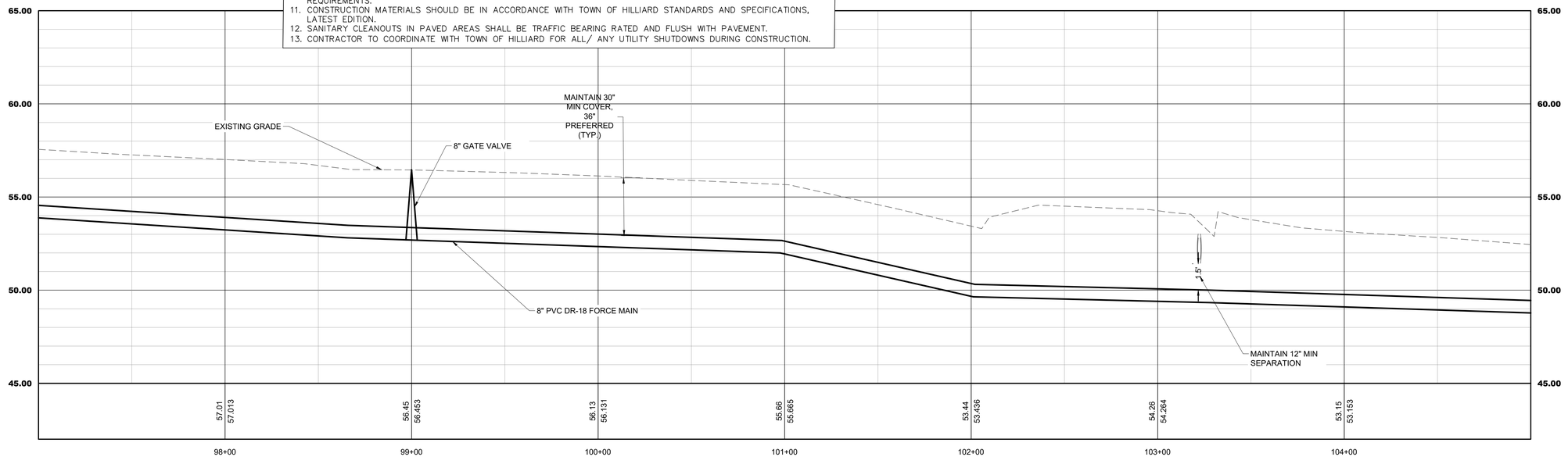
HORIZONTAL GRAPHIC SCALE
0 30 45 60
1" = 30'
VERTICAL SCALE
1" = 3'



FM
97+00.00 TO 105+00.00

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816
4201 BAYMEADOWS RD. SUITE 5 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 739-2223 | Fx. (904) 739-2276
Henry A. Verpe Jr., No. 48943

UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A FLORIDA REGISTERED ENGINEER ACTING AS AN AUTHORIZED AGENT OF THE ENGINEER OF RECORD, IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS ARE CONCEPTUAL IN NATURE AND ARE BASED ON GENERALLY ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY GOVERNMENTAL AGENCIES HAVING JURISDICTION MAY HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR ALL PERMITTING PURPOSES. THE ENGINEER OF RECORD DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE ALTERATIONS TO THE STORMWATER SYSTEM REQUIRED BY THE GOVERNMENT FOR RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER OFFSITE

PLAN & PROFILE

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale: 1" = 30'
Sheet: 18 of 39

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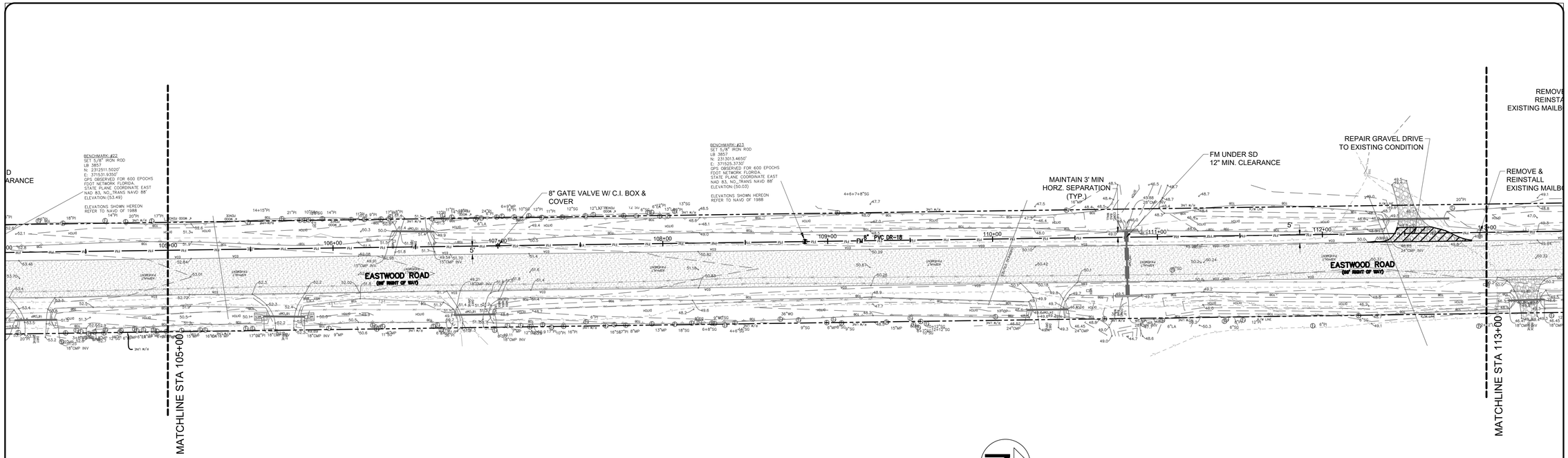

GRAPHIC SCALE
0 30 45 60
1" = 30'

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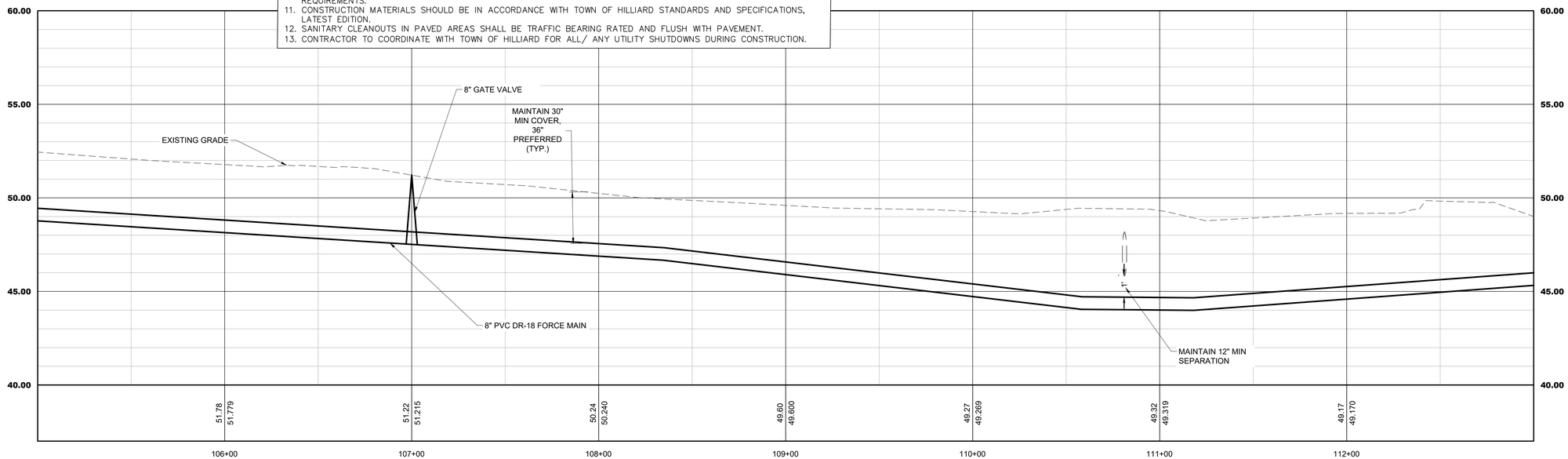
HORIZONTAL GRAPHIC SCALE
0 30 45 60
1" = 30'
VERTICAL SCALE
1" = 3'



FM
105+00.00 TO 113+00.00

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816
4201 BELFORD PKWY, SUITE 5 | JACKSONVILLE, FLORIDA 32207
Ph. (904) 730-2223 | Fx. (904) 730-2226
Henry A. Verpe Jr., No. 65043

No.	Revisions	By

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GREENBRIER OFFSITE

PLAN & PROFILE

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale: 1" = 30'
Sheet: 19 of 39

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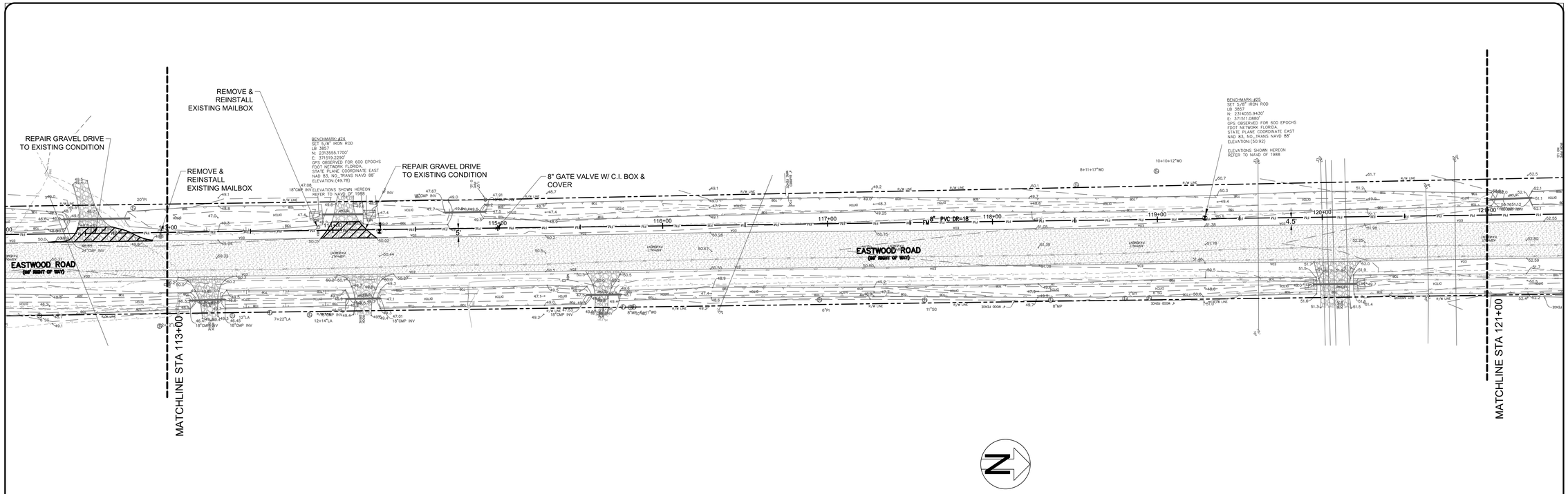

GRAPHIC SCALE

0 30 45 60

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HORIZONTAL GRAPHIC SCALE

0 30 45 60

1" = 30'

VERTICAL SCALE

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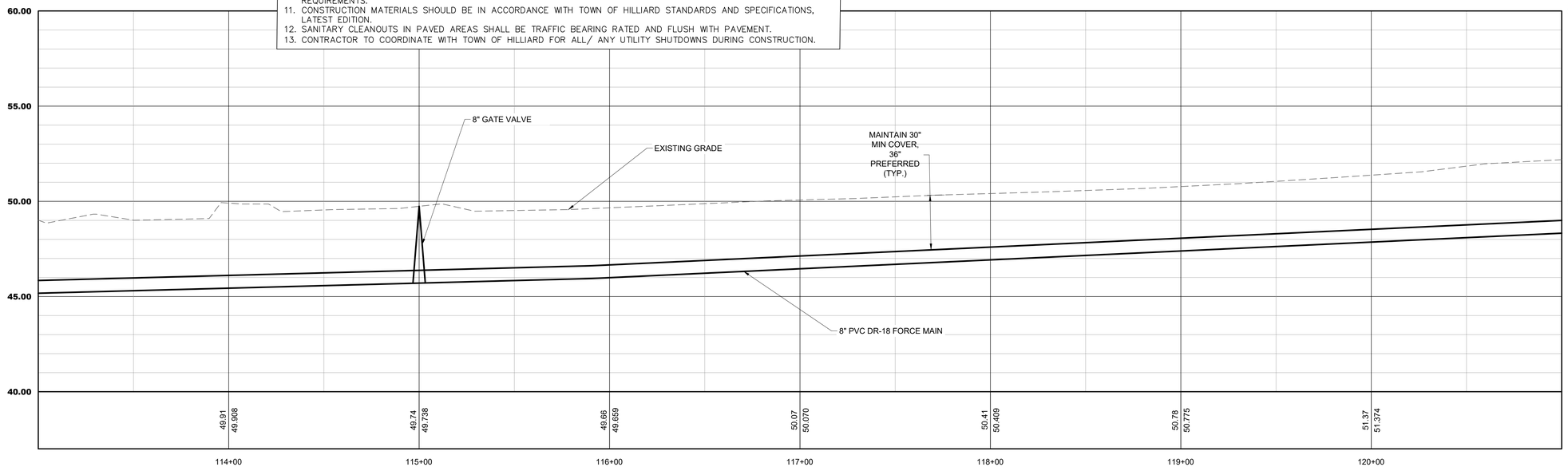

FM
113+00.00 TO 121+00.00

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008186
4201 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE FLORIDA 32207
Ph. (904) 730-2223 | Fx. (904) 730-2226
Henry A. Torres Jr., No. 65043

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GREENBRIER OFFSITE

PLAN & PROFILE

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale: 1" = 30'
Sheet: 20 of 39

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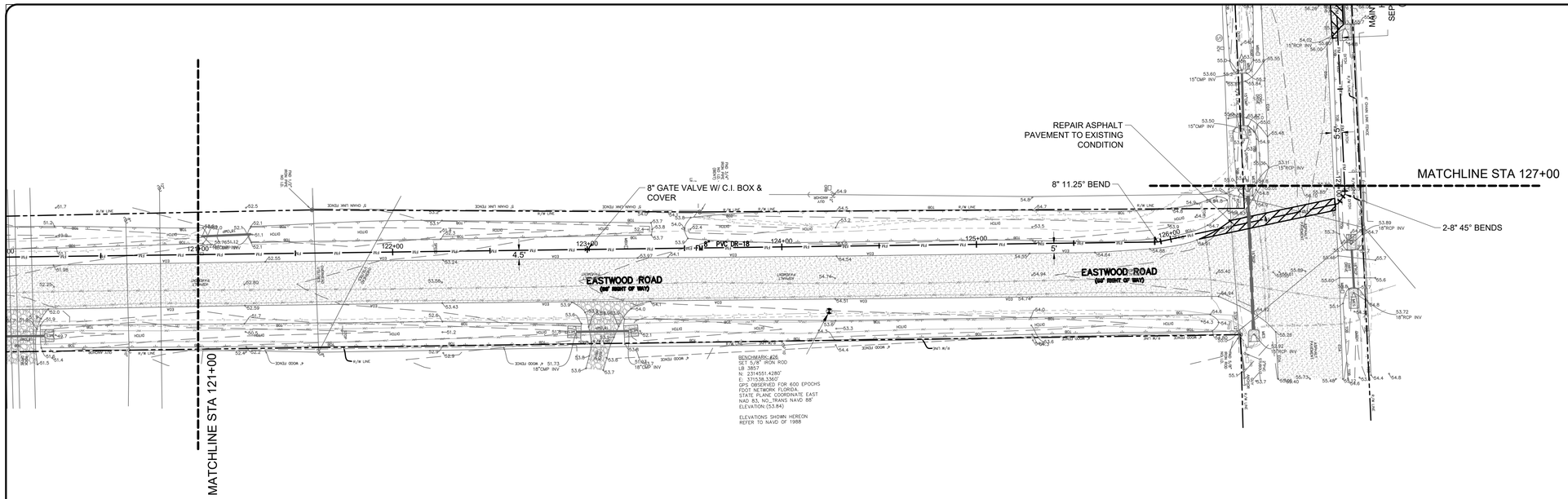

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GRAPHIC SCALE
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HORIZONTAL GRAPHIC SCALE
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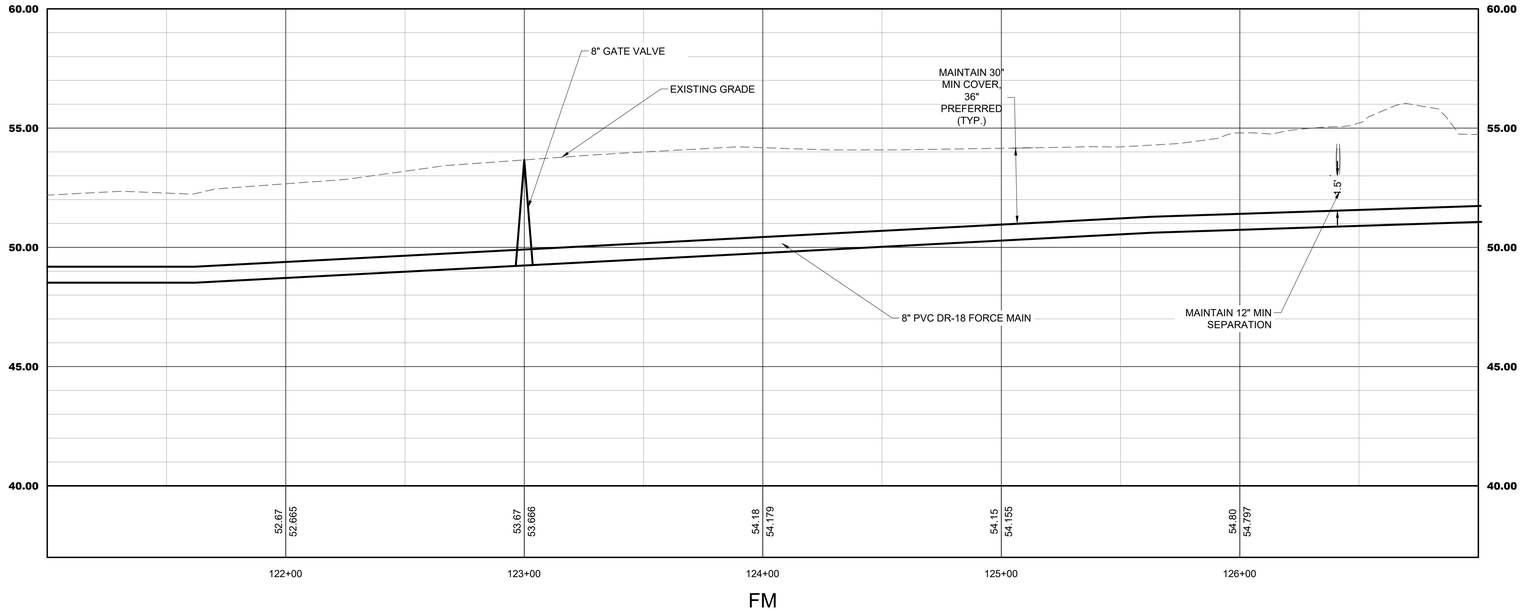

FM
121+00.00 TO 127+00.00

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-2223 | Fx. (904) 730-2226
Henry A. Verpe, Jr. No. 62043

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GREENBRIER OFFSITE

PLAN & PROFILE

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale: 1" = 30'
Sheet: 21 of 39

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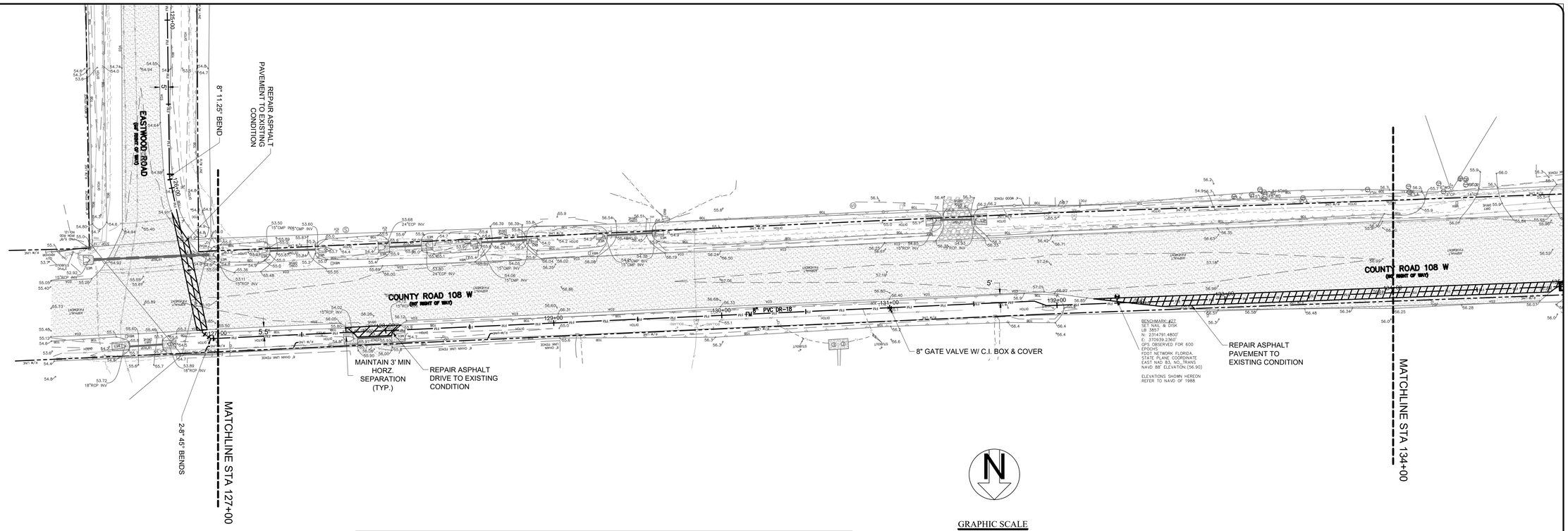
Dec 03, 2021 - 2:42pm



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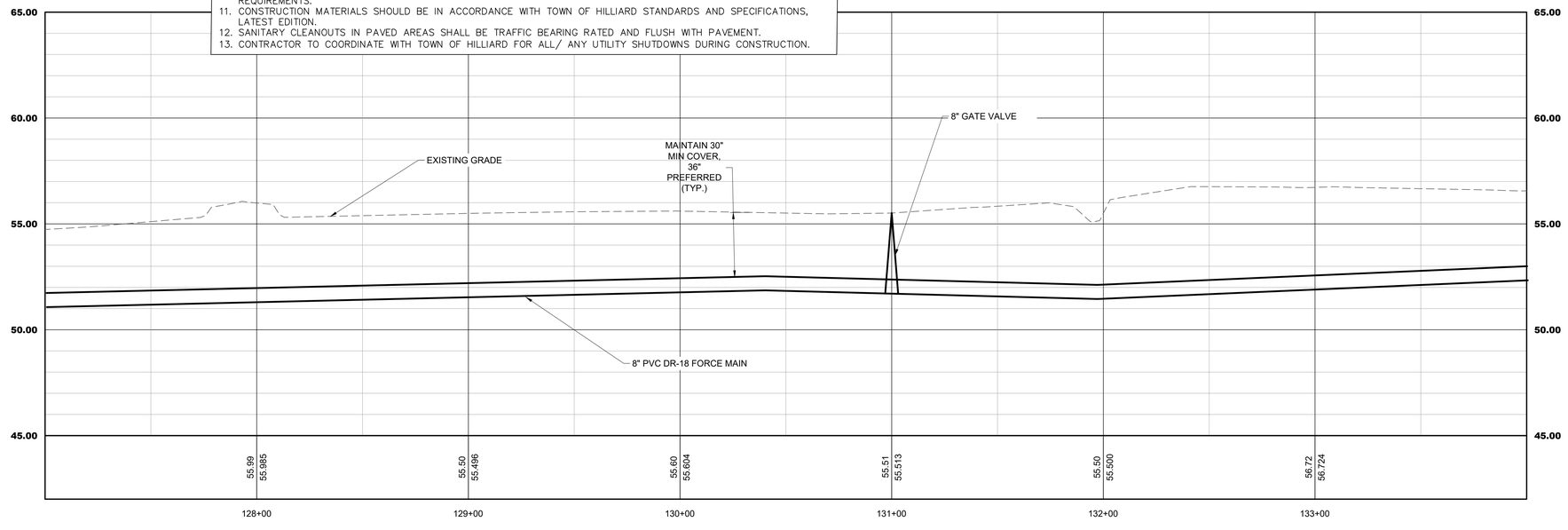
HORIZONTAL GRAPHIC SCALE
0 30 45 60
1" = 30'
VERTICAL SCALE
1" = 3'



FM
127+00.00 TO 134+00.00

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816I
4201 BAYMEADOWS RD. SUITE E | JACKSONVILLE FLORIDA 32207
Ph. (904) 730-2223 | Fx. (904) 730-2226
Henry A. Torres Jr. No. 48049

UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A FLORIDA REGISTERED ENGINEER ACTING AS AN AUTHORIZED AGENT OF AVA ENGINEERS, INC., IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

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GREENBRIER OFFSITE

PLAN & PROFILE

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale: 1" = 30'
Sheet: 22 of 39

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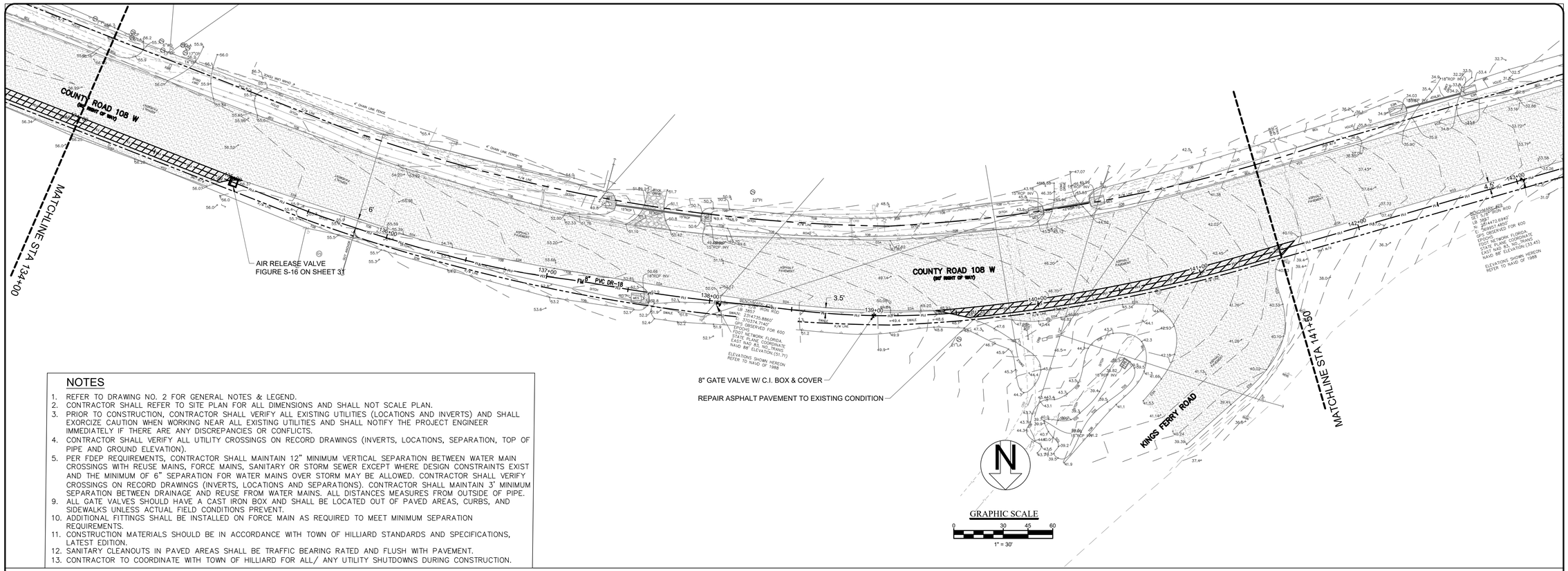

