Planning and Zoning Board

City of St. Augustine, Florida
Regular Meeting Agenda
Tuesday, March 5, 2024, at 1:00pm
Alcazar Room at 75 King Street

Information

Both this agenda and all backup material supporting each agenda item are accessible via the City's website at citystaug.com/1059/Agendas-and-Minutes.

1. **Roll Call**

2. **General Public Comments for Items Not on the Agenda**

3. **Approval of Minutes**

   a. January 2, 2024, Regular Meeting minutes.

4. **Modification and Approval of Agenda**

5. **Variance**

   a. 2024-0017 — Mattbeth Construction LLC – Applicant
   St Augustine Flips LLC – Owner
   26 Mc Millan Street
   To approve a variance to the maximum height of a fence on the perimeter of the property in the front yard of a residential structure within the Industrial and Warehousing: IW zoning district.

   b. 2024-0018 — Mattbeth Construction LLC – Applicant
   St Augustine Flips LLC – Owner
   28 Mc Millan Street
   To approve a variance to the maximum height of a fence on the perimeter of the property in the front yard of a residential structure within the Industrial and Warehousing: IW zoning district.

   c. 2024-0021 — Kawtar Cresci – Applicant & Owner
   6 Grove Avenue
   To approve a variance to the required side and rear yard setbacks to allow for construction of additional habitable space.

6. Use by Exception

a. 2024-0013

Tim & Ashley Owens – Applicant
c/o Old Coast Pickleball LLC
Windward Shipyard LLC – Owner
76 Dockside Drive
To allow for the use of a commercial recreational and entertainment facility within the Residential General Office: RGO zoning district as a use by exception.

7. Conservation Overlay Zone Development

a. 2023-0095

Continued from January 2, 2024, Regular Meeting

Ryan Carter – Applicant
c/o Carter Environmental Services
Carter Bayly – Owner
97 Coquina Avenue
To approve the construction of a bulkhead replacement within Conservation Overlay Zones 1 & 2.

b. 2023-0096

Continued from January 2, 2024, Regular Meeting

Ryan Carter – Applicant
c/o Carter Environmental Services
Carter Bayly – Owner
99 Coquina Avenue
To approve the construction of a bulkhead replacement within Conservation Overlay Zones 1 & 2.

c. 2024-0002

Continued from February 6, 2024, Regular Meeting

Carolyn Haslam – Applicant
c/o Akerman LLP
Coastal Getaway Homes, LLC – Owner
214 Pelican Reef Drive / PID 158573-0090
To approve, after the fact, the construction of a bulkhead within Conservation Overlay Zones 1 & 2.

d. 2024-0005

Continued from February 6, 2024, Regular Meeting

Amber Halcrow – Applicant
c/o 1565 Woodworks, LLC
Erik Worthmann – Owner
134 Pelican Reef Drive
To approve the removal of significant trees within Conservation Overlay Zone 3.

e. 2024-0023 Ryan Carter – Applicant
c/o Carter Environmental Services, Inc
City of St. Augustine & Alison Turner – Owner
Theodore Street
3 Theodore Street / PID 110430-0000
Florida Avenue / PID 110440-0000
To approve construction of a right of way extension and new single-family home within Conservation Overlay Zone 2 and removal of significant trees and tree canopy within Conservation Overlay Zone 3.

f. 2024-0015 Matthews | DCCM – Applicant
Gary Northrup – Owner
c/o Komorebi Bonsai Garden
550 W King Street
To approve the removal of significant trees within Conservation Overlay Zone 3.

g. 2024-0016 Matthews | DCCM – Applicant
Meredith B. Schwarz – Owner
c/o Trinity Parish
2 Artillery Lane / PID 199220-0000
To approve the removal of a significant tree within Conservation Overlay Zone 3.

h. 2024-0019 Seth Augustine – Applicant
c/o TBL Construction
Chad Smith – Owner
71 Masters Drive
To approve the removal of a significant tree within Conservation Overlay Zone 3.

i. 2024-0020 Bryan Freier – Applicant
c/o Bryan The Builder USA Inc.
Anna Gulledge – Owner
148 Oyster Catcher Circle
To approve the removal of significant trees within Conservation Overlay Zone 3.

8. Conservation Overlay Zone Development, Comprehensive Plan Land Use Amendment, & Rezoning

a. 2024-0012 Brad C. Wester – Applicant
c/o Driver McAfee Hawthorne & Diebenow, PLLC
BDEP Land, LLC & Nix Boat Yard LLC – Owners
199 Nix Boat Yard Road / PID 134900-0020 (County)
200 Nix Boat Yard Road / PID 134832-0010 (County)
200-1 Nix Boat Yard Road / PID 134832-0030 (County
Nix Boat Yard Road / PID 134821-0000 (County)
200 Nix Boat Yard Road / PID 134832-0000 (City)
220-B Nix Boat Yard Road / PID 134830-0000 (City)
To amend the current land use of Mixed-Use District (County) to Marine Industrial (City), to rezone the approximately 1.8-acre property from Open Rural (OR) and the approximately 4.49 acres Commercial Highway Tourist (CHT) (County) to Planned Unit Development (PUD) (City), to approve construction within Conservation Overlay Zone 1, 2, & 3 all subject to a Voluntary Petition for Annexation and Pre-annexation Agreement. To amend the existing Cat's Paw Marina PUD, Ordinance No. 2023-20, at 200 and 220 Nix Boat Yard Road to include the above referenced proposals.

9. Other Business

a. City of St. Augustine Building Official information related to code stipulations regarding the fifty (50) percent rule for single-family home renovation within flood zones.

10. Adjournment

Notices: In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the Planning and Zoning Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."
In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (904) 825-1007; 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

Please note that one or more members of the City Commission or its appointed boards or committees may attend this meeting and participate, however they may not engage in a discussion or debate amongst themselves on any issue that will likely come before their respective elected or appointed body.

The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance and are not intended to be relied upon or to reach investors or the trading markets.

CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting
January 2, 2024

The Planning and Zoning Board met in formal session Tuesday, January 2, 2024, at 1:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Charles Pappas, Chairperson and the following were present:

1. Roll Call:

Charles Pappas, Chairperson
Mike Davis
Jon DePreter
Carl Blow
Matthew Shaffer
Ashleigh Barnes

Absent — Christine Tucker, Vice- Chairperson (Excused)

City Staff: Amy Skinner, Director, Planning & Building Department
Jacob Fredriksson, Planning & Building Planner
Isabelle Lopez, City Attorney
Michele Fudo, Recording Secretary

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2. General Public hearings for Items Not on the Agenda

(None)

3. Approval of Minutes

MOTION

Mr. DePreter MOVED to APPROVED the November 7, 2023 minutes as presented. The motion was SECONDED by Mr. Blow.

APPROVED by UNANIMOUS Voice Vote

MOTION

Mr. DePreter MOVED to APPROVED the December 5, 2023 minutes as presented. The motion was SECONDED by Mr. Blow.

APPROVED by UNANIMOUS Voice Vote

4. Modification and Approval of Agenda

(None)

5. Variance

5. (a) 2023-0099 – James St. George – Applicant James St. George & Sonya Casey – Owners 144 Dr. Martin Luther King Jr. Avenue

To approve a variance to the side yard setback requirement for an addition on a property with a Residential Single-Family-Two: RS-2 zoning designation.

Mr. Fredriksson read the staff report and said based on a review of Sec. 28-29 staff finds that the Board can APPROVE the variance request to reduce the side yard setback requirement for non-conforming RS-2 lots of four (4) feet to three (3) feet six (6) inches at 144 Dr. Martin Luther King Jr. Avenue / PID 211720-0000.

James St. George reviewed the application.

The Board provided their Ex Parte Communication.

28 certified notices were sent, 1 was returned in favor, 1 returned opposed and 1 had comments.

Public hearing was opened, however, there was no response.

The Board discussed:

Mr. Shaffer and Mr. Blow asked for clarification of the addition as it related to the variance.

Mr. St. George presented a rendering of the proposed addition and advised the Board that the addition was at the rear of the property. He said that because he was extending the existing structure, he needed to have the variance.

After further discussion the Board agreed that there was unanimous support.

MOTION

Mr. DePreter MOVED to APPROVE variance 2023-0099 as it met the criteria, it was a non-conforming lot, it was continuing the conformance further in the back and did not extend into the rear setback. The motion was SECONDED by Mr. Shaffer.

VOTE ON MOTION:
AYES: DePreter, Shaffer, Barnes, Blow, Davis, Pappas
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. Use by Exception

6. (a) 2023-0098 – Kevin Carr – Applicant c/o Carr Property Group, LLC Carr Property Group, LLC – Owner 54 Carrera Street

To approve off-site parking for a property with a Residential General- One: RG-1 zoning designation within the Municipal Parking Garage as a permitted use by exception.

Mr. Fredriksson read the staff report and said based on a review of Section 28-29, staff finds that the Board can APPROVE a use by exception request for three (3) parking spaces within the Municipal Parking Garage at 54 Carrera Street / PID 204080-0000 to satisfy the requirements of Sec. 28-151.
In the event this request is approved by the Board staff also recommends the following conditions:

1. Approval of this use by exception for three (3) parking spaces within the Municipal Parking Garage is contingent upon providing proof of parking pass renewal at the time of vacation rental registration.

2. When registering the short-term rentals at 54 Carrera Street, proof of purchase of a parking pass for the duration of the vacation rental registration period is to be paid in full and provided to the Code Enforcement Division.

Kevin Carr reviewed the application.

The Board provided their Ex Parte Communication.

20 certified notices were sent, 0 were returned in favor, 4 returned opposed and 4 had comments.

Public hearing was opened; however, there was no response.

The Board discussed:

Mr. Blow commented that the application was very thorough. He pointed out the requests for parking within 400 feet that had been unsuccessful. He asked Ms. Lopez to confirm that there was no option to deny the use of parking in the garage.

Ms. Lopez confirmed that there had to be an alternative that could be offered to the applicant. She said that the code read that you had to have parking on site and if you could prove that you could not offer the required parking on site the code gave alternatives that needed to be worked through.

Mr. Carr told the Board that he was required to provide 8 parking spaces and had five spaces on site. He added that the rental listing already included that they allowed one vehicle per unit.

Mr. Shaffer asked what the requirement from the staff was regarding the proof of purchase of the parking pass that needed to be yearlong. He said that having a parking pass did not guarantee a space at the Municipal Parking structure and felt this was not a viable solution.

MOTION

Mr. DePreter MOVED to APPROVE Use by Exception 2023-0098 as the applicant had documented very thoroughly the options available and had met the criteria. The Board recommended the following conditions 1). Approval of the Use by Exception for three parking spaces in the Municipal Parking Garage was contingent upon providing proof of parking pass renewal at the time of vacation rental registration, 2). When registering the short-term rentals at 54 Carrera, proof of purchase of a parking pass for the duration of the vacation rental registration period is to be paid in full and provided to the Code Enforcement Division, and 3). The advertisement must list the locations of the parking. The motion was SECONDED by Mr. Blow

VOTE ON MOTION:
AYES: DePreter, Blow, Barnes, Davis, Pappas
NAYES: Shaffer
MOTION CARRIED

6. (b) 2023-0100 – Lisa Ferringo – Applicant Lisa Ferringo & James Johnson – Owner 56 Saragossa Street

To approve off-site parking for a property with a Residential General- One: RG-1 zoning designation within the Municipal Parking Garage as a permitted use by exception.

Mr. Fredriksson read the staff report and said based on a review of Sec. 28-29 staff recommends that the Board CONTINUE the use by exception request for two (2) parking spaces within the Municipal Parking Garage at 56 Saragossa Street / PID 203670-0120 until an adequate amount of information is provided. Staff requests that the information to be provided by the applicant include the following:

1. Documentation of evidence in trying to obtain parking within 400 feet at a commercial parking lot,

2. A floor plan, and

3. A site plan.

The applicant was not present, and Mr. Fredriksson advised the Board that he had attempted to contact the applicant via email on December 18, 2023, and by phone call on December 27, 2023, but had had no response.

Mr. Pappas asked Ms. Lopez how to proceed given that the applicant was not present.

Ms. Lopez advised the Board that if the application had been noticed, and the applicant was aware of the date and time of the hearing, the Board could legally proceed with the hearing. She said that any decision concerning the application had to be made based on the facts before the Board, so a denial could not be granted because the

applicant was not present. The hearing would follow the same procedure; however, the applicant would not be present to answer questions.

Mr. Shaffer asked if the Board was required to go forward.

Ms. Lopez answered and said that the Board was not required to go forward and advised that the Board could continue the application to a date certain or continue to a future date and readvertise the application.

Mr. Davis said that a denial would move the application to an appeal. He recommended a continuance to a date certain and readvertise the application.

Mr. Pappas reminded the Board that any denial would have to be based on facts, such as, did the applicant complete their due diligence or, was there proof that they could not fit the additional spaces on the property.

Following additional discussion, it was decided to continue the application to a future date and re-advertise.

MOTION

Mr. Davis MOVED to CONTINUE application 2023-0100 to a date uncertain for offsite parking at 56 Saragossa Street. The motion was SECONDED by Mr. Shaffer

Mr. Blow confirmed that the applicant had paid a fee and would be charged another fee for the cost of the advertising.

VOTE ON MOTION:
AYES: Davis, Shaffer, Barnes, DePreter, Pappas
NAYES: Blow
MOTION CARRIED

7. Conservation Overlay Zone Development

7.(a) 2023-0095- Ryan Carter – Applicant c/o Carter Environmental Services Carter Bayly – Owner 97 Coquina Street
Continued from the December 5th Regular Meeting

To approve the construction of a bulkhead replacement within Conservation Overlay Zones 1 & 2.

Mr. Fredriksson read the staff report and said based on a review of Section 11-29, specifically the 17 criteria for Conservation Overlay Zone Development, staff finds that the Board should either DENY this application or CONTINUE this application until a detailed explanation of the impacts to Conservation Overlay Zone 1 are documented and a mitigation plan describing the proposals adherence to the City's no net loss of wetlands Comprehensive Plan policy at 97 Coquina Avenue / PID 223370-0000.

Ryan Carter reviewed the discussion from the previous meeting and offered to present copies of permits that were granted by the city.

Ex Parte Communication: none

Public hearing was opened.

Linda Winkle wanted to discuss the bulkhead replacement; she asked if the 18 inches waterward meant to the water's edge or moving towards the water. She presented pictures of the back of the lots in question. She asked what would happen to the dock when the new bulkhead was constructed and wanted to know where the bulkhead ended. She also mentioned the need to be careful of the mangroves. Ms. Winkle made a point of highlighting the weeping holes that appeared to direct the water onto the neighboring properties.

Public hearing was closed.

Mr. Carter presented his rebuttal and answered the questions that Ms. Winkle had.

Mr. Pappas asked the staff to explain what information had been communicated to the staff from the building code task force.

Mr. Fredriksson advised that there was no residential lot grading plan in place for new development, which required that there be documentation that any drainage would stay on the owner's property and would not impact neighboring properties.

Mr. Pappas asked if the grading plan would address this application.

Ms. Skinner clarified that the walls on the perimeters were issued as a fence or wall permit, and walls as a type of fencing could be built as high as eight feet. She said that a separate permit was issued by a building official that was a flood plain manager and could issue a flood plain management permit for the fill.

The Board discussed:

- Interdepartmental communication needed to be improved
- The issue with the fill on the property would not fall under the purview of the PZB
- The seventeen criteria are used to evaluate any application before the Board
- Verified application was for the replacement of the bulkhead on the property
- Needed clarification of impact within the Conservation Overlay Zone
- The city permit was issued on August 17, 2023
- There will be five or six feet of fill to connect the current grade to the top cap of the new bulkhead
- Additional fill required could be subject to the 17 criteria

Mr. DePreter asked if the existing bulkhead was located on the subject property. He also pointed out that a loss of wetlands was noted by staff.

Mr. Carter addressed the issue of the location of the bulkhead. He said that he had spoken to the owner/applicant and was advised that the owner/applicant was seeking an agreement with the owner of the adjacent property for a fee simple purchase of a small portion of the land or an agreement for an easement. He said that the state allowed for up to eighteen inches with no mitigation in reference to the wetlands.

Ms. Lopez asked Mr. Carter if he was sure that the infrastructure that he was asking to be permitted was on the clients' property. She asked if there was an agent's authorization from the other property owner.

Mr. Carter advised that the Department of Environmental Protection (D.E.P.) would not issue a permit until the applicant provided legal and equitable interest over the activity that they are seeking. He said that there was no agent's authorization in place currently.

Discussion continued:

- Bulkhead would be five feet tall
- The fill would match the five feet and cause an unnatural flow of drainage water off the property
- Natural drainage had been interrupted
- Flood plain had been altered in a negative way
- Applicant would need to provide a drainage plan showing that there was no adverse effect on stormwater

Ms. Barnes asked Ms. Lopez how the board should proceed.

Ms. Lopez advised that there was no way to proceed now, and it appeared that the

applicant understood that, as there was no agent's authorization in place to proceed with the requested development.

Discussion continued:

- Thanked the public for presenting the board with the photos from the site
- Recognized due process for property owners
- Establish information needed for continuation
- The 17 criteria was quite broad
- Needed additional information connected to the applicant getting permits as it related to the drainage issue of stormwater
- The weepholes in the wall were quite large
- Criteria was based on site conditions
- Current specific conditions were created by the property owner

Mr. Carter requested a continuance to the March 5, 2024, meeting of the PZB.

MOTION

Mr. Shaffer MOVED that Conservation Overlay Zone Development application 2023-0095 at 97 Coquina Street, to approve the construction of a bulkhead replacement within Conservation Overlay Zones one and two be continued to March 5, 2024. The motion was SECONDED by Charles Pappas.

VOTE ON MOTION:
AYES: Shaffer, Pappas, Barnes, DePreter, Blow, Davis
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7.(b) 2023-0096- Ryan Carter – Applicant c/o Carter Environmental Services Carter Bayly – Owner 99 Coquina Street

Continued from the December 5th Regular Meeting

To approve the construction of a bulkhead replacement within Conservation Overlay Zones 1 & 2.

Mr. Fredriksson read the staff report and said based on a review of Section 11-29, specifically the 17 criteria for Conservation Overlay Zone Development, staff finds that the Board should either DENY this application or CONTINUE this application until a detailed explanation of the impacts to Conservation Overlay Zone 1 are documented and a mitigation plan describing the proposals adherence to the City's no net loss of wetlands Comprehensive Plan policy at 99 Coquina Avenue /PID 223370-0060.

The applicant requested a continuation to the March 5, 2024, PZB meeting after a brief discussion under item number 7a.

MOTION
Mr. DePreter MOVED to CONTINUE application 2023-0096 at the applicants request to the March 5, 2024, meeting. The motion was SECONDED by Mr. Davis

VOTE ON MOTION:
AYES: DePreter, Davis, Shaffer, Barnes, Blow, Pappas
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[1]

8. Comprehensive Plan Amendment and Rezoning

8.(a) 2023-0101 Todd DeClemente – Applicant c/o St. Joseph Academy Bishop Erik Pohlmeier- Owner c/o Diocese of St. Augustine
155 State Road 207 / PID 128640-0000
Sidney Street / PID 128450-0000
155 State Road 207 128460-0000
1200 S Whitney Street / PID 128590-0000
535 Thomas Street / PID 128660-0000
975 S Rodriquez Street / PID 128835-0000

[1] Break 2:34 – 2:47

To amend the current land use of Residential-D (St. Johns County) to Institutional (City of St. Augustine) and to rezone the approximately 39.8-acre property from Residential, Single family-three (RS-3) and Open Rural (OR) (St. Johns County zoning designations) to Open Land (OL) (City of St. Augustine zoning designation).

Mr. Fredriksson read the staff report and said City staff does not make recommendations concerning comprehensive plan amendments or the rezoning of land. The Board is responsible for making a recommendation based on the following.

(1) The need and justification for the change.

(2) The relationship of the proposed amendment or rezoning to the city's general planning program and such comprehensive plans may from time to time be adopted by the city commission.

(3) Consistency with the Comprehensive Plan.

If the PZB chooses to make a recommendation to the City Commission regarding a proposed land use and compatible zoning district an individual motion is required for each recommendation.

Mike Davis recused himself from the application[2]

Ex Parte Communication: none

105 certified notices were sent, 2 were returned in favor, 3 returned opposed and 5 had comments.

Prior to public comment being opened, Mr. DePreter asked for clarification about the current resource officer at the school.

Mr. DeClemente told the Board that the officer at the school was part of an off-duty detail program, and he did not think that the relationship could continue without the school being in the city.

Ms. Lopez advised the Board that if there were on duty school resource officers from the City of St. Augustine as there were in schools within the city limits, the city wanted to be sure that the officer would be an on-duty officer from the St. Augustine Police Department. She added that currently there was a jurisdictional issue as the school was in the county not the city and the city was seeking to formalize the relationship between the school and the city.

Public hearing was opened, however there was no response.

The Board discussed:

- Allowed for the officer to be an active City of St. Augustine officer
- Verified that the request was for rezoning the land
- Needed direction from the staff to understand why the request was before the Board.
- Clarified that the sheriff did not have the staff to cover this school with an officer, therefore for the city, in order to provide an officer at the school, needed to annex the property into the city
- Compared St. Johns County zoning to the city, density would affect adjacent property
- The City would not be required to perform maintenance for the roads
- City would be funding the resource officer at the school
- School had reimbursement agreement with the city

Mr. Pappas commented that all public services such as fire and police would be

[2] Recusal form filed with original minutes.

taxed by covering this school and adjacent properties that belong to the school. He asked what the need and the justification was for this request.

Ms. Lopez reminded the Board that their job was to determine if this was the correct comp plan designation and the correct zoning designation.

Discussion continued:

- Annexation was the commission's decision
- Rezoning into the general planning and comprehensive plain
- Zoning category that the school would be going into was the most restrictive
- Determine that this was the correct zoning for the school
- City Commission had already reviewed the voluntary petition to be annexed

MOTION

Mr. DePreter MOVED to make a positive recommendation to the City Commission to APPROVE the comprehensive plan amendment 2023-0101 as Board discussion had shown that it met the criteria justification, relationship to our general planning and consistency with the comprehensive plan. The motion was SECONDED by Mr. Blow.

Mr. Shaffer provided clarification that the motion was to amend the current land use from Residential - D (St. Johns County) to Institutional (City of St. Augustine).

Mr. Pappas added that conceptually he did not agree with the amendment, but the land use and zoning was acceptable.

Mr. Blow commented that most annexations were for economic reasons, this one was for different reasons. He added that there was no downside to this annexation request.

VOTE ON MOTION:
AYES: DePreter, Blow, Shaffer, Barnes, Pappas
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

MOTION

Mr. DePreter MOVED to make a positive recommendation to the City Commission to APPROVE rezoning application 2023-0101 from county designation Residential Single-Family RS-3 and OR (St. Johns County) to Open Land (OL) City of St. Augustine Zoning. The Motion was SECONDED by Mr. Blow

VOTE ON MOTION:
AYES: DePreter, Blow, Shaffer, Barnes, Pappas
NAYES:
MOTION CARRIED UNANIMOUSLY

9. Other Business

9.(a) Board discussion regarding boat lift size limits for commercial uses and an update on the City's floodplain management initiatives going into 2024.

Mr. Fredriksson presented a review of the discussion regarding the commercial boat lift sizes and an update on the city's flood plain management initiatives going into 2024. He said that the city had determined that there were two categories for boat lifts; one for marinas and one for docks. He said marinas were defined in the city zoning code and essentially anything that did not fit the definition as a marina was considered a private dock with a limit of 12,000 pounds and thirty-two feet in length. He said that staff was looking for direction on whether the Board wanted to modify the codes to allow for marinas or boatyards to accommodate larger boat sizes.

Mr. Pappas asked Mr. Carter to speak on the subject.

Mr. Carter began the discussion by stating that the existing code was put in place in 1999. He told the Board that the common size at that time was thirty-foot center consoles. He said the biggest center console was sixty-five-foot weighing in at 35,000 pounds, and trends are moving toward larger center consoles, and this would place them outside of the current code. He felt the city needed to consider allowing for larger lift slips to keep up with industry. He reminded the Board that boats that could not be lifted would have to have bottom paint and that could be contrary to the environment.

Mr. Pappas was more concerned with commercial docks rather than residential boat docks and lifts.

Ms. Lopez asked for clarification of what type of marina, per city code or a larger commercial docking facility.

Mr. Blow thought that the current code was put in place because a large boat could have a negative effect on the vista and was designed for single family docks. He pointed out that keeping a boat in the water can add to the expense. He said that public access marinas as well as condos were offering the lift as opposed to in water storage.

Ms. Lopez stated current criteria said no profile or low-profile lifts, size and weight of the boat could not exceed thirty-two feet and 12,000 pounds, and no boat houses. She asked the Board if they wanted to keep those criteria for single family docks and create new criteria for large multifamily or commercial type marinas. She said that it could be listed under criteria number seventeen but separated as 17a and 17b. She explained that this would be a code revision so there would be an ordinance enacting the changes. She continued and said that when it was adopted, those who were coming in to get permitted under the seventeen criteria, if they were a commercial marina type or a multifamily dock, would have to meet the criteria of 17b.

Ms. Skinner advised the Board that any language that was developed as proposed would be brought back to PZB and the Board, as a planning agency, would make a recommendation to the City Commission.

Mr. Pappas felt there was consensus with the Board to leave the single family as-is and create new criteria for the commercial dock or multifamily docking facilities.

Ms. Lopez verified that the Board was asking the planning staff to meet with stakeholders to come up with the preliminary criteria for 17B.

Mr. Pappas confirmed.

Mr. Fredriksson updated the Board on the city's plan management initiatives for the new year. He said that the new flood planning coordinator would come on staff on January 8, 2024, and their job would be to review and verify the new residential lot grading plan, which was now in effect. In addition, this person would conduct building permit review for all applications within the city flood zones, and they would be administrating the flood mitigation assistance program which currently had sixty-one outstanding applicants. He told the Board that the topic of limiting fill on residential lots would be explored in conjunction with the city's new Resilient Shoreline ordinance, and the staff would be bringing a draft of the ordinance in late spring or early summer.

