

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

ADMINISTRATIVE STAFF

Lee Anne Wollitz
Land Use Administrator

PLANNING AND ZONING ATTORNEY

Avery Dyen

AGENDA

TUESDAY, JULY 01, 2025, 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

REGULAR MEETING

ITEM-1 Additions/Deletions to Agenda

ITEM-2 Planning & Zoning Board approval of Site Plan Application No. 20250328.1.
Parcel ID # 16-3N-24-0000-0023-0040. Applicant- Philip Hopper, O'Reilly
Automotive Stores Inc.
Lee Anne Wollitz -Land use Administrator

ITEM-3 Planning and Zoning Board to review Pre-Application for the Vacation of Right of
Way for a portion of W 8th Ave. and make a recommendation to the Town
Council concerning moving forward through the Vacation Process.
Application No. 20250418.1 VAC ROW W8th Ave, Property Owner – Andy
Whitaker. Parcel ID No. 08-3N-24-2380-0093-0130 and 08-3N-24-2380-0094-
0010.
Lee Anne Wollitz – Land Use Administrator

ITEM-4 Planning and Zoning Board to review Pre-Application for the Vacation of Right of
Way for the alley within block 93 and make a recommendation to the Town
Council concerning moving forward through the Vacation Process.

Application No. 20250423.1 VAC Alley Block 93, Property Owner – Andy Whitaker. Parcel ID No. 08-3N-24-2380-0093-0130.
Lee Anne Wollitz – Land Use Administrator

ITEM-5 Planning and Zoning Board Recommendation to the Town Council the Minor Subdivision Application No. 20250604.01. Parcel ID No. 04-3N-24-0000-0004-0160. Property Owner - Jarrod and Leanna Pickett
Lee Anne Wollitz – Land Use Administrator

ITEM-6 Planning & Zoning Board To review, discuss, and provide feedback to the proposed updates to the Planning & Zoning Rules and Procedures Resolution.
Lee Anne Wollitz – Land Use Administrator

ITEM-7 Planning & Zoning Board Approval of the Minutes from 06.03.2025 RM.

ADDITIONAL COMMENTS

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

PUBLIC

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 first 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 accessed 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 Statutes, 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.

2025 HOLIDAYS

TOWN HALL OFFICES CLOSED

1. Martin Luther King, Jr. Day	Monday, January 20, 2025
2. Memorial Day	Monday, May 26, 2025
3. Independence Day	Friday, July 4, 2025
4. Labor Day	Monday, September 1, 2025
5. Veterans Day	Tuesday, November 11, 2025
6. Thanksgiving Day	Thursday, November 27, 2025
7. Friday after Thanksgiving Day	Friday, November 28, 2025
8. Christmas Eve	Wednesday, December 24, 2025
9. Christmas Day	Thursday, December 25, 2025
10. New Year's Eve	Wednesday, December 31, 2025
11. New Year's Day	Thursday, January 1, 2026



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning and Zoning Regular Meeting Meeting Date: July 01, 2025

FROM: ***Lee Anne Wollitz -Land use Administrator***

SUBJECT: Planning & Zoning Board approval of Site Plan Application No. 20250328.1. Parcel ID # 16-3N-24-0000-0023-0040. Applicant- Philip Hopper, O'Reilly Automotive Stores Inc.

BACKGROUND: Documents for Review

- 2.1 Town Code 62-40 Site Plan Review, with staff comments in blue.
- 2.2 Site Plan Application 20250328.1.
- 2.3 Civil Plans for Parcel 16-3N-24-0000-0023-0040, Submitted 06.2025.
- 2.4 Updated Landscape Plans, submitted 06.2025.
- 2.5 Updated Signage Plans, Submitted 06.2025.
- 2.6 Owners Authorization for Agent.
- 2.7 SJRWMD Permit (Storm Water)
- 2.8 Proof of Ownership, Deed.
- 2.9 Mittauer Review of Plans Submitted 03.28.2025
- 2.10 Comments and Response of reviews by O'Reilly Team.
- 2.11 TOH review of Plans Submitted 03.28.2025
- 2.12 Survey Affidavit.

Philip Hooper for Belterra Hilliard LLC, submitted a Site Plan Application in 03.2025. Following a review by land Use Administrator, Fire Marshall, Building Official, Public Works, and Mittauer, the applicant made all required updates and resubmitted the documents needed. The Parcel is Zoned M-1 Manufacturing and Industrial and has a FLUM designation of Industrial. The project is consistent with the Zoning and Future Land Use.

The project will need of the following documents:
 Copy of Recorded Cross-Access Easement.
 FDOT Driveway Permit.

FINANCIAL IMPACT:

All expenses will be paid by the applicant.

RECOMMENDATION:

Staff recommends approval of site plan application 20250328.1 with the following condition:

1. The remaining 2 documents be submitted for Town approval prior to the start of construction on the items covered by each document.

Sec. 62-40. Site plan review.

Comments in Blue are specific to Site Plan Application 20250328.1. 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 M-1. Site Plan Application 20250328.1 was submitted 03.2025. The Application and documents have been reviewed by Land Use Administrator, the Public Works Department, Building Official, Fire Marshall and Mittauer.
- (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.
A warranty deed was provided as well as an Authorization for Agent for the engineering firm on the project.
 - (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 M-1, Manufacturing and Industrial with a FLUM designation of Industrial. Adjacent properties have zoning district of M-1, with FLUM designations of Industrial. 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.
An FDOT Driveway Permit is pending for the project. There is also a cross-access easement to the property and recording of that easement is pending. 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. The Town will not own, operate, and/or maintain the proposed onsite drainage, water and sewer utilities or irrigation system other than the water meter(s).
 - (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 Marshal 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.

-
- (6) A stormwater management and drainage plan for the property in accordance with all town, county and state requirements.
A SJRWMD permit has been issued for the project and has been provided to the town.
 - (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 and Mittauer. They have approved the proposed plans, including the tie in locations, placement of meter.
 - (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.
No recreation facilities are required by town code.
 - (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 documents 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)



Town of Hilliard Site Plan Application

ITEM-2

FOR OFFICE USE ONLY

File #

20250328.1

Application Fee:

\$2,000. CK# 33552

Filing Date:

03/28/25

Acceptance Date: _____

Deposit \$1,000.

LM. App Fee \$1,000.

A. PROJECT

1. Project Name: O'Reilly Auto Parts Store
2. Address of Subject Property: SW corner of US Hwy #1 and Henry Smith Road
3. Parcel ID Number(s): 16-3N-24-0000-0023-0040
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation: Warehouse
6. Zoning Designation: M-1 Manufacturing
7. Acreage: 1.09

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Philip Hopper Title: Senior Vice President of Real Estate
Company (if applicable): O'Reilly Automotive Stores, Inc.
Mailing address: 233 S. Patterson Avenue
City: Springfield State: MO ZIP: 65802
Telephone: (417)862-2674 FAX: () e-mail: PHopper@oreillyauto.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): John R. Miller, IV
Company (if applicable): Belterra Hilliard LLC,
Mailing address: 728 Shades Creek Parkway, Suite 130
City: Birmingham State: AL ZIP: 35209
Telephone: (205)490-8202 FAX: () e-mail: john@belterrapartners.com

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

From:
Esterly, Schneider & Associates, Inc.
1736 E. Sunshine, Suite 417
Springfield, MO 65804

Check Date:
Check Number:
Total Payment:

03/ ITEM-2
2,000.00

Memo:
O'Reilly, Hilliard, FL. Site Plan application and Development deposit

RECEIVED
MAR 28 2025
TOWN OF HILLIARD

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

Esterly, Schneider & Associates, Inc.
1736 E. Sunshine, Suite 417
Springfield, MO 65804

Commerce Bank
101000019

33552

VOID AFTER ONE YEAR

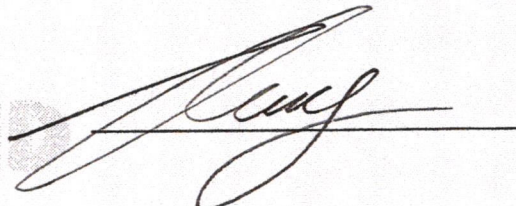
Check date: 03/27/2025

Pay to the order of: Town of Hilliard

\$ *****2,000.00

Two Thousand And 00/100 Dollars***

Town of Hilliard



SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑈0000033552⑈ ⑆101000019⑆ 09004538⑈

architect

1736 E. SUNSHINE, SUITE 417
SPRINGFIELD, MO 65804

417.862.0558

FAX 417.862.3265

email: craig@esterlyschneider.com

TRANSMITTAL

Date: March 27, 2025**To:** Ms. Lee Ann Wollitz
Land Use Administration
Town of Hillard
15859 West CR 108
Hillard, FL 32046**Re:** O'Reilly Auto Parts
US-1 & Henry Smith Road
Hillard, FL (HLF)

COPIES	DATE	DESCRIPTION	ACTION TAKEN
1	03-27-2005	Check #33552 made payable in the amount of \$2,000 to Town of Hillard for Site Plan application and Development deposit, O'Reilly – Hillard, FL (HLF).	See Remarks

REMARKS

Site application fee and Site development deposit payment.
Please contact our office with any questions. Thank you.

Marymar Santiago/Timothy Guillott

nmb

Copy of transmittal only to: O'Reilly Auto Parts

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:

CHC
Signature of Applicant

Signature of Co-applicant

Philip Hopper Senior Vice President of Real Estate

Typed or printed name and title of applicant

Typed or printed name of co-applicant

11/25/24
Date

Date

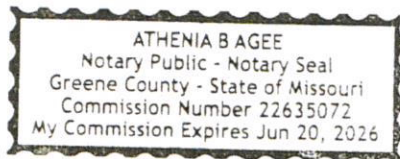
State of Missouri County of Greene

The foregoing application is acknowledged before me this 25 day of November, 2024 by Phil Hopper

_____, who is/are personally known to me, or who has/have produced _____
as identification.

NOTARY SEAL

Adrian Apr
Signature of Notary Public, State of Missouri



LETTER OF AUTHORIZATIONDate: October 31, 2024

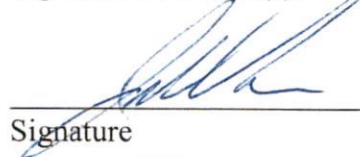
RE: O'Reilly Auto Parts Store – Hilliard (HLF)
Hilliard, Florida
Parcel ID – 16-3N-24-0000-0023-0040
Nassau County, Florida

TO WHOM IT MAY CONCERN:

Belterra Hilliard LLC, being the Owner and Record Title holder of the referenced property, hereby allows **O'Reilly Automotive Stores, Inc.** to submit as the applicant for the purpose of securing any/all Development/Building permits. With the intent of allowing the review of the new development planned for the property to continue, while agreements are being made for transfer of property ownership.

An agreement has been entered into between **Belterra Hilliard LLC** and **O'Reilly Automotive Stores, Inc.**, for the purchase of the property by **O'Reilly Automotive Stores, Inc.**

Signature of Owner(s):



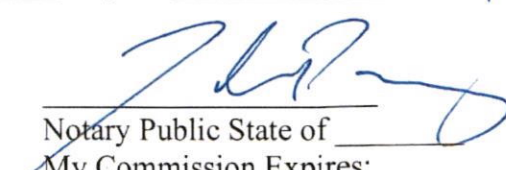
Signature

John R. Miller, IV Manager
 Printed Name and Title

728 Shades Creek Pkwy Ste 130
 Address

Birmingham AL 35209
 City State Zip

Sworn to and subscribed before me, this 4th day of November, 2024.


 Notary Public State of _____
 My Commission Expires: _____

File path

JOSHUA PERRY
 NOTARY PUBLIC, ALABAMA STATE AT LARGE
 MY COMMISSION EXPIRES OCT. 01, 2025

JOSHUA PERRY
 Pay To The Order Of
 NOTARY PUBLIC, ALABAMA STATE AT LARGE
 MY COMMISSION EXPIRES OCT. 01, 2025



Stantec Consulting Services Inc.
380 Park Place Boulevard, Suite 300
Clearwater FL 33759-4928

Agent Authorization Form

Project/File: 238201867
Date: October 31, 2024
RE: **O'Reilly Auto Parts Store – Hilliard, FL (HLF)**
US Highway 1 & Henry Smith Road
Parcel ID – 16-3N-24-0000-0023-0040
Town of Hilliard, Nassau County, FL

TO WHOM IT MAY CONCERN:

Phil Hopper, being the Senior Vice President of Real Estate and Expansion of **O'Reilly Automotive Stores, Inc.**, appoints **Stantec Consulting Services Inc.** as agent(s) to submit applications for the purpose of securing any/all Site Development permits, and request that you accept my agent(s) signature as representing my agreement of all terms and conditions of the approval process for the **Hilliard, FL (HLF) O'Reilly Auto Parts Store**.

Signature:

Printed Name and Title:

Phil Hopper, Senior Vice President of Real Estate and Expansion

Address:

233 S. Patterson Avenue

City, State, Zip:

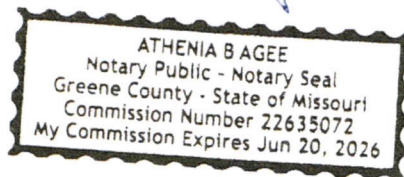
Springfield, MO 65802

Date:

November 4, 2024

Signature of Notary:

Print, Type or Stamp
Commissioned Name of
Notary Public:



SPACE ABOVE THIS LINE FOR RECORDING DATA

PREPARED BY:

Maynard Nexsen PC
Attn: Baker Findley
1901 Sixth Ave N., Suite 1700
Birmingham, AL 35203
205.254.1000

AFTER RECORDING RETURN TO AND SEND
TAX NOTICES TO:

Belterra Hilliard, LLC,
728 Shades Creek Parkway, Suite 130
Birmingham, AL 35209
Attn: R. Scott Smith

Tax Parcel ID Number: 16-3N-24-0000-0023-0040

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of the 15th day of November, 2023, by **MICHAEL FRANKLIN CONTRACTING, INC.**, a Florida corporation, whose mailing address is PO Box 1107, Hilliard, FL 32047 (hereinafter referred to as the "**Grantor**") to **BELTERRA HILLIARD, LLC**, an Alabama limited liability company, whose mailing address is 728 Shades Creek Parkway, Suite 130, Birmingham, Alabama 35209 (hereinafter referred to as the "**Grantee**"). The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipts and sufficiency of which are hereby acknowledged, Grantor does hereby convey and specially warrant unto Grantee, and the successors, legal representatives and assigns of Grantee, all that tract or parcel of land lying and being in the property being more particularly described as follows:

SEE ATTACHED EXHIBIT A

THE conveyance made herein, however, is expressly made SUBJECT TO all easements, restrictions, encumbrances more particularly described on Exhibit B attached hereto and made a part hereof, and any and all other matters of record, if any, the reference to which shall not operate to reimpose the same.

GRANTEE ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS IN TITLE TO THE PROPERTY, HEREBY VOLUNTARILY AND KNOWINGLY WAIVES, RELEASES AND FOREVER DISCHARGES GRANTOR AND ITS SUCCESSORS AND ASSIGNS FROM AND AGAINST ANY AND ALL RIGHTS, CLAIMS, DEMANDS, CAUSES OF ACTION, PENALTIES, FINES, LIABILITIES, SETTLEMENTS, DAMAGES, COSTS OR EXPENSES OF WHATEVER KIND

{07044337.1}

OR NATURE, EXISTING AND FUTURE, CONTINGENT OR OTHERWISE (INCLUDING ANY ACTION OR PROCEEDING, BROUGHT OR THREATENED, OR ORDERED BY ANY GOVERNMENTAL ENTITY) AT LAW OR IN EQUITY, WHETHER ARISING FROM CONTRACT, TORT, COMMON LAW, OR BY STATUTE, WHETHER MADE, SUFFERED OR INCURRED BY GRANTEE OR ANY OF ITS AGENTS, AFFILIATES, SUCCESSORS AND ASSIGNS AND WHETHER KNOWN OR UNKNOWN AT THE TIME OF THIS INSTRUMENT, WHICH GRANTEE HAS OR MAY HAVE IN THE FUTURE, ARISING OUT OF THE PROPERTY, THE PHYSICAL CONDITION OF THE PROPERTY, OR THE ENVIRONMENTAL CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (I) ANY CLAIM FOR INDEMNIFICATION, CONTRIBUTION OR OTHERWISE ARISING UNDER ANY HAZARDOUS MATERIALS LAWS OR RELATING TO THE PRESENCE, MISUSE, USE, DISPOSAL, RELEASE OR THREATENED RELEASE OF ANY HAZARDOUS MATERIALS, CHEMICALS OR WASTES AT THE PROPERTY, (II) THE PRESENCE OR ABSENCE OF MOLD, SPORES, FUNGI, POLLEN OR OTHER BOTANICAL ALLERGENS AT THE PROPERTY, OR (III) ANY OTHER CAUSE OF ACTION BASED ON ANY OTHER STATE, LOCAL, OR FEDERAL HAZARDOUS MATERIALS LAW, RULE OR REGULATION. GRANTEE ACKNOWLEDGES AND AGREES THAT THE FOREGOING WAIVER, RELEASE AND DISCHARGE INCLUDES ALL CLAIMS AND MATTERS WHICH ARE UNKNOWN TO GRANTEE AS OF THE DATE OF THIS DEED. GRANTEE FURTHER ASSUMES THE RISK OF CHANGES IN ENVIRONMENTAL OR HAZARDOUS MATERIALS LAWS AS THEY MAY RELATE TO PAST, PRESENT, OR FUTURE ENVIRONMENTAL CONDITIONS AT OR ABOUT THE PROPERTY, AS WELL AS THE RISK THAT ADVERSE PHYSICAL CHARACTERISTICS AND CONDITIONS, INCLUDING THE PRESENCE OF HAZARDOUS MATERIALS, MAY NOT HAVE BEEN REVEALED BY ITS INVESTIGATIONS. THE TERMS AND CONDITIONS SET FORTH IN THIS PARAGRAPH ARE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON AND SHALL INURE TO THE BENEFIT OF GRANTOR AND GRANTEE, THEIR SUBSIDIARIES, AFFILIATES, HEIRS, SUCCESSORS AND ASSIGNS.

[Signature Page on Following Page]

IN WITNESS WHEREOF, Grantor has caused its duly authorized representatives to execute, seal and delivery this indenture, all the day and year first written above.

GRANTOR:

SIGNED IN THE PRESENCE OF:

MICHAEL FRANKLIN CONTRACTING, INC., a Florida corporation

[Signature]
Printed Name: Constance Scott

By: [Signature]
Name: Michael Franklin
Title: President

[Signature]
Printed Name: John M. Eagle

STATE OF Alabama)
COUNTY OF Jefferson)

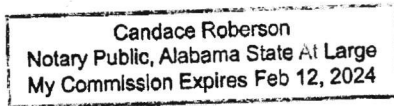
The foregoing instrument was acknowledged before me this 15th day of Nov, 2023, by means of ☒ physical presence or ☐ online notarization, by _____, as _____ of _____, on behalf of such _____. S/he is personally known to me or has produced Florida (state) driver's license no. 1B2-012-12345-6 as identification.

My Commission Expires:

[Signature]
NOTARY PUBLIC (Signature)

(AFFIX NOTARY SEAL)

Candace Roberson
(Printed Name)



Notary Public
(Title or Rank)

(Serial Number, if any)

EXHIBIT A

Legal Description

A PARCEL OF LAND SITUATE IN SECTION 16 AND SECTION 15, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, ALSO KNOWN AS BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1604, PAGE 1117, PORTIONS OF PARCELS 1 AND 2 DESCRIBED IN OFFICIAL RECORDS BOOK 1607, PAGE 1664, AND A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2530, PAGE 311, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 675, PAGE 1186, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HENRY SMITH ROAD (AN 80 FOOT RIGHT-OF-WAY); THENCE N88°20'54"W, ALONG THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 675, PAGE 1186, AFORESAID, A DISTANCE OF 249.68 FEET; THENCE N50°17'00"W A DISTANCE OF 138.36 FEET TO THE POINT OF BEGINNING; THENCE N50°16'51"W (MEASURED) A DISTANCE OF 20.00 FEET (MEASURED) TO A POINT; THENCE N39°44'21"E (MEASURED) A DISTANCE OF 155.31 FEET (MEASURED) TO A POINT; THENCE S88°20'16"E (MEASURED) A DISTANCE OF 38.49 FEET (MEASURED) TO A POINT; THENCE N39°33'55"E (MEASURED) A DISTANCE OF 292.37 FEET (MEASURED) TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (A 150 FOOT WIDE RIGHT-OF-WAY); THENCE S50°17'00"E (BEARING BASIS FOR THIS DEED) ALONG THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID U.S. HIGHWAY NO. 1 A DISTANCE OF 158.98 FEET (MEASURED) TO A POINT AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 WITH THE WEST RIGHT-OF-WAY LINE OF AFORESAID HENRY SMITH ROAD; THENCE S10°01'09"W (MEASURED) ALONG THE WEST RIGHT-OF-WAY LINE OF AFORESAID HENRY SMITH ROAD A DISTANCE OF 139.73 FEET (MEASURED) TO A POINT BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2530, PAGE 311, RECORDED IN AFORESAID COUNTY PUBLIC RECORDS; THENCE N88°20'16"W (MEASURED) A DISTANCE OF 301.99 FEET (MEASURED) TO A POINT BEING THE NORTHWEST CORNER OF AFORESAID LANDS; THENCE S39°44'21"W (MEASURED) A DISTANCE OF 145.57 FEET (MEASURED) TO THE POINT OF BEGINNING.

TOGETHER WITH A 30 FOOT WIDE SHARED DRIVEWAY EASEMENT FOR INGRESS AND EGRESS BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 16 AND SECTION 15, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, ALSO KNOWN AS BEING PORTIONS OF PARCELS 1 AND 2 DESCRIBED IN OFFICIAL RECORDS BOOK 1607, PAGE 1664, AND A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2530, PAGE 311, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 675, PAGE 1186, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HENRY SMITH ROAD (AN 80 FOOT RIGHT-OF-WAY); THENCE N88°20'54"W, ALONG THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 675, PAGE 1186,

AFORESAID, A DISTANCE OF 249.68 FEET; THENCE N50°17'00"W A DISTANCE OF 138.36 FEET TO A POINT; THENCE N50°16'51"W A DISTANCE OF 206.08 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 741, PAGE 745, RECORDED IN AFORESAID PUBLIC RECORDS; THENCE N39°28'44"E (MEASURED) A DISTANCE OF 145.57 FEET (MEASURED) TO A POINT; THENCE N29°27'15"E (MEASURED) A DISTANCE OF 282.02 FEET (MEASURED) TO THE POINT OF BEGINNING; THENCE N29°27'15"E (MEASURED) A DISTANCE OF 30.49 FEET (MEASURED) TO THE NORTHEAST CORNER OF THE AFORESAID PARCEL ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (A 150 FOOT WIDE RIGHT-OF-WAY); THENCE S50°17'00"E (BEARING BASIS FOR THIS DEED) ALONG THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID U.S. HIGHWAY NO. 1 A DISTANCE OF 430.98 FEET (MEASURED) TO A POINT AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID U.S. HIGHWAY NO. 1 WITH THE WEST RIGHT-OF-WAY LINE OF AFORESAID HENRY SMITH ROAD; THENCE S10°01'09"W (MEASURED) ALONG THE WEST RIGHT-OF-WAY LINE OF AFORESAID HENRY SMITH ROAD A DISTANCE OF 34.53 FEET (MEASURED) TO A POINT; THENCE N50°17'00"W (MEASURED) A DISTANCE OF 442.66 FEET (MEASURED) TO THE POINT OF BEGINNING.

EXHIBIT B

Permitted Exceptions

1. Taxes or assessments for the year 2024 and subsequent years not yet due and payable
2. Ingress and Egress Easement Deed recorded in Official Records Book 472, Page 370, of the Public Records of Nassau County, Florida.
3. Reciprocal Blanket Easement Deed recorded in Official Records Book 470, Page 382, of the Public Records of Nassau County, Florida.
4. Easement granted to Florida Power & Light Company recorded in Official Records Book 336, Page 524 of the Public Records of Nassau County, Florida.



AUTO PARTS

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

A PARCEL OF LAND SITUATE IN SECTION 16 AND SECTION 15, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, ALSO KNOWN AS BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1604, PAGE 1117, PORTIONS OF PARCELS 1 AND 2 DESCRIBED IN OFFICIAL RECORDS BOOK 1607, PAGE 1664, AND A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2530, PAGE 311, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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METES AND BOUNDS LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN SECTION 16 AND SECTION 15, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, ALSO KNOWN AS BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1604, PAGE 1117, PORTIONS OF PARCELS 1 AND 2 DESCRIBED IN OFFICIAL RECORDS BOOK 1607, PAGE 1664, AND A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2530, PAGE 311, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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FLOOD ZONE

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 12089C0145F, EFFECTIVE DATE: DECEMBER 17, 2010 SUBJECT PROPERTY LIES WITHIN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD.

BENCHMARK INFORMATION

- REBAR & CAP LOCATED AT THE SOUTHERN RIGHT-OF-WAY OF U.S. HWY 1 / KINGS ROAD. (EXISTING BY OTHERS)
ELEVATION = 57.92'
- REBAR & CAP LOCATED ON THE REAR SOUTH WEST SIDE OF THE PROPERTY.
ELEVATION = 58.10'

UTILITY CONTACTS

WATER & SANITARY SEWER AUTHORITY: TOWN OF HILLIARD PUBLIC WORKS ADDRESS: 15859 W. COUNTY ROAD 108 HILLIARD, FL 32046 CONTACT: DAWN CAROL, ADMIN. ASSISTANT PHONE #: (904) 675-9813	POWER AUTHORITY: FLORIDA POWER & LIGHT-NASSAU CONTACT: (NO CONTACT PROVIDED) PHONE #: (800) 226-5885 TELEPHONE/FIBER AUTHORITY: AT&T CONTACT: (NO CONTACT PROVIDED) PHONE #: (800) 288-2020 CABLE/INTERNET AUTHORITY: COMCAST CONTACT: (NO CONTACT PROVIDED) PHONE #: (855) 408-5419	POWER AUTHORITY: OKEFENOKE RURAL ELECTRIC MEMBERSHIP CORP. ADDRESS: 14384 E. CLEVELAND ST. NAHUNTA, GA 31553 CONTACT: JAMES RIGGINS PHONE #: (800) 262-5131 WINDSTREAM COMMUNICATION CONTACT: (NO CONTACT PROVIDED) PHONE #: (904) 703-34662
HIGHWAYS AUTHORITY: FLORIDA DEPARTMENT OF TRANSPORTATION - DISTRICT 2 ADDRESS: 2198 EDISON AVENUE JACKSONVILLE, FL 32204-2730 CONTACT: JASON QUIJANO PHONE #: (904) 360-5400	CABLE/INTERNET AUTHORITY: LUMEN ADDRESS: 105 S 6TH AVENUE SAFFORD, AZ 85546 CONTACT: (NO CONTACT PROVIDED) PHONE #: (855) 337-8102	



New O'Reilly Auto Parts Store US-1 & HENRY SMITH RD. HILLIARD, FL

OWNER OR TENANT



O'REILLY AUTOMOTIVE STORES, INC.
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
417-862-2674 PHONE

BIDDING INFORMATION:
REFER TO OWNER'S WEB SITE:
HTTP://WWW.OREILLYPLANROOM.COM

NOTE: REFER TO CURRENT PROJECTS LIST, LOCATED AT BOTTOM OF SIGN IN PAGE, FOR INVITED GENERAL CONTRACTORS.

ALL SUB-CONTRACTOR BIDS TO BE SUBMITTED TO INVITED GENERAL CONTRACTORS ONLY.

CONTACT OWNER'S DESIGNATED REPRESENTATIVE FOR ADDITIONAL PROJECT INFORMATION.

CIVIL ENGINEER



Stantec Consulting Services Inc.
380 Park Place Boulevard, Suite 300
Clearwater, Florida 33759 Tel. 727.531.3505
www.stantec.com Fax. 727.431.1777
Certificate of Authorization #27013
FL Lic. # LC-C000170

AGENCY CONTACTS

SITE DEVELOPMENT ORDER
TOWN OF HILLIARD PLANNING & ZONING
ADDRESS: 15859 WEST COUNTY ROAD 108
HILLIARD, FL 32046
PHONE #: (904) 845-3555

FIRE & RESCUE
NASSAU COUNTY FIRE RESCUE
ADDRESS: 37230 PEA FARM ROAD
HILLIARD, FL 32046
PHONE #: (904) 530-6640

TOWN OF HILLIARD
PHONE #: (904) 845-3555

GENERAL NOTES

A. CONTRACT ADMINISTRATION (LIMITED SERVICE): THE ARCHITECT AND/OR ENGINEER OF RECORD INDICATED HEREIN ARE PROVIDING A LIMITED SERVICE AND NOT PROVIDING CONTRACT ADMINISTRATION SERVICES FOR THIS PROJECT WHICH IS THE RESPONSIBILITY OF OTHERS. THE ARCHITECT AND/OR ENGINEER ARE NOT RESPONSIBLE FOR FIELD ACTIVITIES ON THIS PROJECT WITHOUT DIRECT INSPECTION OF THE WORK IN PROGRESS. IF FIELD CONDITIONS ARE UNCOVERED THAT REQUIRE A CHANGE OR ADDITIONAL INFORMATION, THE ARCHITECT AND/OR ENGINEER DOES NOT DELEGATE AUTHORITY TO ANYONE ELSE FOR DETERMINING THE MEANING OF PLANS OR SPECIFICATIONS AS AUTHENTICATED HEREIN.

B. QUALITY STANDARDS AND BUILDING CODES: CONTRACTORS SHALL BE RESPONSIBLE FOR KNOWING THE QUALITY AND PUBLIC SAFETY REGULATIONS SET FORTH IN THE GOVERNING CODES AND OTHER APPLICABLE REGULATIONS OF LOCAL AND STATE AGENCIES HAVING JURISDICTION WHICH GOVERN EACH CONTRACTOR'S WORK.

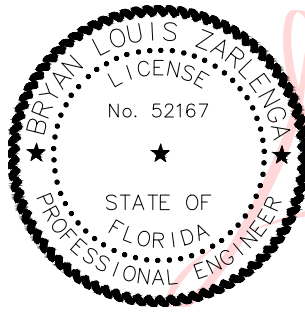
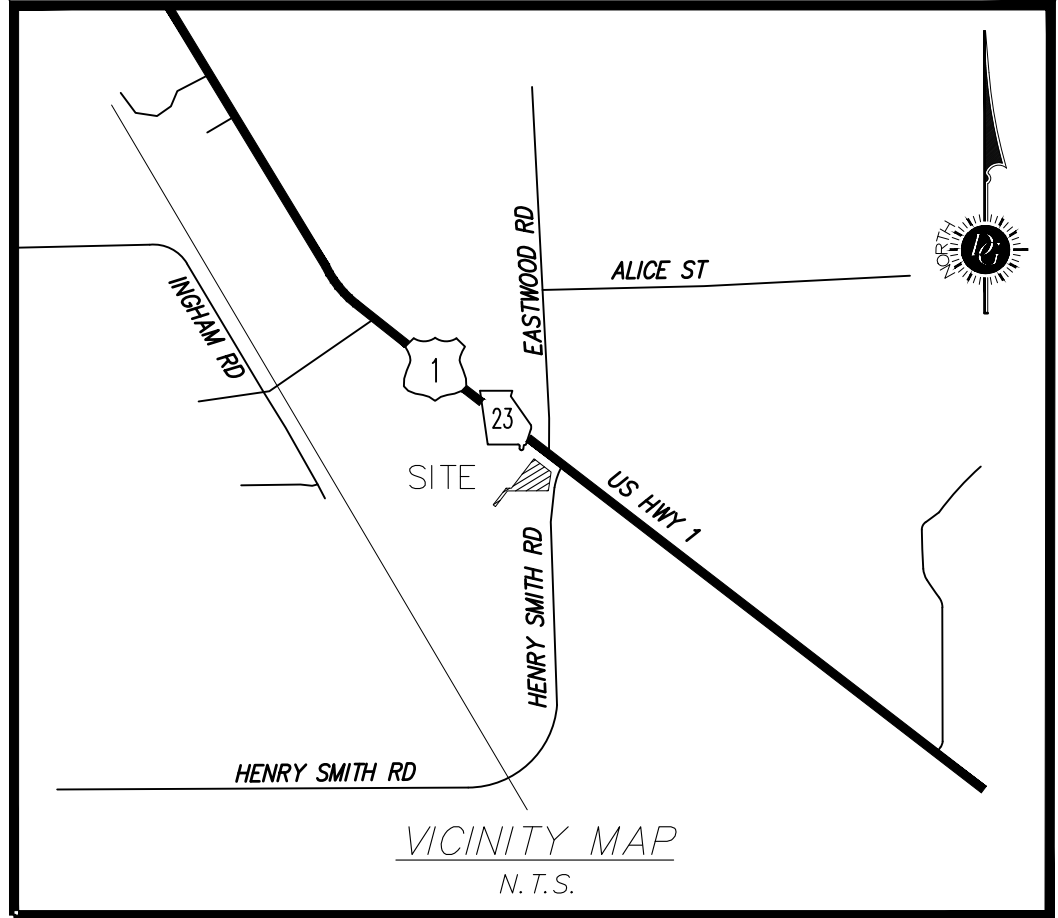
C. EXISTING CONDITIONS: FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING WORK. NOTIFY THE ARCHITECT AND/OR ENGINEER OF RECORD IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN.

BRYAN L. ZARLENGA STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE No. **52167**. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY **BRYAN L. ZARLENGA, PE** ON THE DATE INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE **SIGNATURE** MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

06/10/2025

BRYAN L. ZARLENGA, PE
FL LICENSE NO. 52167



Digitally signed
by Bryan L
Zarlenga, PE
Date: 2025.06.10
15:14:23 -04'00'



Stantec Consulting Services Inc.
380 Park Place Boulevard, Suite 300
Clearwater, Florida 33759 Tel. 727.531.3505
www.stantec.com Fax. 727.431.1777
Certificate of Authorization #27013
FL Lic. # LC-C000170

CRAIG A. SCHNEIDER, AIA

ARCHITECT

417.862.0558
Fax: 417.862.3265
e-mail: architect@esterfischneider.com

1736 East Sunshine, Suite 417
Springfield, Missouri 65804

PROJECT:
NEW O'REILLY AUTO PARTS STORE
US-1 & HENRY SMITH RD
HILLIARD, FL

COVER SHEET



CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM #	4861
DATE:	10-25-2024
REVISION	
DATE:	02-14-25
	06-06-25

CT1

GENERAL NOTES

- ALL WORKMANSHIP AND MATERIALS USED IN THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO FDOT "STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION, THE TOWN OF HILLIARD UTILITY SPECIFICATIONS MANUAL, AND THE LATEST LOCAL GOVERNMENT AGENCY UTILITIES AND FDOT STANDARDS, DETAILS AND SPECIFICATIONS UNLESS OTHERWISE INDICATED.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM. REFER TO SURVEYS PREPARED BY DOMINION ENGINEERING ASSOCIATES L.C. AND DONALDSON, GARRETT, & ASSOCIATES, INC. DATED 03/21/2024 AND 06/18/2024.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT TO SURFACE DRAINS AND DURING CONSTRUCTION. SEE EROSION CONTROL NOTES AND STORMWATER POLLUTION PREVENTION PLAN FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY. SPECIAL PRECAUTIONS MAY BE REQUIRED IN THE VICINITY OF POWER LINES AND OTHER UTILITIES.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SAFETY.
- ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
- ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4,000 PSI (28 DAY STRENGTH), UNLESS OTHERWISE NOTED.
- ALL DISTURBED GRASSED AREAS SHALL BE RESEDED WITHIN 72 HOURS UNLESS OTHERWISE INDICATED.
- CONTRACTOR TO RESTORE ALL AREAS DISTURBED BY HIS OPERATION TO THEIR ORIGINAL OR BETTER CONDITION.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND IMPROVEMENTS THAT WILL NOT BE INCORPORATED WITH THE NEW FACILITIES TO THE PROPERTY LINE AT A MINIMUM. SHOULD ANY DISCREPANCIES EXIST WITH THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE ENGINEER AND REQUESTING A CLARIFICATION OF PLANS PRIOR TO DEMOLITION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED ROAD CROSSING PERMITS, AND OTHER CONSTRUCTION PERMITS NOT FURNISHED BY THE OWNER, PRIOR TO THE START OF ANY CONSTRUCTION OR DEMOLITION.
- SPECIAL CARE IS TO BE TAKEN SO THAT PROTECTED TREES REMAIN UNHARMED DURING CONSTRUCTION. IN ANY EVENT, NO TREE(S) SHALL BE REMOVED UNLESS DESIGNATED FOR REMOVAL ON THE PLANS.
- REFERENCED INDEX NUMBERS REFER TO FLORIDA DEPARTMENT OF TRANSPORTATION ROAD DESIGN STANDARDS, LATEST EDITION.
- ALL SODDING, SEEDING AND MULCHING SHALL INCLUDE WATERING AND FERTILIZATION AND SHALL BE IN ACCORDANCE WITH LOCAL GOVERNMENT AGENCY LAND DEVELOPMENT CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UP TO AND INCLUDING THE INITIAL MOWING.
- CONTRACTOR IS ADVISED TO BECOME FAMILIAR WITH THE OVERALL SCOPE OF WORK TO BE PERFORMED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE CERTIFIED STORMWATER RECORD DRAWINGS (AS-BUILTS), SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF FLORIDA PRIOR TO CERTIFICATION BY THE ENGINEER OF RECORD. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL STORMWATER FACILITIES, DRAINAGE STRUCTURES, BERMS & SWALES. THE RECORD DRAWINGS MUST COMPLY WITH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICTS (SURWMD) "AS-BUILT" DRAWINGS AND INFORMATION CHECKLIST, FORM 547.27/SOC (4/09) PER SWERP RULE 400-4.351(2)(a), F.A.C. THE CONTRACTOR SHALL PROVIDE TEN (10) COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER OF RECORD FOR THE PURPOSE OF CERTIFYING THE STORMWATER MANAGEMENT SYSTEM.
- THE CONTRACTOR SHALL LOCATE AND STAKE ALL PROPERTY CORNERS PRIOR TO FINAL ENGINEERING INSPECTION AND CERTIFICATION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO RE-ESTABLISH THE PROPERTY CORNERS WHICH HAVE BEEN LOST DURING CONSTRUCTION BY A PROFESSIONAL LAND SURVEYOR.
- WORK SHALL NOT COMMENCE UNTIL ALL PERMITS REQUIRED FOR THE SUBJECT PORTION OF THE PROJECT ARE OBTAINED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL REQUIRED PERMITS AND/OR EVIDENCE OF COMPLIANCE WITH APPLICABLE REGULATIONS ON SITE AT ALL TIMES DURING THE EXECUTION OF WORK. SPECIFIC PERMITS MAY BE REQUIRED FOR THE INSTALLATION OF POTABLE WATER LINES, SANITARY SEWER LINES, STORMWATER PIPES, ETC. TREE BARRICADES AND EROSION SILTATION CONTROL MUST BE INSTALLED AND MAINTAINED PRIOR TO COMMENCING CONSTRUCTION.
- CONSTRUCTION SHALL PROCEED SUCH THAT ALL STORMWATER FACILITIES WITHIN A WATERSHED AREA ARE IN PLACE AND OPERATIONAL PRIOR TO DEMOLITION AND/OR CONSTRUCTION OF IMPERVIOUS SURFACES WITHIN THAT AREA (IF APPLICABLE).
- NO STOCKPILING OF MATERIALS IN ROADWAY ROW OR ON SIDEWALK. ROW, ROADS AND SIDEWALKS TO BE SWEEP DAILY AS PART OF DAILY CLEAN UP.
- CONTRACTOR IS TO EXERCISE CAUTION IN THE VICINITY OF TREES TO REMAIN AND IS RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS WORK.
- GENERAL CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ELECTRICAL SERVICE EQUIPMENT IN ACCORDANCE WITH THE LOCAL AUTHORITY HAVING JURISDICTION.
- CONTRACTOR TO FAMILIARIZE THEMSELVES WITH THE PROJECT GEOTECHNICAL REPORT AND ADHERE TO THE RECOMMENDATIONS FOR PAVEMENT SECTIONS AND ANY OTHER RECOMMENDATIONS RELATED TO CONSTRUCTION OF THIS PROJECT.
- CONTRACTOR SHALL BECOME FAMILIAR WITH WATER MANAGEMENT DISTRICT PERMIT, FDEP NOTICE OF INTENT, FDEP GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. PROJECT STORMWATER POLLUTION PREVENTION PLAN (ATTACHED), RIGHT-OF-WAY, UTILITY, AND ALL PERMITS ASSOCIATED WITH THE PROJECT.
- ALL NOTES APPLY TO ALL SHEETS WHERE APPLICABLE.

WATER SYSTEM TESTING AND INSPECTION REQUIREMENT NOTES

- ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, THRUST BLOCKING, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH OWNING UTILITY SPECIFICATIONS CONTRACTOR TO NOTIFY OWNER'S ENGINEER AND OWNING UTILITY INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.
- INSPECTION BY THE BUILDING DEPARTMENT MAY BE REQUIRED AND MUST COMPLY WITH FLORIDA BUILDING CODE (FBC). THESE FBC COMPLIANCE INSPECTIONS ARE LIMITED TO THE DOWNSTREAM SIDE OF BACKFLOW PREVENTORS TO THE BUILDING.

TESTING REQUIREMENTS

CONTRACTOR IS REQUIRED TO PROVIDE ALL TESTING IN ACCORDANCE WITH LATEST EDITION OF LOCAL GOVERNMENT AGENCY AND FDOT DESIGN MANUALS AND SPECIFICATIONS, IN ADDITION TO THOSE STATED WITHIN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS FOR THIS PROJECT. TESTING TO INCLUDE, BUT NOT LIMITED TO ALL REQUIRED COMPACTION TESTING, BORINGS, ASPHALT GRADATION, EXTRACTION TESTS, CORES, AND CONCRETE TESTING, ETC.

GENERAL UTILITY NOTES

- EXCEPT WHERE THE PLANS AND SPECIFICATIONS PROVIDE THAT SUCH WORK SHALL BE PERFORMED UNDER THE CONTRACT FOR THIS PROJECT, ALL UTILITIES INTERFERING WITH CONSTRUCTION SHALL BE REMOVED, RELOCATED, OR ADJUSTED BY THEIR OWNERS, AT THEIR EXPENSE. THE CONTRACTOR SHALL ARRANGE HIS SCHEDULE TO ALLOW UTILITY OWNERS TIME FOR THE NECESSARY RELOCATION AND ADJUSTMENT OF UTILITIES AND RELATED STRUCTURES.
- ABOVE GROUND AND/OR UNDERGROUND UTILITIES MAY BE IN THE AREA OF THIS PROJECT - PROCEED WITH CAUTION. THE CONTRACTOR SHALL CALL "SUNSHINE STATE ONE CALL" AND THE UTILITY OWNERS IN ADVANCE OF BEGINNING WORK, IN ACCORDANCE WITH CHAPTER 558, FLORIDA STATUTES, UNDERGROUND FACILITY DAMAGE PREVENTION & SAFETY. ALL UTILITY OWNERS MAY NOT BE A MEMBER, REQUIRING DIRECT CONTACT. THE CONTRACTOR SHALL FURTHER COORDINATE WITH UTILITY OWNERS TO RESOLVE CONFLICTS THAT MAY ARISE IN THE FIELD DURING CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S FAILURE TO CALL "SUNSHINE STATE ONE CALL" AND THE UTILITY OWNERS.
- THE CONTRACTOR IS REQUIRED TO COORDINATE AND/OR PROVIDE FOR THE BRACING/SUPPORT OF EXISTING UTILITY POLES WITH THE UTILITY OWNERS, PRIOR TO THE COMMENCEMENT OF EXCAVATION/CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY FACILITIES AS REQUIRED TO ISOLATE PIPELINES INSTALLED UNDER THIS CONTRACT FOR THE PERFORMANCE OF TESTING UNDER THIS CONTRACT. LIKEWISE, PROVIDE TEMPORARY FACILITIES AS REQUIRED TO MAINTAIN WASTEWATER SERVICE THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL EXISTING WATER MAINS, SANITARY SEWER LINES, WATER/SEWER PUMP STATIONS, AND OTHER UTILITIES SHALL REMAIN IN SERVICE UNTIL THE RELOCATED UTILITIES ARE PLACED IN SERVICE. COORDINATE ALL UTILITY RELATED CONSTRUCTION ACTIVITIES WITH THE OWNER OF THESE UTILITIES.
- ALL CONSTRUCTION WITHIN THE RIGHT-OF-WAY WILL BE IN ACCORDANCE WITH THE PRACTICES REQUIRED BY FDOT AND LOCAL GOVERNMENT AGENCY LAND DEVELOPMENT CODE ALONG WITH THE FDOT UTILITY ACCOMMODATION MANUAL.
- CONTRACTOR WILL NOTIFY THE RESPONSIBLE UTILITY FOR RELOCATION OF METER BOXES FOR POTABLE WATER AND NON-POTABLE WATER SERVICES.
- THE LOCATIONS AND SIZE OF THE EXISTING UTILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. FURTHER, THERE IS NO GUARANTEE THAT ALL EXISTING FACILITIES HAVE BEEN FOUND OR SHOWN. THE CONTRACTOR IS FOREWARNED TO ASCERTAIN AND DETERMINE PRECISE LOCATIONS PRIOR TO EXCAVATING. THE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL VOLTAGES CARRIED IN OVERHEAD OR UNDERGROUND UTILITY SERVICES. NO CLAIM FOR EXTRA COST SHALL BE MADE AGAINST THE OWNER OR ENGINEER AS A RESULT OF THE AFOREMENTIONED APPROXIMATIONS. THE CONTRACTOR SHALL LOCATE EXACTLY ALL UTILITIES THAT CROSS THE PROPOSED PROJECT LIMITS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER, OWNER, TOWN OF HILLIARD AND COUNTY INCLUDING ALL UTILITY COMPANIES AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION. CONTRACTOR SHALL CALL "SUNSHINE STATE ONE CALL" (811) A MINIMUM OF 2-DAYS AND A MAXIMUM OF 4-DAYS PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY AND COORDINATE WATER AND SEWER SERVICES WITH THE TOWN OF HILLIARD.**
- ALL UNDERGROUND UTILITIES MUST BE INSTALLED BEFORE ROADWAY BASE AND SURFACE ARE CONSTRUCTED.
- ALL PIPE LENGTHS ARE PLUS OR MINUS.
- PIPE MEASUREMENTS ARE TO CENTER OF STRUCTURES OR FITTINGS. PIPE MEASUREMENTS FOR MITERED END SECTIONS ARE TO END OF PIPE.
- CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITY CONNECTION POINTS PRIOR TO STARTING CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER OF ANY DISCREPANCIES FOUND.
- ADJUSTMENT OF INLETS, JUNCTION BOXES, MANHOLE TOPS, WATER VALVES, WATER METERS, ETC., SHALL BE INCLUDED AND NO CLAIM SHALL BE MADE AGAINST THE OWNER OR ENGINEER FOR THESE ADJUSTMENTS, IF REQUIRED.
- ALL BACKFILL OVER ANY PIPE (STORM SEWER, SANITARY SEWER, OR WATERLINES) THAT IS INSTALLED UNDER ROADWAYS OR WITHIN THE EMBANKMENT OF THE ROADWAY, SHALL BE COMPACTED IN ACCORDANCE WITH FLORIDA D.O.T. STANDARD SPECIFICATIONS, SECTION 125-8 (BACKFILLING), LATEST EDITION OR LOCAL GOVERNMENT AGENCY REQUIREMENTS.
- ALL EXISTING UTILITIES (INCLUDING STORMWATER FACILITIES) SHALL BE KEPT IN OPERATION EXCEPT WITH THE WRITTEN CONSENT OF THE UTILITY OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE EXISTING UTILITIES AND ANY AND ALL DAMAGE TO EXISTING UTILITIES AS A RESULT OF THE CONTRACTOR'S ACTIONS SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- CONTRACTOR TO REPAIR IN KIND ANY DISTURBED AREAS DUE TO UTILITY INSTALLATIONS. CONTRACTOR TO ROOT PRUNE ANY TREES IN VICINITY OF PROPOSED UTILITY INSTALLATIONS.
- DUCTILE IRON PIPE MUST BE INSTALLED BETWEEN ANY TAP AND BACKFLOW PREVENTER DEVICE. AT LEAST ONE JOINT OF DUCTILE IRON PIPE TO BE INSTALLED ON THE SERVICE SIDE OF ANY BACKFLOW PREVENTER DEVICE.

GENERAL DUST CONTROL NOTES

- CONTRACTOR TO USE BEST MANAGEMENT PRACTICES (BMPs) TO REDUCE SURFACE AND AIR MOVEMENT OF DUST DURING LAND DISTURBING, DEMOLITION AND CONSTRUCTION ACTIVITIES. CONTRACTOR TO BECOME FAMILIAR WITH THE CONTENTS OF THE STORMWATER POLLUTION PREVENTION PLAN AND KEEP A COPY ON SITE AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR TO PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES AND REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES WHICH MAY BE HARMFUL OR INJURIOUS TO HUMAN HEALTH, WELFARE, OR SAFETY, OR TO ANIMAL OR PLANT LIFE, AND IN AREAS SUBJECT TO SURFACE AND AIR MOVEMENT OF DUST WHERE ON-SITE AND OFF-SITE DAMAGE IS LIKELY TO OCCUR IF PREVENTIVE MEASURES ARE NOT TAKEN.
- CONSTRUCTION ACTIVITIES INEVITABLY RESULT IN THE EXPOSURE AND DISTURBANCE OF SOIL. FUGITIVE DUST IS EMITTED BOTH DURING THE ACTIVITIES (I.E., EXCAVATION, DEMOLITION, VEHICLE TRAFFIC, HUMAN ACTIVITY) AND AS A RESULT OF WIND EROSION OVER THE EXPOSED EARTH SURFACES. LARGE QUANTITIES OF DUST ARE TYPICALLY GENERATED IN "HEAVY" CONSTRUCTION ACTIVITIES, SUCH AS ROAD AND STREET CONSTRUCTION AND SUBDIVISION, COMMERCIAL AND INDUSTRIAL DEVELOPMENT, WHICH INVOLVE DISTURBANCE OF SIGNIFICANT AREAS OF SOIL SURFACE. RESEARCH AT CONSTRUCTION SITES HAS ESTABLISHED AN AVERAGE DUST EMISSION RATE OF 1.2 TONS/ACRE/MONTH FOR ACTIVE CONSTRUCTION. EARTH- MOVING ACTIVITIES COMPRISE THE MAJOR SORES OF CONSTRUCTION DUST EMISSIONS, BUT TRAFFIC AND GENERAL DISTURBANCE OF THE SOIL ALSO GENERATE SIGNIFICANT DUST EMISSION. IN PLANNING FOR DUST CONTROL, IT SHOULD BE OBVIOUS THAT THE LESS SOIL IS EXPOSED AT ANY ONE TIME, THE LESS POTENTIAL THERE WILL BE FOR DUST GENERATION. PHASING A PROJECT AND UTILIZING TEMPORARY STABILIZATION PRACTICES UPON THE COMPLETION OF GRADING CAN SIGNIFICANTLY REDUCE DUST EMISSION.
- TEMPORARY MEASURES:**
 - MULCHES- A NATURAL OR ARTIFICIAL LAYER OF PLANT MATERIALS OR OTHER MATERIALS THAT WILL NOT FLOAT OR WASH AWAY.
 - VEGETATIVE-TEMPORARY SEEDING OR GROUND COVERS.
 - TILLAGE- THIS PRACTICE IS DESIGNED TO ROUGHEN AND BRING CLODS TO THE SURFACE. IT IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE WIND EROSION STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL TYPE PLOWS (WITH 12-INCH SPACING), SPRING TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
 - IRRIGATION- THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS NEEDED. TO PREVENT CARRYOUT OF MUD ONTO STREETS, REFER TO TEMPORARY GRAVEL CONSTRUCTION ENTRANCE.
 - BARRIERS- SOLID BOARD FENCE, BUR LAY FENCE, CRETE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND AT INTERVALS OF ABOUT 15 TIMES THE BARRIER HEIGHT ARE EFFECTIVE IN CONTROLLING WIND EROSION.
 - PERMANENT VEGETATION- PERMANENT SEEDING AND PERMANENT STABILIZATION WITH SOD.
 - TOP SOILING- THIS ENTAILS COVERING THE SURFACE WITH LESS EROSION/ SOIL MATERIAL.
 - STONE- COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

GENERAL SANITARY SEWER NOTES

- MANHOLES SHALL BE INSPECTED BY THE OWNING UTILITY AND ENGINEER AFTER THE COMPLETION OF ALL BASE WORK, AND PRIOR TO SURFACE TREATMENT.
- ALL OPENINGS IN PRE-CAST MANHOLES SHALL BE CAST AT TIME OF MANUFACTURE. CONNECTIONS TO EXISTING MANHOLES SHALL BE CORE ENTRY ONLY.
- ALL MANHOLES SHALL BE SET PLUMB TO LINE AND GRADE AS SHOWN ON PLANS.
- ALL P.V.C. GRAVITY SEWER MAINS SHALL CONFORM TO A.S.T.M. D-3034, S.D.R.-26, LATEST REVISIONS, WITH PUSH-ON RUBBER GASKET JOINTS.
- ALL D.I.P. GRAVITY SEWER PIPES SHALL BE CLASS 52, EPOXY LINED OR AS OTHERWISE APPROVED BY THE ENGINEER.
- NO SERVICE CONNECTIONS, WYES, SERVICES OR VALVES WILL BE PERMITTED IN RESIDENTIAL DRIVEWAYS, EXCEPT UPON APPROVAL OF THE OWNING UTILITY OR ENGINEER.
- MANHOLE FRAMES THAT ARE NOT SUPPORTED BY ASPHALT OR CONCRETE SHALL BE ATTACHED TO THE PRE-CAST STRUCTURE WITH A MINIMUM OF TWO 3/4" 316 STAINLESS STEEL BOLTS, NUTS AND WASHERS. FRAMES SHALL BE SEALED WITH A MINIMUM OF TWO 1/2" BEADS OF RAM-NEK CAULKING.
- TRENCHES SHALL BE DE-WATERED TO ENABLE PIPE AND APPURTENANCES TO BE INSTALLED FREE OF WATER ON UNDISTURBED SOIL. IF UNSUITABLE SUBSURFACE MATERIAL IS ENCOUNTERED, EXCAVATE EXTRA 6" AND BACK FILL WITH 3/4" GRAVEL.
- P.V.C. PIPES SHALL BE LAID IN STRICT CONFORMANCE TO THE MANUFACTURER'S SPECIFICATIONS. BACKFILLING OF UTILITY TRENCHES WILL NOT BE ALLOWED UNTIL INSPECTED BY THE OWNING UTILITY AND ENGINEER.
- BACK FILL MATERIAL FOR SEWER MAIN AND LINES SHALL BE NON-COHESIVE, NON-PLASTIC MATERIAL FREE OF ALL DEBRIS, LUMPS AND ORGANIC MATTER. BACK FILL MATERIAL PLACED WITHIN 1' OF PIPING AND APPURTENANCES SHALL NOT CONTAIN ANY SOLID MATERIAL LARGER THAN 2" IN DIAMETER (1" FOR P.V.C. PIPE), AND NO SOLID MATERIAL LARGER 6" IN DIAMETER WILL BE PERMITTED IN ANY BACK FILL MATERIAL.
- ALL EXCAVATION IN EXISTING RIGHT OF WAY SHALL BE BACK FILLED AND STABILIZED AT THE END OF EACH DAY TO PERMIT PEDESTRIAN AND VEHICULAR TRAFFIC PRIOR TO THE CONTRACTOR LEAVING THE CONSTRUCTION SITE.
- IN ANY INSTANCE WHERE SEWER LINES ARE NOT INSTALLED WITHIN PUBLIC RIGHTS-OF-WAY, ALL LINES SHALL BE LOCATED IN A PUBLIC UTILITY EASEMENT, AND OWNING UTILITY MAINTENANCE RESPONSIBILITY IS MANHOLE TO MANHOLE ONLY.
- UPON COMPLETION OF THE WORK AND PRIOR TO PLACEMENT OF ASPHALT A VISUAL INSPECTION AND REQUIRED TESTING SHALL BE MADE OF THE COMPLETED SYSTEM. THE OWNING UTILITY SHALL APPROVE THE SYSTEM PRIOR TO IT BEING PLACED IN SERVICE, AND BEING ACCEPTED FOR MAINTENANCE.
- COMPLETE "AS-BUILT" INFORMATION RELATIVE TO MANHOLES, VALVES, SERVICES, FITTINGS, PIPE LENGTHS, INVERTS AND SLOPES SHALL BE ACCURATELY RECORDED AND TEN (10) COPIES MUST BE SUBMITTED TO THE ENGINEER. ALL COPIES MUST BE SIGNED AND SEALED BY A STATE OF FLORIDA REGISTERED ENGINEER OR LAND SURVEYOR.
- AT THE END OF THE WARRANTY PERIOD THE OWNING UTILITY WILL, T.V. INSPECT, AND CHECK MANHOLE JOINTS AND CONNECTIONS TO DETERMINE IF REPAIRS ARE NECESSARY BEFORE THE WARRANTY BOND IS RELEASED.
- ONLY EIGHT(8") INCH MAINS (PRIVATE) WILL BE VISUALLY INSPECTED AND VIDEO RECORDED. EIGHT(8") INCH PIPE LESS THAN SIXTY(60') FEET LONG WILL BE EXEMPT. COPIES OF ALL VIDEO TAPES WILL BE PROVIDED TO THE CERTIFYING ENGINEER.

TRAFFIC CONTROL/MOT NOTES

- THE CONTRACTOR IS REQUIRED TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO LOCAL GOVERNMENT AGENCY FOR REVIEW AND APPROVAL.
- THE CONTRACTOR SHALL INSTALL ALL APPROVED TRAFFIC CONTROL DEVICES PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION, INSTALLATION, AND COORDINATION OF ALL TRAFFIC SIGNS AND BARRICADES WITH LOCAL GOVERNMENT AGENCY.
- THE CONTRACTOR SHALL NOTIFY THE LOCAL GOVERNMENT AGENCY PUBLIC WORKS OFFICE, RIGHT-OF-WAY, THE FIRE DEPARTMENT, THE POLICE DEPARTMENT, ALL GOVERNMENTAL TRAFFIC DEPARTMENTS, AND ANY ADJACENT BUSINESSES PRIOR TO ANY STREET BEING CLOSED OR MADE IMPASSABLE.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY GRADE TRANSITIONS DURING CONSTRUCTION TO ALLOW VEHICULAR ACCESS TO ADJACENT RESIDENTS, AS NECESSARY TO PROVIDE ACCESS.
- SIGNS & BARRICADES SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATIONS' MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS" (INDEXES 600 THRU 670 (LATEST EDITION)
- MAINTENANCE OF TRAFFIC FOR THE WORK TO BE PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH FDOT STANDARD INDEX NUMBERS 600, 622, 623, AND 660. NO LANE CLOSURES ARE PERMITTED WITHOUT PRIOR APPROVAL HAVING BEEN OBTAINED FROM LOCAL GOVERNMENT AGENCY INSPECTOR.
- CONTRACTOR TO REFER TO FDOT INDEX NO. 660 FOR ALL MAINTENANCE OF PEDESTRIAN TRAFFIC AND CONTROL FOR SIDEWALK CLOSURES.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND EASILY ACCESSIBLE PAVED OR UNPAVED PATHWAY FOR PEDESTRIAN TRAFFIC THROUGH THE WORK ZONE FOR THE DURATION OF THE PROJECT. IF THE PATHWAY LIES ALONG A DESIGNATED SCHOOL ROUTE, THEN THE CONTRACTOR MUST PROVIDE ADEQUATE SUPERVISION AND/OR GUIDANCE TO THE SCHOOL AGED STUDENTS AS THEY TRAVERSE THRU THE WORK ZONE.
- THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY ALL APPROPRIATE AGENCIES (PARTIAL LIST BELOW) PRIOR TO ANY LANE CLOSURES ON AN ARTERIAL OR COLLECTOR ROADWAY THAT WOULD EXCEED ONE HOUR IN LENGTH.
 - PUBLIC WORKS
 - SHERIFF'S OFFICE
 - TRANSIT AUTHORITY
 - SCHOOL TRANSPORTATION
 - EMS & FIRE ADMINISTRATION
- FOR WORK WITHIN FDOT RIGHT-OF-WAY, THE FDOT REQUIRES DOCUMENTATION FOR SUCCESSFUL COMPLETION OF AN APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE FOR THE AGENCY, UTILITY, OR CONTRACTOR EMPLOYEE(S) DESIGNING, INSTALLING, AND/OR MAINTAINING THE APPROVED MAINTENANCE OF TRAFFIC PLAN IN ACCORDANCE WITH DEPARTMENT PROCEDURE, TOPIC NO. 625-010-010. ALL TEMPORARY TRAFFIC CONTROL DEVICES FOR SR 17 SHALL BE DESIGNED AND INSTALLED TO MEET THE EXISTING POSTED SPEED LIMIT.

ELECTRICAL AND TELEPHONE NOTES

- ALL ELECTRICAL SERVICE SHALL BE INSTALLED UNDERGROUND.
- ELECTRIC SERVICE TO POINTS OF CONNECTION TO BE PROVIDED BY UTILITY OWNER. CONTRACTOR TO COORDINATE.
- CONTRACTOR TO INSTALL PVC CONDUITS FOR ELECTRICAL AND TELEPHONE SERVICE (TO PROPERTY LINE) AND COORDINATE INSTALLATION OF SERVICES AND LIGHTING DESIGN WITH UTILITY AGENCY.
- CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR RELOCATION OF ANY POWER POLES WITHIN PROJECT AREA AND RIGHT-OF-WAYS.
- CONTRACTOR TO EXERCISE EXTREME CARE IN NEW CONSTRUCTION AREAS TO AVOID IMPACTS TO HIGHLY SENSITIVE UTILITIES.

WATER SYSTEM NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE OWNING UTILITY STANDARDS, SPECIFICATIONS, ORDINANCES AND REGULATIONS. POTABLE AND GRAY WATER CONNECTIONS FROM THE DOWNSTREAM SIDE OF BACKFLOW PREVENTORS TO BUILDING MUST COMPLY WITH LATEST FBC PLUMBING VOLUME.
- WATER MAIN SHALL BE LAID 3 FEET OR MORE BELOW PROPOSED GRADE (UNLESS OTHERWISE NOTED ON PLANS OR CONTRACT DOCUMENTS AND SPECIFICATIONS).
- CONFLICTS BETWEEN WATER AND STORM, SANITARY SEWER AND UNDERDRAIN SYSTEMS ARE TO BE RESOLVED BY ADJUSTING WATER LINES AS NECESSARY UPON APPROVAL BY OWNER AND OWNER'S ENGINEER. BUILDING CONNECTIONS OF WATER AND SEWER SHALL COMPLY WITH FBC PLUMBING SECTION.
- FIRE HYDRANTS SHALL BE INSTALLED WITH HOSE NOZZLE FACING STREETS OR AS DIRECTED BY THE OWNING UTILITY. ALL FIRE HYDRANTS SHALL BE CONSTRUCTED IN A MANNER THAT MAINTAINS AT LEAST SIX (6) FEET OF CLEARANCE BETWEEN BACK OF CURB AND THE HYDRANT.
- THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE PUBLIC AGENCY(IES) PRIOR TO COMMENCING WORK WITHIN THEIR JURISDICTION(S).
- THE CONTRACTOR SHALL MAINTAIN COPIES OF ALL APPLICABLE PERMITS ON-SITE AND SHALL BE RESPONSIBLE TO ADHERE TO ALL PERMIT CONDITIONS DURING CONSTRUCTION.
- ALL WORK WITHIN RIGHTS-OF-WAY AND EASEMENTS WILL REQUIRE A SEPARATE PERMIT AND MAY REQUIRE AN ALTERATION TO CONSTRUCTION MATERIALS SHOWN ON THESE PLANS. RIGHT-OF-WAY PERMIT APPLICATIONS SHOULD BE SUBMITTED NO LATER THAN THIRTY (30) DAYS BEFORE THAT RIGHT-OF-WAY OR EASEMENT WORK IS TO COMMENCE.
- THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTMENTS OF VALVE BOX COVERS, MANHOLE RIMS AND COVER, GRATES, ETC., NECESSARY TO MATCH FINAL GRADES.
- ALL PIPE LENGTHS ARE APPROXIMATE AND ARE TYPICALLY MEASURED FROM CENTER OF FITTINGS AND STRUCTURES.
- ALL UNDERGROUND UTILITIES WITHIN PAVEMENT MUST BE INSTALLED BEFORE ROADWAY BASE AND SUBSURFACE COURSES ARE CONSTRUCTED.
- COMPACTION FOR PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99 (100%) (UNLESS OTHERWISE NOTED IN CONTRACT DOCUMENTS AND SPECIFICATIONS).
- ALL WATER MAINS SHALL BE DUCTILE IRON UNLESS OTHERWISE SPECIFIED. WATER MAINS SHALL CONFORM TO AWWA C 151/A21.51 MINIMUM CLASS 50. PIPE SHALL BE FURNISHED IN 18 OR 20-FOOT LAYING LENGTHS. PIPE SHALL BE LINED WITH A STANDARD THICKNESS CEMENT MORTAR LINING AND SEAL COATED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C 100/A21.4. PIPE THICKNESS CLASS SHALL BE CLASS 50 UNLESS OTHERWISE SPECIFIED. ALL JOINTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ANSI/AWWA C 111/A21.11. IN AREAS WHERE THE SOIL IS DETERMINED TO BE CORROSIVE OR HIGH GROUND WATER IS EXPOSED, THE PIPE SHALL BE INSTALLED IN LOOSE POLYETHYLENE ENCASMENT NOT LESS THAN 8 MILS THICK AND INSTALLED IN ACCORDANCE WITH ANSI SPECIFICATION A21.51.
- A MINIMUM 6-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 6-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER, WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS IF IT IS NOT AVAILABLE IN THE SIZE PROPOSED) ALSO, A SANITARY SEWER OR FORCE MAIN MAY BE C900 PVC AT THE CROSSING). SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. (2) ALTERNATIVELY, ONE OF THE CROSSING MAINS SHALL BE ENCLOSED WITHIN A 20 FOOT LONG STEEL OR PVC CASING CENTERED ON THE CROSSING, WHERE WATER MAINS CROSSES BELOW SEWER MAIN, ENCASEMENT OF BOTH MAINS IS MANDATORY. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE LEAK FREE AND MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT THE CROSSING. ALL CROSSLINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING. (PIPES CENTERED ON THE CROSSING). WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP AND THE CROSSING SHALL BE ARRANGED TO MEET THE REQUIREMENTS ABOVE.
- ALL ON-SITE PVC WATER MAINS 4-12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C-900 STANDARDS. ALL ON-SITE PVC WATER MAINS 3 INCHES OR SMALLER SHALL BE CLASS 1120 OR 1220 SCHEDULE 80 AND MEET REQUIREMENTS OF ASTM D-1785. (REFER TO CONTRACT DOCUMENTS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS).
- ALL PIPE 3" OR SMALLER SHALL BE SCHEDULE 80 PVC. SEE NOTE 15 ABOVE.
- ALL WATER MAIN JOINTS SHALL BE RESTRAINED JOINTS WHERE APPLICABLE AND SHALL CONFORM TO THE OWNING UTILITY SPECIFICATIONS AND DETAILS.
- COMPLETE "AS-BUILT" INFORMATION RELATIVE TO VALVES, SERVICES, FIRE HYDRANTS, FITTINGS, PIPE LENGTHS, INVERTS AND SLOPES SHALL BE ACCURATELY RECORDED AND TEN (10) COPIES MUST BE SUBMITTED TO THE ENGINEER. ALL COPIES MUST BE SIGNED AND SEALED BY A REGISTERED ENGINEER OR LAND SURVEYOR.

STATE OF FLORIDA EROSION & SEDIMENT CONTROL-DESIGNER & REVIEWER MANUAL

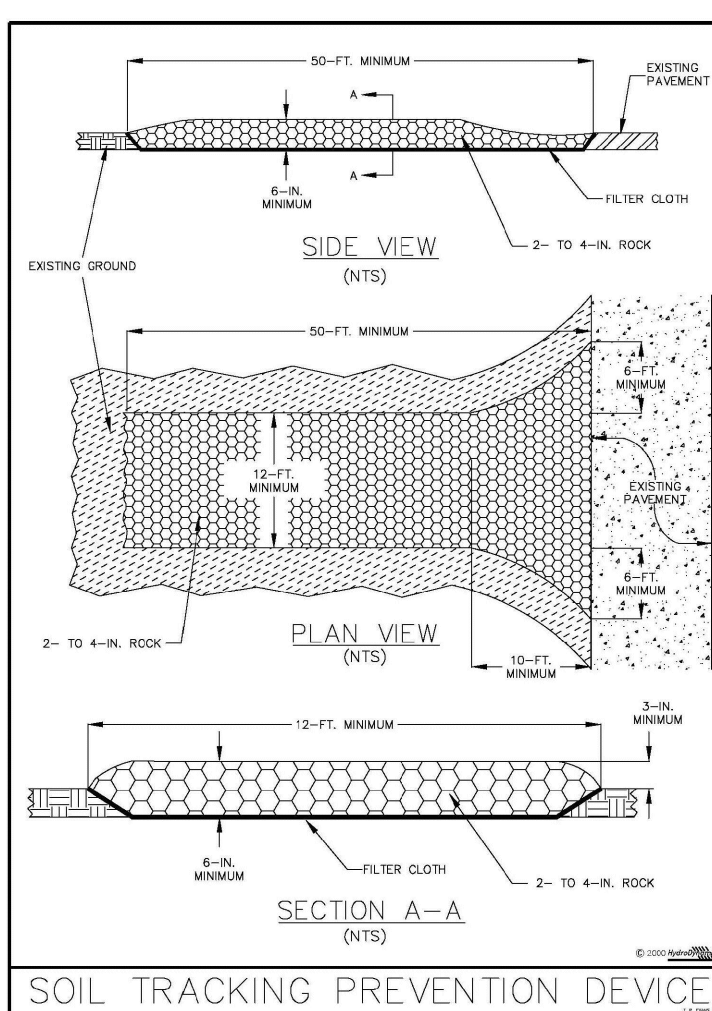


Figure V-52: Illustration of a Soil Tracking Prevention Device

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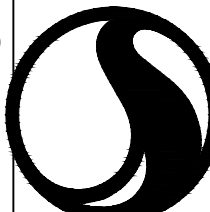


BRYAN L. ZARLENGA STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. **52167**. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY **BRYAN L. ZARLENGA, PE** ON THE DATE INDICATED HERE.

