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

Harold "Skip" Frey, Vice Chair
Dustin Winnon, 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, NOVEMBER 04, 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

PUBLIC HEARINGS

ITEM-1 Planning & Zoning Board recommendation to the Town Council for approval of Ordinance 2025-13, to Amend Chapter 62, Land Development Regulations, Article VIII Subdivisions and Article XIV Platting.
Lee Anne Wollitz – Land Use Administrator

CHAIR- Call for Disclosure of Ex Parte Communication
Call for Open of Public Hearing

Lee Anne Wollitz – Land Use Administrator, reads agenda item report and staff report on Ordinance 2025-13.

CHAIR- Call for Public Comment
Call for Motion to Close Public Hearing on Ordinance 2025-13.

PLANNING & ZONING BOARD ACTION
Planning and Zoning Board to approve or deny recommendation to the Town Council.

REGULAR MEETING

ITEM-2 Additions/Deletions to Agenda

ITEM-3 Planning & Zoning Board recommendation to the Town Council for approval of an Ordinance, for the Vacation of Right of Way for the alley within block 93. Application No. 20250925.01 VAC Alley Block 93, Property Owner – Andy Whitaker Parcel ID No. 08-3N-24-2380-0093-0130.
Lee Anne Wollitz – Land Use Administrator

ITEM-4 Planning & Zoning Board recommendation to the Town Council for approval of an Ordinance, for the Vacation of Right of Way for a Block of W 8th Ave. Application No. 20250925.02 VAC Portion of W 8th Ave, Property Owner – Andy Whitaker Parcel ID No. 08-3N-24-2380-0093-0130.
Lee Anne Wollitz – Land Use Administrator

ITEM-5 Planning & Zoning Board approval of Site Plan Application No. 20250808.1. Parcel ID # 08-3N-24-2380-0011-0012. Applicant- Kim Seyer, The Seyer Group.
Lee Anne Wollitz -Land use Administrator

ITEM-6 Planning and Zoning Board Approval of 2026 Planning and Zoning Board Calendar of meetings.
Lee Anne Wollitz – Land Use Administrator

ITEM-7 Planning and Zoning Board Selection of Chair and Vice Chair for the remainder of 2025.
Lee Anne Wollitz – Land Use Administrator

ITEM-8 Planning and Zoning Board approval of Minutes from 10.07.2025 Regular Meeting.

ADDITIONAL COMMENTS

PUBLIC

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

BOARD MEMBERS

LAND USE ADMINISTRATOR

PLANNING AND ZONING ATTORNEY

ADJOURNMENT

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

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

PLANNING & ZONING BOARD MEETINGS
The Planning & Zoning Board meets the 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 Statues, the following notification is given: If a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

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

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 & Zoning Public Hearing Regular Meeting — Meeting Date: November 4, 2025

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

SUBJECT: Planning & Zoning Board recommendation to the Town Council for approval of Ordinance 2025-13, to Amend Chapter 62, Land Development Regulations, Article VIII Subdivisions and Article XIV Platting.

BACKGROUND: Documents included for Review:
1.0 Agenda Item Report
1.1 Ordinance 2025-13
1.2 Resolution 2025-09

June 20, 2025, Senate Bill 784 was signed by the Governor, amending section 177.071, Florida Statutes, effective July 1, 2025. Section 177.071, Florida Statutes, was amended to require that certain plat or replat submittals be administratively approved with no further action by certain entities under certain circumstances and requiring the governing body of a municipality to designate an administrative authority to receive, review, and process plat or replat submittals; making Chapter 62 of the town code conflict with the sections 177.071, Florida Statutes.

August 7th, 2025, The Town Council passed Resolution 2025-09 to establish procedures and permissions for staff to be in compliance with Senate Bill 784.

Ordinance 2025-13 is to adjust chapter 62 of Town Code to make all Town of Hilliard Governing Documents in compliance with Senate Bill 784.

FINANCIAL IMPACT:
TBD, will include legal oversite, advertisement cost, codification cost.

RECOMMENDATION:
Planning & Zoning Board recommendation to the Town Council for approval of Ordinance 2025-13, to Amend Chapter 62, Land Development Regulations, Article VIII Subdivisions and Article XIV Platting.

ORDINANCE NO. 2025-13
TOWN OF HILLIARD, FLORIDA

AN ORDINANCE OF THE TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA, AMENDING CHAPTER 62 OF THE TOWN CODE TO REQUIRE APPROVAL OF PLAT SUBMITTALS WITHIN THE TOWN LIMITS BY AN ADMINISTRATIVE AUTHORITY, AND TO INCORPORATE OTHER STATUTORY REQUIREMENTS PURSUANT TO SECTION 177.071, FLORIDA STATUTES; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

WHEREAS, on June 20, 2025, Senate Bill 784 was signed by the Governor, amending section 177.071, Florida Statutes, effective July 1, 2025. Section 177.071, Florida Statutes, was amended to require that certain plat or replat submittals be administratively approved with no further action by certain entities under certain circumstances and requiring the governing body of a municipality to designate an administrative authority to receive, review, and process plat or replat submittals; and

WHEREAS, Chapter 62 of the town code currently conflicts with the sections 177.071, Florida Statutes; and

WHEREAS, the passage of this ordinance is intended to ensure that the Town of Hilliard is in compliance with section 177.071, Florida Statutes.

SECTION 1: AUTHORITY

The Town Council of the Town of Hilliard has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 163 and 166, Florida Statutes.

SECTION 2: AMENDING SECTION 62-576

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Block means a tier or group of lots existing within well-defined and fixed boundaries within a subdivision, usually being an area surrounded by streets or other physical barriers and having an assigned number, letter or other name by which it may be identified.

Building includes the term "structure" and shall be construed as if followed by the phrase "or part thereof."

CODING: Words stricken are deletions; words underlined are additions; **** denote omitted text.

Developer means the owners of record executing the dedication required by F.S. § 177.081 and applying for approval of a plat of a subdivision pursuant to F.S. § 177.01 et seq.

Developer's engineer means a professional engineer registered in the state and engaged by the developer to prepare engineering plans and to supervise construction.

Land includes the term "water," "marsh" or "swamp."

Lot includes the term "plot" or "parcel." A lot is also identified as a single unit in a subdivision.

Plat, preliminary, means a map ~~on which the developer's plan for subdivision is presented and which he submits for approval and intends, in final form, to record~~. or delineated representation of the subdivision of lands that is a complete and exact representation of the residential subdivision or planned community and contains any additional information needed to be in compliance with the requirements of this chapter.

Plat, final, means the final tracing, map, or site plan presented by the subdivider to a governing body for final approval, and, upon approval by the appropriate governing body, is submitted to the clerk of the circuit court for recording.

Subdivision means one of the following:

(1) The division of any parcel of land, of any size whatsoever, into two or more lots of any size.
(2) The establishment or dedication of a road, street or alley through a tract of land, regardless of area.
(3) The resubdivision of land heretofore or hereafter divided or platted into lots.

The following shall not be included within this definition nor be subject to this chapter:

(1) The sale or exchange of lots to or between adjoining property owners, where the sale or exchange does not create additional lots.
(2) The public acquisition by purchase, acceptance of deed of dedication or exercise of the right of eminent domain of strips of land for the widening or opening of streets or roads.

Surveyor means a land surveyor registered in the state and engaged by the developer to survey and plat the land for subdivision.

Town-approved road or street means a road or street paved in accordance with the specifications prescribed in this chapter, involved in any division of land into a recorded or unrecorded subdivision plat.

SECTION 3: AMENDING SECTION 62-582, 62-583, 62-585

The Land Development Regulations Chapter 62, "Zoning and Land Development Regulations," Article XIV "Platting," Sec. 62-582 and 62-585 are hereby amended to read as follows:

Sec. 62-582. - General procedure for plat approval.
The preliminary and final plat shall be submitted to the town in the format required by the town for recommendation planning and zoning to the ~~council~~ Land Use Administrator for approval. Within seven (7) days of receiving the plat or replat submittal, the Land Use Administrator shall provide written notice to the applicant acknowledging receipt of the plat or replat submittal and identifying any missing documents or information necessary to process the plat or replat submittal. The written notice must provide information regarding the plat or replat approval process, including requirements regarding the completeness of the process and applicable timeframes for reviewing, approving, and otherwise processing the plat or replat submittal.
No plat shall be recorded and no lots shall be sold from the plat unless and until the final plat is approved as provided in this chapter.

Sec. 62-585. - Signatures; certifications and acknowledgments.
The final plat must contain space and forms for the appropriate certifications and acknowledgments and shall be signed by the following:

(1) A notary public or other officer authorized by law to take acknowledgments as to the certification of the acknowledgment by the owner or owners.
(2) A surveyor for the town as for compliance with F.S. ch. 177.
(3) The town attorney as to legal sufficiency and compliance.
(4) By the public works director certifying the water supply and sewage system's acceptability
(5) By the county health officer if the lots will be served by septic tanks for the plat subject to review of each lot for septic tanks by the county environmental health officer according to the Florida Administrative Code.
(6) By the chairman of the planning and zoning board as to approval by the planning and zoning board.
(7) By the county tax collector as to the approval that the taxes are current.
(8) The town clerk as to approval by the ~~council~~ Land Use Administrator.
(9) The mayor as to approval for the town.

(10) The clerk of the circuit court for the county as to the plat having been filed for record. The plat book and page designation shall be obtained from the clerk at the time it is presented to the clerk for recording.

SECTION 4: CONFLICT

All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 5: SEVERABILITY

If any portion of this Ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the Ordinance, and the remainder of the Ordinance shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of the remainder would clearly and without doubt contradict or frustrate the intent of the Ordinance as a whole.

SECTION 6: CODIFICATION

The text of Section 2 to 3 of this Ordinance shall be codified as a part of the Hilliard Town Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of "Article" for "Ordinance", "Section" for "Paragraph", or otherwise to take such editorial license.

SECTION 7: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

Regardless of whether such inclusion in the Code as described in Section 2 to 3 is accomplished, sections of the Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the Town Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the Town Clerk.

SECTION 8: PUBLICATION AND EFFECTIVE DATE

This Ordinance shall not be immediately effect in order to allow for a transition from the code enforcement board to the code enforcement special magistrate. This Ordinance and its Amendments shall be effective on **September __, 2025.**

PASSED AND ADOPTED by the Town of Hilliard, Nassau, Florida on this _____ day of _____, 2025.

TOWN OF HILLIARD, FLORIDA

_____
Kenneth A. Sims, Sr.
Council President

ATTEST:

_____
Lisa Purvis
Town Clerk

APPROVED:

_____
John P. Beasley
Mayor

APPROVED AS TO FORM AND LEGALITY

_____
Christian W. Waugh
Town Attorney

Planning & Zoning Board Publication:	October 15, 2025
Planning & Zoning Board Public Hearing:	November 4, 2025
Town Council First Publication:	October 15, 2025
Town Council First Public Hearing:	November 6, 2025
Town Council First Reading:	November 6, 2025
Town Council Second Publication:	November 19, 2025
Town Council Second Public Hearing:	December 4, 2025
Town Council Second & Final Reading:	December 4, 2025

CODING: Words stricken are deletions; words underlined are additions; **** denote omitted text.

RESOLUTION NO. 2025-09
TOWN OF HILLIARD, FLORIDA

A RESOLUTION OF THE TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA, PROVIDING FOR INTERIM PROCEDURES FOR PRELIMINARY PLAT AND FINAL PLAT APPROVAL; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, Chapter 166, Florida Statutes, authorizes municipalities to adopt ordinances and resolutions in the exercise of its municipal powers; and

WHEREAS, on May 20, 2024, Senate Bill 812 was signed by the Governor, creating section 177.073, Florida Statutes, effective July 1, 2024, requiring that local governments establish a process to expedite the issuance of building permits for residential subdivisions prior to recording a final plat; and

WHEREAS, on June 20, 2025, Senate Bill 784 was signed by the Governor, amending section 177.071, Florida Statutes, effective July 1, 2025. Section 177.071, Florida Statutes, was amended to require that certain plat or replat submittals be administratively approved with no further action by certain entities under certain circumstances and requiring the governing body of a municipality to designate an administrative authority to receive, review, and process plat or replat submittals; and

WHERAS, the Town of Hilliard intends to amend the town code to conform with the requirements mandated by Sections 177.071 and 177.073, Florida Statutes; and

WHEREAS, pending formal adoption of such amendments to the town code, the Town of Hilliard finds it necessary and appropriate to implement interim procedures to ensure consistency with the revised state law; and

NOW, THEREFORE, be it resolved by the Town of Hilliard, Nassau County, Florida, that:

SECTION 1: INTERIM PRELIMINARY PLAT AUTHORITY

Until such time as the Town of Hilliard formally adopts an ordinance amending the town code to reflect Section 177.071's new requirements, the Land Use Administrator shall assume all duties and responsibilities under Sections 62-582 and 62-583 of the Town Code. This delegation includes all procedural functions related to the review, processing, and administration of preliminary plats and plans.

SECTION 2: INTERIM FINAL PLAT APPROVAL AUTHORITY

Until such time as the Town of Hilliard formally adopts an ordinance amending the Town Code to reflect Section 177.073's new requirements, the Land Use Administrator is hereby designated as the administrative authority responsible for all final plat and replat review, approval, conditional approval, or disapproval under Sections 62-582, 62-584, and 62-585 of the town code.

SECTION 3: CONFLICT

All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 4: SEVERABILITY

If any portion of this Resolution is declared invalid, the invalidated portion shall be severed from the remainder of the Resolution, and the remainder of the Resolution shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of the remainder would clearly and without doubt contradict or frustrate the intent of the Resolution as a whole.

SECTION 5: ADMINISTRATIVE CORRECTION

This Resolution may be re-numbered or re-lettered, and/or corrected for typographical and/or scrivener's errors which do not affect the intent of said resolution, as authorized by the Land Use Administrator or designee, without need of public hearing, by filing a corrected copy with the Town Clerk.

SECTION 6: PUBLICATION AND EFFECTIVE DATE

This Resolution shall be effective on **August 7th, 2025.**

NOW, THEREFORE, BE IT RESOLVED, that the above said resolution of the Town of Hilliard, Nassau County, Florida be adopted on this 7th day of August, 2025.

TOWN OF HILLIARD, FLORIDA

John Beasley, Mayor

ATTEST:

Lisa Purvis
Town Clerk

Approved as to form and legality

Christian W. Waugh, Town Attorney

AGENDA ITEM REPORT
TOWN OF HILLIARD, FLORIDA

TO: Planning & Zoning Regular Meeting Meeting Date: November 4, 2025

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

SUBJECT: Planning & Zoning Board recommendation to the Town Council for approval of an Ordinance, for the Vacation of Right of Way for the alley within block 93. Application No. 20250925.01 VAC Alley Block 93, Property Owner – Andy Whitaker Parcel ID No. 08-3N-24-2380-0093-0130.

BACKGROUND:

Documents included for Review:
3.0 Agenda Item Report
3.1 Sample Ordinance 2025-XX
3.2 Final Vacation of Right of Way Application

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.

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 the Pre-Vacation of Right of Way Application was discussed and staff findings were reviewed by the Planning & Zoning Board as well as the Town Council.

At the July 17th Town Council meeting, the Council voted to allow the applicant to continue in the vacation process.

On September 25th the Applicant provided a Final Vacation of Right of Way Application along with an appraisal of the property.

The Appraisal report is attached with the application.

FINANCIAL IMPACT:

None, the cost associated with legal oversite, advertisement, public notification, and recordation of Ordinance will be paid by the applicant.

RECOMMENDATION:

Planning & Zoning Board recommendation to the Town Council for approval of an Ordinance, for the Vacation of Right of Way for the alley within block 93.

ORDINANCE NO. 2025-XX

AN ORDINANCE RELATING TO PUBLIC RIGHT-OF-WAY OR ALLEY; MAKING FINDINGS; VACATING PUBLIC RIGHT-OF-WAY OR ALLEY WITHIN OR SURROUNDED BY BLOCK 93; PLAT OF THE WEST PORTION OF HILLIARD; WITHIN TOWN OF HILLIARD, FLORIDA; AUTHORIZING RECORDING OF A CERTIFIED COPY OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council passed Ordinance No. 2023-01 to enact a process for the Vacation of Public Right-of-Ways within the Town Limits,

WHEREAS, through the process set forth in Ordinance 2023-01, the town has received an application for the vacation of the Town owned alley within Block 93 of the Town Limits of Hilliard,

WHEREAS, the Town Council finds that it will further the public health, safety, and welfare of the citizens of the Town of Hilliard for said public right-of-way or alley to be vacated, abandoned, discontinued and closed; and

WHEREAS, the Town Council finds that the citizens of the Town of Hilliard have not used the right-of-way or alley and currently do not use the right-of-way or alley and see no future need for the right-of-way or alley.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HILLIARD, FLORIDA:

SECTION 1. The foregoing findings are true and correct and are hereby adopted and made a part hereof.

SECTION 2. The Town Council hereby discontinues, abandons, closes, vacates, and cancels that certain existing public right-of-way or alley as more specifically and graphically described in the Plat of the West Portion of the Town of Hilliard, Block 93.

SECTION 3. The Town Clerk is authorized and directed to forward a certified copy of this Ordinance to the Clerk of the Court for recordation.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction such portion shall not affect the validity of the remaining portion of this Ordinance.

SECTION 6. This Ordinance shall become effective upon its passage.

ADOPTED this _____ day of _____, _____, by the Hilliard Town Council.

_____
Kenneth A. Sims
Council President

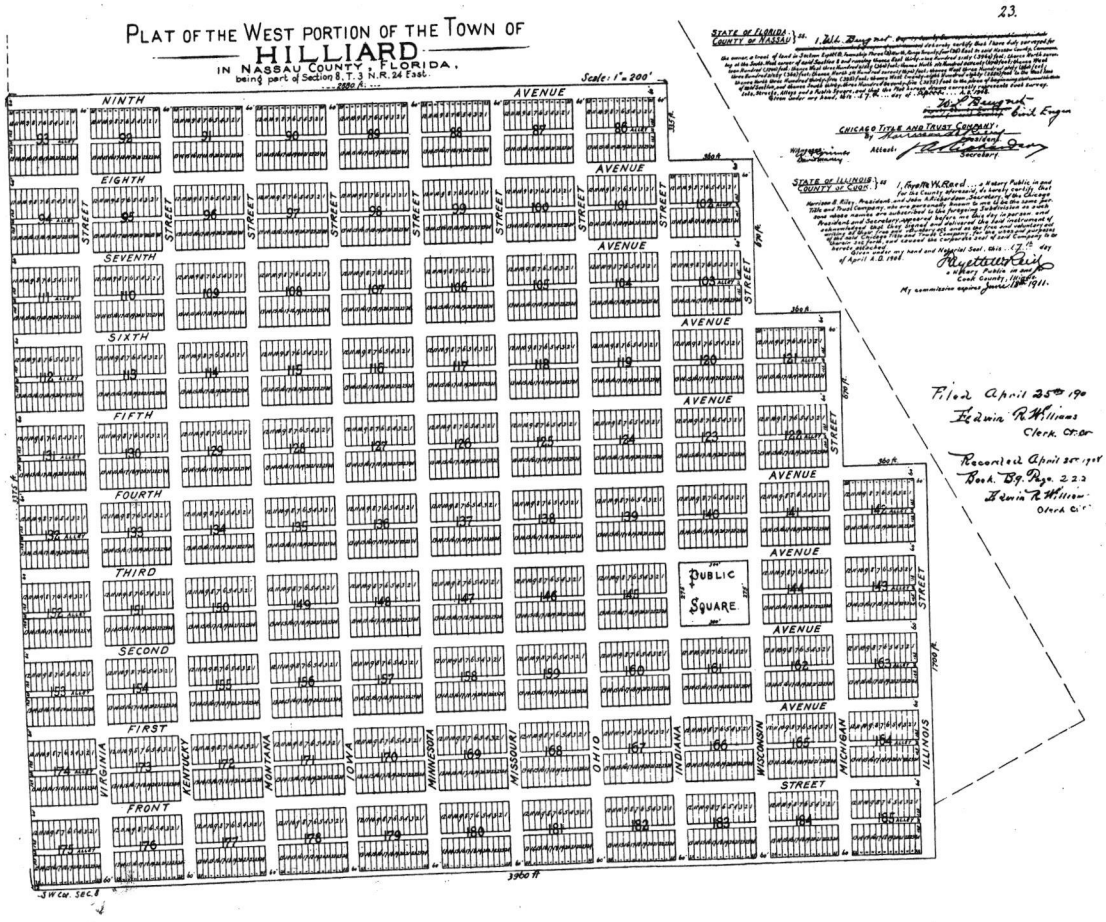
ATTEST:

_____
Lisa Purvis
Town Clerk

APPROVED:

_____
John P. Beasley
Mayor

Town Council First Reading: November 6, 2025
Town Council Publication: November 19, 2025
Town Council Public Hearing: December 4, 2025
Town Council Final Reading: December 4, 2025


PLAT OF THE WEST PORTION OF THE TOWN OF
HILLIARD
IN NASSAU COUNTY, FLORIDA.
being part of Section 8, T. 3 N. R. 24 East.
2000 A.
Scale: 1" = 200'
23.
NINTH AVENUE
EIGHTH AVENUE
SEVENTH AVENUE
SIXTH AVENUE
FIFTH AVENUE
FOURTH AVENUE
THIRD AVENUE
SECOND AVENUE
FIRST AVENUE
FRONT STREET
VIRGINIA STREET
KENTUCKY STREET
MONTANA STREET
IOWA STREET
MINNESOTA STREET
MISSOURI STREET
OHIO STREET
INDIANA STREET
WISCONSIN STREET
MICHIGAN STREET
ILLINOIS STREET
PUBLIC SQUARE
3960 ft
SW Cor. Sec. 8
STATE OF FLORIDA, COUNTY OF NASSAU
CHICAGO TITLE AND TRUST COMPANY
STATE OF ILLINOIS, COUNTY OF COOK
Filed April 25th 190
Edwin R. Williams
Clerk, Ct. Cir.
Recorded April 25th 1908
Book B, Pge. 223
Edwin R. Williams
Clerk Cir.

FOR OFFICE USE ONLY

File # 20250925.01

Application Fee: $2050-

Filing Date: 09/25/25 JC Acceptance Date: _____

Received by Check # 1495

Town of Hilliard

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

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-24-2380-093-0130
4. Acreage of closure, abandonment, or vacation: 25' × 300' = 7500 Ft² ≈ 0.17 acres

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): _____

Mailing address: 27589 Georgia St.

City: Hilliard State: FL ZIP: 32046

Telephone: (904) 303-1471 (A) 303-1473 (S) FAX: (___) _____ e-mail: andywhitaker2020@gmail.com whitakersherri@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. ATTACHMENTS (One hard copy or one copy in PDF format)

1. Legal description - Block 93
2. Location Map clearly identifying the location of the proposed closure. (nassauflpa.com) - See Survey attached
3. Survey of Property to be Vacated. - No survey requested, ,
4. Appraisal of Property to be Vacated. See attached

E. FEES

1. Right of Way (streets or alley or easements) - $200 pre application fee & final application fee TBD
2. The Cost of advertisement and outside consultants are in addition to the application fee.

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

Andrew I. Whitaker
Typed or printed name and title of applicant

Sherri A. Whitaker
Typed or printed name of co-applicant

9/24/25
Date

9/24/25
Date

State of Florida County of Duval

The foregoing application is acknowledged before me this 24 day of Sept, 20 25,

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

_____ as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida

NOAH ROBERTSON
Notary Public - State of Florida
Commission # HH 587858
My Comm. Expires Aug 28, 2028

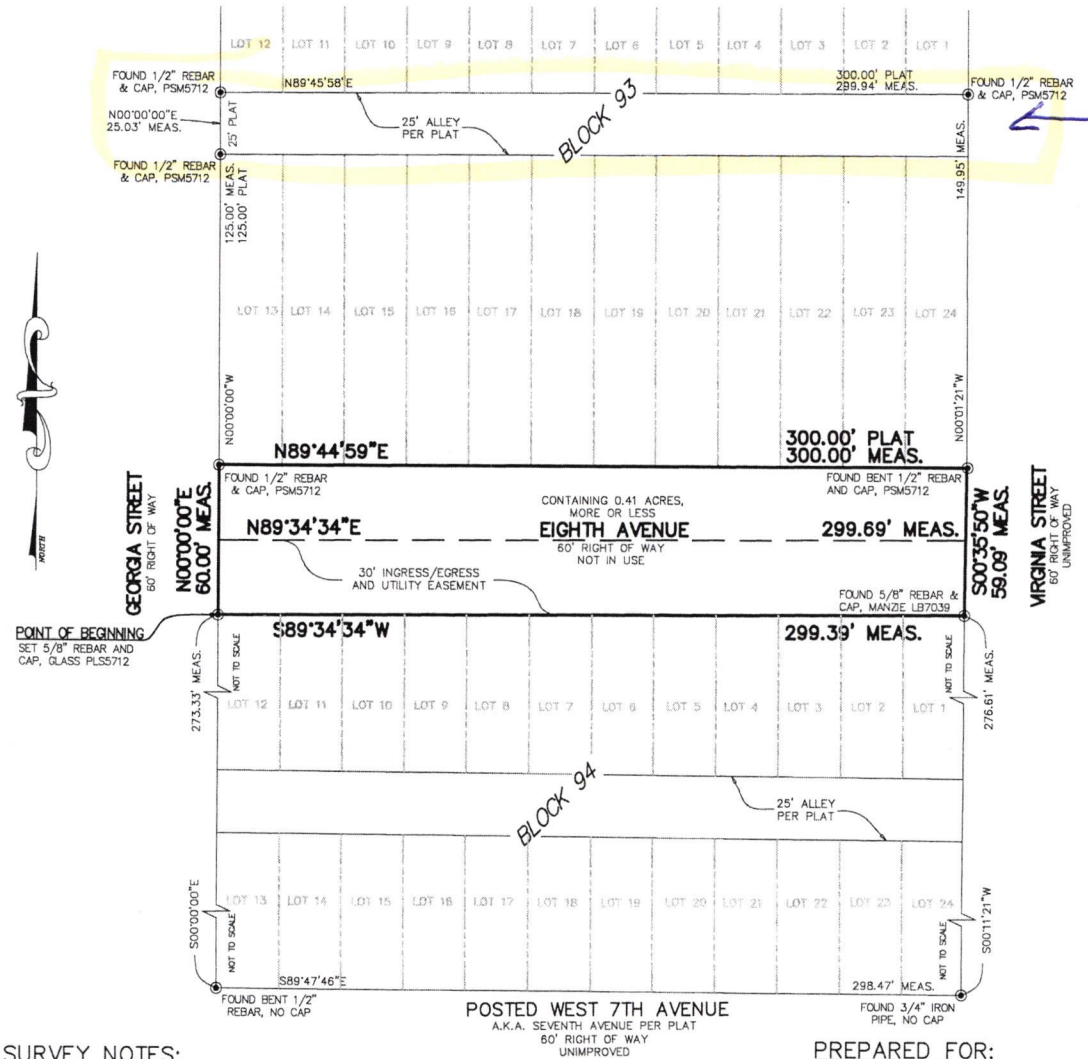
MAP OF BOUNDARY SURVEY

SURVEYORS LEGAL

A PORTION OF LAND KNOWN AS EIGHTH AVENUE LYING BETWEEN BLOCK 93 AND BLOCK 94, WEST PORTION OF THE TOWN OF HILLIARD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT A 5/8 INCH REBAR AND CAP, STAMPED "GLASS PLS5712", SET AS THE NORTHWEST CORNER OF SAID BLOCK 94; THENCE N00°00'00"E ALONG THE EASTERLY RIGHT OF WAY OF GEORGIA STREET (HAVING A 60 FOOT RIGHT OF WAY), A DISTANCE OF 60.00 FEET TO A 1/2 INCH REBAR AND CAP, STAMPED "PSM 5712", FOUND AT THE SOUTHWEST CORNER OF SAID BLOCK 93; THENCE N89°44'59"E ALONG THE NORTHERLY RIGHT OF WAY LINE OF EIGHTH AVENUE (HAVING A60 RIGHT OF WAY), A DISTANCE OF 300.00 FEET TO A BENT 1/2 INCH REBAR AND CAP, STAMPED "PSM 5712", FOUND AT THE SOUTHEAST CORNER OF SAID BLOCK 93; THENCE S00°35'50"W, A DISTANCE OF 59.09 FEET TO A 5/8 INCH REBAR AND CAP, STAMPED "MANZIE LB7039", FOUND AT THE NORTHEAST CORNER OF SAID BLOCK 94; THENCE S89°34'34"W ALONG THE SOUTHERLY RIGHT OF WAY OF SAID EIGHTH AVENUE, A DISTANCE OF 299.39 FEET TO THE POINT OF BEGINNING. CONTAINING 0.41 ACRES, MORE OR LESS.

TOGETHER WITH A 30 FOOT INGRESS, EGRESS, AND UTILITY EASEMENT BEING THE SOUTHERLY 30 FEET OF DESCRIBED LANDS.



This survey does NOT describe Block 93, it only describes 8th Ave.

SURVEY NOTES:

1. The "SURVEYORS LEGAL" hereon was provided by the surveyor at the request of the client.
2. Underground improvements were not located or shown.
3. Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
4. Bearings based on N 00°00'00" E for the West line of Blocks 93 & 94, of PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD, according to the plat thereof, as recorded in Plat Book 1, Page 23 of the Public Records of Nassau County Florida (PLAT).
5. "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
6. Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.
7. This survey has been performed according to the standard of care to achieve the following accuracy for the following surveyed. Surveyed Accuracy: 1 foot in 22,945 feet Commercial / High risk linear accuracy: 1 foot in 10,000 feet
   SOP Rule 5J-17.05(3) (B) (15) b.ii

PREPARED FOR:
ANDREW & SHERRI WHITTAKER

GRAPHIC SCALE
0 30 60 120
1 inch = 60ft.
(IN U.S. SURVEY FEET)

LEGEND

A/C = AIR CONDITIONER	= FIRE HYDRANT
AKA = ALSO KNOWN AS	L = ARC LENGTH
B.R.L = BUILDING RESTRICTION LINE	MEAS. = MEASURED
Δ = CENTRAL ANGLE	O.R.B. = OFFICIAL RECORD BOOK
℄ = CENTERLINE	P.I.N. = PARCEL IDENTIFICATION NUMBER
CB = CHORD BEARING	P.O.B. = POINT OF BEGINNING
CD = CHORD DISTANCE	P.O.C. = POINT OF COMMENCEMENT
CONC. = CONCRETE	R = RADIUS
= CONCRETE FLATWORK	RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE	R/W = RIGHT-OF-WAY
ELEV. = ELEVATION	W = WATER METER
F.F. = FINISHED FLOOR	= WELL

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

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

GLASS LAND SURVEYING, LLC

GLASS LAND SURVEYING, LLC
3731 WEST 5TH STREET, HILLIARD FLORIDA 32046
(904) 675-9241 * CELL (904) 370-0318
LICENSE BUSINESS NO. LB 8359

SCALE: 1" = 60'
DATE: 08/20/25
DRN BY: ALN
CKD BY: AFG
JOB NO: 25-171
F.B. NO: ABB1
PAGE NO. 53

APPRAISALS FIRST CLASS, P A
PHONE: 904-548-0605 FAX: 904-548-0615

File No. AJ25P0574

NO AMC
ANDREW WHITAKER
27589 GEORGIA STREET
HILLIARD, FL, 32046

File Number: AJ25P0574

In accordance with your request, I have appraised the real property at:

93 ALLEY WAY
HILLIARD, FL 32046

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of September 17, 2025 is:

$2,050
Two Thousand Fifty Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

ANNA M JOWERS
CERT RES RD7877, EXPIRES 11/30/2026

APPRAISALS FIRST CLASS, P A
PHONE: 904-548-0605 FAX: 904-548-0615

File No. AJ25P0574

********* INVOICE *********

File Number: AJ25P0574

NO AMC
ANDREW WHITAKER
27589 GEORGIA STREET
HILLIARD, FL 32046

Borrower : N/A

Invoice # : AJ25P0573
Order Date : 09/10/2025
Reference/Case # :
PO Number :

93 ALLEY WAY
HILLIARD, FL 32046

LAND	$	350.00
	$	
Invoice Total	$	350.00
State Sales Tax @	$	0.00
Deposit	($	350.00)
Deposit	($	)
Amount Due	$	0.00

Terms: PAID

Please Make Check Payable To:

APPRAISALS FIRST CLASS, P A
85328 AVANT RD
YULEE, FL 32097

Fed. I.D. #: 56-2642174

WE GREATLY APPRECIATE YOUR BUSINESS !!
ANNA MARIE JOWERS, STATE CERTIFIED RESIDENTIAL APPRAISER RD7877, EXPIRES 11/30/2026

APPRAISALS FIRST CLASS, P A
PHONE: 904-548-0605 FAX: 904-548-0615

File No. AJ25P0574

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27589 GEORGIA STREET
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Two Thousand Fifty Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

ANNA M JOWERS
CERT RES RD7877, EXPIRES 11/30/2026

APPRAISALS FIRST CLASS, P A

LAND APPRAISAL REPORT

File No. AJ25P0574

The purpose of this appraisal report is to provide the lender/client with an accurate supported opinion of the market value of the subject property.

CLIENT AND PROPERTY IDENTIFICATION

Property Address: 93 ALLEY WAY City: HILLIARD State: FL Zip: 32046
Borrower: N/A Owner of Public Record: TOWN OF HILLIARD County: NASSAU
Legal Description: SEE ADDENDUM
Assessor's Parcel #: 08-3N-24-2380-0093-0130 Tax Year: 2024 R.E. Taxes: 0.00
Neighborhood Name: TOWN OF HILLIARD Map Reference: 00803N24E Census Tract: 0504.01
Special Assessments: 0.00 PUD ☐ Yes ☒ No HOA: $ ☐ Per Year ☐ Per Month
Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Other (describe)
Assignment Type: ☐ Purchase Transaction ☐ Refinance Transaction ☒ Other (describe) MARKET VALUE
Lender/Client: ANDREW WHITAKER Address: 27589 GEORGIA STREET, HILLIARD, FL 32046

CONTRACT ANALYSIS

I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price $: 0 Date of Contract: Is the property seller the owner of public record? ☐ Yes ☐ No Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☐ No
If Yes, report the total dollar amount and describe the items to be paid. $

NEIGHBORHOOD DESCRIPTION

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	☐ Urban	☐ Suburban	☒ Rural	Property Values	☐ Increasing	☒ Stable	☐ Declining	PRICE	AGE	One-Unit	50 %
Built-Up	☐ Over 75%	☒ 25-75%	☐ Under 25%	Demand/Supply	☒ Shortage	☐ In Balance	☐ Over Supply	$(000)	(yrs)	2-4 Unit	0 %
Growth	☐ Rapid	☒ Stable	☐ Slow	Marketing Time	☒ Under 3 mths	☐ 3-6 mths	☐ Over 6 mths	3 Low	0	Multi-Family	0 %
Neighborhood Boundaries: NORTH AND WEST BY GA/FL LINE, SOUTH RIVER RD, AND EAST								20 High	100	Commercial	5 %
BY MIDDLE RD. MOSTLY RURAL SFR'S.								11 Pred.	75	Other Undeveloped	45 %

	Good	Aver.	Fair	Poor		Good	Aver.	Fair	Poor
Convenience to Employment	☒	☐	☐	☐	Property Compatability	☒	☐	☐	☐
Convenience to Shopping	☒	☐	☐	☐	General Appearance of Properties	☒	☐	☐	☐
Convenience to Primary Education	☒	☐	☐	☐	Adequacy of Police/Fire Protection	☒	☐	☐	☐
Convenience to Recreational Facilities	☒	☐	☐	☐	Protection from Detrimental Conditions	☒	☐	☐	☐
Employment Stability	☒	☐	☐	☐	Overall Appeal to Market	☒	☐	☐	☐

Neighborhood Description: See Attached Addendum

Market Conditions (including support for the above conclusions): THE SUBJECT'S MARKET AREA APPEARS TO BE STABLE OVER THE LAST TWELVE MONTHS, WITH A SHORTAGE IN SUPPLY/ DEMAND, AND MARKETING/EXPOSURE TIME IS UNDER THREE MONTHS.

SITE DESCRIPTION

Dimensions: 25X300 Area: 7500 sf ☐ Acres ☒ Sq.Ft. Shape: Rectangular View: RESIDENTIAL
Zoning Classification: R-2 Zoning Description: MEDIUM DENSITY
Zoning Compliance: ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe) MEDIUM DENSITY
Uses permitted under current zoning regulations: See Attached Addendum
Highest & Best Use: See Attached Addendum
Describe any improvements: CLEARED
Do present improvements conform to zoning? ☐ Yes ☐ No ☒ No improvements If No, explain:

Present use of subject site: LOT Current or proposed ground rent? ☐ Yes ☒ No If Yes, $
Topography: GENTLY SLOPING Size: TYPICAL FOR AREA Drainage: APPEARS ADEQUATE
Corner Lot: ☐ Yes ☒ No Underground Utilities: ☒ Yes ☐ No Fenced: ☐ Yes ☒ No If Yes, type:
Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone: X FEMA Map #: 12089c0130f FEMA Map Date: 12-17-2010

UTILITIES	Public	Other	Provider or Description	Off-Site Improvements	Type/Description	Public	Other
Electricity	☒	☐	OKEFENOKEE RURAL ELECTRIC	Street Surface	ASPHALT	☒	☐
Gas	☐	☒	PRIVATE/BOTTLED	Street Type/Influence	ASPHALT		
Water	☐	☒	PRIVATE WELL	Curb/Gutter		☐	☐
Sanitary Sewer	☐	☒	PRIVATE SEPTIC	Sidewalk		☐	☐
Other	☐	☐		Street Lights		☐	☐
Other	☐	☐		Alley		☐	☐

Are the utilities and off-site improvements typical for the market? ☒ Yes ☐ No If No, describe:
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe:
See Attached Addendum

Site Comments: See Attached Addendum

APPRAISALS FIRST CLASS, P A

LAND APPRAISAL REPORT

File No. AJ25P0574

There are 0 comparable sites currently offered for sale in the subject neighborhood ranging in price from $ 0 to $ 0

There are 4 comparable sites sold in the past 12 months in the subject neighborhood ranging in sale price from $ 3,000 to $ 20,000

COMPARABLE SALES

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	93 ALLEY WAY	RIGHT OF WAY BLOCK 159		0 W THIRD ST		0 EIGHTH AV	
City/St/Zip	HILLIARD, FL 32046	HILLIARD, FL 32046		HILLIARD, FL 32046		HILLIARD, FL 32046	
Proximity to Subject		0.60 miles SE		1.02 miles SE		0.95 miles NE	
Data Source(s)	County/Tax Record/Drive By	County/Tax Record/Drive By		County/Tax Record/Drive By		County/Tax Record/Drive By	
Verification Source(s)	County/Tax Record/Drive By	08-3N-24-2380-0159-0010		#083N24238001470070		#083N24238000940080	
Sale Price	$ 0		$ 850		$ 850		$ 850
Price/	$ 0.00	$ 0.28		$ 0.28		$ 0.28	
Date of Sale (MO/DA/YR)							
Days on Market							
Financing Type							
Concessions							
Location	RURAL;RES	RURAL;RES		RURAL;RES		RURAL;RES	
Property Rights Appraised	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site Size Sq.Ft.	7500 sf	3049 sf	1,200	3049 sf	1,200	3049 sf	1,200
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
Topography	LEVEL	LEVEL		LEVEL		LEVEL	
Available Utilities	WELL;SEPTIC;ELEC	WELL;SEPTIC;ELEC		WELL;SEPTIC;ELEC		WELL;SEPTIC;ELEC	
Street Frontage	COUNTY RD	COUNTY RD		COUNTY RD		COUNTY RD	
Street Type	ASPHALT	ASPHALT		ALL WEATHER		ASPHALT	
Water Influence	NONE	NONE		NONE		NONE	
Fencing	NONE	NONE		NONE		NONE	
Improvements	NONE	NONE		NONE		NONE	
CLEARED	CLERED	CLERED		CLERED		CLERED	
Net Adjustment (Total, in $)		[X] + [ ] -	$ 1,200	[X] + [ ] -	$ 1,200	[X] + [ ] -	$ 1,200
Adjusted sales price of the Comparable Sales (in $)		Net Adj. 141.2% Gross Adj. 141.2%	$ 2,050	Net Adj. 141.2% Gross Adj. 141.2%	$ 2,050	Net Adj. 141.2% Gross Adj. 141.2%	$ 2,050

The Appraiser has researched the transfer history of the subject property for the past 3 years and the listing history of the subject for the past 12 months prior to the effective date of this appraisal.
The appraiser has also researched the transfer and listing history of the comparable sales for the past 12 months.

The appraiser's research [ ] did [X] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of the appraisal.
Data Sources: PUBLIC RECORDS, REALQUEST, TAX RECORDS

The appraiser's research [ ] did [X] did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
Data Sources: PUBLIC RECORDS, REALQUEST, TAX RECORDS

The appraiser's research [ ] did [X] did not reveal any prior listings of the subject property or comparable sales for the year prior to the effective date of the appraisal.
Data Sources: PUBLIC RECORDS, REALQUEST, TAX RECORDS

Listing/Transfer History (if more than two, use comments section or an addendum.)	Transfer/Sale (ONLY) of the Subject in past 36 months:	Listing and Transfer history of Comp 1 in past 12 months:	Listing and Transfer history of Comp 2 in past 12 months:	Listing and Transfer history of Comp 3 in past 12 months:
	$	$	$	$
	$	$	$	$

Subject Property Is Currently Listed For Sale? [ ] Yes [X] No Data Source: THE SUBJECT OF THIS REPORT IS NOT CURRENTLY LISTED FOR SALE ON MLS#0000

Current Listing History	List Date	List Price	Days on Market	Data Source
		$		

Subject Property has been listed within the last 12 Months? [ ] Yes [X] No Data Source: THE SUBJECT OF THIS REPORT IS NOT CURRENTLY LISTED FOR SALE ON MLS#0000

12 Month Listing History	List Date	List Price	Days on Market	Data Source
		$		
		$		

Comments on Prior Sales/Transfers and Current and Prior Listings: THERE HAVE BEEN NO TRANSFERS OF THE SUBJECT PROPERTY WITHIN THE PAST THREE YEARS/ 36 MONTHS.

COMPARABLE SALES HAVE NO PRIOR TRANSFERS OR LISTINGS IN THE LAST 12 MONTHS PRIOR TO THEIR LAST DATE OF SALE, OTHER THAN CURRENT SALE.

Summary of the Sales Comparison Approach: See Attached Addendum

Reconciliation Comments: THE FINAL VALUE ESTIMATE WAS OBTAINED FROM THE SALES COMPARISON APPROACH WHICH REFLECTS THE ACTIONS OF TYPICAL HOME-BUYERS AND SELLERS IN AN OPEN MARKET.

This appraisal is made [X] "as is", or [ ] subject to the following conditions or inspections: See Attached Addendum

Based on a complete visual inspection of the subject site and those improvements upon said site, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of market value, as defined, of the real property that is the subject of this report is:
Opinion of Market Value: $ 2,050 , as of: 09/17/2025 , which is the date of inspection and the effective date of this appraisal.

APPRAISALS FIRST CLASS, P A

LAND APPRAISAL REPORT

File No. AJ25P0574

PRODUCT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s): ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project: _____

Total number of phases: _____ Total number of units: _____ Total number of units sold: _____

Total number of units rented: _____ Total number of units for sale: _____ Data source(s): _____

Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion: _____

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source: _____

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion: _____

Describe common elements and recreational facilities: _____

CERTIFICATIONS AND LIMITING CONDITIONS

This report form is designed to report an appraisal of a parcel of land which may have some minor improvements but is not considered to be an "improved site". All improvements are considered to be of relatively minor value impact on the overall value of the site. This report form is not designed to report on an "improved site" where significant value is derived from the improvements. This appraisal report form may be used for single family, multi-family sites and may be included within a PUD development.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject site and any limited improvements, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions and conclusions in this appraisal report.

INTENDED USE: The intended use of the appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this report is the lender/client identified within the appraisal report.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider their own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: OCC, OTS, FRS, & FDIC joint regulations published June 7, 1994)

* Adjustments to the comparables must be made for special or creative concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect the subject property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the subject property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties express or implied. The appraiser will not be responsible for any such conditions that do exist or for the engineering or testing that might be required to discover whether such condition exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal must not be considered as an environmental assessment of the property.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject site and any limited improvements. I have reported the information in factual and specific terms. I identified and reported the deficiencies of the subject site that could affect the utility of the site and its usefulness as a building lot(s).
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of the Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them unless indicated elsewhere within this report as there are no or very limited improvements and these approaches to value are not deemed necessary for credible result and/or reliable indicators of value for this appraisal assignment.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of the sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining multiple transactions into reported sales
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I have verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

APPRAISALS FIRST CLASS, P A

LAND APPRAISAL REPORT

File No. AJ25P0574

CERTIFICATIONS AND LIMITING CONDITIONS (continued)

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believed to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application.
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will received this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SIGNATURES

APPRAISER

Signature 
Name ANNA M JOWERS
Company Name APPRAISALS FIRST CLASS, P A
Company Address 85328 AVANT RD
Yulee, FL 32097
Telephone Number 904-548-0605
Email Address ANNA@APPRAISALSFIRSTCLASS.COM
Date of Signature and Report 09/22/2025
Effective Date of Appraisal 09/17/2025
State Certification # CERT RES RD7877
or State License #
or Other (describe) State #
State FL
Expiration Date of Certification or License 11/30/2026

ADDRESS OF PROPERTY APPRAISED
93 ALLEY WAY
HILLIARD, FL 32046
APPRAISED VALUE OF SUBJECT PROPERTY $ 2,050
LENDER/CLIENT
Name NO AMC
Company Name ANDREW WHITAKER
Company Address 27589 GEORGIA STREET
HILLIARD, FL 32046
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License

SUBJECT PROPERTY
☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection

COMPARABLE SALES
☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection

APPRAISALS FIRST CLASS, P A

LAND APPRAISAL REPORT

File No. AJ25P0574

COMPARABLE SALES

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Address	93 ALLEY WAY	0 NEW FRONT ST		0 SECOND AV			
City/St/Zip	HILLIARD, FL 32046	HILLIARD, FL 32046		HILLIARD, FL 32046			
Proximity to Subject		0.69 miles SE		0.52 miles SE			
Data Source(s)	County/Tax Record/Drive By	County/Tax Record/Drive By		County/Tax Record/Drive By			
Verification Source(s)	County/Tax Record/Drive By	#083N24238001760010		#083N2423001520010			
Sale Price	$ 0		$ 850		$ 850		$
Price/	$ 0.00	$ 0.28		$ 0.33		$ 0.00	
Date of Sale (MO/DA/YR)							
Days on Market							
Financing Type							
Concessions							
Location	RURAL;RES	RURAL;RES		RURAL;RES			
Properly Rights Appraised	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE			
Site Size Sq.Ft.	7500 sf	3049 sf	1,200	2614 sf	1,400		
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL			
Topography	LEVEL	LEVEL		LEVEL			
Available Utilities	WELL;SEPTIC;ELEC	WELL;SEPTIC;ELEC		WELL;SEPTIC;ELEC			
Street Frontage	COUNTY RD	COUNTY RD		COUNTY RD			
Street Type	ASPHALT	ASPHALT		ALL WEATHER			
Water Influence	NONE	NONE		NONE			
Fencing	NONE	NONE		NONE			
Improvements	NONE	NONE		NONE			
CLEARED	CLERED	CLERED		CLERED			
Net Adjustment (Total, in $)		[X] + [ ] -	$ 1,200	[X] + [ ] -	$ 1,400	[X] + [ ] -	$ 0
Adjusted sales price of the Comparable Sales (in $)		Net Adj. 141.2% Gross Adj. 141.2%	$ 2,050	Net Adj. 164.7% Gross Adj. 164.7%	$ 2,250	Net Adj. 0.0% Gross Adj. 0.0%	$ 0

Listing/Transfer History (If more than two, use comments section or an addendum.)	Transfer/Sale (ONLY) of the Subject in past 36 months:	Listing and Transfer history of Comp 4 in past 12 months:	Listing and Transfer history of Comp 5 in past 12 months:	Listing and Transfer history of Comp 6 in past 12 months:
	$	$	$	$
	$	$	$	$

Summary of the Sales Comparison Approach: ALL DOLLAR AMOUNTS ARE ROUNDED TO THE NEAREST DOLLAR AMOUNT.

ADDENDUM

Borrower: N/A	File No.: AJ25P0574	
Property Address: 93 ALLEY WAY	Case No.:	
City: HILLIARD	State: FL	Zip: 32046
Lender: ANDREW WHITAKER		

Legal Description

A PORTION OF LAND KNOWN AS EIGHTH AVENUE LYING BETWEEN BLOCK 93 AND BLOCK 94, WEST PORTION OF THE TOWN OF HILLIARD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGIN AT A 5/8 INCH REBAR AND CAP, STAMPED "GLASS PLS5712", SET AS THE NORTHWEST CORNER OF SAID BLOCK 94; THENCE N00°00'00"E ALONG THE EASTERLY RIGHT OF WAY OF GEORGIA STREET (HAVING A 60 FOOT RIGHT OF WAY), A DISTANCE OF 60.00 FEET TO A 1/2 INCH REBAR AND CAP, STAMPED "PSM 5712", FOUND AT THE SOUTHWEST CORNER OF SAID BLOCK 93; THENCE N89°44'59"E ALONG THE NORTHERLY RIGHT OF WAY LINE OF EIGHTH AVENUE (HAVING A60 RIGHT OF WAY), A DISTANCE OF 300.00 FEET TO A BENT 1/2 INCH REBAR AND CAP, STAMPED "PSM 5712", FOUND AT THE SOUTHEAST CORNER OF SAID BLOCK 93; THENCE S00°35'50"W, A DISTANCE OF 59.09 FEET TO A 5/8 INCH REBAR AND CAP, STAMPED "MANZIE LB7039", FOUND AT THE NORTHEAST CORNER OF SAID BLOCK 94; THENCE S89°34'34"W ALONG THE SOUTHERLY RIGHT OF WAY OF SAID EIGHTH AVENUE, A DISTANCE OF 299.39 FEET TO THE POINT OF BEGINNING. CONTAINING 0.41 ACRES, MORE OR LESS.
TOGETHER WITH A 30 FOOT INGRESS, EGRESS, AND UTILITY EASEMENT BEING THE SOUTHERLY 30 FEET OF DESCRIBED LANDS.

Neighborhood Description
THE SUBJECT PROPERTY IS LOCATED IN NASSAU COUNTY WHICH HAS A VAST LAND MASS UNIMPROVED TIMBERLAND. THE GENERAL POPULATION IN THE SUBJECTS MARKET AREA TEND TO "HOMESTEAD" WHEREAS, THEY ACQUIRE A TRACT OF VACANT LAND AND HAVE A CUSTOM BUILT HOME CONSTRUCTED OR MOVE A NEW MANUFACTURED DWELLING ON THE SITE WITH INTENT TO RESIDE PERMANENTLY AND PASS DOWN THEIR ASSETS TO FOLLOWING GENERATIONS. THEREFORE THERE WERE VERY LIMITED SALES IN THE SUBJECTS MARKET AREA WITHIN CLOSE PROXIMITY TO THE SUBJECT.

NASSAU COUNTY IS AN EASY COMMUTE TO ALL NASSAU COUNTY MUNICIPALITIES, SUCH AS THE JACKSONVILLE INTERNATIONAL AIRPORT, GEORGIA'S KING'S BAY NAVAL BASE, AND IS ONLY A 25 MINUTE COMMUTE TO DOWNTOWN JACKSONVILLE, FLORIDA. THIS MARKET AREA HAS NEW SCHOOLS, AND NEW SHOPPING CENTERS SUCH AS RIVER CITY MARKETPLACE MALL, TARGET, HOME DEPOT, AND LOWES.

CSX AND NORFOLK SOUTHERN ARE TWO MAJOR RAILROADS THAT INTERTWINE THROUGH NASSAU AND DUVAL COUNTIES WHICH IS WITHIN THE SUBJECTS GENERAL MARKET AREA AND IS WELL ACCEPTED BY THE MARKET AND NOT CONSIDERED ADVERSE TO VALUE OR MARKETABLE. THEY ARE AN INTEGRAL PART OF THE COMMUNITIES AND THE LOCAL MARKET HAS ADJUSTED AND DO NOT APPEAR TO BE ADVERSE.

Uses Allowed Under Current Zoning Regulations
OPEN RURAL: OR INTENT: This district is intended to apply to areas which are sparsely developed and including uses as normally found in rural areas away from urban activity. It is intended that substantial residential, commercial, or industrial development shall not be permitted in the OR district, however agricultural uses, accessory uses and activities that support such uses are encouraged. Lands in such district may be rezoned to the proper district to accommodate more intense uses when conditions warrant rezoning.

Section 22.01. - Permitted uses and structures.
modified
(A) Agricultural, horticultural and forestry uses, also the keeping and raising of farm animals and poultry, provided structures for same shall not be located within one hundred (100) feet of any property line; and, further, provided that goats, sheep, or swine shall not be kept or permitted within two hundred (200) feet of any residence under different ownership.
The noncommercial keeping and raising of horses and ponies is permitted; provided, however, that no more than one (1) horse or pony six (6) months of age or older shall be permitted per one-half (½) acre of land. Structures for horses or ponies shall not be located in a required front yard. No structure used for the keeping of horses or ponies shall be located closer than thirty-five (35) feet to any property line of different ownership.

(B) Permanent or temporary housing of farm labor in conjunction with a permitted agricultural or farming activity. All housing for such use shall be in compliance with the county's building and housing codes and in the case of mobile homes as per state requirements. (C) Roadside stands where the major portion of products offered for sale are grown on the premises. (D) Dude ranch, riding academy, or boarding stable, provided structures for the housing of animals shall not be located within one hundred (100) feet of any property line. (E) Public parks, camping grounds and recreational areas, playgrounds, playfields and government structures. (F) Game preserves, wildlife management areas, fish hatcheries and refuges, watershed, water reservoirs, control structures, wells and similar uses. (G) Temporary revival establishments (not to exceed thirty (30) days). (H) Borrow pits and ponds, as defined herein. (I) Single-family dwellings and mobile homes on individual lots. (J) Day nurseries, kindergartens, day care and child care centers licensed for less than fifteen (15) children. (K) Governmental uses. (L) U-Pick berry, fruit or vegetable farms, Christmas tree farms and similar uses. (M) Wholesale or retail plant nurseries, subject to supplementary development standards found in section 28.16.
(Ord. No. 2012-10, § 5, 4-30-12; Ord. No. 2019-01, § 2(Exh. A), 1-14-19)

Minimum lot requirements.
(A) Single-family dwelling or mobile home on individual lot: (1) Minimum lot width: a. One hundred (100) feet. (2) Minimum lot area: a. One (1) acre. (B) Churches including temporary revival establishments: (1) Minimum lot width: One hundred fifty

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Lender: ANDREW WHITAKER		

(150) feet. (2) Minimum lot area: Two (2) acres. (C) Golf course (other than par three): Minimum lot area: One hundred (100) acres. (D) Other permitted or permissible uses or structures: Two (2) acres, unless otherwise listed). (E) Limited development overlay areas: The comprehensive plan and future land use map (FLUM) series established limited development overlays on areas depicted as conservation, wetlands and floodplains. (1) Areas depicted on the FLUM as wetlands may not be developed at a density greater than one (1) unit per five (5) acres. Development within the limited development overlay areas must be clustered on the upland or least environmentally sensitive portion of the site.

Highest & Best Use
THE SUBJECT AS IMPROVED IS A LEGALLY PERMISSIBLE USE BASED ON ITS CURRENT ZONING. THE LOT SIZE,
SHAPE, PHYSICAL CONDITION AND LAND TO BUILDING RATIO ALLOW THE PRESENT STRUCTURE AND INDICATE
A GOOD UTILIZATION OF THE IMPROVEMENTS. BASED UPON THE CURRENT MARKET CONDITIONS, THE PRESENT USE AS A SINGLE FAMILY RESIDENCE IS ITS FINANCIALLY FEASIBLE AND MAXIMALLY PRODUCTIVE USE. THE HIGHEST AND BEST USE IS ITS PRESENT USE.

Adverse Site Conditions
NO ADVERSE ENVIRONMENTAL CONDITIONS ARE KNOWN TO THE APPRAISER INCLUDING BUT NOT LIMITED TO THE INSIDE OR OUTSIDE OF PROPERTY BOUNDARY SUCH AS NATURAL OR MAN MADE HAZARDS THAT WOULD HAVE AN ADVERSE AFFECT ON VALUE, ALSO TERMITE, LEAD PAINT, MOLD, SOIL TREATMENT, RADON GASES OR OTHERS. THESE INSPECTIONS ARE TO BE DONE BY PROFESSIONALS IN THEIR FIELD. THE APPRAISER IS NOT RESPONSIBLE FOR SUCH CONDITIONS NOR IS LIABLE AND IS ABSOLVED OF ANY RESPONSIBILITY OF ANY KIND FOR SUCH BY ACCEPTANCE OF THIS REPORT.

EXTERNALITIES: IN RESEARCHING FACTORS THAT AFFECT THE SUBJECT'S NEIGHBORHOOD AND MARKETABILITY OF THE NEIGHBORHOOD, THE APPRAISER DID NOT VERIFY POTENTIALLY ADVERSE NEIGHBORHOOD INFLUENCES SUCH AS, BUT NOT LIMITED TO CRIMINAL ACTIVITY, REGISTERED SEX OFFENDERS, TOXIC OR SUPERFUND SITES, MARIJUANA CULTIVATION OR INTERIM REHABILITATE FACILITIES FOR FELONIOUS OFFENDERS.WHILE NO ADVERSE SITE CONDITIONS WERE NOTED. MANY SITE RELATED ISSUES ARE BEYOND THE SCOPE OF THIS ASSIGNMENT AND THE EXPERTISE OF THE APPRAISER. UNLESS OTHERWISE NOTED, STANDARD UTILITY AND RIGHT OF WAY EASEMENTS ARE INSIGNIFICANT FACTORS ON MARKET VALUE. HOWEVER, A CURRENT SURVEY, WHICH WAS NOT PROVIDED TO THE APPRAISER, MAY REVEAL ENCROACHMENTS, EASEMENT, ZONING VIOLATIONS, OR OTHER MATTERS OF INTEREST THAT COULD WARRANT MODIFICATIONS OF THE APPRAISER'S ANALYSIS AND OPINIONS. WITHOUT A SURVEY, THE APPRAISER CANNOT DETERMINE IF THE IMPROVEMENTS MEET SETBACK REQUIREMENTS AS DESIGNATED BY THE SUBJECT'S ZONING.

SINKHOLES ARE A NATURAL AND COMMON GEOLOGIC FEATURE IN MANY PARTS OF FLORIDA. SINKHOLES ARE FORMED WHEN RAIN DISSOLVES UNDERGROUND LIMESTONE OR WHEN SURFACE MATERIALS COLLAPSE INTO UNDERLYING CAVITIES IN THE ROCK. ABRUPT COLLAPSE-TYPE SINKHOLES HAVE BECOME MORE COMMON OVER THE PAST TWENTY FIVE YEARS, PRIMARILY DUE TO INCREASED WITHDRAWAL OF GROUND WATER, DIVERSION OF SURFACE WATER, OR CONSTRUCTION OF PONDS.

UNDER FLORIDA LAW, ALL INSURANCE COMPANIES ISSUING PROPERTY INSURANCE IN THE STATE OF FLORIDA MUST PROVIDE FOR DAMAGE CAUSED BY SINKHOLES. IT IS UP TO THE BORROWER TO HAVE PROPER INSURANCE THAT COVERS THIS TYPE OF NATURAL SITE CONDITIONS. THE APPRAISER IS NOT RESPONSIBLE FOR SUCH CONDITIONS NOR IS LIABLE AND IS ABSOLVED OF ANY RESPONSIBILITY OF ANY KIND FOR SUCH BY ACCEPTANCE OF THIS REPORT.

Site Comments
THE APPRAISER CANNOT GUARANTEE THAT THE PROPERTY IS FREE OF ENCROACHMENTS OR EASEMENTS NOT NOTED IN THIS APPRAISAL, AND RECOMMENDS A CURRENT SURVEY.

THE APPRAISER'S CONCLUSION OF VALUE IS BASED UPON THE ASSUMPTION THAT THERE ARE NO MORE HIDDEN OR UNAPPARENT CONDITIONS OF THE PROPERTY THAT MIGHT IMPACT UPON BUILDING ABILITY. THE APPRAISER RECOMMENDS DUE DILIGENCE BE CONDUCTED THROUGH LOCAL BUILDING DEPARTMENT OR MUNICIPALITY TO INVESTIGATE BUILD ABILITY AND WHETHER THE PROPERTY IS SUITABLE FOR INTENDED USE. THE APPRAISER MAKES NO REPRESENTATIONS, GUARANTEES OR WARRANTIES.

Comments on Sales Comparison
THIS SUBJECT OF THIS REPORT IS A STRIP OF LAND "RIGHT OF WAY" BEING ABANDONED BY THE COUNTY AND OFFERED FOR SALE TO ONE OF THE ADJOINING PARCELS. PLEASE SEE ATTACHED PARCEL MAPS.

ALL ABOVE REFERENCED STRIPS OF LAND WERE SELECTED FROM THE COUNTY WEBSITE SHOWING THE ASSESSED VALUE. THE ASSESSED VALUE IS BASED ON THE PREVIOUS YEAR SALES AND STILL CONSIDERED TO BE AS CLOSE TO THE MARKET AS IT CAN BE DETERMINED AT THE TIME OF THIS REPORT. THESE STRIPS ARE CONSIDERED TO HAVE THE BEST INDICATIONS OF VALUE FOR THE SUBJECT PROPERTY.

THE SUBJECT OF THIS REPORT IS LOCATED IN A RURAL MARKET AREA, MAKING IT NEEDED TO GO OUTSIDE OF THE ONE MILE RADIUS CUSTOMARILY EXPECTED.

APPRAISER CHOOSE COMPARABLES FROM SAME MARKET AREA, THEREFORE ALL COMPARABLES HAVE SIMILAR MARKETABILITY. ALL SALES ARE CONSIDERED TO HAVE THE BEST INDICATIONS OF VALUE FOR THE

ADDENDUM

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SUBJECT PROPERTY.

THE SITE ADJUSTMENTS ARE RELATIVE TO THE MARKET REACTION OF SURPLUS LAND OR A LARGER SITE. SURPLUS LAND IS DEFINED AS THAT WHICH IS LARGER THAN WHAT IS TYPICAL. THE MARKET REACTION IS MINIMAL BECAUSE THE LARGER LOT IS NOT NEEDED TO SERVE OR SUPPORT THE PRIMARY HIGHEST AND BEST USE. THE LARGER LOT, AS PER CURRENT ZONING FOR THE COMPARABLE SALES, CANNOT BE SOLD OFF SEPARATELY OR SUBDIVIDED THEREFORE; AN ADJUSTMENT WAS MADE.

IF A ZERO IS PUT INTO A FIELD (PER UAD GUIDELINES) THIS WOULD MEAN THAT IT DOES NOT APPEAR FOR THIS MARKET AREA THAT THE PUBLIC WAS WILLING TO PAY ANY DIFFERENCE.

THE SITE ADJUSTMENT WAS DERIVED USING THE 850 / 3049 = .2787 A SQ FT BASED ON PREVIOUS SALES.

Conditions of Appraisal
IN COMPLIANCE WITH FEDERAL LAW, THE GRAMM-LEACH-BLILEY ACT,(15 USC 6801 ET SEQ.) AND IT'S IMPLEMENTING REGULATIONS (16 C.F.R.PART313).AND OTHER FEDERAL AND STATE LAWS AND REGULATIONS,THE APPRAISER IS PROHIBITED FROM GIVING INFORMATION TO ANYONE OTHER THAN OUR CLIENT WITHOUT WRITTEN AUTHORIZATION.

ALL ELECTRONIC SIGNATURES ON THIS REPORT HAVE A SECURITY FEATURE MAINTAINED BY INDIVIDUAL PASSWORDS FOR EACH SIGNING APPRAISER. NO PERSON CAN ALTER THE APPRAISAL WITH THE EXCEPTION OF THE ORIGINAL SIGNING APPRAISER/S.

SITE SIZE AND FLOOD ZONE ARE SUBJECT TO A CURRENT SURVEY.

THE SUBJECTS MARKET AREA APPEARS TO BE UNAFFECTED BY THE ONGOING COVID-19 VIRUS, AS THE SUPPLY IS LIMITED AND BANKS ARE LENDING MONEY AT THE TIME OF INSPECTION.

THE CORONAVIRUS (COVID-19) OUTBREAK HAS HAD A SIGNIFICANT IMPACT ON LOCAL, NATIONAL AND GLOBAL ECONOMIES. FINANCIAL MARKETS WORLDWIDE ARE EXPERIENCING UNPRECEDENTED VOLATILITY. IN SOME AREAS OF THE UNITED STATES, THERE ARE CURRENT SHELTER-IN-PLACE ORDERS AND OTHER RESTRICTIONS ON DAILY ACTIVITIES. THESE EVENTS ARE LIKELY TO IMPACT REAL ESTATE VALUES IN THE SHORT TERM BUT, AS OF THE DATE OF THIS APPRAISAL, THERE IS NOT ENOUGH DATA TO SUBSTANTIATE THAT POSITION. I HAVE RESEARCHED ALL AVAILABLE LOCAL SOURCES AND, AS OF THIS DATE, I HAVE NOT FOUND ANY DATA SUGGESTING THAT SIGNIFICANT CHANGES IN LOCAL REAL ESTATE MARKET HAVE OCCURRED. THE MARKET DATA PRESENTED IN THIS APPRAISAL REPORT IS CONSIDERED THE MOST RECENT AND RELEVANT AVAILABLE AND THE RESULTING ANALYSIS BEST REFLECTS MARKET CONDITIONS AS OF THE EFFECTIVE DATE OF APPRAISAL.

CLARIFICATION OF INTENDED USE AND INTENDED USER:

THE INTENDED USER OF THIS APPRAISAL REPORT IS THE CLIENT. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL FOR A MARKET VALUE, SUBJECT TO THE STATED SCOPE OF WORK, PURPOSE OF THIS APPRAISAL, REPORTING REQUIREMENTS OF THIS APPRAISAL REPORT FORM, AND DEFINITION OF MARKET VALUE. NO ADDITIONAL INTENDED USERS ARE IDENTIFIED BY THE APPRAISER.

PLEASE NOTE: I (ANNA M JOWERS) CERTIFY, AS THE APPRAISER, THAT I HAVE COMPLETED ALL ASPECTS OF THIS VALUATION, INCLUDING RECONCILING MY OPINION OF MARKET VALUE, FREE OF INFLUENCE FROM THE CLIENT, CLIENT'S REPRESENTATIVES, BORROWER, OR ANY OTHER PARTY TO THE TRANSACTION.

THE ADJUSTMENTS MADE BY THE APPRAISER ARE MARKET DERIVED AND BASED UPON MATCH PAIRED SALES ANALYSIS. THE QUALITY AND CONDITION RATINGS FOR THE SUBJECT AND COMPARABLE SALES ARE BASED UPON MY PERSONAL INSPECTION OF THE SUBJECT, AND MY INTERPRETATION OF THE PHOTOS AND COMMENTS FOR COMPARABLE SALES FROM THE MLS, AND HOW THEY COMPARE TO THE SUBJECT. THE APPRAISER IS NOT PRIVY TO AND DOES NOT HAVE ACCESS OR KNOWLEDGE OF QUALITY AND CONDITION RATINGS FROM OTHER APPRAISER'S PEERS FOR THE SAME COMPARABLE SALES UTILIZED. ADDITIONALLY, THE APPRAISER DOES NOT HAVE KNOWLEDGE OR INFORMATION REGARDING THE ADJUSTMENT METHODS UTILIZED BY OTHER APPRAISER'S PEERS.

AT THE TIME OF VIEWING THERE HAS BEEN "NO KNOWN" DISASTER WARNING'S OR STORMS IN THE SUBJECT'S MARKET AREA THAT WOULD HAVE ANY ADVERSE EFFECT ON THE SUBJECT'S MARKET VALUE.

THE ADDRESS ON THE REPORT MAY DIFFER FROM THE ADDRESS ON THE ORIGINAL ORDER AS THE APPRAISER HAS UTILIZED THE USPS ADDRESS PER UAD GUIDELINES. THE ADDRESS AS NOTED IN THIS APPRAISAL REPORT IS CORRECT BASED ON DATA OBTAINED FROM THE COUNTY APPRAISERS WEBSITE OR DOCUMENTS PROVIDED TO THE APPRAISER.

THE APPRAISER PERFORMED A EXTERIOR INSPECTION OF THE SUBJECT'S PROPERTY.

NO VALUE GIVEN FOR ANY PERSONAL PROPERTY.

THE APPRAISER HAS KNOWLEDGE AND EXPERIENCE IN APPRAISING THIS TYPE OF PROPERTY IN THIS MARKET AREA AND THE APPRAISER IS AWARE OF, AND HAS ACCESS TO, THE NECESSARY AND

ADDENDUM

Borrower: N/A	File No.: AJ25P0574	
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APPROPRIATE PUBLIC AND PRIVATE DATA SOURCES, SUCH AS MULTIPLE LISTING SERVICES, TAX ASSESSMENT RECORDS, PUBLIC LAND RECORDS AND OTHER SUCH DATA SOURCES FOR THE AREA IN WHICH THE PROPERTY IS LOCATED.

I CERTIFY, AS THE APPRAISER, THAT I HAVE COMPLIED WITH THE HOME VALUATION CODE OF CONDUCT IN ALL ASPECTS OF THE APPRAISAL PROCESS.

THE LOCATION MAP CONTAINED IN THIS REPORT IS PRODUCED ELECTRONICALLY USING SOFTWARE (GEO-LOCATOR/STREET ATLAS) SUPPLIED BY A VENDOR. THIS SOFTWARE WHILE BELIEVED TO BE RELIABLE IS CONSIDERED ONLY AN APPROXIMATION OF THE EXACT LOCATION OF THE SUBJECTS RESIDENCE AND COMPARABLES INCLUDED IN THIS REPORT AND SHOULD NOT BE RELIED ON FOR EXACT MAP LOCATIONS, DISTANCES, ETC.

PLEASE NOTE: THAT THE APPRAISER HAS "NOT" PERFORMED A PRIOR APPRAISAL RELATING TO THE SUBJECT PROPERTY WITHIN THE PAST THREE YEARS, AND HAS NO PRIOR/CURRENT, OR EXPECTATION OF ANY PROSPECTIVE INTEREST IN THE SUBJECT PROPERTY OR PARTIES INVOLVED.

SCOPE OF WORK PERFORMED:

INFORMATION ABOUT THE SUBJECT PROPERTY WAS OBTAINED FROM PUBLIC RECORDS, USING THE COUNTY'S WEBSITES, AND IF ANY DOCUMENTS PROVIDED BY HOMEOWNER OR BUILDER, IF A REASONABLY RECENT LISTING OF THE PROPERTY WAS DETECTED, FROM ANY LOCAL MULTIPLE LISTING DATA. THIS INFORMATION INCLUDED THE AGE OF THE IMPROVEMENTS, THE LAST DATE OF SALE, THE TAX ACCOUNT NUMBER AND LEGAL DESCRIPTION CONTAINED IN THESE RECORDS, PHYSICAL CHARACTERISTICS, INCLUDING SQUARE FOOT INFORMATION AND ROOM COUNT, THE ASSESSED VALUATION OF THE LAND AND THE IMPROVEMENTS, CURRENT REAL ESTATE TAXES AND ZONING INFORMATION. MAPS SHOWING THE SUBJECT SITE AND THE SUBJECT MARKET AREA WERE EXAMINED AND PREPARED FOR INCLUSION IN THE APPRAISAL REPORT.

A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY WAS MADE, AND AN ANALYSIS WAS MADE OF THE NEIGHBORHOOD, SITE AND IMPROVEMENTS. THIS INSPECTION AND ANALYSIS INCLUDED THE CONSIDERATION OF ANY KNOWN FACTORS THAT COULD BE EXPECTED TO HAVE AN IMPACT ON THE VALUE OF THE SUBJECT PROPERTY. ALTHOUGH DUE DILIGENCE WAS EXERCISED, THE APPRAISER IS NOT AN EXPERT IN MATTERS SUCH AS PEST CONTROL, STRUCTURAL ENGINEERING, HAZARDOUS SUBSTANCES OR ENVIRONMENTAL HAZARDS, AND NO WARRANTY IS GIVEN AS TO THESE ELEMENTS.