Mr. Blow inquired about the negotiations with the Florida Dept of Environmental Protection to exchange property along A1A to move the fire station to a new location and allow the city to provide sufficient right of way for traffic flow.

Ms. Lopez advised that Board that the state had denied the request and that the city manager was looking at all of the options available to improve safety in that area.

10. Adjournment

Having no further business, Mr. Pappas adjourned the meeting at 3:39 P.M.[3]

Charles Pappas, Chairperson

DRAFT

[3] Transcribed by Michele Fudo

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
March 5, 2024	5.c.	PZB2024-0021
Request	**Address**	**Parcel ID**
Variance	6 Grove Avenue	194460-0000



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: (St. Johns County Property Appraiser)	1205 – Owner Occupied Mixed Use (Store/Office/Residential Combo)
Future Land Use Designation:	Commercial Low Intensity
Zoning Designation:	Commercial Low-Two: CL-2
Acreage:	0.12
Applicant & Owner:	Kawtar Cresci
Staff Note:	A home occupation was reviewed and approved in 2020 for a salon with one (1) chair, one (1) car, and hours of operation being 9am-5pm.



Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	0100 – Single Family	Commercial Low Intensity	CL-2
South	3900 - Hotels & Motels	Historic Preservation	PUD
East	2810 - Parking Lots	Commercial Low Intensity	CL-2
West	0100 – Single Family	Commercial Low Intensity	CL-2

Request Summary

This is a variance request to reduce the required side yard setback requirement of ten (10) feet for properties with a Residential, general-one: RG-1 zoning designation down to zero (0) feet. 6 Grove Avenue has a zoning designation of Commercial Low-Two: CL-2, single-family dwellings within this zoning district must meet the requirements of the Residential, general-one: RG-1 zoning designation. An approval of this application would allow for the owner to make use of an existing non-conforming side yard setback by adding a second story guest house to the existing garage. The primary structure was originally constructed in 1910, and the garage was built sometime after this but the exact date is unknown. The applicant states that the proposed guesthouse will be used by her "elderly mother" and would allow her to, "provide her with the necessary care and support while preserving her independence."

Consistency with the City of St. Augustine's Comprehensive Plan 2040

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use		Policy 6.4.2
Historic Preservation		N/A
Conservation and Coastal Management		N/A
Recreation and Open Space		N/A
Transportation and Mobility		N/A
Housing	Policy 1.7.1 Policy 1.7.4	N/A
Infrastructure		N/A

Staff Analysis of Compliance with the City of St. Augustine's Code of Ordinances

All new construction and site development on properties with a CL-2 zoning designation shall meet the requirements of that section of the City's Code of Ordinances.

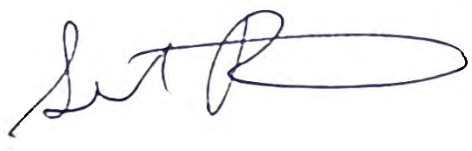
The Planning and Zoning Board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted. No variance shall be granted unless the applicant shall show and the board shall find that:

a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
c. This disadvantage does not exist because of conditions created by the owner or applicant; and
d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.

According to the St. Johns County Property Appraiser the structure at 6 Grove Avenue was constructed in 1910, which is approximately sixty-five (65) years prior to the adoption of the City's zoning code. The unusual shape of the lot proves to be a disadvantage when constructing a guest house. The applicant has chosen to place the guest house over the existing garage and the garage's encroachment into the side yard setback was not a condition created by the applicant. Although the proposed addition is within the existing footprint of the side yard encroachment, it is increasing the intensity of use from a garage to addition residential space. The applicant has not demonstrated in their application that they cannot make reasonable use of their property by placing the guest house in another location on the property. The applicant's request to provide housing for their mother is supported by Policy 1.7.1 of the Comprehensive Plan by allowing her to age-in-place. Exploring other locations to reduce the expansion into setbacks is recommended before approving this request.

Staff Recommendation

Based on a review of Sec. 28-29 staff find that the Board can **CONTINUE** until the applicant has explored other locations that may reduce the encroachment into setbacks, **DENY** as variance criteria is not met, or **APPROVE** as variance criteria is met for the variance request to the side yard setback at 6 Grove Avenue / PID 194460-0000.



Sarah Daugherty
Senior Planner
Planning and Building Department

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee:_____(plus advertising costs) Project Number:_____

Receipt Number:_____ Meeting Date:_____

Advertising Costs: $_____ Paid On:_____ Receipt Number:_____

1. NAME OF APPLICANT: Kawtar Cresci Contact Number: 404-422-7339
   Business *(if applicable)*:_____
   Address: 6 grove Ave City: St. Augustine State: FL Zip: 32084
   E-Mail Address: Crescikawtar@gmail.com
2. NAME OF PROPERTY OWNER: Kawtar Cresci Contact Number: 404-422-7339
   Business *(if applicable)*:_____
   Address: 6 grove ave City: St. Augustine State: FL Zip: 32084
   E-Mail Address: Crescikawtar@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: #4 Block:_____
   Subdivision: #48 Parcel Number:_____
4. PROJECT STREET ADDRESS: Grove Ave
5. SPECIFIC PROPOSED USE:_____
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Exception
   - ☑ Variance
   - ☐ Other:_____
   - ☐ Appeal of Staff Determination
   - ☐ Land Use Plan Amendment
   - ☐ Rezoning
7. DESCRIPTION OF ACTION REQUESTED: Respectfully requesting a variance to remodle the existing garage structure and construct a loft/apartement on top. From what I understand the existing garage was built many years ago too close to the property line that what the Zoning ordinace would allow today.
8. JUSTIFICATION FOR ACTION REQUESTED: To establish a dedicated living space for my elderly mother within my existing property. My house is too small and this variance would enable me to provide her with the necessary care and support while preserving her independance.

04/18/2019

9. **IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:**

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: no nor Nealy, multible houses around me have the same disadvantage.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: The existing space is already in the smal scale 15 x 29, any reduction from these measurement would make it dificult to habitate.

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: The house was built in 1910 and the garage sometime after thar

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: re building the garage would not effect neighbors or traffic just keeping mom close

10. PREVIOUS APPPLICATIONS:

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?

☐ Yes ☒ No If yes, please give date and final disposition below.

11. AGREEMENT:

In filing this application, I understand that it becomes a part of Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the Board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the Board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the Code.

Signature of Applicant — Date 1/30/24

Signature of Property Owner — Date 1/30/24

04/18/2019

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

The applicant acknowledges and agrees that the City offers weekly Friday Review development review meetings, as well as, department specific applicant meetings with its reviewing staff at any point in the application process to attempt to resolve outstanding issues. The applicant is responsible for scheduling any requested meetings with City staff directly.

The applicant acknowledges and agrees that if after three unresolved submittals the applicant elects to proceed with final approval or denial proceedings, the applicant must request so in writing to the City.

Kawtar Cresci
Print name of applicant

Signature of applicant

11/21/2023
Date

PZB APPLICATION FEE SCHEDULE

Planning and Zoning Board fees are set by Resolution 2021-38 as follows:

Description of Work	Fee Amount
Rezoning: small scale	$300.00 + ads & notices
Rezoning: large scale	$1,000.00 + ads & notices
Land Use Plan Amendment: small scale	$400.00 + ads & notices
Land Use Plan Amendment: large scale	$1,400.00 + ads & notices
Planned Unit Development	$400.00 or $35.00/acre, whichever is greater, $1,400 max + ads & notices
Zoning Variance	$350.00 + ads & notices
Zoning Exception	$250.00 + ads & notices
Conservation Overlay Zone Development	$165.00 + ads & notices
Significant Tree Removal or Appeal of Tree Removal Permit Denial	$165.00 + ads & notices
Appeal of Staff Determination	$200.00 + ads & notices
Application to Amend Zoning Code	$600.00 + ads & notices
Subdivision Plat Review	$275.00 + ads, notices & additional associated costs

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

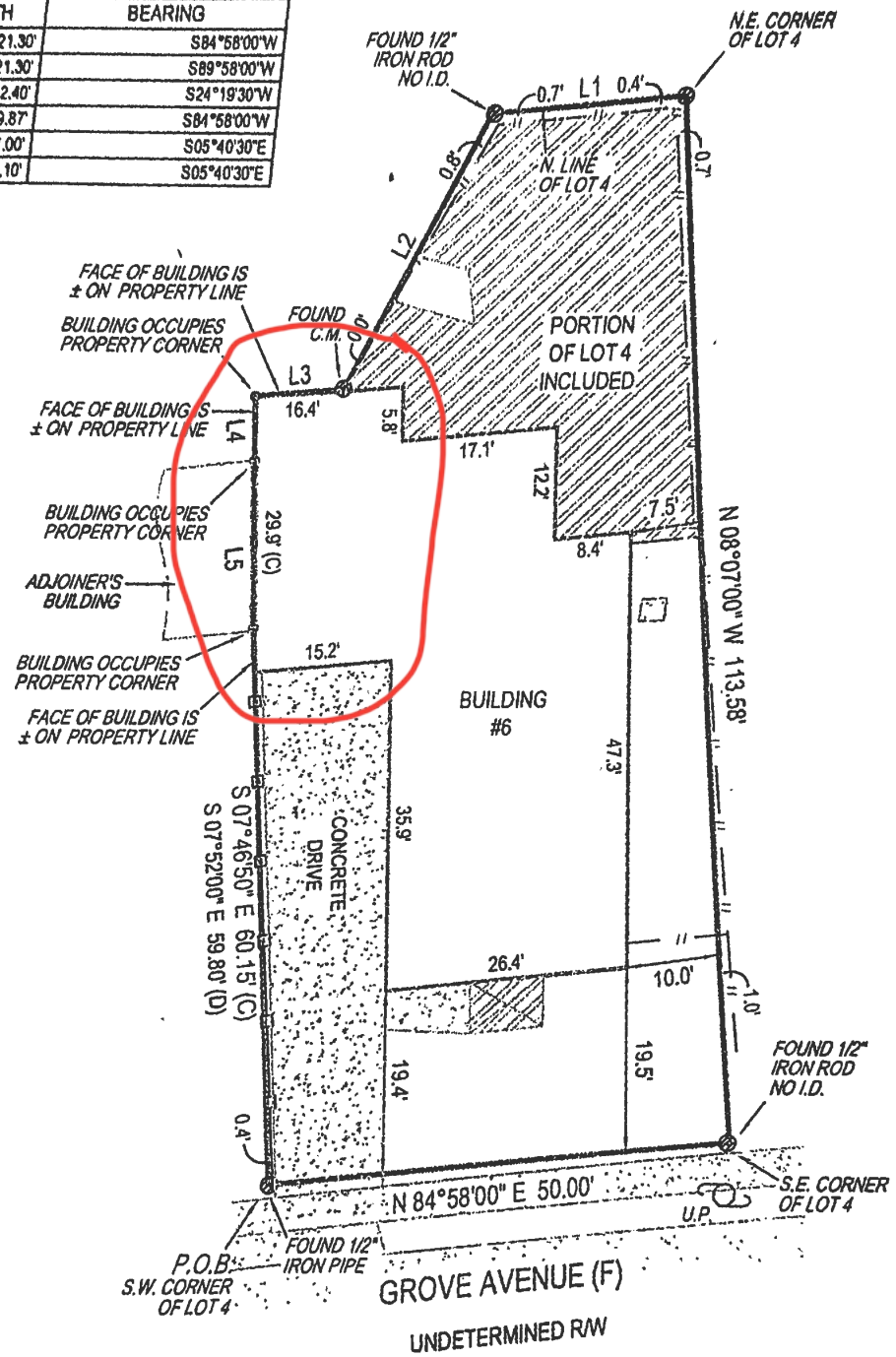
I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other-than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Building Department Staff.

Project Address: 6 grove ave St. Augustine FL 32084

Applicant's Name: Kawtar Cresci Applicant's Signature: Kawtar

Owner's Name: Kawtar Cresci Owner's Signature: Kawtar

LINE TABLE		
LINE	LENGTH	BEARING
L1 (C)	21.30'	S84°58'00"W
L1 (D)	21.30'	S89°58'00"W
L2	32.40'	S24°19'30"W
L3	9.87'	S84°58'00"W
L4	7.00'	S05°40'30"E
L5	18.10'	S05°40'30"E



SURVEY NOTES
CONCRETE DRIVE CROSSING PROPERTY BOUNDARY ON SOUTHERLY SIDE OF LOT

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY

BOUNDARY SURVEY

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

KENNETH J OSBORNE CERTIFICATE No. 6415 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

(SIGNED)
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

Kenneth Osborne
Digitally signed by Kenneth Osborne
Date: 2018.04.19 16:50:27 -04'00'

TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1944600000
Location Address	6 GROVE AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Cherry (605)
Tax Description*	3-6 CHERRY SUB CITY LOT 4 (EX PT IN OR7/ 728 & 28/584) OR5112/1185 *The Description above is not to be used on legal documents.
Property Use Code	Owner Occupied Mixed Use (Store/Office/Residential Combo) (1205)
Subdivision	Cherry Subdivision Of Lot 48 Of The King
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.120
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

Owner Information

Owner Name	Cresci Kawtar 100%
Mailing Address	6 GROVE AVE SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000
Widow/Widower		$5,000

Map



Valuation Information

	2024
Building Value	$277,653
Extra Features Value	$10,739
Total Land Value	$182,945
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$471,337**
Total Deferred	$74,774
Assessed Value	**$396,563**
Total Exemptions	$55,000
Taxable Value	**$341,563**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

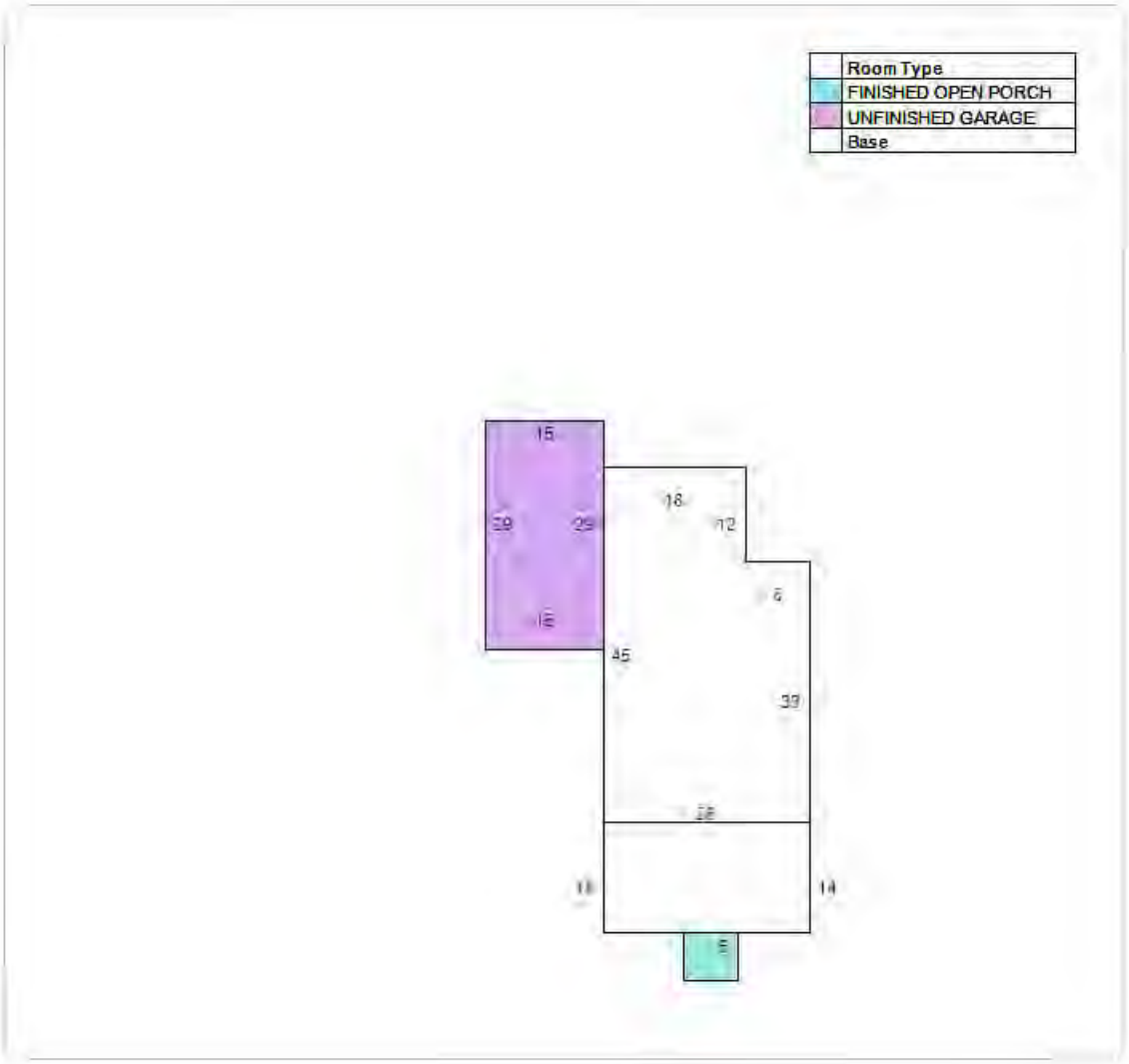
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$285,260	$11,517	$182,945	$0	$0	$479,722	$387,185	$147,537	$332,185
2022	$239,890	$1,575	$170,520	$0	$0	$411,985	$358,970	$103,015	$308,970
2021	$194,211	$1,890	$134,850	$0	$0	$330,951	$330,951	$50,000	$280,951
2020	$129,880	$1,890	$113,100	$0	$0	$244,870	$191,677	$53,193	$191,677
2019	$98,076	$630	$113,100	$0	$0	$211,806	$174,252	$37,554	$174,252
2018	$43,268	$631	$104,400	$0	$0	$148,299	$148,299	$0	$148,299
2017	$61,144	$1,383	$104,400	$0	$0	$166,927	$166,284	$643	$166,284
2016	$58,123	$1,694	$91,350	$0	$0	$151,167	$151,167	$0	$151,167
2015	$50,956	$1,937	$82,650	$0	$0	$135,543	$134,636	$907	$134,636
2014	$45,317	$2,041	$75,038	$0	$0	$122,396	$122,396	$0	$122,396
2013	$46,281	$2,352	$75,038	$0	$0	$123,671	$119,178	$4,493	$119,178

Building Information

Building	1
Building Value	$277,653
Year Built	1910
Actual Area	1915
Conditioned Area	1438
Use	Mixed Use (City/Historical)
Style	01
Exterior Wall	Wood
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Ceramic Tile, Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	

Description	Square Footage
BASE AREA	364
BASE AREA	1074
UNFINISHED GARAGE	435
FINISHED OPEN PORCH	42
Total SqFt	1915

Sketch Information



Extra Feature Information

Code Description	Status	Value
Pavilion - Good (Mix)		1430
Wood Deck (COM)		9309

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	0	0	5227	SF	$182,945

Sale Information

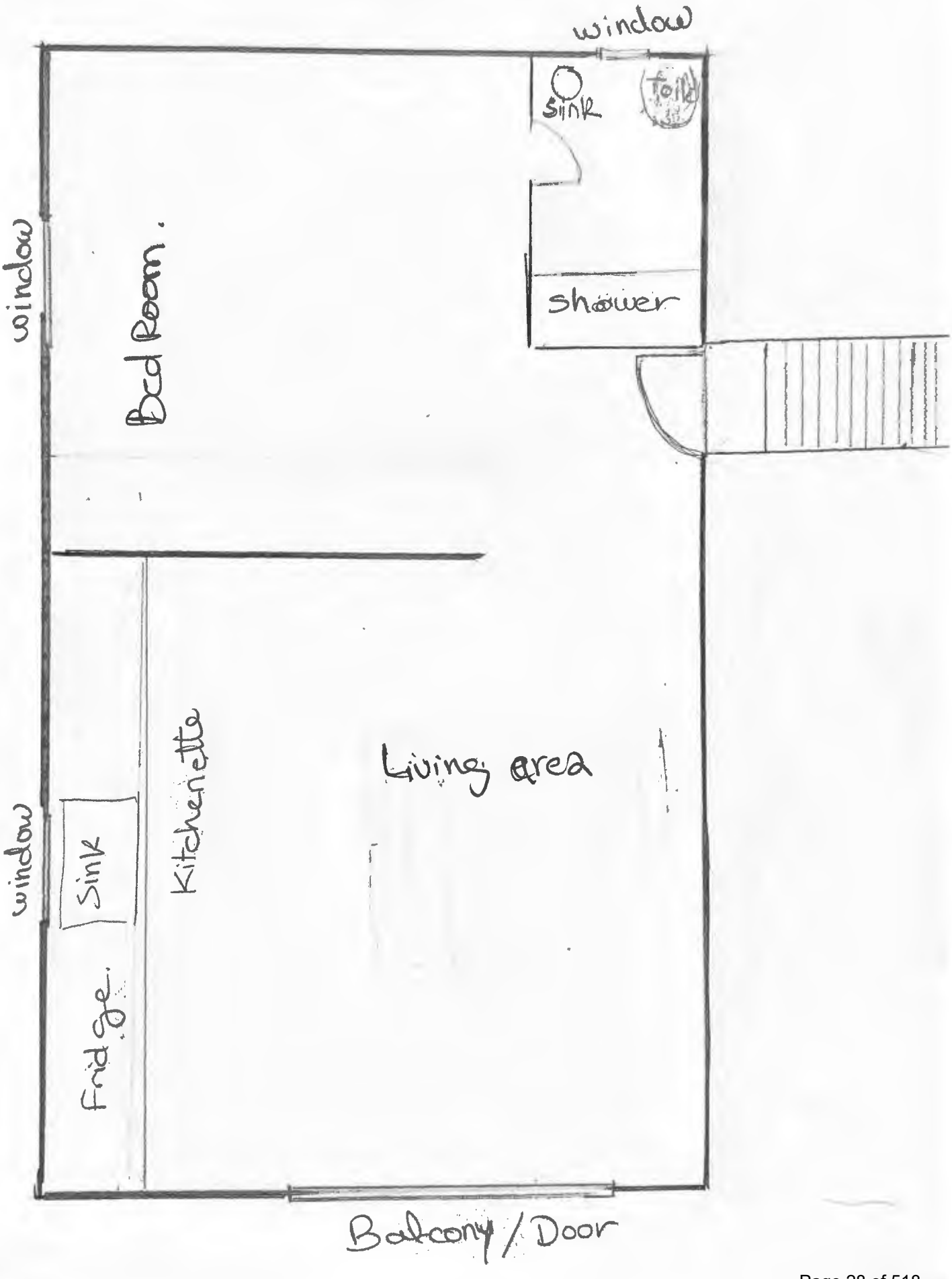
Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/1/2020	11/30/2020	$388,000.00	WARRANTY DEED	5112	1185	Q	I	DALLAS HANDY MAN LLC	CRESCI ROGER J,KAWTAR
5/30/2017	5/15/2017	$181,100.00	WARRANTY DEED	4380	913	U	I	ARNS INC	DALLAS HANDY MAN LLC
5/30/2017	5/15/2017	$100.00	QUIT CLAIM DEED	4380	911	U	I	ARLP TRUST 2	ARNS INC
5/30/2017	5/11/2017	$100.00	QUIT CLAIM DEED	4380	910	U	I	ARLP SECURITIZATION TRUST	ARLP TRUST 2
11/12/2015	10/29/2015	$176,600.00	OTHER INSTRUMENT	4111	931	U	I	LANTZ MICHAEL	ARLP SECURITIZATION TRUST
7/9/2014	7/7/2014	$0.00	OTHER INSTRUMENT	3901	1592	U	I	BANK OF AMERICA NA	LANTZ MICHAEL
3/26/2012	3/20/2012	$0.00	LIS PENDENS	3540	178	U	I	BANK OF AMERICA NA	LANTZ MICHAEL
	2/24/2009	$0.00	FINAL JUDGMENT	3167	1946	U	I	LANTZ MICHAEL(SANDRA-BENE)	LANTZ MICHAEL
	6/1/2007	$100.00	QUIT CLAIM DEED	2929	92	U	I	BURDETT R H	LANTZ MICHAEL
	8/1/1985	$0.00		682	1506	U	I		BURDETT R H,H LOUISE
	8/1/1983	$0.00		625	239	U	I		

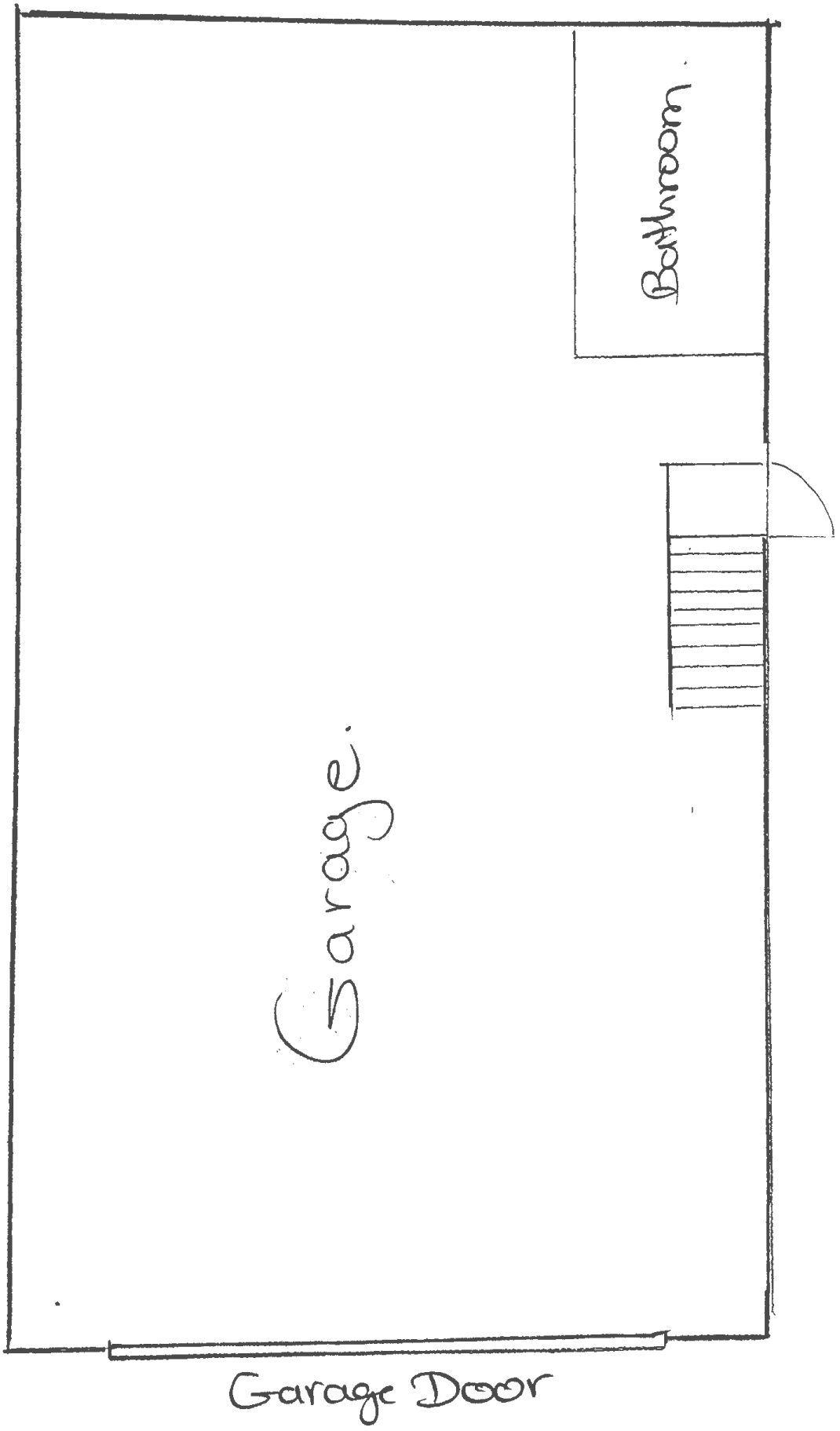
No data available for the following modules: Sales Questionnaire Form.