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06/10/2025

BRYAN L. ZARLENGA, PE
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PROJECT:
NEW O'REILLY AUTO PARTS STORE
US-1 & HENRY SMITH RD
HILLIARD, FL

GENERAL NOTES

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COMM # 4861
DATE: 10-25-2024
REVISION
DATE: 06-06-25

C1 of 12



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STORMWATER POLLUTION PREVENTION PLAN

PROJECT NAME: O'REILLY AUTO PARTS STORE - HILLIARD (HLF)
PROJECT ADDRESS: OWNER'S ADDRESS:
US-1 & HENRY SMITH RD 233 SOUTH PATTERSON
HILLIARD, FL SPRINGFIELD, MISSOURI 65802
PHONE: 417-862-2674

DESCRIPTION OF PURPOSE AND TYPES OF SOIL DISTURBING ACTIVITIES:

PROPERTY AREA APPROXIMATELY = ±1.083 ACRES
PROJECT AREA APPROXIMATELY = ±1.318 ACRES

CONSTRUCTION PROPOSED: IMPROVEMENTS INCLUDING NEW BUILDING; NEW PARKING AND DRIVES, NEW SIDEWALK, AND LANDSCAPE

SOIL DISTURBING ACTIVITIES WILL INCLUDE:
CLEARING EXISTING VEGETATION, CURB AND PAVEMENT.

WETLAND ACTIVITIES INCLUDE:
NO WETLAND IMPACTS ARE PROPOSED FOR THE PROJECT

CONSTRUCTION REMOVAL ACTIVITIES WILL INCLUDE:
REMOVE EXISTING CURB AND PAVEMENT; REMOVE EXISTING VEGETATION

STORMWATER DRAINAGE AREA:
BASIN AREA: ±1.083 ACRES
PRE-DEVELOPMENT CURVE NUMBER (CN): 84
POST DEVELOPMENT CURVE NUMBER (CN): 89

PRE-TREATMENT: N/A
WATER QUALITY: EXISTING MASTER STORMWATER POND
WATER QUANTITY: EXISTING MASTER STORMWATER POND

SEQUENCE OF MAJOR ACTIVITIES:
1. INSTALL STAKED SILT FENCE AS SHOWN ON THE SITE DEMOLITION PLAN.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
3. EXCAVATE STORMWATER POND AND/OR UNDERGROUND EXFILTRATION SYSTEM.
4. COMPLETE SITE DEVELOPMENT PLAN, PAVING, GRADING, AND DRAINAGE PLAN, AND UTILITY PLAN.
5. INSTALL NEW UTILITIES, STORM SYSTEMS, PARKING LOT, AND BUILDING.
6. FILL AND GRADE DISTURBED AREAS.
7. REPAIR ANY WASHED OUT AREAS, INSTALL PLANTING MATERIAL AS SHOWN ON LANDSCAPE PLAN. SOD, SEED, AND MULCH DISTURBED AREAS AS INDICATED ON PLANS.
8. WHEN CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE STABILIZED, REMOVE EROSION PROTECTION DEVICES AND CONSTRUCTION ENTRANCE AS REQUIRED.

NAME OF RECEIVING WATERS:
THE PROPOSED IMPROVEMENTS WILL DISCHARGE TO THE MASTER STORMWATER SYSTEM, FOR EVENTUAL DISCHARGE TO THE ST. MARYS RIVER.

CONTROLS:

EROSION AND SEDIMENT CONTROLS

CONTRACTOR TO USE BEST MANAGEMENT PRACTICES (BMPs) DURING AND AFTER CONSTRUCTION TO MINIMIZE EROSION AND SEDIMENTATION AND TO PROPERLY MANAGE RUNOFF FOR BOTH STORMWATER QUANTITY AND QUALITY. CONTRACTOR TO ADHERE TO FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION EROSION AND SEDIMENTATION CONTROL MANUAL.

BEFORE SITE DISTURBANCE OCCURS, PERIMETER CONTROLS, SEDIMENT TRAPS, BASINS, AND DIVERSIONS MUST BE SET IN PLACE BY THE CONTRACTOR TO CONTROL RUNOFF AND CAPTURE SEDIMENTS. THE CONTRACTOR IS REQUIRED TO REVIEW THE SITE SPECIFIC EROSION CONTROL PLAN AS SHOWN ON THE CONSTRUCTION DOCUMENTS.

THE CONTRACTOR MAY ALSO BE REQUIRED TO MODIFY THE PLAN OR MATERIALS TO ADAPT TO SEASONAL VARIATIONS OR SITE CONDITIONS. CONTRACTOR WILL COMPLY WITH EROSION CONTROL PLAN AND DETAILS. ANY MODIFICATIONS TO THIS PLAN MUST BE SIGNED BY A PROFESSIONAL ENGINEER REPRESENTING THE CONTRACTOR. CONTRACTOR SHALL REMOVE ALL SEDIMENT THAT HAS MIGRATED OFF-SITE. THE EROSION CONTROL DEVICES FOR THESE ACTIVITIES ARE SPECIFIED IN THE PLANS AND ACCORDING TO "DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM (CURRENT EDITION), SECTION 104. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF ADDITIONAL CONTROLS ARE NEEDED AND DEPLOYMENT SCHEDULES FOR THE IMPLEMENTATION OF ALL EROSION CONTROL DEVICES.

STABILIZATION PRACTICES:

WIND EROSION STABILIZATION:
THE CONTRACTOR SHALL DENUDE ONLY AREAS WHERE IT IS EXPECTED TO BE GRADED OR ALTERED WITHIN A TWO (2) WEEK TIME- FRAME. FINAL GRADES SHALL BE PERFORMED AND TEMPORARY OR PERMANENT SOIL STABILIZATION SHALL BE APPLIED. AREAS WHERE CONSTRUCTION OPERATIONS WILL BE CONTINUOUS, FUGITIVE DUST SHALL BE MANAGED BY APPLYING A WATER SPRAY TO SATURATE THE SURFACE SOILS CONTINUOUSLY AND ADDITIONAL MEASURES MAY NEED TO BE TAKEN CONTROL OFF-SITE TRANSPORT OF UNACCEPTABLE LEVELS OF DUST.

TEMPORARY STABILIZATION:
TOP OF SOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 7 DAYS WILL BE STABILIZED WITH TEMPORARY GRASS AND MULCH NO LATER THAN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY. GRASS SEED SHALL BE A MIXTURE OF 20 PARTS OF BERMUDA SEED AND 80 PARTS OF PENSACOLA BAHIA. THE SEPARATE TYPES OF SEED USED SHALL BE THOROUGHLY DRY MIXED IMMEDIATELY BEFORE SOWING. SEED WHICH HAS BECOME WET SHALL NOT BE USED. THE MULCH MATERIAL USED SHALL NORMALLY BE DRY MULCH. DRY MULCH SHALL BE STRAW OR HAY, CONSISTING OF OAT, RYE OR WHEAT STRAW, OR OF PANGOLA, PEANUT, COASTAL BERMUDA OR BAHIA GRASS HAY. ONLY UNDETERIORATED MULCH, WHICH CAN BE READILY CUT INTO THE SOIL, SHALL BE USED. AREAS OF THE SITE, WHICH ARE TO BE PAVED, WILL BE TEMPORARILY STABILIZED BY APPLYING STABILIZATION AND BASE. TREE BARRICADES WHERE REQUIRED.

PERMANENT STABILIZATION:
DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.

SEDIMENT BASINS:
IF APPLICABLE, SEDIMENT BASINS TO BE CONSTRUCTED BY THE CONTRACTOR TO DETAIN SEDIMENT-LADEN RUNOFF FROM DISTURBED AREAS LONG ENOUGH FOR MOST OF THE SEDIMENT TO SETTLE OUT. SEDIMENT BASINS SHOULD BE USED TOGETHER WITH EROSION CONTROL PRACTICES SUCH AS TEMPORARY SEEDING, MULCHING, DIVERSION BERMS, ETC., TO REDUCE THE AMOUNT SEDIMENT FLOWING INTO THE STORM SYSTEM.

DEWATERING:

DEWATERING IS NOT PROPOSED WITH THIS PROJECT. IF CONTRACTOR IS PLANNING TO DEWATER, THE CONTRACTOR MUST APPLY TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ALL OTHER LOCAL GOVERNING AGENCIES.

STRUCTURAL PRACTICES:

STAKED SILT FENCES:
THE STAKED SILT FENCES WILL BE CONSTRUCTED ALONG THE CONSTRUCTION LIMITS OR AS DEPICTED ON THE EROSION CONTROL & DEMOLITION PLANS AND/OR ON OTHER CONSTRUCTION PLANS. THESE DEVICES WILL STOP AND DIVERT RUNOFF FROM THE SITE TO OTHER SURFACE WATERS.

OTHER CONTROLS/WASTE DISPOSAL:

OFFSITE VEHICLE TRACKING:

STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREETS WILL BE CLEANED AS NEEDED TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM OR TO THE SITE WILL BE COVERED WITH A TARP AT ALL TIMES.

WASTE MATERIALS:

ALL WASTE MATERIAL WILL BE COLLECTED AND STORED IN DUMPSTERS PER LOCAL SOLID WASTE REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE DUMPED A MINIMUM OF TWICE A WEEK OR MORE OFTEN IF NECESSARY, AND THE TRASH WILL TO THE APPROPRIATE COUNTY LOCATION FOR DUMPING. NO CONSTRUCTION MATERIALS WILL BE BURIED ON-SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED IN THE ON- SITE OFFICE TRAILER AND THE CONSTRUCTION MANAGER RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

THE CONTRACTOR SHALL PROVIDE LITTER CONTROL AND COLLECTION WITHIN THE PROJECT BOUNDARIES DURING CONSTRUCTION ACTIVITIES. ANY CHEMICAL CONTAINERS SHALL BE DISPOSED OF BY THE CONTRACTOR ACCORDING TO EPA'S STANDARD PRACTICES AS DETAILED BY THE MANUFACTURER. NO SOLID MATERIALS INCLUDING BUILDING & CONSTRUCTION MATERIALS SHALL BE DISCHARGE TO ADJACENT WATERWAYS OR WETLANDS OR BURIED ON SITE.

HAZARDOUS WATER:

THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE PERMITTING AGENCY IN WRITING IF ANY HAZARDOUS WASTE MATERIAL IS ENCOUNTERED DURING SITE INVESTIGATION AND CONSTRUCTION.

THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR NOTIFYING THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) WITHIN 24 HOURS OF DISCOVERY.

IF ENCOUNTERED, HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL, STATE AND FEDERAL REGULATIONS. THE CONTRACTOR WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE:

ALL SANITARY WASTE WILL BE COLLECTED FROM PORTABLE UNITS A MINIMUM OF THREE TIMES PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR, IN ACCORDANCE WITH FDOT STANDARD SPEC. FOR ROAD AN BRIDGE CONSTRUCTION 2010 EDITION SECTION 7-6, AND AS REQUIRED BY LOCAL REGULATIONS.

TIMING OF CONTROL MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, STAKED SILT BARRIERS, EROSION CONTROL, AND STABILIZED CONSTRUCTION ENTRANCES CONSTRUCTED PRIOR TO GRUBBING OR GRADINGS OF ANY OTHER PORTIONS OF THE SITE. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 7 DAYS WILL BE STABILIZED WITH A TEMPORARY GRASS AND MULCH WITHIN 7 DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTED ACTIVITY CEASES PERMANENTLY IN THAT AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SOD. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE TRAPS AND THE STAKED SILT BARRIERS WILL BE REMOVED.

MAINTENANCE INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES:

THESE ARE THE INSPECTION AND MAINTENANCE PRACTICES THAT SHALL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROL.

LESS THAN ONE HALF OF THE SITE WILL BE DENUDED AT ONE TIME PRIOR TO ESTABLISHING EROSION CONTROL MANAGEMENT. ALL CONTROL MEASURES WILL BE INSPECTED ONCE PER DAY AND FOLLOWING ANY STORM EVENT OF 0.5 INCHES OR GREATER BY A CONTRACTOR'S REPRESENTATIVE.

ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.

BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE. SILT FENCE WILL BE INSPECTED REGULARLY 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.

IF APPLICABLE, THE SEDIMENT BASINS WILL BE INSPECTED FOR 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.

A MAINTENANCE INSPECTION REPORT SHALL BE MADE AFTER EACH INSPECTION BY THE CONTRACTOR AND SHALL BE KEPT IN AN ACTIVE LOG READILY AVAILABLE AT THE JOB SITE CONSTRUCTION TRAILER. THE SITE SUPERINTENDENT WILL SELECT INDIVIDUALS WHO WILL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES. FILLING OUT THE INSPECTION AND MAINTENANCE REPORT WILL BE BY THE CONTRACTOR. PERSONNEL SELECTED FOR MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ON-SITE IN GOOD WORKING ORDER.

STORMWATER MANAGEMENT

THE STORMWATER SYSTEM CONSISTS OF ONSITE STORMWATER PIPES THAT DRAIN INTO THE MASTER STORMWATER SYSTEM.

WETLAND MITIGATION

WETLAND MITIGATION IS NOT APPLICABLE FOR THE PROPOSED PROJECT.

NON-STORM WATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

1. PAVEMENT WASH WATERS (WHERE NO SPILL OR LEAKS OF TOXIC OR VEHICLE AND HAZARDOUS MATERIALS HAVE OCCURRED).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE OR AS DIRECTED BY THE ENGINEER. IF CONTAMINATED SOIL OR GROUNDWATER IS ENCOUNTERED, THE CONTRACTOR MUST NOTIFY THE OWNER AND ENGINEER.

MAINTENANCE AND INSPECTION:

ALL OF THE CONTROLS SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT. MAINTENANCE SHALL BE IN ACCORDANCE WITH LOCAL GOVERNMENT AGENCY TECHNICAL SPECIFICATIONS, AND THE PROJECT CONSTRUCTION CONTRACT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING THE FDEP NPDES / STORMWATER POLLUTION PREVENTION PLAN (SWPPP) CONSTRUCTION INSPECTION REPORT AFTER ANY 1/2 INCH RAINFALL OR WEEKLY IF NO RAIN EVENT OCCURRED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN RAIN GAUGES ON THE PROJECT SITE AND RECORD WEEKLY RAIN FALL. CONTRACTOR SHALL ALSO COMPLETE THE NPDES COMPLIANCE CHECKLIST FOR CONSTRUCTION SITES.

WATER MANAGEMENT DISTRICT - KEY PROVISIONS:

STORMWATER MANAGEMENT APPROVAL WILL BE SECURED FROM THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD). THE FOLLOWING KEY PROVISIONS MUST BE MAINTAINED BY THE PERMITTEE AND CONTRACTOR: (IN ACCORDANCE WITH THE BASIS OF REVIEW FOR ENVIRONMENTAL RESOURCE PERMIT (ERP) APPLICATIONS):

THE PERMITTEE AND CONTRACTOR SHALL AMEND THE CONSTRUCTION SURFACE WATER MANAGEMENT PLAN WHENEVER THE PROJECT IS ALTERED OR MODIFIED IN A MANNER THAT WILL RESULT IN:

1. THE POTENTIAL DISCHARGE OF POLLUTANTS

2. A CHANGE IN THE AMOUNT OF DISCHARGE

3. A CHANGE IN THE NUMBER OF LOCATION OF STORM WATER DISCHARGE POINTS, OR

4. ADVERSE IMPACTS TO WETLANDS, AND SUCH CHANGE(S) HAVE NOT OTHERWISE BEEN PREVIOUSLY ADDRESSED IN THE APPROVED PLAN. THE PERMITTEE AND CONTRACTOR SHALL ALSO AMEND THE PLAN IF ITS IMPLEMENTATION DOES NOT ELIMINATE OR MINIMIZE EROSION AND SEDIMENT DEPOSITION, OFF-SITE FLOODING, ADVERSE IMPACTS TO WETLAND, OR VIOLATIONS OF STATE WATER QUALITY STANDARDS. AMENDMENTS TO THE PLAN SHALL BE PREPARED AND KEPT AS SEPARATE DOCUMENTS ALONG WITH THE ORIGINAL PLAN. ALL ALTERATIONS TO THE SYSTEM MUST BE SHOWN ON THE AMENDED PLAN ALONG WITH THE DOCUMENTATION OR REQUIRED APPROVAL(S).

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 SHALL BE FOLLOWED ON-SITE DURING THE CONSTRUCTION PROJECT:

AN EFFORT SHALL BE MADE TO STORE ONLY ENOUGH PRODUCTS REQUIRED TO DO THE JOB.

ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER CONTAINED ENCLOSURE.

PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL MANUFACTURER'S LABELED CONTAINERS. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER. WHENEVER POSSIBLE, ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER. MANUFACTURERS RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.

THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON-SITE.

THE CONTRACTOR MUST IDENTIFY A DESIGNATED FUEL TANK STORAGE AREA, AWAY FROM DRAINAGE STRUCTURES, PONDS, BASINS, WATERWAYS, AND WETLANDS, WITH SECONDARY CONTAINMENT (SPILL COLLECTION).

PETROLEUM PRODUCTS

ALL ON-SITE 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 ON-SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS

FERTILIZERS USED WILL BE 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 SEALABLE PLASTIC BIN TO AVOID SPILLS.

CONCRETE TRUCKS

CONTRACTOR SHALL DESIGNATE AN AREA AWAY FROM DRAINAGE STRUCTURES, PONDS, BASINS, WATERWAYS, AND WETLANDS FOR DISCHARGE OF SURPLUS CONCRETE OR DRUM WASH WATER AND SHALL INSTALL A CONTAINMENT BERM AROUND THIS AREA TO PREVENT RUNOFF TO THE REMAINDER OF THE SITE. HARD DEBRIS SHALL BE DISPOSED OF BY CONTRACTOR UPON COMPLETION OF THE PROJECT. CONTRACTOR TO PREPARE A DETAILED SITE PLAN FOR APPROVAL FOR THE CONCRETE DISCHARGE AND WASH DOWN ACTIVITIES.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIALS 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 AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION CLEANUP SUPPLIES.

*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.

*SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.

*THE SPILL PREVENTION PLAN WILL BE PREPARED BY THE CONTRACTOR AND KEPT IN THE CONSTRUCTION OFFICE TRAILER AND WILL INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE ARE OTHERS. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED. ALL SPILLS AND RESPONSES WILL BE REPORTED TO THE APPROPRIATE AGENCY.

*THE CONTRACTOR WILL BE RESPONSIBLE FOR SPILL PREVENTION AND CLEANUP COORDINATION. HE WILL DESIGNATE 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 IN THE OFFICE TRAILER ON SITE. USE AND CHARACTERISTICS OF FUEL OR CHEMICAL STORAGE TANK ON SITE SHALL COMPLY WITH ALL RELATED FEDERAL, STATE, AND LOCAL REGULATIONS. STORAGE TANKS MUST BE LOCATED AS FAR AS POSSIBLE FROM ANY DRAINAGE STRUCTURES, DITCHES, AND/OR SURFACE WATERS. IN ADDITION, THE CONTRACTOR MUST PROVIDE A SECONDARY CONTAINMENT WITH A LINER CHEMICALLY RESISTANT TO THE FUEL OR CHEMICAL STORED ON SITE. THE SECONDARY CONTAINMENT MUST BE SIZED TO CONTAIN MINIMUM OF ONE AND A HALF TIME THE TOTAL CAPACITY OF STORAGE TANK BEING USED. CONTRACTOR HAS TO PROVIDE A DAILY INSPECTION LOG FOR THE SECONDARY CONTAINMENT WITH INDICATION OF DATE, INSPECTORS NAME AND INSPECTION REPORT.

FURTHERMORE, ANY CONTAMINATION HAS TO BE IMMEDIATELY CONTAINED AND THE OWNERS, ENGINEER OF RECORD AND PERMITTING AGENT INSPECTOR MUST BE NOTIFIED OF THE NATURE AND EXTEND OF THE CONTAMINATION.

INVENTORY FOR POLLUTION PREVENTION PLAN:

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED, BUT NOT LIMITED, TO BE PRESENT ON-SITE DURING CONSTRUCTION:

CONCRETE FERTILIZERS
DETERGENTS PETROLEUM BASED PRODUCTS AND FUELS
TAR CLEANING SOLVENTS
SAND WOOD
STONE

POLLUTION PREVENTION PLAN CERTIFICATION:

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS HAVE BEEN READ BY ME OR MY DESIGNATED REPRESENTATIVE AND UNDERSTAND THAT THIS SYSTEM HAS BEEN PREPARED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING 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.

OWNER: O'REILLY AUTOMOTIVE STORES, INC.

AUTHORIZED AGENT:

SIGNATURE:

ADDRESS: 233 S. PATTERSON
SPRINGFIELD, MO 65802
P: 417-862-2674

DATE:

CONTRACTOR'S AND ENGINEER'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 CONSTRUCTION ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION. I UNDERSTAND, AND SHALL COMPLY WITH THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA "GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" (CGP), AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED FOR O'REILLY AUTO PARTS STORE - HILLIARD (HLF).

CONTRACTOR:

AUTHORIZED AGENT:

TITLE:

SIGNATURE:

ADDRESS:

P: F:

DATE:

CERTIFIED ENGINEER: BRYAN L. ZARLENGA, PE
FL REGISTRATION No: 52167
COMPANY: STANTEC
ADDRESS: 380 PARK PLACE BOULEVARD SUITE 300
CLEARWATER, FLORIDA 33759
T: (727) 531-3505 F: (727) 431-1777

DATE:

NPDES NOTIFICATION (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM):

ATTENTION: FAILURE TO MAINTAIN EROSION AND/OR SEDIMENTATION CONTROLS OR ANY ILICIT DISCHARGE RESULTING FROM THEIR FAILURE WILL LIKELY RESULT IN FINE CITATIONS. CODE REGULATIONS AUTHORIZES PENALTIES OF UP TO \$10,000 FOR EACH OFFENSE.

ALL ACTIVITIES MUST CONFORM WITH FDEP NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. POLLUTION PREVENTION FROM THE PROPOSED CONSTRUCTION ACTIVITIES WILL BE IMPLEMENTED IN ACCORDANCE WITH SJRWMD BASIS OF REVIEW SUBSECTION 2.8.4.

KEY PROVISIONS:

1. IMPLEMENTATION OF THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP).

2. CONDUCTING AND DOCUMENTING ROUTINE INSPECTIONS AS REQUIRED.

3. RETENTION OF RECORDS REQUIRED BY THE PERMIT, INCLUDING RETENTION OF A COPY OF THE SWPPP AT THE CONSTRUCTION SITE, FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL SITE STABILIZATION.

NOTICE OF INTENT (NOI):

A "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" (NOI) IS REQUIRED FOR THIS SITE SINCE THE PROJECT AREA IS GREATER THAN ONE ACRE IN SIZE.

BRYAN L. ZARLENGA STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE No.
52167. THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY BRYAN L. ZARLENGA, PE ON
THE DATE INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED AND
THE SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

06/10/2025
BRYAN L. ZARLENGA, PE
FL LICENSE NO. 52167

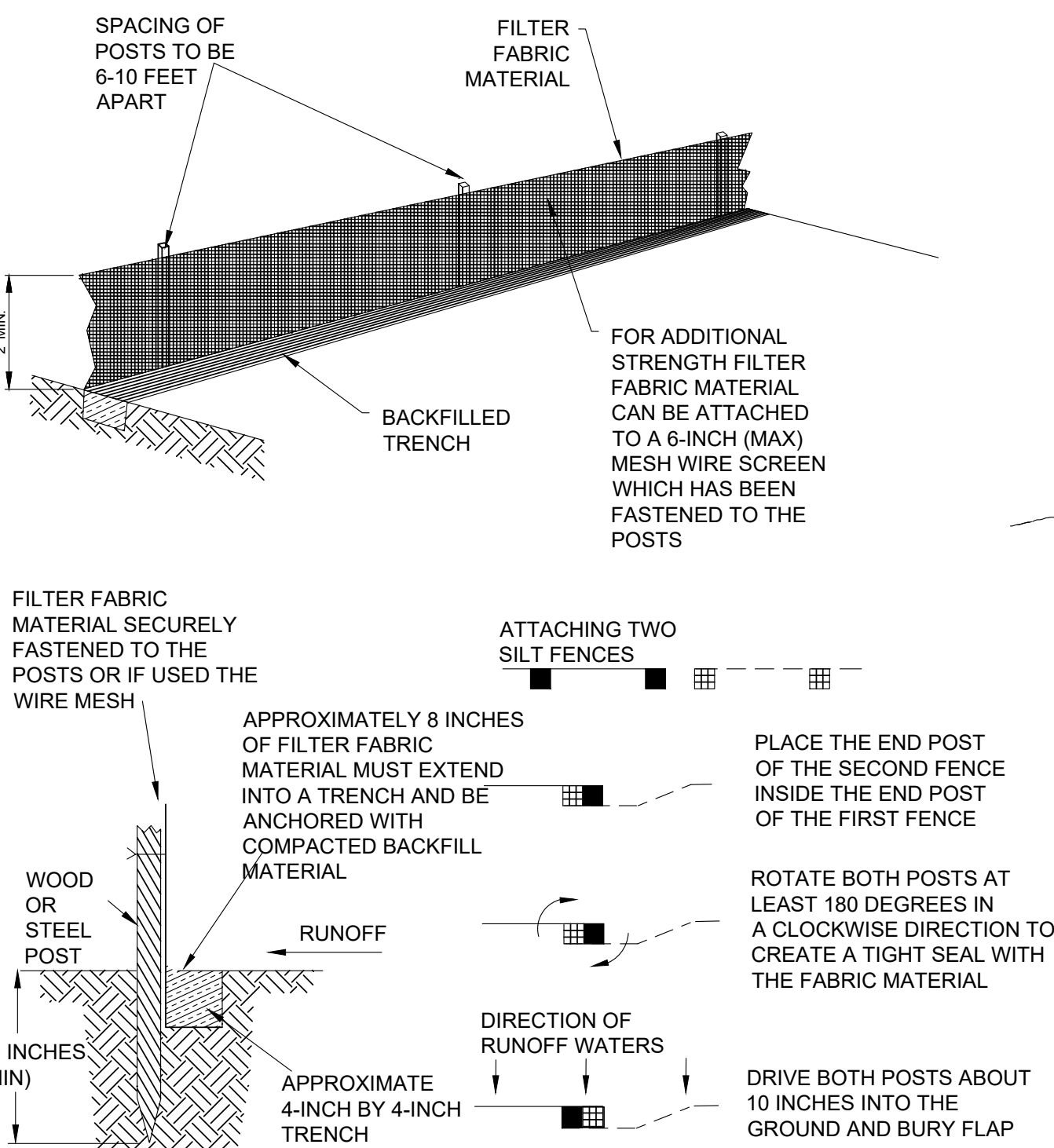
Stantec Consulting Services Inc.
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FL Lic. # LC-C000170

PROJECT:
NEW O'REILLY AUTO PARTS STORE
US-1 & HENRY SMITH RD
HILLIARD, FL
STORMWATER POLLUTION PREVENTION PLAN

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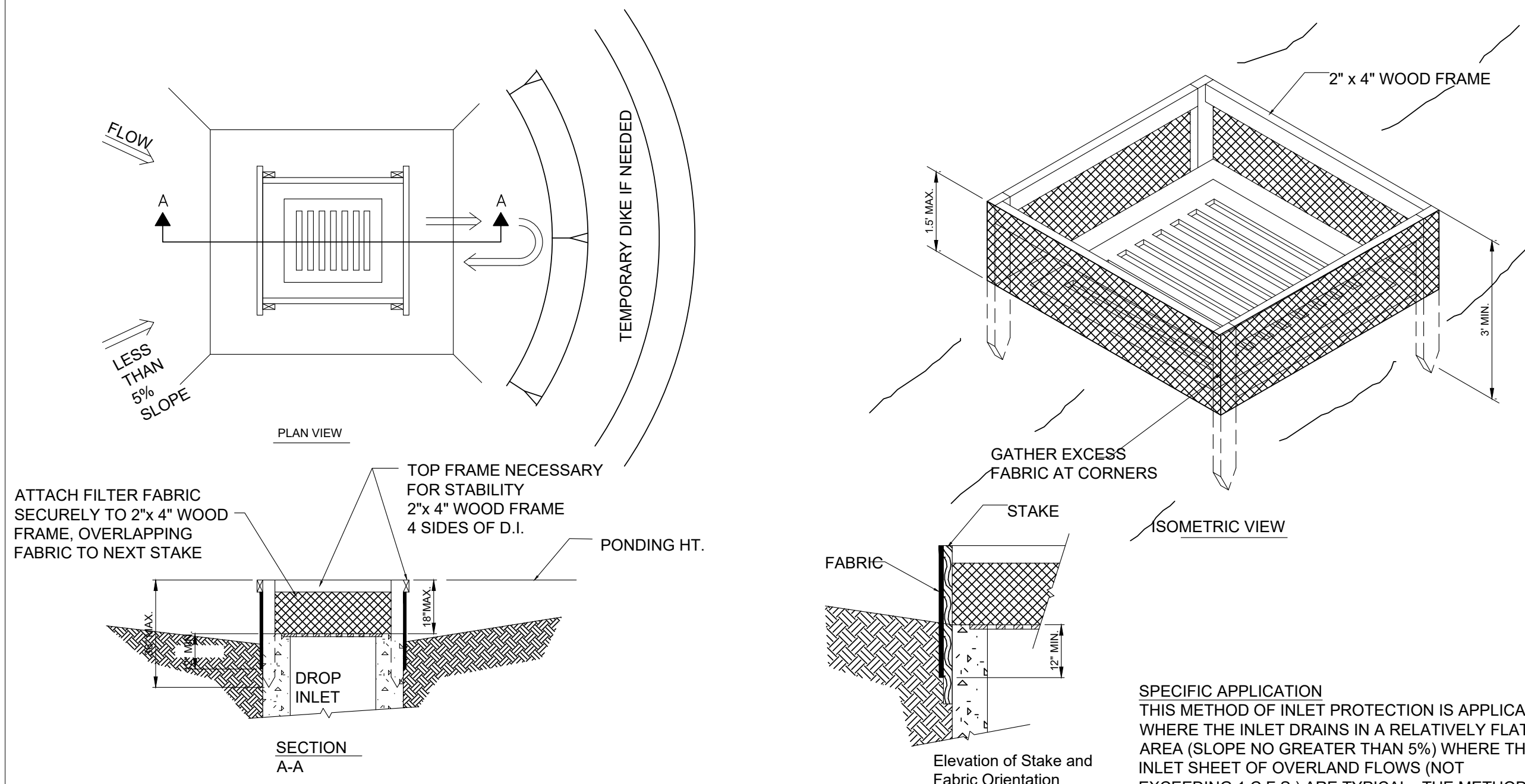
CORPORATE OFFICES
533 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM #	4861
DATE:	10-25-2024
REVISION	
DATE:	



1 INSTALLING A FILTER FABRIC SILT FENCE

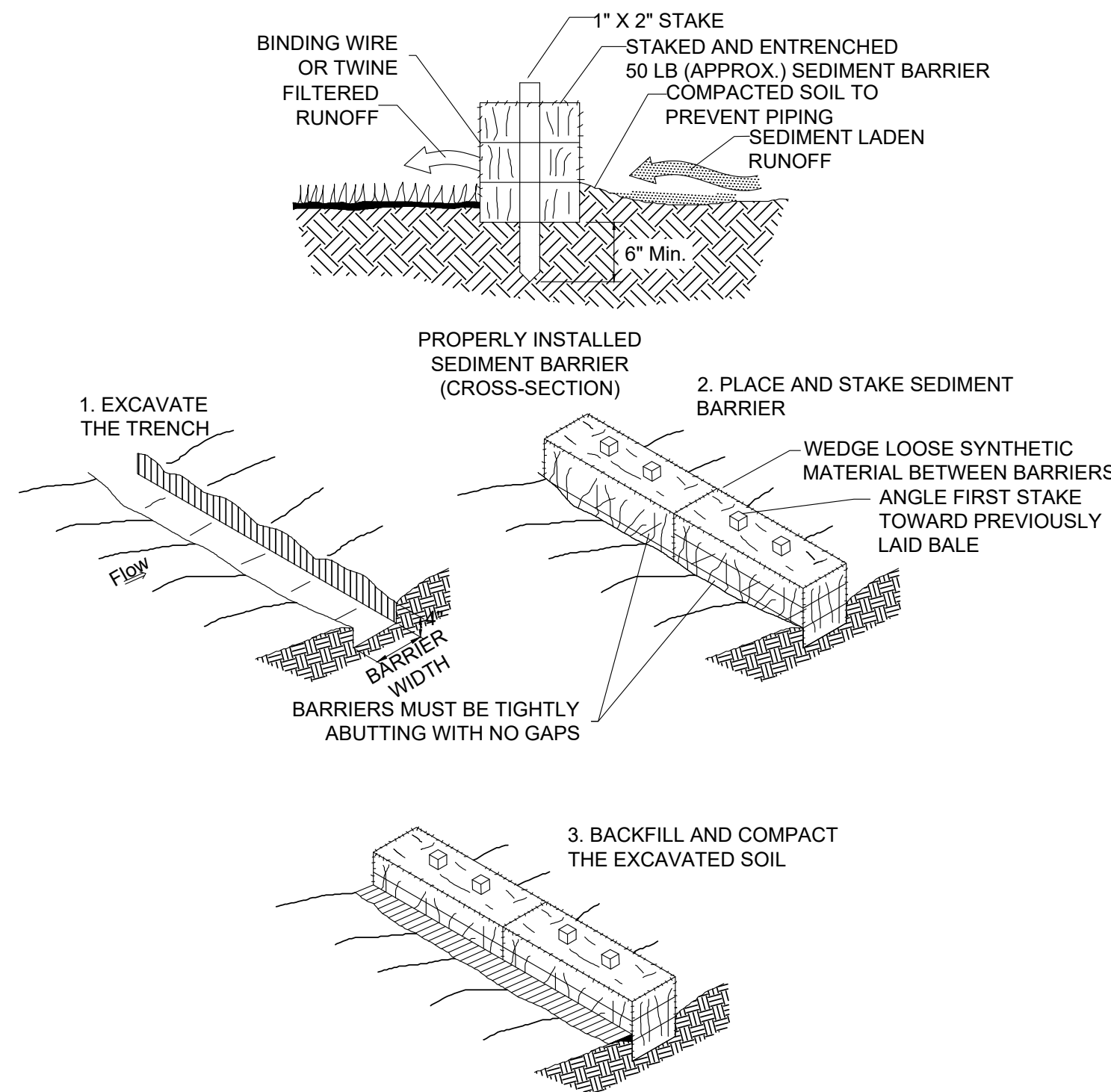
C3 SCALE: N.T.S.



- NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
 2. USE 2"x 4" WOOD OR EQUIVALENT METAL STAKES (3 FT. MIN. LENGTH)
 3. INSTALL 2"x 4" WOOD TOP FRAME TO INSURE STABILITY.
 4. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

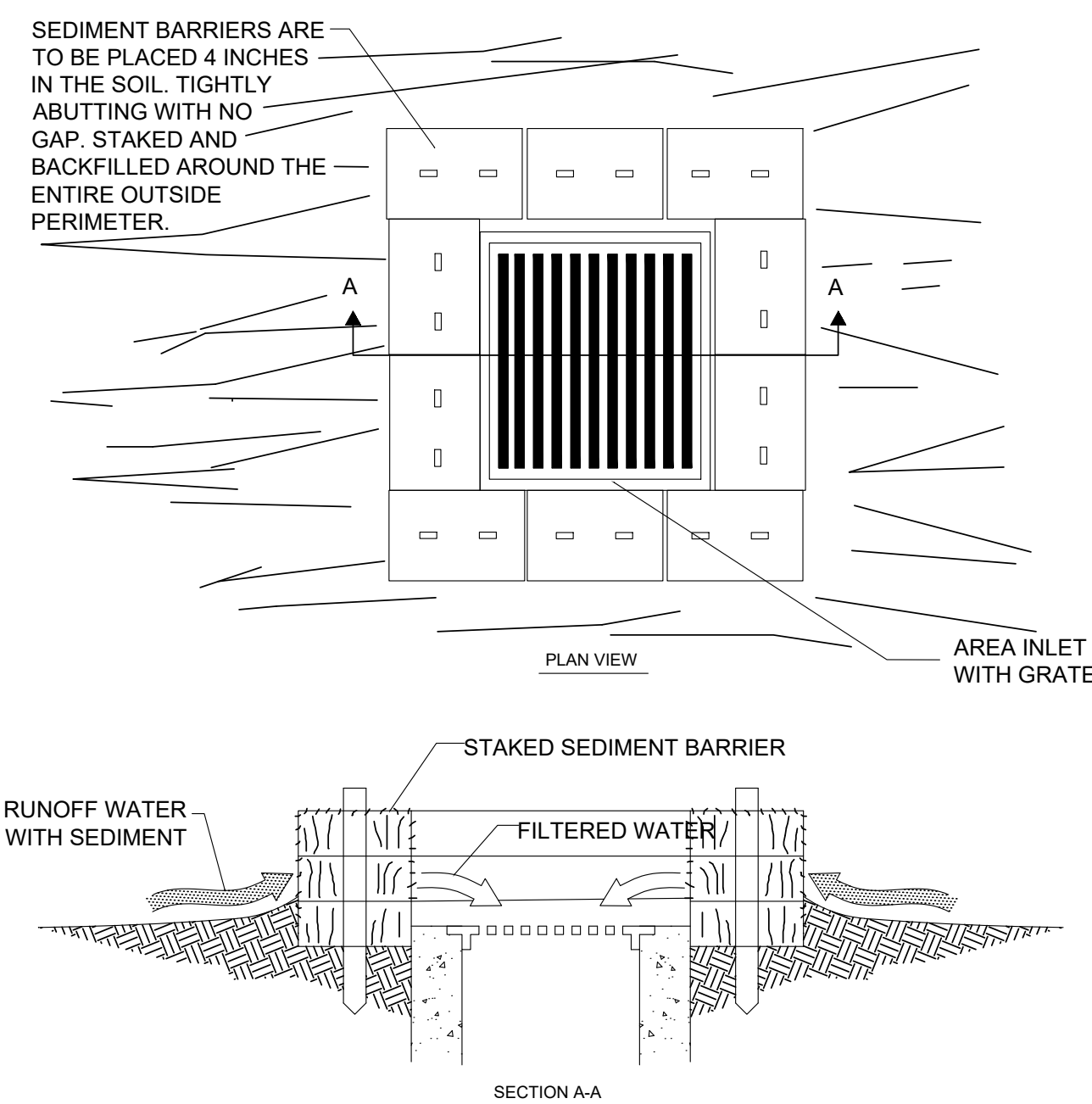
3 TEMPORARY SEDIMENT BARRIER AT DROP INLET

C3 SCALE: N.T.S.



2 TEMPORARY SYNTHETIC SEDIMENT BARRIER

C3 SCALE: N.T.S.



- 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 STREET OR HIGHWAY MEDIANS.

4 TEMPORARY SYNTHETIC SEDIMENT BARRIER AT STORM DRAIN DROP INLET

C3 SCALE: N.T.S.

EROSION AND SEDIMENTATION CONTROL NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL AND PREVENT EROSION AND THE TRANSPORTATION OF SEDIMENT TO SURFACE DRAINS AND OUTFALLS. REFER TO CONSTRUCTION PLANS, DETAILS, SPECIFICATIONS AND APPROVED PERMITS FOR DETAILS. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH SIX INCHES ON AN EROSION DEVICE.
2. DURING THE CONSTRUCTION OF DRAINAGE STRUCTURES, AND OTHER STRUCTURES REQUIRING EXCAVATION, THE CONTRACTOR SHALL PLACE APPROVED BARRIERS OR OTHER APPROVED DEVICES AROUND SUCH STRUCTURES TO PREVENT EROSION AND THE MIGRATION OF SEDIMENT TO POINTS OUTSIDE THE CONSTRUCTION AREA. THE APPROVED BARRIERS OR OTHER APPROVED DEVICES SHALL BE PLACED IN ACCORDANCE WITH REQUIREMENTS OF F.D.O.T. INDEX NO. 102, FDEP, OR AS DIRECTED BY THE ENGINEER.
3. REQUIRED EROSION CONTROL MEASURES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. FAILURE TO INSTALL OR PROPERLY MAINTAIN REQUIRED EROSION CONTROL WILL RESULT IN ENFORCEMENT ACTION. ALL EROSION CONTROL MEASURES, SAND, SILT, AND DEBRIS SHALL BE REMOVED FROM ALL DRAINAGE PIPES AND STRUCTURES AFTER CONSTRUCTION HAS BEEN COMPLETED AND PRIOR TO COUNTY FINAL WALK-THROUGH.
4. OUTFALL PROTECTION - PROJECT PIPE OR DITCH DISCHARGES INTO OFF-SITE OUTFALLS SHALL BE INSPECTED DAILY FOR POSSIBLE SEDIMENT BUILDUP OR TRANSPORT. OUTFALLS SHALL BE PROTECTED THROUGH USE OF EROSION CONTROL FEATURES AS NECESSARY TO CONTAIN ANY SEDIMENT LOSS TO THE IMMEDIATE AREA OF THE PROJECT. ANY SEDIMENT BUILDUP OR TRANSPORT OFF-SITE SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMEDY. THE CONTRACTOR SHALL USE APPROPRIATE MEASURES AS DIRECTED BY THE PROJECT ENGINEER FOR OUTFALL PROTECTION.
5. APPROVED BARRIERS (OR OTHER APPROVED SEDIMENT CONTROL DEVICES): THESE SHALL BE PLACED AT THE BASE OF ANY SLOPE WHERE A RAINFALL EVENT COULD ERODE A SLOPE AND TRANSPORT SEDIMENTS OFF-SITE. APPROVED BARRIERS SHALL BE DOUBLE STAKED IN ACCORDANCE WITH F.D.O.T. INDEX NO. 102 OR FDEP. IF EROSION DEPOSITS REACH THE TOP ELEVATION OF EXISTING APPROVED BARRIERS, THEN SEDIMENTS SHOULD BE REMOVED. ANY DAMAGED OR INEFFECTIVE APPROVED BARRIERS ARE TO BE REPLACED WITH NEW ONES. THE LOCATION AND INSTALLATION OF APPROVED BARRIERS SHALL BE AS DIRECTED BY THE PROJECT ENGINEER.
6. BACK OF SIDEWALK INLETS OR MEDIAN INLETS: THESE SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL PROJECT IS COMPLETE. ELEVATION OF GROUND OUTSIDE INLET TOP SHALL NOT BE HIGHER THAN INLET TOP. APPROVED BARRIERS OR OTHER APPROVED SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AROUND INLET TOP. A SECOND ROW OF APPROVED BARRIERS OR OTHER APPROVED SEDIMENT CONTROL DEVICES SHALL BE PLACED AROUND INLET APPROXIMATELY 4' OUTSIDE FIRST ROW. BETWEEN ROWS THERE SHALL BE A DEPRESSION TO ACT AS A SEDIMENT BASIN. COMPLETED INLETS IN PAVED AREAS SHALL ALSO BE PROTECTED WITH A SINGLE LINE OF APPROVED BARRIERS OR OTHER APPROVED SEDIMENT CONTROL DEVICES TO PREVENT SEDIMENT INTAKE FROM OTHER AREAS.
7. STOCKPILED MATERIALS SHALL BE PROTECTED BY COVER, APPROVED BARRIERS OR OTHER APPROVED SEDIMENT CONTROL DEVICES.
8. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 3 DAYS AFTER 1/2" RAIN EVENT DISTURBANCE.
9. SEDIMENT TRAPPING MEASURES: SEDIMENT BASINS AND TRAPS, PERIMETER BERMS, FILTER FENCES, BERMS, SEDIMENT BARRIERS, VEGETATIVE BUFFERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT AND/OR PREVENT THE TRANSPORT OF SEDIMENT INTO WATERS OF THE STATE OR NEIGHBORING PROPERTIES SHALL BE INSTALLED, CONSTRUCTED OR, IN THE CASE OF VEGETATIVE BUFFERS, PROTECTED FROM DISTURBANCE, AS A FIRST STEP IN THE LAND ALTERATION PROCESS.
10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY DEWATERING PERMITS FROM THE LOCAL WATER MANAGEMENT DISTRICT OR OTHER REGULATORY AGENCY.
11. A DEWATERING PLAN MUST BE SUBMITTED AND APPROVED BY THE ENGINEER PRIOR TO DISCHARGE.
12. WHERE PUMPS ARE TO BE USED TO REMOVE TURBID WATER FROM THE CONSTRUCTION AREA, THE WATER SHALL BE TREATED TO REDUCE TURBIDITY TO STATE WATER QUALITY STANDARDS PRIOR TO DISCHARGE TO THE WETLANDS. TREATMENT METHODS INCLUDE, FOR EXAMPLE, TURBID WATER BEING PUMPED INTO GRASSED SWALES OR APPROPRIATE VEGETATED AREAS (OTHER THAN UPLAND PRESERVATION AREAS AND WETLAND BUFFERS), SEDIMENTS BASINS, OR AREAS CONFINED BY AN APPROPRIATE ENCLOSURE SUCH AS TURBIDITY BARRIERS, AND KEPT CONFINED UNTIL ITS TURBIDITY LEVEL MEETS STATE WATER QUALITY STANDARDS.
13. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION, OR OTHER ACCEPTABLE METHODS.
14. THERE IS TO BE NO DISCHARGE (I.E. PUMPING, SHEET FLOW, SWALE, DITCH, ETC.) INTO EXISTING DITCHES OR CANALS WITHOUT THE USE OF SETTLING PONDS OR DEVICES. IF THE CONTRACTOR DESIRES TO DISCHARGE INTO EXISTING DITCHES OR CANALS, A SETTLING PLAN PREPARED BY THE CONTRACTOR MUST BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD AND LOCAL REGULATORY AGENCY PRIOR TO CONSTRUCTION.
15. WHERE APPLICABLE, SOIL TRACKING PREVENTION DEVICES SHALL BE PROVIDED AND MAINTAINED PER F.D.O.T. INDEX NO. 106 OR FDEP.
16. THE EROSION CONTROL DEVICE QUANTITIES SHOWN ON THE BID FORMS ARE ESTIMATES OF THE ACTUAL QUANTITIES THAT MAY BE ENCOUNTERED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SPECIFY ACTUAL QUANTITIES AND COSTS ASSOCIATED WITH THIS SPECIFIC EROSION CONTROL IMPLEMENTATION SCHEDULE. EROSION CONTROL ITEMS MAY BE ADDED OR DELETED FROM THE PAY ITEM LIST AS THE EROSION CONTROL IMPLEMENTATION SCHEDULE PROVIDED BY THE CONTRACTOR IS MODIFIED TO MEET SITE SPECIFIC CONDITIONS.
17. ALL EROSION CONTROL FENCES, BARRIERS, AND SILTATION DEVICES SHALL BE ERRECTED PRIOR TO ANY LAND ALTERATIONS. SHALL BE MAINTAINED IN GOOD WORKING ORDER DURING CONSTRUCTION, AND REMOVED FOLLOWING SOIL STABILIZATION AND FINAL DRESSING. BUILT-UP SEDIMENT WILL BE REMOVED FROM SILT FENCES AND STAKED TURBIDITY BARRIERS WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE FENCE/BARRIER. STOCKPILE AREAS SHALL INCLUDE SILT FENCE AROUND THE PERIMETER.
18. THE CONTRACTOR SHALL NOT RESTRICT OR BLOCK THE EXISTING DRAINAGE FLOW OVERLAND OR WITHIN RESHAPED SWALES. FLOW WITHIN EXISTING DRAINAGE PIPES SHALL BE MAINTAINED AT ALL TIMES. STORMWATER WILL BE CONVEYED VIA EXISTING SWALES, DITCHES, OR PROPOSED DITCHES, EXISTING AND PROPOSED STORM SEWERS.
19. DURING DEWATERING OPERATIONS, THE CONTRACTOR SHALL NOT DISCHARGE DIRECTLY TO RECEIVING WATERS, EXISTING CONVEYANCES TO RECEIVING WATERS, OR WETLAND SYSTEMS. TEMPORARY SEDIMENT BASINS, TRAPS, OR SILTATION REDUCTION DEVICES SHALL BE UTILIZED TO COLLECT THE DISCHARGE FROM DEWATERING ACTIVITIES TO ELIMINATE THE POTENTIAL FOR OFF-SITE SEDIMENT TRANSPORT AND TO INSURE THAT DIRECT DISCHARGE DOES NOT OCCUR.
20. BANKS SHALL BE PROTECTED FROM EROSION OR COLLAPSE DURING CONSTRUCTION. BANK PROTECTION MATERIAL SHALL BE CAREFULLY PLACED FROM THE BANK AND NOT DUMPED FROM ABOVE IN AN UNCONTROLLED MANNER. EROSION CONTROL FABRIC SHALL BE USED FOR EROSION PROTECTION WHERE SOD WILL NOT HOLD OR BECOME ESTABLISHED IN TIME TO PROTECT THE BANKS. UNLESS OTHERWISE SPECIFIED IN THE PLANS, UPON COMPLETION OF CONSTRUCTION, ALL BANKS AND WATERWAYS SHALL BE RESTORED TO THEIR PRE-CONSTRUCTION CONFIGURATION AND PROTECTION FROM EROSION.
21. IF APPLICABLE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING POND FILTRATION SYSTEMS FROM BEING CLOGGED UNTIL TOWN OF HILLIARD DETERMINES THE CONSTRUCTION IS COMPLETE. IF FILTER MATERIAL IS CONTAMINATED, IT SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
22. CONTRACTOR TO COORDINATE WITH LOCAL MUNICIPALITY REGARDING PREPARATION AND PERMITTING WITHIN THE NPDES PROGRAM.

BRYAN L. ZARLENGA STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 52167. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRYAN L. ZARLENGA, PE ON THE DATE INDICATED HERE.

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06/10/2025

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PROJECT:
NEW O'REILLY AUTO PARTS STORE
US-1 & HENRY SMITH RD
HILLIARD, FL

EROSION CONTROL DETAILS

O'Reilly AUTO PARTS

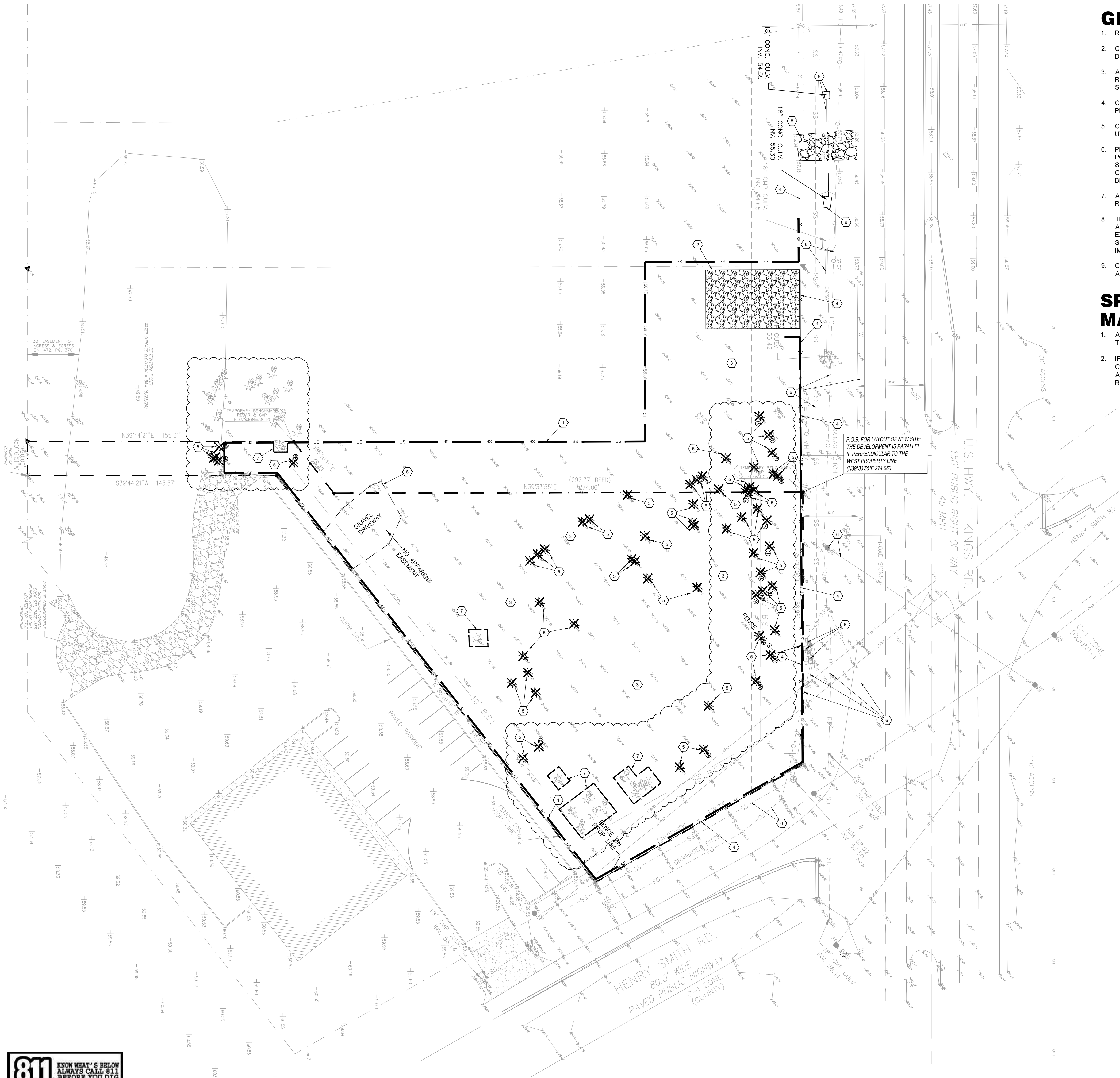
CORPORATE OFFICES
535 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM # 4861
DATE: 10-25-2024
REVISION
DATE:

C3 of 12



Plot Stamp: 6/10/2025 2:41:28 PM - Details, Michael
File: U238201867readingCD-DEMO.dwg, 1 tab: Demo



GENERAL NOTES:

1. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
2. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
3. ANY EXISTING SIDEWALK IN DISREPAIR TO BE SAWCUT, REMOVED, AND REPLACED AT NEAREST JOINT PER FDOT SPECIFICATIONS.
4. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO DEMOLITION AND/OR CONSTRUCTION.
5. CONTRACTOR TO CUT, CAP, AND REMOVE ALL EXISTING UTILITIES NOT BEING REROUTED TO THE PROPERTY LINE.
6. PRIOR TO INSTALLATION, CONTRACTOR TO CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH SIGN LOCATION. IF ANY POTENTIAL CONFLICT IS DISCOVERED, CONTRACTOR TO CONTACT O'REILLY PROJECT ADMINISTRATOR BEFORE PROCEEDINGS.
7. ALL AREAS DISTURBED IN THE RIGHT OF WAY SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER.
8. THE SILT FENCE MUST BE INSTALLED PRIOR TO DEMOLITION. IN AREAS WHERE SILT FENCE CAN NOT BE INSTALLED UNTIL EXISTING INFRASTRUCTURE ARE REMOVED, APPROPRIATE BMPs SHOULD BE MAINTAINED. SILT FENCE SHALL BE INSTALLED IMMEDIATELY AFTER REMOVAL OF INFRASTRUCTURE.
9. CONTRACTOR MUST NOT INTERRUPT UTILITY SERVICE TO ADJACENT PROPERTIES.

SPECIAL HAZARDOUS MATERIALS NOTE:

1. AN ENVIRONMENTAL ANALYSIS HAS BEEN PERFORMED ON THE EXISTING SITE. REFER TO PROJECT MANUAL.
2. IF THIS PROJECT CONTAINS HAZARDOUS MATERIALS CONTRACTOR IS TO PROVIDE PROPER HANDLING, REMOVAL AND DISPOSAL PER ENVIRONMENTAL ANALYSIS RECOMMENDATIONS.

KEY NOTES:

1. INITIAL SILT FENCE LOCATION: REFER TO DETAIL 1/C3.
2. SOIL TRACKING PREVENTION DEVICE: REFER TO DETAIL 1/C1.
3. LAND CLEARING: CLEAR AND GRUB SITE. **SURVEY & RESULTING SITE DEMOLITION PLAN DO NOT INDICATE EXTENT OF EXISTING UNDER-STORY TREES, SHRUBS, AND OTHER GROUND COVER TO BE REMOVED FOR THIS PROJECT. CONTRACTOR SHALL BECOME FAMILIAR WITH SITE VEGETATION CONDITIONS PRIOR TO BIDDING ON THIS ITEM.
4. EXISTING CHAINLINK FENCE: TO BE REMOVED.
5. LANDSCAPE REMOVAL: REMOVE TREES, PALMS, HEDGEROW, ETC (INCLUDING TREE STUMPS).
6. EXISTING UTILITIES: TO BE FULLY PROTECTED DURING CONSTRUCTION. CONTRACTOR TO FIELD VERIFY LOCATION AND COORDINATE ANY PROTECTION AND ADJUSTMENT REQUIREMENTS WITH UTILITY PROVIDER.
7. TREE PROTECTION: REFER TO LANDSCAPE PLANS FOR DETAILS.
8. EXISTING GRAVEL/DIRT DRIVEWAY: TO BE REMOVED.
9. EXISTING STORMWATER INFRASTRUCTURE: TO BE REMOVED.

SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND

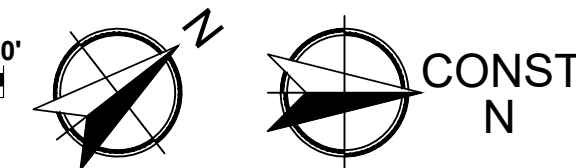
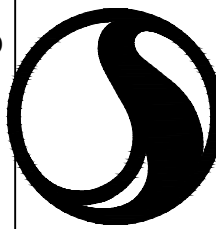
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|--|-------------------------------------|
| | EXISTING IMPROVEMENTS TO BE REMOVED |
| | PROPERTY LINE |
| | CENTER LINE |
| | SILT FENCE |
| | SOIL TRACKING PREVENTION DEVICE |
| | TREE REMOVAL |
| | TREE PROTECTION |

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PROJECT:
NEW O'REILLY AUTO PARTS STORE
US-1 & HENRY SMITH RD
HILLIARD, FL

O'Reilly AUTO PARTS
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SITE DEMOLITION PLAN

COMM # 4861
DATE: 10-25-2024
REVISION
DATE: 06-06-25

C4 of 12

TRAFFIC STATEMENT:

PROPOSED TOTAL TRIPS GENERATED:

DESCRIPTION / ITE CODE	UNITS	TOTAL GENERATED TRIPS			
		DAILY	PM PEAK	PM IN	PM OUT
AUTOMOBILE PARTS SALES 843	7.2 kSF	386	35	17	18

THE O'REILLY AUTO PARTS HILLIARD RETAIL STORE ANTICIPATED TOTAL DAILY TRIPS IS 386 BASED ON THE PROPOSED RETAIL AREA OF 7,225 SF.

STATEMENT OF PROPOSED USES:

THE SUBJECT DEVELOPMENT PROPOSES A NEW AUTO PARTS RETAIL STORE, A COMMERCIAL USE.

KEY NOTES:

- 1 CONCRETE PAVING:
REFER TO DETAILS 2/C8 & 6/C8.
- 2 CONCRETE DUMPSTER PAD:
REFER TO DETAIL 2/C8.
- 3 CONCRETE SIDEWALK:
REFER TO DETAILS 5/C8 & 10/C8.
- 4 CONCRETE DOOR LANDING:
REFER TO DETAIL 10/C8 AND STRUCTURAL DETAILS. RAMP PAVING AS INDICATED. LANDING CAN BE POURED MONOLITHIC IF CONCRETE PAVING IS USED.
- 5 STEEL BOLLARD:
REFER TO DETAIL 12/C8. PROVIDE (2) AT TRASH PAD, (9) AT ENTRANCE, AND (2) AT DEALER DOOR. REFER TO STRUCTURAL PLAN FOR LOCATIONS.
- 6 HANDICAP PARKING SIGN:
REFER TO DETAIL 8/C8.
- 7 HANDICAP PARKING SYMBOL:
REFER TO DETAIL 4/C8.
- 8 HANDICAP ACCESS UNLOADING ZONE:
SLOPE 2% MAX. EACH WAY AND STRIPE ADA COMPLIANT.
- 9 DUMPSTER ENCLOSURE:
PER DETAILS 1/C8, 2/C9.
- 10 SCREEN FENCE GATE:
REFER TO DETAIL 3/C9.
- 11 CONCRETE WHEEL STOP:
TO SIT LEVEL WITH PAVING. REFER TO DETAIL 7/C8.
- 12 STRIPING:
PROVIDE 4" WIDE WHITE PARKING LOT STRIPING AS SHOWN. (THERMOPLASTIC)
- 13 SIGN LOCATION:
SIGN FURNISHED AND INSTALLED BY OWNER. REFER TO SITE SIGNAGE PLANS FOR DETAILS.
- 14 STOP SIGN AND PAVEMENT MARKINGS:
(SEE FDOT INDEX 711-001) SIGN R1-1: 36"x36"; 24" WIDE WHITE STOP BAR (THERMOPLASTIC)
- 15 REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS.
- 16 TRUNCATED DOMES:
INSTALL TRUNCATED DOMES PER FDOT INDEX 522-002.
- 17 ROLL DOWN CURB:
TERMINATE AND ROLL DOWN NEW CURB WHERE INDICATED. ROLL DOWN AT 1:2.
- 18 RESTORATION:
DISTURBED AREAS OFF-SITE AND IN THE RIGHT-OF-WAY TO BE SODDED PER FDOT SPECIFICATIONS.
- 19 CONCRETE CURB:
REFER TO DETAIL 14/C8.
- 20 PARKING LOT LIGHTING:
REFER TO UTILITIES SITE PLAN PER MEP FOR LOCATION AND TYPE.
- 21 DIRECTIONAL ARROW/STRIPING:
REFER TO DETAIL 3/C8. (THERMOPLASTIC)
- 22 PAVEMENT MARKINGS (LOADING ZONE):
6" WHITE, 45-DEGREE GORE STRIPING. (THERMOPLASTIC)
- 23 PEDESTRIAN CROSSWALK STRIPING:
24" WHITE PER FDOT INDEX 711-001. (THERMOPLASTIC)
- 24 SPECIAL EMPHASIS PEDESTRIAN CROSSWALK STRIPING:
24" WHITE WITH 12" WHITE PER FDOT INDEX 711-001. (THERMOPLASTIC)
- 25 CONCRETE SIDEWALK:
REFER TO FDOT INDEX 522-001.
- 26 PAVEMENT RESTORATION:
RESTORATION AS-NEEDED TO CONNECT TO EXISTING WATER MAIN; SEE SHEET C7 FOR UTILITY CONNECTION. RESTORATION TO BE PER FDOT SPECIFICATIONS.
- 27 PEDESTRIAN SIGHT VISIBILITY TRIANGLE:
20' TRIANGLE PER FDOT STANDARDS.
- 28 VEHICLE SIGHT VISIBILITY TRIANGLE:
PASSENGER VEHICLE, 45 MPH, 4-LANE DIVIDED PER FDOT DESIGN MANUAL 2024 EDITION.

SITE DATA TABLE:

1. SITE ADDRESS: US-1 & HENRY SMITH RD, FL
2. PID No.: 16-3N-24-0000-0023-0040
3. GROSS SITE AREA: 47,286 SF (1.08 AC)
4. EXISTING ZONING: M-1 (MANUFACTURING AND WAREHOUSE)
5. BUILDING SETBACKS REQUIRED
FRONT - 25' (US HIGHWAY 1)
SIDE - 0' (COMMERCIAL)
REAR - 10' (VACANT)
6. SITE AREA (EXISTING):
TOTAL IMPERVIOUS AREA 0 SF (0.0%)
PERVIOUS AREA 47,286 SF (100.0%)
POND AREA 0 SF (0.0%)
GROSS SITE AREA 47,286 SF (100.0%)
7. SITE AREA (PROPOSED):
ROOF AREA 7,225 SF (15.3%)
PAVEMENT AREA 15,864 SF (33.6%)
POND AREA 1,435 SF (3.0%)
PERVIOUS AREA 22,762 SF (48.1%)
TOTAL AREA 47,286 SF (100.0%)
8. FLOOR AREA RATIO 7,225 / 47,286 = 0.153 (15.3%)
9. PARKING REQUIREMENTS:
1 STALL PER 300 SF OF GROSS FLOOR AREA
PLUS 1 STALL PER 1,000 SF USED FOR SALES OR DISPLAY
PARKING SPACES REQUIRED: 28 SPACES
PARKING SPACES PROVIDED:
REGULAR PARKING 27 SPACES
HANDICAP 2 SPACES
TOTAL PARKING SPACES PROVIDED 29 SPACES
10. FLOOD ZONE:
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 12089C0145F, EFFECTIVE DATE: DECEMBER 17, 2010, THE SUBJECT PROPERTY LIES IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.
11. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS ON THIS SITE. REFER TO GEOTECHNICAL REPORT FOR INFORMATION.
12. PER GEOTECHNICAL REPORT, GROUNDWATER WAS ENCOUNTERED AT APPROXIMATELY 2-3 FT DEPTH AT THE TIME OF EXPLORATION.
13. ALL MECHANICAL EQUIPMENT LOCATED ON THE ROOF SHALL BE SCREENED IN ACCORDANCE WITH ALL APPLICABLE TOWN OF HILLIARD REQUIREMENTS.
14. BUILDING HEIGHT: 19 FT-0 IN

GENERAL NOTES:

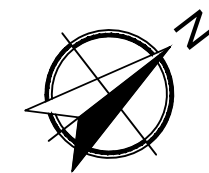
- A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B. ALL SITE DIMENSIONS TO THE GUTTER LINE OF CURB, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.
- C. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- D. ANY EXISTING SIDEWALK IN DISREPAIR TO BE REPLACED.
- E. CONTRACTOR TO REPAIR / REPLACE DAMAGED SIDEWALK PER DETAIL 10/C8.
- F. SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH TOWN OF HILLIARD, FDOT AND O'REILLY CONSTRUCTION SPECIFICATIONS.
- G. PRIOR TO INSTALLATION, GENERAL CONTRACTOR TO CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH SIGN LOCATION SHOWN. IF ANY POTENTIAL CONFLICT IS DISCOVERED, GENERAL CONTRACTOR TO CONTACT THE O'REILLY PROJECT ADMINISTRATOR BEFORE PROCEEDING.
- H. ALL RADII EQUAL 5-FT UNLESS NOTED OTHERWISE.
- I. DELIVERIES ARE MANAGED BY O'REILLY AND WILL OCCUR AFTER BUSINESS HOURS.
- J. ALL DISTURBED AREAS IN THE ROW TO BE SODDED.
- K. TOTAL NUMBER OF EMPLOYEES: 8-10 (2-3 EMPLOYEES PER SHIFT)

SYMBOLS LEGEND

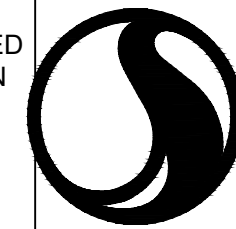
REFER TO SURVEY FOR EXISTING
CONDITION SYMBOLS LEGEND

	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	NEW POLE SIGN LOCATION
	NEW CONCRETE WHEELSTOP
	NEW LIGHT POLE LOCATION
	PROPERTY LINE
	CENTER LINE
	RIGHT-OF-WAY

0 20' 40'



CONST
N



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PROJECT:
NEW O'REILLY AUTO PARTS STORE
US-1 & HENRY SMITH RD
HILLIARD, FL

SITE DEVELOPMENT PLAN

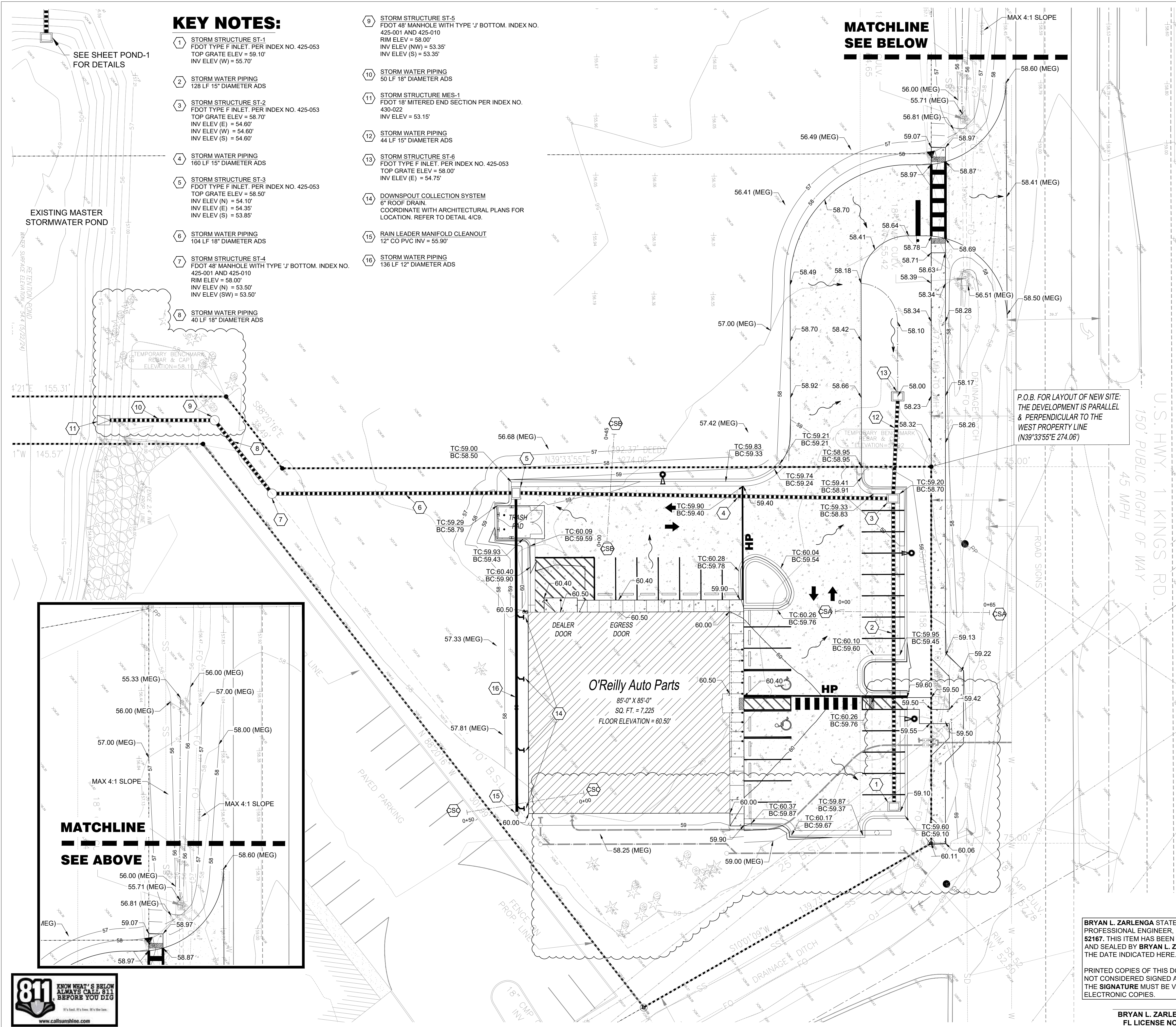
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COMM # 4861
DATE: 10-25-2024
REVISION
DATE: 02-14-25

06-06-25

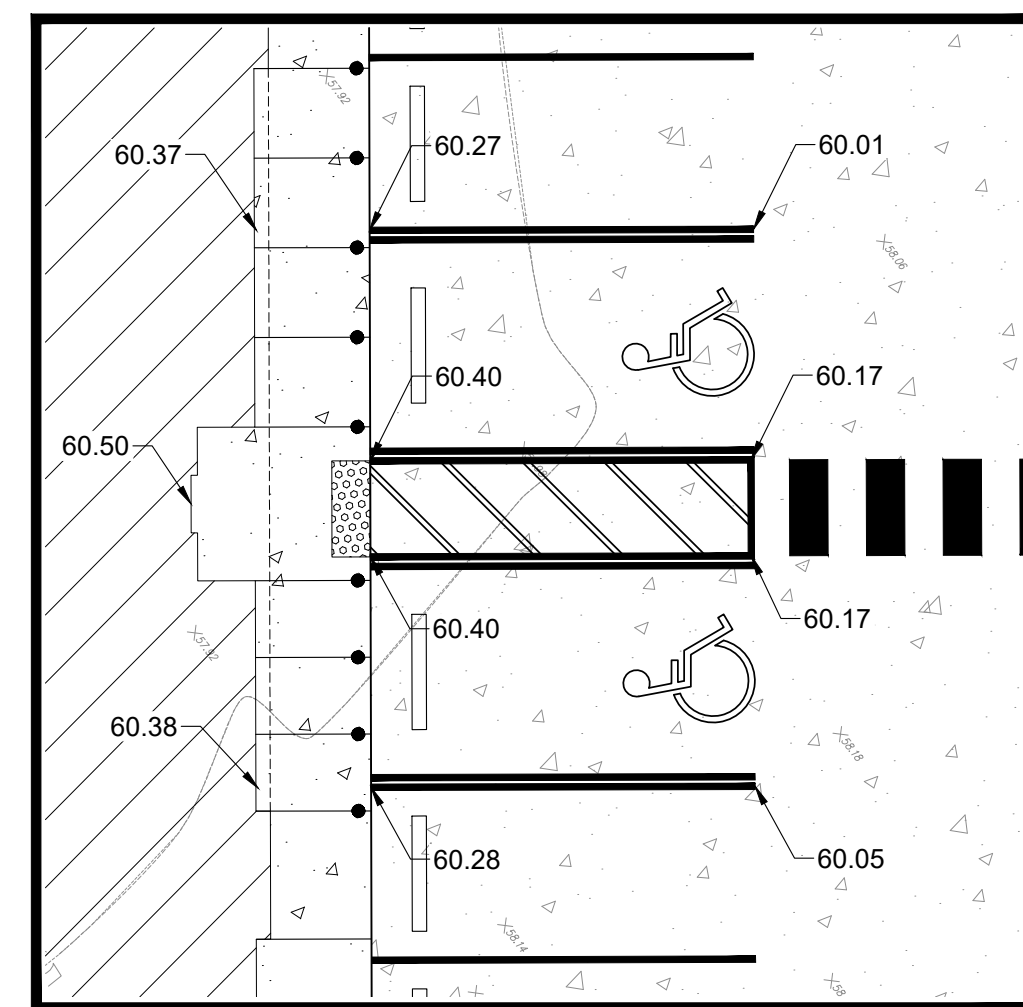
C5 of 12





KEY NOTES:

- 1 STORM STRUCTURE ST-1
FDOT TYPE F INLET, PER INDEX NO. 425-053
TOP GRATE ELEV = 59.10'
INV ELEV (W) = 55.70'
- 2 STORM WATER PIPING
128 LF 15" DIAMETER ADS
- 3 STORM STRUCTURE ST-2
FDOT TYPE F INLET, PER INDEX NO. 425-053
TOP GRATE ELEV = 58.70'
INV ELEV (E) = 54.60'
INV ELEV (W) = 54.60'
INV ELEV (S) = 54.60'
- 4 STORM WATER PIPING
160 LF 15" DIAMETER ADS
- 5 STORM STRUCTURE ST-3
FDOT TYPE F INLET, PER INDEX NO. 425-053
TOP GRATE ELEV = 58.50'
INV ELEV (N) = 54.10'
INV ELEV (E) = 54.35'
INV ELEV (S) = 53.85'
- 6 STORM WATER PIPING
104 LF 18" DIAMETER ADS
- 7 STORM STRUCTURE ST-4
FDOT 48" MANHOLE WITH TYPE 'J' BOTTOM, INDEX NO. 425-001 AND 425-010
RIM ELEV = 58.00'
INV ELEV (N) = 53.50'
INV ELEV (SW) = 53.50'
- 8 STORM WATER PIPING
40 LF 18" DIAMETER ADS
- 9 STORM STRUCTURE ST-5
FDOT 48" MANHOLE WITH TYPE 'J' BOTTOM, INDEX NO. 425-001 AND 425-010
RIM ELEV = 58.00'
INV ELEV (NW) = 53.35'
INV ELEV (S) = 53.35'
- 10 STORM WATER PIPING
50 LF 18" DIAMETER ADS
- 11 STORM STRUCTURE MES-1
FDOT 18" MITERED END SECTION PER INDEX NO. 430-022
INV ELEV = 53.15'
- 12 STORM WATER PIPING
44 LF 15" DIAMETER ADS
- 13 STORM STRUCTURE ST-6
FDOT TYPE F INLET, PER INDEX NO. 425-053
TOP GRATE ELEV = 58.00'
INV ELEV (E) = 54.75'
- 14 DOWNSPOUT COLLECTION SYSTEM
6" ROOF DRAIN
COORDINATE WITH ARCHITECTURAL PLANS FOR LOCATION. REFER TO DETAIL 4/C9.
- 15 RAIN LEADER MANIFOLD CLEANOUT
12" CO PVC INV = 55.90'
- 16 STORM WATER PIPING
136 LF 12" DIAMETER ADS



HANDICAP ACCESSIBILITY DETAIL

SCALE: 1"=10"

GENERAL NOTES:

- A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B. CONTRACTOR SHALL FIELD VERIFY PROPOSED GRADES MATCH EXISTING PAVEMENT AT DRIVEWAY ENTRANCES. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS.
- C. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- D. REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS.
- E. SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH TOWN OF HILLIARD, FDOT AND O'REILLY CONSTRUCTION SPECIFICATIONS.
- F. PRIOR TO INSTALLATION, GENERAL CONTRACTOR TO CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH SIGN LOCATION SHOWN. IF ANY POTENTIAL CONFLICT IS DISCOVERED, GENERAL CONTRACTOR TO CONTACT THE O'REILLY PROJECT ADMINISTRATOR BEFORE PROCEEDING.
- G. SIDEWALK ADJACENT TO HANDICAP ACCESSIBLE PARKING SPACES IS TO BE FLUSH WITH PAVEMENT.
- H. CONCRETE PAVEMENT SHALL BE FLUSH WITH ADJACENT CONCRETE SIDEWALK.
- I. REFER TO SHEET C11 FOR CROSS SECTIONS.

SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND	
	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	NEW POLE SIGN LOCATION
	NEW CONCRETE WHEELSTOP
	NEW LIGHT POLE LOCATION
	PAVING ELEVATION
	TOP OF CURB ELEVATION
	PAVING ELEVATION
	EXISTING ELEVATION
	PROPERTY LINE
	CENTER LINE
	RIGHT-OF-WAY
	HIGH POINT
	MATCH EXISTING GRADE

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PROJECT:
NEW O'REILLY AUTO PARTS STORE
US-1 & HENRY SMITH RD
HILLIARD, FL

SITE GRADING PLAN

O'Reilly AUTO PARTS

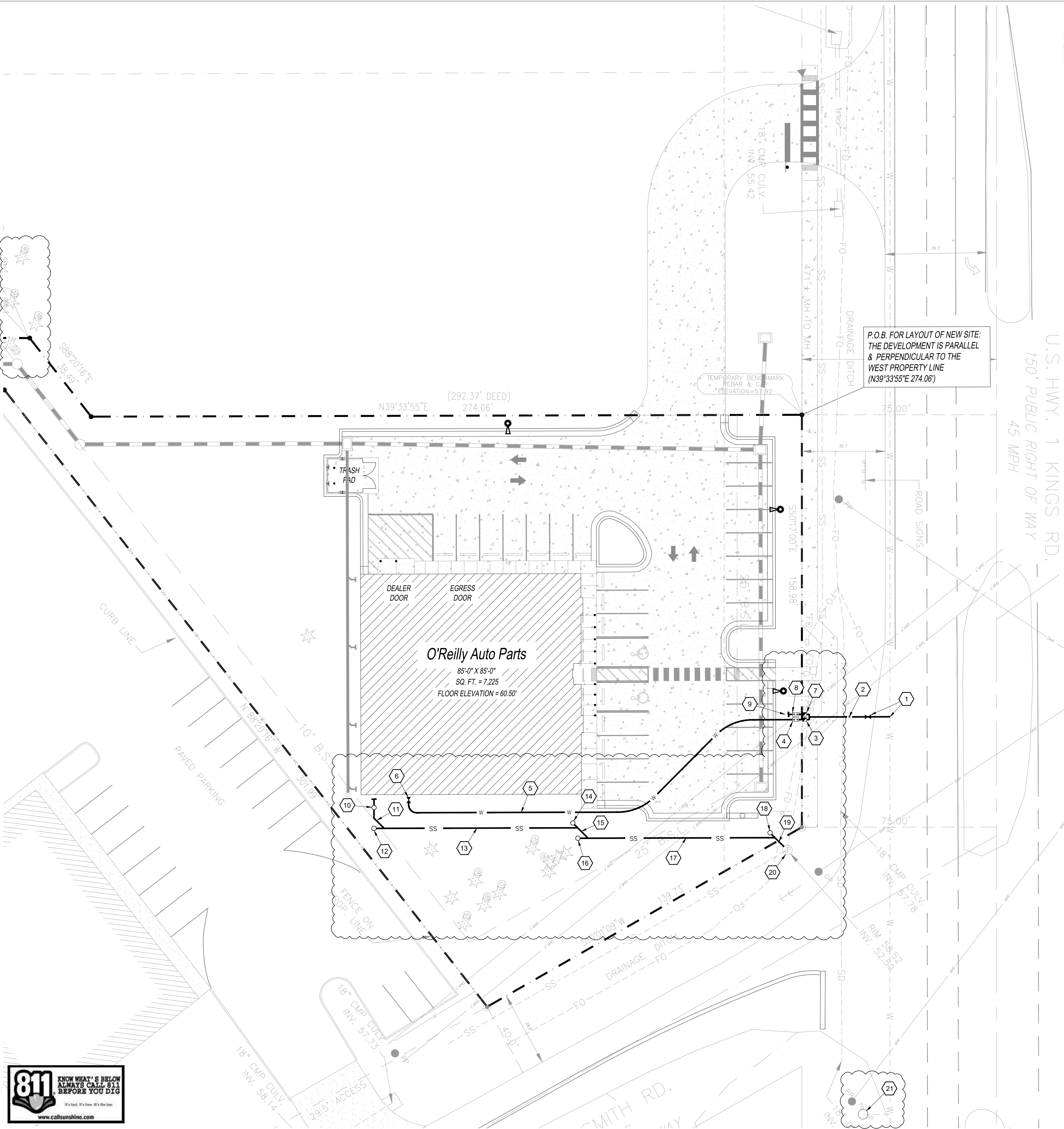
CORPORATE OFFICES
10000 W. HENRY RD.
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(417) 862-2674 TELEPHONE

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DATE: 02-14-25
06-06-25

C6 of 12



Plot Stamp: 6/10/2025 2:41:59 PM - Details: Michael
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KEY NOTES:

- POINT OF CONNECTION (POTABLE) FURNISH AND INSTALL 8"x2" MJ TAPPING SLEEVE AND GATE VALVE ASSEMBLY PER TOWN OF HILLIARD SPECIFICATIONS.
- POTABLE WATER LINE FURNISH AND INSTALL ±40 LF 2" SCH 80 PVC WATER SERVICE PER TOWN OF HILLIARD SPECIFICATIONS.
- POTABLE WATER METER FURNISH AND INSTALL 2" METER PER TOWN OF HILLIARD SPECIFICATIONS. METER WILL BE PROVIDED AND INSTALLED BY TOWN OF HILLIARD.
- POTABLE WATER BACKFLOW PREVENTER FURNISH AND INSTALL 2" BACKFLOW PREVENTER PER TOWN OF HILLIARD SPECIFICATIONS.
- POTABLE WATER LINE FURNISH AND INSTALL 2" SCH 80 PVC WATER SERVICE LINE TO BUILDING.
- POTABLE WATER LINE SERVICE CONTRACTOR TO INSTALL 2" GATE VALVE & BOX PER TOWN OF HILLIARD SPECIFICATIONS.
- COORDINATE BUILDING CONNECTION W/ MEP PLAN.
- IRRIGATION WATER METER FURNISH AND INSTALL 1" METER PER TOWN OF HILLIARD SPECIFICATIONS. MAX. DEMAND 25 GPM. METER WILL BE PROVIDED AND INSTALLED BY TOWN OF HILLIARD.
- IRRIGATION WATER BACKFLOW PREVENTER CONTRACTOR TO INSTALL 1" BACKFLOW PREVENTER PER TOWN OF HILLIARD SPECIFICATIONS.
- IRRIGATION WATER LINE REFER TO IRRIGATION PLAN FOR CONTINUATION.
- SANITARY SEWER CLEANOUT FURNISH AND INSTALL 6" CLEANOUT PER TOWN OF HILLIARD SPECIFICATIONS. RIM ELEV = 59.20' (FLUSH W/ FINAL FINISH GRADE) INV ELEV = 55.70'.
- COORDINATE BUILDING CONNECTION W/ MEP PLAN.
- SANITARY SEWER LINE FURNISH AND INSTALL ±14 LF OF 6" PVC SDR-26 AT 1.00% MIN.
- SANITARY SEWER CLEANOUT FURNISH AND INSTALL 6" CLEANOUT PER TOWN OF HILLIARD SPECIFICATIONS. RIM ELEV = 58.70' (FLUSH W/ FINAL FINISH GRADE) INV ELEV = 55.20'.
- SANITARY SEWER LINE FURNISH AND INSTALL ±14 LF OF 6" PVC SDR-26 AT 1.00% MIN.
- SANITARY SEWER CLEANOUT FURNISH AND INSTALL 6" CLEANOUT PER TOWN OF HILLIARD SPECIFICATIONS. RIM ELEV = 58.70' (FLUSH W/ FINAL FINISH GRADE) INV ELEV = 54.30'.
- SANITARY SEWER LINE FURNISH AND INSTALL ±10 LF OF 6" PVC SDR-26 AT 1.00% MIN.
- SANITARY SEWER CLEANOUT FURNISH AND INSTALL 6" CLEANOUT PER TOWN OF HILLIARD SPECIFICATIONS. RIM ELEV = 58.75' (FLUSH W/ FINAL FINISH GRADE) INV ELEV = 54.20'.
- SANITARY SEWER LINE FURNISH AND INSTALL ±78 LF OF 6" PVC SDR-26 AT 1.00% MIN.
- SANITARY SEWER CLEANOUT FURNISH AND INSTALL 6" CLEANOUT PER TOWN OF HILLIARD SPECIFICATIONS. RIM ELEV = 59.00' (FLUSH W/ FINAL FINISH GRADE) INV ELEV = 53.40'.
- SANITARY SEWER LINE FURNISH AND INSTALL ±10 LF OF 6" PVC SDR-26 AT 1.00% MIN.
- existing sanitary manhole 48" dia. manhole rim elev = 58.52' inv elev (s) = 52.50' inv elev (nw) = 52.50' inv elev (w) = 53.25' CORE DRILL AND CONNECT TO EXISTING MANHOLE PER TOWN OF HILLIARD SPECIFICATIONS AND DETAILS ON SHEET C12.
- existing fire hydrant (to remain)

WATER DEMANDS

BASED ON:

FIXTURE	FIXTURE VALUE @ 35 PSI	NO. OF FIXTURES	FIXTURE VALUE
DRINKING FOUNTAIN	2	X	1 = 2
SERVICE SINK - 1/2" CONNECTION	3	X	1 = 3
URINAL - WALL FLUSH VALVE	10	X	1 = 10
WASH SINK	4	X	2 = 8
WATER CLOSET - TANK TYPE	3	X	2 = 6
HOSE CONNECTION - 3/4" CONNECTION	10	X	2 = 20
COMBINED FIXTURE VALUE			= 49
CUSTOMER PEAK DEMAND (AWWA M22 FIGURE 4.4)			= 45 GPM
ENTER LINE PRESSURE & PRESSURE FACTOR (1.34)			
CUSTOMER PEAK DEMAND (FROM CURVE x PRESSURE FACTOR)			= 60 GPM
FIRE FLOW REQUIREMENTS - 1,750 GPM @ 20 PSI RESIDUAL			
POTABLE WATER METER SIZE - 1" LOCATED ALONG US HIGHWAY 1			

FIRE FLOW CALCULATION

FIRE FLOW REQUIREMENT IS 1,750 GPM FOR 2 HOURS AT 20 PSI RESIDUAL PRESSURE

BASED ON:

SQUARE FOOTAGE:	7,225 SF
LARGEST AREA BETWEEN 4-HR AREA SEPARATION WALLS:	N/A
BUILDING HEIGHT	19'-0"
No. OF STORIES	1
TYPE OF CONSTRUCTION	II-B
FULL AUTOMATIC FIRE SPRINKLER SYSTEM:	NO
OCCUPANCY	M - MERCANTILE

WASTEWATER DEMANDS

BASED ON:

TYPE OF ESTABLISHMENT	GALLONS PER DAY	NO. OF FIXTURES	TOTAL DEMAND
BATHROOM PER STORE	200 GPD	X 2	= 400 GPD

FDEP CHAPTER 64E-6 FAC STANDARDS FOR ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS. TABLE 1 FOR SYSTEM DESIGN - ESTIMATED SEWAGE FLOWS

GENERAL NOTES:

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- ALL SITE DIMENSIONS TO THE GUTTER LINE OF CURB, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.
- COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS.
- SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH TOWN OF HILLIARD, FDOT, AND O'REILLY CONSTRUCTION SPECIFICATIONS.
- PRIOR TO INSTALLATION, GENERAL CONTRACTOR TO CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH SIGN LOCATION SHOWN. IF ANY POTENTIAL CONFLICT IS DISCOVERED, GENERAL CONTRACTOR TO CONTACT THE O'REILLY PROJECT ADMINISTRATOR BEFORE PROCEEDING.
- LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO BUILDING CONSTRUCTION. UTILITY ADJUSTMENTS MAY BE REQUIRED TO LOCATE EXISTING SERVICES BEYOND BUILDING FOUNDATION.

ADDITIONAL NOTES

REFER TO SHEET C12 FOR DETAILS AND SPECIFICATIONS.

SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND

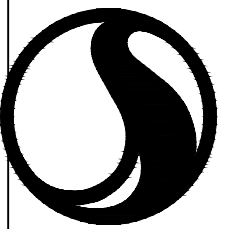
	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	NEW POLE SIGN LOCATION
	NEW CONCRETE WHEELSTOP
	NEW LIGHT POLE LOCATION
	PROPERTY LINE
	CENTER LINE
	RIGHT-OF-WAY

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PROJECT:
NEW O'REILLY AUTO PARTS STORE
US-1 & HENRY SMITH RD
HILLIARD, FL

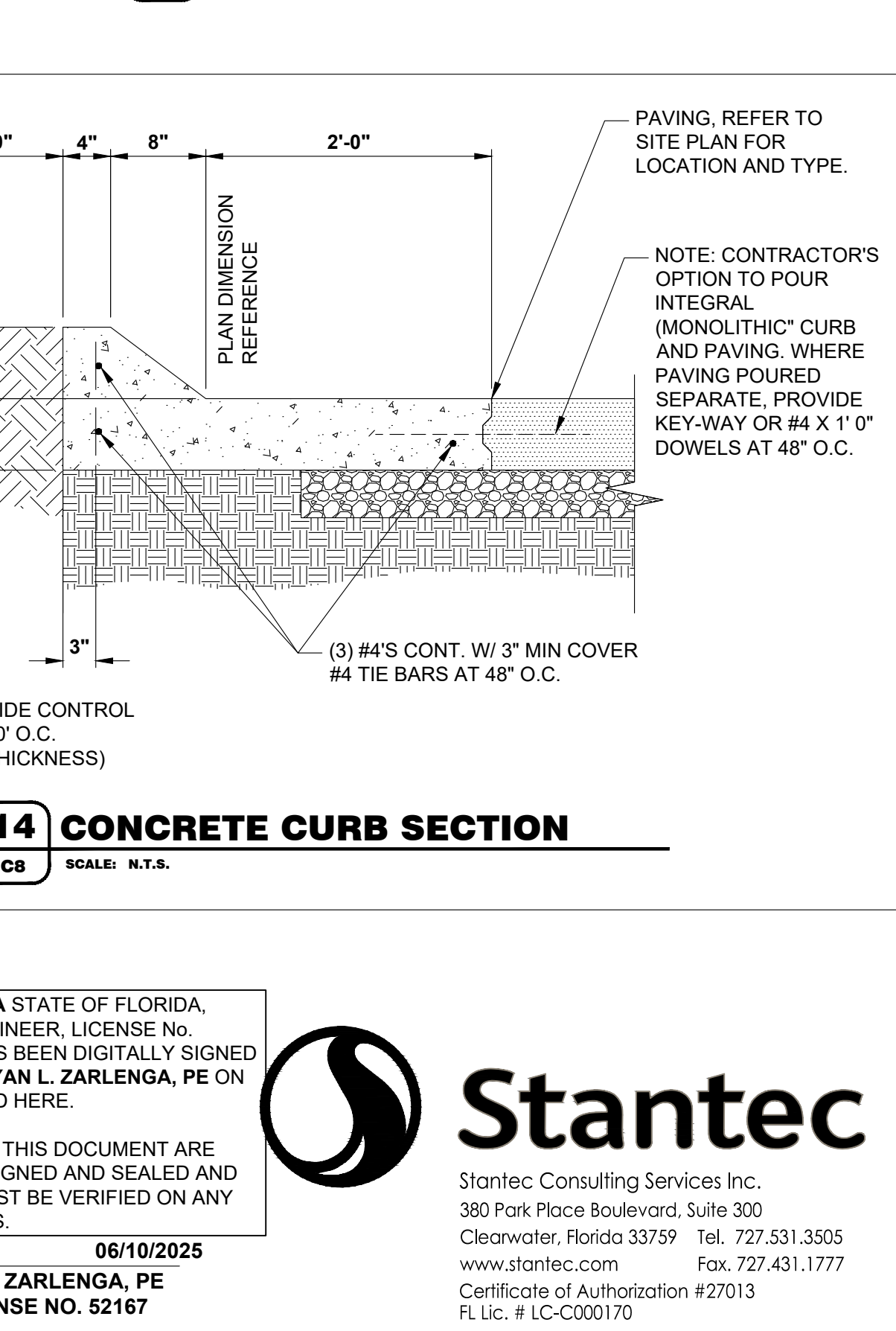
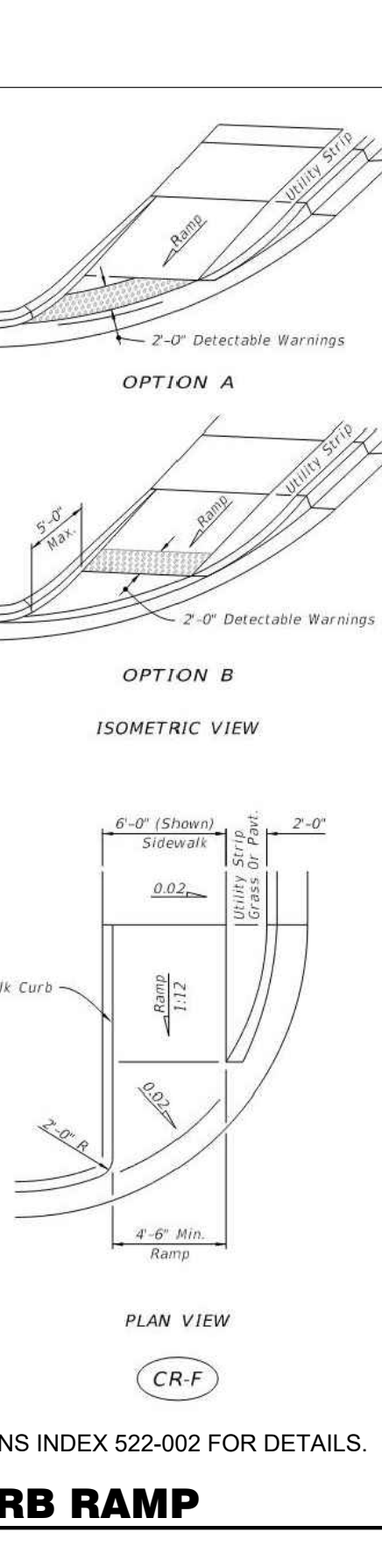
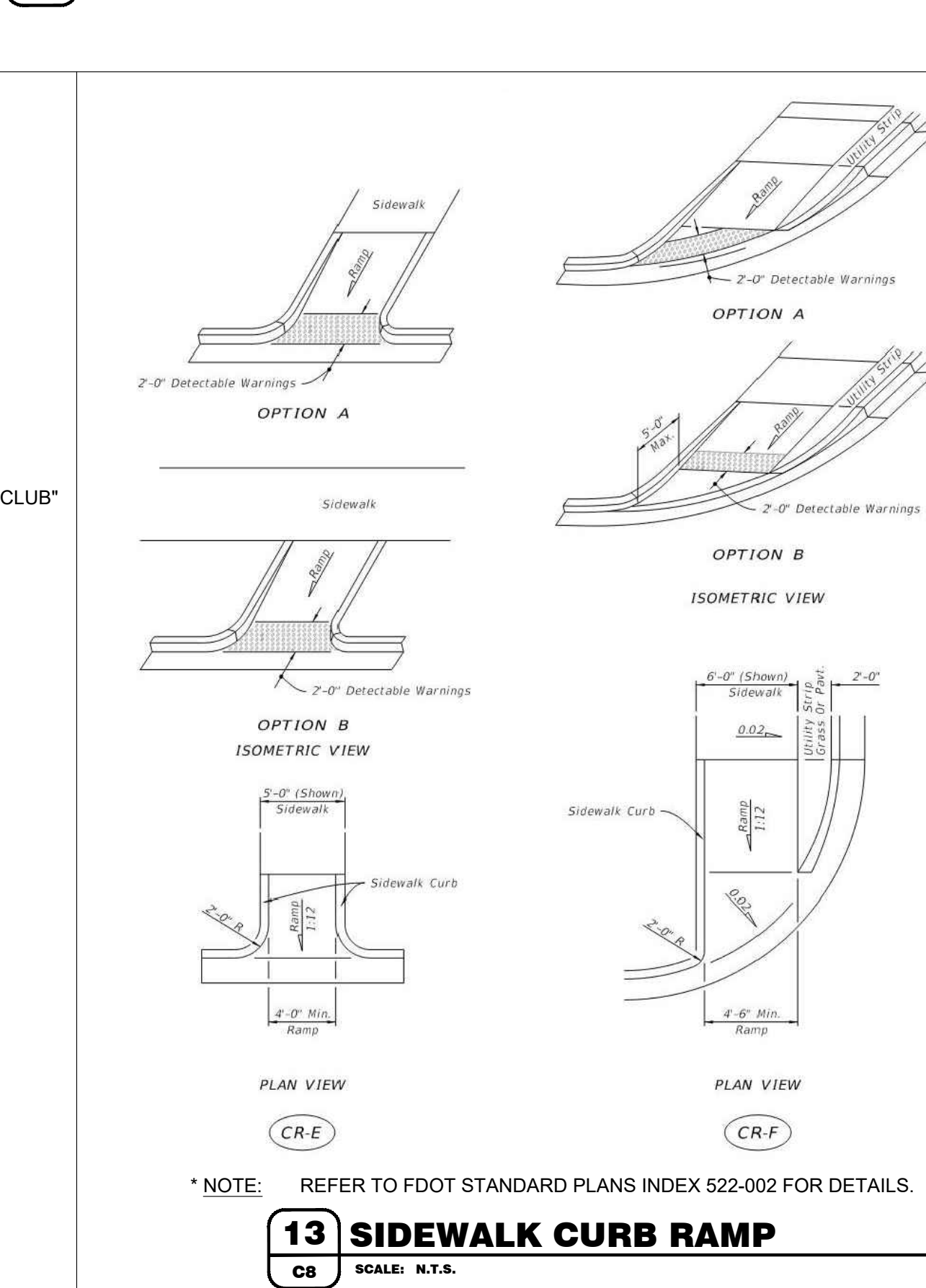
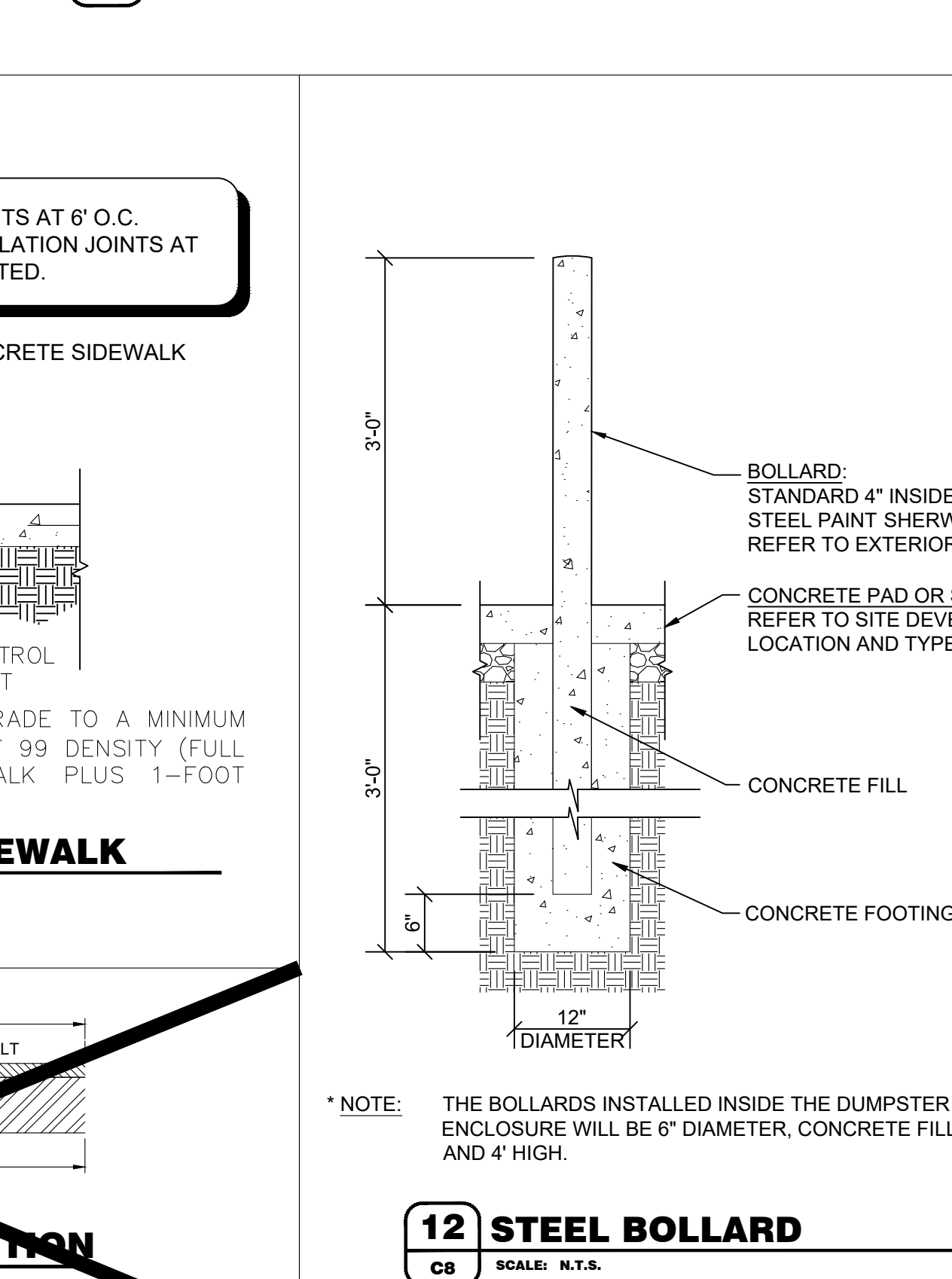
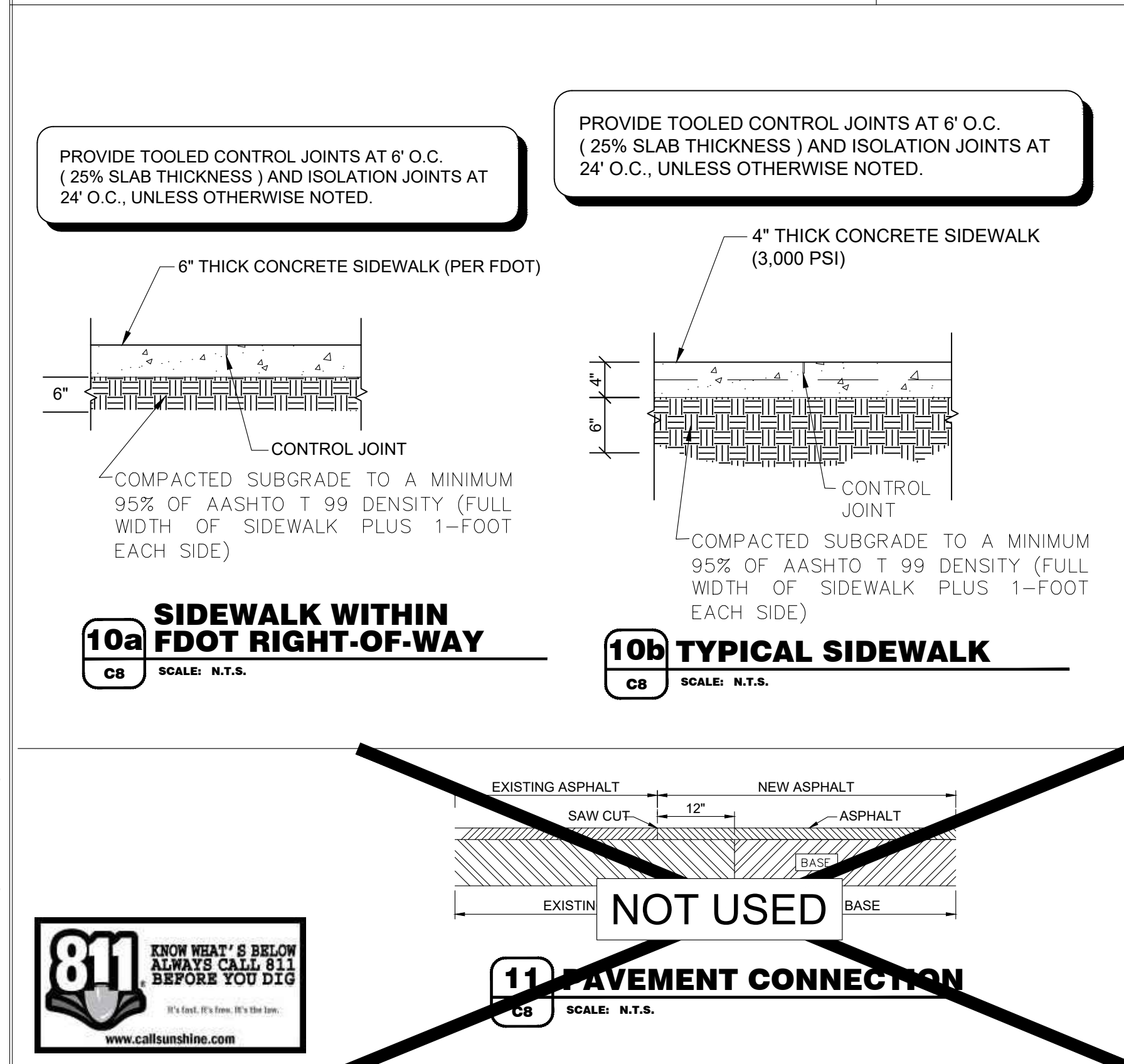
SITE UTILITY PLAN

O'Reilly AUTO PARTS

CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

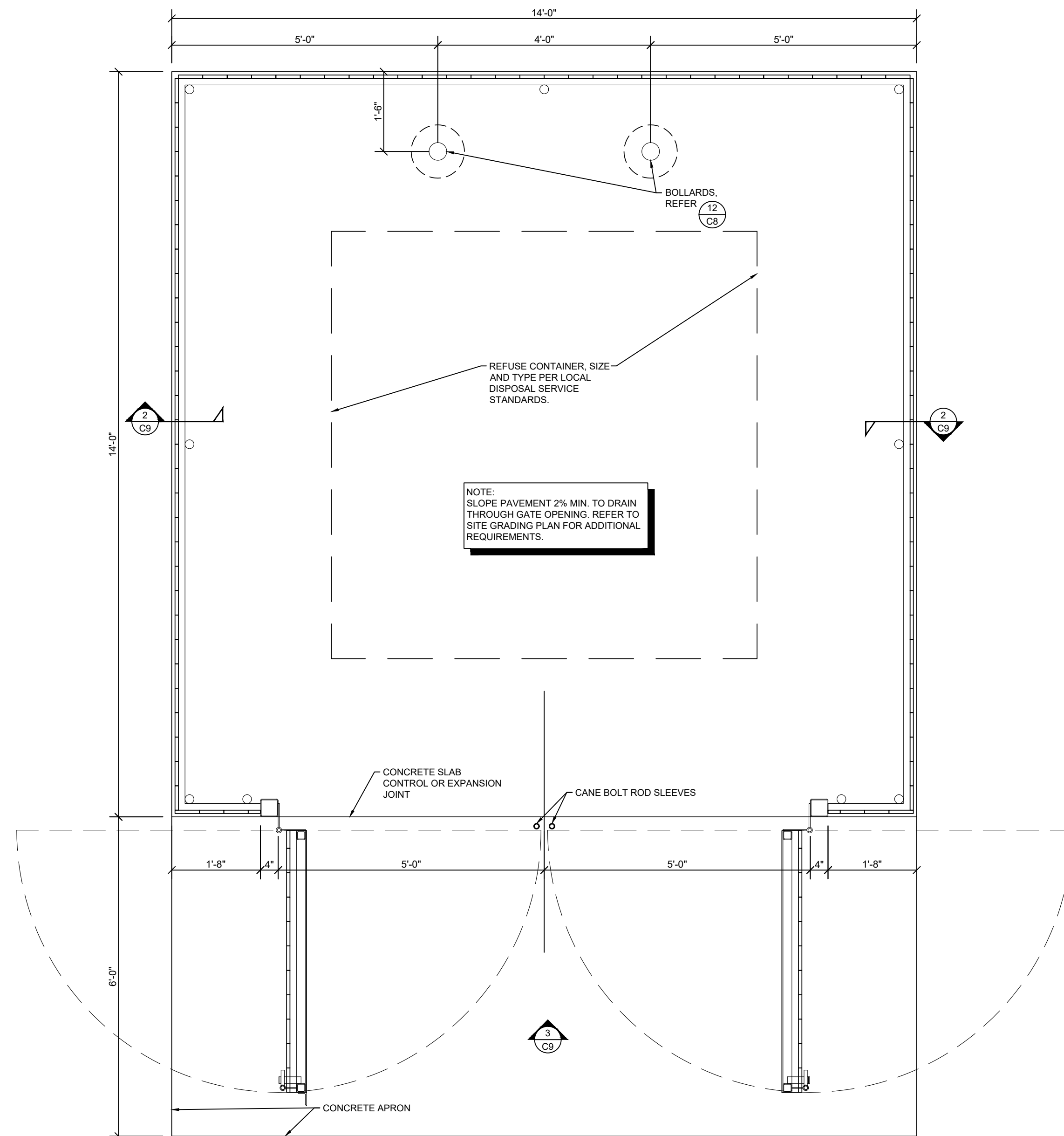
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DATE: 10-25-2024
REVISION
DATE: 06-06-25

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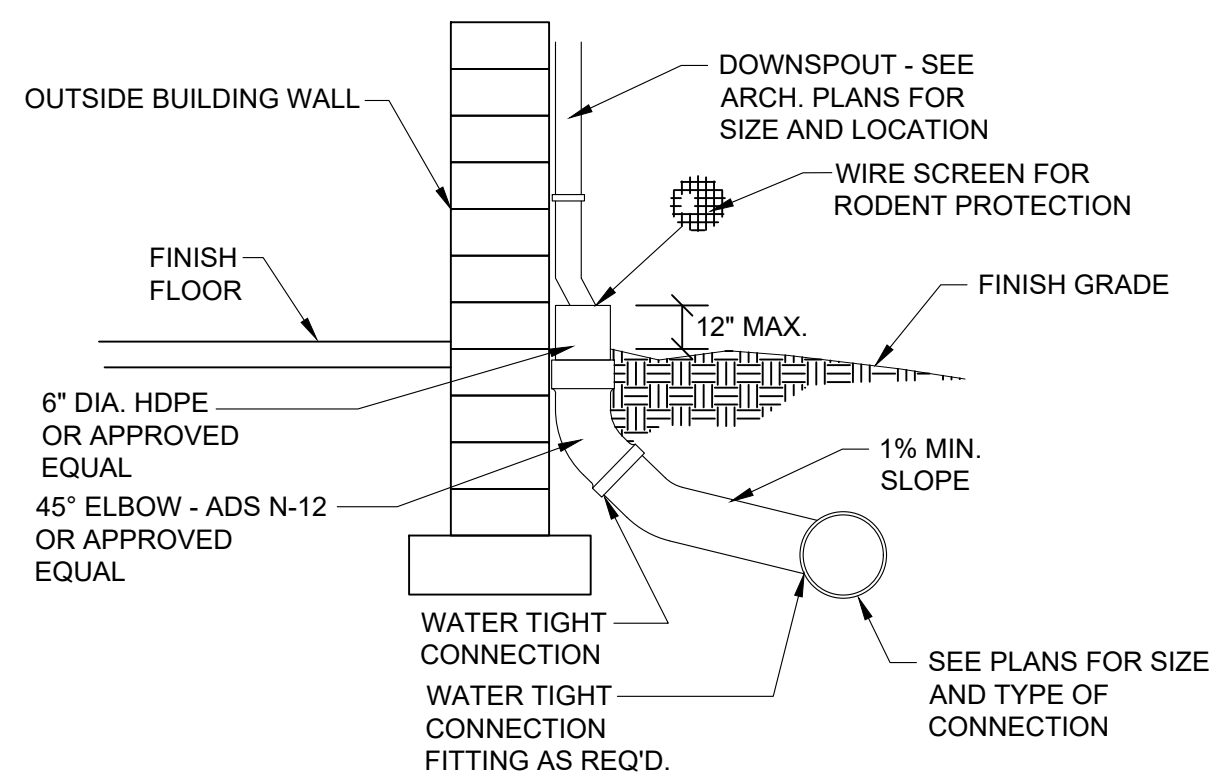


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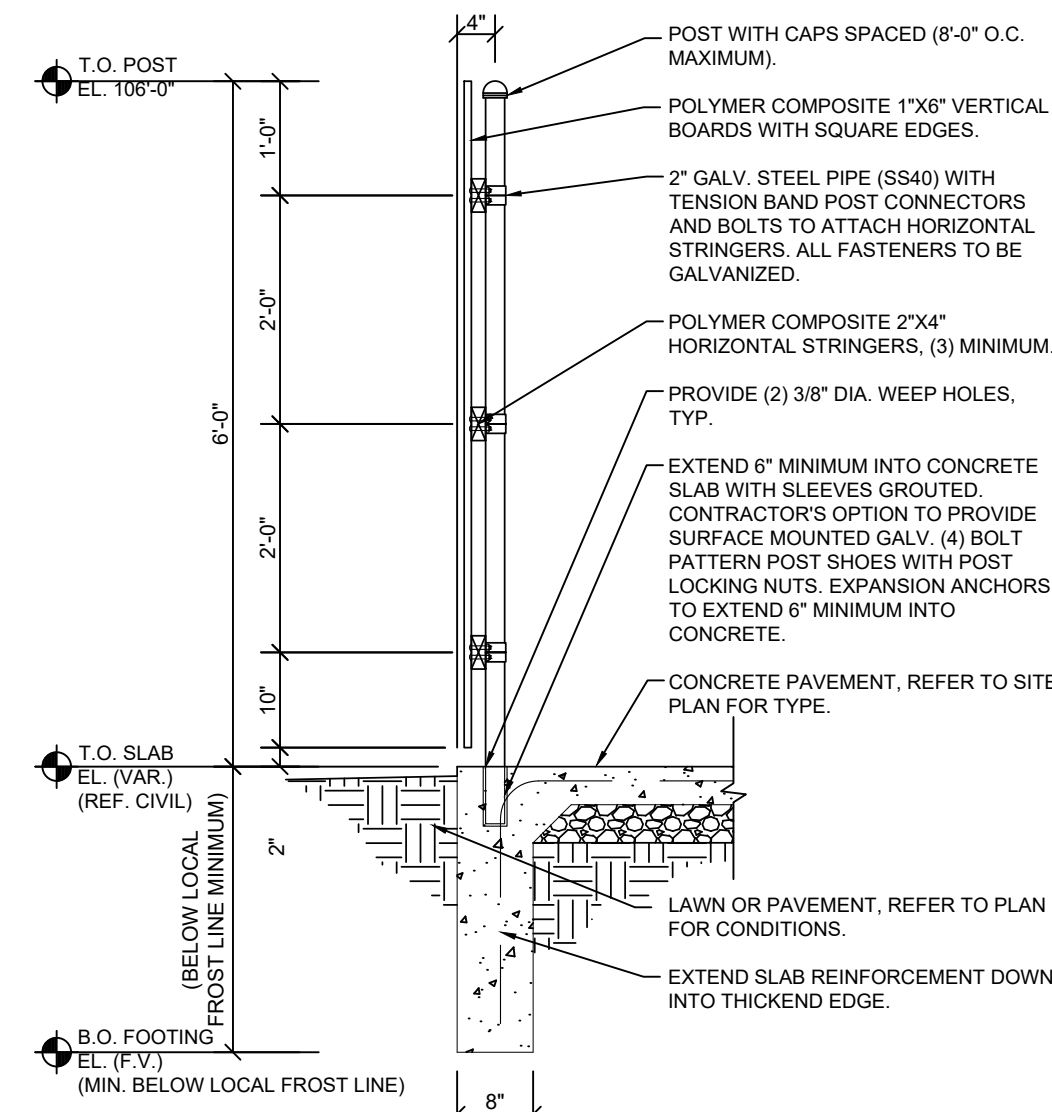
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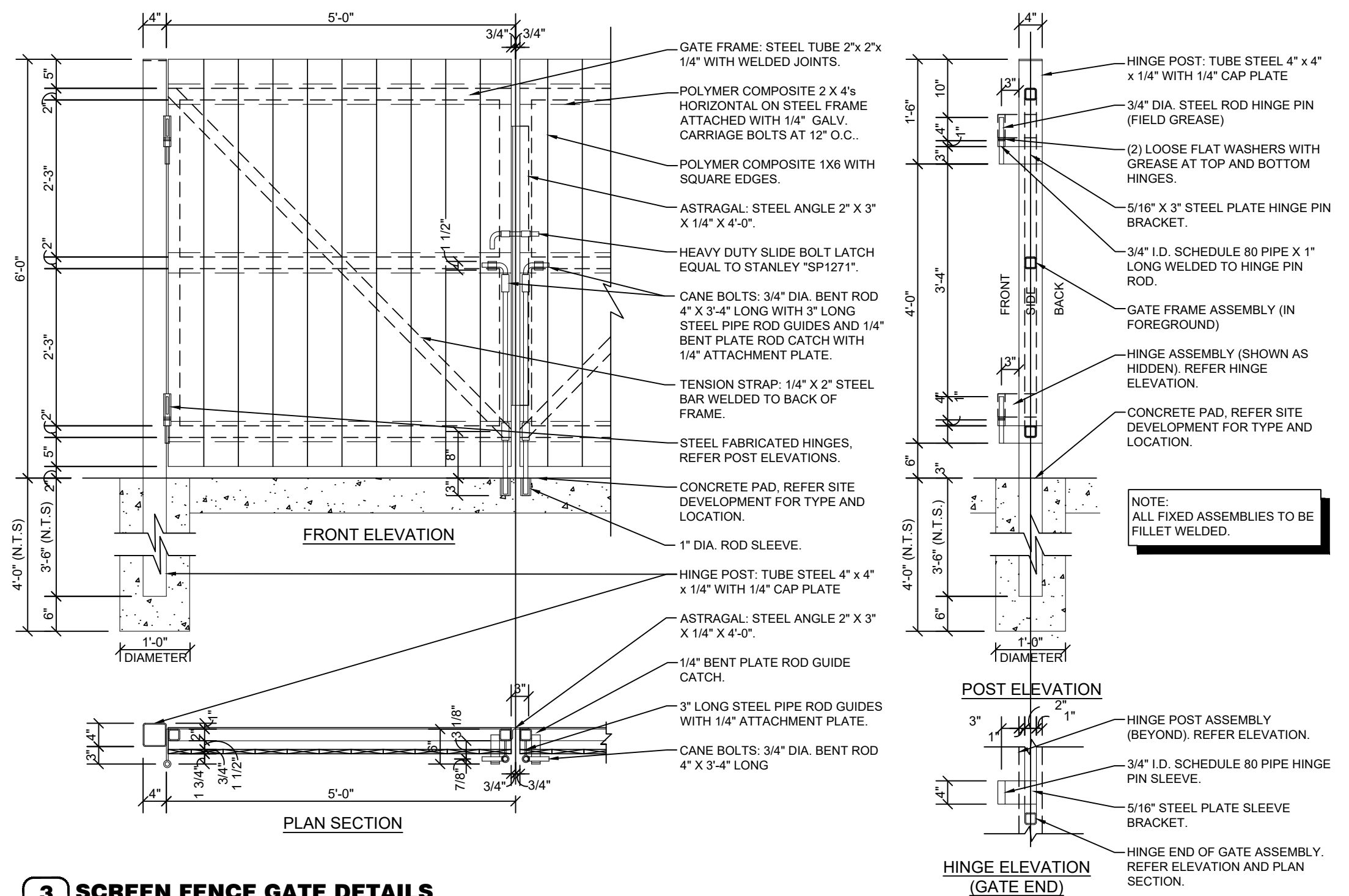
1 POLYMER COMPOSITE MATERIAL SCREEN FENCE REFUSE ENCLOSURE PLAN
C9 SCALE: 3/4" = 1'-0"



4 DOWNSPOUT COLLECTION DETAIL
C9 SCALE: N.T.S.



2 SCREEN FENCE SECTION
C9 SCALE: 3/4" = 1'-0"



3 SCREEN FENCE GATE DETAILS
C9 SCALE: 3/4" = 1'-0"

GENERAL NOTES

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- DIMENSIONS ARE TO ROUGH FACE OF CONCRETE, FRAMING, OR CENTER LINE OF STRUCTURE UNLESS OTHERWISE INDICATED.
- REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- REFER TO ARCHITECTURAL EXTERIOR FINISH SCHEDULE FOR MATERIAL TYPES, COLORS, AND FINISHES. UNLESS OTHERWISE INDICATED PROVIDE FINISHES AS FOLLOWS.

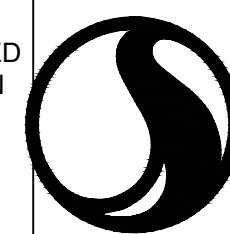
- ALL NON-GALVANIZED METAL PARTS TO BE PRIMED AND PAINTED (2) COATS SHERWIN WILLIAMS SW6468 "HUNT CLUB".
- POLYMER COMPOSITE MATERIAL COLOR TO BE EQUAL TO LOUISIANA-PACIFIC-LP ELEMENTS ATLAS COLLECTION-76 SERIES "PORTLAND STORM" OR MIDWEST MANUFACTURING - ULTRADECK "NEW".

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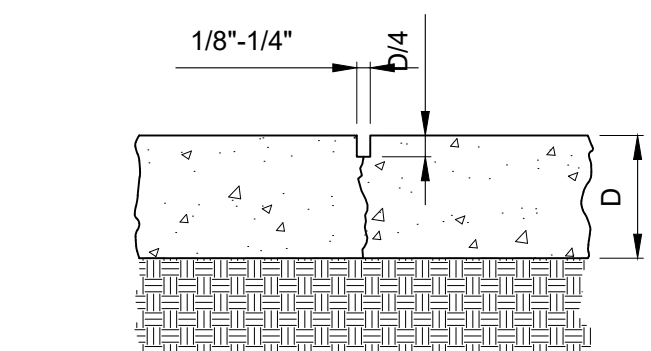
PROJECT:
NEW O'REILLY AUTO PARTS STORE
US-1 & HENRY SMITH RD
HILLIARD, FL

SITE DEVELOPMENT DETAILS 2

O'Reilly AUTO PARTS
CORPORATE OFFICES
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(417) 862-2674 TELEPHONE

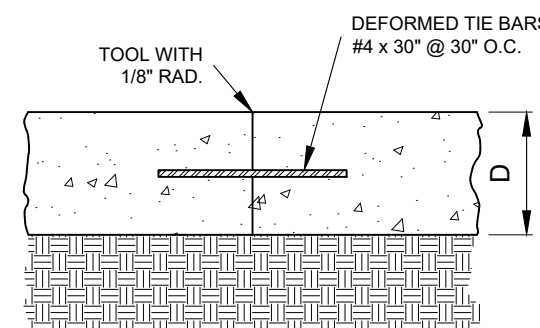
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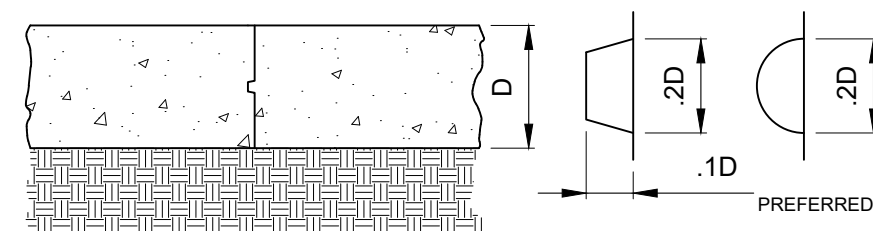
TYPE 'A' UNDOWELED CONTRACTION (CONTROL) JOINT
NTS

UNDOWELED TRANSVERSE CONTRACTION OR LONGITUDINAL JOINT. SAWED OR PRE-MOLDED. DO NOT DOWEL PAVEMENTS LESS THAN 7" THICK



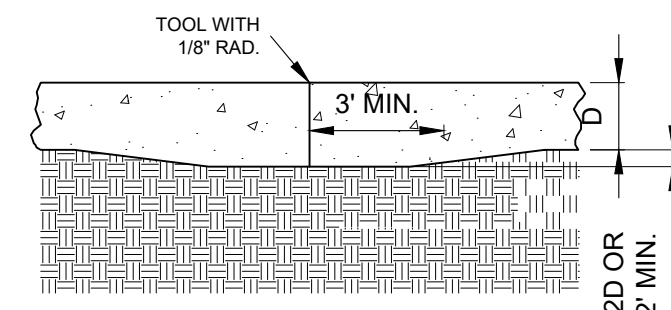
TYPE 'B' TIED JOINT
NTS

TIED LONGITUDINAL CONSTRUCTION OR CONTRACTION JOINT WHERE REQUIRED. NOTE: DO NOT TIE MORE THAN THREE LANES TOGETHER.



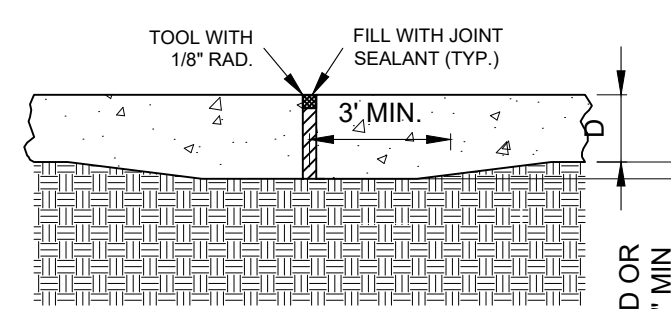
TYPE 'C' CONSTRUCTION JOINT
NTS

LONGITUDINAL KEYWAY CONSTRUCTION JOINT FOR PAVEMENT 6 INCHES OR GREATER. TYPE C-1 STRAIGHT BUTT TYPE JOINT USED FOR PAVEMENTS LESS THAN 6 INCHES.



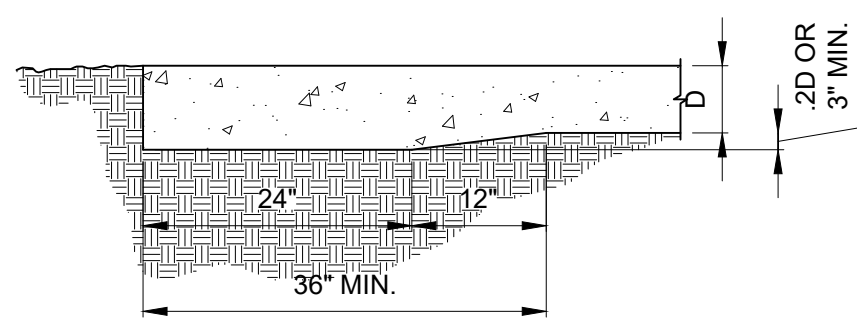
TYPE 'C-1' BUTT JOINT
NTS

IN LIEU OF THICKENING EDGES, OVERALL PAVEMENT THICKNESS MAY BE INCREASED AS FOLLOWS: 6 INCHES OR LESS, ADD 1/2 INCH; MORE THAN 6 INCHES, ADD 1 INCH.

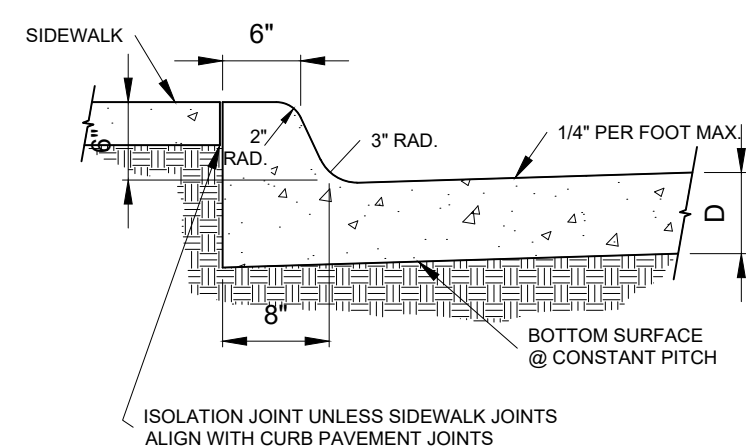


TYPE 'D' BUTT JOINT
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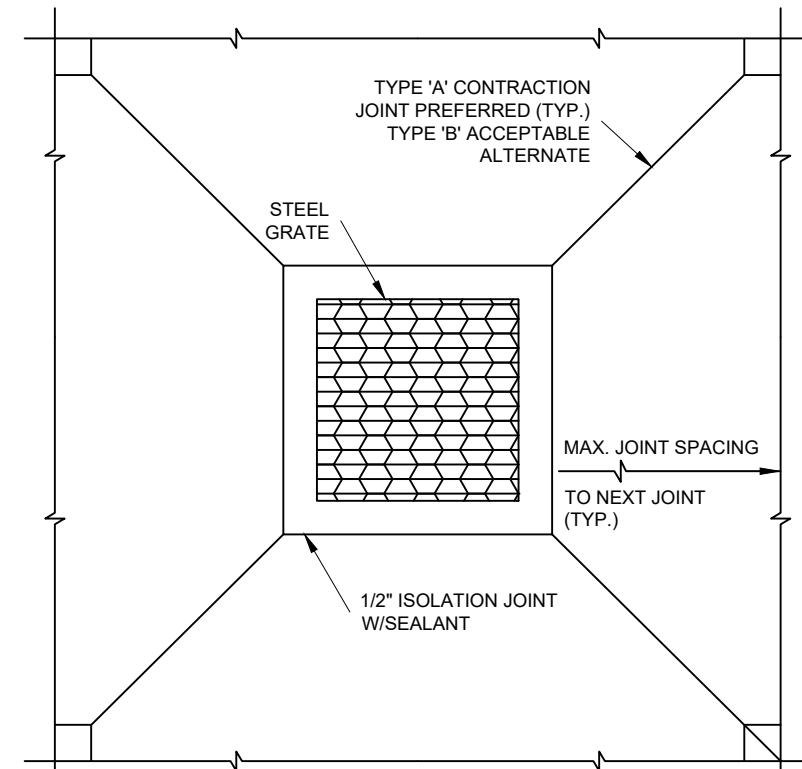
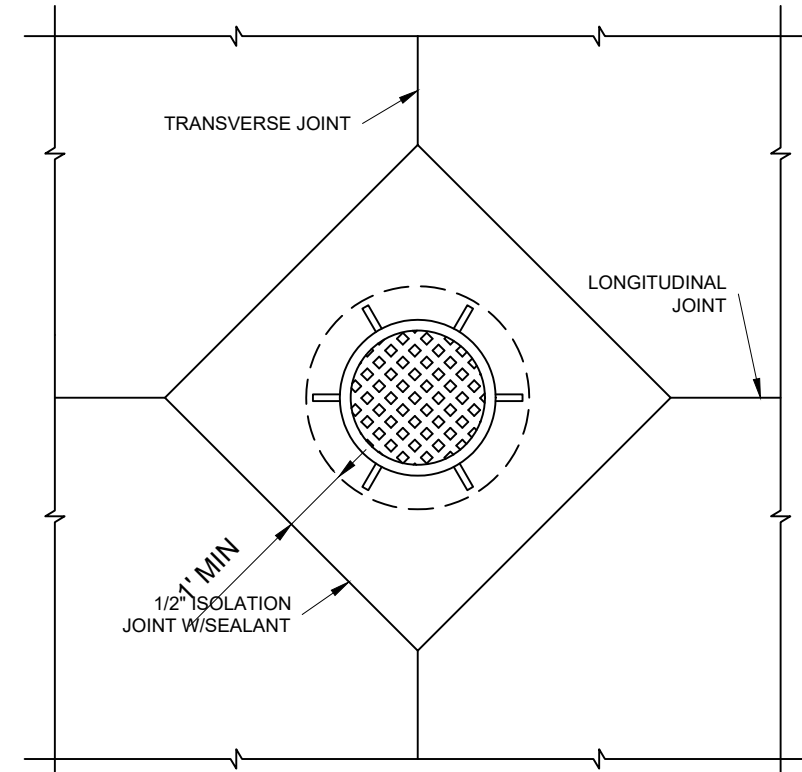
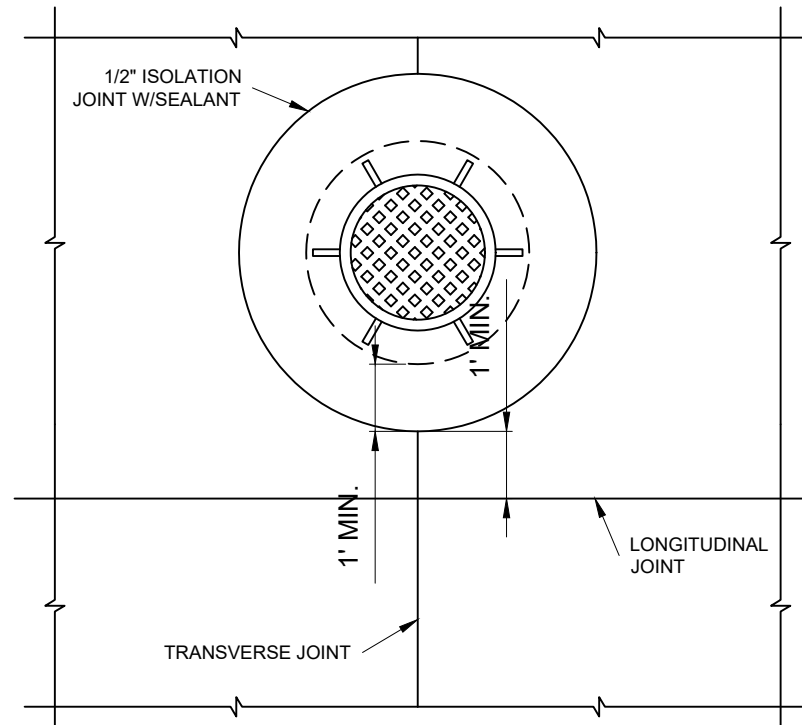
ISOLATION JOINT FOR PAVEMENTS LESS THAN 8" THICK.



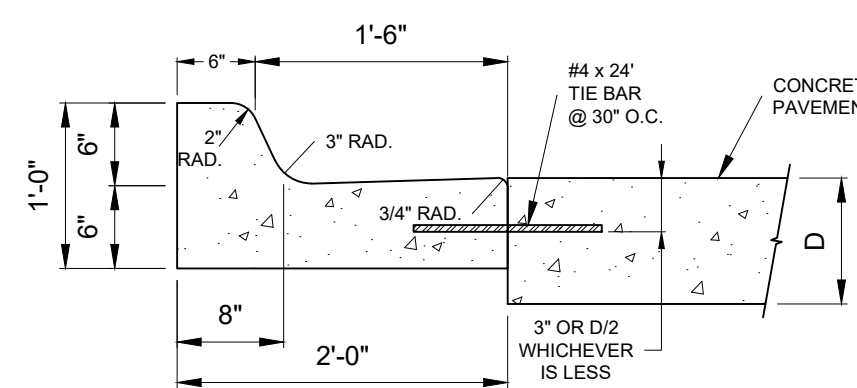
THICKENED EDGE
NTS



INTEGRAL CURB
NTS

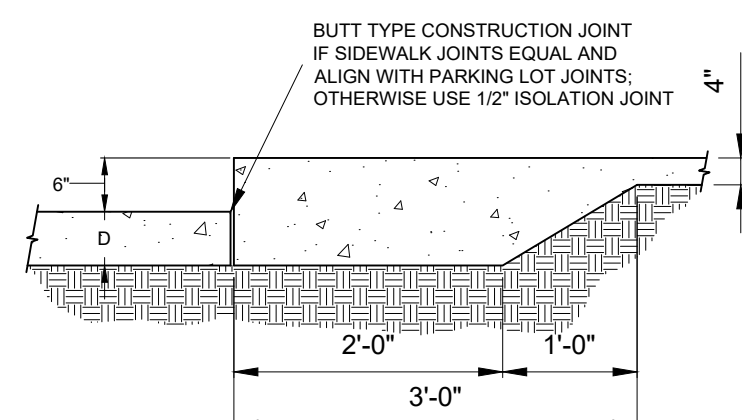


JOINTS AT MANHOLES
NTS

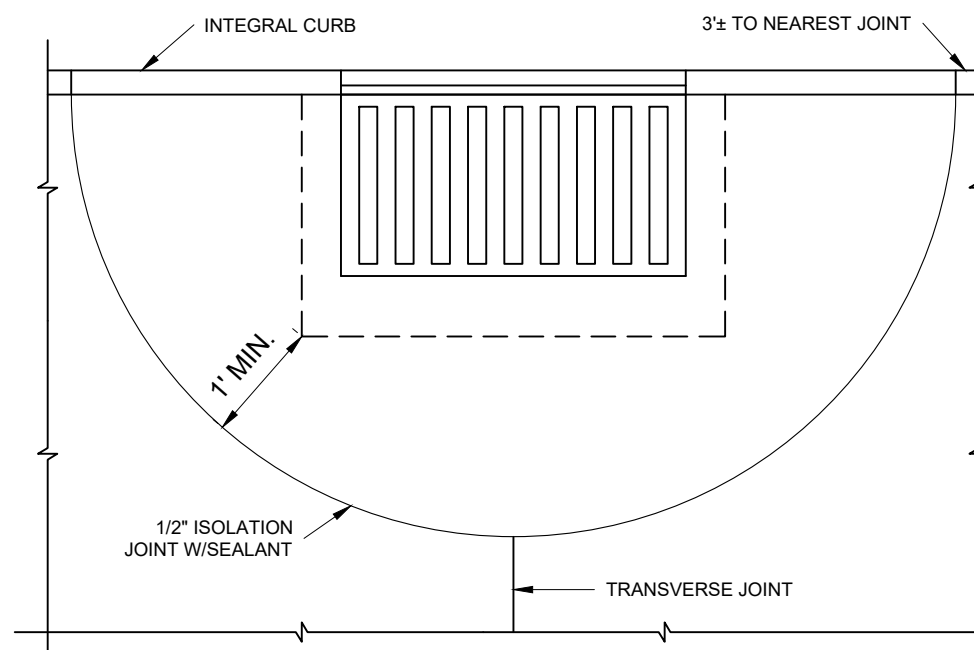
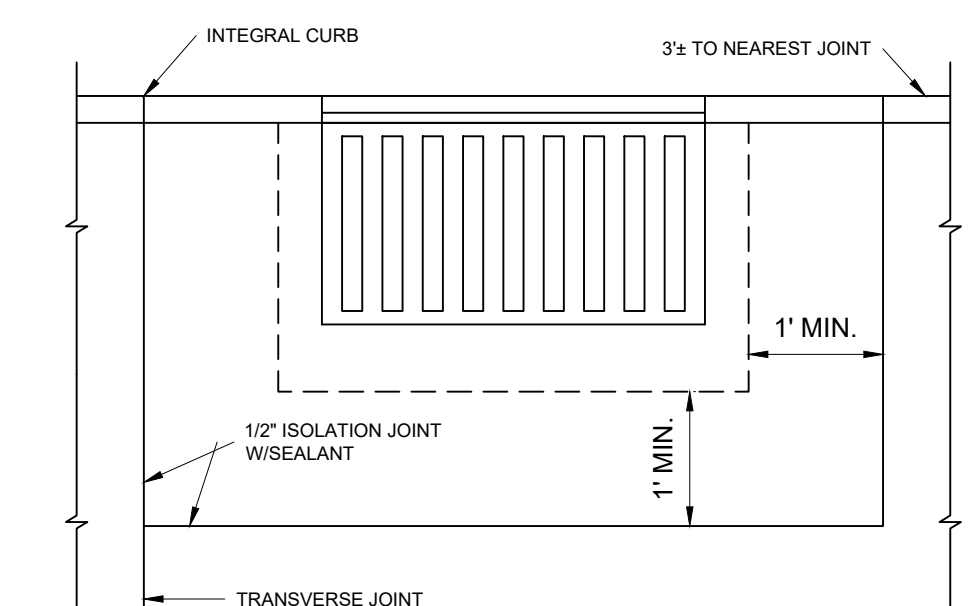


TIED CURB
NTS

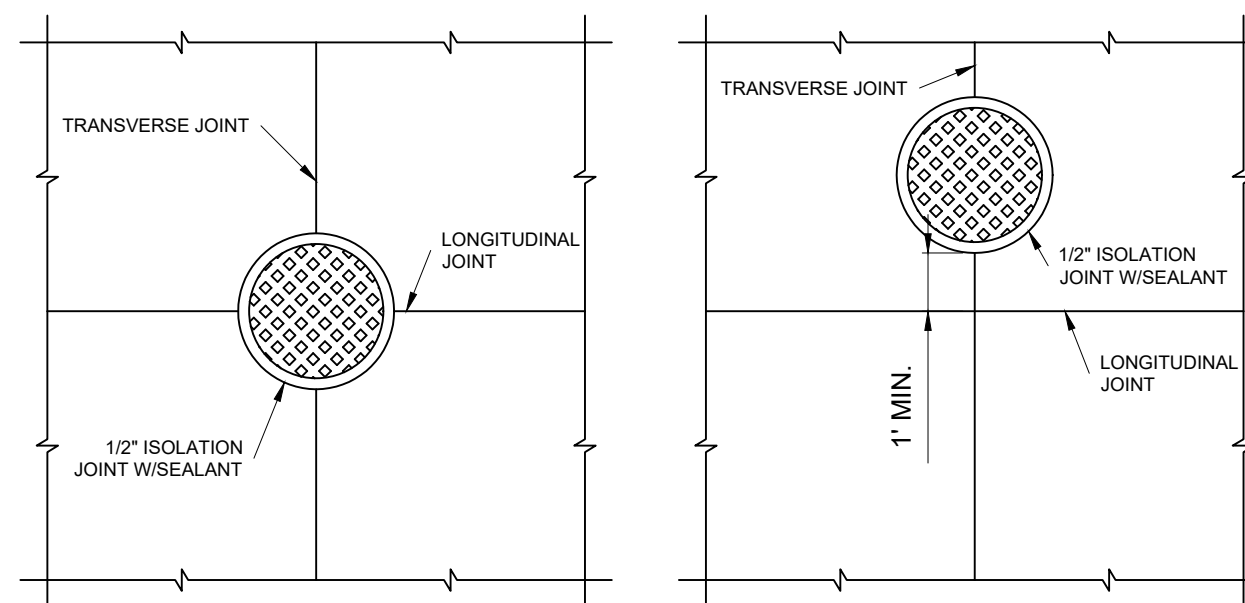
TYPE F, FOOT CURB SHOWN, OTHER TYPE MAY BE USED WITH THE SAME TIE BAR CONFIGURATION.