NOTES

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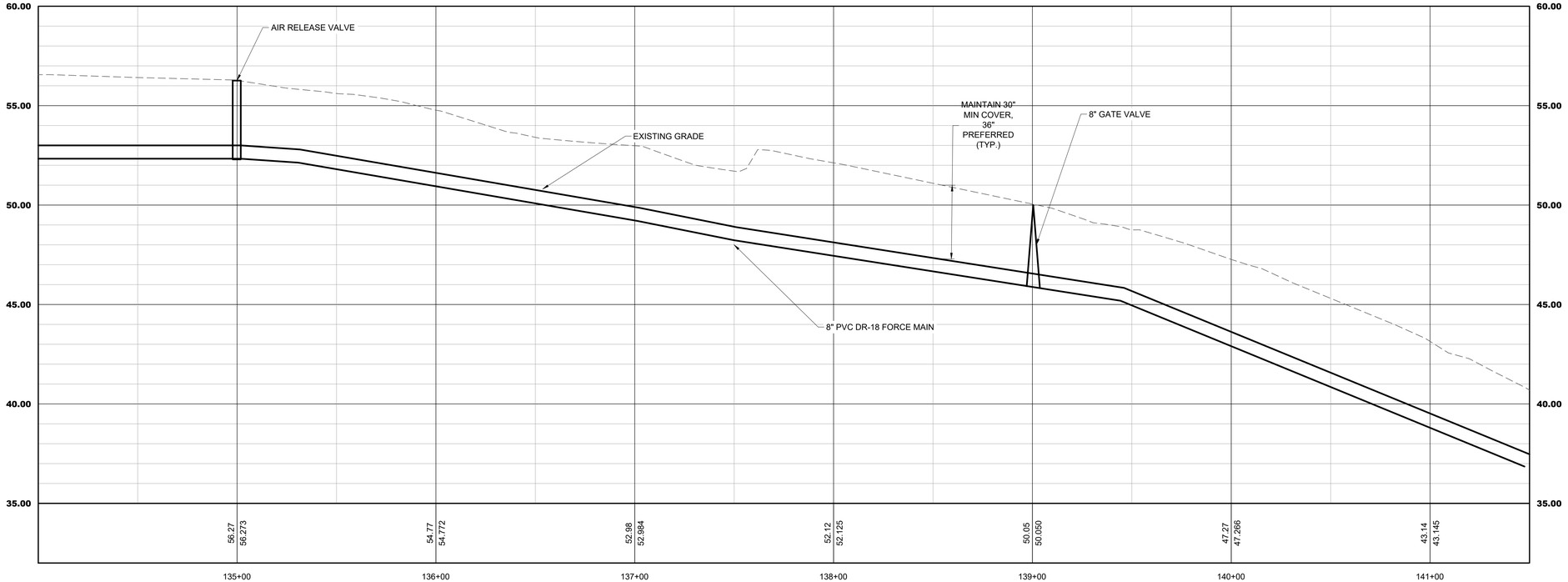

FM
134+00.00 TO 141+50.00

HORIZONTAL GRAPHIC SCALE
0 30 45 60
1" = 30'
VERTICAL SCALE
1" = 3'

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 739-2223 | Fx. (904) 739-2226
Henry A. Verpe Jr., No. 65043

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GREENBRIER OFFSITE

PLAN & PROFILE

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale: 1" = 30'
Sheet: 23 of 39

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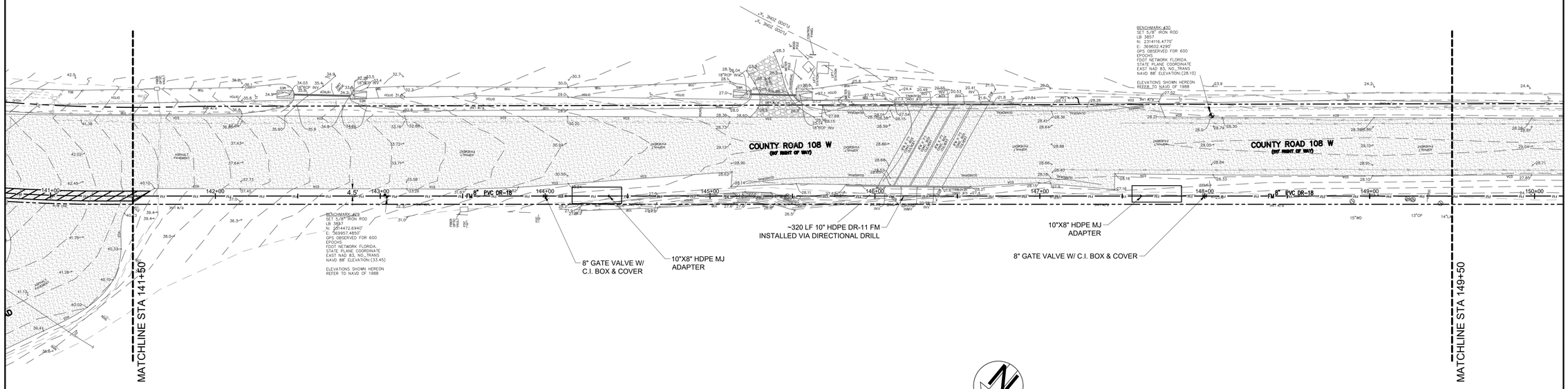

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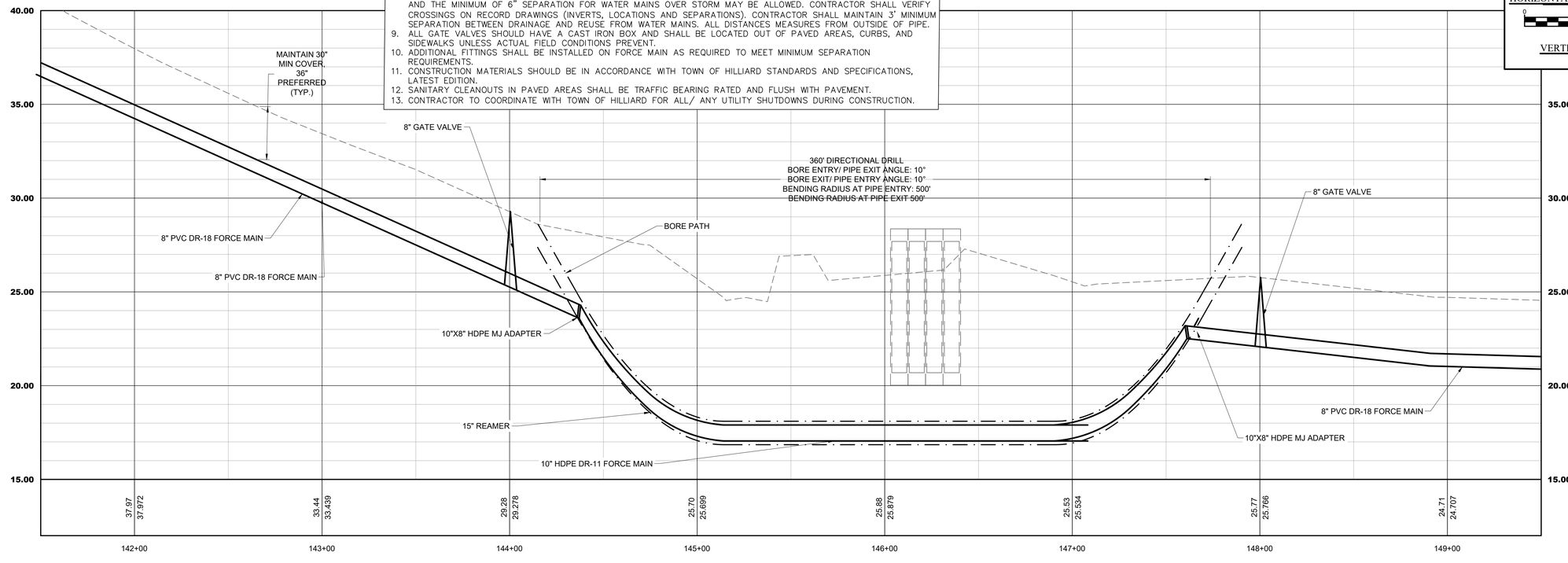

FM
141+50.00 TO 149+50.00

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816
4201 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE, FLORIDA 32207
Ph. (904) 730-2223 | Fx. (904) 730-2226
Henry A. Verpe, Jr. No. 65043

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GREENBRIER OFFSITE

PLAN & PROFILE

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale: 1" = 30'
Sheet: 24 of 39

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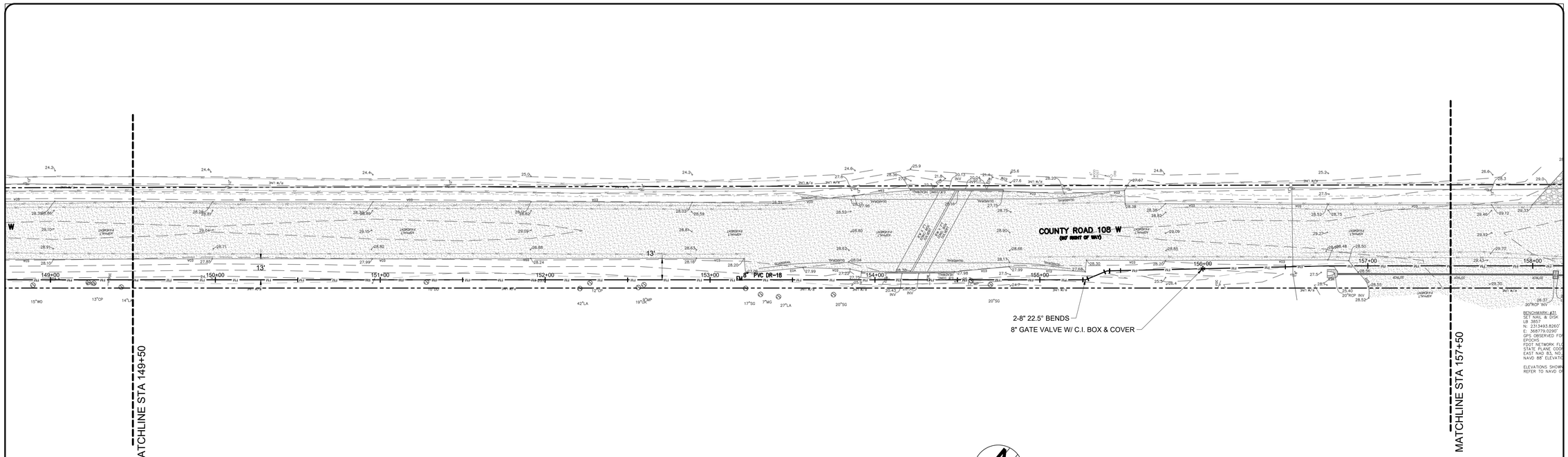

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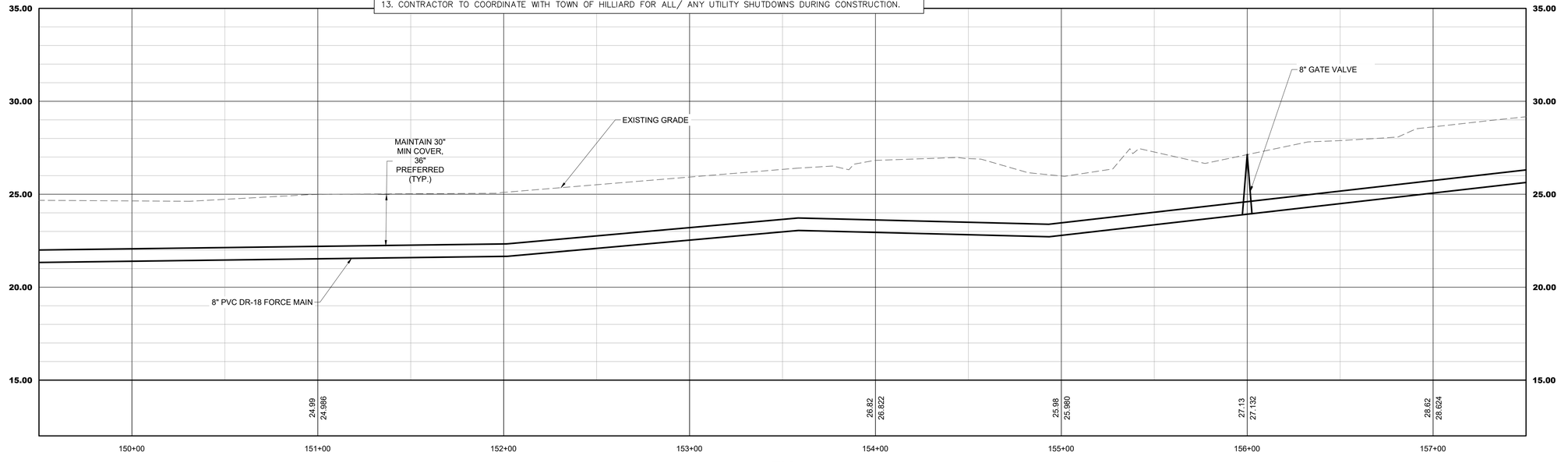

FM
149+50.00 TO 157+50.00

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816
4201 BAYMEADOWS RD. SUITE 5 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-2223 | Fx. (904) 730-2226
Henry A. Verpe Jr. No. 48943

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GREENBRIER OFFSITE

PLAN & PROFILE

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale: 1" = 30'
Sheet: 25 of 39

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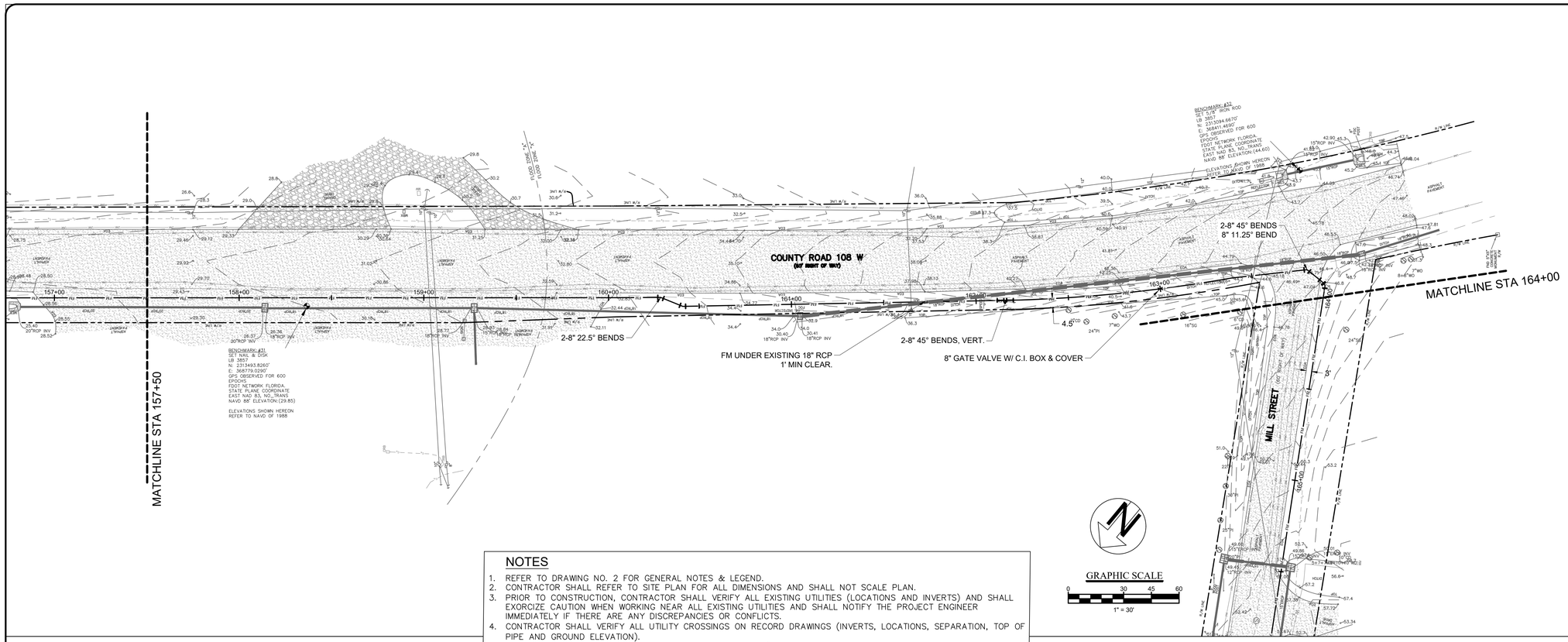

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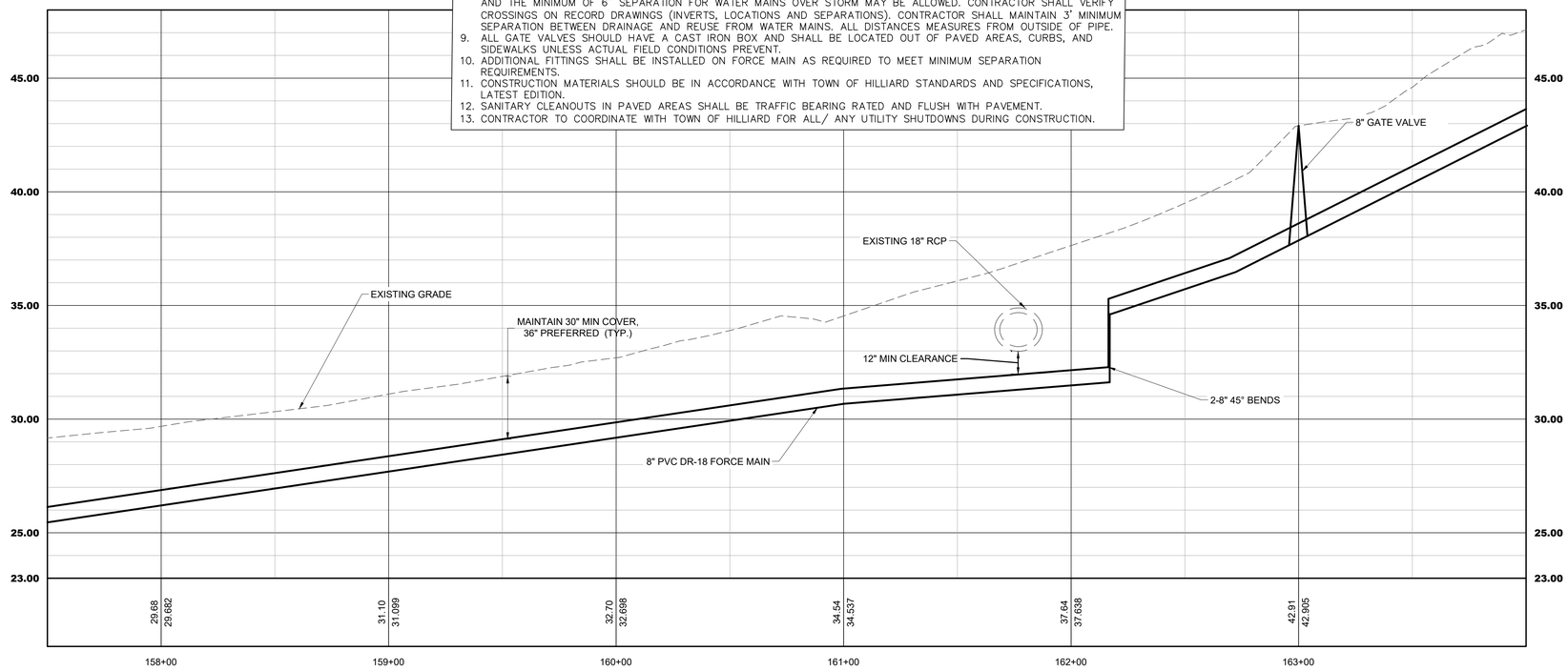

FM
157+50.00 TO 164+00.00

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816I
4201 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE FLORIDA 32207
Ph. (904) 730-2223 | Fx. (904) 730-2226
Henry A. Verpe Jr. No. 48048

No.	Revisions	By

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GREENBRIER OFFSITE

PLAN & PROFILE

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale: 1" = 30'
Sheet: 26 of 39

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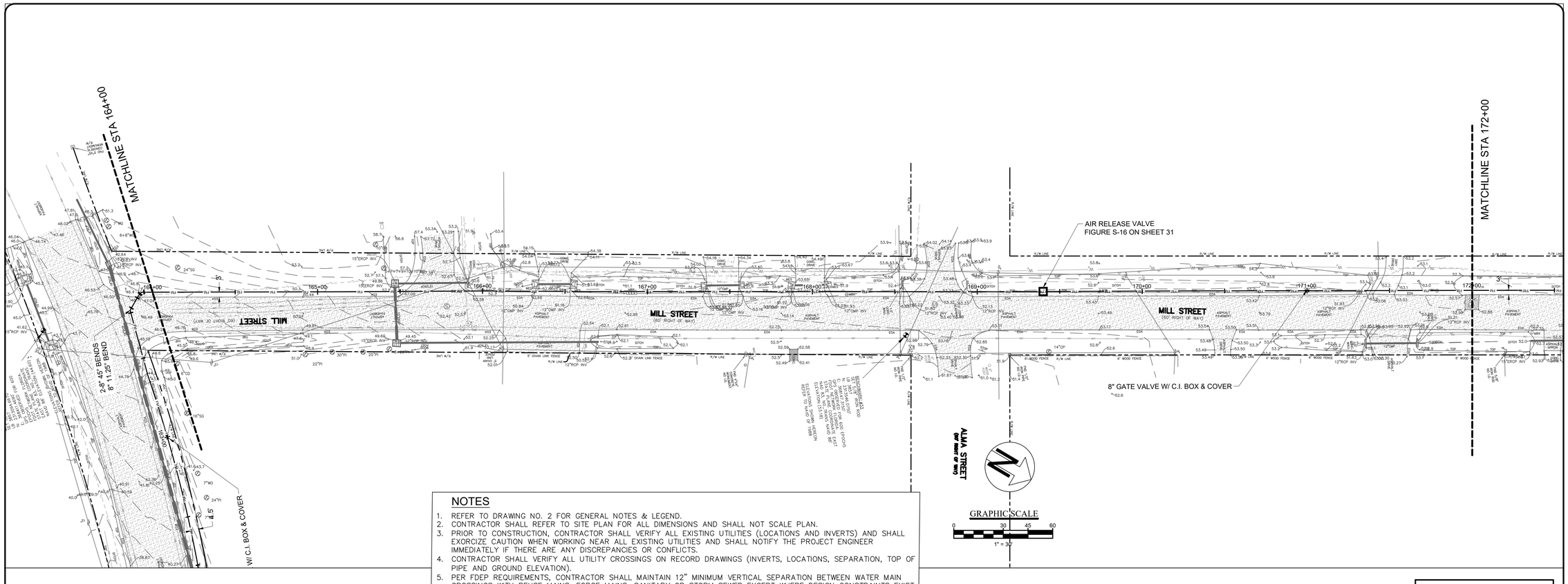

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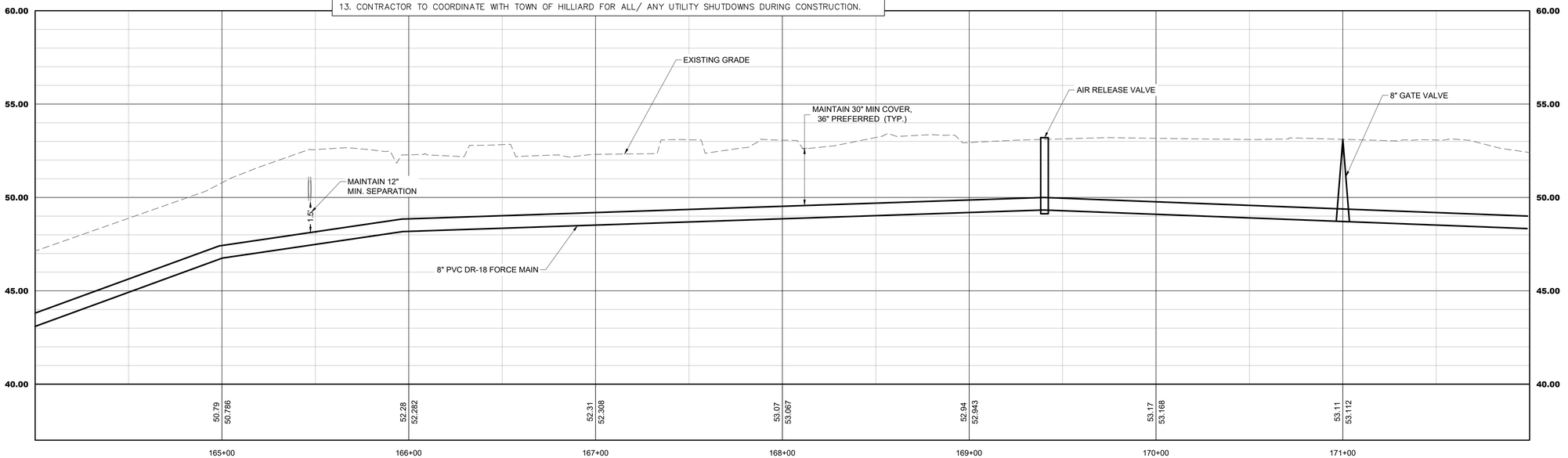

FM
164+00.00 TO 172+00.00

No.	Revisions	By

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Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE FLORIDA 32217
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GREENBRIER OFFSITE

PLAN & PROFILE

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
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Scale: 1" = 30'
Sheet: 27 of 39

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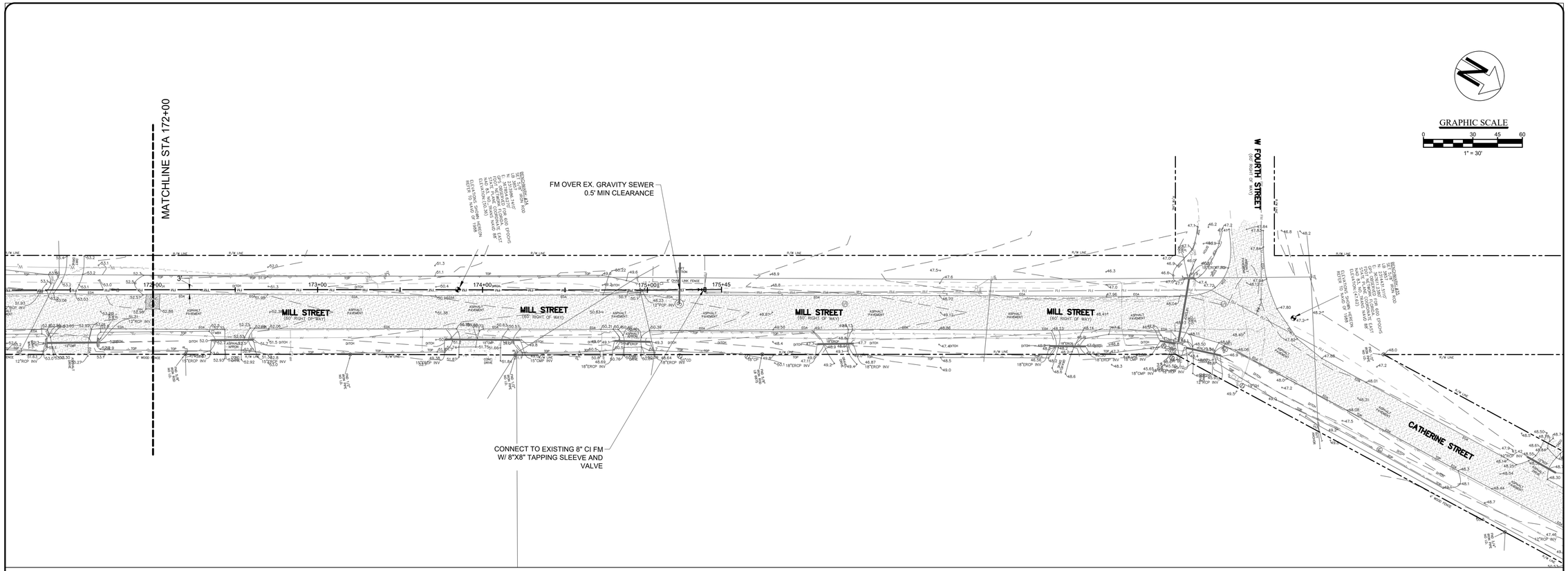