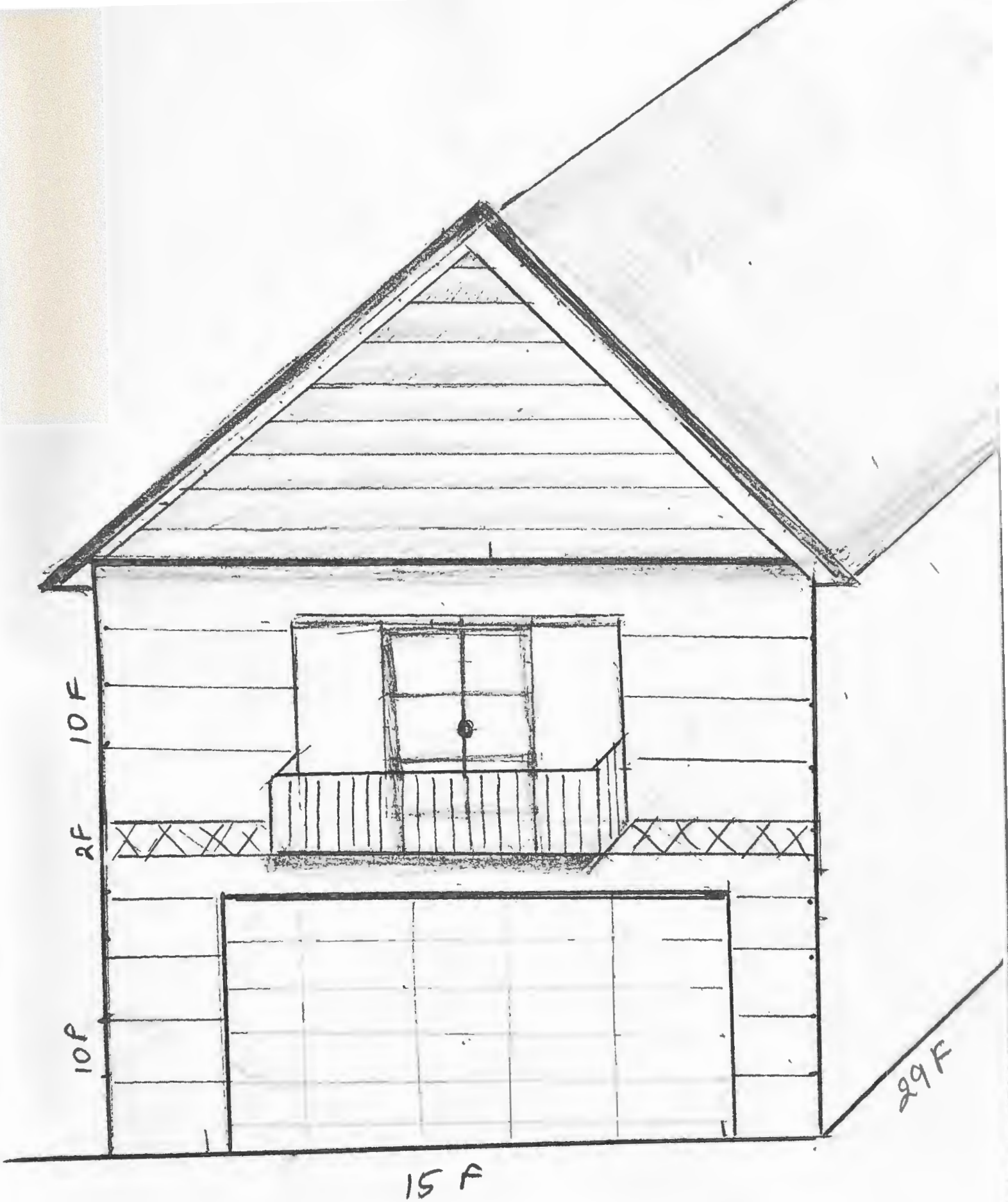
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 2/28/2024, 1:43:48 AM

Contact Us

Developed by Schneider GEOSPATIAL


window
Sink
Toilet
shower
window
Bed Room.
window
Sink
Fridge.
Kitchenette
Living area
Balcony / Door


Bathroom
Garage.
Garage Door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Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
March 5, 2024	6.a.	PZB2024-0013
Request	**Address**	**Parcel ID**
Use by Exception	76 Dockside Drive	134230-0030



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: (St. Johns County Property Appraiser)	2000 - Transit Terminals
Future Land Use Designation:	Residential Medium Density/ Mixed Use
Zoning Designation:	Residential General Office: RGO
Acreage:	3.52
Applicant:	Tim & Ashley Owens c/o Old Coast Pickleball LLC
Owner:	Windward shipyard LLC



Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North		Open Land	OL
South	1000 - Vacant Commercial	Residential Medium Density / Mixed Use	RGO
East	1000 - Vacant Commercial	Residential Medium Density / Mixed Use	RGO
West	4815 – Warehouse - Flex Space Owner Occupied	Residential Medium Density / Mixed Use	CM-2

Request Summary

This is a request to approve a use by exception for commercial recreational and entertainment facility within the Residential General Office: RGO zoning district at 76 Dockside Dr. All new construction and site development on properties with a RGO zoning designation shall meet the requirements of that section of the City's Code of Ordinances.

The applicant states that their application for an indoor pickleball court would be an asset to the community as St. Augustine does not currently have indoor pickleball courts and that, "pickleball is the fastest growing sport in the world."

Consistency with the City of St. Augustine's Comprehensive Plan 2040

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use	Policy 2.2.1 Policy 5.2.3	N/A
Historic Preservation		N/A
Conservation and Coastal Management		N/A
Recreation and Open Space		N/A
Transportation and Mobility		N/A
Housing		N/A
Infrastructure		N/A

Staff Analysis of Compliance with the City of St. Augustine's Code of Ordinances

The Planning and Zoning Board may grant an exception for a use which, if controlled as to number, area, location or relation to the neighborhood would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare (COSA Code of Ordinances Sec. 28-2 Definitions).

The intended location, east of US.1 and north of Arapaho Avenue, is an area of marine and commercial uses. Neighboring businesses include a yoga studio and marine recreation facilities (such as a boat club and tackle shop). The Windward Shipyard provides ample parking, which is demonstrated within the parking exhibit. The Windward Shipyard development also includes residential development that would benefit from nearby recreational opportunities. An indoor pickleball court would not be incompatible with surrounding uses and would be an asset to those living in the area.

Staff Recommendation

Based on a review of Section 28-29, staff finds that the Board can **APPROVE** a use by exception request for a commercial recreational and entertainment facility within Residential General Office: RGO zoning district.



Sarah Daugherty
Senior Planner
Planning and Building Department

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee:_____(plus advertising costs) Project Number:_____

Receipt Number:_____ Meeting Date:_____

Advertising Costs: $_____ Paid On:_____ Receipt Number:_____

1. NAME OF APPLICANT: Tim and Ashley Owens Contact Number: 704-530-4342
   Business *(if applicable)*: Old Coast Pickleball LLC
   Address: 76 Dockside Drive, St. Unit 108 City: St Augustine State: FL Zip: 32084
   E-Mail Address: ashley@oldcoastpickleball.com

2. NAME OF PROPERTY OWNER: WINDWARD SHIPYARD LLC, Contact Number: 904-982-9106
   Business *(if applicable)*: WINDWARD SHIPYARD LLC,
   Address: 2999 NE 191st Street, Suite 800 City: , Aventura State: FL Zip: 33180
   E-Mail Address: viktorija.mask@coldwellbanker.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: Unit 108 of the retail area located on the Project, Block:_____
   Subdivision:_____ Parcel Number: 1342300030

4. PROJECT STREET ADDRESS: Windward Shipyard Marina and Dry Storage Boat Barn located at76 Dockside Drive, St. Augustine, Florida 32084

5. SPECIFIC PROPOSED USE: Commercial recreational and entertainment facilities including outdoor sports or activities such as tennis, paddle tennis, handball, racquestball, shuffleboard, miniature golf, archery range an

6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☒ Exception
   - ☐ Variance
   - ☐ Othe[redacted]
   - ☐ Appeal of Staff Determination
   - ☐ Land Use Plan Amendment
   - ☐ Rezoning

7. DESCRIPTION OF ACTION REQUESTED: Indoor pickleball facility with golf simulator
   Filing for a valid exception to the current RGO zoning classification ~~as stated in section "g" of~~ the Sec. 28-165. - Residential and general office: RGO document - ~~Commercial recreational and entertainment~~ facilities including outdoor sports or activities such as tennis, ~~paddle,~~tennis, ~~handball, racquestball, shuffleboard~~, miniature golf, archery range and horseshoe games but not ~~shootinggallery, skating rinks, pony rides or go-c~~art tracks.

8. JUSTIFICATION FOR ACTION REQUESTED: St Augustine does not have any indoor pickleball facilities or indoor golf simulator so this would be an assest for both community members as well as tourists. Pickleball is the fastest growing sport in the world and would bring additional tourists and tax dollars to St Augustine and St Johns County.

04/18/2019

9. **IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:**

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity:_____

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property:_____

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant:_____

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section:_____

10. PREVIOUS APPPLICATIONS:

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?

☐ Yes ☒ No If yes, please give date and final disposition below.

_____

11. AGREEMENT:

In filing this application, I understand that it becomes a part of Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the Board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the Board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the Code.

Signature of Applicant _____ 1/18/2024 Date

Signature of Property Owner _____ 01-22-24 Date

04/18/2019

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

The applicant acknowledges and agrees that the City offers weekly Friday Review development review meetings, as well as, department specific applicant meetings with its reviewing staff at any point in the application process to attempt to resolve outstanding issues. The applicant is responsible for scheduling any requested meetings with City staff directly.

The applicant acknowledges and agrees that if after three unresolved submittals the applicant elects to proceed with final approval or denial proceedings, the applicant must request so in writing to the City.

Ashley Owens

Print name of applicant

Signature of applicant

1/18/2024

Date

CITY OF
ST AUGUSTINE.
EST. 1565

Owner's Authorization For Agent

Old Coast Pickleball LLC is/are hereby authorized TO ACT ON BEHALF OF Windward Marina Group, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: _____

BY: _____
Signature of Owner

John Stefan Johansson
Print Name of Owner

904-982-9106
Telephone Number

State of Fla

County of St Johns

Signed and sworn before me on this 22nd day of Jan, 2024

By John Stefan Johansson

Identification verified:

Oath sworn: ✓ Yes ____ No

Notary Signature: _____

My Commission expires: _____

PHYLLIS MELISSA
Notary Public - State of Florida
Commission # HH 394784
My Comm. Expires Jun 22, 2027
Bonded through National Notary Assn.

Rev:022117

PZB APPLICATION FEE SCHEDULE

Planning and Zoning Board fees are set by Resolution 2021-38 as follows:

Description of Work	Fee Amount
Rezoning: small scale	$300.00 + ads & notices
Rezoning: large scale	$1,000.00 + ads & notices
Land Use Plan Amendment: small scale	$400.00 + ads & notices
Land Use Plan Amendment: large scale	$1,400.00 + ads & notices
Planned Unit Development	$400.00 or $35.00/acre, whichever is greater, $1,400 max + ads & notices
Zoning Variance	$350.00 + ads & notices
Zoning Exception	$250.00 + ads & notices
Conservation Overlay Zone Development	$165.00 + ads & notices
Significant Tree Removal or Appeal of Tree Removal Permit Denial	$165.00 + ads & notices
Appeal of Staff Determination	$200.00 + ads & notices
Application to Amend Zoning Code	$600.00 + ads & notices
Subdivision Plat Review	$275.00 + ads, notices & additional associated costs

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other-than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Building Department Staff.

Project Address: 76 Dockside Drive, St. Unit 108

Applicant's Name: Ashley Owens Applicant's Signature: [signature]

Owner's Name: JOHN STEFAN JOHANSSON Owner's Signature: [signature]

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1342300030
Location	76 DOCKSIDE DR
Address	117 DOCKSIDE DR SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	3/87 SEMINOLE PARK PTS OF BLK B & BLK D & VACA ALLEY & PTS OF SEC 40 SOLANA GRANT UNPLATTED SUB OR4829/784 *The Description above is not to be used on legal documents.
Property Use Code	Transit Terminals (2000)
Subdivision	Seminole Park
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	3.520
Homestead	N

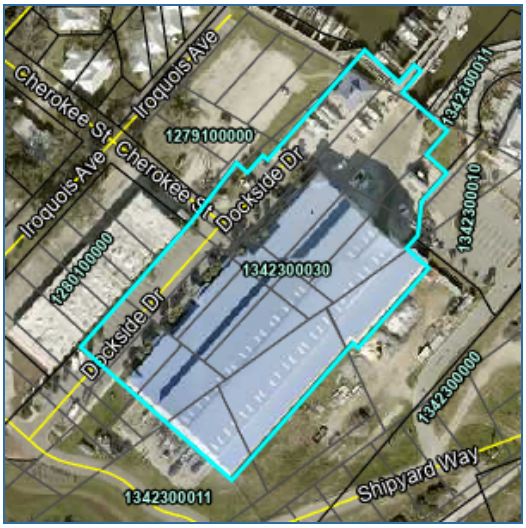
Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Windward Shipyard LLC 100%
Mailing Address	404 RIBERIA ST UNIT A SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	$5,576,825
Extra Features Value	$459,785
Total Land Value	$2,299,965
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$8,336,575**
Total Deferred	$0
Assessed Value	**$8,336,575**
Total Exemptions	$0
Taxable Value	**$8,336,575**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$5,636,153	$484,830	$2,299,965	$0	$0	$8,420,948	$7,914,018	$506,930	$7,914,018
2022	$4,830,754	$523,392	$1,840,416	$0	$0	$7,194,562	$7,194,562	$0	$7,194,562
2021	$4,830,754	$523,392	$1,840,416	$0	$0	$7,194,562	$7,194,562	$0	$7,194,562
2020	$4,884,317	$523,392	$1,840,416	$0	$0	$7,248,125	$7,248,125	$0	$7,248,125
2019	$0	$0	$306,736	$0	$0	$0	$0	$0	$0

Building Information

Building 1
Building Value $5,492,790
Year Built 2016
Actual Area 83209
Conditioned Area 6136
Use Warehousing - Flex Space
Style 06
Exterior Wall Aluminum Vinyl

Roof Cover Modular Metal
Roof Structure Steel Frame
Interior Flooring Concrete 6-8"
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

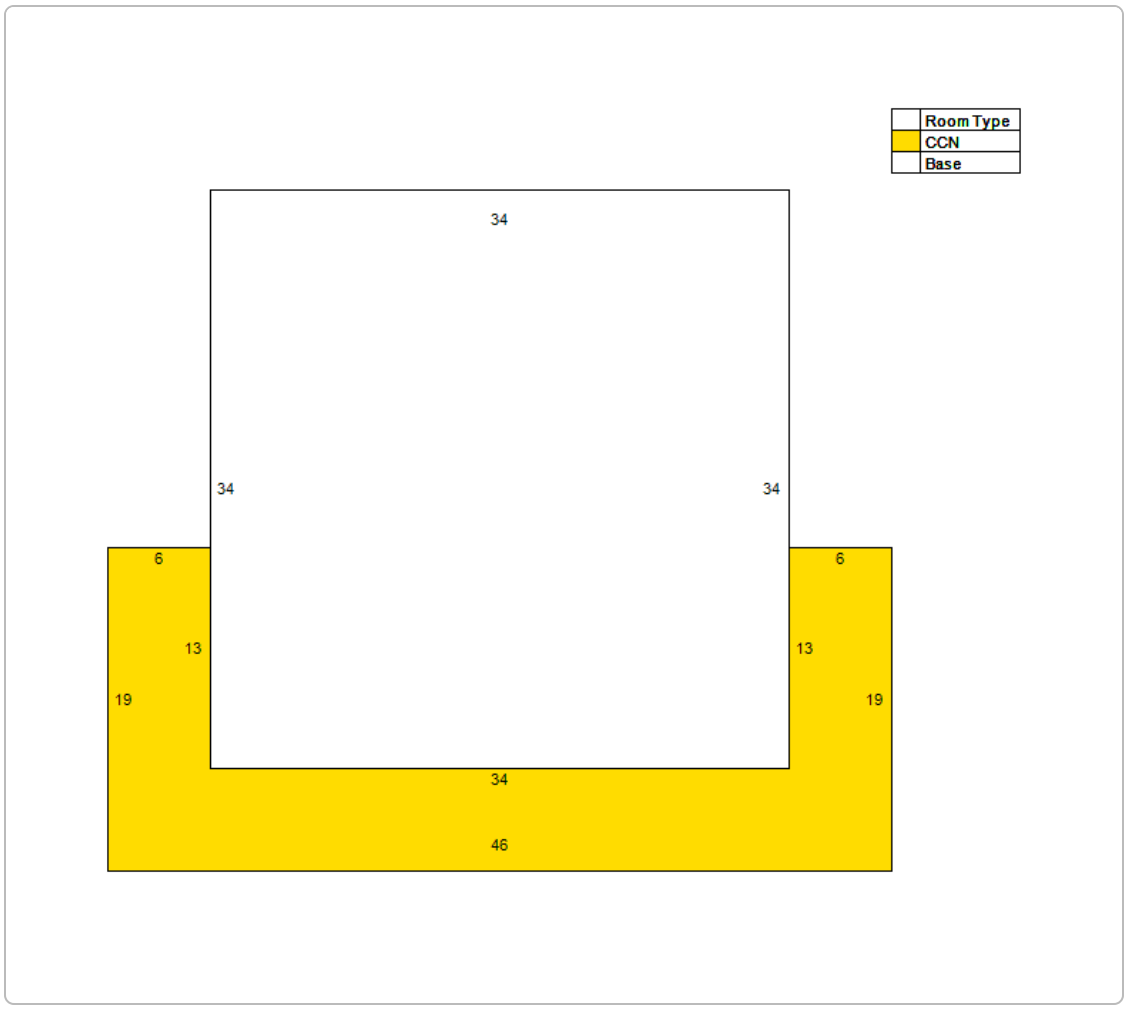
Description	Square Footage
WAREHOUSE	75604
WAREHOUSE OFFICE	3068
FINISHED CANOPY	472
WAREHOUSE OFFICE	3068
FINISHED CANOPY	472
FINISHED CANOPY	105
FINISHED CANOPY	105
FINISHED CANOPY	105
FINISHED CANOPY	105
FINISHED CANOPY	105
Total SqFt	83209

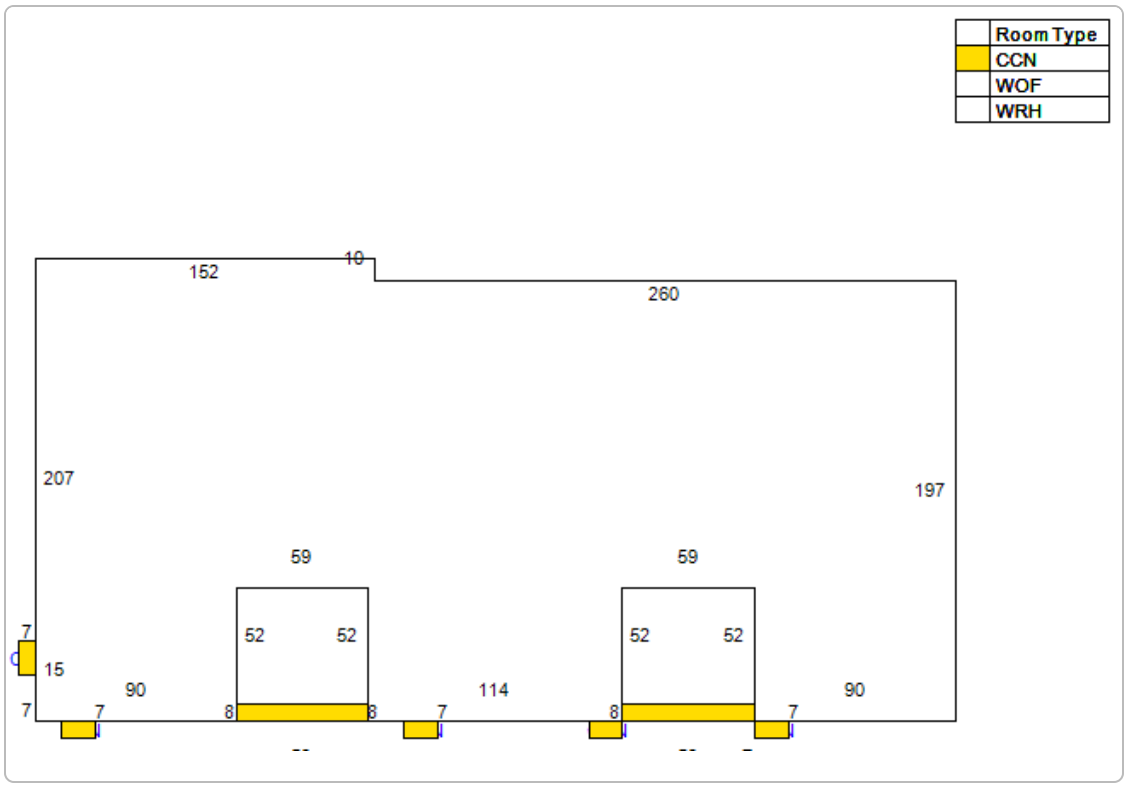
Building 2
Building Value $84,035
Year Built 2016
Actual Area 1588
Conditioned Area 1156
Use Marina Offices
Style 04
Exterior Wall Concrete Siding, Concrete Stucco

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	1156
FINISHED CANOPY	432
Total SqFt	1588

Sketch Information


Room Type
CCN
Base
34
34
34
6
6
13
13
19
19
34
46


Room Type
CCN
WOF
WRH
152
10
260
207
197
59
59
52
52
52
52
7
15
90
114
90
7
7
8
8
7
8
7

Extra Feature Information

Code Description	Status	Value
Bulkhead - Average (Mix)		96552
Concrete Paving - Under 8" (COM)		10628
Concrete Paving - 8" and Above (COM)		124293
Asphalt Paving (COM)		48773
Curb (COM)		13293
Sprinkler Wet (COM)		97271
Steel Door (COM)		15120
Hanger Door (COM)		15120
Sprinkler Wet (COM)		250
Metal Fence - 4' (COM)		1704
Gate - Excellent (Mix)		1591
Bulkhead - Average (Mix)		27826
Concrete Paving - Under 8" (COM)		7364

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Transit Terminals	0	0	153331	SF	$2,299,965