SIDEWALK/CURB



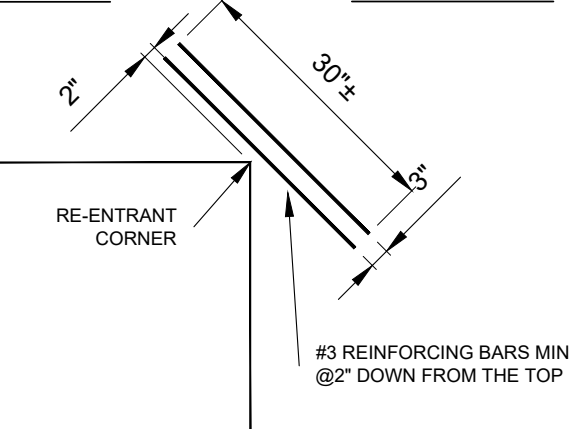
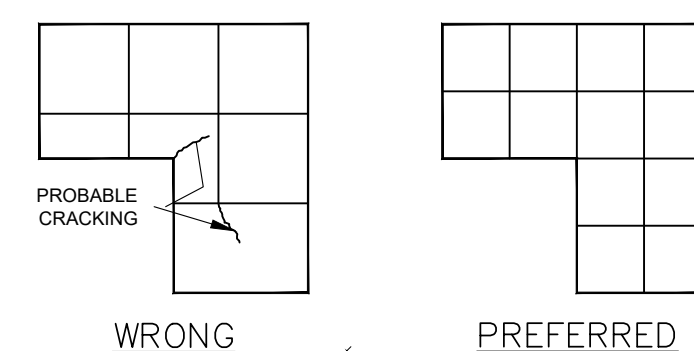
JOINTS AT INLETS
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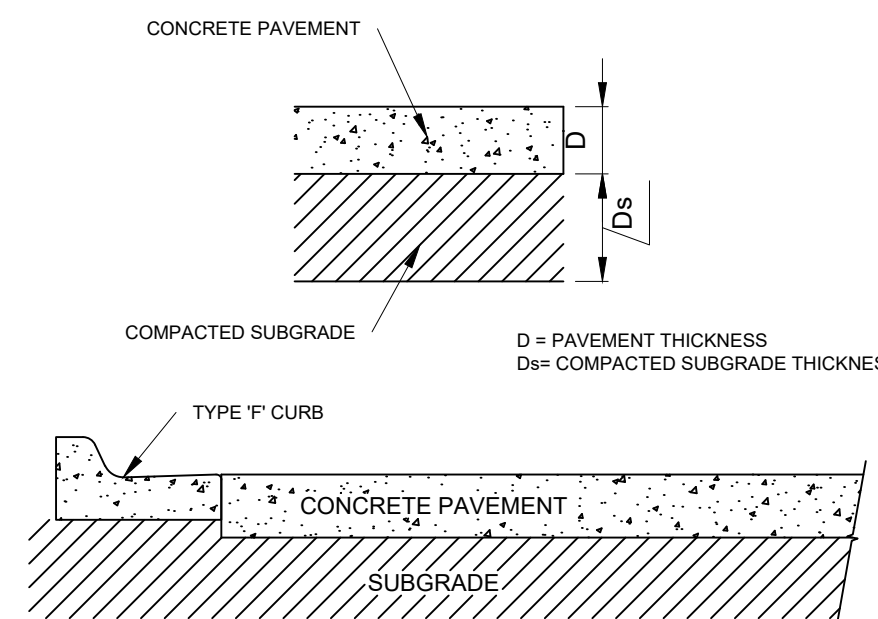
JOINTS AT MANHOLE
NTS

TYPE JOINT DETAILS

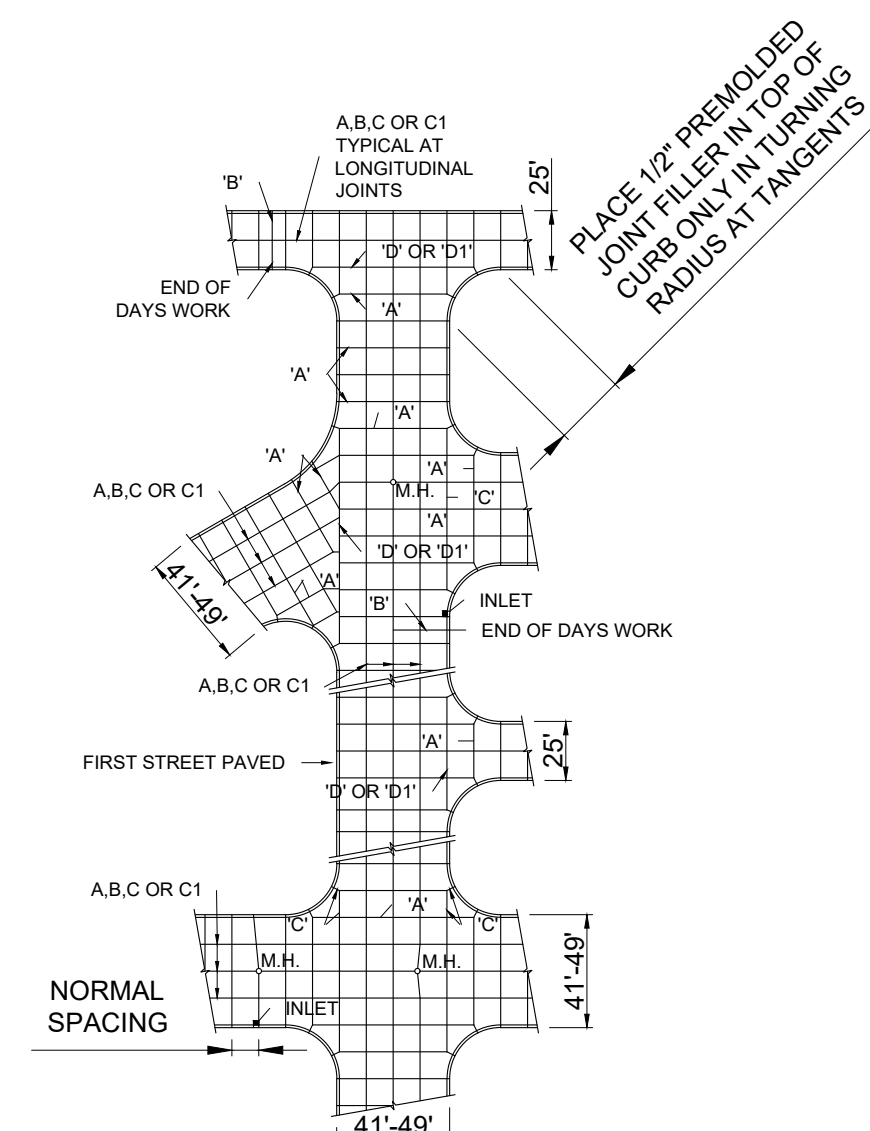
- A DOWELED OR UNDOWELED
- B TIED
- C CONSTRUCTION WITH KEYWAY
- C-1 BUTT
- D ISOLATION
- D-1 ISOLATION WITH DOWEL



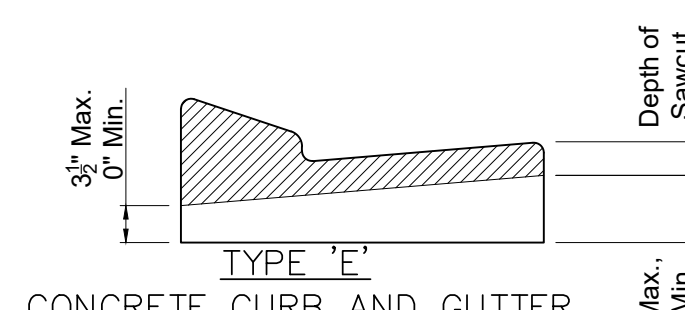
ACCEPTABLE ALTERNATE
NTS



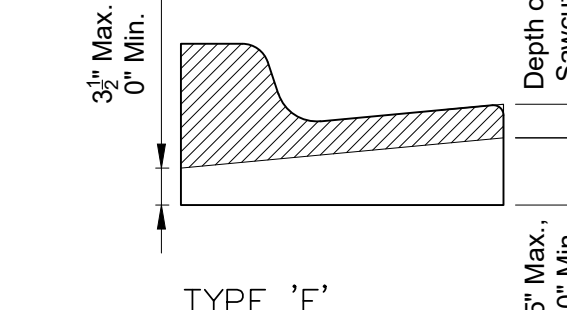
TYPICAL SECTIONS
NTS



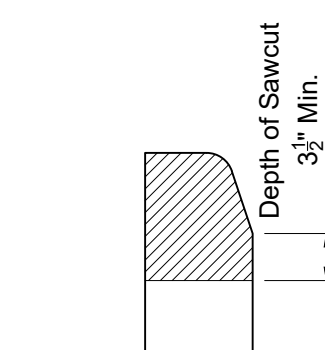
TYPICAL PAVEMENT JOINT PLAN
NTS



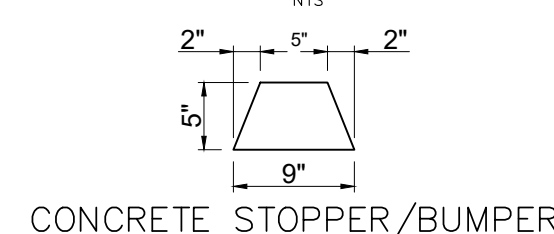
TYPE 'E' CONCRETE CURB AND GUTTER
NTS



TYPE 'F' CONCRETE CURB AND GUTTER
NTS



TYPE 'D' CONTRACTION JOINT IN CURB
NTS



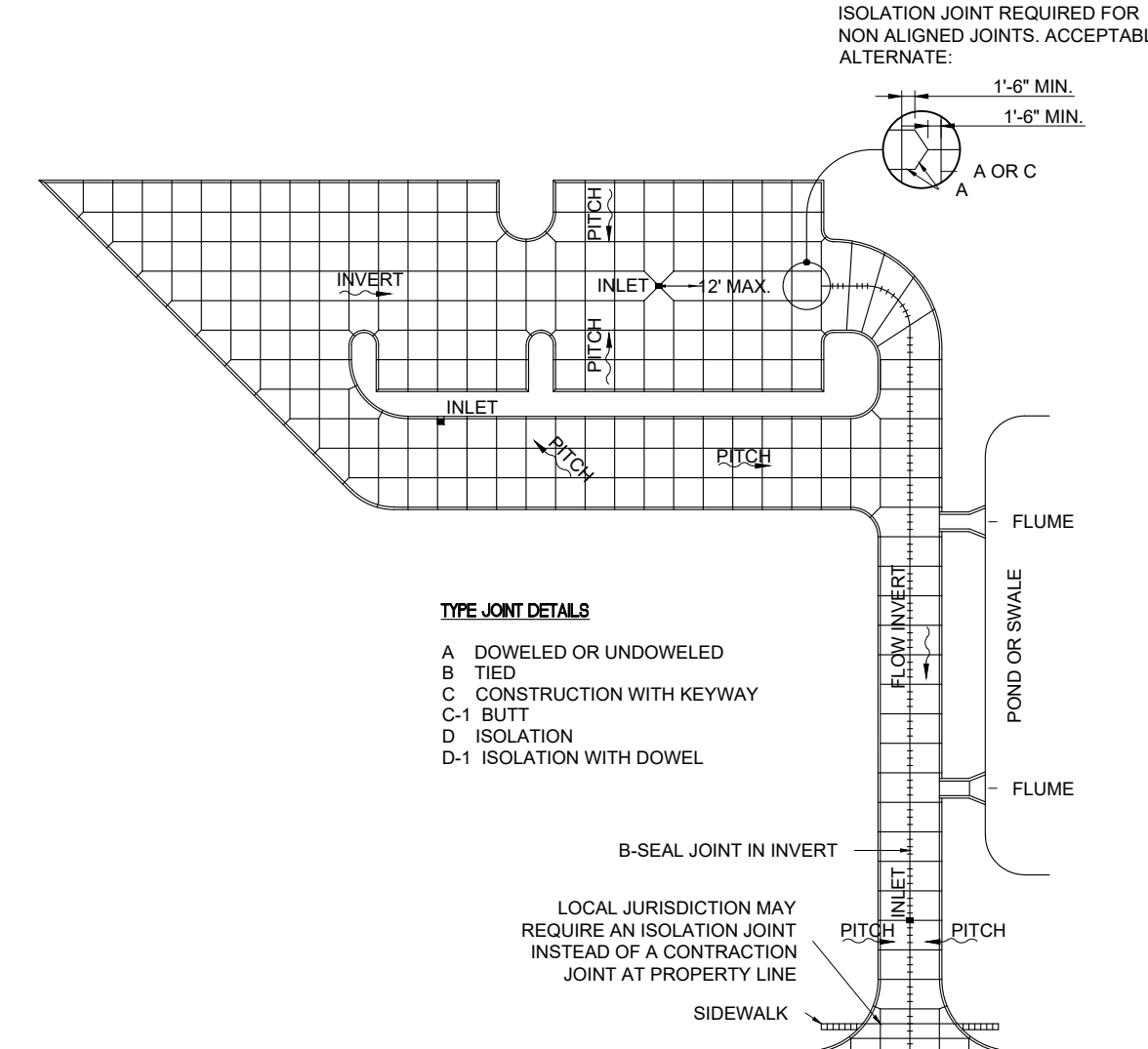
CONCRETE STOPPER/BUMPER
NTS

RECOMMENDED MAX. JOINT SPACINGS	
PAVEMENT THICKNESS (INCHES)	RECOMMENDED MAXIMUM JOINT SPACING (FEET)
1.5 (FOR WHITETOPPING ONLY)	6
4.0	10
4.5	10
5.0	12
5.5	12
6.0	15
OVER 6.0	15

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TYPICAL PARKING AREA JOINT LAYOUT
NTS

GENERAL NOTES:

- USE ACI OR FC&PA CERTIFIED FLATWORK FINISHER
- USE ACI 330R-01 GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS
- USE ACI 330.1-84 STANDARD SPECIFICATION FOR PLAIN CONCRETE PARKING LOTS
- ALL CONCRETE USED IN PARKING LOT, UNLESS OTHERWISE INDICATED, SHALL HAVE A COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
- PREPARE THE SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS FOR RIGID PAVEMENTS. SUBGRADE SOIL DENSITY TESTING MUST BE COMPLETED AND VERIFIED BY THE GEOTECHNICAL ENGINEER PRIOR TO CONCRETE PLACEMENT.
- IMPORTED SOIL USE FOR BACK FILL SHOULD BE FREE OF HEAVY CLAY, SILTS, STONES, PLANT ROOT OR OTHER FOREIGN MATERIAL GREATER THAN 1 1/2" IN DIAMETER IN ORDER TO ACHIEVE ADEQUATE COMPACTION AROUND ANY FIXED OBJECT IN GROUND. ALTERNATE WILL BE TO USE FLOWABLE FILL.
- LAYOUT CONTROL JOINT BY STARTING WITH ANY DRAINAGE INLET WITHIN THE PAVEMENT SECTION AND WORK TOWARD EDGE OF PAVEMENT
- KEEP ALL JOINTS CONTINUOUS
- CONTROL JOINTS SHALL BE FORMED OR SAWED WITHIN 12 HOURS FROM TIME OF PLACEMENT:
 - SIDEWALK-SPACING SHALL BE SAME AS WIDTH OF PAVEMENT AND LESS THAN 5 FEET IN LENGTH
 - PAVEMENT-MAXIMUM SPACING SHALL BE 2.5 TIMES THICKNESS IN UNIT OF FEET AND LESS THAN 15 FEET IN LENGTH (E.G. T=4 INCH SPACING AT 10'x10')
- CURE CONCRETE IMMEDIATELY AFTER FINISHING OPERATION IS COMPLETED BY USING ONE OF THE FOLLOWING METHODS: WATER, PIGMENTED WATER-BASED CURING COMPOUND OR VISQUEEN AND BURLAP
- ALL DETAILS ARE TYPICAL - REFERENCE TECHNICAL SPECIFICATIONS, FDOT SPECS/INDEXES, AND DESIGN PLANS FOR MORE DETAIL SPECIFIC TO THIS PROJECT. UTILIZING MOST STRINGENT STANDARDS FOR BIDDING AND CONSTRUCTION. CONTRACTOR TO PROVIDE JOINT LAYOUT SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE OWNER, GEOTECHNICAL & ENGINEER PRIOR TO INSTALLATION.

CURBS:

- ALL CURBING SHALL BE CONSTRUCTED OF CONCRETE THAT WILL OBTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
- ALL CONCRETE CURBS SHALL BE SPACED WITH A FULL-DEPTH, 3/4" WIDTH ISOLATION JOINT MATERIAL PRIOR TO PLACEMENT OF ADJACENT CONCRETE PAVEMENT
- THERE SHALL BE CONTROL JOINTS, EITHER TOOL OR SAW-CUT, MATCH PAVEMENT JOINTS, UNLESS OTHERWISE SPECIFIED, JOINTS SHALL BE FORMED WITHIN 12 HOURS OF PLACEMENT
- ALL CURB ENDS THAT DO NOT TIE INTO OTHER FACILITIES SHALL TRANSITION DOWN TO PAVEMENT
- GRADE IN 24 INCHES CONSTRUCTION JOINT SHALL BE TIED WITH A No. 4 TIE BAR EXTENDED 6 INCHES INTO EACH CURB SECTION AND SHALL BE SPACED WITH A FULL-DEPTH 3/4" WIDTH ISOLATION JOINT MATERIAL



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PROJECT:
NEW O'REILLY AUTO PARTS STORE
US-1 & HENRY SMITH RD
HILLIARD, FL

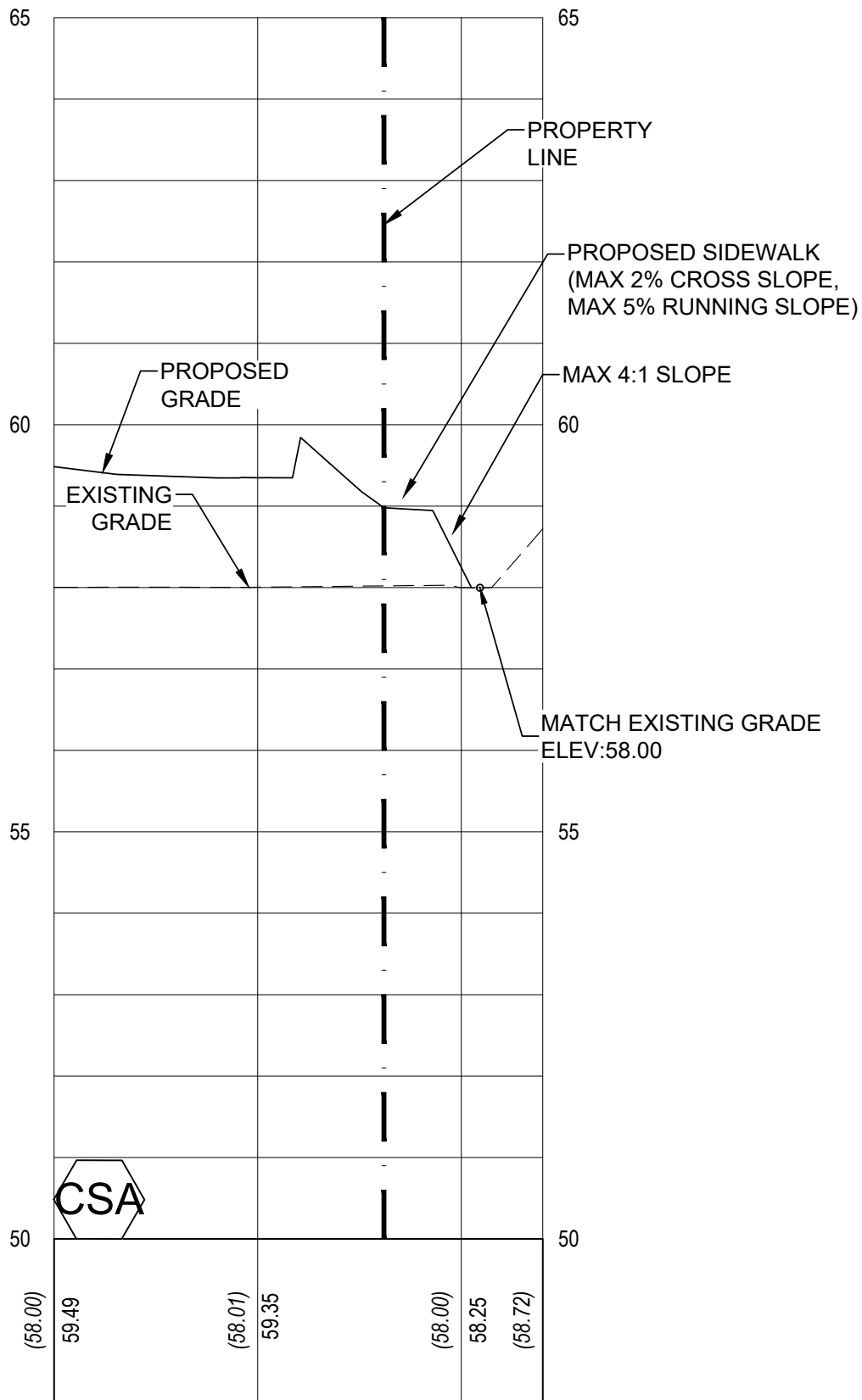
CONCRETE JOINT DETAILS

O'Reilly AUTO PARTS

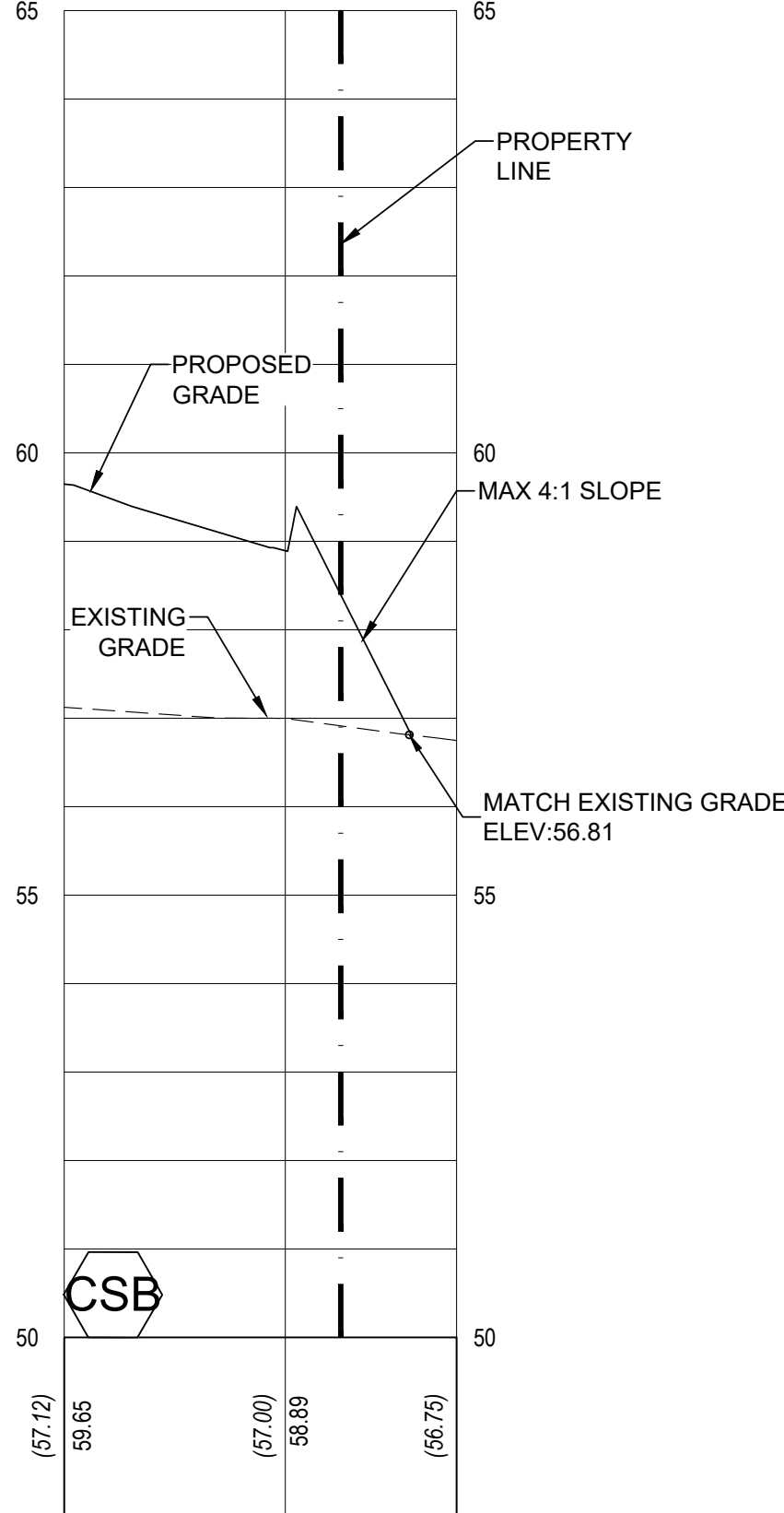
CORPORATE OFFICES
535 SOUTH PATTERSON
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(417) 862-2674 TELEPHONE

COMM # 4861
DATE: 10-25-2024
REVISION
DATE:

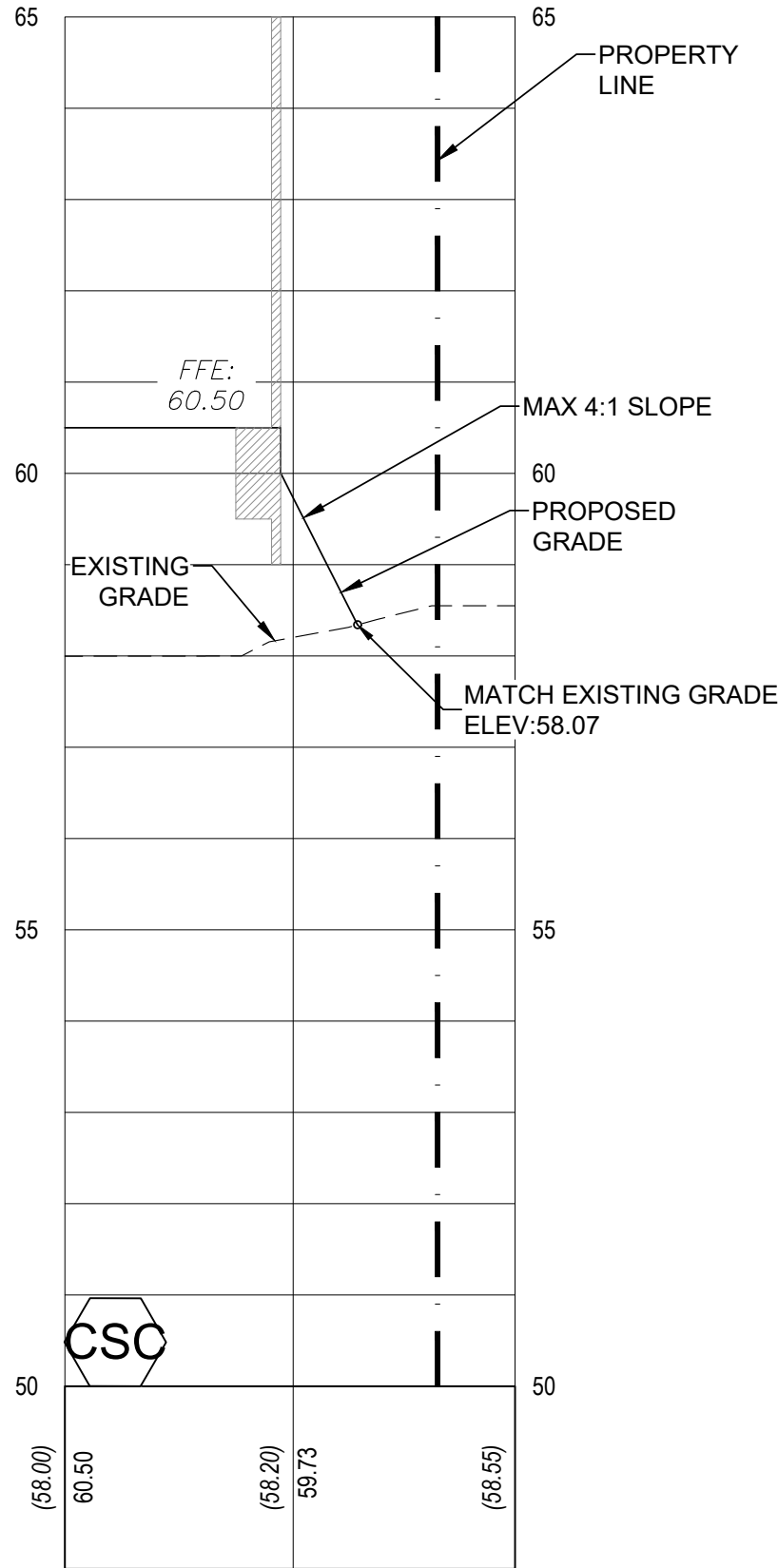
C10 of 12



CROSS SECTION CSA



CROSS SECTION CSB



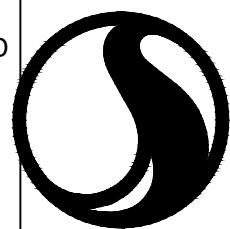
CROSS SECTION CSC

1 CROSS SECTIONS
C11 SCALE: 1"=2' VERTICAL, 1"=20' HORIZONTAL

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O'Reilly AUTO PARTS

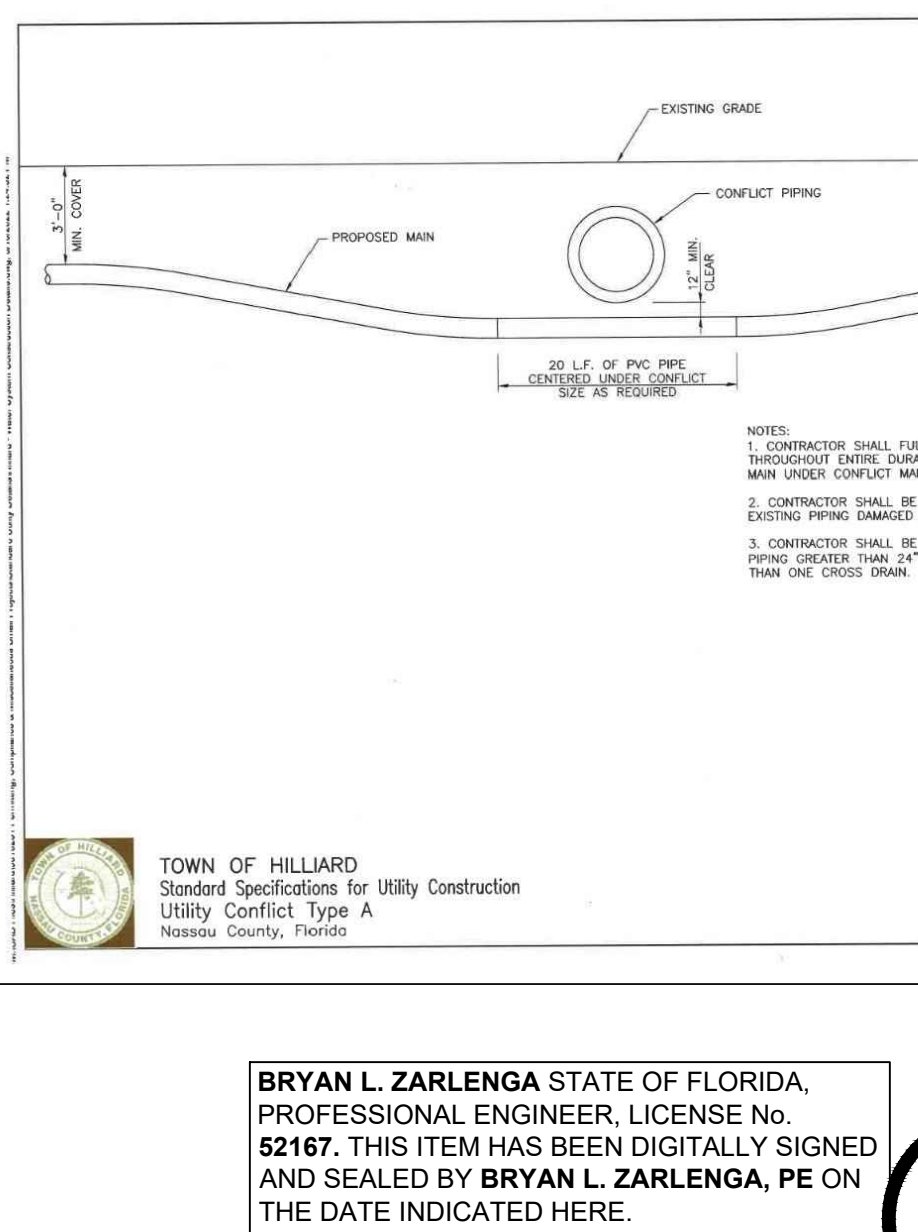
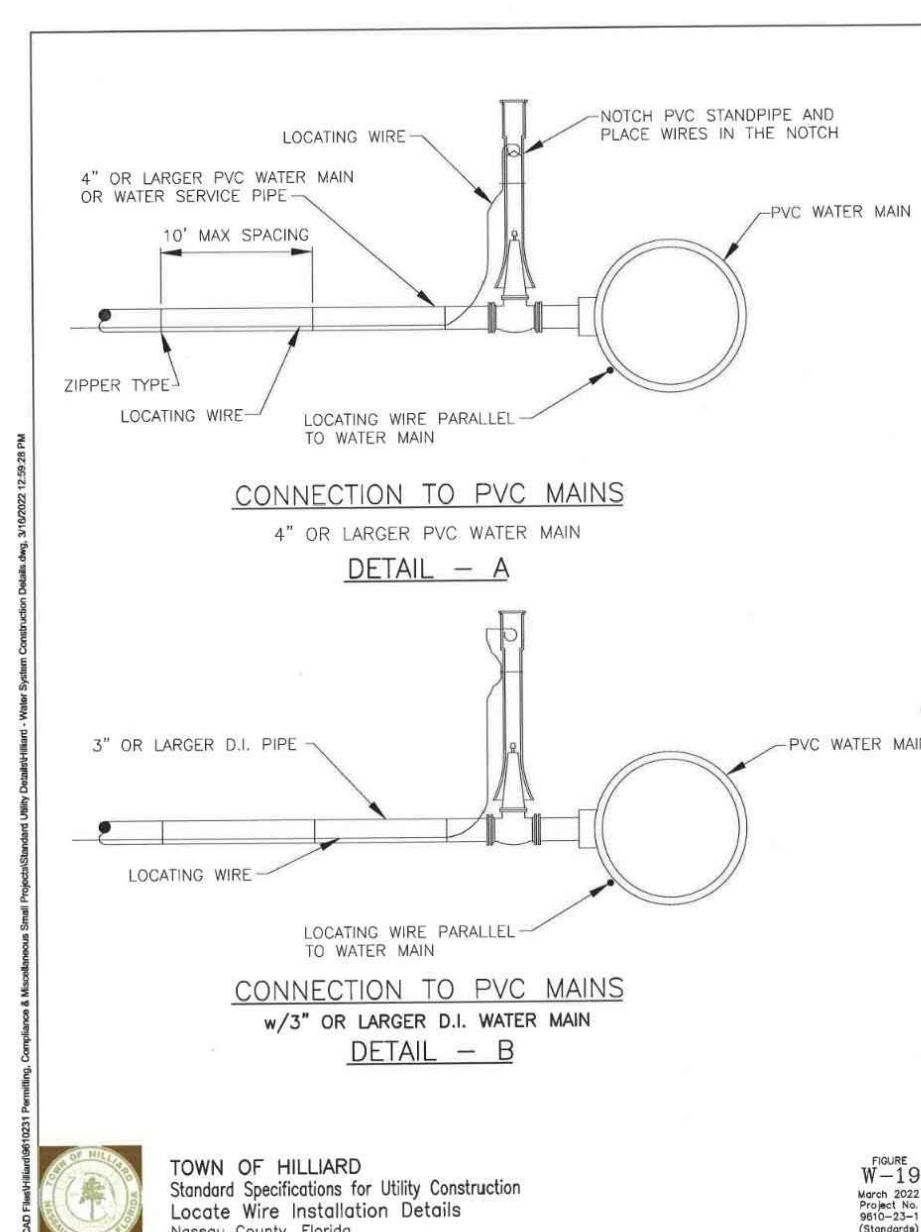
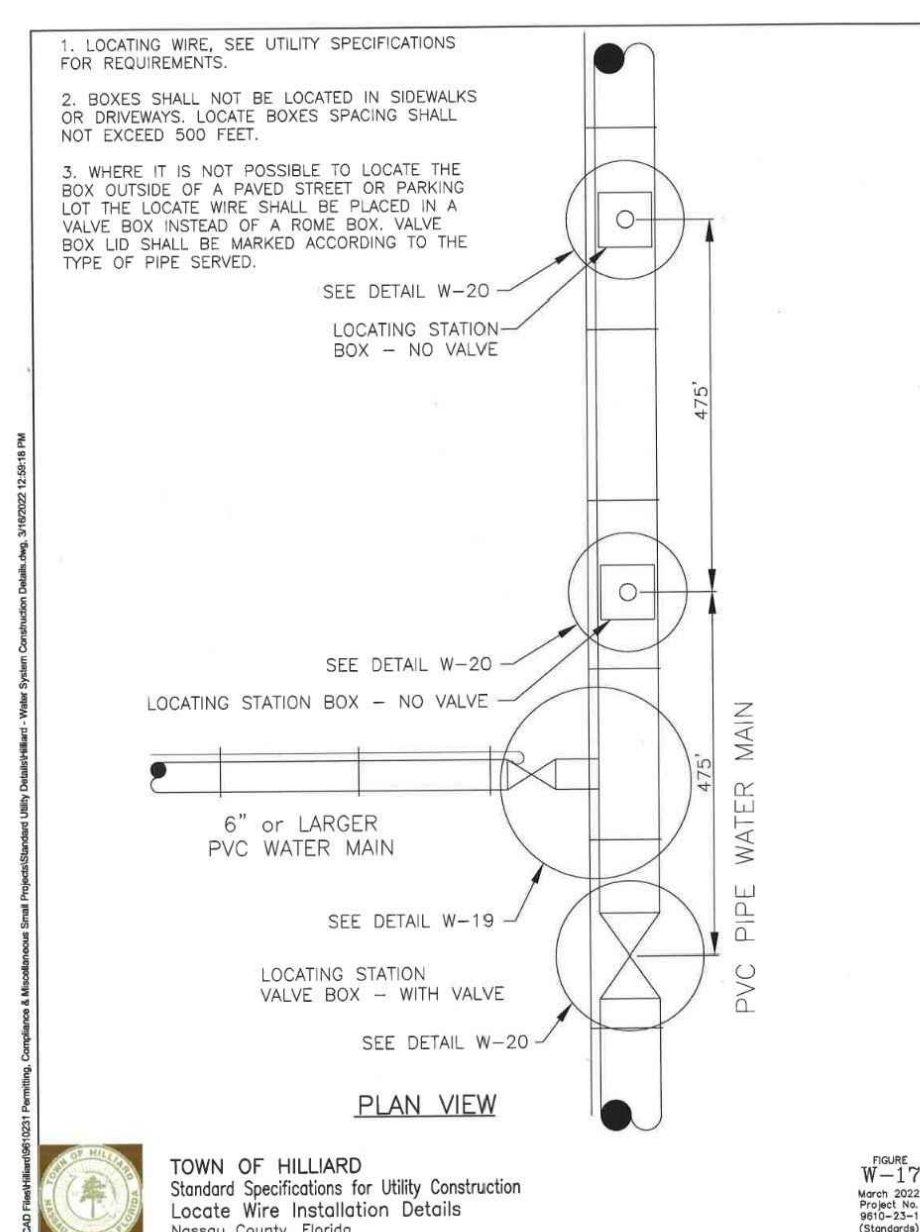
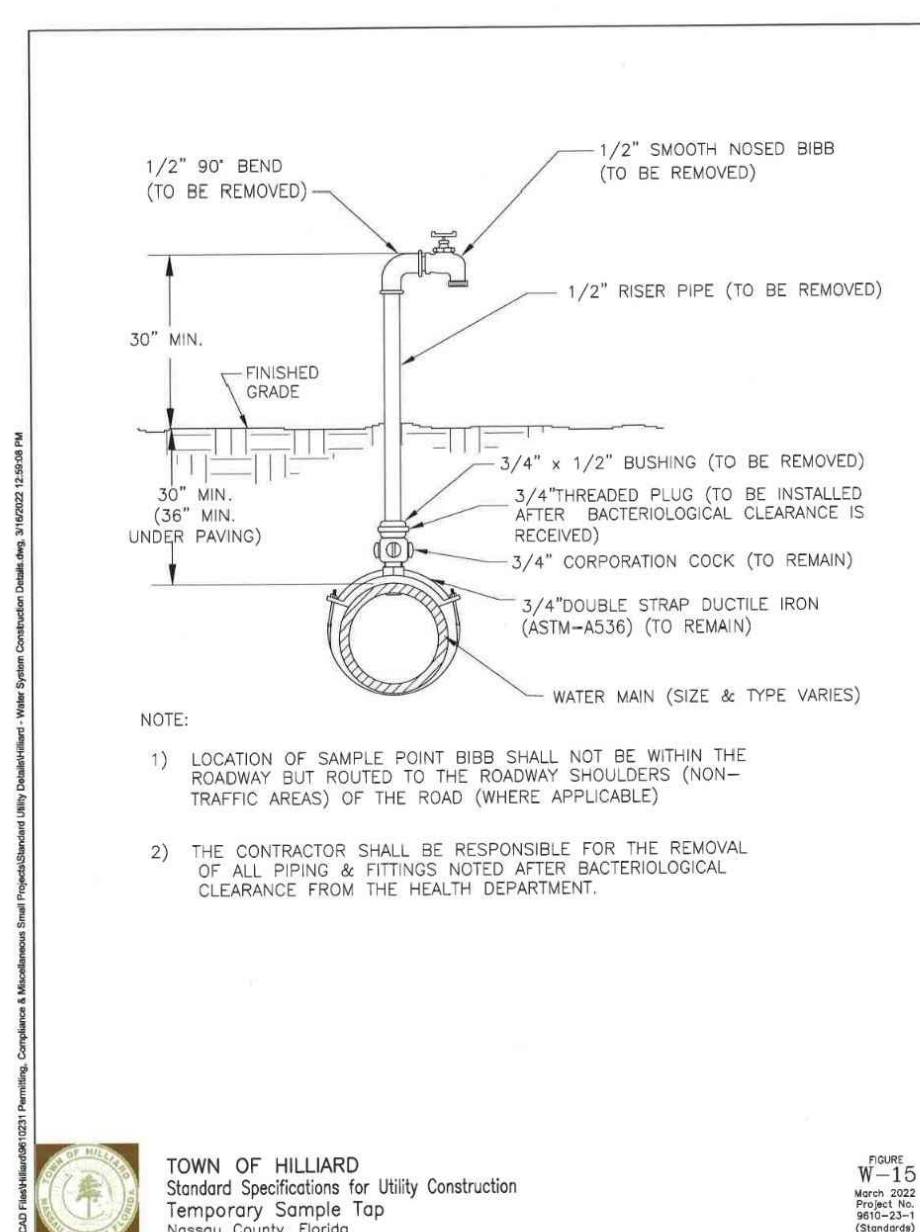
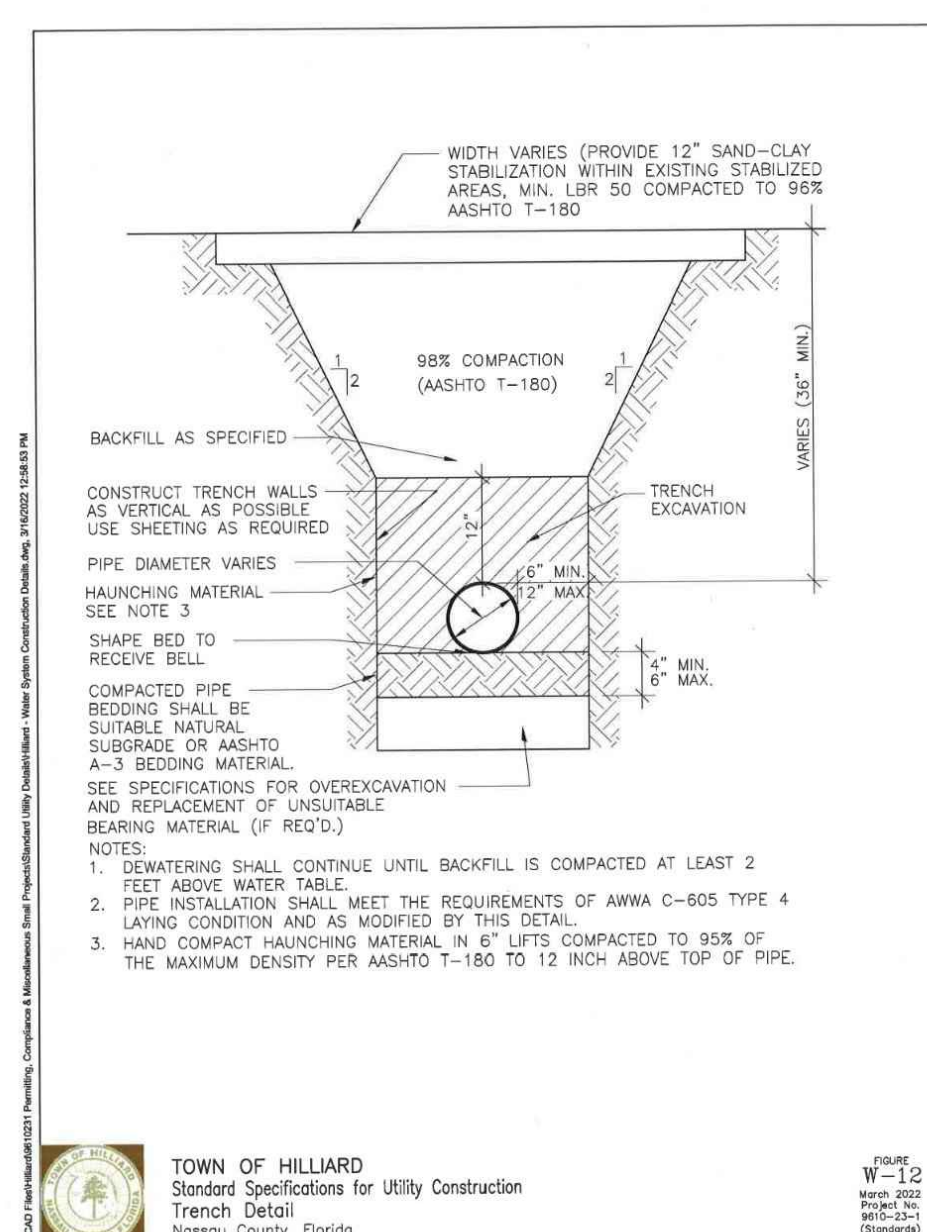
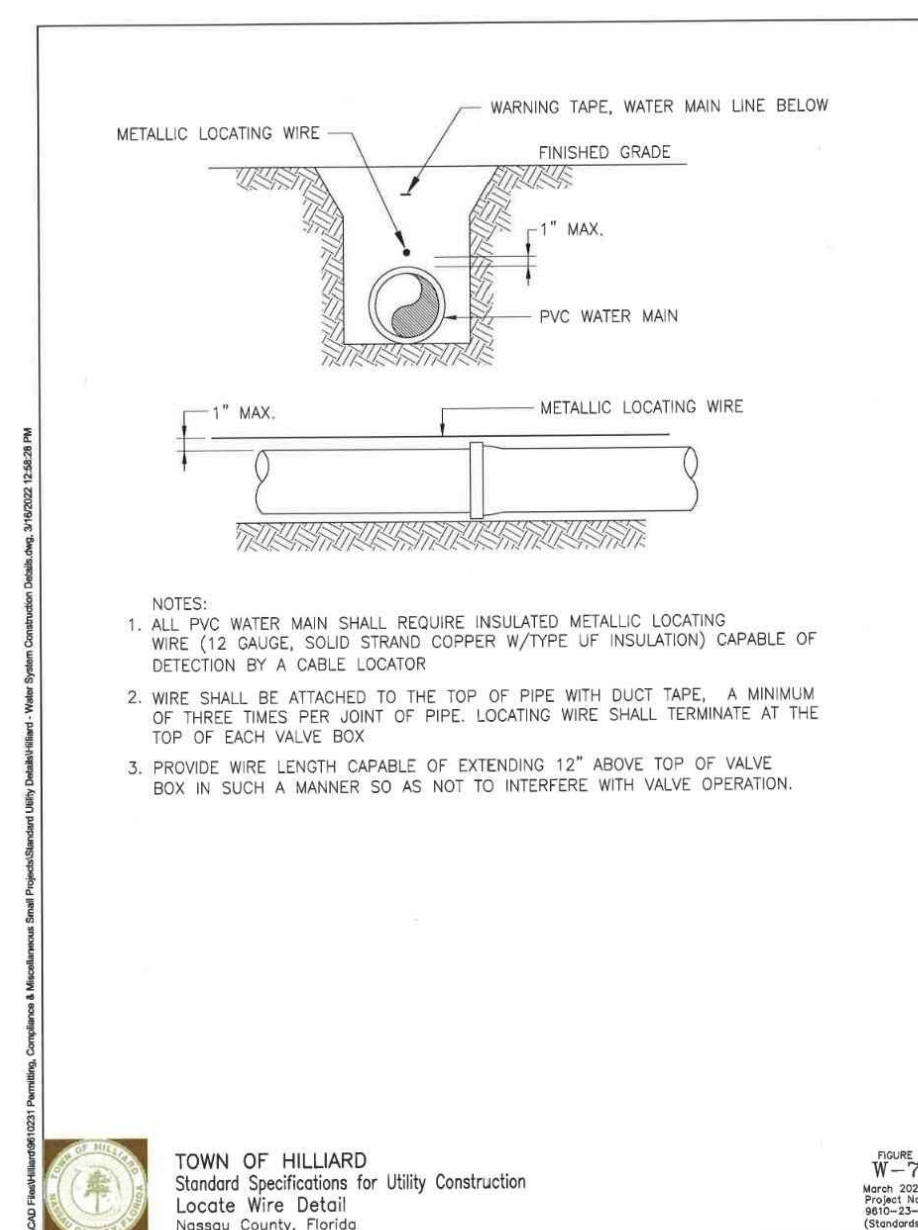
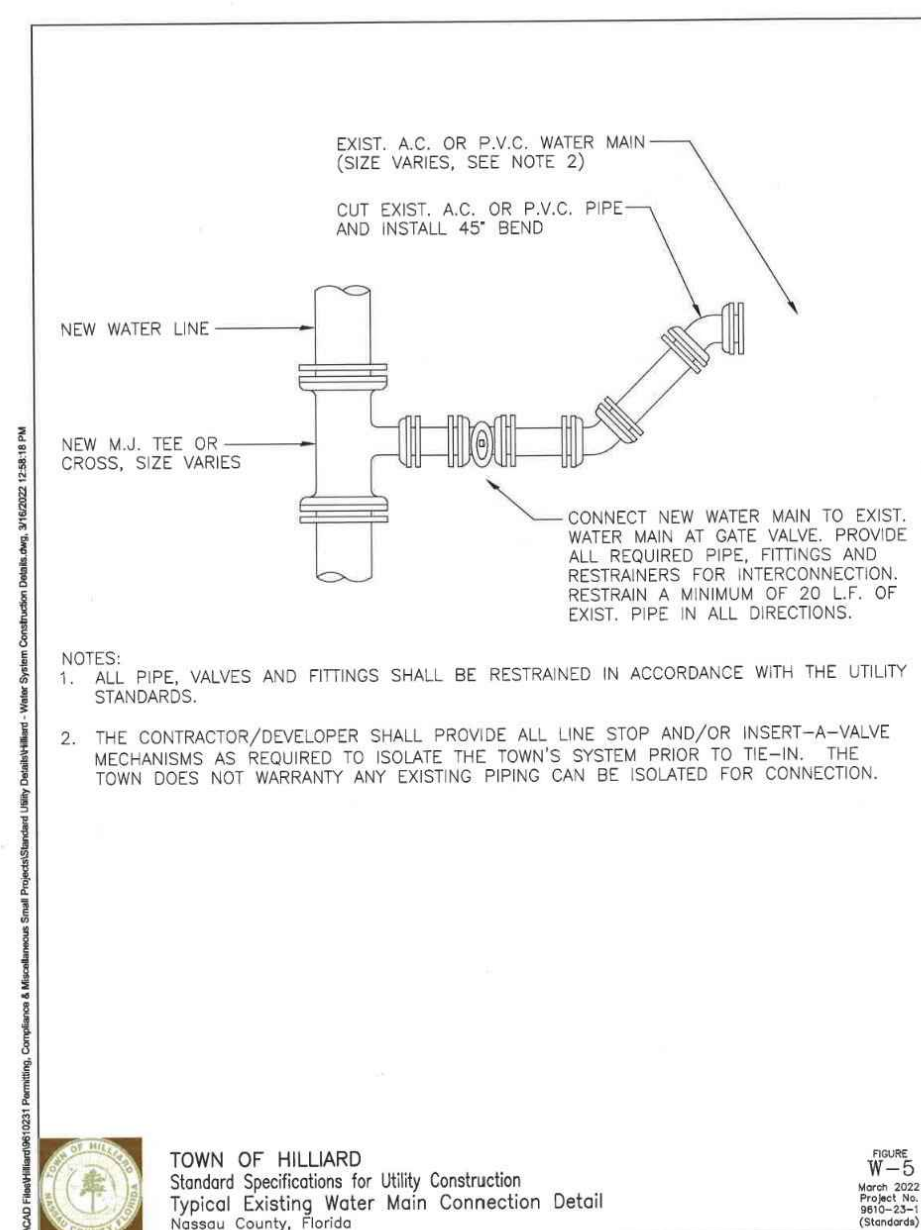
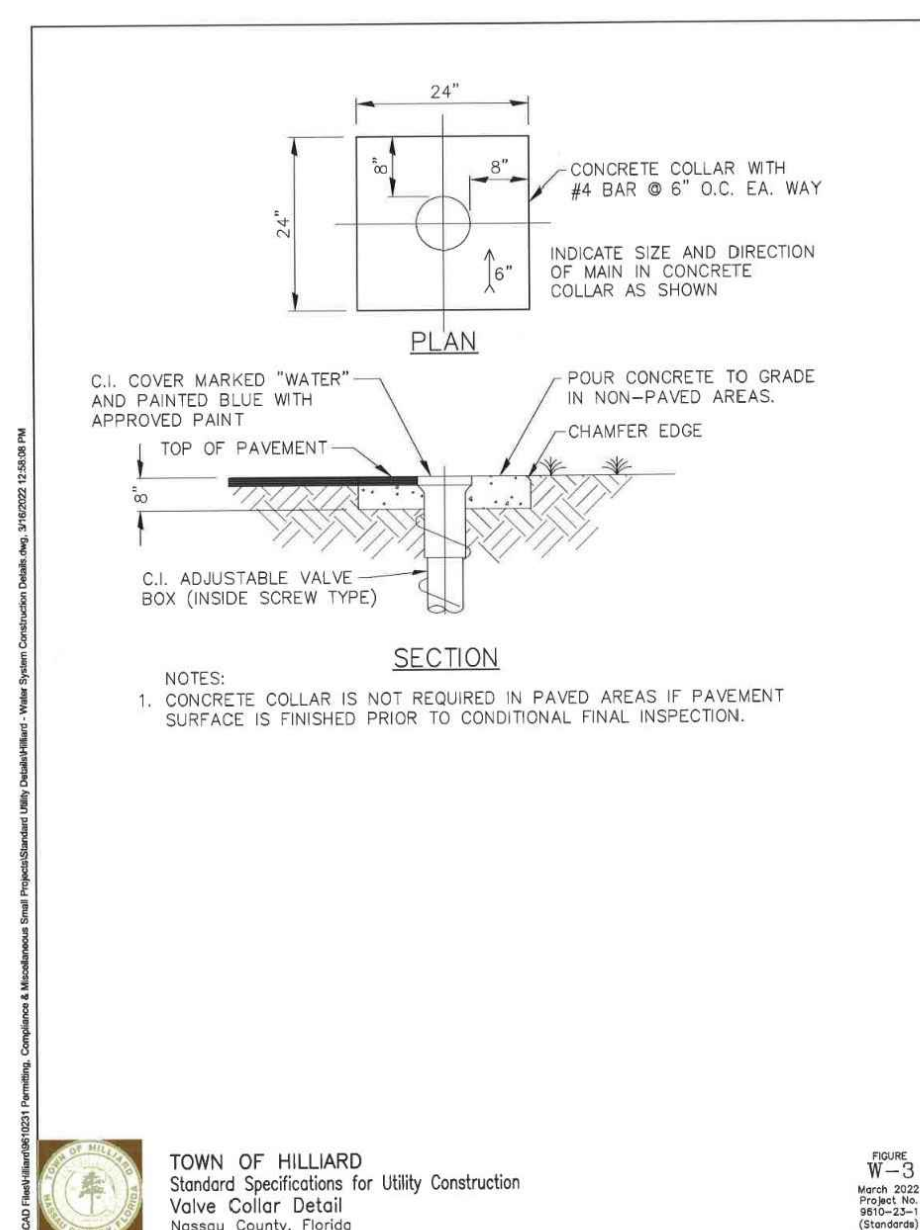
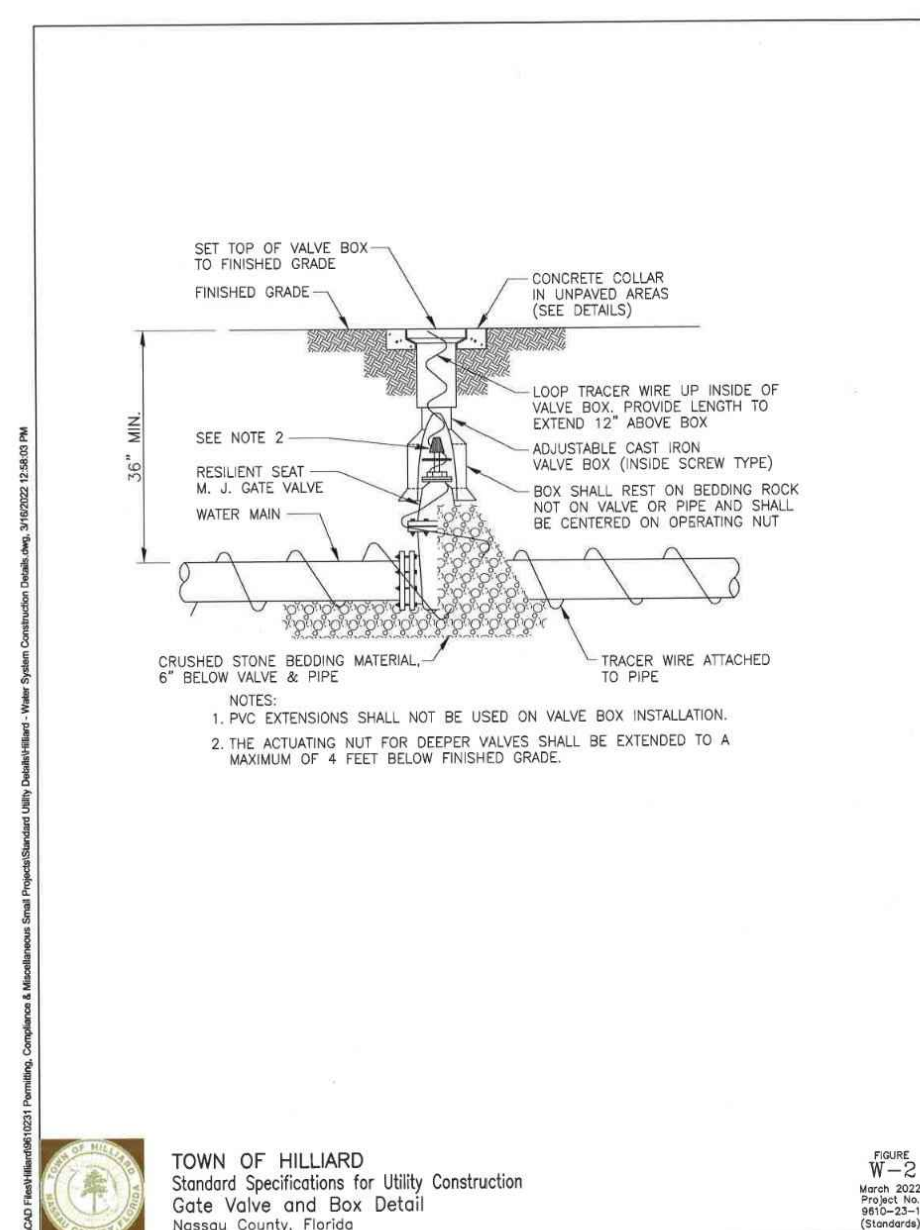
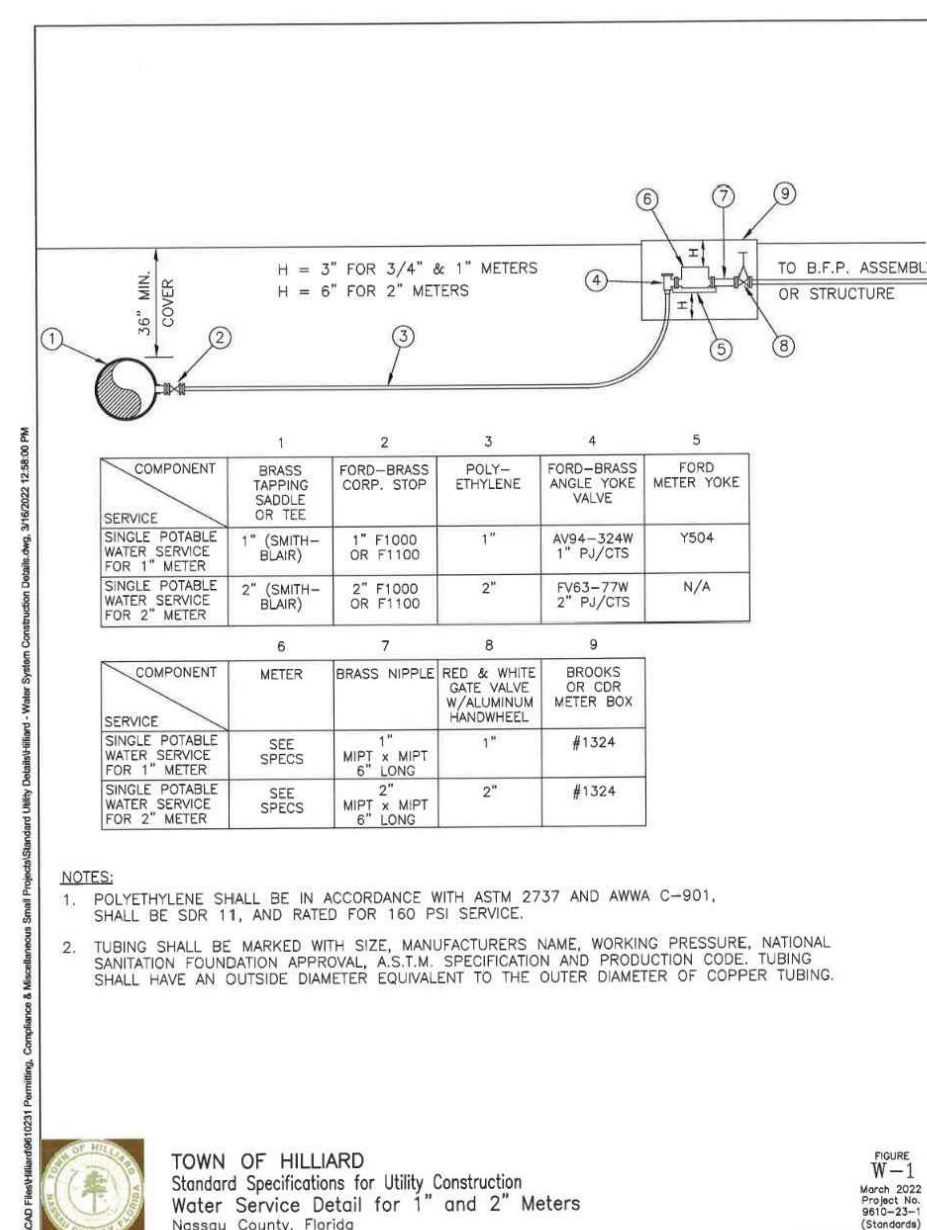
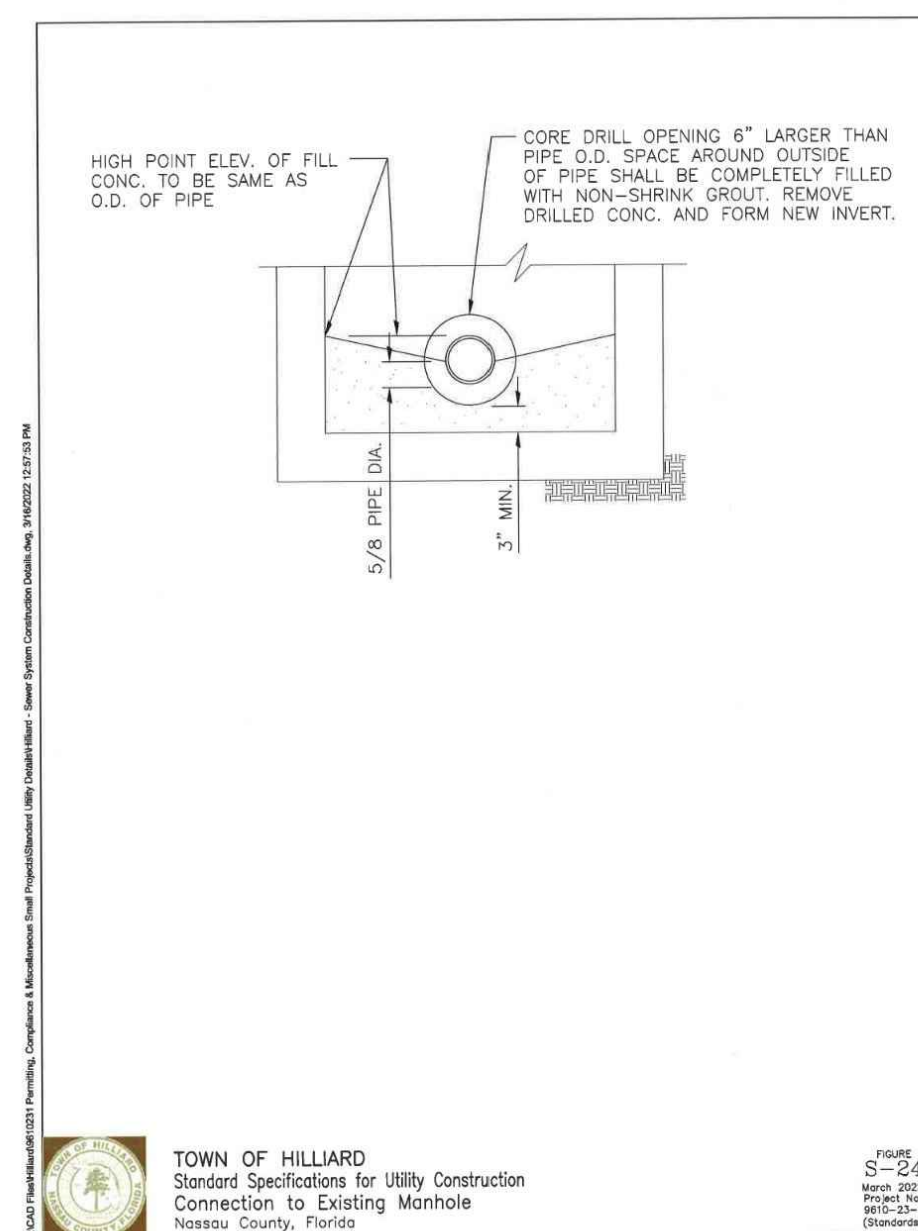
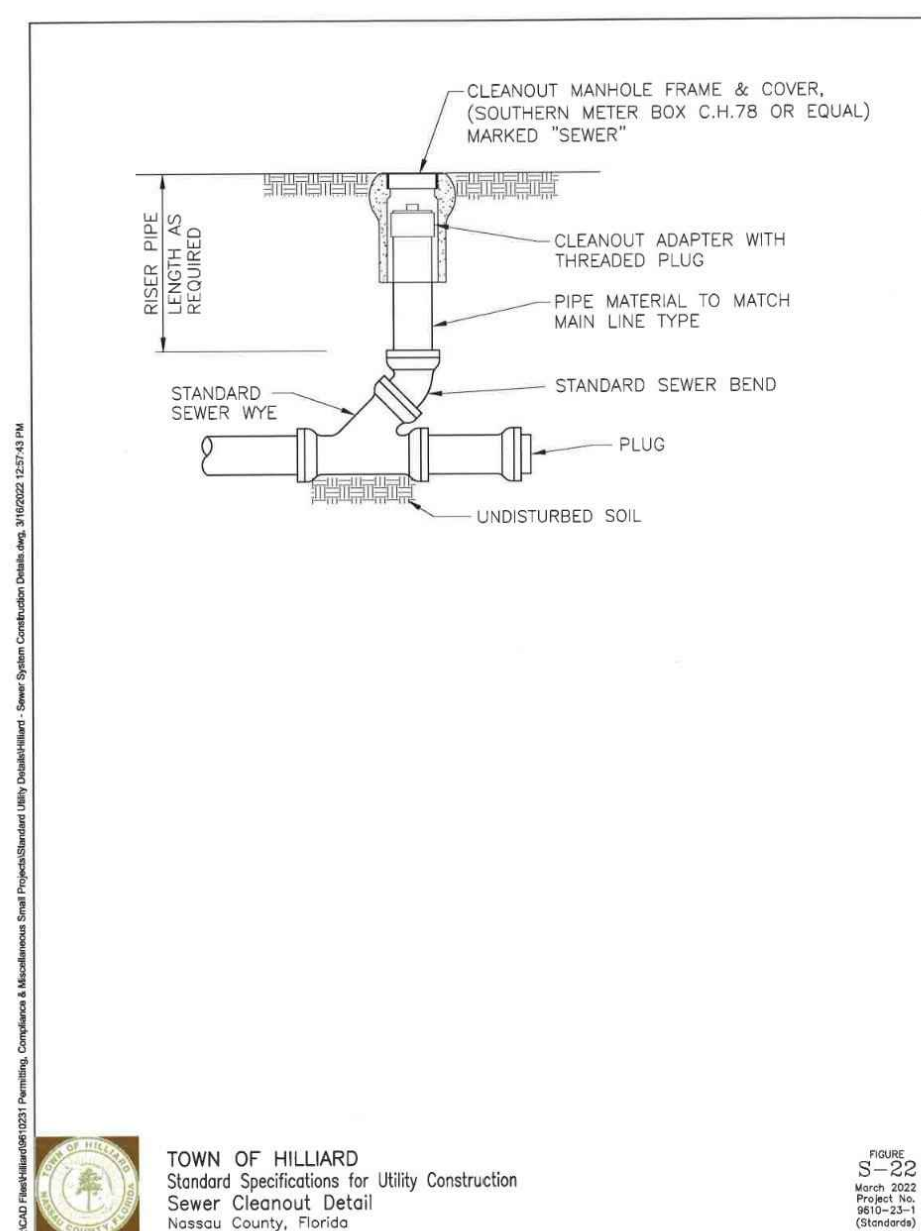
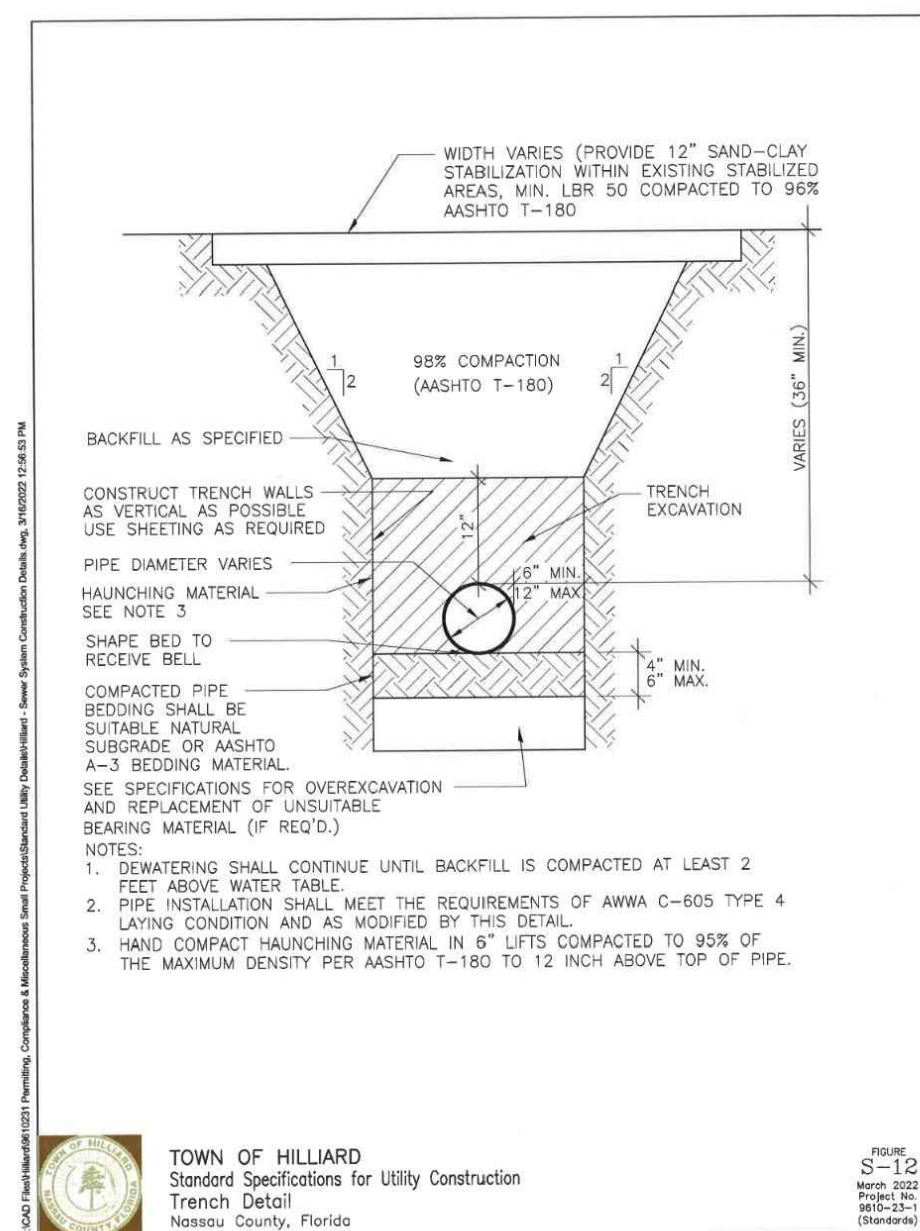
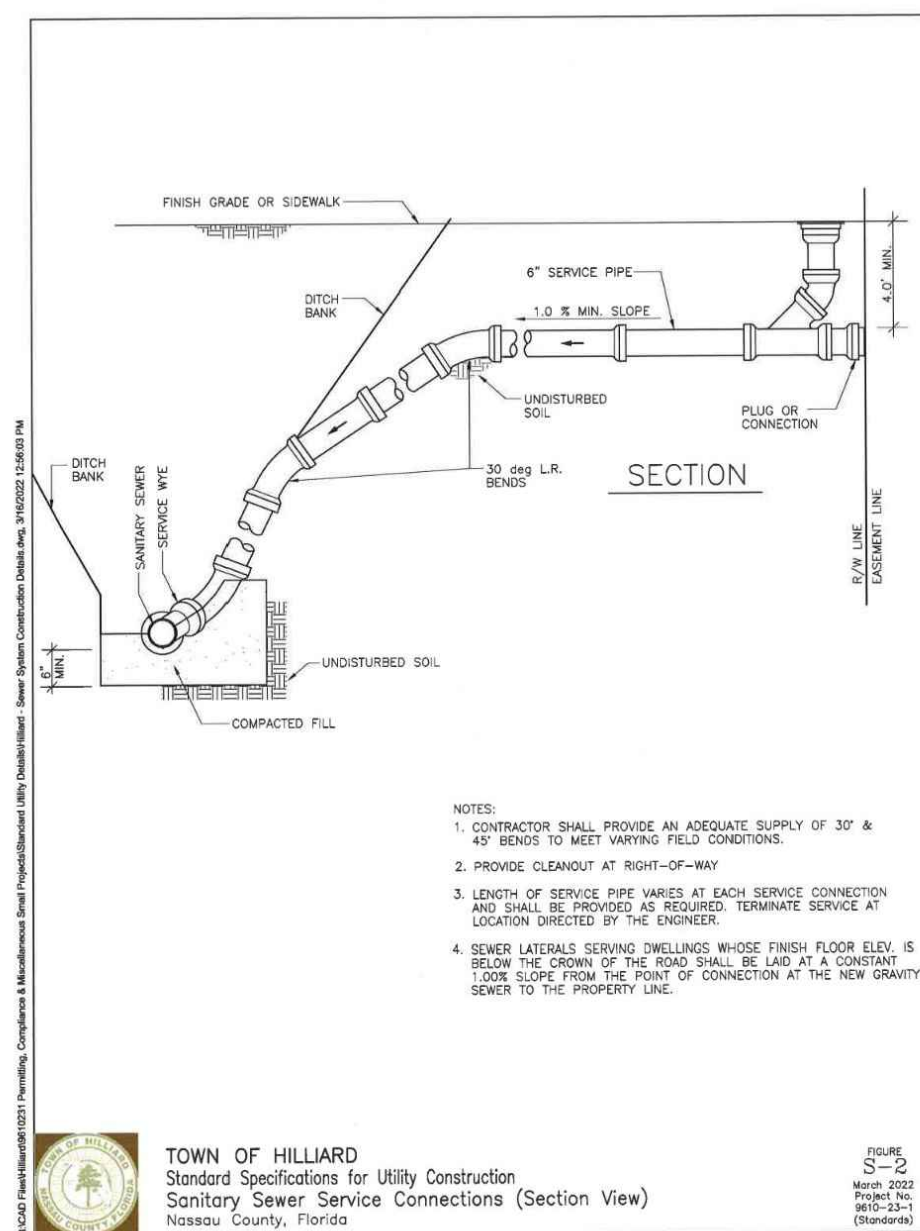
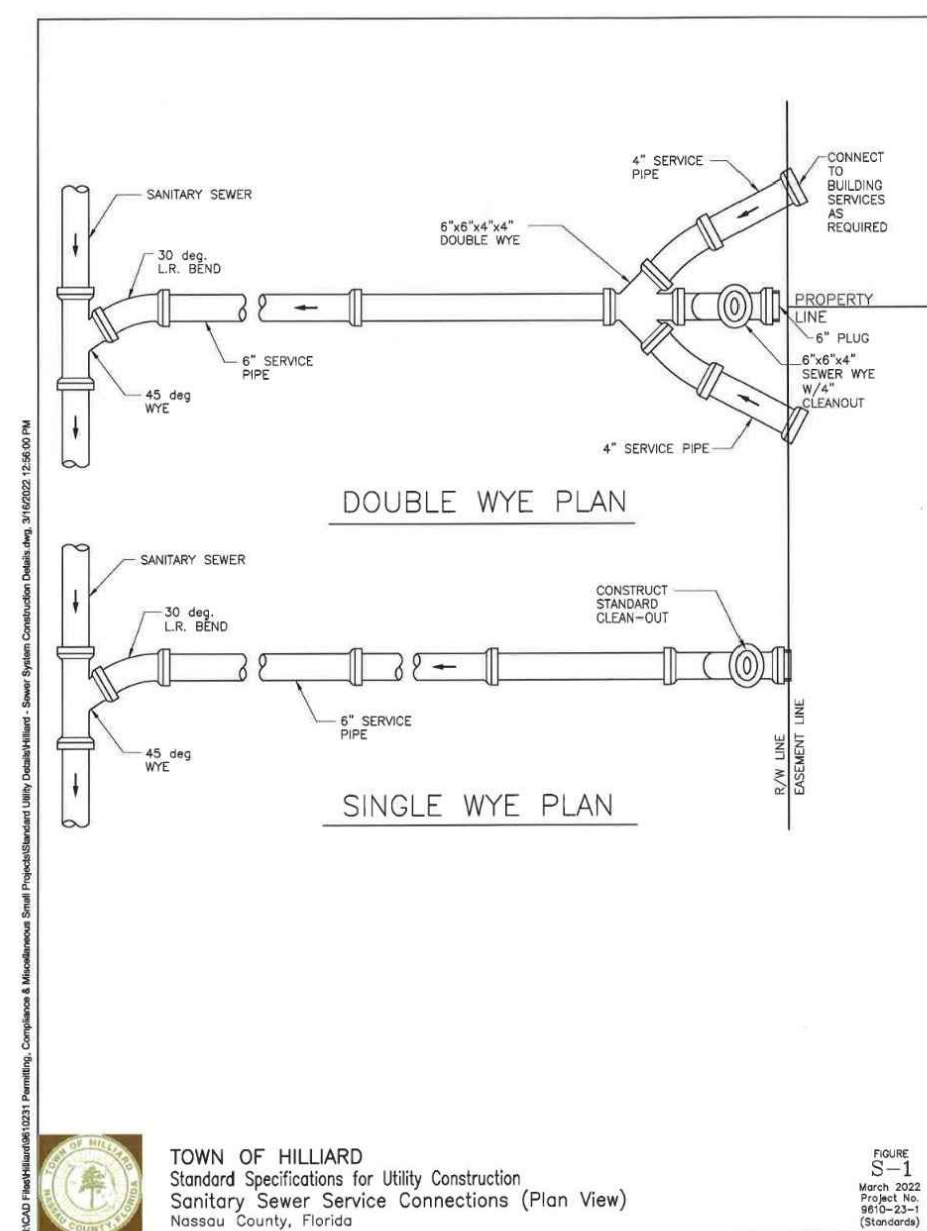
CORPORATE OFFICES
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PROJECT:
NEW O'REILLY AUTO PARTS STORE
US-1 & HENRY SMITH RD
HILLIARD, FL
SITE STORMWATER DETAILS