AN ANALYSIS WAS MADE OF THE SUBJECT REAL ESTATE MARKET AND OF AVAILABLE MARKET/SALES DATA, UTILIZING MULTIPLE LISTING DATA. THOSE SALES CONSIDERED TO PROVIDE THE BEST INDICATION OF THE MARKET VALUE OF THE SUBJECT PROPERTY WERE SELECTED AND COMPARED TO THE SUBJECT IN THE QUANTITATIVE SALES COMPARISON ANALYSIS. TYPICALLY, ONLY AN EXTERIOR INSPECTION FROM THE STREET IS MADE OF THE COMPARABLE PROPERTIES. INFORMATION ABOUT THE COMPARABLES WAS VERIFIED, INCLUDING PERTINENT FINANCING INFORMATION RELATING TO THE TRANSACTION, USING THE NAMED SOURCES.

DOLLAR ADJUSTMENTS WERE MADE TO EACH OF THE COMPARABLE PROPERTIES, REFLECTING ESTIMATED MARKET REACTION TO THOSE ITEMS OF SIGNIFICANT VARIATION BETWEEN THE SUBJECT AND COMPARABLE PROPERTIES. IF A SIGNIFICANT ITEM IN A COMPARABLE PROPERTY WAS SUPERIOR TO, OR MORE FAVORABLE THAN THE SUBJECT PROPERTY, A MINUS (-) ADJUSTMENT WAS MADE TO THE COMPARABLE, THUS REDUCING THE INDICATED VALUE OF THE SUBJECT IN COMPARISON TO THAT COMPARABLE; IF A SIGNIFICANT ITEM IN A COMPARABLE WAS INFERIOR TO, OR LESS FAVORABLE THAN THE SUBJECT, A PLUS (+) ADJUSTMENT WAS MADE, THUS INCREASING THE INDICATED VALUE OF THE SUBJECT.

FURTHER ANALYSIS WAS MADE, CONSIDERING SUCH FACTORS AS THE COMPARABLES RELATIVE PROXIMITY TO THE SUBJECT PROPERTY RTY, RECENTNESS OF SALE AND OVERALL SIMILARITY TO THE SUBJECT PROPERTY, IN ORDER TO RECONCILE TO THE FINAL ESTIMATE OF THE VALUE OF THE SUBJECT PROPERTY BY THE SALES COMPARISON APPROACH TO VALUE.

THE APPRAISAL REPORT WAS PREPARED, TOGETHER WITH ATTACHED EXHIBITS, AND THE COMPLETED APPRAISAL REPORT WAS DELIVERED TO THE CLIENT, WHICH CONSTITUTED COMPLETION OF THE ASSIGNMENT.

USPAP ADDENDUM

File No. AJ25P0574

Borrower: N/A
Property Address: 93 ALLEY WAY
City: HILLIARD County: NASSAU State: FL Zip Code: 32046
Lender: ANDREW WHITAKER

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

☐ Appraisal Report — A written report prepared under Standards Rule 2-2(a).

☒ Restricted Appraisal Report — A written report prepared under Standards Rule 2-2(b).

THIS IS A PERSONAL APPRAISAL NOT FOR ANY MORTGAGE PURPOSES.

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0-90 DAYS

Exposure Time – The Exposure Time opinion required is specific to the subject property and represents the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure Time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

Marketing Time – An opinion of the typical length of time, after the effective date of the appraisal, the properties in the subject's neighborhood would be expected to be on the market prior to a sales agreement.

Additional Certifications

☒ I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

☐ I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PLEASE NOTE: THAT THE APPRAISER HAS "NOT" PERFORMED A PRIOR APPRAISAL RELATING TO THE SUBJECT PROPERTY WITHIN THE PAST THREE YEARS, AND HAS NO PRIOR/CURRENT, OR EXPECTATION OF ANY PROSPECTIVE INTEREST IN THE SUBJECT PROPERTY OR PARTIES INVOLVED.

Additional Comments

APPRAISER:

Signature: 
Name: ANNA M JOWERS
Date Signed: 09/22/2025
State Certification #: CERT RES RD7877
or State License #:
or Other (describe): State #:
State: FL
Expiration Date of Certification or License: 11/30/2026
Effective Date of Appraisal: September 17, 2025

SUPERVISORY APPRAISER (only if required):

Signature:
Name:
Date Signed:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:
Supervisory Appraiser inspection of Subject Property:
☐ Did Not ☐ Exterior-only from street ☐ Interior and Exterior

PLAT MAP

Borrower: N/A	File No.: AJ25P0574
Property Address: 93 ALLEY WAY	Case No.:
City: HILLIARD	State: FL Zip: 32046
Lender: ANDREW WHITAKER	

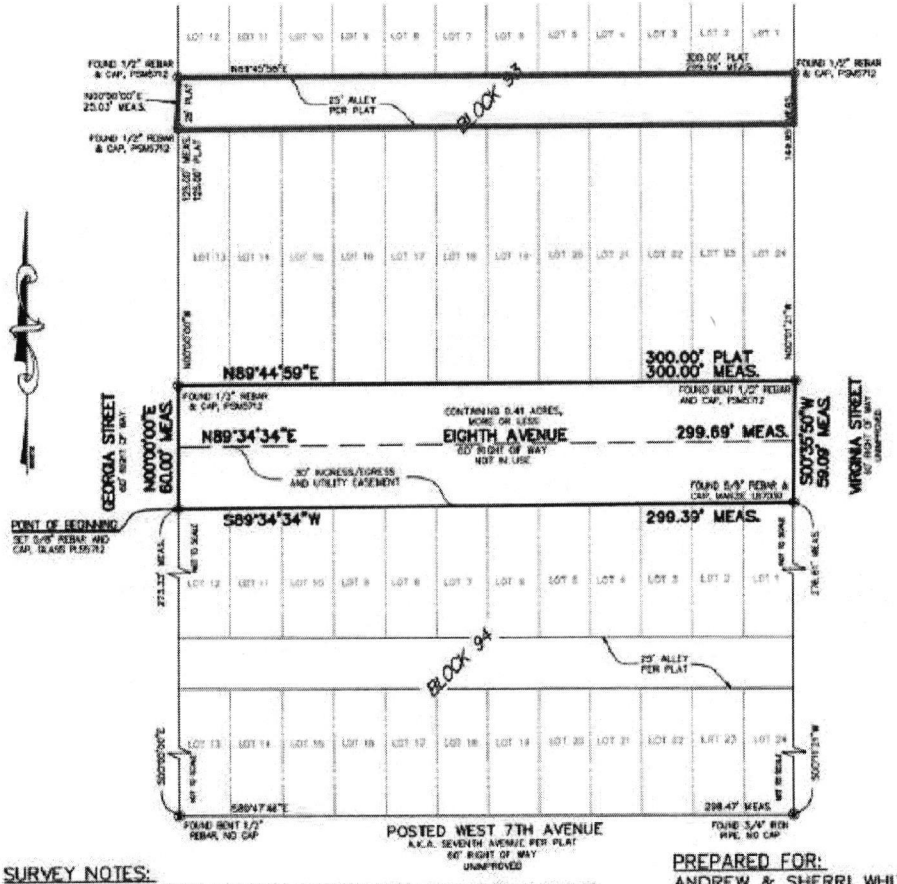
MAP OF BOUNDARY SURVEY

SURVEYORS LEGAL

A PORTION OF LAND KNOWN AS EIGHTH AVENUE LYING BETWEEN BLOCK 93 AND BLOCK 94, WEST PORTION OF THE TOWN OF HILLIARD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT A 5/8 INCH REBAR AND CAP, STAMPED "GLASS PLS5712", SET AS THE NORTHWEST CORNER OF SAID BLOCK 94, THENCE N00°00'00"E ALONG THE EASTERLY RIGHT OF WAY OF GEORGIA STREET (HAVING A 60 FOOT RIGHT OF WAY), A DISTANCE OF 60.00 FEET TO A 1/2 INCH REBAR AND CAP, STAMPED "PSM 5712", FOUND AT THE SOUTHWEST CORNER OF SAID BLOCK 93; THENCE N89°44'59"E ALONG THE NORTHERLY RIGHT OF WAY LINE OF EIGHTH AVENUE (HAVING A60 RIGHT OF WAY), A DISTANCE OF 300.00 FEET TO A BENT 1/2 INCH REBAR AND CAP, STAMPED "PSM 5712", FOUND AT THE SOUTHEAST CORNER OF SAID BLOCK 93; THENCE S00°35'50"W, A DISTANCE OF 59.09 FEET TO A 5/8 INCH REBAR AND CAP, STAMPED "MANZIE LB7039", FOUND AT THE NORTHEAST CORNER OF SAID BLOCK 94; THENCE S89°34'34"W ALONG THE SOUTHERLY RIGHT OF WAY OF SAID EIGHTH AVENUE, A DISTANCE OF 299.39 FEET TO THE POINT OF BEGINNING. CONTAINING 0.41 ACRES, MORE OR LESS.

TOGETHER WITH A 30 FOOT INGRESS, EGRESS, AND UTILITY EASEMENT BEING THE SOUTHERLY 30 FEET OF DESCRIBED LANDS.



SURVEY NOTES:

1. The "SURVEYORS LEGAL" hereon was provided by the surveyor at the request of the client.
2. Underground improvements were not located or shown.
3. Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
4. Bearings based on N 00°00'00" E for the West line of Blocks 93 & 94, of PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD, according to the plat thereof, as recorded in Plat Book 1, Page 23 of the Public Records of Nassau County Florida (PLAT).
5. "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
6. Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.
7. This survey has been performed according to the standard of care to achieve the following accuracy for the following surveyed. Surveyed Accuracy: 1 foot in 22,945 feet Commercial / High risk linear accuracy: 1 foot in 10,000 feet SOP Rule 5J-17.05(3) (B) (15) b.ii

PREPARED FOR:
ANDREW & SHERRI WHITTAKER

GRAPHIC SCALE
0 30 60 120
1 inch = 60ft.
(IN U.S. SURVEY FEET)

LEGEND
A/C = AIR CONDITIONER
ASB = ASPHALT SHINGLE
B.S.L. = BUILDING RESTRICTION LINE
Δ = CENTRAL ANGLE
℄ = CENTERLINE
CB = CHORD BEARING
CD = CHORD DISTANCE
CONC. = CONCRETE
CONC.= CONCRETE PLATFORM
CMP = CORRUGATED METAL PIPE
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
= FIRE HYDRANT
L = ARC LENGTH
MEAS. = MEASURED
O.R.B. = OFFICIAL RECORDS 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
= WATER METER
= WELL

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

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

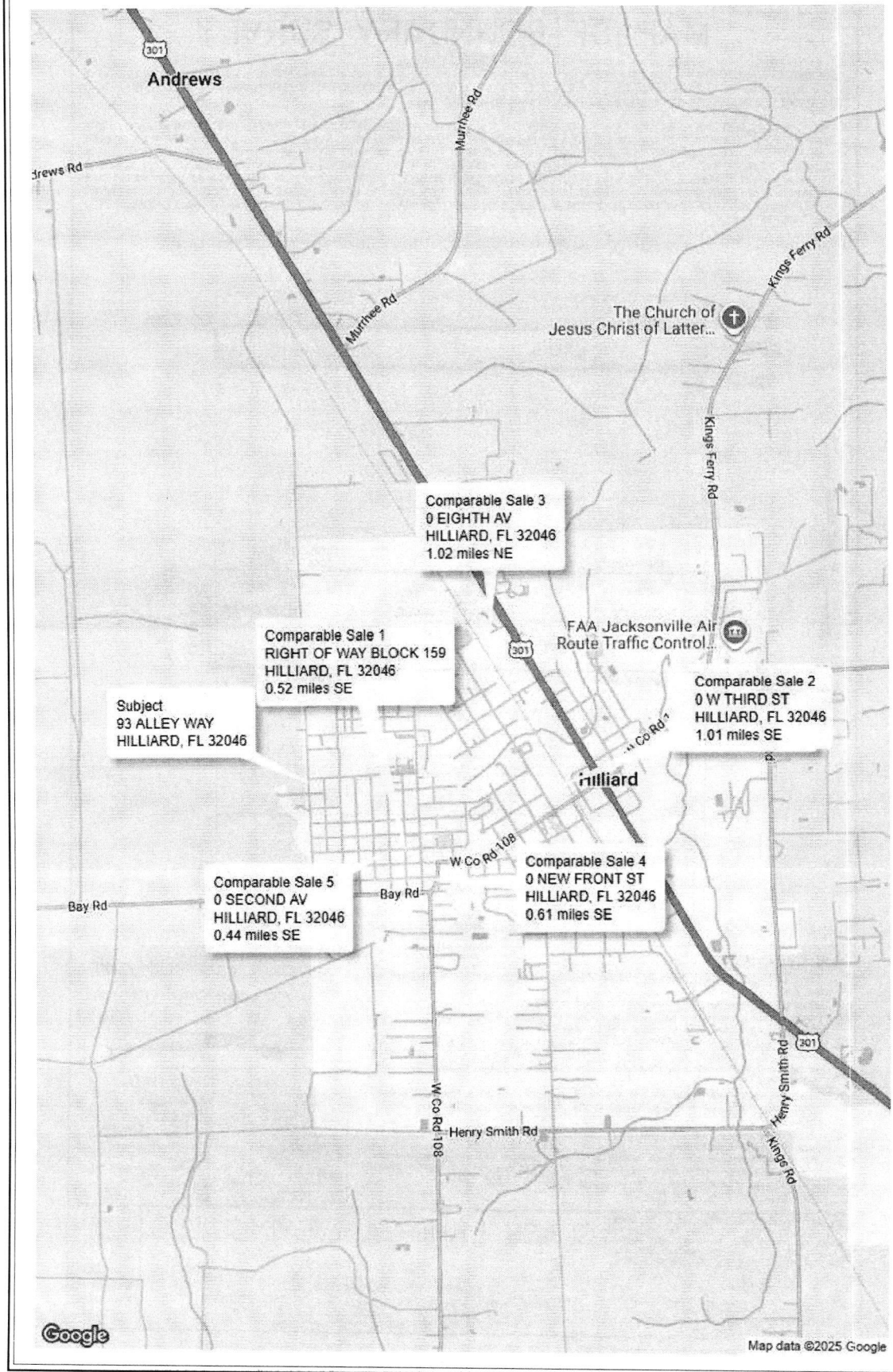
GLASS LAND SURVEYING, LLC

GLASS LAND SURVEYING, LLC
3731 WEST 5TH STREET, HILLIARD FLORIDA 32046
(904) 879-9241 - CELL (904) 370-0318
LICENSE BUSINESS NO. LB 8359

SCALE: 1" = 60'
DATE: 08/20/25
DRW BY: ALN
CKD BY: AFD
JOB NO: 25-171
F.B. NO: ASB1
PAGE NO: 53

LOCATION MAP

Borrower: N/A	File No.: AJ25P0574
Property Address: 93 ALLEY WAY	Case No.:
City: HILLIARD	State: FL Zip: 32046
Lender: ANDREW WHITAKER	



FLOOD MAP

Borrower: N/A		File No.: AJ25P0574
Property Address: 93 ALLEY WAY		Case No.:
City: HILLIARD	State: FL	Zip: 32046
Lender: ANDREW WHITAKER		



FLOOD INFORMATION

Community: TOWN OF HILLIARD
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 12089C0130F
Panel: 12089C0130
Zone: X
Map Date: 12-17-2010
FIPS: 12089
Source: FEMA DFIRM

LEGEND

= FEMA Special Flood Hazard Area – High Risk

= Moderate and Minimal Risk Areas

Road View:

= Forest = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of marchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

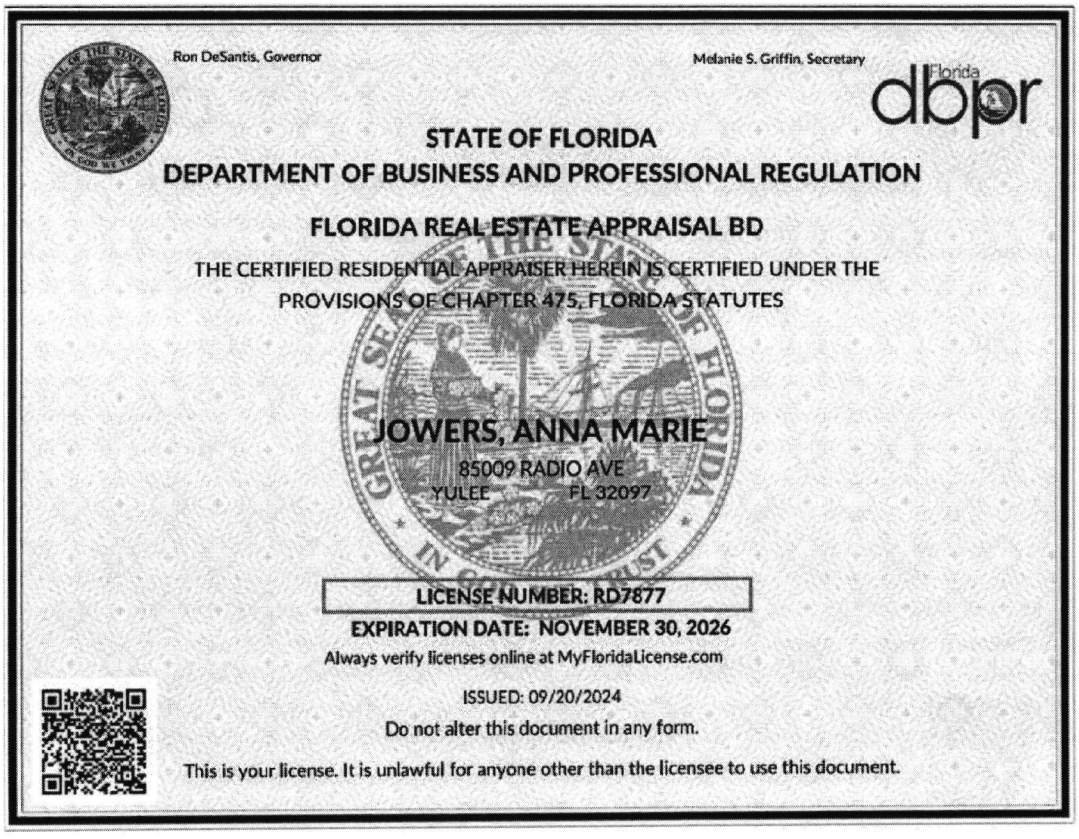
AERIAL MAP

Borrower: N/A	File No.: AJ25P0574
Property Address: 93 ALLEY WAY	Case No.:
City: HILLIARD	State: FL Zip: 32046
Lender: ANDREW WHITAKER	



LICENSE PAGE

Borrower: N/A		File No.: AJ25P0574	
Property Address: 93 ALLEY WAY		Case No.:	
City: HILLIARD	State: FL	Zip: 32046	
Lender: ANDREW WHITAKER			



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED RESIDENTIAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

JOWERS, ANNA MARIE

85009 RADIO AVE

YULEE FL 32097

LICENSE NUMBER: RD7877

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 09/20/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

E & O INSURANCE

Borrower: N/A | File No.: AJ25P0574
Property Address: 93 ALLEY WAY | Case No.:
City: HILLIARD | State: FL | Zip: 32046
Lender: ANDREW WHITAKER

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Florida dbpr

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Appraiser Independence Certification

File No.: AJ25P0574

Borrower: N/A
Property Address: 93 ALLEY WAY
City: HILLIARD County: NASSAU State: FL Zip Code: 32046
Lender/Client: ANDREW WHITAKER

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of the Lender/Client, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Lender/Client, influenced or attempted to influence the development, reporting, result, or review of the appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that the Lender/Client has never participated in any of the following prohibited behavior in our business relationship:

1. Withholding or threatening to withhold timely payment or partial payment for the appraisal report;
2. Withholding or threatening to withhold future business, or demoting or terminating, or threatening to demote or terminate my services;
3. Expressly or implicitly promising future business, promotions, or increased compensation for my services;
4. Conditioning the ordering of the appraisal report or the payment of the appraisal fee or salary or bonus on my opinion, conclusion or valuation reached, or on a preliminary value estimate requested;
5. Requesting an estimated, predetermined, or desired valuation in the appraisal report, prior to the completion of the appraisal report, or requesting estimated values or comparable sales at any time prior to the completion of the appraisal report;
6. Providing an anticipated, estimated, encouraged or desired value for the subject property, or a proposed or target amount to be loaned to the Borrower, except that a copy of the sales contract may have been provided if the assignment was for a purchase transaction;
7. Providing stock or other financial or non-financial benefits to me or any entity or person related to me, my appraisal or appraisal management company, if applicable;
8. Any other act or practice that impairs or attempts to impair my independence, objectivity or impartiality, or violates law or regulation, including but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the Uniform Standards of Professional Appraisal Practice (USPAP).

Additional Comments:

APPRAISER:

Signature: 
Name: ANNA M JOWERS
Date Signed: 09/22/2025
State Certification #: CERT RES RD7877
or State License #:
or Other (describe): State #:
State: FL
Expiration Date of Certification or License: 11/30/2026

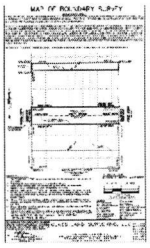
SUPERVISORY APPRAISER (only if required):

Signature:
Name:
Date Signed:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:

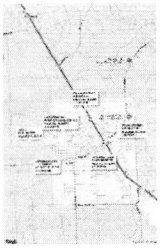
Produced using ACI software, 800.234.8727 www.aciweb.com

Thumbnails

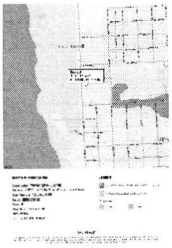
File No. AJ25P0574



Plat Map



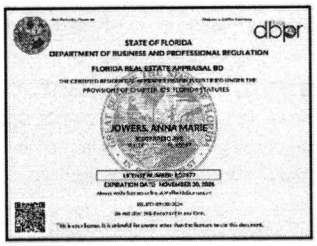
Location Map



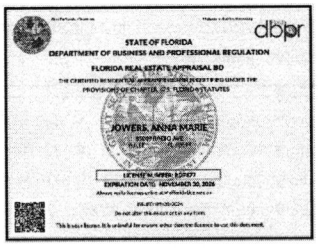
Flood Map



Aerial Map



License Image



Extra Image

AGENDA ITEM REPORT
TOWN OF HILLIARD, FLORIDA

TO: Planning & Zoning Public Hearing Regular Meeting — Meeting Date: November 4, 2025

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

SUBJECT: Planning & Zoning Board recommendation to the Town Council for approval of an Ordinance, for the Vacation of Right of Way for a Block of W 8th Ave. Application No. 20250925.02 VAC Portion of W 8th Ave, Property Owner – Andy Whitaker Parcel ID No. 08-3N-24-2380-0093-0130.

BACKGROUND: Documents included for Review:
4.0 Agenda Item Report
4.1 Ordinance 2025-XY
4.2 Legal Description
4.3 Final Vacation of Right of Way Application

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 section of W 8th Ave between Georgia Street and Virginia Street.

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 the Pre-Vacation of Right of Way Application was discussed and staff findings were reviewed by the Planning & Zoning Board as well as the Town Council.

At the July 17th Town Council meeting, the Council voted to allow the applicant to continue in the vacation process but, requested that a 30 feet wide utility easement be recorded for future use.

On September 25th the Applicant provided a Final Vacation of Right of Way Application along with an appraisal of the property.

The Appraisal report is attached with the application.

FINANCIAL IMPACT:
TBD, will include legal oversite, advertisement cost, codification cost.

RECOMMENDATION:
Planning & Zoning Board recommendation to the Town Council for approval of an Ordinance, for the Vacation of Right of Way for a Block of W 8th Ave.

ORDINANCE NO. 2025-XY

AN ORDINANCE RELATING TO PUBLIC RIGHT-OF-WAY OR ALLEY; MAKING FINDINGS; VACATING A BLOCK OF PUBLIC RIGHT-OF-WAY KNOWN AS W EIGHTH AVENUE WHICH FALLS BETWEEN GEORGIA STREET AND VIRGINA STREET; PLAT OF THE WEST PORTION OF HILLIARD; WITHIN TOWN OF HILLIARD, FLORIDA; AUTHORIZING RECORDING OF A CERTIFIED COPY OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council passed Ordinance No. 2023-01 to enact a process for the Vacation of Public Right-of-Ways within the Town Limits,

WHEREAS, through the process set forth in Ordinance 2023-01, the town has received an application for the vacation of a block of the Town owned Right of Way West Eighth Avenue the Town Limits of Hilliard,

WHEREAS, the Town Council finds that it will further the public health, safety, and welfare of the citizens of the Town of Hilliard for there to be said public right-of-way or alley to be vacated, abandoned, discontinued and closed; and

WHEREAS, the Town Council finds that the citizens of the Town of Hilliard have not used the right-of-way or alley and currently do not use the right-of-way or alley and see the need for there to be a 30 feet wide utility easement recorded within the right-of-way or alley.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HILLIARD, FLORIDA:

SECTION 1. The foregoing findings are true and correct and are hereby adopted and made a part hereof.

SECTION 2. The Town Council hereby discontinues, abandons, closes, vacates, and cancels that certain existing public right-of-way as more specifically and graphically described in Exbibit A, attached hereto and incorporated herein by reference.

SECTION 3. The Town Clerk is authorized and directed to forward a certified copy of this Ordinance to the Clerk of the Court for recordation.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction such portion shall not affect the validity of the remaining portion of this Ordinance.

SECTION 6. This Ordinance shall become effective upon its passage.

ADOPTED this _____ day of _____, _____, by the Hilliard Town Council.

_____
Kenneth A. Sims
Council President

ATTEST:

_____
Lisa Purvis
Town Clerk

APPROVED:

_____
John P. Beasley
Mayor

Town Council First Reading: November 6, 2025
Town Council Publication: November 19, 2025
Town Council Public Hearing: December 4, 2025
Town Council Final Reading: December 4, 2025

MAP OF BOUNDARY SURVEY

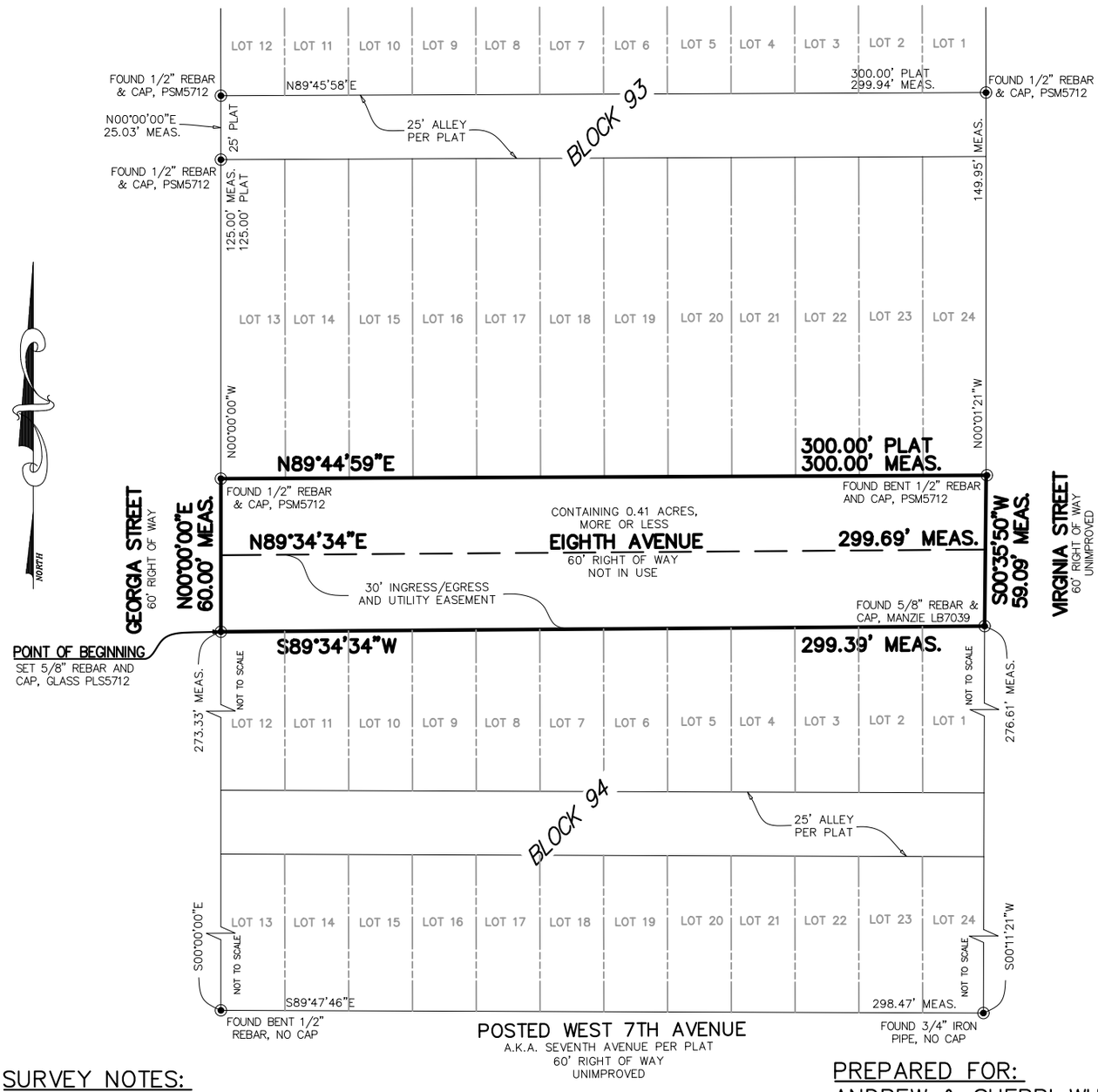
ITEM-4

SURVEYORS LEGAL

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TOGETHER WITH A 30 FOOT INGRESS, EGRESS, AND UTILITY EASEMENT BEING THE SOUTHERLY 30 FEET OF DESCRIBED LANDS.



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2. Underground improvements were not located or shown.
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   SOP Rule 5J-17.05(3) (B) (15) b.ii

PREPARED FOR:
ANDREW & SHERRI WHITTAKER

GRAPHIC SCALE
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1 inch = 60ft.
(IN U.S. SURVEY FEET)

LEGEND

A/C = AIR CONDITIONER	= FIRE HYDRANT
AKA = ALSO KNOWN AS	L = ARC LENGTH
B.R.L = BUILDING RESTRICTION LINE	MEAS. = MEASURED
△= CENTRAL ANGLE	O.R.B. = OFFICIAL RECORD BOOK
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ELEV. = ELEVATION	W = WATER METER
F.F. = FINISHED FLOOR	= WELL

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

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

GLASS LAND SURVEYING, LLC

GLASS LAND SURVEYING, LLC
3731 WEST 5TH STREET, HILLIARD FLORIDA 32046
(904) 675-9241 * CELL (904) 370-0318
LICENSE BUSINESS NO. LB 8359

SCALE: 1" = 60'
DATE: 08/20/25
DRN BY: ALN
CKD BY: AFG
JOB NO: 25-171
F.B. NO:
PAGE NO: 45

FOR OFFICE USE ONLY
File # 20250925.02
Application Fee: $4,950.00
Filing Date: 09/25/25 Acceptance Date: _____
Paid by Check #1496

Town of Hilliard

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

A. PROPOSED CLOSING, ABANDONING, OR VACATON

1. Street, Alley, Right of Way Name to be closed, vacated, or abandoned: 8th Ave, East of Georgia, West of Virginia
2. Legal Description: See attached Survey
3. Parcel ID Number(s)and/or Adjoining Parcel ID Number(s): 08-3N-24-2380-0093-0130 - North Adjacent
4. Acreage of closure, abandonment, or vacation: 60' + 300' = 18,000 Ft^2 ≈ 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) 303-1473(S) FAX: (___) _____ e-mail: andywhitaker2002@gmail.com whitakersherri@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. ATTACHMENTS (One hard copy or one copy in PDF format)

1. Legal description – On Survey
2. Location Map clearly identifying the location of the proposed closure. (nassauflpa.com) – shown on survey
3. Survey of Property to be Vacated. attached
4. Appraisal of Property to be Vacated. attached

E. FEES

1. Right of Way (streets or alley or easements) - $200 pre application fee & final application fee TBD
2. The Cost of advertisement and outside consultants are in addition to the application fee.

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

Andrew J Whitaker
Typed or printed name and title of applicant

Sherri A. Whitaker
Typed or printed name of co-applicant

9/24/25
Date

9/24/25
Date

State of Florida County of Duval

The foregoing application is acknowledged before me this 24 day of Sept, 20 25,

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

_____ as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida

NOAH ROBERTSON
Notary Public - State of Florida
Commission # HH 587858
My Comm. Expires Aug 28, 2028

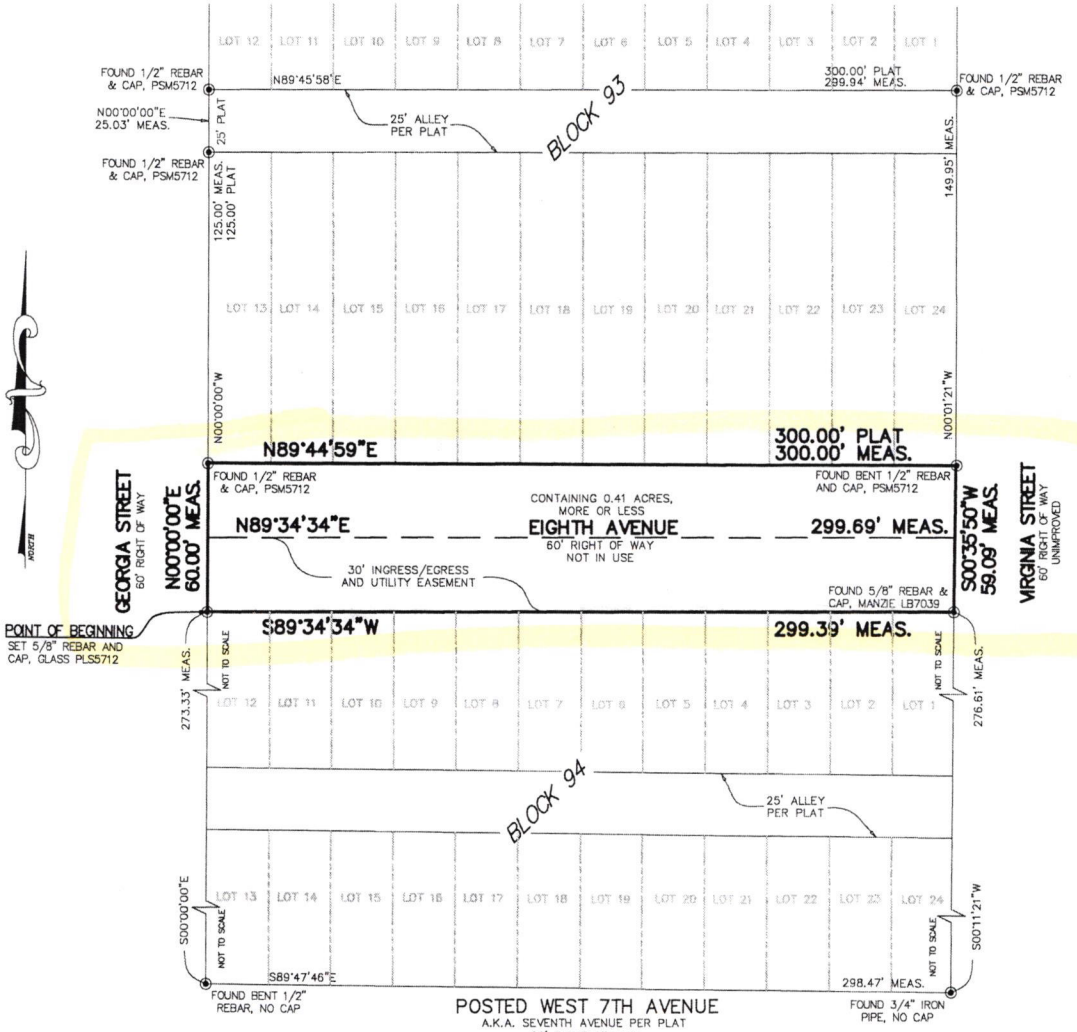
MAP OF BOUNDARY SURVEY

SURVEYORS LEGAL

A PORTION OF LAND KNOWN AS EIGHTH AVENUE LYING BETWEEN BLOCK 93 AND BLOCK 94, WEST PORTION OF THE TOWN OF HILLIARD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT A 5/8 INCH REBAR AND CAP, STAMPED "GLASS PLS5712", SET AS THE NORTHWEST CORNER OF SAID BLOCK 94; THENCE N00°00'00"E ALONG THE EASTERLY RIGHT OF WAY OF GEORGIA STREET (HAVING A 60 FOOT RIGHT OF WAY), A DISTANCE OF 60.00 FEET TO A 1/2 INCH REBAR AND CAP, STAMPED "PSM 5712", FOUND AT THE SOUTHWEST CORNER OF SAID BLOCK 93; THENCE N89°44'59"E ALONG THE NORTHERLY RIGHT OF WAY LINE OF EIGHTH AVENUE (HAVING A60 RIGHT OF WAY), A DISTANCE OF 300.00 FEET TO A BENT 1/2 INCH REBAR AND CAP, STAMPED "PSM 5712", FOUND AT THE SOUTHEAST CORNER OF SAID BLOCK 93; THENCE S00°35'50"W, A DISTANCE OF 59.09 FEET TO A 5/8 INCH REBAR AND CAP, STAMPED "MANZIE LB7039", FOUND AT THE NORTHEAST CORNER OF SAID BLOCK 94; THENCE S89°34'34"W ALONG THE SOUTHERLY RIGHT OF WAY OF SAID EIGHTH AVENUE, A DISTANCE OF 299.39 FEET TO THE POINT OF BEGINNING. CONTAINING 0.41 ACRES, MORE OR LESS.

TOGETHER WITH A 30 FOOT INGRESS, EGRESS, AND UTILITY EASEMENT BEING THE SOUTHERLY 30 FEET OF DESCRIBED LANDS.



SURVEY NOTES:

1. The "SURVEYORS LEGAL" hereon was provided by the surveyor at the request of the client.
2. Underground improvements were not located or shown.
3. Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
4. Bearings based on N 00°00'00" E for the West line of Blocks 93 & 94, of PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD, according to the plat thereof, as recorded in Plat Book 1, Page 23 of the Public Records of Nassau County Florida (PLAT).
5. "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
6. Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.
7. This survey has been performed according to the standard of care to achieve the following accuracy for the following surveyed. Surveyed Accuracy: 1 foot in 22,945 feet Commercial / High risk linear accuracy: 1 foot in 10,000 feet
   SOP Rule 5J-17.05(3) (B) (15) b.ii

PREPARED FOR:
ANDREW & SHERRI WHITTAKER

GRAPHIC SCALE
0 30 60 120
1 inch = 60ft.
(IN U.S. SURVEY FEET)

LEGEND

A/C = AIR CONDITIONER	= FIRE HYDRANT
AKA = ALSO KNOWN AS	L = ARC LENGTH
B.R.L = BUILDING RESTRICTION LINE	MEAS. = MEASURED
Δ = CENTRAL ANGLE	O.R.B. = OFFICIAL RECORD BOOK
℄ = CENTERLINE	P.I.N. = PARCEL IDENTIFICATION NUMBER
CB = CHORD BEARING	P.O.B. = POINT OF BEGINNING
CD = CHORD DISTANCE	P.O.C. = POINT OF COMMENCEMENT
CONC. = CONCRETE	R = RADIUS
= CONCRETE FLATWORK	RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE	R/W = RIGHT-OF-WAY
ELEV. = ELEVATION	(W) = WATER METER
F.F. = FINISHED FLOOR	(M) = WELL

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BY: _____
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CKD BY: AFG
JOB NO: 25-171
F.B. NO: ABB1
PAGE NO. 53

APPRAISALS FIRST CLASS, P A
PHONE: 904-548-0605 FAX: 904-548-0615

File No. AJ25P0573

NO AMC
ANDREW WHITAKER
27589 GEORGIA STREET
HILLIARD, FL, 32046

File Number: AJ25P0573

In accordance with your request, I have appraised the real property at:

8TH AVE EASEMENT
HILLIARD, FL 32046

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of September 17, 2025 is:

$4,950
Four Thousand Nine Hundred Fifty Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

ANNA M JOWERS
CERT RES RD7877, EXPIRES 11/30/2026

APPRAISALS FIRST CLASS, P A
PHONE: 904-548-0605 FAX: 904-548-0615

File No. AJ25P0573

********* INVOICE *********

File Number: AJ25P0573

NO AMC
ANDREW WHITAKER
27589 GEORGIA STREET
HILLIARD, FL 32046

Borrower : N/A

Invoice # : AJ25P0573
Order Date : 09/10/2025
Reference/Case # :
PO Number :

8TH AVE EASEMENT
HILLIARD, FL 32046

LAND	$	350.00
	$	
Invoice Total	$	350.00
State Sales Tax @	$	0.00
Deposit	($	350.00)
Deposit	($	)
Amount Due	$	0.00

Terms: PAID

Please Make Check Payable To:

APPRAISALS FIRST CLASS, P A
85328 AVANT RD
YULEE, FL 32097

Fed. I.D. #: 56-2642174

WE GREATLY APPRECIATE YOUR BUSINESS !!
ANNA MARIE JOWERS, STATE CERTIFIED RESIDENTIAL APPRAISER RD7877, EXPIRES 11/30/2026

APPRAISALS FIRST CLASS, P A
PHONE: 904-548-0605 FAX: 904-548-0615

File No. AJ25P0573

NO AMC
ANDREW WHITAKER
27589 GEORGIA STREET
HILLIARD, FL, 32046

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ANNA M JOWERS
CERT RES RD7877, EXPIRES 11/30/2026

APPRAISALS FIRST CLASS, P A

LAND APPRAISAL REPORT

File No. AJ25P0573

The purpose of this appraisal report is to provide the lender/client with an accurate supported opinion of the market value of the subject property.

CLIENT AND PROPERTY IDENTIFICATION

Property Address: 8TH AVE EASEMENT City: HILLIARD State: FL Zip: 32046
Borrower: N/A Owner of Public Record: TOWN OF HILLIARD County: NASSAU
Legal Description: SEE ADDENDUM
Assessor's Parcel #: 08-3N-24-2380-0093-0130 Tax Year: 2024 R.E. Taxes: 0.00
Neighborhood Name: TOWN OF HILLIARD Map Reference: 00803N24E Census Tract:
Special Assessments: 0.00 PUD ☐ Yes ☒ No HOA: $ ☐ Per Year ☐ Per Month
Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Other (describe)
Assignment Type: ☐ Purchase Transaction ☐ Refinance Transaction ☒ Other (describe) MARKET VALUE
Lender/Client: ANDREW WHITAKER Address: 27589 GEORGIA STREET, HILLIARD, FL 32046

CONTRACT ANALYSIS

I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price $: 0 Date of Contract: Is the property seller the owner of public record? ☐ Yes ☐ No Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☐ No
If Yes, report the total dollar amount and describe the items to be paid. $

NEIGHBORHOOD DESCRIPTION

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	☐ Urban	☐ Suburban	☒ Rural	Property Values	☐ Increasing	☒ Stable	☐ Declining	PRICE	AGE	One-Unit	50 %
Built-Up	☐ Over 75%	☒ 25-75%	☐ Under 25%	Demand/Supply	☒ Shortage	☐ In Balance	☐ Over Supply	$(000)	(yrs)	2-4 Unit	0 %
Growth	☐ Rapid	☒ Stable	☐ Slow	Marketing Time	☒ Under 3 mths	☐ 3-6 mths	☐ Over 6 mths	3 Low	0	Multi-Family	0 %
Neighborhood Boundaries: NORTH AND WEST BY GA/FL LINE, SOUTH RIVER RD, AND EAST								20 High	100	Commercial	5 %
BY MIDDLE RD. MOSTLY RURAL SFR'S.								11 Pred.	75	Other Undevelope	45 %

	Good	Aver.	Fair	Poor		Good	Aver.	Fair	Poor
Convenience to Employment	☒	☐	☐	☐	Property Compatability	☒	☐	☐	☐
Convenience to Shopping	☒	☐	☐	☐	General Appearance of Properties	☒	☐	☐	☐
Convenience to Primary Education	☒	☐	☐	☐	Adequacy of Police/Fire Protection	☒	☐	☐	☐
Convenience to Recreational Facilities	☒	☐	☐	☐	Protection from Detrimental Conditions	☒	☐	☐	☐
Employment Stability	☒	☐	☐	☐	Overall Appeal to Market	☒	☐	☐	☐

Neighborhood Description: See Attached Addendum

Market Conditions (including support for the above conclusions): THE SUBJECT'S MARKET AREA APPEARS TO BE STABLE OVER THE LAST TWELVE MONTHS, WITH A SHORTAGE IN SUPPLY/ DEMAND, AND MARKETING/EXPOSURE TIME IS UNDER THREE MONTHS.

SITE DESCRIPTION

Dimensions: 59.09X300X60X299.39 Area: 17845 sf ☐ Acres ☒ Sq.Ft. Shape: Rectangular View: RESIDENTIAL
Zoning Classification: R-2 Zoning Description: MEDIUM DENSITY
Zoning Compliance: ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe) MEDIUM DENSITY
Uses permitted under current zoning regulations: See Attached Addendum
Highest & Best Use: See Attached Addendum
Describe any improvements: NONE
Do present improvements conform to zoning? ☐ Yes ☐ No ☒ No improvements If No, explain:

Present use of subject site: LOT Current or proposed ground rent? ☐ Yes ☒ No If Yes, $
Topography: GENTLY SLOPING Size: TYPICAL FOR AREA Drainage: APPEARS ADEQUATE
Corner Lot: ☐ Yes ☒ No Underground Utilities: ☒ Yes ☐ No Fenced: ☐ Yes ☒ No If Yes, type:
Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone: X FEMA Map #: 12089C0065F FEMA Map Date: 12-17-2010

UTILITIES	Public	Other	Provider or Description	Off-Site Improvements	Type/Description	Public	Other
Electricity	☒	☐	OKEFENOKEE RURAL ELECTRIC	Street Surface	ASPHALT	☒	☐
Gas	☐	☒	PRIVATE/BOTTLED	Street Type/Influence	ASPHALT		
Water	☐	☒	PRIVATE WELL	Curb/Gutter		☐	☐
Sanitary Sewer	☐	☒	PRIVATE SEPTIC	Sidewalk		☐	☐
Other	☐	☐		Street Lights		☐	☐
Other	☐	☐		Alley		☐	☐

Are the utilities and off-site improvements typical for the market? ☒ Yes ☐ No If No, describe:
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe:
See Attached Addendum

Site Comments: See Attached Addendum

APPRAISALS FIRST CLASS, P A

LAND APPRAISAL REPORT

File No. AJ25P0573

There are 0 comparable sites currently offered for sale in the subject neighborhood ranging in price from $ 0 to $ 0

There are 4 comparable sites sold in the past 12 months in the subject neighborhood ranging in sale price from $ 3,000 to $ 20,000

COMPARABLE SALES

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	8TH AVE EASEMENT	RIGHT OF WAY BLOCK 159		0 W THIRD ST		0 EIGHTH AV	
City/St/Zip	HILLIARD, FL 32046	HILLIARD, FL 32046		HILLIARD, FL 32046		HILLIARD, FL 32046	
Proximity to Subject		0.63 miles SE		1.01 miles SE		0.96 miles NE	
Data Source(s)	County/Tax Record/Drive By	County/Tax Record/Drive By		County/Tax Record/Drive By		County/Tax Record/Drive By	
Verification Source(s)	County/Tax Record/Drive By	08-3N-24-2380-0159-0010		#083N24238001470070		#083N24238000940080	
Sale Price	$ 0		$ 850		$ 850		$ 850
Price/	$ 0.00	$ 0.28		$ 0.28		$ 0.28	
Date of Sale (MO/DA/YR)							
Days on Market							
Financing Type							
Concessions							
Location	RURAL;RES	RURAL;RES		RURAL;RES		RURAL;RES	
Property Rights Appraised	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site Size Sq.Ft.	17845 sf /8923 sf	3049 sf	4,100	3049 sf	4,100	3049 sf	4,100
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
Topography	LEVEL	LEVEL		LEVEL		LEVEL	
Available Utilities	WELL;SEPTIC;ELEC	WELL;SEPTIC;ELEC		WELL;SEPTIC;ELEC		WELL;SEPTIC;ELEC	
Street Frontage	COUNTY RD	COUNTY RD		COUNTY RD		COUNTY RD	
Street Type	ASPHALT	ASPHALT		ALL WEATHER		ASPHALT	
Water Influence	NONE	NONE		NONE		NONE	
Fencing	NONE	NONE		NONE		NONE	
Improvements	NONE	NONE		NONE		NONE	
CLEARED	NOT CLEARED	CLEARED		CLEARED		CLEARED	
Net Adjustment (Total, in $)		[X] + [ ] -	$ 4,100	[X] + [ ] -	$ 4,100	[X] + [ ] -	$ 4,100
Adjusted sales price of the Comparable Sales (in $)		Net Adj. 482.4% Gross Adj. 482.4%	$ 4,950	Net Adj. 482.4% Gross Adj. 482.4%	$ 4,950	Net Adj. 482.4% Gross Adj. 482.4%	$ 4,950

The Appraiser has researched the transfer history of the subject property for the past 3 years and the listing history of the subject for the past 12 months prior to the effective date of this appraisal.

The appraiser has also researched the transfer and listing history of the comparable sales for the past 12 months.

The appraiser's research [ ] did [X] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of the appraisal.

Data Sources: PUBLIC RECORDS, REALQUEST, TAX RECORDS

The appraiser's research [ ] did [X] did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Sources: PUBLIC RECORDS, REALQUEST, TAX RECORDS

The appraiser's research [ ] did [X] did not reveal any prior listings of the subject property or comparable sales for the year prior to the effective date of the appraisal.

Data Sources: PUBLIC RECORDS, REALQUEST, TAX RECORDS

Listing/Transfer History (if more than two, use comments section or an addendum.)	Transfer/Sale (ONLY) of the Subject in past 36 months:	Listing and Transfer history of Comp 1 in past 12 months:	Listing and Transfer history of Comp 2 in past 12 months:	Listing and Transfer history of Comp 3 in past 12 months:
	$	$	$	$
	$	$	$	$

Subject Property Is Currently Listed For Sale? [ ] Yes [X] No Data Source: THE SUBJECT OF THIS REPORT IS NOT CURRENTLY LISTED FOR SALE ON MLS#0000

Current Listing History	List Date	List Price	Days on Market	Data Source
		$		

Subject Property has been listed within the last 12 Months? [ ] Yes [X] No Data Source: THE SUBJECT OF THIS REPORT IS NOT CURRENTLY LISTED FOR SALE ON MLS#0000

12 Month Listing History	List Date	List Price	Days on Market	Data Source
		$		
		$		

Comments on Prior Sales/Transfers and Current and Prior Listings: THERE HAVE BEEN NO TRANSFERS OF THE SUBJECT PROPERTY WITHIN THE PAST THREE YEARS/ 36 MONTHS.

COMPARABLE SALES HAVE NO PRIOR TRANSFERS OR LISTINGS IN THE LAST 12 MONTHS PRIOR TO THEIR LAST DATE OF SALE, OTHER THAN CURRENT SALE.

Summary of the Sales Comparison Approach: See Attached Addendum

Reconciliation Comments: THE FINAL VALUE ESTIMATE WAS OBTAINED FROM THE SALES COMPARISON APPROACH WHICH REFLECTS THE ACTIONS OF TYPICAL HOME-BUYERS AND SELLERS IN AN OPEN MARKET.

This appraisal is made [X] "as is", or [ ] subject to the following conditions or inspections: See Attached Addendum

Based on a complete visual inspection of the subject site and those improvements upon said site, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of market value, as defined, of the real property that is the subject of this report is:

Opinion of Market Value: $ 4,950 , as of: 09/17/2025 , which is the date of inspection and the effective date of this appraisal.

APPRAISALS FIRST CLASS, P A

LAND APPRAISAL REPORT

File No. AJ25P0573

PRODUCT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s): ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project: _____

Total number of phases: _____ Total number of units: _____ Total number of units sold: _____

Total number of units rented: _____ Total number of units for sale: _____ Data source(s): _____

Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion: _____

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source: _____

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion: _____

Describe common elements and recreational facilities: _____

CERTIFICATIONS AND LIMITING CONDITIONS

This report form is designed to report an appraisal of a parcel of land which may have some minor improvements but is not considered to be an "improved site". All improvements are considered to be of relatively minor value impact on the overall value of the site. This report form is not designed to report on an "improved site" where significant value is derived from the improvements. This appraisal report form may be used for single family, multi-family sites and may be included within a PUD development.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject site and any limited improvements, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions and conclusions in this appraisal report.

INTENDED USE: The intended use of the appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this report is the lender/client identified within the appraisal report.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider their own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: OCC, OTS, FRS, & FDIC joint regulations published June 7, 1994)

* Adjustments to the comparables must be made for special or creative concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect the subject property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the subject property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties express or implied. The appraiser will not be responsible for any such conditions that do exist or for the engineering or testing that might be required to discover whether such condition exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal must not be considered as an environmental assessment of the property.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject site and any limited improvements. I have reported the information in factual and specific terms. I identified and reported the deficiencies of the subject site that could affect the utility of the site and its usefulness as a building lot(s).
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of the Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them unless indicated elsewhere within this report as there are no or very limited improvements and these approaches to value are not deemed necessary for credible result and/or reliable indicators of value for this appraisal assignment.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of the sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining multiple transactions into reported sales
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I have verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

APPRAISALS FIRST CLASS, P A

LAND APPRAISAL REPORT

File No. AJ25P0573

CERTIFICATIONS AND LIMITING CONDITIONS (continued)

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believed to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application.
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will received this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SIGNATURES

APPRAISER

Signature 
Name ANNA M JOWERS
Company Name APPRAISALS FIRST CLASS, P A
Company Address 85328 AVANT RD
Yulee, FL 32097
Telephone Number 904-548-0605
Email Address ANNA@APPRAISALSFIRSTCLASS.COM
Date of Signature and Report 09/22/2025
Effective Date of Appraisal 09/17/2025
State Certification # CERT RES RD7877
or State License #
or Other (describe) State #
State FL
Expiration Date of Certification or License 11/30/2026

ADDRESS OF PROPERTY APPRAISED
8TH AVE EASEMENT
HILLIARD, FL 32046
APPRAISED VALUE OF SUBJECT PROPERTY $ 4,950

LENDER/CLIENT
Name NO AMC
Company Name ANDREW WHITAKER
Company Address 27589 GEORGIA STREET
HILLIARD, FL 32046
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License

SUBJECT PROPERTY
☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection

COMPARABLE SALES
☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection

APPRAISALS FIRST CLASS, P A

LAND APPRAISAL REPORT

File No. AJ25P0573

COMPARABLE SALES

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Address 8TH AVE EASEMENT		0 NEW FRONT ST		0 SECOND AV			
City/St/Zip HILLIARD, FL 32046		HILLIARD, FL 32046		HILLIARD, FL 32046			
Proximity to Subject		0.66 miles SE		0.49 miles SE			
Data Source(s)	County/Tax Record/Drive By	County/Tax Record/Drive By		County/Tax Record/Drive By			
Verification Source(s)	County/Tax Record/Drive By	#083N24238001760010		#083N2423001520010			
Sale Price	$ 0		$ 850		$ 850		$
Price/	$ 0.00	$ 0.28		$ 0.33		$ 0.00	
Date of Sale (MO/DA/YR)							
Days on Market							
Financing Type							
Concessions							
Location	RURAL;RES	RURAL;RES		RURAL;RES			
Property Rights Appraised	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE			
Site Size Sq.Ft.	17845 sf /8923 sf	3049 sf	4,100	2614 sf	4,100		
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL			
Topography	LEVEL	LEVEL		LEVEL			
Available Utilities	WELL;SEPTIC;ELEC	WELL;SEPTIC;ELEC		WELL;SEPTIC;ELEC			
Street Frontage	COUNTY RD	COUNTY RD		COUNTY RD			
Street Type	ASPHALT	ASPHALT		ALL WEATHER			
Water Influence	NONE	NONE		NONE			
Fencing	NONE	NONE		NONE			
Improvements	NONE	NONE		NONE			
CLEARED	NOT CLEARED	CLEARED		CLEARED			
Net Adjustment (Total, in $)		[X] + [ ] -	$ 4,100	[X] + [ ] -	$ 4,100	[X] + [ ] -	$ 0
Adjusted sales price of the		Net Adj. 482.4%		Net Adj. 482.4%		Net Adj. 0.0%	
Comparable Sales (in $)		Gross Adj. 482.4%	$ 4,950	Gross Adj. 482.4%	$ 4,950	Gross Adj. 0.0%	$ 0

Listing/Transfer History (If more than two, use comments section or an addendum.)	Transfer/Sale (ONLY) of the Subject in past 36 months:	Listing and Transfer history of Comp 4 in past 12 months:	Listing and Transfer history of Comp 5 in past 12 months:	Listing and Transfer history of Comp 6 in past 12 months:
	$	$	$	$
	$	$	$	$

Summary of the Sales Comparison Approach: ALL DOLLAR AMOUNTS ARE ROUNDED TO THE NEAREST DOLLAR AMOUNT.

ADDENDUM

Borrower: N/A	File No.: AJ25P0573
Property Address: 8TH AVE EASEMENT	Case No.:
City: HILLIARD	State: FL Zip: 32046
Lender: ANDREW WHITAKER	

Legal Description

A PORTION OF LAND KNOWN AS EIGHTH AVENUE LYING BETWEEN BLOCK 93 AND BLOCK 94, WEST PORTION OF THE TOWN OF HILLIARD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGIN AT A 5/8 INCH REBAR AND CAP, STAMPED "GLASS PLS5712", SET AS THE NORTHWEST CORNER OF SAID BLOCK 94; THENCE N00°00'00"E ALONG THE EASTERLY RIGHT OF WAY OF GEORGIA STREET (HAVING A 60 FOOT RIGHT OF WAY), A DISTANCE OF 60.00 FEET TO A 1/2 INCH REBAR AND CAP, STAMPED "PSM 5712", FOUND AT THE SOUTHWEST CORNER OF SAID BLOCK 93; THENCE N89°44'59"E ALONG THE NORTHERLY RIGHT OF WAY LINE OF EIGHTH AVENUE (HAVING A60 RIGHT OF WAY), A DISTANCE OF 300.00 FEET TO A BENT 1/2 INCH REBAR AND CAP, STAMPED "PSM 5712", FOUND AT THE SOUTHEAST CORNER OF SAID BLOCK 93; THENCE S00°35'50"W, A DISTANCE OF 59.09 FEET TO A 5/8 INCH REBAR AND CAP, STAMPED "MANZIE LB7039", FOUND AT THE NORTHEAST CORNER OF SAID BLOCK 94; THENCE S89°34'34"W ALONG THE SOUTHERLY RIGHT OF WAY OF SAID EIGHTH AVENUE, A DISTANCE OF 299.39 FEET TO THE POINT OF BEGINNING. CONTAINING 0.41 ACRES, MORE OR LESS.
TOGETHER WITH A 30 FOOT INGRESS, EGRESS, AND UTILITY EASEMENT BEING THE SOUTHERLY 30 FEET OF DESCRIBED LANDS.

Neighborhood Description
THE SUBJECT PROPERTY IS LOCATED IN NASSAU COUNTY WHICH HAS A VAST LAND MASS UNIMPROVED TIMBERLAND. THE GENERAL POPULATION IN THE SUBJECTS MARKET AREA TEND TO "HOMESTEAD" WHEREAS, THEY ACQUIRE A TRACT OF VACANT LAND AND HAVE A CUSTOM BUILT HOME CONSTRUCTED OR MOVE A NEW MANUFACTURED DWELLING ON THE SITE WITH INTENT TO RESIDE PERMANENTLY AND PASS DOWN THEIR ASSETS TO FOLLOWING GENERATIONS. THEREFORE THERE WERE VERY LIMITED SALES IN THE SUBJECTS MARKET AREA WITHIN CLOSE PROXIMITY TO THE SUBJECT.

NASSAU COUNTY IS AN EASY COMMUTE TO ALL NASSAU COUNTY MUNICIPALITIES, SUCH AS THE JACKSONVILLE INTERNATIONAL AIRPORT, GEORGIA'S KING'S BAY NAVAL BASE, AND IS ONLY A 25 MINUTE COMMUTE TO DOWNTOWN JACKSONVILLE, FLORIDA. THIS MARKET AREA HAS NEW SCHOOLS, AND NEW SHOPPING CENTERS SUCH AS RIVER CITY MARKETPLACE MALL, TARGET, HOME DEPOT, AND LOWES.

CSX AND NORFOLK SOUTHERN ARE TWO MAJOR RAILROADS THAT INTERTWINE THROUGH NASSAU AND DUVAL COUNTIES WHICH IS WITHIN THE SUBJECTS GENERAL MARKET AREA AND IS WELL ACCEPTED BY THE MARKET AND NOT CONSIDERED ADVERSE TO VALUE OR MARKETABLE. THEY ARE AN INTEGRAL PART OF THE COMMUNITIES AND THE LOCAL MARKET HAS ADJUSTED AND DO NOT APPEAR TO BE ADVERSE.

Uses Allowed Under Current Zoning Regulations
OPEN RURAL: OR INTENT: This district is intended to apply to areas which are sparsely developed and including uses as normally found in rural areas away from urban activity. It is intended that substantial residential, commercial, or industrial development shall not be permitted in the OR district, however agricultural uses, accessory uses and activities that support such uses are encouraged. Lands in such district may be rezoned to the proper district to accommodate more intense uses when conditions warrant rezoning.

Section 22.01. - Permitted uses and structures.
modified
(A) Agricultural, horticultural and forestry uses, also the keeping and raising of farm animals and poultry, provided structures for same shall not be located within one hundred (100) feet of any property line; and, further, provided that goats, sheep, or swine shall not be kept or permitted within two hundred (200) feet of any residence under different ownership.
The noncommercial keeping and raising of horses and ponies is permitted; provided, however, that no more than one (1) horse or pony six (6) months of age or older shall be permitted per one-half (½) acre of land. Structures for horses or ponies shall not be located in a required front yard. No structure used for the keeping of horses or ponies shall be located closer than thirty-five (35) feet to any property line of different ownership.

(B) Permanent or temporary housing of farm labor in conjunction with a permitted agricultural or farming activity. All housing for such use shall be in compliance with the county's building and housing codes and in the case of mobile homes as per state requirements. (C) Roadside stands where the major portion of products offered for sale are grown on the premises. (D) Dude ranch, riding academy, or boarding stable, provided structures for the housing of animals shall not be located within one hundred (100) feet of any property line. (E) Public parks, camping grounds and recreational areas, playgrounds, playfields and government structures. (F) Game preserves, wildlife management areas, fish hatcheries and refuges, watershed, water reservoirs, control structures, wells and similar uses. (G) Temporary revival establishments (not to exceed thirty (30) days). (H) Borrow pits and ponds, as defined herein. (I) Single-family dwellings and mobile homes on individual lots. (J) Day nurseries, kindergartens, day care and child care centers licensed for less than fifteen (15) children. (K) Governmental uses. (L) U-Pick berry, fruit or vegetable farms, Christmas tree farms and similar uses. (M) Wholesale or retail plant nurseries, subject to supplementary development standards found in section 28.16.
(Ord. No. 2012-10, § 5, 4-30-12; Ord. No. 2019-01, § 2(Exh. A), 1-14-19)

Minimum lot requirements.
(A) Single-family dwelling or mobile home on individual lot: (1) Minimum lot width: a. One hundred (100) feet. (2) Minimum lot area: a. One (1) acre. (B) Churches including temporary revival establishments: (1) Minimum lot width: One hundred fifty

Borrower: N/A	File No.: AJ25P0573	
Property Address: 8TH AVE EASEMENT	Case No.:	
City: HILLIARD	State: FL	Zip: 32046
Lender: ANDREW WHITAKER		

(150) feet. (2) Minimum lot area: Two (2) acres. (C) Golf course (other than par three): Minimum lot area: One hundred (100) acres. (D) Other permitted or permissible uses or structures: Two (2) acres, unless otherwise listed). (E) Limited development overlay areas: The comprehensive plan and future land use map (FLUM) series established limited development overlays on areas depicted as conservation, wetlands and floodplains. (1) Areas depicted on the FLUM as wetlands may not be developed at a density greater than one (1) unit per five (5) acres. Development within the limited development overlay areas must be clustered on the upland or least environmentally sensitive portion of the site.

Highest & Best Use
THE SUBJECT AS IMPROVED IS A LEGALLY PERMISSIBLE USE BASED ON ITS CURRENT ZONING. THE LOT SIZE,
SHAPE, PHYSICAL CONDITION AND LAND TO BUILDING RATIO ALLOW THE PRESENT STRUCTURE AND INDICATE
A GOOD UTILIZATION OF THE IMPROVEMENTS. BASED UPON THE CURRENT MARKET CONDITIONS, THE PRESENT USE AS A SINGLE FAMILY RESIDENCE IS ITS FINANCIALLY FEASIBLE AND MAXIMALLY PRODUCTIVE USE. THE HIGHEST AND BEST USE IS ITS PRESENT USE.

Adverse Site Conditions
THERE WILL BE A 30X600 EASEMENT GRANTED FOR FUTURE UTILITIES

NO ADVERSE ENVIRONMENTAL CONDITIONS ARE KNOWN TO THE APPRAISER INCLUDING BUT NOT LIMITED TO THE INSIDE OR OUTSIDE OF PROPERTY BOUNDARY SUCH AS NATURAL OR MAN MADE HAZARDS THAT WOULD HAVE AN ADVERSE AFFECT ON VALUE, ALSO TERMITE, LEAD PAINT, MOLD, SOIL TREATMENT, RADON GASES OR OTHERS. THESE INSPECTIONS ARE TO BE DONE BY PROFESSIONALS IN THEIR FIELD. THE APPRAISER IS NOT RESPONSIBLE FOR SUCH CONDITIONS NOR IS LIABLE AND IS ABSOLVED OF ANY RESPONSIBILITY OF ANY KIND FOR SUCH BY ACCEPTANCE OF THIS REPORT.

EXTERNALITIES: IN RESEARCHING FACTORS THAT AFFECT THE SUBJECT'S NEIGHBORHOOD AND MARKETABILITY OF THE NEIGHBORHOOD, THE APPRAISER DID NOT VERIFY POTENTIALLY ADVERSE NEIGHBORHOOD INFLUENCES SUCH AS, BUT NOT LIMITED TO CRIMINAL ACTIVITY, REGISTERED SEX OFFENDERS, TOXIC OR SUPERFUND SITES, MARIJUANA CULTIVATION OR INTERIM REHABILITATE FACILITIES FOR FELONIOUS OFFENDERS.WHILE NO ADVERSE SITE CONDITIONS WERE NOTED. MANY SITE RELATED ISSUES ARE BEYOND THE SCOPE OF THIS ASSIGNMENT AND THE EXPERTISE OF THE APPRAISER. UNLESS OTHERWISE NOTED, STANDARD UTILITY AND RIGHT OF WAY EASEMENTS ARE INSIGNIFICANT FACTORS ON MARKET VALUE. HOWEVER, A CURRENT SURVEY, WHICH WAS NOT PROVIDED TO THE APPRAISER, MAY REVEAL ENCROACHMENTS, EASEMENT, ZONING VIOLATIONS, OR OTHER MATTERS OF INTEREST THAT COULD WARRANT MODIFICATIONS OF THE APPRAISER'S ANALYSIS AND OPINIONS. WITHOUT A SURVEY, THE APPRAISER CANNOT DETERMINE IF THE IMPROVEMENTS MEET SETBACK REQUIREMENTS AS DESIGNATED BY THE SUBJECT'S ZONING.

SINKHOLES ARE A NATURAL AND COMMON GEOLOGIC FEATURE IN MANY PARTS OF FLORIDA. SINKHOLES ARE FORMED WHEN RAIN DISSOLVES UNDERGROUND LIMESTONE OR WHEN SURFACE MATERIALS COLLAPSE INTO UNDERLYING CAVITIES IN THE ROCK. ABRUPT COLLAPSE-TYPE SINKHOLES HAVE BECOME MORE COMMON OVER THE PAST TWENTY FIVE YEARS, PRIMARILY DUE TO INCREASED WITHDRAWAL OF GROUND WATER, DIVERSION OF SURFACE WATER, OR CONSTRUCTION OF PONDS.

UNDER FLORIDA LAW, ALL INSURANCE COMPANIES ISSUING PROPERTY INSURANCE IN THE STATE OF FLORIDA MUST PROVIDE FOR DAMAGE CAUSED BY SINKHOLES. IT IS UP TO THE BORROWER TO HAVE PROPER INSURANCE THAT COVERS THIS TYPE OF NATURAL SITE CONDITIONS. THE APPRAISER IS NOT RESPONSIBLE FOR SUCH CONDITIONS NOR IS LIABLE AND IS ABSOLVED OF ANY RESPONSIBILITY OF ANY KIND FOR SUCH BY ACCEPTANCE OF THIS REPORT.

Site Comments
PLEASE NOTE THERE IS A PROPOSED EASEMENT OF 30 X 300 FOR FUTURE UTILITIES TO BE MAINTAINED BY THE CITY OF HILLIARD.

THE APPRAISER CANNOT GUARANTEE THAT THE PROPERTY IS FREE OF ENCROACHMENTS OR EASEMENTS NOT NOTED IN THIS APPRAISAL, AND RECOMMENDS A CURRENT SURVEY.

THE APPRAISER'S CONCLUSION OF VALUE IS BASED UPON THE ASSUMPTION THAT THERE ARE NO MORE HIDDEN OR UNAPPARENT CONDITIONS OF THE PROPERTY THAT MIGHT IMPACT UPON BUILDING ABILITY. THE APPRAISER RECOMMENDS DUE DILIGENCE BE CONDUCTED THROUGH LOCAL BUILDING DEPARTMENT OR MUNICIPALITY TO INVESTIGATE BUILD ABILITY AND WHETHER THE PROPERTY IS SUITABLE FOR INTENDED USE. THE APPRAISER MAKES NO REPRESENTATIONS, GUARANTEES OR WARRANTIES.

Comments on Sales Comparison
THIS SUBJECT OF THIS REPORT IS A STRIP OF LAND "RIGHT OF WAY" BEING ABANDONED BY THE COUNTY AND OFFERED FOR SALE TO ONE OF THE ADJOINING PARCELS PLEASE SEE ATTACHED PARCEL MAPS.

ALL ABOVE REFERENCED STRIPS OF LAND WERE SELECTED FROM THE COUNTY WEBSITE SHOWING THE ASSESSED VALUE. THE ASSESSED VALUE IS BASED ON THE PREVIOUS YEAR SALES AND STILL CONSIDERED TO BE AS CLOSE TO THE MARKET AS IT CAN BE DETERMINED AT THE TIME OF THIS REPORT. THESE STRIPS ARE CONSIDERED TO HAVE THE BEST INDICATIONS OF VALUE FOR THE SUBJECT PROPERTY.

ADDENDUM

Borrower: N/A	File No.: AJ25P0573	
Property Address: 8TH AVE EASEMENT	Case No.:	
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APPRAISER CHOOSE COMPARABLES FROM SAME MARKET AREA, THEREFORE ALL COMPARABLES HAVE SIMILAR MARKETABILITY. ALL SALES ARE CONSIDERED TO HAVE THE BEST INDICATIONS OF VALUE FOR THE SUBJECT PROPERTY.

IF A ZERO IS PUT INTO A FIELD (PER UAD GUIDELINES) THIS WOULD MEAN THAT IT DOES NOT APPEAR FOR THIS MARKET AREA THAT THE PUBLIC WAS WILLING TO PAY ANY DIFFERENCE.

THE SITE ADJUSTMENT WAS DERIVED USING THE 850 / 3049 = .2787 A SQ FT BASED ON PREVIOUS SALES.

Conditions of Appraisal
IN COMPLIANCE WITH FEDERAL LAW, THE GRAMM-LEACH-BLILEY ACT,(15 USC 6801 ET SEQ.) AND IT'S IMPLEMENTING REGULATIONS (16 C.F.R.PART313).AND OTHER FEDERAL AND STATE LAWS AND REGULATIONS,THE APPRAISER IS PROHIBITED FROM GIVING INFORMATION TO ANYONE OTHER THAN OUR CLIENT WITHOUT WRITTEN AUTHORIZATION.