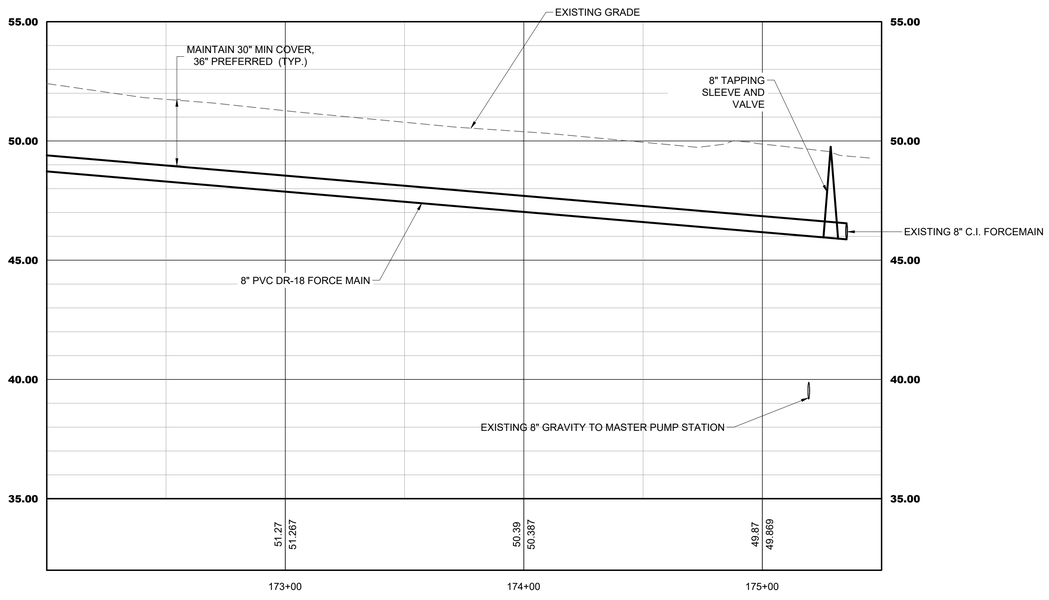

FM
172+00.00 TO 175+50.00

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3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES (LOCATIONS AND INVERTS) AND SHALL EXORCIZE CAUTION WHEN WORKING NEAR ALL EXISTING UTILITIES AND SHALL NOTIFY THE PROJECT ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES OR CONFLICTS.
4. CONTRACTOR SHALL VERIFY ALL UTILITY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS, SEPARATION, TOP OF PIPE AND GROUND ELEVATION).
5. PER FDEP REQUIREMENTS, CONTRACTOR SHALL MAINTAIN 12" MINIMUM VERTICAL SEPARATION BETWEEN WATER MAIN CROSSINGS WITH REUSE MAINS, FORCE MAINS, SANITARY OR STORM SEWER EXCEPT WHERE DESIGN CONSTRAINTS EXIST AND THE MINIMUM OF 6" SEPARATION FOR WATER MAINS OVER STORM MAY BE ALLOWED. CONTRACTOR SHALL VERIFY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS AND SEPARATIONS). CONTRACTOR SHALL MAINTAIN 3' MINIMUM SEPARATION BETWEEN DRAINAGE AND REUSE FROM WATER MAINS. ALL DISTANCES MEASURES FROM OUTSIDE OF PIPE.
9. ALL GATE VALVES SHOULD HAVE A CAST IRON BOX AND SHALL BE LOCATED OUT OF PAVED AREAS, CURBS, AND SIDEWALKS UNLESS ACTUAL FIELD CONDITIONS PREVENT.
10. ADDITIONAL FITTINGS SHALL BE INSTALLED ON FORCE MAIN AS REQUIRED TO MEET MINIMUM SEPARATION REQUIREMENTS.
11. CONSTRUCTION MATERIALS SHOULD BE IN ACCORDANCE WITH TOWN OF HILLIARD STANDARDS AND SPECIFICATIONS, LATEST EDITION.
12. SANITARY CLEANOUTS IN PAVED AREAS SHALL BE TRAFFIC BEARING RATED AND FLUSH WITH PAVEMENT.
13. CONTRACTOR TO COORDINATE WITH TOWN OF HILLIARD FOR ALL/ ANY UTILITY SHUTDOWNS DURING CONSTRUCTION.

No.	Revisions	By

AVA ENGINEERS, INC.
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Florida Certificate No. 00008161
4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Varpe Jr. No. 49049

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THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN PREPARED IN ACCORDANCE WITH STANDARD, ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY OTHERS (ie CITY, COUNTY, STATE, FEDERAL, etc.) HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR SUCH STORMWATER FACILITIES. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE CONTAMINATION RESULTING FROM THE INCORPORATEMENT FOR RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER OFFSITE

PLAN & PROFILE

NASSAU FLORIDA

Date:	8/9/2024
Designer:	HAV
Job #:	21-019
Drawn:	KEP
Scale:	1" = 30'
Sheet:	28 of 39

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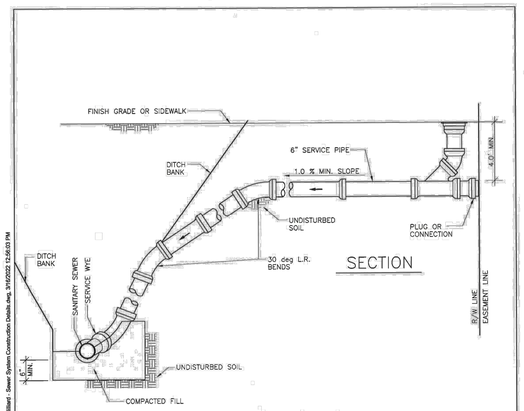
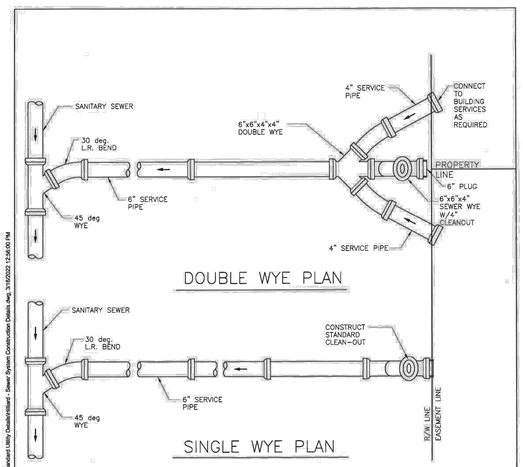


NOTES:
1. CONTRACTOR SHALL PROVIDE AN ADEQUATE SUPPLY OF 30° & 45° BENDS TO MEET VARYING FIELD CONDITIONS.
2. PROVIDE CLEANOUT AT RIGHT-OF-WAY
3. LENGTH OF SERVICE PIPE VARIES AT EACH SERVICE CONNECTION AND SHALL BE PROVIDED AS REQUIRED. TERMINATE SERVICE AT LOCATION DIRECTED BY THE ENGINEER.
4. SEWER LATERALS SERVING DWELLINGS WHOSE FINISH FLOOR ELEV. IS BELOW THE CROWN OF THE ROAD SHALL BE LAID AT A CONSTANT 1.00% SLOPE FROM THE POINT OF CONNECTION AT THE NEW GRAVITY SEWER TO THE PROPERTY LINE.

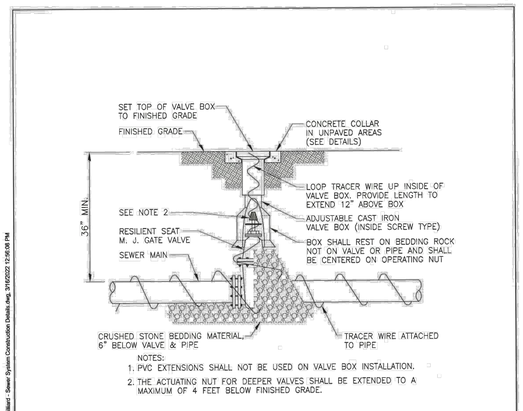
TOWN OF HILLIARD
Standard Specifications for Utility Construction
Sanitary Sewer Service Connections (Section View)
Nassau County, Florida

FIGURE S-2
March 2022
Project No. 9610-23-1
(Standards)



TOWN OF HILLIARD
Standard Specifications for Utility Construction
Sanitary Sewer Service Connections (Plan View)
Nassau County, Florida

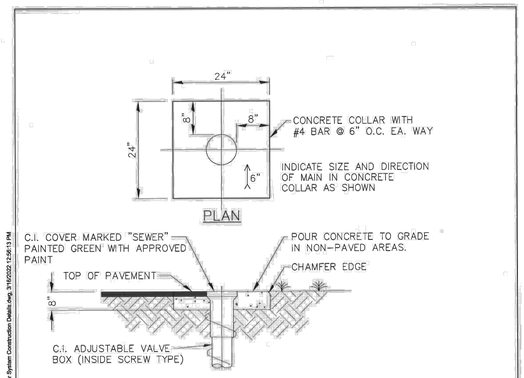
FIGURE S-1
March 2022
Project No. 9610-23-1
(Standards)



NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO A MAXIMUM OF 4 FEET BELOW FINISHED GRADE.

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Gate Valve Detail
Nassau County, Florida

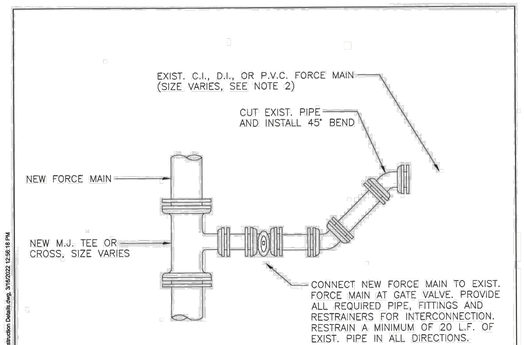
FIGURE S-3
March 2022
Project No. 9610-23-1
(Standards)



NOTES:
1. CONCRETE COLLAR IS NOT REQUIRED IN PAVED AREAS IF PAVEMENT SURFACE IS FINISHED PRIOR TO CONDITIONAL FINAL INSPECTION.

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Valve Collar Detail
Nassau County, Florida

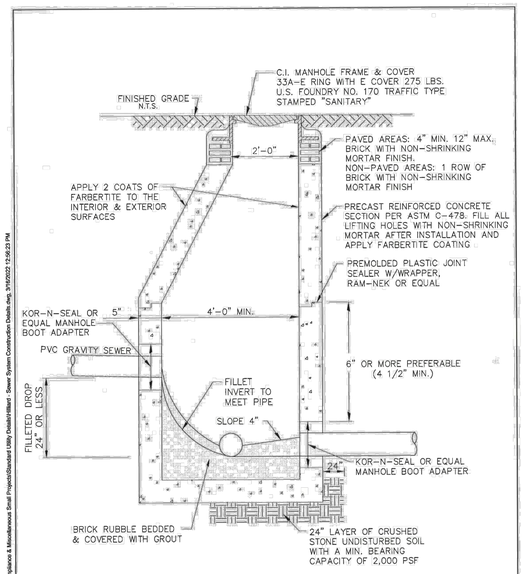
FIGURE S-4
March 2022
Project No. 9610-23-1
(Standards)



NOTES:
1. ALL PIPE, VALVES AND FITTINGS SHALL BE RESTRAINED IN ACCORDANCE WITH THE UTILITY STANDARDS.
2. THE CONTRACTOR/DEVELOPER SHALL PROVIDE ALL LINE STOP AND/OR INSERT-A-VALVE MECHANISMS AS REQUIRED TO ISOLATE THE TOWN'S SYSTEM PRIOR TO TIE-IN. THE TOWN DOES NOT WARRANTY ANY EXISTING PIPING CAN BE ISOLATED FOR CONNECTION.

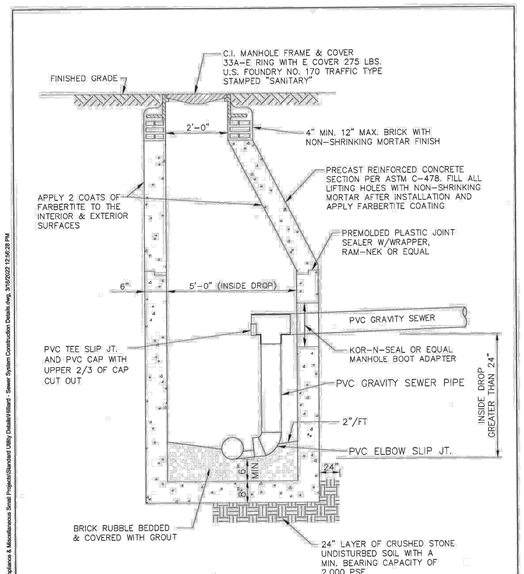
TOWN OF HILLIARD
Standard Specifications for Utility Construction
Typical Existing Force Main Connection Detail
Nassau County, Florida

FIGURE S-5
March 2022
Project No. 9610-23-1
(Standards)



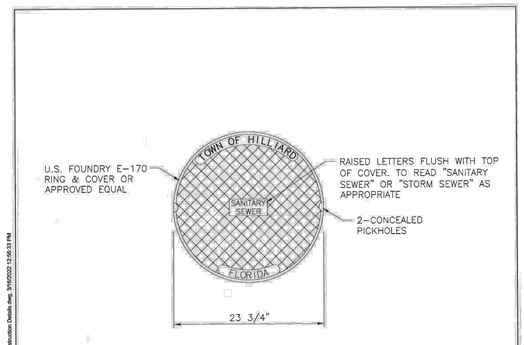
TOWN OF HILLIARD
Standard Specifications for Utility Construction
Standard Manhole Detail
Nassau County, Florida

FIGURE S-6
March 2022
Project No. 9610-23-1
(Standards)



TOWN OF HILLIARD
Standard Specifications for Utility Construction
Sanitary Sewer Drop Manhole Detail
Nassau County, Florida

FIGURE S-7
March 2022
Project No. 9610-23-1
(Standards)



NOTE:
FRAME & COVER SHALL BE MACHINED OR GROUND AT ALL BEARING SURFACES SO AS TO SEAT FIRMLY AND PREVENT ROCKING.

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Manhole Cover Detail
Nassau County, Florida

FIGURE S-8
March 2022
Project No. 9610-23-1
(Standards)

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Florida Certificate No. 00008161
4201 BAYMEADOWS RD. SUITE 5 | JACKSONVILLE FLORIDA 32207
Ph. (904) 730-2223 | Fx. (904) 730-2226
Henry A. Verpe jr. No. 68043

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GREENBRIER OFFSITE

UTILITY DETAILS

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale:
Sheet: 29 of 39

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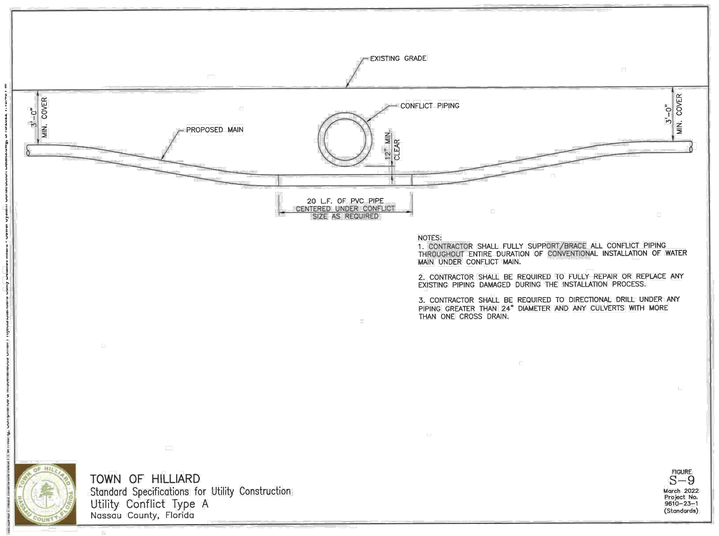
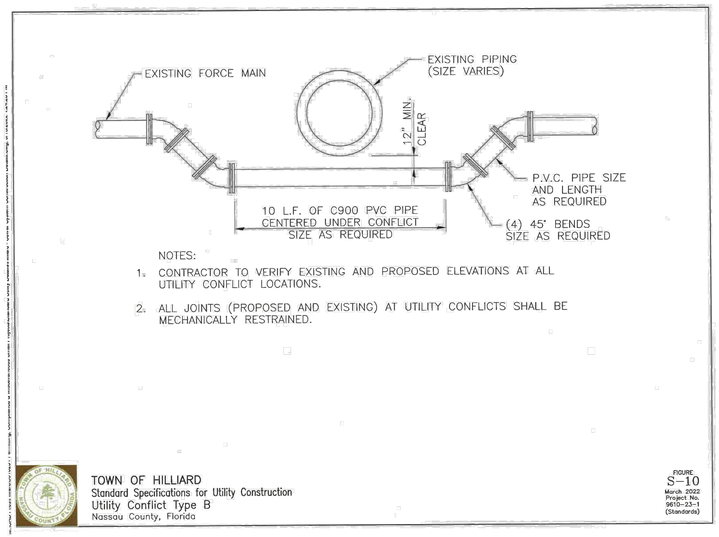


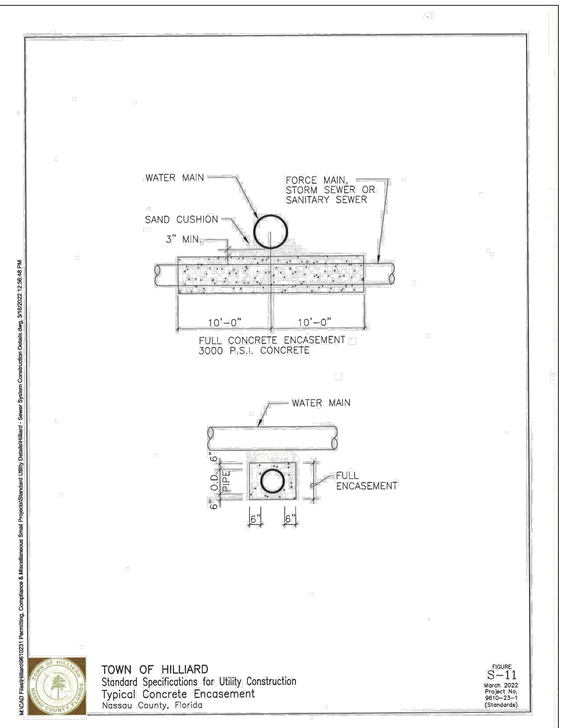
TOWN OF HILLIARD
Standard Specifications for Utility Construction
Utility Conflict Type A
Nassau County, Florida

FIGURE S-9
March 2022
Project No. 9610-23-1
(Standards)



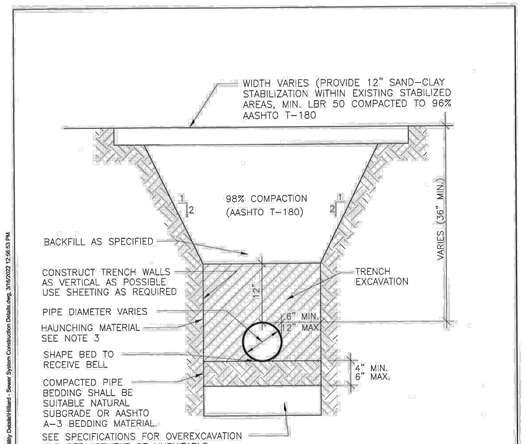
TOWN OF HILLIARD
Standard Specifications for Utility Construction
Utility Conflict Type B
Nassau County, Florida

FIGURE S-10
March 2022
Project No. 9610-23-1
(Standards)



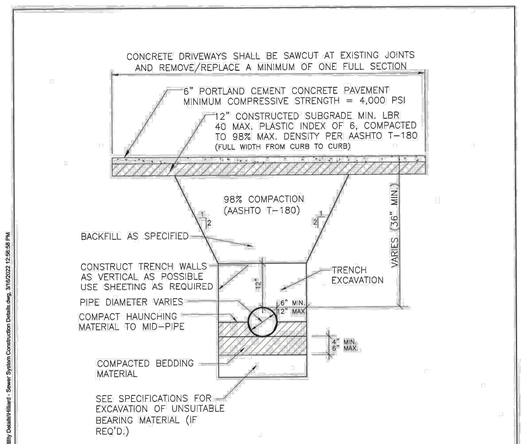
TOWN OF HILLIARD
Standard Specifications for Utility Construction
Typical Concrete Encasement
Nassau County, Florida

FIGURE S-11
March 2022
Project No. 9610-23-1
(Standards)



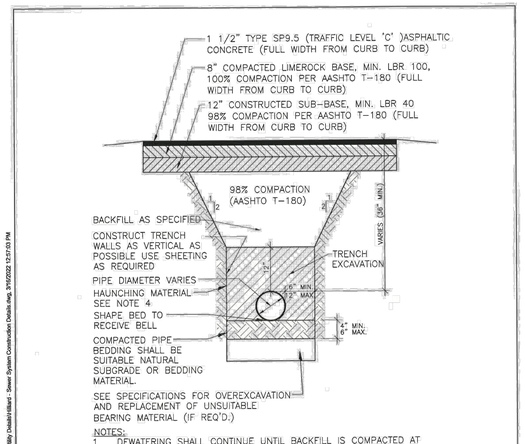
TOWN OF HILLIARD
Standard Specifications for Utility Construction
Trench Detail
Nassau County, Florida

FIGURE S-12
March 2022
Project No. 9610-23-1
(Standards)



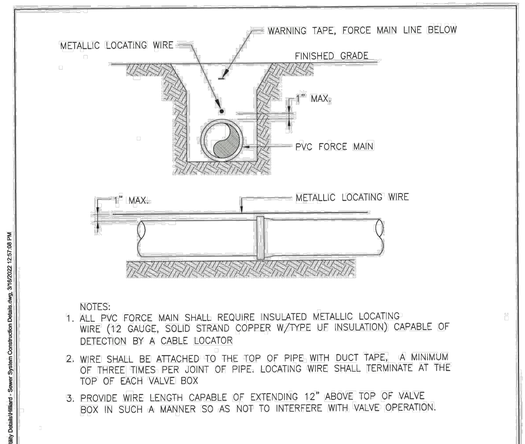
TOWN OF HILLIARD
Standard Specifications for Utility Construction
Trench Detail in Concrete Roadways
Nassau County, Florida

FIGURE S-13
March 2022
Project No. 9610-23-1
(Standards)



TOWN OF HILLIARD
Standard Specifications for Utility Construction
Trench Detail in Asphalt Roadways
Nassau County, Florida

FIGURE S-14
March 2022
Project No. 9610-23-1
(Standards)



TOWN OF HILLIARD
Standard Specifications for Utility Construction
Locating Wire and Warning Tape Detail
Nassau County, Florida

FIGURE S-15
March 2022
Project No. 9610-23-1
(Standards)

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Florida Certificate No. 00008161
4201 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 739-3223 | Fx. (904) 739-3226
Henry A. Verpe Jr. No. 65043

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GREENBRIER OFFSITE

UTILITY DETAILS

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale:
Sheet: 30 of 39

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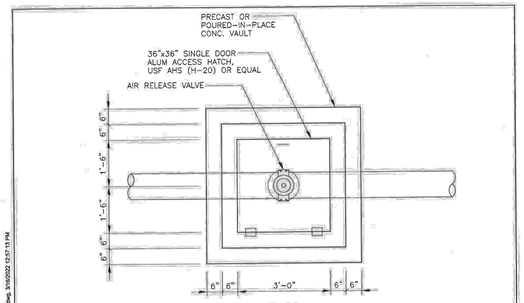

NOTES:
1. 4000 P.S.I., CONCRETE.
2. VAULT SHALL BE PRECAST OR POURED IN PLACE CONCRETE ALL WITH STEEL REINFORCING. BOX MAY HAVE SLOTTED BOTTOM (I.E. DOGHOUSE) TO ALLOW BOX TO BE SET OVER PIPE.

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Air Release Valve
Nassau County, Florida

FIGURE S-16 March 2022 Project No. 9610-23-1 (Standards)

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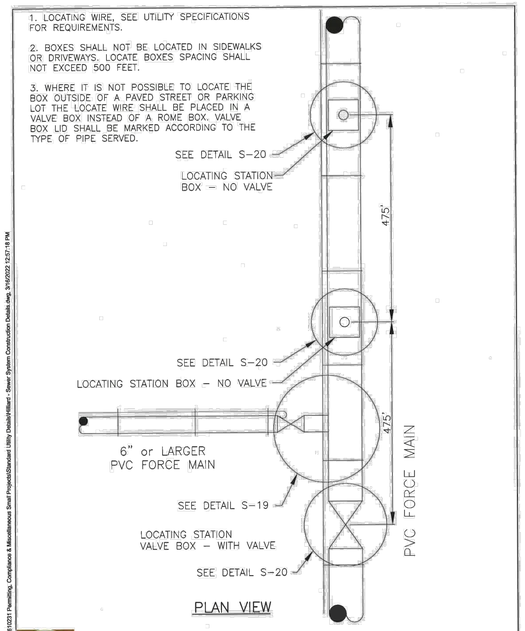
1. LOCATING WIRE, SEE UTILITY SPECIFICATIONS FOR REQUIREMENTS.
2. BOXES SHALL NOT BE LOCATED IN SIDEWALKS OR DRIVEWAYS. LOCATE BOXES SPACING SHALL NOT EXCEED 500 FEET.
3. WHERE IT IS NOT POSSIBLE TO LOCATE THE BOX OUTSIDE OF A PAVED STREET OR PARKING LOT THE LOCATE WIRE SHALL BE PLACED IN A VALVE BOX INSTEAD OF A ROME BOX. VALVE BOX LID SHALL BE MARKED ACCORDING TO THE TYPE OF PIPE SERVED.