Sale Information

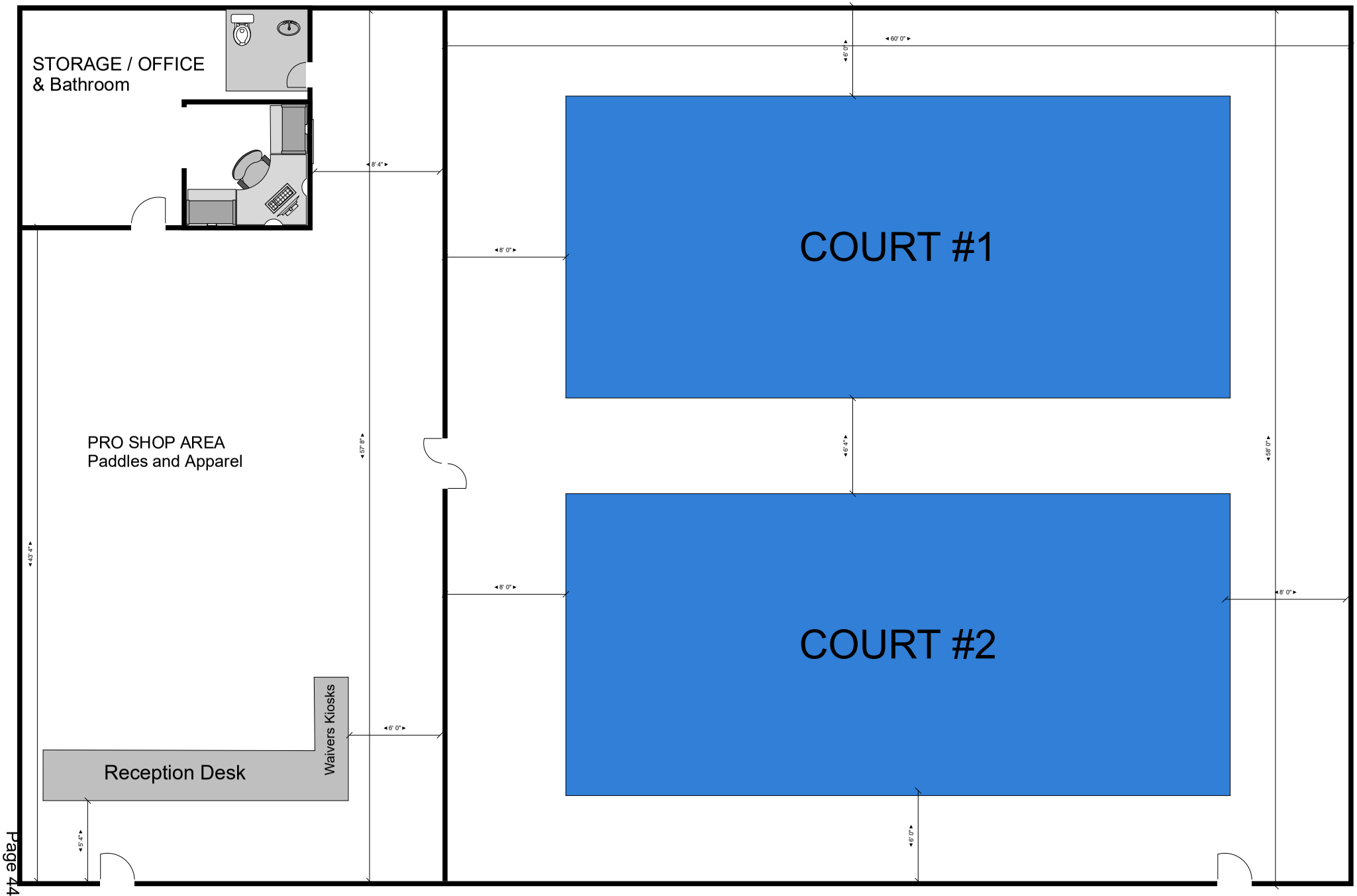
Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	$18,000,000.00	WARRANTY DEED	4829	784	Q	I	ST AUGUSTINE SHIPYARD LLC	WINDWARD SHIPYARD LLC
1/10/2019	1/7/2019	$100.00	QUIT CLAIM DEED	4665	1736	U	V	GREENWOOD PROPERTY LLC	ST AUGUSTINE SHIPYARD LLC

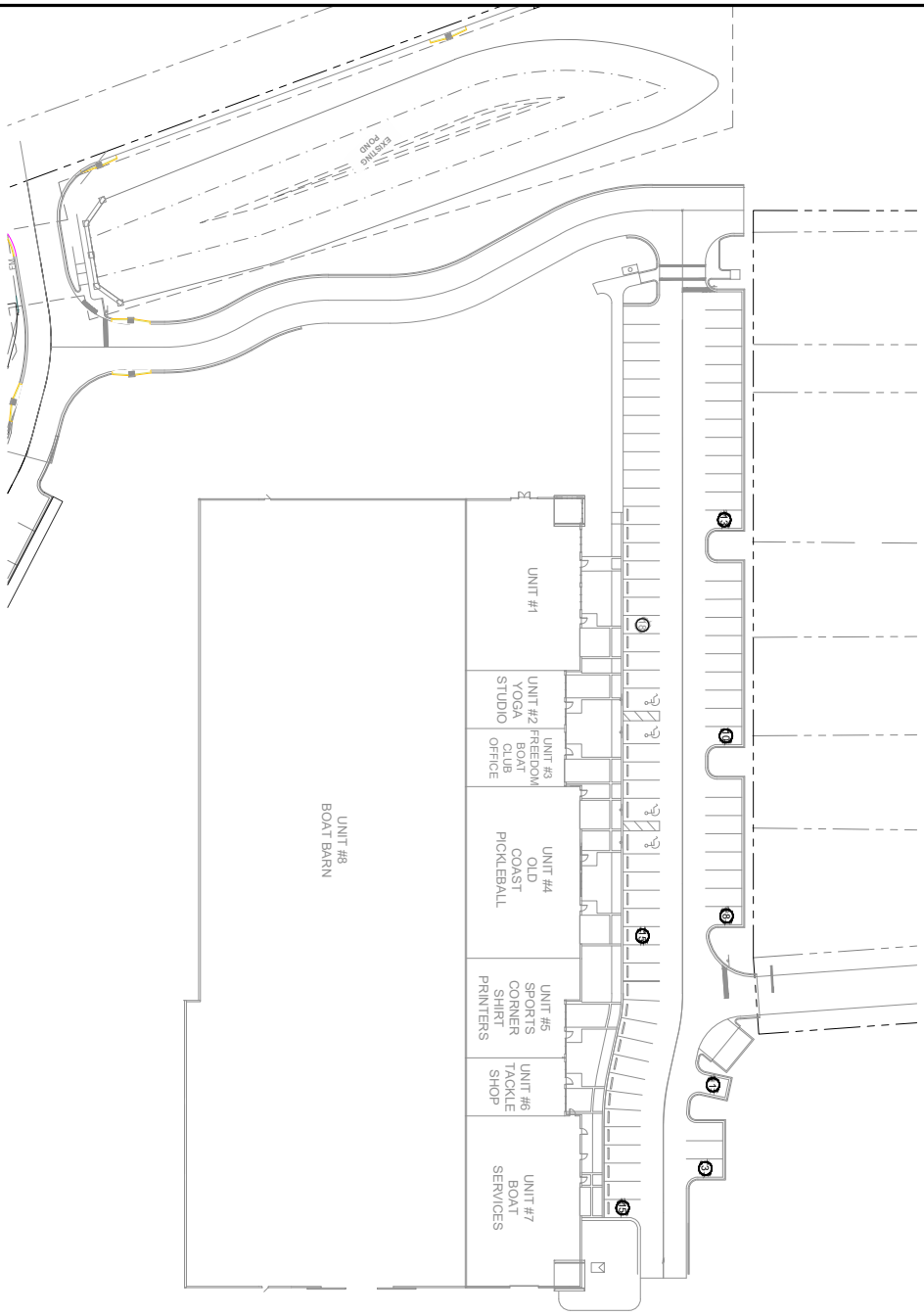
No data available for the following modules: Sales Questionnaire Form, Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 2/28/2024, 1:43:48 AM

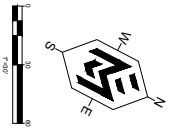
Contact Us

Developed by Schneider GEOSPATIAL


STORAGE / OFFICE
& Bathroom
PRO SHOP AREA
Paddles and Apparel
COURT #1
COURT #2
Reception Desk
Waivers Kiosks
60' 0"
46' 0"
8' 4"
8' 0"
57' 8"
46' 4"
58' 0"
43' 4"
8' 0"
8' 0"
6' 0"
45' 4"
6' 0"



UNIT NUMBER	Business	Use	1 Space Per	Quantity	Spaces Required
1	Old Coast Pickleball	Indoor Recreation	4 Patrons	20	5.0
2	Yoga Studio	Indoor Recreation	4 Patrons	20	5.0
3	Freedom Boat Club Office	Boat Rentals	300 SF	1550	5.2
4	Old Coast Pickleball	Indoor Recreation	4 Patrons	20	5.0
5	Sports Corner Shirt Printers	Business, Commercial (employee only)	1 Employee	3	3.0
6	Tackle Shop	Business, Commercial	300 SF	1550	5.2
7	Boat Services	Business, commercial	300 SF	1550	5.2
8	Boat Barn	Marina, Dry Slips	10 Slips	32	17.5
				Total Parking Required	78
				Total Existing Parking	83



P-1

PARKING EXHIBIT

ST. AUGUSTINE SHIPYARD

ST. AUGUSTINE, FL

PREPARED FOR:
WINDWARD SHIPYARD TOWNHOMES, LLC

DRAWING BY:	CCM
DESIGN BY:	CCM
CHECKED BY:	JWC
DATE:	9/15/23
PROJECT #:	2237

REVISIONS

#	DATE	DESCRIPTION
1	12/15/23	REVISED PER COSA COMMENTS
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---

MAVERICK ENGINEERING
10 WILLOW WINDS PARKWAY
ST. JOHNS, FLORIDA 32259
(904) 655-6687

CYDNEY C. MAKSYMOW, PE
CA#34646 PE#87352

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
March 5, 2024	7.a.	PZB2023-0095
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	97 Coquina Avenue	223370-0000



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: (St. Johns County Property Appraiser)	0000 – Vacant Residential
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-One: RS-1
Acreage:	0.17
Applicant:	Ryan Carter c/o Carter Environmental Services
Owner:	Carter Bayly



Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	0000 – Vacant Residential	Residential Low Density	RS-2
South	Quarry Creek and owned by the City of St. Augustine*		
East	0000 – Vacant Residential	Residential Low Density	RS-1
West	0100 – Single Family	Residential Low Density	RS-1

*in the event that the St. Johns County Property Appraiser's website is incorrect and this section of waterway is in fact not owned by the City of St. Augustine, the applicant has included an email from Paul J. Thompson which gives permission for proposed construction.

Request Summary

This is a request for Conservation Overlay Zone (COZ) development to construct a bulkhead replacement at an elevation of six and nine tenths (6.9) feet within COZ 1 & 2 and eighteen (18) inches waterward of the existing bulkhead at 97 Coquina Avenue.

This application appeared on the December 5th, 2023, Planning and Zoning Board agenda and was continued to the January 2, 2024, regular meeting at the request of the applicant. The main direction from the Board was to provide a "better and a more thought-out plan" for the proposal at 97 Coquina Avenue.

During the January 2, 2024, regular meeting this application was continued again to the March 5, 2024 regular meeting.

Consistency with the City of St. Augustine's Comprehensive Plan 2040

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use		N/A
Historic Preservation		N/A
Conservation and Coastal Management		Policy 1.7.9 Policy 1.8.7 Policy 2.4.1
Recreation and Open Space		N/A
Transportation and Mobility		N/A
Housing		N/A
Infrastructure		N/A

Staff Analysis of Compliance with the City of St. Augustine's Code of Ordinances

The Planning and Zoning Board shall review all applications for development in COZ 1. Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is authorized to impose limitations in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.

Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:

(1) Site specific conditions.
(2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
(3) Natural and proposed drainage patterns.
(4) Effect of point and nonpoint discharge in the marine environment.
(5) Proposed soil stabilization and erosion control methods.
(6) Impact on floodplain.
(7) Impact of development on vegetative and animal communities.
(8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
(9) Effect of shade on vegetation and shellfish.
(10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
(11) Impact of development on shoreline by linear feet and percent of site.
(12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
(13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
(14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
(15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
(16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
(17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length

shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

The applicant has submitted responses to the first seven (7) criteria above as part of their application, these responses are included in this packet. Additionally, the applicant has provided documentation of exempt activities under the Florida Administrative Code that potentially apply to this proposal, the Florida Department of Environmental Protection permit for the previously proposed bulkhead that had an elevation of eight (8) feet, and documentation of the existing berm within Conservation Overlay Zone 2.

Staff Recommendation

Staff finds that the Board can take the following actions for Conservation Overlay Zone Development at 97 Coquina Avenue / PID 223370-0000:

1. **CONTINUE** the application to allow time for the applicant to provide additional information and for the city to potentially engage in review services of an environmental consultant.
2. **APPROVE** the application based on the material provided by the applicant showing it meets the criteria of Sec. 11-29. An approval would still require a grading plan to be submitted before any building permits for a new single-family home are issued.
3. **DENY** the application based on material provided by the applicant showing it does not meet the criteria of Sec. 11-29.



Jacob Fredriksson, CNU-A
Planning Manager
Planning and Building Department

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee:_____(plus advertising costs) Project Number:_____

Receipt Number:_____ Meeting Date:_____

Advertising Costs: $_____ Paid On:_____ Receipt Number:_____

---

1. NAME OF APPLICANT: Ryan Carter Contact Number: 904-540-1786
   Business (*if applicable*): Carter Environmental Services
   Address: 42 Masters Drive City: St. Augustine State: FL Zip: 32084
   E-Mail Address: Ryan@carterenv.com
2. NAME OF PROPERTY OWNER: Carter Bayly Contact Number: 904-233-3944
   Business *(if applicable)*:
   Address: 18 Teal Cir City: St. Augustine State: FL Zip: 32080
   E-Mail Address: carterbayly@yahoo.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 5 Block: BLK 61 OR5280/1891
   Subdivision: Davis Shores Ocean View Parcel Number: 2233700000
4. PROJECT STREET ADDRESS: 97 Coquina Ave
5. SPECIFIC PROPOSED USE: Proposed Bulkhead Modification
6. ACTION REQUESTED:
   - ☒ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: Conservation Overlay Zone Approval
8. JUSTIFICATION FOR ACTION REQUESTED: See Overlay Zone Development Supplement

9. **IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:**

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity:_____

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property:_____

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant:_____

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section:_____

10. PREVIOUS APPPLICATIONS:

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?

☐ Yes ☒ No If yes, please give date and final disposition below.

_____

11. AGREEMENT:

In filing this application, I understand that it becomes a part of Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

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R-A Carter

Signature of Applicant — 11-6-23 Date

Signature of Property Owner — 11-6-2023 Date

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

The applicant acknowledges and agrees that the City offers weekly Friday Review development review meetings, as well as, department specific applicant meetings with its reviewing staff at any point in the application process to attempt to resolve outstanding issues. The applicant is responsible for scheduling any requested meetings with City staff directly.

The applicant acknowledges and agrees that if after three unresolved submittals the applicant elects to proceed with final approval or denial proceedings, the applicant must request so in writing to the City.

Ryan Carter

Print name of applicant

Signature of applicant

11-6-23

Date

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Carter Environmental Services is/are hereby authorized TO ACT ON BEHALF OF Carter Bayly, the owner(s) of those lands described within [x] the attached application, or [ ] described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: _____

BY: Carter R Bayly
Signature of Owner

CARTER R. BAYLY
Print Name of Owner

904 233 3944
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 6 day of November, 2023

By Carter Bayley

Identification verified: N/A personally known

Oath sworn: _____ Yes ✓ No

Notary Signature: Heather Carre

My Commission expires: Apr 14, 2027

HEATHER CARRE
MY COMMISSION # HH 341212
EXPIRES: April 14, 2027

Rev:022117

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	2233700000
Location Address	97 COQUINA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-102 DAVIS SHORES LOT 5 BLK 61 OR5280/1891 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.170
Homestead	N

Owner Information

Owner Name	Andrews John II 100%
Mailing Address	18931 CANOE LANDING CT LESSBURG, VA 20176-0000

Map



Valuation Information

	2022
Building Value	$0
Extra Features Value	$0
Total Land Value	$150,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$150,000**
Total Deferred	$0
Assessed Value	**$150,000**
Total Exemptions	$0
Taxable Value	**$150,000**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$0	$1,250	$150,000	$0	$0	$151,250	$151,250	$0	$151,250
2020	$0	$3,770	$140,625	$0	$0	$144,395	$144,395	$0	$144,395
2019	$0	$2,975	$140,625	$0	$0	$143,600	$143,600	$0	$143,600
2018	$0	$2,975	$138,750	$0	$0	$141,725	$141,725	$0	$141,725
2017	$0	$2,975	$138,750	$0	$0	$141,725	$141,725	$0	$141,725
2016	$0	$1,728	$138,750	$0	$0	$140,478	$140,478	$0	$140,478
2015	$0	$1,728	$138,750	$0	$0	$140,478	$140,478	$0	$140,478
2014	$0	$1,728	$138,750	$0	$0	$140,478	$140,478	$0	$140,478
2013	$0	$1,729	$138,750	$0	$0	$140,479	$140,479	$0	$140,479
2012	$0	$2,047	$138,750	$0	$0	$140,797	$140,797	$0	$140,797
2011	$0	$7,745	$162,000	$0	$0	$169,745	$169,745	$0	$169,745
2010	$0	$7,991	$180,000	$0	$0	$187,991	$187,991	$0	$187,991

Extra Feature Information

Code Description	Status	Value
Bulkhead (Low)		0
Boat Dock (Low)		0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	50	120	50	FF	$150,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/2/2021	6/2/2021	$520,000.00	WARRANTY DEED	5280	1891	Q	V	DIAZ LARRY ET AL	ANDREWS JOHN II

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/15/2019	11/15/2019	$375,000.00	WARRANTY DEED	4832	407	Q	V	AKRAS ALFRED,TERESA	DIAZ LARRY ET AL
9/8/2011	9/7/2011	$100.00	WARRANTY DEED	3472	644	U	V	CREATIVE HOME CONCEPTS LLC	AKRAS ALFRED,TERESA
9/8/2011	9/7/2011	$135,000.00	WARRANTY DEED	3472	642	U	V	CREATIVE HOME CONCEPTS LLC	AKRAS ALFRED,TERESA
4/21/2011	4/19/2011	$0.00	LIS PENDENS	3429	1724	U	V	BRANCH BANKING & TRUST COMPANY	CREATIVE HOME CONCEPTS LLC
	8/10/2005	$450,000.00	WARRANTY DEED	2506	1202	Q	I	REIGLE CHARLU TRUSTEE	CREATIVE HOME CONCEPTS LLC
	5/17/2004	$554,000.00	WARRANTY DEED	2202	1028	Q	I	GIL DE RUBIO ELSIE TRUSTEE	REIGLE CHARLU TRUSTEE
	3/3/1997	$100.00	WARRANTY DEED	1225	958	U	I	GIL DE RUBIO ELSIE	GIL DE RUBIO ELSIE TRUSTEE
	10/17/1996	$100.00	TRUSTEES DEED	1209	1388	U	I	GIL DE RUBIO ELSIE TRUSTEE	GIL DE RUBIO ELSIE
	1/4/1994	$100.00	WARRANTY DEED	1038	882	U	I	GIL DE RUBIO ELSIE	GIL DE RUBIO
	3/1/1982	$70,000.00		531	771	U	I		GIL DE RUBIO ELSIE

No data available for the following modules: Exemption Information, Building Information, Sketch Information.

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Version 2.3.177

97 Coquina Ave.
Overlay Zone Development Application Supplement
February 4, 2024

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a bulkhead replacement at the parcels located at 97 and 99 Coquina Ave. The proposed bulkhead will be 18" waterward of the existing bulkhead, as allowed by FAC 62.330.051 (12)(b) and be raised to an elevation of 6.9' NAVD '88, which was the average height of the pre existing berm. The parcels have been filled and graded in association with City issued Permits BP2023-1448 and BP 2023-1449. The height of the bulkhead will be approximately 5.2' above Mean High Water. Please see attached plans for detailed dimensions.

The construction proposed in this application would occur on lands located within Conservation Overlay Zones 1 and 2, as defined in Section 11-27 of the City Code. Section 11-29(a) of the Code sets forth certain criteria for structures located within Conservation Overlay Zones. The applicant has complied with each of those criteria, as detailed below:

1. *The proposed work will have a benefit to the public as a whole.*

   This is a private bulkhead. Public benefits may be economically-related through construction activities.

2. *The proposed work will have no significant negative impact on natural systems (including adjacent salt marshes and the vegetative communities contained therein), by either individual or cumulative effect.*

   The only proposed impacts are for construction of the new bulkhead up to 18" waterward of the existing wall, which is allowed per FAC 62.330.051 (12) (b).

3. *The proposed structures will not block or disrupt any vista or scenic opportunities*.

   Not applicable.

4. *The proposed work will enhance vistas and scenic opportunities for the benefit of the public as a whole*.

   Not applicable.

Applications for development in Conservation Overlay Zones are to be evaluated according to certain criteria set forth in Section 11-29(c) of the City Code. The owner has complied with each of those criteria, as detailed below:

1. *Site specific conditions.*

   This property has approximately 50.5 feet of Quarry Creek frontage. There is salt marsh vegetation and oyster colonies present.

2. *The site's relationship to adjacent properties, bodies of water and surrounding conservation zones*.

   The properties are adjacent to other single-family homes along Coquina Ave. There was a home there before with a dock.

3. *Natural and proposed drainage patterns*.

   Drainage will not be altered by the proposed works. The bulkhead is being elevated to match the existing grade which was permitted by the City (Permit No. BP2023-1448 & 1449) on 8-18-23. Further, the proposed bulkhead was permitted by the FDEP 1-16-24. The City Park to the north filled the entire lot at or above this proposed grade. The finished floor elevation of a new house at the southeast corner of Coquina and Arricola Ave is built to a similar elevation of this proposed home.

4. *Effect of point and non-point discharge in the marine environment*.

   Point and non-point discharge will not be altered. Finish floor elevation is key to flood prevention. These proposed homes will retain/discharge their stormwater, as required by City Code.

5. *Proposed soil stabilization and erosion control methods*.

   Soil and erosion control may be necessary during construction, such as silt fences and turbidity barriers, but impacts will be temporary, and no long-term erosional impacts will take place. Currently, the lot fill is between 10 to 15 feet from the existing bulkhead. The applicant filled and graded to the top of the pre-existing berm and left the southwestern slope of the berm intact and vegetated. The vegetation stabilizes the waterward side of the berm and no erosion has taken place.

6. *Impact on floodplain*.

   There is no impact on floodplains associated with this application. Is the City suggesting restricting people from elevating their property elevation? The fill that was permitted and installed on this property prevents the garage floor in this home from tidal induced flooding.

7. *Impact of development on vegetative and animal communities*.

   <u>Vegetative impacts</u>: very little for the construction of the bulkhead up to 18" waterward of the existing wall.

   <u>Lighting of the open water areas at night</u>: Not applicable.

   <u>Increased noise from day users</u>: Not applicable.

8. *Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials*.

   Not applicable.

9. *Effect of shade on vegetation and shellfish*.

   Not applicable.

10. *Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion*.

    Not applicable.

11. *Impact of development on shoreline by linear feet and percent of site.*

    Not applicable.

12. *Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site*.

    Not applicable.

13. *Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes*.

    Not applicable.

14. *Impact of development on plant and animal habitat and potential loss in acres and percent of site.*

    Not applicable.

15. *Impact of development on water quality*.

    Not applicable.

16. *Impact of development on shellfish and on commercial and sport fish and waterfowl*.

a) The effects of the proposed project on commercial and sport fish are as follows:

<u>Positive</u>: Not applicable.

<u>Negative</u>: Not applicable.

b) The effects of the project on shellfish are as follows:

<u>Positive</u>: Not applicable.

<u>Negative</u>: Not applicable.

c) The effects of the project on water fowl are as follows

<u>Positive</u>: Not applicable.

<u>Negative</u>: Not applicable.

17. Dock specifications:

a) No *boathouse, roofed structure or wall shall be constructed on any dock*.

Not applicable.

b) *The deck of any private boat dock shall not exceed six (6) feet in height above the mean high water line*.

Not applicable.

c) *Boatlifts shall have a maximum capacity of 12,000 pounds and shall be low-profile or no-profile*.

Not applicable.



62-330.051 Exempt Activities.

The activities meeting the limitations and restrictions below are exempt from permitting. However, if located in, on, or over state-owned submerged lands, they are subject to a separate authorization under Chapters 253 and 258, F.S., as applicable.

(1) Activities conducted in conformance with the District-specific exemptions in section 1.3 of Volume II applicable to the location of the activity.

(2) Activities conducted in conformance with the exemptions in Section 373.406, or 403.813(1), F.S.

(3) Aquatic Plant and Organic Detrital Control and Removal –

(a) Disking and tilling of exposed lake bottoms in accordance with a permit issued by the Florida Fish and Wildlife Conservation Commission or an exemption under Chapter 369, F.S.

(b) Organic detrital material removal in accordance with Section 403.813(1)(r) or (u), F.S.

(c) Aquatic plant control where the activity qualifies for an exemption authorized under Section 369.20, F.S., or in a permit from the Florida Fish and Wildlife Conservation Commission under Section 369.20 or 369.22, F.S.; and the harvested plant material is not disposed of in wetlands or other surface waters, or in a manner that adversely affects water quality or flood control.

(d) The mechanical harvesting or shredding of aquatic plants and incidentally associated sediments, including subsequent side casting of the harvested or shredded material, provided:

1. The activity is authorized and conducted by the Florida Fish and Wildlife Conservation Commission, under Section 369.20 or 369.22, F.S.;

2. The work involves no dredging and is the minimum amount necessary for maintaining existing navigation corridors and preventing flooding, and in no case shall exceed five total acres of harvesting, shredding, and sidecasting;

3. The work is performed in a manner that does not adversely affect water quality or flood control; and

4. Notice of intent to use this exemption is provided to the Agency five days before performing any work.

(4) Bridges, Driveways, and Roadways –

(a) The replacement and repair of existing open-trestle foot bridges and vehicular bridges in accordance with Section 403.813(1)(l), F.S.

(b) Construction, alteration, or maintenance, and operation, of culverted driveway or roadway crossings and bridges of wholly artificial, non-navigable drainage conveyances, provided:

1. The construction project area does not exceed one acre and is for a discrete project that is not part of a larger plan of development that requires permitting under this chapter. However, these limitations shall not preclude use of this exemption to provide access to activities that qualify for the general permit in Section 403.814(12), F.S.;

2. The culvert or bridge shall be sized and installed to pass normal high water stages without causing adverse impacts to upstream or downstream property;

3. Culverts shall not be larger than one, 24-inch diameter pipe, or its hydraulic equivalent, and must not reduce the upstream hydraulic discharge capacity;

4. The crossing shall not:

a. Be longer than 30 feet from top-of-bank to top-of-bank;

b. Have a top width of more than 20 feet or a toe-to-toe width of more than 40 feet; and,

c. Have side slopes steeper than three feet horizontal to one foot vertical;

5. There are no more than two crossings on any total land area, with a minimum distance of 500 feet between crossings;

6. If dewatering is performed, all temporary work and discharges must not cause flooding or impoundment, downstream siltation, erosion, or turbid discharges that violate state water quality standards;

7. Any temporary work shall be completely removed and all upstream and downstream areas that were disturbed shall be restored to pre-work grades, elevations and conditions; and,

8. All work shall comply with subsection 62-330.050(9), F.A.C.

(c) Minor roadway safety construction, alteration, maintenance, and operation, provided:

1. There is no work in, on, or over wetlands other than those in drainage ditches constructed in uplands;

2. There is no reduction in the capacity of existing swales, ditches, or other systems legally in existence under Chapter 403 or Part IV of Chapter 373, F.S.;

3. All work is conducted in compliance with subsection 62-330.050(9), F.A.C.; and

4. The work is limited to:

a. Sidewalks having a width of six feet or less;

b. Turn lanes less than 0.25 mile in length, and other safety-related intersection improvements; and

c. Road widening and shoulder paving that does not create additional traffic lanes and is necessary to meet current, generally accepted roadway design and safety standards.