ALL ELECTRONIC SIGNATURES ON THIS REPORT HAVE A SECURITY FEATURE MAINTAINED BY INDIVIDUAL PASSWORDS FOR EACH SIGNING APPRAISER. NO PERSON CAN ALTER THE APPRAISAL WITH THE EXCEPTION OF THE ORIGINAL SIGNING APPRAISER/S.

SITE SIZE AND FLOOD ZONE ARE SUBJECT TO A CURRENT SURVEY.

THE SUBJECTS MARKET AREA APPEARS TO BE UNAFFECTED BY THE ONGOING COVID-19 VIRUS, AS THE SUPPLY IS LIMITED AND BANKS ARE LENDING MONEY AT THE TIME OF INSPECTION.

THE CORONAVIRUS (COVID-19) OUTBREAK HAS HAD A SIGNIFICANT IMPACT ON LOCAL, NATIONAL AND GLOBAL ECONOMIES. FINANCIAL MARKETS WORLDWIDE ARE EXPERIENCING UNPRECEDENTED VOLATILITY. IN SOME AREAS OF THE UNITED STATES, THERE ARE CURRENT SHELTER-IN-PLACE ORDERS AND OTHER RESTRICTIONS ON DAILY ACTIVITIES. THESE EVENTS ARE LIKELY TO IMPACT REAL ESTATE VALUES IN THE SHORT TERM BUT, AS OF THE DATE OF THIS APPRAISAL, THERE IS NOT ENOUGH DATA TO SUBSTANTIATE THAT POSITION. I HAVE RESEARCHED ALL AVAILABLE LOCAL SOURCES AND, AS OF THIS DATE, I HAVE NOT FOUND ANY DATA SUGGESTING THAT SIGNIFICANT CHANGES IN LOCAL REAL ESTATE MARKET HAVE OCCURRED. THE MARKET DATA PRESENTED IN THIS APPRAISAL REPORT IS CONSIDERED THE MOST RECENT AND RELEVANT AVAILABLE AND THE RESULTING ANALYSIS BEST REFLECTS MARKET CONDITIONS AS OF THE EFFECTIVE DATE OF APPRAISAL.

CLARIFICATION OF INTENDED USE AND INTENDED USER:

THE INTENDED USER OF THIS APPRAISAL REPORT IS THE CLIENT. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL FOR A MARKET VALUE, SUBJECT TO THE STATED SCOPE OF WORK, PURPOSE OF THIS APPRAISAL, REPORTING REQUIREMENTS OF THIS APPRAISAL REPORT FORM, AND DEFINITION OF MARKET VALUE. NO ADDITIONAL INTENDED USERS ARE IDENTIFIED BY THE APPRAISER.

PLEASE NOTE: I (ANNA M JOWERS) CERTIFY, AS THE APPRAISER, THAT I HAVE COMPLETED ALL ASPECTS OF THIS VALUATION, INCLUDING RECONCILING MY OPINION OF MARKET VALUE, FREE OF INFLUENCE FROM THE CLIENT, CLIENT'S REPRESENTATIVES, BORROWER, OR ANY OTHER PARTY TO THE TRANSACTION.

THE ADJUSTMENTS MADE BY THE APPRAISER ARE MARKET DERIVED AND BASED UPON MATCH PAIRED SALES ANALYSIS. THE QUALITY AND CONDITION RATINGS FOR THE SUBJECT AND COMPARABLE SALES ARE BASED UPON MY PERSONAL INSPECTION OF THE SUBJECT, AND MY INTERPRETATION OF THE PHOTOS AND COMMENTS FOR COMPARABLE SALES FROM THE MLS, AND HOW THEY COMPARE TO THE SUBJECT. THE APPRAISER IS NOT PRIVY TO AND DOES NOT HAVE ACCESS OR KNOWLEDGE OF QUALITY AND CONDITION RATINGS FROM OTHER APPRAISER'S PEERS FOR THE SAME COMPARABLE SALES UTILIZED. ADDITIONALLY, THE APPRAISER DOES NOT HAVE KNOWLEDGE OR INFORMATION REGARDING THE ADJUSTMENT METHODS UTILIZED BY OTHER APPRAISER'S PEERS.

AT THE TIME OF VIEWING THERE HAS BEEN "NO KNOWN" DISASTER WARNING'S OR STORMS IN THE SUBJECT'S MARKET AREA THAT WOULD HAVE ANY ADVERSE EFFECT ON THE SUBJECT'S MARKET VALUE.

THE ADDRESS ON THE REPORT MAY DIFFER FROM THE ADDRESS ON THE ORIGINAL ORDER AS THE APPRAISER HAS UTILIZED THE USPS ADDRESS PER UAD GUIDELINES. THE ADDRESS AS NOTED IN THIS APPRAISAL REPORT IS CORRECT BASED ON DATA OBTAINED FROM THE COUNTY APPRAISERS WEBSITE OR DOCUMENTS PROVIDED TO THE APPRAISER.

THE APPRAISER PERFORMED A EXTERIOR INSPECTION OF THE SUBJECT'S PROPERTY.

NO VALUE GIVEN FOR ANY PERSONAL PROPERTY.

THE APPRAISER HAS KNOWLEDGE AND EXPERIENCE IN APPRAISING THIS TYPE OF PROPERTY IN THIS MARKET AREA AND THE APPRAISER IS AWARE OF, AND HAS ACCESS TO, THE NECESSARY AND APPROPRIATE PUBLIC AND PRIVATE DATA SOURCES, SUCH AS MULTIPLE LISTING SERVICES, TAX ASSESSMENT RECORDS, PUBLIC LAND RECORDS AND OTHER SUCH DATA SOURCES FOR THE AREA IN WHICH THE PROPERTY IS LOCATED.

ADDENDUM

Borrower: N/A	File No.: AJ25P0573	
Property Address: 8TH AVE EASEMENT	Case No.:	
City: HILLIARD	State: FL	Zip: 32046
Lender: ANDREW WHITAKER		

I CERTIFY, AS THE APPRAISER, THAT I HAVE COMPLIED WITH THE HOME VALUATION CODE OF CONDUCT IN ALL ASPECTS OF THE APPRAISAL PROCESS.

THE LOCATION MAP CONTAINED IN THIS REPORT IS PRODUCED ELECTRONICALLY USING SOFTWARE (GEO-LOCATOR/STREET ATLAS) SUPPLIED BY A VENDOR. THIS SOFTWARE WHILE BELIEVED TO BE RELIABLE IS CONSIDERED ONLY AN APPROXIMATION OF THE EXACT LOCATION OF THE SUBJECTS RESIDENCE AND COMPARABLES INCLUDED IN THIS REPORT AND SHOULD NOT BE RELIED ON FOR EXACT MAP LOCATIONS, DISTANCES, ETC.

PLEASE NOTE: THAT THE APPRAISER HAS "NOT" PERFORMED A PRIOR APPRAISAL RELATING TO THE SUBJECT PROPERTY WITHIN THE PAST THREE YEARS, AND HAS NO PRIOR/CURRENT, OR EXPECTATION OF ANY PROSPECTIVE INTEREST IN THE SUBJECT PROPERTY OR PARTIES INVOLVED.

SCOPE OF WORK PERFORMED:

INFORMATION ABOUT THE SUBJECT PROPERTY WAS OBTAINED FROM PUBLIC RECORDS, USING THE COUNTY'S WEBSITES, AND IF ANY DOCUMENTS PROVIDED BY HOMEOWNER OR BUILDER, IF A REASONABLY RECENT LISTING OF THE PROPERTY WAS DETECTED, FROM ANY LOCAL MULTIPLE LISTING DATA. THIS INFORMATION INCLUDED THE AGE OF THE IMPROVEMENTS, THE LAST DATE OF SALE, THE TAX ACCOUNT NUMBER AND LEGAL DESCRIPTION CONTAINED IN THESE RECORDS, PHYSICAL CHARACTERISTICS, INCLUDING SQUARE FOOT INFORMATION AND ROOM COUNT, THE ASSESSED VALUATION OF THE LAND AND THE IMPROVEMENTS, CURRENT REAL ESTATE TAXES AND ZONING INFORMATION. MAPS SHOWING THE SUBJECT SITE AND THE SUBJECT MARKET AREA WERE EXAMINED AND PREPARED FOR INCLUSION IN THE APPRAISAL REPORT.

A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY WAS MADE, AND AN ANALYSIS WAS MADE OF THE NEIGHBORHOOD, SITE AND IMPROVEMENTS. THIS INSPECTION AND ANALYSIS INCLUDED THE CONSIDERATION OF ANY KNOWN FACTORS THAT COULD BE EXPECTED TO HAVE AN IMPACT ON THE VALUE OF THE SUBJECT PROPERTY. ALTHOUGH DUE DILIGENCE WAS EXERCISED, THE APPRAISER IS NOT AN EXPERT IN MATTERS SUCH AS PEST CONTROL, STRUCTURAL ENGINEERING, HAZARDOUS SUBSTANCES OR ENVIRONMENTAL HAZARDS, AND NO WARRANTY IS GIVEN AS TO THESE ELEMENTS.

AN ANALYSIS WAS MADE OF THE SUBJECT REAL ESTATE MARKET AND OF AVAILABLE MARKET/SALES DATA, UTILIZING MULTIPLE LISTING DATA. THOSE SALES CONSIDERED TO PROVIDE THE BEST INDICATION OF THE MARKET VALUE OF THE SUBJECT PROPERTY WERE SELECTED AND COMPARED TO THE SUBJECT IN THE QUANTITATIVE SALES COMPARISON ANALYSIS. TYPICALLY, ONLY AN EXTERIOR INSPECTION FROM THE STREET IS MADE OF THE COMPARABLE PROPERTIES. INFORMATION ABOUT THE COMPARABLES WAS VERIFIED, INCLUDING PERTINENT FINANCING INFORMATION RELATING TO THE TRANSACTION, USING THE NAMED SOURCES.

DOLLAR ADJUSTMENTS WERE MADE TO EACH OF THE COMPARABLE PROPERTIES, REFLECTING ESTIMATED MARKET REACTION TO THOSE ITEMS OF SIGNIFICANT VARIATION BETWEEN THE SUBJECT AND COMPARABLE PROPERTIES. IF A SIGNIFICANT ITEM IN A COMPARABLE PROPERTY WAS SUPERIOR TO, OR MORE FAVORABLE THAN THE SUBJECT PROPERTY, A MINUS (-) ADJUSTMENT WAS MADE TO THE COMPARABLE, THUS REDUCING THE INDICATED VALUE OF THE SUBJECT IN COMPARISON TO THAT COMPARABLE; IF A SIGNIFICANT ITEM IN A COMPARABLE WAS INFERIOR TO, OR LESS FAVORABLE THAN THE SUBJECT, A PLUS (+) ADJUSTMENT WAS MADE, THUS INCREASING THE INDICATED VALUE OF THE SUBJECT.

FURTHER ANALYSIS WAS MADE, CONSIDERING SUCH FACTORS AS THE COMPARABLES RELATIVE PROXIMITY TO THE SUBJECT PROPERTY RTY, RECENTNESS OF SALE AND OVERALL SIMILARITY TO THE SUBJECT PROPERTY, IN ORDER TO RECONCILE TO THE FINAL ESTIMATE OF THE VALUE OF THE SUBJECT PROPERTY BY THE SALES COMPARISON APPROACH TO VALUE.

THE APPRAISAL REPORT WAS PREPARED, TOGETHER WITH ATTACHED EXHIBITS, AND THE COMPLETED APPRAISAL REPORT WAS DELIVERED TO THE CLIENT, WHICH CONSTITUTED COMPLETION OF THE ASSIGNMENT.

USPAP ADDENDUM

File No. AJ25P0573

Borrower: N/A
Property Address: 8TH AVE EASEMENT
City: HILLIARD County: NASSAU State: FL Zip Code: 32046
Lender: ANDREW WHITAKER

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

☐ Appraisal Report — A written report prepared under Standards Rule 2-2(a).

☒ Restricted Appraisal Report — A written report prepared under Standards Rule 2-2(b).

THIS IS A PERSONAL APPRAISAL NOT FOR ANY MORTGAGE PURPOSES.

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0-90 DAYS

Exposure Time – The Exposure Time opinion required is specific to the subject property and represents the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure Time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

Marketing Time – An opinion of the typical length of time, after the effective date of the appraisal, the properties in the subject's neighborhood would be expected to be on the market prior to a sales agreement.

Additional Certifications

☒ I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

☐ I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PLEASE NOTE: THAT THE APPRAISER HAS "NOT" PERFORMED A PRIOR APPRAISAL RELATING TO THE SUBJECT PROPERTY WITHIN THE PAST THREE YEARS, AND HAS NO PRIOR/CURRENT, OR EXPECTATION OF ANY PROSPECTIVE INTEREST IN THE SUBJECT PROPERTY OR PARTIES INVOLVED.

Additional Comments

APPRAISER:

Signature: 
Name: ANNA M JOWERS
Date Signed: 09/22/2025
State Certification #: CERT RES RD7877
or State License #:
or Other (describe): State #:
State: FL
Expiration Date of Certification or License: 11/30/2026
Effective Date of Appraisal: September 17, 2025

SUPERVISORY APPRAISER (only if required):

Signature:
Name:
Date Signed:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:
Supervisory Appraiser inspection of Subject Property:
☐ Did Not ☐ Exterior-only from street ☐ Interior and Exterior

PLAT MAP

Borrower: N/A File No.: AJ25P0573
Property Address: 8TH AVE EASEMENT Case No.:
City: HILLIARD State: FL Zip: 32046
Lender: ANDREW WHITAKER

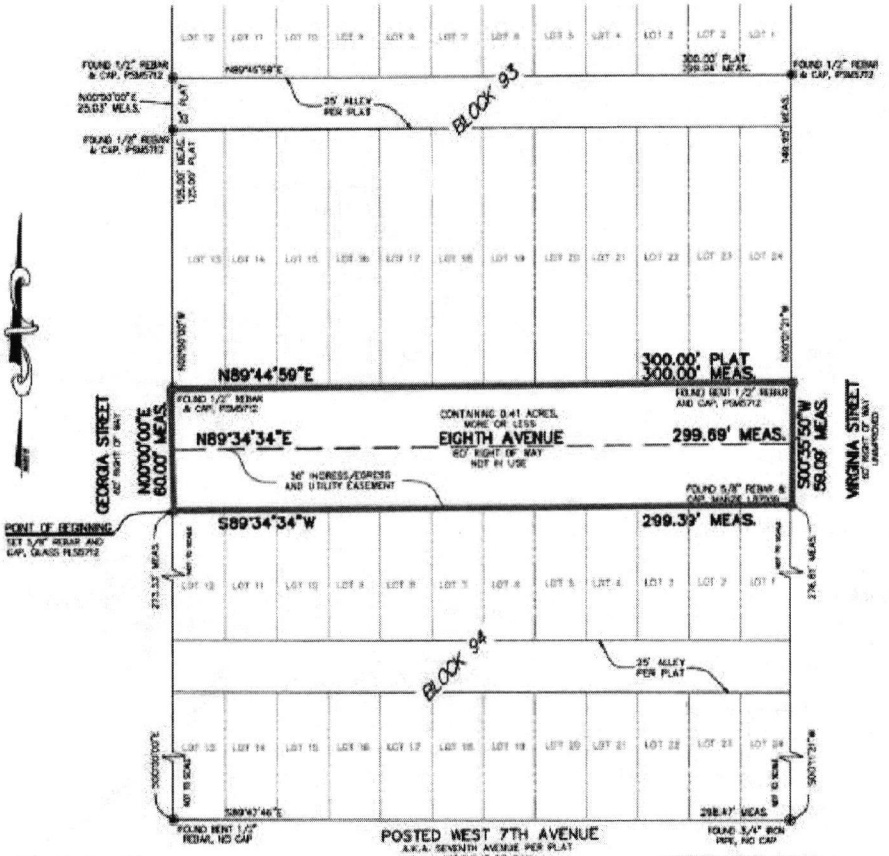
MAP OF BOUNDARY SURVEY

SURVEYORS LEGAL:

A PORTION OF LAND KNOWN AS EIGHTH AVENUE LYING BETWEEN BLOCK 93 AND BLOCK 94, WEST PORTION OF THE TOWN OF HILLIARD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT A 5/8 INCH REBAR AND CAP, STAMPED "GLASS PLS5712", SET AS THE NORTHWEST CORNER OF SAID BLOCK 94, THENCE N00°00'00"E ALONG THE EASTERLY RIGHT OF WAY OF GEORGIA STREET (HAVING A 60 FOOT RIGHT OF WAY), A DISTANCE OF 60.00 FEET TO A 1/2 INCH REBAR AND CAP, STAMPED "PSM 5712", FOUND AT THE SOUTHWEST CORNER OF SAID BLOCK 93; THENCE N89°44'59"E ALONG THE NORTHERLY RIGHT OF WAY LINE OF EIGHTH AVENUE (HAVING A60 RIGHT OF WAY), A DISTANCE OF 300.00 FEET TO A BENT 1/2 INCH REBAR AND CAP, STAMPED "PSM 5712", FOUND AT THE SOUTHEAST CORNER OF SAID BLOCK 93; THENCE S00°35'50"W, A DISTANCE OF 59.09 FEET TO A 5/8 INCH REBAR AND CAP, STAMPED "MANZIE LB7039", FOUND AT THE NORTHEAST CORNER OF SAID BLOCK 94; THENCE S89°34'34"W ALONG THE SOUTHERLY RIGHT OF WAY OF SAID EIGHTH AVENUE, A DISTANCE OF 299.39 FEET TO THE POINT OF BEGINNING. CONTAINING 0.41 ACRES, MORE OR LESS.

TOGETHER WITH A 30 FOOT INGRESS, EGRESS, AND UTILITY EASEMENT BEING THE SOUTHERLY 30 FEET OF DESCRIBED LANDS.



SURVEY NOTES:

1. The "SURVEYORS LEGAL" hereon was provided by the surveyor at the request of the client.
2. Underground improvements were not located or shown.
3. Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
4. Bearings based on N 00°00'00" E for the West line of Blocks 93 & 94, of PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD, according to the plat thereof, as recorded in Plat Book 1, Page 23 of the Public Records of Nassau County Florida (PLAT).
5. "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
6. Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.
7. This survey has been performed according to the standard of care to achieve the following accuracy for the following surveyed. Surveyed Accuracy: 1 foot in 22,945 feet Commercial / High risk linear accuracy: 1 foot in 10,000 feet
   SOP Rule 5J-17.05(3) (8) (15) b.ii

PREPARED FOR:
ANDREW & SHERRI WHITTAKER

GRAPHIC SCALE
0 30 60 120
1 inch = 60ft.
(IN U.S. SURVEY FEET)

LEGEND
A/C = AIR CONDITIONER
AKA = ALSO KNOWN AS
B.R.L. = BUILDING RESTRICTION LINE
Δ = CENTRAL ANGLE
℄ = CENTERLINE
CB = CHORD BEARING
CD = CHORD DISTANCE
CONC = CONCRETE
CONC = CONCRETE FLATWORK
CMP = CORRUGATED METAL PIPE
ELEV = ELEVATION
F.F. = FINISHED FLOOR
= FIRE HYDRANT
L = ARC LENGTH
MEAS. = MEASURED
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
= WATER METER
= WELL

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

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

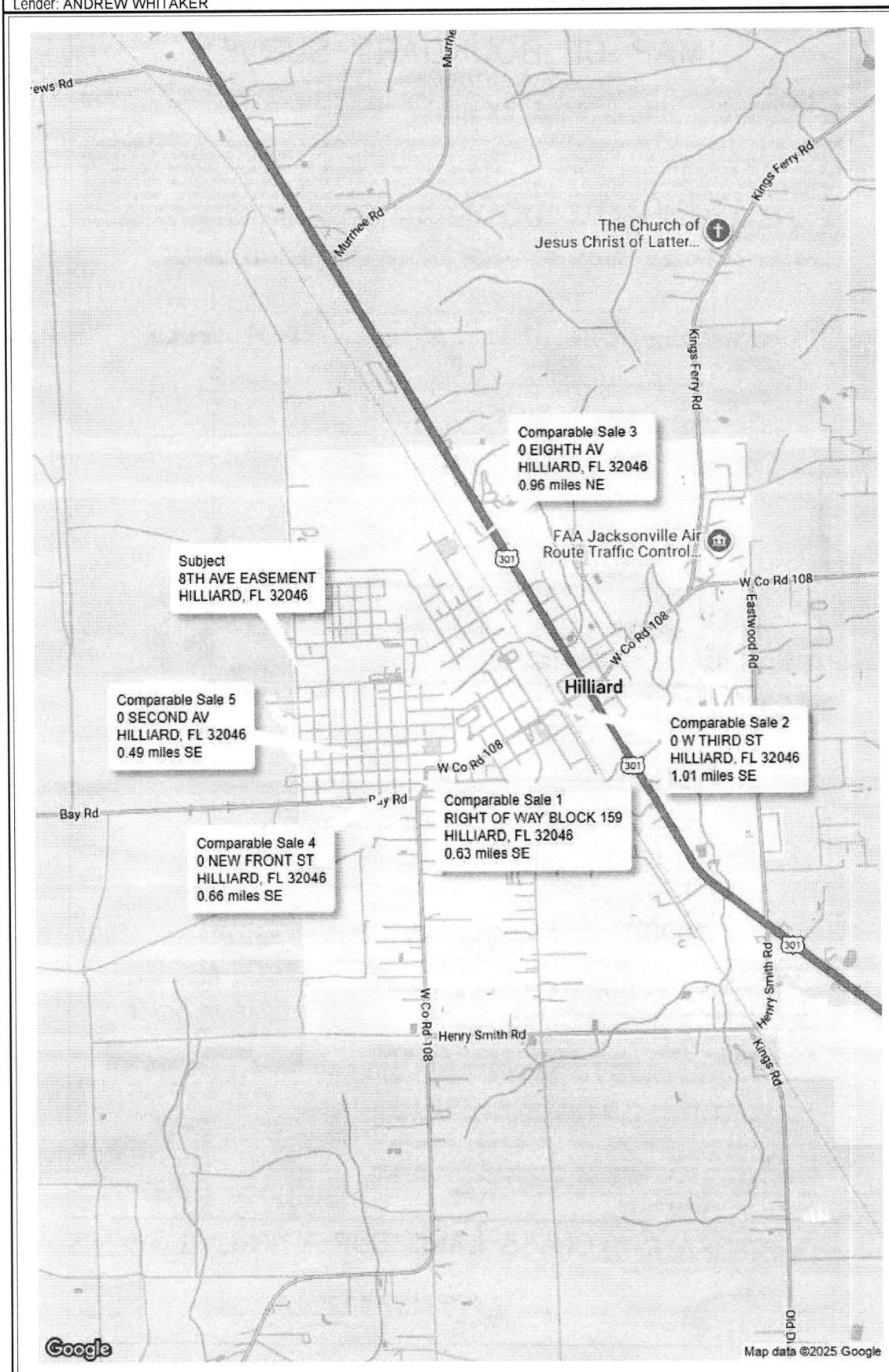
GLASS LAND SURVEYING, LLC

GLASS LAND SURVEYING, LLC
3731 WEST 5TH STREET, HILLIARD FLORIDA 32046
(904) 675-9241 * CELL (904) 370-0318
LICENSE BUSINESS NO. LB 8359

SCALE: 1" = 60'
DATE: 08/20/25
DRN BY: ALN
CHD BY: AFG
JOB NO: 25-171
F.B. NO: A881
PAGE NO: 53

LOCATION MAP

Borrower: N/A	File No.: AJ25P0573	
Property Address: 8TH AVE EASEMENT	Case No.:	
City: HILLIARD	State: FL	Zip: 32046
Lender: ANDREW WHITAKER		



PHONE # 904-548-0605 FAX 904-548-0615 EMAIL: ANNA@APPRAISALSFIRSTCLASS.COM

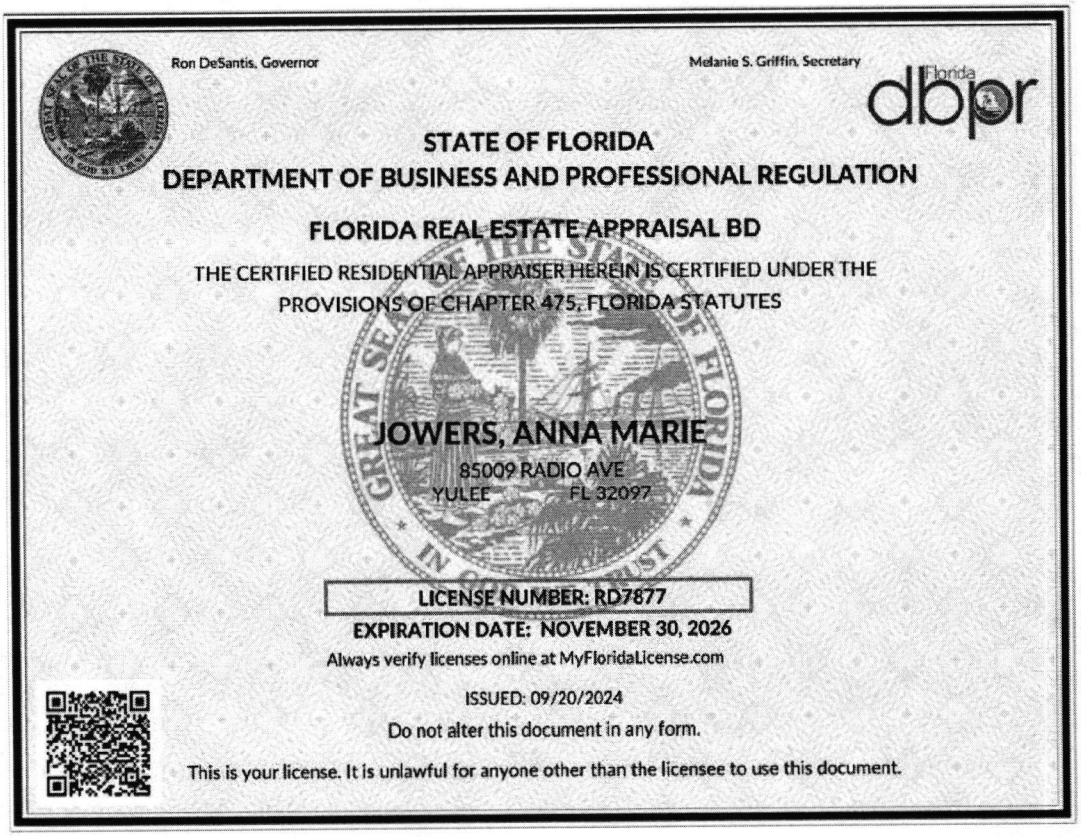
AERIAL MAP

Borrower: N/A	File No.: AJ25P0573	
Property Address: 8TH AVE EASEMENT	Case No.:	
City: HILLIARD	State: FL	Zip: 32046
Lender: ANDREW WHITAKER		



LICENSE PAGE

Borrower: N/A	File No.: AJ25P0573
Property Address: 8TH AVE EASEMENT	Case No.:
City: HILLIARD State: FL	Zip: 32046
Lender: ANDREW WHITAKER	



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED RESIDENTIAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

JOWERS, ANNA MARIE

85009 RADIO AVE

YULEE FL 32097

LICENSE NUMBER: RD7877

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 09/20/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

E & O INSURANCE

Borrower: N/A	File No.: AJ25P0573
Property Address: 8TH AVE EASEMENT	Case No.:
City: HILLIARD	State: FL Zip: 32046
Lender: ANDREW WHITAKER	

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Florida dbpr

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APPRAISALS FIRST CLASS, P A

Appraiser Independence Certification

File No.: AJ25P0573

Borrower: N/A
Property Address: 8TH AVE EASEMENT
City: HILLIARD County: NASSAU State: FL Zip Code: 32046
Lender/Client: ANDREW WHITAKER

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of the Lender/Client, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Lender/Client, influenced or attempted to influence the development, reporting, result, or review of the appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that the Lender/Client has never participated in any of the following prohibited behavior in our business relationship:

1. Withholding or threatening to withhold timely payment or partial payment for the appraisal report;
2. Withholding or threatening to withhold future business, or demoting or terminating, or threatening to demote or terminate my services;
3. Expressly or implicitly promising future business, promotions, or increased compensation for my services;
4. Conditioning the ordering of the appraisal report or the payment of the appraisal fee or salary or bonus on my opinion, conclusion or valuation reached, or on a preliminary value estimate requested;
5. Requesting an estimated, predetermined, or desired valuation in the appraisal report, prior to the completion of the appraisal report, or requesting estimated values or comparable sales at any time prior to the completion of the appraisal report;
6. Providing an anticipated, estimated, encouraged or desired value for the subject property, or a proposed or target amount to be loaned to the Borrower, except that a copy of the sales contract may have been provided if the assignment was for a purchase transaction;
7. Providing stock or other financial or non-financial benefits to me or any entity or person related to me, my appraisal or appraisal management company, if applicable;
8. Any other act or practice that impairs or attempts to impair my independence, objectivity or impartiality, or violates law or regulation, including but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the Uniform Standards of Professional Appraisal Practice (USPAP).

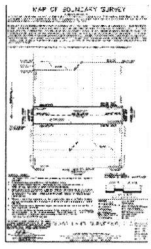
Additional Comments:

APPRAISER:

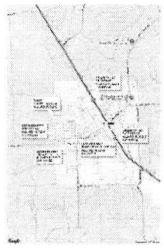
Signature: 
Name: ANNA M JOWERS
Date Signed: 09/22/2025
State Certification #: CERT RES RD7877
or State License #:
or Other (describe): State #:
State: FL
Expiration Date of Certification or License: 11/30/2026

SUPERVISORY APPRAISER (only if required):

Signature:
Name:
Date Signed:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:

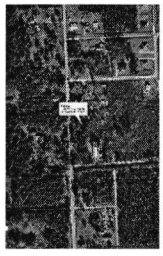


Plat Map

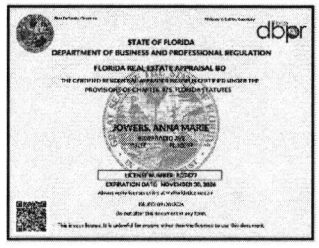


Location Map

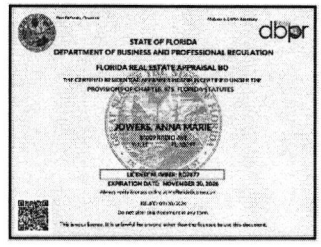
Flood Map



Aerial Map



License Image



Extra Image

AGENDA ITEM REPORT
TOWN OF HILLIARD, FLORIDA

TO: Planning and Zoning Regular Meeting Meeting Date: Nov. 04, 2025

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

SUBJECT: Planning & Zoning Board approval of Site Plan Application No. 20250808.1. Parcel ID # 08-3N-24-2380-0011-0012. Applicant- Kim Seyer, The Seyer Group.

BACKGROUND: Documents for Review
5.1 Town Code 62-40 Site Plan Review, with staff comments in blue.
5.2 Site Plan Application 20250808.1.
5.3 Civil Plans for Parcel 08-3N-24-2380-0011-0012, Submitted 10.2025.
5.4 Updated Landscape Plans, submitted 10.2025.
5.5 Mittauer / CPH Review of Plans Submitted 08.8.2025 w/ Seyer Response
5.6 TOH review of Plans Submitted 8.8.2025 w/ Seyer Response

Kim Seyer, the Seyer Group, submitted a Site Plan Application in 08.2025. Following a review by Land Use Administrator, Fire Marshall, Building Official, Public Works, and Mittauer / CPH, the applicant made all required updates and resubmitted the documents needed.
The Parcel is Zoned C-1 and has a FLUM designation Commercial. The project is consistent with the Zoning and Future Land Use.

The project will need the following documents:
FDOT Driveway Permit
FDOT Utility Permit
SJRWMD Permit
Nassau County Driveway Permit
Nassau County Utility Permit

FINANCIAL IMPACT:
All expenses will be paid by the applicant.

RECOMMENDATION:
Staff recommends approval of site plan application 20250808.1 with the following condition:
1. The remaining 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 20250808.1. 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 C-1. Site Plan Application 20250808.1 was submitted 08.2025. The Application and documents have been reviewed by Land Use Administrator, the Public Works Department, Building Official, Fire Marshall and Mittauer/CPH.

(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 C-1, commercial with a FLUM designation of Commercial. Adjacent properties have zoning district of C-1, with FLUM designations of Commercial. The proposed site plan application is consistent with the surrounding properties.

(3) Ingress and egress to the site and proposed structures thereon, with particular reference to automotive and pedestrian safety, separation of automotive traffic and pedestrian traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe, or emergency.
An FDOT Driveway Permit and a Nassau County Driveway Permit is pending for the project. The Site Plans comply with Town Code Requirements for dumpster enclosures 62-567(8). The site has proper emergency access. This site will be open to the public. 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 Marchal has communicated as to which conditions would require a fire suppression system within the proposed future building and will review the engineered plans prior to issue of a building permit by the Town.

(5) Sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.
The Site Plans have complied with Town Code Requirements for landscaping 62-565.

(6) A stormwater management and drainage plan for the property in accordance with all town, county and state requirements.
A SJRWMD permit is pending for the project and 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/CPH. 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)

ITEM-5

Town of Hilliard
Site Plan Application

FOR OFFICE USE ONLY

File # 20250808.1

Application Fee: App fee $1000.00 - Deposit $1000.00

Filing Date: 8/8/25 Acceptance Date: _____

Paid by Credit Card on 8/8/25 gc

A. PROJECT

1. Project Name: McDonald's
2. Address of Subject Property: 2503 N.Kings Road, Hilliard, FL 32046
3. Parcel ID Number(s): 08-3N-24-2380-0011-0012
4. Existing Use of Property: Vacant Lot
5. Future Land Use Map Designation : Commercial
6. Zoning Designation: General Commercial (C-1)
7. Acreage: 1.24 AC

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☑ Agent
2. Name of Applicant(s) or Contact Person(s): Kim Seyer Title: Agent

   Company (if applicable): The Seyer Group

   Mailing address: 7321 Merchant Court

   City: Sarasota State: FL ZIP: 34241

   Telephone: (941) 552-2201 FAX: (___) _____ e-mail: kim@seyergroup.com
3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): _____

   Company (if applicable): B. Y. Franklin Properties Inc.

   Mailing address: 551876 U.S. HWY 1 STE 114

   City: Hilliard State: FL ZIP: 32046

   Telephone: (___) _____ FAX: (___) _____ e-mail: Franklinbobby902@gmail.com

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

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

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

6. Fee.

   a. Based on size of site:

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

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

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

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

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

Signature of Applicant

Signature of Co-applicant

Kim Seyer, Agent

Typed or printed name and title of applicant

Typed or printed name of co-applicant

8.7.25

Date

Date

State of Florida County of Sarasota.

The foregoing application is acknowledged before me this 7th day of August, 2025, by Kim Seyer (Agent), who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Notary Public State of Florida
Diana Carolina Calle
My Commission
HH 252739
Exp. 4/13/2026

Signature of Notary Public, State of Sarasota.



OWNER'S AUTHORIZATION FOR AGENT
PLANNING DEPARTMENT

TOWN OF HILLIARD, FLORIDA

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

Agent Authorization Form

I/We B.Y. Franklin Properties
(Print Name of Property Owner)
hereby authorize Kim Seyfer and/or Mitch Hardin
(Print Name of Agent)
to represent me/us in processing an application for site plan and ROW. utilities
(Type of Application)
on our behalf. In authorizing the agent to represent me/us, I/we, as owner(s) attest that the application is made in good faith and that any information contained in the application is accurate and complete.

(Signature of Owner) (Signature of Owner)

(Print Name of Owner) (Print Name of Owner)

State of Florida
} ss
Nassau County

Sworn to and subscribed before me on this 28th **day of** July, **20** 25,
by Bobby Franklin
(Name of Person Making Statement)

Paula R. Nettles
Signature of Notary Public
State of Florida

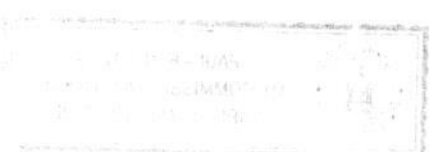
PAULA R. NETTLES
MY COMMISSION # HH 506553
EXPIRES: March 20, 2028

Paula R. Nettles
Print, type or stamp commissioned name of Notary Public

My Commission Expires: March 20, 2028

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

Type of identification produced: _____



McDonald's USA, LLC
LETTER OF AUTHORIZATION

To Whom it May Concern:

This letter authorizes The Seyer Group to submit permit applications and related documents on behalf of the leaseholder McDonald's USA, LLC . Permit applications may be submitted on behalf of McDonald's USA, LLC through the Town of Hillard, FPL, St. Johns Water Management District , Florida Department of Transportation (FDOT), as well as but not limited to all regulatory agencies, departments and governmental agencies as required for the construction and development of the proposed McDonald's located at 2503 N. Kings Road, Hillard, Nassau County, Florida.

Leaseholder Signature: Vivian Valdivia

Vivian Valdivia, Construction Director

VIVIAN VALDIVIA

Name (printed)

State of Florida
County of Sarasota

The forgoing instrument was acknowledged before my by means of ✓ physical presence or _____ online notarization, this 31st day of July 2025 by Vivian Valdivia as Construction Director of McDonalds on behalf of the corporation. They are personally known to me or have produced Fla Driver License identification and (did/did not) take oath.

Kathleen Reyes

Notary Public

Kathleen Reyes

Print Name

Commission No. _____

Notary Public State of Florida
Kathleen Reyes
My Commission HH 371710
Expires 4/11/2027

Expiration Date _____

EXHIBIT "A" TITLE LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF NASSAU, STATE OF FLORIDA AND IS DESCRIBED AS FOLLOWS:

ALL PORTION ("PORTION") OF THE LAND DESCRIBED AS:

ALL THAT CERTAIN PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 11, ACCORDING TO THE OFFICIAL PLAT OF THE TOWN OF HILLIARD, PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY OF SECOND STREET WITH THE SOUTHWEST RIGHT-OF-WAY OF U.S. HIGHWAY NUMBERS 1, 23 AND 30 ALSO KNOWN AS KINGS RD; THENCE S 31° 13' 16" E, ALONG THE SOUTHWEST RIGHT-OF-WAY OF KINGS ROAD, A DISTANCE OF 110.00' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG AFOREMENTIONED RIGHT-OF-WAY LINE, S 31° 13' 16" E, A DISTANCE OF 116.00'; THENCE DEPARTING SAID RIGHT-OF-WAY S 58° 42' 42" W, A DISTANCE OF 99.00'; THE NORTHWEST OF THOSE LANDS DESCRIBED IN BOOK 1453, PAGE 887 OF OFFICIAL RECORDS; THENCE S 31° 33' 59" E, A DISTANCE OF 94.30' TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN BOOK 881, PAGE 1837 OF OFFICIAL RECORDS; THENCE S 58° 39' 26" W, ALONG THE NORTH LINE OF THOSE LANDS PREVIOUSLY DESCRIBED, A DISTANCE OF 100.09', TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN BOOK 751, PAGE 1842 OF OFFICIAL RECORDS; THENCE NORTH 31° 13' 03" W, A DISTANCE OF 320.39' TO THE SOUTHEAST RIGHT-OF-WAY OF SECOND STREET; THENCE NORTH 55° 42' 35" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 100' TO THE WEST LINE OF THOSE LANDS DESCRIBED IN BOOK 477, PAGE 303 OF OFFICIAL RECORDS; THENCE SOUTH 31° 14' 12" E, ALONG AFOREMENTIONED WEST LINE, A DISTANCE OF 110' TO THE SOUTH LINE OF AFOREMENTIONED, THENCE ALONG SAID SOUTH LINE N 58° 42' 40" E, A DISTANCE OF 99.43' TO THE POINT OF BEGINNING.

AND

ALL OF THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF HILLIARD, FLORIDA, AND BEING A PART OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 24 EAST, COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING FURTHER KNOWN AND DESCRIBED AS THE WESTERLY NINETY THREE (93) FEET OF THE EAST ONE HUNDRED THREE (103) FEET OF THE NORTHERLY 110 FEET OF LOT FOUR (4) IN BLOCK ELEVEN (11) OF SAID CITY OF HILLIARD, FLORIDA AS RECORDED IN PLAT BOOK ONE (1) AT PAGE TWENTY EIGHT (28) OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA.

LESS AND EXCEPT

A PARCEL OF LAND IN LOT 4, BLOCK 11, HILLIARD, AS RECORDED IN PLAT BOOK 1, PAGE 28, OF THE PUBLIC RECORDS OF NASSAU COUNTY FLORIDA, IN SECTION 9, TOWNSHIP 3, NORTH, RANGE 24 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3, BLOCK 12, HILLIARD, AS RECORDED IN PLAT BOOK 1, PAGE 28, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 58° 43' 18" WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 108, A DISTANCE OF 199.98 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE, WITH THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 15 (U.S. 1); THENCE CONTINUE SOUTH 58° 43' 18" WEST, A DISTANCE OF 40.14 FEET, THENCE NORTH 31° 10' 28" WEST, A DISTANCE OF 0.08 FEET; THENCE SOUTH 58° 45' 12" WEST, A DISTANCE OF 40.02 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 15 (U. S. 1), WITH THE SAID SOUTHERLY RIGHT OF WAY LINE AND THE POINT OF BEGINNING; THENCE SOUTH 31° 11' 57" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 22.00 FEET; THENCE NORTH 65° 30' 03" WEST, A DISTANCE OF 26.62 FEET TO A POINT ON THE SAID SOUTHERLY RIGHT OF WAY LINE; THENCE NORTH 58° 45' 12" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION THEREOF FOR ROAD RIGHTS-OF-WAY

09/11/2013 at 03:33 PM, John A Crawford, Nassau County Clerk of Circuit Court,
Rec. Fee $27.00 Deed Doc Stamps. $0.70

Prepared by and Return To:
Robert Peters, PA
Nassau Title Company
28 South 10th Street
Fernandina Beach, FL 32034

CORRECTIVE WARRANTY DEED

This Corrective Warranty Deed made and executed this 31st day of **May, 2013** by **B.Y. Properties, Inc. a Florida Corporation,** whose mailing address is 27300 Brusso-Franklin Road, Hilliard, FL 32046, hereinafter called the Grantor, to **B.Y. Franklin Properties Inc., a Florida Corporation,** whose mailing address is PO Box 878, Hilliard, FL 32046, hereinafter called the Grantee.

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

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars and No/100 Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate, lying and being in Holmes County, Florida viz.

Legal Description as Follows:
ALL THAT CERTAIN PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 11, ACCORDING TO THE OFFICIAL PLAT OF THE TOWN OF HILLIARD, PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY OF SECOND STREET WITH THE SOUTHWEST RIGHT-OF-WAY OF U.S. HIGHWAY NUMBERS 1, 23 AND 30 ALSO KNOWN AS KINGS RD; THENCE S 31'13'16" E, ALONG THE SOUTHWEST RIGHT-OF-WAY OF KINGS ROAD, A DISTANCE OF 110.00' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG AFOREMENTIONED RIGHT-OF-WAY LINE, S 31'13'16" E, A DISTANCE OF 116.00'; THENCE DEPARTING SAID RIGHT-OF-WAY S 58'42'42" W, A DISTANCE

OF 99.00"; THE NORTHWEST OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1453, PAGE 687; THENCE S 31'33'59" E, A DISTNACE OF 94.30' TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICAIL RECORDS BOOK 881, PAGE 1837; THENCE S 58'39'26" W, ALONG THE NORTH LINE OF THOSE LANDS PREVIOUSLY DESCRIBED, A DISTANCE OF 100.09', TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICAIL RECORDS BOOK 751, PAGE 1842; THENCE NORTH 31'13'03" W, A DISTANCE OF 320.39" TO THE SOUTHEAST RIGHT-OF-WAY OF SECOND STREET; THENCE NORTH 55'42'35" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 100" TO THE WEST LINE OF THOSE LANDS DECRIBED IN OFFICAIL RECORDS BOOK 477, PAGE 303; THENCE SOUTH 31'14'12" E, ALONG AFOREMENTIONED WEST LINE, A DISTANCE OF 110" TO THE SOUTH LINE OF AFOREMENTIONED, THENCE ALONG SAID SOUTH LINE N 58'42'40" E, A DISTANCE OF 99.43" TO THE POINT OF BEGINNING.

****
******

THIS CORRECTIVE WARRANTY DEED IS BEING RECORDED TO CORRECT THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 1506, PAGE 397 WHEREIN CONTAINS THE INCORRECT NAME OF THE GRANTEE.

****
******

Subject to the following:

- Taxes and assessments for the year 2006 and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee, except as noted above, that at the time of the delivery of this deed the premises were free from all encumbrances made by Grantor, and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in the name, by it duly authorized member, the day and year first above written.

Signed, sealed and delivered
in our presence:

Ann Dyal

Witness Signature:

B.Y. PROPERTIES, INC. A FLORIDA CORPORAITON BY: BOBBY FRANKLIN SR., PRESIDENT

Ann Dyal
Witness Printed Name:

Hope Anderson
Witness Signature:

Hope Anderson
Witness Printed Name:

STATE OF FLORIDA
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 4th day of September, 2013 **B.Y. PROPERTIES, INC. A FLORIDA CORPORAITON BY: BOBBY FRANKLIN SR., PRESIDENT**, personally known to me, or who produced the following forms of identification:
personally Known

Monica Allen
Print Name: Monica Allen
Notary Public

MONICA ALLEN
MY COMMISSION # EE 136548
EXPIRES: October 17, 2015
Bonded Thru Notary Public Underwriters

WWW.NCPAFL.COM

KEVIN J. LILLY
A.S.A. C.F.A.
Consistent. Fair. Efficient

904-491-7300

Change of Address

FAQ

APP

PROPERTY INFORMATION

Parcel Number 08-3N-24-2380-0011-0012

Owner Name	B Y FRANKLIN PROPERTIES INC
Mailing Address	551876 U.S. HWY 1 STE 114
	HILLIARD, FL 32046
Location Address	551731 US HWY 1
	HILLIARD 32046
Tax District	003 - HILLIARD
Millage	15.8365
Homestead	No
Property Usage	V C W/XFOB 001001
Deed Acres	0
Short Legal	BLK 11 LOT 4 & PT OF LOT 1 IN OR 1661/1461,OR 1666/64 & OR 1878/807

2024 Certified Values

Land Value	$288,750
(+) Improved Value	$1,037
(=) Market Value	**$289,787**
(-) Agricultural Classification	$0
(-) SOH or Non-Hx* Capped Savings	$135,427
(=) Assessed Value	**$154,360**
(-) Homestead	$0
(-) Additional Exemptions	$0
(=) School Taxable Value	$289,787
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$154,360**

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

Property Search

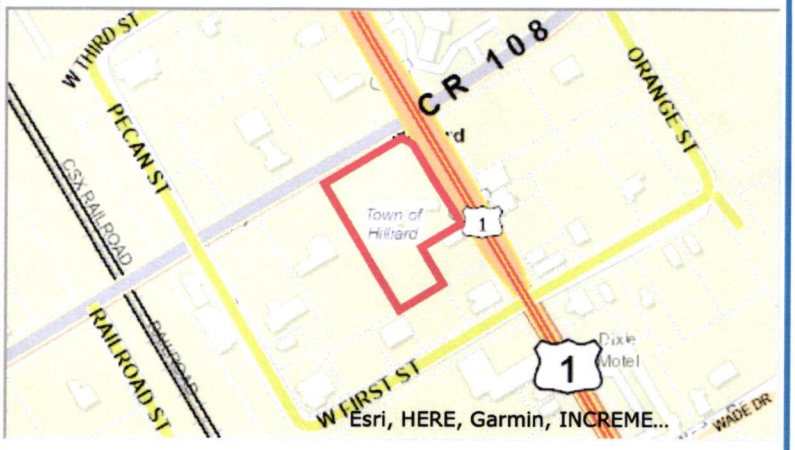
Map This Parcel

GIS Report

Property Record Card

Print Friendly Page

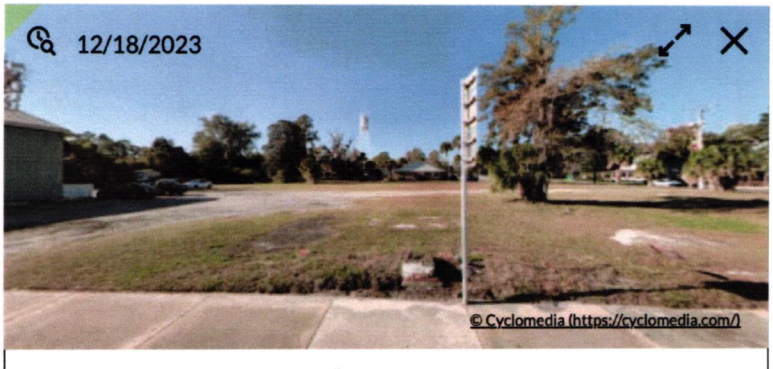
PARCEL MAP



2023 AERIAL MAP



PROPERTY PHOTO



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

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built	Building Sketch
V C W/XFOB										

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
CL FNC 4'	76 X 0	76	2007
CL FNC 4'	0 X 0	1	2007

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2013-05-31	1878 / 807	$100	WD	U	I	B Y PROPERTIES INC	B Y FRANKLIN PROPERTIES INC
2007-06-18	1506 / 397	$175,000	WD	Q	I	JOHNSON CATHERINE S & NETHA S GROOMS	B Y PROPERTIES INC
1987-12-16	533 / 243	$100	LE	U	I		

Subject: McDonald's Hilliard - App # IND-089-179641-3
Date: Wednesday, August 6, 2025 at 3:09:01 PM Eastern Daylight Time
From: Danielle Harrison
To: Kim Seyer, jserynek@ospreyeg.com
CC: Jinghua Fan, Sydney Johantges
Attachments: image001.png

Good Afternoon,

The District received your application**, McDonald's Hilliard,** on August 1, 2025. Jinghua Fan has been assigned as the technical Engineer for application review, Sydney Johantges has been assigned as the technical Regulatory Scientist for application review, and I am assisting with the administrative review.
Please visit our Regulatory Permitting Search Tool to find project updates such as assigned review staff, updated application documents/ correspondence and other Project related information. Once the technical review is complete, staff will notify you of any additional information that is needed.

Finally, please upload any information you submit through the District's E-Permitting system. Please contact us if we can be of any assistance during the review process.

Hope you have a great Wednesday!

Danielle Harrison
Regulatory Information Specialist Lead
Office of Records and Regulatory Support
St. Johns River Water Management District
P.O. Box 1429 , Palatka, FL 32178-1429
Office: (386) 329-4465
Email: dharriso@sjrwmd.com
Website: www.sjrwmd.com
Connect with us: Newsletter, Facebook, Twitter, Instagram, YouTube, Pinterest

www.sjrwmd.com/ePermit

We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking this link

Notices
• Emails to and from the St. Johns River Water Management District are archived and, unless exempt or confidential by law, are subject to being made available to the public upon request. Users should not have an expectation of confidentiality or privacy.
• Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at http://www.sjrwmd.com/lobbyist/

St. Johns River
Water Management District
Michael A. Register, P.E., Executive Director

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

Payment Invoice

08/04/2025

James Townsend
3305 Valencia Road
Tampa, FL 33618

Re: Payment for Online Application

Information

Confirmation #:	982296 (08/01/2025)	**Suggested Amount:**	$490
Application#:	179641-3	**Amount Paid:**	$490
Project Name:	McDonald's Hilliard	**Amount Due:**	$0
Applicant:	Kim Seyer	**Amount Enclosed:**	$
Submitter:	James Townsend		(Fill in the amount)

Comments:

Please make your check payable to St Johns River Water Management District and mail it along with this document to the following address:

St Johns River Water Management District
Office of Financial Services
Attn: Greg Rockwell, Bureau Director
P.O. Box 1429
Palatka, FL 32178-1429

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

Thursday, August 7, 2025 at 2:12:53 PM Eastern Daylight Time

Subject: FW: OSP – Permit # 2025-D-294-00052 - New Application Submittal for Kim Seyer
Date: Wednesday, August 6, 2025 at 10:36:46 AM Eastern Daylight Time
From: Carolina Calle SG
To: Kim Seyer

Hillard Drainage

Carolina Calle
The Seyer Group
7321 Merchant Court
Sarasota, FL 34240
941-552-2271
carolina@seyergroup.com

From: donotreplyapps@dot.state.fl.us <donotreplyapps@dot.state.fl.us>
Date: Wednesday, August 6, 2025 at 2:03 AM
To: Carolina Calle SG <carolina@seyergroup.com>
Subject: OSP – Permit # 2025-D-294-00052 - New Application Submittal for Kim Seyer

Thank you for submitting a new Drainage application with Permit #: 2025-D-294-00052 through OSP.

For further permit management, you may access your Permit in One-Stop Permitting.

Please do not reply to this email. Replies to this email will not be monitored or responded to.

Thursday, August 7, 2025 at 2:13:16 PM Eastern Daylight Time

Subject: OSP Receipt of Payment
Date: Thursday, August 7, 2025 at 10:12:41 AM Eastern Daylight Time
From: DoNotReply-FDOT@egov.com

Payment Receipt Confirmation

Your payment was successfully processed.

Transaction Summary

FDOT Access Permit

Description	Amount
	$1,002.00
Total Amount Paid	$1,002.00

Customer Information

Customer Name Diana C Calle
Company Name The Seyer Group
Local Reference ID 00027508
Receipt Date 8/7/2025
Receipt Time 10:12:34 AM EDT

Payment Information

Payment Type Credit Card
Credit Card Type VISA
Credit Card Number ******3890
Order ID 223763482
Name on Credit Card Diana C Calle

Account Holder Information

Billing Address 7321 Merchant Ct
Billing City, State Sarasota, FL
Billing Zip/Postal Code 34240
Country US
Phone Number 9415522201
This receipt has been emailed to the address below.
Email Address carolina@seyergroup.com

The Seyer Group

August 7, 2025

RECEIVED
AUG 08 2025
TOWN OF HILLIARD

Ms. Lee Anne Wollitz
Land Use Administrator
Town of Hillard
15859 West County Road 108
Hillard, FL 32026

Re: Proposed McDonald's
Property ID 08-3N-24-2380-0011-0012

Dear Lee Anne,

Please find enclosed the site plan application, owner affidavit, McDonald's Letter of Authorization and the following information:

Attachments

1.
   - Site – Civil Plans
   - Survey
   - Tree Disposition Plan
   - Landscape and Irrigation Plan

2. n/a

3. Legal description with tax parcel number

4. Warranty Deed and Property Appraiser Sheet

5. Proof of submission to St Johns River Water Management for an ERP Permit

6. Proof of submission to FDOT for a Drainage Permit 2025-D-294-00052

7. Proof of submission to FDOT for an Access/driveway Connection Permit

I am happy to pay any fees related to this submission. Once the fee has been determined, please let me know and I will provide a credit card number immediately.

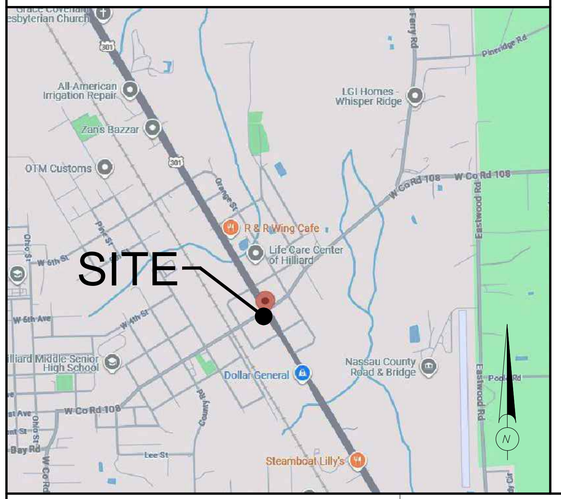
I will be emailing the digital copies of the plans as discussed. I look forward to working with you.

Sincerely,

The Seyer Group

Kim Seyer

LOCATION MAP



SITE CONSTRUCTION PLANS

FOR

McDonald's

551731 US HWY 1, HILLIARD, FL 32046

PARCEL ID # 08-3N-24-2380-0011-0012

NASSAU COUNTY

1.24 Acres Zoned: C-1

Construction Exit GPS Location:

LAT 30.6903° LONG -81.9174°

SHEET INDEX

C-1.0	COVER
C-2.0-2.1	SURVEY
C-3.0	SWPPP PLAN
C-3.1	SWPPP DETAILS
C-4.0	DEMOLITION PLAN
C-5.0	SITE PLAN
C-5.1	SITE DETAILS
C-5.2	DIMENSION PLAN
C-5.3	DRIVE THRU LAYOUT PLAN
C-5.4	DRIVE THRU DETAILS
C-6.0	GRADING PLAN
C-6.1	SITE GRADING SECTIONS
C-6.2	ADA ACCESSIBILITY GRADING PLAN
C-6.3	ADA DETAILS
C-7.0	UTILITY PLAN
C-7.1	STORM & SANITARY SEWER PIPE PROFILES
C-7.2	STORM DETAILS
C-7.3	WATER & SEWER DETAILS
C-7.4	WATER & SEWER DETAILS
C-7.5	LIGHTING PLAN
C-8.0	N. KINGS ROAD MILLING PLAN
C-8.1	N. KINGS ROAD PROPOSED STRIPING PLAN
C-8.2	N. KINGS ROAD DETAILS
C-8.3	N. KINGS ROAD DETAILS
C-8.4	N. KINGS ROAD DETAILS

GENERAL NOTES:

1. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY (TOWN OF HILLIARD) OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR THE APPROVAL OF ANY WETLAND AREA DISTURBANCE.
2. THE CONTRACTOR SHALL IMMEDIATELY INFORM ENGINEER OF ANY DISCREPANCIES OR ERRORS DISCOVERED IN THE PLANS.
3. DEVIATION FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR CONSENT OF THE OWNERS, OR THE ENGINEER AND THE MUNICIPALITY MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.
4. CONTRACTOR TO MAINTAIN ACCESS FOR EMERGENCY VEHICLES TO AND AROUND ALL BUILDINGS UNDER CONSTRUCTION THROUGHOUT THE CONSTRUCTION PROCESS.
5. ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES. THE CONTRACTOR, AT HIS EXPENSE SHALL OBTAIN ALL NECESSARY LICENSES AND PERMITS, LISTED BELOW, UNLESS ALREADY OBTAINED BY THE OWNERS.

   TOWN OF HILLIARD WATER/SEWER PERMIT
   TOWN OF HILLIARD LAND DEVELOPMENT PERMIT

   NASSAU COUNTY DOT PERMIT
   Engeenering Department
   37356 Pea Farm Rd, Hilliard, FL 32046
   904-530-6175

   FDOT ACCESS PERMIT
   Carlos Nieto - Traffic Engineer
   calosanieto@dot.state.fl.us
   11 S. Marion Ave, Lake City, FL 32025

   FDOT DRAINAGE CONNECTION PERMIT
   Leslie Gore
   leslie.gore@dot.state.fl.us
   11 S. Marion Ave, Lake City, FL 32025
   904-360-5464

   SJRWD - ERP
   Melissa Parsons
   mparsons@sjrwmd.com
   4049 Reid St, Palatka, FL 32177
   386-329-4830

   FPL
   Kent Logue
   kent.logue@fpl.com
   56905 Griffin Rd, Callahan, FL 32011
   904-225-3004
6. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNERS, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
7. OFF-STREET PARKING TO BE PROVIDED BY THE CONTRACTOR DURING ALL PHASES OF THE CONSTRUCTION PROCESS.
8. ALL WORK PERFORMED ON PUBLIC ROADS OR WITHIN PUBLIC RIGHT-OF-WAYS SHALL BE IN CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS.
9. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED AS SHOWN ON THE PLAN PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
10. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
11. ALL SILT BARRIERS MUST BE PLACED AND PROPERLY MAINTAINED BY CONTRACTOR AT LOCATIONS SHOWN ON SOIL EROSION CONTROL PLAN OR AS DIRECTED BY PROJECT ENGINEER.
12. TEMPORARY SEDIMENT POND, DETENTION PONDS, DETENTION OUTLET STRUCTURES FEATURES ARE TO BE CONSTRUCTED, FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING ACTIVITY.
13. CONTRACTOR TO CLEAN OUT ACCUMULATED SILT IN DETENTION POND AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
14. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN ANY DETENTION FACILITY CONSTRUCTED ON THEIR PROPERTY AND TO ENSURE THE FACILITY IS FREE OF OBSTRUCTION, SILT OR DEBRIS.
15. THE SITE SHALL BE GRADED TO ENSURE POSITIVE DRAINAGE AWAY FROM ANY BUILDING AT ALL TIMES.
16. ALL CONSTRUCTION DEBRIS SHALL BE DISPOSED OF AT A PROPERLY LICENSED FACILITY. NO CONSTRUCTION DEBRIS OF ANY NATURE IS TO BE BURNED OR BURIED ON SITE.
17. ALL NEW UTILITY LINES SHALL BE PLACED UNDERGROUND.
18. THE EXISTING UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE DRAWINGS. THE UTILITIES SHOWN ARE THOSE LOCATED BY THE SURVEYOR OF RECORD. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UTILITIES SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK. ALL DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
19. FLORIDA LAW (F.S. 556) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT EXCAVATORS/CONTRACTORS SHALL CONTACT SUNSHINE 811 (FKA: SUNSHINE STATE ONE-CALL OF FLORIDA) BY CALLING 800-432-4770 OR 811 AT LEAST 2 FULL BUSINESS DAYS FOR NORMAL TICKETS AND 10 FULL BUSINESS DAYS FOR UNDERWATER TICKETS PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION TO ALLOW MEMBER OPERATORS AN OPPORTUNITY TO IDENTIFY AND MARK THEIR UNDERGROUND FACILITIES AND APPROPRIATELY RESPOND TO THE POSITIVE RESPONSE SYSTEM.
20. THE CONTRACTOR IS TO FIELD VERIFY ALL STORM, SANITARY, WATER AND OTHER UTILITIES LOCATIONS AND INVERTS PRIOR TO INSTALLATION OF ANY UTILITIES. CONTRACTOR TO NOTIFY ENGINEER IN CASE OF CONFLICT.
21. THE CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL UNDERGROUND UTILITIES AND APPURTENANCES TO MINIMIZE DISTURBING CURBING, PAVING AND ALL OTHER UTILITIES.
22. ALL STORM DRAIN AND SANITARY PIPES SHALL BE LAID ON SMOOTH, CONTINUOUS GRADES WITH NO VISIBLE BENDS OR DEFLECTIONS AT JOINTS.
23. ALL PIPE LENGTHS SHOWN ARE TO THE CENTERLINE OF THE STRUCTURES UNLESS SPECIFICALLY NOTED.
24. ALL STORM DRAINAGE STRUCTURES SHALL HAVE METAL RING AND COVER FOR ACCESS.
25. MANHOLES AND JUNCTION BOXES LOCATED WITHIN PAVED AREAS SHALL HAVE THE RIM ELEVATION ADJUSTED TO MATCH FINISHED GRADE.
26. ALL CONCRETE SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH AFTER 28 DAYS, WITH A MAXIMUM SLUMP OF 4 INCHES, UNLESS OTHERWISE SPECIFIED IN THE PLANS.
27. ALL EXPOSED CONCRETE TO HAVE A FINE HAIR BROOMED FINISH.
28. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNERS.
29. NECESSARY BARRICADES, SIGNAGE, SUFFICIENT LIGHTING AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE WIDENING OF, AND CONSTRUCTION ON, ALL PUBLIC ROADS.
30. THE CONTRACTOR SHALL PROVIDE SHEETING AND SHORING FOR ALL TRENCH CONSTRUCTION IN ACCORDANCE WITH OSHA AND FLORIDA TRENCH SAFETY ACT REGULATIONS.
31. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
32. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS. ACCESS SHALL BE LIMITED UNTIL PERMISSION IS GRANTED.
33. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
34. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
35. ALL SITE DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
36. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES AND REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
37. BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATIONS TO THESE PLANS OR OF ANY FIELD CONFLICTS.
38. ALL PERMITS RELATIVE TO THE PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
39. ALL WORK IN RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH "THE CURRENT EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS"
40. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, ACCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.

PROJECT NOTES:

PROPERTY IS LOCATED IN NASSAU COUNTY, FL; SHOWN ON NASSAU COUNTY TAX MAPS AS BEING TAX ID # 08-3N-24-2380-0011-0012.

1. THE PROPERTY IS ZONED C-1
2. PROPOSED USE: RESTAURANT.
3. TOTAL TRACT CONTAINS 1.24 ACRES; DISTURBED ACRES = +/- 1.26 ACRES.
4. BOUNDARY INFORMATION OBTAINED FROM SURVEY BY ATWELL DATED 10-31-2024.
5. TOPOGRAPHICAL INFORMATION OBTAINED FROM ALTA/ACSM LAND TITLE SURVEY PREPARED FOR MCDONALD'S USA, LLC PREPARED BY ATWELL DATED 10-31-2024.
6. VERTICAL DATUM FOR TOPOGRAPHY IS NAVD88.
7. THIS PROPERTY IS SHOWN ON F.I.R.M. PANEL NUMBER 12089C0135F, DATED 12/17/2010 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. THERE ARE NOT "STATE WATERS" REQUIRING BUFFERS ON THIS SITE. PROPOSED CONSTRUCTION WILL NOT IMPACT ANY STATE WATERS OR WETLANDS.
8. FLORIDA DOT PERMIT IS REQUIRED.
9. THERE ARE EXISTING TREES ON THE SITE.
10. UTILITY PROVIDERS:
    WATER AND SEWER:
    TOWN OF HILLIARD PUBLIC WORKS
    PHONE: 904-719-1012
    CONTACT: CORY HOBBS

    POWER:
    FLORIDA POWER AND LIGHT
    PHONE: 800-226-3545
    CONTACT: BUILDER'S LINE

    TELEPHONE:
    AT&T
    PHONE: 844-569-3706
    CONTACT: BUILDER'S LINE
11. NASSAU COUNTY ROW PERMIT REQUIRED FOR DRIVE ENTRANCE.

CONTACT INFORMATION:

OWNER:
B.Y. FRANKLIN PROPERTIES INC.
PO BOX 878
HILLIARD, FL 32046
PHONE: 904-845-7576

DEVELOPER:
MCDONALD'S USA, LLC
110 NORTH CARPENTER STREET
CHICAGO, ILLINOIS 60607
PHONE: 404-307-6794
CONTACT: GREG CARLETON

24hr CONTACT:
MCDONALD'S USA, LLC
110 NORTH CARPENTER STREET
CHICAGO, ILLINOIS 60607
PHONE: 404-307-6794
CONTACT: GREG CARLETON

ENGINEER:
INTEGRITY ENGINEERING AND DEVELOPMENT SERVICES, INC.
3615 BRASELTON HIGHWAY, SUITE 201
DACULA, GA. 30019
PHONE: (678) 546-0446
CONTACT: MARK ROMANO
EMAIL ADDRESS: MARK@INTEGRITYENG.NET

SURVEYOR:
ATWELL LLC
1800 PARKWAY PLACE, SUITE 700
MARIETTA, GA
PHONE: 770-423-0807
CONTACT: WES ABERCROMBIE

EXISTING IMPERVIOUS CALCULATIONS:

BUILDING:	0.01 ac.	0.81 %
PAVEMENT:	0.02 ac.	1.61 %
OPEN SPACE:	1.21 ac.	97.58 %
TOTAL SITE:	1.24 ac.	100.0 %
TOTAL IMPERVIOUS:	0.03 ac.	2.42 %

PROPOSED IMPERVIOUS CALCULATIONS:

BUILDING:	0.09 ac.	7.26 %
PAVEMENT:	0.76 ac.	61.29 %
OPEN SPACE:	0.39 ac.	31.45 %
TOTAL SITE:	1.24 ac.	100.0 %
TOTAL IMPERVIOUS:	0.85 ac.	68.55 %

NET INCREASE OF IMPERVIOUS: 0.82 AC + 66.13%

Sunshine 811

INTEGRITY
ENGINEERING & DEVELOPMENT SERVICES, INC.
3615 Braselton Highway, Suite 201
Dacula, Ga 30019 (678) 546-0446

NO.	DATE:	DESCRIPTION
1	07-24-25	SUBMIT FOR REVIEW
2	10-03-25	RESUBMIT FOR REVIEW
3		
4		

ISSUE

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARK ROMANO P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MARK ROMANO
NO 39354

Digitally signed by Mark Romano
Date: 2025.10.15 14:48:21 -04'00'

McDonald's USA, L.L.C.
110 North Carpenter Street, Chicago, IL 60607

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MCDONALD'S
551731 US HWY 1
HILLIARD, FL 32046
TAX PARCEL #
08-3N-24-2380-0011-0012
HILLIARD, NASSAU COUNTY
ZONED: C-1

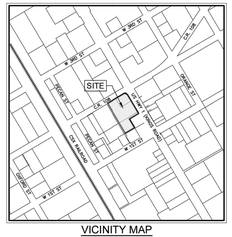
MCD STATE SITE CODE:
9-2817

IEDS PROJECT NUMBER:
MCD-24182

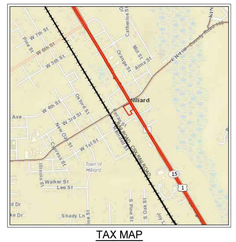
SHEET TITLE:
COVER

SHEET NUMBER C-1.0

INTEGRITY
ENGINEERING & DEVELOPMENT SERVICES, INC.
3615 Braselton Highway, Suite 201
Dacula, Ga 30019 (678) 546-0446



VICINITY MAP
NOT TO SCALE



TAX MAP
NOT TO SCALE

LEGEND

- FINE TREE
- PALM TREE
- ASPHALT PAVEMENT
- CONCRETE
- GRAVEL
- UTILITY HANDHOLE
- BENCHMARK
- FOUND IRON ROD AS NOTED
- TRAVERSE POINT
- TELE RISER
- TELEPHONE MANHOLE
- SANITARY CLEAN OUT
- HANDICAP PARKING SPACE
- ELECTRIC RISER
- SANITARY MANHOLE
- SIGN
- MULTI SUPPORT SIGN
- UTILITY POLE
- GUY ANCHOR
- TELEPHONE RISER
- FIBER OPTIC RISER
- WARNING POST GAS
- WARNING POST PIPELINE
- WARNING POST FIBER
- WATER HYDRANT
- WATER METER
- WATER WELL
- WATER VALVE
- FIRE DEP. CONN.
- STORM MANHOLE
- 11.20 SPOT ELEVATION
- SUBJECT BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- R/W RIGHT OF WAY LINE
- EASEMENT
- 40 GROUND CONTOUR
- UNDERGROUND UNKNOWN
- SANITARY SEWER
- OVERHEAD UTILITY
- UNDERGROUND TELECOM
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND WATER
- FENCE LINE AS NOTED

ZONING

THE SUBJECT PROPERTY IS ZONED "C-1" (GENERAL COMMERCIAL) PER CLIENT PROVIDED SITE INVESTIGATION REPORT BY INTEGRITY ENGINEERING & DEVELOPMENT SERVICES, INC. DATED (11/11/2024)

SITE RESTRICTIONS:

MINIMUM BUILDING SETBACKS
FRONT: 10 FEET
SIDE: 0-5 FEET
REAR: 10 FEET

MAXIMUM BUILDING HEIGHT: 35 FEET

NO SUBDIVISION OR RE-PLAT REQUIRED TO CONVEY THE SURVEYED PROPERTY.

THERE ARE NO DESIGNATED PARKING STALLS IN THE SURVEYED PROPERTY.