TOWN OF HILLIARD
Standard Specifications for Utility Construction
Locate Wire Installation Details
Nassau County, Florida

FIGURE S-17 March 2022 Project No. 9610-23-1 (Standards)

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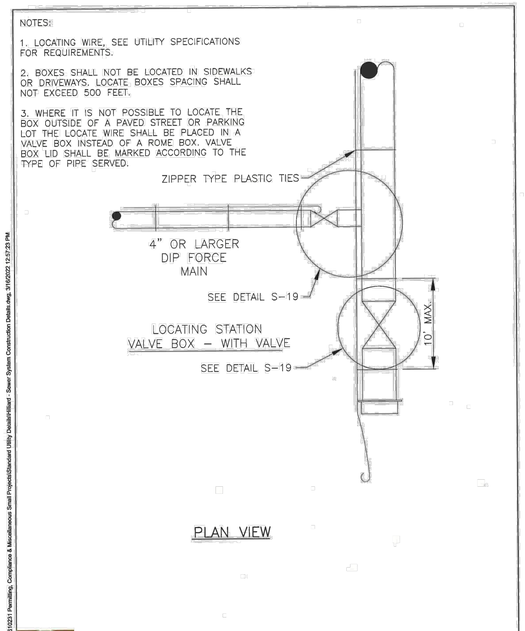
NOTES:

1. LOCATING WIRE, SEE UTILITY SPECIFICATIONS FOR REQUIREMENTS.
2. BOXES SHALL NOT BE LOCATED IN SIDEWALKS OR DRIVEWAYS. LOCATE BOXES SPACING SHALL NOT EXCEED 500 FEET.
3. WHERE IT IS NOT POSSIBLE TO LOCATE THE BOX OUTSIDE OF A PAVED STREET OR PARKING LOT THE LOCATE WIRE SHALL BE PLACED IN A VALVE BOX INSTEAD OF A ROME BOX. VALVE BOX LID SHALL BE MARKED ACCORDING TO THE TYPE OF PIPE SERVED.



TOWN OF HILLIARD
Standard Specifications for Utility Construction
Locate Wire Installation Details
Nassau County, Florida

FIGURE S-18 March 2022 Project No. 9610-23-1 (Standards)

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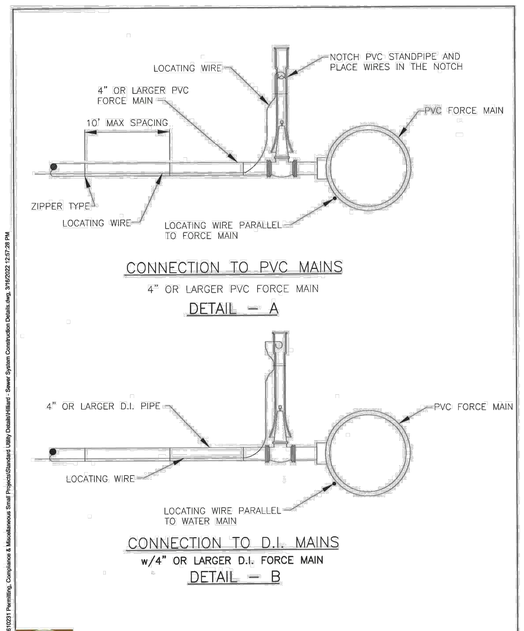

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Locate Wire Installation Details
Nassau County, Florida

FIGURE S-19 March 2022 Project No. 9610-23-1 (Standards)

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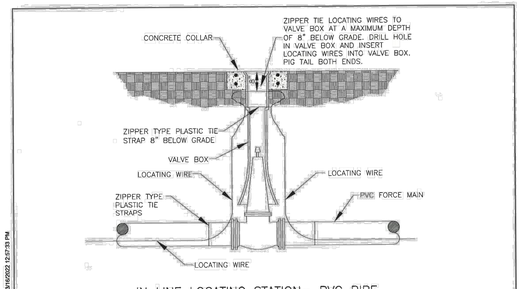

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Locate Wire Installation Details
Nassau County, Florida

FIGURE S-20 March 2022 Project No. 9610-23-1 (Standards)

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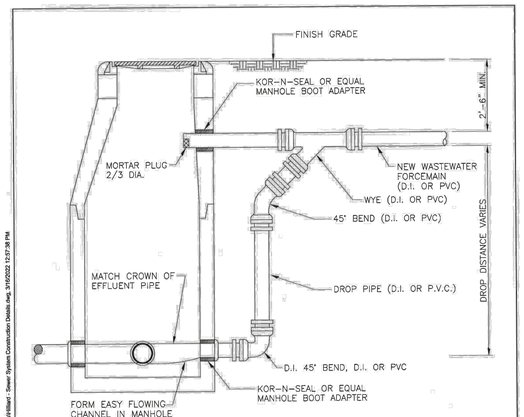

NOTES:
1. IF DROP IS EQUAL TO OR LESS THAN 2.0', CONTRACTOR MAY INSTALL 45° BENDS IN LIEU OF WYE, DROP PIPE AND 90° BEND AT HIS OPTION.
2. IF FORCE MAIN <3" DIA., CONNECT FORCE MAIN AT MANHOLE INVERT USING 45° BENDS AND ELIMINATE UPPER MANHOLE PENETRATION.

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Force Main Connection to Manhole Detail
Nassau County, Florida

FIGURE S-21 March 2022 Project No. 9610-23-1 (Standards)

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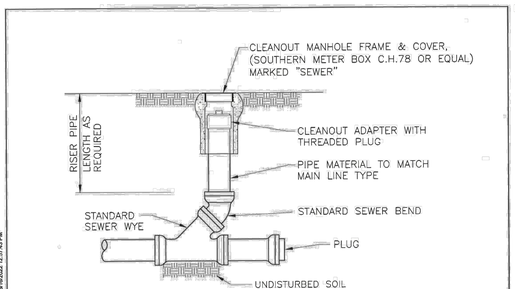

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Sewer Cleanout Detail
Nassau County, Florida

FIGURE S-22 March 2022 Project No. 9610-23-1 (Standards)

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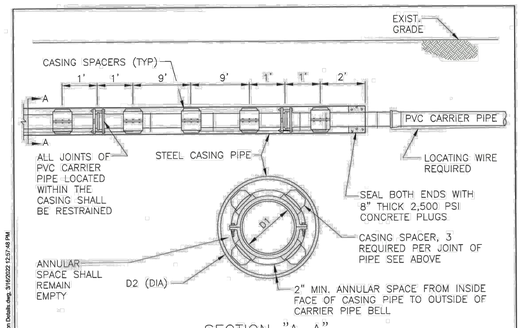

CARRIER PIPE AND CASING PIPE SIZES (MIN.) IN INCHES												
CARRIER PIPE NOM. DIA. (D_1)	4	6	8	10	12	14	16	18	20	24	30	36
CASING PIPE NOM. DIA (D_2)	14	16	20	24	24	30	30	36	36	42	48	54
D.O.T. WALL THICKNESS	0.25	0.25	0.25	0.25	0.25	0.312	0.312	0.375	0.375	0.50	0.50	0.50

NOTES:
1. THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE A MINIMUM OF 4–INCHES GREATER THAN THE OUTSIDE DIAMETER OF THE CARRIER PIPE BELL OR RESTRAINER COUPLING.
2. ALL PVC CARRIER PIPE JOINTS WITHIN CASING PIPE SHALL BE MECHANICAL RESTRAINED JOINTS.
3. FOR STREET USES WHICH ARE NOT D.O.T., USE D.O.T. CASING THICKNESS UNLESS OTHERWISE INDICATED BY ENGINEER.
4. CASING PIPE SHALL BE FURNISHED IN NOMINAL 8–FOOT LENGTHS (MIN.) UNLESS OTHERWISE INDICATED ON THE DRAWING.
5. CASING PIPE SHALL CONFORM TO EITHER ASTM STANDARD A139 FOR "ELECTRIC FUSION (ARC) WELDED STEEL PIPE". WITH A SPECIFIED MINIMUM YIELD STRENGTH (SMYS) OF 35,000 PSI OR "API SPECIFICATION API–5LX, GRADE X–42 WELDED STEEL PIPE".

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Jack and Bore Detail
Nassau County, Florida

FIGURE S-23 March 2022 Project No. 9610-23-1 (Standards)

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4201 BELVEDERE RD. SUITE 5 | JACKSONVILLE, FLORIDA 32207
Ph. (904) 730-2223 | Fx. (904) 730-2226
Henry A. Verpe Jr. No. 48043

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GREENBRIER OFFSITE

UTILITY DETAILS

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale:
Sheet: 31 of 39

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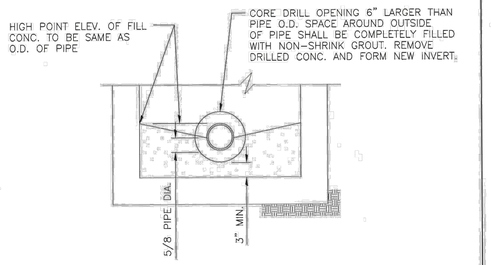
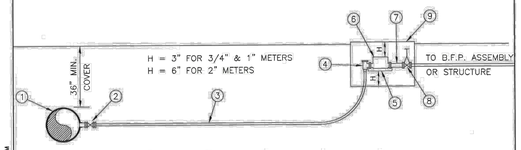


TOWN OF HILLIARD
Standard Specifications for Utility Construction
Connection to Existing Manhole
Nassau County, Florida

FIGURE S-24
March 2022
Project No. 9610-23-1
(Standards)



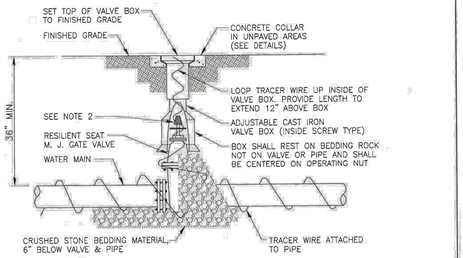
COMPONENT / SERVICE	1 BRASS TAPPING SADDLE OR TEE	2 FORD-BRASS CORP. STOP	3 POLY-ETHYLENE	4 FORD-BRASS ANGLE YOKE VALVE	5 FORD METER YOKE
SINGLE POTABLE WATER SERVICE FOR 1" METER	1" (SMITH-BLAIR)	1" F1000 OR F1100	1"	AV94-324W 1" PJ/CTS	Y504
SINGLE POTABLE WATER SERVICE FOR 2" METER	2" (SMITH-BLAIR)	2" F1000 OR F1100	2"	FV63-77W 2" PJ/CTS	N/A

COMPONENT / SERVICE	6 METER	7 BRASS NIPPLE	8 RED & WHITE GATE VALVE W/ALUMINUM HANDWHEEL	9 BROOKS OR COR METER BOX
SINGLE POTABLE WATER SERVICE FOR 1" METER	SEE SPECS	1" MIPT x MIPT 6" LONG	1"	#1324
SINGLE POTABLE WATER SERVICE FOR 2" METER	SEE SPECS	2" MIPT x MIPT 6" LONG	2"	#1324

NOTES:
1. POLYETHYLENE SHALL BE IN ACCORDANCE WITH ASTM 2737 AND AWWA C-901, SHALL BE SDR 11, AND RATED FOR 160 PSI SERVICE.
2. TUBING SHALL BE MARKED WITH SIZE, MANUFACTURERS NAME, WORKING PRESSURE, NATIONAL SANITATION FOUNDATION APPROVAL, A.S.T.M. SPECIFICATION AND PRODUCTION CODE. TUBING SHALL HAVE AN OUTSIDE DIAMETER EQUIVALENT TO THE OUTER DIAMETER OF COPPER TUBING.

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Water Service Detail for 1" and 2" Meters
Nassau County, Florida

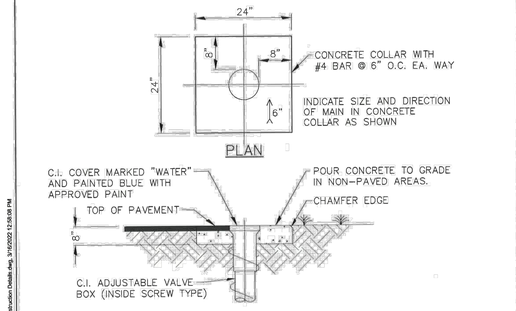
FIGURE W-1
March 2022
Project No. 9610-23-1
(Standards)



NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO A MAXIMUM OF 4 FEET BELOW FINISHED GRADE.

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Gate Valve and Box Detail
Nassau County, Florida

FIGURE W-2
March 2022
Project No. 9610-23-1
(Standards)

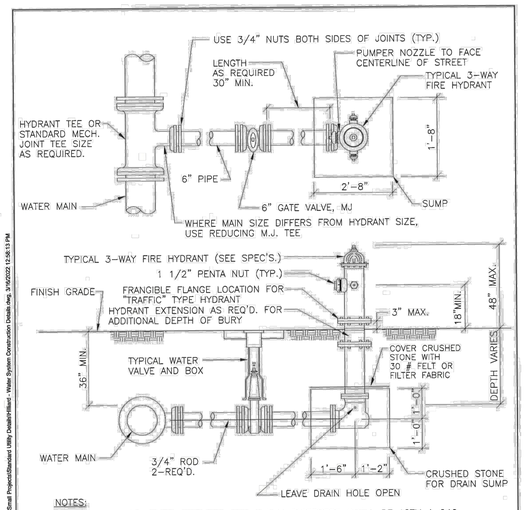


SECTION

NOTES:
1. CONCRETE COLLAR IS NOT REQUIRED IN PAVED AREAS IF PAVEMENT SURFACE IS FINISHED PRIOR TO CONDITIONAL FINAL INSPECTION.

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Valve Collar Detail
Nassau County, Florida

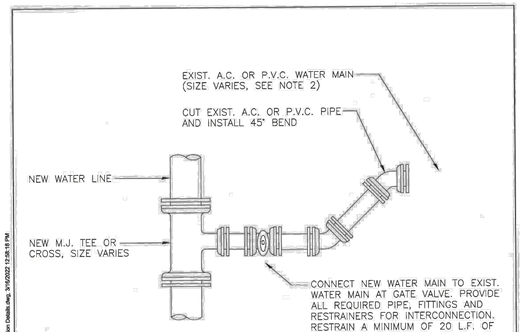
FIGURE W-3
March 2022
Project No. 9610-23-1
(Standards)



NOTES:
1. TIE RODS, NUTS, WASHERS AND OTHER FASTENERS SHALL BE ASTM A 246 CORROSION RESISTANT STEEL, GALVANIZED OR TYPE 316 STAINLESS STEEL.
2. ALL PIPE, VALVES AND FITTINGS OF HYDRANT SHALL BE RESTRAINED.

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Typical Fire Hydrant Assembly Detail
Nassau County, Florida

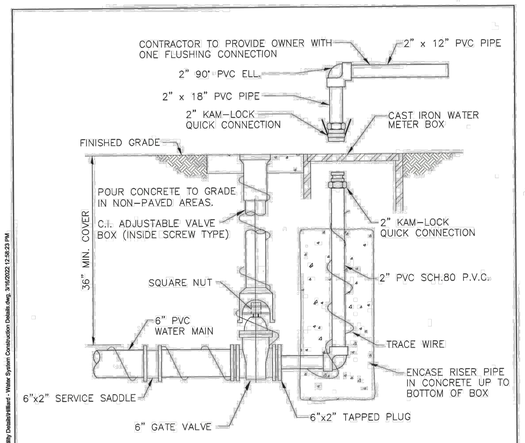
FIGURE W-4
March 2022
Project No. 9610-23-1
(Standards)



NOTES:
1. ALL PIPE, VALVES AND FITTINGS SHALL BE RESTRAINED IN ACCORDANCE WITH THE UTILITY STANDARDS.
2. THE CONTRACTOR/DEVELOPER SHALL PROVIDE ALL LINE STOP AND/OR INSERT-A-VALVE MECHANISMS AS REQUIRED TO ISOLATE THE TOWN'S SYSTEM PRIOR TO TIE-IN. THE TOWN DOES NOT WARRANTY ANY EXISTING PIPING CAN BE ISOLATED FOR CONNECTION.

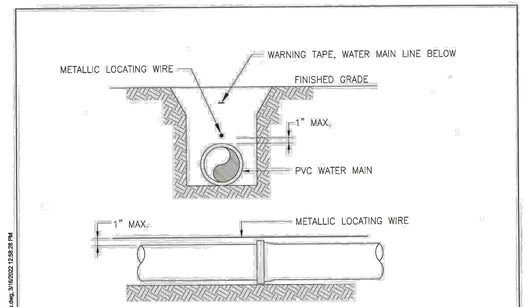
TOWN OF HILLIARD
Standard Specifications for Utility Construction
Typical Existing Water Main Connection Detail
Nassau County, Florida

FIGURE W-5
March 2022
Project No. 9610-23-1
(Standards)



TOWN OF HILLIARD
Standard Specifications for Utility Construction
Flushing Hydrant Assembly
Nassau County, Florida

FIGURE W-6
March 2022
Project No. 9610-23-1
(Standards)



NOTES:
1. ALL PVC WATER MAIN SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (12 GAUGE, SOLID STRAND COPPER W/TYPE UF INSULATION) CAPABLE OF DETECTION BY A CABLE LOCATOR
2. WIRE SHALL BE ATTACHED TO THE TOP OF PIPE WITH DUCT TAPE. A MINIMUM OF THREE TIMES PER JOINT OF PIPE. LOCATING WIRE SHALL TERMINATE AT THE TOP OF EACH VALVE BOX
3. PROVIDE WIRE LENGTH CAPABLE OF EXTENDING 12" ABOVE TOP OF VALVE BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Locate Wire Detail
Nassau County, Florida

FIGURE W-7
March 2022
Project No. 9610-23-1
(Standards)

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4201 BAYMEADOWS RD. SUITE 5 | JACKSONVILLE FLORIDA 32217
Ph. (904) 739-2223 | Fx. (904) 739-2276
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GREENBRIER OFFSITE

UTILITY DETAILS

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale:
Sheet: 32 of 39

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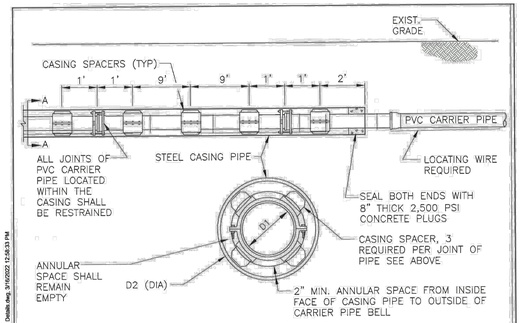


SECTION "A-A"

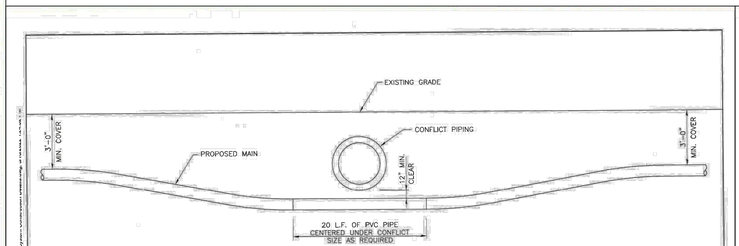
CARRIER PIPE AND CASING PIPE SIZES (MIN.) IN INCHES												
CARRIER PIPE NOM. DIA. (D_1)	4	6	8	10	12	14	16	18	20	24	30	36
CASING PIPE NOM. DIA (D_2)	14	16	20	24	24	30	30	36	36	42	48	54
D.O.T. WALL THICKNESS	0.25	0.25	0.25	0.25	0.25	0.312	0.312	0.375	0.375	0.50	0.50	0.50

NOTES:

1. THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE A MINIMUM OF 4-INCHES GREATER THAN THE OUTSIDE DIAMETER OF THE CARRIER PIPE BELL OR RESTRAINER COUPLING.
2. ALL PVC CARRIER PIPE JOINTS WITHIN CASING PIPE SHALL BE MECHANICAL RESTRAINED JOINTS.
3. FOR STREET USES WHICH ARE NOT D.O.T., USE D.O.T. CASING THICKNESS UNLESS OTHERWISE INDICATED BY ENGINEER.
4. CASING PIPE SHALL BE FURNISHED IN NOMINAL 8-FOOT LENGTHS (MIN.) UNLESS OTHERWISE INDICATED ON THE DRAWING.
5. CASING PIPE SHALL CONFORM TO EITHER ASTM STANDARD A139 FOR "ELECTRIC FUSION (ARC) WELDED STEEL PIPE". WITH A SPECIFIED MINIMUM YIELD STRENGTH (SMYS) OF 35,000 PSI OR "API SPECIFICATION API-5LX, GRADE X-42 WELDED STEEL PIPE".

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Roadway Jack & Bore Crossing Detail
Nassau County, Florida

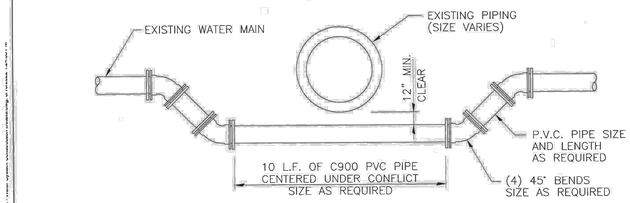
FIGURE W-8
March 2022
Project No. 9610-23-1
(Standards)



NOTES:
1. CONTRACTOR SHALL FULLY SUPPORT/BRACE ALL CONFLICT PIPING THROUGHOUT ENTIRE DURATION OF CONVENTIONAL INSTALLATION OF WATER MAIN UNDER CONFLICT MAIN.
2. CONTRACTOR SHALL BE REQUIRED TO FULLY REPAIR OR REPLACE ANY EXISTING PIPING DAMAGED DURING THE INSTALLATION PROCESS.
3. CONTRACTOR SHALL BE REQUIRED TO DIRECTIONAL DRILL UNDER ANY PIPING GREATER THAN 24" DIAMETER AND ANY CULVERTS WITH MORE THAN ONE CROSS DRAIN.

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Utility Conflict Type A
Nassau County, Florida

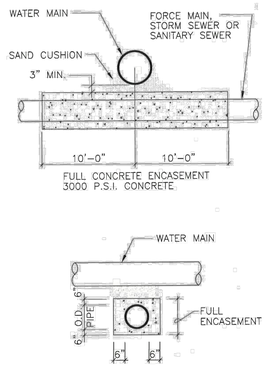
FIGURE W-9
March 2022
Project No. 9610-23-1
(Standards)



NOTES:
1. CONTRACTOR TO VERIFY EXISTING AND PROPOSED ELEVATIONS AT ALL UTILITY CONFLICT LOCATIONS.
2. ALL JOINTS (PROPOSED AND EXISTING) AT UTILITY CONFLICTS SHALL BE MECHANICALLY RESTRAINED.

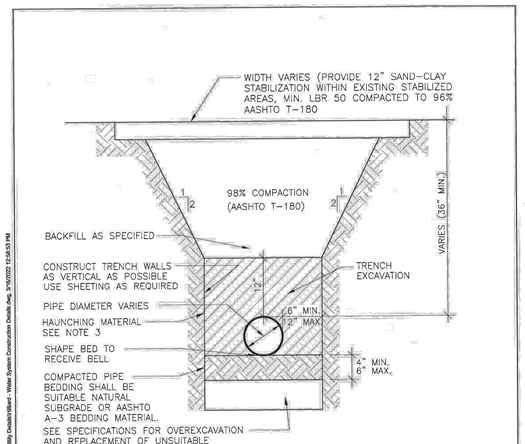
TOWN OF HILLIARD
Standard Specifications for Utility Construction
Utility Conflict Type B
Nassau County, Florida

FIGURE W-10
March 2022
Project No. 9610-23-1
(Standards)



TOWN OF HILLIARD
Standard Specifications for Utility Construction
Typical Concrete Encasement
Nassau County, Florida

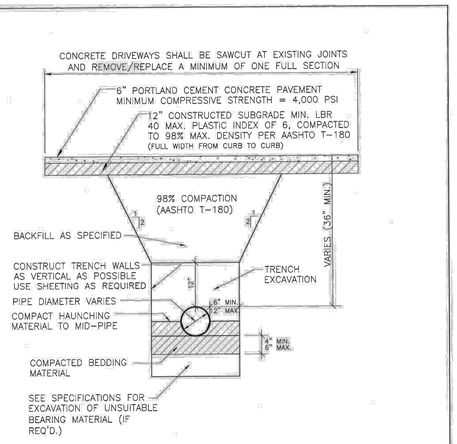
FIGURE W-11
March 2022
Project No. 9610-23-1
(Standards)



NOTES:
1. DEWATERING SHALL CONTINUE UNTIL BACKFILL IS COMPACTED AT LEAST 2 FEET ABOVE WATER TABLE.
2. PIPE INSTALLATION SHALL MEET THE REQUIREMENTS OF AWWA C-605 TYPE 4 LAYING CONDITION AND AS MODIFIED BY THIS DETAIL.
3. HAND COMPACT HAUNCHING MATERIAL IN 6" LIFTS COMPACTED TO 95% OF THE MAXIMUM DENSITY PER AASHTO T-180 TO 12 INCH ABOVE TOP OF PIPE.

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Trench Detail
Nassau County, Florida

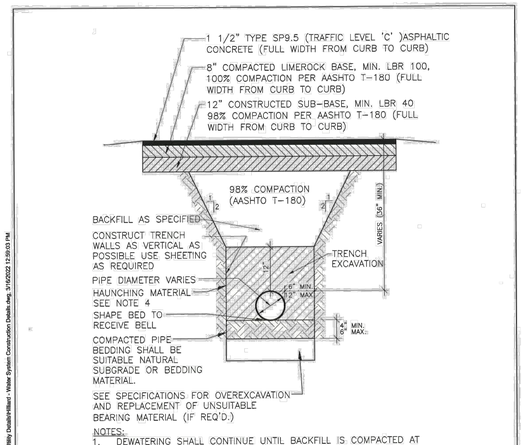
FIGURE W-12
March 2022
Project No. 9610-23-1
(Standards)



NOTES:
1. DEWATERING SHALL CONTINUE UNTIL BACKFILL IS COMPACTED AT LEAST 2 FEET ABOVE WATER TABLE.
2. MAXIMUM WIDTH OF REPLACEMENT SHALL BE 10 FT. OR TO NEAREST EXISTING JOINT, WHICHEVER IS LESS
3. PROVIDE SAW CUT CONTROL JOINTS AT 10' C-C EACH WAY

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Trench Detail in Concrete Roadways
Nassau County, Florida

FIGURE W-13
March 2022
Project No. 9610-23-1
(Standards)



NOTES:
1. DEWATERING SHALL CONTINUE UNTIL BACKFILL IS COMPACTED AT LEAST 2 FEET ABOVE WATER TABLE.
2. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
3. PIPE INSTALLATION SHALL MEET THE REQUIREMENTS OF AWWA C-600 TYPE 2 LAYING CONDITION AND AS MODIFIED BY THIS DETAIL.
4. COMPACT HAUNCHING MATERIAL IN 6" LIFTS COMPACTED TO 98% OF THE MAXIMUM DENSITY PER AASHTO T-180 TO 12 INCH ABOVE TOP OF PIPE.

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Trench Detail in Asphalt Roadways
Nassau County, Florida

FIGURE W-14
March 2022
Project No. 9610-23-1
(Standards)

No.	Revisions	By

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4201 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 739-3223 | Fx. (904) 739-3226
Henry A. Verpe Jr. No. 68048

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GREENBRIER OFFSITE

UTILITY DETAILS

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale:
Sheet: 33 of 39

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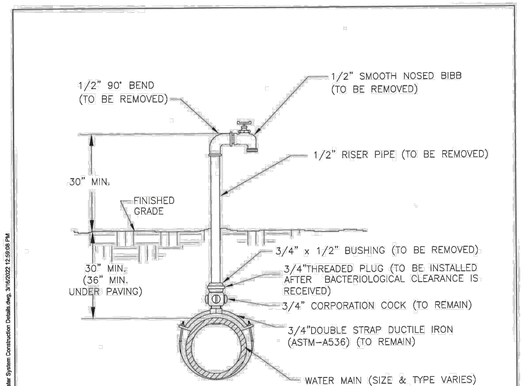

NOTE:

1) LOCATION OF SAMPLE POINT BIBB SHALL NOT BE WITHIN THE ROADWAY BUT ROUTED TO THE ROADWAY SHOULDERS (NON-TRAFFIC AREAS) OF THE ROAD (WHERE APPLICABLE)

2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PIPING & FITTINGS NOTED AFTER BACTERIOLOGICAL CLEARANCE FROM THE HEALTH DEPARTMENT.