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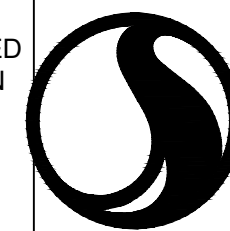




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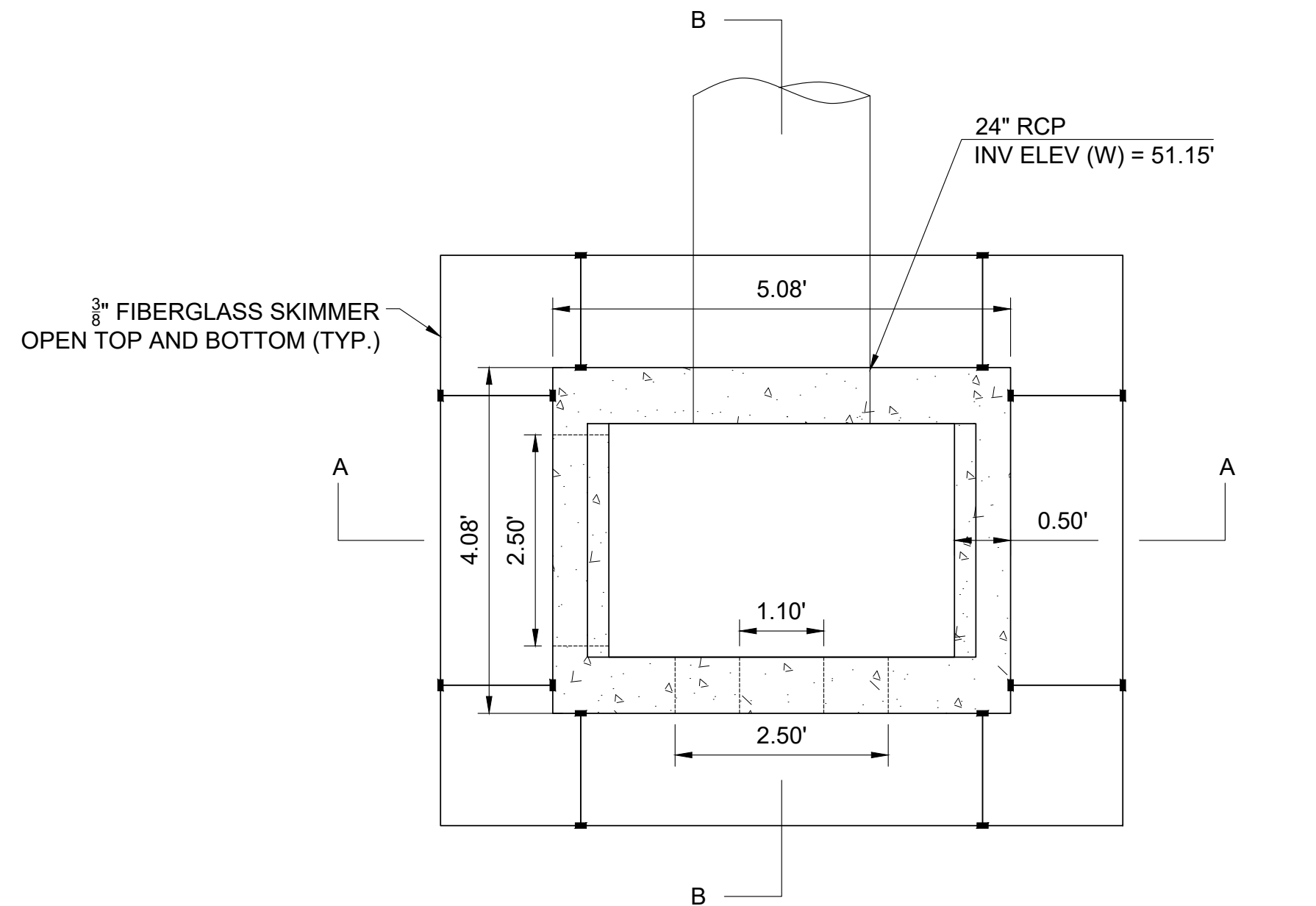
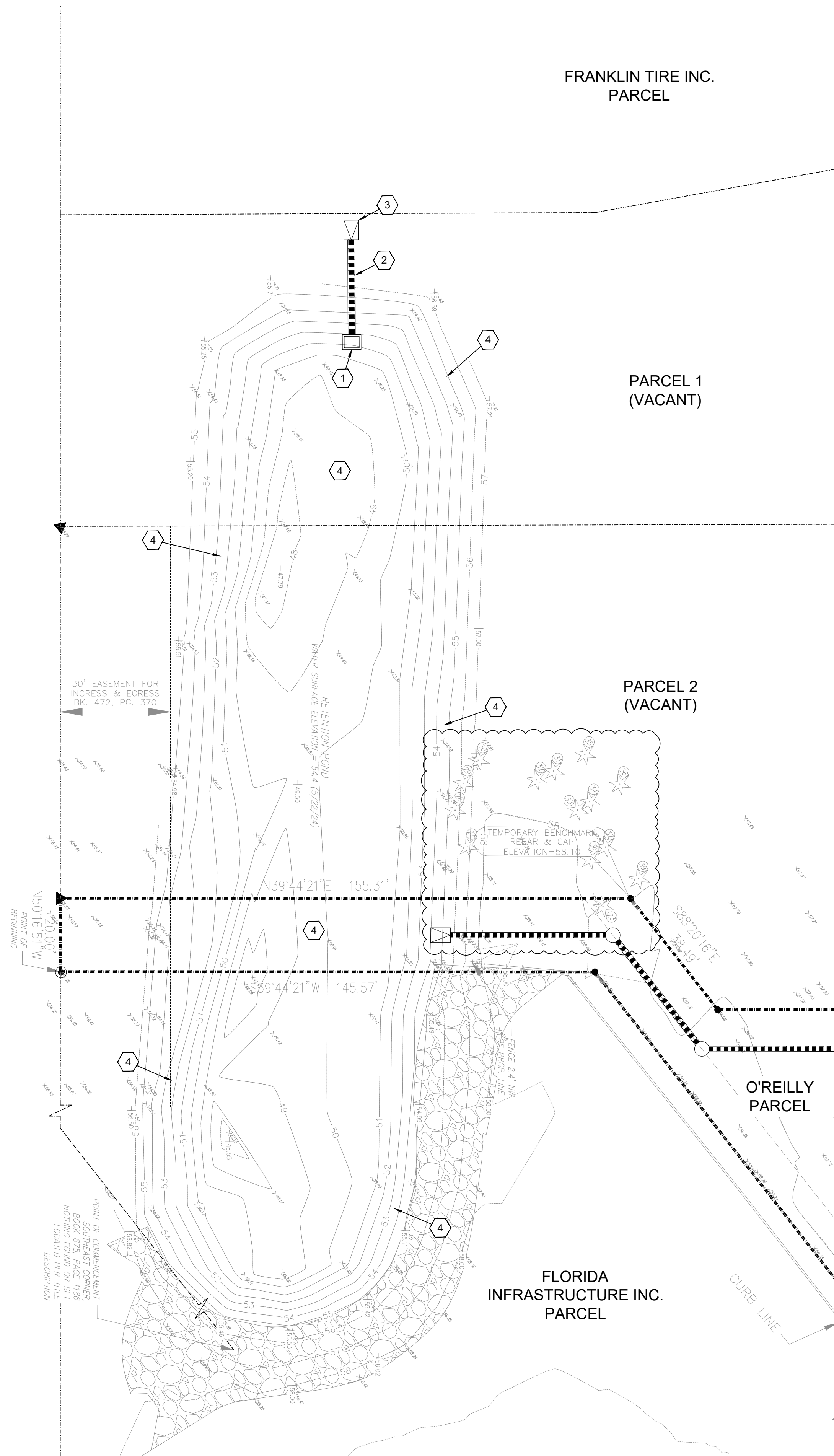
PROJECT:
NEW O'REILLY AUTO PARTS STORE
US-1 & HENRY SMITH RD
HILLIARD, FL
SITE UTILITY DETAILS

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
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COMM # 4861
DATE: 10-25-2024
REVISION
DATE: 06-06-25

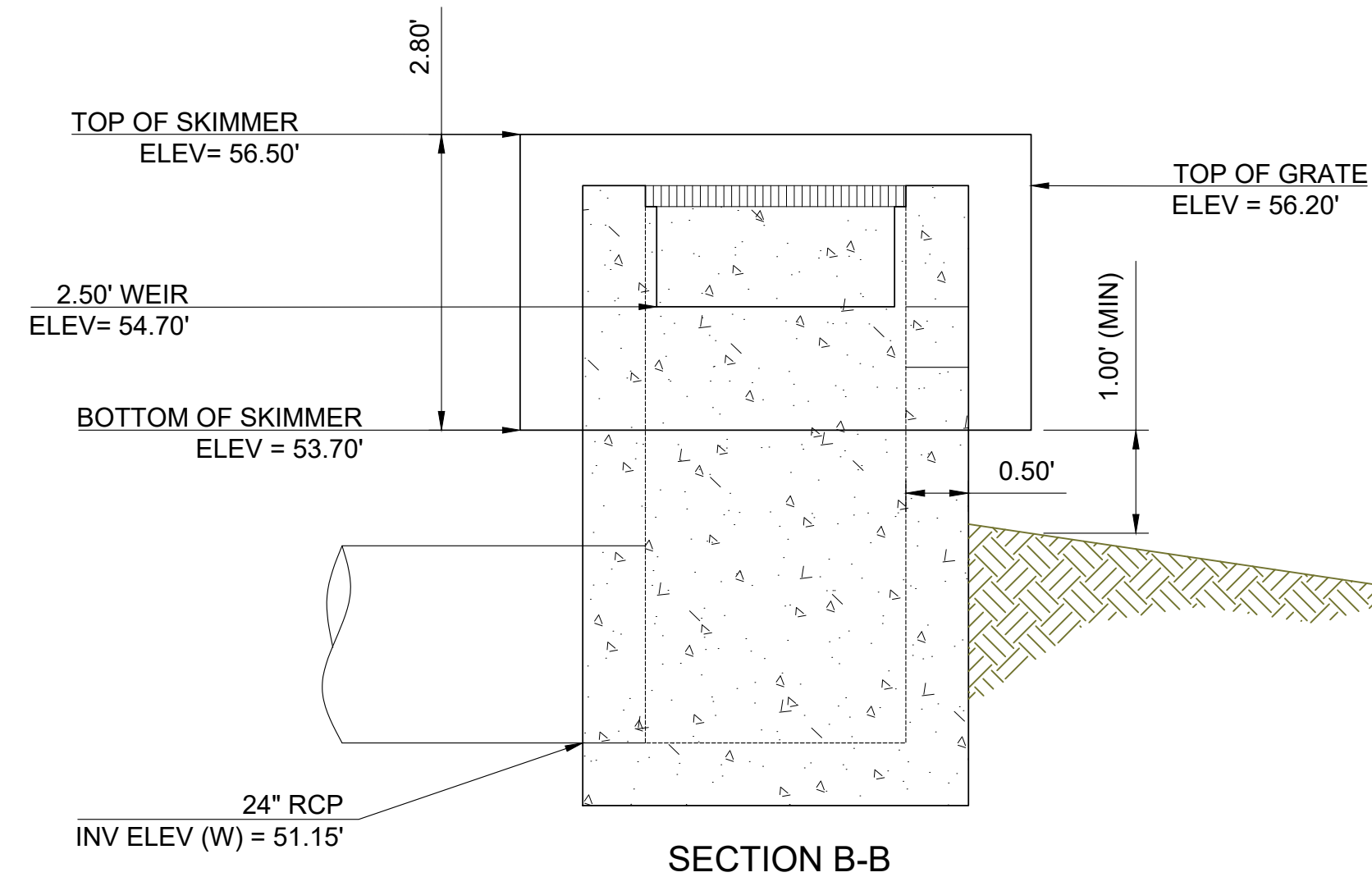
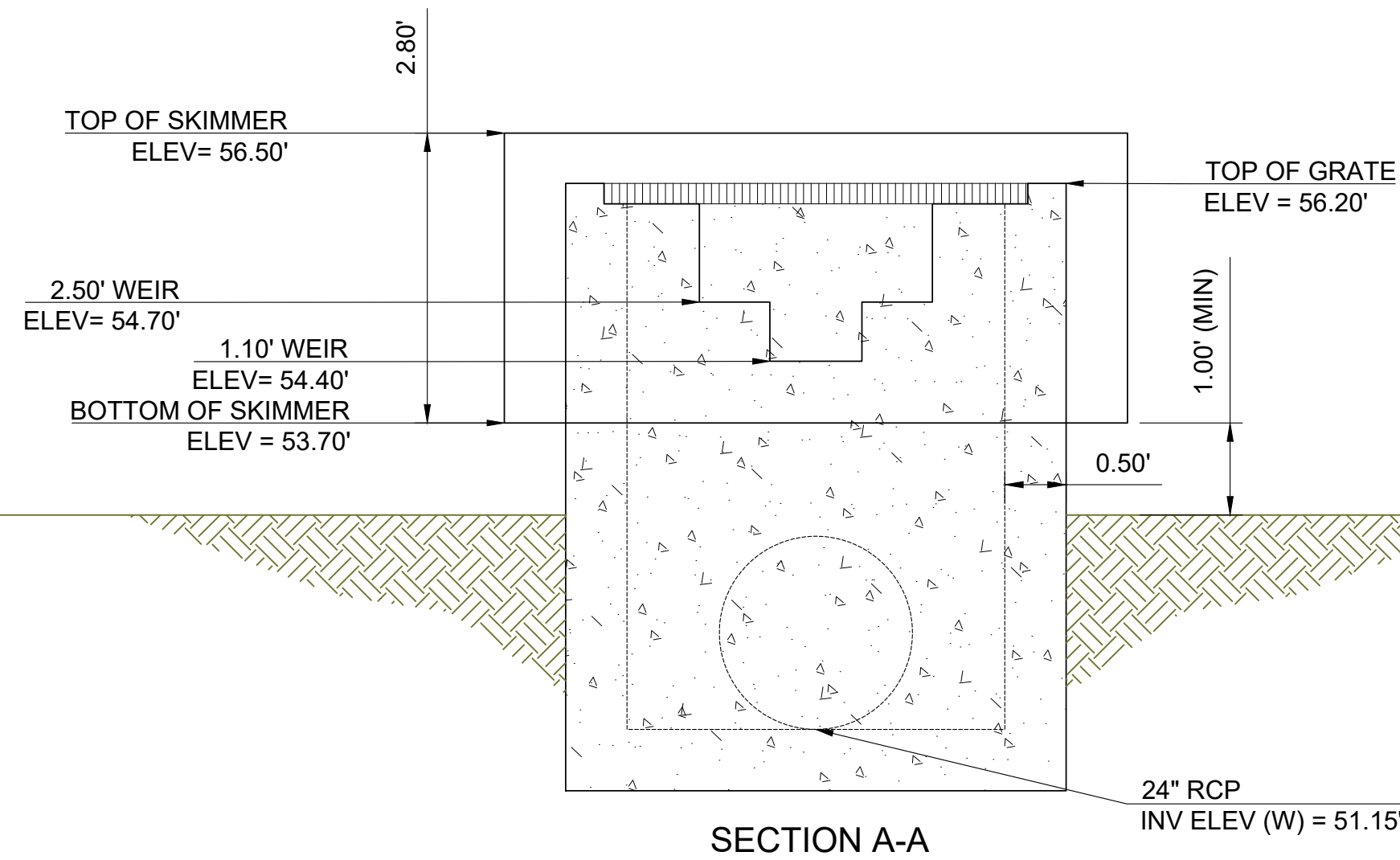
C12 of 12





KEY NOTES:

- 1 CONTROL STRUCTURE CS-1
MODIFIED FDOT TYPE 'D' INLET STRUCTURE. SEE INDEX
NO. 425-052. SEE DETAIL THIS SHEET.
- 2 STORM WATER PIPING
34 LF 24" DIAMETER RCP
- 3 STORM STRUCTURE MES-2
FDOT 24" MITERED END SECTION PER INDEX NO. 430-022
INV ELEV = 51.00'
- 4 STORMWATER POND MAINTENANCE AND RESTORATION
ANY NUISANCE TREES AND VEGETATION/OVERGROWTH
SHALL BE REMOVED. STABILIZE ANY WASHED-OUT
AREAS WITHIN THE POND. ALL POND BANKS SHALL BE
MOWED.



1 CONTROL STRUCTURE CS-1
MODIFIED FDOT TYPE 'D' INLET
SCALE: N.T.S.

SYMBOLS LEGEND	
REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND	
	EXISTING ELEVATION
	PROPERTY LINE

0 20' 40'



CONST
N



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PROJECT:
NEW O'REILLY AUTO PARTS STORE
US-1 & HENRY SMITH RD
HILLIARD, FL
MASTER STORMWATER POND PLAN

O'Reilly AUTO PARTS
CORPORATE OFFICES
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SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM # 4861
DATE: 02-14-2025
REVISION
DATE: 04-02-25
06-06-25

POND-1



TREE CHART

TREE SURVEY PERFORMED BY DOMINION ENGINEERING ASSOCIATES
-JAMES V. WHEDE, PROFESSIONAL LAND SURVEYOR 7134

TREE #	DBH	TYPE			
1	7	LOBLOLLY PINE	29	7	LOBLOLLY PINE
2	7	LOBLOLLY PINE	30	8	LOBLOLLY PINE
3	8	LOBLOLLY PINE	31	8	LOBLOLLY PINE
4	7	LOBLOLLY PINE	32	7	LOBLOLLY PINE
5	7	LOBLOLLY PINE	33	6	LOBLOLLY PINE
6	7	LOBLOLLY PINE	34	7	LOBLOLLY PINE
7	8	LOBLOLLY PINE	35	6	LOBLOLLY PINE
8	7	LOBLOLLY PINE	36	7	LOBLOLLY PINE
9	8	LOBLOLLY PINE	37	6	LOBLOLLY PINE
10	7	LOBLOLLY PINE	38	7	LOBLOLLY PINE
11	8	LOBLOLLY PINE	39	5	LOBLOLLY PINE
12	9	LOBLOLLY PINE			
13	7	LOBLOLLY PINE			
14	9	LOBLOLLY PINE			
15	7	LOBLOLLY PINE			
16	8	LOBLOLLY PINE			
17	7	LOBLOLLY PINE			
18	7	LOBLOLLY PINE			
19	7	LOBLOLLY PINE			
20	9	LOBLOLLY PINE			
21	9	LOBLOLLY PINE			
22	7	LOBLOLLY PINE			
23	6	LOBLOLLY PINE			
24	10	LOBLOLLY PINE			
25	12	LOBLOLLY PINE			
26	11	LOBLOLLY PINE			
27	12	LOBLOLLY PINE			
28	8	LOBLOLLY PINE			

TOTAL TREES: 39
TREES TO REMAIN: (20 TREES) 15-20, 23, 27-39
TREES TO BE REMOVED: (19 TREES) 1-14, 21, 22, 24-26

EXISTING TREES



TREE TO BE REMOVED - NUMBER IN SYMBOL
CORRELATES WITH EXISTING TREE CHART



TREE TO BE RETAINED - NUMBER IN SYMBOL CORRELATES
WITH EXISTING TREE CHART. REFER TO DEMO PLAN FOR
ALL TREES TO BE REMOVED

"SURVEY DOES NOT INDICATE EXTENT OF EXISTING UNDERSTORY TREES, SHRUBS &
OTHER GROUND COVER TO BE REMOVED FOR THIS PROJECT."

PLANT SCHEDULE

SYMBOL QTY BOTANICAL / COMMON NAME SIZE MIN HT / SPR SPACING

TREES

	7	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2.5" DBH	--	AS SHOWN
	8	LAGERSTROEMIA INDICA X FAURIEI 'TONTON' TONTON Crape Myrtle	---	8-10' HT	AS SHOWN
	10	QUERCUS VIRGINIANA SOUTHERN LIVE OAK 'CATHEDRAL'	2.5" DBH	--	AS SHOWN

SHRUBS

	19	LOROPETALUM CHINENSE CHINESE FRINGE FLOWER	---	24" HT	3'-6" OC
	48	MYRICA CERIFERA WAX MYRTLE	---	24" HT	5'-0" OC
	71	PODOCARPUS MACROPHYLLUS PODOCARPUS	---	24" HT	3'-0" OC
	85	SCHEFFLERA ARBORICOLA 'DWARF' DWARF SCHEFFLERA	---	24" HT	3'-6" OC

SOD/SEED

	25,803 SF	PASPALUM NOTATUM 'ARGENTINE' ARGENTINE BAHIA GRASS	SOD
--	-----------	---	-----

MULCH

ALL PLANT BEDS SHALL CONTAIN A 3" LAYER OF GROUND MELALEUCA MULCH
CONTRACTOR TO PLACE A 4" DIAMETER MULCH RING AROUND ALL TREES IN LAWN

PROPOSED LANDSCAPING IS DESIGNED IN ACCORDANCE WITH LDR SECTIONS
62-565, 62-567, AND 62-568.

LANDSCAPE REQUIREMENTS

TOTAL PARCEL AREA: 47,386 SF
BUILDING AREA: 7,225 SF

PERIMETER LANDSCAPE REQUIREMENTS
(1 CANOPY TREE PER 50 LF. TWO SUB-CANOPY TREES MAY BE
SUBSTITUTED FOR EACH TREE (50% MAX))

NORTH - US HWY 1 (159 LF)
REQUIRED: 4 CANOPY TREES PROPOSED: 3 CANOPY TREES, 2
SUB-CANOPY TREES
REQUIRED: HEDGE 48" CLEAR FROM TREES PROPOSED: HEDGE
NOTE: SUB CANOPY TREES DUE TO UTILITY CONFLICT

EAST - HENRY SMITH ROAD (140 LF)
REQUIRED: 3 CANOPY TREES PROPOSED: 6 SUBCANOPY TREES
REQUIRED: HEDGE 48" CLEAR FROM TREES PROPOSED: HEDGE
NOTE: SUB CANOPY TREES DUE TO UTILITY CONFLICT

SOUTH (300 LF)
REQUIRED: 6 CANOPY TREES PROPOSED: 6 CANOPY TREES
REQUIRED: 27 SHRUBS (9/100 LF) PROPOSED: 27

WEST (274 LF)
REQUIRED: 6 CANOPY TREES PROPOSED: 6 CANOPY TREES
REQUIRED: 27 SHRUBS (9/100 LF) PROPOSED: 27
NOTE: 15' OF EAST AND WEST BUFFERS IS NOT PROVIDED WITHIN
CALCULATIONS DUE TO EXISTING CONDITIONS (RETENTION POND)
AND NO DISTURBANCE IS ANTICIPATED.

INTERIOR LANDSCAPE REQUIREMENTS
1 TREE PER EVERY 1,500 SF PER INITIAL 10,500 SF, THEN 1 TREE PER
ADDITIONAL 4,000 SF
CANOPY AND UNDERSTORY TREES TO BE EQUALLY DISTRIBUTED
REQUIRED: 15 PROPOSED: 15 (EXISTING)
5 SHRUBS PER EACH TREE REQUIRED
REQUIRED: 75 PROPOSED: 75
15% OF SITE SHALL BE LANDSCAPED
REQUIRED: 6,024 SF PROPOSED: 24,291 SF

PARKING AREA LANDSCAPE REQUIREMENTS
REQUIRED CANOPY TREES (1 PER PARKING ISLAND)
REQUIRED: 3 PROPOSED: 3
ONE LANDSCAPE AREA BETWEEN EVERY 10 PARKING SPACES
MINIMUM REQUIRED INTERNAL LANDSCAPED AREA SHALL COVER 10%
OF THE PARKING AREA.
REQUIRED: 1,443 SF PROPOSED: 3,607 SF

TREE REPLACEMENT
LIVE OAKS: REPLACEMENT SHALL BE WITH LIVE OAKS. TOTAL CALIPER
INCHES PROPOSED = 1/1 TOTAL CALIPER INCHES REMOVED
REPLACEMENT INCHES PROPOSED:
N/A
ALL OTHER TREES OVER 12" DBH: REPLACEMENT INCHES = 1/3 TOTAL
CALIPER INCHES REMOVED
INCHES REMOVED: 12 REPLACEMENT INCHES PROPOSED: 4

TREES PRESERVED SHALL RECEIVE CREDIT AGAINST REPLACEMENT
REQUIREMENTS
12-18" CAL: LIVE OAKS. 1" CREDIT: ALL OTHERS, 50% INCH CREDIT
LIVE OAKS TO REMAIN (IN): N/A
OTHER TREES TO REMAIN (IN): N/A
19-30" CAL: LIVE OAKS. 1.25" CREDIT: ALL OTHERS, 75% INCH CREDIT
LIVE OAKS TO REMAIN (IN): N/A
OTHER TREES TO REMAIN (IN): N/A
>30" CAL: LIVE OAKS. 1.5" CREDIT: ALL OTHERS, 100% INCH CREDIT
LIVE OAKS TO REMAIN (IN): N/A
OTHER TREES TO REMAIN (IN): N/A

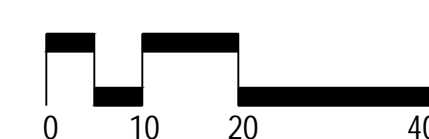
SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND	
	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	NEW POLE SIGN LOCATION
	PROPERTY LINE
	RIGHT-OF-WAY
	LIMIT OF SOD
	NEW LIGHT POLE LOCATION
	MAJOR EXISTING CONTOUR
	MINOR EXISTING CONTOUR
	MAJOR ENGINEERED CONTOUR
	MINOR ENGINEERED CONTOUR

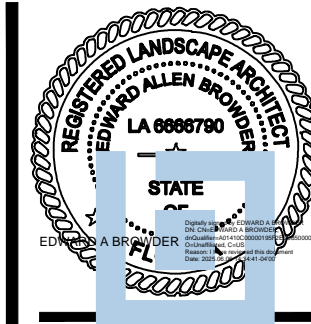
KEY NOTES:

- EXISTING OVERHEAD POWER/ UTILITY LINES
- PROPOSED SIDEWALK
- TRASH ENCLOSURE

SCALE: 1"=20'-0"



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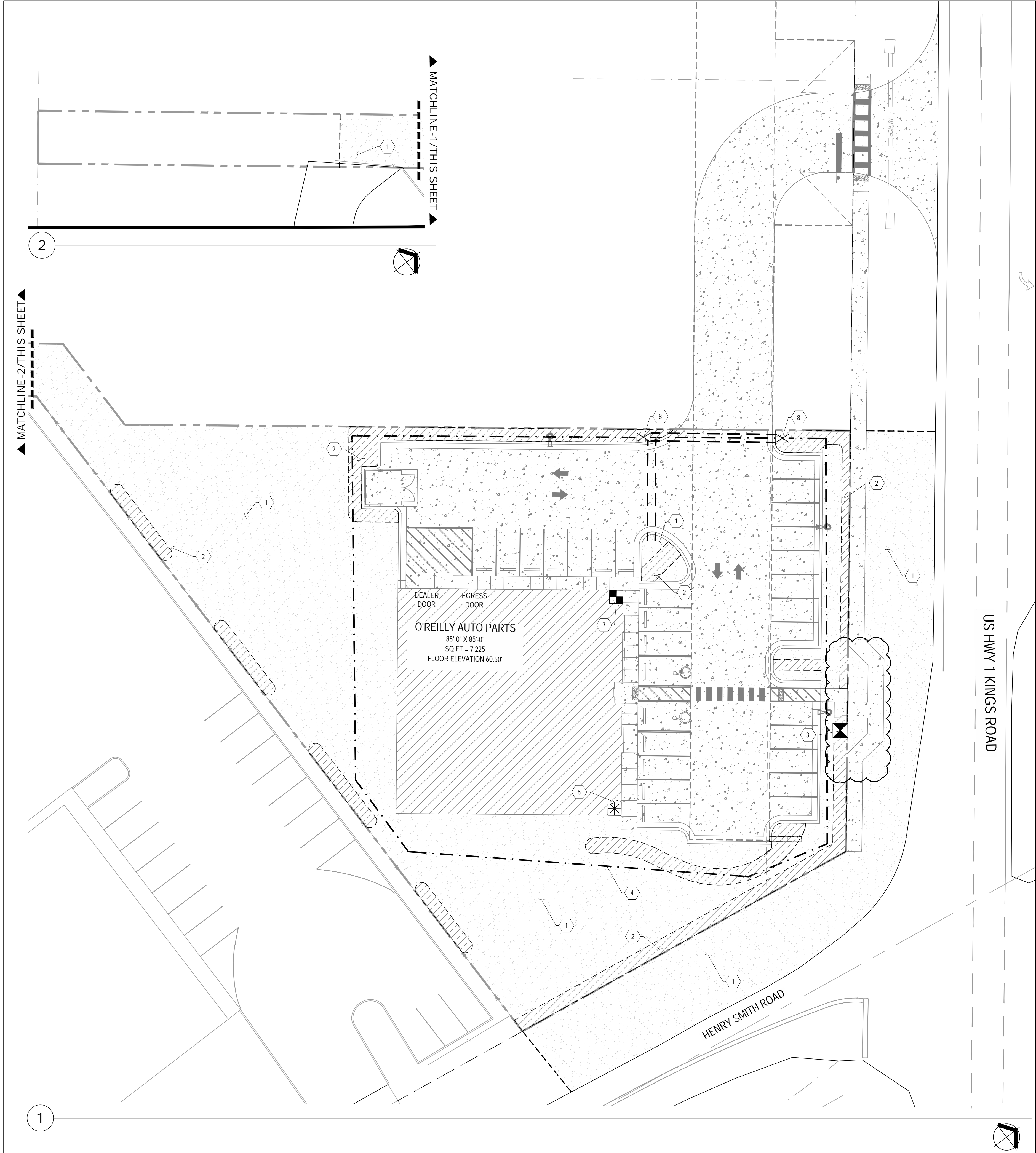
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US-1 & HENRY SMITH ROAD
HILLIARD, FL

PLANTING PLAN

O'Reilly AUTO PARTS
CORPORATE OFFICES
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SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM # 4861
DATE: 10-25-2024
REVISION
DATE: 06-06-2025

L1 OF 5



GENERAL NOTES:

1. IRRIGATION SYSTEM DESIGN BASED ON 30 GPM AND 75 PSI.
2. IRRIGATION DESIGN IS FROM THE POINT OF CONNECTION (POC) ONLY. THE DESIGN IS BASED ON GALLONS PER MINUTE (GPM) AND POUNDS PER SQUARE INCH (PSI) AS FURNISHED BY OTHERS.
3. IRRIGATION CONTRACTOR TO VERIFY POINT OF CONNECTION IN THE FIELD AND CONFIRM MINIMUM DISCHARGE REQUIRED AT POINT OF CONNECTION AS REQUIRED BY PROPOSED IRRIGATION EQUIPMENT PRIOR TO INSTALLATION. CONTACT OWNER'S REPRESENTATIVE WITH ANY DISCREPANCIES IMMEDIATELY BEFORE INSTALLATION.
4. THE PRESSURE REQUIREMENT AT THE POINT OF CONNECTION IS BASED ON NO MORE THAN 5 FEET OF ELEVATION CHANGE IN THE AREAS OF IRRIGATION.
5. CONTRACTOR TO USE CONTINUOUS RUNS FOR ALL PROPOSED CONTROL WIRES. IF NECESSARY, LOCATE ALL WIRE SPLICES IN VALVE BOX. BUNDLE WIRES IN VALVE BOX WITH MINIMUM 24" OF EXCESS CABLE PER BUNDLE. ALL SPLICES MUST BE WATERPROOF WITH 3M DBY/DBR-6 CONNECTORS.
6. PIPE LOCATIONS ARE DIAGRAMMATIC. VALVES AND MAINLINE SHOWN IN PAVED AREAS ARE FOR GRAPHIC CLARITY ONLY.
7. ALL MATERIAL USED SHALL BE INSTALLED AS PER PLAN AND AS PER MANUFACTURER'S SPECIFICATIONS. ALL DEVIATIONS FROM DRAWINGS OR MATERIALS SHALL BE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
8. CONTRACTOR TO PROVIDE ANY STAKING NECESSARY FOR PROPERTY LINES, EASEMENT LINES, ETC. TO INSTALL PLANTING AND IRRIGATION AS PER PLANS.
9. LOCATE VALVES AND VALVE BOXES IN SHRUB BED WHENEVER POSSIBLE. IF NECESSARY TO LOCATE IN LAWN, LOCATE A MINIMUM OF 36" AWAY FROM PLANTER BED EDGE.
10. SEE DETAIL SHEET L4 & L5 FOR FURTHER IRRIGATION NOTES & DETAILS

KEY NOTES:

1. ALL PROPOSED LAWN AREAS THAT HAVE NOT BEEN HATCHED WITH DRIP AREA HATCHING AND DO NOT CONTAIN EXISTING PLANT MATERIAL WILL BE IRRIGATED WITH SPRAY HEAD IRRIGATION OR ROTORS UNLESS OTHERWISE NOTED (TYP.). POND AREAS TO BE ZONED SEPARATELY.
2. PLANTER BED IRRIGATION COVERAGE (TYP. OF HATCHED AREAS). ALL PROPOSED PLANTINGS SHALL RECEIVE DRIP IRRIGATION
3. POINT OF CONNECTION IS A SEPARATE WATER METER WITH A BACKFLOW PREVENTER. REFER TO CIVIL SET FOR FURTHER INFORMATION
4. 2" IRRIGATION MAINLINE (TYP.) - SOLVENT WELD PVC - ASTM D2241 - CLASS 200 - SDR 21
CONTRACTOR WILL BE REQUIRED TO LOOP THE IRRIGATION MAINLINE TO REDUCE PRESSURE LOSS IF NEEDED
NOTE: MAINLINE LAYOUT IS DIAGRAMMATIC. VALVES AND MAINLINE SHOWN IN PAVED AREAS ARE FOR GRAPHIC CLARITY ONLY. ALL VALVES AND MAINLINE SHALL BE INSTALLED WITHIN LANDSCAPE AREAS. CONTRACTOR SHALL NOT ROUTE MAINLINE NEAR EXISTING OR PROPOSED TREES, OR UTILITY LINES. REFER TO CIVIL SET FOR MORE INFORMATION PRIOR TO INSTALLATION.
5. UNDERPAVEMENT SLEEVING (TYP.) - SCHEDULE 40 PIPE.
4" DIAMETER UNLESS OTHERWISE INDICATED. TO BE INSTALLED BY LANDSCAPE CONTRACTOR AT DEPTH AS PER LOCAL CODE.
6. AUTOMATIC CONTROLLER:
MOUNT CONTROLLER ON BACK OF WALL IF ACCEPTABLE WITH OWNER
7. POTENTIAL LOCATION FOR WIRELESS MINI WEATHER STATION/ RAIN SENSOR:
MOUNT RAIN SENSOR ON TOP OF BUILDING IF ACCEPTABLE WITH OWNER. COORDINATE EXACT LOCATION WITH ARCHITECT & OWNER.
ENSURE SENSOR IS OUT OF EXISTING AND FUTURE DRIP LINES OF TREES
8. STAINLESS STEEL BALL VALVE (TYP.) - SIZE PER LINE SIZE
MFG.: LEEMCO FITTINGS (MODEL: LBT-XX-SS)

SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND	
	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	NEW POLE SIGN LOCATION
	PROPERTY LINE
	RIGHT-OF-WAY
	LIMIT OF IRRIGATION
	IRRIGATION MAINLINE
	NEW LIGHT POLE LOCATION

SCALE: 1"=20'-0"

0 10 20 40



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PROJECT:
NEW O'REILLY AUTO PARTS STORE
US-1 & HENRY SMITH ROAD
HILLIARD, FL

IRRIGATION PLAN

O'Reilly AUTO PARTS
CORPORATE OFFICES
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COMM # 4861
DATE: 10-25-2024
REVISION
DATE: 06-06-2025

L2 OF 5

<p>1 DECIDUOUS TREE STAKING</p> <p>N.T.S.</p>	<p>2 EVERGREEN TREE STAKING</p> <p>N.T.S.</p>	<p>3 GROUND COVER SPACING</p> <p>N.T.S.</p>
		<p>4 EVERGREEN / DECIDUOUS SHRUB</p> <p>N.T.S.</p> <p>5 TRENCH EDGING</p> <p>N.T.S.</p>
<p>6 TYP. TREE PROTECTION</p> <p>N.T.S.</p>		

TREE PROTECTION NOTES

- DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, DO NOT PLACE SOIL DEPOSITS, DEBRIS SOLVENTS, MACHINERY CONSTRUCTION MATERIAL OF ANY KIND WITHIN THE DRIP LINE OF A TREE TO REMAIN.
- BEFORE CONSTRUCTION STARTS ALL PROTECTED TREES SHALL BE PRUNED AS FOLLOWS UNLESS OTHERWISE DIRECTED BY THE OWNER OR HIS REPRESENTATIVE. REMOVE ANY DEAD OR DISEASED TRUNKS OR BRANCHES, AND REMOVE WEAK OR CROSSED BRANCHES. ALL CUTS SHALL BE MADE SUFFICIENTLY CLOSE TO THE TRUNK OR PARENT LIMB, WITHOUT CUTTING INTO THE BRANCH COLLAR OR LEAVING A PROTRUDING STUB, SO THAT CLOSURE CAN READILY START. ALL TRIMMING SHALL BE DONE BY A QUALIFIED TREE SURGEON. PRUNING SHALL BE IN ACCORDANCE WITH ANSI A-300 PRUNING STANDARDS.
- ALL ROOTS TO BE REMOVED DURING THE SITE CLEARING SHALL BE SEVERED CLEAN AT THE PERIMETER OF THE DESIGNATED PROTECTED RADIUS. A 3" LAYER OF MULCH SHALL BE IMMEDIATELY APPLIED OVER THE SURFACE OF EXPOSED ROOTS OF PROTECTED TREES. A SOIL AUGER WILL BE USED TO BORE UNDER ROOT SYSTEMS UTILITIES ARE TO BE INSTALLED WITHIN 10' OF A PROTECTED TREE.

ROOT PRUNING NOTE:

WHEN THE CRITICAL ROOT ZONE WILL BE DISTURBED, AFFECTED ROOTS MUST BE SEVERED BY CLEAN PRUNING CUTS AT THE POINT WHERE CONSTRUCTION IMPACTS THE ROOTS. ROOTS CAN BE PRUNED BY UTILIZING TRENCHING EQUIPMENT DESIGNED FOR THIS PURPOSE OR BY HAND DIGGING A TRENCH AND PRUNING ROOTS WITH A PRUNING SAW, CHAIN SAW OR OTHER EQUIPMENT DESIGNED FOR TREE PRUNING. ROOTS LOCATED WITHIN A CRITICAL ROOT ZONE THAT WILL BE IMPACTED BY CONSTRUCTION MUST BE PRUNED TO A DEPTH OF 18 INCHES BELOW THE EXISTING GRADE OR TO THE DEPTH OF DISTURBANCE IF LESS THAN 18 INCHES FROM THE EXISTING GRADE. WHEN UNDERGROUND UTILITY LINES ARE TO BE INSTALLED WITHIN THE CRITICAL ROOT ZONE, THE ROOT PRUNING REQUIREMENTS MAY BE WAIVED IF THE LINES ARE INSTALLED VIA TUNNELING OR DIRECTIONAL BORING AS OPPOSED TO OPEN TRENCHING. A LICENSED CERTIFIED ARBORIST SHALL PROVIDE PRUNING.

GENERAL NOTES: LANDSCAPE PLAN

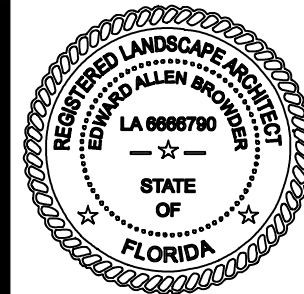
- CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY LOCATE SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
- REFER TO SITE CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS AND COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWING AS NEEDED.
- REESTABLISH EXISTING TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING, INCLUDING AREAS IN RIGHT-OF-WAY, TO MATCH EXISTING SPECIES.
- CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
- CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEOUS MATERIAL OR DEBRIS.
- REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER AS NEEDED.
- QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT LEGEND AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GREATER QUANTITY SHALL GOVERN.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
- ALL SIZES AND QUALITY OF PLANT MATERIAL SHALL MEET THE MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014). THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL IN SIZE AS INDICATED IN THE PLANT SCHEDULE UNLESS OTHERWISE SPECIFIED ON THE PLAN SET. ALL PLANTS THAT DO NOT MEET THE SIZE AND SPECIFICATIONS SET FORTH BY THE AMERICAN STANDARD FOR NURSERY STOCK WILL BE REJECTED BY LANDSCAPE ARCHITECT AT NO COST TO OWNER.
- ONCE PROJECT IS AWARDED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PLANT MATERIAL IN THE SIZE SPECIFIED ON PLAN PRIOR TO INSTALLATION. IN THE EVENT THE PLANT MATERIAL IS NOT AVAILABLE IN THE SIZE SPECIFIED, THE CONTRACTOR SHALL INSTALL LARGER AT NO COST TO OWNER.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AND REPLACED BY CONTRACTOR AT NO COST TO THE OWNER.
- PRIOR TO MOBILIZATION THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT, IN WRITING, IF HE/SHE BELIEVES ANY OF THE PLANT MATERIAL IDENTIFIED ON THE PLAN MAY NOT BE SUITABLE FOR THE SITE OR MAY DIE. SUBSTITUTION REQUESTS WILL BE GRANTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IF NOTIFICATION IS NOT GIVEN TO THE LANDSCAPE ARCHITECT ALL PLANTING WHICH FAILS TO GROW (EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE AS DETERMINED BY THE OWNER, NEGLECT, OR VANDALISM) SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY LANDSCAPE ARCHITECT TO ADJUST TREE LOCATIONS.
- BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE GROUND-COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
- INITIAL LANDSCAPE MAINTENANCE IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY UNTIL THE DATE OF SUBSTANTIAL COMPLETENESS AND FINAL ACCEPTANCE BY THE OWNER. MAINTAIN TREES, SHRUBS, LAWNS, AND OTHER PLANTS AS PER THE PROJECT MANUAL AND/OR WRITTEN SPECIFICATIONS, IF APPLICABLE. EXTENDED LANDSCAPE MAINTENANCE PERIOD UNDER A SEPARATE APPROVED CONTRACT BEGINS IMMEDIATELY AFTER THE SUBSTANTIAL COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN ACCEPTANCE FROM THE OWNER AND/OR LANDSCAPE ARCHITECT.
- ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH LOCAL GOVERNING STANDARDS, IN ADDITION TO OWNER REQUIREMENTS.
- ALL PLANTS SHALL COME WITH A 1 YEAR WARRANTY. PLANTS SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETENESS AND FINAL ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL REPLACE ALL PLANTS, UNHEALTHY, DAMAGED, DYING OR DEAD. LAWNS THAT ARE NOT IN GOOD CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REPAIRED UNTIL A GOOD LAWN RESULTS. UNLESS OTHERWISE COORDINATED WITH OWNER, IT IS UNDERSTOOD THE OWNER SHALL ASSUME RESPONSIBILITY FOR WATERING ALL PLANT MATERIAL AN LAWN ARE BEGINNING WITH THE DATE OF SUBSTANTIAL COMPLETENESS.
- REFER TO PROJECT MANUAL OR WRITTEN SPECIFICATIONS, IF AVAILABLE, FOR ADDITIONAL REQUIREMENTS.

SOIL PLANTING MIXTURE (MIX ONSITE)

- THE LANDSCAPE CONTRACTOR SHALL FURNISH FROM THEIR SOURCE A GOOD CLEAN, NATIVE SOIL WHICH SHALL MEET THE APPROVAL OF THE OWNER'S REPRESENTATIVE. THIS SOIL SHALL BE USED FOR THE PLANTING MIXTURE AS FOLLOWS:
 - ONE PART COMPOST/MANURE PLANTING MIX, TOPSOIL OR APPROVED EQUAL
 - ONE PART NATIVE SOIL
- SOILS WITHIN PLANTING AREAS MUST BE SUITABLE FOR PROPOSED PLANTED MATERIAL & SOD WITH REGARD TO: pH, SOIL TEXTURE, SOIL STRUCTURE, AND SEASONAL HIGH WATER TABLE. THE CONTRACTOR SHALL ANALYZE EXISTING SOILS LOCATED IN PROXIMITY TO PROPOSED PLANT MATERIAL AND BE RESPONSIBLE TO AMEND THE SOIL TO OBTAIN ESSENTIAL REQUIREMENTS NECESSARY FOR THE ESTABLISHMENT AND GROWTH OF PLANT LIFE. LANDSCAPE CONTRACTOR TO PROVIDE SOILS REPORT AND APPROPRIATE RECOMMENDATIONS PRIOR TO INSTALLATION TO OWNER'S REPRESENTATIVE FOR REVIEW. FAILURE TO PROVIDE REPORT MAY RESULT IN PLANT MATERIAL BEING REJECTED BY OWNER'S REPRESENTATIVE AND REPLACED AT NO COST TO OWNER.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING PRIOR TO PLANTING, WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, POOR PLANTING SOIL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS.



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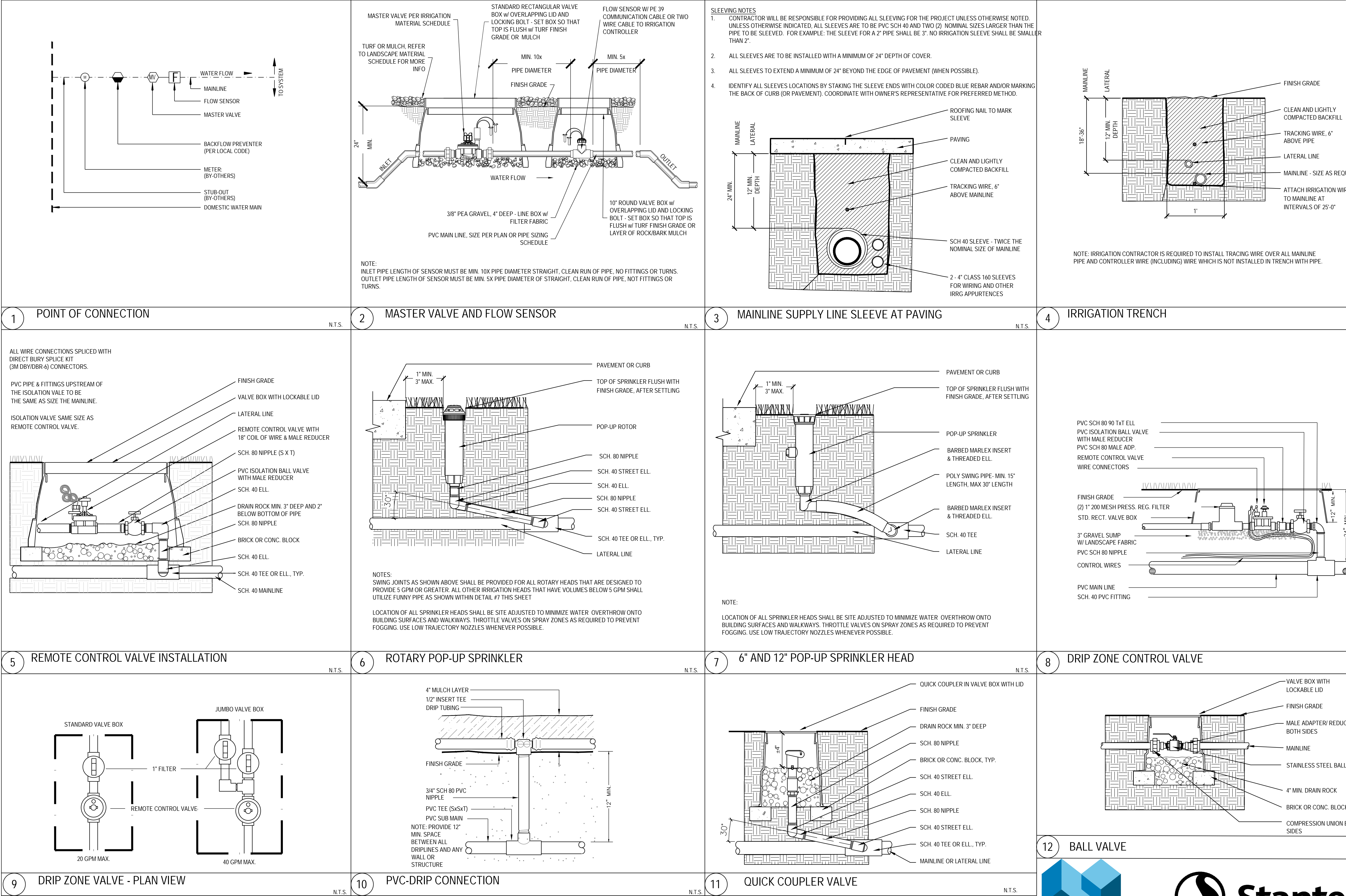
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PROJECT:
NEW O'REILLY AUTO PARTS STORE
US-1 & HENRY SMITH ROAD
HILLIARD, FL

PLANTING DETAILS & NOTES

O'Reilly AUTO PARTS
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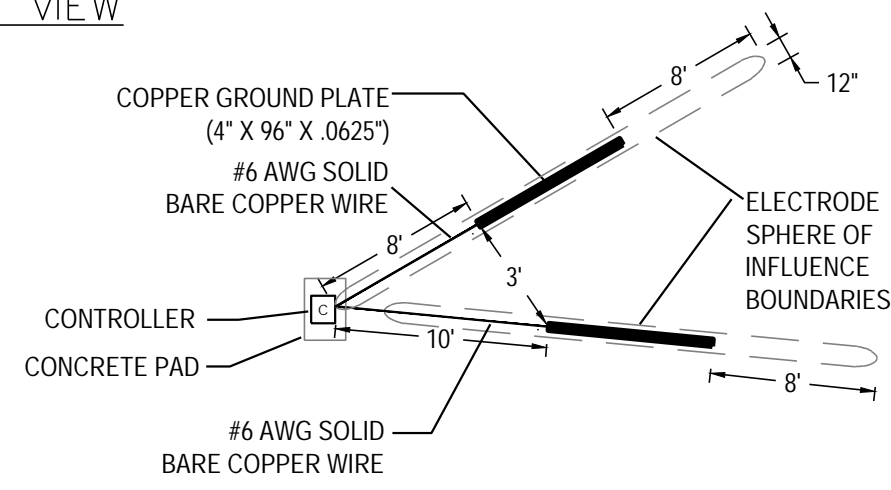
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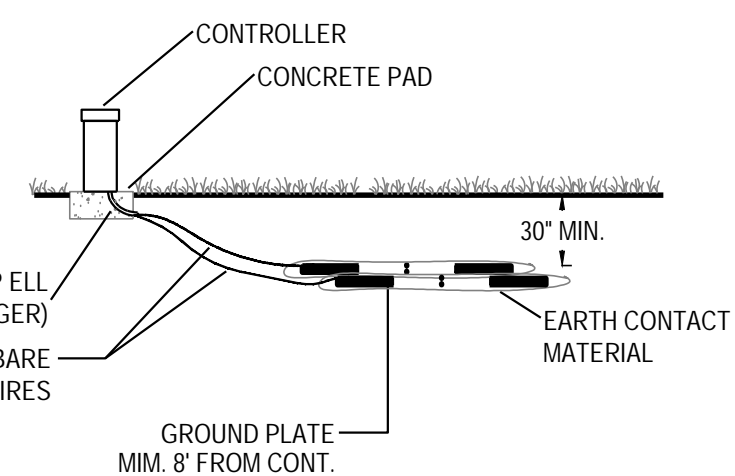
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for the latest rev. go to http://www.asic.org/design_guides.htm

TOP VIEW



SIDE VIEW



MINIMUM ACCEPTABLE RESISTANCE TO GROUND IS 25 OHMS.
USE ADDITIONAL GROUND PLATES OR GROUND RODS AS NEEDED.

13 CONTROLLER GROUNDING

N.T.S.

14 WIRE SPLICE

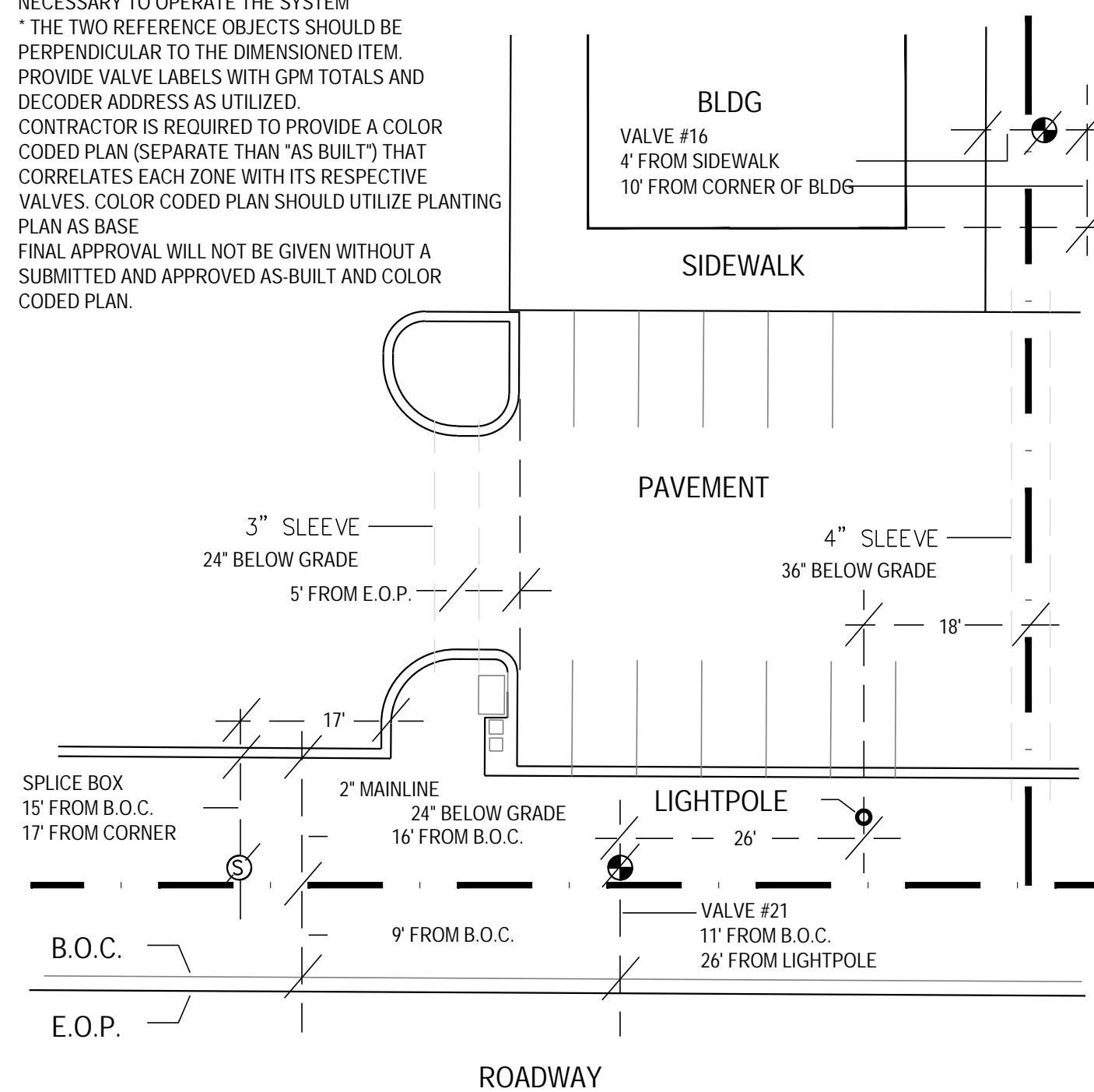
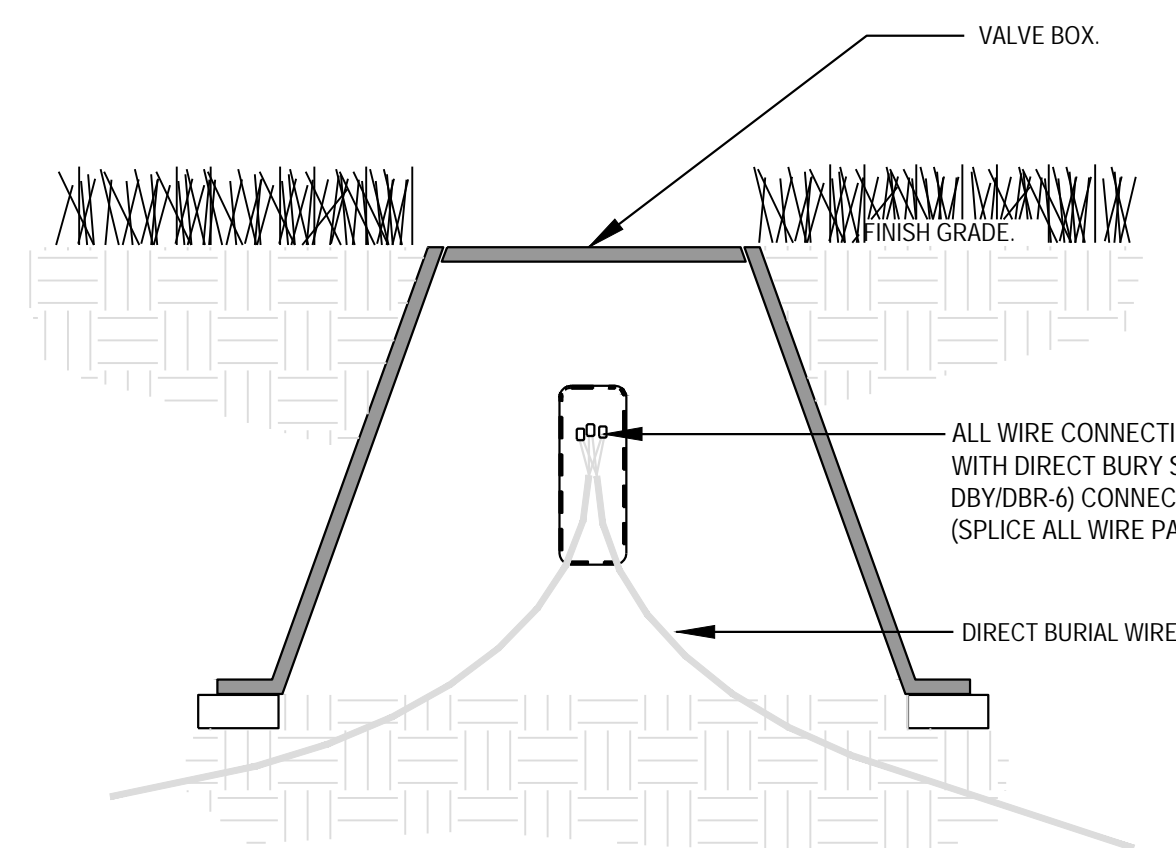
N.T.S.