ABBREVIATIONS

C&G	=	CURB AND GUTTER
BM	=	BENCHMARK
EP	=	EDGE OF PAVEMENT
CLF	=	CHAIN LINK FENCE
BOT	=	BOTTOM OF STORM STRUCTURE
RCP	=	REINFORCED CONCRETE PIPE
CMP	=	CORRUGATED METAL PIPE
CES	=	CONCRETE END SECTION
PVC	=	POLYVINYL CHLORIDE PIPE
FF	=	FINISH FLOOR
FDOT	=	FLORIDA DEPARTMENT OF TRANSPORTATION
BFP	=	BACK FLOW PREVENTER
IRC	=	IRON ROD & CAP
ND	=	NAIL WITH DISK
CMF	=	CONCRETE MONUMENT FOUND
INV	=	INVERT
SF	=	SQUARE FEET
AC	=	ACRES
CONC	=	CONCRETE
ORB	=	OFFICIAL RECORDS BOOK
PG(S)	=	PLAT(S)
PB	=	PLAT BOOK
N	=	NORTHING
E	=	EASTING
ELEV	=	ELEVATION
PRM	=	PERMANENT REFERENCE MONUMENT
P	=	PLATTED MEASUREMENT
M	=	FIELD MEASUREMENT
C	=	CALCULATED MEASUREMENT
D	=	DEED MEASUREMENT
LB	=	LICENSED BUSINESS
PSM	=	PROFESSIONAL SURVEYOR & MAPPER
R/W	=	RIGHT-OF-WAY
C.R	=	COUNTY ROAD
ID	=	PROPERTY IDENTIFICATION NUMBER

SCHEDULE B-II, SPECIAL EXCEPTIONS

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. NTS-203543-FL- EFFECTIVE DATE: 05/23/2025 @ 8:00 AM
SCHEDULE B SECTION II - EXCEPTIONS:

(ITEMS **1 - 10 AND 13** ARE NOT SURVEY RELATED ISSUES, OR ARE NOT APPLICABLE TO SUBJECT PROPERTY, OR WERE OMITTED FROM SCHEDULE B II: THEREFORE, NO OPINION IS OFFERED HEREIN BY THE UNDERSIGNED AS TO THEIR RESPECTIVE LOCATIONS OR POSSIBLE AFFECT ON THE SUBJECT PROPERTY.)
(ONLY ITEMS AFFECTING THE PROPOSED LEASE PARCEL ADDRESSED).

11. MATTERS SHOWN ON THE PLAT OF MAP OF HILLIARD, RECORDED IN PLAT BOOK 1, PAGE 28; AS AFFECTED BY CLERK'S CERTIFICATE RECORDED IN BOOK 1608, PAGE 1069 OF OFFICIAL RECORDS.
-AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE. SUBJECT PROPERTY IS A PORTION OF LOTS 1 AND 4.

12. ANY MAP OR DIAGRAM NOW OR PREVIOUSLY PROVIDED IS FOR REFERENCE AND INFORMATIONAL PURPOSES ONLY. THE COMPANY AND ITS AGENTS EXPRESSLY DISCLAIM ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON SUCH MAP(S) OR DIAGRAM(S). THE FOREGOING DOES NOT LIMIT ANY EXPRESS COVERAGES PROVIDED BY THE TERMS AND PROVISIONS OF ANY TITLE INSURANCE POLICY FOR MATTERS WHICH MIGHT BE REVEALED BY A SURVEY PREPARED AND CERTIFIED IN ACCORD WITH FLORIDA STATUTES SECTION 472.027.
-EFFECT NOT DETERMINED, THE DESCRIPTION CONTAINED IN THIS DOCUMENT IS INDETERMINATE.

AS SURVEYED LEGAL DESCRIPTION

PROPOSED LEASE PARCEL:

A PARCEL OF LAND SITUATED IN SECTION 09, TOWNSHIP 03 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING A PORTION OF LOTS 1 AND 4, MAP OF HILLIARD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHERLY END OF THE MITERED INTERSECTION OF THE SOUTHEASTERLY MARGIN OF COUNTY ROAD NUMBER 108 (60 FOOT PUBLIC RIGHT-OF-WAY WIDTH) AND THE SOUTHWESTERLY MARGIN OF U.S. HIGHWAY NO. 1 (KINGS ROAD - 80 FOOT PUBLIC RIGHT OF WAY WIDTH), ALSO BEING ON THE EASTERLY LINE OF AFORESAID LOT 1, BEING A 3/4 INCH OPEN TOP PIPE FOUND; THENCE ALONG SAID SOUTHWESTERLY MARGIN AND EASTERLY LINE OF SAID LOTS 1 AND 4 SOUTH 30°37'52" EAST (A GRID BEARING) A DISTANCE OF 203.97 FEET TO 5/8 INCH REBAR WITH CAP FOUND (LB 6888); THENCE DEPARTING SAID SOUTHWESTERLY MARGIN AND EASTERLY LINE OF LOT 1 SOUTH 59°08'35" WEST A DISTANCE OF 99.43 FEET TO A 5/8 INCH REBAR FOUND (NO I.D.); THENCE SOUTH 31°07'00" EAST A DISTANCE OF 94.28 FEET TO A 5/8 REBAR FOUND (NO I.D.); THENCE SOUTH 59°15'19" WEST A DISTANCE OF 100.00 FEET TO A 3/4 INCH OPEN TOP PIPE FOUND; THENCE NORTH 30°45'45" WEST A DISTANCE OF 319.86 FEET TO THE AFORESAID SOUTHEASTERLY MARGIN OF COUNTY ROAD 108, BEING A 3/4 INCH OPEN TOP PIPE FOND; THENCE ALONG SAID SOUTHEASTERLY MARGIN THE FOLLOWING (2) COURSES: (1) NORTH 59°06'52" EAST A DISTANCE OF 184.34 FEET TO A REBAR WITH CAP SET (LB 7832); (2) THENCE SOUTH 65°41'37" EAST A DISTANCE OF 26.62 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF: 54,226 SQUARE FEET OR 1.24 ACRES, MORE OR LESS.

EXHIBIT "A" TITLE LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF NASSAU, STATE OF FLORIDA AND IS DESCRIBED AS FOLLOWS:

ALL PORTION ("PORTION") OF THE LAND DESCRIBED AS:

ALL THAT CERTAIN PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 11, ACCORDING TO THE OFFICIAL PLAT OF THE TOWN OF HILLIARD, PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY OF SECOND STREET WITH THE SOUTHWEST RIGHT-OF-WAY OF U.S. HIGHWAY NUMBERS 1, 23 AND 30 ALSO KNOWN AS KINGS RD; THENCE S 31° 13' 16" E, ALONG THE SOUTHWEST RIGHT-OF-WAY OF KINGS ROAD, A DISTANCE OF 110.00' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG AFOREMENTIONED RIGHT-OF-WAY LINE, S 31° 13' 16" E, A DISTANCE OF 115.00'; THENCE DEPARTING SAID RIGHT-OF-WAY S 58° 42' 44" W, A DISTANCE OF 99.00'; THE NORTHWEST OF THOSE LANDS DESCRIBED IN BOOK 1453, PAGE 587 OF OFFICIAL RECORDS; THENCE S 31° 33' 59" E, A DISTANCE OF 94.30' TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN BOOK 881, PAGE 1837 OF OFFICIAL RECORDS; THENCE S 58° 39' 28" W, ALONG THE NORTH LINE OF THOSE LANDS PREVIOUSLY DESCRIBED, A DISTANCE OF 100.09', TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN BOOK 751, PAGE 1842 OF OFFICIAL RECORDS; THENCE NORTH 31° 13' 03" W, A DISTANCE OF 320.39' TO THE SOUTHEAST RIGHT-OF-WAY OF SECOND STREET, THENCE NORTH 55° 42' 35" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 100' TO THE WEST LINE OF THOSE LANDS DESCRIBED IN BOOK 477, PAGE 303 OF OFFICIAL RECORDS; THENCE SOUTH 31° 14' 12" E, ALONG AFOREMENTIONED WEST LINE, A DISTANCE OF 110' TO THE SOUTH LINE OF AFOREMENTIONED, THENCE ALONG SAID SOUTH LINE N 58° 42' 40" E, A DISTANCE OF 99.43' TO THE POINT OF BEGINNING.

AND

ALL OF THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF HILLIARD, FLORIDA, AND BEING A PART OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 24 EAST, COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING FURTHER KNOWN AND DESCRIBED AS THE WESTERLY NINETY THREE (93) FEET OF THE EAST ONE HUNDRED THREE (103) FEET OF THE NORTHERLY 110 FEET OF LOT FOUR (4) IN BLOCK ELEVEN (11) OF SAID CITY OF HILLIARD, FLORIDA AS RECORDED IN PLAT BOOK ONE (1) AT PAGE TWENTY EIGHT (28) OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA.

LESS AND EXCEPT

A PARCEL OF LAND IN LOT 4, BLOCK 11, HILLIARD, AS RECORDED IN PLAT BOOK 1, PAGE 28, OF THE PUBLIC RECORDS OF NASSAU COUNTY FLORIDA, IN SECTION 9, TOWNSHIP 3, NORTH, RANGE 24 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3, BLOCK 12, HILLIARD, AS RECORDED IN PLAT BOOK 1, PAGE 28, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 58° 43' 18" WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 108, A DISTANCE OF 199.98 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE, WITH THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 15 (U.S. 1); THENCE CONTINUE SOUTH 58° 43' 18" WEST, A DISTANCE OF 40.14 FEET, THENCE NORTH 31° 10' 28" WEST, A DISTANCE OF 0.08 FEET; THENCE SOUTH 58° 45' 12" WEST, A DISTANCE OF 40.02 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 15 (U. S. 1), WITH THE SAID SOUTHERLY RIGHT OF WAY LINE AND THE POINT OF BEGINNING; THENCE SOUTH 31° 11' 57" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 22.00 FEET; THENCE NORTH 65° 30' 03" WEST, A DISTANCE OF 26.62 FEET TO A POINT ON THE SAID SOUTHERLY RIGHT OF WAY LINE; THENCE NORTH 58° 45' 12" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION THEREOF FOR ROAD RIGHTS-OF-WAY

OBSERVATIONS/ENCROACHMENTS

NONE OBSERVED

DATUMS

Horizontal: Grid North, NAD83, Florida State Plane, East Zone
(North American Datum of 1983) (2011)
US Survey Foot, Nassau County, Florida
Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid18 (Gonus)

SURVEY NOTES

1. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: NTS-203543-FL-1, EFFECTIVE DATE: 09/23/2024 @ 8:00 AM.
3. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), DERIVING A BEARING OF SOUTH 30°37'52 " EAST ALONG THE SOUTHWESTERLY MARGIN OF U.S. HIGHWAY 1 (KINGS ROAD).
4. THE PROPERTY SHOWN AND DESCRIBED HEREIN HAS AN AREA OF 54,226 SQUARE FEET OR 1.24 ACRES, MORE OR LESS.
5. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12089C0135F, DATED 12/17/2010, THE SUBJECT PROPERTY LIES WITHIN ZONE "X", AREAS LYING OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
6. THE PROPERTY IS DESIGNATED BY NASSAU COUNTY, FLORIDA AS TAX MAP PARCEL ID NUMBER 08-3N-24-2380-0011-0012. OTHER THAN THE SUBJECT PROPERTIES, NO OTHER PROPERTIES ARE INCLUDED WITHIN SAID TAX MAP PARCELS.
7. THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY. POSTED ADDRESS: 551731 US HIGHWAY 1, HILLIARD, FLORIDA 32046.
8. ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE COMBINED NETWORK SOLUTION OBTAINED ABOVE WAS CHECKED AGAINST AND CONFORMS TO RECOVERED NATIONAL GEODETIC SURVEY (NGS) BENCHMARK HILLIARD (PID: BC2370), DESCRIBED AS BEING A TRIANGULATION STATION DISK SET IN TOP OF A CONCRETE MONUMENT HAVING AN ELEVATION OF 67.03 FEET.
9. THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE ESTABLISHED UTILIZING GPS. THE EQUIPMENT USED WAS A GPS RECEIVER WITH TRIMBLE DATA COLLECTION SOFTWARE. ALL COORDINATES ARE BASED ON NAD83(2011) AND GEOID18. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING A LOCAL VRS REAL TIME NETWORK AND CHECKED WITH ON SITE STATIC OBSERVATIONS. THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS 0.04 FEET HORIZONTAL AND 0.07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
11. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND VISIBLE STRUCTURES AND MARKING ON THE GROUND BY GPRS DATED JULY 15, 2025. FLORIDA LAW (F.S. 556) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT EXCAVATORS/CONTRACTORS SHALL CONTACT SUNSHINE 811 (FKA: SUNSHINE STATE ONE-CALL OF FLORIDA) BY CALLING 800-432-4770 OR 811 AT LEAST 2 FULL BUSINESS DAYS FOR NORMAL TICKETS AND 10 FULL BUSINESS DAYS FOR UNDERWATER TICKETS PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION TO ALLOW MEMBER OPERATORS AN OPPORTUNITY TO IDENTIFY AND MARK THEIR UNDERGROUND FACILITIES AND APPROPRIATELY RESPOND TO THE POSITIVE RESPONSE SYSTEM.
12. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION NOR WAS ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
13. THE PROPERTY IS ADJACENT TO THE SOUTHWESTERLY MARGIN OF US HIGHWAY 1 AND THE SOUTHEASTERLY MARGIN OF COUNTY ROAD 108, BOTH BEING PUBLIC RIGHTS-OF-WAYS, AND THE PROPERTY HAS ACCESS TO SUCH PUBLIC ROADS.
14. ANGULAR/LINEAR: TRIMBLE S8 ROBOTIC TOTAL STATION
GPS: TRIMBLE R10 GPS RECEIVER.
15. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
16. ZONING INFORMATION PER A CLIENT PROVIDED SITE INVESTIGATION REPORT BY INTEGRITY ENGINEERING & DEVELOPMENT SERVICES INC. DATED (11-11-2024).
17. THE "AS SURVEYED LEGAL DESCRIPTION" SHOWN HERE WAS PREPARED BY THE SURVEYOR AS THE CLIENTS REQUEST
18. LIMITS OF TOPOGRAPHIC AND IMPROVEMENT LOCATIONS HAVE BEEN SPECIFIED BY THE CLIENT.
19. THIS SURVEY COMPLIES WITH THE CURRENT REQUIREMENTS SET FORTH IN THE MCDONALD'S SURVEY ORDER FORM AN MINIMUM REQUIREMENTS.
20. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR & MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
21. THERE ARE NO GAPS OR GORES BETWEEN THE PROPERTIES LISTED WITHIN THE TITLE REPORT LISTED HEREON.

SURVEYOR'S ALTA CERTIFICATION

TO: MCDONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY (LEASEHOLD); MCDONALD'S CORPORATION; MCDONALD'S USA, LLC: MCDONALD'S REAL ESTATE COMPANY; CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11 (b), 13, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED OCTOBER 22, 2024.

John W Abercrombie

Digitally signed by John W Abercrombie
DN: E=jwabercrombie@atwell.com, C=US, O=John, OU=Abercrombie, CN=John W Abercrombie, SERIALNUMBER=A01410C0000019SEC0B453A0000A488EB
Date: 2025.09.30 09:19:45-04'00'

ATWELL LLC: LB 7832 — DATE

J. WESLEY ABERCROMBIE, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #7506

J. WESLEY ABERCROMBIE — License Number 7506 — STATE OF FLORIDA — Professional Surveyor and Mapper

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY PLAT OR MAP AS WERE NOT BELIEVED INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE SURVEYOR DOES NOT GUARANTEE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING EXCAVATION. YOU SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S EXCAVATION OPERATIONS AND SHALL PROTECT AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER IS EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE CONTRACTOR'S EMPLOYEES IN THE WORK, OF ANY ADJACENT STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
(678) 546-0446 | www.atwell-group.com
3615 PARKWAY PLACE, SUITE 100
MARIETTA, GA 30067
FLORIDA SURVEY COA LB 7832

LOCATED IN
SECTION 09, TOWNSHIP 03 NORTH,
RANGE 24 EAST
NASSAU COUNTY, FLORIDA

CLIENT: MCDONALD'S
ALTA/NSPS LAND TITLE SURVEY
STORE ID: 92817
ADDRESS: 551731 US HWY 1,
HILLIARD, FLORIDA 32046

DATE: 10/30/2024

REVISION 1 DATE: 05/14/2025
REASON: ADDED SECTIONAL TBM'S

REVISION 2 DATE: 07/22/2025
REASON: SURVEY COMMENTS & OFFSITE UTILITY LOCATION

REVISION 3 DATE: 09/30/2025
REASON: REVISED UTILITY NOTE

REVISIONS

DWG.	MCD	CH.	WA
P.M.	WA		
CODE	AS		
JOB	24007904		
SHEET NO.	1 OF 2		

NO.	DATE:	ISSUE DESCRIPTION
1	07-24-25	SUBMIT FOR REVIEW
2	10-03-25	RESUBMIT FOR REVIEW
3		
4		

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARK ROMANO P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MARK ROMANO
NO. 93554

McDonald's USA, L.L.C.
110 North Carpenter Street, Chicago, IL 60607

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MCDONALD'S
551731 US HIGHWAY 1
HILLIARD, FL 32046
TAX PARCEL #
08-3N-24-2380-0011-0012
HILLIARD, NASSAU COUNTY
ZONED: C-1

MCD STATE SITE CODE:
9-2817

IEDS PROJECT NUMBER:
MCD-24182

SHEET TITLE:
SURVEY

SHEET NUMBER C-2.0

SURVEY NOTES:

1. This sheet is included as part of this plan set in order to show site boundaries and existing conditions.
2. Mark and protect all existing underground utilities prior to demolition work. Known utilities are shown based on the best information available to the engineer. There may be other utilities not known to the engineer or surveyor.

30' 20' 10' 0 30' 60' 90'

GRAPHIC SCALE
SCALE 1" = 30'

Sunshine 811



LINE TABLE		
LINE #	BEARING	LENGTH
L1 (M)	S65°41'37"E	26.62'
L1 (D)	N65°30'03"E	26.62'

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AND/OR STRUCTURES SHOWN HEREON ARE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE SURVEYOR OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
1600 PARKWOOD CIRCLE, SUITE 700
MAGNETIC, GA
FLORIDA SURVEY COA# LB 7832

NO.	DATE:	ISSUE DESCRIPTION
1	07-24-25	SUBMIT FOR REVIEW
2	10-03-25	RESUBMIT FOR REVIEW
3		
4		

LOCATED IN
SECTION 09, TOWNSHIP 03 NORTH,
RANGE 24 EAST
NASSAU COUNTY, FLORIDA

CLIENT: MCDONALD'S
ALTA/NSPS LAND TITLE SURVEY
STORE ID: 92817
ADDRESS: 551731 US HWY 1,
HILLIARD, FLORIDA 32046

DATE 10/30/2024

REVISION 1 DATED: 05/14/2025
REASON: ADDED ADDITIONAL TOPO.

REVISION 2 DATED: 07/28/2025
REASON: ADDED ADDITIONAL & OFFSITE UTILITY LOCATION

REVISION 3 DATED: 08/30/2025
REASON: REVISED UTILITY NOTE

REVISIONS

DWG. MCD	CH. WA
P.M. WA	
CODE AS	
JOB 24007904	
SHEET NO. 2 OF 2	

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARK ROMANO P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MARK ROMANO
PE NO. 93054

INTEGRITY
ENGINEERING & DEVELOPMENT SERVICES, INC
3615 Braselton Highway, Suite 201
Dacula, Ga 30019 (678) 546-0446

McDonald's USA, L.L.C.
110 North Carpenter Street, Chicago, IL 60607

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MCDONALD'S
551731 US HWY 1
HILLIARD, FL 32046
TAX PARCEL #
08-3N-24-2380-0011-0012
HILLIARD, NASSAU COUNTY
ZONED: C-1

MCD STATE SITE CODE:
9-2817

IEDS PROJECT NUMBER:
MCD-24182

SHEET TITLE:
SURVEY

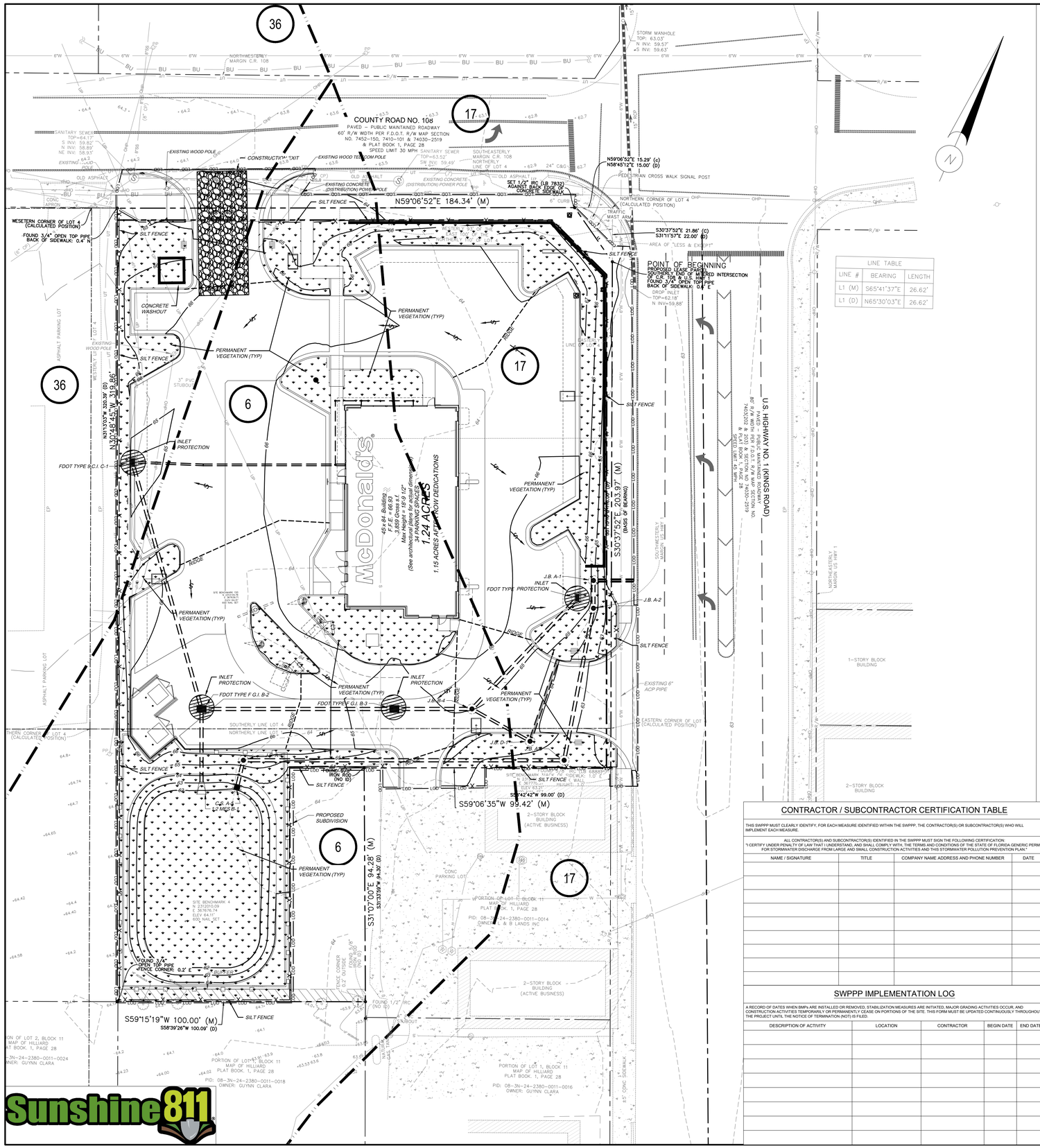
SHEET NUMBER C-2.1

SURVEY NOTES:

1. This sheet is included as part of this plan set in order to show site boundaries and existing conditions.
2. Mark and protect all existing underground utilities prior to demolition work. Known utilities are shown based on the best information available to the engineer. There may be other utilities not known to the engineer or surveyor.

30' 20' 10' 0 30' 60' 90'
GRAPHIC SCALE
SCALE 1" = 30'

Sunshine811



SWPP NOTES

SITE DESCRIPTION:

SITE LOCATION: THE SITE IS LOCATED AT 2503 NORTH KINGS ROAD HILLIARD, FL 32046

SITE CONDITIONS & ACTIVITIES NARRATIVE: THE EXISTING CONDITION OF THE SITE IS UNDEVELOPED LOT. THE SITE'S GRADE WILL BE RAISED AND HAVE NO MAJOR EFFECT ON ABUTTING PROPERTIES.

NATURE OF CONSTRUCTION ACTIVITY: DEMOLITION OF EXISTING SITE APPURTENANCES, CLEARING AND GRADING THE SITE AND CONSTRUCTION OF A SINGLE BUILDING FOR USE AS A RESTAURANT. WORK INCLUDES FINE GRADING OF THE PROPERTY, CONSTRUCTION AND MAINTENANCE OF EROSION CONTROL MEASURES, UTILITY INSTALLATIONS AND BUILDING CONSTRUCTION.

SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES: REFER TO "PROPOSED SITE WORK AND EROSION CONTROL SEQUENCING AND PHASING" ON THIS SHEET.

TOTAL AREA OF SITE: 1.24 AC

TOTAL DISTURBED AREA: 1.26 AC

SOIL OR QUALITY OF ANY STORMWATER DISCHARGE FROM SITE: EXISTING SITE WILL BE UNDEVELOPED. SITE SHALL BE STABILIZED AND READY FOR CONSTRUCTION AT TIME OF DELIVERY.

DRAINAGE AREA FOR EACH DISCHARGE POINT: REFER TO SITE MAP ON EROSION AND SEDIMENTATION CONTROL SHEETS OF CONSTRUCTION PLANS.

LATITUDE AND LONGITUDE OF EACH DISCHARGE POINT AND NAME OF RECEIVING WATER OR MS4: REFER TO SITE MAP ON EROSION AND SEDIMENTATION CONTROL SHEETS OF CONSTRUCTION PLANS.

DESCRIPTION OF BMPs AND MEASURES IMPLEMENTED: THE STRUCTURAL BMPs AND MEASURES USED IN THIS SWPPP INCLUDE CONSTRUCTION EXIT PAD, TREE PROTECTION FENCING, SILT FENCE BARRIER/DRY MULCH, DUST CONTROL, CONCRETE WASHOUT, FRAME AND FILTER BARRIER FOR AREA DRAINS, CURB INLET SUMP BARRIER AND SODDING. REFER TO SITE WORK AND EROSION CONTROL SEQUENCING AND PHASING NOTES ON THIS PLAN FOR SCHEDULING AND SEQUENCING OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL FURNISH, INSTALL PER THE SEQUENCE OF CONSTRUCTION, MAINTAIN AND SUBSEQUENTLY REMOVE, ALL NECESSARY TEMPORARY BMPS. THE CONTRACTOR WILL FURNISH AND INSTALL ALL NECESSARY PERMANENT BMPS. THE CONTRACTOR SHALL ADJUST, ADD OR MODIFY BMPS AS NECESSARY TO COMPLY WITH THE INTENT OF THE GENERIC NPDES PERMIT AND THE SWPPP FOR NO ADDITIONAL COMPENSATION. THE CONTRACTOR SHALL CONSULT WITH INTEGRITY ENGINEERING PRIOR TO ADJUSTING, ADDING OR MODIFYING BMPS THAT AFFECT THE HYDRAULICS OF THE SITE OR BEFORE ADDING BMPS NOT DETAILED IN THE SWPPP. THE CONTRACTOR IS ADVISED THAT THE SWPPP ONLY INDICATES EROSION, SEDIMENT, AND TURBIDITY CONTROLS AT LOCATIONS DETERMINED DURING THE DESIGN PROCESS. HOWEVER, THE CONTRACTOR IS REQUIRED TO PROVIDE ANY ADDITIONAL CONTROLS NECESSARY TO PREVENT THE POSSIBILITY OF EROSION LEAVING THE CONSTRUCTION SITE.

DESCRIPTION OF TEMPORARY AND PERMANENT STABILIZATION PRACTICES: TEMPORARY STABILIZATION PRACTICES CONSIST OF DRY MULCH (STRAW) TO BE PLACED IMMEDIATELY AND THROUGHOUT CONSTRUCTION ON ANY DENUDED AREAS LEFT EXPOSED AND INACTIVE FOR MORE THAN 7 DAYS. THE STANDARD APPLICATION RATE OF STRAW / HAY MULCH IS ABOUT 2.0 TONS/ACRE WITH 80% TO 100% GROUND COVERAGE OF MATERIAL HAVING MINIMUM FIBER LENGTHS OF 6.0- TO 8.0-INCHES. DRY MULCHES MUST BE HELD IN PLACE, USUALLY BY CRIMPING, WHICH FORCES, OR PUNCHES, FIBERS INTO THE GROUND BY USE OF A WEIGHTED DISK.
AFTER GRADING OPERATIONS HAVE BEEN COMPLETED ALL EXPOSED AREAS ARE TO BE PERMANENTLY STABILIZED WITH SODDING.

DESCRIPTION OF STRUCTURAL CONTROLS TO BE IMPLEMENTED: STRUCTURAL CONTROLS INCLUDE INSTALLATION OF CONSTRUCTION EXIT PAD, TREE PROTECTION FENCING AND SILT FENCE BARRIER PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE THAT IS NOT RELATED TO THE INSTALLATION OF THESE INITIAL STRUCTURAL EROSION CONTROL BMPs. OTHER STRUCTURAL CONTROLS INCLUDE CONCRETE WASHOUT, FRAME AND FILTER BARRIERS FOR AREA DRAINS AND CURB INLET SUMP BARRIERS. THESE MEASURES SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED. ONCE FINAL STABILIZATION HAS BEEN ACHIEVED, ALL TEMPORARY STRUCTURAL CONTROLS AND MEASURES SHALL BE REMOVED.

PERMANENT STORMWATER MANAGEMENT CONTROLS: AN ENVIRONMENTAL RESOURCE PERMIT, PERMITTED THROUGH SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT, HAS BEEN SUBMITTED FOR THIS PROJECT. AN ERP REVIEW IS PENDING.

CONTROLS FOR POTENTIAL POLLUTANTS: PETROLEUM BASED PRODUCTS - CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS, AND TAR WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ON-SITE VEHICLE AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATERS, NATURAL DRAINS, AND STORMWATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVEN/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS, AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.

PAINTS/FINISHES/SOLVENTS - ALL PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT WILL NOT BE DISCHARGED TO THE STORM WATER COLLECTION SYSTEM. EXCESS PRODUCT, MATERIALS USED WITH THESE PRODUCTS AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

FERTILIZER/HERBICIDES - THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATION. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS.

BUILDING MATERIALS - NO BUILDING OR CONSTRUCTION MATERIALS WILL BE BURIED OR DISPOSED OF ONSITE. ALL SUCH MATERIAL WILL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURE.

FOR BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE, PROVIDE COVER (E.G. PLASTIC SHEETING, TEMPORARY ROOFS) TO MINIMIZE THE EXPOSURE OF THESE PRODUCTS TO PRECIPITATION AND TO STORMWATER WILL NOT RESULT IN A DISCHARGE OF POLLUTANTS, OR WHERE EXPOSURE OF A SPECIFIC MATERIAL OR PRODUCT POSES LITTLE RISK TO STORMWATER CONTAMINATION (SUCH AS FINAL PRODUCTS AND MATERIALS INTENDED FOR OUTDOOR USE).

LOCAL, STATE AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIALS AND EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST, AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS.

SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE, AND FEDERAL REGULATIONS.

THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1320 GALLONS OF PETROLEUM IS STORED ONSITE (THIS INCLUDES CAPACITIES FOR EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A COUNTERMEASURES PLAN PREPARED BY THAT LICENSED PROFESSIONAL.

FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

SEE EROSION CONTROL PLANS & DETAIL SHEETS FOR BEST MANAGEMENT PRACTICES FOR CONCRETE WASH DOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS, AND THE REAR OF THE VEHICLE ONLY. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.

MAINTENANCE:

EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE, CERTIFIED PERSONNEL SHALL:

INSPECT ALL AREAS AT THE SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT.

INSPECT ALL LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.

INSPECTIONS AND RECORD KEEPING:

CONTRACTORS MUST RECORD THE FOLLOWING DATES:
A) WHEN MAJOR GRADING ACTIVITIES OCCUR
B) WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE
C) WHEN STABILIZATION (I.E. EROSION CONTROL) MEASURES BEGIN

CONTRACTORS ARE TO PROVIDE QUALIFIED INSPECTORS WHO HAVE KNOWLEDGE AND EXPERIENCE IN THE PRINCIPLES AND PRACTICE OF SEDIMENT AND EROSION CONTROL AND CAN COMPLETE PROJECT SITE INSPECTIONS:
A) AT LEAST ONCE EVERY SEVEN (7) DAYS
B) WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.50-INCHES OR MORE

CONTRACTORS ARE ENCOURAGED TO PROVIDE A DESIGNER RESPONSIBLE FOR EVALUATING AND INSPECTING THE CONSTRUCTION SITE AT LEAST ONCE EVERY 30 DAYS WHILE ACTIVITIES ARE OCCURRING. THIS INDIVIDUAL WILL BE RESPONSIBLE FOR DEVELOPING AND SIGNING THEIR INSPECTION REPORT UPON COMPLETION OF SITE VISITS. REPORTS FOR EACH INSPECTION ARE TO BE PART OF THE SWPPP RECORDS WHILE CONSTRUCTION ACTIVITIES OCCUR AND ARE TO INCLUDE CERTIFICATION ABOUT COMPLIANCE AND NON-COMPLIANCE ISSUES FOUND. IN ADDITION, THOSE THAT HAVE SIGNED THE NOI APPLICATION ARE TO RETAIN REPORTS FOR AT LEAST THREE (3) YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR TERMINATES.

BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE STORMWATER POLLUTION PREVENTION PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN THREE (3) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN THREE (3) CALENDAR DAYS FOLLOWING EACH INSPECTION.

THE SWPP PLAN WAS PREPARED IN ACCORDANCE WITH THE FDEP REGULATIONS, SJRWMD REQUIREMENTS, AND THE TOWN OF HILLIARD CODE.

COR'S SWPP WILL BE PROVIDED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO MOBILIZING TO THE SITE TO INSTALL THE BMPS

EROSION CONTROL LEGEND

CRUSHED STONE CONSTRUCTION EXIT:
A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TIRES THEREBY PROTECTING PUBLIC STREETS.

PERMANENT VEGETATION (SOD):
LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

BARRIER (SILT FENCE):
SILT FENCE BARRIERS CONSIST OF GEOSYNTHETIC MATERIAL PLACED IN A MANNER THAT CONTROLS SHEET FLOW FROM DISTURBED LANDS. EXCEPT FOR VERY LARGE DIAMETER (E.G. SAND) PARTICLES, SILT FENCES DO NOT "FILTER" SEDIMENT OUT OF RUNOFF WATERS. INSTEAD, THE EFFECTIVENESS OF A SILT FENCE IS DEPENDENT UPON ITS ABILITY TO CREATE A SMALL "CONTAINMENT SYSTEM" TO ALLOW FOR DEPOSITION OF SUSPENDED PARTICLES.

BARRIER (FRAME AND FILTER BARRIER FOR AREA DRAINS):
TEMPORARY BARRIERS TO CAUSE WATERS TO POND AND DRAIN SO THAT SEDIMENT CAN SETTLE OUT OF RUNOFF WATERS WHILE CONSTRUCTION ACTIVITIES OCCUR.

BARRIER (CURB INLET SUMP BARRIER):
TEMPORARY BARRIERS TO CAUSE WATERS TO POND AND DRAIN SO THAT SEDIMENT CAN SETTLE OUT OF RUNOFF WATERS WHILE CONSTRUCTION ACTIVITIES OCCUR.

NOTICE TO CONTRACTOR:

IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES" (DEP FORM 62-621.300(4)(B) OR LATEST VERSION) TO FDEP TO THE FOLLOWING ADDRESS OR THROUGH THE FDEP ON-LINE SYSTEM AT LEAST TWO DAYS BEFORE COMMENCEMENT OF CONSTRUCTION:

NPDES STORMWATER NOTICES CENTER, MS #2510 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, 2600 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA 32399-2400

THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 14 CALENDAR DAYS AFTER THE SITE HAS ACHIEVED FINAL STABILIZATION (I.E. ALL DISTURBED SOILS AT THE SITE HAVE BEEN FINAL STABILIZED), TEMPORARY BMPS HAVE BEEN REMOVED, AND STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE SITE AUTHORIZED BY THE PERMIT HAVE BEEN ELIMINATED.

AN ENVIRONMENTAL RESOURCE PERMIT IS REQUIRED FOR THE PROJECT. CONTRACTOR SHALL PROVIDE THE PERMIT INFORMATION ON THE NOI APPLICATION.

MS4 OPERATOR NAME (IF ANY): TOWN OF HILLIARD

THE CONTRACTOR SHALL PROVIDE A COPY OF THE NOI AND SUBSEQUENT NOT OR THE ACKNOWLEDGEMENT LETTERS FOR THE NOI OR NOT TO THE MS4 WITHIN 7 DAYS OF RECEIPT. THE CONTRACTOR SHALL ALSO COORDINATE WITH THE MS4 TO ENSURE THAT ALL SPECIFIC REQUIREMENTS ARE MET.

PROPOSED SITE WORK AND EROSION CONTROL SEQUENCING AND PHASING (REFERENCE TO GRADING AND E&SC PLAN SHEETS)

PHASE I - PRE GRADING

1. POST A COPY OF THE NOI OR LETTER FROM FDEP CONFIRMING COVERAGE UNDER THE GENERIC PERMIT, AND THE NAME AND PHONE NUMBER OF THE CONTRACTOR'S REPRESENTATIVE RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL INSTALLATION AND MAINTENANCE ON A 24 HOUR BASIS.
2. INSTALL INITIAL CONSTRUCTION EXIT PAD AT LOCATION AS DESIGNATED ON PLAN.
3. INSTALL TYPE 4 SILT FENCE BARRIER AS SHOWN ON THESE PLANS.

PHASE II - DURING GRADING

4. CLEAR AND GRUB THE REMAINDER OF THE SITE, ENSURING THAT ANY RUNOFF FROM THE DISTURBED AREA IS DIRECTED TO EROSION CONTROL BMP MEASURES.
5. ALL DEBRIS FROM CLEARING AND GRUBBING SHALL BE HAULED TO AN APPROVED DISPOSAL SITE. NO DEBRIS OR MATERIAL OF ANY TYPE IS TO BE BURNED OR BURIED ON THE PROJECT SITE. ALL TOPSOIL IS TO BE STOCK PILED WITHIN THE LIMITS OF THE AREA INDICATED ON THE PLANS FOR REDISTRIBUTION TO PROPOSED LANDSCAPING AREAS. PROTECT STOCK PILE AREAS WITH SILT FENCE BARRIER AS NEEDED.
6. GRADING SHALL PROCEED TO THE PROPOSED FINAL CONDITION. STORM DRAIN FACILITIES SHALL BE INSTALLED CONCURRENT WITH GRADING, AND ALL RUNOFF SHALL BE DIRECTED TO THE APPROPRIATE SEDIMENTATION CONTROL DEVICES.
7. INSTALL AND UTILIZE STORM DRAIN PIPES AS GRADING PROGRESSES, PROTECTING ALL INLETS WITH FRAME AND FILTER BARRIER FOR AREA DRAINS AND FLUMES WITH CURB INLET SUMP BARRIERS.
8. AS SOON AS SIGNIFICANT PORTIONS OF SLOPES ARE COMPLETED, THEY SHALL BE PROTECTED WITH DRY MULCH. THROUGHOUT THE PROJECT, DISTURBED AREAS SHALL BE STABILIZED AS SOON AS POSSIBLE.
9. DURING THE INTERMEDIATE PHASE, CONSTRUCT ROAD IMPROVEMENTS AND UTILITY CONNECTIONS AS SHOWN.

PHASE III - AFTER GRADING

10. AS SOON AS GRADING IS COMPLETED, ALL DISTURBED AREAS SHALL BE MULCHED.
11. SILT FENCE BARRIER AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES ARE TO REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL ENTIRE SITE IS STABILIZED WITH PERMANENT VEGETATIVE COVER.
12. AFTER SITE IS COMPLETELY STABILIZED WITH PERMANENT VEGETATION (SOD) AND THE PROPOSED BUILDING HAS BEEN CONSTRUCTED, EXAMINE THE DETENTION POND(S). DETENTION POND(S) SHALL BE CLEARED OF ANY SEDIMENT AND RESTORED TO EXISTING OR DESIGN CONDITIONS.
13. AFTER THE SITE IS COMPLETELY STABILIZED WITH PERMANENT VEGETATION (SOD) REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES AND DISPOSE OF ANY REMAINING SEDIMENT.
14. WHEN ALL OTHER SITE CONSTRUCTION ACTIVITIES ARE COMPLETE, REMOVE TREE PROTECTION FENCING.

SOILS CHART

Mapping Unit	Soil Name	Texture	Structure	AOI (acres)	Slope (%)
6	Hurricane-Pottsburg	Fine	Sand	7.1	0-5
17	Urban Land	N/A	N/A	5.9	N/A
36	Boulogne	Fine	Sand	9.3	N/A

ACTIVITY SCHEDULE:

START DATE: FEBRUARY 2, 2026
END DATE: MAY 4, 2026

TASK DESCRIPTION:	WEEKS 1	2	3	4	5	6	7	8	9	10	11	12
EROSION CONTROL MEASURES	X	X	X	X	X	X	X	X	X	X	X	X
EROSION CONTROL MEASURES MAINTENANCE	X	X	X	X	X	X	X	X	X	X	X	X
CLEARING & GRUBBING		X										
ROUGH GRADING		X	X									
INSTALLATION OF DETENTION FACILITY		X	X									
TEMPORARY STABILIZATION (GRASSING)			X	X								
FINAL GRADING						X	X					
BUILDING CONSTRUCTION				X	X	X	X	X	X	X	X	X
UTILITIES							X	X	X	X		
PAVING										X	X	
FINAL STABILIZATION (LANDSCAPING)												X

CONTRACTOR / SUBCONTRACTOR CERTIFICATION TABLE

THIS SWPPP MUST CLEARLY IDENTIFY, FOR EACH MEASURE IDENTIFIED WITHIN THE SWPPP, THE CONTRACTOR(S) OR SUBCONTRACTOR(S) WHO WILL IMPLEMENT EACH MEASURE.

ALL CONTRACTOR(S) AND SUBCONTRACTOR(S) IDENTIFIED IN THE SWPPP MUST SIGN THE FOLLOWING CERTIFICATION:
"I CERTIFY UNDER PENALTY OF LAW THAT 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 AND THIS STORMWATER POLLUTION PREVENTION PLAN."

NAME / SIGNATURE	TITLE	COMPANY NAME ADDRESS AND PHONE NUMBER	DATE

SWPPP IMPLEMENTATION LOG

A RECORD OF DATES WHEN BMPs ARE INSTALLED OR REMOVED, STABILIZATION MEASURES ARE INITIATED, MAJOR GRADING ACTIVITIES OCCUR, AND CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON PORTIONS OF THE SITE. THIS FORM MUST BE UPDATED CONTINUOUSLY THROUGHOUT THE PROJECT UNTIL THE NOTICE OF TERMINATION (NOT) IS FILED.

DESCRIPTION OF ACTIVITY	LOCATION	CONTRACTOR	BEGIN DATE	END DATE

INTEGRITY
ENGINEERING & DEVELOPMENT SERVICES, INC.
3615 Braselton Highway, Suite 201
Dacula, Ga 30019 (678) 546-0446

NO.	DESCRIPTION	DATE:
1	SUBMIT FOR REVIEW	07-24-25
2	RESUBMIT FOR REVIEW	10-03-25
3		
4		

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MARK ROMANO
NO. 93054

Digitally signed by Mark Romano
Date: 2025.10.15 14:48:45 -04'00'

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110 North Carpenter Street, Chicago, IL 60607

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551731 US HWY 1
HILLIARD, FL 32046
TAX PARCEL #
08-3N-24-2380-0011-0012
HILLIARD, NASSAU COUNTY
ZONED: C-1

MCD STATE SITE CODE:
9-2817

IEDS PROJECT NUMBER:
MCD-24182

SHEET TITLE:
SWPPP PLAN

SHEET NUMBER C-3.0

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

20' 10' 0 20' 40' 60'
GRAPHIC SCALE
SCALE 1" = 20'

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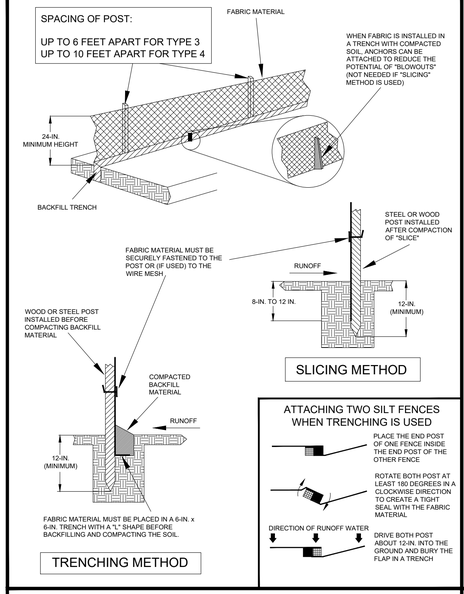
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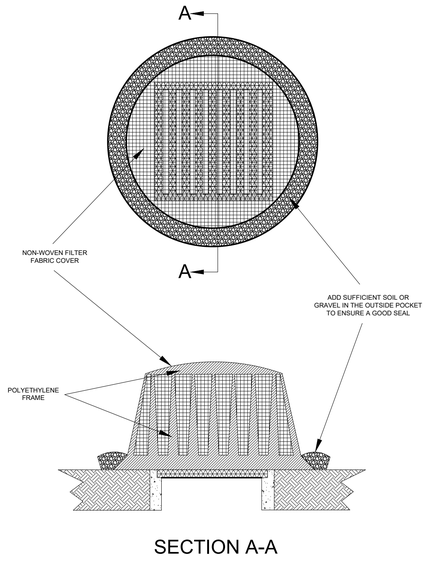
SHEET TITLE:
SWPPP DETAILS

SHEET NUMBER C-3.1

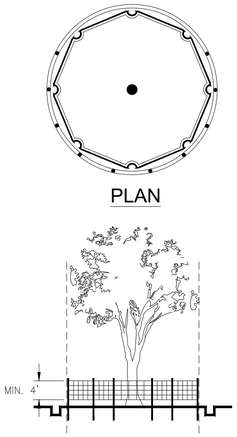
SILT FENCE BARRIER INSTALLATION



FRAME & FILTER BARRIER FOR AREA DRAINS

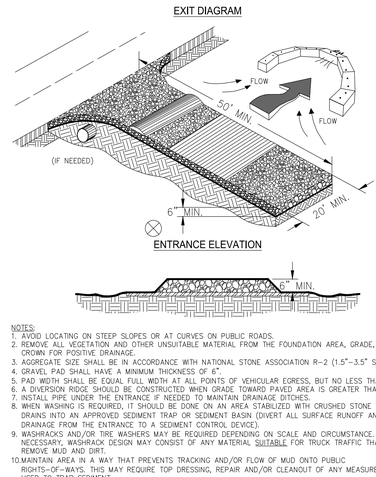


TREE PROTECTION FENCE



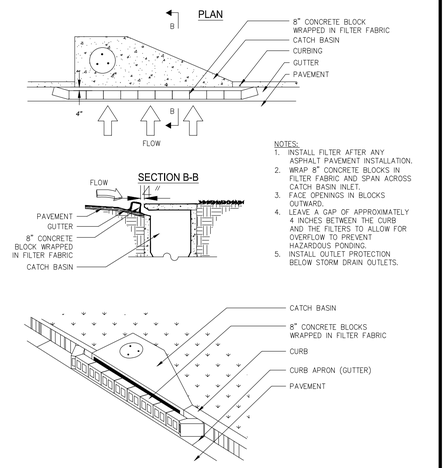
NOTES:
1. USE TRENCHER (I.E. DITCH WITCH) TO CUT A 4"-5" W X 18" D TRENCH ALONG DRIP LINE (LIMIT OF CLEARING) AND BACKFILL WITH SAND AND LIGHTLY COMPACT.
2. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 6 FEET ON CENTER-REBAR IS NOT TO BE USED FOR STAKES).
3. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
4. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
5. FENCE SHALL BE ORANGE VINYL "SNOW FENCE" 4' HIGH MINIMUM.

CRUSHED STONE CONSTRUCTION EXIT



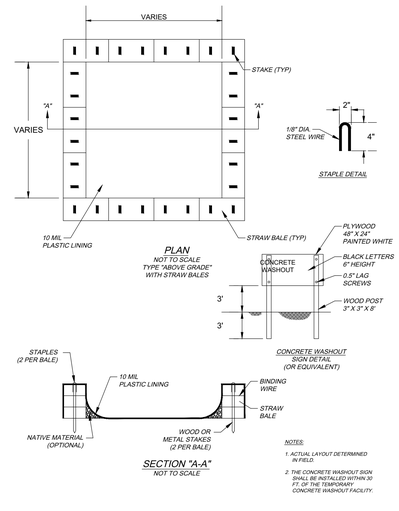
NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

CURB INLET SUMP BARRIER



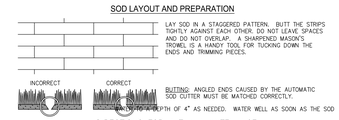
NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
3. FACE OPENINGS IN BLOCKS OUTWARD.
4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.
5. INSTALL OUTLET PROTECTION BELOW STORM DRAIN OUTLETS.

CONCRETE WASHOUT DETAIL



NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

SOD MAINTENANCE & INSTALLATION



SOIL PREPARATION:
BRING SOIL SURFACE TO FINAL GRADE. CLEAR SURFACE OF TRASH, WOODY DEBRIS, STONES AND CLODS LARGER THAN 1". APPLY SOD TO SOIL SURFACES ONLY AND NOT FROZEN SURFACES, OR GRAVEL TYPE SOILS. TOPSOIL PROPERLY APPLIED WILL HELP GUARANTEE A STAND. DON'T USE TOPSOIL CONTAINING WEEDS TREATED WITH HERBICIDES OR SOIL STERILANTS. MIX FERTILIZER INTO SOIL SURFACE.

INSTALLATION:
LAY SOD WITH TIGHT JOINTS AND IN STRAIGHT LINES. DON'T OVERLAP JOINTS. STAGGER JOINTS AND DO NOT STRETCH SOD ON SLOPES STEEPER THAN 3:1. SOD SHOULD BE ANCHORED WITH PINS OR OTHER APPROVED METHODS. INSTALLED SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE GOOD CONTACT BETWEEN SOD AND SOIL. IRRIGATE SOD AND SOIL TO A DEPTH OF 4" IMMEDIATELY AFTER INSTALLATION. SOD SHOULD NOT BE CUT OR SPREAD IN EXTREMELY WET OR DRY WEATHER. IRRIGATION SHOULD BE USED TO SUPPLEMENT RAINFALL FOR A MINIMUM OF 2-3 WEEKS.

MATERIALS:
SOD SELECTED SHOULD BE CERTIFIED. SOD GROWN IN THE GENERAL AREA OF THE PROJECT IS DESIRABLE.
1. SOD SHOULD BE MACHINE CUT AND CONTAIN 3/4" (+OR- 1/4") OF SOIL, NOT INCLUDING SHOOTS OR THATCH.
2. SOD SHOULD BE CUT TO THE DESIRED SIZE WITHIN + OR - 5%. TORN OR UNEVEN PADS. SHOULD BE REJECTED.
3. SOD SHOULD BE CUT AND INSTALLED WITHIN 36 HOURS OF DIGGING.
4. AVOID PLANTING WHEN SUBJECT TO FROST OR HOT WEATHER IF IRRIGATION IS NOT AVAILABLE.

MAINTENANCE:
RE-SOD AREAS WHERE AN ADEQUATE STAND OF SOD IS NOT OBTAINED. NEW SOD SHOULD BE MOWED SPARINGLY. GRASS HEIGHT SHOULD NOT BE CUT LESS THAN 2"-3" OR AS SPECIFIED APPLY ONE TON OF AGRICULTURAL LIME AS INDICATED BY SOIL TEST OR EVERY 4-6 YEARS. FERTILIZE GRASSES IN ACCORDANCE WITH SOIL TEST

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HILLIARD, NASSAU COUNTY
ZONED: C-1

MCD STATE SITE CODE:
9-2817

IEDS PROJECT NUMBER:
MCD-24182

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER C-4.0

LINE TABLE		
LINE #	BEARING	LENGTH
L1 (M)	S65°41'37"E	26.62'
L1 (D)	N65°30'03"E	26.62'

NOTE:
MAINTENANCE OF TRAFFIC IS THE RESPONSIBILITY OF THE CONTRACTOR SEE SHEET 8.1 FOR MOT DETAILS

24 HOUR CONTACT
MCDONALD'S US, LLC
GREG CARLETON
404-307-6794

ACTIVITY SCHEDULE:
START DATE: FEBRUARY 2, 2026
END DATE: MAY 4, 2026

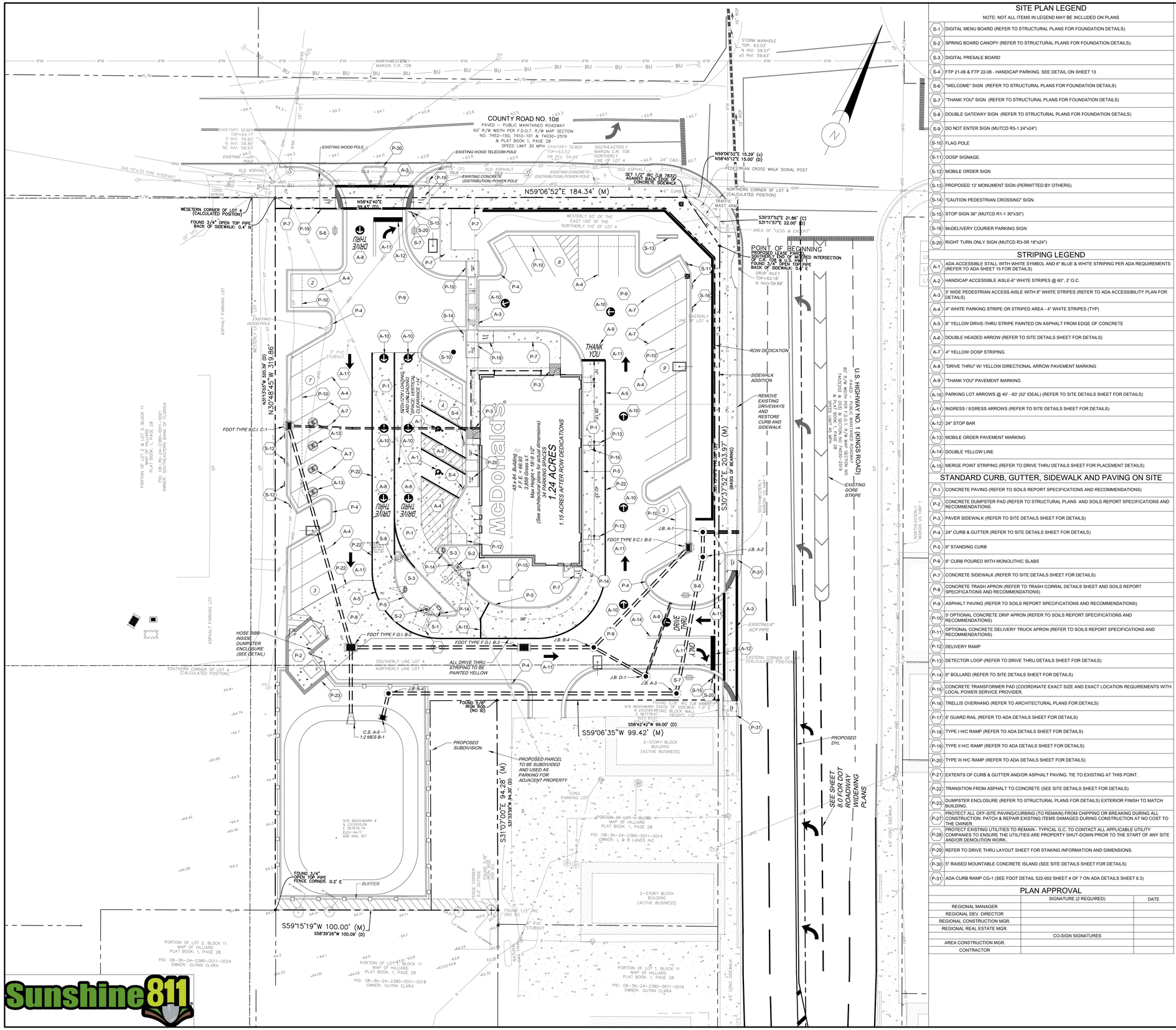
TASK DESCRIPTION:	WEEKS 1	2	3	4	5	6	7	8	9	10	11	12
EROSION CONTROL MEASURES	X	X	X	X	X	X	X	X	X	X	X	X
EROSION CONTROL MEASURES MAINTENANCE	X	X	X	X	X	X	X	X	X	X	X	X
CLEARING & GRUBBING		X										
ROUGH GRADING		X	X									
INSTALLATION OF DETENTION FACILITY		X	X									
TEMPORARY STABILIZATION (GRASSING)			X	X								
FINAL GRADING					X	X						
BUILDING CONSTRUCTION				X	X	X	X	X	X	X	X	X
UTILITIES							X	X	X	X		
PAVING											X	X
FINAL STABILIZATION (LANDSCAPING)												X

NOTE: Maintenance of erosion and sediment control devices shall be provided as needed throughout the construction process. Erosion and sediment control measures shall be inspected daily. Inspection and repairs to be made by General Contractor.

The contractor shall be required to incorporate all temporary and permanent erosion and sediment control measures into the project at the earliest practical time during construction. The erosion control measures as detailed in the plans shall be continued until the grass on planted areas is sufficiently established to be an effective erosion deterrent. The sediment removed from the control measures shall be evenly distributed within the construction limits. Disposed sediment shall be permanently grassed.

20' 10' 0 20' 40' 60'

GRAPHIC SCALE
SCALE 1" = 20'



SITE PLAN LEGEND

NOTE: NOT ALL ITEMS IN LEGEND MAY BE INCLUDED ON PLANS

S-1	DIGITAL MENU BOARD (REFER TO STRUCTURAL PLANS FOR FOUNDATION DETAILS).
S-2	SPRING BOARD CANOPY (REFER TO STRUCTURAL PLANS FOR FOUNDATION DETAILS).
S-3	DIGITAL PRESALE BOARD
S-4	FTP 21-06 & FTP 22-06 - HANDICAP PARKING. SEE DETAIL ON SHEET 13
S-6	"WELCOME" SIGN (REFER TO STRUCTURAL PLANS FOR FOUNDATION DETAILS)
S-7	"THANK YOU" SIGN (REFER TO STRUCTURAL PLANS FOR FOUNDATION DETAILS)
S-8	DOUBLE GATEWAY SIGN (REFER TO STRUCTURAL PLANS FOR FOUNDATION DETAILS)
S-9	DO NOT ENTER SIGN (MUTCD R5-1 24"x24")
S-10	FLAG POLE
S-11	OOSP SIGNAGE.
S-12	MOBILE ORDER SIGN
S-13	PROPOSED 12' MONUMENT SIGN (PERMITTED BY OTHERS).
S-14	"CAUTION PEDESTRIAN CROSSING" SIGN.
S-15	STOP SIGN 36" (MUTCD R1-1 30"x30")
S-16	McDELIVERY COURIER PARKING SIGN
S-20	RIGHT TURN ONLY SIGN (MUTCD R3-5R 18"x24")

STRIPING LEGEND

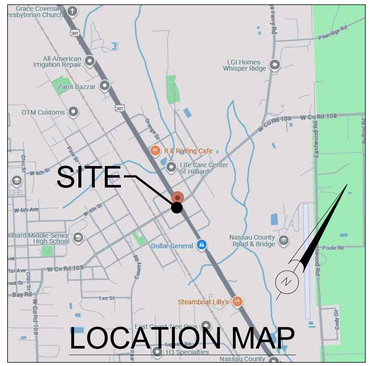
A-1	ADA ACCESSIBLE STALL WITH WHITE SYMBOL AND 6" BLUE & WHITE STRIPING PER ADA REQUIREMENTS (REFER TO ADA SHEET 15 FOR DETAILS)
A-2	HANDICAP ACCESSIBLE AISLE-6" WHITE STRIPES @ 60', 2' O.C.
A-3	5' WIDE PEDESTRIAN ACCESS AISLE WITH 8" WHITE STRIPES (REFER TO ADA ACCESSIBILITY PLAN FOR DETAILS)
A-4	4" WHITE PARKING STRIPE OR STRIPED AREA - 4" WHITE STRIPES (TYP)
A-5	6" YELLOW DRIVE-THRU STRIPE PAINTED ON ASPHALT FROM EDGE OF CONCRETE
A-6	DOUBLE HEADED ARROW (REFER TO SITE DETAILS SHEET FOR DETAILS)
A-7	4" YELLOW OOSP STRIPING
A-8	"DRIVE THRU" W/ YELLOW DIRECTIONAL ARROW PAVEMENT MARKING
A-9	"THANK YOU" PAVEMENT MARKING
A-10	PARKING LOT ARROWS @ 40' - 60' (52' IDEAL) (REFER TO SITE DETAILS SHEET FOR DETAILS)
A-11	INGRESS / EGRESS ARROWS (REFER TO SITE RESTRICTIONS SHEET FOR DETAILS)
A-12	24" STOP BAR
A-13	MOBILE ORDER PAVEMENT MARKING
A-14	DOUBLE YELLOW LINE
A-15	MERGE POINT STRIPING (REFER TO DRIVE THRU DETAILS SHEET FOR PLACEMENT DETAILS)

STANDARD CURB, GUTTER, SIDEWALK AND PAVING ON SITE

P-1	CONCRETE PAVING (REFER TO SOILS REPORT SPECIFICATIONS AND RECOMMENDATIONS)
P-2	CONCRETE DUMPSTER PAD (REFER TO STRUCTURAL PLANS AND SOILS REPORT SPECIFICATIONS AND RECOMMENDATIONS.
P-3	PAVER SIDEWALK (REFER TO SITE DETAILS SHEET FOR DETAILS)
P-4	24" CURB & GUTTER (REFER TO SITE DETAILS SHEET FOR DETAILS)
P-5	6" STANDING CURB
P-6	6" CURB POURED WITH MONOLITHIC SLABS
P-7	CONCRETE SIDEWALK (REFER TO SITE DETAILS SHEET FOR DETAILS)
P-8	CONCRETE TRASH APRON (REFER TO TRASH CORRAL DETAILS SHEET AND SOILS REPORT SPECIFICATIONS AND RECOMMENDATIONS)
P-9	ASPHALT PAVING (REFER TO SOILS REPORT SPECIFICATIONS AND RECOMMENDATIONS)
P-10	5' OPTIONAL CONCRETE DRIP APRON (REFER TO SOILS REPORT SPECIFICATIONS AND RECOMMENDATIONS)
P-11	OPTIONAL CONCRETE DELIVERY TRUCK APRON (REFER TO SOILS REPORT SPECIFICATIONS AND RECOMMENDATIONS)
P-12	DELIVERY RAMP
P-13	DETECTOR LOOP (REFER TO DRIVE THRU DETAILS SHEET FOR DETAILS)
P-14	6" BOLLARD (REFER TO SITE DETAILS SHEET FOR DETAILS)
P-15	CONCRETE TRANSFORMER PAD (COORDINATE EXACT SIZE AND EXACT LOCATION REQUIREMENTS WITH LOCAL POWER SERVICE PROVIDER.
P-16	TRELLIS OVERHANG (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
P-17	6' GUARD RAIL (REFER TO ADA DETAILS SHEET FOR DETAILS)
P-18	TYPE I H/C RAMP (REFER TO ADA DETAILS SHEET FOR DETAILS)
P-19	TYPE II H/C RAMP (REFER TO ADA DETAILS SHEET FOR DETAILS)
P-20	TYPE III H/C RAMP (REFER TO ADA DETAILS SHEET FOR DETAILS)
P-21	EXTENTS OF CURB & GUTTER AND/OR ASPHALT PAVING. TIE TO EXISTING AT THIS POINT.
P-22	TRANSITION FROM ASPHALT TO CONCRETE (SEE SITE DETAILS SHEET FOR DETAILS)
P-23	DUMPSTER ENCLOSURE (REFER TO STRUCTURAL PLANS FOR DETAILS) EXTERIOR FINISH TO MATCH BUILDING.
7	PROTECT ALL OFF-SITE PAVING/CURBING (TO REMAIN) FROM CHIPPING OR BREAKING DURING ALL CONSTRUCTION. PATCH & REPAIR EXISTING ITEMS DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
P-28	PROTECT EXISTING UTILITIES TO REMAIN - TYPICAL G.C. TO CONTACT ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE UTILITIES ARE PROPERTY SHUT-DOWN PRIOR TO THE START OF ANY SITE AND/OR DEMOLITION WORK..
P-29	REFER TO DRIVE THRU LAYOUT SHEET FOR STAKING INFORMATION AND DIMENSIONS.
P-30	5" RAISED MOUNTABLE CONCRETE ISLAND (SEE SITE DETAILS SHEET FOR DETAILS)
P-31	ADA CURB RAMP CG-1 (SEE FDOT DETAIL 522-002 SHEET 4 OF 7 ON ADA DETAILS SHEET 6.3)

PLAN APPROVAL

	SIGNATURE (2 REQUIRED)	DATE
REGIONAL MANAGER		
REGIONAL DEV. DIRECTOR		
REGIONAL CONSTRUCTION MGR.		
REGIONAL REAL ESTATE MGR.		
	CO-SIGN SIGNATURES	
AREA CONSTRUCTION MGR.		
CONTRACTOR		



PROJECT NOTES:

OWNER:
BY FRANKLIN PROPERTIES
PO BOX 878
HILLIARD, FL 32046
PHONE: 904-845-7576

ENGINEER:
INTEGRITY ENGINEERING & DEVELOPMENT SERVICES, INC.
CERTIFICATE OF AUTHORIZATION # PEF005669
3615 BRASELTON HIGHWAY, SUITE 201
DACULA, GEORGIA 30019
PHONE: (678) 546-0446
CONTACT: MARK ROMANO
E-MAIL ADDRESS: MARK@INTEGRITYENG.NET

PROPERTY LOCATED IN HILLIARD, NASSAU COUNTY, FL
PARCEL NO. 08-3N-24-2380-0011-0012.

ZONING: C-1

BUILDING SETBACKS:
FRONT- 10'
SIDE- 10'
REAR- 10'

PROPOSED USE IS MCDONALD'S RESTAURANT.

PROPOSED BUILDING HEIGHT 18'-9 1/2".

TOTAL TRACT CONTAINS 1.24 ACRES BEFORE ROW DEDICATION/DISTURBED AREA= 1.26 ACRES ±.

TOTAL TRACT WILL BE 1.15 ACRES AFTER ROW DEDICATION.

FAR = 3859 / 54,014 = 0.077

BOUNDARY INFORMATION OBTAINED FROM SURVEY BY ATWELL

TOPOGRAPHICAL INFORMATION OBTAINED FROM SURVEY BY ATWELL

VERTICAL DATUM FOR TOPOGRAPHY IS MEAN SEA LEVEL BASED ON NAVD88.

CONTOUR INTERVAL IS ONE (1) FEET.

THIS PROPERTY IS SHOWN ON F.I.R.M. PANEL NUMBER 12089C0135F, DATED 12/17/2010 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

THE LOCATION OF UNDERGROUND UTILITIES SHOWN IS APPROXIMATE BASED ON SURFACE FIELD EVIDENCE AND INFORMATION SUPPLIED BY UTILITY AGENCIES. THE SURVEY MAKES NO CERTIFICATION AS TO THE COMPLETENESS OF THE LOCATIONS SHOWN HERON. APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY. PLEASE SEE GENERAL NOTES #19 ON THE COVER SHEET.

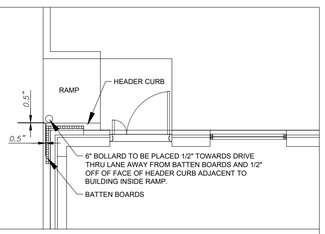
THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.

CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER/DEVELOPER OF ANY INFORMATION FOUND IN THE FIELD THAT IS DIFFERENT FROM WHAT IS SHOWN ON THESE DESIGN PLANS.

PARKING DATA

REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM PARKING REQUIRED	1 SPACE PER 65 S.F. OF DINING AREA* *PLUS 7 DUE TO PARKING AGREEMENT (1,000 / 65) + 7 = 23 SPACES	34 SPACES

REFER TO GEOTECHNICAL REPORT FOR PAVING SPECIFICATIONS



6" BOLLARD AT REAR OF BUILDING DETAIL

20' 10' 0 20' 40' 60'

GRAPHIC SCALE
SCALE 1" = 20'

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3615 Braselton Highway, Suite 201
Dacula, Ga 30019 (678) 546-0446

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3		
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MARK ROMANO
NO. 93054

Digitally signed by Mark Romano
Date: 2025.10.15 14:50:22 -04'00'

McDonald's USA, L.L.C.
110 North Carpenter Street, Chicago, IL 60607

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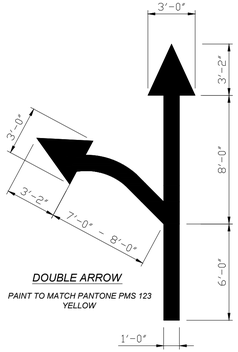
MCDONALD'S
551731 US HWY 1
HILLIARD, FL 32046
TAX PARCEL #
08-3N-24-2380-0011-0012
HILLIARD, NASSAU COUNTY
ZONED: C-1

MCD STATE SITE CODE:
9-2817

IEDS PROJECT NUMBER:
MCD-24182

SHEET TITLE:
SITE PLAN

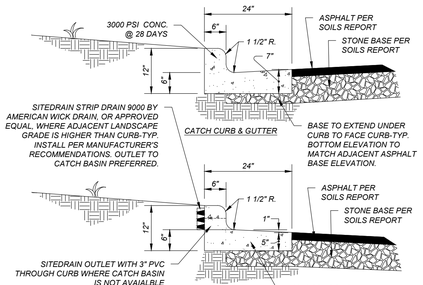
SHEET NUMBER C-5.0



DOUBLE ARROW

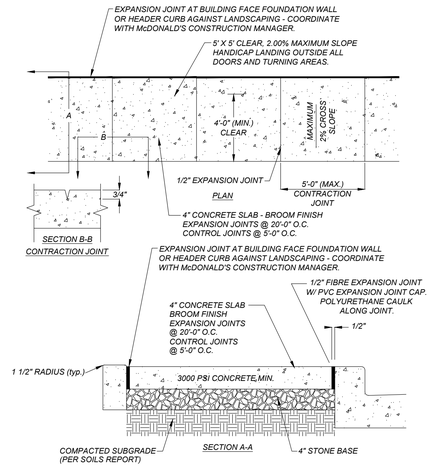
PAINT TO MATCH PANTONE PMS 123 YELLOW

SIDE BY SIDE
DRIVE-THRU DIRECTIONAL
ARROW PAVEMENT MARKING

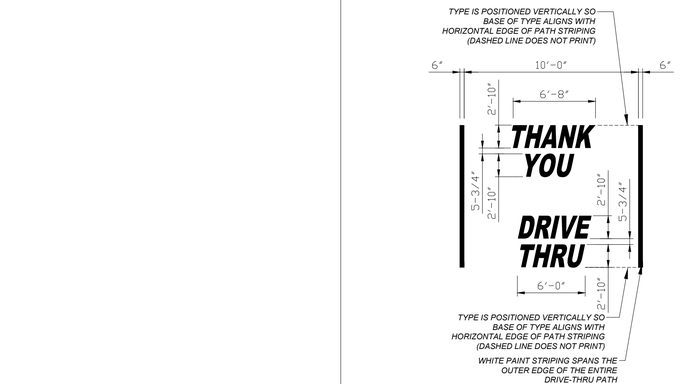


NOTES:
1. SCORE CURB / VALLEY GUTTER AT 10' O.C.
2. PROVIDE 1/2" EXPANSION JOINTS AT 90' O.C.
3. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS.
4. FINISH ALL CONCRETE WITH CURING COMPOUND.
5. COMPACT BACKFILL OF CURB TO TOP OF CURB
6. CROWN ALL ISLANDS WITH SUBGRADE MATERIALS AND LET LANDSCAPER AMEND

24" STANDARD CURB AND GUTTER

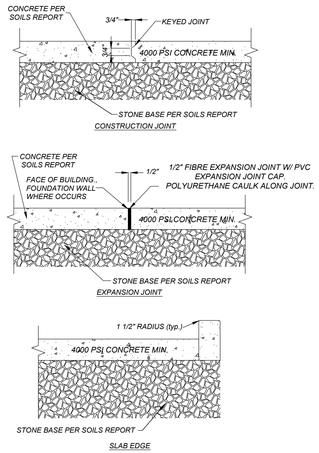


McDONALD'S CONCRETE SIDEWALK

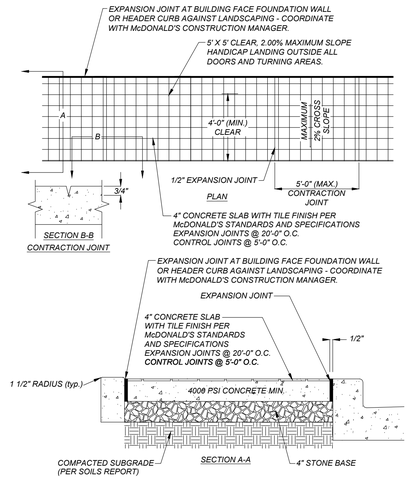


NOTE: TYPE IS POSITIONED HORIZONTALLY CENTERED WITHIN 10' PATH. PAINT TO MATCH PANTONE PMS 123 YELLOW.