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Temporary Sample Tap
Nassau County, Florida

FIGURE W-15
March 2022
Project No. 9610-23-1
(Standards)

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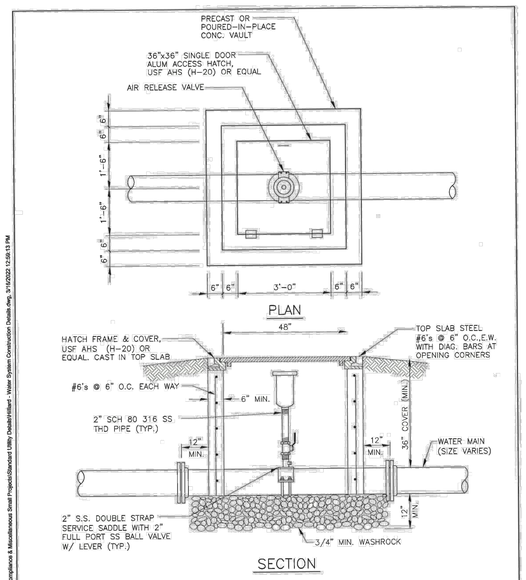

NOTES: 1. 4000 P.S.I., CONCRETE.

2. VAULT SHALL BE PRECAST OR POURED IN PLACE CONCRETE ALL WITH STEEL REINFORCING. BOX MAY HAVE SLOTTED BOTTOM (I.E. DOGHOUSE) TO ALLOW BOX TO BE SET OVER PIPE.

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Air Release Valve
Nassau County, Florida

FIGURE W-16
March 2022
Project No. 9610-23-1
(Standards)

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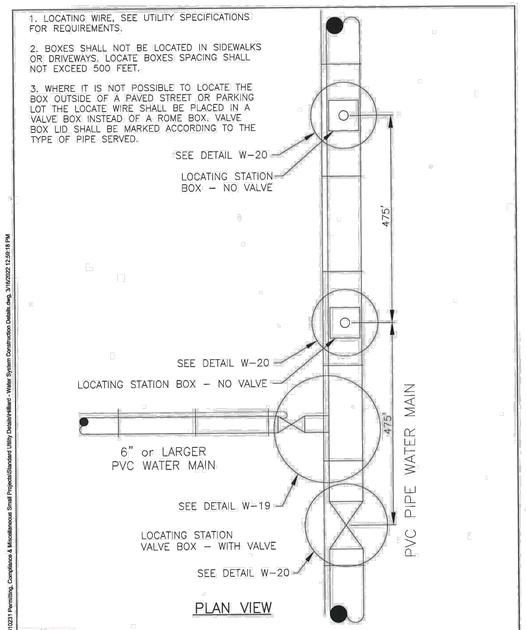
1. LOCATING WIRE, SEE UTILITY SPECIFICATIONS FOR REQUIREMENTS.

2. BOXES SHALL NOT BE LOCATED IN SIDEWALKS OR DRIVEWAYS. LOCATE BOXES SPACING SHALL NOT EXCEED 500 FEET.

3. WHERE IT IS NOT POSSIBLE TO LOCATE THE BOX OUTSIDE OF A PAVED STREET OR PARKING LOT THE LOCATE WIRE SHALL BE PLACED IN A VALVE BOX INSTEAD OF A ROME BOX. VALVE BOX LID SHALL BE MARKED ACCORDING TO THE TYPE OF PIPE SERVED.



TOWN OF HILLIARD
Standard Specifications for Utility Construction
Locate Wire Installation Details
Nassau County, Florida

FIGURE W-17
March 2022
Project No. 9610-23-1
(Standards)

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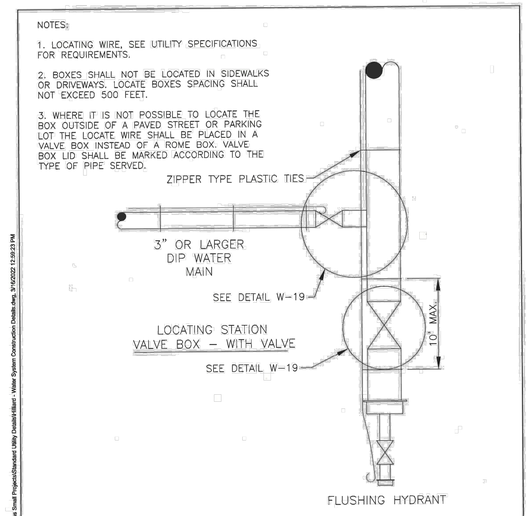
NOTES:

1. LOCATING WIRE, SEE UTILITY SPECIFICATIONS FOR REQUIREMENTS.

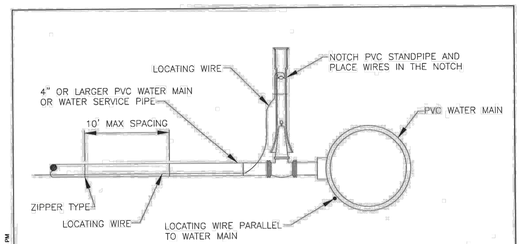
2. BOXES SHALL NOT BE LOCATED IN SIDEWALKS OR DRIVEWAYS. LOCATE BOXES SPACING SHALL NOT EXCEED 500 FEET.

3. WHERE IT IS NOT POSSIBLE TO LOCATE THE BOX OUTSIDE OF A PAVED STREET OR PARKING LOT THE LOCATE WIRE SHALL BE PLACED IN A VALVE BOX INSTEAD OF A ROME BOX. VALVE BOX LID SHALL BE MARKED ACCORDING TO THE TYPE OF PIPE SERVED.

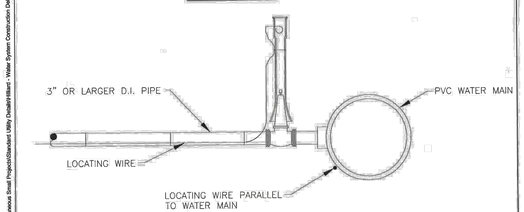


TOWN OF HILLIARD
Standard Specifications for Utility Construction
Locate Wire Installation Details
Nassau County, Florida

FIGURE W-18
March 2022
Project No. 9610-23-1
(Standards)



CONNECTION TO PVC MAINS
4" OR LARGER PVC WATER MAIN
DETAIL – A



CONNECTION TO PVC MAINS
w/3" OR LARGER D.I. WATER MAIN
DETAIL – B

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Locate Wire Installation Details
Nassau County, Florida

FIGURE W-19
March 2022
Project No. 9610-23-1
(Standards)

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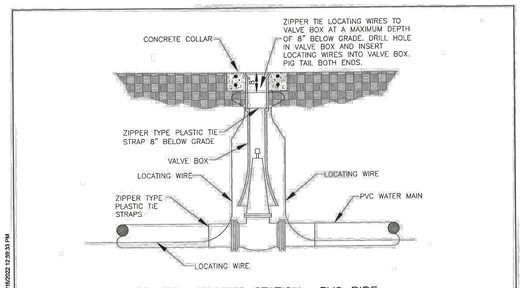
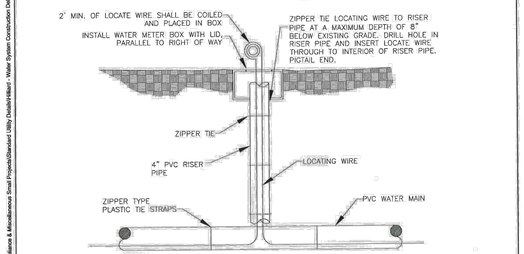


IN LINE LOCATING STATION– PVC PIPE
VALVE BOX WITH VALVE



IN LINE LOCATING STATION – PVC PIPE
METER BOX

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Locate Wire Installation Details
Nassau County, Florida

FIGURE W-20
March 2022
Project No. 9610-23-1
(Standards)

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No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BELFORD PKWY, SUITE 5 | JACKSONVILLE, FLORIDA 32207
Ph. (904) 739-2223 | Fx. (904) 739-2226
Henry A. Verpe Jr. No. 68043

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GREENBRIER OFFSITE

UTILITY DETAILS

FLORIDA

NASSAU

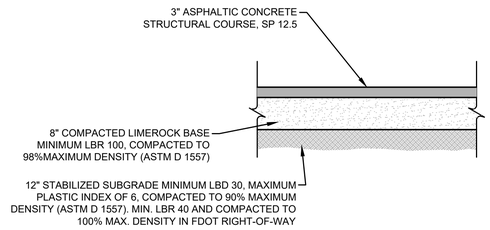
Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale:
Sheet: 34 of 39

FDOT R/W ASPHALT PAVEMENT SECTION

- ALL WORK PERFORMED WITHIN THE DEPARTMENT'S RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING PUBLICATIONS:
  - STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (ENGLISH)
  - FDOT STANDARDS INDEX (ENGLISH)
  - FDOT PLAN PREP MANUAL
  - FDOT FLEXIBLE PAVEMENT DESIGN MANUAL FOR NEW CONSTRUCTION AND PAVEMENT REHABILITATION

  (SHOULD A CONFLICT ARISE BETWEEN THE DETAILS SHOWN IN THE PLANS AND THE DEPARTMENT OF TRANSPORTATION STANDARDS THE ENGINEER/APPLICANT SHALL IMMEDIATELY CONFER WITH THE DEPARTMENT'S ENGINEER IN ORDER TO RESOLVE THE DISCREPANCY.)

- ALL TRAFFIC STRIPING AND MARKINGS ARE TO BE LEAD-FREE, NON-SOLVENT BASED THERMOPLASTIC.
- REMOVAL OF EXISTING STRIPING SHALL BE ACCOMPLISHED USING "HYDRO-BLAST" METHOD. IF THIS PROCESS DAMAGES/SCARS PAVEMENT, THEN THE PAVEMENT SHALL BE MILLED AND RESURFACED PER FDOT STANDARDS.
- ALL DIRECTIONAL ARROWS SHALL BE PLACED AS ONE SEGMENT.
- ALIGNMENT OF PROPOSED PAVEMENT MARKINGS SHALL MATCH EXISTING PAVEMENT MARKING AT PAVEMENT MARKING LIMIT OF CONSTRUCTION.
- ALL CURB AND GUTTER AND SIDEWALK WILL BE REMOVED AND REPLACED JOINT TO JOINT.
- ALL BROKEN/CRACKED DRIVEWAYS MUST BE FULLY REMOVED AND REPLACED.
- ALL DISTURBED AREA WITH THE DEPARTMENT'S RIGHT-OF-WAY WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED (BERMUDA IN RURAL, CENTIPEDE IN UTILITY STRIPS).
- BURNING OF ANY MATERIAL OR DEBRIS IS PROHIBITED IN FDOT RIGHT-OF-WAY.
- ALL LANES MUST BE OPENED FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT.



FDOT R/W ASPHALT PAVEMENT SECTION
PER FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONTRUCTION (LATEST)
N.T.S.

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4200 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Vorpe Jr. No. 49049

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GREENBRIER OFFSITE

FDOT PAVEMENT SECTION
NASSAU FLORIDA

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale:
Sheet: 35 of 39

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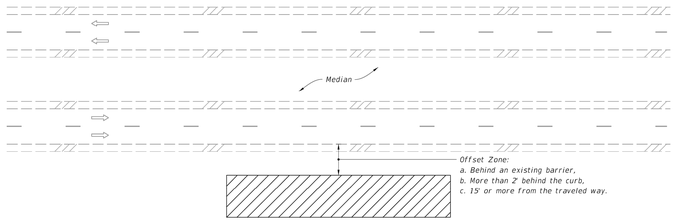


MULTILANE ROADWAY SHOWN, TWO-LANE ROADWAY SIMILAR

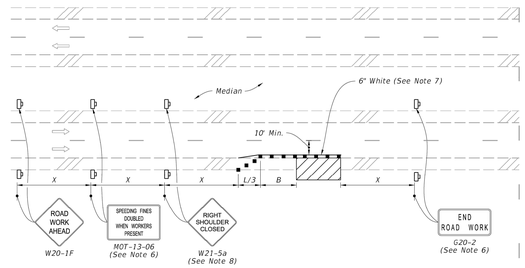
NOTES:

1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work beyond the shoulder.
2. Use Index 102-602 when the work operation (excluding establishing and terminating the work area) requires that two or more work vehicles cross the Offset Zone in any one hour period.
3. Use Index 102-660 when Work Area encroaches a Sidewalk.

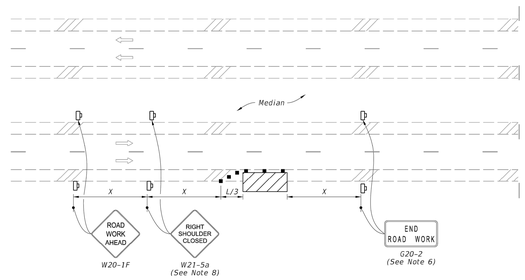
SYMBOLS:

- Work Area
- Lane Identification and Direction of Traffic

LAST REVISION	REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	TWO-LANE AND MULTILANE ROADWAY, WORK BEYOND THE SHOULDER	INDEX	SHEET
11/01/20					102-601	1 of 1



MULTILANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY WITH WORK ZONE SPEED OF 45 MPH OR LESS



SYMBOLS:

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

MULTILANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

LAST REVISION	REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX	SHEET
11/01/20					102-602	2 of 2

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816
4201 BALWHEELDOWN RD. SUITE 5 | JACKSONVILLE, FLORIDA 32207
Ph. (904) 730-2223 | Fx. (904) 730-2226
Henry A. Verpe Jr. No. 45043

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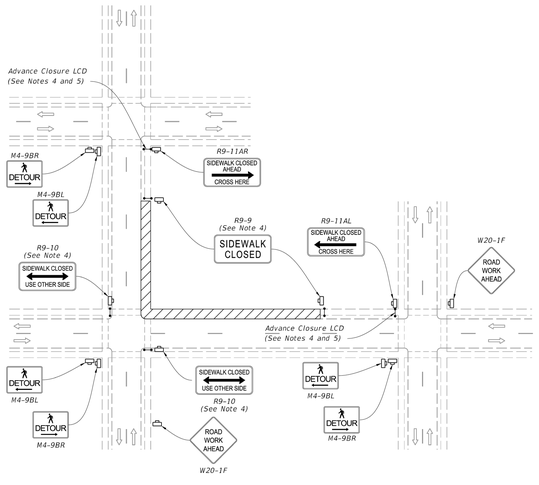
NOTES:

1. Cover or deactivate pedestrian traffic signal display(s) controlling closed crosswalks.
2. Place pedestrian LCDs across the full width of the closed sidewalk.
3. For post mounted signs located near or adjacent to a sidewalk, maintain a minimum 7' clearance from the bottom of the sign panel to the surface of the sidewalk.
4. "Sidewalk Closed" signs (R9-XX) may be mounted on pedestrian LCDs in accordance with the manufacturer's instructions.
5. Omit the Advance Closure LCD if it blocks access to other pedestrian facilities (e.g., transit stops, residences, or business entrances).

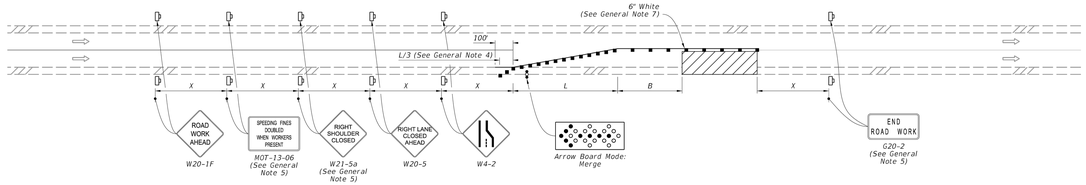
SYMBOLS:

- Work Area
- Work Zone Sign
- Pedestrian Longitudinal Channelizing Device (LCD)
- Lane Identification and Direction of Traffic



PEDESTRIAN DETOUR

LAST REVISION	REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	SIDEWALK CLOSURE	INDEX	SHEET
11/01/20					102-660	1 of 2



SINGLE LANE CLOSURE

SYMBOLS:

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

GENERAL NOTE:

1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", and channelizing device spacing values.
2. On undivided highways the median signs as shown are to be omitted.
3. On limited access facilities, omit "Right Shoulder Closed" signs (W21-5a) and associated work zone sign spacing distances.
4. If the paved shoulder is less than 4' in width, omit the taper and channelizing devices from the paved shoulder.
5. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2) and "Right Shoulder Closed" (W21-5a), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less. For Single Lane Closures, arrow boards and buffer (B) may also be omitted when the work operation will be in place for 60 minutes or less and the speed limit is 45 mph or less.
6. Use inverted plan of the illustrations for work on left side of roadways.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.

LAST REVISION	REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX	SHEET
11/01/21					102-613	1 of 5

GREENBRIER OFFSITE

FDOT- MAINTENANCE OF TRAFFIC

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale: N/A
Sheet: 36 of 39

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OWNER'S REQUIREMENTS

SITE DESCRIPTION

PROJECT NAME AND LOCATION:
GREENBRIER OFFSITE
HILLIARD, FL
32046

OWNER NAME AND ADDRESS:
NATIONAL LAND PARTNERS, LLC
665 WILLIAMSTOWN
MA 01267

DESCRIPTION:
COMMERCIAL DEVELOPMENT WITH ASSOCIATED DRIVEWAY, UTILITIES, DRAINAGE AND STORMWATER MANAGEMENT FACILITY

SOIL DISTURBING ACTIVITIES WILL INCLUDE:
CLEARING AND GRUBBING; PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS; GRADING ; EXCAVATION FOR UTILITIES, STORM PIPING; CURB AND GUTTER; ASPHALT PAVING; ALSO INCLUDES PREPARATION FOR FINAL PLANTING AND SEEDING.

RUNOFF COEFFICIENT:
1. PRE-CONSTRUCTION = 78
2. DURING CONSTRUCTION = 85
3. POST-CONSTRUCTION =90

SOILS:
SEE SOILS REPORT FOR SOILS DATA

SITE MAPS:
* SEE ATTACHED GRADING PLAN FOR PRE & POST DEVELOPMENT GRADES, AREAS OF SOIL DISTURBANCE, LOCATION OF SURFACE WATERS, PROTECTED AREAS, MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS AND STORM WATER DISCHARGE POINTS.

* SEE ATTACHED EROSION & TURBIDITY CONTROL PLAN FOR LOCATION OF TEMPORARY STABILIZATION PRACTICES, AND TURBIDITY BARRIERS.

* SEE GENERAL NOTES FOR REQUIREMENTS FOR TEMPORARY AND PERMANENT STABILIZATION.

SITE AREA:

1. TOTAL AREA OF SITE = N/A Ac.
2. TOTAL AREA TO BE DISTURBED = N/A Ac.

NAME OF RECEIVING WATERS: N/A

CONTROLS

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUNOFF. AN EROSION AND TURBIDITY PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS AS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL , STATE, AND LOCAL LAWS. REFER TO "CONTRACTORS RESPONSIBILITY" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.

STORM WATER MANAGEMENT

STORM WATER DRAINAGE WILL BE PROVIDED BY SHEET FLOW, OUTLET CONTROL STRUCTURES AND PIPED FLOW.
FOR THE PAVED AREAS. AREAS WHICH ARE NOT DEVELOPED BUT WILL BE RE-GRADED SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE. WHEN CONSTRUCTION IS COMPLETE, A TOTAL OF N/A ACRES WILL HAVE BEEN REGRADED. THE SITE DISCHARGES TO ADJACENT WATER BODY N/A.
WHERE PRACTICAL, TEMPORARY SEDIMENT BASINS WILL BE USED TO INTERCEPT SEDIMENT BEFORE ENTERING THE PERMANENT RETENTION BASIN.

TIMING OF CONTROLS/MEASURES

REFER TO " CONTRACTORS RESPONSIBILITY " FOR THE TIMING OF CONTROL/MEASURES.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

IN AN EFFORT TO ENSURE COMPLIANCE WITH FEDERAL, STATE, AND LOCAL LAWS REGARDING EROSION AND TURBIDITY CONTROLS, THE FOLLOWING PERMITS HAVE BEEN OBTAINED:

D.E.R. DREDGE/FILL PERMIT N/A
C.O.E. DREDGE/FILL PERMIT N/A
S.J.R.W.M.D. PERMIT N/A
TOWN OF HILLIARD PERMIT NO.: IN-PROGRESS

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: _____
CORPORATE OFFICER, GENERAL PARTNER, PROPRIETOR,
EXECUTIVE OFFICER, RANKING ELECTED OFFICIAL

DATE: _____

CONTRACTOR'S REQUIREMENTS

GENERAL

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULATES TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND HAY BALES AS REQUIRED
3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN
4. CONSTRUCT SEDIMENTATION BASIN
5. CONTINUE CLEARING AND GRUBBING
6. STOCK PILE TOP SOIL IF REQUIRED
7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED
8. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE
9. INSTALL UTILITIES, STORM SEWER CURBS AND GUTTER.
10. APPLY BASE TO PARKING LOT
11. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING
12. COMPLETE FINAL PAVING
13. REMOVE ACCUMULATED SEDIMENT FROM BASINS
14. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED

CONTROLS

IT IS IN THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES. AS REQUIRED TO ENSURE THE SITE MEETS ALL FEDERAL, STATE, AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE EROSION AND TURBIDITY CONTROL PLAN AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

EROSION AND SEDIMENT CONTROLS
STABILIZATION PRACTICES

1. STRAW BALE BARRIER: STRAW BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS
   D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE.
5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING OR GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT -LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPRED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT AFTER COMPETE WITH PERMANENT GRASSING.
9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
11. TEMPORARY REGRASSING: IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFF SITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

STRUCTURAL PRACTICES

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF TROUGH A SEDIMENT-TRAPPING FACILITY.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP IS USUALLY INSTALLED IN A DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA WITH THE FOLLOWING LIMITATIONS:
   A. THE SEDIMENT TRAP MAY BE INSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE.
3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE VELOCITY OF FLOW AT DESIGN CAPACITY OF THE OUTLET WILL EXCEED THE PERMISSIBLE VELOCITY OF THE RECEIVING CHANNEL OR AREA.
4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME. THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3, 600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE. THE 3, 600 CUBIC FEET OF STORAGE AREA PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

OTHER CONTROLS

WASTE DISPOSAL

WASTE MATERIALS

ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESES PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN
THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE
FOLLOWED.

SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMETS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY
TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

INVENTORY FOR POLLUTION PREVENTION PLAN

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

CONCRETE	FERTILIZERS	WOOD
ASPHALT	PETROLEUM BASED PRODUCTS	MASONRY BLOCKS
TAR	CLEANING SOLVENTS	ROOFING MATERIALS
DETERGENTS	PAINTS	METAL STUDS

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

1. AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
2. ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
3. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURERS LABEL.
4. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
5. WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
6. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
7. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

1. PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
2. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
3. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS.

FERTILIZERS

FERTILIZERS USED WILL APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS

CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (i.e. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC, AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A
DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

DEWATERING

PRIOR TO ANY DISCHARGE OF GROUND WATER (DEWATERING) FROM CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT TO WATERS OF THE STATE (INCLUDING, BUT NOT LIMITED TO, WETLANDS, SWALES AND MUNICIPAL STORM SEWERS), THE CONTRACTOR SHALL TEST THE EFFLUENT (WATER TO BE DISCHARGED) IN ACCORDANCE WITH RULE 62-621.300(2), F.A.C. IF THE TEST RESULTS ON THE EFFLUENT ARE BELOW THE SCREENING VALUES OF RULE 62-621.300(2), F.A.C., THE CONTRACTOR SHALL SUBMIT A SUMMARY OF THE PROPOSED CONSTRUCTION ACTIVITY AND THE TEST RESULTS TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION DISTRICT OFFICE, WITHIN ONE (1) WEEK AFTER DISCHARGE BEGINS. THE CONTRACTOR SHALL CONTINUE TO SAMPLE THE EFFLUENT AS REQUIRED THROUGHOUT THE PROJECT AND COMPLY WITH ALL CONDITIONS OF RULE 62-621.300(2), F.A.C. IF THE GROUND WATER EXCEEDS THE SCREENING VALUES OF RULE 62-621.300(2), F.A.C., THE CONTRACTOR SHALL COMPLY WITH OTHER APPLICABLE RULES AND REGULATIONS PRIOR TO DISCHARGE OF THE EFFLUENT (GROUND WATER) TO SURFACE WATERS OF THE STATE.

MAINTENANCE/INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

1. NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
2. ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.
3. ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
4. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
5. SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
6. THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB.
7. DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
8. TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
9. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED.
   THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER, OR ANY FEDERAL, STATE, OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS.
   THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE TERMINATION IS SUBMITTED. THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON- COMPLIANCE.
10. THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE, AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
11. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES

1. IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:
2. WATER FROM WATER LINE FLUSHING
3. PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
4. UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

SIGNATURE	BUSINESS NAME AND ADDRESS OF CONTRACTOR AND ALL SUBS	RESPONSIBLE FOR/DUTIES
		GENERAL CONTRACTOR
		SUB-CONTRACTOR
		SUB-CONTRACTOR
		SUB-CONTRACTOR
		SUB-CONTRACTOR

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
420 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 739-2223 | Fx. (904) 739-2226
Henry A. Verpe Jr. No. 65043

UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A FLORIDA REGISTERED ENGINEER ACTING AS AN EMPLOYEE OF AVA ENGINEERS, INC., IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS, ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY GOVERNMENTAL AGENCIES HAVE NOT BEEN MET. WE HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR THE STORMWATER SYSTEM AND THE OWNER MUST AGREE TO ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE MODIFICATIONS TO THE SYSTEM REQUIREMENT FOR RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER OFFSITE

STORMWATER POLLUTION PREVENTION PLAN
NASSAU FLORIDA

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale: N/A
Sheet: 37 of 39

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Aug 09, 2024 - 2:24pm

EROSION AND SEDIMENT CONTROL NOTES

1. THE ENVIRONMENTAL PROTECTION AGENCY (EPA) HAS ISSUED TO FLORIDA A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR CERTAIN STROMWATER DISCHARGES. THIS NPDES PROGRAM REQUIRES THAT IF THE MAGITUDE OF CONSTRUCTION SCTIVITIES COVERED BY THE GENERAL PERMIT ARE ABOVE CERTAIN THRESHOLDS, THEN A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED. ALSO INVOLVED ARE CERTAIN CERTIFICATION, NOTIFICATION, INSPECTION AND RECORD KEEPING IN ACCORDANCE WITH THE EPA PUBLICATION EPA 832-R-92-005 DATED SEPT., 1992 & TITLED "STORM WATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES-DEVELOPING POLLUTION PREVENTION PLANS & BEST MANAGEMENT PRACTICES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE IF THIS PROJECT REQUIRES AN NPDES APPLICATION AND NOTIFICATION AND, IF NECESSARY, PREPARE, SUBMIT AND MAINTAIN THE REQUIRED DOCUMENTATION IN COMPLIANCE WITH THE EPA GUIDELINES AND CRITERIA.

2. THESE PLANS INDICATE THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUILDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.

3. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS, AND THE ST. JOHNS RIVER MANAGEMENT DISTRICT PERMIT AND REGULATIONS. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE ST. JOHNS RIVER MANAGEMENT DISTRICT.

4. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH HAY FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 17-3, FLORIDA ADMINISTRATIVE CODE. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "FLORIDA DEVELOPEMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 6.

5. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER

6. QUALITY DEGRADATION.

7. ADDITIONAL PROTECTION - ON SITE PROTECTION, AS MAY BE DEEMED NECESSARY DURING CONSTRUCTION SHALL BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORSEEN CONDITIONS OR ACCIDENTS,

8. WIRE MESH SHALL BE LAID OVER THE DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENINGS SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED. FDOT NO. 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.

9. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONES MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.

10. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER. BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.

11. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 8 INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE. LOOSE FIBER SHOULD BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.

12. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS AND SHALL BE MAINTAINED UNTIL COMPLETION OF ALL CONSTRUCTION ACTIVITY.

13. CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC., ARE CLEANED OUT AND WORKING PROPERLY AT ALL TIMES AND THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND REPAIRS, AS NEEDED, SHALL BE MADE IMMEDIATELY.

14. ANY DISCHARGE FROM A DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND THE TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.

15. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

16. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.

17. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CULVERTS.

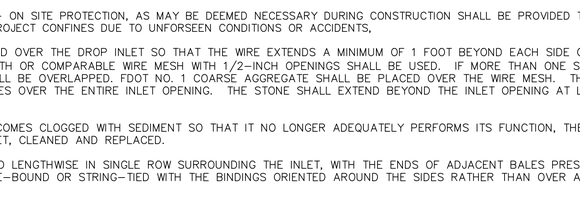
18. SEDIMENT DEPOSITS TO BE REMOVED AFTER EACH RAINFALL AND REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT ON THE BARRIER. SEDIMENT TRAPS TO BE RESTORED TO THIER ORIGIONAL DIMENSIONS BY REMOVING THE SEDIMENT WHEN IT HAS ACCUMULATED TO ONE-THIRD THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT TO BE DEPOSITED IN A SUITABLE AREA AND MANNER THAT IT WILL NOT ERODE.

19. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE, SYNTHETIC BALE OR FILTER BARRIER IS NO LONGER REQUIRED OR AFTER COMPLETION OF CONSTRUCTION SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

20. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED. ALL DEWATERING, EROSION AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND REMOVED ONLY WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.

21. ALL DISTURBED AREAS SHALL BE STABILIZED THROUGH COMPACTION, GRASSING AND SODDING. THE GRASS/SODDING SHALL BE MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED. ALL FILL SLOPES 4:1 OR GREATER TO RECEIVE STAKED SOLID SOD.

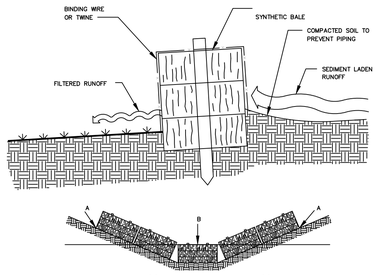
ONLY SYNTHETIC BALES TO BE USED (TYP)



SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

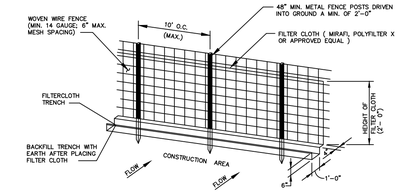
BURLAP DROP INLET SEDIMENT FILTER



POINTS "A" SHOULD BE HIGHER THAN POINT "B"

NOTES:
1. EXCAVATE THE TRENCH
2. PLACE AND STAKE SYNTHETIC BALES
3. WEDGE LOOSE FIBER BETWEEN BALES
4. BACKFILL AND COMPACT THE EXCAVATED SOIL.

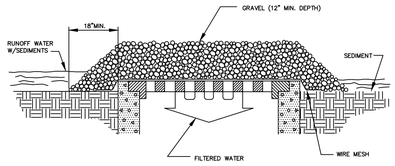
SYNTHETIC BALE BARRIER



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES
2. FILTER CLOTH TO BE FASTEN SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24"x 24".
3. SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
4. SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION.
5. SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.

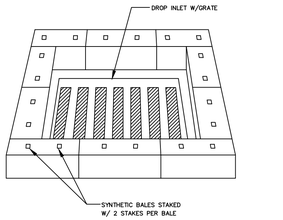
FILTER FENCE



SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURED ARE UNPROTECTED AREAS.

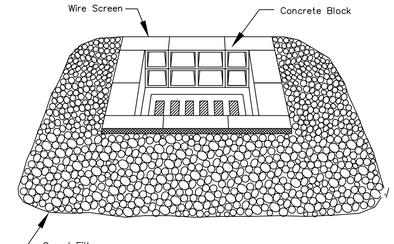
GRAVEL & WIRE MESH DROP INLET SEDIMENT FILTER



SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTON IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

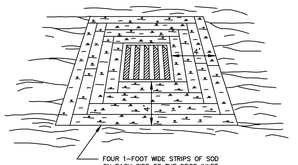
SYNTHETIC BALE DROP INLET SEDIMENT FILTER

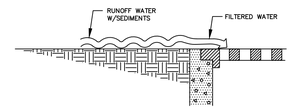


SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED AND WHERE OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.

BLOCK & GRAVEL DROP INLET SEDIMENT FILTER

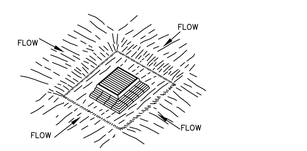


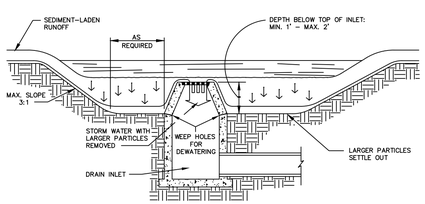


SPECIFIC APPLICATION

PROTECT THE INLET FROM SEDIMENT AND MULCH MATERIALS UNTIL PERMANENT VEGETATION HAS BECOME ESTABLISHED.

SOD DROP INLET SEDIMENT FILTER

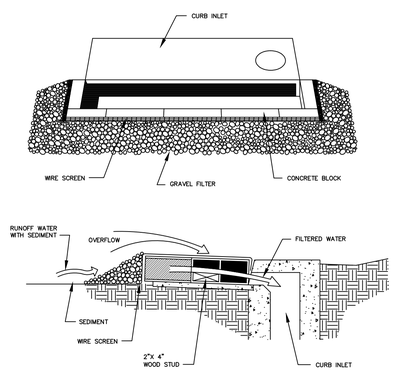




SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED AND WHERE AN OVERFLOW CAPABILITY AND EASE OF MAINTENANCE ARE DESIRABLE.

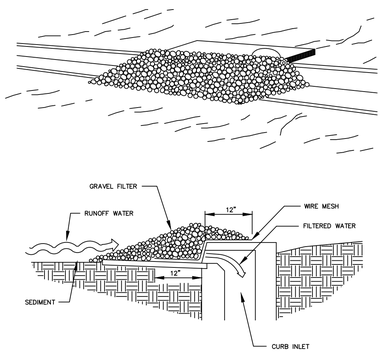
EXCAVATED DROP INLET SEDIMENT TRAP



SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE AN OVERFLOW CAPABILITY IS NECESSARY TO PREVENT EXCESSIVE PONDING IN FRONT OF THE STRUCTURE.

BLOCK & GRAVEL CURB INLET SEDIMENT FILTER



SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

GRAVEL CURB INLET SEDIMENT FILTER

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD, SUITE 5 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 739-2223 | Fx. (904) 739-2226
Henry A. Yorns Jr. No. 48948

UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A FLORIDA REGISTERED ENGINEER ACTING AS AN EMPLOYEE OF AVA ENGINEERS, INC., IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAVE BEEN DESIGNED BY A REGISTERED ENGINEER ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY GOVERNMENTAL AGENCIES HAVING JURISDICTION HAVE BEEN USED TO DETERMINE THE FINAL DESIGN. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE REVISIONS TO THE STORMWATER MANAGEMENT FOR RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER OFFSITE

EROSION CONTROL PLAN
FLORIDA
NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale: N/A
Sheet: 38 of 39

Z:\DWG\2021\21-019\21-019 OFFSITE FM\2-DESIGN\COV-NOTES-DETAILS.DWG
8/9/2024 8:29:23 AM

GREENBRIER OFFSITE

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT

TO BE COMPLETED EVERY SEVEN (7) DAYS AND WITHIN TWENTY-FOUR (24) HOURS OF A RAINFALL EVENT OF 0.25 INCHES OR MORE

INSPECTOR: _____ DATE: _____

INSPECTOR'S QUALIFICATIONS:

_____

_____

_____

_____

_____

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

STABILIZATION MEASURES

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

STABILIZATION REQUIRED:

_____

_____

_____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

GREENBRIER OFFSITE

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT

DATE:_____

STRUCTURAL CONTROLS

EARTH DIKES / SWALES

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

MAINTENANCE REQUIRED FOR EARTH DIKE / SWALE:

_____

_____

_____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

EARTH DIKES / SWALES

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

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

_____

_____

_____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

GREENBRIER OFFSITE

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT

SEDIMENT BASIN

DEPTH OF SEDIMENT IN BASIN	DEPTH OF SEDIMENT SIDE BASIN	IS THERE EVIDENCE OF OVER TOPPING OF EMBANKMENT?	CONDITION OF OUTFALL FROM SEDIMENT BASIN

MAINTENANCE REQUIRED FOR SEDIMENT BASIN:

_____

_____

_____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

OTHER CONTROLS

STABILIZED CONSTRUCTION ENTRANCE

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

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION ENTRANCE:

_____

_____

_____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

GREENBRIER OFFSITE

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT

CHANGES REQUIRED TO THE POLLUTION PREVENTION PLAN:

_____

_____

_____

_____

_____

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_____

REASONS FOR CHANGES:

_____

_____

_____

_____

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_____

_____

_____

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERTY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION. THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNATURE: _____ DATE: _____

NOTE TO CONTRACTOR:

THIS IS THE CONTRACTORS CERTIFICATE REQUIRED BY THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES), STORM WATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION SITES OVER FIVE (5) ACRES. IT IS SUGGESTED THAT THIS SHEET BE REMOVED FROM THE PLAN SET AND DUPLICATED AS NEEDED BY THE CONTRACTOR.

AN INSPECTOR, CERTIFIED BY THE STATE OF FLORIDA OR EXPERIENCED IN THE INSTALLATION AND MAINTENANCE OF EROSION CONTROLS, IS REQUIRED TO INSPECT THE EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE APPROVED STORMWATER POLLUTION PREVENTION PLAN. INSPECTION REPORTS ARE TO BE COMPLETED ONCE EVERY WEEK AND AFTER EVERY RAINFALL EVENT OF 0.5" OR MORE DURING THE CONSTRUCTION PHASE. THESE REPORTS SHALL BE MADE AVAILABLE TO THE CITY AT ANY TIME AND COPIES OF ALL OF THE INSPECTIONS SHALL BE SUBMITTED TO THE CITY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLETION OR OCCUPANCY.

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000816
4201 BELVEDERE RD. SUITE 5 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Verpe, Jr. No. 48048

UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A FLORIDA REGISTERED ENGINEER ACTING AS AN AUTHORIZED AGENT OF AVA ENGINEERS, INC., IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY GOVERNMENTAL AGENCIES MAY CHANGE. THE ENGINEER HAS BEEN USED TO DETERMINE THE FINAL DESIGN FOR ADVANCED STORMWATER TREATMENT AND THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE MODIFICATIONS REQUIRED BY THE PERMITTING AGENCY FOR RETENTION AND TREATMENT OF STORMWATER.

GREENBRIER OFFSITE

CONTRACTOR CERTIFICATION SHEET

FLORIDA

NASSAU

Date: 8/9/2024
Designer: HAV
Job #: 21-019
Drawn: KEP
Scale: N/A
Sheet: 39 of 39

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8/9/2024 2:24:24 PM EDT

MITTAUER & ASSOCIATES, INC.
CONSULTING ENGINEERS & PROJECT FUNDING SPECIALISTS

580-1 WELLS ROAD
ORANGE PARK, FL 32073
PHONE: (904) 278-0030
FAX: (904) 278-0840
WWW.MITTAUER.COM

September 13, 2024 VIA EMAIL

Ms. Lee Anne Wollitz, Land Use Administrator
Town of Hilliard
15859 West County Road 108
Hilliard, FL 32046

RE: Site Plan Review No. 3
Greenbrier Subdivision PUD
Town of Hilliard, Florida
Mittauer & Associates, Inc. Project No. 9610-23-20

Dear Ms. Wollitz:

We have reviewed the Submittal No. 3 / Comment Response Package for the Greenbrier Subdivision project, which was transmitted to us electronically from the Town on August 12, 2024. The Submittal No. 3 Package included the following items:

1. Comment Response Letter to M&A Site Plan Review No. 2 from AVA Engineers, Inc. dated August 9, 2024;
2. Comment Response Letter to Town of Hilliard comments related to Submittal No. 2 by AVA Engineers, Inc., dated August 12, 2024;
3. Revised Drawings entitled “Greenbrier Subdivision”, dated August 9, 2024, and prepared by AVA Engineers, Inc., on behalf of National Land Partners, LLC., the Owner. The updated Drawings, consisting of 69 sheets, were digitally signed and sealed by Henry A. Vorpe, Jr., P.E. on August 12, 2024;
4. Offsite utility Drawings entitled “Greenbrier Offsite”, dated August 9, 2024, and prepared by AVA Engineers, Inc., on behalf of National Land Partners, LLC, the Owner. The offsite utility Drawings, consisting of 39 sheets, were digitally signed and sealed by Henry A. Vorpe, Jr., P.E. on August 9, 2024;
5. Hydraulic Analysis Report entitled “Greenbrier Subdivision Potable Water System”, prepared by AVA Engineers, Inc., and digitally signed and sealed by Henry A. Vorpe, Jr., P.E. on August 12, 2024;
6. Revised Pump Station Design Report prepared by AVA Engineers, Inc., and digitally signed and sealed by Henry A. Vorpe, Jr., P.E. on August 12, 2024;

We have reviewed the Drawings in accordance with the Town's Code of Ordinances, Chapter 62 - Zoning and Land Development Regulations (LDR), the approved PUD Ordinance No. 2021-09, 2040 Comprehensive Plan, and other Town standards and requirements, as applicable. This is the third submittal we have received on this project. We recommend approval of the submittal contingent upon the below referenced application completion items being provided and approved by the Town and below comments being addressed with the Town prior to Construction. Our comments are as follows:

COMPLETENESS DETERMINATION:

The Developer's response letter states the previously requested application completion items will be submitted under separate submittals following the site plan review phase and prior to construction. This shall be confirmed by the Town. Submittal of the requested architectural and lot details, tree survey and removal plans, landscaping plans, lighting plans, monument sign details, entrance details, and permits shall be reviewed and approved prior to Construction. All other items have been submitted per Site Plan Application and LDR requirements.

GENERAL COMMENTS

Previously commented Town coordination and payment items, and regulatory agency coordination items were stated to be confirmed prior to construction by the Developer.

The Town shall be provided updated Drawings, as applicable, following regulatory coordination/permitting.

GREENBRIER SUBDIVISION DRAWINGS:

SHEET 1 - COVER SHEET

No Additional Comments

SHEET 2 - GENERAL NOTES

1. Notes related to electric utility coordination should be provided on these plans and/ or anticipated Lighting/Electrical Plans, as applicable.

SHEET 3 - WETLAND MAP

No Additional Comments

SHEET 4 - PREDEVELOPMENT MAP

No Additional Comments

SHEET 5 - POST DEVELOPMENT MAP

No Additional Comments

SHEET 6 - EXISTING CONDITIONS & EROSION CONTROL PLAN

No Additional Comments

SHEET 7 - OVERALL SITE PLAN

1. The Town shall confirm if the proposed seed & mulched right-of-way is acceptable in lieu of sod for grassing prior to construction.

SHEETS 8-18 - SITE PLAN SHEETS

No Additional Comments

SHEETS 19-30 - GRADING PLAN SHEETS

No Additional Comments

SHEETS 31-51 - UTILITY PLAN AND PROFILE SHEETS

1. Town shall confirm which onsite development water and sewer components, if any, they will be responsible for following construction, as specified in PUD Ordinance 2021-09.

2. Note, a 4"x2" reducer is not typically utilized or available. A 4" tapped cap would be the typical method for transition to 2" piping.

SHEETS 52-54 - SWMF, DRAINAGE, & SITE DETAILS

No Additional Comments

SHEETS 55-57 - FDOT DETAILS

No Additional Comments

SHEETS 58 - 63 - UTILITY DETAILS

No Additional Comments

SHEETS 64-66 - PUMP STATION AND PUMP STATION DETAILS

1. The 6"x4" reducer call out on the discharge force main plan (SHT 65) shall be removed. Entirety of the discharge force main from the pump reducer connection shall be a minimum 6" diameter as indicated on SHT 64.

SHEET 67 - EROSION CONTROL DETAILS

No Additional Comments

SHEETS 68-69 - SWPPP-1 & SWPPP-2

No Additional Comments

GREENBRIER OFFSITE DRAWINGS:

SHEET 1 - COVER SHEET

1. Recommend applicable regulatory agency contact information be provided for the Contractor's use during construction, such as the FDOT inspector, Nassau County inspector, and others. Contacts will likely be provided following receipt of permits.

SHEET 2 - GENERAL NOTES

No Additional Comments

SHEET 3 - MASTER PLAN

No Additional Comments

SHEET 4 & 5 - TURN LANE PLAN SHEETS

No Additional Comments

SHEET 6-28 - PLAN & PROFILE SHEETS

1. Note, an offset of 3-ft or less from the existing EOP may likely cause the need for roadway pavement restoration associated with trench installation of pipeline.

2. Asphalt pavement and driveway restoration should be depicted and referenced for work on SHT 25, 26, 27, 28 and others, as applicable.

SHEET 29-34 - UTILITY DETAILS

No Additional Comments

SHEET 35-36 - FDOT PAVEMENT AND MOT SHEETS

No Additional Comments

SHEET 37-38 - SPPP & EROSION CONTROL SHEETS

No Additional Comments

SHEET 39 - CONTRACTOR CERTIFICATIONS

No Additional Comments

PUMP STATION DESIGN REPORT

No Additional Comments

WATER SYSTEM HYDRAULIC ANALYSIS REPORT

No Comments

Note that this Determination of Completeness and Site Plan Review does not include Building Permit / Code Inspection review or a Concurrency Review/Certificate and these should be addressed as needed, separate from this Review.

Should you have any questions, comments or concerns, please do not hesitate to contact us at any time.

Sincerely yours,
Mittauer & Associates, Inc.

Jarrod P Petrohovich
Digitally signed by Jarrod P Petrohovich
Date: 2024.09.13 10:55:31 -04'00'

Jarrod P. Petrohovich, P.E.
Project Manager

JPP/jpp

cc: Town of Hilliard
AVA Engineers, Inc.

FLORIDA DEPARTMENT OF
Environmental Protection

Northeast District
8800 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Notification of Acceptance of Use of a General Permit

Mr. Timothy Smith
Authorized Agent
Greenbrier Nassau, LLC
665 Simonds Road
Williamstown, Massachusetts 01267
mmanners@inlandinc.com

General Permit Number: 0080317-019-DSGP
Project Name: Greenbrier Subdivision
County: Nassau
Effective Date: September 16, 2024
Expiration Date: September 15, 2024
Water Supplier: Hilliard WTP
PWS ID: 2451179

Dear Mr. Smith:

On September 12, 2024, the Florida Department of Environmental Protection received a "*Notice of Intent to Use the General Permit for Construction of Water Main Extensions for PWSs*" [DEP Form No 62-555.900(7)], under the provisions of Rule 62-4.530 and Chapter 62-555, Florida Administrative Code (F.A.C.). The proposed project includes 14,725 LF of 8" PVC water main, 422 LF of 4" PVC water main, and 322 LF of 2" HDPE water main.

Based upon the submitted Notice and accompanying documentation, this correspondence is being sent to advise that the Department does not object to the use of such general permit at this time. Please be advised that the permittee is required to abide by Rule 62-555.405, F.A.C., all applicable rules in Chapters 62-4, 62-550, 62-555, F.A.C., and the General Conditions for All General Drinking Water Permits (found in 62-4.540, F.A.C.).

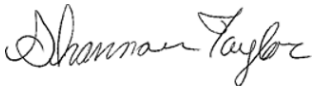
The permittee shall comply with all sampling requirements specific to this project. These requirements are attached for review and implementation.

Pursuant to Rule 62-555.345, F.A.C., the permittee shall submit a certification of construction completion [DEP Form No. 62-555.900(9)] to the Department and obtain approval, or clearance, from the Department before placing any water main extension constructed under this general permit into operation for any purpose other than disinfection or testing for leaks.

Within 30 days after the sale or legal transfer of ownership of the permitted project that has not been cleared for service in total by the Department, both the permittee and the proposed permittee shall sign and submit an application for transfer of the permit using Form 62-555.900(8), F.A.C., with the appropriate fee. The permitted construction is not authorized past the 30-day period unless the permit has been transferred.

This permit will expire five years from the effective date. If the project has been started and not completed by that time, a new permit must be obtained before the expiration date in order to continue work on the project, per Rule 62-4.030, F.A.C.

Sincerely,



Shannon Taylor
Environmental Manager
Permitting Program

cc:
Henry A. Vorpe, Jr., P.E., vorpefactorx@yahoo.com
John Beasley, lpurvis@townofhilliard.com
DEP: Bronze Titus, Lydia Joyner, Shannon Taylor

A Civil Penalty May Be Incurred
if this project is placed into operation before obtaining a clearance from this office.

Requirements for clearance upon completion of projects are as follows:

1) **Clearance Form**
Submission of a fully completed Department of Environmental Protection (DEP) Form 62-555.900(9), *Certification of Construction Completion and Request for Clearance to Place Permitted PWS Components into Operation*.

2) **Record Drawings, if deviations were made**
Submission of the portion of record drawings showing deviations from the DEP construction permit, including preliminary design report or drawings and specifications, if there are any deviations from said permit. (Note that it is necessary to submit a copy of only the portion of record drawings showing deviations and not a complete set of record drawings.)

3) **Bacteriological Results**
Copies of satisfactory bacteriological analysis (a.k.a. Main Clearance), taken within sixty (60) days of completion of construction, from locations within the distribution system or water main extension to be cleared, in accordance with Rules 62-555.315(6), 62-555.340, and 62-555.330, F.A.C. and American Water Works Association (AWWA) Standard C 651-92, as follows:

- The endpoint of the proposed addition;
- Any water lines branching off a main extension;
- Every 1,200 feet of water main;
- Each location shall be sampled on two consecutive days (at least 6 hours apart) with sample point locations and chlorine residual readings clearly indicated on the report and/or drawings.
- A sketch or description of all bacteriological sampling locations must also be provided.
- Bacteriological sample results will be considered unacceptable if the tests were completed more than 60 days before the Department receives the results.

For further clarification, contact:
FDEP – Northeast District
Potable Water Permitting
8800 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256
(904) 256-1700

FLORIDA DEPARTMENT OF
Environmental Protection

Northeast District
8800 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Notification of Acceptance of Use of a General Permit

Mr. Timothy Smith
Treasurer
Greenbrier Nassau, LLC
665 Simonds Road
Williamstown, Massachusetts 01267
mmanners@inlandinc.com

General Permit Number: 0080317-018-DSGP
Project Name: Greenbrier Offsite
County: Nassau
Effective Date: August 29, 2024
Expiration Date: August 28, 2029
Water Supplier: Town of Hilliard WTP
PWS ID: 2451179

Dear Mr. Smith:

On August 27, 2024, the Florida Department of Environmental Protection received a "*Notice of Intent to Use the General Permit for Construction of Water Main Extensions for PWSs*" [DEP Form No 62-555.900(7)], under the provisions of Rule 62-4.530 and Chapter 62-555, Florida Administrative Code (F.A.C.). The proposed project includes 1371 LF of 8" PVC watermain.

Based upon the submitted Notice and accompanying documentation, this correspondence is being sent to advise that the Department does not object to the use of such general permit at this time. Please be advised that the permittee is required to abide by Rule 62-555.405, F.A.C., all applicable rules in Chapters 62-4, 62-550, 62-555, F.A.C., and the General Conditions for All General Drinking Water Permits (found in 62-4.540, F.A.C.).

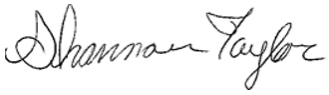
The permittee shall comply with all sampling requirements specific to this project. These requirements are attached for review and implementation.

Pursuant to Rule 62-555.345, F.A.C., the permittee shall submit a certification of construction completion [DEP Form No. 62-555.900(9)] to the Department and obtain approval, or clearance, from the Department before placing any water main extension constructed under this general permit into operation for any purpose other than disinfection or testing for leaks.

Within 30 days after the sale or legal transfer of ownership of the permitted project that has not been cleared for service in total by the Department, both the permittee and the proposed permittee shall sign and submit an application for transfer of the permit using Form 62-555.900(8), F.A.C., with the appropriate fee. The permitted construction is not authorized past the 30-day period unless the permit has been transferred.

This permit will expire five years from the effective date. If the project has been started and not completed by that time, a new permit must be obtained before the expiration date in order to continue work on the project, per Rule 62-4.030, F.A.C.

Sincerely,



Shannon Taylor
Environmental Manager
Permitting Program

c:
Henry A. Vorpe, Jr., P.E. vorpefactorx@yahoo.com
Jennifer Wilson, jennifer@avaengineers.com
John Beasley, Mayor, lpurvis@townofhilliard.com
DEP: Stephen Spence, Lydia Joyner, Shannon Taylor

A Civil Penalty May Be Incurred
if this project is placed into operation before obtaining a clearance from this office.

Requirements for clearance upon completion of projects are as follows:

1) **Clearance Form**
Submission of a fully completed Department of Environmental Protection (DEP) Form 62-555.900(9), *Certification of Construction Completion and Request for Clearance to Place Permitted PWS Components into Operation*.

2) **Record Drawings, if deviations were made**
Submission of the portion of record drawings showing deviations from the DEP construction permit, including preliminary design report or drawings and specifications, if there are any deviations from said permit. (Note that it is necessary to submit a copy of only the portion of record drawings showing deviations and not a complete set of record drawings.)

3) **Bacteriological Results**
Copies of satisfactory bacteriological analysis (a.k.a. Main Clearance), taken within sixty (60) days of completion of construction, from locations within the distribution system or water main extension to be cleared, in accordance with Rules 62-555.315(6), 62-555.340, and 62-555.330, F.A.C. and American Water Works Association (AWWA) Standard C 651-92, as follows:

- The endpoint of the proposed addition;
- Any water lines branching off a main extension;
- Every 1,200 feet of water main;
- Each location shall be sampled on two consecutive days (at least 6 hours apart) with sample point locations and chlorine residual readings clearly indicated on the report and/or drawings.
- A sketch or description of all bacteriological sampling locations must also be provided.
- Bacteriological sample results will be considered unacceptable if the tests were completed more than 60 days before the Department receives the results.