15 TYPICAL "AS BUILT"

N.T.S.

NOTES:

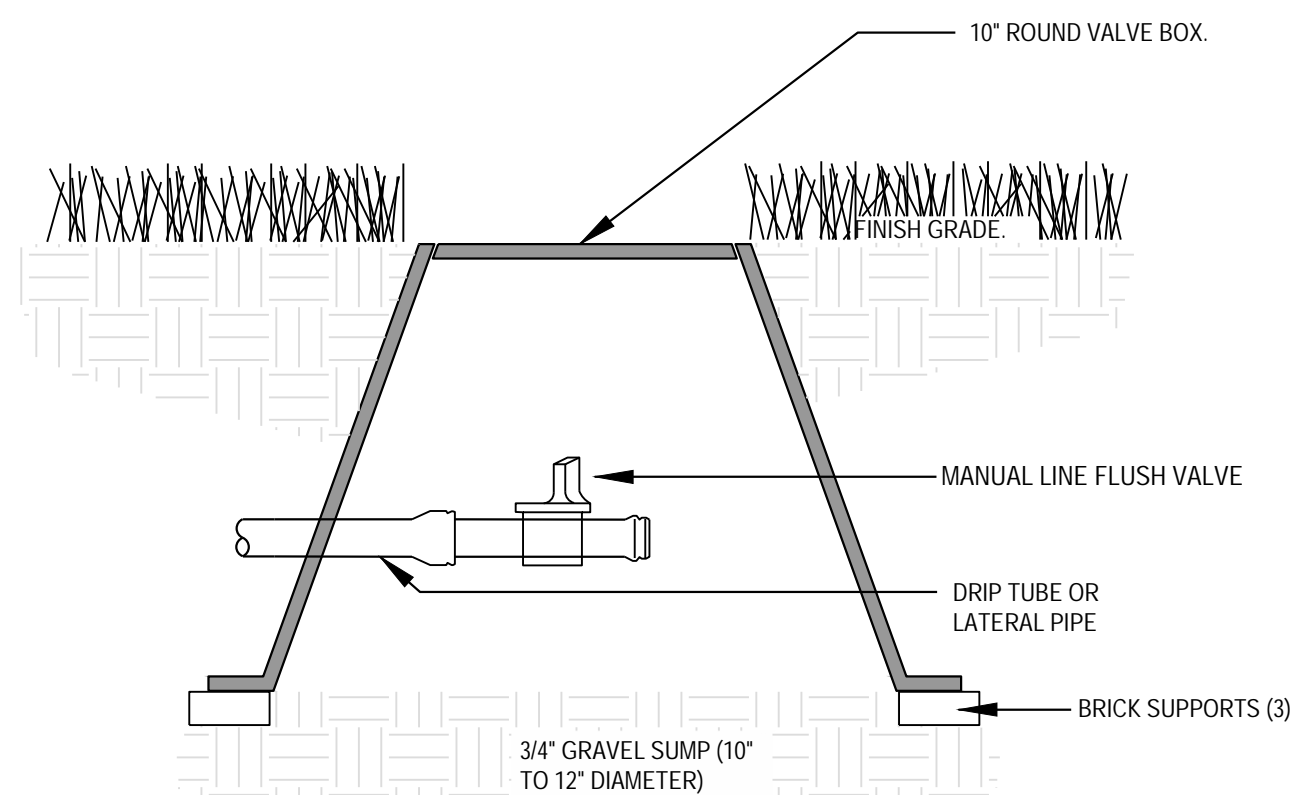
- PROVIDE DIMENSIONS FROM TWO PERMANENT FIXED OBJECTS* AND "DEPTH OF COVER" ON ALL MAINLINE AND SLEEVES.
- PROVIDE GPS COORDINATES AND DIMENSIONS FROM TWO PERMANENT FIXED OBJECTS* FOR ALL VALVES, SPLICE BOXES, STUB-OUTS, QUICK CONNECTS, EARTH GROUNDS AND ANY OTHER IMPORTANT COMPONENTS NECESSARY TO OPERATE THE SYSTEM.
- * THE TWO REFERENCE OBJECTS SHOULD BE PERPENDICULAR TO THE DIMENSIONED ITEM.
- CONTRACTOR IS REQUIRED TO PROVIDE A COLOR CODED PLAN (SEPARATE THAN "AS BUILT") THAT CORRELATES EACH ZONE WITH ITS RESPECTIVE VALVES. COLOR CODED PLAN SHOULD UTILIZE PLANTING PLAN AS BASE.
- FINAL APPROVAL WILL NOT BE GIVEN WITHOUT A SUBMITTED AND APPROVED AS-BUILT AND COLOR CODED PLAN.



GENERAL NOTES: IRRIGATION PLAN

- THE IRRIGATION DISTRIBUTION MAINLINE SHALL BE INSTALLED PER LOCAL AND STATE WATER STANDARDS. ALL IRRIGATION SYSTEMS SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE TO LOCAL, REGIONAL, AND/OR STATE STANDARDS, WHICHEVER PRECEDES. CONTACT OWNER'S REPRESENTATIVE WITH ANY DISCREPANCIES.
- IF REQUIRED, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE NECESSARY RIGHT-OF-WAY USE ENCROACHMENT PERMIT(S).
- IRRIGATION CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION AND TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLAN OR NOT. THE IRRIGATION CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- IRRIGATION CONTRACTOR WILL ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES & ORDINANCES DURING CONSTRUCTION AS REQUIRED. ALL PRODUCTS, WIRING AND BACKFLOW PREVENTER TO BE INSTALLED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES.
- IRRIGATION CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS OR INCONSISTENCIES WITH PLANS TO LANDSCAPE ARCHITECT.
- IRRIGATION CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- IRRIGATION CONTRACTOR SHALL COORDINATE IRRIGATION INSTALLATION WITH INSTALLATION OF LANDSCAPING, WALL CONSTRUCTION AND DRAINAGE SYSTEMS. IRRIGATION CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATION WITH OTHER SUBCONTRACTORS FOR INSTALLATION OF UNDERGROUND SLEEVING.
- ALL PRODUCTS OR ANY OTHER EQUIPMENT REQUIRED THAT IS NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND ACCORDING TO LOCAL BUILDING, ELECTRICAL, AND PLUMBING CODES.
- PRIOR TO BACKFILLING TRENCHES CONTACT OWNER'S REPRESENTATIVE TO VERIFY WIRE PATH ROUTING, CONTROLLER WIRE AND SPLICING CONNECTIONS.
- LAYOUT OF THE SYSTEM AS SHOWN ON DRAWINGS IS DIAGRAMMATIC. IRRIGATION LINES SHOWN WITHIN PAVED AREAS ARE FOR GRAPHIC CLARITY ONLY. IRRIGATION HEADS AND PIPES ARE TO BE PLACED WITHIN LANDSCAPED AREAS WITH THEIR LOCATIONS MODIFIED AS REQUIRED TO AVOID PLANT MATERIALS, UTILITIES AND OTHER OBSTRUCTIONS.
- IRRIGATION CONTRACTOR SHALL COMPLY WITH PIPE SIZES AS INDICATED.
- CONTRACTOR TO PROVIDE OWNER WITH KEYS AND HOSE SWIVELS FOR EACH QUICK COUPLER VALVE.
- CONTRACTOR SHALL PROVIDE A REPRODUCIBLE DIGITAL AS-BUILT IRRIGATION PLAN. PLAN SHALL BE PREPARED, PRIOR TO FINAL ACCEPTANCE OF IRRIGATION INSTALLATION, ON A REPRODUCIBLE SITE PLAN (PROVIDED BY LANDSCAPE ARCHITECT). AS-BUILT PLAN SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SUBSTANTIAL COMPLETION INSPECTION. AS-BUILTS SHALL INCLUDE A MASTER VALVE/ZONE SCHEDULE INCLUDING SPECIFICATIONS FOR INSTALLED VALVES, ZONE TYPE AND GALLONS PER MINUTE. SEE SPECS FOR FURTHER INFORMATION.
- IRRIGATION CONTRACTOR SHALL PROVIDE A COLOR-CODED MAP OF THE AREA SERVED BY EACH CONTROLLER, SEALED IN PLASTIC OR LAMINATED, AND PLACE IT IN EACH CONTROLLER BOX UPON FINAL ACCEPTANCE.
- CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PRODUCT SUBSTITUTIONS BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PRODUCTS, MANUFACTURERS, AND MODELS NOT IN COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT WITHOUT PRIOR WRITTEN APPROVAL. AT NO COST TO THE OWNER THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PRODUCTS THAT ARE IN COMPLIANCE WITH THE MANUFACTURERS AND MODELS ON THE IRRIGATION PLAN.
- CONTRACTOR TO INSTALL IRRIGATION CONTROL EQUIPMENT UNIT (CONTROL CABINET(S)) AT LOCATION SHOWN ON DRAWINGS. STAKE OUT EXACT LOCATION FOR OWNER'S REPRESENTATIVE'S REVIEW PRIOR TO EXCAVATING FOR THE FOOTING. INSTALL LEVEL AND PLUMB ON COMPACTED SUBSOIL AND BASE ROCK AS SHOWN ON DRAWINGS.
- IRRIGATION CONTRACTOR SHALL PROVIDE POWER AND WATER FOR ALL LANDSCAPE ELEMENTS TO PROVIDE A COMPLETE OPERATING IRRIGATION SYSTEM. THE GENERAL CONTRACTOR AND/OR OWNER SHALL PROVIDE 120-VOLT POWER TO THE CONTROLLER LOCATION(S). COORDINATE AS NEEDED. THE IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL ELECTRICAL CONDUITS AND WIRING TO PROVIDE POWER FROM ELECTRICAL BRANCH PANEL TO THE IRRIGATION CONTROL EQUIPMENT UNIT. IRRIGATION CONTRACTOR WILL BE RESPONSIBLE TO COORDINATE WITH AN ELECTRICIAN AS NEEDED.
- AT EACH IRRIGATION CONTROLLER, INSTALL A "SECONDARY SURGE ARRESTER" TO THE INCOMING (120-VOLT) POWER SUPPLY (INTERMATIC #AG2401 OR EQUAL).
- PROVIDE AND INSTALL CONDUIT SWEEPS AND STRAIGHT SECTIONS FROM IRRIGATION TRENCHES TO THE CONTROLLER. ROUTE CONTROL WIRE THROUGH CONDUITS INTO CONTROLLER CABINET. NEATLY CONNECT WIRES TO TERMINAL STRIPS PROVIDED IN THE CONTROLLER CABINET.
- THE WIRELESS RAIN SHUTOFF DEVICE SHALL BE INSTALLED TO MEET LOCAL CODES AND/OR MINIMUM MANUFACTURER'S RECOMMENDATIONS. OBSTRUCTIONS, VANDALISM, AND EASE OF SERVICE SHALL BE CONSIDERED IN LOCATING THE DEVICE. DO NOT LOCATE IN AN AREA SHELTERED FROM RAIN.
- ALL WIRE SPLICES OR CONNECTIONS SHALL BE MADE WITH APPROVED WATERPROOF WIRE CONNECTIONS AND BE IN A VALVE OR SPLICE BOX.
- PROTECT IRRIGATION CONTROL EQUIPMENT UNIT FROM DAMAGE AFTER INSTALLATION AND UNTIL FINAL ACCEPTANCE. THE UNIT SHALL BE IN BRAND NEW CONDITION WHEN FULL OPERATION OF THE SYSTEM IS TURNED OVER TO THE OWNER AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL, AT THEIR OWN EXPENSE, REPLACE ALL OR PART OF THE UNIT THAT IS DAMAGED AND UNACCEPTABLE TO THE OWNER.
- WHEREVER PRACTICAL, INSTALL VALVES IN MULCHED BEDS AND/OR OUT OF HIGH TRAFFIC AREAS. IF INSTALLED IN LAWN, INSTALL 36" AWAY FROM BED EDGE. ONE VALVE PER VALVE BOX UNLESS OTHERWISE NOTED. ALL VALVES, FLUSH VALVES AND WIRE SPLICES SHALL BE INSTALLED IN RAIN BIRD WIDE FLANGED, STRUCTURAL FOAM "PLASTIC" VALVES BOXES WITH LIDS (OR APPROVED EQUAL) AS FOLLOWS:

REMOTE CONTROL VALVES	#VB-STD, 12" STD. RECT. BOX
ISOLATION GATE VALVES	#VB-10RND, 10" ROUND BOX
WIRE SPLICES	#VB-10RND, 10" ROUND BOX
DRIP ZONE VALVE / FILTER ASSY	#VB-SPR, SUPER JUMBO RECT. BOX
- LOCATE VALVE MANIFOLDS IN CLOSE PROXIMITY FOR EASE OF MAINTENANCE, BUT NOT CLOSER THAN 4'-0" BETWEEN VALVE BOXES.
- INSTALL DRIP TUBING AT GRADE AND COVER WITH MULCH. TYPICAL SPACING FOR DRIP TUBING IS 18" TO 24" ON CENTER. SPACING TO BE DETERMINED BY SOIL TYPE. ANCHOR TUBING EVERY 7' WITH 8' LONG WIRE TUBING STAKES. INSTALL FLUSH VALVE ASSEMBLIES AT ALL TUBING "DEAD ENDS".
- SET AND UTILIZE CONTROLLER TO WATER NEW PLANTINGS FOR THE DURATION OF THE PROJECT UNTIL FINAL ACCEPTANCE.
- IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE RUN TIMES SO THAT TURF AND PLANTS ARE NOT OVER-WATERED AND SHALL BE RESPONSIBLE FOR KEEPING THE SITE FREE OF STANDING WATER.
- IRRIGATION CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
- THE INSTALLING CONTRACTOR MUST HOLD A CURRENT, VALID FLORIDA IRRIGATION CONTRACTOR'S LICENSE.
- THE DESIGN IS BASED ON SITE INFORMATION AND /OR DRAWING SUPPLIED WITH THE DESIGN CRITERIA BEING SET (AREA TO BE IRRIGATED, EQUIPMENT MANUFACTURER AND MODEL TO BE USED, WATER SOURCE INFORMATION, ELECTRICAL POWER AVAILABILITY, ETC.). CESO BEARS NO RESPONSIBILITY OR LIABILITY FOR ANY ERRORS IN DESIGN OR INSTALLATION THAT ARISE DUE TO INACCURACIES IN THE ABOVE REFERENCED INFORMATION SUPPLIED TO CESO IN RELATION TO THIS PROJECT, UNLESS OTHERWISE NOTED.



16 MANUAL LINE FLUSHING VALVE

N.T.S.



CRAIG A. SCHNEIDER, AIA
ARCHITECT

417.862.0558
417.862.3265
Fax: 417.862.3265
e-mail: architect@esteryshneider.com

1736 East Sunshine, Suite 417
Springfield, Missouri 65804

PROJECT:
NEW O'REILLY AUTO PARTS STORE
US-1 & HENRY SMITH ROAD
HILLIARD, FL

IRRIGATION DETAILS & NOTES

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM # 4861
DATE: 10-25-2024
REVISION
DATE:



Stantec Consulting Services Inc.
380 Park Place Boulevard, Suite 300
Clearwater, Florida 33759 Tel. 727.531.3505
www.stantec.com Fax. 727.431.1777
Certificate of Authorization #27013
FL Lic. # LC-C000170

DESIGN
BY
OTHERS.
FOR
REFERENCE
ONLY

CRAIG A. SCHNEIDER, AIA
ARCHITECT

1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417.862.0558
Fax: 417.862.3265
e-mail: architect@estertyschneider.com

PROJECT:
NEW O'REILLY AUTO PARTS STORE
US-1 & HENRY SMITH RD
HILLIARD, FL

SITE SIGNAGE PLAN

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM # 4861
DATE: 10-25-24
REVISION
DATE:

SG1.1

GENERAL NOTES

- REFER TO PROJECT MANUAL AND SCOPE OF WORK SCHEDULE FOR ADDITIONAL REQUIREMENTS.
- SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. REFER TO US1 AND CIVIL FOR UTILITY LOCATIONS. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.
- "COMING SOON" TEMPORARY CONSTRUCTION SIGN TO BE PROVIDED BY CONTRACTOR. APPLIED SIGNAGE GRAPHICS TO BE OWNER FURNISHED AND CONTRACTOR INSTALLED. LOCATE TEMPORARY CONSTRUCTION SIGN ON SITE SO AS TO BE VISIBLE TO PUBLIC FROM RIGHT-OF-WAY. REFER TO DETAIL 1/SG1.2.

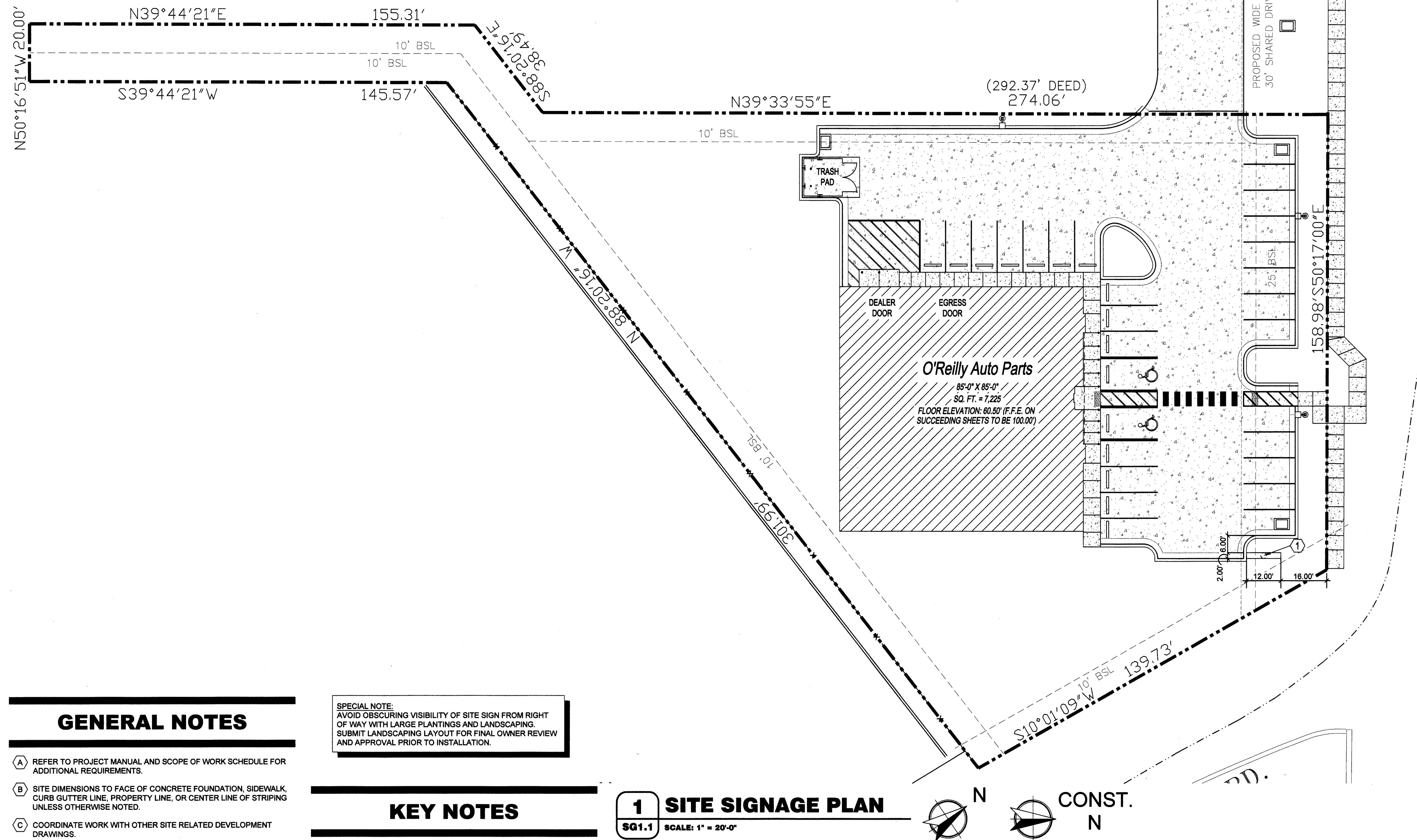
SPECIAL NOTE:
AVOID OBSCURING VISIBILITY OF SITE SIGN FROM RIGHT OF WAY WITH LARGE PLANTINGS AND LANDSCAPING.
SUBMIT LANDSCAPING LAYOUT FOR FINAL OWNER REVIEW AND APPROVAL PRIOR TO INSTALLATION.

KEY NOTES

- SITE SIGN, REFER TO ELEVATION 2/SG1.2

1 SITE SIGNAGE PLAN

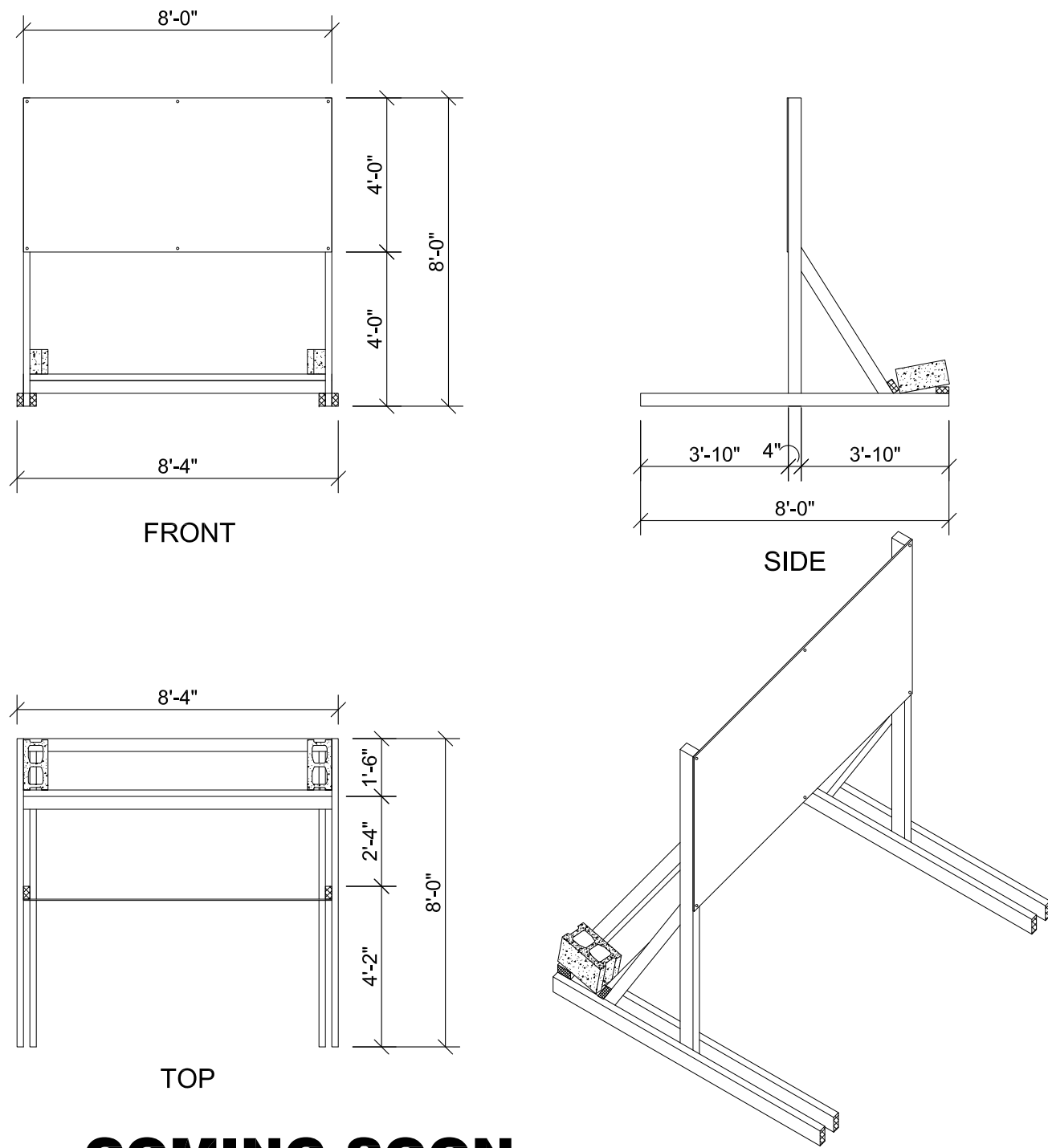
SG1.1 SCALE: 1" = 20'-0"



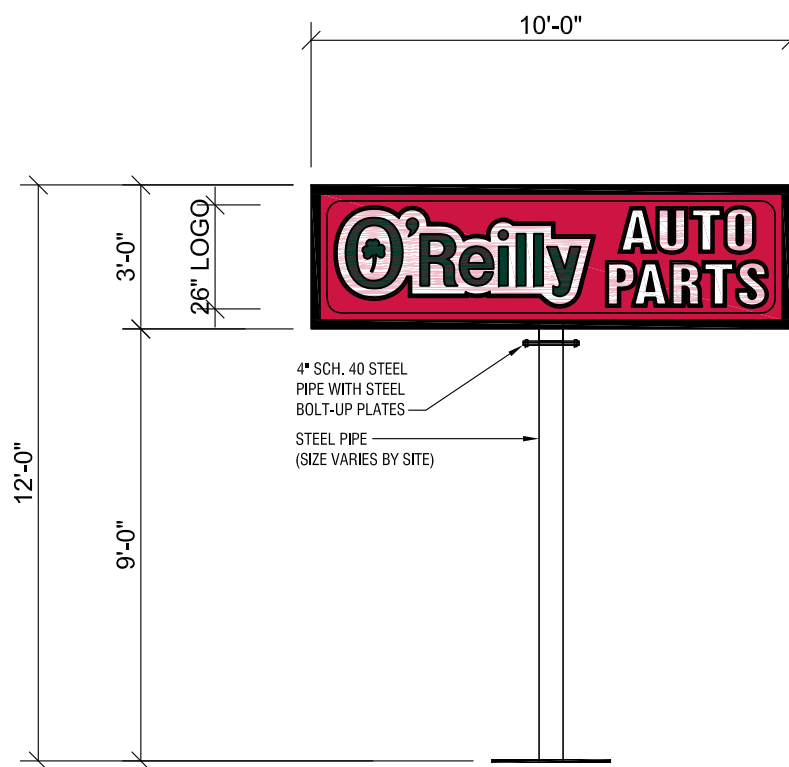
CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.



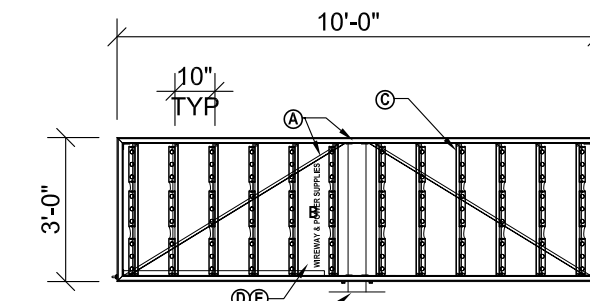
Know what's below
Call before you dig.



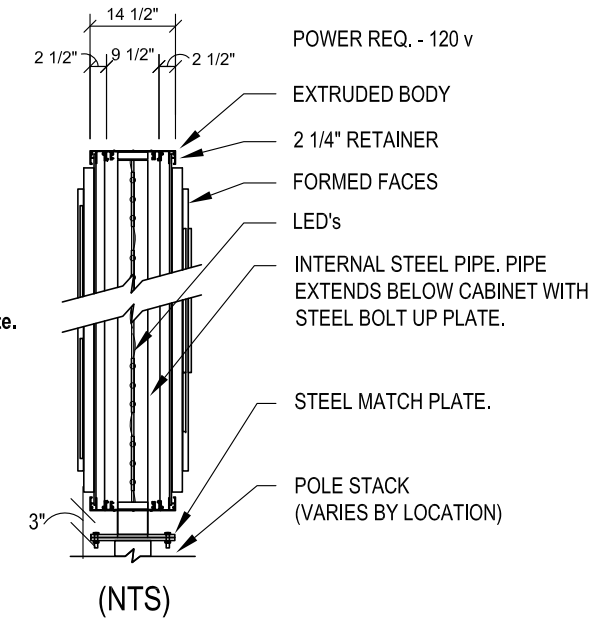
1
SG1.2 **COMING SOON**
TEMPORARY CONSTRUCTION SIGN
SCALE: 1/4" = 1'-0"



2
SG1.2 **GROUND SIGN ELEVATION**
SCALE: 1/4" = 1'-0"



- Pole Sign
Scale: 1/4" = 1'-0"
- (A) 14-1/2" deep extruded cabinet with support structure and 2 1/4" retainers
- (B) Internal steel pipe with external steel bolt-up plate(s).
- (C) GE-Tetra PowerStrip DS White LED's, Part #GEWHDSPS6 (7100K) 6 LED's per module (3 LED's per side) on GE-Tetra Mounting Rails, Part #GEDSRRL08, Rails on 10" centers, 42 total modules.
- (D) GE-Tetra Power Supplies, Part #GEP824-180U 24 Volt 90-305VAC 50/60 HZ Load capacity: 28 modules per power supply, Total of two (2) per display.
- (E) Fabricated aluminum internal power supply wireway.

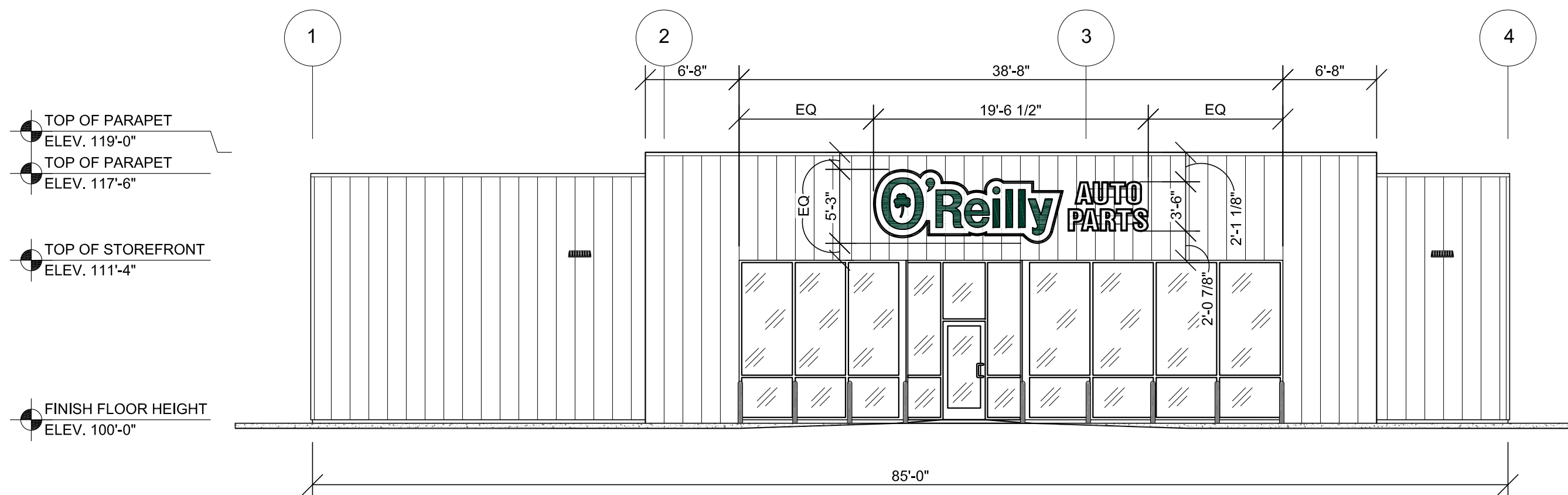


- (A) Faces are formed out of lexan with 2" draw. "O'Reilly" graphics are double embossed, "Auto Parts" copy is single embossed with painted graphics on 2nd surface. Graphics to match PMS 200c Red, PMS 342c Green Black and White.
- (B) Extruded cabinet with 2 1/4" retainers. Internal steel pipe with external steel bolt-up plate(s). Vertical GE (GEWHDSPS6) White DS LED illumination. Paint cabinet to: Gloss Black, internal pipe/cabinet exposure calculation: C80
- (C) Cabinet to be installed with bolt-up plate(s). Paint to: Gloss Black

GENERAL NOTES

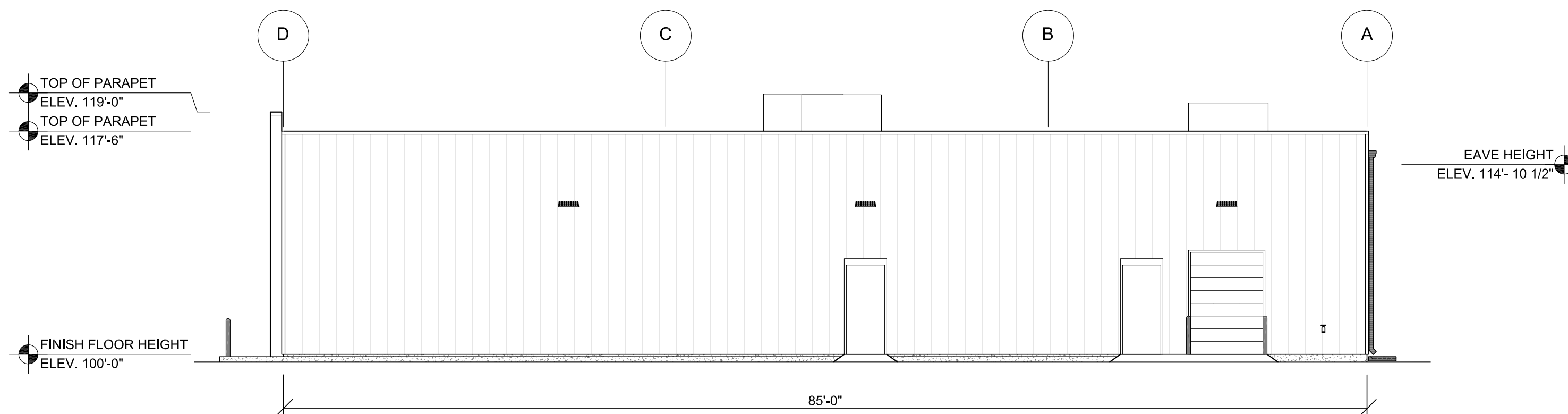
- (A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- (B) CONTACT OWNER'S OR TENANT'S DESIGNATED PROJECT ADMINISTRATOR FOR QUESTIONS OR CLARIFICATIONS.
- (C) PERMANENT SIGNAGE OWNER FURNISHED AND INSTALLED, (REFER TO SCOPE OF WORK SCHEDULE). SIGNAGE GRAPHICS PROVIDED FOR REFERENCE ONLY (N.I.C.) AND CONTRACTOR'S COORDINATION WITH SPECIFIC PROJECT CONSTRUCTION CONDITIONS.
- (D) SITE SIGN ROUGH-IN ELECTRICAL TO BE PROVIDED BY CONTRACTOR.
- (E) REQUIRED GOVERNMENTAL PERMITS FOR PERMANENT TYPE SIGNAGE TO BE PROVIDED BY SIGN COMPANY PER OWNER'S DIRECTION (N.I.C.).
- (F) "COMING SOON" TEMPORARY CONSTRUCTION SIGN TO BE PROVIDED BY GENERAL CONTRACTOR. APPLIED SIGNAGE GRAPHICS TO BE OWNER FURNISHED AND GENERAL CONTRACTOR INSTALLED. LOCATE TEMPORARY CONSTRUCTION SIGN ON SITE SO AS TO BE VISIBLE TO PUBLIC FROM RIGHT-OF-WAY.
- (G) UNLESS OTHERWISE INDICATED, SITE POLE SIGN FOUNDATION CONSTRUCTION BY SIGN CONTRACTOR (BY OTHERS - NOT IN CONTRACT). WHERE PROVIDED, SITE MONUMENT SIGN FOUNDATION CONSTRUCTION BY GENERAL CONTRACTOR (BASE BID), REFER TO SHEET S1.2.

SPECIAL NOTE:
SIGN DESIGN BY OTHERS, REFER TO SIGN CONTRACTOR'S SHOP DRAWINGS FOR ADDITIONAL REQUIREMENTS.



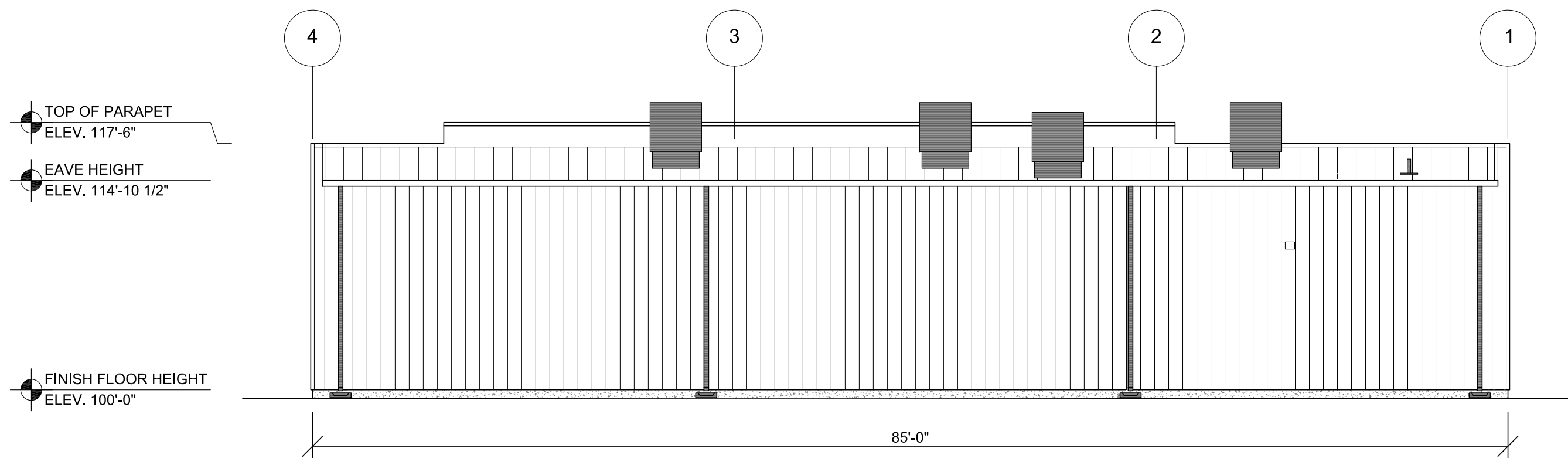
1 FRONT EXTERIOR ELEVATION

SG2.1 SCALE: 1/8" = 1'-0"



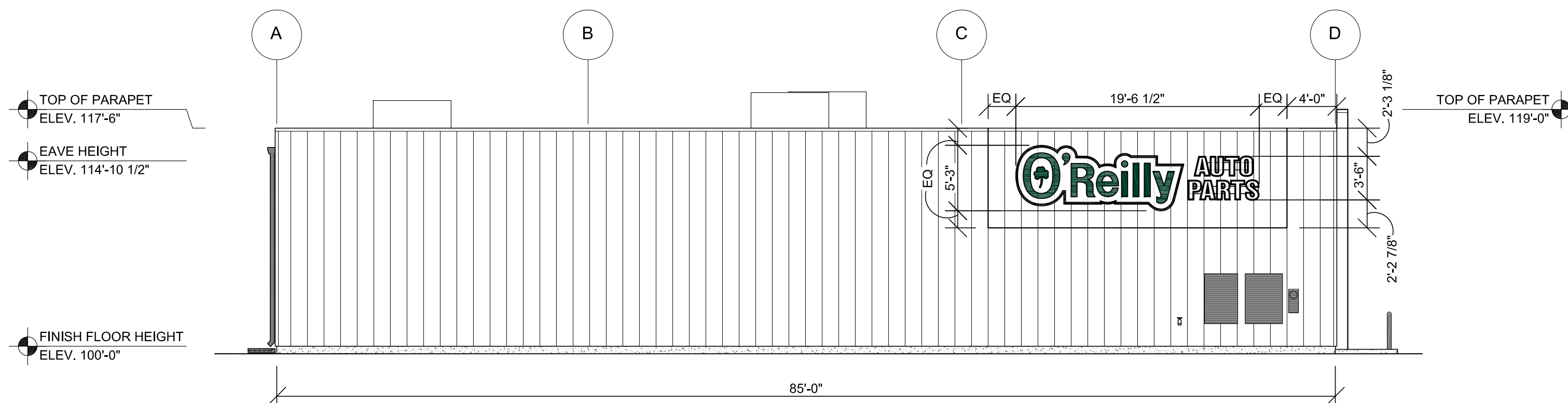
2 RIGHT EXTERIOR ELEVATION

SG2.1 SCALE: 1/8" = 1'-0"



3 REAR EXTERIOR ELEVATION

SG2.1 SCALE: 1/8" = 1'-0"

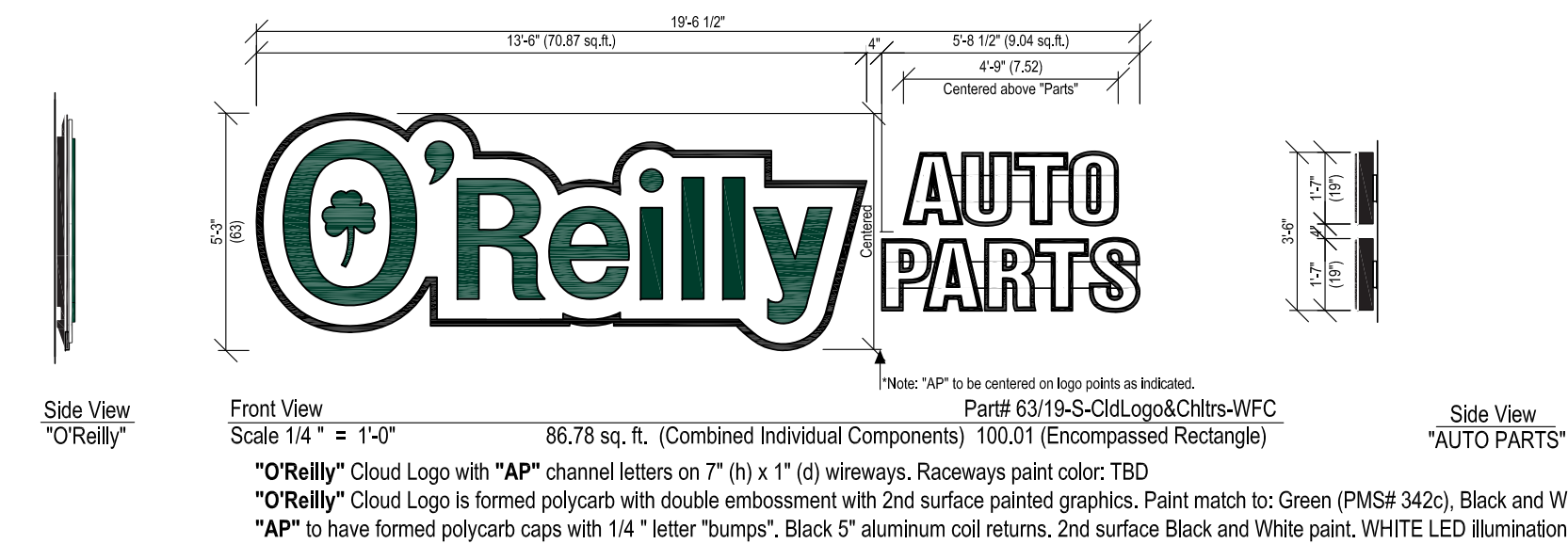


4 LEFT EXTERIOR ELEVATION

SG2.1 SCALE: 1/8" = 1'-0"

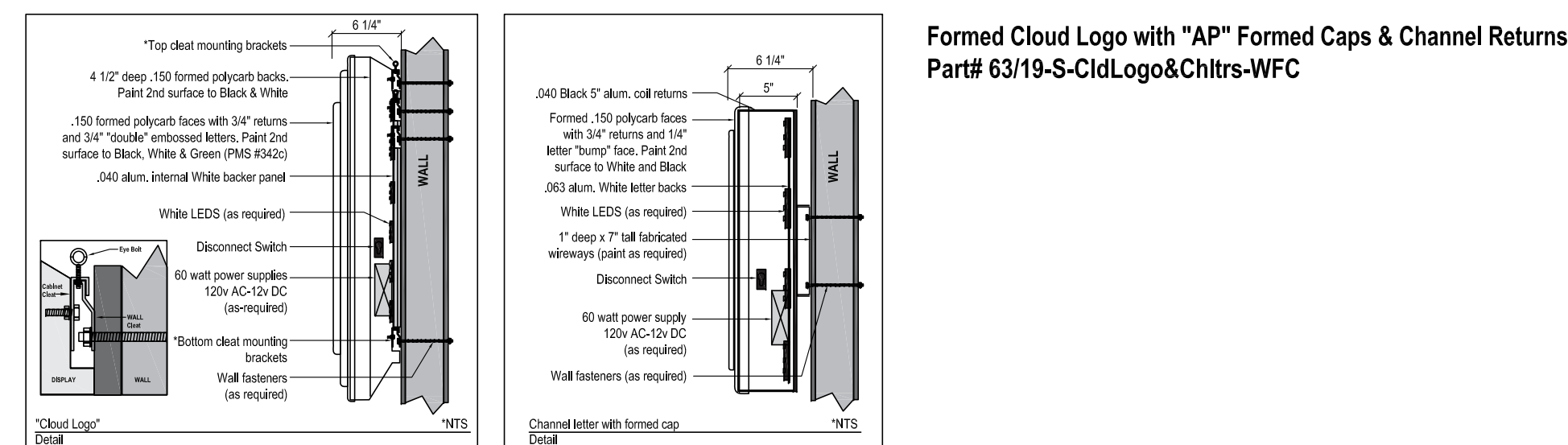
GENERAL NOTES

- (A) CONTACT OWNER'S OR TENANT'S DESIGNATED PROJECT ADMINISTRATOR FOR QUESTIONS OR CLARIFICATIONS.
- (B) BUILDING PERMANENT SIGNAGE OWNER FURNISHED AND INSTALLED. (REFER TO SCOPE OF WORK SCHEDULE). SIGNAGE GRAPHICS PROVIDED FOR REFERENCE ONLY (N.I.C.) AND CONTRACTOR'S COORDINATION WITH SPECIFIC PROJECT CONSTRUCTION CONDITIONS, CONTRACTOR TO PROVIDE BACKING AND ROUGH-IN ELECTRICAL AS REQUIRED FOR INSTALLATION. REFER TO A2.1 FOR EXTERIOR BUILDING FINISH.
- (C) REQUIRED GOVERNMENTAL PERMITS FOR PERMANENT TYPE SIGNAGE TO BE PROVIDED BY OWNER OR OTHERS (N.I.C.).



5 FRONT & SIDE WALL SIGN ELEVATION

SG2.1 SCALE: 1/4" = 1'-0"



6 FRONT & SIDE WALL SIGN MOUNTING DETAILS

SG2.1 SCALE: 1/4" = 1'-0"

DESIGN
BY
OTHERS.
FOR
REFERENCE
ONLY

CRAIG A. SCNEIDER, AIA
ARCHITECT

417-862-0558
Fax: 417-862-3265
e-mail: architect@estriyschneider.com

PROJECT:
NEW O'REILLY AUTO PARTS STORE
US-1 & HENRY SMITH RD
HILLIARD, FL

BUILDING EXTERIOR SIGNAGE

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM # 4861
DATE: 10-25-24
REVISION
DATE: 5-28-25

SG2.1



Stantec Consulting Services Inc.
380 Park Place Boulevard, Suite 300
Clearwater FL 33759-4928

Agent Authorization Form

Project/File: 238201867
Date: October 31, 2024
RE: O'Reilly Auto Parts Store – Hilliard, FL (HLF)
US Highway 1 & Henry Smith Road
Parcel ID – 16-3N-24-0000-0023-0040
Town of Hilliard, Nassau County, FL

TO WHOM IT MAY CONCERN:

Phil Hopper, being the Senior Vice President of Real Estate and Expansion of **O'Reilly Automotive Stores, Inc.**, appoints **Stantec Consulting Services Inc.** as agent(s) to submit applications for the purpose of securing any/all Site Development permits, and request that you accept my agent(s) signature as representing my agreement of all terms and conditions of the approval process for the **Hilliard, FL (HLF) O'Reilly Auto Parts Store**.

Signature:

Printed Name and Title:

Phil Hopper, Senior Vice President of Real Estate and Expansion

Address:

233 S. Patterson Avenue

City, State, Zip:

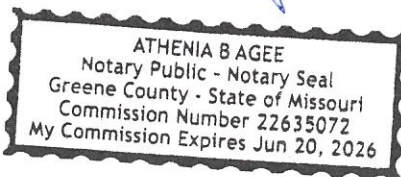
Springfield, MO 65802

Date:

November 4, 2024

Signature of Notary:

Print, Type or Stamp
Commissioned Name of
Notary Public:





St. Johns River Water Management District

ITEM-2

Michael A. Register, P.E., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • www.sjrwmd.com

May 05, 2025

Scott Smith
Belterra Hilliard LLC
728 Shades Creek Pkwy
Suite 130
Birmingham, AL 35209

SUBJECT: 120282-7
Hilliard MFC Master System

Dear Sir/Madam:

Enclosed is your individual permit issued by the St. Johns River Water Management District on May 05, 2025. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Technical Staff Report:

If you wish to receive a copy of a Technical Staff Report (TSR) that provides the District staff's analysis of the permit application, go to our ePermit portal on the District's website at <https://permitting.sjrwmd.com/ep/#/ep>, and then click on "Regulatory Search" from the Search option on the blue bar. From the search page, enter the Application/Permit #, and the Sequence # in the appropriate boxes and then click on Search. Click on the application/permit number hyperlink, to take you to a listing of all documents, including the TSR, for this permit.

Noticing Your Permit:

For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk. Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action.

Compliance with Permit Conditions:

To submit your required permit compliance information, go to our ePermit portal on the District's website at <https://permitting.sjrwmd.com/ep/#/ep>. Once you have logged in to your account go to the "Processed Applications" panel and click on the hyperlink in the "Items Due" column. If you don't see your permit on this panel, you can add it as a "Favorite" by clicking on the "Favorite" icon at the top of the dashboard. This hyperlink will take you to a list of pending submittals due, and choose the appropriate submittal and click on the "Edit" icon to add necessary documents or information, and then submit. You can also submit this compliance data from the "Services"

GOVERNING BOARD

Rob Bradley, CHAIR
FLEMING ISLAND

Ryan Atwood
MOUNT DORA

Maryam H. Ghyabi-White, VICE CHAIR
ORMOND BEACH

Doug Bournique
VERO BEACH

J. Chris Peterson, SECRETARY
WINTER PARK

Douglas Burnett
ST. AUGUSTINE

Ron Howse
COCOA

Cole Oliver, TREASURER
MERRITT ISLAND

Janet Price
FERNANDINA BEACH

menu after logging in to your account. You will find the link under "Miscellaneous" services menu. The associated compliance forms to comply with your permit conditions are available at <https://www.sjrwmd.com/documents/permitting/>.

Transferring Your Permit:

Your permit requires you to notify the District within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit," available at <https://www.sjrwmd.com/documents/permitting/>. You can apply for a permit transfer on our the District's ePermit portal at <https://permitting.sjrwmd.com/ep/#/ep>. Once you have logged in, click on "Transfer Request" from the "SWERP/ERP Applications" Services menu.

Thank you and please let us know if you have additional questions. For general questions contact e-permit@sjrwmd.com or (386) 329-4570.

Sincerely,



Jeff Prather, Division Director
Division of Regulatory Services
St. Johns River Water Management District
2501 S. Binion Rd
Apopka, FL 32703
321-676-6609

Enclosures: Permit
Notice of Rights
List of Newspapers for Publication

cc: District Permit File

Bryan Zarlenga
Stantec Consulting Services, Inc
380 Park Place Blvd
Ste 300
Clearwater, FL 33759-4928

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO: 120282-7

DATE ISSUED: May 05, 2025

PROJECT NAME: Hilliard MFC Master System

A PERMIT AUTHORIZING:

Construction and operation of a Stormwater Management System for a 5-acre project known as Hilliard MFC Master System as per plans received by the District on April 7, 2025.

LOCATION:

Section(s): 16 Township(s): 3N Range(s): 24E
 Nassau County

Receiving Water Body:

Name	Class
Hilliard Branch (WBID 2119)	Other/Unknown

ISSUED TO:

Belterra Hilliard LLC
 728 Shades Creek Pkwy
 Suite 130
 Birmingham, AL 35209

Florida Infrastructure Inc
 35393 Braddock Rd
 Callahan, FL 32011-6479

Michael Franklin Contracting
 Po Box 1107
 Hilliard, FL 32046-1107

The permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to the permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

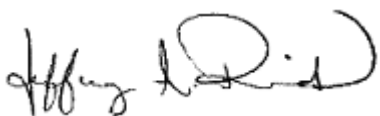
This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

PERMIT IS CONDITIONED UPON:

See conditions on attached "Exhibit A", dated May 05, 2025

AUTHORIZED BY: St. Johns River Water Management District
 Division of Regulatory Services

By:



 Jeff Reindl
 Supervising Professional Engineer

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 120282-7
Hilliard MFC Master System
DATED May 05, 2025

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013) (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.
5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

b. For all other activities — “As-Built Certification and Request for Conversion to Operation Phase” [Form 62-330.310(1)].

c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

b. Within 30 days of submittal of the as- built certification, the permittee shall submit “Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity” [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;

b. Convey to the permittee or create in the permittee any interest in real property;

c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

a. Immediately if any previously submitted information is discovered to be inaccurate; and

- b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.
13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850) 245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.
19. This permit for construction will expire five years from the date of issuance.
20. At a minimum, all retention and detention storage areas must be excavated to rough grade prior to building construction or placement of impervious surface within the area to be served by those facilities. To prevent reduction in storage volume and percolation rates, all accumulated sediment must be removed from the storage area prior to final grading and stabilization.

21. The operation and maintenance entity shall inspect the stormwater or surface water management system once within two years after the completion of construction and every two years thereafter to determine if the system is functioning as designed and permitted. The operation and maintenance entity must maintain a record of each required inspection, including the date of the inspection, the name and contact information of the inspector, and whether the system was functioning as designed and permitted, and make such record available for inspection upon request by the District during normal business hours. If at any time the system is not functioning as designed and permitted, then within 30 days the entity shall submit a report electronically or in writing to the District using Form 62-330.311(1), "Operation and Maintenance Inspection Certification," describing the remedial actions taken to resolve the failure or deviation.
22. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.
23. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.
24. The Surface Water Management System shall be constructed and operated per the plans received by the District on April 7, 2025.
25. This permit does not authorize any impacts to wetlands or other surface waters.

Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.
2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.
3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.
5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).
6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.
7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.
9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

NOR.Decision.DOC.001
Revised 12.7.11

NOTICING INFORMATION

Please be advised that the St. Johns River Water Management District will not publish a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's notice form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit for someone to file a petition for an administrative hearing to challenge the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice to close the point of entry, the time to challenge the issuance of your permit will not expire and someone could file a petition even after your project is constructed.

A copy of the notice form and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit of publication. In that event, it is important that you either submit a scanned copy of the affidavit by emailing it to compliancesupport@sjrwmd.com (preferred method) **or** send a copy of the original affidavit to:

Office of Records and Regulatory Support
4049 Reid Street
Palatka, FL 32177

If you have any questions, please contact the Office of Records and Regulatory Support at (386) 329-4570.

NOTICE OF AGENCY ACTION TAKEN BY THE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:

(Name and address of applicant) _____
 permit# _____. The project is located in _____ County, Section
 _____, Township _____ South, Range _____ East. The permit authorizes a surface
 water management system on _____ acres for
 _____ known as
 _____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., may be available and choosing mediation does not affect your right to an administrative hearing.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at www.sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit http://www.sjrwmd.com/nor_dec/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Office of Records and Regulatory Support, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570.

NEWSPAPER ADVERTISING**ALACHUA**

Gainesville Sun, Legal Advertising
2700 SW 13th Street
Gainesville, FL 32608
866-858-9652

BRAFORD

Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

CLAY

Clay Today, Legal Advertising
1560 Kinsley Ave., Suite 1
Orange Park, FL 32073
904-264-3200/ fax 904-264-3285

FLAGLER

Flagler Tribune, c/o News Journal
P. O. Box 2831
Daytona Beach, FL 32120-2831
386- 681-2322

LAKE

Daily Commercial, Legal Advertising
P. O. Drawer 490007
Leesburg, FL 34749
352-365-8235/fax 352-365-1951

NASSAU

News-Leader, Legal Advertising
P. O. Box 766
Fernandina Beach, FL 32035
904-261-3696/fax 904-261-3698

ORANGE

Sentinel Communications, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

PUTNAM

Palatka Daily News, Legal Advertising
P. O. Box 777
Palatka, FL 32178
386-312-5200/ fax 386-312-5209

SEMINOLE

Sanford Herald, Legal Advertising
300 North French Avenue
Sanford, FL 32771
407-323-9408

BAKER

Baker County Press, Legal Advertising
P. O. Box 598
Macclenny, FL 3206 3
904-259-2400/ fax 904-259-6502

BREVARD

Florida Today, Legal Advertising
P. O. Box 419000
Melbourne, FL 32941-9000
321-242-3832/ fax 321-242-6618

DUVAL

Daily Record, Legal Advertising
P. O. Box 1769
Jacksonville, FL 32201
904-356-2466 / fax 904-353-2628

INDIAN RIVER

Treasure Coast News
760 NW Enterprise Dr.
Port St. Lucie, FL 34986
772-283-5252

MARION

Ocala Star Banner, Legal Advertising
2121 SW 19th Avenue Road
Ocala, FL 34474
352-867-4010/fax 352-867-4126

OKEECHOBEE

Okeechobee News, Legal Advertising
P. O. Box 639
Okeechobee, FL 34973-0639
863-763-3134/fax 863-763-5901

OSCEOLA

Little Sentinel, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

ST. JOHNS

St. Augustine Record, Legal Advertising
P. O. Box 1630
St. Augustine, FL 32085
904-819-3439

VOLUSIA

News Journal Corporation, Legal Advertising
P. O. Box 2831
Daytona Beach, FL 32120-2831
(386) 681-2322



St. Johns River Water Management District

ITEM-2

Michael A. Register, P.E., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • www.sjrwmd.com

May 05, 2025

Brenton Franklin
Florida Infrastructure Inc
35393 Braddock Rd
Callahan, FL 32011-6479

SUBJECT: 120282-7
Hilliard MFC Master System

Dear Sir/Madam:

Enclosed is your individual permit issued by the St. Johns River Water Management District on May 05, 2025. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Technical Staff Report:

If you wish to receive a copy of a Technical Staff Report (TSR) that provides the District staff's analysis of the permit application, go to our ePermit portal on the District's website at <https://permitting.sjrwmd.com/ep/#/ep>, and then click on "Regulatory Search" from the Search option on the blue bar. From the search page, enter the Application/Permit #, and the Sequence # in the appropriate boxes and then click on Search. Click on the application/permit number hyperlink, to take you to a listing of all documents, including the TSR, for this permit.

Noticing Your Permit:

For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk. Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action.

Compliance with Permit Conditions:

To submit your required permit compliance information, go to our ePermit portal on the District's website at <https://permitting.sjrwmd.com/ep/#/ep>. Once you have logged in to your account go to the "Processed Applications" panel and click on the hyperlink in the "Items Due" column. If you don't see your permit on this panel, you can add it as a "Favorite" by clicking on the "Favorite" icon at the top of the dashboard. This hyperlink will take you to a list of pending submittals due, and choose the appropriate submittal and click on the "Edit" icon to add necessary documents or information, and then submit. You can also submit this compliance data from the "Services" menu after logging in to your account. You will find the link under "Miscellaneous" services

GOVERNING BOARD

Rob Bradley, CHAIR
FLEMING ISLAND

Maryam H. Ghyabi-White, VICE CHAIR
ORMOND BEACH

J. Chris Peterson, SECRETARY
WINTER PARK

Cole Oliver, TREASURER
MERRITT ISLAND

Ryan Atwood
MOUNT DORA

Doug Bournique
VERO BEACH

Douglas Burnett
ST AUGUSTINE

Ron Howse
COCOA

Janet Price
FERNANDINA BEACH

menu. The associated compliance forms to comply with your permit conditions are available at <https://www.sjrwmd.com/documents/permitting/> .

ITEM-2

Transferring Your Permit:

Your permit requires you to notify the District within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit," available at <https://www.sjrwmd.com/documents/permitting/>. You can apply for a permit transfer on our the District's ePermit portal at <https://permitting.sjrwmd.com/ep/#/ep>. Once you have logged in, click on "Transfer Request" from the "SWERP/ERP Applications" Services menu.

Thank you and please let us know if you have additional questions. For general questions contact e-permit@sjrwmd.com or (386) 329-4570.

Sincerely,



Jeff Prather, Division Director
Division of Regulatory Services
St. Johns River Water Management District
2501 S. Binion Rd
Apopka, FL 32703
321-676-6609

Enclosures: Permit
Notice of Rights
List of Newspapers for Publication

cc: District Permit File

Bryan Zarlenga
Stantec Consulting Services, Inc
380 Park Place Blvd
Ste 300
Clearwater, FL 33759-4928

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO: 120282-7

DATE ISSUED: May 05, 2025

PROJECT NAME: Hilliard MFC Master System

A PERMIT AUTHORIZING:

Construction and operation of a Stormwater Management System for a 5-acre project known as Hilliard MFC Master System as per plans received by the District on April 7, 2025.

LOCATION:

Section(s): 16 Township(s): 3N Range(s): 24E
 Nassau County

Receiving Water Body:

Name	Class
Hilliard Branch (WBID 2119)	Other/Unknown

ISSUED TO:

Belterra Hilliard LLC
 728 Shades Creek Pkwy
 Suite 130
 Birmingham, AL 35209

Florida Infrastructure Inc
 35393 Braddock Rd
 Callahan, FL 32011-6479

Michael Franklin Contracting
 Po Box 1107
 Hilliard, FL 32046-1107

The permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to the permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

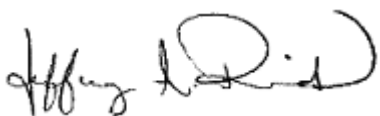
This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

PERMIT IS CONDITIONED UPON:

See conditions on attached "Exhibit A", dated May 05, 2025

AUTHORIZED BY: St. Johns River Water Management District
 Division of Regulatory Services

By:



 Jeff Reindl
 Supervising Professional Engineer

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 120282-7
Hilliard MFC Master System
DATED May 05, 2025

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013) (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.
5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

b. For all other activities — “As-Built Certification and Request for Conversion to Operation Phase” [Form 62-330.310(1)].

c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

b. Within 30 days of submittal of the as- built certification, the permittee shall submit “Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity” [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;

b. Convey to the permittee or create in the permittee any interest in real property;

c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

a. Immediately if any previously submitted information is discovered to be inaccurate; and

- b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.
13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850) 245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.
19. This permit for construction will expire five years from the date of issuance.
20. At a minimum, all retention and detention storage areas must be excavated to rough grade prior to building construction or placement of impervious surface within the area to be served by those facilities. To prevent reduction in storage volume and percolation rates, all accumulated sediment must be removed from the storage area prior to final grading and stabilization.

21. The operation and maintenance entity shall inspect the stormwater or surface water management system once within two years after the completion of construction and every two years thereafter to determine if the system is functioning as designed and permitted. The operation and maintenance entity must maintain a record of each required inspection, including the date of the inspection, the name and contact information of the inspector, and whether the system was functioning as designed and permitted, and make such record available for inspection upon request by the District during normal business hours. If at any time the system is not functioning as designed and permitted, then within 30 days the entity shall submit a report electronically or in writing to the District using Form 62-330.311(1), "Operation and Maintenance Inspection Certification," describing the remedial actions taken to resolve the failure or deviation.
22. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.
23. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.
24. The Surface Water Management System shall be constructed and operated per the plans received by the District on April 7, 2025.
25. This permit does not authorize any impacts to wetlands or other surface waters.

Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.
2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.
3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.
5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).
6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.
7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.
9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

NOR.Decision.DOC.001
Revised 12.7.11

NOTICING INFORMATION

Please be advised that the St. Johns River Water Management District will not publish a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's notice form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit for someone to file a petition for an administrative hearing to challenge the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice to close the point of entry, the time to challenge the issuance of your permit will not expire and someone could file a petition even after your project is constructed.

A copy of the notice form and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit of publication. In that event, it is important that you either submit a scanned copy of the affidavit by emailing it to compliancesupport@sjrwmd.com (preferred method) **or** send a copy of the original affidavit to:

Office of Records and Regulatory Support
4049 Reid Street
Palatka, FL 32177

If you have any questions, please contact the Office of Records and Regulatory Support at (386) 329-4570.

NOTICE OF AGENCY ACTION TAKEN BY THE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:

(Name and address of applicant) _____
 permit# _____. The project is located in _____ County, Section
 _____, Township _____ South, Range _____ East. The permit authorizes a surface
 water management system on _____ acres for
 _____ known as
 _____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., may be available and choosing mediation does not affect your right to an administrative hearing.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at www.sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit http://www.sjrwmd.com/nor_dec/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Office of Records and Regulatory Support, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570.

NEWSPAPER ADVERTISING**ALACHUA**

Gainesville Sun, Legal Advertising
2700 SW 13th Street
Gainesville, FL 32608
866-858-9652

BRAFORD

Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

CLAY

Clay Today, Legal Advertising
1560 Kinsley Ave., Suite 1
Orange Park, FL 32073
904-264-3200/ fax 904-264-3285

FLAGLER

Flagler Tribune, c/o News Journal
P. O. Box 2831
Daytona Beach, FL 32120-2831
386- 681-2322

LAKE

Daily Commercial, Legal Advertising
P. O. Drawer 490007
Leesburg, FL 34749
352-365-8235/fax 352-365-1951

NASSAU

News-Leader, Legal Advertising
P. O. Box 766
Fernandina Beach, FL 32035
904-261-3696/fax 904-261-3698

ORANGE

Sentinel Communications, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

PUTNAM

Palatka Daily News, Legal Advertising
P. O. Box 777
Palatka, FL 32178
386-312-5200/ fax 386-312-5209

SEMINOLE

Sanford Herald, Legal Advertising
300 North French Avenue
Sanford, FL 32771
407-323-9408

BAKER

Baker County Press, Legal Advertising
P. O. Box 598
Macclenny, FL 3206 3
904-259-2400/ fax 904-259-6502

BREVARD

Florida Today, Legal Advertising
P. O. Box 419000
Melbourne, FL 32941-9000
321-242-3832/ fax 321-242-6618

DUVAL

Daily Record, Legal Advertising
P. O. Box 1769
Jacksonville, FL 32201
904-356-2466 / fax 904-353-2628

INDIAN RIVER

Treasure Coast News
760 NW Enterprise Dr.
Port St. Lucie, FL 34986
772-283-5252

MARION

Ocala Star Banner, Legal Advertising
2121 SW 19th Avenue Road
Ocala, FL 34474
352-867-4010/fax 352-867-4126

OKEECHOBEE

Okeechobee News, Legal Advertising
P. O. Box 639
Okeechobee, FL 34973-0639
863-763-3134/fax 863-763-5901

OSCEOLA

Little Sentinel, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

ST. JOHNS

St. Augustine Record, Legal Advertising
P. O. Box 1630
St. Augustine, FL 32085
904-819-3439

VOLUSIA

News Journal Corporation, Legal Advertising
P. O. Box 2831
Daytona Beach, FL 32120-2831
(386) 681-2322



St. Johns River Water Management District

Michael A. Register, P.E., Executive Director

ITEM-2

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • www.sjrwmd.com

May 05, 2025

Michael Franklin
Michael Franklin Contracting
Po Box 1107
Hilliard, FL 32046-1107

SUBJECT: 120282-7
Hilliard MFC Master System

Dear Sir/Madam:

Enclosed is your individual permit issued by the St. Johns River Water Management District on May 05, 2025. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Technical Staff Report:

If you wish to receive a copy of a Technical Staff Report (TSR) that provides the District staff's analysis of the permit application, go to our ePermit portal on the District's website at <https://permitting.sjrwmd.com/ep/#/ep>, and then click on "Regulatory Search" from the Search option on the blue bar. From the search page, enter the Application/Permit #, and the Sequence # in the appropriate boxes and then click on Search. Click on the application/permit number hyperlink, to take you to a listing of all documents, including the TSR, for this permit.

Noticing Your Permit:

For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk. Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action.