END OF PATH
"THANK YOU" & "DRIVE-THRU"
NO ARROW PAVEMENT MARKING

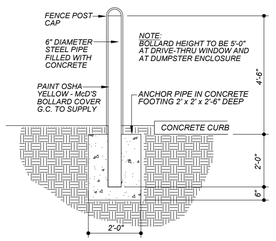


CONCRETE SLAB DETAIL

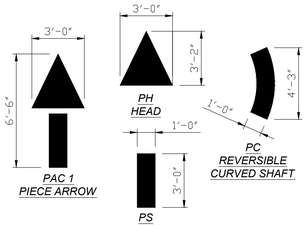


McDONALD'S TILE SIDEWALK

REFER TO GEOTECHNICAL REPORT
FOR PAVING SPECIFICATIONS

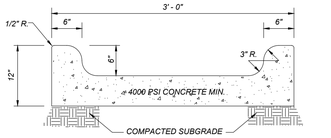


STEEL PIPE BOLLARD

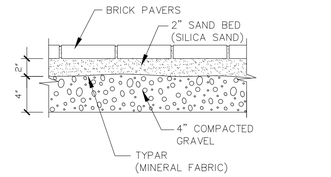


NOTE: PAINT TO MATCH PANTONE PMS 123 YELLOW TYPES ALIGNS CENTERED.

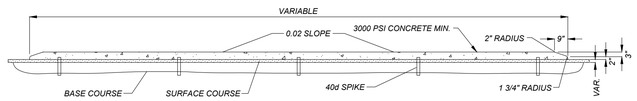
PARKING LOT ARROWS
PAVEMENT MARKINGS



CONCRETE DRAINAGE FLUME

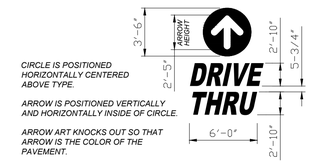


PAVER WALK DETAIL



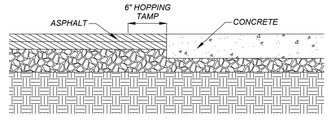
NOTE: WHEN MONOLITHIC CONCRETE ISLAND IS ON TOP OF SURFACE COURSE, DRIVE 40d SPIKES INTO SURFACE UNDER MONOLITHIC CONCRETE ISLAND. STAGGER ON 2' CENTERS EACH WAY.

5" MONOLITHIC CONCRETE ISLAND



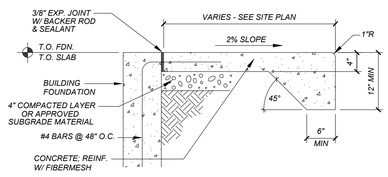
NOTE: LETTERS AND CIRCLE PAINT TO MATCH PANTONE PMS 123 YELLOW TYPES ALIGNS CENTERED.

DRIVE-THRU & ARROW PAVEMENT MARKINGS



NOTE: CONTRACTOR SHALL USE HOPPING TAMP ADJACENT TO CONCRETE.

ASPHALT/CONCRETE TRANSITION



SIDEWALK @ BACK OF BUILDING

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MARK ROMANO
NO. 93054

Digitally signed by Mark Romano
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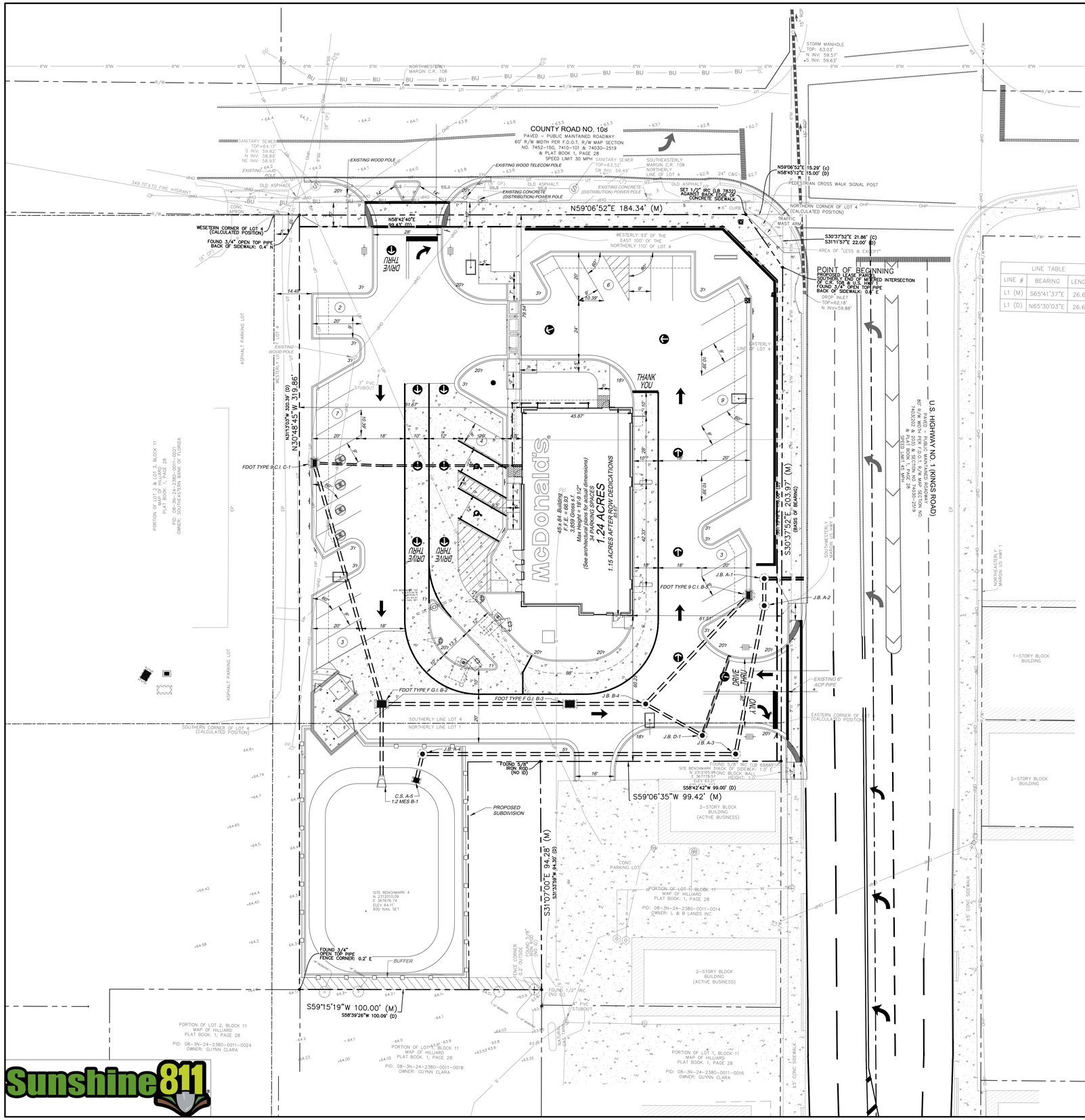
MCD STATE SITE CODE:
9-2817

IEDS PROJECT NUMBER:
MCD-24182

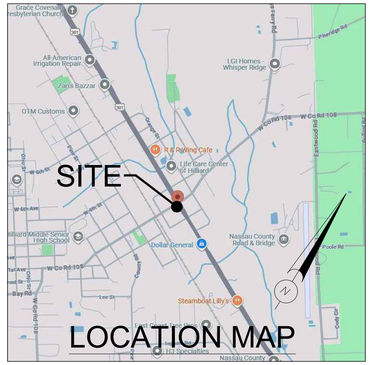
SHEET TITLE:
SITE DETAILS

SHEET NUMBER C-5.1

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LINE TABLE		
LINE #	BEARING	LENGTH
L1 (M)	S65°41'37"E	26.62'
L1 (D)	N65°30'03"E	26.62'



DIMENSION NOTES

1) ALL DIMENSION ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2) ALL RADIUS DIMENSIONS ARE TO BACK OF CURB.

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MARK ROMANO
NO. 93054

Digitally signed by Mark Romano
Date: 2025.10.15 14:51:24 -04'00'

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ZONED: C-1

MCD STATE SITE CODE:
9-2817

IEDS PROJECT NUMBER:
MCD-24182

SHEET TITLE:
DIMENSION PLAN

SHEET NUMBER C-5.2

ITEM-5

Outdoor Digital Menu Board
Site Readiness Photo Checklist

The following photos are required along with the completed Site Readiness Checklist.
Missing photos / information will delay installation.
Photos are site specific and each must be noted/labeled as such on whiteboard, paper, etc.:

- Store #, Primary or Secondary and Menu Board (ODMB) or Pre-browse (PB)
- Outside - each foundation
- Inside - each Breaker Box, data cable runs and AWS/Wayport switch box

Outside Photos:

Each Foundation – using tape measure as applicable

- Height – must match curb
- Distance – distance to the curb and canopy (as applicable)
- **Anchor Bolts**
  - o Spacing
  - o Straight
  - o 3 nuts and 1 washer plate
  - o Orientation
- **Conduit**
  - o Placement – grouped within baseplate opening
  - o Power - Terminated at each foundation
  - **o Low Voltage**
    - ☐ **Everbrite supplied Omnitronix black Belden Cable**
      - Correct number of runs per foundation (4 for ODMB [effective 10/01] and 2 for PB)
      - 10' extra length for final connections
      - Labeled ends (inside and outside)

Inside Photos:

- Breaker Box – Breakers labeled and identifying Primary and Secondary Lane
- **AWS/Wayport switch**
  - o Installed
  - o Close-up of Ports
- **Data cables**
  - o Where located in store (near AWS)
  - o Total run quantity
  - o 10' extra length for final connections
  - o Labeled ends

Name _____ Date _____ National Store # _____

01/24/18 Rev B Confidential Proprietary Information

Outdoor Digital Menu Board National Deployment- Version 2.0
Non- Modernized Site Readiness Checklist

NSN # _____ **Date** _____
City, State _____ **Name** _____

Please complete the Site Readiness Checklist and submit back to the restaurant's integrator.
The following checklist is to confirm the Site is ready for the installation of the new Outdoor Digital Menu and Pre-Browse boards. Please note, an installation date cannot be set until the checklist is confirmed 100% complete and submitted back to the integrator. ***Note: 2 Week Order Lead time for ODMB/ Pre-Browse boards, per site, once Site Readiness Checklist is received by Integrator; 1 Week Order Lead time for CAT6 Cabling and Anchor Rods w/ Nuts.***

Integrator to provide the following:
- ODMB/ Pre-Browse Permitting
- Timing of Delivery/ Installation of ODMBs

Integrator to Supply:
- CAT6 Cabling (Omnitronix)
- Anchor Rods & Nuts (Everbrite or Persona)
- COD Cover/Shroud (Everbrite or Persona)
- Foundation Cover (BR Metal)

GC Checklist:

Foundations

☐ DT Configuration (Single, Tandem, SBS) ☐ **# of ODMBs** ☐ **# of Pre-Browse**

☐ Confirm the foundations are installed as designed by the ODMB Enclosure provider, including anchor rods placed 8" o.c. per the plan. (Confirm anchor rods are properly aligned and vertical. Anchor rods shall not be angled/ bent)

☐ Confirm top of ODMB/ Pre-Browse foundation's height is 1" to 3" above adjacent DT curb.

☐ Confirm 3 nuts & washers are on each anchor rod. (Confirm anchor rod threads are clean from debris and hex bolts are allowed to be removed)

Electrical Scope

☐ Confirm a 20 AMP isolated grounded, dedicated circuit on the CP or LP Panel has been installed- one circuit per DT Lane (verify not located near lighting that gets turned off every day). Label appropriately "Primary Lane" and "Secondary Lane"- as applicable.

☐ Confirm ¾" diameter conduits from building to all DT Elements are installed per Electrical drawings; conduit to extend 5' above top of foundation.

☐ Confirm electrical wires have been connected to their appropriate dedicated circuit and then run thru conduits to each DT Element's foundation with 6' extra coiled cable on DT Element end. Label electrical wires appropriately. Integrator will make final connections at each DT Element

>>PLEASE COMPLETE PAGE 2 OF SITE READINESS CHECKLIST<<

Low Voltage Scope

☐ Does the restaurant have at least six open ports on the Wayport- Ports 12 thru 17?
FYI: Wayport is typically located in the Manager's office.

☐ Confirm the appropriate sized conduit have been installed from the building to each DT Element per Electrical drawings.

☐ CAT6 cabling- Integrator to make final connections at AWS switch & each DT Element
- Note:
  - o Each cable must have a continuous run from DT Element to AWS Switch (Wayport)- No Splicing allowed
  - o CAT6 cabling is sourced only thru Omnitronix- do not locally source
- ☐ Confirm black, outdoor rated CAT6 Cables have been run thru conduits to each DT Element w/ 10' extra, service loop at each end.
  - o Four (4) CAT6 Cables to each 2-panel ODMB
  - o Two (2) CAT6 Cables to each 1 –panel Pre-Browse boards.
- ☐ Confirm CAT6 Cables have been label/numbered appropriately at each end (i.e. inner lane pre-browse, outside lane menu board, etc.)

☐ Confirm CAT6 cable connectors are shipped with the cables, and left in the manager's office for Integrators to make final connection to all appropriate equipment

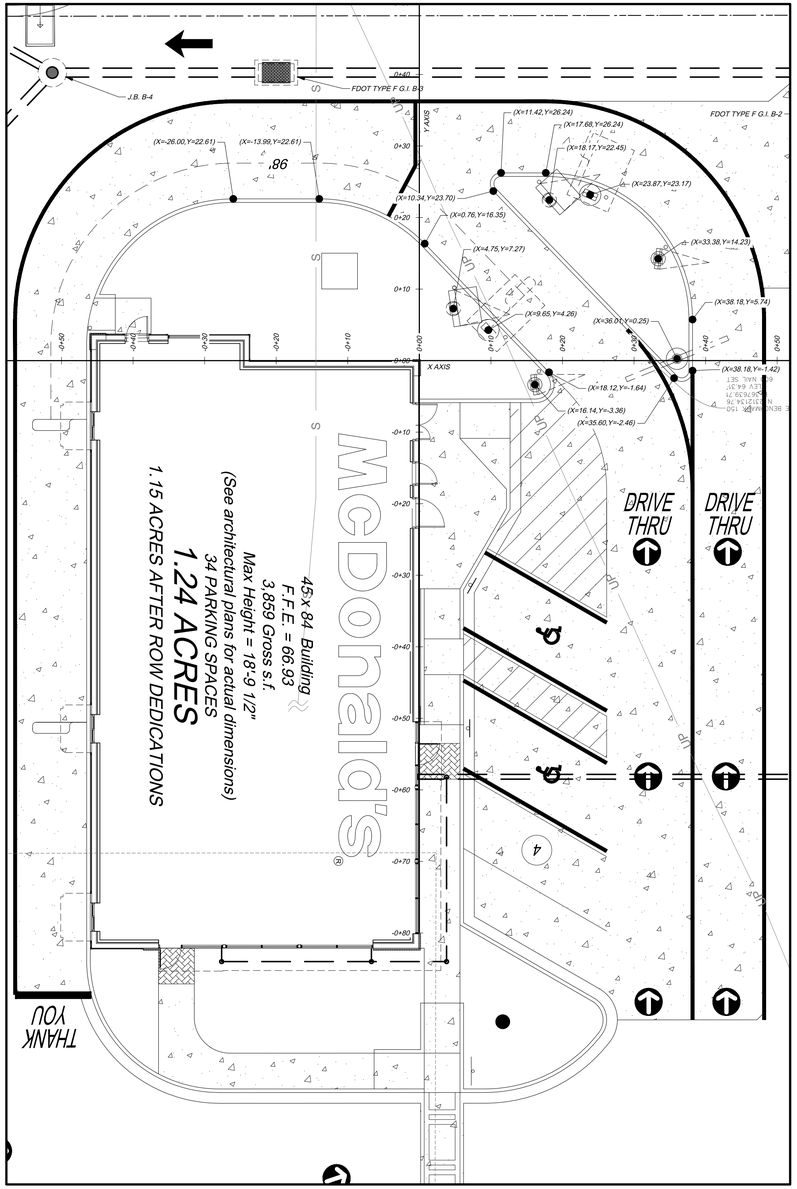
Installation Confirmation

☐ Attach pictures of all completed items denoted as required in this document for submission to verify site readiness is complete and appropriately prepped for ODMB installation.

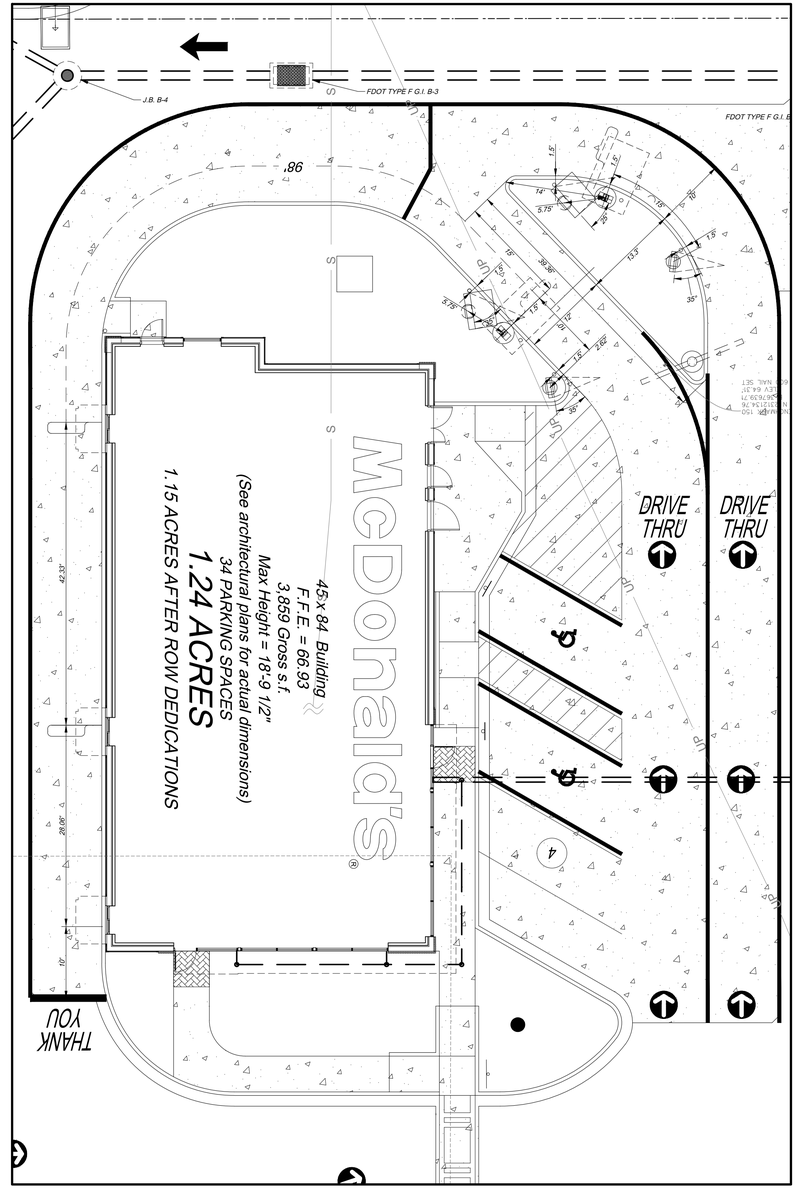
Restaurant Preparedness

☐ For New/ Rebuild/ Relo Restaurants, will AT&T Broadband & permanent power be available by the ODMB install date?

☐ COD within DT Canopy- does the restaurant need a DT Canopy Shroud to cover the existing COD within the DT Canopy? Order appropriate shroud from Signage Manufacturer (Everbrite/ Persona)



DRIVE THRU LAYOUT PLAN



CRITICAL DIMENSION PLAN

KEY NOTES:

1. DISTANCE FROM CENTER OF OPEN PRESENT WINDOW TO CENTER OF OPEN CASH WINDOW STANDARD IS 42'-45' AND IS SPECIFIC TO EACH BUILDING CONFIGURATION. ACCEPTABLE TOLERANCE IS 40' MIN. ON REMODELS ONLY.
2. DISTANCE FROM CENTER OF OPEN CASH WINDOW TO CENTER OF PRIMARY LANE COD IS 98'. ACCEPTABLE TOLERANCE IS + OR -5 FEET FOR 120'. VERIFY ADEQUATE STACKING SPACE OF 3 OR 4 CARS MIN. EXISTS BEFORE COD ACHIEVING A PROPER BALANCE OF STACKING PRE AND POST ORDER.
3. THE CRITICAL HOLD DISTANCE FROM CENTER OF COD TO CENTER OF MENU BOARD FOOTING IN PRIMARY LANE IS 10'-0". THE ANGLE OF THE MENU BOARD CAN BE ADJUSTED FROM 40-50 DEGREES ALLOWING 100% VISIBILITY FOR THE FIRST CAR AT THE COD.
4. THE CRITICAL HOLD DISTANCE FROM CENTER OF THE PRIMARY LANE COD TO THE TIP OF THE CURBED ISLAND IS 15'-0".
5. THE CRITICAL HOLD DISTANCE OF THE ISLAND LENGTH IS SPECIFIC TO EACH CONFIGURATION WITH A RANGE OF 35'-45'. THE LENGTH SHOULD ALLOW 3 CARS IN THE SECONDARY LANE AND 2 IN THE PRIMARY LANE WITH 1 AT THE COMMITMENT POINT. THE LENGTH OR POSITIONING OF THE ISLAND IMPACTS THE DECISION POINT TO ENABLE A 50-50 SPLIT FOR OPTIMIZED CAPACITY.
6. MERGE POINT STRIPING - COORDINATE WITH McD's CONSTRUCTION MGR. THE MERGE POINT STRIPING IS TO BE LOCATED BY OFFSETTING THE INNER PRIMARY LANE BACK OF CURB 9'-0" AND OFFSETTING THE OUTER LANE STRIPING 8'-0" AT THE INTERSECTION OF THESE OFFSETS, A 6" YELLOW STRIPE IS TO BE MARKED PERPENDICULAR TO THE OTHER LANE AS WELL AS THE INNER PRIMARY LANE.

ISLAND LAYOUT / DRIVE-THRU LAYOUT / ELEMENTS NOTES:

DETERMINE THE 100 FOOT DISTANCE TO THE CENTERLINE OF THE COD FACE ONLY AFTER THE CONCRETE CURB HAS BEEN EITHER FORMED OR POURED.

ONCE THE CONCRETE CURB HAS BEEN FORMED OR POURED, ESTABLISH THE 98 FOOT BENCHMARK DISTANCE FROM THE CENTERLINE OF THE OPEN CASH BOOTH
WINDOW (NOT CENTERLINE OF OPENING) TO THE CENTERLINE OF THE COD FACE; MEASURING FIVE (5) FEET FROM THE FACE OF THE CURB.

ESTABLISH THE BENCHMARK AT THE CENTERLINE OF COD FACE, AT THE FACE OF THE CURB.
USE THIS BENCHMARK TO DETERMINE THE FOUNDATION LOCATIONS FOR THE COD AND MENU BOARD.

DIMENSIONS TO COD AND MENUBOARD LOCATIONS REFERENCE CIRCULAR FOUNDATION CENTER POINTS
REFER TO FOUNDATION DETAILS FOR FOUNDATION DIAMETERS AND INSTALLATION REQUIREMENTS ABUTTING CONCRETE CURBS.

ODMB NOTES:

1. GALVANIZED ANCHOR BOLTS, (6" ABOVE GRADE), FOOTINGS AND ELECTRICITY BY G.C. SIGN INSTALLED BY SIGN CONTRACTOR. COORDINATE WITH MCDONALD'S CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL COVER PROPOSED ANCHOR BOLTS FOR PROTECTION & SAFETY PURPOSES UNTIL THE INSTALLATION OF THE ODMB'S & PRESELL BOARDS.
3. CONTRACTOR SHALL PROVIDE PULL BOXES & CONDUIT FOR COMMUNICATION CABLES FOR THE ODMB'S FROM THE DRIVE THRU TO THE BUILDING.

10' 5' 0 10' 20' 30'
GRAPHIC SCALE
SCALE 1" = 10'

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3615 Braselton Highway, Suite 201
Dacula, Ga 30019 (678) 546-0446

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MARK ROMANO
NO. 30854

Digitally signed by Mark Romano
Date: 2025.10.15 14:52:01 -04'00'

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MCDONALD'S
551731 US HWY 1
HILLIARD, FL 32046
TAX PARCEL #
08-3N-24-2380-0011-0012
HILLIARD, NASSAU COUNTY
ZONED: C-1

MCD STATE SITE CODE:
9-2817

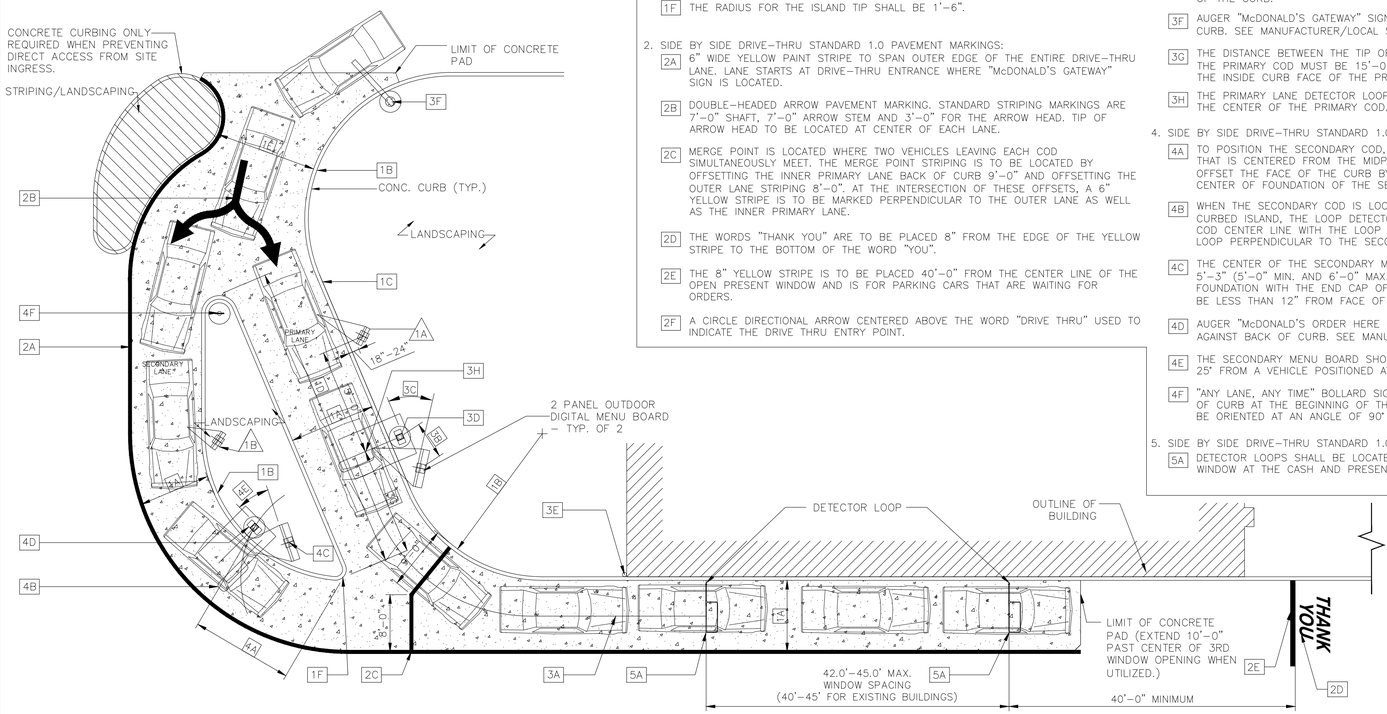
IEDS PROJECT NUMBER:
MCD-24182

SHEET TITLE:
DRIVE THRU LAYOUT

SHEET NUMBER C-5.3

THE LAYOUT OF THE DRIVE–THRU LANES SHOWN IN THIS DETAIL ILLUSTRATES DRIVE–THRU DESIGN PRINCIPLES.

REFER TO SITE PLAN AND DRIVE-THRU LAYOUT FOR SITE SPECIFIC DETAILS



SIDE BY SIDE DRIVE–THRU STANDARD 1.0

1. SIDE BY SIDE DRIVE–THRU STANDARD 1.0 CURBING DETAILS:

   1A DRIVE–THRU LANES BOUND BY CURB ON BOTH SIDES ARE TO BE 12'–0". LANES BOUND BY CURB ON ONE SIDE AND PAINTED STRIPING ON THE OTHER SIDE ARE TO BE A MIN. OF 10'–0".

   1B THE MIN. RADIUS FOR ALL INSIDE/DRIVER'S SIDE DRIVE–THRU CURBING IS 20'–0".

   1C PRIMARY LANE CURBING SHOULD BE AS STRAIGHT AS POSSIBLE. (LESS CURVING, THE BETTER).

   1D THE OVERALL LENGTH OF THE CURBED ISLAND SHOULD BE 35'–45'. THE LENGTH OF THE ISLAND FROM THE COD ALLOWS FOR THREE CARS IN THE SECONDARY LANE, TWO IN THE PRIMARY LANE AND ONE AT THE COMMITMENT POINT.

   1E ENTRANCE LANE ENTERING THE SIDE BY SIDE DRIVE–THRU IS TO BE 14'–0" MIN.

   1F THE RADIUS FOR THE ISLAND TIP SHALL BE 1'–6".

2. SIDE BY SIDE DRIVE–THRU STANDARD 1.0 PAVEMENT MARKINGS:

   2A 6" WIDE YELLOW PAINT STRIPE TO SPAN OUTER EDGE OF THE ENTIRE DRIVE–THRU LANE. LANE STARTS AT DRIVE–THRU ENTRANCE WHERE "McDONALD'S GATEWAY" SIGN IS LOCATED.

   2B DOUBLE–HEADED ARROW PAVEMENT MARKING. STANDARD STRIPING MARKINGS ARE 7'–0" SHAFT, 7'–0" ARROW STEM AND 3'–0" FOR THE ARROW HEAD. TIP OF ARROW HEAD TO BE LOCATED AT CENTER OF EACH LANE.

   2C MERGE POINT IS LOCATED WHERE TWO VEHICLES LEAVING EACH COD SIMULTANEOUSLY MEET. THE MERGE POINT STRIPING IS TO BE LOCATED BY OFFSETTING THE INNER PRIMARY LANE BACK OF CURB 9'–0" AND OFFSETTING THE OUTER LANE STRIPING 8'–0". AT THE INTERSECTION OF THESE OFFSETS, A 6" YELLOW STRIPE IS TO BE MARKED PERPENDICULAR TO THE OUTER LANE AS WELL AS THE INNER PRIMARY LANE.

   2D THE WORDS "THANK YOU" ARE TO BE PLACED 8" FROM THE EDGE OF THE YELLOW STRIPE TO THE BOTTOM OF THE WORD "YOU".

   2E THE 8" YELLOW STRIPE IS TO BE PLACED 40'–0" FROM THE CENTER LINE OF THE OPEN PRESENT WINDOW AND IS FOR PARKING CARS THAT ARE WAITING FOR ORDERS.

   2F A CIRCLE DIRECTIONAL ARROW CENTERED ABOVE THE WORD "DRIVE THRU" USED TO INDICATE THE DRIVE THRU ENTRY POINT.

3. SIDE BY SIDE DRIVE–THRU STANDARD 1.0 EQUIPMENT POSITIONING FOR PRIMARY LANE:

   3A MIN. 60'–0" (+5', 60'–65') LINEAR DISTANCE BETWEEN THE CENTER LINE OF THE COD FACE AND THE CENTER LINE OF THE OPEN ORDER BOOTH WINDOW AS MEASURED ALONG THE CENTER LINE OF THE LANE. THIS MAY ONLY BE INCREASED IN 20'–0" INCREMENTS (±5' FOR 80', 100', AND 120') TO A MAX OF 120'. 100'–0" IS OPTIMAL.

   3B THE CENTER OF THE PRIMARY MENU BOARD FOUNDATION IS TO BE 5'–3" (5'–0" MIN. AND 6'–0" MAX.) FROM THE CENTER OF THE COD FOUNDATION.

   3C THE PRIMARY MENU BOARD SHOULD BE AT AN ANGLE OF APPROXIMATELY 25° TO 35° ANGLE (35° PREFERRED) FROM A CAR POSITIONED AT THE COD AND WITH 100% VISIBILITY.

   3D AUGER "McDONALD'S ORDER HERE CANOPY" COD/CANOPY FOUNDATION TIGHT AGAINST BACK OF CURB. SEE MANUFACTURER/LOCAL SPECIFICATIONS FOR DETAILS.

   3E A SINGLE BOLLARD SHOULD BE POSITIONED AT THE CORNER OF THE BUILDING ON THE DRIVE–THRU SIDE. IT SHOULD BE FLUSH AGAINST THE BUILDING AND FACE OF THE BOLLARD SHOULD BE TIGHT AGAINST THE BACK OF THE CURB.

   3F AUGER "McDONALD'S GATEWAY" SIGN FOUNDATION TIGHT AGAINST BACK OF CURB. SEE MANUFACTURER/LOCAL SPECIFICATIONS FOR DETAILS.

   3G THE DISTANCE BETWEEN THE TIP OF THE CURBED ISLAND AND THE CENTER LINE OF THE PRIMARY COD MUST BE 15'–0". THIS MEASUREMENT IS TAKEN PARALLEL TO THE INSIDE CURB FACE OF THE PRIMARY LANE.

   3H THE PRIMARY LANE DETECTOR LOOP SHOULD BE PERPENDICULAR TO THE CENTER OF THE PRIMARY COD.

4. SIDE BY SIDE DRIVE–THRU STANDARD 1.0 EQUIPMENT POSITIONING FOR SECONDARY LANE:

   4A TO POSITION THE SECONDARY COD, DRAW AN ARC WITH A 14' RADIUS THAT IS CENTERED FROM THE MIDPOINT OF THE ISLAND TIP. THEN OFFSET THE FACE OF THE CURB BY 24" TO DETERMINE THE LOCATION OF CENTER OF FOUNDATION OF THE SECONDARY COD.

   4B WHEN THE SECONDARY COD IS LOCATED AT 14'–0" FROM THE TIP OF THE CURBED ISLAND, THE LOOP DETECTOR IS TO BE 2'–0" FORWARD OF THE COD CENTER LINE WITH THE LOOP FACING FORWARD AND THE DETECTOR LOOP PERPENDICULAR TO THE SECONDARY COD WHEN POSSIBLE.

   4C THE CENTER OF THE SECONDARY MENU BOARD FOUNDATION SHALL BE 5'–3" (5'–0" MIN. AND 6'–0" MAX.) FROM CENTER OF THE COD FOUNDATION WITH THE END CAP OF THE SECONDARY MENU BOARD NOT BE LESS THAN 12" FROM FACE OF CURB.

   4D AUGER "McDONALD'S ORDER HERE CANOPY" COD/CANOPY FOUNDATION TIGHT AGAINST BACK OF CURB. SEE MANUFACTURER/LOCAL SPECIFICATIONS FOR DETAILS.

   4E THE SECONDARY MENU BOARD SHOULD BE AT AN ANGLE OF APPROXIMATELY 25° FROM A VEHICLE POSITIONED AT THE COD AND WITH 100% VISIBILITY.

   4F "ANY LANE, ANY TIME" BOLLARD SIGN MUST BE A MIN. OF 1'–6" FROM FACE OF CURB AT THE BEGINNING OF THE LANDSCAPE ISLAND. BOLLARD SIGN IS TO BE ORIENTED AT AN ANGLE OF 90° FROM THE CURB.

5. SIDE BY SIDE DRIVE–THRU STANDARD 1.0 DETECTOR LOOP:

   5A DETECTOR LOOPS SHALL BE LOCATED AT THE CENTER OF THE OPENING WINDOW AT THE CASH AND PRESENTER BOOTHS.

SIDE BY SIDE DRIVE–THRU STANDARD 1.0 FEATURES:

1. SIDE BY SIDE DRIVE–THRU STANDARD 1.0 EQUIPMENT:

   1A PRE–BROWSE BOARD MUST BE 18"–24" FROM FACE OF CURB. THE DISTANCE BETWEEN THE PRIMARY COD AND PRE–BROWSE BOARD IS TO BE 15' AS MEASURED ALONG THE CENTER LINE OF THE LANE. THIS IS MEASURED FROM THE CENTER OF THE PRE–BROWSE BOARD FOUNDATION TO THE CENTER OF THE COD FOUNDATION. THE ANGLE (APPROXIMATELY 50') OF THE PRE–BROWSE BOARD SHOULD MAXIMIZE VISIBILITY TO THE SECOND CAR FROM COD.

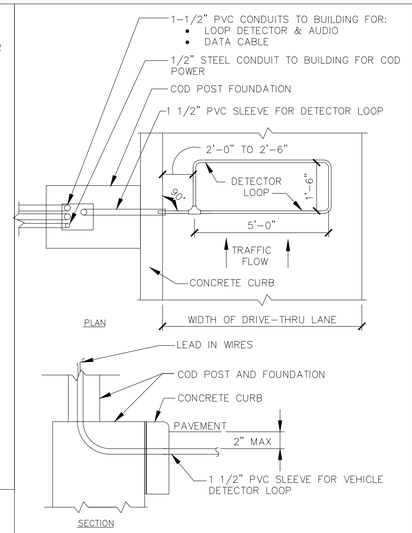
   1B PRE–BROWSE BOARD MUST BE MIN. 12" FROM FACE OF CURB. THE DISTANCE BETWEEN THE SECONDARY COD AND PRE–BROWSE BOARD IS TO BE 15' AS MEASURED ALONG FACE OF THE CURB. THIS IS MEASURED FROM THE POINT PERPENDICULAR TO THE CENTER OF THE PRE–BROWSE BOARD FOUNDATION TO THE POINT PERPENDICULAR TO THE CENTER OF THE COD FOUNDATION. THE ANGLE OF THE PRE–BROWSE BOARD SHOULD MAXIMIZE VISIBILITY TO THE SECOND CAR FROM COD (PREFERRED 35').

GENERAL NOTES

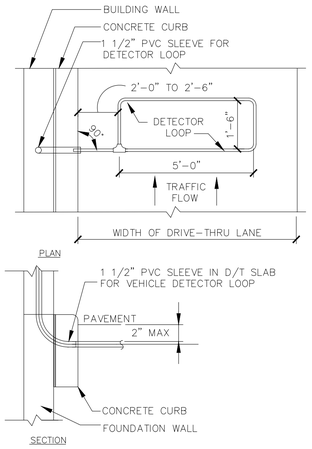
1. DRIVE–THRU ELEMENTS:
   COD, DRIVE–THRU PYLON/CLEARANCE POLE AND BOLLARD SIGN SHALL BE CONSISTENT WITH THE STANDARD BUILDING DESIGN DRIVE–THRU ELEMENTS.
   OTHER DESIGNS MAY NOT BE USED.
2. CONTRACTOR SHALL COORDINATE WITH APPLICABLE PLANS, McDONALD'S AREA CONSTRUCTION MANAGER, CONTENT SUPPLIER AND SIGNAGE SUPPLIER TO DETERMINE EXACT LOCATION, ORIENTATION, MOUNTING HEIGHTS, AND NUMBER OF BOARDS AND OTHER DRIVE–THRU ELEMENTS TO BE INSTALLED AT THIS SITE. ALL WORK TO BE COORDINATED WITH OTHER TRADES.
3. CONTACT McDONALD'S AREA CONSTRUCTION MANAGER FOR DRIVE–THRU ELEMENT FOOTING AND WIRING REQUIREMENTS NOT SHOWN. (INFORMATION ALSO AVAILABLE THROUGH VENDOR WEBSITES) SIGNAGE MANUFACTURER TO PROVIDE FOOTING ANCHORS & TEMPLATES TO G.C. PRIOR TO FOUNDATION POURING.
4. SEE DETAIL 2/ODMB FOR DETECTOR LOOP INFORMATION, DETAIL 3/ODMB FOR LOW VOLTAGE CONDUIT DIAGRAM AND DETAIL 4/ODMB FOR DRIVE THRU POWER DIAGRAM; VENDOR'S SPECIFICATIONS SHALL GOVERN UPON ANY DISCREPANCIES.
5. CONTRACTOR TO COORDINATE THE RESPONSIBILITIES OF THE ELECTRICAL CONTRACTOR, CONTENT SUPPLIER AND THE SIGN SUPPLIER.
6. CONTRACTOR TO INSTALL PRE–FORMED, PRE–WIRED VEHICLE DETECTOR LOOP.
7. CONTRACTOR SHALL VERIFY CONDUIT SIZES REQUIRED BY VEHICLE LOOP DETECTOR SUPPLIER.

NOTES

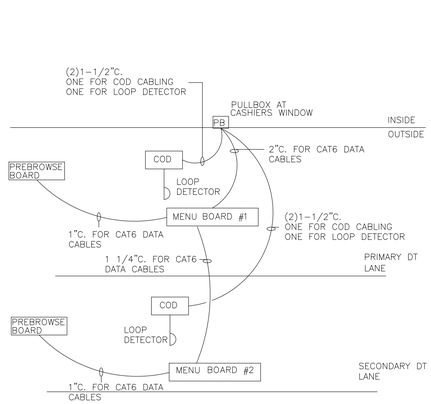
1. VERIFY CONDUIT SIZES AND LAYOUT WITH DETECTOR LOOP MANUFACTURER.
2. CENTER VEHICLE DETECTOR LOOP IN DRIVE THRU LANE. INSTALL PER MFR. RECOMMENDATIONS.
3. NO STEEL (REBAR OR ELECTRICAL WIRE) SHALL BE USED WITHIN 2' OF LOOP.
4. DETECTOR LOOP MANUFACTURERS:
   DETECTOR LOOPS MAY BE BY ONE OF THE FOLLOWINGS COMPANIES OR EQUAL.
   3M: 1–800–328–0033
   HME: 1–800–848–4468
5. DETECTOR LOOP MATERIAL:
   PVC TUBING 1/2" I.D. 100 PSI LOOP MADE FROM ONE LENGTH OF THIN FOURTEEN GAUGE STRANDED WIRE. LEAD–IN IS PRE–TWISTED AT FACTORY.
6. DETECTOR LOOP CONSTRUCTION:
   FORMED WITH ONE CONTINUOUS LENGTH OF PVC WITH NO SHARP CORNERS AS DETAILED. WIRE LOOPED, FORMED, & PIGTAILED AS DETAILED.



A – C.O.D. DETECTOR LOOP



B – DT WINDOW DETECTOR LOOP



3 ODMB DT LOW VOLTAGE CONDUIT DIAGRAM
NOT TO SCALE

NOTE:

• VERIFY EXACT CIRCUITS & QUANTITIES OF CIRCUITS WITH PANEL SCHEDULES AND MANUFACTURERS INSTALLATION INSTRUCTIONS.

FOR EXISTING LOCATIONS:
• VERIFY EXISTING CP PANEL HAS AMPACITY AND SUFFICIENT SPARES/SPACE FOR TWO (2) NEW 20A/1P CIRCUITS. UPGRADE CP PANEL TO 42 CIRCUITS IF NECESSARY.

• VERIFY EXISTING PULLBOXES ARE SIZED FOR NEW CONDUIT ROUTING. MODIFY PULLBOXES IF NECESSARY.

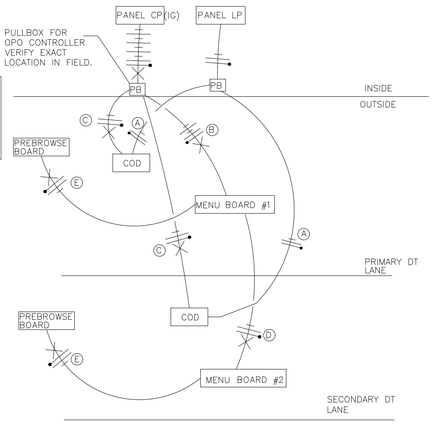
(A) 2#12 & 1#12 GND. TO LP–1 FOR COD CANOPY LIGHTING.

(B) 4#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO MENUBOARDS AND MEDIA PLAYERS.

(C) 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO COD'S. EACH COD SHALL BE ON ITS OWN SEPARATE CIRCUIT.

(D) 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO MENUBOARDS AND MEDIA PLAYERS.

(E) 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO FOR PRESELL BOARDS AND MEDIA PLAYER.



4 ODMB DRIVE THRU POWER DIAGRAM
NOT TO SCALE

2 ODMB DETECTOR LOOP DETAILS
NOT TO SCALE

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3615 Braselton Highway, Suite 201
Dacula, Ga 30019 (678) 546-0446

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MARK ROMANO
NO. 93054

Digitally signed by Mark Romano
Date: 2025.10.15 14:52:42 -04'00'

McDonald's USA, L.L.C.
110 North Carpenter Street, Chicago, IL 60607

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551731 US HWY 1
HILLIARD, FL 32046
TAX PARCEL #
08-3N-24-2380-0011-0012
HILLIARD, NASSAU COUNTY
ZONED: C-1

MCD STATE SITE CODE:
9-2817

IEDS PROJECT NUMBER:
MCD-24182

SHEET TITLE:
DRIVE THRU DETAILS

SHEET NUMBER C-5.4

INTEGRITY
ENGINEERING & DEVELOPMENT SERVICES, INC.
3615 Braselton Highway, Suite 201
Dacula, Ga 30019 (678) 546-0446

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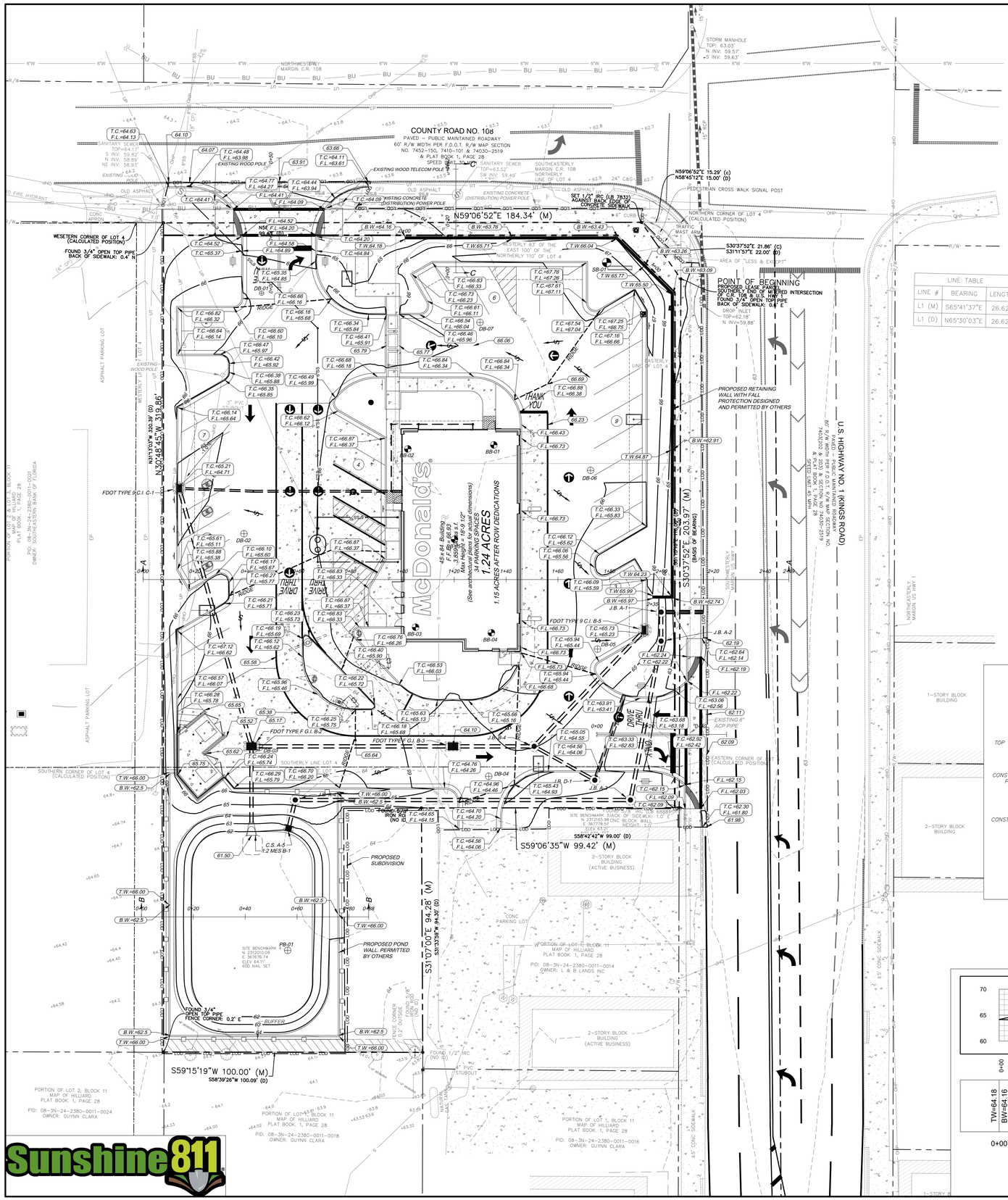
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MARK ROMANO
NO. 80054

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Date: 2025.10.15 14:54:17 -04'00'

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SEASONAL HIGH WATER TABLE

BORING NAME	EXISTING ELEV.	SHW ELEV.	SHW ELEVATION DIFFERENCE	PROPOSED ELEVATION	DISTANCE TO SHW
BB-01	64.28	60.28	-4	66.928	6.648
BB-02	64.032	61.032	-3	66.928	5.896
BB-03	63.909	60.909	-3	66.928	6.019
BB-04	63.766	60.766	-3	66.928	6.162
DB-05	64.037	61.037	-3	66.928	5.891
DB-01	64.571	62.571	-2	65.681	3.11
DB-02	64.64	62.64	-2	65.551	2.911
DB-03	64.309	62.309	-2	65.179	2.87
DB-04	63.92	59.92	-4	64.809	4.889
DB-05	63.39	58.39	-5	65.578	7.188
DB-06	63.67	60.67	-3	66.06	5.39
DB-07	64.25	60.25	-4	66.27	6.02
PB-01	64.134	61.134	-3	62	0.866
SB-01	63.411	60.411	-3	67.533	7.122

LINE TABLE

LINE #	BEARING	LENGTH
L1 (M)	S65°41'37"E	26.62'
L1 (D)	N65°30'03"E	26.62'

GRADING AND DRAINAGE NOTES

1) CONTRACTOR MUST FIELD VERIFY CRITICAL ELEVATIONS AND PLACE PROJECT BENCHMARK BEFORE GRADING OPERATIONS START.
2) CONTOURS FOR EXISTING TOPOGRAPHY ARE SHOWN AT ONE FOOT INTERVALS. ALL PROPOSED CONTOURS SHOWN ARE FINISHED GRADE. GENERALLY, PROPOSED CONTOUR LINES ARE SHOWN AT ONE FOOT INTERVALS ON PAVED AREAS AND TWO FOOT INTERVALS IN GRASSED AND LANDSCAPE AREAS.
3) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES AND TO TAKE MEASURES NECESSARY TO PROVIDE FOR THEIR PROTECTION. THE EXISTING UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE DRAWINGS. THE UTILITIES SHOWN ARE THOSE LOCATED BY THE SURVEYOR OF RECORD. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UTILITIES SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK. ALL DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES FOR EXACT LOCATIONS OF THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. FLORIDA LAW (F.S. 556) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT EXCAVATORS/CONTRACTORS SHALL CONTACT SUNSHINE 811 (FKA: SUNSHINE STATE ONE-CALL OF FLORIDA) BY CALLING 800-432-4770 OR 811 AT LEAST 2 FULL BUSINESS DAYS FOR NORMAL TICKETS AND 10 FULL BUSINESS DAYS FOR UNDERWATER LOCATES PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION TO ALLOW MEMBER OPERATORS AN OPPORTUNITY TO IDENTIFY AND MARK THEIR UNDERGROUND FACILITIES AND APPROPRIATELY RESPOND TO THE POSITIVE RESPONSE SYSTEM.
4) MAXIMUM SLOPE OF CUT OR EMBANKMENT SHALL BE TWO FEET HORIZONTAL TO ONE FOOT VERTICAL.
5) ALL GRADING AND BACKFILLING, EXCAVATING, ETC., SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL INVESTIGATION REPORTS. REFER TO THESE REPORTS FOR ADDITIONAL INFORMATION NOT TRANSFERRED TO THESE PLANS.
6) ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
7) PRIOR TO CONSTRUCTION, G.C. TO VERIFY THAT ALL ENCROACHMENT, BUILDING, GRADING, UTILITY AND EROSION CONTROL PERMITS ARE ON FILE WITH ALL APPROPRIATE AGENCIES AND PERMITS ARE AVAILBLE ON-SITE.
8) G.C. TO VERIFY PROPER COVER OVER ALL EXISTING UTILITIES WITH PROPOSED GRADES. PROVIDE SLEEVING FOR ANY UTILITIES IN PAVED AREAS.
9) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL JURISDICTION STANDARD SPECIFICATIONS, FDEP, WMD, AND TOWN OF HILLIARD REGULATIONS AND STANDARD DETAILS AND SWPPP DESIGN MANUAL. CONFLICTS BETWEEN THESE PLANS AND STANDARDS NOTED ABOVE WILL BE RESOLVED BY APPLYING THE MOST STRINGENT REQUIREMENT AS DETERMINED BY THE ENGINEER.
10) ALL BORROW WILL COME FROM A SITE OR SPOIL WILL BE PLACED ON A SITE PERMITTED BY THE STATE OR LOCAL JURISDICTION. BORROW FROM OR SPOIL TO AN UNPERMITTED SITE BECOMES THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR MUST HAVE APPROVAL OF THE OWNER AND LOCAL EROSION CONTROL INSPECTOR BEFORE UTILIZING ANY UNPERMITTED SITES FOR BORROW OR SPOIL.
11) ALL STOCKPILE AREAS ARE INTENDED TO DRAIN TO AN APPROVED SEDIMENT TRAPPING DEVICE AND BE WITHIN THE LIMITS OF THE DISTURBED AREAS SHOWN.
12) G.C. RESPONSIBLE FOR ALL EROSION CONTROL PRACTICES REQUIRED TO MINIMIZE EFFECTS ON ADJACENT PROPERTIES DURING CONSTRUCTION.
13) ALL DISTURBED AREAS NOT OTHERWISE DELINEATED FOR BUILDING, PAVING, SOD, OR RIP-RAP SHALL BE PERMANENTLY SEEDED IN ACCORDANCE WITH SPECS.
14) THE DISPOSAL OF DEBRIS IS NOT ALLOWED ON SITE.
15) ALL AREAS TO RECEIVE PAVEMENT SHALL BE GRAVELED IMMEDIATELY UPON COMPLETION OF GRADING.
16) CROSS SLOPES ON ALL WALKS SHALL NOT EXCEED 1.8% (UNLESS OTHERWISE NOTED) AND G.C. TO INSURE NO PONDING IS TO OCCUR ON ANY PAVED SURFACE.
17) ALL AREAS WITH 2:1 SLOPES OR ERODABLE SLOPES SHALL BE COVERED WITH EXCELSIOR MATTING OR APPROVED EQUAL. INSTALL PER MANUFACTURERS SPECS

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY, AND BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

SEE SHEET C7.1 FOR STORM PROFILES OF ALL STORM PIPE RUNS

PROPOSED SITE WORK AND EROSION CONTROL SEQUENCING AND PHASING (REFERENCE TO GRADING AND E&SC PLAN SHEETS)

PHASE I - PRE GRADING

1. POST A COPY OF THE NOI OR LETTER FROM FDEP CONFIRMING COVERAGE UNDER THE GENERIC PERMIT, AND THE NAME AND PHONE NUMBER OF THE CONTRACTORS REPRESENTATIVE RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL INSTALLATION AND MAINTENANCE ON A 24 HOUR BASIS.
2. INSTALL INITIAL CONSTRUCTION EXIT PAD AT LOCATION AS DESIGNATED ON PLAN.
3. INSTALL TYPE 4 SILT FENCE BARRIER AS SHOWN ON THESE PLANS.

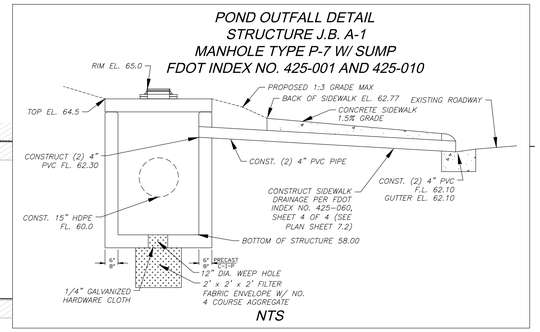
PHASE II - DURING GRADING

4. CLEAR AND GRUB THE REMAINDER OF THE SITE, ENSURING THAT ANY RUNOFF FROM THE DISTURBED AREA IS DIRECTED TO EROSION CONTROL BMP MEASURES.
5. ALL DEBRIS FROM CLEARING AND GRUBBING SHALL BE HAULED TO AN APPROVED DISPOSAL SITE. NO DEBRIS OR MATERIAL OF ANY TYPE IS TO BE BURNED OR BURIED ON THE PROJECT SITE. ALL TOPSOIL IS TO BE STOCK PILED WITHIN THE LIMITS OF THE AREA INDICATED ON THE PLANS FOR REDISTRIBUTION TO PROPOSED LANDSCAPING AREAS. PROTECT STOCK PILE AREAS WITH SILT FENCE BARRIER AS NEEDED.
6. GRADING SHALL PROCEED TO THE PROPOSED FINAL CONDITION. STORM DRAIN FACILITIES SHALL BE INSTALLED CONCURRENT WITH GRADING, AND ALL RUNOFF SHALL BE DIRECTED TO THE APPROPRIATE SEDIMENTATION CONTROL DEVICES.
7. INSTALL AND UTILIZE STORM DRAIN PIPES AS GRADING PROGRESSES, PROTECTING ALL INLETS WITH FRAME AND FILTER BARRIER FOR AREA DRAINS AND FLUMES WITH CURB INLET SUMP BARRIERS.
8. AS SOON AS SIGNIFICANT PORTIONS OF SLOPES ARE COMPLETED, THEY SHALL BE PROTECTED WITH DRY MULCH. THROUGHOUT THE PROJECT, DISTURBED AREAS SHALL BE STABILIZED AS SOON AS POSSIBLE.
9. DURING THE INTERMEDIATE PHASE, CONSTRUCT ROAD IMPROVEMENTS AND UTILITY CONNECTIONS AS SHOWN.

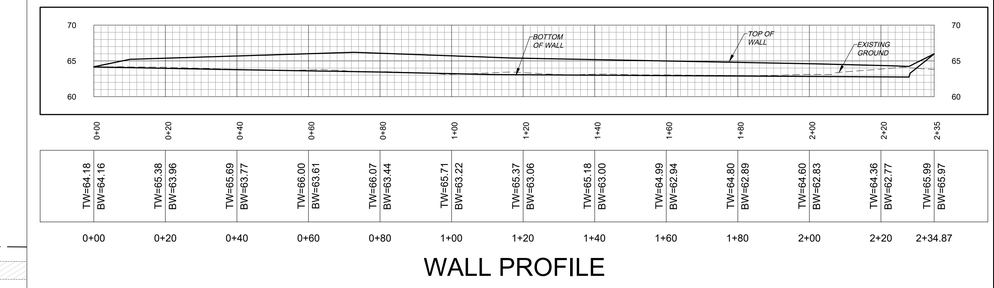
PHASE III - AFTER GRADING

10. AS SOON AS GRADING IS COMPLETED, ALL DISTURBED AREAS SHALL BE MULCHED.
11. SILT FENCE BARRIER AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES ARE TO REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL ENTIRE SITE IS STABILIZED WITH PERMANENT VEGETATIVE COVER.
12. AFTER SITE IS COMPLETELY STABILIZED WITH PERMANENT VEGETATION (SOD) AND THE PROPOSED BUILDING HAS BEEN CONSTRUCTED, EXAMINE THE DETENTION POND(S). DETENTION POND(S) SHALL BE CLEARED OF ANY SEDIMENT AND RESTORED TO EXISTING OR DESIGN CONDITIONS.
13. AFTER THE SITE IS COMPLETELY STABILIZED WITH PERMANENT VEGETATION (SOD) REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES AND DISPOSE OF ANY REMAINING SEDIMENT.
14. WHEN ALL OTHER SITE CONSTRUCTION ACTIVITIES ARE COMPLETE, REMOVE TREE PROTECTION FENCING.

REFER TO GEOTECHNICAL REPORT FOR PAVING SPECIFICATIONS







WALL PROFILE

SCALE: H: 1"=20' ~ V: 1"=10'

MCDONALD'S
551731 US HWY 1
HILLIARD, FL 32046
TAX PARCEL #
08-3N-24-2380-0011-0012
HILLIARD, NASSAU COUNTY
ZONED: C-1

MCD STATE SITE CODE:
9-2817

IEDS PROJECT NUMBER:
MCD-24182

SHEET TITLE:
GRADING PLAN

SHEET NUMBER C-6.0

INTEGRITY
ENGINEERING & DEVELOPMENT SERVICES, INC.
3615 Braselton Highway, Suite 201
Dacula, Ga 30019 (678) 546-0446

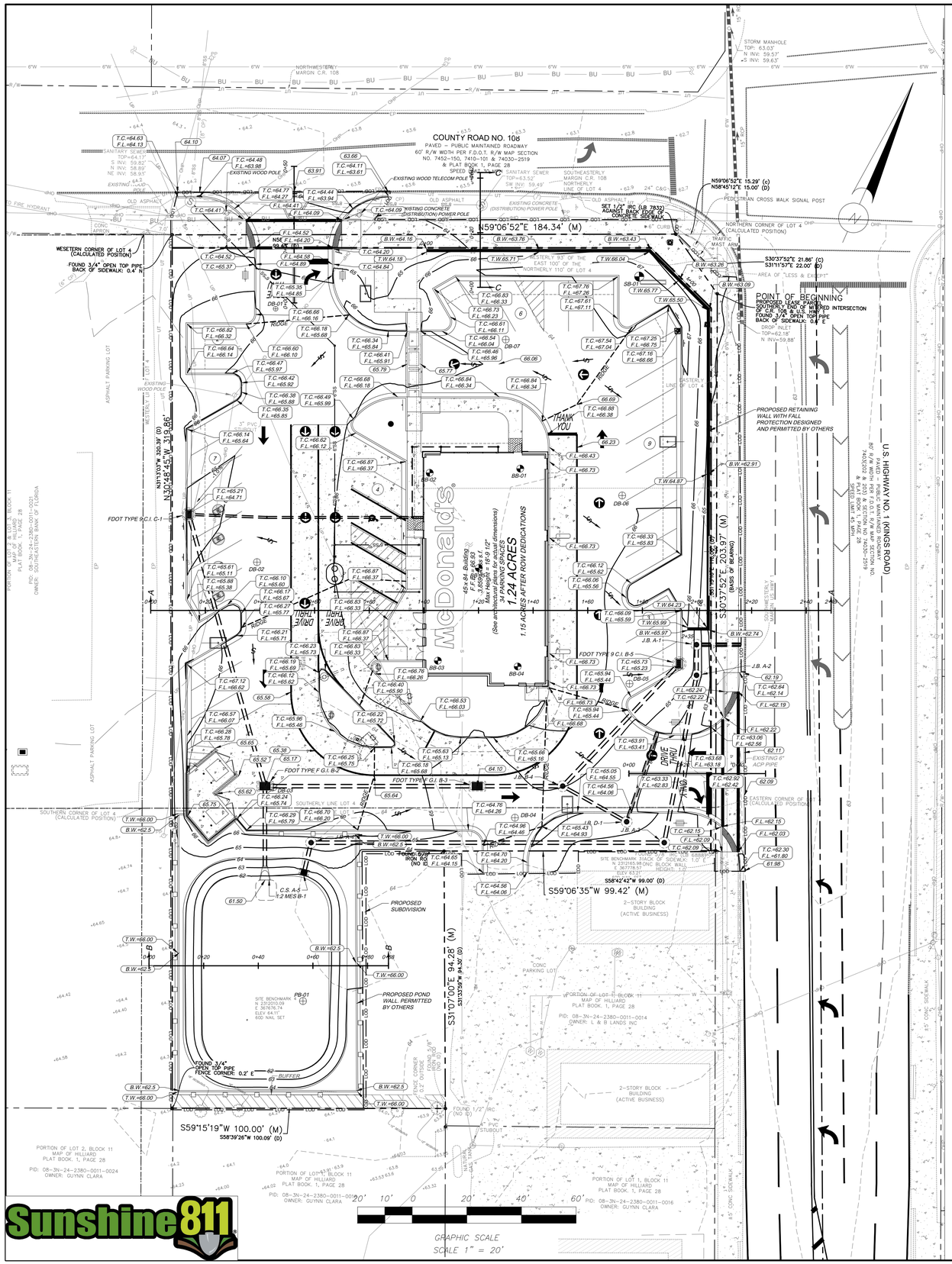
NO.	DATE:	DESCRIPTION
1	07-24-25	SUBMIT FOR REVIEW
2	10-03-25	RESUBMIT FOR REVIEW
3		
4		

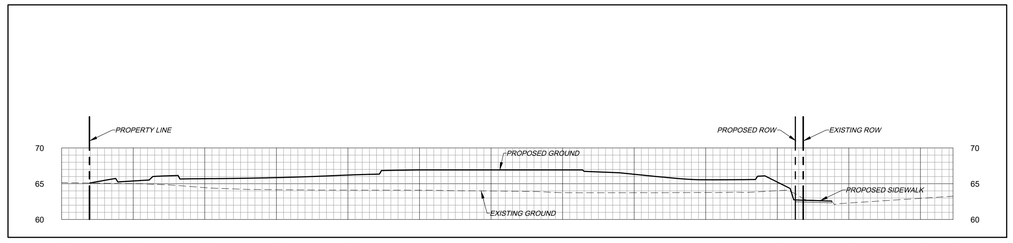
ISSUE

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MARK ROMANO
NO. 93054

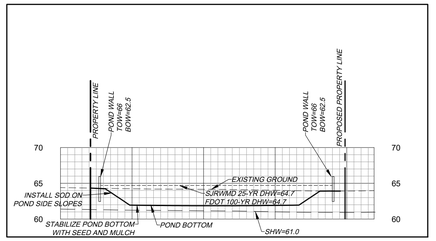
Digitally signed by Mark Romano
Date: 2025.10.15 14:54:46 -04'00'





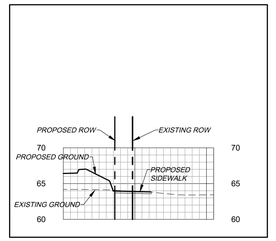
CROSS SECTION A PROFILE

SCALE: H: 1"=20' ~ V: 1"=10'



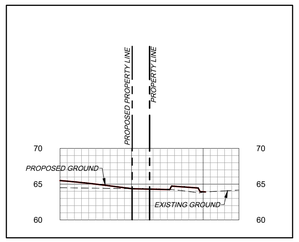
CROSS SECTION B PROFILE

SCALE: H: 1"=20' ~ V: 1"=10'



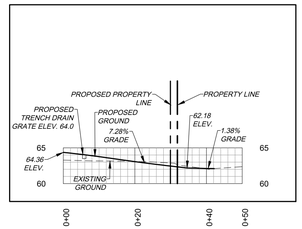
CROSS SECTION C PROFILE

SCALE: H: 1"=20' ~ V: 1"=10'



CR 108 DRIVEWAY CROSS SECTION PROFILE

SCALE: H: 1"=20' ~ V: 1"=10'



US 1 DRIVEWAY CROSS SECTION PROFILE

SCALE: H: 1"=20' ~ V: 1"=10'

McDonald's USA, L.L.C.
110 North Carpenter Street, Chicago, IL 60607

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ENGINEERING & DEVELOPMENT SERVICES, INC.
3615 Braselton Highway, Suite 201
Dacula, Ga 30019 (678) 546-0446

NO.	DATE:	ISSUE DESCRIPTION
1	07-24-25	SUBMIT FOR REVIEW
2	10-03-25	RESUBMIT FOR REVIEW
3		
4		

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MARK ROMANO
NO. 93054

Digitally signed by Mark Romano
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MCDONALD'S
551731 US HWY 1
HILLIARD, FL 32046
TAX PARCEL #
08-3N-24-2380-0011-0012
HILLIARD, NASSAU COUNTY
ZONED: C-1

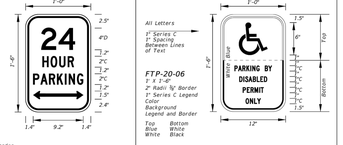
MCD STATE SITE CODE:
9-2817

IEDS PROJECT NUMBER:
MCD-24182

SHEET TITLE:
ADA ACCESSIBILITY PLAN

SHEET NUMBER
C-6.2

1.24 ACRES
1.15 ACRES AFTER ROW DEDICATIONS
34 PARKING SPACES
3,859 Gross s.f.
Max Height = 18'-9 1/2"
(See architectural plans for actual dimensions)
45'x 84' Building
F.F.E. = 66.93



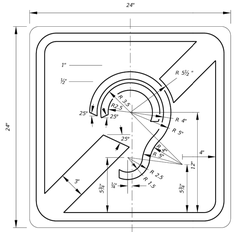
FTP-19-06
1" x 1'-6"
4" Radii ½" Border
Top 4" Series D
Bottom 2" Series C
White Background
Green Legend and Border

FTP-20-06
1' x 1'-6"
2" Radii ½" Border
1" Series C Legend
Color
Background
Legend and Border
Top Bottom
Blue White
White Black

FTP-21-06
1'-6" x 2'-6"
2" Radii ½" Border
1.5" Series C Legend
Color
Background
Legend and Border
Top Bottom
Blue White
White Black

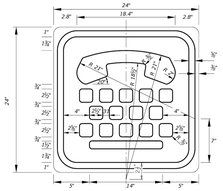
FTP-22-06
1' x 6"
1" Radii ½" Border
1" Series C Legend
White Background
Black Legend and Border

Supplemental Panel for the FTP-20-06 and FTP-21-06 signs



FTP-23-06
2' x 2'
1.5" Radii ½" Border
Blue Background
White Legend and Border

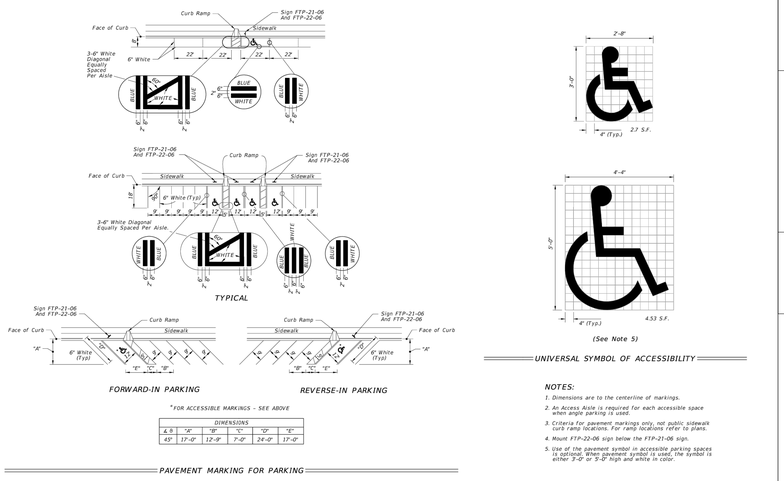
INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS



FTP-24-06
2' x 2'
1.5" Radii ½" Border
Blue Background
White Legend and Border

INTERNATIONAL TDD SYMBOL

LAST REVISION 11/01/20	REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	SPECIAL SIGN DETAILS	INDEX 700-102	SHEET 4 of 12



*FOR ACCESSIBLE MARKINGS - SEE ABOVE

DIMENSIONS					
A @	"A"	"B"	"C"	"D"	"E"
45°	17'-0"	12'-9"	7'-0"	24'-0"	17'-0"

PAVEMENT MARKING FOR PARKING

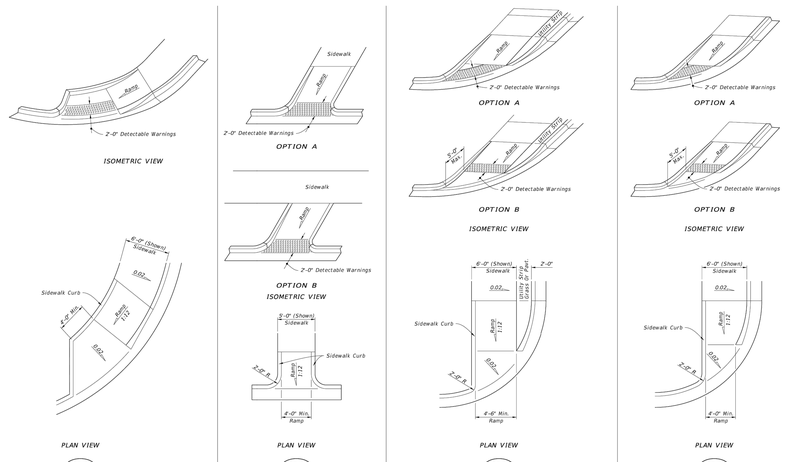
(See Note 5)

UNIVERSAL SYMBOL OF ACCESSIBILITY

NOTES:

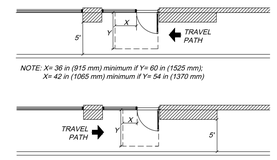
1. Dimensions are to the centerline of markings.
2. An Access Aisle is required for each accessible space when angle parking is used.
3. Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
4. Mount FTP-22-06 sign below the FTP-21-06 sign.
5. Use of the pavement symbol in accessible parking spaces is optional. When the pavement symbol is used, the symbol is either 3'-0" or 5'-0" high and white in color.