For further clarification, contact:
FDEP – Northeast District
Potable Water Permitting
8800 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256
(904) 256-1700

FLORIDA DEPARTMENT OF Environmental Protection

Northeast District
8800 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256

Ron DeSantis
Governo

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

September 16, 2024

In the Matter of an
Application for Permit by:

PERMITTEE:
Mr. Timothy Smith, Registered Agent
Greenbrier Nassau, LLC
665 Simonds Road
Williamstown, Massachusetts 01287
mmanners@inlandinc.com

PERMIT NUMBER: 0002851-022-DWC
COUNTY: Nassau
PROJECT NAME: Greenbrier
WASTEWATER TREATMENT: Hilliard Wastewater Treatment Facility
FACILITY ID: FL0043079

NOTICE OF PERMIT ISSUANCE

Enclosed is Permit Number 0002851-022-DWC to construct a domestic wastewater collection/transmission system, issued pursuant to 403.087(1), Florida Statutes.

NOTICE OF RIGHTS

This action is final and effective unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing
A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;
(b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the

petitioner's substantial interests will be affected by the agency determination; A statement of when and how the petitioner received notice of the agency decision;

(c) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
(d) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
(e) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
(f) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver will not apply to persons who have not received written notice of this action.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

Judicial Review
Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

EXECUTION AND CLERKING
Executed in Jacksonville, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Shannon Taylor
Environmental Manager
Permitting Program

Attachment: Permit Number 0002851-022-DWC

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

Henry A Vorpe, Jr., P.E., vorpefactorx@yahoo.com
John Beasley, lpurvis@townofhilliard.com
Bronze Titus, DEP
Lydia Joyner, DEP
Shannon Taylor, DEP

FILING AND ACKNOWLEDGMENT

FILED, on September 16, 2024, pursuant to Section 120.52, F.S., with the designated Department Clerk, receipt of which is hereby acknowledged.

Clerk September 16, 2024 **Date**

FLORIDA DEPARTMENT OF
Environmental Protection

Northeast District
8800 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256

Ron DeSa
Gove

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

STATE OF FLORIDA
DOMESTIC WASTEWATER COLLECTION/TRANSMISSION INDIVIDUAL PERMIT

PERMITTEE:
Mr. Timothy Smith, Registered Agent
Greenbrier Nassau, LLC
665 Simonds Road
Williamstown, Massachusetts 01287
mmanners@inlandinc.com

PERMIT NUMBER: 0002851-022-DWC
EFFECTIVE DATE: September 16, 2024
EXPIRATION DATE: September 15, 2029
COUNTY: Nassau
PROJECT NAME: Greenbrier Subdivision
WASTEWATER TREATMENT: Hilliard Wastewater Treatment Facility
FACILITY: FL0043079

This permit is issued under the provisions of Chapter 403, Florida Statutes (F.S.), and Chapters 62-4 and 62-604, Florida Administrative Code (F.A.C.).

The above-named permittee is hereby authorized to construct the facilities shown on the application and other documents on file with the Department and made a part hereof and specifically described as follows:

DESCRIPTION OF PROJECT:

A collection/transmission system consisting of 13,827 LF of 8" PVC gravity main, 721 LF of 6" PVC forcemain, 55 manholes, one submersible duplex pump station, and the required appurtenances to serve 350 single family homes and 70,000 SF of future commercial development. The proposed average daily flow associated with this project is 108,500 gpd.

LOCATION OF PROJECT:

This project will be located at the intersection of US 1 & Henry Smith Rd, adjacent to the CSX Railroad, in Nassau County.

IN ACCORDANCE WITH: The limitations, requirements and other conditions set forth in pages 1 through 4 of this permit.

PERMIT CONDITIONS:

1. This permit is subject to the general conditions of Rule 62-4.160, F.A.C., as applicable. [62-4.160]

2. Upon completion of construction of the collection/transmission system project, and before placing the facilities into operation for any purpose other than testing for leaks or testing equipment operation, the permittee shall submit Form 62-604.300(3)(b), Notification of Completion of Construction for a Domestic Wastewater Collection/Transmission System. The form shall be submitted electronically by using the Department's Business Portal at https://www.fldepportal.com/go/ (via "Submit" then "Registration/Notification" and "Submit Notifications to DEP." The submission is "Division of Water Resource Management Domestic/Industrial Wastewater" and the submittal type is "Notification of Completion of Construction for a Domestic Wastewater Collection/Transmission System."). This form is available at the Department's Internet site at: https://floridadep.gov/water/domestic-wastewater/content/domestic-wastewater-forms. [62-604.700(2)]

3. Permit revisions shall only be made in accordance with Rule 62-4.050(4)(s), F.A.C. Request for revisions shall be made to the Department in writing and shall include the appropriate fee. Revisions not covered under Rule 62-4.050(4)(s), F.A.C., shall require a new permit. [62-604.600(8)]

4. Abnormal events shall be reported to the Department's Northeast District Office in accordance with Rule 62-604.550, F.A.C. For unauthorized spills of wastewater in excess of 1000 gallons per incident, or where information indicates that public health or the environment may be endangered, oral reports shall be provided to the STATE WATCH OFFICE TOLL FREE NUMBER, (800) 320-0519, as soon as practical, but no later than 24 hours from the time the permittee or other designee becomes aware of the circumstances. Unauthorized releases or spills less than 1000 gallons per incident are to be reported orally to the Department's Northeast District Office within 24 hours from the time the permittee, or other designee becomes aware of the circumstances.

   The oral notification shall be followed by a written submission, which shall be provided within five days of the time that the owner/operator becomes aware of the circumstances. The written submission shall contain: a description of the spill, release or abnormal event and its cause; the period and duration of noncompliance including exact dates and times, and if the noncompliance has not been corrected, the anticipated time it is expected to continue; clean-up actions taken and status; steps taken or planned to reduce, eliminate, and prevent recurrence; the type of sanitary sewer overflow structure (e.g., manhole); the discharge location address and latitude/longitude; type of water discharged; discharge volumes and volumes recovered; volume discharged to surface waters and receiving waterbody name; types of human health and environmental impacts of the sanitary sewer overflow (e.g., beach closure); whether the noncompliance was caused by a third party (e.g., contractor); and, whether the sanitary sewer overflow was related to wet weather. The written submission shall be provided electronically. Electronic submission is available using the Department's Business Portal at https://www.fldepportal.com/go/ (via "Submit" followed by "Report" or "Registration/Notification").

   In accordance with Section 403.077, F.S., unauthorized releases or spills reportable to the State Watch Office shall also require a public notice of pollution report. Reporting may be made or by reporting electronically using the Department's Business Portal at https://www.fldepportal.com/go/ (via "Submit" followed by "Report" or "Registration/Notification") and selecting the option to also submit the public notice of pollution report, or reporting may be made to the Department's Public Notice of Pollution web page at https://floridadep.gov/pollutionnotice. [62-604.550]

ADDITIONAL INFORMATION:

Once a collection/transmission system is cleared for operation, the provisions below shall be met by the owner/operator of the system in accordance with Rule 62-604.500, F.A.C.

1. All collection/transmission systems shall be operated and maintained to provide uninterrupted service. All pump stations shall be operated and maintained to provide the emergency pumping capability requirements in paragraph 62-604.400(2)(a), F.A.C., the lightning and transient voltage surge protections in paragraph 62-604.400(2)(b), F.A.C., and the design and signage requirements in paragraph 62-604.400(2)(d), F.A.C. Also, all equipment, pipes, manholes, pump stations, and other appurtenances necessary for the collection/transmission of domestic wastewater, including equipment provided pursuant to subsection 62-604.400(2), F.A.C., shall be maintained to function as intended. [62-604.500(2) and (3)]

2. The owner/operator of a collection/transmission system shall evaluate and update the emergency response plan portion of the operation and maintenance manual annually. The emergency response plan shall assess system security including cybersecurity; water quality monitoring for sanitary sewer overflows affecting surface waters; and hurricane, severe storm preparedness and response. [62-604.500(4)]

3. Collection/transmission systems shall be maintained to minimize excessive infiltration and inflow into the collection/transmission system, as well as excessive leakage from the collection/transmission system. The owner/operator of a collection/transmission system shall take corrective actions when infiltration, inflow, or leakage is excessive. Infiltration and inflow are considered excessive if one or both cause or contribute to sanitary sewer overflows. Leakage, or exfiltration, is considered excessive if it causes or contributes to a violation of surface water quality standards or ground water quality standards. [62-604.500(5)]

4. All collection/transmission systems shall be operated and maintained to prevent sanitary sewer overflows. Owners/operators shall evaluate the cause of all sanitary sewer overflows and evaluate potential corrective measures to avoid future sanitary sewer overflows. Corrective actions shall be taken by the owner/operator of the collection/transmission system if excessive inflow and infiltration causes or contributes to a sanitary sewer overflow. The owner/operator of a satellite collection system shall take corrective actions for a sanitary sewer overflow in the receiving collection system caused by excessive inflow and infiltration in the satellite collection system. [62-604.500(6)]

5. The approved Operation and Maintenance Manual and emergency response plan pursuant to Rule 62-604.500(4), F.A.C., shall be kept available at a site convenient for use by operation and maintenance personnel and for inspection by the Florida Department of Environmental Protection personnel. [62-604.500(4)]

Executed in Jacksonville, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Shannon Taylor
Environmental Manager
Permitting Program

DATE: September 16, 2024

FLORIDA DEPARTMENT OF Environmental Protection

Northeast District
8800 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256

Ron DeSantis
Governo

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

September 4, 2024

In the Matter of an
Application for Permit by:

PERMITTEE:
Mr. Timothy Smith, Treasurer
Greenbrier Nassau, LLC
665 Simonds Road
Williamstown, Massachusetts 01267
mmanners@inlandinc.com

PERMIT NUMBER: 0002851-021-DWC
COUNTY: Nassau
PROJECT NAME: Greenbrier Offsite
WASTEWATER TREATMENT: Town of Hilliard
FACILITY ID: FL0043079

NOTICE OF PERMIT ISSUANCE

Enclosed is Permit Number 0002851-021-DWC to construct a domestic wastewater collection/transmission system, issued pursuant to 403.087(1), Florida Statutes.

NOTICE OF RIGHTS

This action is final and effective unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing
A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;
(b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the

petitioner's substantial interests will be affected by the agency determination; A statement of when and how the petitioner received notice of the agency decision;

(c) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
(d) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
(e) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
(f) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver will not apply to persons who have not received written notice of this action.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

Judicial Review
Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

EXECUTION AND CLERKING
Executed in Jacksonville, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Shannon Taylor
Environmental Manager
Permitting Program

Attachment: Permit Number 0002851-021-DWC

CERTIFICATE OF SERVICE
The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

Henry A. Vorpe, P.E., vorpefactorx@yahoo.com
Jennifer Wilson, jennifer@avaengineers.com
John Beasley, Mayor, lpurvis@townofhilliard.com
Stephen Spence, DEP
Lydia Joyner, DEP
Shannon Taylor, DEP

FILING AND ACKNOWLEDGMENT
FILED, on September 4, 2024, pursuant to Section 120.52, F.S., with the designated Department Clerk, receipt of which is hereby acknowledged.

Clerk September 4, 2024 **Date**

FLORIDA DEPARTMENT OF
Environmental Protection

Northeast District
8800 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256

Ron DeSa
Gove

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

STATE OF FLORIDA
DOMESTIC WASTEWATER COLLECTION/TRANSMISSION INDIVIDUAL PERMIT

PERMITTEE:
Mr. Timothy Smith, Treasurer
Greenbrier Nassau, LLC
665 Simonds Road
Williamstown, Massachusetts 01267
mmanners@inlandinc.com

PERMIT NUMBER: 0002851-021-DWC
EFFECTIVE DATE: September 4, 2024
EXPIRATION DATE: September 3, 2029
COUNTY: Nassau
PROJECT NAME: Greenbrier Offsite
WASTEWATER TREATMENT: Town of Hilliard
FACILITY: FL0043079

This permit is issued under the provisions of Chapter 403, Florida Statutes (F.S.), and Chapters 62-4 and 62-604, Florida Administrative Code (F.A.C.).

The above-named permittee is hereby authorized to construct the facilities shown on the application and other documents on file with the Department and made a part hereof and specifically described as follows:

DESCRIPTION OF PROJECT:

A collection/transmission system consisting of 20 LF of 6" PVC force main, 144 LF of 8" HDPE force main, 16,400 LF of 8" PVC force main, and the required appurtenances to serve an existing population. Please reference Condition 6 below. The proposed average daily flow associated with this project is 0 gpd.

LOCATION OF PROJECT:

This project will be located near US Highway 1 and Henry Smith Rd, in Nassau County.

IN ACCORDANCE WITH: The limitations, requirements and other conditions set forth in pages 1 through 4 of this permit.

PERMIT CONDITIONS:

1. This permit is subject to the general conditions of Rule 62-4.160, F.A.C., as applicable. [62-4.160]

2. Upon completion of construction of the collection/transmission system project, and before placing the facilities into operation for any purpose other than testing for leaks or testing equipment operation, the permittee shall submit Form 62-604.300(3)(b), Notification of Completion of

Construction for a Domestic Wastewater Collection/Transmission System. The form shall be submitted electronically by using the Department's Business Portal at https://www.fldepportal.com/go/ (via "Submit" then "Registration/Notification" and "Submit Notifications to DEP." The submission is "Division of Water Resource Management Domestic/Industrial Wastewater" and the submittal type is "Notification of Completion of Construction for a Domestic Wastewater Collection/Transmission System."). This form is available at the Department's Internet site at: https://floridadep.gov/water/domestic-wastewater/content/domestic-wastewater-forms. [62-604.700(2)]

3. Permit revisions shall only be made in accordance with Rule 62-4.050(4)(s), F.A.C. Request for revisions shall be made to the Department in writing and shall include the appropriate fee. Revisions not covered under Rule 62-4.050(4)(s), F.A.C., shall require a new permit. [62-604.600(8)]

4. Abnormal events shall be reported to the Department's Northeast District Office in accordance with Rule 62-604.550, F.A.C. For unauthorized spills of wastewater in excess of 1000 gallons per incident, or where information indicates that public health or the environment may be endangered, oral reports shall be provided to the STATE WATCH OFFICE TOLL FREE NUMBER, (800) 320-0519, as soon as practical, but no later than 24 hours from the time the permittee or other designee becomes aware of the circumstances. Unauthorized releases or spills less than 1000 gallons per incident are to be reported orally to the Department's Northeast District Office within 24 hours from the time the permittee, or other designee becomes aware of the circumstances.

   The oral notification shall be followed by a written submission, which shall be provided within five days of the time that the owner/operator becomes aware of the circumstances. The written submission shall contain: a description of the spill, release or abnormal event and its cause; the period and duration of noncompliance including exact dates and times, and if the noncompliance has not been corrected, the anticipated time it is expected to continue; clean-up actions taken and status; steps taken or planned to reduce, eliminate, and prevent recurrence; the type of sanitary sewer overflow structure (e.g., manhole); the discharge location address and latitude/longitude; type of water discharged; discharge volumes and volumes recovered; volume discharged to surface waters and receiving waterbody name; types of human health and environmental impacts of the sanitary sewer overflow (e.g., beach closure); whether the noncompliance was caused by a third party (e.g., contractor); and, whether the sanitary sewer overflow was related to wet weather. The written submission shall be provided electronically. Electronic submission is available using the Department's Business Portal at https://www.fldepportal.com/go/ (via "Submit" followed by "Report" or "Registration/Notification").

   In accordance with Section 403.077, F.S., unauthorized releases or spills reportable to the State Watch Office shall also require a public notice of pollution report. Reporting may be made or by reporting electronically using the Department's Business Portal at https://www.fldepportal.com/go/ (via "Submit" followed by "Report" or "Registration/Notification") and selecting the option to also submit the public notice of pollution report, or reporting may be made to the Department's Public Notice of Pollution web page at https://floridadep.gov/pollutionnotice. [62-604.550]

5. This permit is for CONSTRUCTION ONLY of the collection/transmission system project. This permit does not authorize the connection of this collection/transmission system project to the designated wastewater treatment plant. This permit shall not be construed to infer that the clearance

necessary for connection shall be allowed. Any such clearance shall be allowed only when reasonable assurance is given that adequate treatment and disposal is available in accordance with Department rules, regulations, and permits. Partial clearance may be granted, i f required. [62-604.130(1) and 62-604.600(7)]

6. This permit cannot be cleared for use until DEP Permit # 0002851-022-DWC, Greenbrier Subdivision, has been cleared for use by DEP. [62-604.130(1) and 62-604.600(7)].

ADDITIONAL INFORMATION:

Once a collection/transmission system is cleared for operation, the provisions below shall be met by the owner/operator of the system in accordance with Rule 62-604.500, F.A.C.

1. All collection/transmission systems shall be operated and maintained to provide uninterrupted service. All pump stations shall be operated and maintained to provide the emergency pumping capability requirements in paragraph 62-604.400(2)(a), F.A.C., the lightning and transient voltage surge protections in paragraph 62-604.400(2)(b), F.A.C., and the design and signage requirements in paragraph 62-604.400(2)(d), F.A.C. Also, all equipment, pipes, manholes, pump stations, and other appurtenances necessary for the collection/transmission of domestic wastewater, including equipment provided pursuant to subsection 62-604.400(2), F.A.C., shall be maintained to function as intended. [62-604.500(2) and (3)]

2. The owner/operator of a collection/transmission system shall evaluate and update the emergency response plan portion of the operation and maintenance manual annually. The emergency response plan shall assess system security including cybersecurity; water quality monitoring for sanitary sewer overflows affecting surface waters; and hurricane, severe storm preparedness and response. [62-604.500(4)]

3. Collection/transmission systems shall be maintained to minimize excessive infiltration and inflow into the collection/transmission system, as well as excessive leakage from the collection/transmission system. The owner/operator of a collection/transmission system shall take corrective actions when infiltration, inflow, or leakage is excessive. Infiltration and inflow are considered excessive if one or both cause or contribute to sanitary sewer overflows. Leakage, or exfiltration, is considered excessive if it causes or contributes to a violation of surface water quality standards or ground water quality standards. [62-604.500(5)]

4. All collection/transmission systems shall be operated and maintained to prevent sanitary sewer overflows. Owners/operators shall evaluate the cause of all sanitary sewer overflows and evaluate potential corrective measures to avoid future sanitary sewer overflows. Corrective actions shall be taken by the owner/operator of the collection/transmission system if excessive inflow and infiltration causes or contributes to a sanitary sewer overflow. The owner/operator of a satellite collection system shall take corrective actions for a sanitary sewer overflow in the receiving collection system caused by excessive inflow and infiltration in the satellite collection system. [62-604.500(6)]

5. The approved Operation and Maintenance Manual and emergency response plan pursuant to Rule 62-604.500(4), F.A.C., shall be kept available at a site convenient for use by operation and maintenance personnel and for inspection by the Florida Department of Environmental Protection personnel. [62-604.500(4)]

Executed in Jacksonville, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Shannon Taylor
Environmental Manager
Permitting Program

DATE: September 4, 2024

AGENDA ITEM REPORT
TOWN OF HILLIARD, FLORIDA

TO: Planning And Zoning Regular Meeting Meeting Date: October 1, 2024

FROM: ***Lee Anne Wollitz – Land Use Administrator***

SUBJECT: Planning and Zoning Board Recommendation to the Town Council, the minor Subdivision Application 20240820. Parcel ID No 08-3N-24-2380-0012-0022. Property Owner- Paul Knight.

BACKGROUND: Documents for Review:
5.2 Application including Nassau PA information, warranty deed, legal description.
5.3 Survey of Mother Parcel.
5.4 Survey of Proposed Parcel 1.
5.5 Survey of Proposed Parcel 2.
The Parcel is Zoned C-1 and is vacant. It currently serves as the parking lot for a set of 4 apartments on the north end of the lot and a business on the south end of the parking lot. Mr. Knight owns the apartments as well as the parking lot but, does not own the additional business. Mr. Knight has shared a desire to ensure that this neighbor business will have parking for the future and will not have to rely on the future owners of the apartments and parking lot for this purpose. It is the intent of Mr. Knight to sale the south half of the parking lot to said business owner after the approval of this split.
C-1 district requires a width of 75 feet with a minimum size of 7,500 sq ft per lot.
This proposed spilt will create two 52.50 feet wide and 4,987.50 sq ft. lots.
Although, this spilt would not be consistent with the lot requirements of the C-1 district, it would create lots that are consistent with most of the surrounding lots in this area of town. There are currently 11 lots on this block and 6 of those are consistent with the proposed new lots. The block to the south of this location has 9 lots and 7 of those lots are consistent in size with the proposed new lots.

FINANCIAL IMPACT:
None. All fees will be paid by the applicant.

RECOMMENDATION:
It is the recommendation of the Land Use Administrator that the Planning and Zoning Board recommend to the Town Council the approval of the minor subdivision with the following conditions:

1. The applicant shall record the lot split with the Clerk of the Court and provide the Town with evidence of the recordation.
2. The applicant shall obtain a real estate parcel number for the newly created parcel from the Property Appraiser and provide those real estate parcel number to the Town.

ITEM-5

FOR OFFICE USE ONLY

File # 20240820

Application Fee: $100.00

Filing Date: 8/20/24 Acceptance Date: _____

KH.

Town of Hilliard
Lot Split/Reconfiguration Application
(Applicable for creating no more than 2 lots from 1 lot)

A. PROJECT

1. Project Name: Relocating Metal Carport
2. Address of Subject Property: 0 US 1 HILLIARD FL 32046
3. Parcel ID Number(s): 08-3N-24-2380-0012-0022
4. Existing Use of Property: PARKING LOT
5. Zoning Designation: _____
6. Future Land Use Map Designation: _____
7. Acreage of Parcel: +/1 1/4 ACRE (105' X 105')

B. Owner

1. Name of Owner(s) or Contact Person(s): PAUL R KNIGHT Title: OWNER

   Company (if applicable): N/A

   Mailing address: 7960 NW 25TH LANE

   City: JENNINGS FL State: FL ZIP: 32053

   Telephone: (904) 252-1093 FAX: (___) NONE E-mail: _____

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ATTACHMENTS (One copy plus one copy in PDF format)

1. Legal description with tax parcel number. 08-3N-24-2380-0012-0022
2. Survey of Existing Property, including all structures and driveways
3. Survey of Proposed Lot Split
4. Warranty Deed or other proof of ownership.

5. Fee - $100

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees necessary for technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any action of any kind on the application.

A completeness review of the application will be conducted within fourteen (14) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:

PAUL R KNIGHT — Signature of Applicant

N/A — Signature of Co-applicant

PAUL R KNIGHT — Typed or printed name and title of applicant

Typed or printed name of co-applicant

July 29 2024 — Date

Date

State of FL County of NASSAU

The foregoing application is acknowledged before me this _____ day of _____, 20__, by _____

_____, who is/are personally known to me, or who has/have produced _____

as identification.

NOTARY SEAL

Signature of Notary Public, State of _____

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

Change of Address

PROPERTY INFORMATION

Parcel Number 08-3N-24-2380-0012-0021

Owner Name	KNIGHT PAUL R & JOAN L
Mailing Address	P O BOX 577
	HILLIARD, FL 32046
Location Address	551714 US HWY 1
	HILLIARD 32046
Tax District	HILLIARD
Millage	16.033
Homestead	No
Property Usage	STORE/OFFI 001200
Deed Acres	0
Short Legal	BLOCK 12 N 45 FT OF W 1/2 OF LOT 2 IN OR 493 PG 736

Hilliard Rental Building

2020 Preliminary Values

Land Value	$14,175
(+) Improved Value	$139,090
(=) Market Value	**$153,265**
(-) Agricultrual Classification	$0
(-) SOH or Non-Hx* Capped Savings	$7,665
(=) Assessed Value	**$145,600**
(-) Homestead	$0
(-) Additional Exemptions	$0
(=) School Taxable Value	$153,265
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$145,600**

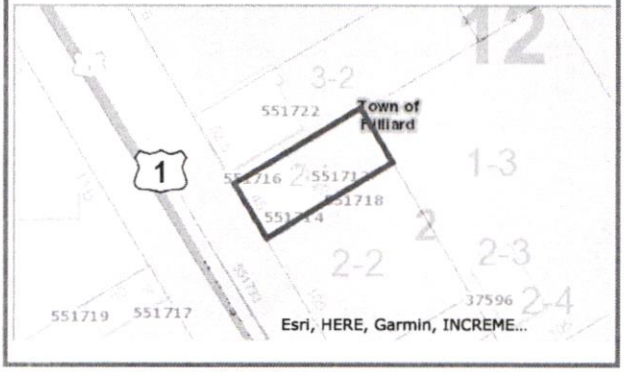
Note - *10% Cap does not apply to School Taxable Value

Property Search
Map This Parcel
GIS Report
Property Record Card
Print Friendly Page

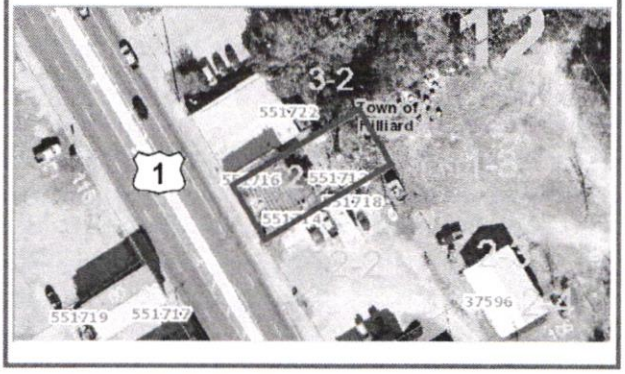
FAQ

APP

PARCEL MAP



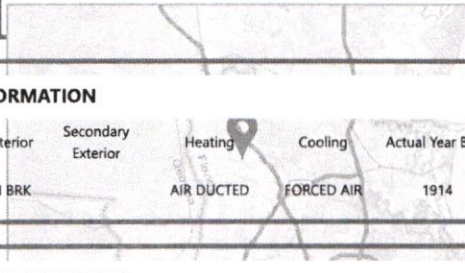
2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built	Building Sketch
STORE RETL	4204	3950	0	0	COMMON BRK		AIR DUCTED	FORCED AIR	1914	

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built

SALES INFORMATION

SATISFACTION OF MORTGAGE

This document is signed by Sharon Williams, in her capacity as director for SW Rentals, Inc., a Florida Corporation, of 28163 Dog Gone Trail, Hilliard, Florida 32046 (collectively the "Mortgagee"), who is the present owner of the following described mortgage (the "Mortgage"):

Mortgage bearing the date February 21, 2018 executed by Paul Knight (collectively the "Mortgagor") to Mortgagee to secure payment of the principal sum of $24,400.00, which mortgage is recorded in INSTR# 201807665, Book 2182, Page 1622, public records of Nassau County, Florida, which formerly encumbered the described real property:

Address: US HWY 1, HILLIARD, FLORIDA 32046
Parcel: 08-3N-24-2380-0012-0022
Legal Description: BLOCK 12 PT LOT 2 PT OR 680/836 & PT OR 742/178 & PT OR 744/114

That Mortgagee hereby acknowledges full payment and satisfaction of the Mortgage, does hereby surrender the Mortgage as cancelled, releases the property from the lien of the Mortgage, and directs the Clerk of the Circuit Court in and for Nassau County, Florida to cancel the same record.

IN WITNESS WHEREOF, the Mortgagee has duly affixed her signature under hand and seal on this 24th day of February 2020.

SW RENTALS, INC., a Florida Corporation
By and through its director, Sharon D. Williams
28163 Dog Gone Trail, Hilliard, Florida 32046

Witness Signatures:

Pamela J. Soule, Esquire, Witness
4812 San Juan Avenue
Jacksonville, Florida 32210

Grant Wheeler, Witness
8161 Cayuga Trail North
Jacksonville, Florida 32244

STATE OF FLORIDA)
COUNTY OF NASSAU)

The foregoing instrument was acknowledged before me this 24th day of February 2020 by Sharon D. Williams who is personally known to me or who has produced _____ as identification.