(d) Resurfacing and repair of existing paved roads, and grading of existing unpaved roads, provided:

1. Travel lanes are not paved that are not already paved;

2. No substantive changes occur to existing road surface elevations, grades, or profiles; and

3. All work is conducted in compliance with subsection 62-330.050(9), F.A.C.

(e) Repair, stabilization, paving, or repaving of existing roads, and the repair or replacement of vehicular bridges that are part of the road, where:

1. They were in existence on or before January 1, 2002, and have:

a. Been publicly-used and under county or municipal ownership and maintenance thereafter, including when they have been presumed to be dedicated in accordance with Section 95.361, F.S.;

b. Subsequently become county or municipally-owned and maintained; or

c. Subsequently become perpetually maintained by the county or municipality through such means as being accepted by the county or municipality as part of a Municipal Service Taxing Unit or Municipal Service Benefit Unit; and

2. The work does not realign the road or expand the number of traffic lanes of the existing road, but may include safety shoulders, clearing vegetation, and other work reasonably necessary to repair, stabilize, pave, or repave the road, provided that the work is constructed using generally accepted roadway design standards;

3. Existing bridges are not widened more than is reasonably necessary to properly connect the bridge with the road to match the width of the roadway travel lanes and safely accommodate the traffic expected;

4. No debris from the original bridge shall be allowed to remain in wetlands or other surface waters;

5. Roadside swales or other effective means of stormwater treatment are incorporated as part of the work;

6. No more dredging or filling of wetlands or water of the state is performed than is reasonably necessary to perform the work in accordance with generally accepted roadway design standards;

7. Notice of intent to use this exemption is provided to the Agency 30 days before performing any work; and

8. All work is conducted in compliance with subsection 62-330.050(9), F.A.C.

(f) The repair of existing concrete bridge pilings by the Florida Department of Transportation, counties, and municipalities, through the construction of pile jackets, provided the permanent outer form is composed of inert materials and the quantity of material shall not exceed 300 cubic yards of dredging or 300 cubic yards of filling per project. The following conditions shall also apply:

1. Although the bottom sediments within the forms may be removed by jetting or pumping, and may not be recoverable, erosion and sediment control best management practices, including turbidity curtains or similar devices, shall be used in accordance with the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual* to prevent violations of state water quality standards.

2. Immediately following completion of any work that involves disturbance of the shoreline or banks of wetlands or other surface waters, the shoreline and banks shall be stabilized with native vegetation or riprap to prevent erosion; in areas where native wetland vegetation was disturbed, the stabilization shall consist of the same species planted in a manner to achieve stability and coverage of a similar wetland community as previously existed. Temporary erosion controls for all exposed soils within wetlands and other surface waters shall be completed within seven calendar days of the most recent construction activity. Prevention of erosion of exposed earth into wetlands and other surface waters is a construction priority and completed slopes shall not remain unstabilized while other construction continues.

3. Pilings shall not be installed or replaced to add additional traffic lanes.

4. All work is conducted in compliance with subsection 62-330.050(9), F.A.C.

(5) Dock, Pier, Boat Ramp and Other Boating-related Work –

(a) Installation or repair of pilings and dolphins associated with private docking facilities or piers that are exempt under Section 403.813(1)(b), F.S.;

(b) Installation of private docks, piers, and recreational docking facilities, and installation of local governmental piers and recreational docking facilities, in accordance with Section 403.813(1)(b), F.S. This includes associated structures such as boat shelters, boat lifts, and roofs, provided:

1. The cumulative square footage of the dock or pier and all associated structures located over wetlands and other surface waters does not exceed the limitations in Section 403.813(1)(b), F.S.;

2. No structure is enclosed on more than three sides with walls and doors;

3. Structures are not used for residential habitation or commercial purposes, or storage of materials other than those associated with water dependent recreational use; and

4. Any dock and associated structure shall be the sole dock as measured along the shoreline for a minimum distance of 65 feet, unless the parcel of land or individual lot as platted is less than 65 feet in length along the shoreline, in which case there may be one exempt dock allowed per parcel or lot.

(c) Construction of private docks or piers of 1,000 square feet or less of over-water surface area in artificial waters in accordance with Section 403.813(1)(i), F.S., and within residential canal systems legally in existence under Chapter 403 or Part IV of Chapter 373, F.S. This includes associated structures such as roofs and boat lifts, provided the cumulative square footage of the dock or pier and all associated structures located over wetlands and other surface waters does not exceed 1,000 square feet.

(d) Replacement or repair of existing docks and piers, including mooring piles, in accordance with Section 403.813(1)(d), F.S., provided the existing structure is still functional or has been rendered non-functional within the last year by a discrete event, such as a storm, flood, accident, or fire.

(e) The construction and maintenance to design specifications of boat ramps in accordance with Section 403.813(1)(c), F.S., where navigational access to the proposed ramp currently exists:

1. In artificial waters and residential canal systems; or

2. In any wetland or other surface waters when the ramps are open to the public; and

3. The installation of docks associated with and adjoining boat ramps constructed as part of the above ramps is limited to an area of 500 square feet or less over wetlands and other surface waters.

(f) The construction, installation, operation, or maintenance of floating vessel platforms or floating boat lifts in accordance with section 403.813(1)(s), F.S.

(g) The removal of derelict vessels, as defined in Section 823.11(1), F.S., by federal, state, and local agencies, provided:

1. The derelict vessel case has been completed as specified in Section 705.103, F.S., and has been entered into the Statewide Derelict Vessel Database maintained by the Florida Fish and Wildlife Conservation Commission;

2. All work is done in a manner that, to the greatest extent practicable, avoids additional dredging or filling, grounding or dragging of vessels, and damage to submerged resources such as seagrass beds, oyster beds, coral communities, mangroves, other wetlands, and live bottom; and

3. An absorbent blanket or boom shall be immediately deployed on the surface of the water around the derelict vessel if fuel, oil, or other free-floating pollutants are observed during the work.

(h) The installation of a pile-supported boat lift within an existing mooring area at a docking facility that is legally in existence, provided:

1. Such installation does not conflict with a condition of a permit issued thereunder;

2. The boat lift does not include additional structures, such as platforms, cat walks, and roofs.

(6) Construction, alteration, maintenance, operation, and removal of freshwater fish attractors by the Florida Fish and Wildlife Conservation Commission, U.S. Forest Service, and county and municipal governments, provided:

(a) The material is limited to clean concrete, rock, brush, logs, or trees;

(b) The material is firmly anchored to the bottom of the waterbody;

(c) The size of an individual fish attractor shall be limited to one quarter of an acre in area;

(d) The top of the fish attractor shall be at least three feet below the water surface at expected average low water depth, as determined based on best available information for the waterbody at the specific location of the attractor;

(e) The attractor shall be outside any posted navigational channels and shall not cause a navigational hazard;

(f) No material is placed on or in areas vegetated by native aquatic vegetation; and

(g) The provisions of paragraph 62-330.050(9)(c), F.A.C., also shall apply to protect listed species during the work.

(7) Maintenance and Restoration –

(a) Maintenance dredging under Section 403.813(1)(f), F.S.

(b) Maintenance of insect control structures, dikes, and irrigation and drainage ditches under Section 403.813(1)(g), F.S.

(c) The restoration of existing insect control impoundment dikes, and the connection of such impoundments to tidally

influenced waters under Section 403.813(1)(p), F.S., provided:

1. The restored section of dike is limited to 100 feet in length;

2. The connection shall provide sufficient cross-sectional area to allow beneficial tidal influence;

3. Dredging and filling are limited to that needed to restore the dike to original design specifications; and

4. The final elevation of the dredge area shall be within two feet of immediately adjacent bottom elevations.

(d) Alteration and maintenance of treatment or disposal systems under Rule 62-340.700, F.A.C.

(e) Construction and maintenance of swales in accordance with Section 403.813(1)(j), F.S.

(f) Placement of wooden, composite, metal, or other non-earthen construction mats to provide temporary access to maintain or repair projects within wetlands, provided:

1. There is no cutting or clearing of wetland trees having a diameter four inches (circumference of 12 inches) or greater at breast height;

2. The maximum width of the construction access area shall be 15 feet;

3. Mats shall be removed as soon as practicable after equipment has completed passage through, or work has been completed at, each location along the alignment of the project, but in no case longer than seven days after equipment has completed work or passage through that location; and

4. Areas disturbed for access shall be restored to natural grades immediately after the work is complete.

(g) Port dredging under Section 403.813(3), F.S.

(h) The following activities undertaken by the National Oceanic and Atmospheric Administration's (NOAA) Florida Keys National Marine Sanctuary:

1. Seagrass restoration following the procedures of the Final Programmatic Environmental Impact Statement for Seagrass Restoration in the Florida Keys National Marine Sanctuary (NOAA 2004), which is incorporated by reference herein (June 1, 2018) (https://www.flrules.org/Gateway/reference.asp?No=Ref-09440) and available as provided in subsection 62-330.010(5), F.A.C.; and

2. Coral restoration following the procedures of the Final Programmatic Environmental Impact Statement for Coral Restoration in the Florida Keys and Flower Garden Banks National Marine Sanctuaries (NOAA 2010), which is incorporated by reference herein (June 1, 2018) (https://www.flrules.org/Gateway/reference.asp?No=Ref-09441) and available as provided in subsection 62-330.010(5), F.A.C.

(8) The installation of aids to navigation, including bridge fender piles, "No Wake" and similar regulatory signs, and buoys associated with such aids, in accordance with Section 403.813(1)(k), F.S.

(9) Pipes or Culverts –

(a) Repair or replacement, provided:

1. The pipes or culverts have equivalent hydraulic capacity to those being repaired or replaced;

2. The invert elevation shall not be changed; and

3. The pipes or culverts function to discharge or convey stormwater, and are not associated with the repair, replacement, or alteration of a dam, spillway, or appurtenant works.

(b) Construction, alteration, operation, maintenance, and removal of outfall pipes, together with associated headwalls, and energy dissipation baffles, rocks, and other scour-reduction devices at the outfall locations, provided:

1. The pipes extend less than 20 feet in, on, or over wetlands or other surface waters;

2. The outfall is part of an activity that is exempt under Part IV of Chapter 373, F.S., or qualifies for the general permit in Section 403.814(12), F.S.;

3. The outfall is designed to prevent erosion and scour;

4. Work in natural waterbodies, wetlands, and Outstanding Florida Waters is limited to 0.03 acre;

5. No activities occur in seagrasses;

6. Within waters accessible to manatees, submerged or partially submerged outfall pipes having a diameter larger than eight inches shall have grating such that no opening is larger than eight inches; and

7. All work is conducted in compliance with subsection 62-330.050(9), F.A.C.

(c) The extension of existing culverts and crossing approaches, and the installation of scour protection structures at such locations, when done to accommodate an activity that does not require a permit under this chapter, provided:

1. Work in wetlands or other surface waters is limited to a total of 100 cubic yards of dredging and filling, and no more than 0.10 acre at any culvert extension or crossing approach location; and

2. All work is conducted in compliance with subsection 62-330.050(9), F.A.C.

(10) The construction, alteration, maintenance, removal or abandonment of recreational paths for pedestrians, bicycles, and golf carts, provided:

(a) There is no work in, on, or over wetlands or other surface waters other than those in drainage ditches constructed in uplands;

(b) There is no reduction in the capacity of existing swales, ditches, or other stormwater management systems legally in existence under Chapter 403 or Part IV of Chapter 373, F.S.;

(c) The paths have a width of eight feet or less for pedestrian paths, and 14 feet or less for multi-use recreational paths;

(d) The paths are not intended for use by motorized vehicles powered by internal combustion engines or electric-powered roadway vehicles, except when needed for maintenance or emergency purposes; and

(e) The paths comply with the limitations and restrictions in subsection 62-330.050(9), F.A.C.

(11) Sampling and Testing –

(a) Collection of seagrass, macroalgae, and macrobenthos in accordance with the terms and conditions of a permit or license issued by the Florida Fish and Wildlife Conservation Commission.

(b) Construction, operation, maintenance, and removal of scientific sampling, measurement, and monitoring devices, provided:

1. The device's purpose is solely to collect scientific or technical data, such as staff gages, tide and current gages, meteorological stations, water recording, biological observation and sampling, and water quality testing and improvement. Parshall flumes and other small weirs installed primarily to record water quantity and velocity are authorized, provided the amount of fill is limited to 25 cubic yards;

2. The device and any associated structures or fill, such as foundations, anchors, buoys, and lines, is removed to the maximum extent practicable at the end of the data collection or sampling;

3. The site is restored to pre-construction conditions within 48 hours of completion of use of the device; and

4. All work is conducted in compliance with subsection 62-330.050(9), F.A.C.

(c) An exemption for geotechnical, geophysical, and cultural resource data surveys, mapping, sounding, sampling, and coring associated with beach restoration and nourishment projects and inlet management activities as provided in Section 403.813(1)(v), F.S.

(d) Geotechnical investigations, including soil test borings, standard penetration tests, and other work involving boring, auguring, or drilling for the purposes of collecting geotechnical data, together with clearing for temporary access corridors to perform these investigations, subject to the following:

1. Excavation at each soil boring, auguring, or coring location is limited to no more than one foot in diameter. The total area of work authorized in wetlands and other surface waters is limited to 0.5 acre, including all excavations and clearing for temporary access corridors.

2. No drilling fluid or dredged material shall be left above grade in a wetland or other surface water.

3. Boreholes suspected to have penetrated a confining layer shall be grouted from the bottom up by means of a tremie pipe and the severed materials shall be removed from the wetland or other surface waters.

4. This exemption shall not apply to borings used to place seismographic charges for oil and gas exploration.

5. This exemption does not supersede the exemption in Section 403.813(1)(v), F.S., for geotechnical, geophysical, and cultural resource data surveys, mapping, sounding, sampling, and coring associated with beach restoration and nourishment projects and inlet management activities.

6. Turbidity, sedimentation, and erosion shall be controlled during and after investigations to prevent violations of state water quality standards due to construction related activities.

7. Drilling activities associated with construction of wells must comply with Chapter 62-532, F.A.C.

8. Temporary vehicular access within wetlands during construction shall be performed using vehicles generating minimum ground pressure to minimize rutting and other environmental impacts. Within forested wetlands, the permittee shall choose alignments that minimize the destruction of mature wetland trees to the greatest extent practicable. When needed to prevent rutting or soil compaction, access vehicles shall be operated on wooden, composite, metal, or other non-earthen construction mats. In all cases, access in wetlands shall comply with the following:

a. Access within forested wetlands shall not include the cutting or clearing of any native wetland tree having a diameter four inches or greater at breast height;

b. The maximum width of the construction access area shall be limited to 15 feet;

c. All mats shall be removed as soon as practicable after equipment has completed passage through, or work has been completed, at any location along the alignment of the project, but in no case longer than seven days after equipment has completed work or passage through that location; and

d. Areas disturbed for access shall be restored to natural grades immediately after the maintenance or repair is completed.

(12) Construction, Replacement, Restoration, Enhancement, and Repair of Seawall, Riprap, and Other Shoreline Stabilization –

(a) Construction, replacement, and repair of seawalls or riprap in artificially created waterways under Section 403.813(1)(i), F.S., and within residential canal systems legally in existence under Chapter 403 or Part IV of Chapter 373, F.S, including only that backfilling needed to level the land behind seawalls or riprap.

(b) The restoration of a seawall or riprap under Section 403.813(1)(e), F.S., where:

1. The seawall or riprap has been damaged or destroyed within the last year by a discrete event, such as a storm, flood, accident, or fire or where the seawall or riprap restoration or repair involves only minimal backfilling to level the land directly associated with the restoration or repair and does not involve land reclamation as the primary project purpose. See section 3.2.4 of Volume I for factors used to determine qualification under this provision;

2. Restoration shall be no more than 18 inches waterward of its previous location, as measured from the waterward face of the existing seawall to the face of the restored seawall, or from the waterward slope of the existing riprap to the waterward slope of the restored riprap; and

3. Applicable permits under Chapter 161, F.S., are obtained.

(c) The construction of seawalls or riprap in wetlands or other surface waters between and adjoining existing seawalls or riprap at both ends in accordance with Section 403.813(1)(o), F.S. For purposes of this exemption, riprap is subject to the same length and orientation limitations as a seawall.

(d) Installation of batter piles, king piles, or a seawall cap, used exclusively to stabilize and repair seawalls, provided they do not impede navigation.

(e) Restoration of an eroding shoreline with native wetland vegetative enhancement plantings, provided:

1. The length of shoreline is 500 linear feet or less;

2. Plantings are native wetland plants appropriate for the site obtained from commercially-grown stock;

3. Plantings extend no farther than 10 feet waterward of the approximate mean high water line (MHWL) or ordinary high water line (OHWL);

4. All invasive and exotic vegetative species along the shoreline is removed in conjunction with the planting to the extent practicable;

5. Biodegradable natural fiber logs or mats that are secured in place, such as with the use of wooden stakes, may be used if necessary to support the vegetative plantings; and

6. No fill is placed other than that needed to support the vegetative plantings, except that a breakwater is authorized to be installed concurrent with the planting if permanent wave attenuation is required to maintain the shoreline vegetation, provided:

a. The waterward toe of the breakwater extends no more than 10 feet waterward of the approximate MHWL or OHWL, with a top height of no more than the mean or ordinary high water elevation;

b. The breakwater is composed predominantly of natural oyster shell cultch (clean and fossilized oyster shell) or other stable, non-degradable materials such as oyster reef, reef balls, boulders, clean concrete rubble, riprap, rock sills, or triangular concrete forms. Oyster shell cultch, if used, shall be enclosed in mesh bags having openings of no more than three inches, or securely fixed to matting prior to placement in the water. Oyster bags and mats must be anchored to prevent movement of shell from the project area;

c. The breakwater shall not be placed over, or within three feet (in any direction) of any submerged grassbed or existing emergent marsh vegetation;

d. The breakwater shall be placed in units so that there is at least one opening measuring at least five feet in width located every 75 linear feet along the breakwater, with a minimum of one opening, to allow the flow of water and the passage of fish and aquatic wildlife;

e. All equipment used during construction shall be operated from, and be stored in uplands; and

f. All work is conducted in compliance with subsection 62-330.050(9), F.A.C.

(13) Single-Family Residences and Associated Residential Improvements –

(a) The construction, alteration, maintenance, removal, and abandonment of one individual single-family dwelling unit, duplex, triplex, or quadruplex, and associated residential improvements, that:

1. Do not involve any work in wetlands or other surface waters;

2. Are not part of a larger common plan of development or sale requiring a permit or modification of a permit under Part IV of Chapter 373, F.S.; and

3. Comply with the limitations and restrictions in subsection 62-330.050(9), F.A.C.

(b) The construction, alteration, maintenance, removal, and abandonment of one individual single-family dwelling unit, duplex, triplex, or quadruplex, and associated residential improvements if it will be located:

1. Within the boundaries of a valid permit issued under Part IV of Chapter 373, F.S., and it was accounted for under the permit; or

2. Within the boundaries of a development that predates the applicable effective date for the permitting program established under Part IV of Chapter 373, F.S., provided the activity does not involve any work in wetlands or other surface waters.

(c) Construction, operation, or maintenance of a stormwater management facility designed to serve single-family residential projects in conformance with Section 403.813(1)(q), F.S.

(14) Utilities –

(a) Installation of overhead transmission lines in accordance with Section 403.813(1)(a), F.S.

(b) Installation of subaqueous transmission and distribution lines in accordance with Section 403.813(1)(m), F.S.

(c) Replacement or repair of subaqueous transmission and distribution lines in accordance with Section 403.813(1)(n), F.S.

(d) Activities necessary to preserve, restore, repair, remove, or replace an existing communication or utility pole or aerial transmission or distribution line, provided there is no dredging or filling in wetlands or other surface waters except to remove poles and replace them with new poles, and temporary mats needed to access the site in accordance with paragraph 62-330.051(7)(f), F.A.C. The activity must not increase the voltage of existing power lines or relocate existing poles or lines more than 10 feet in any direction from their original location.

(e) Installation, removal, and replacement of utility poles that support telecommunication lines or cables, or electric distribution lines of 35kV or less, together with the bases and anchoring devices to support those poles. “Anchoring device” shall mean steel guy wires fastened to the ground, without the need for dredging, and “base” shall mean a concrete or steel foundation not exceeding four feet in radius, used to support a utility pole. Work must comply with the following:

1. No more than 15 utility poles shall be installed, removed, or replaced in wetlands;

2. There shall be no permanent placement of fill other than utility poles and anchoring devices;

3. Work shall not occur in forested wetlands located within 550 feet from the mean or ordinary high water line of an Aquatic Preserve or a named waterbody designated as an Outstanding Florida Water or an Outstanding National Resource Water;

4. Vehicle usage in wetlands shall be conducted so as to minimize tire rutting and erosion impacts;

5. There shall be no dredging or filling to create fill pads or access roads, except to place temporary mats for access within the utility right-of-way in wetlands. All temporary mats shall be removed as soon as practicable, but in no case longer than seven days after equipment has completed passage through, or work has been completed, at any location along the alignment of the project;

6. Temporary disturbance to wetlands shall be limited to a length of 0.5 mile, a width of 30 feet, and a total area of 0.5 acre;

7. Maintenance of the utility right-of-way in wetlands shall be limited to a cleared corridor of up to 15 feet wide and a total area of 0.25 acre;

8. Except for the authorized permanent structures, pre-work ground elevations and contours shall be restored within 30 days of completion of the work;

9. Water jets shall not be used unless they are a pre-engineered part of the pole and the water for the jets is either recirculated on site or is discharged in a self-contained upland disposal site;

10. The installation of the utility poles and associated bases and anchoring devices shall not interfere with navigation or impede water flow in wetlands; and

11. Work is conducted in compliance with subsection 62-330.050(9), F.A.C.

(f) Excavation or dredging of temporary trenches to install utilities such as communication cables, water lines, and electrical lines, provided:

1. Material is not deposited within wetlands or other surface waters other than that needed to backfill the trench to restore ground to pre-work grades;

2. Backfilling is performed to restore pre-work grades within 24 hours of disturbance; and

3. Work is conducted in compliance with subsection 62-330.050(9), F.A.C.

(g) Construction, alteration, maintenance, removal, or abandonment of communication tower sites with 0.5 acre or less of impervious or semi-impervious surface such as access roads, buildings, and equipment pads. The design of above-grade access roads shall not adversely affect the conveyance of surface water flows. No activities, including access to the site, shall be located in wetlands or other surface waters or within a 100-year floodplain.

(h) Construction, alteration, maintenance, removal, or abandonment of electrical distribution substation and electrical switching station sites with one acre or less of impervious or semi-impervious surface such as access roads, buildings, and equipment pads. The design of above-grade access roads shall not adversely affect the conveyance of surface water flows. The site must be surrounded by swales, as defined in Section 403.803(14), F.S., or other type of equivalent treatment, and must not have a direct discharge to an Outstanding Florida Water. No activities, including access to the site, may be located in wetlands or other surface waters, or within a 100-year floodplain.

(i) Installation and repair of water intake lawn irrigation waterlines and closed-loop air conditioning cooling lines laid on the bottoms of waters of the state for an individual private single-family or multi-family residence, provided that the intake diameter is less than six inches, or its hydraulic equivalent.

(15) Modification or reconstruction of an existing conveyance system constructed prior to the need to obtain a permit under Part IV of Chapter 373, F.S., provided:

(a) The work is conducted by a city, county, state agency, or District;

(b) The system alteration is not intended to serve new development; and

(c) The system does not:

1. Discharge directly to Outstanding Florida Waters;

2. Increase pollution loading;

3. Change points of discharge in a manner that would adversely affect the designated uses of wetlands or other surface waters;

4. Result in new adverse water quantity impacts to receiving waters and adjacent lands;

5. Pipe and fill wetlands and other surface waters, including irrigation or drainage ditches; and

6. Replace a functional treatment swale that was authorized under Chapter 62-25, F.A.C., or Part IV of Chapter 373, F.S.

(16) The construction, alteration, maintenance, or filling of wholly-owned, artificial surface waters that:

(a) Were or are created entirely from uplands;

(b) Are isolated such that they do not connect to any other wetlands or other surface waters;

(c) Are not excavated within three feet above any aquitard or karst materials;

(d) Involve no more than a total of 0.5 acre of work in wetlands within the artificial waterbody;

(e) Do not impound water above any surrounding natural grade elevation, or have the capability of impounding more than 40 acre-feet of water;

(f) Were or are not created to provide mitigation under Part IV of Chapter 373, F.S.;

(g) Excavated materials shall not be used off-site for commercial, industrial, or construction use;

(h) Were not permitted for stormwater treatment or management under Chapter 62-25, F.A.C., or Part IV of Chapter 373, F.S.;

(i) All excavated material shall be deposited and fully contained within uplands;

(j) Are not a farm pond as defined in Section 403.927, F.S.; and

(k) Work is conducted in accordance with paragraph 62-330.050(9)(b), F.A.C.;

(17) The construction, alteration, operation, maintenance, repair, reclamation, or abandonment of a dry borrow pit for excavation of sand and other soil materials, provided that all of the following conditions are met:

(a) Notice of intent to use this exemption is provided to the Agency 30 days before performing any work.

(b) The area of excavation for the borrow pit shall be less than five acres, when measured at the natural land surface grade of the pit.