Compliance with Permit Conditions:

To submit your required permit compliance information, go to our ePermit portal on the District's website at <https://permitting.sjrwmd.com/ep/#/ep>. Once you have logged in to your account go to the "Processed Applications" panel and click on the hyperlink in the "Items Due" column. If you don't see your permit on this panel, you can add it as a "Favorite" by clicking on the "Favorite" icon at the top of the dashboard. This hyperlink will take you to a list of pending submittals due, and choose the appropriate submittal and click on the "Edit" icon to add necessary documents or information, and then submit. You can also submit this compliance data from the "Services" menu after logging in to your account. You will find the link under "Miscellaneous" services

GOVERNING BOARD

Rob Bradley, CHAIR
FLEMING ISLAND

Ryan Atwood
MOUNT DORA

Maryam H. Ghyabi-White, VICE CHAIR
ORMOND BEACH

Doug Bournique
VERO BEACH

J. Chris Peterson, SECRETARY
WINTER PARK

Douglas Burnett
ST. AUGUSTINE

Ron Howse
COCOA

Cole Oliver, TREASURER
MERRITT ISLAND

Janet Price
FERNANDINA BEACH

menu. The associated compliance forms to comply with your permit conditions are available at <https://www.sjrwmd.com/documents/permitting/> .

ITEM-2

Transferring Your Permit:

Your permit requires you to notify the District within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit," available at <https://www.sjrwmd.com/documents/permitting/>. You can apply for a permit transfer on our the District's ePermit portal at <https://permitting.sjrwmd.com/ep/#/ep>. Once you have logged in, click on "Transfer Request" from the "SWERP/ERP Applications" Services menu.

Thank you and please let us know if you have additional questions. For general questions contact e-permit@sjrwmd.com or (386) 329-4570.

Sincerely,



Jeff Prather, Division Director
Division of Regulatory Services
St. Johns River Water Management District
2501 S. Binion Rd
Apopka, FL 32703
321-676-6609

Enclosures: Permit
Notice of Rights
List of Newspapers for Publication

cc: District Permit File

Bryan Zarlenga
Stantec Consulting Services, Inc
380 Park Place Blvd
Ste 300
Clearwater, FL 33759-4928

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO: 120282-7

DATE ISSUED: May 05, 2025

PROJECT NAME: Hilliard MFC Master System

A PERMIT AUTHORIZING:

Construction and operation of a Stormwater Management System for a 5-acre project known as Hilliard MFC Master System as per plans received by the District on April 7, 2025.

LOCATION:

Section(s): 16 Township(s): 3N Range(s): 24E
 Nassau County

Receiving Water Body:

Name	Class
Hilliard Branch (WBID 2119)	Other/Unknown

ISSUED TO:

Belterra Hilliard LLC
 728 Shades Creek Pkwy
 Suite 130
 Birmingham, AL 35209

Florida Infrastructure Inc
 35393 Braddock Rd
 Callahan, FL 32011-6479

Michael Franklin Contracting
 Po Box 1107
 Hilliard, FL 32046-1107

The permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to the permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

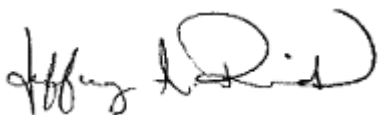
This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

PERMIT IS CONDITIONED UPON:

See conditions on attached "Exhibit A", dated May 05, 2025

AUTHORIZED BY: St. Johns River Water Management District
 Division of Regulatory Services

By:



 Jeff Reindl
 Supervising Professional Engineer

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 120282-7
Hilliard MFC Master System
DATED May 05, 2025

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013) (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.
5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

b. For all other activities — “As-Built Certification and Request for Conversion to Operation Phase” [Form 62-330.310(1)].

c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

b. Within 30 days of submittal of the as- built certification, the permittee shall submit “Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity” [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;

b. Convey to the permittee or create in the permittee any interest in real property;

c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

a. Immediately if any previously submitted information is discovered to be inaccurate; and

- b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.
13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850) 245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.
19. This permit for construction will expire five years from the date of issuance.
20. At a minimum, all retention and detention storage areas must be excavated to rough grade prior to building construction or placement of impervious surface within the area to be served by those facilities. To prevent reduction in storage volume and percolation rates, all accumulated sediment must be removed from the storage area prior to final grading and stabilization.

21. The operation and maintenance entity shall inspect the stormwater or surface water management system once within two years after the completion of construction and every two years thereafter to determine if the system is functioning as designed and permitted. The operation and maintenance entity must maintain a record of each required inspection, including the date of the inspection, the name and contact information of the inspector, and whether the system was functioning as designed and permitted, and make such record available for inspection upon request by the District during normal business hours. If at any time the system is not functioning as designed and permitted, then within 30 days the entity shall submit a report electronically or in writing to the District using Form 62-330.311(1), "Operation and Maintenance Inspection Certification," describing the remedial actions taken to resolve the failure or deviation.
22. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.
23. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.
24. The Surface Water Management System shall be constructed and operated per the plans received by the District on April 7, 2025.
25. This permit does not authorize any impacts to wetlands or other surface waters.

Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.
2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.
3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.
5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).
6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.
7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.
9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

NOR.Decision.DOC.001
Revised 12.7.11

NOTICING INFORMATION

Please be advised that the St. Johns River Water Management District will not publish a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's notice form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit for someone to file a petition for an administrative hearing to challenge the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice to close the point of entry, the time to challenge the issuance of your permit will not expire and someone could file a petition even after your project is constructed.

A copy of the notice form and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit of publication. In that event, it is important that you either submit a scanned copy of the affidavit by emailing it to compliancesupport@sjrwmd.com (preferred method) **or** send a copy of the original affidavit to:

Office of Records and Regulatory Support
4049 Reid Street
Palatka, FL 32177

If you have any questions, please contact the Office of Records and Regulatory Support at (386) 329-4570.

NOTICE OF AGENCY ACTION TAKEN BY THE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:

(Name and address of applicant) _____
 permit# _____. The project is located in _____ County, Section
 _____, Township _____ South, Range _____ East. The permit authorizes a surface
 water management system on _____ acres for
 _____ known as
 _____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., may be available and choosing mediation does not affect your right to an administrative hearing.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at www.sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit http://www.sjrwmd.com/nor_dec/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Office of Records and Regulatory Support, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570.

NEWSPAPER ADVERTISING**ALACHUA**

Gainesville Sun, Legal Advertising
2700 SW 13th Street
Gainesville, FL 32608
866-858-9652

BRAFORD

Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

CLAY

Clay Today, Legal Advertising
1560 Kinsley Ave., Suite 1
Orange Park, FL 32073
904-264-3200/ fax 904-264-3285

FLAGLER

Flagler Tribune, c/o News Journal
P. O. Box 2831
Daytona Beach, FL 32120-2831
386-681-2322

LAKE

Daily Commercial, Legal Advertising
P. O. Drawer 490007
Leesburg, FL 34749
352-365-8235/fax 352-365-1951

NASSAU

News-Leader, Legal Advertising
P. O. Box 766
Fernandina Beach, FL 32035
904-261-3696/fax 904-261-3698

ORANGE

Sentinel Communications, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

PUTNAM

Palatka Daily News, Legal Advertising
P. O. Box 777
Palatka, FL 32178
386-312-5200/ fax 386-312-5209

SEMINOLE

Sanford Herald, Legal Advertising
300 North French Avenue
Sanford, FL 32771
407-323-9408

BAKER

Baker County Press, Legal Advertising
P. O. Box 598
Macclenny, FL 32063
904-259-2400/ fax 904-259-6502

BREVARD

Florida Today, Legal Advertising
P. O. Box 419000
Melbourne, FL 32941-9000
321-242-3832/ fax 321-242-6618

DUVAL

Daily Record, Legal Advertising
P. O. Box 1769
Jacksonville, FL 32201
904-356-2466 / fax 904-353-2628

INDIAN RIVER

Treasure Coast News
760 NW Enterprise Dr.
Port St. Lucie, FL 34986
772-283-5252

MARION

Ocala Star Banner, Legal Advertising
2121 SW 19th Avenue Road
Ocala, FL 34474
352-867-4010/fax 352-867-4126

OKEECHOBEE

Okeechobee News, Legal Advertising
P. O. Box 639
Okeechobee, FL 34973-0639
863-763-3134/fax 863-763-5901

OSCEOLA

Little Sentinel, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

ST. JOHNS

St. Augustine Record, Legal Advertising
P. O. Box 1630
St. Augustine, FL 32085
904-819-3439

VOLUSIA

News Journal Corporation, Legal Advertising
P. O. Box 2831
Daytona Beach, FL 32120-2831
(386) 681-2322

SPACE ABOVE THIS LINE FOR RECORDING DATA_____

PREPARED BY:

Maynard Nexsen PC
Attn: Baker Findley
1901 Sixth Ave N., Suite 1700
Birmingham, AL 35203
205.254.1000

AFTER RECORDING RETURN TO AND SEND
TAX NOTICES TO:

Belterra Hilliard, LLC,
728 Shades Creek Parkway, Suite 130
Birmingham, AL 35209
Attn: R. Scott Smith

Tax Parcel ID Number: 16-3N-24-0000-0023-0040

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of the 15th day of November, 2023, by **MICHAEL FRANKLIN CONTRACTING, INC.**, a Florida corporation, whose mailing address is PO Box 1107, Hilliard, FL 32047 (hereinafter referred to as the "**Grantor**") to **BELTERRA HILLIARD, LLC**, an Alabama limited liability company, whose mailing address is 728 Shades Creek Parkway, Suite 130, Birmingham, Alabama 35209 (hereinafter referred to as the "**Grantee**"). The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipts and sufficiency of which are hereby acknowledged, Grantor does hereby convey and specially warrant unto Grantee, and the successors, legal representatives and assigns of Grantee, all that tract or parcel of land lying and being in the property being more particularly described as follows:

SEE ATTACHED EXHIBIT A

THE conveyance made herein, however, is expressly made SUBJECT TO all easements, restrictions, encumbrances more particularly described on Exhibit B attached hereto and made a part hereof, and any and all other matters of record, if any, the reference to which shall not operate to reimpose the same.

GRANTEE ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS IN TITLE TO THE PROPERTY, HEREBY VOLUNTARILY AND KNOWINGLY WAIVES, RELEASES AND FOREVER DISCHARGES GRANTOR AND ITS SUCCESSORS AND ASSIGNS FROM AND AGAINST ANY AND ALL RIGHTS, CLAIMS, DEMANDS, CAUSES OF ACTION, PENALTIES, FINES, LIABILITIES, SETTLEMENTS, DAMAGES, COSTS OR EXPENSES OF WHATEVER KIND

OR NATURE, EXISTING AND FUTURE, CONTINGENT OR OTHERWISE (INCLUDING ANY ACTION OR PROCEEDING, BROUGHT OR THREATENED, OR ORDERED BY ANY GOVERNMENTAL ENTITY) AT LAW OR IN EQUITY, WHETHER ARISING FROM CONTRACT, TORT, COMMON LAW, OR BY STATUTE, WHETHER MADE, SUFFERED OR INCURRED BY GRANTEE OR ANY OF ITS AGENTS, AFFILIATES, SUCCESSORS AND ASSIGNS AND WHETHER KNOWN OR UNKNOWN AT THE TIME OF THIS INSTRUMENT, WHICH GRANTEE HAS OR MAY HAVE IN THE FUTURE, ARISING OUT OF THE PROPERTY, THE PHYSICAL CONDITION OF THE PROPERTY, OR THE ENVIRONMENTAL CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (I) ANY CLAIM FOR INDEMNIFICATION, CONTRIBUTION OR OTHERWISE ARISING UNDER ANY HAZARDOUS MATERIALS LAWS OR RELATING TO THE PRESENCE, MISUSE, USE, DISPOSAL, RELEASE OR THREATENED RELEASE OF ANY HAZARDOUS MATERIALS, CHEMICALS OR WASTES AT THE PROPERTY, (II) THE PRESENCE OR ABSENCE OF MOLD, SPORES, FUNGI, POLLEN OR OTHER BOTANICAL ALLERGENS AT THE PROPERTY, OR (III) ANY OTHER CAUSE OF ACTION BASED ON ANY OTHER STATE, LOCAL, OR FEDERAL HAZARDOUS MATERIALS LAW, RULE OR REGULATION. GRANTEE ACKNOWLEDGES AND AGREES THAT THE FOREGOING WAIVER, RELEASE AND DISCHARGE INCLUDES ALL CLAIMS AND MATTERS WHICH ARE UNKNOWN TO GRANTEE AS OF THE DATE OF THIS DEED. GRANTEE FURTHER ASSUMES THE RISK OF CHANGES IN ENVIRONMENTAL OR HAZARDOUS MATERIALS LAWS AS THEY MAY RELATE TO PAST, PRESENT, OR FUTURE ENVIRONMENTAL CONDITIONS AT OR ABOUT THE PROPERTY, AS WELL AS THE RISK THAT ADVERSE PHYSICAL CHARACTERISTICS AND CONDITIONS, INCLUDING THE PRESENCE OF HAZARDOUS MATERIALS, MAY NOT HAVE BEEN REVEALED BY ITS INVESTIGATIONS. THE TERMS AND CONDITIONS SET FORTH IN THIS PARAGRAPH ARE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON AND SHALL INURE TO THE BENEFIT OF GRANTOR AND GRANTEE, THEIR SUBSIDIARIES, AFFILIATES, HEIRS, SUCCESSORS AND ASSIGNS.

[Signature Page on Following Page]

IN WITNESS WHEREOF, Grantor has caused its duly authorized representatives to execute, seal and delivery this indenture, all the day and year first written above.

GRANTOR:

SIGNED IN THE PRESENCE OF:

MICHAEL FRANKLIN CONTRACTING, INC., a Florida corporation

Emilee Scott
Printed Name: Emilee Scott

By: Michael Franklin
Name: Michael Franklin
Title: President

Robin K. Tingle
Printed Name: Robin K. Tingle

STATE OF Alabama)
COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me this 15th day of Nov., 2023, by means of ☒ physical presence or ☐ online notarization, by _____, as _____ of _____, on behalf of such _____. S/he is personally known to me or has produced Florida (state) driver's license no. FL-2012-69-164-0 as identification.

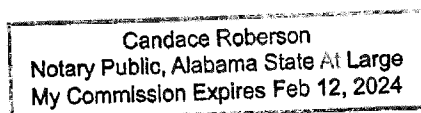
My Commission Expires:

Candace Roberson
NOTARY PUBLIC (Signature)

(AFFIX NOTARY SEAL)

Candace Roberson
(Printed Name)

Notary Public
(Title or Rank)



(Serial Number, if any)

EXHIBIT A

Legal Description

A PARCEL OF LAND SITUATE IN SECTION 16 AND SECTION 15, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, ALSO KNOWN AS BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1604, PAGE 1117, PORTIONS OF PARCELS 1 AND 2 DESCRIBED IN OFFICIAL RECORDS BOOK 1607, PAGE 1664, AND A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2530, PAGE 311, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 675, PAGE 1186, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HENRY SMITH ROAD (AN 80 FOOT RIGHT-OF-WAY); THENCE N88°20'54"W, ALONG THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 675, PAGE 1186, AFORESAID, A DISTANCE OF 249.68 FEET; THENCE N50°17'00"W A DISTANCE OF 138.36 FEET TO THE POINT OF BEGINNING; THENCE N50°16'51"W (MEASURED) A DISTANCE OF 20.00 FEET (MEASURED) TO A POINT; THENCE N39°44'21"E (MEASURED) A DISTANCE OF 155.31 FEET (MEASURED) TO A POINT; THENCE S88°20'16"E (MEASURED) A DISTANCE OF 38.49 FEET (MEASURED) TO A POINT; THENCE N39°33'55"E (MEASURED) A DISTANCE OF 292.37 FEET (MEASURED) TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (A 150 FOOT WIDE RIGHT-OF-WAY); THENCE S50°17'00"E (BEARING BASIS FOR THIS DEED) ALONG THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID U.S. HIGHWAY NO. 1 A DISTANCE OF 158.98 FEET (MEASURED) TO A POINT AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 WITH THE WEST RIGHT-OF-WAY LINE OF AFORESAID HENRY SMITH ROAD; THENCE S10°01'09"W (MEASURED) ALONG THE WEST RIGHT-OF-WAY LINE OF AFORESAID HENRY SMITH ROAD A DISTANCE OF 139.73 FEET (MEASURED) TO A POINT BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2530, PAGE 311, RECORDED IN AFORESAID COUNTY PUBLIC RECORDS; THENCE N88°20'16"W (MEASURED) A DISTANCE OF 301.99 FEET (MEASURED) TO A POINT BEING THE NORTHWEST CORNER OF AFORESAID LANDS; THENCE S39°44'21"W (MEASURED) A DISTANCE OF 145.57 FEET (MEASURED) TO THE POINT OF BEGINNING.

TOGETHER WITH A 30 FOOT WIDE SHARED DRIVEWAY EASEMENT FOR INGRESS AND EGRESS BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 16 AND SECTION 15, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, ALSO KNOWN AS BEING PORTIONS OF PARCELS 1 AND 2 DESCRIBED IN OFFICIAL RECORDS BOOK 1607, PAGE 1664, AND A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2530, PAGE 311, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 675, PAGE 1186, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HENRY SMITH ROAD (AN 80 FOOT RIGHT-OF-WAY); THENCE N88°20'54"W, ALONG THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 675, PAGE 1186,

AFORESAID, A DISTANCE OF 249.68 FEET; THENCE N50°17'00"W A DISTANCE OF 138.36 FEET TO A POINT; THENCE N50°16'51"W A DISTANCE OF 206.08 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 741, PAGE 745, RECORDED IN AFORESAID PUBLIC RECORDS; THENCE N39°28'44"E (MEASURED) A DISTANCE OF 145.57 FEET (MEASURED) TO A POINT; THENCE N29°27'15"E (MEASURED) A DISTANCE OF 282.02 FEET (MEASURED) TO THE POINT OF BEGINNING; THENCE N29°27'15"E (MEASURED) A DISTANCE OF 30.49 FEET (MEASURED) TO THE NORTHEAST CORNER OF THE AFORESAID PARCEL ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (A 150 FOOT WIDE RIGHT-OF-WAY); THENCE S50°17'00"E (BEARING BASIS FOR THIS DEED) ALONG THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID U.S. HIGHWAY NO. 1 A DISTANCE OF 430.98 FEET (MEASURED) TO A POINT AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID U.S. HIGHWAY NO. 1 WITH THE WEST RIGHT-OF-WAY LINE OF AFORESAID HENRY SMITH ROAD; THENCE S10°01'09"W (MEASURED) ALONG THE WEST RIGHT-OF-WAY LINE OF AFORESAID HENRY SMITH ROAD A DISTANCE OF 34.53 FEET (MEASURED) TO A POINT; THENCE N50°17'00"W (MEASURED) A DISTANCE OF 442.66 FEET (MEASURED) TO THE POINT OF BEGINNING.

EXHIBIT B

Permitted Exceptions

1. Taxes or assessments for the year 2024 and subsequent years not yet due and payable
2. Ingress and Egress Easement Deed recorded in Official Records Book 472, Page 370, of the Public Records of Nassau County, Florida.
3. Reciprocal Blanket Easement Deed recorded in Official Records Book 470, Page 382, of the Public Records of Nassau County, Florida.
4. Easement granted to Florida Power & Light Company recorded in Official Records Book 336, Page 524 of the Public Records of Nassau County, Florida.



MITTAUER
& ASSOCIATES, INC.
CONSULTING ENGINEERS &
PROJECT FUNDING SPECIALISTS

ITEM-2

580-1 WELLS ROAD
ORANGE PARK, FL 32073
PHONE: (904) 278-0030
FAX: (904) 278-0840
WWW.MITTAUER.COM

May 16, 2025 VIA EMAIL

Ms. Lee Anne Wollitz, Land Use Administrator
Town of Hilliard
15859 West County Road 108
Hilliard, FL 32046

RE: Determination of Completeness and Site Plan Review
O'Reilly Auto Parts Store
Town of Hilliard, Florida
Mittauer & Associates, Inc. Project No. 9610-23-33

Dear Ms. Wollitz:

We have reviewed the Drawings entitled "O'Reilly Auto Parts" dated February 26, 2025 and prepared by Stantec Consulting Services, Inc. on behalf of O'Reilly Automotive Stores, Inc. and Belterra Hilliard LLC, the Owners. The Civil Drawings, consisting of 14 sheets, were digitally signed and sealed by Bryan L. Zarlenga, P.E. We received the Drawings and associated Site Plan Application package via email from the Town and Owner on March 28, 2025. Direction to move forward with this Determination of Completeness and Site Plan Review was granted via this transmittal and subsequent Town correspondence regarding the submittal. In addition to the Drawings and Site Plan Application, we also received the following items as part of the package:

1. Owner's Letter of Authorization for Agent Forms authorizing O'Reilly Automotive Stores, Inc. to act on behalf of Belterra Hilliard LLC, and authorizing Stantec Consulting Services, Inc. to act on behalf of O'Reilly Automotive Stores, Inc. dated October 31, 2024;
2. Special Warranty Deed for subject project with Legal Description and Permitted Exceptions dated November 15, 2023;
3. Topographic Survey prepared by Donaldson, Garrett & Associates, Inc., and digitally signed and sealed by James W. Newberry, Jr., PSM, on November 20, 2024;
4. ALTA/NSPS Land Title Survey prepared by Dominion Engineering Associates, L.C., and digitally signed and sealed by James V. Wehde, PLS, on March 21, 2024;
5. Master System Drainage Report prepared by Stantec Consulting Services, Inc. and digitally signed and sealed by Jessica S. Pacheco, P.E. on February 27, 2025;

Ms. Lee Anne Wollitz, Land Use Administrator
 May 16, 2025
 Page 2

6. Application receipt and review-in-process letter for an ERP application provided by the St. Johns River Water Management District on February 28, 2025;
7. Landscape Plan Drawings consisting of 5 sheets prepared by Stantec Consulting Services, Inc., digitally signed and sealed by Edward A. Browder, RLA, and dated October 25, 2024;
8. Site Signage Plan Drawings consisting of 3 sheets, prepared by Craig A. Schneider, AIA, and dated October 25, 2024; and
9. Site Lighting Plan Drawings consisting of 3 sheets, prepared by Smith-Goth Engineers, Inc., and digitally signed and sealed by Abby L. Thurman, P.E. on October 25, 2024.

We have reviewed the Drawings in accordance with the Town's Code of Ordinances, Chapter 62 - Zoning and Land Development Regulations (LDR), 2040 Comprehensive Plan, and other Town standards and requirements, as applicable. This is the first submittal we have received on this project. Our comments are as follows:

COMPLETENESS DETERMINATION:

Per the Site Plan Application, all items have been provided in the Drawings and/or application documents to allow for a complete Site/Development Plan Review.

GENERAL COMMENTS

1. Confirm the proposed land use is acceptable to the Town for the zoning designation of M-1, Manufacturing & Industrial Warehousing. The proposed auto parts retail store is a commercial use aligning with a zoning designation of C-1, Commercial. However, LDR Section 62-281 states retail sales in an enclosed building is permitted in an Industrial Use/M-1 Zoning area. Coordinate with the Town for approval and/or requirements to request a variance, as applicable.
2. Coordinate with the Town for any applicable water/sewer connection and impact fees, and verify concurrency requirements/conditions have been met, as required.
3. Ensure the proposed access easement and any other existing or proposed easements are properly recorded and/or vacated, as applicable. Provide the Town with final documentation and any required adjacent property owner approvals.

Ms. Lee Anne Wollitz, Land Use Administrator
 May 16, 2025
 Page 3

4. Coordinate with FDOT to obtain all required FDOT Permits, including Utility and Access Permits, for all work within FDOT right-of-way along U.S. Hwy 1. Provide the Town with approved Permits upon receipt.
5. Provide signed and sealed copies of the final approved Drawings, Boundary / Topographic Survey, reports, etc. prior to construction if revisions are made.

SHEET CT1 - COVER SHEET

1. Confirm the stated Town water and sewer contact is correctly designated.
2. Confirm the reason for the clouded 'POND-1' sheet index number and other clouded information throughout the drawings.

SHEET C1 - GENERAL NOTES

1. Sanitary Sewer and Water Notes - These utility notes are generally acceptable, however, these notes should be updated, where applicable, to reflect the Town of Hilliard's Water & Wastewater Utility Specifications / standards.
2. Water System Notes 15 and 16 - Per Town Water & Wastewater Utility Specifications, all potable water piping 3-inches and smaller in diameter shall be Schedule 80 PVC. Revise, as applicable.
3. Note, emphasis on General Utility Notes 9 requiring advanced notice to the Town prior to construction.
4. Note, the Contractor shall furnish certified "As-Builts" to the Town of Hilliard.

SHEET C2 - STORMWATER POLLUTION PREVENTION PLAN

No Comments.

SHEET C3 - EROSION CONTROL DETAILS

No Comments.

SHEET C4 - SITE DEMOLITION PLAN

1. Provide confirmation of approval of access and any related work on/near adjacent properties by associated property owners, as applicable.

Ms. Lee Anne Wollitz, Land Use Administrator
 May 16, 2025
 Page 4

2. Per LDR Section XII, confirm if any of the proposed tree removals are classified as 'protected trees'.

SHEET C5 - SITE DEVELOPMENT PLAN

1. Pending feedback from the Town as to whether this development is acceptable in the proposed zoning location or if a zoning variance is requested/granted, update the Site Data Table accordingly per the LDR
2. Note, all site design requirements related to setbacks, parking, loading, dumpsters, site areas, turn radii, etc. appear to meet LDR standards.

SHEET C6 - GRADING & DRAINAGE PLAN

1. Verify the proposed Stormwater Management Facility Pond SWF-1 meets the standards included within LDR Section 62-357(c). It is understood the pond is existing, but re-review is necessary if connecting to the existing pond.
2. Confirm all approvals are secured for connecting to the existing stormwater pond, as applicable.
3. Confirm the entity responsible to maintain the stormwater pond.
4. Provide material specifications for proposed ADS stormwater pipe.

SHEET C7 - SITE UTILITY PLAN

1. Modify Key Note 2 to state 2" SCH 80 PVC in lieu of Polyethylene per Town Utility Standards.
2. Key Note 5: Polyethylene is approved for small diameter service piping less than 2 inches in diameter. Polyethylene service pipe shall be SDR 9, colored blue, with Type 316 stainless steel inserts per Town Utility Standards Section 50.16.
3. Sanitary sewer pipe routing shall be modified to connect to the nearest manhole in accordance with the initial Development Investigation. In-line gravity sewer connection is not recommended. An associated manhole connection detail shall be provided.
4. Coordinate with the Town to confirm if a utility access easement is required for the Town to access and maintain the proposed meters and other utility components. Otherwise, relocate meters to Town right-of-way, as applicable.

Ms. Lee Anne Wollitz, Land Use Administrator
 May 16, 2025
 Page 5

5. Stated fire flow requirement of 1,750 gpm at 20 PSI will not be attainable by the Town's existing water distribution system. Per recent Town hydrant tests, the attainable fire flow at the nearest hydrant is approximately 820 gpm at a 20 PSI residual pressure.

SHEETS C8 & C9 - SITE DEVELOPMENT DETAILS

No Comments.

SHEET C10 - CONCRETE JOINT DETAILS

No Comments.

SHEET C11 - SITE STORMWATER DETAILS

No Comments.

SHEET C12 - SITE UTILITY DETAILS

No Comments.

SHEET POND-1 - MASTER STORMWATER PLAN

1. See related Grading and Drainage Plan comments.
2. Ensure approval is received for routing overflow control structure piping toward adjacent Franklin Tire property.
3. Storm pipe is stated as RCP on this plan. Confirm if RCP or ADS stormwater pipe material is desired, similar to Sheet C6.

SHEETS LS1 - L5- LANDSCAPE PLANS

1. Proposed landscaping shall be designed in accordance with LDR Sections 62-565, 62-567, and 62-568.
2. Note, all proposed landscaping species appear to conform with the recommended species in LDR Section 62-568, except for the proposed "Japanese Yew" and "Dwarf Schefflera". Town shall confirm approval of planting species.
3. All property boundary buffer requirements per the LDR appear to have been met. Confirm if buffering is required along the access roadway entrance fronting U.S. Hwy 1.

Ms. Lee Anne Wollitz, Land Use Administrator
 May 16, 2025
 Page 6

4. Add the irrigation piping line type to the Legend.

SHEETS SP1-SP3

1. Confirm power service requirements are coordinated with the proper electric utility provided.

SHEETS SG1.1, SG1.2 & SG2.1 - SITE SIGNAGE PLANS

No Comments.

MASTER SYSTEM DRAINAGE REPORT

1. The report appears to be generally acceptable. Note, an exhaustive review was not completed and the system shall be reviewed/approved by the SJRWMD. Provide any modifications following SJRWMD permitting.

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: 2025.05.16 18:13:25 -04'00'

Jarrod P. Petrohovich, P.E.
 Project Manager

JPP/jp

cc: Town of Hilliard
 Stantec Consulting Services, Inc..
 O'Reilly Automotive Stores, Inc.



June 10, 2025

Ms Lee Anne Wollitz
Land Use Administrator
Town of Hilliard
15859 West CR 108
Hilliard, FL 32046

380 Park Place Blvd.
Suite 300
Clearwater, FL 33759
USA

Phone +1 727 531 3505
Fax +1 727 539 1294

www.stantec.com

**RE: Application Site Plan Review TOH
New O'Reilly Auto Parts Store Hilliard, FL (HLF)**

Dear Ms. Wollitz,

In response to the comments received from Town of Hilliard on April 30, and May 19, 2025, in reference to the New O'Reilly Auto Parts Store Hilliard, FL (HLF), the following are our responses. We understand that the Town notes include those from the Building Official, Fire Marshall, Public Works Director and Land Use Administrator. The Engineering notes came from Mittauer & Associates, Inc. consulting engineers with whom the Town has third party review agreements.

Town of Hilliard Comments

Public Works Director and Land Use Administrator

Overall Project Notes:

1. The project will need to submit a copy of the FDOT Driveway permit.

Response: Acknowledged. Access and Drainage permits through FDOT are in the process of being obtained.

2. The project will need to submit a copy of the SJRWMD permit or exception.

Response: Please see attached SJRWMD permit for the master stormwater system.

Plan Notes:

Site Signage Plan: Sheets SG1.1 – No Notes

1. *Sheets SG1.2* – Ground Sign Elevation – Town Code 62-420 limits total height of sign to 12', please adjust.

Response: Please see revised sheet SG1.2 with adjusted sign height to be not greater than 12'.

Building Exterior Signage

2. *Sheets SG2.1* – Front & Side wall Sign Elevation – Town Code 62 - 420 limits total size of sign to 100 SF please adjust front elevation and left exterior elevation.

Response: Please see revised sheet SG2.1 with adjusted size of sign to comply with code.

Land Title Survey:

- **Sheet SV1- Cover Page –**
 - Please change all references to "City of Hilliard" to "Town of Hilliard".

June 10, 2025

- Please change update sewer line shown from 10" to 8".
- Please change water line from unknown to 8".

Response: Due to the fact that the surveyor who prepared the original survey is deceased, per Lee Anne Wollitz's email of May 7, 2025, we will provide an affidavit from the project acknowledging that all supporting documentation moving forward will reference the Town of Hilliard and the utility plans will reflect the existing 8" sewer pipe and 8" water line. Please see attached email and affidavit.

Civil Plans:

1. **Cover Sheet** - In Agency contacts Under "Fire" Please add Town of Hilliard, 904- 845-3555, (The Town has a Fire Department and a Fire Marshal).

Response: Please see revised sheet CT1, for added Fire contact.

2. **Sheet C1** –

- *General Notes:* 1 Please add "Town of Hilliard Utility Specifics Manual" to the list.
- *General Utility Notes 9* – Please change "City of Hilliard" to "Town of Hilliard".

Response: Please see revised sheet C1, for General Note 1 and General Utility Notes.

3. **Sheet C7:** - Key Notes –

- Please update to 2" meter, also note that meter will be provided and installed by Town of Hilliard.
- Please update to 2" backflow preventer.
- Please update to 2" gate valve.
- Please update that the meter will be provided and installed by Town of Hilliard.

Response: Key note 3 has been updated to reflect 2" meter that will be provided and installed by Town of Hilliard. Key note 4 has been updated to reflect 2" backflow preventer. Key notes 5 and 6 have been updated to reflect 2" service line and gate valve. Key note 7 has been updated to include that the irrigation meter will be provided and installed by Town of Hilliard, please see sheet C7.

Mittauer & Associates, Inc. – Engineering Comments

General Comments

1. Confirm the proposed land use is acceptable to the Town for the zoning designation of M-1, Manufacturing & Industrial Warehousing. The proposed auto parts retail store is a commercial use aligning with a zoning designation of C-1, Commercial. However, LDR Section 62-281 states retail sales in an enclosed building is permitted in an Industrial Use/M-1 Zoning area. Coordinate with the Town for approval and/or requirements to request a variance, as applicable.

Response: Per the attached email on May 19, 2025, from Lee Anne Wollitz, the O'Reilly's Retail is an approved use within the zoning district of your parcel (M-1) and will need no additional permissions or variances for the use of Retail Sales.

2. Coordinate with the Town for any applicable water/sewer connection and impact fees, and verify concurrency requirements/conditions have been met, as required.

Response: Acknowledged. We will coordinate with the Town.

June 10, 2025

3. Ensure the proposed access easement and any other existing or proposed easements are properly recorded and/or vacated, as applicable. Provide the Town with final documentation and any required adjacent property owner approvals.

Response: Acknowledged. The proposed cross-access easement documents are in the process of being recorded. Coordination with the adjacent parcel owners has taken place. Recorded documents will be provided to the Town.

4. Coordinate with FDOT to obtain all required FDOT Permits, including Utility and Access Permits, for all work within FDOT right-of-way along U.S. Hwy 1. Provide the Town with approved Permits upon receipt.

Response: Acknowledged. FDOT applications are under review and permits will be provided to the Town upon approval.

5. Provide signed and sealed copies of the final approved Drawings, Boundary/Topographic Survey, reports, etc. prior to construction if revisions are made.

Response: Acknowledged.

Sheet CT1 – Cover Sheet

1. Confirm the stated Town water and sewer contact is correctly designated.

Response: The stated information on sheet CT1 matches the Town’s Public Works website.

2. Confirm the reason for the clouded ‘POND-1’ Sheet index number and other clouded information throughout the drawings.

Response: Plan revisions were previously made to support a SJRWMD submittal.

Sheet C1 – General Notes

1. Sanitary Sewer and Water Notes – These utility notes are generally acceptable, however, these notes should be updated, where applicable, to reflect the Town of Hilliard’s Water a& Wastewater Utility Specifications/Standards.

Response: Acknowledged. Several notes were updated to reflect the Town of Hilliard’s specifications

2. Water System Notes 15 & 16 – Per Town Water & Wastewater Utility Specifications, all potable water piping 3 – inches and small in diameter shall be Schedule 80 PVC. Revise as applicable.

Response: Please see revised sheet C1 for updated Notes 15 and 16.

3. Note, emphasis on General Utility Notes 9 requiring advanced notice to the Town prior to construction.

Response: Please see revised sheet C1. Note 9 is now bold and underlined to provide emphasis.

4. Note, the Contractor shall furnish certified “As-Builts” to the Town of Hilliard.

Response: Please see revised sheet C1. In addition to the as-built notes already listed out in the General Notes, General Sanitary Sewer Notes and Water System Notes, a “As-Builts Note” has been added to sheet C1.

Sheet C4 – Site Demolition Plan

June 10, 2025

1. Provide confirmation of approval of access and any related work on near adjacent properties by associated property owners, as applicable.

Response: Coordination with the adjacent parcel owners has taken place. The SJRWMD master permit approval is attached, which required coordination with the adjacent property owners.

2. Per LDR Section XII, confirm if any of the proposed tree removals are classified as 'protected trees'.

Response: Per the attached arborist report, none of the proposed tree removals are protected trees. All existing trees on site are pine trees.

Sheet C5 – Site Development Plan

1. Pending feedback from the Town as to whether this development is acceptable in the proposed zoning location or if a zoning variance is requested/granted, update the Site Data Table accordingly per the LDR.

Response: Please see the response to General Comment 1. The development is acceptable.

2. Note, all site design requirements related to setbacks, parking, loading, dumpsters, site areas, turn radii, etc. appear to meet LDR standards.

Response: Acknowledged.

Sheet C6 – Grading & Drainage Plan

1. Verify the proposed Stormwater Management Facility Pond SWF-1 meets the standards included within LDR Section 62-357(c). It is understood the pond is existing, but re-review is necessary if connecting to the existing pond.

Response: The proposed stormwater pond meets the requirements of Section 62-357(c).

2. Confirm all approvals are secured for connecting to the existing stormwater pond, as applicable.

Response: SJRWMD permit approval is attached, FDOT Drainage approval is in process.

3. Confirm the entity responsible to maintain the stormwater pond.

Response: The entity that will be responsible for the operation and maintenance of the stormwater pond is "Highway 1 and Henry Smith Road Property Owners Association."

4. Provide material specifications for proposed ADS stormwater pipe.

Response: Please see attached ADS storm pipe specifications.

Sheet C7 – Site Utility Plan

1. Modify Keynote 2 to state 2" SCH 80 PVC in lieu of Polyethylene per Town Utility Standards.

Response: Please see revised sheet C7 for updated Key Note 2.

2. Keynote 5: Polyethylene is approved for small diameter service piping less than 2 inches in diameter. Polyethylene service pipe shall be SDR 9, colored blue, with Type 316 stainless steel inserts per town Utility Standards. Section 50.16.

Response: Please see revised sheet C7. Key Note 5 has been updated to 2" SCH 80 PVC.

3. Sanitary sewer pipe routing shall be modified to connect to the nearest manhole in accordance with the initial Development Investigation. In-line gravity sewer connection is not recommended. An associated manhole connection detail shall be provided.

June 10, 2025

Response: Please see revised sheet C7 for updated sanitary sewer routing and connection to existing manhole. Please see revised sheet C12 for added Detail S-24.

4. Coordinate with the Town to confirm if a utility access easement is required for the Town to access and maintain the proposed meters and other utility components. Otherwise, relocate meters to Town right-of-way as applicable.

Response: The potable water and irrigation meters have been relocated to the right-of-way.

5. Stated fire flow requirement of 1,750 gpm at 20 PSI will not be attainable by the town's existing water distribution systems. Per recent Town hydrant tests, the attainable fire flow at the nearest hydrant is approximately 820 gpm at a 20 PSI residual pressure.

Response: Further fire hydrant flow testing is being coordinated between the Town and O'Reilly's flow testing consultant to verify available flow.

Sheet Pond 1 – Master Stormwater Plan

1. See related grading and drainage plan comments.

Response: Acknowledged.

2. Ensure approval is received for routing overflow control structure piping toward adjacent Franklin Tire property.

Response: The control structure piping has been coordinated with the offsite property owner, and they have approved the layout. Further, SJRWMD permit approval was achieved with this layout.

3. Storm pipe is stated as RCP on this plan. Confirm if RCP or ADS stormwater pipe material is desired, similar to Sheet C6.

Response: RCP is proposed for the outfall structure piping, as shown on sheet POND-1.

Sheets LS1 – L5 Landscape Plans

1. Proposed landscaping shall be designed in accordance with LDR Sections 62-565, 62-567 and 62-568.

Response: This note has been added to sheet L1.

2. Note: all proposed landscaping species appear to conform with the recommended species in LDR Section 62-568, except for the proposed Japanese Yew and Dwarf Schefflera. Town shall confirm approval of planting species.

Response: Understood. The Japanese Yew 'Maki' cultivar has been revised to the Podocarpus. Town to confirm species selection.

3. All property boundary buffer requirements per the LDR appear to have been met. Confirm if buffering is required along the access roadway entrance fronting U.S. Hwy 1.

Response: Acknowledged. No action taken. See sheet L1 for buffering requirements.

4. Add the irrigation piping line to the legend.

Response: The irrigation mainline line type has been added to the Legend.

Sheets SP1- SP3

1. Confirm power service requirements are coordinated with the proper electric utility provided.

June 10, 2025

Response: Acknowledged. Power service requirements will be coordinated with the applicable electric utility authority.

Master System Drainage Report

1. The report appears to be generally acceptable. Note, an exhaustive review was not completed and the system shall be reviewed/approved by the SJRWMD. Provide any modifications following SJRWMD permitting.

Response: Acknowledged. Please see attached drainage report which was slightly updated. This report was approved and supports the SJRWMD master permit ERP approval received.

We hope that the responses provided have satisfied the Town of Hilliard's concerns. Should you have additional questions, please contact us.

Sincerely,



Michael Detsis, PE
Engineer – Site Development
Stantec Consulting Services, Inc.
Direct Line +1 727.431.1557
Email: michael.detsis@stantec.com

cc:

TOWN OF HILLIARD
A Florida Municipality

ITEM-2

April 30, 2025

The following review notes are for O'Reilly Auto Parts documents submitted in March 2025. Parcel ID # 16-3N-24-0000-0023-0040.

The Building Official as well as the Fire Marshall have reviewed the site plans and have no notes at this time but will do a complete review of the building plans when they are submitted.

The Engineering Team is completing a review of the submitted documents, and their comments will be in a separate report.

The Public Works Director and the Land Use Administrator have completed a review, they have combined their notes below:

Overall Project Notes:

1. The project will need to submit a copy of the FDOT Driveway permit.
2. The project will need to submit a copy of the SJRWMD permit or exception.

Plan Notes:

Planting Plan

Sheet L1 of 5 through Sheet L5 of 5- No Notes

P.O. Box 249

Hilliard, Florida 32046

(904) 845-3555

TOWN OF HILLIARD
A Florida Municipality

ITEM-2

Site Signage Plan-

Sheet SG1.1- No Notes

Sheet SG1.2- Ground Sign Elevation- Town Code 62-420 limits total height of Sign to 12 feet, please adjust.

Building Exterior Signage

Sheet SG2.1- Front & Side Wall Sign Elevation Town Code 62-420 limits total size of Sign to 100 square feet, please adjust.

Front Exterior Elevation- Please see above note.

Left Exterior Elevation- Please see above note.

Site Lighting Photometrics

Sheet SP1 of 3 through Sheet SP3 of 3- No Notes

Land Title Survey

Sheet No SV1(cover page)–

Bottom of page: Please change “City of Hilliard” to “Town of Hilliard”

Current Zoning District: Please change “City of Hilliard” to “Town of Hilliard”

General Notes:

6. Please change “City of Hilliard” to “Town of Hilliard”, Please update Sewer line shown from 10” to 8”.

7. Please change “City of Hilliard” to “Town of Hilliard”, Please update Water line

P.O. Box 249

Hilliard, Florida 32046

(904) 845-3555

TOWN OF HILLIARD
A Florida Municipality

ITEM-2

shown from “unknown” to 8”.

Henry Smith Road: Please change “City of Hilliard” to “Town of Hilliard”

Utility Providers: Please change “City of Hilliard” to “Town of Hilliard”

Civil Plans

Cover Sheet: In Agency contacts Under “Fire” Please add Town of Hilliard, 904-845-3555, (The Town has a Fire Department and a Fire Marshal).

Sheet C1 of 12-

General Notes: 1. Please add “Town of Hilliard Utility Specifics Manual” to the list.

General Utility Notes: 9. Please change “City of Hilliard” to “Town of Hilliard”.

Sheet C2 of 12 through Sheet C6 of 12- No Notes

Sheet C7 of 12- Key Notes:

3. Please update to 2” meter, also note that meter will be provided and installed by Town of Hilliard.
4. Please update to 2” backflow preventer.
6. Please update to 2” gate valve.
7. Please update that the meter will be provided and installed by Town of Hilliard.

Sheet C8 of 12 through C12 of 12- No notes

Master Stormwater Pond Plan- No notes.

AFFIDAVITDate: June 10, 2025

RE: O'Reilly Auto Parts Store – Hilliard (HLF)
Hilliard, Florida
Parcel ID – 16-3N-24-0000-0023-0040
Nassau County, Florida

TO WHOM IT MAY CONCERN:

Per correspondence with the Town of Hilliard, this Affidavit has been prepared to help address plan review comments received regarding the boundary and topographic survey performed for the subject property. The review comments requested text updates to the Town of Hilliard name, and several labels for existing utilities. No boundary or legal description updates were requested. The original Surveyor who performed the survey has unfortunately passed away, and the company the Surveyor worked for no longer has a surveyor holding a license in Florida.

To meet the needs of the survey comments, moving forward, all construction plans and supporting documents will reflect the Town of Hilliard in name, and existing utilities (8" sanitary sewer main and 8" potable water main) will be referenced correctly as directed by the Town of Hilliard.

Signature of Agent:

Michael Detsis

Signature

Michael Detsis, Civil Engineer, Stantec
 Printed Name and Title

380 Park Place Blvd, Suite 300
 Address

Clearwater, FL 33759
 City State Zip

Sworn to and subscribed before me, this 10 day of June, 2025.



Caroline Gouveia
 Notary Public State of Florida
 My Commission Expires: 7/5/26



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning and Zoning Board Regular Meeting Meeting Date: July 1, 2025

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

SUBJECT: Planning and Zoning Board to review Pre-Application for the Vacation of Right of Way for a portion of W 8th Ave. and make a recommendation to the Town Council concerning moving forward through the Vacation Process.
 Application No. 20250418.1 VAC ROW W8th Ave, Property Owner – Andy Whitaker
 Parcel ID No. 08-3N-24-2380-0093-0130 and 08-3N-24-2380-0094-0010.

BACKGROUND:

In April 2025, the owner of the Dwelling unit located at 27589 Georgia Street, filed a Pre-application for Vacation of Right of Way for the portion of W 8th Ave that falls East of Georgia Street and West of Virginia Street. The Right of Way is 60 feet wide and 300 feet long. The applicant's dwelling unit on the 0.85-acre parcel North of the Right of Way and a small portion of their driveway appears to be encroaching into the Right of Way. The property to the South of the Right of way is vacant. The applicant owns property on the north and south sides of the Right of Way. With parcel IDs 08-3N-24-2380-0093-0130 and 08-3N-24-2380-0094-0010. Research that included the Land Use Administrator and Code Enforcement resulted in finding one encroachment and no nonconformities. There is a list and photos in the agenda packet. Research by the Town Clerk found no objections to the vacation. Research by the Public Works Department found no public utilities within the Right of Way. Although, they have requested if the Right of Way is Vacated that a Utility Easement be required for potential future use. Public Utility lines serving this block run: North to South on Georgia Street with a 6" PVC and a hydrant at Georgia and W 9th Ave as well as Georgia and W 7th Ave. There is also a 2" water line on W 9th Ave that serves one dwelling unit in block 92 and 2 dwelling units in block 193. There are no sewer lines within these blocks. All property owners for blocks 92, 93, 94, and 95 were invited via letter mailed from Town Hall to attend the workshop on June 12th as well as the Planning and Zoning meeting on July 1st and the Town Council Meeting on July 17th where this item will be discussed.

FINANCIAL IMPACT:

None. All cost will be paid by the Applicant.

RECOMMENDATION:

Planning and Zoning Board to review Pre-Application for the Vacation of Right of Way for a portion of W 8th Ave. and make a recommendation to the Town Council concerning moving forward through the Final Vacation Process.



FOR OFFICE USE ONLY

File # 20250418.1
 Application Fee: \$200.00 plus \$1000.00 Deposit
 Filing Date: 04/18/25 Acceptance Date: _____
CHK#1479 jc

Town of Hilliard
Pre-Application to Close, Abandon, or Vacate
Street, Alley, Easement, or Right of Way

A. PROPOSED CLOSING, ABANDONING, OR VACATON

- Street, Alley, Right of Way Name to be closed, vacated, or abandoned: 8th Ave, East of Georgia, West of Virginia
 - Legal Description: Not sure, see attached
 - Parcel ID Number(s) and/or Adjoining Parcel ID Number(s): 08-3N-24-2380-0093-0130 is North Adjacent
 - Acreage of closure, abandonment, or vacation: Approx 60' x 300' = 18,000^{sq ft} ± 0.409 acres
- 08-3N-24-2380-0094-0010 is South Adjacent

B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent

2. Name of Applicant(s) or Contact Person(s):

Andrew J & Sherri A. Whitaker Title: Owners

Company (if applicable): N/A

Mailing address: 27589 Georgia St.

City: Hilliard State: FL ZIP: 32046

Telephone: (904) 303-1471 (A) (904) 303-1473 (S) FAX: () e-mail: andy.whitaker2002@gmail.com
whitaker-sherri@hotmail.com

3. If the applicant is agent for the property owner*:

Name of Owner (title holder): N/A

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 PROPOSED CLOSING, ABANDONING, OR VACATON SOUGHT

1. Reason for Request: We own the parcels to the immediate North and South of this strip of 8th Ave. We want to create 1 big lot and preserve the green land
2. How was the street / alley / easement / right-of-way established? Shows 8th ~~street~~ ^{ave} on website,
 Subdivision Plat Book No: Original Hilliard Plat Page No. _____
 Plat Name: _____
 Official Records Book No: _____ Page No. _____
 Other: _____
3. Do you propose to close, abandon, or vacate the entirety of a street, easement, alley, or right-of-way, or only a portion? If a portion, please describe the portion that you desire the Town to close, abandon, or vacate.:
Only a portion; see attached printout; only the portion from Georgia St to the east by 300'; thus fully adjacent to our 2 lots
4. Do public facilities now occupy area to be closed, vacated, or abandoned? If yes, you may be asked to provide a current certified survey showing all existing conditions, including locations, and elevations of both open ditches and swales, and subsurface drainage facilities. NO
5. What is the Purpose of the Easement?
☐ Drainage
☐ Utility
☐ All Utilities
☐ Others – please specify _____
6. What are the dimensions of the Easement? 60 x 300 = 18,000 ft²
7. Is there an existing encroachment? NO
☐ Building
☐ Pool
☐ Other
8. Is there a building or mobile home encroachment involved? If so, the survey is to also show ties from the right-of-way and/or easement lines to the footing, building wall, and edge of eaves.
NO
9. Is a swimming pool encroachment is involved? If so, the survey is to show complete locations and pertinent elevations of the pool and its appurtenances.
NO

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

1. Legal description See attached. We are the only owners to the N + S
2. List of property owners by name and address who own property abutting the street, alley, easement, or right-of-way, or portion thereof, to be abandoned, closed, or vacated.
3. List of abutting property owners (with addresses).
4. Acknowledgement Letter(s) from each abutting property owner.
5. Location Map clearly identifying the location of the proposed closure. (nassauflpa.com)

E. FEES

- a. Right of Way (streets or alley or easements) - \$200 pre application fee & final application fee TBD
- b. The Cost of postage and outside consultants are in addition to the application fee.
- c. The applicant is responsible for paying a **\$1,000.00 deposit** at the time of submittal.

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 plus 10%. The invoice shall be paid in full prior to any action of any kind on the development application.

All attachments are required for a complete application. A completeness review of the application will be conducted within thirty (30) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

The Town reserves the right to retain a utility easement where the alley or roadway is located and grant the Town all necessary rights in such utility easement as it may require.

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

Signature of Applicant

Andrew J. Whitaker

Typed or printed name and title of applicant

April 18, 2025

Date

Signature of Co-applicant

Sherri A. Whitaker

Typed or printed name of co-applicant

Date

State of Florida County of Nassau

The foregoing application is acknowledged before me this 18th day of April, 2025.

by Andrew Whitaker, who is/are personally known to me, or who has/have produced

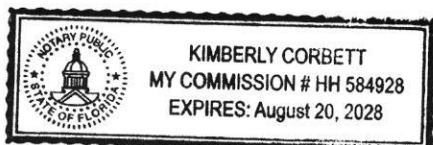
FL DL as identification.

NOTARY SEAL

Kimberly Corbett

Signature of Notary Public, State of Florida

Town of Hilliard ♦ 15859 West CR 108 ♦ Hilliard, FL 32046 ♦ (904) 845-3555



ANDREW J WHITAKER
SHERRI A WHITAKER
27589 GEORGIA ST
HILLIARD, FL 32046-8001

1479

63-4/630 FL
232704/18/25
DatePay
to the order of

Town of Hilliard

\$ 1,200.⁰⁰

Hilliard, Florida

One thousand, two hundred & 00/100

Dollars

Photo
Safe
Deposit®
Details on back

BANK OF AMERICA

ACH R/T 063100277

Memo

Vacts

⑆063000047⑆ 898055392836⑈ 1479



KEVIN J. LILLY ASA, CFA
Nassau County Property Appraiser
Consistent, Fair, Efficient

Parcel 08-3N-24-2380-0094-0010

<https://search.ncpafl.com/parcel/24%20N%20308238000940010>

SEVENTH AV

Owners

WHITAKER ANDREW J & SHERRI A
27589 GEORGIA STREET
HILLIARD, FL 32046

Use: 0000: VACANT

Subdivision: HILLIARD TERRACE

Values

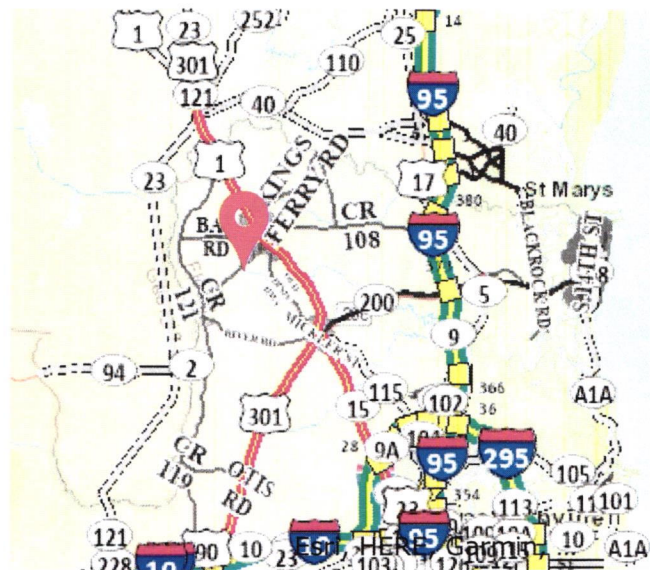
STANDARD	2024
Land Value	\$81,000
(+) Improved Value	\$0
(=) Market Value	\$81,000
(-) Agricultural Classification	\$0
(=) Assessed Value	\$33,000
(=) County Taxable Value	\$33,000

Buildings

No Buildings

Sales

INstrument	Date	Sale Price
2704/1394	2023-12-15	\$100
2688/239	2023-12-15	\$41,200
2670/133	2023-09-26	\$2,000
2654/891	2023-07-17	\$435,000
2582/1446	2022-08-05	\$50,000
1694/1249	2010-07-28	\$101,500





KEVIN J. LILLY ASA, CFA
Nassau County Property Appraiser
Consistent, Fair, Efficient

Parcel 08-3N-24-2380-0093-0130

<https://search.ncpafl.com/parcel/24%20N%20308238000930130>

27589 GEORGIA ST

Owners

WHITAKER ANDREW J & SHERRI A
27589 GEORGIA STREET
HILLIARD, FL 32046

Use: 0100: SINGLE FAMILY

Subdivision: HILLIARD TERRACE

Values

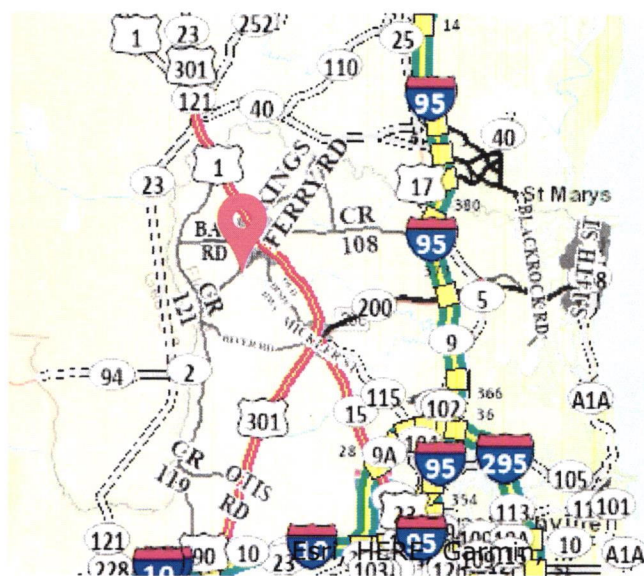
STANDARD	2024
Land Value	\$81,000
(+) Improved Value	\$305,713
(=) Market Value	\$386,713
(-) Agricultural Classification	\$0
(=) Assessed Value	\$195,325
(=) County Taxable Value	\$145,325

Buildings

Type	Heated Sq Ft	Year Built	Value
SNGL FAM RESIDENTIAL	2039	2007	\$296,273

Sales

Instrument	Date	Sale Price
1595/0471	2008-12-02	\$260,000
1595/0469	2008-12-02	\$100



25

12 11 10 9 8 7 6 5 4 3 2 1

93

13 14 15 16 17 18 19 20 21 22 23 24

27023

27589

25

25

25

12 11 10 9 8 7 6 5 4 3 2 1

94

13 14 15 16 17 18 19 20 21 22 23 24

27027

13

GEORGIA ST

12 11 10 9 8 7

95

13 14 15 16 17 18

25

25

12 11 10 9 8 7

96

13 14 15 16 17



TOWN OF HILLIARD
A Florida Municipality

May 29, 2025

RE: Pre-Application to Close, Abandon, or Vacate
 Street, Alley, Easement, or Right of Way
 W 8th Ave. E of Georgia St., W of Virginia St.

Dear Property Owner:

A pre-application has been filed to vacate a portion of the Town owned Right of Way, named W 8th Ave., located:

East of Georgia Str., West of Virginia Str., North of block 94, and South of block 93.

All property owners owning lots within blocks 92, 93, 94, and 95 will receive this notification.

The Town Council and Planning & Zoning Board will be hosting a series of meetings to discuss the pre-application.

All meetings will be held at the Hilliard Town Hall located at:

Town of Hilliard – Town Council Chambers
 15859 West County Road 108
 Hilliard, Florida 32046

Meetings, Dates & Times are as follows:

Joint Workshop – Tuesday, June 12, 2025, at 6:00 p.m.
 Planning & Zoning Board Meeting - Tuesday, July 01, 2025, at 7:00 p.m.
 Town Council Meeting – Thursday, July 17, 2025, at 7:00 p.m.

If the Town approves moving forward with the process to vacate W 8th Ave., you will be notified by letter of the additional meetings, dates and times.

Thank you,

TOWN OF HILLIARD

Lee Anne Wollitz
 Land Use Administrator

P.O. Box 249

Hilliard, Florida 32046

(904) 845-3555

W 8th Ave-Current Lot Lines
Lots

Block 93

13 14 15 16 17 18 19 20 21 22 23 24

08-3N-24-2380-0093-0130
27589 Georgia Street
(Single Family Home)



08-3N-24-2380-0094-0010
0 Seventh Ave.
(Vacant)

Lots

12 11 10 9 8 7 6 5 4 3 2 1

Block 94

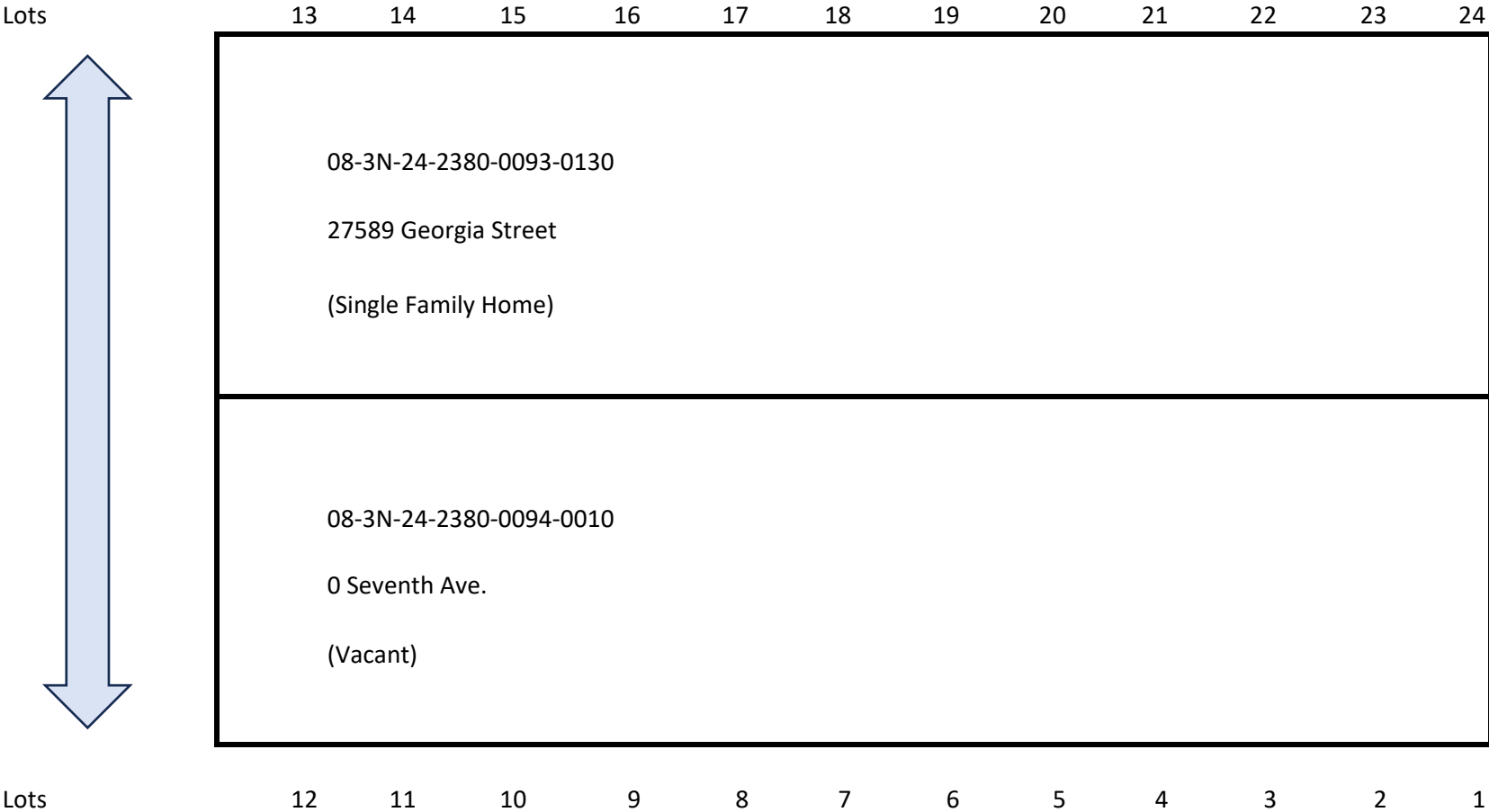
Unopened Virginia Street

Georgia Street

Unopened W 8th Ave.

W 8th Ave- Vacation Proposed Lot Lines

Block 93



Block 94

Unopened Virgina Street

Georgia Street



BROWN DAVID R & MARJORIE A
1795 WARM SPRINGS DRIVE ✓
WENATCHEE WA 98801

COCKERHAM JERRY & MYRA
27027 WEST SEVENTH AVENUE ✓
HILLIARD FL 32046

CRIBB LARRY G
27123 WEST 9TH AVENUE ✓
HILLIARD FL 32046

~~DAYSPRING PROPERTY SERVICES LLC~~
~~PO BOX 1080~~
~~HILLIARD FL 32046~~

DAYSPRING PROPERTY SERVICES LLC
PO BOX 1080 ✓
HILLIARD FL 32046

~~DAYSPRING PROPERTY SERVICES LLC~~
~~PO BOX 1080~~ ✓
~~HILLIARD FL 32046~~

~~DAYSPRING PROPERTY SERVICES LLC~~
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~~HILLIARD FL 32046~~

~~DAYSPRING PROPERTY SERVICES LLC~~
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~~PO BOX 1080~~ ✓
~~HILLIARD FL 32046~~

~~DAYSPRING PROPERTY SERVICES LLC~~
~~PO BOX 1080~~
~~HILLIARD FL 32046~~

LYONS GEORGE ✓
27023 W 9TH ST
HILLIARD FL 32046

LYONS GEORGE A & JANICE L ✓
27023 W NINTH AV
HILLIARD FL 32046

~~NASSAU COUNTY SCHOOL BOARD~~
~~1201 ATLANTIC AVENUE~~
~~FERNANDINA BEACH FL 32034~~

WHITAKER ANDREW J & SHERRI A ✓
27589 GEORGIA STREET
HILLIARD FL 32046

~~WHITAKER ANDREW J & SHERRI A~~
~~27589 GEORGIA STREET~~
~~HILLIARD FL 32046~~

7 letters for WS

W 8th Ave. (Most W Block)- Nonconformities or encroachments.

Parcel ID # 08-3N-24-2380-0093-0130

Name: Andrew J and Sherri A Whitaker

Mailing address 27589 Georgia Street. Hilliard FL 32046

Physical address 27589 Georgia Street. Hilliard FL 32046

1. A portion of driveway is in ROW. Approx.60 feet long and approx. up to 5 feet wide.

Parcel ID # 08-3N-24-2380-0094-0010

Name: Andrew J and Sherri A Whitaker

Mailing address- 27589 Georgia Street. Hilliard FL 32046


Physical address- 0 Seventh Ave. Hilliard FL 32046

There are no Nonconformities or encroachments as the parcel is vacant.

XXX = vacate

 = new property boundary

25 Whitaker Original Applicant



156.0

77.32

100

104.26

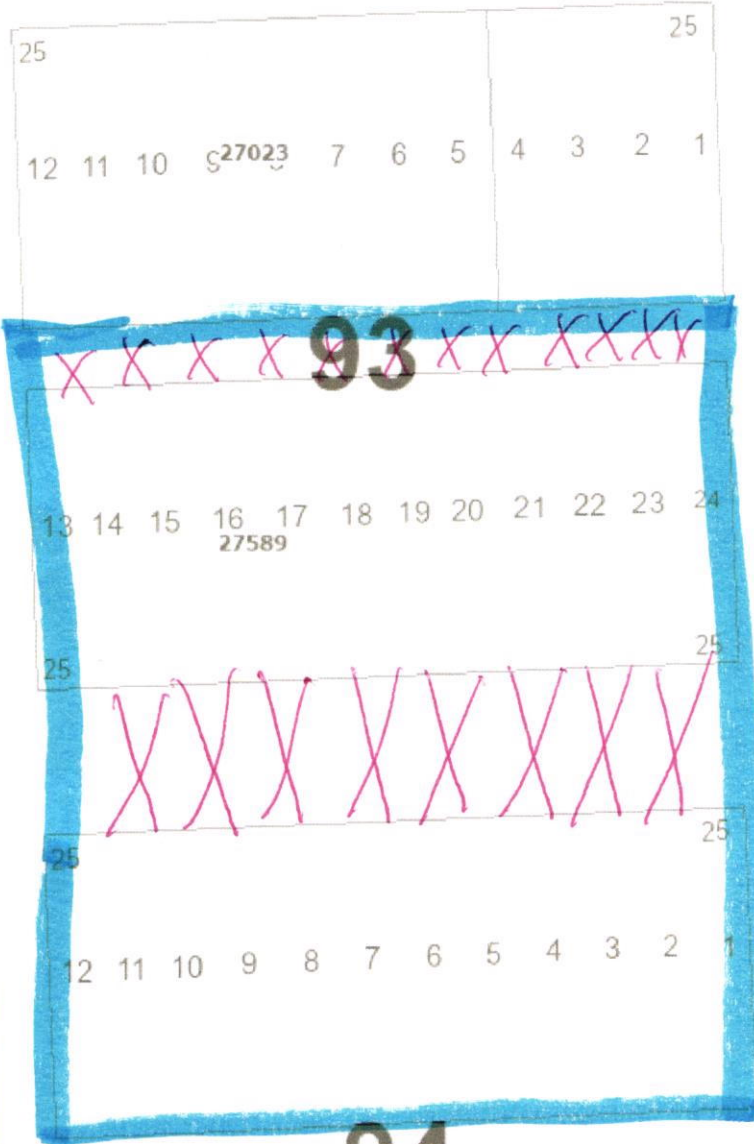
001

135

30m
100ft

GEORGIA ST

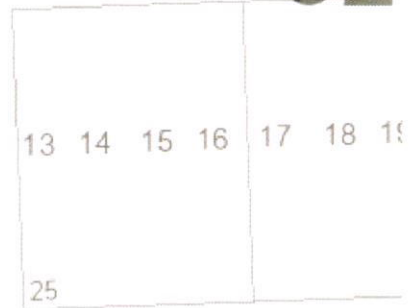
W NINTH AV



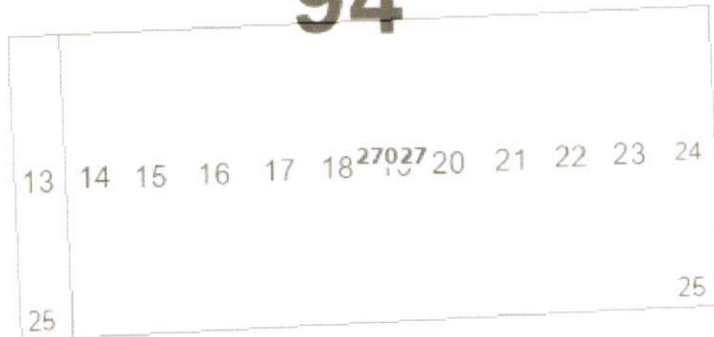
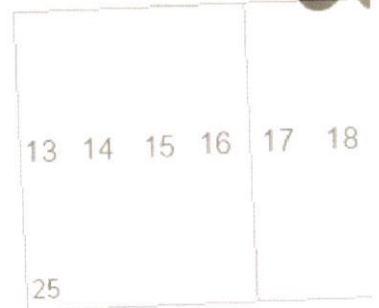
94



92



91



W SEVENTH AV

2.6

XA = vacate

[Blue line] = new Property Boundary

[Red line] = newly Created lotfect Row
owned by TOH

Whitaker - Alt. Suggestion

W NINTH AV

GEORGIA ST

94

93

92

91

W SEVENTH AV

30m
100ft

W 8th Ave-Current Lot Lines

Lots 13 14 15 16 17 18 19 20 21 22 23 24

08-3N-24-2380-0093-0130

27589 Georgia Street

(Single Family Home)



08-3N-24-2380-0094-0010

0 Seventh Ave.

(Vacant)

Lots 12 11 10 9 8 7 6 5 4 3 2 1

Block 94

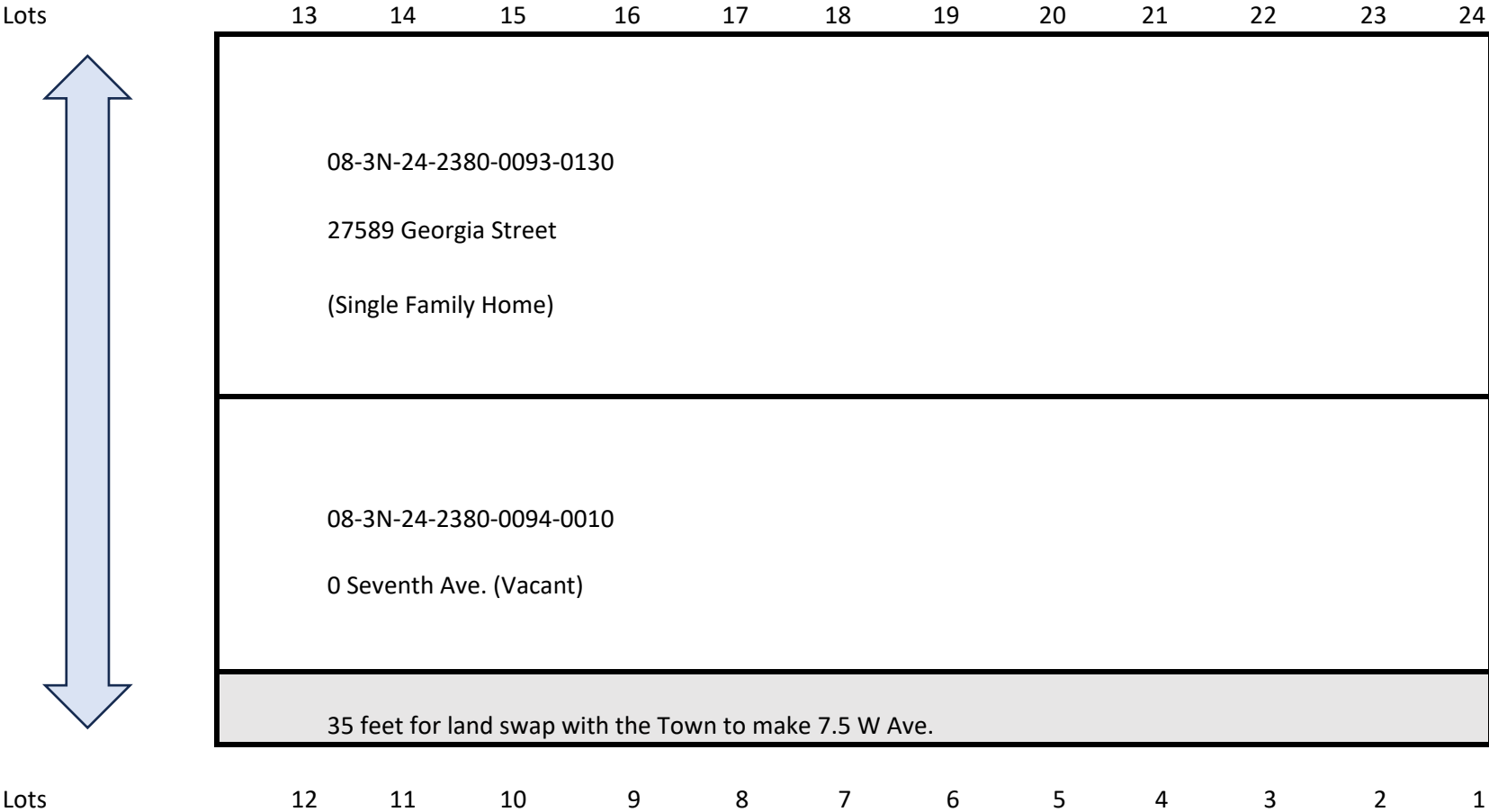
Unopened Virginia Street

Georgia Street

Unopened W 8th Ave.