Sarah E. Burns, Notary Public

NOTARY SEAL:

Notary Public State of Florida
Sarah Burns
My Commission GG 941232
Expires 12/18/2023

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

Deed Drafted By:
Pamela J. Soulé, Esquire
4812 San Juan Avenue
Jacksonville, Florida 32210
Florida Bar: 77143

WHEN RECORDED RETURN TO:
Paul Knight
PO Box 577, Hilliard, Florida 32046

SPECIAL WARRANTY DEED

THE GRANTOR,

- S&W Rentals, Inc., a Florida Corporation, by and through its director, Sharon D. Williams, whose address is 28163 Dog Gone Trail, Hilliard, Florida 32046 and who has full authority to convey said property,

for and in consideration of: One Dollar ($1.00) and other good and valuable consideration grants, bargains, sells, conveys and specially warrants to the GRANTEE(S):

- Paul Knight, a married person, whose address is PO Box 577, Hilliard, Florida 32046, the following property located in Hilliard, Nassau County, Florida, to wit:

  Address: US HWY 1, HILLIARD, FLORIDA 32046
  Parcel: 08-3N-24-2380-0012-0022
  Legal Description:
  BLOCK 12 PT LOT 2 PT OR 680/836 & PT OR 742/178 & PT OR 744/114

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record, the Grantor hereby covenants with the Grantee(s) the following:

1. Covenant of Seisin: The Grantor has the right to convey the property.
2. Warranty of Title: The Grantor has valid title to the property.
3. Covenant Against Encumbrances: The Grantor guarantees that there are no encumbrances upon the property other than those that have been already disclosed to the Grantee.

4. Covenant of Warranty: The Grantor guarantees to the Grantee and the Grantee's heirs, executors and administrators that they shall have full possession of the property and not be ejected from the premises.
5. Covenant of Quiet Enjoyment: The Grantor pledges to defend or pay the costs of defending the Grantee and the Grantees heirs or assigns in any legal matter contesting Grantee's right to the property.
6. Covenant of Further Assurances: The Grantor promises to take affirmative steps to cure any discovered defect in the title conveyed to the Grantee.

PREPARED WITHOUT BENEFIT OF TITLE SEARCH

Grantor Signature:

DATED: February 24, 2020

SW RENTALS, INC., a Florida Corporation
By and through its director, Sharon D. Williams
28163 Dog Gone Trail, Hilliard, Florida 32046

Witness Signatures:

Pamela J. Soulé, Esquire, Witness
4812 San Juan Avenue
Jacksonville, Florida 32210

Grant Wheeler, Witness
8161 Cayuga Trail North
Jacksonville, Florida 32244

STATE OF FLORIDA)
COUNTY OF NASSAU)

The foregoing instrument was acknowledged before me this 24th day of February 2020 by Sharon D. Williams who is personally known to me or who has produced _____ as identification.

Sarah E. Burns, Notary Public

NOTARY SEAL:

Notary Public State of Florida
Sarah Burns
My Commission GG 941232
Expires 12/18/2023

EXHIBIT "A"

All that certain piece, parcel or tract of land situate, lying and being in the County of Nassau and the State of Florida, known and described as follows:

A part of Section 37, Township 4 North, Range 24 East, Nassau County, Florida.

Commence at the Southeast corner of said Section 37; thence North 00°52'14" East along the East line of said Section 37, 780.00 feet to the Point of Beginning; thence continue North 00°52'14" East along said East line 162.80 feet; thence North 89°57'09" West, a distance of 719.40 feet to the Easterly right of way line of County Road No. 115A; thence South 30°49'36" West along said Easterly right of way line, 189.48 feet; thence North 89°57'09" East, 814.05 feet to the Point of Beginning.

Being a portion of the lands described in Official Records Book 529, Page 579, Public Records of Nassau County, Florida.

ALSO

A part of Section 37, Township 4 North, Range 24 East, Nassau County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 37; thence North 00°52'14" East along the East line of said Section 37, 942.80 feet to the Point of Beginning; thence continue North 00°52'14" East along said East line 187.20 feet; thence North 89°44'24" West, a distance of 609.26 feet to the Easterly right of way line of County Road No. 115A; thence South 30°49'36" West along said Easterly right of way line, 220.50 feet; thence North 89°57'09" East, 719.40 feet to the Point of Beginning.

SATISFACTION OF MORTGAGE

This document is signed by Sharon Williams, in her capacity as director for SW Rentals, Inc., a Florida Corporation, of 28163 Dog Gone Trail, Hilliard, Florida 32046 (collectively the "Mortgagee"), who is the present owner of the following described mortgage (the "Mortgage"):

Mortgage bearing the date February 21, 2018 executed by Paul Knight (collectively the "Mortgagor") to Mortgagee to secure payment of the principal sum of $24,400.00, which mortgage is recorded in INSTR# 201807665, Book 2182, Page 1622, public records of Nassau County, Florida, which formerly encumbered the described real property:

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That Mortgagee hereby acknowledges full payment and satisfaction of the Mortgage, does hereby surrender the Mortgage as cancelled, releases the property from the lien of the Mortgage, and directs the Clerk of the Circuit Court in and for Nassau County, Florida to cancel the same record.

IN WITNESS WHEREOF, the Mortgagee has duly affixed her signature under hand and seal on this 24th day of February 2020.

SW RENTALS, INC., a Florida Corporation
By and through its director, Sharon D. Williams
28163 Dog Gone Trail, Hilliard, Florida 32046

Witness Signatures:

Pamela J. Soule, Esquire, Witness
4812 San Juan Avenue
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STATE OF FLORIDA)
COUNTY OF NASSAU)

The foregoing instrument was acknowledged before me this 24th day of February 2020 by Sharon D. Williams who is personally known to me or who has produced _____ as identification.

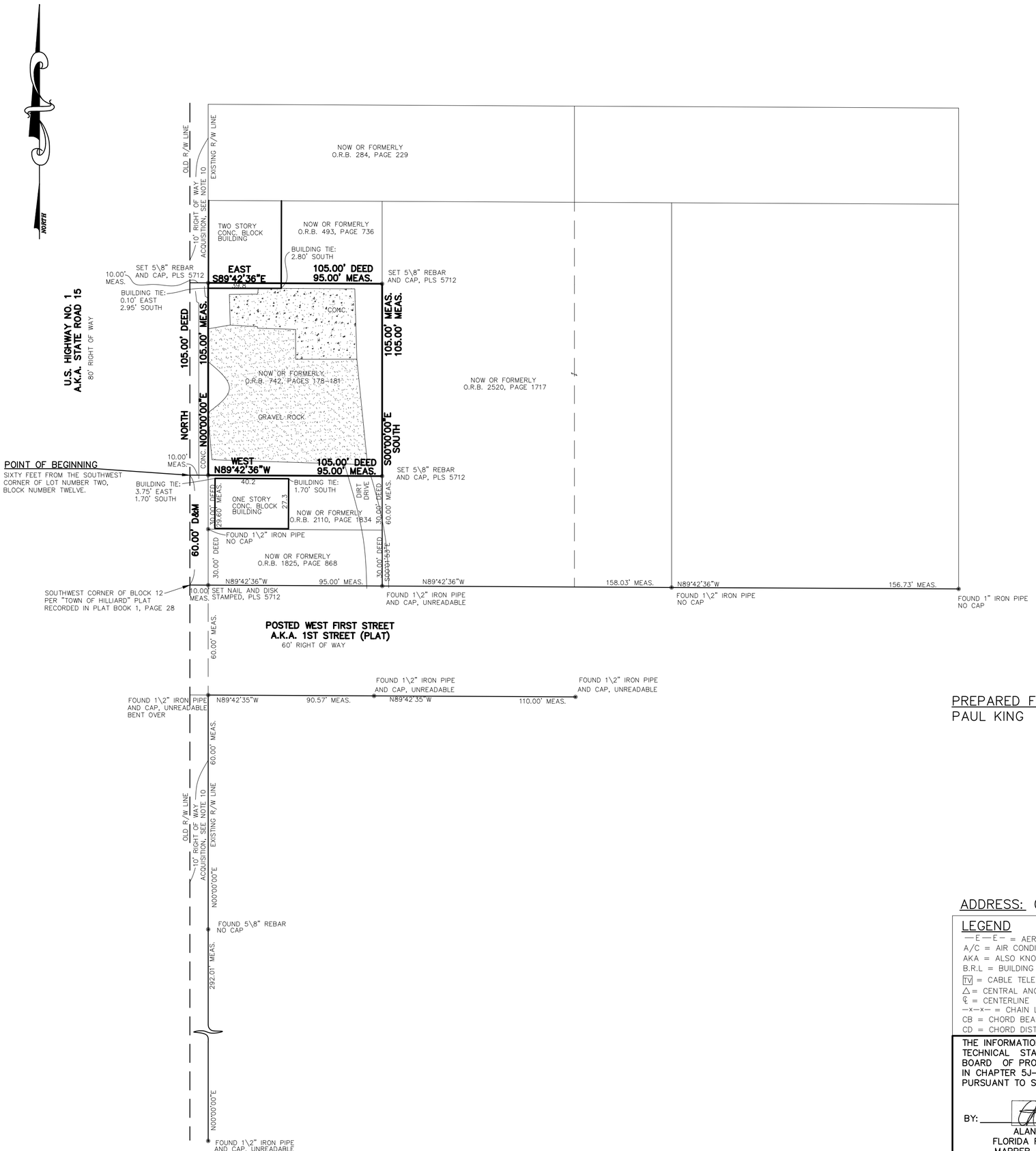
Sarah E. Burns, Notary Public

NOTARY SEAL:

Notary Public State of Florida
Sarah Burns
My Commission GG 941232
Expires 12/18/2023

Attorney Fee # 375 (SPLIT)
PAID 3-6-20
CK 8361

MAP OF BOUNDARY SURVEY



RECORDED LEGAL DESCRIPTION

PARCEL 10: Part of Lot 2, Block 12, TOWN OF HILLIARD, according to the public records of Nassau County, Florida, more particularly described as follows: Beginning at a point on the East boundary of Federal Route #1 sixty feet from the Southwest corner lot number two (2) and block number twelve (12) as shown by plat of Hilliard, Florida and from this starting point run a distance North along the Eastern boundary line of Federal Route number 1, a distance of one hundred and five feet (105) to a stake; thence East a distance of one hundred and five feet (105) to a stake; thence South a distance of one hundred and five feet (105) to a stake; thence West a distance of one hundred and five feet (105) being the place or point of beginning. Said tract of land being a part or portion of lot number two (2) of block number twelve (12) of the town on Hilliard, Florida and being located on the East side of the Dixie Highway or Route U or #1. This being the piece of property said by A. J. Walker and Sarah Walker to B. D. Rewis; June 5th, 1940. (Parcel I.D. # 08-3N-24-2380-0012-0022)

SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the the description provided by the client.
2) Underground improvements were not located or shown.
3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
4) Bearings based on N 00°00'00" E for the Easterly right of way line of U.S. Highway No. 1 (State Road No. 15), (Assumed).
5) Fence ownership, if aplicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
6) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
7) The property shown hereon lies within flood zone " X " as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C0135F Dated 12-17-2010.
8) Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.
9) This survey has been performed according to the standard of care to achieve the following accuraces for the following surveyed.
   Surveyed Accuracy: 1 foot in 21583 feet
   Commercial / High risk Linear Accuracy: 1 foot in 10000 feet
   SOP Rule 5J-17.05(3) (B) (15) b.ii
10) Surveyor Notes that he used as a reference Right of Maps Section No. 7403-(202) 203, Last revision date 05/02/1955, to established the right of way lines as they now exist per found monumentation.

PREPARED FOR:

PAUL KING

ADDRESS: 0 US HIGHWAY NO. 1, HILLIARD, FL, 32046

LEGEND

- —E—E— = AERIAL UTILITY WIRES
- A/C = AIR CONDITIONER
- AKA = ALSO KNOWN AS
- B.R.L = BUILDING RESTRICTION LINE
- TV = CABLE TELEVISION PEDESTAL
- △ = CENTRAL ANGLE
- ℄ = CENTERLINE
- —x—x— = CHAIN LINK FENCE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- CONC. = CONCRETE
- = CONCRETE FLATWORK
- CMP = CORRUGATED METAL PIPE
- E = ELECTRICITY METER
- ELEV. = ELEVATION
- F.F. = FINISHED FLOOR
- = FIRE HYDRANT
- G = GAS METER
- L = ARC LENGTH
- = LIGHT POLE
- MEAS. = MEASURED
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. = OFFICIAL RECORD BOOK
- P.I.N. = PARCEL IDENTIFICATION NUMBER
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R = RADIUS
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT-OF-WAY
- S = SEWER CLEANOUT
- Ⓢ = SEWER MANHOLE
- Ⓓ = STORM MANHOLE
- T = TELEPHONE PEDESTAL
- —o—o— = WOOD FENCE
- = WOOD POWER POLE
- W = WATER METER
- Ⓦ = WELL

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" = 40'
DATE: 05-03-24
DRN BY: AFG
CKD BY: AFG
JOB NO: 24-77
F.B. NO: DC
PAGE NO. DC

DWG NO. LS-24-77

MAP OF BOUNDARY SURVEY

A PORTION OF LOT 2, BLOCK 12, TOWN OF HILLIARD PLAT, ACCORDING TO PLAT BOOK 1, PAGE 28, RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. **PARENT TRACT** OF LAND PER DEED, OFFICIAL RECORD BOOK 742, PAGES 178 THROUGH 181, RECORDED IN THE AFORESAID PUBLIC RECORDS; BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE S 89°42'35" E ALONG THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 10 FOOT TO THE EASTRELY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 15) AS NOW ESTABLISHED PER RIGHT OF WAY MAPS SECTION NO. 7402 – (202) 203, LAST REVISION DATE 05/02/1955; THENCE N 00°00'00" E (**BEARING BASIS FOR THIS DEED**) ALONG THE AFORESAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE N 00°00'00" E ALONG THE AFORESAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 52.50 FEET; THENCE S 89°42'36" E, A DISTANCE OF 95.00 FEET TO A POINT ON THE EASTERLY LINE OF THE AFOREMENTIONED PARENT TRACT; THENCE S 00°00'00" W ALONG THE AFORESAID EASTERLY LINE, A DISTANCE OF 52.50 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID PARENT TRACT; THENCE N 89°42'36" W ALONG THE SOUTHERLY LINE OF THE AFORESAID PARENT TRACT, A DISTANCE OF 95.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.11 ACRES MORE OR LESS.

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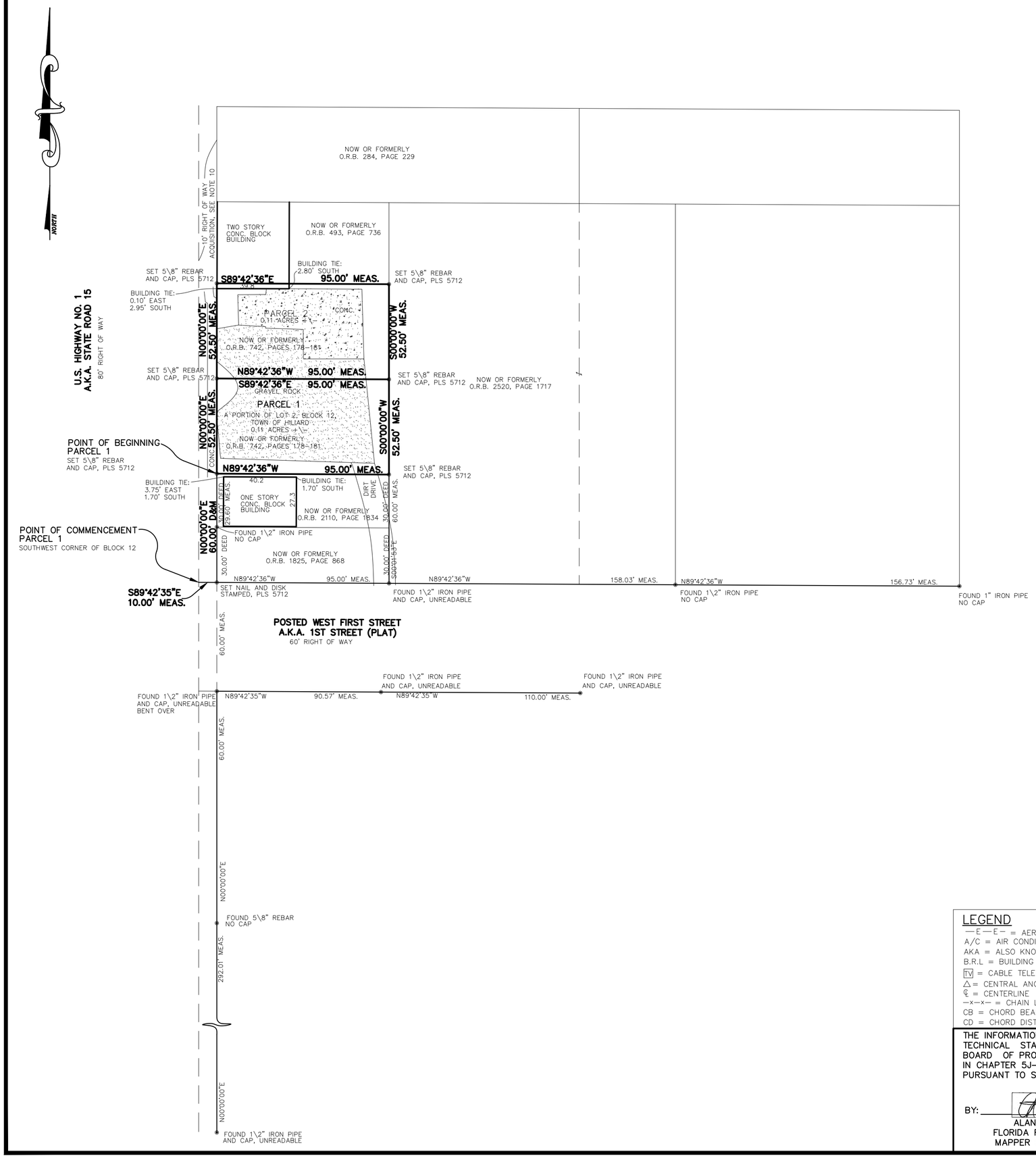

SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the the description provided by the client.
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6) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
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8) Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.
9) This survey has been performed according to the standard of care to achieve the following accuraces for the following surveyed.
   Surveyed Accuracy: 1 foot in 21583 feet
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   SOP Rule 5J–17.05(3) (B) (15) b.ii
10) Surveyor Notes that he used as a reference Right of Maps Section No. 7403–(202) 203, Last revision date 05/02/1955, to established the right of way lines as they now exist per found monumentation.

LEGEND

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A/C = AIR CONDITIONER
AKA = ALSO KNOWN AS
B.R.L = BUILDING RESTRICTION LINE
TV = CABLE TELEVISION PEDESTAL
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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

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3731 WEST 5TH STREET, HILLIARD FLORIDA 32046
(904) 675–9241 * CELL (904) 370–0318
LICENSE BUSINESS NO. LB 8359

SCALE: 1" = 40'
DATE: 05–03–24
DRN BY: AFG
CKD BY: AFG
JOB NO: 24–77
F.B. NO: DC
PAGE NO. DC

DWG NO. GLS–24–77

MAP OF BOUNDARY SURVEY

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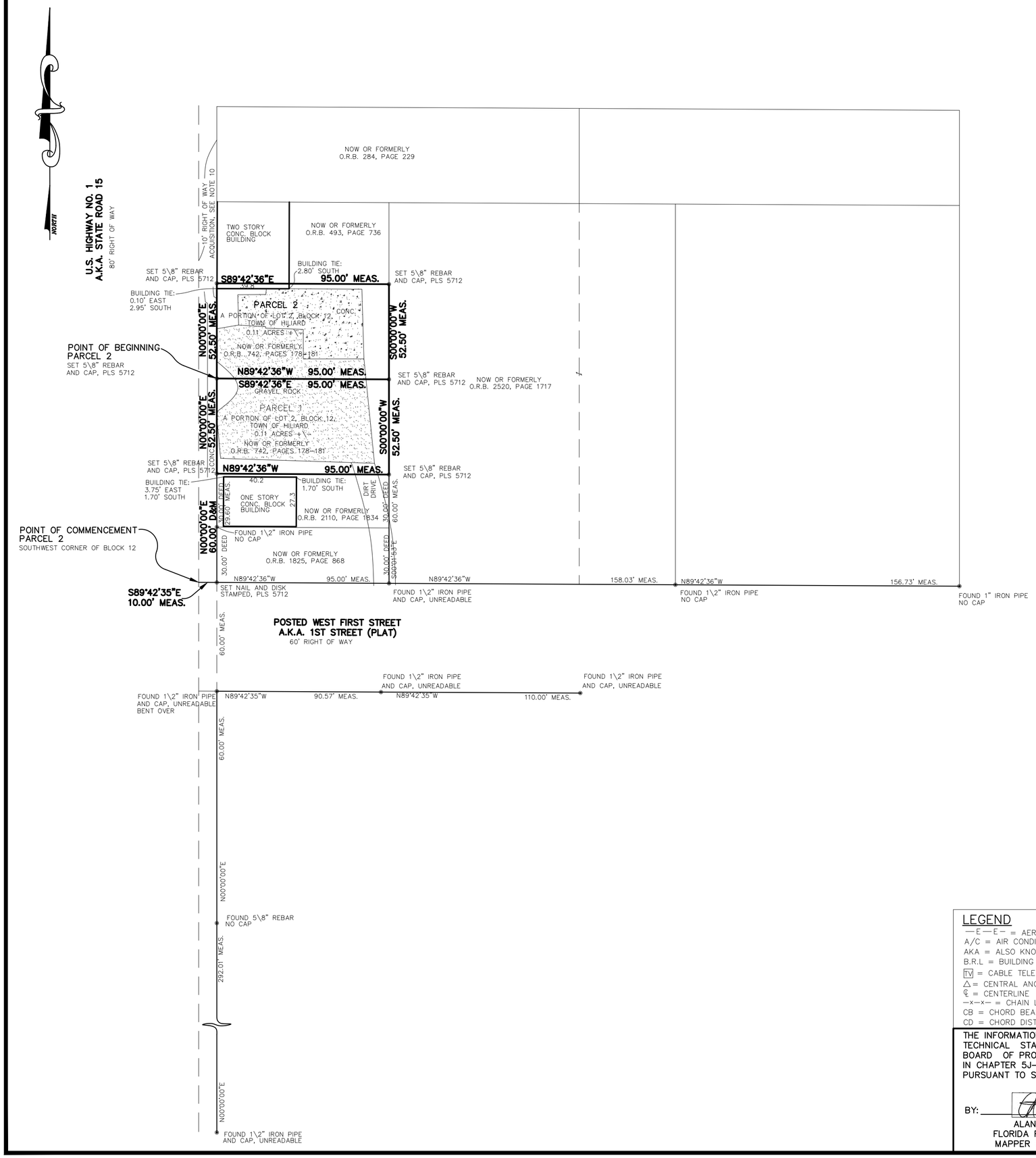

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HILLIARD PLANNING AND ZONING BOARD MEETING

Hilliard Town Hall / Council Chambers
15859 West County Road 108
Post Office Box 249
Hilliard, FL 32046

BOARD MEMBERS
Wendy Prather, Chair
Charles A. Reed, Vice Chair
Harold "Skip" Frey, Board Member
Josetta Lawson, Board Member
Kevin Webb, Board Member

ADMINISTRATIVE STAFF
Lee Anne Wollitz
Land Use Administrator

PLANNING AND ZONING ATTORNEY
Christian Waugh

MINUTES
TUESDAY, SEPTEMBER 03, 2024, 7:00 PM

NOTICE TO PUBLIC

Anyone wishing to address the Planning & Zoning Board regarding any item on this agenda is requested to complete an agenda item sheet in advance and give it to the Land Use Administrator. The sheets are located next to the printed agendas in the back of the Council Chambers. Speakers are respectfully requested to limit their comments to three (3) minutes. A speaker's time may not be allocated to others.

PLEDGE OF CIVILITY

WE WILL BE RESPECTFUL OF ONE ANOTHER
EVEN WHEN WE DISAGREE.
WE WILL DIRECT ALL COMMENTS TO THE ISSUES.
WE WILL AVOID PERSONAL ATTACKS.
"Politeness costs so little." – ABRAHAM LINCOLN

CALL TO ORDER
PRAYER & PLEDGE OF ALLEGIANCE
ROLL CALL

PRESENT
Chair Wendy Prather
Vice Chair Charles A. Reed
Planning and Zoning Board Member Harold "Skip" Frey
Planning and Zoning Board Member Josetta Lawson
Planning and Zoning Board Member Kevin Webb

REGULAR MEETING

ITEM-1 Additions/Deletions to Agenda

There are no additions or deletions to the Agenda.

ITEM-2 Planning and Zoning Board approval of Site Plan Application No. 20240131. Parcel #16-3N-24-0000-0024-0070. Applicant: Karen Brantley, Florida Infrastructure.
Lee Anne Wollitz – Land Use Administrator

Lee Anne Wollitz – Land Use Administrator read staff report with 2 conditions.

Wendy Prather, Board Chair asked for clarity of location and is answered by Land Use Administrator.

Harold Frey, Board Member asked for clarity on stormwater and the proximity to the American Legion Building and stated he found his answer on the plans.

Larry Brantley, Applicant added a complement to the Town of Hilliard staff for the ease of the process.

Motion is made with two conditions.
1. The remaining 5 permits or exceptions be submitted for the Land Use Administrator's approval prior to the start of construction.
2. A preconstruction meeting with Town Staff take place prior to the start of construction on the site.

Motion made by Planning and Zoning Board Member Frey, Seconded by Vice Chair Reed.
Voting Yea: Chair Prather, Vice Chair Reed, Planning and Zoning Board Member Frey, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Webb

ITEM-3 Planning and Zoning Board to discuss and accept updated Code and Comprehensive Plan Binders.
Lee Anne Wollitz – Land Use Administrator

Lee Anne Wollitz – Land Use Administrator read staff report and passed out the binders.

This is a discussion item and did not require a motion.

ITEM-4 Planning and Zoning Board Approval of Minutes from 8.13.2024 Regular Meeting.

Motion made by Vice Chair Reed, Seconded by Planning and Zoning Board Member Webb.
Voting Yea: Chair Prather, Vice Chair Reed, Planning and Zoning Board Member Frey, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Webb

ADDITIONAL COMMENTS

PUBLIC- CHAIR will call on members of the audience wishing to address the Board.

No Public wish to make comments.

BOARD MEMBERS

Skip Frey, Board Member stated that Florida Infrastructure and Larry Brantley were accommodating for a few questions that Board Member Frey asked.

Charles Reed, Vice Chair cautions the public to be careful while driving during election season.

Board Discussion about the upcoming growth for the town.

LAND USE ADMINISTRATOR

Lee Anne Wollitz – Land Use Administrator gave updates on upcoming Town Council meetings that would have zoning items on the Agenda. She also advised that the Planning and Zoning meeting on October 1, would be a Public Hearing.

PLANNING AND ZONING ATTORNEY

No Attorney present for meeting.

ADJOURNMENT

Motion to adjourn at 7:17pm.

Motion made by Vice Chair Reed, Seconded by Planning and Zoning Board Member Frey. Voting Yea: Chair Prather, Vice Chair Reed, Planning and Zoning Board Member Frey, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Webb

Approved this 1st day of October 2024, by the Hilliard Planning & Zoning Board, Hilliard, Florida

_____

Wendy Prather, Chair
Hilliard Planning & Zoning Board