(c) The borrow pit shall be constructed entirely in uplands for the purpose of using the borrow materials as appropriately permitted, authorized, or as exempted. If excavated materials will be used off-site for commercial, industrial, or construction use, the borrow pit is subject to the mine reclamation requirements under Part III of Chapter 378, F.S.

(d) Borrow pits under this exemption must meet the following conditions:

1. Does not include construction or maintainance of any embankment above the natural land surface grade as a part of the work to construct the pit and remove the soil materials.

2. No above-grade roads are constructed as access to the pit area.

3. Shall not impact wetlands.

4. Shall not be excavated deeper than three feet above seasonal high water level, any surficial aquifer, aquitard, or karst materials.

5. The pit area shall be protected at all times by adequate fencing and gating structures to limit access and provide for safety.

Rulemaking Authority 373.026(7), 373.043, 373.4131, 373.4145, 403.805(1) FS. Law Implemented 373.406, 373.4131, 373.4145, 373.415, 403.813(1) FS. History–New 10-1-13, Amended 6-1-18.

FLORIDA DEPARTMENT OF
Environmental Protection

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Bayly Bulkhead

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Environmental Resource Permit
State-owned Submerged Lands Authorization – Not Applicable

U.S. Army Corps of Engineers Authorization – Separate Corps Authorization Required

St. Johns County
Permit No.: 55-0443095-001-EI

Permit Issuance Date: January 16, 2024
Permit Construction Phase Expiration Date: January 16, 2029

Environmental Resource Permit

Permittee: Carter Bayly
Permit No: 55-0443095-001-EI

PROJECT LOCATION

The activities authorized by this permit are located at 97 and 99 Coquina Ave, Saint Augustine, Florida 32080, in Section 20, Township 7, Range 30 in St. Johns County, at lat - 29° 52' 56.5714" N /long - 81° 17' 43.1596" W.

PROJECT DESCRIPTION

The permittee is authorized to construct a new bulkhead approximately 103 ft. in length and 18 inches waterward of an existing bulkhead within the landward extent of **Quarry Creek**, a Class III Florida Waterbody. Authorized activities are depicted on the attached exhibits.

AUTHORIZATIONS

Bayly Bulkhead

Environmental Resource Permit

The Department has determined that the activity qualifies for an Environmental Resource Permit. Therefore, the Environmental Resource Permit is hereby granted, pursuant to Part IV of Chapter 373, Florida Statutes (F.S.), and Chapter 62-330, Florida Administrative Code (F.A.C.).

Sovereignty Submerged Lands Authorization

As staff to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees), the Department has determined the activity is not on submerged lands owned by the State of Florida. Therefore, your project is not subject to the requirements of Chapter 253, F.S., or Rule 18-21, F.A.C.

Federal Authorization

Your proposed activity as outlined on your application and attached drawings **does not qualify** for Federal authorization pursuant to the State Programmatic General Permit and a **SEPARATE permit** or authorization **shall be required** from the Corps. You must apply separately to the Corps using the Application for Department of the Army Permit (ENG 4345) or alternative as allowed by Corps regulations. More information on Corps permitting may be found online in the Jacksonville District Regulatory Division Sourcebook:

(https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/).
Authority for review - an agreement with the USACOE entitled "Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection (or Duly Authorized Designee), State Programmatic General Permit", Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Coastal Zone Management Consistent
Issuance of this authorization also constitutes a finding of consistency with Florida's Coastal Zone Management Program, as required by Section 307 of the Coastal Zone Management Act.

Water Quality Certification Granted

This permit also constitutes a *grant* of water quality certification under Section 401 of the Clean Water Act, 33 U.S.C. Section 1341. Pursuant to Rule 62-330.062, F.A.C. issuance of the individual or conceptual approval permit under this chapter shall constitute certification of compliance with water quality standards.

Other Authorizations
You are advised that authorizations or permits for this activity may be required by other federal, state, regional, or local entities including but not limited to local governments or municipalities. This permit does not relieve you from the requirements to obtain all other required permits or authorizations.

The activity described may be conducted only in accordance with the terms, conditions and attachments contained in this document. Issuance and granting of the permit and authorizations herein do not infer, nor guarantee, nor imply that future permits, authorizations, or modifications will be granted by the Department.

PERMIT CONDITIONS
The activities described must be conducted in accordance with:

- **The Specific Conditions**
- **The General Conditions**
- **The limits, conditions and locations of work shown in the attached drawings**
- **The term limits of this authorization**

You are advised to read and understand these conditions and drawings prior to beginning the authorized activities, and to ensure the work is conducted in conformance with all the terms, conditions, and drawings herein. If you are using a contractor, the contractor also should read and understand these conditions and drawings prior to beginning any activity. Failure to comply with these conditions, including any mitigation requirements, shall be grounds for the Department to revoke the permit and authorization and to take appropriate enforcement action. Operation of the facility is not authorized except when determined to be in conformance with all applicable rules and this permit as described.

SPECIFIC CONDITIONS - PRIOR TO ANY CONSTRUCTION
1. Prior to commencement of work authorized by this permit, the permittee shall provide written notification of the date of the commencement and proposed schedule of construction to the Department of Environmental Protection, Northeast District, 8800 Baymeadows Way West, Suite 100, Jacksonville, Florida 32256.

SPECIFIC CONDITIONS – CONSTRUCTION ACTIVITIES
2. Outside the specific limits of construction authorized by this permit, any disturbance of or damage to wetlands shall be corrected by restoring pre-construction elevations as to maintain

natural hydrology, drainage patterns, and planting vegetation of the same species, size, and density that exist in adjacent undisturbed wetland areas.

3. There shall be no storage or stockpiling of tools, equipment, materials (e.g., lumber, pilings, riprap, and debris) within wetlands, along the shoreline within the littoral zone, or elsewhere within waters of the state unless specifically approved in this permit. Any and all construction debris shall be removed from wetlands/waters of the state within 14 days of completion of the work authorized by this permit.

4. The project shall comply with applicable State Water Quality Standards, namely:
   a. Surface Waters, Minimum Criteria, General Criteria – Rule 62-302.500, F.A.C.

5. There shall be no discharge of construction debris into the waters of the state as conditioned by this permit enforceable under the Florida Litter Law 403.413, F.S., by all law enforcement officers.

6. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section at (850)-245-6333. Project activities shall not resume without verbal and/or written authorization. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05*, Florida Statutes*.

SPECIFIC CONDITIONS – Shoreline Stabilization

7. The bulkhead shall be constructed, and an interior silt screen shall be in place prior to the placement of any backfill material.

8. The location of the bulkhead, together with any and all future bulkhead repairs or replacement alignments, shall not cumulatively extend more than 3 feet waterward of the mean high-water line of the water body.

9. The work for the bulkhead shall be done during periods of average or low water.

10. Dredging within waters of the State for the purpose of providing backfill is prohibited.

11. The bulkhead with backfill shall be constructed in a manner which does not change existing drainage patterns or redirect additional stormwater to adjacent properties.

SPECIFIC CONDITIONS - MANATEE

12. The Standard Manatee Construction Conditions for In-water Work (2011) must be followed for all in-water activity.

SPECIFIC CONDITIONS - OTHER LISTED SPECIES

13. This permit does not authorize the permittee to cause any adverse impact to or “take” of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating

the take of fish and wildlife is the responsibility of the owner or permittee associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, Florida Fish and Wildlife Conservation Commission (FWC) staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to ConservationPlanningServices@MyFWC.com.

14. If new information (e.g. listing of new species, new critical habitat, etc.) shows that the magnitude of impacts to federally listed species has the potential for adverse effects, the U.S. Fish and Wildlife Service (USFWS) will notify the Department. The Department will initiate coordination with the permittee and with the USFWS to determine what adverse impacts are likely and if additional minimization measures, reporting, or monitoring are required in order to be consistent with the Endangered Species Act, as deemed necessary by USFWS.

15. The Permittee shall report any injured, sick, or dead federally or state listed animal(s) discovered onsite to the Florida Fish and Wildlife Conservation Commission Wildlife Alert number at 888-404-FWCC (3922).

GENERAL CONDITIONS FOR INDIVIDUAL PERMITS
The following general conditions are binding on all individual permits issued under this chapter, except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate project-specific conditions.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms, and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
   a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex – "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
   b. For all other activities – "As-Built Certification and Request for Conversion to Operation Phase" [Form 62-330.310(1)].
   c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:
   a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations, and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
   b. Within 30 days of submittal of the as-built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

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

9. This permit does not:
   a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in chapter 62-330, F.A.C.;
   b. Convey to the permittee or create in the permittee any interest in real property;

c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

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

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

12. The permittee shall notify the Agency in writing:
a. Immediately if any previously submitted information is discovered to be inaccurate; and
b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with subsection 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. In addition to those general conditions in subsection (1), above, the Agency shall impose any additional project-specific special conditions necessary to assure the permitted activities will not be harmful to the water resources, as set forth in rules 62-330.301 and 62-330.302, F.A.C., Volumes I and II, as applicable, and the rules incorporated by reference in this chapter.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;
(b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
(c) A statement of when and how the petitioner received notice of the agency decision;
(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;

(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver will not apply to persons who have not received written notice of this action.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory

Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

Executed in Jacksonville, Florida.

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION

_____For:
Katie Sula Miller
Permitting Program Administrator

Attachments:
Standard Manatee Construction Conditions 2011
Project Drawings and Design Specs., 3 pages
Construction Commencement Notice/Form 62-330.350(1)
Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit/Form 62-330.310(3)
Request to Transfer Permit/Form 62-330.340(1)

Copies furnished to:
Michael Carpenter, Carter Environmental Services, mcarpenter@carterenv.com
Katie Miller, FDEP NED
Paul Duff, FDEP NED
Victor Monfort, FDEP NED

File

CERTIFICATE OF SERVICE

The undersigned hereby certifies that this permit, including all copies, were mailed before the close of business on January 16, 2024**,** to the above listed persons.

FILING AND ACKNOWLEDGMENT

FILED, on this date, under 120.52(7) of the Florida Statutes, with the designated Department Clerk, receipt of which is hereby acknowledged.



Clerk January 16, 2024
Date

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK
2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.

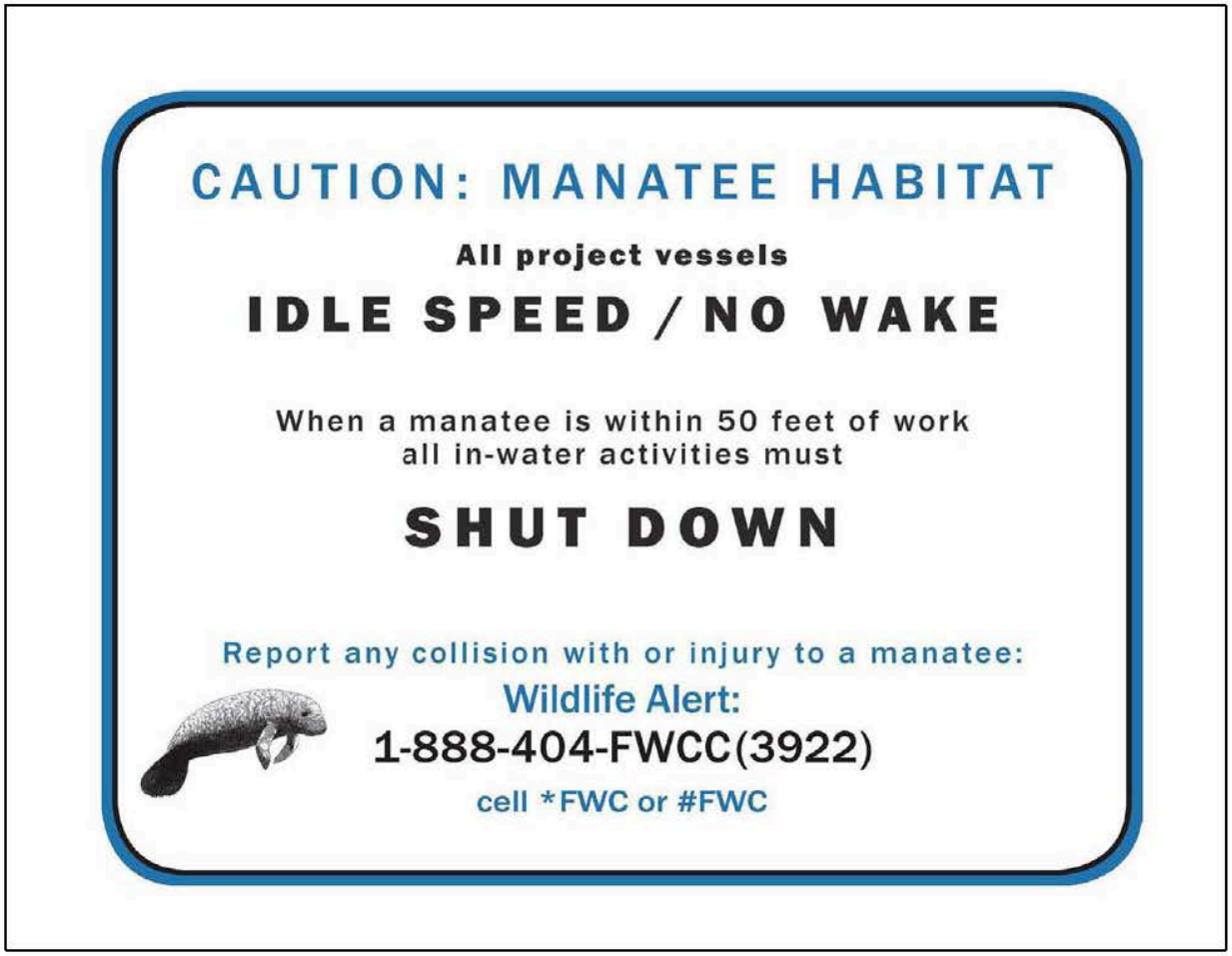
b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

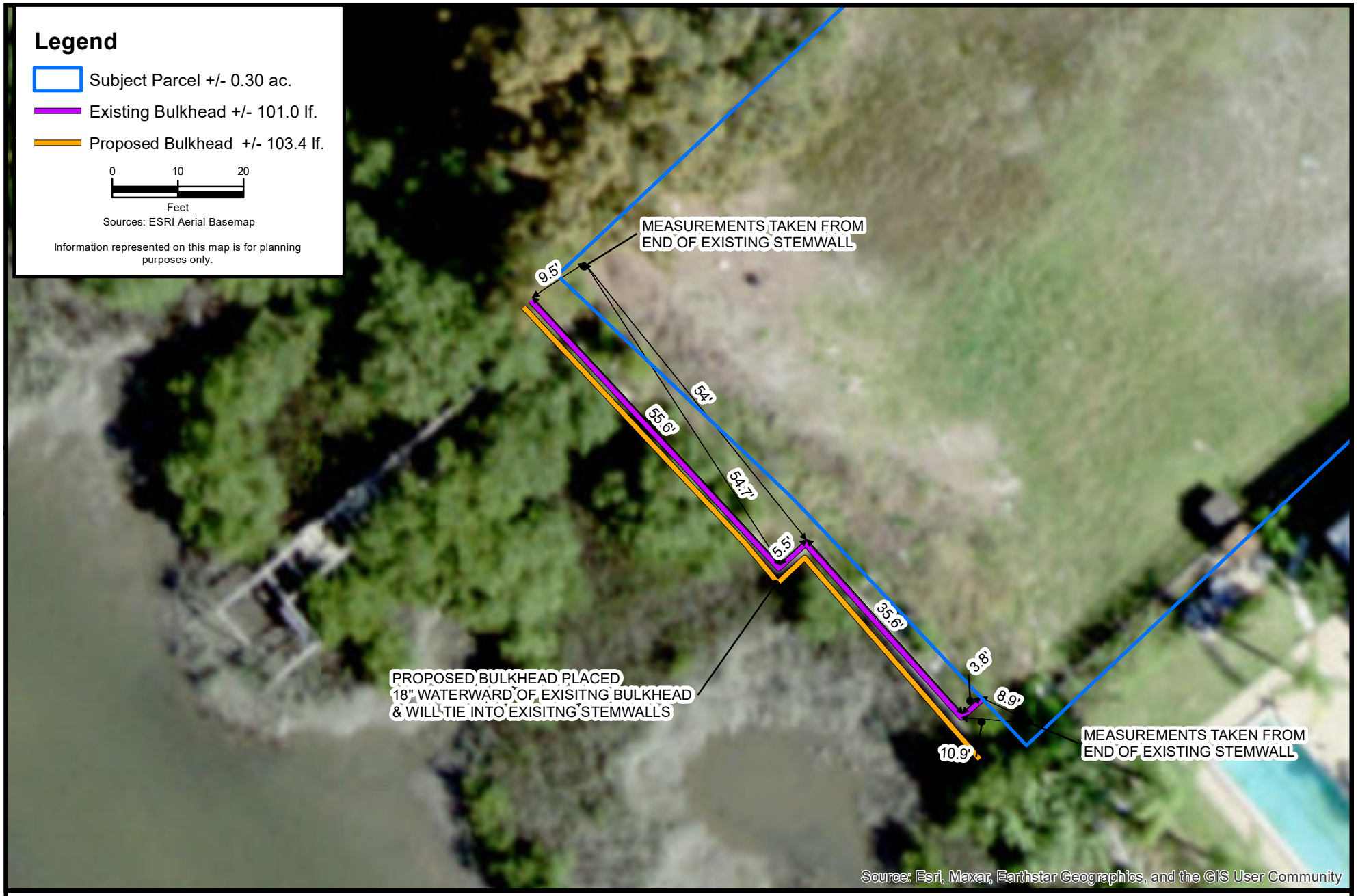
c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.

d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.

e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com

f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.


CAUTION: MANATEE HABITAT
All project vessels
IDLE SPEED / NO WAKE
When a manatee is within 50 feet of work
all in-water activities must
SHUT DOWN
Report any collision with or injury to a manatee:
Wildlife Alert:
1-888-404-FWCC(3922)
cell *FWC or #FWC



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CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Site Conditions

97 & 99 Coquina Ave.

Project:	5.22009	St. Augustine, FL	Date: Dec 14 2023	Figure: 3



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CARTER ENVIRONMENTAL SERVICES, INC.
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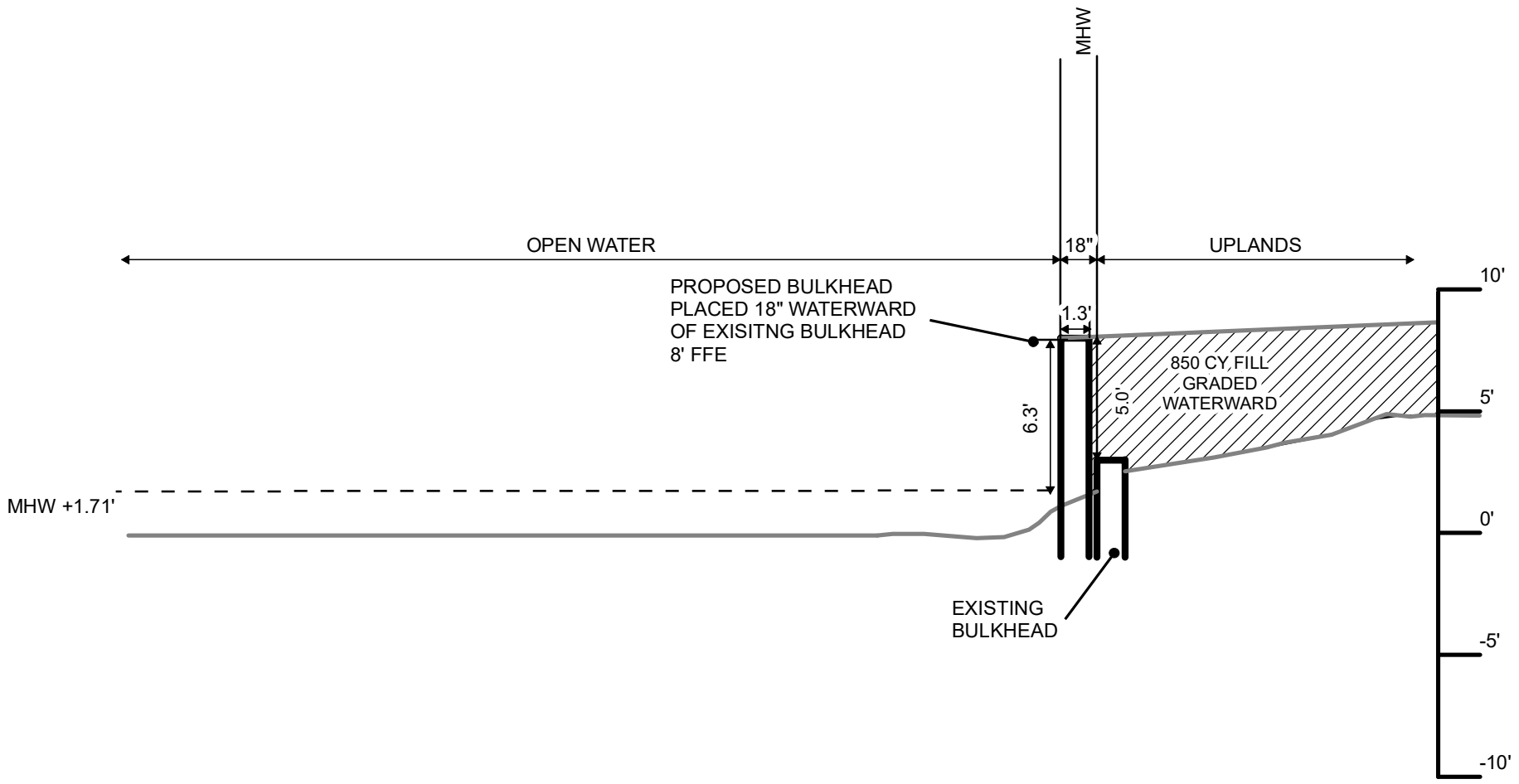
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Digital Eleveation Model w/ 1' Contours

97 & 99 Coquina Ave.

Project:	5.22009	St. Augustine, FL	Date: Dec 14 2023	Figure:	4



CARTER ENVIRONMENTAL SERVICES, INC. CES 42 Masters Drive St. Augustine, FL 32084 904-540-1786 *www.carterenv.com*	Proposed Bulkhead Profile **97 & 99 Coquina Ave.**		
	Project: 5.22009	St. Augustine, FL	Date: Dec 14 2023
			Figure: **5**

CONSTRUCTION COMMENCEMENT NOTICE

Instructions: In accordance with Chapter 62-330.350(1)(d), F.A.C., complete and submit this form at least 48 hours prior to commencement of activity authorized by permit.

Permit No. _____ Application No. _____

Project Name _____ Phase _____

Construction of the system authorized by the above referenced Environmental Resource Permit and Application, is expected to commence on _____ , 20 _____ and will have an estimated completion date of _____ , 20 _____

PLEASE NOTE: If the actual construction commencement date is not known within 30 days of issuance of the permit, District staff should be so notified in writing. As soon as a construction commencement date is known, the permittee shall submit a completed construction commencement notice form.

Permittee's or Authorized Agent's Signature	Company	
Print Name	Title	Date
E-mail		Phone Number

Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit

Instructions: This form is intended to be used solely by or for the permittee of a private single-family dwelling unit, duplex, triplex, or quadruplex that is not part of a larger plan of development proposed by the applicant/permittee. **Complete the information on this form, sign at the bottom of Page 2, and submit this form within 30 days of the inspection.**

Permit No.: Application No.:

Name of Permittee:

Location of Project:

I Hereby Certify That (please check only one box):

☐ The undersigned hereby certifies that all components of the project **authorized by the above permit have been conducted and/or built substantially in accordance with the terms and conditions of the permit**, that the project is functioning as permitted~~,~~ and that the project is ready for inspection. Any minor deviations (noted below) from the permit will not prevent the project from functioning and operating as designed, subject to routine custodial maintenance. This certification is based upon on-site inspection of the project conducted by me or my designee under my direct supervision and my review of the permit. If the undersigned is not the permittee, I further certify that I am acting for, and on behalf of, the permittee.

Upon receipt of this form, and verification by the Permitting Agency that any modifications are noted, the construction phase of this permit shall automatically convert to an operation and maintenance phase.

☐ The undersigned hereby certifies that I or my designee under my direct supervision has inspected the project located at the above location and have determined that the project **does NOT appear to have been built or conducted substantially in accordance with the permit** or is not functioning in accordance with the requirements of the permit. One of the following applies:

☐ The project was constructed or conducted with substantial design changes that are not in conformance with the permit (attach description and permit drawings showing all changes), and either:

☐ I, the permittee, am aware that additional work is required to bring the project into compliance with the terms and conditions of the permit; or

☐ I, the agent inspecting the project on behalf of and for the permittee, have informed the permittee of the following:
(a) That the project does not appear to be functioning properly; and
(b) That additional construction or work is required to bring the project into compliance.

The following components of the project do not appear to be functioning properly (attach additional pages if needed):

Any components of the project that are not in conformance with the permit must either be brought into compliance with the permit within 30 days of the inspection, or the permittee must request a modification of the permit in accordance with Rule 62-330.315, F.A.C., within 30 days of the inspection. If the modification request is not approved, the components of the project that are not in conformance with the permit are subject to enforcement action under Sections 373.119, .129, .136, and .430, F.S. If modifications are approved and implemented by the permittee, the permittee shall resubmit this form within 30 days of completion of the remedial work on the permitted project.

Name of Inspector: who is: ☐ the permittee; ☐ the agent for the permittee

Company Name (if applicable):

Mailing Address:

City: State: Zip Code:

Phone: Fax: Email:

_____

Signature of Inspector Date:

If at any time the Permitting Agency determines that the above project was not built or conducted in conformance with the terms and conditions of the permit, the permittee shall be subject to enforcement by the Permitting Agency for all measures required to bring the project into compliance with the permit. The permittee shall remain liable for ensuring that the project remains in full and complete compliance with the terms of the permit for the life of the system, unless such permit is transferred in accordance with Rule 62-330.340, F.A.C.