LAST REVISION 11/01/21	REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 11 of 13



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

LAST REVISION 11/01/21	REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 4 of 7

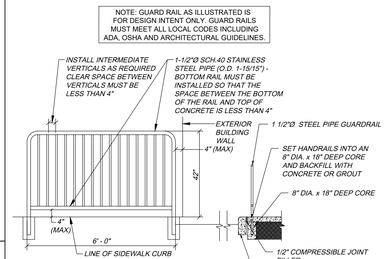


NOTE: X= 36 in (915 mm) minimum if Y= 60 in (1525 mm);
X= 42 in (1065 mm) minimum if Y= 54 in (1370 mm)

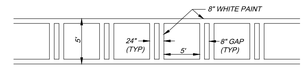
NOTE: X= 24 in (610 mm) minimum; Y= 54 in (1370 mm) minimum

MANEUVERING CLEARANCES AT DOORS
NOT TO SCALE

NOTE: GUARD RAIL AS ILLUSTRATED IS FOR DESIGN INTENT ONLY. GUARD RAILS MUST MEET ALL LOCAL CODES INCLUDING ADA, OSHA AND ARCHITECTURAL GUIDELINES.



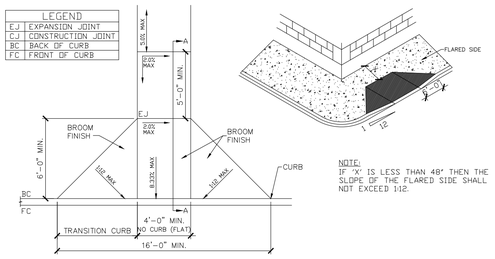
GUARDRAIL
NOT TO SCALE



CROSS WALK STRIPING
NOT TO SCALE

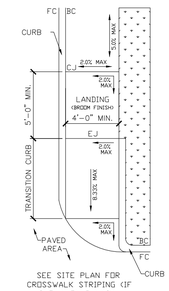
5'x5' (MIN) LEVEL LANDING AREA 2% MAX SLOPE

LEGEND	
EJ	EXPANSION JOINT
CJ	CONSTRUCTION JOINT
BC	BACK OF CURB
FC	FRONT OF CURB



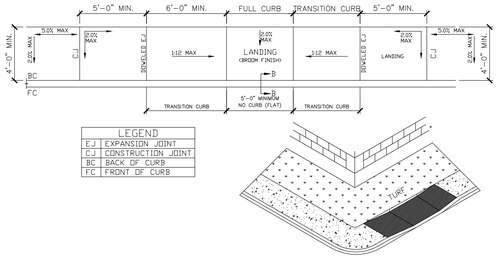
NOTE:
IF 'X' IS LESS THAN 48" THEN THE SLOPE OF THE FLARED SIDE SHALL NOT EXCEED 1:12.

TYPE I HANDICAPPED RAMP



SEE SITE PLAN FOR CROSSWALK STRIPING (IF SHOWN ON PLANS)

TYPE II HANDICAPPED RAMP



LEGEND	
EJ	EXPANSION JOINT
CJ	CONSTRUCTION JOINT
BC	BACK OF CURB
FC	FRONT OF CURB

TYPE III HANDICAPPED RAMP

** RAMP MAY EXCEED 6 FEET IN LENGTH WHEN LOCATED ADJACENT TO BUILDING

*** LANDINGS SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT. THE LANDING LENGTH SHALL BE A MINIMUM OF 60 in (1525 mm) CLEAR. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60 in BY 60 in (1525 mm BY 1525 mm). IF A DOORWAY IS LOCATED AT A LANDING, THEN THE AREA IN FRONT OF THE DOORWAY SHALL COMPLY WITH "MANEUVERING CLEARANCES AT DOORS" DETAIL LOCATED ON THIS SHEET.

HANDICAPPED RAMP DETAILS
NOT TO SCALE

ADA NOTES:

1. ALL LEVEL LANDINGS, HANDICAP PARKING SPACES, AND ACCESS AISLES SHALL HAVE NO MORE THAN 2% CROSS SLOPE IN ANY DIRECTION.

2. ADA ACCESSIBLE SIDEWALK ROUTES NOT PROVIDING HANDRAILS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5.0% AND MAXIMUM CROSS SLOPE OF 2.0%.

3. CROSS SLOPES SHOWN ON PLAN ARE DESIGNED AT A MAXIMUM OF 1.5% TO HELP ENSURE AS BUILT CONDITIONS ARE LESS THAN 2.0% SLOPE.

4. SIDEWALKS WITHOUT HANDRAILS ARE DESIGNED AT A MAXIMUM RUNNING SLOPE OF 4.0% TO HELP ENSURE AS BUILT CONDITIONS ARE LESS THAN 5.0% SLOPE.

5 ADA ACCESSIBLE ROUTE TO BE KEPT FREE OF ANY CLEANOUTS, MANHOLE COVERS, VALVE COVERS, OR ANY OTHER UTILITY COVERS.

INTEGRITY
ENGINEERING & DEVELOPMENT SERVICES, INC.
3615 Braselton Highway, Suite 201
Dacula, Ga 30019 (678) 546-0446

NO.	DATE:	ISSUE DESCRIPTION
1	07-24-25	SUBMIT FOR REVIEW
2	10-03-25	RESUBMIT FOR REVIEW
3		
4		

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MARK ROMANO
NO. 93054

Digitally signed by Mark Romano
Date: 2025.10.15 15:04:24 -04'00'

McDonald's USA, L.L.C.
110 North Carpenter Street, Chicago, IL 60607

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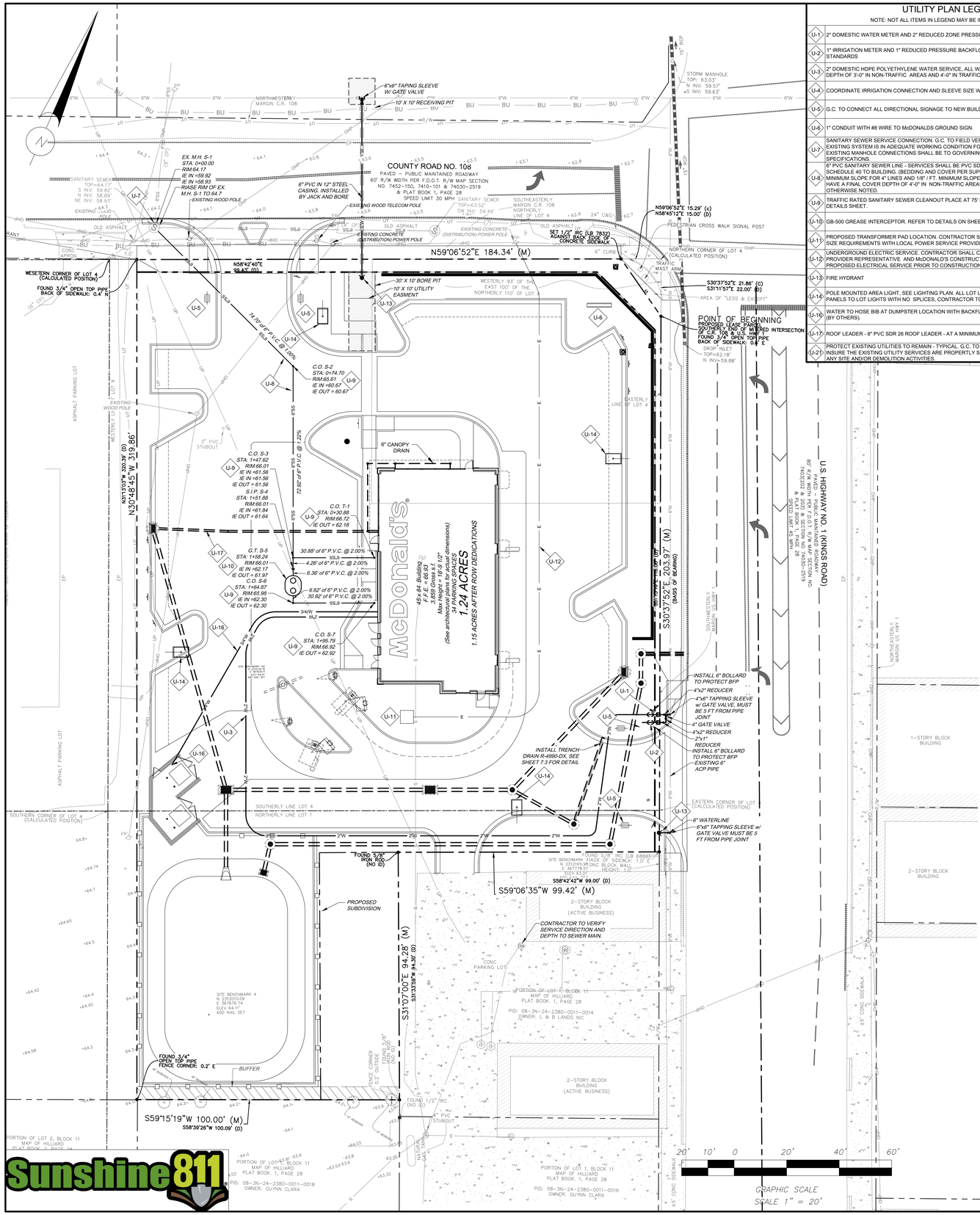
MCDONALD'S
551731 US HWY 1
HILLIARD, FL 32046
TAX PARCEL #
08-3N-24-2380-0011-0012
HILLIARD, NASSAU COUNTY
ZONED: C-1

MCD STATE SITE CODE:
9-2817

IEDS PROJECT NUMBER:
MCD-24182

SHEET TITLE:
ADA DETAILS

SHEET NUMBER
C-6.3



UTILITY PLAN LEGEND

NOTE: NOT ALL ITEMS IN LEGEND MAY BE INCLUDED ON PLANS

U-1	2" DOMESTIC WATER METER AND 2" REDUCED ZONE PRESSURE BACKFLOW PREVENTOR.
U-2	1" IRRIGATION METER AND 1" REDUCED PRESSURE BACKFLOW PREVENTER TO GOVERNING ENTITY STANDARDS
U-3	2" DOMESTIC HDPE POLYETHYLENE WATER SERVICE, ALL WATER LINES SHALL HAVE A FINAL COVER DEPTH OF 3'-0" IN NON-TRAFFIC AREAS AND 4'-0" IN TRAFFIC AREAS UNLESS OTHERWISE NOTED
U-4	COORDINATE IRRIGATION CONNECTION AND SLEEVE SIZE WITH IRRIGATION CONTRACTOR.
U-5	G.C. TO CONNECT ALL DIRECTIONAL SIGNAGE TO NEW BUILDING AS REQUIRED
U-6	1" CONDUIT WITH #8 WIRE TO McDONALDS GROUND SIGN.
U-7	SANITARY SEWER SERVICE CONNECTION. G.C. TO FIELD VERIFY EXACT LOCATION AND VERIFY THAT EXISTING SYSTEM IS IN ADEQUATE WORKING CONDITION FOR RE-USE. SANITARY SEWER MAIN OR EXISTING MANHOLE CONNECTIONS SHALL BE TO GOVERNING ENTITY STANDARDS AND SPECIFICATIONS.
U-8	6" PVC SANITARY SEWER LINE - SERVICES SHALL BE PVC SDR 26 WITHIN RIGHT-OF-WAY, THEN PVC SCHEDULE 40 TO BUILDING. (BEDDING AND COVER PER SUPPLIER SPECIFICATIONS). NOTE: 1/4" / FT. MINIMUM SLOPE FOR 4" LINES AND 1/8" / FT. MINIMUM SLOPE FOR 6" LINES. ALL SEWER LINES SHALL HAVE A FINAL COVER DEPTH OF 4'-0" IN NON-TRAFFIC AREAS AND 5'-0" IN TRAFFIC AREAS UNLESS OTHERWISE NOTED.
U-9	TRAFFIC RATED SANITARY SEWER CLEANOUT PLACE AT 75' INTERVALS. REFER TO DETAIL ON UTILITY DETAILS SHEET.
U-10	GB-500 GREASE INTERCEPTOR. REFER TO DETAILS ON SHEET 17
U-11	PROPOSED TRANSFORMER PAD LOCATION. CONTRACTOR SHALL COORDINATE EXACT LOCATION AND SIZE REQUIREMENTS WITH LOCAL POWER SERVICE PROVIDER REPRESENTATIVE.
U-12	UNDERGROUND ELECTRIC SERVICE. CONTRACTOR SHALL COORDINATE WITH LOCAL POWER SERVICE PROVIDER REPRESENTATIVE AND McDONALD'S CONSTRUCTION MANAGER ON-SITE TO DISCUSS PROPOSED ELECTRICAL SERVICE PRIOR TO CONSTRUCTION AND / OR DEMOLITION.
U-13	FIRE HYDRANT
U-14	POLE MOUNTED AREA LIGHT, SEE LIGHTING PLAN. ALL LOT LIGHT WIRES TO BE CONTINUOUS RUN FROM PANELS TO LOT LIGHTS WITH NO SPLICES. CONTRACTOR TO COORDINATE.
U-15	WATER TO HOSE BIB AT DUMPSTER LOCATION WITH BACKFLOW DEVICE. REFER TO PLUMBING PLANS (BY OTHERS).
U-17	ROOF LEADER - 8" PVC SDR 26 ROOF LEADER - AT A MINIMUM 1% SLOPE
U-21	PROTECT EXISTING UTILITIES TO REMAIN - TYPICAL. G.C. TO CONTACT ALL UTILITY COMPANIES TO INSURE THE EXISTING UTILITY SERVICES ARE PROPERTLY SHUT-DOWN PRIOR TO THE BEGINNING OF ANY SITE AND/OR DEMOLITION ACTIVITIES.

UTILITY NOTES

1) THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COSTS HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE, OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON-SUBSCRIBING UTILITIES.

2) UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE SURVEYOR ON SHEET C-2 BELOW AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE, AND HAS NOT BEEN VERIFIED BY THE ENGINEER. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATIONS OF EXISTING UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES, EITHER PUBLIC OR PRIVATE, SHOWN HEREON OR NOT SHOWN HEREON. ANY REPAIRS SHALL BE DONE TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY.

3) FLORIDA LAW (F.S. 556) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT EXCAVATORS/CONTRACTORS SHALL CONTACT SUNSHINE 811 (FKA: SUNSHINE STATE ONE-CALL OF FLORIDA) BY CALLING 800-432-4770 OR 811 AT LEAST 2 FULL BUSINESS DAYS FOR NORMAL TICKETS AND 10 FULL BUSINESS DAYS FOR UNDERWATER TICKETS PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION TO ALLOW MEMBER OPERATORS AN OPPORTUNITY TO IDENTIFY AND MARK THEIR UNDERGROUND FACILITIES AND APPROPRIATELY RESPOND TO THE POSITIVE RESPONSE SYSTEM.

4) THE GENERAL CONTRACTOR SHALL CONFIRM ALL NEW UTILITY TAP LOCATIONS WITH THE UTILITY OWNERS.

5) IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THE ACTUAL LOCATION AND AVAILABILITY OF ALL EXISTING AND PROPOSED UTILITIES IN THE FIELD PRIOR TO GROUND BREAKING.

6) MINIMUM COVER FOR CONDUITS SHALL BE 36 INCHES UNLESS OTHERWISE SHOWN OR NOTED ON THESE PLANS.

7) ALL MANHOLES, VALVES AND MONUMENT FRAMES SHALL BE SET TO FINISH GRADE AFTER PAVING.

8) THE CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDERS AND THE FLORIDA TRENCH SAFETY ACT. TRENCHES SHALL BE SHORED IN ACCORDANCE WITH OSHA.

9) EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER AND THE TOWN OF HILLIARD IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO THE SUBSTITUTION OF ALTERNATE EQUIPMENT.

10) CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.

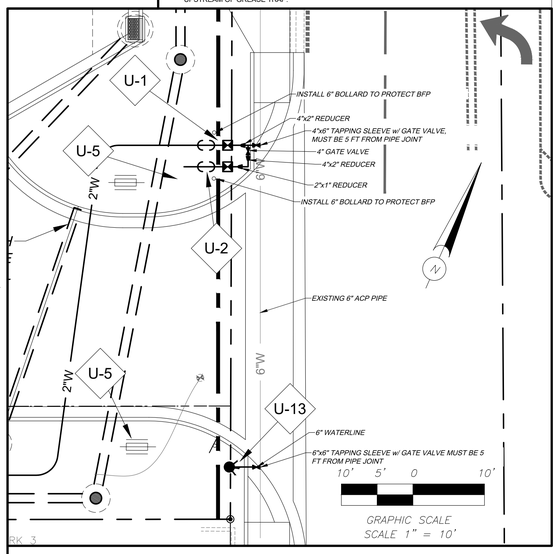
11) ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPALITY UTILITIES DIVISION AND CROSS CONNECTION CONTROL REGULATIONS AND STANDARDS.

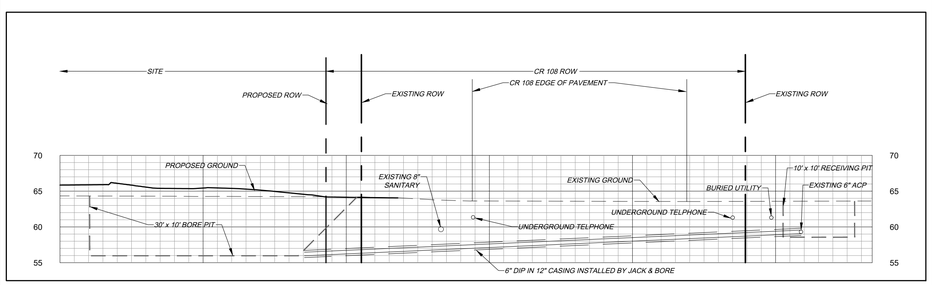
12) SITE UTILITY CONTRACTOR TO PROVIDE WATER, SANITARY SEWER, AND ROOF DRAIN LEADERS TO WITHIN 5 FEET OF THE BUILDING. CONTRACTOR SHALL COORDINATE SITE PLAN CONNECTIONS WITH THE ARCHITECTURAL BUILDING PLANS.

13) UNDERGROUND CONDUITS TO SIGNS, LOT LIGHTS, ETC., SHALL BE PLACED IN GRASS OR LANDSCAPE AREAS WHENEVER POSSIBLE. THE LOCATION OF THE CONDUIT AS SHOWN ON THESE PLANS SHALL BE CONSIDERED TO BE SCHEMATIC WITH ACTUAL LOCATION TO BE VERIFIED BY THE GENERAL CONTRACTOR, PVC SHC. 40 SLEEVES SHALL BE INSTALLED FOR ALL CONDUIT CROSSING UNDER PAVED AREAS.

14) THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES AND CIRCUITING.

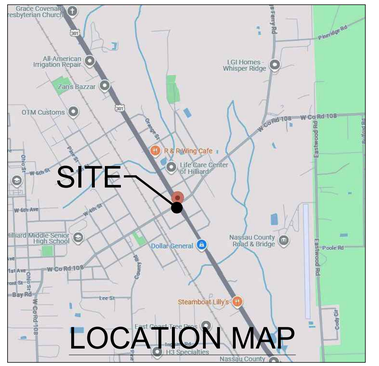
15) THE CONTRACTOR PRIOR TO POURING THE BUILDING SLAB AND FOUNDATION, SHALL VERIFY THE ACCESSIBILITY OF THE SANITARY SEWER SERVICE AND OBTAIN CONFIRMATION FROM THE DESIGN ENGINEER REGARDING SANITARY SEWER SERVICE FUNCTIONALITY. G.C. TO CONFIRM SANITARY SEWER INVERT LEAVING BUILDING WILL WORK WITH INVERT ELEVATION SHOWN UPSTREAM OF GREASE TRAP.





CR 108 WATERLINE PROFILE

SCALE: H: 1"=10' ~ V: 1"=10'



PROJECT NOTES:

OWNER:
BY FRANKLIN PROPERTIES
PO BOX 878
HILLIARD, FL 32046
PHONE: 904-845-7576

ENGINEER:
INTEGRITY ENGINEERING & DEVELOPMENT SERVICES, INC.
CERTIFICATE OF AUTHORIZATION # PEF005669
3615 BRASELTON HIGHWAY, SUITE 201
DACULA, GEORGIA 30019
PHONE: (678) 546-0446
CONTACT: MARK ROMANO
E-MAIL ADDRESS: MARK@INTEGRITYENG.NET

PROPERTY LOCATED IN HILLIARD, NASSAU COUNTY, FL
PARCEL NO. 08-3N-24-2380-0011-0012.

ZONING: C-1

BUILDING SETBACKS:
FRONT- 10'
SIDE- 10'
REAR- 10'

PROPOSED USE IS MCDONALD'S RESTAURANT.

PROPOSED BUILDING HEIGHT 18'-9 1/2".

TOTAL TRACT CONTAINS 1.24 ACRES BEFORE ROW DEDICATION/DISTURBED AREA= 1.26 ACRES ±.

TOTAL TRACT WILL BE 1.15 ACRES AFTER ROW DEDICATION.

FAR = 3859 / 54,014 = 0.077

BOUNDARY INFORMATION OBTAINED FROM SURVEY BY ATWELL

TOPOGRAPHICAL INFORMATION OBTAINED FROM SURVEY BY ATWELL

VERTICAL DATUM FOR TOPOGRAPHY IS MEAN SEA LEVEL BASED ON NAVD88.

CONTOUR INTERVAL IS ONE (1) FEET.

THIS PROPERTY IS SHOWN ON F.I.R.M. PANEL NUMBER 12089C0135F, DATED 12/17/2010 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

THE LOCATION OF UNDERGROUND UTILITIES SHOWN IS APPROXIMATE BASED ON SURFACE FIELD EVIDENCE AND INFORMATION SUPPLIED BY UTILITY AGENCIES. THE SURVEY MAKES NO CERTIFICATION AS TO THE COMPLETENESS OF THE LOCATIONS SHOWN HERON. APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY. PLEASE SEE GENERAL NOTES #19 ON THE COVER SHEET.

THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.

CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER/DEVELOPER OF ANY INFORMATION FOUND IN THE FIELD THAT IS DIFFERENT FROM WHAT IS SHOWN ON THESE DESIGN PLANS.

UTILITY PROVIDERS:

WATER AND SEWER:
TOWN OF HILLIARD PUBLIC WORKS
PHONE: 904-719-1012
CONTACT: CORY HOBBS

POWER:
FLORIDA POWER AND LIGHT
PHONE: 800-226-3545
CONTACT: BUILDER'S LINE

TELEPHONE:
AT&T
PHONE: 844-569-3706
CONTACT: BUILDER'S LINE

INTEGRITY
ENGINEERING & DEVELOPMENT SERVICES, INC.
3615 Braselton Highway, Suite 201
Dacula, Ga 30019 (678) 546-0446

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MARK ROMANO
NO. 93054

Digitally signed by Mark Romano
Date: 2025.10.15 15:11:34 -04'00'

McDonald's USA, L.L.C.
110 North Carpenter Street, Chicago, IL 60607

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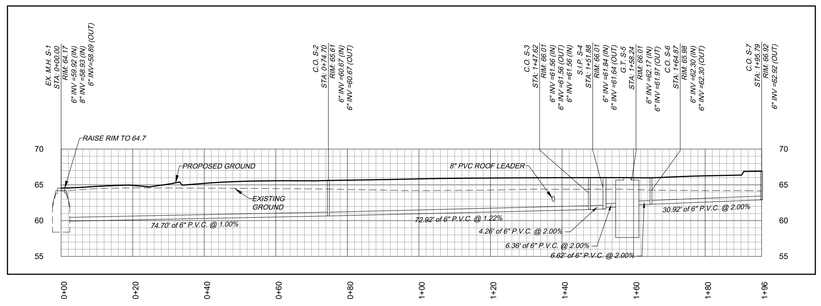
MCDONALD'S
551731 US HWY 1
HILLIARD, FL 32046
TAX PARCEL #
08-3N-24-2380-0011-0012
HILLIARD, NASSAU COUNTY
ZONED: C-1

MCD STATE SITE CODE:
9-2817

IEDS PROJECT NUMBER:
MCD-24182

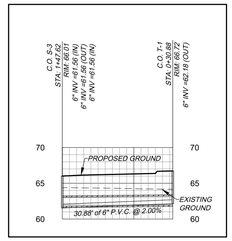
SHEET TITLE:
UTILITY PLAN

SHEET NUMBER C-7.0



SEWER S SYSTEM PROFILE

SCALE: H: 1"=20' ~ V: 1"=10'

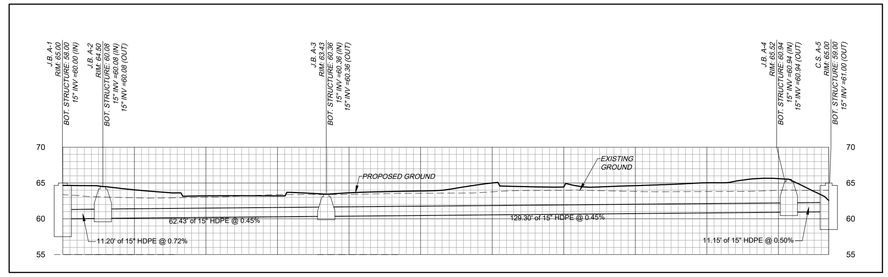


SEWER T SYSTEM PROFILE

SCALE: H: 1"=20' ~ V: 1"=10'

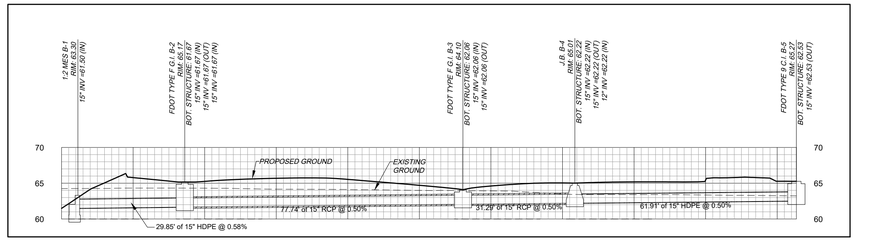
NOTE:

ALL SEWER LATERAL PIPES SHOULD BE SDR 26 PVC.



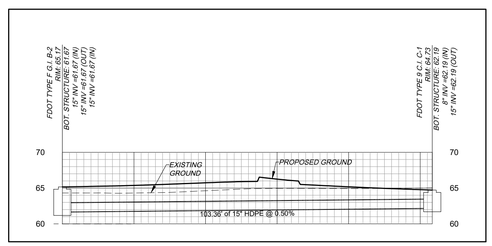
STORM SEWER A SYSTEM PROFILE

SCALE: H: 1"=20' ~ V: 1"=10'



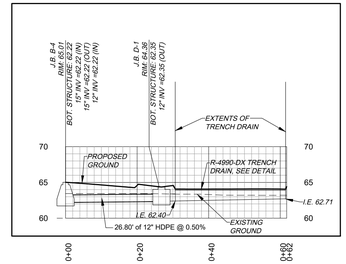
STORM SEWER B SYSTEM PROFILE

SCALE: H: 1"=20' ~ V: 1"=10'



STORM SEWER C SYSTEM PROFILE

SCALE: H: 1"=20' ~ V: 1"=10'



STORM SEWER D SYSTEM PROFILE

SCALE: H: 1"=20' ~ V: 1"=10'

PIPE CHART

Pipe ID	Material Type	From (Inlet)	To (Outlet)	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Average Slope (%)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow Velocity (ft/sec)
STORMPIPE1	HDPE	JB A-2	JB A-1	11.20	60.08	60.00	0.72	15	0.0130	8.33	5.49	7.27
STORMPIPE2	HDPE	JB A-3	JB A-2	62.43	60.36	60.08	0.45	15	0.0130	4.63	4.33	4.30
STORMPIPE3	HDPE	JB A-4	JB A-3	129.30	60.94	60.36	0.45	15	0.0130	2.26	4.33	2.43
STORMPIPE4	HDPE	C.S. A-5	JB A-4	11.15	61.00	60.94	0.50	15	0.0130	1.91	4.58	2.51
STORMPIPE5	HDPE	FDOTTYPEFGI. B-2	H.W. B-1	29.85	61.67	61.50	0.58	15	0.0130	5.77	4.90	5.11
STORMPIPE6	RCP	FDOTTYPEFGI. B-3	FDOTTYPEFGI. B-2	77.75	62.06	61.67	0.50	15	0.0130	2.14	4.57	2.57
STORMPIPE7	RCP	JB. B-4	FDOTTYPEFGI. B-3	31.29	62.22	62.06	0.50	15	0.0130	1.63	4.56	2.45
STORMPIPE8	HDPE	FDOTTYPE9 C.I. B-5	JB. B-4	61.91	62.53	62.22	0.50	15	0.0130	1.09	4.56	1.23
STORMPIPE9	HDPE	FDOTTYPE9 C.I. C-1	FDOTTYPEFGI. B-2	103.36	62.19	61.67	0.50	15	0.0130	2.88	4.57	2.35
STORMPIPE10	HDPE	JB D-1	JB. B-4	26.55	62.35	62.22	0.50	12	0.0130	0.74	2.52	1.70

NOTE:

ALL PIPE LENGTHS ARE 2D PLAN LENGTHS AND ARE MEASURED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE

SHEETING AND SHORING TO BE PROVIDED FOR ALL TRENCH CONSTRUCTION IN ACCORDANCE WITH OSHA AND FLORIDA TRENCH SAFETY ACT REGULATIONS

RCP = REINFORCED CONCRETE PIPE; SHALL BE CLASS III MINIMUM

ACSP = ALUMINIZED CORRUGATED STEEL PIPE, SHALL BE MINIMUM 16 GAGE WITH 2-2/3 x 1/2 INCH CORRUGATIONS.

HDPE = HIGH DENSITY POLYETHYLENE PIPE; SHALL CONFORM TO AASHTO M-294 AND AASHTO MP7, TYPE S & D. CONNECTIONS SHALL USE A RUBBER GASKET, WHO CONFORMS TO ASTM F-477. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM RECOMMENDED PRACTICE D-2321, AASHTO SECTION.

R-4990
HEAVY DUTY TRENCH

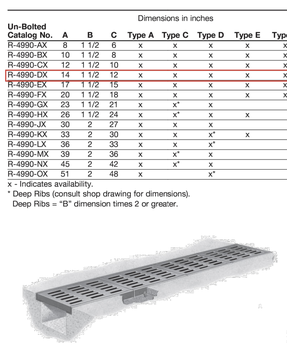
Materials: All frames and grates/lids are furnished standard in gray iron, meeting ASTM-A48 Class 35-B for heavy-duty use. For extra heavy-duty use or superior durability requirements, see our ductile iron Airport and Port Grating Series on page 286.

Neenah recommends project designers avoid the use of light duty trench installations because it is likely that applications will be subjected to heavy delivery vehicle traffic at some time. Furthermore, the use of a site could be changed to heavy duty use patterns at some unanticipated future date.

Dimensions in inches

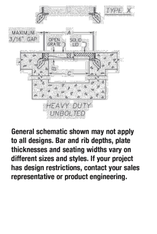
Un-Bolted Catalog No.	A	B	C	Type A	Type C	Type D	Type E	Type P	Type Q
R-4990-AX	8	1 1/2	6	x	x	x	x	x	
R-4990-BX	10	1 1/2	8	x	x	x	x	x	
R-4990-CX	12	1 1/2	10	x	x	x	x	x	x
R-4990-DX	14	1 1/2	12	x	x	x	x	x	x
R-4990-EX	17	1 1/2	15	x	x	x	x	x	
R-4990-FX	20	1 1/2	18	x	x	x	x	x	
R-4990-GX	23	1 1/2	21	x	x*	x			
R-4990-HX	26	1 1/2	24	x	x*	x	x		x
R-4990-JX	30	2	27	x	x	x			
R-4990-KX	33	2	30	x	x	x*	x		
R-4990-LX	36	2	33	x	x	x*			
R-4990-MX	39	2	36	x	x*	x			
R-4990-NX	45	2	42	x	x*	x			
R-4990-OX	51	2	48	x		x*			

x - Indicates availability.
* Deep Ribs (consult shop drawing for dimensions).
Deep Ribs = "B" dimension times 2 or greater.

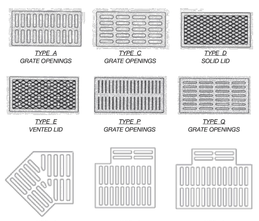


Illustrating Type C trench. Trench sections are furnished in 24" standard lengths.

Note: In Type A and P grates the slots are perpendicular to the trench run. In Type C and Q grates the slots are parallel with the trench run.



General schematic shown may not apply to all designs. Bar and rib depths, plate thicknesses and seating widths vary on different sizes and styles. If your project has design restrictions, contact your sales representative or product engineering.



Read Carefully Before Ordering
The various standard trench drains are available with a number of alternatives. It is important to examine all of the variables carefully and specify your requirements fully. Your order will be entered correctly and promptly if it includes the following information:

- Complete catalog number
- Frame end pieces, when required
- Type of Lid or Grate: A, C, D, E, P or Q
- Length of trench sections
- Angles and intersections *
- Load requirements

*Trenches with angles, intersections, size changes or other special requirements require detail drawings prior to ordering. Contact your sales representative or product engineering for assistance.
800-558-5075

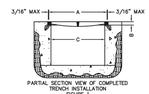
Note: 45°, 90° and "T" available in limited sizes and types.

R-4990

Suggested Forming Instructions for R-4990 Frame and Grate/Lid

Unbolted Units
A typical installation is shown in Figure 1. Details and suggestions are based on using the Neenah Foundry Type X Frame.

Materials
Under normal situations, use ¾ inch plywood for forming walls. 2x4s are suitable for studs, plates, bracing and spreaders.



PARTIAL SECTION VIEW OF COMPLETED TRENCH INSTALLATION
FIGURE 1

Forming Procedures
Pour the floor slab of the trench according to the plans and specifications. The width of the forming, (see Figure 2) measured from the outside edges of the forms, corresponds to the "C" dimension on Figure 1. During the entire forming procedure, verify that the forms are plumb, straight, solid and level.

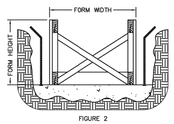


FIGURE 2

The height of the form corresponds to the final grade elevation. Extend the spreaders beyond the edge of the forms (see Figure 3 and 4) to provide a stop for the frame and seat form.

To attach the cast iron frame to the forming, the use of a "seat form" is recommended to assure that the frame is at the proper elevation and true. The seat form has the same dimensions as the frame, with the height corresponding to the frame height (the "B" dimension), and the width the same as the seat width of the frame. The seat width should be field measured to assure as proper fit. All Neenah frames have a slight radius at the corner of the seat and vertical face so the seat form should be beveled to accommodate the radius. Most 2x4's have this radius.

Nail the seat form to the frame using the holes in the frame. (Figures 3 & 4)

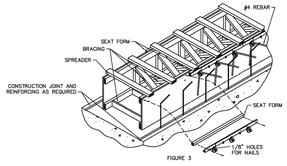


FIGURE 3

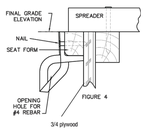


FIGURE 4

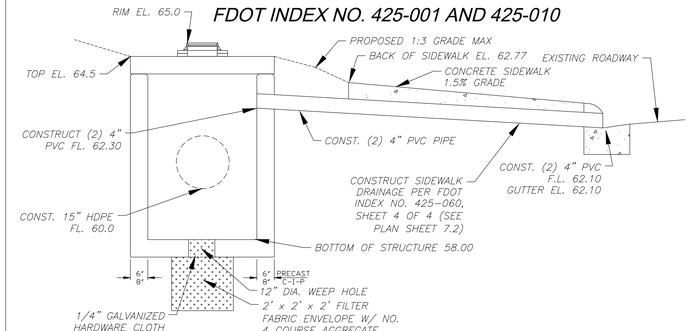
(The rebar shown in the vertical walls of the trench is for illustrative purposes only. Proper sizing and placement is the responsibility of the engineering firm providing the project design.)

Frames should butt together snugly, leaving as little gap as possible. Place a 90 degree bent #4 rebar through the holes in the anchor lugs to provide anchorage in the concrete. Verify the space between the edges of the grate and frame so grates will fit properly. There should be a gap but no greater than 3/16" (see Figure 1).

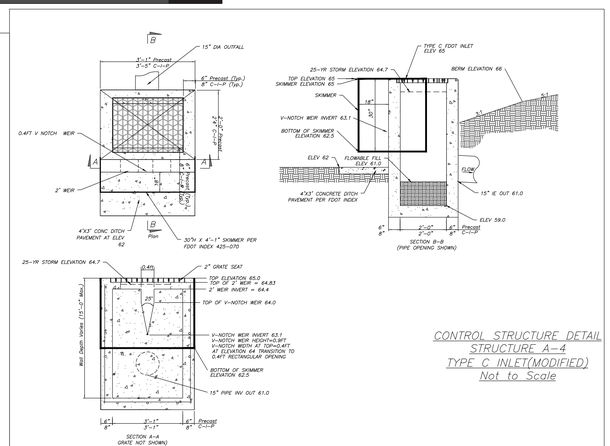
Pour concrete and use the top edge of the frame as a screed point.

Sunshine811

POND OUTFALL DETAIL
STRUCTURE J.B. A-1
MANHOLE TYPE P-7 W/ SUMP
FDOT INDEX NO. 425-001 AND 425-010



NTS



CONTROL STRUCTURE DETAIL
STRUCTURE A-4
TYPE C INLET(MODIFIED)
Not to Scale

INTEGRITY
ENGINEERING & DEVELOPMENT SERVICES, INC.
3615 Braselton Highway, Suite 201
Dacula, Ga 30019 (678) 546-0446

ITEM-5

NO.	DESCRIPTION	DATE:
1	SUBMIT FOR REVIEW	07-24-25
2	RESUBMIT FOR REVIEW	10-03-25
3		
4		

ISSUE

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MARK ROMANO
NO. 93054

Digitally signed by Mark Romano
Date: 2025.10.15 15:12:09 -04'00'

McDonald's USA, L.L.C.
110 North Carpenter Street, Chicago, IL 60607

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HILLIARD, FL 32046
TAX PARCEL #
08-3N-24-2380-0011-0012
HILLIARD, NASSAU COUNTY
ZONED: C-1

MCD STATE SITE CODE:
9-2817

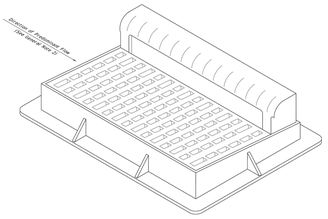
IEDS PROJECT NUMBER:
MCD-24182

SHEET TITLE:
STORM & SANITARY SEWER PIPE PROFILES

SHEET NUMBER
C-7.1

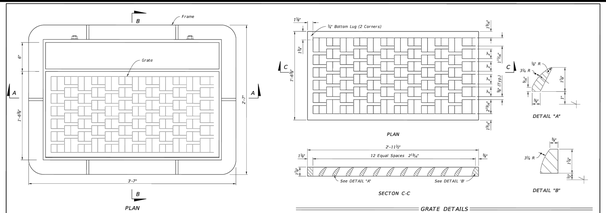
GENERAL NOTES:

1. Mark this Index with Index 425-001 and Index 425-010.
2. Orient grate with vanes directed toward predominant flow.
3. Provide 1½" minimum cover for steel in slab tops unless otherwise shown. Tops may be either cast-in-place or precast concrete.
4. Place top slab openings such that 2 edges of inlet frame will be located directly above bottom wall or riser wall for Alternate B applications.
5. When used on a structure with dimensions larger than those detailed on Sheet 3 and risers are not applied, construct the top slab using Index 425-010 with the slab opening adjusted to 24"x36". The "Special Top Slab" on Index 425-010 is not permitted.
6. Frame may be adjusted with one to six courses of brick.
7. Vaned grates with approximately equal openings that satisfy AASHTO H-93 loading are permitted. Provide reversible (right or left) grates.

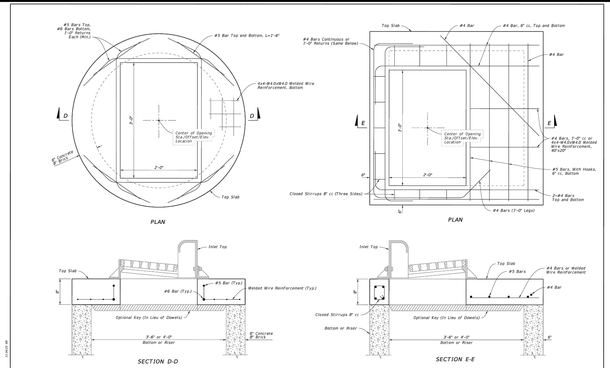


CURB INLET TOP TYPE 9

TABLE OF CONTENTS:	
Sheet	Description
1	General Notes and Contents
2	Frame and Grate Details
3	Top Slab Details



FRAME AND GRATE DETAILS



TOP SLAB DETAILS

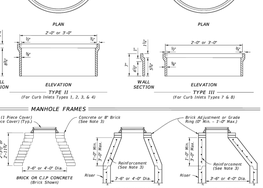
LAST REVISION 11/01/20	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	CURB INLET TYPE 9	INDEX 425-024	SHEET 1 of 3

LAST REVISION 11/01/20	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	CURB INLET TYPE 9	INDEX 425-024	SHEET 2 of 3

LAST REVISION 11/01/20	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	CURB INLET TYPE 9	INDEX 425-024	SHEET 3 of 3

GENERAL NOTES:

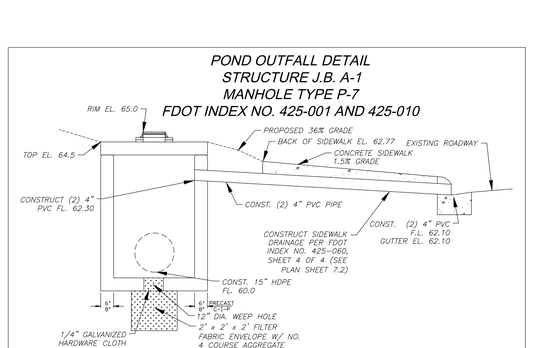
1. Work this Index with Index 425-001 and Index 425-010.
2. When inlet is placed in areas subject to bicycle traffic, install Filler bar when clearance or gap is greater than ¾" as shown in Index 425-001.
3. These inlets may be used with Alternate B structure batoms, Index 425-010.
4. Chamfer all exposed edges and corners ¾" chamfer or rooted to ¾" radius.
5. See Index for supplemental details.
6. Reinforcing bars are Grade 60 with 2" minimum cover unless otherwise noted. Cut or bend bars to provide 1½" clearance around pipe opening. Provide one additional #4 bar above and at each side of pipe opening as shown.
7. Dimensions are for both precast and cast-in-place inlets unless otherwise noted.
8. Quantities are for informational and estimating purposes only.



DITCH BOTTOM INLET TYPE F
(Type E Similar, Pipe Connection Not Shown)

TABLE OF CONTENTS:	
Sheet	Description
1	General Notes and Contents
2	Type F - Dimensional, Reinforcing, and Grate Details
3	Type G - Dimensional, Reinforcing, and Grate Details
4	Concrete Apron and Sodded Area Details

LAST REVISION 11/01/20	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX 425-053	SHEET 1 of 4



NOTES:

1. The Grate, Concrete Apron, and Sod not shown on Inlet Plan view. See Sheet 4 for Concrete Apron and Sodded Area details.
2. Construction joints permitted between these limits. See Index 425-001 for minimum dimensions.

TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

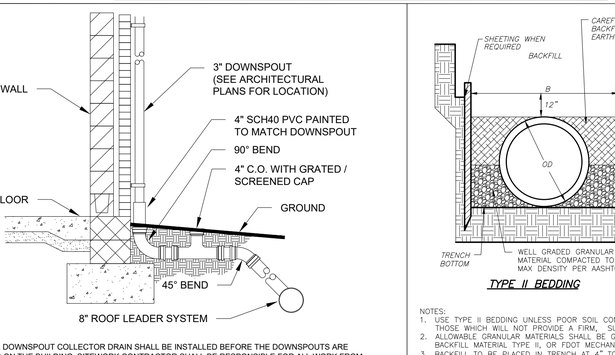
WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0' - 4'	A12	0.200	12"	8"
4' - 7'	A6	0.200	6"	3"
7' - 12'	B5.5	0.240	7½"	3"
12' - 15'	Special 1	0.267	5"	4"

STEEL GRATE DETAIL

DIMENSIONAL AND REINFORCING DETAILS

TYPE F - DIMENSIONAL, REINFORCING, AND GRATE DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX 425-053	SHEET 2 of 4



NOTES:

1. Grate, Concrete Apron, and Sod not shown in Plan view.
2. See Sheet 4 for Concrete Apron and Sodded Area details.
3. Construction joints permitted between these limits. See Index 425-001 for minimum dimensions.

TABLE 2
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0' - 7'	A12	0.20	12"	8"
3' - 7'	A6	0.20	6"	3"
7' - 10'	B5.5	0.24	7½"	3"
10' - 15'	C6.5	0.31	6½"	4"

STEEL GRATE DETAIL

DIMENSIONAL AND REINFORCING DETAILS

TYPE G - DIMENSIONAL, REINFORCING, AND GRATE DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX 425-053	SHEET 3 of 4

TABLE 3
CONCRETE APRON AND SOD QUANTITIES

INLET	CONCRETE (CY)	SOD ONLY (SY)	SOD (SY)
F	0.41	10	6
G	0.34	9	7

NOTES:

1. Concrete Apron to be installed only where called for in the Plans.
2. Sod always required.

CONCRETE APRON AND SODDED AREA DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX 425-053	SHEET 4 of 4

NOTES:

1. Construct at locations as directed by the Engineer.
2. Use either cast iron pipe or PVC rigid conduit, U.L. listed for direct sunlight exposure, Schedule 40.

NOTES:

1. Top will be either concrete or PVC, 13"x13"x12'.
2. Grate will have diameter of 14¼", 25" thick, minimum 45 square inches free area, and be light duty cast iron in accordance Specification 962.

SHALLOW DITCHES AND YARD DRAINS

LAST REVISION 11/01/21	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	BACK OF SIDEWALK DRAINAGE	INDEX 425-060	SHEET 4 of 4

GENERAL NOTES:

1. Use a 1-piece cover, unless the 2-piece cover is called for in the Plans, except at inlets and manholes with sump bottoms. Use the 2-piece cover when the sump depth exceeds 2', unless otherwise noted.
2. Include "Adjustable" on the cover for Type 1 manhole adjustable frames.
3. For square or rectangular precast drainage structures, use either deformed or smooth WWR meeting the requirements of AASHTO M 259 and M 260 welded in the form of hoops and looped in accordance with Option 1 or 2 as shown in the Wall Reinforcing Splice Details.
4. Lap splice horizontal steel in the walls of rectangular structures in accordance with Option 1, 2 or 3 as shown in the Wall Reinforcing Splice Details.
5. Welding of splices and taps is permitted. Use AASHTO M259 requirements and restrictions on welds.
6. Rebar straight end embedment of peripheral reinforcement may be used in lieu of ACI standard hooks for top and bottom slabs, except where hooks are specifically called for in the Plans.
7. Precast opening for pipe must be the pipe OD plus 6" to 2" tolerance. Use mortar to seal the pipe OD and interior of wall. Grout shall be non-shrink with no visible leakage into or out of the structure. Dry-pack mortar may be used to seal openings less than 2½" wide.

TABLE OF CONTENTS:

Sheet	Description
1	General Notes, Contents, Manhole Top Overview, and Manhole Covers
2	Manhole Frames and Manhole Tops
3	Inlet Locking Grate, Subgrade and Base Temporary Drains, and Pipe to Structure Geotextile Wrap
4	Drainage Structure Invert, Sump Bottom, Wall Reinforcing Splice Details, and Typical Slab to Wall Details
5	Precast Option and Equivalent Reinforcement substitution
6	Construction Joints and Minimum Box Riser Segment Dimensions
7	Skewed Pipe in Rectangular Structures
8	Miscellaneous Pipe Connection Details

LAST REVISION 11/01/23	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES	INDEX 425-001	SHEET 1 of 8

TABLE 1
WEIGHT OF CASTINGS (lb)

Frame Type	2'-0" OPENING Frame Cover (Slot)	Frame	3'-0" OPENING 2-Piece Cover	
			Slot	Solid
1	155	190	330	410
1T	165	190	330	410
1TT	165	190	330	410
2	145	190	290	410
3	180	190	330	410

NOTE:
Frame Type 1 in Table 1, includes Adjustable Frames.

NOTES:

1. Use Class II concrete for Manhole top Type 7 slabs.
2. Manhole top Type 7 slabs may be of cast-in-place or precast construction. The optional key is for precast tops and in lieu of dowels. Omit frame and slab openings when top is used over a junction box.
3. Manhole top Type 8 may be of cast-in-place, precast concrete construction, or brick construction. For concrete construction, use the same concrete and steel reinforcement as the supporting wall, etc. An eccentric cone may be used.
4. Use construction joint options, as shown on Sheet 6 to secure manhole tops to structures.
5. Frames may be adjusted to a maximum 12" height with brick or precast ASTM C478 grade rings.
6. Manhole top Type 8 may be substituted for a Type 7, if the minimum dimensions are not reduced.
7. Manhole top Type 7 may be substituted for Type 8, if the minimum thickness (h) above pipe opening cannot be maintained with Type 8.

MANHOLE FRAMES AND MANHOLE TOPS

LAST REVISION 11/01/20	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES	INDEX 425-001	SHEET 2 of 8

POND OUTFALL DETAIL
STRUCTURE J.B. A-1
MANHOLE TYPE P-7
FDOT INDEX NO. 425-001 AND 425-010

NTS

NOTE: THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK FROM THE COLLECTOR DRAIN TO THE BUILDING EXTERIOR. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTING THE DOWNDRAIN TO THE COLLECTOR SYSTEM.

DOWNDRAIN TO ROOF LEADER CONNECTION DETAIL

TYPE II BEDDING

TYPE IV BEDDING

NOTES:
1. USE TYPE II BEDDING UNLESS POOR SOIL CONDITIONS ARE ENCOUNTERED, INCLUDING ALLUVIAL SOILS OR THOSE WHICH WILL NOT PROVIDE A FIRM, SUPPORTIVE TRENCH BOTTOM.
2. ALLOWABLE GRANULAR MATERIALS SHALL BE GRADED AGGREGATE BASE, CRUSHER RUN, GADOT FOUNDATION BACKFILL MATERIAL TYPE II, OR FDOT MECHANICALLY STABILIZED EMBANKMENT BACKFILL.
3. BACKFILL TO BE PLACED IN TRENCH AT 4" TO 12" LAYERS AND PROPERLY TAMPED.

I.D. (IN.)	B (FT.)
18	3.50
21	3.70
24	4.00
27	4.71
30	5.00
36	5.58
42	6.25
48	6.83

STORM DRAIN PIPE BEDDING

NOT TO SCALE

INTEGRITY
ENGINEERING & DEVELOPMENT SERVICES, INC.
3615 Braselton Highway, Suite 201
Dacula, Ga 30019 (678) 546-0446

NO.	DATE:	ISSUE DESCRIPTION
1	07-24-25	SUBMIT FOR REVIEW
2	10-03-25	RESUBMIT FOR REVIEW
3		
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MARK ROMANO
NO. 80054

Digitally signed by Mark Romano
Date: 2025.10.15 15:12:40 -04'00'

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08-3N-24-2380-0011-0012
HILLIARD, NASSAU COUNTY
ZONED: C-1

MCD STATE SITE CODE:
9-2817

IEDS PROJECT NUMBER:
MCD-24182

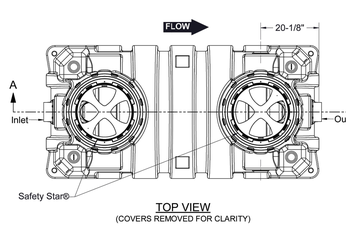
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STORM DETAILS

SHEET NUMBER
C-7.2

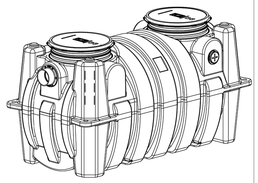
ITEM-5

SPECIFICATIONS

Notes:
1. 6" plain end inlet/outlet.
2. Dual 4" pumpout port connections
3. Unit weight - w/ cast iron covers: 528 lbs. (For wet weight add 4,254 lbs.)
4. Maximum operating temperature: 150º F continuous
5. Capacities - Liquid: 510 gal.
   Grease: 3,048 lbs. (417 gal.) @100 GPM
   Solids: 128 gal.
6. Built-in flow control. For series installations, only install flow control on the first unit in the series if necessary.
7. For gravity drainage applications only.
8. Do not use for pressure applications.
9. Cover placement allows full access to tank for proper maintenance.
10. Vent not required unless per local code.
11. Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping.
12. Integral air relief / Anti-siphon / Sampling access.
13. Adjustable cover adapters provide up to 4" of additional height.
14. Designed for below-grade, above-grade, indoor or outdoor installations.
15. Safety Star®, access restrictor built into each cover adapter, prevents accidental entry to tanks (450 lb rating).



TOP VIEW
(COVERS REMOVED FOR CLARITY)



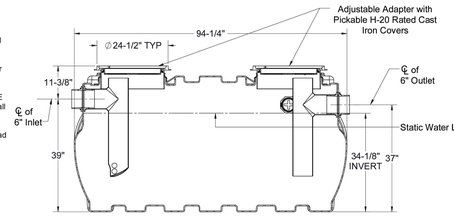
ISOMETRIC VIEW

ENGINEER SPECIFICATION GUIDE

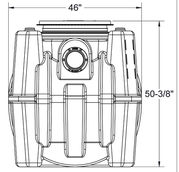
Schier Great Basin™ grease interceptor model # GB-500 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene with minimum 7/16" uniform wall thickness. Flow control cartridge shall be PVC. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter, Safety Star® access restrictor built into each cover adapter. Interceptor shall be certified to ASME A112.14.3 (Type C) and CSA B481.1. Interceptor flow rate shall be 100 GPM.
Interceptor grease capacity shall be 3,048 lbs. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

CERTIFIED PERFORMANCE

Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME #A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.



SECTION A-A



END VIEW

SPECIFICATION SHEET

MODEL NUMBER:	PART NUMBER: 4075-003-01
GB-500	DESCRIPTION: GB-500 GREASE INTERCEPTOR 100 GPM, 6" INLET/OUTLET WITH DUAL 4" PUMPOUT PORT CONNECTIONS, H-20 RATED CAST IRON COVERS

PROPRIETARY AND CONFIDENTIAL
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DWG BY: C. BUSENITZ	DATE: 4/14/2022	REV: -	ECO: -

UPC ® UPC C ®

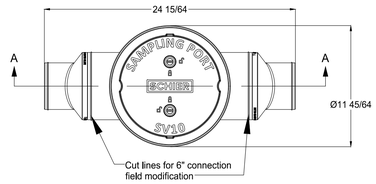
SCHIER
6455 Woodland Dr
Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com

NOTES
1. 4" plain end inlet/outlet
2. Field modifiable to 6" plain end inlet/outlet
3. Unit weight - 9 lbs.
4. Maximum operating temperature: 150º F continuous
5. Offset connections
6. 2 rolls of 33" x 2" butyl mastic tape provided for sealing build-your-own riser joints

ENGINEER SPECIFICATION GUIDE

Schier Sewer Viewer™ sampling port model # SV10 shall be lifetime guaranteed and madein USA of seamless, rotationally-molded polyethylene. Sampling port shall be furnished for above or below grade installation, Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

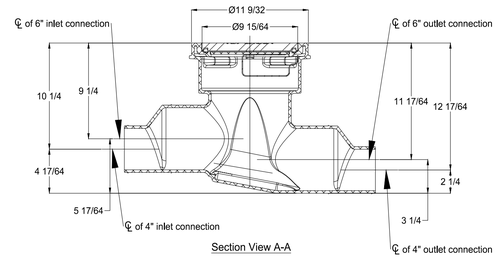
ACCESSORIES:
- Field Cut Risers for extending cover to grade



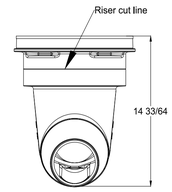
Top View



Iso View



Section View A-A



Outlet End View

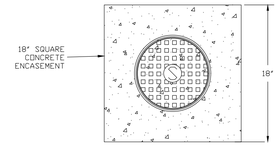
SPECIFICATION SHEET

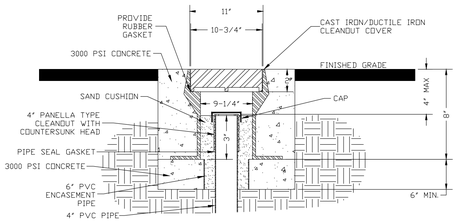
MODEL NUMBER:	PART NUMBER: 8065-001-01
SV10	DESCRIPTION: SV10 SEWER VIEWER SAMPLING PORT, 4" CONNECTIONS (FIELD MODIFIABLE TO 6"), POLYETHELENE COVER

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Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com

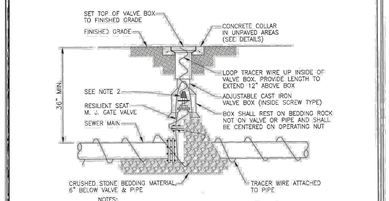




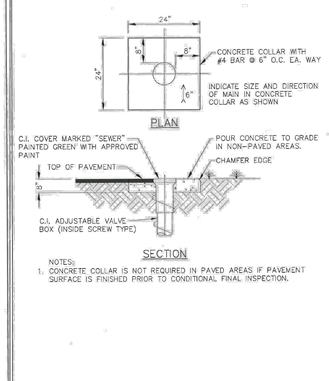
CLEANOUT COVER ASSEMBLY TRAFFIC AREA

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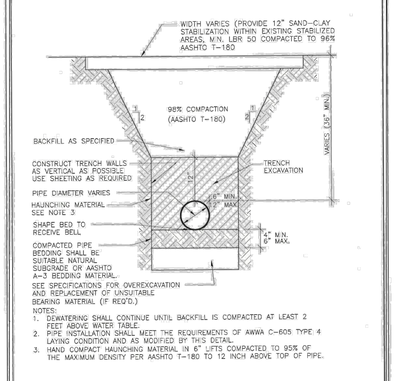
ISSUE



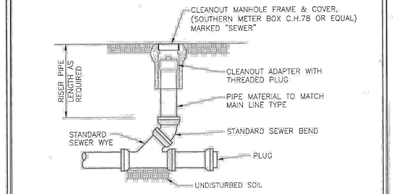
TOWN OF HILLIARD
Standard Specifications for Utility Construction
Gate Valve Detail
Nassau County, Florida
FIGURE S-3 March 2022 Project No. 2021-2341 (Standards)



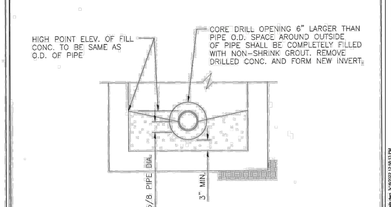
TOWN OF HILLIARD
Standard Specifications for Utility Construction
Valve Collar Detail
Nassau County, Florida
FIGURE S-4 March 2022 Project No. 2021-2341 (Standards)



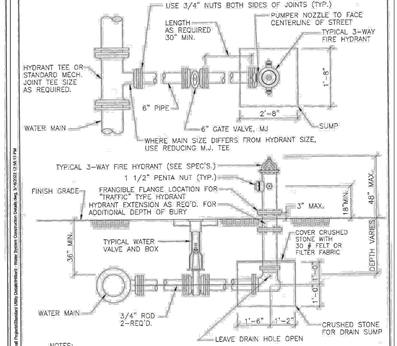
TOWN OF HILLIARD
Standard Specifications for Utility Construction
Trench Detail
Nassau County, Florida
FIGURE S-12 March 2022 Project No. 2021-2341 (Standards)



TOWN OF HILLIARD
Standard Specifications for Utility Construction
Sewer Cleanout Detail
Nassau County, Florida
FIGURE S-22 March 2022 Project No. 2021-2341 (Standards)



TOWN OF HILLIARD
Standard Specifications for Utility Construction
Connection to Existing Manhole
Nassau County, Florida
FIGURE S-24 March 2022 Project No. 2021-2341 (Standards)



TOWN OF HILLIARD
Standard Specifications for Utility Construction
Typical Fire Hydrant Assembly Detail
Nassau County, Florida
FIGURE W-4 March 2022 Project No. 2021-2341 (Standards)

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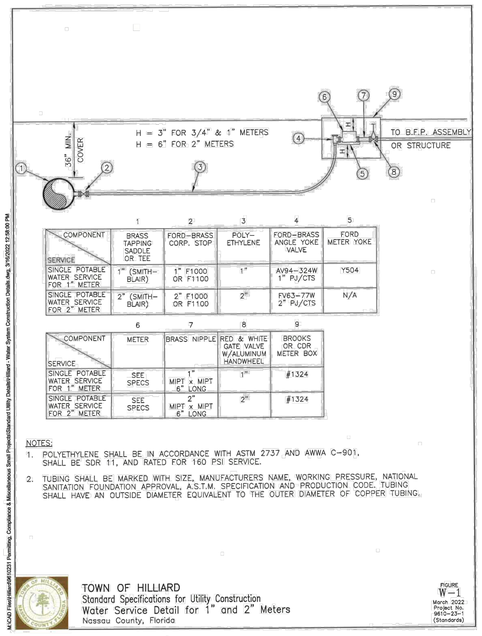
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HILLIARD, FL 32046
TAX PARCEL #
08-3N-24-2380-0011-0012
HILLIARD, NASSAU COUNTY
ZONED: C-1

MCD STATE SITE CODE:
9-2817

IEDS PROJECT NUMBER:
MCD-24182

SHEET TITLE:
WATER & SEWER DETAILS

SHEET NUMBER
C-7.3



COMPONENT / SERVICE	1 BRASS TAPPING SADDLE OR TEE	2 FORD–BRASS CORP. STOP	3 POLY–ETHYLENE	4 FORD–BRASS ANGLE YOKE VALVE	5 FORD METER YOKE
SINGLE POTABLE WATER SERVICE FOR 1" METER	1" (SMITH–BLAIR)	1" F1000 OR F1100	1"	AV94–324W 1" PJ/CTS	YS04
SINGLE POTABLE WATER SERVICE FOR 2" METER	2" (SMITH–BLAIR)	2" F1000 OR F1100	2"	FV63–77W 2" PJ/CTS	N/A

COMPONENT / SERVICE	6 METER	7 BRASS NIPPLE	8 RED & WHITE GATE VALVE W/ALUMINUM HANDWHEEL	9 BROOKS OR COR METER BOX
SINGLE POTABLE WATER SERVICE FOR 1" METER	SEE SPECS	1" MIPT x MIPT 6" LONG	1"	#1324
SINGLE POTABLE WATER SERVICE FOR 2" METER	SEE SPECS	2" MIPT x MIPT 6" LONG	2"	#1324

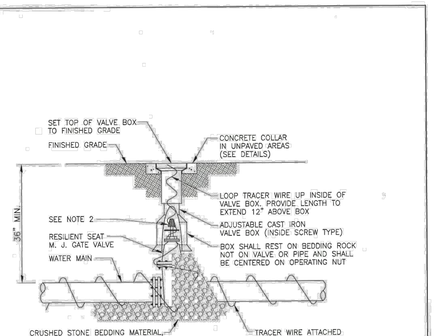
NOTES:

1. POLYETHYLENE SHALL BE IN ACCORDANCE WITH ASTM 2737 AND AWWA C-901, SHALL BE SDR 11, AND RATED FOR 160 PSI SERVICE.
2. TUBING SHALL BE MARKED WITH SIZE, MANUFACTURERS NAME, WORKING PRESSURE, NATIONAL SANITATION FOUNDATION APPROVAL A.S.T.M. SPECIFICATION AND PRODUCTION CODE. TUBING SHALL HAVE AN OUTSIDE DIAMETER EQUIVALENT TO THE OUTER DIAMETER OF COPPER TUBING.

TOWN OF HILLIARD
Standard Specifications for Utility Construction
Water Service Detail for 1" and 2" Meters
Nassau County, Florida

FIGURE W-1
March 2022
Project No. 9810-23-1
(Standards)

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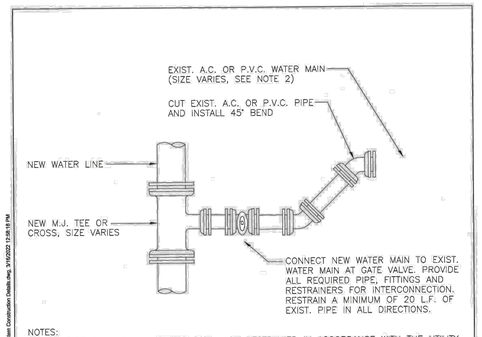
NOTES:

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

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

FIGURE W-2
March 2022
Project No. 9810-23-1
(Standards)

M:\CAD Files\Mcd\24182\231 Permitting, Compliance & Miscellaneous Small Projects\Standard Utility Details\Water - Water System Construction Details.dwg, 9/10/2022 12:58:00 PM



NOTES:

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

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

FIGURE W-5
March 2022
Project No. 9810-23-1
(Standards)

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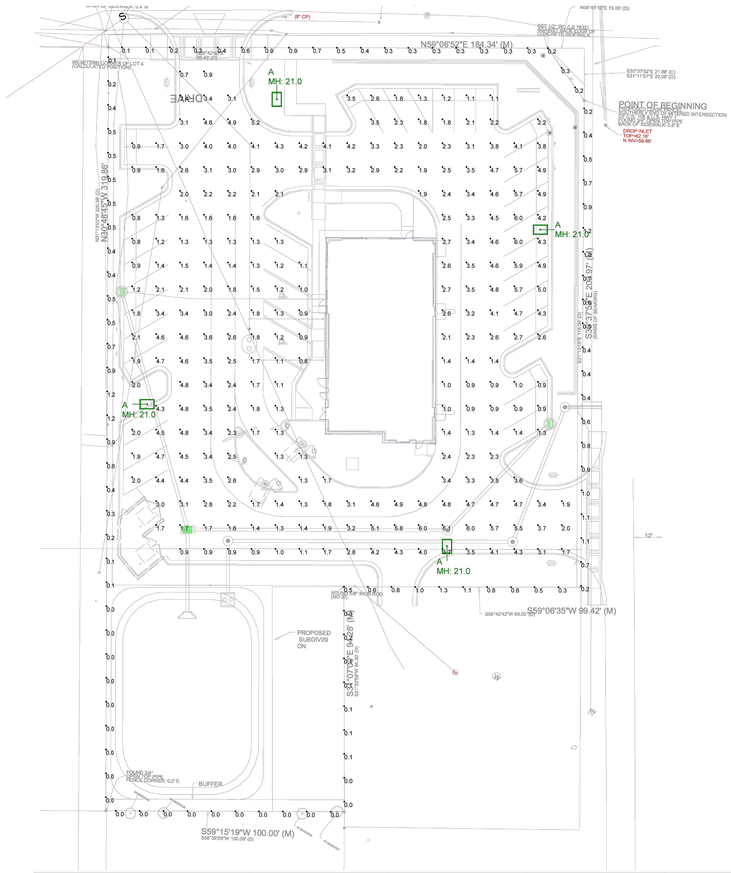
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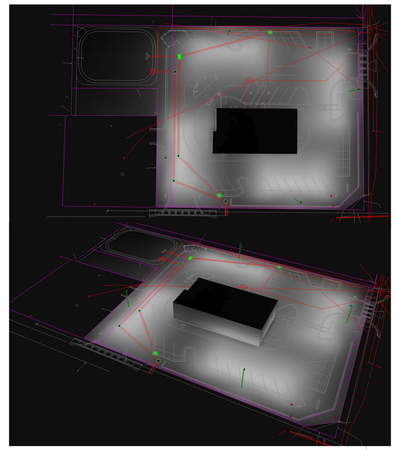
MCD STATE SITE CODE:
9-2817

IEDS PROJECT NUMBER:
MCD-24182

SHEET TITLE:
WATER & SEWER DETAILS

SHEET NUMBER C-7.4





NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
2. DISTANCE BETWEEN READINGS 10'

Pole Fixtures Are Full Cutoff
Tilt=0
Calculation Grids Are At Grade
Pole Light Mounting Height=21ft
(18' Pole + 3' Base)

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	2.72	6.1	0.7	3.89	8.71
Propertyline	Illuminance	Fc	0.41	1.3	0.0	N.A.	N.A.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
	4	A	SINGLE	0.850	RAR2-480L-240-5K7-4W	226.9	0.607	21	Concrete Pole by Others

THIS DRAWING MEETS OR EXCEEDS MCDONALDS CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.

Regional Drawing
92817

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OWNER TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. ALL DIMENSIONS AND CONDITIONS MUST BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY OBSTRUCTIONS (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT DOES NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

SECURITY LIGHTING™
3100 Dundee Road, Suite 403, Northbrook, IL 60062
1-800-543-5844

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

DRAWN BY: CLB

POINT-BY-POINT FOOTCANDLE PLOT FOR
MCDONALDS
2503 N Kings Road, Hilliard, FL 32046

NATIONAL STORE NUMBER
44039

DATE: 7/15/2025
DRAWING NUMBER: A251341A.AGI

GRAPHIC SCALE
SCALE 1" = 30'

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MCD-24182

SHEET TITLE:
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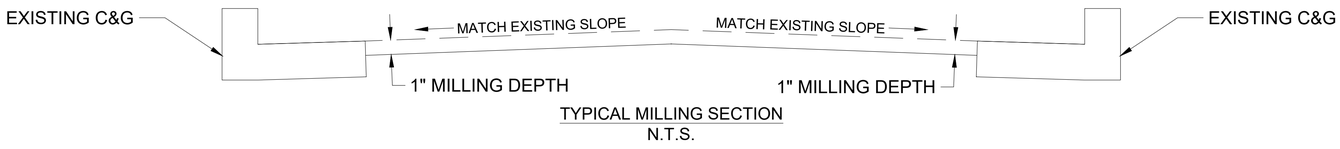
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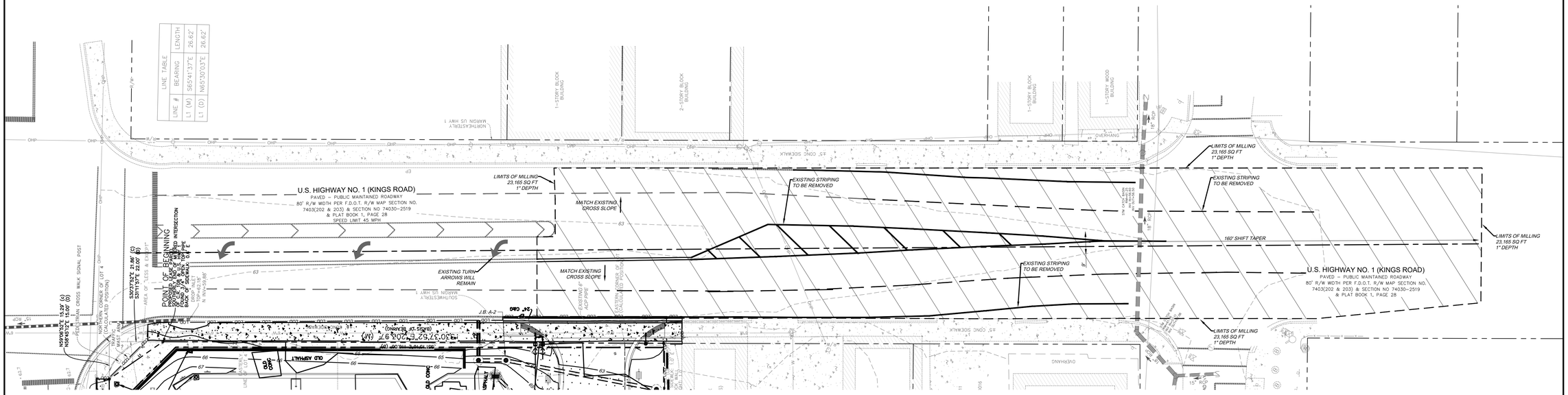
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TYPICAL MILLING SECTION
N.T.S.