W 8th Ave- Vacation Proposed Lot Lines(Alt)

Block 93



Unopened Virgina Street

Georgia Street



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning and Zoning Board Regular Meeting Meeting Date: July 1, 2025

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

SUBJECT: Planning and Zoning Board to review Pre-Application for the Vacation of Right of Way for the alley within block 93 and make a recommendation to the Town Council concerning moving forward through the Vacation Process.
Application No. 20250423.1 VAC Alley Block 93, Property Owner – Andy Whitaker
Parcel ID No. 08-3N-24-2380-0093-0130.

BACKGROUND:

In April 2025, the owner of the Dwelling unit located at 27589 Georgia Street, filed a Pre-application for Vacation of Right of Way for the Alley in Block 93.

The Alley is 25 feet wide and 300 feet long.

The applicant's dwelling unit is on the 0.85-acre parcel South of the Alley. A 10ish feet section of their fence is encroaching into the Alley. A shed on the back of the property does not meet setbacks and is a possible encroachment.

The properties to the North of the Alley are owned by the Lyons Family. Their fence encroaches into the alley approx. 15 feet. They also have a shed that encroaches into the alley. It is also possible that a portion of the drain field for this dwelling unit is in the alley.

Research that included the Land Use Administrator and Code Enforcement resulted in finding these encroachments and nonconformities. There is a list and photos in the agenda packet.

Research by the Town Clerk found no objections to the vacation.

Research by the Public Works Department found no public utilities within the alley.

Public Utility lines serving this block run: North to South on Georgia Street with a 6" PVC and a hydrant at Georgia and W 9th Ave as well as Georgia and W 7th Ave. There is also a 2" water line on W 9th Ave that serves one dwelling unit in block 92 and 2 dwelling units in block 193.

There are no sewer lines within these blocks.

All property owners for blocks 92, 93, 94, and 95 were invited via letter mailed from Town Hall to attend the workshop on June 12th as well as the Planning and Zoning meeting on July 1st and the Town Council Meeting on July 17th where this item will be discussed.

FINANCIAL IMPACT:

None. All cost will be paid by the Applicant.

RECOMMENDATION:

Planning and Zoning Board to review Pre-Application for the Vacation of Right of Way for the alley within block 93 and make a recommendation to the Town Council concerning moving forward through the Vacation Process.



Town of Hilliard

Pre-Application to Close, Abandon, or Vacate Street, Alley, Easement, or Right of Way

FOR OFFICE USE ONLY

File #

20250423.1

Application Fee:

200.00 ^{APP Fee} plus \$1000.00 Dep.

Filing Date:

04/23/25

Acceptance Date:

Check # 1480 \$1,200 - gc

A. PROPOSED CLOSING, ABANDONING, OR VACATON

1. Street, Alley, Right of Way Name to be closed, vacated, or abandoned: Utility easement Block 93
2. Legal Description: Utility easement Block 93
Lyons-North 08-3N-24-2380-0093-(0050 & 0010)
3. Parcel ID Number(s) and/or Adjoining Parcel ID Number(s): Whitaker-South 08-3N-24-2380-0093-0136
4. Acreage of closure, abandonment, or vacation: 0.17 acres

B. APPLICANT

1. Applicant's Status

☒ Owner (title holder)☐ Agent

2. Name of Applicant(s) or Contact Person(s):

Andrew J. Whitaker

Title:

Owner of Property "South" of easement

Company (if applicable):

Mailing address:

27589 Georgia St.

City:

Hilliard

State:

FL

ZIP:

32046

Telephone:

(904) 303-1471

FAX: ()

e-mail:

andy.whitaker2002@gmail.com

3. If the applicant is agent for the property owner*:

Name of Owner (title holder):

N/A

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 PROPOSED CLOSING, ABANDONING, OR VACATON SOUGHT

1. Reason for Request: Would like to own the land so I can use it to construct a permanent building "Pole Barn"
2. How was the street / alley / easement / right-of-way established? Original town of Hilliard Plat plan
 Subdivision Plat Book No: _____ Page No. _____
 Plat Name: _____
 Official Records Book No: _____ Page No. _____
 Other: _____
3. Do you propose to close, abandon, or vacate the entirety of a street, easement, alley, or right-of-way, or only a portion? If a portion, please describe the portion that you desire the Town to close, abandon, or vacate.:
Only the 300' section between my personal residence on the south and the Lyons' personal residence and lot to the north.
4. Do public facilities now occupy area to be closed, vacated, or abandoned? If yes, you may be asked to provide a current certified survey showing all existing conditions, including locations, and elevations of both open ditches and swales, and subsurface drainage facilities. N/A
5. What is the Purpose of the Easement?
☐ Drainage
☒ Utility
☐ All Utilities
☐ Others – please specify _____
6. What are the dimensions of the Easement? 25' x 300'
7. Is there an existing encroachment? The Lyons' drainfield
☐ Building
☐ Pool
☒ Other
8. Is there a building or mobile home encroachment involved? If so, the survey is to also show ties from the right-of-way and/or easement lines to the footing, building wall, and edge of eaves.
N/A
9. Is a swimming pool encroachment is involved? If so, the survey is to show complete locations and pertinent elevations of the pool and its appurtenances.
N/A

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

1. Legal description
2. List of property owners by name and address who own property abutting the street, alley, easement, or right-of-way, or portion thereof, to be abandoned, closed, or vacated.
3. List of abutting property owners (with addresses).
4. Acknowledgement Letter(s) from each abutting property owner.
5. Location Map clearly identifying the location of the proposed closure. (nassauflpa.com)

E. FEES

- a. Right of Way (streets or alley or easements) - \$200 pre application fee & final application fee TBD
- b. The Cost of postage and outside consultants are in addition to the application fee.
- c. The applicant is responsible for paying a **\$1,000.00 deposit** at the time of submittal.

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 plus 10%. The invoice shall be paid in full prior to any action of any kind on the development application.

All attachments are required for a complete application. A completeness review of the application will be conducted within thirty (30) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

The Town reserves the right to retain a utility easement where the alley or roadway is located and grant the Town all necessary rights in such utility easement as it may require.

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

Typed or printed name and title of applicant

Typed or printed name of co-applicant

Date

Date

State of

County of

The foregoing application is acknowledged before me this

23rd

day of

April

2025

by ANDREW J Whitaker, who is/are personally known to me, or who has/have produced

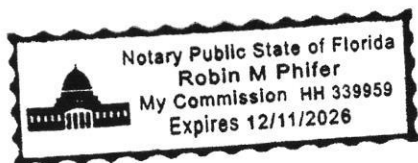
as identification.

NOTARY SEAL

Signature of Notary Public, State of

FLORIDA

Town of Hilliard ♦ 15859 West CR 108 ♦ Hilliard, FL 32046 ♦ (904) 845-3555



Bank of America

ANDREW J WHITAKER
SHERRI A WHITAKER
27589 GEORGIA ST
HILLIARD, FL 32046-8001

1480

63-4/630 FL
232704/23/25
Date

Pay Town of Hilliard \$ 1,200.⁰⁰
to the order of One thousand, two hundred + 00/100 Dollars

Harland Clarke

BANK OF AMERICA

ACH R/T 063100277

Memo Utility EasementAndrew J Whitaker

MP

⑆063000047⑆ 898055392836⑈ 1480

Photo
Safe
Deposit
Details on back



Abutting Property Owner Acknowledgement Template

DATE:

4/22/25

Name:

(Abutting Owner) George & Janice Lyons

Address:

27023 W. Ninth Ave, Hilliard, FL 32046

RE: NOTICE TO ABUTTING OWNER OF REQUEST TO CLOSE

(R/W being Closed)

Utility easement between your lots and the Whitaker primary residence

Dear Mr/Ms

(Abutting Owner)

: Lyons

The Town of Hilliard is processing a request to close a right-of-way commonly known as Block 93 abutting your property. I am seeking your written approval of this closure request so I may provide confirmation to the Town. I intend to use the closed property for a new permanent storage building.

If the closure is approved, a portion of the closed right-of-way adjacent to your property may become your private property. This may result in an increase in your property taxes as to be determined by the Property Appraiser's Office after the closure is complete. The area I'm seeking to close is delineated on a map attached for your reference. If you agree/approve the closure request, please sign the acknowledgement and approval of the closure request below and return to me at my house.

If you wish to speak with someone from the Town of Hilliard concerning this closure request, you may call the Town of Hilliard at 904-845-3555 and ask for Leanne Wellife.

Your prompt response is greatly appreciated.

Sincerely,



I ACKNOWLEDGE RECEIPT OF THE ABOVE LETTER AND AGREE TO THE REQUEST FOR CLOSURE OF THE RIGHT OF WAY DESCRIBED HEREIN:

(Sign):

George Lyons / Janice Lyons

(Print Name):

George Lyons / Janice Lyons

TOWN OF HILLIARD
A Florida Municipality

May 29, 2025

RE: Pre-Application to Close, Abandon, or Vacate
Street, Alley, Easement, or Right of Way
Alleyway within Block 93

Dear Property Owner:

A pre-application has been filed to vacate a portion of the Town-owned Alleyway within, Block 93, located:

East of Georgia Str., West of Virginia Str., Block 93 in South of W 9th Ave and North of W 8th Ave.

All property owners owning lots within block 93 will receive this notification.

The Town Council and Planning & Zoning Board will be hosting a series of meetings to discuss the pre-application.

All meetings will be held at the Hilliard Town Hall located at:

Town of Hilliard – Town Council Chambers
15859 West County Road 108
Hilliard, Florida 32046

Meetings, Dates & Times are as follows:

Joint Workshop – Tuesday, June 12, 2025, at 6:00 p.m.
Planning & Zoning Board Meeting - Tuesday, July 01, 2025, at 7:00 p.m.
Town Council Meeting – Thursday, July 17, 2025, at 7:00 p.m.

If the Town approves moving forward with the process to vacate this alleyway, you will be notified by letter of the additional meetings, dates and times.

Thank you,

TOWN OF HILLIARD

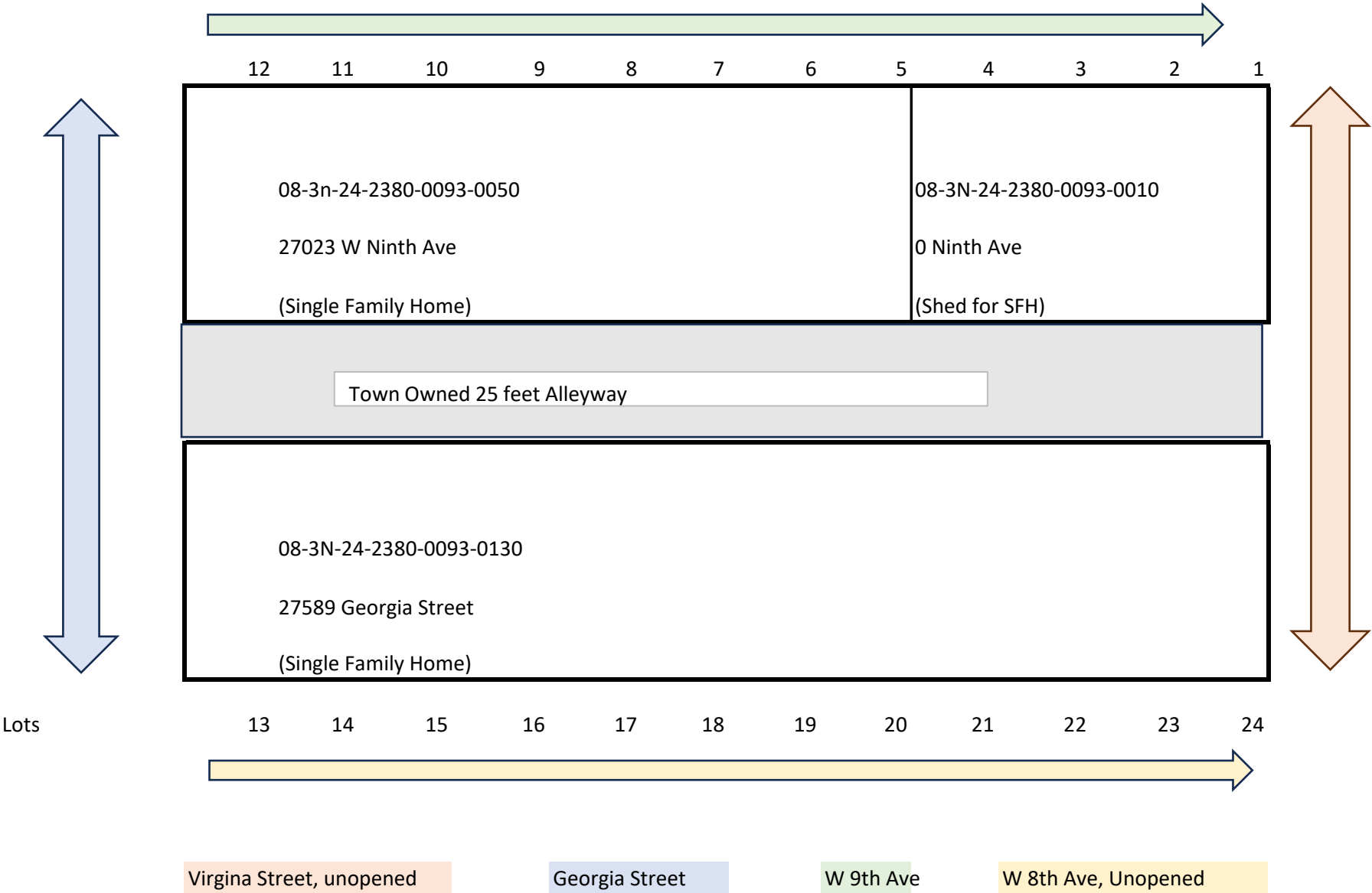
Lee Anne Wollitz
Land Use Administrator

P.O. Box 249

Hilliard, Florida 32046

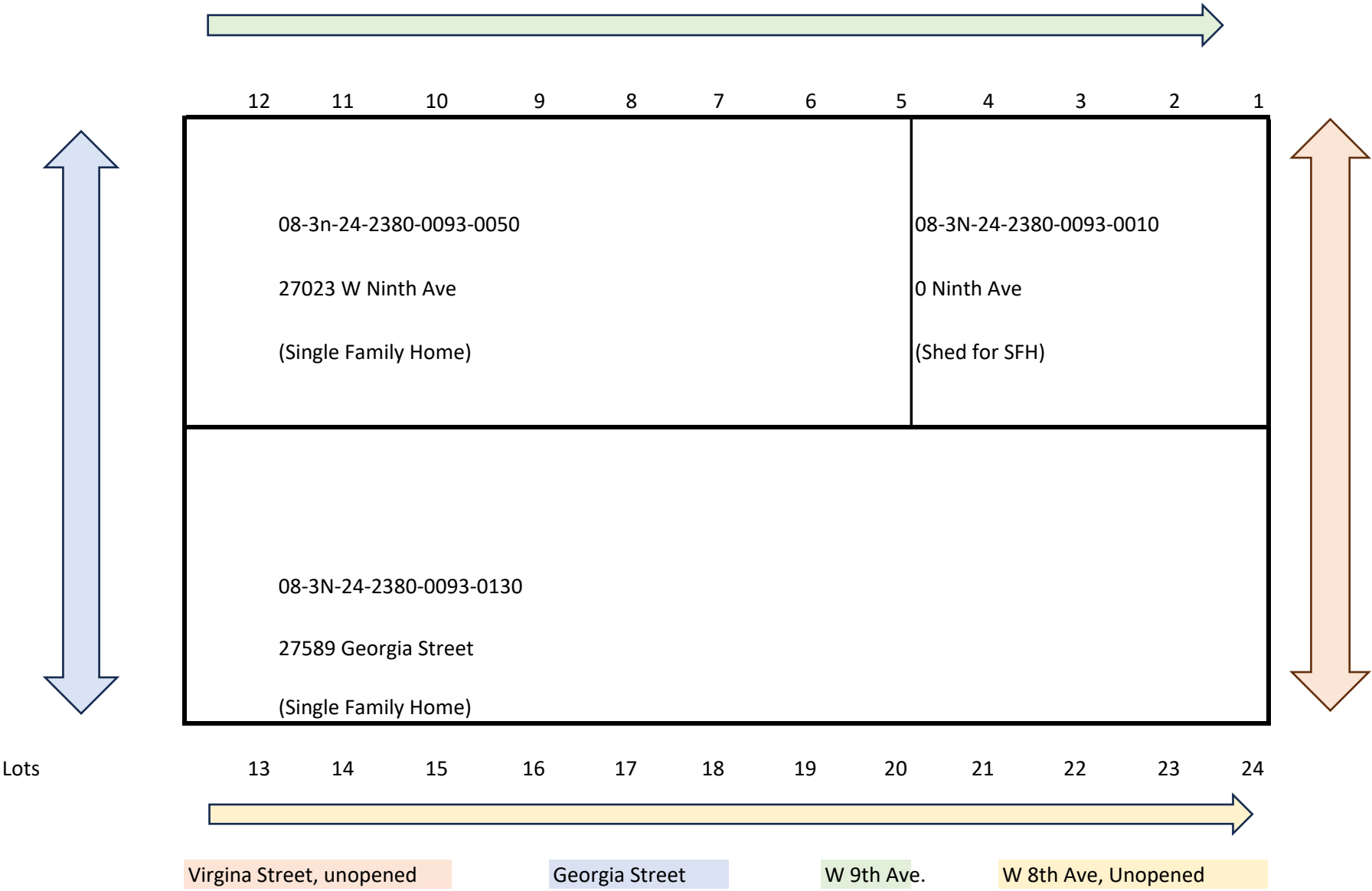
(904) 845-3555

BLOCK 93-Current Lot Lines



BLOCK 93- Vacation Proposed Lot Lines

Block 93





Block 93 Alleyway- Nonconformities or encroachments.

Parcel ID # 08-3N-24-2380-0093-0130

Name: Andrew J and Sherri A Whitaker

Mailing address 27589 Georgia Street. Hilliard FL 32046

Physical address 27589 Georgia Street. Hilliard FL 32046

1. The shed in the northeast corner of the yard does not meet required setbacks and is a possible encroachment.
2. The fence on the northwest side yard is encroaching into the alleyway.

Parcel ID # 09-3N-24-2380-0093-0010

Name: George Lyons

Mailing Address: 27023 W 9th Street, Hilliard FL 32046

Physical address: 0 Ninth Ave. Hilliard FL 32046

1. Fence is encroaching into the alleyway.

Parcel ID# 08-3N-24-2380-0093-0050

Name: George A and Janice L Lyons

Mailing Address: 27023 W Ninth Ave., Hilliard FL 32046

Physical Address: 27023 W Ninth Ave., Hilliard FL 32046

1. Fence is encroaching into the alleyway.
2. The shed is encroaching into the alleyway.
3. A portion of the drain field appears to be encroaching into the alleyway.



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning and Zoning Regular Meeting Meeting Date: July 1, 2025

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

SUBJECT: Planning and Zoning Board Recommendation to the Town Council the Minor Subdivision Application No. 20250604.01.
Parcel ID No. 04-3N-24-0000-0004-0160.
Property Owner - Jarrod and Leanna Pickett

BACKGROUND:

Pickett currently owns 5.6 acres on Soli Deo Gloria Way, an approved private road within the Town limits of Hilliard. The Parcel is zoned A-1. It has a FLUM designation of Agricultural. The parcel is 570 feet wide.

A-1 requires 150 feet wide, and 1 acre for minimum lot size to create a buildable lot.

The Pickett family has a desire to split the parcel into two lots.

Both Proposed lots will meet the requirements of the A-1 zoning District.

FINANCIAL IMPACT:

None

RECOMMENDATION:

Based in the surveys and legal description submitted with the application, staff recommends the Planning and Zoning Board recommend to the Town Council the lot reconfiguration with the compliance with the following conditions:

1. The applicant shall record the lot split with the Clerk of the Court and provide the Town evidence of the recordation.
2. The applicant shall obtain real estate parcel numbers for each parcel from the Property Appraiser and provide those real estate parcel numbers to the Town.

**FOR OFFICE USE ONLY**

ITEM-5

File #

20250604.01

Application Fee:

\$100.00

Filing Date:

06/04/25

Acceptance Date:

paid by check #857 gc

Town of Hilliard Lot Split/Reconfiguration Application

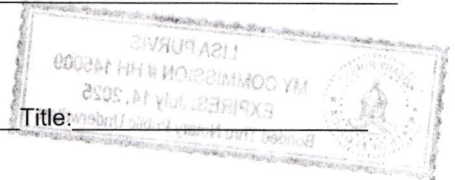
(Applicable for creating no more than 2 lots from 1 lot)

A. PROJECT

1. Project Name: Pickett lot split
2. Address of Subject Property: 37646 Soli Deo Gloria Way, Hilliard, FL 32046
3. Parcel ID Number(s): 04-3N-24-0000-0004-0160
4. Existing Use of Property: single family dwelling unit
5. Zoning Designation: A1
6. Future Land Use Map Designation: _____
7. Acreage of Parcel: 5.6

B. Owner

1. Name of Owner(s) or Contact Person(s): Jarrod or Paige Pickett
Company (if applicable): _____
Mailing address: 37646 Soli Deo Gloria Way
City: Hilliard State: FL ZIP: 32046
Telephone: (912) 276-2097 FAX: () E-mail: paige-bailey41@hotmail.com



* 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.
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:

Paige Rickett
Signature of Applicant

Signature of Co-applicant

Paige Rickett
Typed or printed name and title of applicant

Typed or printed name of co-applicant

6-4-25
Date

Date

State of Florida County of Nassau

The foregoing application is acknowledged before me this 4th day of June, 2025, by Leeann

Paige Rickett, who is/are personally known to me, or who has/have produced FL D.L.
as identification.

NOTARY SEAL

[Signature]



Signature of Notary Public, State of Florida



KEVIN J. LILLY ASA, CFA
 Nassau County Property Appraiser
Consistent, Fair, Efficient

Parcel 04-3N-24-0000-0004-0160

Owners

PICKETT JARROD & LEANNA P
 37646 SOLI DEO GLORIA WAY
 HILLIARD, FL 32046

Parcel Summary

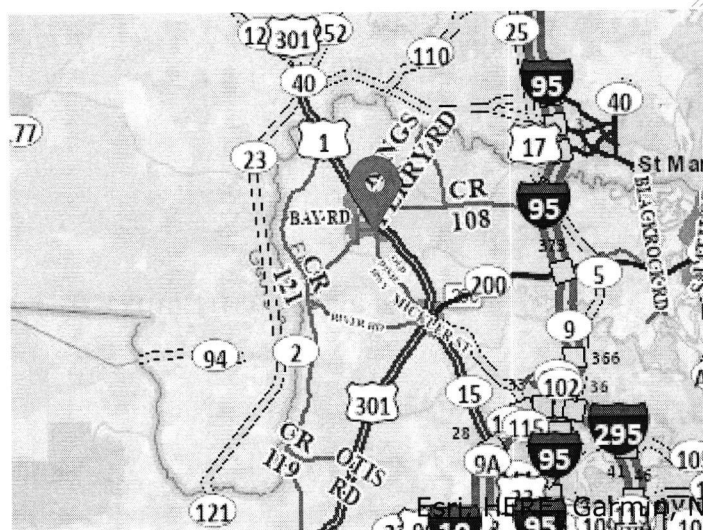
Situs Address	37646 SOLI DEO GLORIA WAY
Use Code	0100: SINGLE FAMILY
Tax District	3: Hilliard
Acreage	5.6000
Section	4
Township	3N
Range	24
Subdivision	
Exemptions	01: Homestead (196.031(1)(a)) (100%)

Short Legal

PT OF SE1/4 OF SEC 4-3N-24E
 IN OR 2327/1428
 (EX OR 2362/102)...

Certified Values

STANDARD	2024
Land Value	\$106,400
(+) Improved Value	\$677,047
(=) Market Value	\$783,447
(-) Agricultural Classification	\$0
(=) Assessed Value	\$556,981
(=) County Taxable Value	\$506,981



Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	V/I	Sale Price	Ownership
<u>QC</u> 2338/1082	2020-02-11	<u>U</u>	Vacant	\$100	Grantor: PICKETT HARRY & JULIE Grantee: PICKETT JARROD & LEANNA P
<u>QC</u> 2338/1077	2020-02-11	<u>U</u>	Vacant	\$100	Grantor: PICKETT JARROD & LEANNA P Grantee: PICKETT HARRY & JULIE
<u>WD</u> 2327/1428	2019-12-23	<u>U</u>	Vacant	\$100	Grantor: PICKETT JULIE G REVOCABLE LIVING TRUST Grantee: PICKETT JARROD & LEANNA P

Instrument / Official Record	Date	Q/U	V/I	Sale Price	Ownership
TD 2318/0570	2019-11-12	U	Vacant	\$100	Grantor: PICKETT JULIE G REVOCABLE LIVING TRUST Grantee: PICKETT JARROD & LEANNA P

ITEM-5

Buildings

Building # 1, Section # 1, 590950, RESIDENTIAL

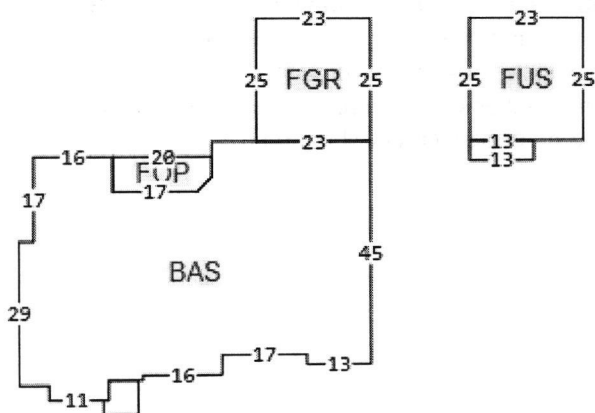
Heated Sq Ft	Year Built	Value
3594	2020	\$585,527

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	HARDIE BRD
EW	Exterior Wall	21	STONE
RS	Roof Structure	08	IRREGULAR
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	13	LVT/LAMNT
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	4.00	
BTH	Bathrooms	3.00	
FR	Frame	02	WOOD FRAME
STR	Stories	0	0

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	3,019	100%	3,019
FGR	575	55%	316
FOP	45	30%	14
FOP	136	30%	41
FUS	575	100%	575
STR	52	10%	5



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0812	CONCRETE C			1575.00	\$4.00	2020	98%	\$6,174
0861	POOL GUNITE			799.00	\$85.00	2021	93%	\$63,161
0845	KOOL DECK			1610.00	\$7.25	2021	99%	\$11,556
0871	POOL HTR R			1.00	\$2,000.00	2021	90%	\$1,800
0476	VF 6 SBPL			132.00	\$32.00	2021	96%	\$4,055
0470	VNYL GATE			2.00	\$300.00	2021	96%	\$576

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
000100	RES	A-1	.00	.00	5.60	\$19,500.00/AC	5.60	1.00	\$109,200

Personal Property

None

TRIM Notices

2024

2023

2022

Property Record Cards

2024

2023

Disclaimer

The Nassau County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser exercises strict auditing procedures to ensure validity of any transaction received and posted by this office but cannot be responsible for errors or omissions in the information received from external sources. Due to the elapsed time between transactions in the marketplace, and the time that those transactions are received from the public and/or other jurisdictions, some transactions will not be reflected.

MAP OF BOUNDARY SURVEY

PARCEL B

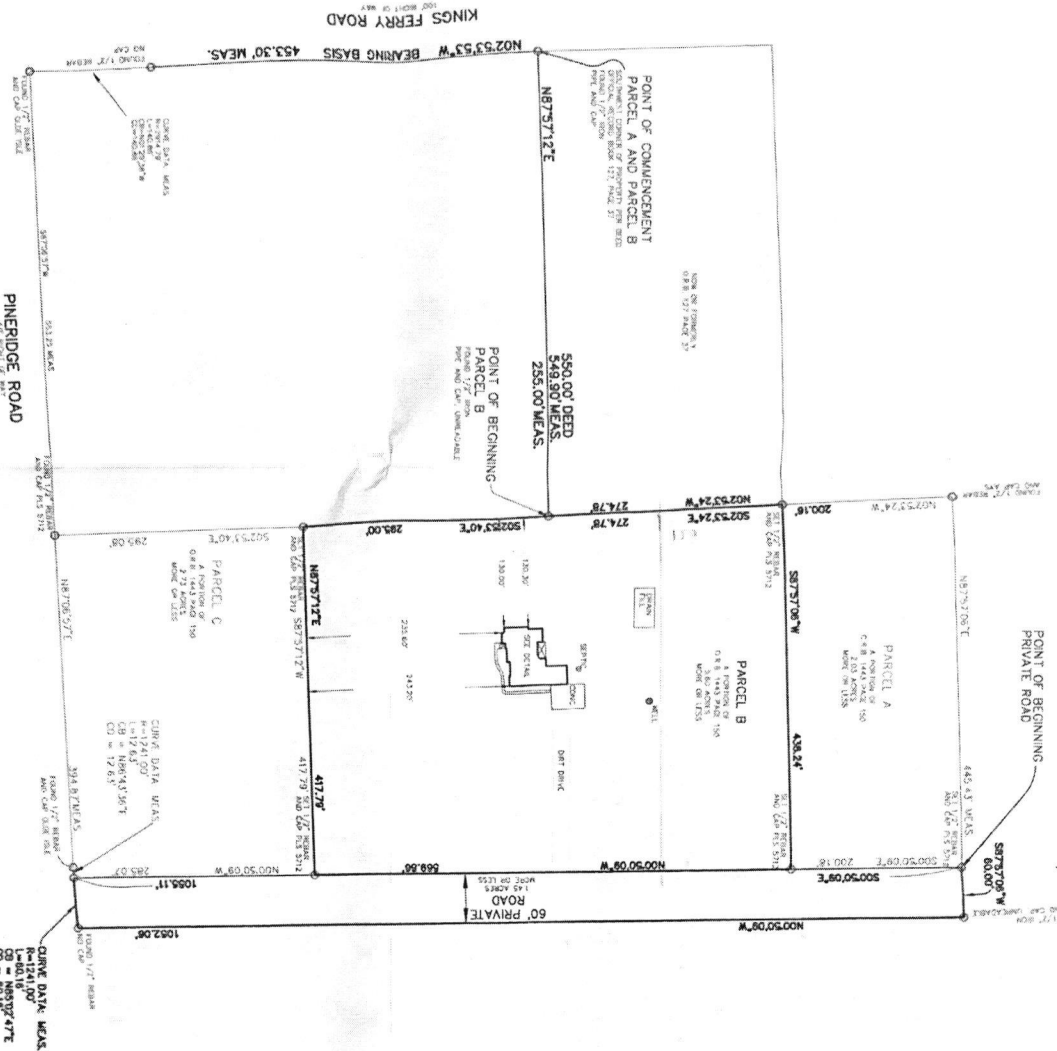
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, AND BEING A PORTION OF PROPERTY PER DEED (PARENT TRACT), OFFICIAL RECORD BOOK 1443, PAGE 150 RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY AND STATE, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PROPERTY AS DESCRIBED IN DEED OFFICIAL RECORD BOOK 127, PAGE 37 AS RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING A FOUND 12 INCH IRON PIPE NO CAP THENCE N 87°57'12" E ALONG THE SOUTH LINE OF PROPERTY AFORESAID A DISTANCE OF 550.00 FEET TO A FOUND 12 INCH IRON PIPE NO CAP AT THE POINT OF BEGINNING, THENCE S 02°53'40" E A DISTANCE OF 295.00 FEET, THENCE N 87°57'12" E A DISTANCE OF 417.19 FEET, THENCE N 00°50'09" W A DISTANCE OF 568.50 FEET, THENCE S 02°53'40" E A DISTANCE OF 418.24 FEET, THENCE S 02°53'40" E A DISTANCE OF 274.78 FEET TO THE POINT OF BEGINNING, CONTAINING 5.60 ACRES MORE OR LESS.

PRIVATE ROAD

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, AND BEING A PORTION OF PROPERTY PER DEED (PARENT TRACT), OFFICIAL RECORD BOOK 1443, PAGE 150 RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY AND STATE, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PROPERTY AS DESCRIBED IN DEED OFFICIAL RECORD BOOK 127, PAGE 37 AS RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING A FOUND 12 INCH IRON PIPE NO CAP THENCE N 87°57'12" E ALONG THE SOUTH LINE OF PROPERTY AFORESAID A DISTANCE OF 550.00 FEET TO A POINT, BEING A FOUND 12 INCH IRON PIPE NO CAP, THENCE N 02°53'40" E A DISTANCE OF 295.00 FEET, THENCE N 87°57'12" E A DISTANCE OF 417.19 FEET, THENCE S 02°53'40" E A DISTANCE OF 418.24 FEET, THENCE S 02°53'40" E A DISTANCE OF 274.78 FEET TO THE POINT OF BEGINNING, CONTAINING 5.60 ACRES MORE OR LESS.



SURVEY NOTES:

- 1) The "Legal Description" herein is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Locust Avenue hereon was not obstructed by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings based on N 02°53'40" W on the Eastern right of way line (Kings Ferry Road) (Closed).
- 5) From currently, if applicable, has not been determined by a professional surveyor that the property lines are not deemed to be encroachments unless otherwise is apparent.
- 6) "Locust Avenue" hereon is the original road and is of a 60' wide right-of-way and is not a road.
- 7) The property shown hereon is within the zone of a 60' wide right-of-way on Locust Avenue, Kings Ferry Road, and Pine Ridge Road.
- 8) Unless otherwise noted, bearings and distances are the same as Plot or Deed origin and distance.

PINE RIDGE ROAD

PREPARED FOR:
JARRICO AND LEMMA PICKETT
FOR THE BENEFIT OF:
FIRST FEDERAL BANK
OF THE STATE OF FLORIDA
ONCE TITLE INSURANCE COMPANY
OF SEVILLA LAND TITLE

SURVEY REVIEWED TO SHOW FINAL IMPROVEMENTS 07-27-2020
SURVEY REVIEWED TO SHOW CONCRETE FOUNDATION 07-24-2020

07-24-2020

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07-

PARCEL B

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, AND BEING A PORTION OF LAND PER DEED (PARENT TRACT), OFFICIAL RECORD BOOK 1443, PAGE 150, RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY AND STATE; BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PROPERTY AS DESCRIBED IN DEED, OFFICIAL RECORD BOOK 127, PAGE 37 AS RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING A FOUND 1/2 INCH IRON PIPE, NO CAP; THENCE N 87°57'12" E ALONG THE SOUTH LINE OF PROPERTY AFOREMENTIONED, A DISTANCE OF 550.00 FEET TO A FOUND 1/2 INCH IRON PIPE, NO CAP AT THE POINT OF BEGINNING; THENCE S 02°53'40" E, A DISTANCE OF 295.00 FEET; THENCE N 87°57'12" E, A DISTANCE OF 477.80 FEET; THENCE N 00°50'09" W, A DISTANCE OF 569.86 FEET; THENCE S 87°57'06" W, A DISTANCE OF 498.25 FEET; THENCE S 02°53'24" E, A DISTANCE OF 274.78 FEET TO THE POINT OF BEGINNING, CONTAINING 6.38 ACRES MORE OR LESS.

SAID PARCEL RESERVING THE EASTERLY 60 FOOT, FOR A PRIVATE ROAD EASEMENT.

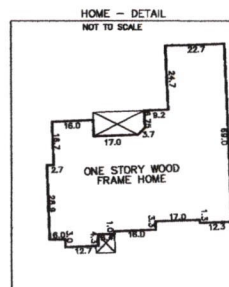


- 1) The "Legal Description" herein is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown herein were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings based on N 02°35'53" W on the Easterly right of way line Kings Ferry Road, (East).
- 5) Fence wherever, if applicable, has not been determined by this office. Fences are drawn out of scale in order to ascertain their relationship to property lines. Fences are not intended to be encroachments unless otherwise is apparent.
- 6) "Unless it bears the signature and the original related seal of a Florida State Licensed Professional Engineer, this report is for informational purposes only and is not valid."
- 7) The property shown herein lies within flood zone " X " as per F.E.M.A. Flood Insurance Rate Map, Panel 120673-0001-A Do not 12-32-1877.
- 8) Unless otherwise noted measured angles and distances are the horizontal and vertical distances.

9) This survey has been performed according to the standard of care to achieve the following accuracies for the following surveyed





Surveyed Accuracy	- 1 foot in 19571 feet
Commercial/High Risk Linear	- 1 foot in 10000 feet

SOP rule 54-17.051(3) (B) (15) b.ii



LEGEND


—E—E— = AERIAL UTILITY WIRES
A/C = AIR CONDITIONER
AKA = ALSO KNOWN AS
B.R.L. = BUILDING RESTRICTION LINE
TV = CABLE TELEVISION PEDESTAL
Δ = CENTRAL ANGLE
E = CENTERLINE
—X—X— = CHAIN LINK FENCE
CB = CHORD BEARING
CD = CHORD DISTANCE

CONC. = CONCRETE
~~CONC.~~ = CONCRETE FLATWORK
 CMP = CORRUGATED METAL PIPE
 = ELECTRICITY METER
 ELEV. = ELEVATION
 F.F. = FINISHED FLOOR
 = FIRE HYDRANT
 = GAS METER
 L = ARC LENGTH
 = LIGHT POLE

MEAS. = MEASURED
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O.R.B. = OFFICIAL RECORD BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
S = SEWER CLEANOUT
SM = SEWER MANHOLE

(1) = STORM MANHOLE
 T = TELEPHONE PEDESTAL
 —□— = WOOD FENCE
 —○— = WOOD POWER POLE
 W = WATER METER
 (W) = 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 AND
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"=100'
DATE: 04-24-25
DRN BY: WWG
CKD BY: AFG
AG-1811-A

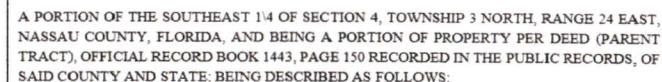
147

DWG NO **CS16-165**

PARCEL B-1

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, AND BEING A PORTION OF PROPERTY PER DEED (PARENT TRACT), OFFICIAL RECORD BOOK 1443, PAGE 150 RECORDED IN THE PUBLIC RECORDS, OF SAID COUNTY AND STATE; BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PROPERTY AS DESCRIBED IN DEED, OFFICIAL RECORD BOOK 127, PAGE 37 AS RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING A FOUND 1/2 INCH IRON PIPE, NO CAP; THENCE N 87°57'12" E ALONG THE SOUTH LINE OF PROPERTY AFOREMENTIONED, A DISTANCE OF 550.00 FEET TO A FOUND 1/2 INCH IRON PIPE AND CAP, UNREADABLE AT THE **POINT OF BEGINNING**; THENCE S 02°53'40" E, A DISTANCE OF 295.00 FEET; THENCE N 87°57'12" E, A DISTANCE OF 417.79 FEET; THENCE N 00°50'09" W, A DISTANCE OF 419.86 FEET; THENCE S 87°57'00" W, A DISTANCE OF 245.73 FEET; THENCE N 02°03'00" W, A DISTANCE OF 15.00 FEET; THENCE S 87°57'00" W, A DISTANCE OF 187.35 FEET; THENCE S 02°53'24" E, A DISTANCE OF 139.78 FEET TO THE **POINT OF BEGINNING**, CONTAINING 4.16 ACRES MORE OR LESS.



COMMENCE AT THE SOUTHWEST CORNER OF PROPERTY AS DESCRIBED IN DEED, OFFICIAL RECORD BOOK 127, PAGE 37 AS RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING A FOUND 1 1/2 INCH IRON PIPE, NO CAP; THENCE N 87°57'12" E ALONG THE SOUTH LINE OF PROPERTY AFOREMENTIONED, A DISTANCE OF 550.00 FEET TO A FOUND 1 1/2 INCH IRON PIPE AND CAP, UNREADABLE; THENCE N 02°53'24" W, A DISTANCE OF 139.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 02°53'24" W, A DISTANCE OF 135.00 FEET; THENCE N 87°57'06" E, A DISTANCE OF 438.24 FEET; THENCE S 00°50'09" E, A DISTANCE OF 150.00 FEET; THENCE S 87°57'00" W, A DISTANCE OF 245.73 FEET; THENCE N 02°03'00" W, A DISTANCE OF 15.00 FEET; THENCE S 87°57'00" W, A DISTANCE OF 187.35 FEET TO THE POINT OF BEGINNING, CONTAINING 1.44 ACRES MORE OR LESS.

PRIVATE ROAD

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, AND BEING A PORTION OF PROPERTY PER DEED (PARENT TRACT), OFFICIAL RECORD BOOK 1443, PAGE 150 RECORDED IN THE PUBLIC RECORDS, OF SAID COUNTY AND STATE, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PROPERTY AS DESCRIBED IN DEED, OFFICIAL RECORD BOOK 127, PAGE 37 AS RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING A FOUND 1/2 INCH IRON PIPE, NO CAP, THENCE N 87°57'12" E ALONG THE SOUTH LINE OF PROPERTY AFOREMENTIONED, A DISTANCE OF 550.00 FEET TO A POINT, BEING A FOUND 1/2 INCH IRON PIPE, NO CAP, THENCE N 02°53'24" W, A DISTANCE OF 274.78 FEET; THENCE CONTINUE N 02°53'24" W, A DISTANCE OF 200.16 FEET; THENCE N 87°57'06" E, A DISTANCE OF 445.43 FEET TO THE POINT OF BEGINNING; THENCE S 00°50'09" E. A DISTANCE OF 1055.11 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF PINERIDGE ROAD (HAVING A 60 FOOT RIGHT OF WAY) AND BEING THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1241.00 FEET; THENCE NORTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE A ARC DISTANCE OF 60.16 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 85°02'47" E, 60.16 FEET; THENCE N 00°50'09" W, A DISTANCE OF 1052.06 FEET; THENCE S 87°57'06" W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.45 ACRES MORE OR LESS.

PREPARED FOR:
JARROD AND LEANNA PICKETT



SURVEY NOTES:

- (1) The "Legal Description" herein is in accord with the description provided by the client.
- (2) Underground improvements were not located or shown.
- (3) Lands shown herein were not obstructed by this office for easements, rights-of-way, ownership or other instruments of record.
- (4) Bearings based on N 02°35'33" W on the Easterly right of way the Kings Ferry Road, (Ded.)
- (5) Fences generally, 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 intended to be encroachment unless otherwise reported.
- (6) "Unless it bears the signature and the original raised seal of a Professional Engineer, this report is not a report for international purpose only and is not valid."
- (7) The property shown herein lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12072-0001-A dated 12-32-1977.
- (8) Unless otherwise noted, all distances are distances as shown on lot or deed origins and distances.

9) This survey has been performed according to the standard of care to achieve the following accuracies for the following surveyed
 Surveyed Accuracy - 1 foot in 19571 feet
 Commercial/High Risk Linear - 1 foot in 10000 feet
 SOP rule 54-17.051(3) (B) (15) b.ii



LEGEND

-E-E = AERIAL UTILITY WIRES	CMSP - CONCRETE FLATWORK
A/C = AIR CONDITIONER	CMP = CORRUGATED METAL PIPE
AKA = ALSO KNOWN AS	[E] = ELECTRICITY METER
B.R.L. = BUILDING RESTRICTION LINE	ELEV. = ELEVATION
[TV] = CABLE TELEVISION PEDESTAL	F.F. = FINISHED FLOOR
Δ = CENTRAL ANGLE	F.H. = FIRE HYDRANT
± = CENTERLINE	[G] = GAS METER
-X-X- = CHAIN LINK FENCE	L = ARC LENGTH
CB = CHORD BEARING	★ = LIGHT POLE
CD = CHORD DISTANCE	

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 AND
MAPPER CERTIFICATE No. 5712

MEAS. = MEASURED
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
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R = RADIUS
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[S] = SEWER CLEANOUT
[S] = SEWER MANHOLE

(M) (1) = STORM MANHOLE
 (T) = TELEPHONE PEDESTAL
 — = WOOD FENCE
 — = WOOD POWER POL
 (W) = WATER METER
 (V) = WELL

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"=100'
DATE: 04-24-25
DRN BY: WWG
CHK BY: AFG
AG-1811-A

149

PARCEL B-2

A PORTION OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, AND BEING A PORTION OF PROPERTY PER DEED (PARENT TRACT), OFFICIAL RECORD BOOK 1443, PAGE 150 RECORDED IN THE PUBLIC RECORDS, OF SAID COUNTY AND STATE; BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PROPERTY AS DESCRIBED IN DEED, OFFICIAL RECORD BOOK 127, PAGE 37 AS RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING A FOUND $\frac{1}{2}$ INCH IRON PIPE, NO CAP; THENCE N $87^{\circ}57'12''$ E ALONG THE SOUTH LINE OF PROPERTY AFOREMENTIONED, A DISTANCE OF 550.00 FEET TO A FOUND $\frac{1}{2}$ INCH IRON PIPE AND CAP, UNREADABLE; THENCE N $02^{\circ}53'24''$ W, A DISTANCE OF 139.78 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE N $02^{\circ}53'24''$ W, A DISTANCE OF 135.00 FEET; THENCE N $87^{\circ}57'06''$ E, A DISTANCE OF 438.24 FEET; THENCE S $00^{\circ}50'09''$ E, A DISTANCE OF 150.00 FEET; THENCE S $87^{\circ}57'00''$ W, A DISTANCE OF 245.73 FEET; THENCE N $02^{\circ}03'00''$ W, A DISTANCE OF 15.00 FEET; THENCE S $87^{\circ}57'00''$ W, A DISTANCE OF 187.35 FEET TO THE **POINT OF BEGINNING**, CONTAINING 1.44 ACRES MORE OR LESS.

Prepared By: Sam Bernard
 Bernard & Schemer, P.A.
 480 Busch Drive
 Jacksonville, Florida 32218
 Our File Number: 19-1829

CORRECTIVE TRUSTEE'S DEED

THIS INDENTURE, made on November 12, 2019, by and between **Julie G. Pickett and Harry Pickett, husband and wife, individually and as Trustees of the Julie G. Pickett Revocable Living Trust dated August 29, 2005**, herein after referred to as Grantor, and **Jarrold Pickett and Leanna P. Pickett, his wife**, whose post office address is **37045 W. 1st Street, Hilliard, Florida 32046**.

(Wherever used the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, wherever the context so admits or requires.)

WITNESSETH

Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantees, their successors and assigns, all Grantor's interest in and to the following described real property lying and being situated in Nassau County, Florida to wit:

Title to the lands described herein has not been examined by an attorney and no warranty or other representation is made and no opinion (either expressed or implied) is given, as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof, of the existence of liens, unpaid taxes or encumbrances.

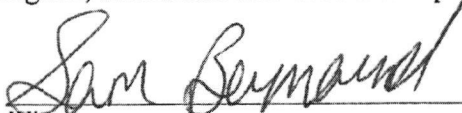
(See Attached Legal)


TOGETHER WITH all appurtenances, privileges, rights, interest, dower, reversions, remainders and easements thereunto appertaining:

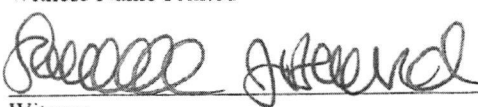
The purpose of this Deed is to correct that certain Deed recorded in OR Book 2314, Page 1523 of the Nassau County Public Records.

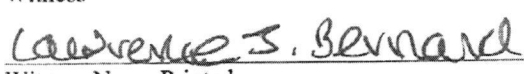
In Witness whereof, the Grantor has signed and sealed this deed the date above written.

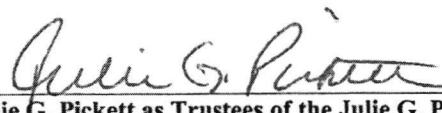
Signed, sealed and delivered in the presence of:

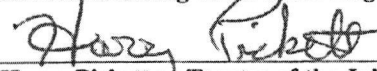

 Witness

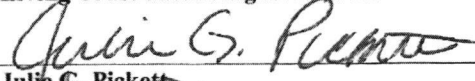

 Witness Name Printed

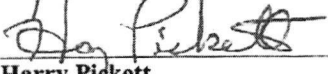

 Witness


 Witness Name Printed


 Julie G. Pickett as Trustees of the Julie G. Pickett Revocable Living Trust dated August 29, 2005


 Harry Pickett as Trustee of the Julie G. Pickett Revocable Living Trust dated August 29, 2005


 Julie G. Pickett


 Harry Pickett

State of: Florida
 County of: Duval

Witness Name Printed

Lawrence J. Bernard

Witness

Lawrence J. Bernard

Witness Name Printed

State of: Florida

County of: Duval

The foregoing instrument was acknowledged before me 12 day of November, 2019 by **Harry Pickett and Julie Pickett, husband and wife, individually and as Trustees of the Julie G. Pickett Revocable Living Trust dated August 29, 2005**, who is/are personally known to me or who did produce personally known as identification.

Lawrence J. Bernard

NOTARY PUBLIC

Lawrence J. Bernard

Printed Name of Notary

My Commission Expires: _____

Harry Pickett as Trustee of the Julie G. Pickett Revocable Living Trust dated August 29, 2005

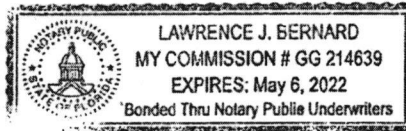
ITEM-5

Julie G. Pickett

Julie G. Pickett

Harry Pickett

Harry Pickett





AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning and Zoning Regular Meeting Meeting Date: July 01, 2025

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

SUBJECT: Planning & Zoning Board To review, discuss, and provide feedback to the proposed updates to the Planning & Zoning Rules and Procedures Resolution.

BACKGROUND:

In December 2024, the Planning & Zoning Board passed a Resolution to adopt Rules and Procedures for conducting a Public Hearing.

In early 2025, after discussions with the Town Clerk concerning the Towns “personal policy” not covering appointed or elected officials.

I reached out to our legal team for advice on the best way to put professional expectations in writing. The legal team advised that we could expand the P&Z rules and Procedures to include the desired information.

The updated document is the result of that work.

FINANCIAL IMPACT:

RECOMMENDATION:

Planning & Zoning Board To review, discuss, and provide feedback to the proposed updates to the Planning & Zoning Rules and Procedures Resolution.

**TOWN OF HILLIARD PLANNING & ZONING BOARD
RULES AND PROCEEDURES EXHIBIT A TO RESOLUTION NO. 6.**

Part 1. Rules of procedure.

Generally, the Board shall endeavor to adhere to the most current edition of Robert's Rules of Order, where applicable.

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Part 2. Quasi-Judicial Proceedings.

SECTION 1. Scope and Applicability. These procedures shall apply to all meetings held by the Hilliard Planning and Zoning Board (hereinafter referred to as "the Board") which holds quasi-judicial hearings. Special exceptions, zoning variances, and appeals all require a quasi-judicial hearing. The Town Attorney shall determine if any other matters are quasi-judicial in nature and shall direct the Board to designate specially such matters on the agenda. These rules and procedures adopt all rules cited in Sec. 62-92 of the Hilliard Town Code.

SECTION 2. Proceedings. The Board Chair or other presiding officer (hereafter, the "Presiding Officer") shall conduct the proceedings and maintain order. The Town Attorney or legal advisor shall represent the Board, rule on all evidentiary and procedural issues and objections, and advise the Board as to the applicable law and necessary factual findings. Meetings shall be conducted informally, but with decorum. Formal rules of procedure shall not apply except as set forth herein; however, fundamental due process shall be accorded.

The Land Use Administrator or their designee shall serve as Board Secretary and is responsible for preparing and maintaining official meeting minutes, recording attendance and voting records, and reporting the Board's actions and recommendations to the Town Council. The Board shall meet at least once per month. A quorum shall consist of three members, and all meetings must be open to the public and held at official government facilities.

SECTION 3. Unauthorized Communications. In all quasi-judicial hearings, all rulings must be based only upon the evidence presented at the hearing. In accordance with Section 286.0115(1), Florida Statutes, ex parte communications with the Board in quasi-judicial matters is permissible and the adherence to the following procedures shall remove the presumption of prejudice arising from ex parte communications with the Board.

1. The substance of any ex parte communication with the Board which relates to a quasi-judicial action pending before the Board is not presumed prejudicial to the action if the subject of the communication and the identity of the person, group, or entity with whom the communication took place is disclosed and made a part of the record before the final action on the matter.

2. A Board member may read a written communication from any person. However, a written communication that relates to a quasi-judicial action pending before the Board shall not

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be presumed prejudicial to the action, and such written communication shall be made a part of the record before final action on the matter.

3. Board members may conduct investigations and site visits and may receive expert opinions regarding quasi-judicial action pending before them. Such activities shall not be presumed prejudicial to the action if the existence of the investigation, site visit, or expert opinion is made a part of the record before final action on the matter.

4. Disclosure made pursuant to subparagraphs 1, 2, and 3 must be made before or during the public meeting at which a vote is taken on such matters, so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication.

SECTION 4. Witnesses and Supporting Materials. At least eight Town business days before a quasi-judicial hearing:

1. Staff shall prepare a report, recommendation and supporting materials, a copy of which shall be available to the applicant, appellant and to the public at the Town Clerk's Office. Included in the supporting materials will be copies of all exhibits and documents upon which staff's recommendation is based.

2. The Applicant and Appellant, if applicable, shall submit a detailed outline in the argument in support of their application, copies of all exhibits which will be presented at hearing and the names and addresses of all witness who will be called to testify in support of the application (including resumes for any witness the party intends to qualify as an expert).

3. The eight Town business day deadline is necessary to ensure the Board is given sufficient opportunity to review the written submissions prior to the hearing, and shall be strictly observed. Should the eighth Town business day deadline be missed by either staff or the Applicant, the item may be continued at the discretion of the Board to the next available agenda.

SECTION 5. Party Intervenors. The Town Attorney may allow a person to intervene in a quasi-judicial hearing as a Party Intervenor if they meet the following requirements:

1. The person must have an interest in the application, which is different than the public at large.

2. At least three days prior to the hearing, the person shall submit a written request to intervene including: a detailed outline of their interest in the application and argument in favor or against it, copies of all exhibits which will be presented at the hearings and the names and addresses of all witnesses who will be called to testify on their behalf (including resumes for any witness the person intends to qualify as an expert).

SECTION 6. Conduct of Meeting and Quasi-Judicial Hearings.

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1. The Presiding Officer shall call the proceeding to order and announce that the meeting has begun. The Land Use Administrator will call the roll. The Presiding Officer will call on a member from the Board to say the prayer with the pledge to follow.

2. The Town Attorney, legal advisor or Presiding Officer shall explain the rules concerning procedure, testimony, and admission of evidence.

3. The Presiding Officer will read each item on the agenda by title. The Land Use Administrator will read aloud any staff reports and or explain the item.

4. The Land Use Administrator shall, pursuant to Florida Statute 90.605, swear in under oath all witnesses who are to testify to an item before the item is heard. The witness must declare he or she will testify truthfully, by making an affirmation in substantially the following form: "Do you swear or affirm that the evidence you are about to give will be the truth, the whole truth, and nothing but the truth?" The witness's answer shall be noted in the record.

5. Following a Motion on an item and a Second or if none the Presiding Officer will ask each Board member individually if they have any discussion on the item. If any member from the public has requested to speak on any item, the Presiding Officer will call for them to speak at this time.

6. If there is a quasi-judicial hearing, the order of proof shall be as follows:

A. The Land Use Administrator shall briefly describe the Applicant's request, introduce and review all relevant exhibits and evidence, report staff's recommendation, and present any testimony in support of staff's recommendation. Staff shall have a maximum of 30 minutes to make their full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Board.

B. The Appellant, if applicable, (or his/her representative or counsel) shall present evidence and testimony in support of the application. Appellant shall have a maximum of 30 minutes to make its full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Board.

C. Any Party Intervenor (or his/her representative or counsel) shall present evidence and testimony in support of or opposed to the application. A Party Intervenor shall have a maximum of 30 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Board.

C. The Applicant (or his/her representative or counsel) shall present evidence and testimony in support of the application. Applicant shall have a maximum of 30 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Board.

E. Any other persons present who wish to submit relevant information to the

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Board shall speak next for a maximum of three minutes each (excluding any cross-examination or questions the Board). Members of the public will be permitted to present their non-expert opinions, but the Board will be expressly advised that public sentiment is not relevant to the decision, which must be based only upon competent and substantial evidence.

F. The Appellant will be permitted to make final comments, if any (maximum of five minutes).

G. The Applicant will be permitted to make final comments, if any (maximum of five minutes).

H. The Party Intervenor will be permitted to make final comments, if any (maximum of five minutes).

I. The Town's staff will make final comments, if any (maximum of five minutes).

J. At the discretion of the Presiding Officer, the Applicant may be permitted to respond to the final Party Intervenor and staff comments and recommendations (maximum of three minutes).

7. Once discussions or order of proof is completed, the Town Attorney or legal advisor will advise the Board as to the applicable law and the factual findings that must be made to approve or deny the application or agenda item.

8. The Board will conduct open deliberation of the application or agenda item. The Presiding Officer shall have the discretion to reopen the proceeding for additional testimony or argument by the parties when an outcome substantially different than either the granting or denial of the application is being considered. After deliberations, a roll call vote shall be taken to approve, approve with conditions or deny the application or agenda item.

9. Following the last item on the agenda the Presiding Officer will ask if anyone from the public would like to speak and if ~~so~~, they will need to state their full name and address for the record.

10. The Presiding Officer will then follow the end of agenda by calling each member if they would like to make a final statement.

11. After final statements, the Presiding Officer will state the meeting or hearing is adjourned and the time.

SECTION 7. Conduct of Telephonic Hearing.

1. If the Board needs to conduct a telephonic hearing, the Board shall adopt the procedures laid out in Section 6 of these Rules and Procedures with a few additions.

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2. Once the meeting begins, each Board member will identify themselves and be called by their Board title and last name: Board Chair, Board-Vice Chair, Board Member, Board Member, Board Member, and Land Use Administrator.

2. Before speaking, each person will identify themselves by title and last name in order to identify who is speaking and to keep from speaking over one another. This will allow each member to speak and be heard and for the public to speak.

3. Each time a motion or second is made on any item the Board members must identify themselves prior to making the motion or second.

4. For voting, the Presiding Officer will ask each Board member for their vote on the item.

SECTION 8. Examination by Board and Town Attorney or Legal Advisor. Board members and the Town Attorney or Legal Advisor may ask questions of persons presenting testimony or evidence at any time during the proceedings until commencement of deliberation.

SECTION 9. Cross-Examination of Witnesses. After each witness testifies, the Town staff representative, the Applicant's representative, Appellant's representative, and/or the Party Intervenor's representative shall be permitted to question the witness, but such cross-examination shall be limited to matters about which the witness testified and shall be limited to five minutes per side. Members of the public will not be permitted to cross-examine witnesses. Cross-examination shall be permitted only as would be permitted in a Florida court of law.

SECTION 10. Rules of Evidence.

1. All evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their affairs shall be admissible, whether or not such evidence would be admissible in a court of law in Florida. Irrelevant, immaterial, harassing, defamatory or unduly repetitive evidence shall be excluded.

2. Hearsay evidence may be used for the purposes of supplementing or explaining other evidence, but it shall not be sufficient by itself to support a finding unless it would be admissible over objection in a civil action.

3. Documentary evidence may be presented in the form of a copy or the original. Upon request, parties shall be given an opportunity to compare the copy with the original.

SECTION 11. Statements of Counsel. Statements of counsel, or any non-attorney representative, shall only be considered as argument and not testimony unless counsel or the representative is sworn in and the testimony is based on actual personal knowledge of the matters which are the subject of the statements.

SECTION 12. Continuances and Deferrals. The Board shall consider requests for continuances made by Town staff, the Applicant, the Appellant or a Party Intervenor and may

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grant continuances in its sole discretion. If, in the opinion of the Board, any testimony or documentary evidence or information presented at the hearing justifies allowing additional research or review in order to properly determine the issue presented, then the Board may continue the matter to a time certain to allow for such research or review.

SECTION 13. Transcription of Hearing.

1. The Land Use Administrator shall preserve the official transcript of a quasi-judicial hearing through tape recording and/or video recording.
2. The Applicant, Appellant or Party Intervenor may arrange, at its own expense, for a court reporter to transcribe the hearing.
3. The Applicant, Appellant or Party Intervenor may request that all or a part of the transcript of a hearing be transcribed into verbatim, written form. In such case, the Applicant, Appellant or Party Intervenor requesting the transcript shall be responsible for the cost of production of the transcription and the transcription shall become the official transcript.

SECTION 14. Maintenance of Evidence and Other Documents. The Land Use Administrator shall file all evidence and documents presented at the hearing with town hall.

SECTION 15. False Testimony. Any willful false swearing on the part of any witness or person giving evidence before the Board as to any material fact in the proceedings shall be deemed to be perjury and shall be punished in the manner prescribed by law for such offense.

SECTION 16. Failure of Applicant to Appear. If the Applicant, the Appellant or Party Intervenor or their representative fails to appear at the time fixed for the hearing, and such absence is not excused by the Board, the Board may proceed to hear the evidence and render a decision thereon in absentia.

SECTION 17. Subpoena Power. The Applicant, the Appellant or Party Intervenor or Town's staff shall be entitled to compel the attendance of witnesses to a quasi-judicial hearing through the use of subpoenas. All such subpoenas shall be issued by the Town Clerk at the request of the Applicant, Appellant or Town's staff.

Part 3. Civility and Decorum.

SECTION 1. Purpose. The purpose of these rules is to ensure that all members of the Planning and Zoning Board uphold the dignity, integrity, and professionalism of the Board and the Town of Hilliard. These standards promote a respectful, productive, and inclusive environment for board members, Town staff, applicants, and the public, and assist the Board in accomplishing the work for which it was designed.

SECTION 2. Civility and Professional Conduct.

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1. Respectful Behavior: All Board members shall treat fellow members, Town staff, applicants, and members of the public with courtesy, dignity, and respect, regardless of differences of opinion, acting always in the best interest of the public and the integrity of the Board.

2. Disruptive Conduct: Members are expected to avoid actions or decisions that create the appearance of impropriety or conflict of interest. Personal attacks, demeaning comments, hostile or antagonistic behavior, and any conduct that disrupts the orderly functioning of the Board shall be considered a violation of these rules.

3. Constructive Participation: Members are expected to actively participate, listen attentively, speak with purpose, and engage in deliberations constructively, and use electronic devices only in a manner that does not interfere with the conduct of the meeting.

4. Confidentiality: Members shall maintain confidentiality regarding any non-public information obtained through Board service, unless legally required to disclose.

5. Absences: All Board members shall notify the Town Clerk or Chair in advance of any anticipated absences.

SECTION 3. Professional Decorum and Appearance.

1. Personal Hygiene and Cleanliness: Members of the Board are expected to maintain a level of personal hygiene that does not interfere with the health, comfort, or productivity of others. Strong or offensive body odor that disrupts meetings or prevents others from participating fully in public service may be addressed by the Chair or Land Use Administrator in a confidential and respectful manner.

2. Dress Code: Members shall present themselves in clean, business casual or professional attire suitable to uphold the integrity of the Board and reflect positively on the Town when attending meetings or representing the Board at official functions. Clothing with offensive or inappropriate language or imagery is prohibited.

3. Fragrance Use: Members are encouraged to avoid excessive use of perfumes, colognes, or other scented products that could affect those with sensitivities or allergies.

SECTION 4. Enforcement and Remediation.

1. Informal Reminders: The Chair of the Board may issue informal, confidential reminders to any member whose behavior or appearance is inconsistent with these standards.

2. Formal Notice: If a concern persists, the Chair, in consultation with the Land Use Administrator or legal counsel, may issue a written notice outlining the concern and requesting corrective action.

3. Removal from Meeting: In conformity with *Robert's Rules of Order* concerning disciplinary procedures, if a Board member's failure to maintain appropriate decorum, hygiene, or

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appearance creates a substantial disruption or impedes the functioning of the Board, the Board, upon a majority vote of the Board—may direct the member to leave the meeting. The member may return upon compliance with the rules outlined herein.

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4. Referral: Repeated or unresolved violations may be referred to the Town's governing body for review. Violation of Florida law, Town ordinances or procedures, codes of conduct, or ethics policies are grounds for referral.

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5. Removal: At any time, A member may be removed by an 80% vote of the full Town Council pursuant to Sec. 62-91(b). The Board may recommend removal of any member with three or more consecutive unexcused absences pursuant to Sec. 62-92(5).

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

ADMINISTRATIVE STAFF

Lee Anne Wollitz
Land Use Administrator

PLANNING AND ZONING ATTORNEY

Avery Dyen

MINUTES

TUESDAY, JUNE 03, 2025, 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
Planning and Zoning Board Member Charles A. Reed
Planning and Zoning Board Member Josetta Lawson
Planning and Zoning Board Member Kevin Webb

ABSENT

Vice Chair Harold "Skip" Frey

REGULAR MEETING

ITEM-1 Additions/Deletions to Agenda

No Additions or Deletions to the Agenda.

ITEM-2 Planning & Zoning Board approval of the Minor Modification Application
20250414.1 for the Greenbrier PUD, Ordinance No. 2021-09.
Lee Anne Wollitz – Land Use Administrator

Lee Anne Wollitz, Land Use Administrator- reads agenda Item Report.

Courtney Gaver, Applicant- reviews PowerPoint presentation.

Motion made by Planning and Zoning Board Member Lawson, Seconded by Planning and Zoning Board Member Reed.

Voting Yea: Chair Prather, Planning and Zoning Board Member Reed, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Webb.

- ITEM-3 Planning & Zoning Board recommendation of approval to the Town Council for the Minor Subdivision Application 20250521.1 for Hooked on Leaning LLC.
Lee Anne Wollitz – Land Use Administrator

Lee Anne Wollitz, Land Use Administrator- reads agenda Item Report.

Wendy Prather, Chair- looks over the Survey and asks clarification questions.

Motion made to include the conditions from the Staff Report.

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 the real estate parcel number to the Town.

Motion made by Planning and Zoning Board Member Reed, Seconded by Planning and Zoning Board Member Lawson.

Voting Yea: Chair Prather, Planning and Zoning Board Member Reed, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Webb

- ITEM-4 Planning & Zoning Board acknowledge the resignation of Charles Reed, from the Planning & Zoning Board effective July 1, 2025.
Lee Anne Wollitz- Land Use Administrator

Lee Anne Wollitz, Land Use Administrator- explains the process.

No Motion is required for this item.

- ITEM-5 Planning & Zoning Board Approval of Minutes from the 05.06.2025 Public Hearing and Regular Meeting.

Motion made by Planning and Zoning Board Member Lawson, Seconded by Planning and Zoning Board Member Webb.

Voting Yea: Chair Prather, Planning and Zoning Board Member Reed, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Webb

ADDITIONAL COMMENTS

PUBLIC

No Public Comments

BOARD MEMBERS

Charles Reed, Board Member- expresses a desire to have seen the candidates attend the meetings in advance of a possible appointment.

Wendy Prather, Chair- suggests that the applicants may be watching the videos and gives a “Thank You” to Charlie for his years of service to the board.

Josetta Lawson, Board Member- Gives a “Thank You” to Charlie for his years of service.

LAND USE ADMINISTRATOR

Lee Anne Wollitz, Land Use Administrator, reminds the Board about the Joint Workshop on 06.12.2025 at 6pm, talks about Rules and Procedures updates and Form 1 requirements.

PLANNING AND ZONING ATTORNEY

Nothing to Add from the Planning & Zoning Attorney.

ADJOURNMENT

Motion to adjourn 7:21pm.

Motion made by Planning and Zoning Board Member Webb, Seconded by Planning and Zoning Board Member Reed.

Voting Yea: Chair Prather, Planning and Zoning Board Member Reed, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Webb

Approved this 1st day of July 2025, by the Hilliard Planning & Zoning Board, Hilliard, Florida

Wendy Prather, Chair
Hilliard Planning & Zoning Board