Request to Transfer
Environmental Resource Permit

Instructions: To be completed, executed, and submitted by the new owner to the Agency within 30 days after any transfer of ownership or control of the real property where the permitted activity is located.

Use of this form is not required when a valid permit is in the operation and maintenance phase. In such case, the owner must notify the Agency in writing within 30 days of a change in ownership or control of the entire real property, project, or activity covered by the permit. The notification may be by letter or e-mail, or through use of this form, and must be sent to the office that issued the permit. A processing fee is not required for this notice. The permit shall automatically transfer to the new owner or person in control, except in cases of abandonment, revocation, or modification of a permit as provided in Sections 373.426 and 373.429, F.S. (2013). If a permittee fails to provide written notice to the Agency within 30 days of the change in ownership or control, or if the change does not include the entire real property or activity covered by the permit, then the transfer must be requested using this form.

Permit No: Application No(s).: Acres to be Transferred:

Permitted Project:

Proposed Project Name (if different):

Phase of Project (if applicable):

I hereby notify the Agency that I have acquired ownership or control of the land on which the permitted system is located through the sale or other legal transfer of the land. By signing below, I hereby certify that I have sufficient real property interest or control in the land in accordance with subsection 4.2.3(d) of Applicant's Handbook Volume I; attached is a copy of my title, easement, or other demonstration of ownership or control in the land, including any revised plats, as recorded in the Public Records. I request that the permit be modified to reflect that I agree to be the new permittee. By so doing, I acknowledge that I have examined the permit terms, conditions, and drawings, and agree to accept all rights and obligations as permittee, including agreeing to be liable for compliance with all of the permit terms and conditions, and to be liable for any corrective actions required as a result of any violations of the permit after approval of this modification by the Permitting Agency. Also attached are copies of any recorded restrictive covenants, articles of incorporation, and certificate of incorporation that may have been changed as a result of my assuming ownership or control of the lands. As necessary, I agree to furnish the Agency with demonstration that I have the ability to provide for the operation and maintenance of the system for the duration of the permit in accordance with subsection 12.3 of Applicant's Handbook Volume I.

Name of Proposed Permittee:

Mailing Address:

City: State: Zip:

Telephone: E-mail:

_____ _____

Signature of Proposed Permittee Date:

_____

Name and Title

Enclosures:

☐ Copy of title, easement, or other demonstration of ownership or control in the land, as recorded in the Public Records

☐ Copy of current plat(s) (if any), as recorded in the Public Records

☐ Copy of current recorded restrictive covenants and articles of incorporation (if any)

☐ Other

OPERATION AND MAINTENANCE INSPECTION CERTIFICATION

Instructions: Submit this form to the Agency within 30 days of completion of the inspection after any failure of a stormwater management system or deviation from the permit. This form may also be used to document inspections required under Section 12.4 of Applicant's Handbook Volume I, however submittal to the Agency is not required unless requested by the Agency.

Permit No.: _____ Application No.: _____ Date Issued: _____

Identification or Name of Stormwater Management System: _____

Phase of Stormwater Management System (if applicable): _____

Inspection Date: _____

Inspection results: (check all that apply)

☐ The undersigned hereby certifies that the works or activities are functioning in substantial conformance with the permit. This certification is based upon on-site observation of the system conducted by me or my designee under my direct supervision and my review of as-built plans.

☐ The following maintenance was conducted since the last inspection (attach additional pages if needed):

_____

☐ The undersigned hereby certifies that I or my designee under my direct supervision has inspected this surface water management system and the system does not appear to be functioning in substantial conformance with the permit. I am aware that maintenance or alteration is required to bring the system into substantial compliance with the terms and conditions of the permit. As appropriate, I have informed the owner of the following:

(a) The system does not appear to be functioning properly;
(b) That maintenance or repair is required to bring the system into compliance; and
(c) If maintenance or repair measures are not adequate to bring the system into compliance, the system may have to be replaced or an alternative design constructed subsequent to approval by the agency below.

The following components of the system do not appear to be functioning properly (attach additional pages if needed):

_____

Any components of the constructed system that are not in substantial conformance with the permitted system shall require a written request to modify the permit in accordance with the provisions of Rule 62-330.315, F.A.C. If such modification request is not approved by the agency below, the components of the system that are not in conformance with the permit are subject to enforcement action under Sections 373.119, .129, .136, and .430, F.S.

Name of Inspector: _____ Florida Registration Number: _____

Company Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Fax: _____ Email: _____

_____ _____

Signature of Inspector Date

Report Reviewed by Permittee:

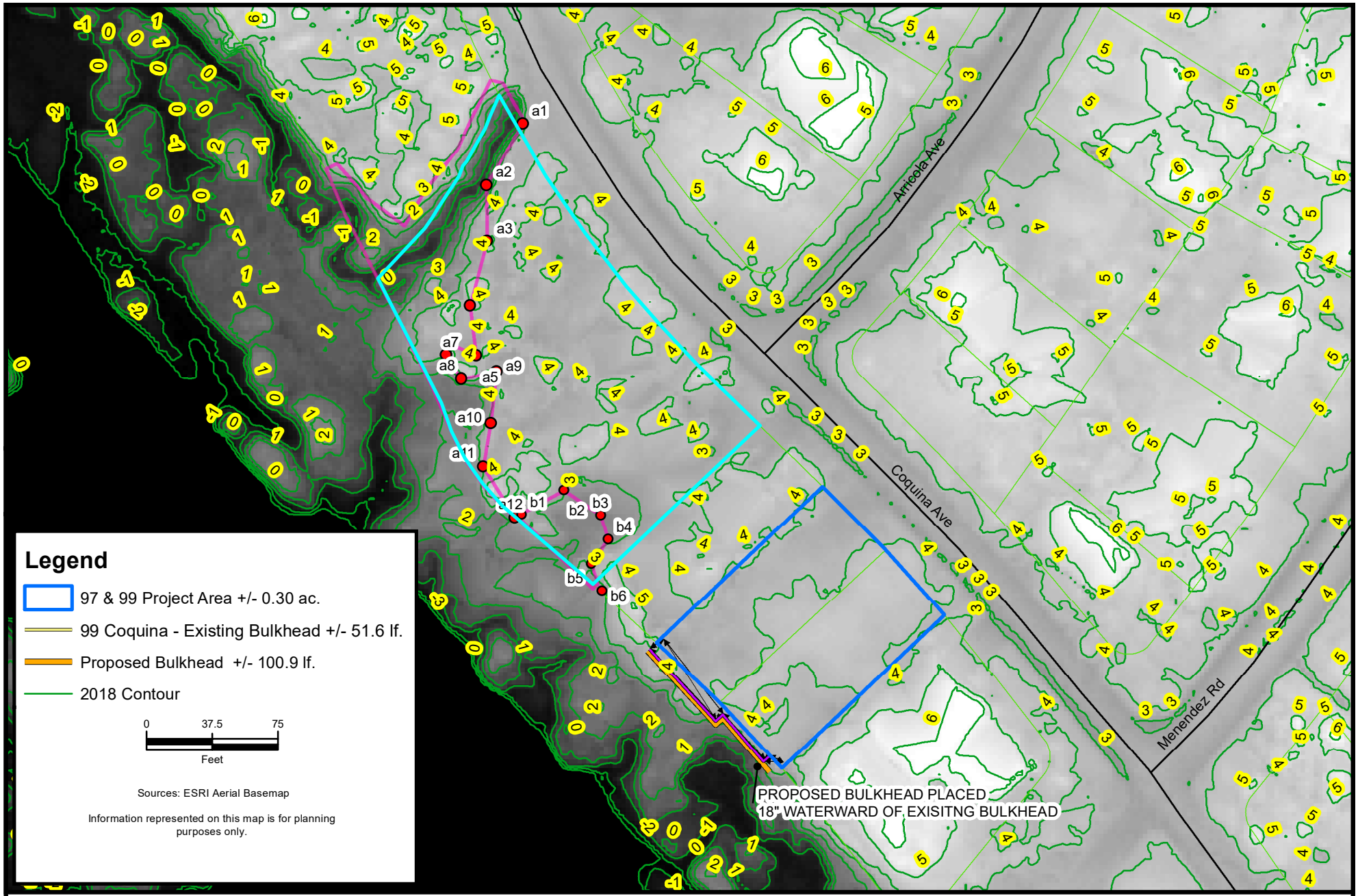
Name of Permittee: _____

_____ _____

Signature of Permittee Date

_____

Title (if any)



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CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Site Conditions

97 & 99 Coquina Ave.

Project:	5.22009	St. Augustine, FL	Date: Jan 26 2024	Figure:	3

Ryan Carter

From: Carter Bayly <carterbayly@yahoo.com> on behalf of Carter Bayly
Sent: Tuesday, January 2, 2024 3:08 PM
To: Ryan Carter
Cc: Michael Carpenter
Subject: Fw: Permission Letter

----- Forwarded Message -----
From: Paul Thompson <paul@thompsonrealty.org>
To: carterbayly@yahoo.com <carterbayly@yahoo.com>
Sent: Tuesday, January 2, 2024 at 03:05:26 PM EST
Subject: Permission Letter

To whom it may concern,

On behalf of Thompson Bros. Realty, Inc, and TYD of St Augustine, LLC., we grant permission for Carter Bayly, owner of 97 and 99 Coquina Avenue, to build on top of the existing bulkhead and/or install a new bulkhead 18 inches waterward of the existing bulkhead, granted he gets all the necessary permits and approvals to do so.

Sincerely,

Paul j. Thompson

President: Thompson Bros. Realty, Inc

Managing Member: TYD of St. Augustine, LLC

Sent from Mail for Windows




99 Coquina Ave
97 Coquina Ave
St. Augustine, Florida
Google Street View
Feb 2023
See more dates
BERM


5/2019
1985
2023
Coquina Ave
Artesia Ave
FILL
Coquina Ave
Coquina Ave
99 Coquina Ave
Image © 2024 Maxar Technologies







97 COQUINA AVENUE
ST. AUGUSTINE, FLORIDA
32080
PARCEL ID 2233700000
LOT 5
CONTAINING 0.15± ACRES

BOUNDARY & TOPOGRAPHIC SURVEY

LOT 5, BLOCK 61, DAVIS SHORES OCEAN VIEW SECTION, ACCORDING TO THE MAP OR PLAT THEREOF ST. JOHNS COUNTY, FLORIDA.

SITE BENCHMARK

BM 1 = NAIL AND DISC "6543" SET AT SOUTH EDGE OF PAVEMENT AND CENTER OF 97 COQUINA AVE.
ELEVATION = 3.38' (N.A.V.D 1988)

BM 2 = NAIL AND DISC "6543" SET AT SOUTH EDGE OF PAVEMENT AND CENTER OF 99 COQUINA AVE.
ELEVATION = 3.39' (N.A.V.D 1988)

NOTE: BENCHMARK SOURCED FROM (N.G.S) DATA POINT I.D # AQ0288, (E 322) NAVD 88

CURVE DATA

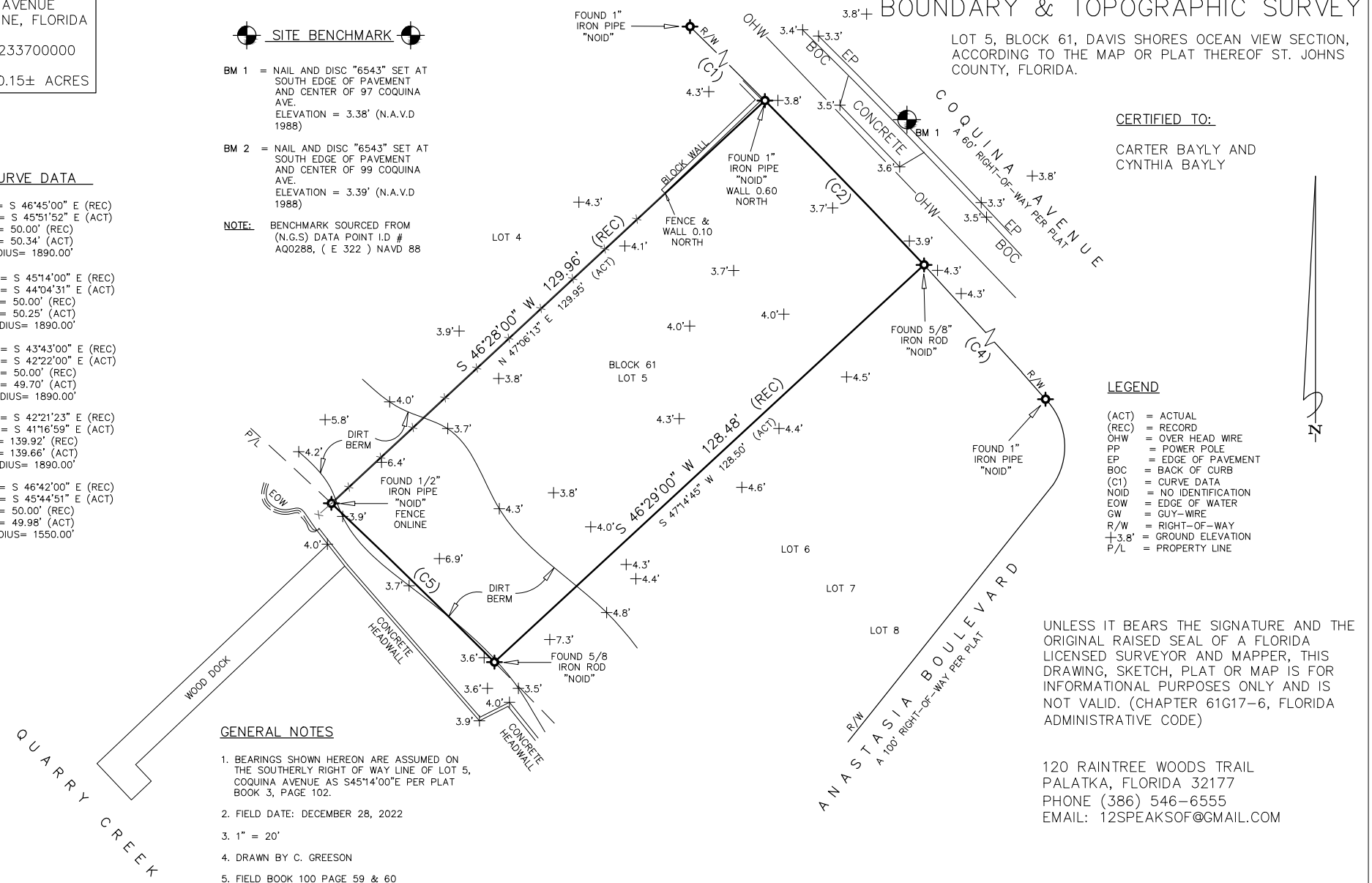
(C1) CB= S 46°45'00" E (REC)
CB= S 45°51'52" E (ACT)
CH= 50.00' (REC)
CH= 50.34' (ACT)
RADIUS= 1890.00'

(C2) CB= S 45°14'00" E (REC)
CB= S 44°04'31" E (ACT)
CH= 50.00' (REC)
CH= 50.25' (ACT)
RADIUS= 1890.00'

(C3) CB= S 43°43'00" E (REC)
CB= S 42°22'00" E (ACT)
CH= 50.00' (REC)
CH= 49.70' (ACT)
RADIUS= 1890.00'

(C4) CB= S 42°21'23" E (REC)
CB= S 41°16'59" E (ACT)
CH= 139.92' (REC)
CH= 139.66' (ACT)
RADIUS= 1890.00'

(C5) CB= S 46°42'00" E (REC)
CB= S 45°44'51" E (ACT)
CH= 50.00' (REC)
CH= 49.98' (ACT)
RADIUS= 1550.00'



CERTIFIED TO:

CARTER BAYLY AND
CYNTHIA BAYLY

LEGEND

(ACT) = ACTUAL
(REC) = RECORD
OHW = OVER HEAD WIRE
PP = POWER POLE
EP = EDGE OF PAVEMENT
BOC = BACK OF CURB
(C1) = CURVE DATA
NOID = NO IDENTIFICATION
EOW = EDGE OF WATER
GW = GUY-WIRE
R/W = RIGHT-OF-WAY
+3.8' = GROUND ELEVATION
P/L = PROPERTY LINE

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED ON THE SOUTHERLY RIGHT OF WAY LINE OF LOT 5, COQUINA AVENUE AS S45°14'00"E PER PLAT BOOK 3, PAGE 102.
2. FIELD DATE: DECEMBER 28, 2022
3. 1" = 20'
4. DRAWN BY C. GREESON
5. FIELD BOOK 100 PAGE 59 & 60

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. (CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE)

120 RAINTREE WOODS TRAIL
PALATKA, FLORIDA 32177
PHONE (386) 546-6555
EMAIL: 12SPEAKSOF@GMAIL.COM

STEPHEN SPEAKS, P.S.M. CERT. NO. 6543

99 COQUINA AVENUE
ST. AUGUSTINE, FLORIDA
32080
PARCEL 2233700060
LOT 6

CONTAINING 0.145± ACRES

BOUNDARY & TOPOGRAPHIC SURVEY

LOT 6, BLOCK 61, DAVIS SHORES OCEAN VIEW SECTION, ACCORDING TO THE MAP OR PLAT THEREOF ST. JOHNS COUNTY, FLORIDA.

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ELEVATION = 3.39' (N.A.V.D 1988)

NOTE: BENCHMARK SOURCED FROM (N.G.S) DATA POINT I.D # AQ0288, (E 322) NAVD 88

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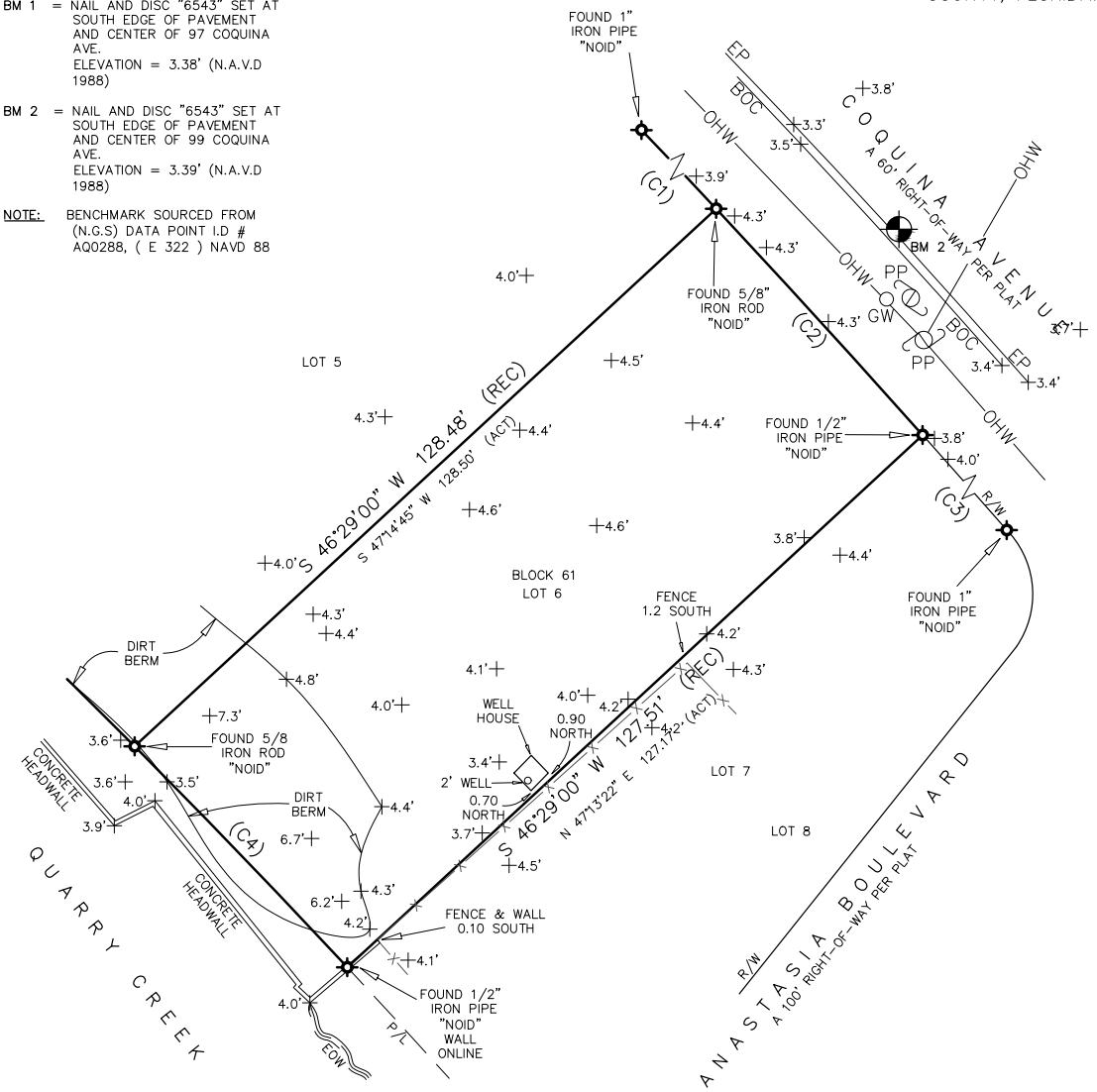
(C1) CB= S 45°14'00" E (REC)
CB= S 44°04'31" E (ACT)
CH= 50.00' (REC)
CH= 50.25' (ACT)
RADIUS= 1890.00'

(C2) CB= S 43°43'00" E (REC)
CB= S 42°22'00" E (ACT)
CH= 50.00' (REC)
CH= 49.70' (ACT)
RADIUS= 1890.00'

(C3) CB= S 41°36'00" E (REC)
CB= S 40°41'05" E (ACT)
CH= 89.94' (REC)
CH= 89.98' (ACT)
RADIUS= 1890.00'

(C4) CB= S 44°51'00" E (REC)
CB= S 43°53'42" E (ACT)
CH= 50.00' (REC)
CH= 49.76' (ACT)
RADIUS= 1550.00'



LEGEND

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OHW = OVER HEAD WIRE
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(C1) = CURVE DATA
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EOW = EDGE OF WATER
GW = GUY-WIRE
R/W = RIGHT-OF-WAY
+3.8' = GROUND ELEVATION
P/L = PROPERTY LINE

CERTIFIED TO:

CARTER BAYLY
CYNTHIA BAYLY

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED ON THE SOUTHERLY RIGHT OF WAY LINE OF LOT 5, COQUINA AVENUE AS S45°14'00"E PER PLAT BOOK 3, PAGE 102.
2. FIELD DATE: DECEMBER 28, 2022
3. 1" = 20'
4. DRAWN BY C. GREESON
5. FIELD BOOK 100 PAGE 59 & 60

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. (CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE)

120 RAINTREE WOODS TRAIL
PALATKA, FLORIDA 32177
PHONE (386) 546-6555
EMAIL: 12SPEAKSOF@GMAIL.COM

STEPHEN SPEAKS, P.S.M. CERT. NO. 6543

97 COQUINA AVENUE
ST. AUGUSTINE, FLORIDA
32080
PARCEL ID 2233700000
LOT 5
CONTAINING 0.15± ACRES

BOUNDARY & TOPOGRAP

LOT 5, BLOCK 61, DAVIS SHO & TOPOGRAPHIC S
ACCORDING TO THE MAP O
COUNTY, FLORIDA. , BLOCK 61, DAVIS SHORES OCEAN VIEW SE
ORDING TO THE MAP OR PLAT THEREOF ST.
JUNTY, FLORIDA.