Sunshine811

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SHEET TITLE:
N. KINGS ROAD MILLING PLAN

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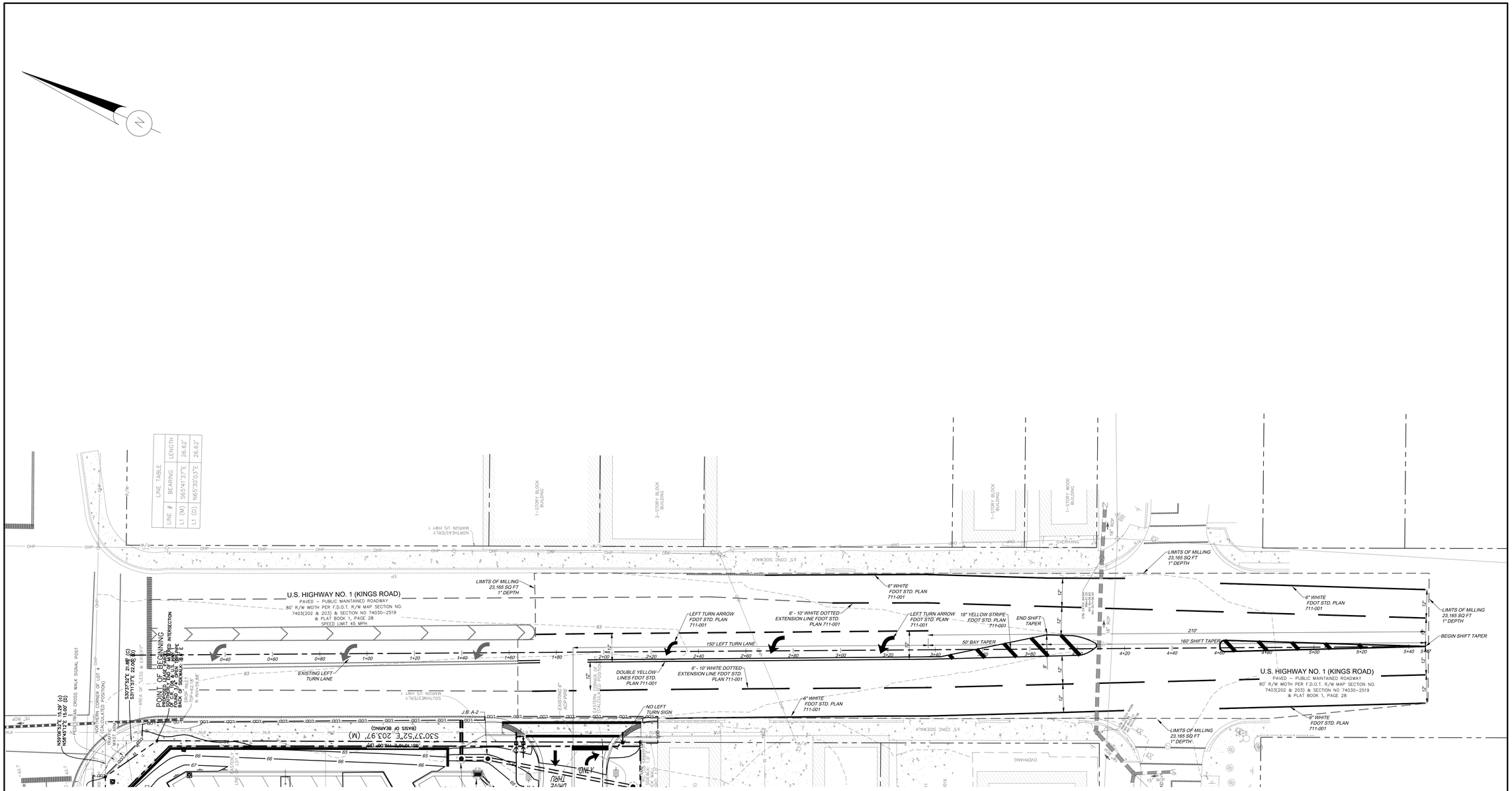
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MAINTENANCE OF TRAFFIC TO BE PER FDOT STANDARD DRAWINGS

ALL EXISTING PAVEMENT WITHIN DASHED LINES TO BE MILLED AND OVERLAYED

Sunshine 811

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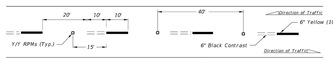
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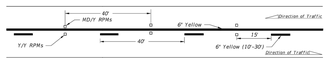
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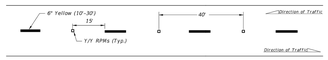
SHEET NUMBER C-8.1



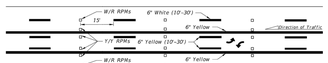
ALTERNATING SKIP LINE



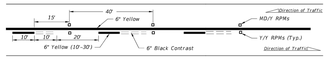
SOLID LINE WITH SKIP



SKIP LINE



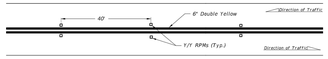
SKIP LINE WITH TWO-WAY LEFT TURN LANE



SOLID LINE WITH ALTERNATING SKIP



ALTERNATING SKIP LINE WITH TWO-WAY LEFT TURN LANE



DOUBLE SOLID LINE



MULTILANE

NOTES:

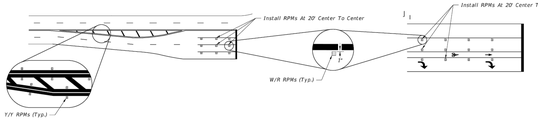
1. Offset all RPMs 1" from solid longitudinal lines unless otherwise noted or shown.
2. Spacing may be reduced for sharp curves if required.
3. For placement of RPMs on ramps, see Index 711-003.
4. Make the traffic face of the RPM the same color as the pavement marking that it is supplementing.

LEGEND:

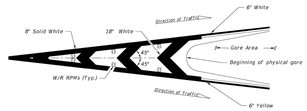
B/C = BACK OF CURB
EOP = EDGE OF PAVEMENT
RPM = RAISED PAVEMENT MARKER
W/R = WHITE/RED RPM
Y/Y = YELLOW/YELLOW RPM
Y/R = YELLOW/RED RPM
MD/Y = MONO-DIRECTIONAL YELLOW RPM

M:\MKT

LAST REVISION 11/01/18	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	TYPICAL PLACEMENT OF RAISED PAVEMENT MARKERS	INDEX 706-001	SHEET 1 of 6



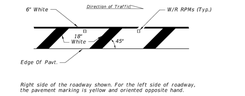
RPM PLACEMENT AT INTERSECTIONS



RPM PLACEMENT AT TRAFFIC CHANNELIZATION AT GORE
(Traffic Flows In Same Direction)

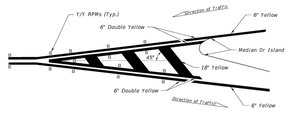
NOTE:
Center the Raised Pavement Markers between chevrons and crosshatching.

LEGEND:
B/C = BACK OF CURB
EOP = EDGE OF PAVEMENT
RPM = RAISED PAVEMENT MARKER
W/R = WHITE/RED RPM
Y/Y = YELLOW/YELLOW RPM
Y/R = YELLOW/RED RPM
MD/Y = MONO-DIRECTIONAL YELLOW RPM

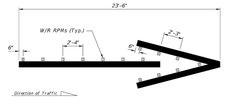


Right side of the roadway shown. For the left side of roadway, the pavement marking is yellow and oriented opposite hand.

RPM PLACEMENT AT ROADSIDE CROSSHATCHING

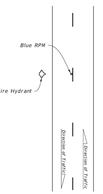


RPM PLACEMENT AT TRAFFIC SEPARATION
(Traffic Flows In Opposite Direction)

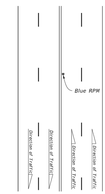


WRONG-WAY ARROW

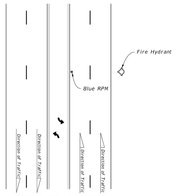
LAST REVISION 11/01/21	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	TYPICAL PLACEMENT OF RAISED PAVEMENT MARKERS	INDEX 706-001	SHEET 2 of 6



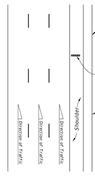
TWO-LANE ROADWAY



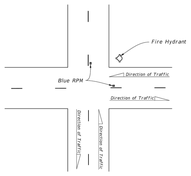
MULTILANE ROADWAY



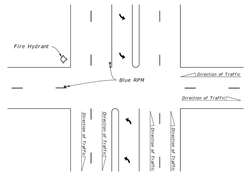
MULTILANE ROADWAY WITH TURN LANE



LIMITED ACCESS ROADWAY



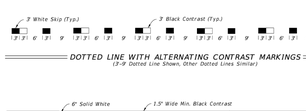
TWO-LANE ROADWAY AT INTERSECTION



MULTILANE ROADWAY AT INTERSECTION

BLUE RPM PLACEMENT

LAST REVISION 11/01/18	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	TYPICAL PLACEMENT OF RAISED PAVEMENT MARKERS	INDEX 706-001	SHEET 6 of 6



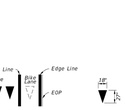


PAVEMENT MARKING LINES

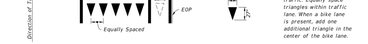
10'-30' SKIP LINE WITH CONTRAST MARKINGS

DOTTED LINE WITH ALTERNATING CONTRAST MARKINGS
(3'-9' Dotted Line Shown, Other Dotted Lines Similar)

LONGITUDINAL SOLID LANE LINE WITH CONTRAST MARKINGS
(Not For Use On Edge Lines)



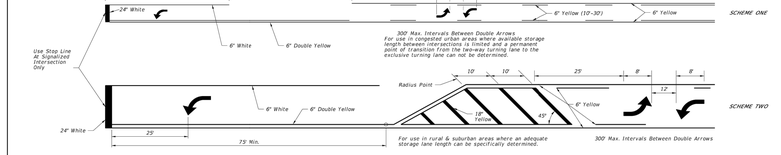
MARKINGS FOR MERGE



Yield Lines consist of five - 18" X 27" white triangles which face traffic. Equally space triangles within traffic lane. When a bike lane is present, add one additional triangle in the center of the bike lane.

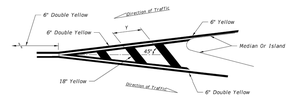
YIELD LINES

LAST REVISION 11/01/22	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 2 of 13

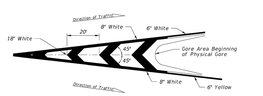


TWO WAY LEFT TURN LANE
(With Single Lane Left Turn Channelization)

POSTED SPEED LIMIT MPH	"Y" (FT.)
30 OR LESS	10
35	20
40	20
45	30
50 OR MORE	40

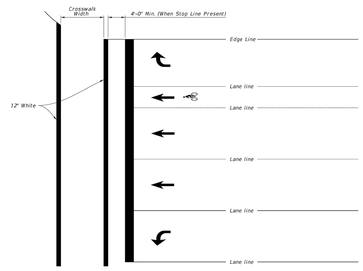


MARKINGS FOR TRAFFIC SEPARATION

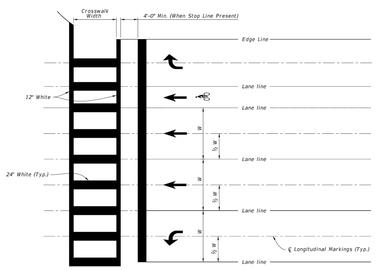


TRAFFIC CHANNELIZATION AT GORE

LAST REVISION 11/01/21	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 8 of 13



STANDARD CROSSWALK DETAILS



SPECIAL EMPHASIS CROSSWALK DETAILS

NOTES:

1. For crosswalk width, exceed width of the adjacent sidewalk, but do not make width less than 6' for intersection crosswalks and 10' for midblock crosswalks. Measure width from the inside of the transverse crosswalk markings.
2. When the Special Emphasis Crosswalk is not perpendicular to the lane lines, make the longitudinal markings parallel to the lane lines.
3. Refer to Index 522-002 when Curb Ramps are present.

LAST REVISION 11/01/21	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 9 of 13

ITEM-5

INTEGRITY
ENGINEERING & DEVELOPMENT SERVICES, INC.
3615 Braselton Highway, Suite 201
Dacula, Ga 30019 (678) 546-0446

NO.	DATE:	DESCRIPTION
1	07-24-25	SUBMIT FOR REVIEW
2	10-03-25	RESUBMIT FOR REVIEW
3		
4		

ISSUE

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARK ROMANO P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MARK ROMANO
NO. 93054

Digitally signed by Mark Romano
Date: 2025.10.15 16:26:22 -04'00'

McDonald's USA, L.L.C.
110 North Carpenter Street, Chicago, IL 60607

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MCDONALD'S
551731 US HWY 1
HILLIARD, FL 32046
TAX PARCEL #
08-3N-24-2380-0011-0012
HILLIARD, NASSAU COUNTY
ZONED: C-1

MCD STATE SITE CODE:
9-2817

IEDS PROJECT NUMBER:
MCD-24182

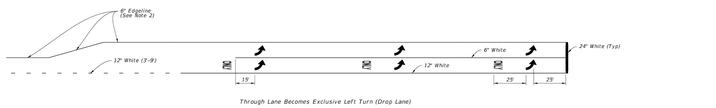
SHEET TITLE:
N. KINGS ROAD DETAILS

SHEET NUMBER C-8.2

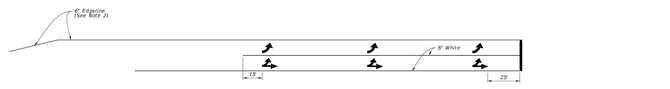


Arrow should be evenly spaced between first and last arrow. Turn lanes longer than 200' add one arrow for each 100' additional length.

ARROW SPACING



Through Lane Becomes Exclusive Left Turn (Drop Lane)



Through Lane Becomes Optional Left Turn

TURNS LANE MARKINGS

NOTES:

1. This Index also applies to right turn lanes.
2. Make Edgeline pavement markings yellow for left-turn lanes and white for right-turn lanes.

ARROW SPACING AND TURN LANE MARKINGS

LAST REVISION 11/01/21	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 10 of 13

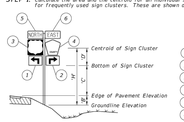
GENERAL NOTES:

1. Meet the requirements of Specification 700.
2. Shop Drawings:
   This Index is considered fully detailed. Submit Shop Drawings only for minor modifications not detailed in the Plans.
3. BREAKAWAY SUPPORTS REQUIREMENTS: Install non-frangible aluminum column (post) (larger than 3½") with breakaway supports as shown on Sheet 4. Signs shielded by barrier wall or guardrail do not require breakaway support.
4. Aluminum Sign, Wind Beams and Column (Post) Materials:
   A. Aluminum Plates: ASTM B209 Alloy 6061-T6
   B. Aluminum Bars and Extruded Shapes: ASTM B221, Alloy 6061-T6
   C. Aluminum Structural Shapes: ASTM B221 Alloy 6061-T6
   D. Cast Aluminum: ASTM B26 Alloy A356-T6
5. Galvanized Steel Slip Base Stub Materials:
   A. Steel Plate and Structural Shapes: ASTM A36 or ASTM A709, Grade 36
6. Sign Mounting Bolts, Nuts and Washers:
   A. Aluminum Button Head and Flat Head Bolts: ASTM F468 Alloy 2024-T4
   B. Aluminum Hex Nuts: ASTM F467 Alloy 6061-T6 or 6262-T9
   C. Aluminum Washers: ASTM B221, Alloy 7075-T6
7. Stainless Steel Bolts, Nuts and Washers may be used in lieu of the Aluminum button head and flat head bolts as follows:
   A. Stainless Steel Bolts: ASTM F1 593 Alloy Group 2, Condition A, CW1 or SH1
   B. Stainless Steel Nuts: ASTM F594
8. Sign Column (Post) Bolts, Nuts and Washers:
   A. Galvanized U-Bolt (Column): ASTM A449 or ASTM A193 B7 according to Table 1 of AASHTO M 314 with Type 1 or 2 deformations
   B. Aluminum Bolts (Sleeve): ASTM F468, Alloy 6061-T6 or 2024-T4 with Hex Nuts F467 6061-T6 or 6262-T9 and Washers B221, Al clad 2024-T4
   C. Galvanized High Strength Hex Head Bolts (Base/Bolts): ASTM F3125, Grade A325, Type 1
   D. Galvanized Hex Nuts: ASTM A563 Grade D
   E. Galvanized Washers: ASTM F436
   F. Galvanized Bolts (Sleeve): ASTM A307 with Galvanized Hex Nuts and Washers

SHEET	CONTENTS
1	General Notes and Design Example
2	Design Example - Centroid
3	Column and Foundation Tables
4	Slip Base and Foundation Details
5	Driven Post, Concrete Stub, and Soil Plate Details
6	Wind Beam Connection
7	Wind Beam Connection for ESU Flip Signs
8	Slam-Latch Detail
9, 10, & 11	Frequently Used Sign Clusters

GUIDE TO USE THIS INDEX

STEP 1: Calculate the area and the centroid for an individual sign or a sign cluster. Note that the centroid and areas have been calculated for frequently used sign clusters. These are shown on Sheets 7, 8, and 9.



	Size a x b	Local $'Y_c$	Global $'Y_c$	Global $'Y_c$	$'A_s$	$'Y_c \times 'A_s$	$'Y_c \times 'A_s$
	(in. x in.)	(in.)	(in.)		(in.²)	(in.³)	(in.³)
1	21 x 15	7.5	$10.5+1.5+7.5 = -13.5$	7.5	315	+4,252.5	2,362.5
2	21 x 15	7.5	$10.5+1.5+7.5 = 13.5$	7.5	315	+4,252.5	2,362.5
3	24 x 24	12	$-12-1.5 = -13.5$	$15+1+12 = 28$	576	-7,776	16,128
4	24 x 24	12	$12+1.5 = 13.5$	$15+1+12 = 28$	436	5,886	12,208
5	24 x 12	6	$-12-1.5 = -13.5$	$15+1+24+1+6 = 47$	288	-3,888	13,536
6	24 x 12	6	$12+1.5 = 13.5$	$15+1+24+1+6 = 47$	288	3,888	13,536
				TOTALS	2,218	-1,890	60,133

$\Sigma(A_s) = 2,218 \text{ in.}^2 = 15.4 \text{ ft.}^2$ $\quad \Sigma('Y_c \times 'A_s) = -1,890 \text{ in.}^3 = -1.09 \text{ ft.}^3$ $\quad \Sigma('Y_c \times 'A_s) = 60,133 \text{ in.}^3 = 34.8 \text{ ft.}^3$

$'Y_c = \frac{\Sigma('Y_c \times 'A_s)}{\Sigma 'A_s} = -0.1 \text{ ft.}$ $\quad 'Y_c = \frac{\Sigma('Y_c \times 'A_s)}{\Sigma 'A_s} = 2.26 \text{ ft.}$

STEP 2: Determine the height 'H' from groundline to the centroid of the individual sign or sign cluster.

Assume: 'B' = 1 ft., 'C' = 7 ft.

Calculated: $'Y_c = -0.1 \text{ ft.}$, $'Y_c = '2$ 2.26 ft.

'H' = 'B' + 'C' + 'D' = 10.26 ft. ==> USE 11 ft. $\quad \Sigma(A_s) = 15.4 \text{ ft.}^2$ ==> USE 16 ft.²

STEP 3: Refer to the Aluminum Column (Post) Selection Tables and find the intersection point. See Sheet 3.

ALUMINUM COLUMN (POST) SELECTION TABLE

TOTAL PANEL AREA (SF)	'H' (FT) 8	9	10	11	12	13	14	15	16	17	18	19	20	21
3 SF	3	3	3	3	3	3	3	3	3	3	3	3	3	3
4 SF	3	3	3	3	3	3	3	3	3	3	3	3	3	3
5 SF	3	3	3	3	3	3	3	3	3	3	3	3	3	3
6 SF	3	3	3	3	3	3	3	3	3	3	3	3	3	3
7 SF	3	3.5	3.5	3.5	3.5	3.5	3.5	3.5	4	4	4	4	4	4
8 SF	3.5	3.5	3.5	3.5	3.5	3.5	3.5	4	4	4	4	4	4	4
9 SF	3.5	3.5	3.5	3.5	3.5	3.5	4	4	4	4	4	4	4	4
10 SF	3.5	3.5	3.5	3.5	3.5	4	4	4	4	4	4	4	4.5	4.5
11 SF	3.5	3.5	3.5	3.5	4	4	4	4	4	4	4	4.5	4.5	4.5
12 SF	3.5	3.5	3.5	4	4	4	4	4	4	4	4.5	4.5	4.5	4.5
13 SF	3.5	3.5	3.5	4	4	4	4	4	4	4	4.5	4.5	4.5	5
14 SF	3.5	3.5	4	4	4	4	4	4	4	4.5	4.5	4.5	5	5
15 SF	3.5	4	4	4	4	4	4	4	4.5	4.5	4.5	5	5	5
16 SF	3.5	4	4	4	4	4	4	4	4.5	4.5	5	5	5	6
17 SF	4	4	4	4	4	4	4	4.5	4.5	4.5	5	5	6	6
18 SF	4	4	4	4	4	4	4.5	4.5	4.5	5	5	6	6	6
19 SF	4	4	4	4	4	4.5	4.5	4.5	5	5	5	6	6	6
20 SF	4	4	4	4	4.5	4.5	4.5	5	5	5	6	6	6	6
21 SF	4	4	4	4	4.5	4.5	5	5	5	6	6	6	6	6
22 SF	4	4	4	4.5	4.5	4.5	5	5	5	6	6	6	6	6
23 SF	4	4	4	4.5	4.5	5	5	5	6	6	6	6	6	6
24 SF	4	4	4.5	4.5	4.5	5	5	5	6	6	6	6	6	8
25 SF	4	4	4.5	4.5	5	5	5	6	6	6	6	6	8	8
26 SF	4	4.5	4.5	4.5	5	5	5	6	6	6	6	8	8	8
27 SF	4	4.5	4.5	5	5	5	6	6	6	6	6	8	8	8
28 SF	4	4.5	4.5	5	5	5	6	6	6	6	8	8	8	8
29 SF	4.5	4.5	4.5	5	5	6	6	6	6	6	8	8	8	8
30 SF	4.5	4.5	5	5	5	6	6	6	6	8	8	8	8	8

'W' (FT)

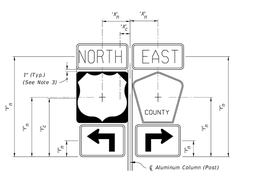
For 'H' = 11 ft., Area = 16 ft.²

- Refer to the Aluminum Column (Post) Selection Table, from Sheet 3 and shown here for reference.
- To determine the required post size, find the intersection of the row labeled "16 SF" and the column labeled "11 ft." In this example the intersection value is "4" (4" OD).
- In the Column (Post) and Foundation Table, the value "4" shows the design requires a 4.0" diameter and "6" thick Aluminum Column (Post) and a 53" diameter and 3.5' deep Concrete Foundation and 33" Stub.

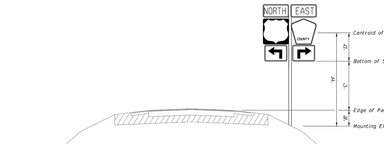
STEP 4: For sign assemblies with signs oriented in two directions, only the sign with the largest area should be analyzed to determine the Column (Post) requirements.

GENERAL NOTES AND DESIGN EXAMPLE

LAST REVISION 11/01/24	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	SINGLE COLUMN GROUND SIGNS	INDEX 700-010	SHEET 1 of 11



SIGN CLUSTER



TYPICAL SECTION

$'X_c = \frac{\Sigma('X_c \times 'A_s)}{\Sigma 'A_s}$ $\quad 'C = 'Y_c = \frac{\Sigma('Y_c \times 'A_s)}{\Sigma 'A_s}$

'A_s' = Area of individual sign
'B' = Height of the edge of pavement from the mounting elevation
'C' = Height of the the bottom of the sign or cluster from the edge of pavement elevation
'D' = Height of the centroid of the sign or cluster from the bottom of the sign or cluster
h = Individual sign height
'H' = Height of sign or cluster centroid from groundline
a = Individual sign width
'X_c' = Centroid horizontal location of sign or cluster from ℄ Aluminum Column (Post)
'Y_c' = Centroid height of sign or cluster from bottom of sign cluster
'X_s' = Individual sign centroid horizontal location from ℄ Aluminum Column (Post)
'Y_s' = Individual Sign centroid height from bottom of sign cluster

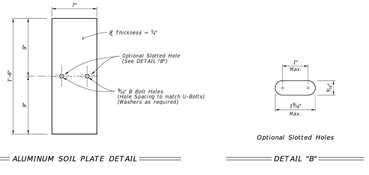
NOTES:

1. For 'B' & 'C' see Index 700-101 and Roadway Plans.
2. Do not exceed an area of 30 SF or a width of 60 inches for a sign or a sign cluster, including rotated sign panels.
3. Vertical sign spacing (1" shown on Sign Cluster detail) also applies to rotated signs.

CALCULATION OF SIGN CLUSTER CENTROID

DESIGN EXAMPLE - CENTROID

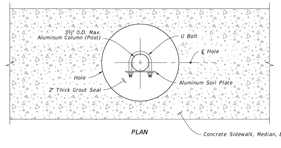
LAST REVISION 11/01/21	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	SINGLE COLUMN GROUND SIGNS	INDEX 700-010	SHEET 2 of 11



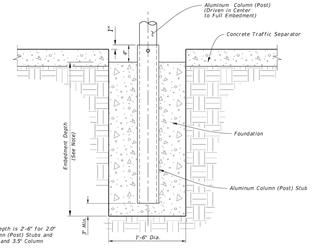
ALUMINUM SOIL PLATE DETAIL

Optional Slotted Holes

DETAIL "B"



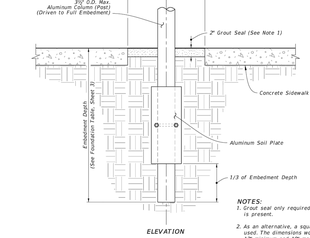
PLAN



NOTE: Embedment Depth is 2'-8" for 2.0" and 2.5" Column (Post) Stubs and 3'-0" for 3.0" and 3.5" Column (Post) Stubs.

ELEVATION

CONCRETE/STUB DETAIL (Traffic Separator)



ELEVATION

NOTES:
1. Grout seal only required when sidewalks is present.
2. As an alternative, a square hole may be used. The dimensions would remain, 12" minimum and 18" maximum.

DRIVEN POST DETAIL (Frangible Post In Through Sidewalk Shown Installations without Sidewalk Similar)

DRIVEN POST, CONCRETE/STUB, AND SOIL PLATE DETAILS

LAST REVISION 11/01/23	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	SINGLE COLUMN GROUND SIGNS	INDEX 700-010	SHEET 5 of 11

	Size	Area	Total Area	Centroid
STOP	36x12	3.00 SF	6.31 SF	1.75 Ft.
	24x24	3.31 SF		
STOP	36x12	3.00 SF	8.18 SF	1.92 Ft.
	30x30	5.18 SF		
STOP	36x12	3.00 SF	10.46 SF	2.10 Ft.
	36x36	7.46 SF		
STOP	36x12	3.00 SF	16.25 SF	2.48 Ft.
	48x48	13.25 SF		
STOP	24x24	3.31 SF	6.31 SF	1.71 Ft.
	24x18	3.00 SF		
STOP	30x30	5.18 SF	10.18 SF	2.19 Ft.
	30x24	5.00 SF		
STOP	36x36	7.46 SF	12.46 SF	2.55 Ft.
	30x24	5.00 SF		

	Size	Area	Total Area	Centroid
STOP	36x12	3.00 SF	13.18 SF	2.87 Ft.
	30x30	5.18 SF		
	30x24	5.00 SF		
STOP	36x12	3.00 SF	15.46 SF	3.15 Ft.
	36x36	7.46 SF		
	30x24	5.00 SF		
JCT 27	21x15	2.19 SF	6.19 SF	1.60 Ft.
	24x24	4.00 SF		
JCT 301	21x15	2.19 SF	7.19 SF	1.52 Ft.
	30x24	5.00 SF		
BUSINESS 27 EAST 27	24x12	2.00 SF	6.00 SF	1.53 Ft.
	24x24	4.00 SF		
BUSINESS 301 EAST 301	24x12	2.00 SF	7.00 SF	1.45 Ft.
	30x24	5.00 SF		
BUSINESS 301 EAST 301	30x15	3.13 SF	8.13 SF	1.66 Ft.
	30x24	5.00 SF		

	Size	Area	Total Area	Centroid
27	24x24	4.00 SF	6.19 SF	1.73 Ft.
	21x15	2.19 SF		
301	30x24	5.00 SF	7.19 SF	1.81 Ft.
	21x15	2.19 SF		
BUSINESS 27 EAST 27	24x12	2.00 SF	8.19 SF	2.26 Ft.
	24x24	4.00 SF		
	21x15	2.19 SF		
BUSINESS 301 EAST 301	24x12	2.00 SF	9.19 SF	2.27 Ft.
	30x24	5.00 SF		
	21x15	2.19 SF		
BUSINESS 301 EAST 301	30x15	3.13 SF	10.32 SF	2.49 Ft.
	30x24	5.00 SF		
	21x15	2.19 SF		
EAST BUSINESS 27	24x12	2.00 SF	10.19 SF	2.80 Ft.
	24x12	2.00 SF		
	24x24	4.00 SF		
	21x15	2.19 SF		

LAST REVISION 11/01/23	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	SINGLE COLUMN GROUND SIGNS	INDEX 700-010	SHEET 9 of 11

INTEGRITY
ENGINEERING & DEVELOPMENT SERVICES, INC.
3615 Braselton Highway, Suite 201
Dacula, Ga 30019 (678) 546-0446

NO.	DATE:	ISSUE DESCRIPTION
1	07-24-25	SUBMIT FOR REVIEW
2	10-03-25	RESUBMIT FOR REVIEW
3		
4		

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MARK ROMANO
NO. 80854

Digitally signed by Mark Romano
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TAX PARCEL #
08-3N-24-2380-0011-0012
HILLIARD, NASSAU COUNTY
ZONED: C-1

MCD STATE SITE CODE:
9-2817

IEDS PROJECT NUMBER:
MCD-24182

SHEET TITLE:
N. KINGS ROAD DETAILS

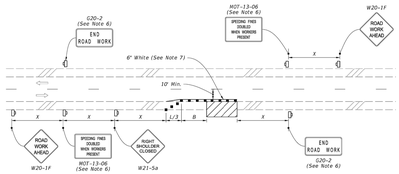
SHEET NUMBER C-8.3

NOTE:

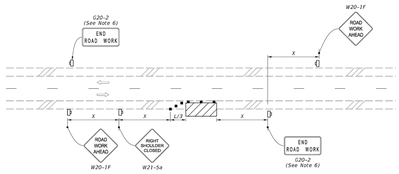
1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
2. L = Taper Length
   X = Work Zone Sign Spacing
   B = Buffer Length
   See Index 102-600 for "L", "X", "B", and channelizing device spacing values.
3. Where work activities are between 2' and 15' from the edge of traveled way, the Engineer may omit signs and channelizing devices for work operations 60 minutes or less.
4. When four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), use a flagger or lane closure to accommodate work vehicle ingress and egress.
5. For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.
6. The "Speeding Fines Doubled When Workers Present" signs (RGT-13-06) and "End Road Work" Signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the work operation is in place for 24 hours or less.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.
8. Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.
9. When there is no paved shoulder, the "Worker" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).

SYMBOLS:

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

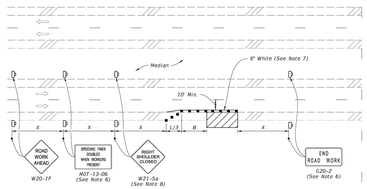


TWO-LANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY WITH WORK ZONE SPEED OF 45 MPH OR LESS



TWO-LANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

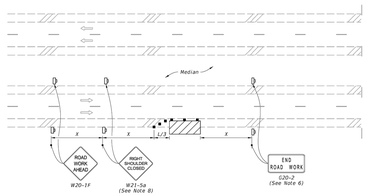
LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX 102-602	SHEET 1 of 2



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

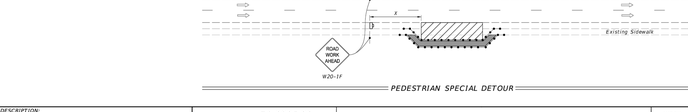
SYMBOLS:

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



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

LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX 102-602	SHEET 2 of 2



TYPICAL PCMS DISPLAY:

During day of pacing operation:
Message 1: ROAD WORK TONIGHT
Message 2: EXPECT PERIODIC DELAYS

During pacing operation:
Message 1: SLOW TRAFFIC AHEAD
Message 2: BE PREPARED TO STOP

One week prior to pacing operation (Optional):
Message 1: EXPECT DELAYS ON
Message 2: (Month Day Time)

SYMBOLS:

- Work Area
- Portable Changeable Message Sign (PCMS)
- Traffic Control Officer
- Lane Identification and Direction of Traffic

NOTES:

1. P = Traffic Pacing Length
   For "P" value, see Traffic Pacing Length table or calculate using Formulas.
2. See the Plans for traffic pacing restrictions.
3. Do not exceed work duration of 30 minutes or traffic pacing length of 10 miles.
4. Coordinate with the traffic control officer supervisor to provide the correct number of traffic control officers for each traffic pacing operation. Ensure traffic control officers are located at roadway access points in accordance with the pacing plan.
5. Ensure that the necessary equipment is properly positioned for the work before requesting that the traffic control officer supervisor initiate the traffic pacing operation.
6. If workers or equipment are within the traveled way during the traffic pacing operation, use a truck- or trailer-mounted attenuator with portable changeable message sign to protect the work.
7. For work durations of less than five minutes (e.g, moving large vehicles across the roadway), portable changeable message signs and truck-mounted attenuators are not required. Use traffic pacing length values from the five minute column of the table.
8. Where feasible, do not pace traffic past the last available existing egress until the work has been completed.
9. When more than one traffic pacing operation is required in a calendar day, allow sufficient time between pacing operations to permit traffic to return to normal speed and flow.
10. Maintain communications with all police vehicles throughout the traffic pacing.

TRAFFIC PACING LENGTH "P"
Pacing Speed = 20 mph

Work Zone Speed (mph)	Work Duration (minutes) 5	10	15	20	25	30
10	2.3	4.7	7.0	9.3	-	-
65	2.4	4.8	7.2	9.6	-	-
60	2.5	5.0	7.5	10.0	-	-
55	2.6	5.2	7.9	-	-	-
50	2.8	5.6	8.3	-	-	-

NOTES: (1) All lengths in the above table are in miles.
(2) For work durations with no values shown above, calculate length using a reduced pacing speed, but not less than 10 mph.

FORMULAS:

S_{wz} = Work Zone Speed (mph)
S_p = Pacing Speed (mph)
t_w = Work Duration (minutes)
P = Traffic Pacing Length (miles)

$$P = \frac{S_{wz}}{60} \cdot S_p \left(\frac{t_w}{S_{wz} - S_p} + 1 \right)$$

$$P = P_t + P_w$$

P_t = distance paced vehicles must travel before the vehicles at regulatory speed have cleared the work zone

$$P_t = \left(\frac{t_w}{60} \times S_p \right) \left(\frac{S_{wz}}{S_{wz} - S_p} \right)$$

P_w = distance paced vehicles travel while work is performed

$$P_w = \left(\frac{t_w}{60} \times S_p \right)$$

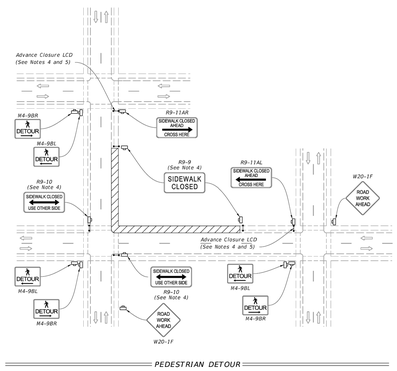
LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	TRAFFIC PACING	INDEX 102-655	SHEET 1 of 1

NOTES:

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

SYMBOLS:

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



PEDESTRIAN DETOUR

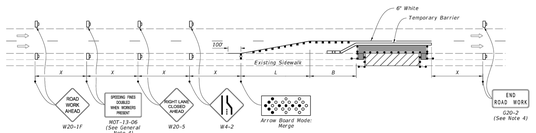
LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	SIDEWALK CLOSURE	INDEX 102-660	SHEET 2 of 2

NOTES:

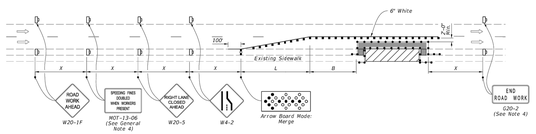
1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", channelizing device spacing values.
2. Provide a 5' wide temporary pedestrian way with a maximum cross-slope of 0.02, except where space restrictions warrant a minimum width of 4'. Provide a 5' x 5' passing space for temporary pedestrian ways less than 5' in width at intervals not to exceed 200'.
3. When temporary pedestrian ways require curb ramps, meet the requirements of Index 522-002. Detectable warnings are not required for curb ramps diverting pedestrian traffic into a closed lane.
4. The "Speeding Fines Doubled When Workers Present" signs (RGT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less.
5. Pedestrian Diversion Option 2 may only be used when called for in the Plans or as approved by an Engineer.

SYMBOLS:

- Work Area
- Temporary Pedestrian Way
- Channelizing Device (See Index 102-600)
- Pedestrian Longitudinal Channelizing Device (LCD)
- Work Zone Sign
- Arrow Board
- Crash Cushion
- Lane Identification and Direction of Traffic



PEDESTRIAN DIVERSION - OPTION 1
(Temporary Barrier Shown, Low Profile Barrier Similar)



PEDESTRIAN DIVERSION - OPTION 2
(Work Zone Speed 45 mph or Less)

PEDESTRIAN SPECIAL DETOUR

LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	SIDEWALK CLOSURE	INDEX 102-660	SHEET 2 of 2

INTEGRITY
ENGINEERING & DEVELOPMENT SERVICES, INC.
3615 Braselton Highway, Suite 201
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1	07-24-25	SUBMIT FOR REVIEW
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MARK ROMANO
NO. 80054

Digitally signed by Mark Romano
Date: 2025.10.15 16:28:51 -04'00'

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551731 US HWY 1
HILLIARD, FL 32046
TAX PARCEL #
08-3N-24-2380-0011-0012
HILLIARD, NASSAU COUNTY
ZONED: C-1

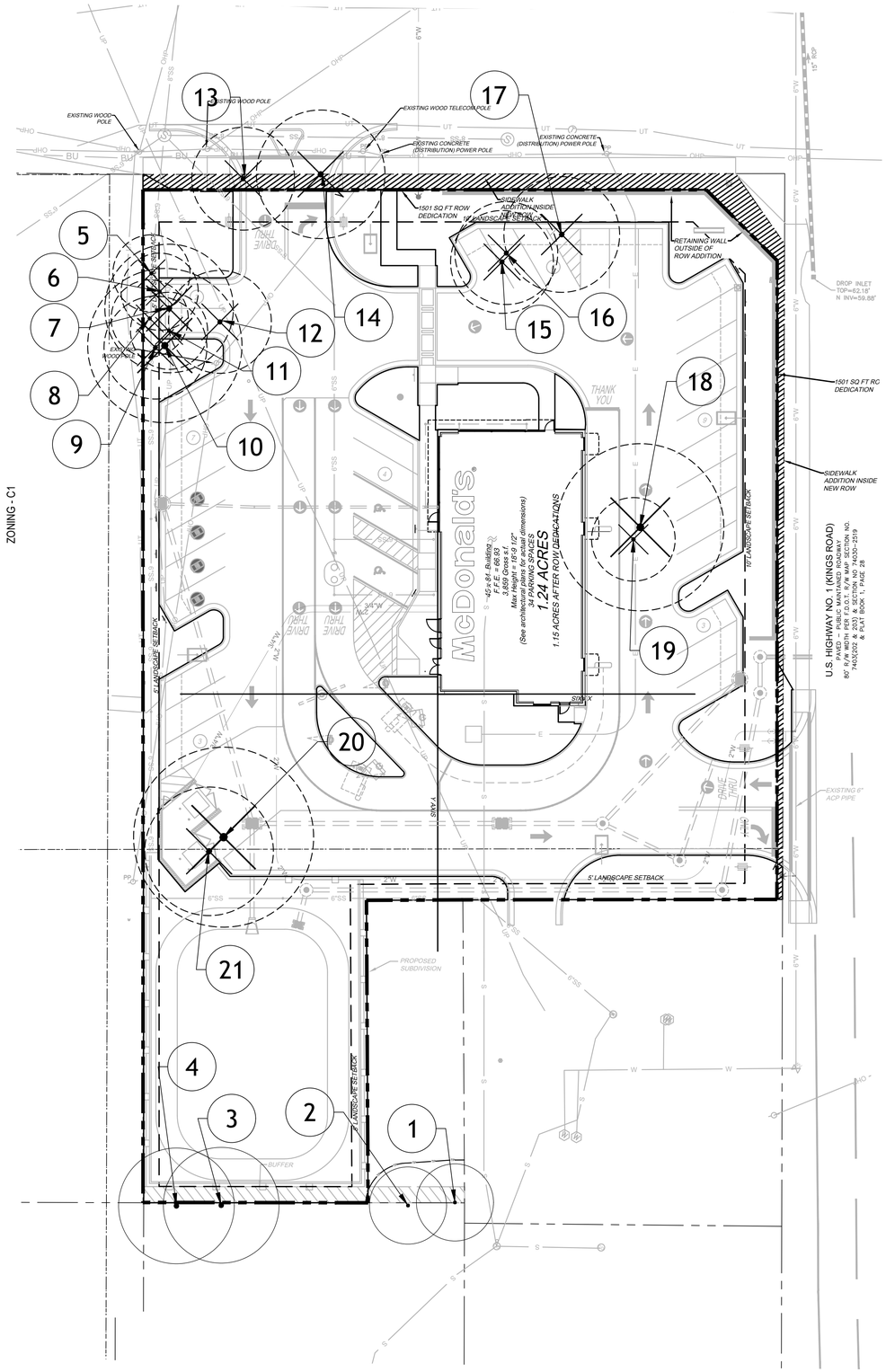
MCD STATE SITE CODE:
9-2817

IEDS PROJECT NUMBER:
MCD-24182

SHEET TITLE:
N. KINGS ROAD DETAILS

SHEET NUMBER C-8.4

ZONING - C1



LEGEND

NORTH

0' 20' 40'

Scale 1" = 20'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

X INDICATES TREE NUMBER

TREE PROTECTION FENCE

EXISTING TREE/PALM TO BE PROTECTED IN PLACE

X INDICATES TREE NUMBER

EXISTING TREE/PALM TO BE REMOVED

TREE INVENTORY LIST

Tree No.	Common Name	Dbh (Inches)	Disposition	Notes	Inches Removed (Replacement)	Inches Preserved (Credit)
1	UNKNOWN TREE	12	REMAIN			12
2	UNKNOWN TREE	12	REMAIN	OUTSIDE OF LIMIT OF WORK		
3	UNKNOWN TREE	18	REMAIN	OUTSIDE OF LIMIT OF WORK		
4	UNKNOWN TREE	18	REMAIN	OUTSIDE OF LIMIT OF WORK		
5	PALM	12	REMOVE	WITHIN LIMITS OF CONSTRUCTION	12	
6	PALM	12	REMOVE	WITHIN LIMITS OF CONSTRUCTION	12	
7	PINE	20	REMOVE	WITHIN LIMITS OF CONSTRUCTION	20	
8	PALM	12	REMOVE	WITHIN LIMITS OF CONSTRUCTION	12	
9	PALM	16	REMOVE	WITHIN LIMITS OF CONSTRUCTION	16	
10	PINE	24	REMOVE	WITHIN LIMITS OF CONSTRUCTION	24	
11	PALM	12	REMOVE	WITHIN LIMITS OF CONSTRUCTION	12	
12	PALM	16	REMOVE	WITHIN LIMITS OF CONSTRUCTION	16	
13	PALM	16	REMOVE	WITHIN LIMITS OF CONSTRUCTION	16	
14	PALM	20	REMOVE	WITHIN LIMITS OF CONSTRUCTION	20	
15	PALM	16	REMOVE	WITHIN LIMITS OF CONSTRUCTION	16	
16	PALM	16	REMOVE	WITHIN LIMITS OF CONSTRUCTION	16	
17	UNKNOWN TREE	18	REMOVE	WITHIN LIMITS OF CONSTRUCTION	18	
18	OAK	26	REMOVE	WITHIN LIMITS OF CONSTRUCTION	26	
19	PALM	13	REMOVE	WITHIN LIMITS OF CONSTRUCTION	13	
20	PALM	28	REMOVE	WITHIN LIMITS OF CONSTRUCTION	28	
21	PALM	21	REMOVE	WITHIN LIMITS OF CONSTRUCTION	21	
				TOTAL LIVE OAK TREE REPLACEMENTS (IN):	26	
				TOTAL TREES OVER 12" REPLACEMENTS (IN):	62	
				TOTAL TREE CREDITS (IN) AT 50% INCH CREDIT:		6

SEE SHEET LP-1 FOR REPLACEMENT TREES. ⚠1

TREE PROTECTION GENERAL NOTES

(A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
  (1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
  (2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
  (3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.

(B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.

(C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.

(D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.

(E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.

(F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE COUNTY ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.

(G) THE COUNTY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.

(H) IF, IN THE OPINION OF THE COUNTY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

ALL EXISTING INVASIVE EXOTIC PLANTS, AS LISTED ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S INVASIVE PLANT SPECIES LIST, SHALL BE REMOVED

NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON THIS SHEET. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

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Dacula, Ga 30019 (678) 546-0446

NO.	DATE:	DESCRIPTION
ISSUE		
1	10-03-25	AGENCY COMMENT RESPONSES
2		
3		
4		

REGISTERED LANDSCAPE ARCHITECT MARY N. BATES LA#6666711 STATE OF FLORIDA

Digitally signed by Mary N Bates
Reason: LA#6666711, State of Florida
Date: 2025.10.06 12:59:40 -06'00'

McDonald's USA, L.L.C.
One Glenlake Parkway, Suite 500 Atlanta, Ga 30328-5327

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McDONALD'S
2503 N KINGS RD
TAX PARCEL
#08-3N-24-2380-0011-0012
HILLIARD, NASSAU COUNTY
ZONED: C-1

IEDS PROJECT NUMBER:
MCD-24182

SHEET TITLE:
TREE DISPOSITION PLAN

SHEET NUMBER 1 2

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

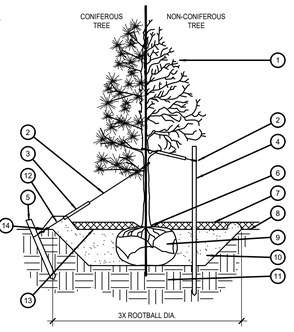
PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER ACCORDING TO GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION AT TIME OF INSTALLATION.
   2. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   3. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTIBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
   8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
G. MULCH: SIZE, TYPE, AND DEPTH AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
H. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS _TO PROTECT TREE TRUNKS FROM DAMAGE.
I. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

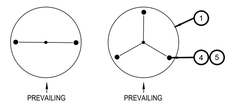
METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
      b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
      c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
      iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
      iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
      a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
      b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
      c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
      d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS
   1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
   2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE. PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
   3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
   4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
C. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
D. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
      a. 1"-2" TREES — TWO STAKES PER TREE
      b. 2-1/2"-4" TREES — THREE STAKES PER TREE
      c. TREES OVER 4" CALIPER — GUY AS NEEDED
      d. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
F. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
G. MULCH
   1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
   2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
H. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. LEGALLY DISPOSE ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
I. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
J. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



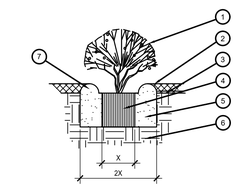
STAKING EXAMPLES (PLAN VIEW)



A TREE PLANTING
SCALE: NOT TO SCALE

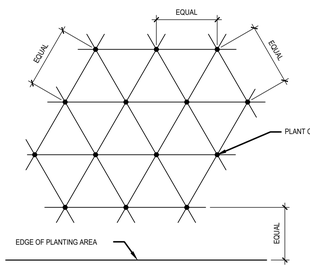
1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.
14. MULCH BARRIER. IN AREAS WHERE THE GRADE SLOPES TOWARD THE FDOT RIGHT OF WAY, CONSTRUCT A 4" HIGH BERM TO CONTAIN MULCH. NO MULCH MAY BE PLACED WHERE IT COULD WASH INTO THE FDOT RIGHT OF WAY.

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.



B SHRUB AND PERENNIAL PLANTING
SCALE: NTS

1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

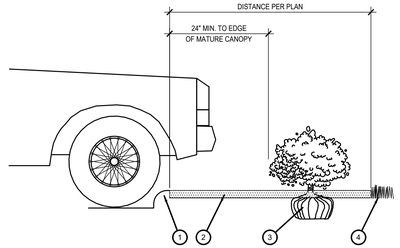
2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF/1.95 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

C PLANT SPACING
SCALE: NTS

Always call 811 two full business days before you dig to have underground utilities located and marked.
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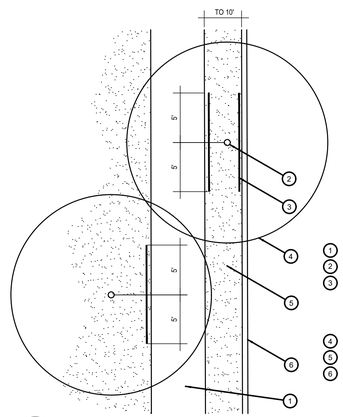
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1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

D PLANTING AT PARKING AREA
SCALE: NOT TO SCALE

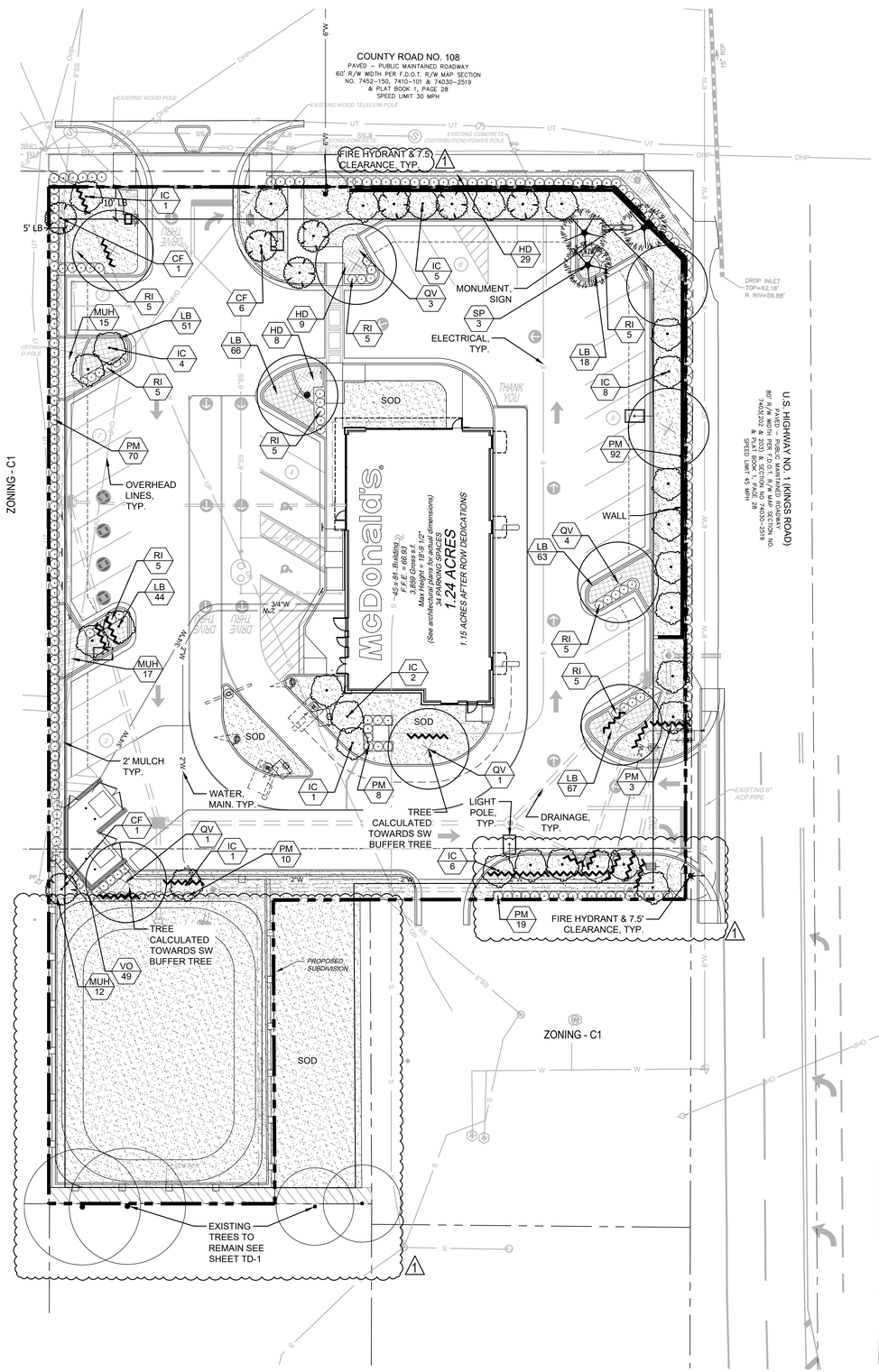
OPEN LANDSCAPE PARKWAY



1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. TYPICAL SYMBOL FOR LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

E ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE

INTEGRITY
ENGINEERING & DEVELOPMENT SERVICES, INC.
3615 Braselton Highway, Su



NORTH

0' 20' 40'

Scale 1" = 20'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

ALL EXISTING INVASIVE EXOTIC PLANTS, AS LISTED ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S INVASIVE PLANT SPECIES LIST, SHALL BE REMOVED

LEGEND

EX - EXISTING
UE - UTILITY EASEMENT
LB - LANDSCAPE BUFFER
TYP - TYPICAL

LANDSCAPE CALCULATIONS

TOWN OF HILLIARD FL - LANDSCAPE CODE COMPLIANCE CHART
ARTCILE XI - LANDSCAPING STANDARDS

LIMITS OF WORK: 54,226.08 1.24 AC
ZONING DISTRICT: C1

Canopy Trees: 2.5" Cal min
Shrubs: 2' HT min, 36" OC max

	SF	AC	%
SITE AREA			
VEHICULAR USE AREA	27,437.48	0.63	51%
BUILDING FOOTPRINT	3,859.00	0.09	7%
SIDEWALKS AND HARDSCAPES	2,097.90	0.05	4%
RETENTION AREA	5,592.29	0.13	10%
GREEN SPACE	15,239.41	0.35	28%
TOTAL	**54,226.08**	**1.24**	**100%**

		REQ	PROV
SITE LANDSCAPE - MINIMUM 15% OF SITE	SF	8,134	15,239
		15%	28%
TREES - 1 PER 1,500 SF UPTO 10,500 SF & 1 PER 4000 SF ADDITIONAL OF SITE AREA		21	23
PARKING AREA LANDSCAPE			
TREES - 1 CANOPY TREE PER TERMINAL ISLAND		9	9 *
**5 SHADE TREES, 6 UNDERSTORY TREES AT 2:1 AND 3 SABALS AT 3:1 PROVIDED DUE TO OVER HEAD LINES & SIGNAGE*			
VUA LANDSCAPE AREA - 10% MIN	SF	2,743.75	2,804.87 *
PERIMTER LANDSCAPE			
NORTH WEST - COUNTY RD NO. 108 ROW, 154.3 LF			
CANOPY TREES - 1 PER 50 LF		3	3 *
**6 UNDERSTORY TREES AT 2:1 SUBSTITUTED DUE TO OVERHEAD LINES*			
UNDERSTORY TREES - 4 PER 100 LF		6	6
HEDGES - OPAQUE & CONTINOUS		YES	YES
NORTH EAST - US HIGHWAY 1 ROW,			
CANOPY TREES - 1 PER 50 LF		4	4 *
*2 SHADE TREES & 4 UNDER STORY TREES AT 2:1			
UNDERSTORY TREES - 4 PER 100 LF		7.9	8
HEDGES - OPAQUE & CONTINOUS		YES	YES
SOUTH EAST - 180 LF			
CANOPY TREES - 1 PER 50 LF		4	4 *
** DUE RESTRICTIONS AND UTILITES 8 UNDERSTORY TREES AT 2:1 (4) PROVIDED*			
SHRUBS - 9 PER 100 LF		20	31
SOUTH WEST - 226 LF			
CANOPY TREES - 1 PER 50 LF		3	3 *
**2 SHADE TREE & 2 UNDERSTORY TREES AT 2:1 AND PROVIDED*			
SHRUBS - 9 PER 100 LF		20	31
TOTAL CANOPY TREES		**22.7**	**23**
TOTAL UNDERSTORY TREES		**14**	**14**
CANOPY TREES - 50% OF REQUIRED		**11**	**12**

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC
TREES									
QV	9	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	CONT. OR F.G.	3" CAL	10` MIN.	FULL	YES	HIGH
PALM TREES									
SP	3	SABAL PALMETTO	CABBAGE PALMETTO	CONT. OR F.G.	2" CAL. MIN.	10` MIN.	FULL	YES	HIGH
UNDERSTORY TREES									
CF	8	CORNUS FLORIDA	FLOWERING DOGWOOD	CONT.	1.5" CAL	6' HT MIN	FULL	YES	HIGH
IC	28	ILEX CASSINE	DAHOON HOLLY	CONT. OR F.G.	2" CAL. MIN.	10` MIN.	FULL	YES	MEDIUM
CODE	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	**HEIGHT**	**SPREAD**	**NATIVE**	**XERIC**
SHRUBS									
PM	202	PODOCARPUS MACROPHYLLUS	YEW PODOCARPUS	3 GAL. MIN.	36" OC	24" HT MIN	FULL	NO	HIGH
RI	40	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	3 GAL. MIN.	30" OC	18" MIN	FULL	NO	HIGH
VO	79	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	3 GAL. MIN.	36" OC	24" HT MIN	FULL	YES	HIGH
GROUND COVERS									
HD	46	HELIANTHUS DEBILIS	DUNE SUNFLOWER	CONT	12" MIN	10"-12" SPD	YES	HIGH	
LB	309	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	CONT	18" OC	18" HT MIN	10"-12" SPD	YES	HIGH
MUH	44	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	CONT	36" OC	18" MIN	FULL	YES	HIGH
SOD/SEED									
SOD	15,477 SF	PASPALUM NOTATUM `ARGENTINE`	ARGENTINE BAHIAGRASS	SOLID SOD				NO	HIGH
GROUNDCOVER MATERIAL									
WM	279 SF	WOOD MULCH	SHREDDED BARK MULCH	3" DEPTH					

CLEARANCES FROM UTILITIES

THERE SHALL BE 3' MINIMUM CLEARANCE FROM LANDSCAPE PLANTS AND THE EDGE OF THE METER SLAB FOR METERS LESS THAN 3" AND 6' FOR METERS LARGER THAN 3", AND FOR FIRE LINE BACKFLOW PREVENTION ASSEMBLIES. b) THERE SHALL BE 10' MINIMUM CLEARANCE BETWEEN TREES AND METER ASSEMBLIES, METER ASSEMBLY SLABS, AND FIRE LINE BACKFLOW PREVENTION ASSEMBLIES. c) THERE MUST BE A CLEARANCE OF 7.5' MINIMUM FROM THE FRONT AND BOTH SIDES, AND 4' TO THE REAR OF ALL FIRE HYDRANTS AND ABOVE GRADE OBSTRUCTION INCLUDING POSTS, FENCES, TREES, ETC. d) STREET SIDE OF METER ASSEMBLIES AND FIRE LINE BACKFLOW PREVENTION ASSEMBLIES SHALL REMAIN OPEN AND FREE OF LANDSCAPING. e) TREES SHALL NOT BE PLANTED OR LOCATED WITHIN 10 FEET OF ANY POTABLE WATER MAIN, RECLAIMED WATER MAIN, SANITARY FORCE MAIN, GRAVITY SANITARY SEWER MAIN, SANITARY CLEANOUTS, OR POTABLE/RECLAIMED/FORCE MAIN APPURTENANCES SUCH AS METERS, HYDRANTS, BACKFLOW PREVENTION ASSEMBLIES, ETC. THAT ARE OWNED AND MAINTAINED BY MANATEE COUNTY. AN APPROVED ROOT BARRIER SHALL BE USED WHERE TREES ARE PLANTED CLOSER THAN 10 FEET.

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE. IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS. IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND SHALL PROVIDE WATERING AND MAINTENANCE UNTIL THE TURF IS ESTABLISHED AND HAS BEEN ACCEPTED BY OWNER.
6. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
7. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON THE LOWEST QUALITY WATER SOURCE AVAILABLE (RECLAIMED OR SHALLOW WELL), AND THE SYSTEM WILL HAVE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE WHERE REQUIRED BY THE JURISDICTIONAL AUTHORITY. POTABLE WATER SHALL NOT BE USED FOR LANDSCAPE IRRIGATION (PW UTILITY STANDARDS MANUAL 1.1.3.B.).
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

TREE REPLACEMENT CHART

TOTAL REPLACEMENT INCHES:		
TOTAL LIVE OAK TREE REPLACEMENTS (IN):	**26**	
TOTAL TREES OVER 12" REPLACEMENTS (IN):	**56**	
REPLACEMENT PLAN:		
CANOPY TREES	INCHES	QUANTITY
LIVE OAK	3	9
UNDERSTORY TREES		
CORNUS FLORIDA	2	8
ILEX CASSINE	2	28
TOTAL PROPOSED LIVE OAK TREES (IN):	**27**	
TOTAL PROPOSED OTHER TREES (IN):	**99**	
TOTAL PROPOSED SHADE TREES:	9	
TOTAL UNDERSTORY TREES:	36	
PROPOSED TREE INCHES MEETS & EXCEEDS REPLACEMENT INCHES		

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3615 Braselton Highway, Suite 201
Dacula, Ga 30019 (678) 546-0446

NO.	DATE:	DESCRIPTION
1	10-03-25	AGENCY COMMENT RESPONSES
2		
3		
4		

ISSUE

REGISTERED LANDSCAPE ARCHITECT MARY N. BATES LA#6666711 STATE OF FLORIDA

Digitally signed by Mary N Bates
Reason: LA6666711, State of Florida
Date: 2025.10.06 13:00:32 -06'00'

McDonald's USA, L.L.C.
One Glenlake Parkway, Suite 500 Atlanta, Ga 30328-5327

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McDONALD'S
2503 N KINGS RD
TAX PARCEL
#08-3N-24-2380-0011-0012
HILLIARD, NASSAU COUNTY
ZONED: C-1

IEDS PROJECT NUMBER:
MCD-24182

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER 1 2

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.

B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

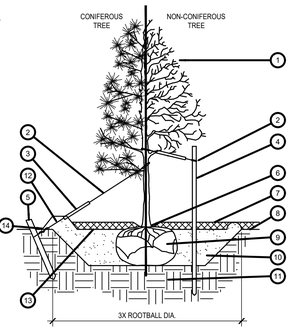
PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER ACCORDING TO GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION AT TIME OF INSTALLATION.
   2. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   3. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTIBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
   8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
G. MULCH: SIZE, TYPE, AND DEPTH AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
H. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS _TO PROTECT TREE TRUNKS FROM DAMAGE.
I. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
      b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
      c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
         iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
      a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
      b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
      c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
      d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

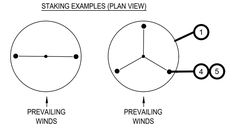
B. SUBMITTALS
   1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
   2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE. PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
   3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
   4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
C. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
D. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
      a. 1"-2" TREES — TWO STAKES PER TREE
      b. 2-1/2"-4" TREES — THREE STAKES PER TREE
      c. TREES OVER 4" CALIPER — GUY AS NEEDED
      d. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
F. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
G. MULCH
   1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
   2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
H. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. LEGALLY DISPOSE ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
I. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
J. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

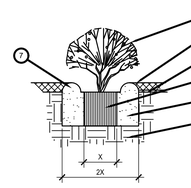


1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.
14. MULCH BARRIER. IN AREAS WHERE THE GRADE SLOPES TOWARD THE FDOT RIGHT OF WAY, CONSTRUCT A 4" HIGH BERM TO CONTAIN MULCH. NO MULCH MAY BE PLACED WHERE IT COULD WASH INTO THE FDOT RIGHT OF WAY.

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

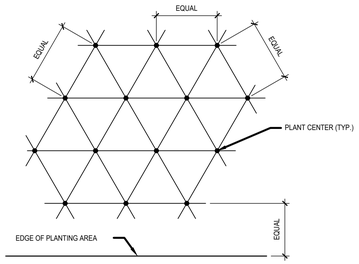
A TREE PLANTING
SCALE: NOT TO SCALE





1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.

B SHRUB AND PERENNIAL PLANTING
SCALE: NTS



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

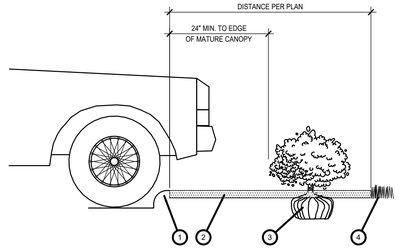
2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF/1.95 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

C PLANT SPACING
SCALE: NTS

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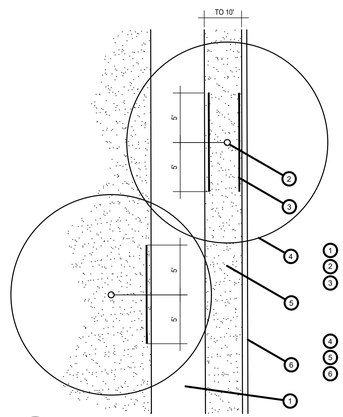
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1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

D PLANTING AT PARKING AREA
SCALE: NOT TO SCALE

OPEN LANDSCAPE — PARKWAY

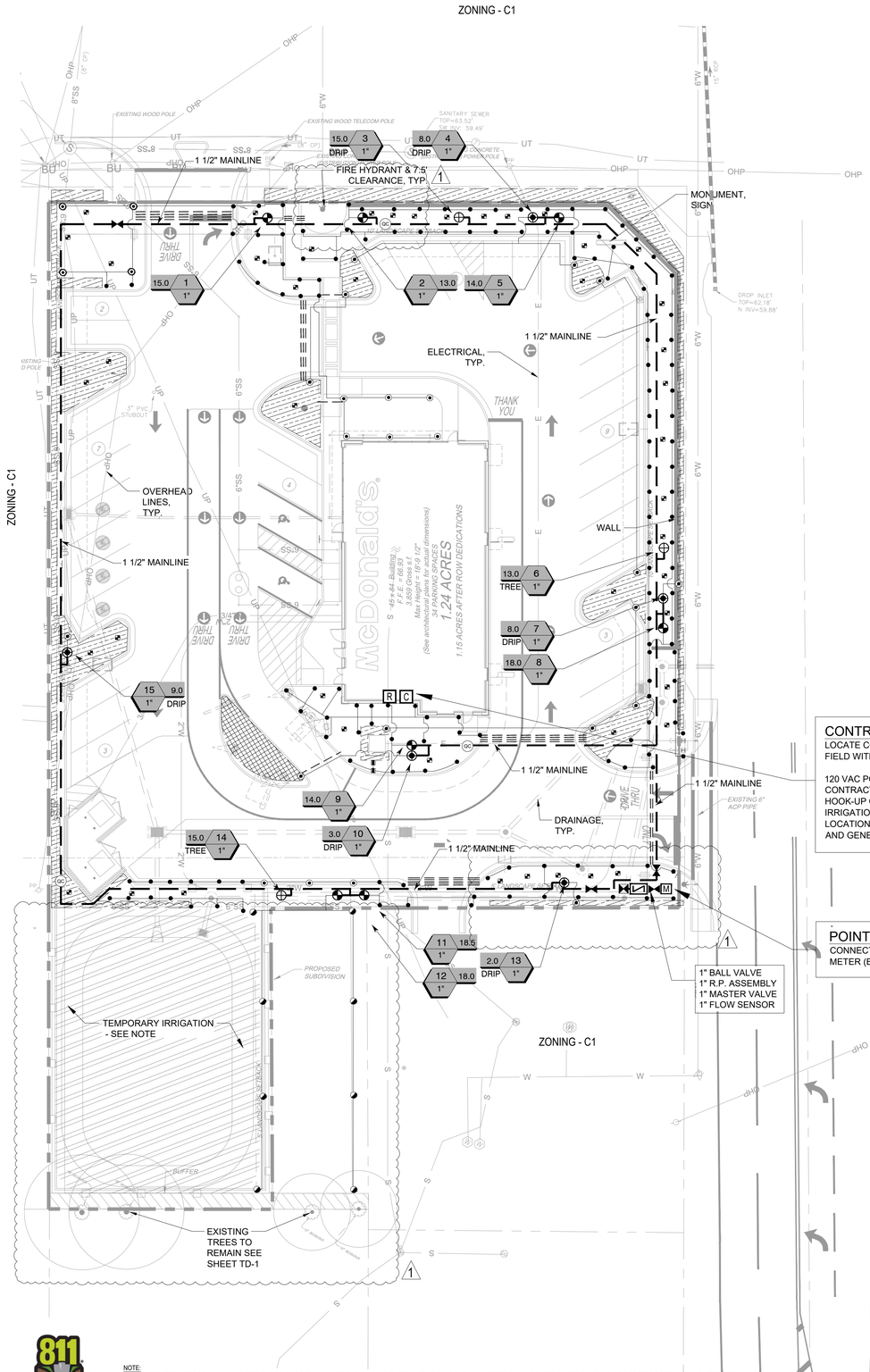


1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. TYPICAL SYMBOL FOR LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

E ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE

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| NO.



CONTROLLER NOTE

LOCATE CONTROLLER AT LOCATION SHOWN ON PLAN. VERIFY LOCATION IN FIELD WITH OWNER'S REPRESENTATIVE.

120 VAC POWER TO CONTROLLER LOCATION IS NOT WITHIN THE IRRIGATION CONTRACTOR'S SCOPE OF WORK, AND SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLER TO 120 VAC SHALL BE PERFORMED BY THE IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF WIRE SLEEVE PENETRATIONS THROUGH BUILDING WITH OWNER AND GENERAL CONTRACTOR. STATION RUN ORDER SHALL MATCH PLANS.

POINT OF CONNECTION

CONNECT MAINLINE DOWNSTREAM OF 1" WATER METER (BY OTHERS). VERIFY LOCATION IN FIELD.

Know what's below. Call before you dig.

NOTE:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.

IRRIGATION DISCLAIMER

THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQURED TO MOVE SUCH ITEMS AT HIS OWN COST.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE.

AUTOMATIC DRAIN VALVES AND AIR RELIEF VALVES

INSTALL AUTOMATIC DRAIN VALVES AT THE LOW POINTS OF EACH LATERAL LINE (MIN. 2 PER VALVE) AS PER DETAIL ON SHEET LI-2. INSTALL AIR RELIEF VALVES ON DRIP SYSTEMS AT THE LOCATIONS SHOWN ON THE PLANS, AS PER DETAILS.

SLEEVING / WIRING NOTES:

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, THE IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES. **FOR PLAN CLARITY, ONLY SOME REPRESENTATIVE SLEEVES ARE SHOWN; SOME SLEEVES MAY NOT BE SHOWN.**

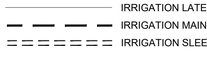
COORDINATION WITH EXISTING TREES

NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN THE ROOT ZONE OF EXISTING TREES. HAND-DIG ONLY, WITHIN THE ROOT ZONES OF EXISTING TREES. NO ROOTS OVER 1" DIAMETER SHALL BE CUT. STAKE ALL PROPOSED TRENCH ROUTES NEAR EXISTING TREES FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.

TEMPORARY IRRIGATION

THE CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN AND PROVIDE TEMPORARY IRRIGATION FOR THE ESTABLISHMENT OF ALL PROPOSED PLANT MATERIALS LOCATED OUTSIDE THE LIMITS OF COVERAGE PROVIDED BY THE PERMANENT SYSTEM.

VALVE KEY



IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL
□/■/◧	RAIN BIRD R-VAN-STRIP 1806-SAM-P45 ,TURF ROTARY, 5`X15` (LCS AND RCS), 5`X30` (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ 1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
●	RAIN BIRD R-VAN14 1806-SAM-P45, TURF ROTARY, 8`-14` 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
◉	RAIN BIRD R-VAN18 1806-SAM-P45, TURF ROTARY, 13`-18` 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
◉	RAIN BIRD R-VAN24 1806-SAM-P45, TURF ROTARY, 17`-24` 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
■	RAINBIRD 1806-SAM-PRS SERIES POP UP SPRAY HEADS WITH ADAPTER AND RAINBIRD #1402 SERIES BUBBLER NOZZLES. (TWO PER TREE) SEE INSTALLATION NOTE #N-5 REGARDING TREE BUBBLER LATERAL PIPE
◕	RAINBIRD 5004PCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #2.5 NOZZLE UNLESS NOTED OTHERWISE
⊕	RAINBIRD XCZ-100-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR XCZ-100-PRB-COM - 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.
⊕	RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE SEE INSTALLATION NOTE #N-5 REGARDING TREE BUBBLER LATERAL PIPE
◕	RAINBIRD PEB SERIES 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
▭	AREA TO RECEIVE DRIPLINE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH
▭	AREA TO RECEIVE DRIPLINE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN NARROW TURF AREAS INSTALLED AT 4" DEPTH
◉	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.
◹	ZURN / WILKINS 375XLB SERIES REDUCED PRESSURE TYPE BACKFLOW PREVENTOR INSTALLED PER CITY CODE WITH SAME SIZE BRONZE BALL VALVE INSTALLED ON THE UP-STREAM SIDE. MOUNTED IN STRONGBOX SMOOTH TOUCH ENCLOSURE.
⋈	LASCO "V" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
M	IRRIGATION WATER METER AND TAP (BY OTHERS) SIZE AS NOTED ON THE PLAN
GC	RAINBIRD 33DLRC QUICK COUPLING VALVE AND 3/4" PVC BALL VALVE
C	RAINBIRD ESP12LXMEF2P SERIES AUTOMATIC WALL MOUNT CONTROLLER WITH ONE ESPLXMSM12 STATION MODULE
R	RAINBIRD WR2-RFC RAIN / FREEZE SENSOR - CONFIRM SENSOR LOCATION WITH OWNERS REPRESENTATIVE
⋈	1" MASTER VALVE MODEL # 100-EFB-CP WITH RAINBIRD FLOW SENSOR MODEL #FS100P SERIES

IRRIGATION LATERAL LINE: CLASS 200 PVC

IRRIGATION MAINLINE: SCHEDULE 40 PVC

IRRIGATION SLEEVES, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED

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NO.	DATE:	ISSUE DESCRIPTION
1	10-03-25	AGENCY COMMENT RESPONSES
2		
3		
4		

REGISTERED LANDSCAPE ARCHITECT MARY N. BATES LA#6666711 STATE OF FLORIDA

Digitally signed by Mary N Bates
Reason: LA6666711, State of Florida
Date: 2025.10.06 13:01:08 -06'00'

McDonald's USA, L.L.C.
One Glenlake Parkway, Suite 500 Atlanta, Ga 30328-5327

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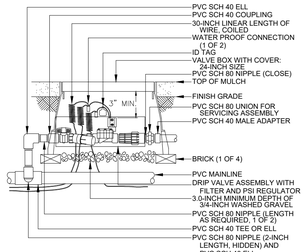
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IRRIGATION PLAN

SHEET NUMBER 1 3

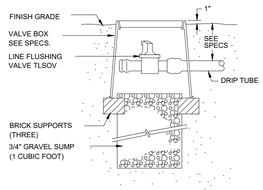
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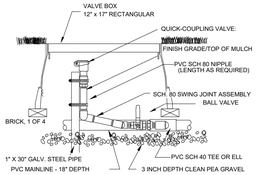
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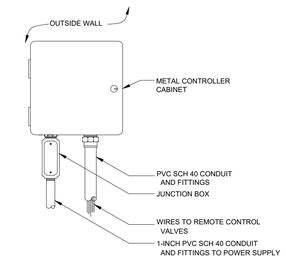
CONTROL ZONE KIT N.T.S.



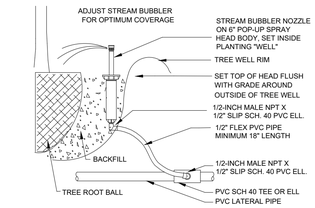
MANUAL LINE FLUSH VALVE N.T.S.



QUICK COUPLER VALVE WITH PVC BALL VALVE N.T.S.

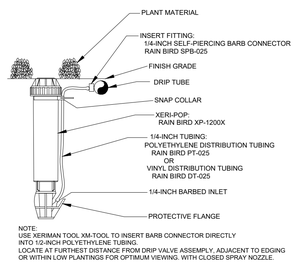


WALL MOUNT CONTROLLER N.T.S.



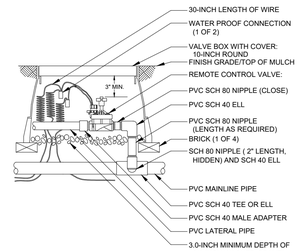
INCLUDE TWO BUBBLER HEADS, SET ON OPPOSITE SIDES OF ROOT BALL

TREE BUBBLER N.T.S.

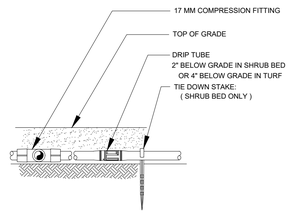


NOTE:
USE XERIMAN TOOL XM-TOOL TO INSERT BARB CONNECTOR DIRECTLY INTO 1/2-INCH POLYETHYLENE TUBING.
LOCATE AT FURTHEST DISTANCE FROM DRIP VALVE ASSEMPLY, ADJACENT TO EDGING OR WITHIN LOW PLANTINGS FOR OPTIMUM VIEWING. WITH CLOSED SPRAY NOZZLE.

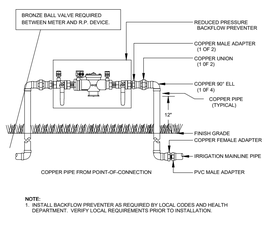
DRIP ZONE INDICATOR N.T.S.



REMOTE CONTROL VALVE N.T.S.

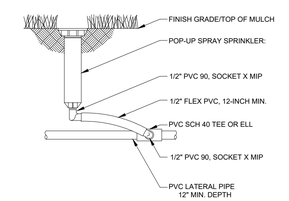


DRIP TUBE N.T.S.

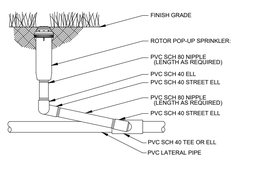


NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

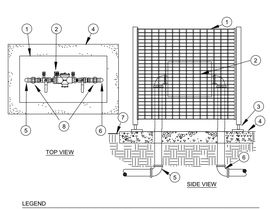
RP DEVICE N.T.S.



POP-UP SPRAY HEAD N.T.S.

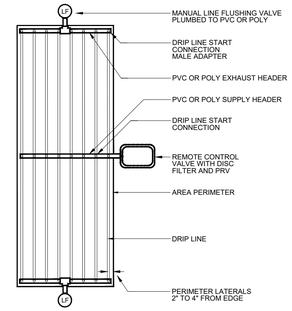


ROTOR POP-UP SPRINKLER N.T.S.



LEGEND
1.SMOOTH TOUCH BACKFLOW COVER.
2.R. P. DEVICE BACKFLOW PREVENTER
3.ANCHOR ROD (TYPICAL).
4.POURED CONCRETE BASE - 4" MIN. THICKNESS - EXTEND 4" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE.
5.WATER SERVICE INLET PIPING.
6.WATER SERVICE OUTLET PIPING.
7.FINISH GRADE.
8. BRONZE UNIONS

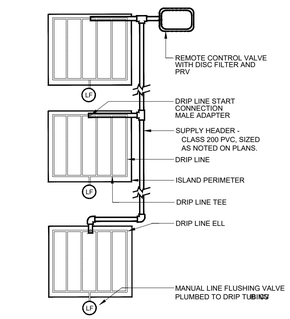
RP DEVICE WITH ENCLOSURE N.T.S.



SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.

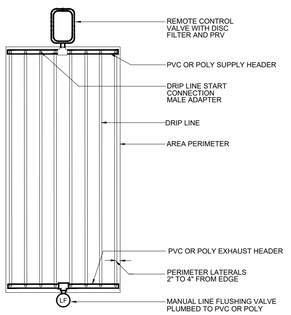
USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIP CENTER FEED LAYOUT N.T.S.



USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

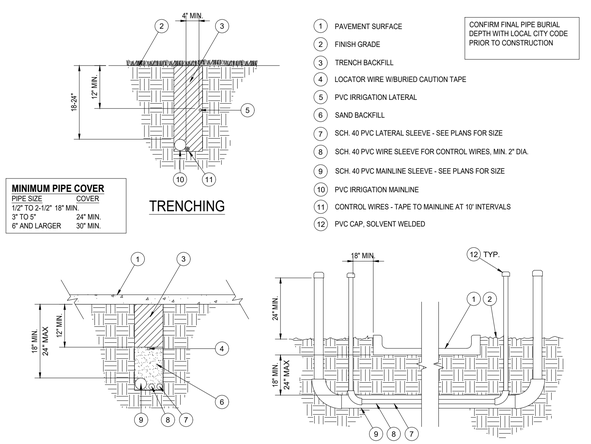
DRIP ISLAND LAYOUT N.T.S.



SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.

USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIP END FEED LAYOUT N.T.S.



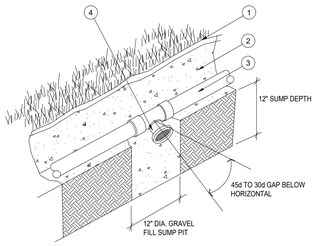
MINIMUM PIPE COVER

PIPE SIZE	COVER
1/2" TO 2-1/2"	18" MIN.
3" TO 5"	24" MIN.
6" AND LARGER	30" MIN.

1. PAVEMENT SURFACE
2. FINISH GRADE
3. TRENCH BACKFILL
4. LOCATOR WIRE W/BURIED CAUTION TAPE
5. PVC IRRIGATION LATERAL
6. SAND BACKFILL
7. SCH. 40 PVC LATERAL SLEEVE - SEE PLANS FOR SIZE
8. SCH. 40 PVC WIRE SLEEVE FOR CONTROL WIRES, MIN. 2" DIA.
9. SCH. 40 PVC MAINLINE SLEEVE - SEE PLANS FOR SIZE
10. PVC IRRIGATION MAINLINE
11. CONTROL WIRES - TAPE TO MAINLINE AT 10' INTERVALS
12. PVC CAP, SOLVENT WELDED

CONFIRM FINAL PIPE BURIAL DEPTH WITH LOCAL CITY CODE PRIOR TO CONSTRUCTION

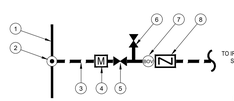
PIPE AND SLEEVE INSTALLATION N.T.S.



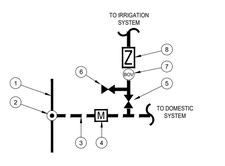
NOTE:
AUTOMATIC VALVES ARE TO BE LOCATED AT LOW POINTS OF LATERAL LINES. LOCATE END DRAIN VALVE 12" UPSTREAM FROM LAST HEAD.

1. FINISH GRADE
2. PIPE TRENCH
3. LATERAL LINE PIPE
4. AUTOMATIC DRAIN VALVE

AUTOMATIC DRAIN VALVE N.T.S.

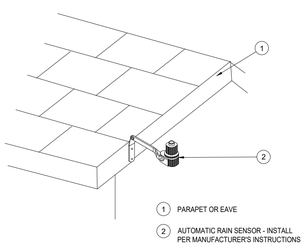


1. CITY MAINLINE
2. TAP
3. SERVICE LINE
4. WATER METER
5. ISOLATION VALVE (PER PLAN)
6. MANUAL DRAIN VALVE (BALL VALVE)
7. BLOW OFF VALVE (BOV)
8. BACKFLOW DEVICE (WHERE SHOWN)



WINTERIZATION PROCEDURE:
1. TURN OFF EITHER THE METER AND ISOLATION VALVE (DEDICATED IRRIGATION METER) OR ISOLATION VALVE (DOMESTIC TAP).
2. OPEN ONE CONTROL VALVE TO RELIEVE PRESSURE
3. SLOWLY OPEN MANUAL DRAIN VALVE
4. REPEAT PROCEDURE FOR ALL MANUAL DRAIN VALVES ALONG IRRIGATION MAINLINE.
5. CLOSE MANUAL DRAIN VALVES AND BLOW OUT REMAINING WATER FROM THE BLOWOUT VALVE. SLOWLY INCREASE AIR PRESSURE, NOT TO EXCEED 80 PSI. DO NOT BLOWOUT SYSTEM FROM BACKFLOW. BLOWOUT SYSTEM TWICE BUT NOT TO EXCEED AT MORE THAN 2 MIN. INTERVALS.

WATER TAP DIAGRAM N.T.S.



RAIN SENSOR, ROOF MOUNT N.T.S.

Digitally signed by Mary N Bates
Reason: LA6666711, State of Florida
Date: 2025.10.06 13:01:25 -06'00'

REGISTERED LANDSCAPE ARCHITECT MARY N. BATES LA#6666711 STATE OF FLORIDA

McDonald's USA, L.L.C.
One Glenlake Parkway, Suite 500 Atlanta, Ga 30328-5327

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McDONALD'S
2503 N KINGS RD
TAX PARCEL
#08-3N-24-2380-0011-0012
HILLIARD, NASSAU COUNTY
ZONED: C-1

IEDS PROJECT NUMBER:
MCD-24182

SHEET TITLE:
IRRIGATION DETAILS

SHEET NUMBER 2 3

ITEM-5

INTEGRITY
ENGINEERING & DEVELOPMENT SERVICES, INC.
3615 Braselton Highway, Suite 201
Dacula, Ga 30019 (678) 546-0446

IRRIGATION SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF IRRIGATION CONTRACTOR
   1. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE IRRIGATION CONTRACTING FIRM SPECIALIZING IN IRRIGATION SYSTEMS. SEE THE IRRIGATION PLAN FOR SPECIFIC EQUIPMENT AND SYSTEM LAYOUT.
   2. THE IRRIGATION CONTRACTOR MUST HAVE ON ITS STAFF A LICENSED IRRIGATION INSTALLER, AS REGULATED BY THE APPROPRIATE LOCAL JURISDICTION. A LICENSED IRRIGATION INSTALLER SHALL BE PRESENT AT THE PROJECT SITE AT ALL TIMES AS WORK IS IN PROGRESS. THE OWNER MAY DEMAND THAT WORK STOP UNTIL THE CONTRACTOR PROVIDES FOR A LICENSED IRRIGATION INSTALLER TO BE PRESENT AT THE PROJECT SITE AND SUPERVISING ALL IRRIGATION WORK.
   3. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.

B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES, FEES, AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND/OR SHOWN ON THE IRRIGATION PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS. IN CASE OF CONFLICT BETWEEN THESE PLANS AND LOCAL AND/OR STATE CODES, CODES SHALL PREVAIL.
   3. THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. THE IRRIGATION PLAN IS GENERALLY DIAGRAMMATIC; COORDINATE IRRIGATION INSTALLATION WITH UTILITY INSTALLATIONS. ACTUAL LOCATION OF CONTROLLER, BACKFLOW DEVICE, PIPING, VALVES, SPRAY HEADS, DRIP IRRIGATION, AND RELATED EQUIPMENT MAY NEED TO BE ADJUSTED BASED ON ACTUAL SITE CONDITIONS.
   4. FOR CLARITY PURPOSES, SOME IRRIGATION LINES AND EQUIPMENT ARE SHOWN IN HARDSCAPE AREAS WITHOUT ACCESS SLEEVES; THESE LINES SHALL BE INSTALLED IN A COMMON TRENCH OR AT THE BACK OF CURB IN LANDSCAPE AREAS. MINOR FIELD ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

PRODUCTS

A. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE AND SHALL BE THE BEST OF THEIR CLASS AND KIND. ALL MATERIALS SHALL HAVE A MINIMUM GUARANTEE OF ONE YEAR AGAINST MATERIAL DEFECTS OR DEFECTIVE WORKMANSHIP. ALL MATERIALS SHALL BE OF THE BRANDS AND TYPES NOTED ON THE DRAWINGS OR AS SPECIFIED HEREIN, OR APPROVED EQUAL. THE CONTRACTOR MUST FIRST OBTAIN APPROVAL FROM THE IRRIGATION DESIGNER FOR AN 'APPROVED EQUAL' BEFORE INSTALLING SUCH MATERIALS IN THE FIELD, OR THE CONTRACTOR MAY BE REQUIRED TO REPLACE SUCH MATERIALS AT HIS OWN COST.
B. BACKFLOW PREVENTION DEVICES SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS. INSTALL BACKFLOW PREVENTION UNITS IN ACCORDANCE WITH IRRIGATION CONSTRUCTION DETAILS AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
C. PIPING
   1. PRESSURE SUPPLY LINES, DOWNSTREAM OF THE POINT-OF-CONNECTION:
      a. SCHEDULE 40 PVC FOR ALL PIPE 1-1/2" OR LESS
      b. CLASS 315 PVC FOR ALL PIPE 2" TO 2-1/2"
      c. CLASS 200 PVC, GASKETED, FOR ALL PIPE 3" AND LARGER
   2. SLEEVING AND NON-PRESSURE LATERAL LINES (DOWNSTREAM FROM VALVES): CLASS 200 PVC
   3. FITTINGS: SCH. 40 PVC, EXCEPT AS NOTED OTHERWISE.
D. VALVES AND DRIP VALVE ASSEMBLIES: TYPE AND SIZE AS NOTED ON PLANS. EACH VALVE SHALL BEAR A PRE-MANUFACTURED, NUMBERED WATERPROOF TAG BEARING A NUMBER CORRESPONDING TO ITS VALVE SEQUENCE OF OPERATION ON THE CONTROLLER. THE OPERATION SEQUENCE SHALL MATCH THAT AS SHOWN ON THE PLANS.
E. QUICK COUPLERS, BALL VALVES, AND GATE VALVES: TYPE AND SIZE PER PLANS.
F. VALVE BOXES: TYPE AND SIZE AS NOTED ON DETAILS. ALL VALVES BOXES SHALL BE LOCKING BOLT-DOWN TYPE, FURNISHED WITH LIDS AND BOLTS. BOXES SHALL BE OF A SIZE TO CONTAIN THE ENTIRE VALVE AND/OR VALVE ASSEMBLY. THE VALVE BOX LID SHALL HAVE THE VALVE STATION NUMBER HEAT-BRANDED INTO THE LID WITH 2" HIGH LETTERS.
G. FIXED SPRAY HEADS AND ROTORS: PLASTIC BODY POP-UP, WITH A REMOVABLE PLASTIC SPRAY NOZZLE. EXACT TYPE, MODEL, AND NOZZLE SHALL BE AS INDICATED ON PLANS.
H. INTEGRAL EMITTER DRIP TUBING: TUBING MODEL AND FLOW RATE AS NOTED ON PLANS, WITH INTEGRAL EMITTERS WELDED TO THE INSIDE WALL OF THE TUBING AS AN INTEGRAL PART OF THE TUBING ASSEMBLY.
I. AUTOMATIC CONTROLLER: TYPE AND MODEL PER PLANS. PROVIDE VANDAL-PROOF ENCLOSURE FOR ALL EXTERIOR INSTALLATIONS. PROVIDE LINE-VOLTAGE DISCONNECT SWITCH WITH GROUND FAULT PROTECTION.
J. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR IRRIGATION WIRE. EACH CONTROLLER SHALL HAVE A DIFFERENT COLOR STATION AND COMMON WIRE.
   1. STATION WIRE - ANY COLOR EXCEPT WHITE OR BLUE
   2. COMMON WIRE - WHITE
   3. EXTRA COMMON WIRES - BLUE
K. WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF COMPOUND OR GEL. ALL FIELD SPLICES SHALL BE LOCATED IN A 6 INCH ROUND VALVE BOX.
L. RAIN SENSOR: TYPE AND MODEL PER PLANS.

METHODS

A. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST. ENSURE FIELD COORDINATION IS MADE EARLY ON IN THE CONSTRUCTION PHASE SO PLACEMENT LOCATION IS CORRECT.
B. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.
C. THE IRRIGATION CONTRACTOR SHALL NOT WILFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND NECESSARY COSTS.
D. THE IRRIGATION CONTRACTOR SHALL PAY ANY AND ALL FEES AND PERMITS ASSOCIATED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
E. AT LEAST SEVEN DAYS BEFORE BEGINNING WORK, CONFIRM THE STATIC WATER PRESSURE IS AT LEAST 65 PSI. IF STATIC WATER PRESSURE IS OUTSIDE OF THE STATED RANGE, DO NOT PROCEED WITHOUT FIRST NOTIFYING THE IRRIGATION DESIGNER AND OWNER IN WRITING, AND OBTAINING SUBSEQUENT DIRECTION FOR CORRECTIONAL MEASURES. SHOULD THE IRRIGATION CONTRACTOR CHOOSE TO BEGIN THE INSTALLATION WITHOUT SUCH NOTIFICATION, THE IRRIGATION CONTRACTOR WILL ASSUME THE RESPONSIBILITY FOR ALL COSTS INCURRED TO ENSURE THE SYSTEM IS WORKING PROPERLY. NO CHANGE ORDERS WILL BE AUTHORIZED IN SUCH CIRCUMSTANCES.
F. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES.
G. COORDINATE WITH THE OWNER THE PROPOSED LOCATIONS OF THE AUTOMATIC CONTROLLER AND ANY REQUIRED SLEEVES THROUGH THE BUILDING FOR CONTROL WIRES.
H. TRENCHING NEAR EXISTING TREES:
   1. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
   2. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
   3. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
   4. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
I. BACKFILL
   1. ALL BACKFILL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER. BACKFILL MATERIAL SHALL BE FREE FROM RUBBISH, ROCK LARGER THAN 1", LARGE STONES, BRUSH, SOD, FROZEN MATERIAL OR OTHER UNSUITABLE SUBSTANCES THAT MAY DAMAGE PIPE DURING THE BACKFILLING OPERATIONS. SEPARATE OUT ROCKS LARGER THAN 1 INCH IN ANY DIRECTION FROM EXCAVATED MATERIAL, AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING. COVER FOR BOTH TOP AND SIDES OF PIPE SHALL BE A MINIMUM OF 2 INCHES OF ROCK-FREE SOIL, SAND, OR OTHER APPROVED MATERIAL.
   2. IN THE EVENT THAT THE MATERIAL FROM THE EXCAVATION OR TRENCHING IS FOUND TO BE UNSUITABLE FOR USE IN BACKFILL, IT SHALL BE REMOVED FROM THE SITE AND PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN PURCHASE AND AND FURNISH SUITABLE BACKFILL MATERIAL CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS FREE OF DEBRIS.
J. BACKFLOW PREVENTER INSTALLATION: CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER SOURCES AT LOCATION SHOWN ON PLANS AND AS APPROVED BY THE OWNER, AND SHALL MAKE ANY MINOR CHANGES IN LOCATION AS MAY BE NECESSARY DUE TO ACTUAL SITE CONDITIONS. BACKFLOW PREVENTER HEIGHT SHALL BE AS PER LOCAL CODES AND IRRIGATION DETAILS. INSTALL A BRASS BALL VALVE IMMEDIATELY UPSTREAM OF THE BACKFLOW DEVICE TO SERVE AS AN ISOLATION VALVE. TO EVERY EXTENT POSSIBLE, INSTALL BACKFLOW PREVENTER ION A LOCATION SCREENED FROM PUBLIC VIEW (SUCH AS BEHIND A SHRUB ROW).
K. PIPING:
   1. PIPE SIZE SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS FOR LARGER SIZES MAY BE APPROVED.
   2. MAINLINE PIPE AND WIRES SHALL BE INSTALLED WITH A MINIMUM COVER OF 18-24 INCHES (24" FOR MAINLINE 3"-5", AND 30" FOR MAINLINE 6" AND GREATER). LATERAL PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 12 INCHES. CONFIRM BURIAL DEPTH WITH LOCAL CITY CODE PRIOR TO CONSTRUCTION
   3. ASSEMBLE ALL THREADED FITTINGS WITH TEFLON TAPE, WHICH SHALL BE APPLIED TO MALE THREADS ONLY.
   4. ALL SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH APPROVED SOLVENT-WELD PRIMER AND GLUE.
   5. PIPE SHALL BE INSTALLED WITH A MINIMUM OF 4" HORIZONTAL CLEARANCE FROM ANY OTHER PIPE AND 2" VERTICAL CLEARANCE FROM ANY PIPES THAT CROSS OVER OR UNDER.
L. VALVES
   1. VALVES SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.
   2. VALVE BOXES SHALL BE INSTALLED FLUSH WITH THE GRADE, WITH CLEAN PEA GRAVEL LOCATED BELOW THE VALVE AS NOTED ON THE DETAILS. LOCATE BOXES WITHIN 12 TO 24" OF SIDEWALKS OR LANDSCAPE EDGES, WITH TOPS OF BOXES 1" ABOVE FINISH GRADE IN TURF, AND 3" ABOVE FINISH GRADE IN SHRUB AREAS (TO AVOID BEING COVERED BY MULCH).
   3. EACH VALVE BOX COVER SHALL BE HEAT-BRANDED WITH THE CONTROLLER STATION NUMBER.
   4. DO NOT INSTALL MORE THAN TWO VALVES IN A JUMBO BOX.
M. DRIP IRRIGATION EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.
   1. SUBSURFACE DRIP LINES SHALL BE BURIED NO MORE THAN 2" BELOW FINISH GRADE.
   2. DRIP LINES MOUNTED ON GRADE SHALL BE LOCATED BENEATH LANDSCAPE FABRIC, AND SECURED IN PLACE WITH WIRE STAPLES AT A MAXIMUM OF 24"-36" ON CENTER.
N. SPRAY, ROTOR, AND BUBBLER HEADS:
   1. ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
   2. ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12 INCH MINIMUM LENGTH OF ½ INCH FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #795 SOLVENT AND #P-70 PRIMER. ALL ROTORS SHALL BE CONNECTED TO LATERAL LINES WITH PRE-MANUFACTURED SWING JOINTS.
   3. ALL ROTOR, SPRAY AND BUBBLER HEADS SHALL BE SET PERPENDICULAR AND FLUSH TO FINISH GRADE AND WITH A CLEARANCE OF FOUR INCHES (MINIMUM) FROM THE EDGE OF ANY BUILDINGS, WALLS, BOULDERS, AND HARDSCAPE, WITH A CLEARANCE OF TWELVE INCHES (MINIMUM) FROM BUILDINGS, UNLESS OTHERWISE SPECIFIED.
   4. ALL ROTOR, SPRAY AND BUBBLER HEADS AND VALVES SHALL BE FLUSHED AND ADJUSTED FOR OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ON WALKS, STREETS, WALLS, ETC.
   5. LATERAL PIPE TO TREE STREAM BUBBLER HEADS IS OMITTED FOR GRAPHIC CLARITY. CONNECT TREE BUBBLER HEADS TO VALVES AS SHOWN WITH CLASS 200 PVC PIPE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF 5 FEET PER SECOND
O. AUTOMATIC CONTROLLER:
   1. INSTALL THE CONTROLLER AT THE LOCATION INDICATED BY THE OWNER. INSTALL CONTROLLER WITH A BACKUP BATTERY AS RECOMMENDED BY THE MANUFACTURER.
   2. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C. ELECTRICAL POWER TO CONTROLLER AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
   3. ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3M'S "DBY-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.
   4. PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.
   5. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3M'S "DBY-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE SPECIFIED).
   6. PROVIDE THREE ADDITIONAL IRRIGATION CONTROL WIRES ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.
   7. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING - SEE SLEEVING NOTES.
P. INSTALL THE RAIN SENSOR IN THE VICINITY OF THE CONTROLLER, AND COORDINATE LOCATION WITH THE OWNER. PROVIDE MINIMUM 5' CLEARANCE FROM OTHER OUTDOOR SPRINKLERS, FREE AND CLEAR OF ANY TREE CANOPY OR OTHER OVERHEAD OBSTRUCTIONS, AND ABOVE THE HEIGHT OF THE SPRINKLER COVERAGE. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THE RAIN SENSOR IS PLACED IN A LOCATION WHERE IT CAN RECEIVE ADEQUATE RAINFALL WITHOUT OBSTRUCTIONS. IF IT IS PLACED IN AN INADEQUATE LOCATION, THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO RELOCATE IT AT NO ADDITIONAL COST TO THE OWNER.
Q. NO PUMP ON SITE.
R. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETALED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
S. QUALITY CONTROL
   1. PERFORM COVERAGE TESTS AFTER IRRIGATION SYSTEM IS COMPLETED, BUT PRIOR TO ANY PLANTING AND PERFORM TESTING IN THE PRESENCE OF THE IRRIGATION DESIGNER AND THE CONSTRUCTION MANAGER.
   2. TEST SYSTEM TO ASSURE THAT ALL LAWN AND PLANTING AREAS ARE WATERED COMPLETELY AND UNIFORMLY.
   3. MAKE ALL NECESSARY ADJUSTMENTS TO PROVIDE COMPLETE COVERAGE, INCLUDING REALIGNMENT OF HEADS AND REPLACEMENT OF NOZZLES.
T. CLEAN UP
   1. DURING IRRIGATION EXCAVATION AND INSTALLATION, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
U. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE IRRIGATION CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
   4. CONTROLLER CHART: THE IRRIGATION CONTRACTOR SHALL PROVIDE A 11" X 17" COLOR-CODED, LAMINATED COPY OF THE IRRIGATION LAYOUT AND PLACE IT IN THE CONTROLLER'S COVER. THE CONTROLLER CHART SHALL CLEARLY DELINEATE THE AREAS COVERED BY EACH VALVE, USING A SEPARATE COLOR FOR EACH ZONE.
   5. TURN THE FOLLOWING ITEMS IN TO THE OWNER UPON COMPLETION OF THE INSTALLATION:
      a. QUICK COUPLER KEYS (2)
      b. CONTROLLER MANUAL (1)
      c. CONTROLLER KEYS (2)
      d. A MINIMUM OF (2) COPIES OF RECORD DRAWINGS. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.
V. REFER TO THE PLANTING SPECIFICATIONS FOR ADDITIONAL CONDITIONS OF FINAL ACCEPTANCE AND START OF THE MAINTENANCE PERIOD.
W. WARRANTY
   1. THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED (LABOR AND MATERIALS) TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF FINAL ACCEPTANCE. DURING THIS PERIOD, THE CONTRACTOR SHALL ALSO REPAIR ANY SETTLEMENT OF THE IRRIGATION TRENCHES.
   2. BY THE END OF THE WARRANTY PERIOD, ANY IRRIGATION PART THAT IS EITHER NON-OPERATIONAL OR THAT IS OPERATING BELOW STANDARDS AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED. REPLACEMENTS SHALL BE OF THE SAME KIND AS SPECIFIED IN THE IRRIGATION LEGEND, AND SHALL BE INSTALLED AS ORIGINALLY SPECIFIED.
   3. IRRIGATION PARTS DAMAGED OR IMPAIRED DUE TO ACTS OF GOD, VANDALISM, AND/OR THE OWNER'S IMPROPER MAINTENANCE SHALL NOT BE COVERED BY THIS WARRANTY.
X. SHOULD THE PERMITTING JURISDICTION REQUIRE AN IRRIGATION AUDIT, THE IRRIGATION CONTRACTOR SHALL RETAIN THE SERVICES OF A THIRD-PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR, AT NO ADDITIONAL COST TO THE OWNER.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL
◻/◧/◧	RAIN BIRD R-VAN-STRIP 1806-SAM-P45 ,TURF ROTARY, 5'X15' (LCS AND RCS), 5'X30' (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ 1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
●	RAIN BIRD R-VAN14 1806-SAM-P45, TURF ROTARY, 8'-14' 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
◉	RAIN BIRD R-VAN18 1806-SAM-P45, TURF ROTARY, 13'-18' 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
⊙	RAIN BIRD R-VAN24 1806-SAM-P45, TURF ROTARY, 17'-24' 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
◪	RAINBIRD 1806-SAM-PRS SERIES POP UP SPRAY HEADS WITH ADAPTER AND RAINBIRD #1402 SERIES BUBBLER NOZZLES. (TWO PER TREE) SEE INSTALLATION NOTE #N-5 REGARDING TREE BUBBLER LATERAL PIPE
◔	RAINBIRD 5004PCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #2.5 NOZZLE UNLESS NOTED OTHERWISE
⊛	RAINBIRD XCZ-100-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR XCZ-100-PRB-COM - 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.
⊕	RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE SEE INSTALLATION NOTE #N-5 REGARDING TREE BUBBLER LATERAL PIPE
◔	RAINBIRD PEB SERIES 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
▭	AREA TO RECEIVE DRIPLINE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH
▦	AREA TO RECEIVE DRIPLINE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN NARROW TURF AREAS INSTALLED AT 4" DEPTH
◉	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.
⊠	ZURN / WILKINS 375XLB SERIES REDUCED PRESSURE TYPE BACKFLOW PREVENTOR INSTALLED PER CITY CODE WITH SAME SIZE BRONZE BALL VALVE INSTALLED ON THE UP-STREAM SIDE. MOUNTED IN STRONGBOX SMOOTH TOUCH ENCLOSURE.
⋈	LASCO "V" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
M	IRRIGATION WATER METER AND TAP (BY OTHERS) SIZE AS NOTED ON THE PLAN
QC	RAINBIRD 33DLRC QUICK COUPLING VALVE AND 3/4" PVC BALL VALVE
C	RAINBIRD ESP12LXMEF2P SERIES AUTOMATIC WALL MOUNT CONTROLLER WITH ONE ESPLXMSM12 STATION MODULE
R	RAINBIRD WR2-RFC RAIN / FREEZE SENSOR - CONFIRM SENSOR LOCATION WITH OWNERS REPRESENTATIVE
⋈	1" MASTER VALVE MODEL # 100-EFB-CP WITH RAINBIRD FLOW SENSOR MODEL #FS100P SERIES
———	IRRIGATION LATERAL LINE: CLASS 200 PVC
— — — —	IRRIGATION MAINLINE: SCHEDULE 40 PVC
= = = = = = =	IRRIGATION SLEEVES, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED

IRRIGATION NOTE:

1. L.I.C. SHALL SELECT R-VAN SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.
2. ALL PIPE TO BE SIZED SUCH THAT FLOWS WILL NOT EXCEED VELOCITY OF 5 FPS

WATER CONSERVATION

IRRIGATION WATER CONSERVATION SHALL BE ACCOMPLISHED THROUGH THE FOLLOWING EFFORTS:

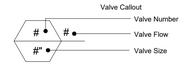
1. SEPARATE TURF / TREE / SHRUB ZONES FOR SCHEDULING ADJUSTMENT
2. NO OVERSPRAY ONTO PAVEMENT PERMITTED
3. USE OF RAIN SENSOR SHUT OFF OVER-RIDE DEVICE

LATERAL PIPE SIZE CHART

LATERAL PIPE SHALL BE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF FIVE FEET PER SECOND ACCORDING TO THE FOLLOWING CHART:

FLOW IN GPM	LATERAL PIPE SIZE
UP TO 5 GPM	3/4" CLASS 200
6 - 10 GPM	3/4" CLASS 200
11 - 15 GPM	1" CLASS 200
16 - 28 GPM	1 1/4" CLASS 200
29 - 35 GPM	1 1/2" CLASS 200
36 - 54 GPM	2" CLASS 200
55 - 81 GPM	2 1/2" CLASS 200
82 - 120 GPM	3" CLASS 200

VALVE KEY



CRITICAL ANALYSIS

P.O.C. NUMBER: 01

Water Source Information:	Irrigation Meter, By Others
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available:	30 gpm
PRESSURE AVAILABLE	
Static Pressure at POC (est.):	68.00 psi
Elevation Change:	NA
Service Line Size:	NA
Length of Service Line:	NA
Pressure Available:	65.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	21.0 gpm
Flow Available at POC:	30.0 gpm
Residual Flow Available:	9.0 gpm
Critical Station: 11	
Head Pressure Required:	35.0 psi
Lateral Loss:	3.5 psi
Loss through Valve:	2.5 psi
Pressure Req. at

1117 East Robinson St.
Orlando, FL 32801
Phone: 407.425.0452
Fax: 407.648.1036

VIA EMAIL
September 8, 2025

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
McDonald's
Town of Hilliard, Florida
CPH Consulting, LLC Project No. 96102334 SPR - McDonald's

Dear Ms. Wollitz:

We have reviewed the Drawings entitled "Site Construction Plans for McDonald's" dated July 24, 2025, and prepared by Integrity Engineering & Development Services, Inc, on behalf of B.Y. Franklin Properties, Inc., the Owner. The Drawings, consisting of 23 sheets, were prepared by Mark Romano, P.E. We received the Drawings and associated Site Plan Application package via email from the Town on August 12, 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 Authorization for Agent Form dated July 28, 2025;
2. Developer's Letter of Authorization from McDonald's USA, LLC dated July 31, 2025;
3. Exhibit A Title Legal Description for PID #08-3N-24-2380-0011-0012
4. Corrective Warranty Deed for subject project dated May 31, 2013;
5. SJRWMD e-mail receipt of new Drainage application with permit # 2025-D-294-00052 dated August 6, 2025.
6. Geotechnical Engineering Report prepared by ECS Florida, LLC, dated November 12, 2024;
7. Tree Disposition Plans prepared by Mary N. Bates RLA of Evergreen Design Group dated July 18, 2025; and
8. Landscape Plans prepared Mary N. Bates RLA of Evergreen Design Group dated July 18, 2025.

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, the following items should be submitted or added to the Drawings to allow for a complete Site/Development Plan Review:

1. *Attachment No. 1, Item g: Location of nearest fire hydrant, adjacent pedestrian sidewalks, and bicycle paths.* Two new fire hydrants are included in this development plan set. See utility plans for hydrant locations

2. *Attachment No. 1, Item k: Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.).* Need to provide more detail for the connections to the Town's existing water and sewer systems. See 10' scale blowup on utility sheet

3. *Attachment No. 1, Item m: Location and dimensions of all existing and proposed parking areas, loading areas, curb cuts*. No loading/unloading zone area/striping was provided. Need to show on the Site Plan. Zone label added to site plan

4. *Attachment No. 1, Item p: Required buffers*. Need to provide the required landscape buffers and dimensions. Landscape buffer added to site plan

5. *Attachment No. 1, Item u: Location, design, height, and orientation of signs.* Provide a detail for any proposed entrance sign or other signage for Town approval, if applicable. All proposed signs shall be designed and constructed in accordance with LDR Article VII - Signs. Signs permitted separately

6. *Attachment No. 1, Item v: Location of dumpsters and detail of dumpster enclosure.* Location of dumpster and dumpster enclosure are shown on Drawings, however no detailed design of dumpster is provided. Include and clarify, as applicable. Dumpster detail added to submittal, dumpster design is permitted by the architect.

7. *Attachment No. 5: Permit or exemption from the St. Johns River Water Management District.* No Stormwater Calculations were provided in this submittal. An e-mail receipt from SJRWMD was provided signifying receipt of a submittal for permitting. Provide a copy of the submittal to SRWMD for review by the Town's staff. See attached documents

GENERAL COMMENTS:

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

2. Provide signed and sealed copies of the final approved Drawings, Boundary/Topographic Survey, reports, etc. prior to construction. OK

SITE CONSTRUCTION PLANS:

SHEET C-1.0 – Cover:

1. General Notes #5 – provide a list of all required permits and their agency contact information. Added to note
2. General Notes #18 – need to add the following language or create a new note after #18: "Florida Law (F.S. 556) Underground Facility Damage Prevention and Safety Act mandates that excavators/contractors shall contact Sunshine 811 (fka: Sunshine State One-Call of Florida) by calling 800-432-4770 or 811 at least 2 full business days for normal tickets and 10 full business days for underwater tickets prior to beginning any excavation or demolition to allow member operators an opportunity to identify and mark their underground facilities and appropriately respond to the Positive Response System." Note added to, see note #19
3. General Notes #29 – shall also reference the Florida Trench Safety Act. Reference added
4. In the Impervious Calculations table, if the total site is 1.24 acres per Project Notes #3 how can the existing total site be 1.33 acres? We are giving some of the site for the sidewalk, note will now say 1.24 existing

SHEET C-2.0 – Survey:

1.1 Surveyor's Notes #11 – the following shall replace the second sentence: "Florida Law (F.S. 556) Underground Facility Damage Prevention and Safety Act mandates that excavators/contractors shall contact Sunshine 811 (fka: Sunshine State One-Call of Florida) by calling 800-432-4770 or 811 at least 2 full business days for normal tickets and 10 full business days for underwater tickets prior to beginning any excavation or demolition to allow member operators an opportunity to identify and mark their underground facilities and appropriately respond to the Positive Response System." Revised – see new survey note #11.

SHEET C-2.1 – Survey:

No comment

SHEET C-3.0 – SWPPP Plan:

1. Last paragraph in SWPPP Notes – the Plan shall be revised within 3 calendar days and implementation of the changes shall occur within 3 calendar days. Updated
2. Need to add a note that the SWPPP plan was prepared in accordance with the FDEP regulations, SJRWMD requirements, and the Town of Hilliard code. Added
3. Need to add a note that the COR's SWPPP will be provided to the Town for review and approval prior to mobilizing to the site to install the BMPs. Added
4. Not sure why Mark Romano needs to sign/seal this plan sheet twice because his sign/seal in the title block is already certifying this information. Block updated to remove signature

SHEET C-3.1 – SWPPP Details:

1. No comments

SHEET C-4.0 – Demolition Plan:

1. The plan references CCTV of the sewer service on the adjacent lot. This will require written approval from this property owner. Is there a reason the EOR is proposing this CCTV of the lateral? This was done already in order to locate the full length of the sewer lateral.

2. The Limits of Disturbance lines run onto the adjacent property for removal of concrete pavement and parking stops. This will require written approval from this property owner. OK
3. Are all the trees to be removed or only the ones that the arrow leaders are pointing towards? If the trees not "arrowed" are to remain then they need to be identified for protection barriers. The trees to be removed were marked with an 'X' for clarity.

SHEET C-5.0 – Site Plan:

1. Where is item P-24 20'x9-8' storage shed located? See note under 'Site Plan Legend', Not all items in legend may be included on plans. P-24 Removed for clarity
2. Where is item P-25 concrete drainage flume located? Removed for clarity
3. Where is item P-26 outdoor patio area located? Removed for clarity
4. Are items P-27 and P-28 notes to the contractor or are they actually located on this Site Plan ? Note for contractor
5. Where is item P-30 5" raised mountable concrete island located? Porkchop island located in CR 108 Driveway
6. The last sentence of the note referencing location of underground utilities should either reference General Notes #18 on the Cover Sheet or be replaced with the following language: "Florida Law (F.S. 556) Underground Facility Damage Prevention and Safety Act mandates that excavators/contractors shall contact Sunshine 811 (fka: Sunshine State One-Call of Florida) by calling 800-432-4770 or 811 at least 2 full business days for normal tickets and 10 full business days for underwater tickets prior to beginning any excavation or demolition to allow member operators an opportunity to identify and mark their underground facilities and appropriately respond to the Positive Response System." Note modified

Sheet C-5.1 – Site Details:

1. McDonald's Concrete Sidewalk detail shall reference 3,000 psi concrete. Added
2. McDonald's Concrete Sidewalk detail shall reference the type of expansion joint material. Added
3. Concrete Slab detail shall reference the type of expandable filler material. Added
4. 5-inch Monolithic Concrete Island detail shall reference the compressive strength of the concrete. Added
5. Sidewalk @ Back of Building shall reference the compressive strength of the concrete. Added
6. Provide asphalt and concrete pavement sections and details. Added

Sheet C-5.2 – Dimension Plan:

1. Provide a pavement width for the entrance from CR 108. Added

Sheet C-5.3 - Drive Thru Layout:

1. No Comment

Sheet C-5.4 - Drive Thru Details:

1. No Comment

Sheet C-6.0 – Grading Plan:

1. Show the existing spot elevations on CR 108 from the topo survey. Spot elevations added

2. The grade break in the drive entrance off CR 108 should be as close to the property line or back of sidewalk as possible to direct all the on-site runoff to the retention pond. Grade break in CR 108 is as close as possible, due to site elevation it cannot be any closer due to drainage structure depths and pipe invert elevation
3. The curb on CR 108 shall extend past the existing sewer manhole to prevent any runoff from draining over the manhole cover. Curb extended
4. The runoff from the drive thru lanes between the grade breaks on the south side of the building can not drain off site onto the adjacent property. Grades modified and added an inlet to allow runoff to be caught.
5. The runoff from the SE corner of the building can not drain out into US 1. The grade break shall be as close to the property line or back of sidewalk as possible to direct all the on-site runoff to the retention pond. Site grading has been revised to direct runoff to the onsite collection system. It is not possible to direct 100% of the driveways to the onsite system based on proposed elevation of the site and existing roadway connections; however, grading revisions and trench drain will maximize collection of stormwater. Additionally, modeling has been updated to demonstrate that, inclusive of the unattenuated runoff from tie-down slopes, the overall discharges to existing outfalls are not exceeded.
6. Grading and Drainage Notes #3 shall include the following language: “Florida Law (F.S. 556) Underground Facility Damage Prevention and Safety Act mandates that excavators/contractors shall contact Sunshine 811 (fka: Sunshine State One-Call of Florida) by calling 800-432-4770 or 811 at least 2 full business days for normal tickets and 10 full business days for underwater tickets prior to beginning any excavation or demolition to allow member operators an opportunity to identify and mark their underground facilities and appropriately respond to the Positive Response System.” Note added
7. Grading and Drainage Notes #9 shall reference the FDEP, WMD, and Town regulations for sediment and erosion control and this projects SWPPP as opposed to “NC” (ie: North Carolina). Corrected
8. Grading and Drainage Notes shall be worded as they appear in the SWPPP notes on sheet C-3.0. Grading Phasing notes added to sheet.
9. In the wall profile is there a reason that the top of wall is not an even surface as opposed to having the two dips in the middle. Slope modified to be more uniform across the wall
10. The wall will require a separate permit with the Town’s Building Department. Ok
11. Label the 3 storm pipe runs and reference them to sheet C-7.1 for more detail. Note added to reference pipe C-7.1 for pipe run profiles.
12. Show the locations of the soils borings performed by ECS Florida LLC. Boring locations and chart added

Sheet C-6.1 – Site Grading Sections:

1. In Section B provide the SHGT elevation, 25-year storm event elevation, and outfall elevation. SHGT and 25-year storm added, outfall is shown on pipe profile A on pipe profile sheet C7.1 and cannot be shown on this cross section.
2. In Section B provide 1.0-foot of freeboard above the overflow elevation for the pond. Provided, see new section.
3. Show the sidewalks in Sections A and C. Sidewalk sections added
4. Provide section views for each access drive. Section views added

Sheet C-6.2 – ADA Accessibility Plan:

1. The handicap ramps need to start at the flow line of the curb. Provide a detail for the handicap ramp curb (recommend using the FDOT detail). FDOT detail added to 6.3, ramps are CR-D and CR-F
2. Provide handicap ramps on both sides of each access drive. Handicap ramps are provided
3. Provide the longitudinal slopes for the handicap sidewalk from CR 108 to the building’s doors. Slopes

added

Sheet C-6.3 – ADA Details:

1. Recommend using the FDOT handicap ramp details. FDOT detail added
2. Add the handicap curb ramp details. FDOT Detail added
3. Does the Town allow 9-foot widths for regular parking spaces or do they want 10-foot widths. According to ***[HLDR 62-382],*** yes

Sheet C-7.0 – Utility Plan:

1. Raise the rim of the sanitary manhole that the sewer lateral is connecting to be at or above the top of curb elevation shown on sheet C-6.0 (64.48). Added note to raise RIM to 64.7
2. The proposed Ex. MH S-1 data does not correspond to the survey data from the Atwell topo survey, sheet C-6.0, or as shown on this plan sheet. Ex MH S-1 shows a rim at 64.32 and the survey data shows 64.17. Please correct appropriately. Corrected
3. The invert in elevation in the EX. MH S-1 data is listed as 59.80. This elevation is lower than all three inverts from the Topo survey. The lateral invert should be at least 0.1-feet above the effluent invert. Please correct appropriately. Corrected
4. Recommend putting all the sewer data in table(s) for clarity and to get some data out from under the storm sewer. Moved sewer labels around to show storm.
5. The grease trap will be a separate permit with the Town's Building Department. Ok
6. What is the separation between the sanitary sewer lateral and the storm pipe from the building? 10-ft
7. Recommend a backflow device on the water service to the dumpster. Added note to Utility callout U-16*
8. Provide the diameter of the Town's existing water main in the US 1 ROW. On sheet C-4.0 there is a note that the COR is to soft dig a pothole over the existing 6-inch asbestos cement water main in the US 1 ROW. Changed linetype and added label
9. Confirm with the Town's Utility Department to ensure that they allow size on size taps of their water mains, especially if they are old asbestos cement pipe (noted above). Yes, a cut in tee is not feasible, we cannot shut the water down; that line serves the hospital.
10. If the existing asbestos cement water main in the US 1 ROW is 6-inch diameter, the wet tap can not be an 8x6 tapping saddle. The wet tap shall be at least 5-feet from a pipe joint. Please correct appropriately. Corrected to 6x6 tap – water tap adjusted north.
11. The potable/irrigation tap should be a separate tap to the existing water main in the US 1 ROW. This tap shall be at least 5-feet from a pipe joint and at least 10-feet from the fire hydrant wet tap. This tap shall be at least 2-inch in diameter. Added separate tap, see new layout, we spoke with Caleb regarding layout.
12. Provide a better detail of the wet taps and show and label the other material required, at a minimum. 10 scale blowup added for clarification.
13. Provide the diameter and material of the Town's existing water main in the CR 108 ROW. Changed linetype and added label
14. The proposed water main crossing of CR 108 should be moved west to the other side of the access drive or east of the concrete power pole. The jack and bore should not be between the concrete and wood poles. Crossing was moved east, see new location
15. Provide a detail/profile of the water main installation across CR 108 and label the other material, at a minimum. Profile added to sheet
16. If the proposed fire hydrant on CR 108 is to be outside of the ROW, the Town will need as easement over the fire hydrant. 10x10 Easement added
17. Utility Notes #1 or #2 shall include the following language: "Florida Law (F.S. 556) Underground Facility Damage Prevention and Safety Act mandates that excavators/contractors shall contact Sunshine 811 (fka: Sunshine State One-Call of Florida) by calling 800-432-4770 or 811 at least 2 full business days for normal tickets and 10 full business days for underwater tickets prior to beginning any excavation or demolition to allow

member operators an opportunity to identify and mark their underground facilities and appropriately respond to the Positive Response System." Added new note #3 with this language

18. Utility Notes #7 shall reference the Florida Trench Safety Act in the first sentence. Added
19. Utility Notes #8 shall also include the Town in the approval of substitute materials. Added
20. Provide the material spec for the on-site water mains (U-3). Added
21. The sanitary sewer lateral shall be SDR 26 from the building to the connecting manhole (U-8). Added
22. The roof leader shall be SDR 26 (U-17). Added
23. Is there a reason to repeat the Project Notes on this sheet since they are already printed on sheet C-5.0. Recommend deleting them from sheet C-7.0. Yes, for reference for the contractor.

Sheet C-7.1 – Storm & Sanitary Sewer Pipe Profiles:

1. Notes #2 shall also reference the Florida Trench Safety Act. Added
2. The rim elevation for the existing Town manhole is incorrect. As shown on the sheet C-2.1 the surveyor stated the rim is 64.17. Corrected
3. The proposed lateral connection shall be at least 0.1-feet above the effluent pipe invert. Corrected
4. Need to label the sewer lateral pipe as SDR 26 PVC pipe. U-8 is labeled as SDR 26 PVC
5. Storm structure A-3 is in the asphalt travel lane that the delivery trucks will drive over and only has a little over 2-feet of cover over the HDPE pipe. Is this the EOR's design intent? Pipe changed to Concrete
6. Show the storm pipe from A-1 to the connection with the existing storm system in the US 1 ROW. Is there no storm piping in the US 1 ROW – two curb inlets are visible on US 1 on Google?
7. Storm structure B-3 is in the asphalt travel lane that the delivery trucks will drive over and only has 1.6-feet of cover over the HDPE pipe. Is this the EOR's design intent? Pipe changed to concrete
8. In the Control Structure detail the skimmer shall be fiberglass or aluminum material. The top of the skimmer shall be 6-inches above the top of the structure. And the braces, hardware, bolts, etc. shall be stainless steel. The control structure has been revised in plan view to depict a modified Type C DBI, and its location has been shifted/rotated to ensure that the front of the structure is at elevation 62.0. This will ensure clearance below the skimmer for pond discharge. Acceptable skimmer materials include non-corrosive metal, such as aluminum or stainless steel. The skimmer should be constructed in accordance with FDOT Standard Plan 425-070.
9. In the Control Structure detail Section B-B lists a top of structure of 65.0 and a Berm Elevation of 65. Please correct appropriately. Berm elevation corrected to 66
10. In the Control Structure detail Section A-A show the 25-year storm event elevation in the pond. Now shown

Sheet C-7.2 – Storm Details:

1. Pond Outfall Detail A-1 will require an FDOT permit to discharge into the curb on US 1. We are pursuing this concurrently.
2. Is there to only be one downspout for the building and it will only be 3-inches in diameter? Or is there to multiple downspouts that discharge into a header pipe that directs the runoff to the storm system? The multiple downspouts and the header pipe need to be shown on sheet C-6.0. There are multiple canopy downspouts that were not shown but are now, there is a single roof drain from the building
3. Storm Drain Pipe Bedding shall be per the FDOT standards as opposed to "GADOT." Updated

Sheet C-7.3 – Water & Sewer Details:

1. The Grease Trap will be reviewed and approved separately from this development submittal to the Town. The Building Department will be reviewing/approving the grease trap. Acknowledged
2. Provide better copies of the Town's Standard Details. These details were fuzzy and somewhat unreadable. These are directly from Town of Hilliard's website

Sheet C-7.4 – Water & Sewer Details:

1. Provide better copies of the Town's Standard Details. These details were fuzzy and somewhat unreadable. These are directly from Town of Hilliard's website

Sheet C-7.5 – Lighting Plan:

1. No comment

Sheet C-8.0 – N. Kings Road Plan:

1. Need to show a plan view of the existing with labels as to what is proposed to be removed. Then show a plan view of the proposed new striping scheme with labels as to what is being proposed. Road plans were updated, see new road plan sheets for clarification

Sheet C-8.1 – N. Kings Road Details:

1. No comment

Sheet C-8.2 – N. Kings Road Details:

1. No comment

GEOTECHNICAL ENGINEERING REPORT:

1. Interesting that the Excavation Safety paragraph on page 14 does not also reference the Florida Trench Safety Act in the discussion. Please correct appropriately. We have communicated this to the consultant and will submit once we receive it.
2. According to the boring PB-1 the ground water was 3-feet below the surface in the middle of the retention pond. The pond is proposed to be 2-feet deep. Typically, the pond bottom is two feet above the wet season water table. Need conformation from the WMD that this is acceptable. The concern is the pond bottom may be wet for most of the year. This has been reviewed by SJRWMD and has been deemed acceptable- we are actively pursuing their permit.

TREE DISPOSITION PLANS and LANDSCAPE PLANS:

Sheet 1 of 2 – Tree Disposition Plan:

1. Should reference the Landscape Plans for the tree replacements.
   Response: Tree replacement calculation chart shifted to sheet LP-1.

Sheet 2 of 2 – Tree Disposition Details, Notes & Specs:

1. No comment

Sheet 1 of 2 – Landscape Plan:

1. The trees along the southern property shall have root shields to the north side to protect the potable water pipeline.
   Response – root barriers provided for trees along southern property line and updated on sheet LP-1.
2. According to sheet C-5.0 the portion of land to east of the retention pond is to be "subdivided and used as parking for the adjacent property". The landscape plan shows 4 Southern Live Oaks to be planted in the middle of the parcel and a number of Water's Viburnum planted along the property line of the adjacent property. Please correct appropriately.
   Response – Acknowledged. Shrubs and trees removed withing retention pond area and updated on sheet LP-1.
3. There is a proposed water main and fire hydrant on CR 108 that needs to be visible and not shielded by trees.
   Response – water main and fire hydrant locations updated on sheet LP-1 and TD-1.
4. According to sheet C-7.0 the site is to be irrigated with potable water. Please revise the Irrigation Concept appropriately. There are no re-use lines in the area-only potable water

Sheet 2 of 2 – Landscape Specs & Details:

1. No layout nor specs were provided for the on-site irrigation system.
   a. The backflow prevention device shall be an RPZ assembly. Added note
   b. The piping, valve boxes, spray heads, etc, shall be purple in color signifying non-potable usage. There are no re-use lines in the area

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,
CPH Consulting LLC

Allen C. Lane, P.E.

cc: Town of Hilliard
Jarrod Petrohovich, P.E., CPH
David A. Wheeler, P.E. CPH

TOWN OF HILLIARD
A Florida Municipality

McDonalds Team, **9.11.2025**

The plans submitted on 8.8.2025 have been reviewed by the Land Use Administrator, Fire Marchall, Public Works Director, and Engineer of Record. Below are the comments from all except the engineer, a report with their findings will be attached separately.

C-1.0:

Records indicate street address as *551731 US Hwy 1*. Verify with Property appraiser. Update cover if needed. Updated to correct address.

Project notes: 11. Nassau County ROW Permit required for drive entrance. Ok.

C-2.0:

No Notes

C-3.0:

Notice to Contractor- Remove “City of Hilliard” add “Town of Hilliard” Corrected

C-3.1-C-6.3:

No Notes

C-7.0:

North of CR 108 at connection to Town water line, add Valve Added valve

At location “U-13” x2, add valve at hydrant connection point. Added

At Location “U-1” Update notes to state a 2” domestic water connection. Updated

At Location “U-1” a backflow preventor will be required Updated legend

At Location “U-2” a backflow preventor will be required Updated legend

C-7.1-8.2:

No Notes

Landscape Plans- sheet ½:

Add a protection barrier at backflow preventor Added bollards, see utility plan

Sheet 2/2- Sheet 3/3:

No Notes

Tree Disposition Plan Sheet 1/2/ 2/2:

No Notes

TOWN OF HILLIARD
A Florida Municipality

Additional Notes:

* Specs for all signage is needed. Added to legend

*FDOT ROW Permit is needed for driveway and utility work.

* Nassau County ROW Permit is needed for the utility work as well as Driveway.

*SJRWMD permit, or exception is still needed for work to begin on site.

* Revised plans will be needed prior to being placed on the Planning & Zoning Agenda.

* 2 Large sets of plans (24 x 36) will be needed at Planning & Zoning meeting for approval signatures.

*Fire Marshall has stamped the plans for approval.

* Building Official has stamped the plans for approval.

Please reach out if you have questions or concerns regarding these notes.

Lee Anne Wollitz,
Land Use Administrator.
lwollitz@townofhilliard.com
904-845-3555

AGENDA ITEM REPORT
TOWN OF HILLIARD, FLORIDA

TO: Planning and Zoning Board Regular Meeting Meeting Date: November 04, 2025

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

SUBJECT: Planning and Zoning Board Approval of 2026 Planning and Zoning Board Calendar of meetings.

BACKGROUND:
It is the responsibility of the Planning and Zoning Board to set meeting dates and times for its meetings.
Please refer to Town Code 62-92(3).

62-92 (3): *Meetings.* Meetings shall be held at the call of the chairperson and at such other times as a majority of the planning and zoning board may determine; provided, however, that the planning and zoning board shall hold at least one regular meeting every month, on a day to be determined by the planning and zoning board. All meetings shall be open to the public and shall be held in governmentally-owned or -leased premises.

The Land Use Administrator has prepared a 2026 Calendar showing meeting dates on the first Tuesday of each month and a second calendar option showing meetings on the fourth Thursday of the month. Also included are application deadline dates for applications based on review time and the need for advertisement or no advertisement needed for each meeting date.

FINANCIAL IMPACT: None.

RECOMMENDATION:
Planning and Zoning Board to Approve proposed 2026 Planning and Zoning Board Calendar of Meetings.

2026 CALENDAR

PLANNING & ZONING BOARD

DEADLINES FOR ITEMS TO BE HEARD ON AGENDA

Advertisement Required Applications Due	No Advertisement Required Applications Due	Planning & Zoning Board Meeting Dates
November 25, 2025	December 16, 2025	January 6, 2026
December 23, 2025	January 13, 2026	February 3, 2026
January 20, 2026	February 10, 2026	March 3, 2026
February 24, 2026	March 17, 2026	April 7, 2026
March 24, 2026	April 14, 2026	May 5, 2026
April 21, 2026	May 12, 2026	June 2, 2026
May 26, 2026	June 16, 2026	July 7, 2026
June 23, 2026	July 14, 2026	August 4, 2026
July 21, 2026	August 11, 2026	September 1, 2026
August 25, 2026	September 15, 2026	October 6, 2026
September 22, 2026	October 13, 2026	November 3, 2026
October 20, 2026	November 10, 2026	December 1, 2026
November 24, 2026	December 15, 2026	January 5, 2027

Applications Not Requiring Advertisement:
Application documentation due 3 weeks prior to meeting date.

Applications Requiring Advertisement:
Application documentation due 6 weeks prior to meeting date.

Planning & Zoning Board Applications Requiring Advertisement:
Annexation of Land
Appeal the P & Z Board Decision to the Town Council
Appeal Land Use Administrator Decision to the P & Z Board
Comprehensive Plan Amendment
Vacation of Right of Way- Final
Rezoning (Conventional)
Rezoning Planned Unit Development (PUD)
Special Exception
Variances

2026 CALENDAR

PLANNING & ZONING BOARD

DEADLINES FOR ITEMS TO BE HEARD ON AGENDA

Advertisement Required Applications Due	No Advertisement Required Applications Due	Planning & Zoning Board Meeting Dates
November 25, 2025	December 16, 2025	January 6, 2026
December 20, 2025	January 1, 2026	January 22, 2026
January 15, 2026	February 5, 2026	February 26, 2026
February 12, 2026	March 5, 2026	March 26, 2026
March 19, 2026	April 2, 2026	April 23, 2026
April 23, 2026	May 7, 2026	May 28, 2026
May 21, 2026	June 4, 2026	June 25, 2026
June 18, 2026	July 2, 2026	July 23, 2026
July 23, 2026	August 6, 2026	August 27, 2026
August 20, 2026	September 3, 2026	September 24, 2026
September 17, 2026	October 1, 2026	October 22, 2026
October 22, 2026	November 5, 2026	November 25, 2026*
November 19, 2026	December 3, 2026	December 23, 2026*
December 24, 2026	January 7, 2027	January 28, 2027

Applications Not Requiring Advertisement:
Application documentation due 3 weeks prior to meeting date.

Applications Requiring Advertisement:
Application documentation due 5 weeks prior to meeting date.

Planning & Zoning Board Applications Requiring Advertisement:
Annexation of Land
Appeal the P & Z Board Decision to the Town Council
Appeal Land Use Administrator Decision to the P & Z Board
Comprehensive Plan Amendment
Vacation of Right of Way- Final
Rezoning (Conventional)
Rezoning Planned Unit Development (PUD)
Special Exception
Variances

** Indicates Meeting Held on Wednesday Due to Holiday*

AGENDA ITEM REPORT
TOWN OF HILLIARD, FLORIDA

TO: Planning and Zoning Board Regular Meeting Meeting Date: November 4, 2025.

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

SUBJECT: Planning and Zoning Board Selection of Chair and Vice Chair for the remainder of 2025.

BACKGROUND: The Board annually, in January, selects a Chair and Vice Chair for the Planning and Zoning Board.

Town Code 62-92(1) Officers and voting.
Annually at the January meeting, the planning and zoning board shall select a new chairperson and a new vice-chairperson from among its members, with all such officers serving a term of one year. All members of the planning and zoning board shall vote in all matters before the planning and zoning board, except where absent or must abstain as required by Section 112.3143,F.S. Votes shall be recorded by a roll call vote.

In January 2025 the Planning and Zoning Board selected Mrs. Wendy Prather, Chair of the Board and Mr. Skip Frey as Vice Chair.

In October 2025 Mrs. Wendy Prather resigned from the Planning & Zoning Board in order to take on a full-time role for the town.

Planning & Zoning Resolution 2025-01 (adopted 10.7.2025)
Part 1, Section 2 - 5. Vacancies. If either the Chair or Vice Chair position becomes vacant mid-term, the Board shall fill the vacancy through nominations and a majority vote at the next regular meeting.

As a Board we will review Part 1 Section 1 and Section 2 prior to making nominations for the positions.

FINANCIAL IMPACT: None

RECOMMENDATION: Select a Chair and Vice Chair of the Planning and Zoning Board for the remainder of 2025.

Lee Anne Wollitz

From: WENDY PRATHER <pratherw17@aol.com>
Sent: Monday, October 13, 2025 9:04 AM
To: Lisa Purvis
Cc: Lee Anne Wollitz
Subject: Resignation from P & Z Board

[You don't often get email from pratherw17@aol.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Please accept this email as notice of resignation from the Hilliard Planning and Zoning board. This will be effective Wednesday October 15, 2025.

Thank you
Wendy Prather

TOWN OF HILLIARD PLANNING & ZONING BOARD
RULES RESOLUTION NO. 2025-0I.

WHEREAS, under the provisions of the Town of Hilliard Town Code 62-92, the Planning & Zoning Board must determine its own rules of procedure; and

WHEREAS, the Planning & Zoning Board has passed its own rules of procedures in December 2024 via Resolution 2024-01; and

WHEREAS, the Planning & Zoning Board wishes to update its rules of procedure to improve the operation of its meetings, the ability of the public to be recognized, define the expectations of board members as they represent the Town; and

WHEREAS, Chapter 62 of the Town of Hilliard Code shall be incorporated in the Planning & Zoning Board rules of procedure.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING BOARD FOR THE TOWN OF HILLIARD, FLORIDA:

See attached Exhibit A to Planning and Zoning Board Resolution No. 2025-01.

ADOPTED this 7th day of October 2025 by the Planning and Zoning Board for the Town of Hilliard, Florida.

TOWN OF HILLIARD, FL

APPROVED:

Wendy Prather
Board Chairperson

ATTEST:

Harold "Skip" Frey
Board Vice- Chairperson

TOWN OF HILLIARD PLANNING & ZONING BOARD
RULES AND PROCEDURES EXHIBIT A TO RESOLUTION NO. 2025-01

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.

SECTION 1. Board Positions. For the purpose of these Procedures, the following positions are defined as the official offices and roles recognized by the Board, each with the duties and responsibilities set forth herein and, where applicable, in the most current edition of Robert's Rules of Order:

1. Board Chair. The presiding officer of the Hilliard Planning and Zoning Board (hereinafter referred to as "the Board"), whose duties and responsibilities are as described in the most current edition of *Robert's Rules of Order*, except as otherwise provided by these procedures or applicable law.

2. Vice Chair. The elected officer who assists the Chair and whose duties and responsibilities are as described in the most current edition of Robert's Rules of Order, except as otherwise provided by these procedures or applicable law.

3. Board Member. A duly appointed member of the Board shall perform the duties and responsibilities outlined in these procedures and as further prescribed in Part III, Chapter 62, Article II, Division 3, Section 62-91 of the Town of Hilliard Code of Ordinances.

SECTION 2. Selection of Chair and Vice Chair. The selection of the Board Chair and Vice Chair shall adhere to the following method of selection:

1. Annual Selection. At the first meeting of each calendar year, the Board shall select a Chair and Vice Chair to serve one-year terms, or until their successors are selected, in accordance with these procedures.

2. Succession of Vice Chair to Chair. The Vice Chair shall have the first option to assume the position of Chair for the following term. If the Vice Chair accepts, their appointment to the Chair position shall be confirmed by a majority vote of the Board members present.

3. Declination by Vice Chair. If the Vice Chair declines to serve as Chair for the following term, the Chair position shall be filled through nominations from the Board, with election by a majority vote of the Board members present.

4. Selection of the Vice Chair. The Vice Chair position shall be filled each year through nominations from the Board, followed by election by a majority vote of the Board members present.

5. Vacancies. If either the Chair or Vice Chair position becomes vacant mid-term, the Board shall fill the vacancy through nominations and a majority vote at the next regular meeting.

Part 2. Quasi-Judicial Proceedings.

SECTION 1. Scope and Applicability. These procedures shall apply to all meetings held by 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 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.

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.

D. 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 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.

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 if 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 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.

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.

6. Preparedness: Members are expected to be ready to discuss and deliberate on matters before the Board in an informed manner, avoiding unnecessary delays caused by lack of preparation.

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 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.

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.

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).

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
Dustin Winnon, 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, OCTOBER 07, 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, Vice Chair Harold "Skip" Frey, Planning and Zoning Board Member Dustin Winnon, Planning and Zoning Board Member Josetta Lawson, Planning and Zoning Board Member Kevin Webb

REGULAR MEETING

ITEM-1 Additions/Deletions to Agenda
No Additions or Deletions to the Meeting.

ITEM-2 Planning and Zoning Board to adopt Rules for Procedure Resolution No. 2025-01 for Regular Meetings, Public Hearings and Board Member Expectations.
Lee Anne Wollitz – Land Use Administrator

Wendy Prather- Board Chair, asks if we will continue to have the same rules and procedures as last year when holding Public Hearings and if we will read through those at the start of a Hearing.
Lee Anne Wollitz- Land Use Administrator, states that we will still take that step and explains the importance of the information in relation to public participation in Public Hearings.
Motion was made. Vote taken via Role Call.

Motion made by Vice Chair Frey, Seconded by Planning and Zoning Board Member Lawson.
Voting Yea: Chair Prather, Vice Chair Frey, Planning and Zoning Board Member Winnon, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Webb

ITEM-3 Planning & Zoning Board approval of Minutes from 9.29.205 Regular Meeting.

Motion made by Vice Chair Frey, Seconded by Planning and Zoning Board Member Webb.
Voting Yea: Chair Prather, Vice Chair Frey, Planning and Zoning Board Member Winnon, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Webb

ADDITIONAL COMMENTS

PUBLIC- No members of the public wish to speak.

BOARD MEMBERS

Dustin Winnon- Board Member, Congregates the Jacksonville Jaguars on their victory October 6, 2026.

LAND USE ADMINISTRATOR

Lee Anne Wollitz- Land Use Administrator, gives updates on upcoming agenda items. The meeting in November will be a Public Hearing for the Plat Approval Process Ordinance. November Regular meeting will require the Board to approve a calendar of meetings for 2026. There will be a Joint Workshop in November that will cover updates on the Holland Walk PUD, an Vacation of Right of Way application for Dayspring Cottages, and the Council will interview for the P&Z seat that will be available in January 2026 at that same workshop.

PLANNING AND ZONING ATTORNEY- The Planning & Zoning Attorney has nothing to add.

ADJOURNMENT

Motion to Adjourn make at 7:20pm.
Motion made by Planning and Zoning Board Member Webb, Seconded by Planning and Zoning Board Member Winnon.
Voting Yea: Chair Prather, Planning and Zoning Board Member Winnon, Planning and Zoning Board Member Lawson

Approved this 4th day of November 2025, by the Hilliard Planning & Zoning Board, Hilliard, Florida

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Harold " Skip" Frey, Acting Chair
Hilliard Planning & Zoning Board