SITE BENCHMARK

BM 1 = NAIL AND DISC "6543" SET AT SOUTH EDGE OF PAVEMENT AND CENTER OF 97 COQUINA AVE.
ELEVATION = 3.38' (N.A.V.D 1988)

BM 2 = NAIL AND DISC "6543" SET AT SOUTH EDGE OF PAVEMENT AND CENTER OF 99 COQUINA AVE.
ELEVATION = 3.39' (N.A.V.D 1988)

NOTE: BENCHMARK SOURCED FROM (N.G.S) DATA POINT I.D # AQ0288, (E 322) NAVD 88

CURVE DATA

(C1) CB= S 46°45'00" E (REC)
CB= S 45°51'52" E (ACT)
CH= 50.00' (REC)
CH= 50.34' (ACT)
RADIUS= 1890.00'

(C2) CB= S 45°14'00" E (REC)
CB= S 44°04'31" E (ACT)
CH= 50.00' (REC)
CH= 50.25' (ACT)
RADIUS= 1890.00'

(C3) CB= S 43°43'00" E (REC)
CB= S 42°22'00" E (ACT)
CH= 50.00' (REC)
CH= 49.70' (ACT)
RADIUS= 1890.00'

(C4) CB= S 42°21'23" E (REC)
CB= S 41°16'59" E (ACT)
CH= 139.92' (REC)
CH= 139.66' (ACT)
RADIUS= 1890.00'

(C5) CB= S 46°42'00" E (REC)
CB= S 45°44'51" E (ACT)
CH= 50.00' (REC)
CH= 49.98' (ACT)
RADIUS= 1550.00'

LEGEND

(ACT) = ACTUAL
(REC) = RECORD
OHW = OVER HEAD WI
PP = POWER POLE
EP = EDGE OF PAVE
BOC = BACK OF CURB
(C1) = CURVE DATA
NOID = NO IDENTIFICA
EOW = EDGE OF WATE
GW = GUY-WIRE
R/W = RIGHT-OF-WA
+3.8' = GROUND ELEVA
P/L = PROPERTY LINE

GENERAL NOTES

1. BEARINGS SHOWN HEREON T[illegible] SOUTHERLY RIGHT [illegible] COQUINA AVENUE AS BOOK 3, PAGE 10?
2. FIELD DATE: [illegible]ON LOT 5,
3. 1" = 20'[illegible] PLAT
4. DR[illegible] 2022

[illegible]SON
[illegible]O PAGE [illegible]9 & 60

Avg Berm Height = 6.83'

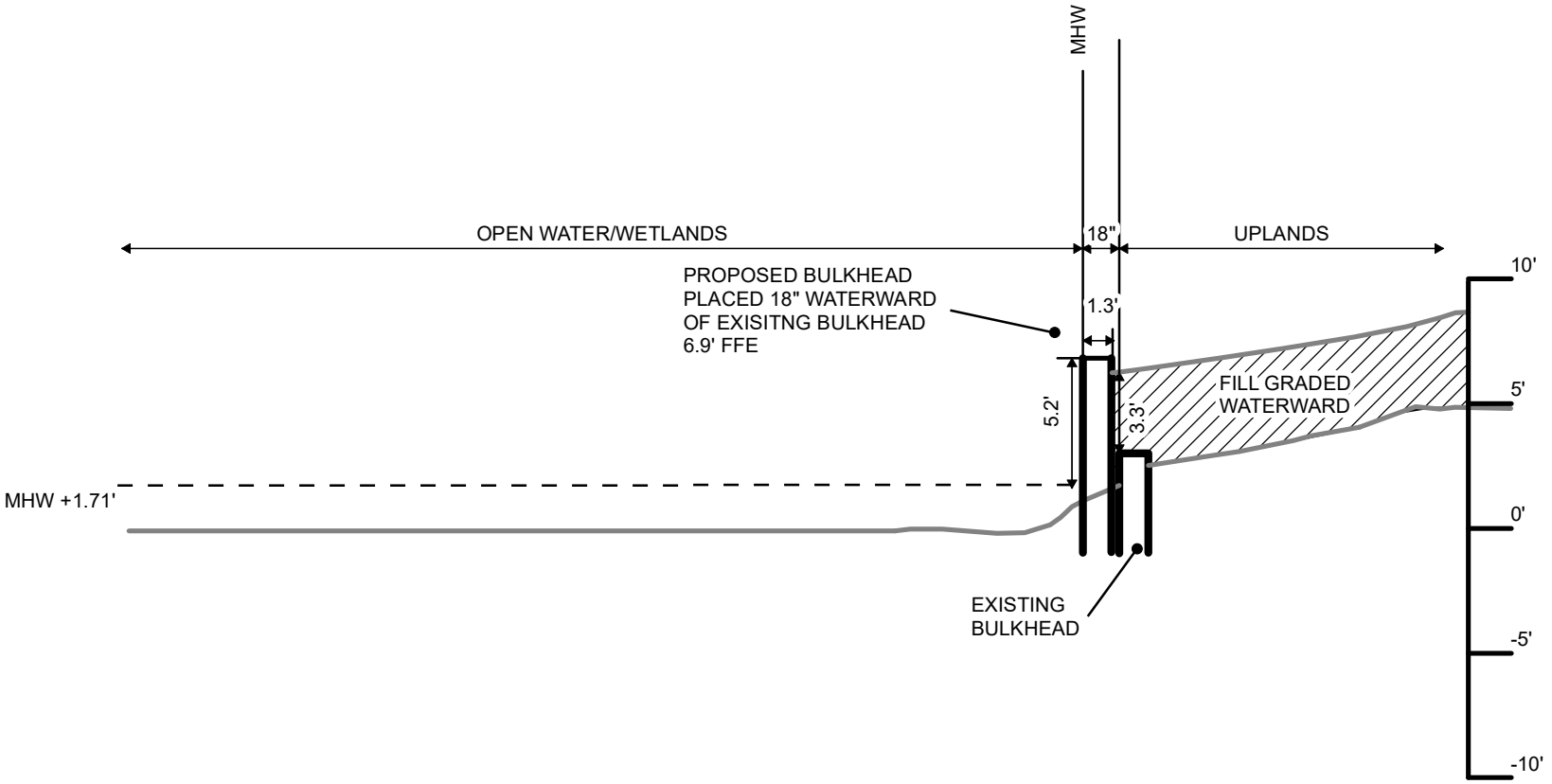
CERTIFIED TO

CARTER BAY
CYNTHIA BA

UNLESS IT BEARS THE SIGNA ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MA DRAWING, SKETCH, PLAT OR INFORMATIONAL PURPOSES O NOT VALID. (CHAPTER 61G17- ADMINISTRATIVE CODE)

120 RAINTREE WOODS TRAIL
PALATKA, FLORIDA 32177
PHONE (386) 546-6555
EMAIL: 12SPEAKSOF@GMAIL.

STEPHEN SPEAKS, P.S.M. C



CARTER ENVIRONMENTAL SERVICES, INC.

CES

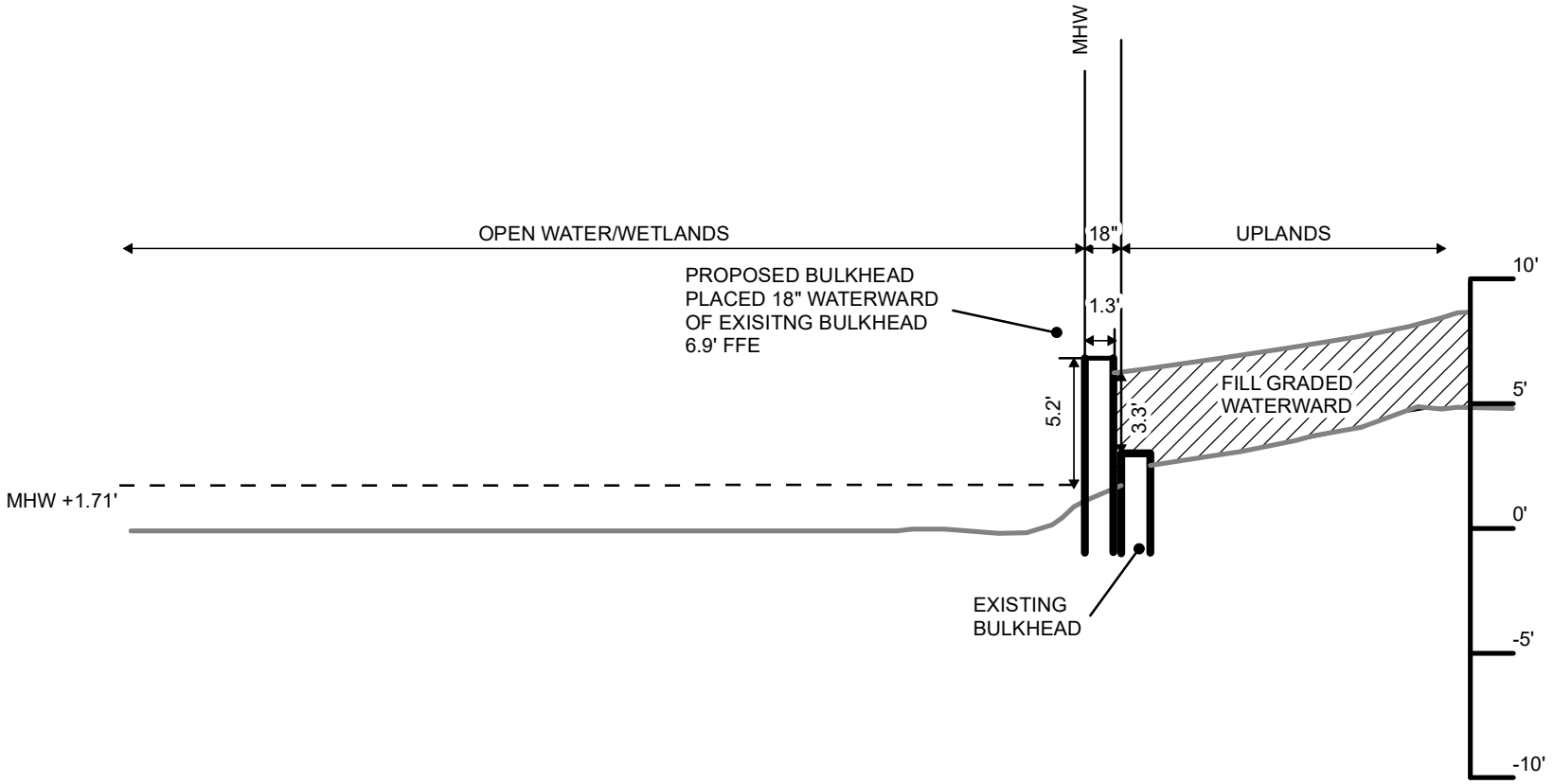
42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Proposed Bulkhead Profile

97 Coquina Ave.

Project:	5.22009	St. Augustine, FL	Date: Feb 05 2024	Figure:	**17b**



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42 Masters Drive
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Proposed Bulkhead Profile

99 Coquina Ave.

Project:	5.22009	St. Augustine, FL	Date: Feb 05 2024	Figure:	**18c**

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
March 5, 2024	7.b.	PZB2023-0096
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	99 Coquina Avenue	223370-0060



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: (St. Johns County Property Appraiser)	0000 – Vacant Residential
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-One: RS-1
Acreage:	0.16
Applicant:	Ryan Carter c/o Carter Environmental Services
Owner:	Carter Bayly



Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	0000 – Vacant Residential	Residential Low Density	RS-2
South	Quarry Creek and owned by the City of St. Augustine*		
West	0000 – Vacant Residential	Residential Low Density	RS-1
East	0100 – Single Family	Residential Low Density	RS-1

*in the event that the St. Johns County Property Appraiser's website is incorrect and this section of waterway is in fact not owned by the City of St. Augustine, the applicant has included an email from Paul J. Thompson which gives permission for proposed construction.

Request Summary

This is a request for Conservation Overlay Zone (COZ) development to construct a bulkhead replacement at an elevation of six and nine tenths (6.9) feet within COZ 1 & 2 and eighteen (18) inches waterward of the existing bulkhead at 99 Coquina Avenue.

This application appeared on the December 5th, 2023, Planning and Zoning Board agenda and was continued to the January 2, 2024, regular meeting at the request of the applicant. The main direction from the Board was to provide a "better and a more thought-out plan" for the proposal at 99 Coquina Avenue.

During the January 2, 2024, regular meeting this application was continued again to the March 5, 2024 regular meeting.

Consistency with the City of St. Augustine's Comprehensive Plan 2040

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use		N/A
Historic Preservation		N/A
Conservation and Coastal Management		Policy 1.7.9 Policy 1.8.7 Policy 2.4.1
Recreation and Open Space		N/A
Transportation and Mobility		N/A
Housing		N/A
Infrastructure		N/A

Staff Analysis of Compliance with the City of St. Augustine's Code of Ordinances

The Planning and Zoning Board shall review all applications for development in COZ 1. Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is authorized to impose limitations in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.

Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:

(1) Site specific conditions.
(2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
(3) Natural and proposed drainage patterns.
(4) Effect of point and nonpoint discharge in the marine environment.
(5) Proposed soil stabilization and erosion control methods.
(6) Impact on floodplain.
(7) Impact of development on vegetative and animal communities.
(8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
(9) Effect of shade on vegetation and shellfish.
(10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
(11) Impact of development on shoreline by linear feet and percent of site.
(12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
(13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
(14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
(15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
(16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
(17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length

shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

The applicant has submitted responses to the first seven (7) criteria above as part of their application, these responses are included in this packet. Additionally, the applicant has provided documentation of exempt activities under the Florida Administrative Code that potentially apply to this proposal, the Florida Department of Environmental Protection permit for the previously proposed bulkhead that had an elevation of eight (8) feet, and documentation of the existing berm within Conservation Overlay Zone 2.

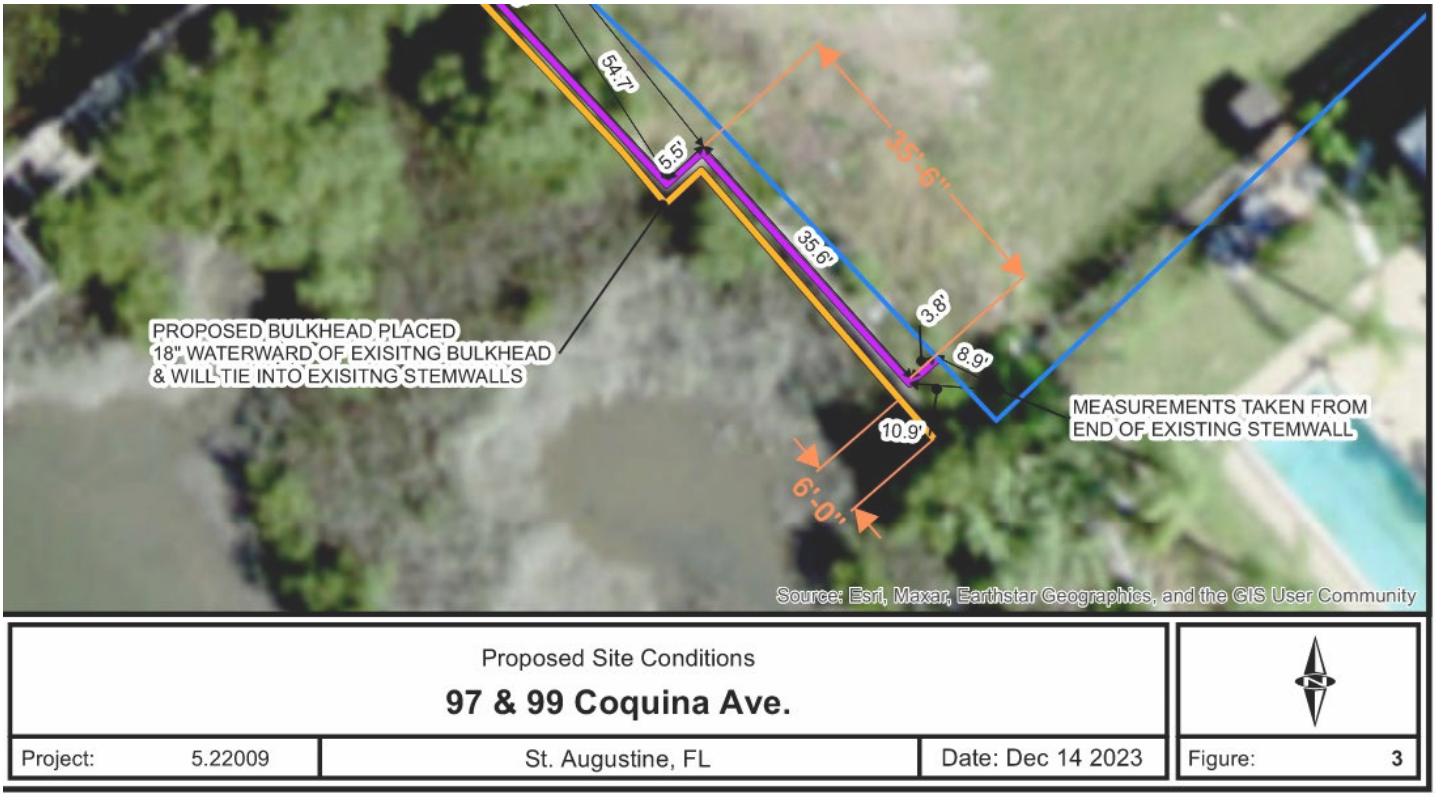


Figure 3. This screenshot, taken from the submitted Proposed Site Conditions graphic, shows the proposed bulkhead occupying an additional six (6) feet of shoreline compared to that of the existing bulkhead. This is notable as there may be potential wetland impacts.

Staff Recommendation

Staff finds that the Board can take the following actions for Conservation Overlay Zone Development at 99 Coquina Avenue / PID 223370-0060:

1. **CONTINUE** the application to allow time for the applicant to provide additional information and for the city to potentially engage in review services of an environmental consultant.
2. **APPROVE** the application based on the material provided by the applicant showing it meets the criteria of Sec. 11-29. An approval would still require a grading plan to be submitted before any building permits for a new single-family home are issued.
3. **DENY** the application based on material provided by the applicant showing it does not meet the criteria of Sec. 11-29.



Jacob Fredriksson, CNU-A
Planning Manager
Planning and Building Department

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee:_____(plus advertising costs) Project Number:_____

Receipt Number:_____ Meeting Date:_____

Advertising Costs: $_____ Paid On:_____ Receipt Number:_____

---

1. NAME OF APPLICANT: Ryan Carter Contact Number: 904-540-1786
   Business (*if applicable*): Carter Environmental Services
   Address: 42 Masters Drive City: St. Augustine State: FL Zip: 32084
   E-Mail Address: Ryan@carterenv.com
2. NAME OF PROPERTY OWNER: Carter Bayly Contact Number: 904-233-3944
   Business *(if applicable)*:
   Address: 18 Teal Cir City: St. Augustine State: FL Zip: 32080
   E-Mail Address: carterbayly@yahoo.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 6 Block: BLK 61 OR5280/1891
   Subdivision: Davis Shores Ocean View Parcel Number: 2233700060
4. PROJECT STREET ADDRESS: 99 Coquina Ave
5. SPECIFIC PROPOSED USE: Proposed Bulkhead Modification
6. ACTION REQUESTED:
   - ☒ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: Conservation Overlay Zone Approval
8. JUSTIFICATION FOR ACTION REQUESTED: See Overlay Zone Development Supplement

9. **IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:**

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity:_____

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property:_____

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant:_____

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section:_____

10. PREVIOUS APPPLICATIONS:

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?

☐ Yes ☒ No If yes, please give date and final disposition below.

_____

11. AGREEMENT:

In filing this application, I understand that it becomes a part of Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the Board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the Board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the Code.

R-A Carter

Signature of Applicant — 11-6-23 Date

Signature of Property Owner — 11-6-2023 Date

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

The applicant acknowledges and agrees that the City offers weekly Friday Review development review meetings, as well as, department specific applicant meetings with its reviewing staff at any point in the application process to attempt to resolve outstanding issues. The applicant is responsible for scheduling any requested meetings with City staff directly.

The applicant acknowledges and agrees that if after three unresolved submittals the applicant elects to proceed with final approval or denial proceedings, the applicant must request so in writing to the City.

Ryan Carter

Print name of applicant

Signature of applicant

11-6-23

Date

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Carter Environmental Services is/are hereby authorized TO ACT ON BEHALF OF Carter Bayly, the owner(s) of those lands described within [x] the attached application, or [ ] described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: _____

BY: Carter R Bayly
Signature of Owner

CARTER R. BAYLY
Print Name of Owner

904 233 3944
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 6 day of November, 2023

By Carter Bayley

Identification verified: N/A personally known

Oath sworn: _____ Yes ✓ No

Notary Signature: Heather Carre

My Commission expires: Apr 14, 2027

HEATHER CARRE
MY COMMISSION # HH 341212
EXPIRES: April 14, 2027

Rev:022117

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	2233700060
Location Address	99 COQUINA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-102 DAVIS SHORES LOT 6 BLK 61 OR5280/1891 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.160
Homestead	N

Owner Information

Owner Name	Andrews John II 100%
Mailing Address	18931 CANOE LANDING CT LESSBURG, VA 20176-0000

Map



Valuation Information

	2022
Building Value	$0
Extra Features Value	$1,250
Total Land Value	$150,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$151,250**
Total Deferred	$0
Assessed Value	**$151,250**
Total Exemptions	$0
Taxable Value	**$151,250**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$0	$1,250	$150,000	$0	$0	$151,250	$151,250	$0	$151,250
2020	$0	$1,250	$140,625	$0	$0	$141,875	$141,875	$0	$141,875
2019	$0	$770	$140,625	$0	$0	$141,395	$141,395	$0	$141,395
2018	$0	$770	$138,750	$0	$0	$139,520	$139,520	$0	$139,520
2017	$0	$770	$138,750	$0	$0	$139,520	$139,520	$0	$139,520
2016	$0	$770	$138,750	$0	$0	$139,520	$139,520	$0	$139,520
2015	$0	$770	$138,750	$0	$0	$139,520	$139,520	$0	$139,520
2014	$0	$770	$138,750	$0	$0	$139,520	$139,520	$0	$139,520
2013	$0	$770	$138,750	$0	$0	$139,520	$139,520	$0	$139,520
2012	$0	$770	$138,750	$0	$0	$139,520	$139,520	$0	$139,520
2011	$0	$770	$162,000	$0	$0	$162,770	$162,770	$0	$162,770
2010	$0	$770	$180,000	$0	$0	$180,770	$180,770	$0	$180,770

Extra Feature Information

Code Description	Status	Value
Bulkhead (Low)		1250

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	50	120	50	FF	$150,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/2/2021	6/2/2021	$520,000.00	WARRANTY DEED	5280	1891	Q	V	DIAZ LARRY ET AL	ANDREWS JOHN II
11/15/2019	11/15/2019	$375,000.00	WARRANTY DEED	4832	407	Q	V	AKRAS ALFRED,TERESA M	DIAZ LARRY ET AL

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/29/2009	10/20/2009	$125,000.00	WARRANTY DEED	3253	1146	U	V	BRANCH BANKING AND TRUST COMPANY	AKRAS ALFRED,TERESA M
4/28/2009	3/6/2009	$293,200.00	WARRANTY DEED	3187	1789	U	V	REIGLE CHARLU TRUST/BY TRUSTEE CHARLU L REIGLE	BRANCH BANKING AND TRUST COMPANY
	3/6/2009	$100.00	WARRANTY DEED	3187	1794	U	V	REIGLE CHARLU (INDIV)	BRANCH BANKING AND TRUST COMPANY
	10/24/2005	$100.00	QUIT CLAIM DEED	2568	584	U	I	REIGLE CHARLU	REIGLE CHARLU TRUSTEE
	3/30/2005	$100.00	QUIT CLAIM DEED	2404	1204	U	I	REIGLE CHARLU TRUSTEE	REIGLE CHARLU (SEE NOTE)
	5/17/2004	$554,000.00	WARRANTY DEED	2202	1028	Q	I	GIL DE RUBIO ELSIE TRUSTEE	REIGLE CHARLU TRUSTEE
	3/3/1997	$100.00	WARRANTY DEED	1225	958	U	I	GIL DE RUBIO ELSIE	GIL DE RUBIO ELSIE TRUSTEE
	10/17/1996	$100.00	TRUSTEES DEED	1209	1388	U	I	GIL DE RUBIO ELSIE TRUSTEE	GIL DE RUBIO ELSIE
	1/4/1994	$100.00	WARRANTY DEED	1038	882	U	I	GIL DE RUBIO ELSIE	GIL DE RUBIO
	3/1/1982	$70,000.00		531	771	U	I		GIL DE RUBIO ELSIE

No data available for the following modules: Exemption Information, Building Information, Sketch Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 3/5/2022, 12:00:50 AM

Version 2.3.177

97 Coquina Ave.
Overlay Zone Development Application Supplement
February 4, 2024

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a bulkhead replacement at the parcels located at 97 and 99 Coquina Ave. The proposed bulkhead will be 18" waterward of the existing bulkhead, as allowed by FAC 62.330.051 (12)(b) and be raised to an elevation of 6.9' NAVD '88, which was the average height of the pre existing berm. The parcels have been filled and graded in association with City issued Permits BP2023-1448 and BP 2023-1449. The height of the bulkhead will be approximately 5.2' above Mean High Water. Please see attached plans for detailed dimensions.

The construction proposed in this application would occur on lands located within Conservation Overlay Zones 1 and 2, as defined in Section 11-27 of the City Code. Section 11-29(a) of the Code sets forth certain criteria for structures located within Conservation Overlay Zones. The applicant has complied with each of those criteria, as detailed below:

1. *The proposed work will have a benefit to the public as a whole.*

   This is a private bulkhead. Public benefits may be economically-related through construction activities.

2. *The proposed work will have no significant negative impact on natural systems (including adjacent salt marshes and the vegetative communities contained therein), by either individual or cumulative effect.*

   The only proposed impacts are for construction of the new bulkhead up to 18" waterward of the existing wall, which is allowed per FAC 62.330.051 (12) (b).

3. *The proposed structures will not block or disrupt any vista or scenic opportunities*.

   Not applicable.

4. *The proposed work will enhance vistas and scenic opportunities for the benefit of the public as a whole*.

   Not applicable.

Applications for development in Conservation Overlay Zones are to be evaluated according to certain criteria set forth in Section 11-29(c) of the City Code. The owner has complied with each of those criteria, as detailed below:

1. *Site specific conditions.*

   This property has approximately 50.5 feet of Quarry Creek frontage. There is salt marsh vegetation and oyster colonies present.

2. *The site's relationship to adjacent properties, bodies of water and surrounding conservation zones*.

   The properties are adjacent to other single-family homes along Coquina Ave. There was a home there before with a dock.

3. *Natural and proposed drainage patterns*.

   Drainage will not be altered by the proposed works. The bulkhead is being elevated to match the existing grade which was permitted by the City (Permit No. BP2023-1448 & 1449) on 8-18-23. Further, the proposed bulkhead was permitted by the FDEP 1-16-24. The City Park to the north filled the entire lot at or above this proposed grade. The finished floor elevation of a new house at the southeast corner of Coquina and Arricola Ave is built to a similar elevation of this proposed home.

4. *Effect of point and non-point discharge in the marine environment*.

   Point and non-point discharge will not be altered. Finish floor elevation is key to flood prevention. These proposed homes will retain/discharge their stormwater, as required by City Code.

5. *Proposed soil stabilization and erosion control methods*.

   Soil and erosion control may be necessary during construction, such as silt fences and turbidity barriers, but impacts will be temporary, and no long-term erosional impacts will take place. Currently, the lot fill is between 10 to 15 feet from the existing bulkhead. The applicant filled and graded to the top of the pre-existing berm and left the southwestern slope of the berm intact and vegetated. The vegetation stabilizes the waterward side of the berm and no erosion has taken place.

6. *Impact on floodplain*.

   There is no impact on floodplains associated with this application. Is the City suggesting restricting people from elevating their property elevation? The fill that was permitted and installed on this property prevents the garage floor in this home from tidal induced flooding.

7. *Impact of development on vegetative and animal communities*.

   <u>Vegetative impacts</u>: very little for the construction of the bulkhead up to 18" waterward of the existing wall.

   <u>Lighting of the open water areas at night</u>: Not applicable.

   <u>Increased noise from day users</u>: Not applicable.

8. *Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials*.

   Not applicable.

9. *Effect of shade on vegetation and shellfish*.

   Not applicable.

10. *Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion*.

    Not applicable.

11. *Impact of development on shoreline by linear feet and percent of site.*

    Not applicable.

12. *Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site*.

    Not applicable.

13. *Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes*.

    Not applicable.

14. *Impact of development on plant and animal habitat and potential loss in acres and percent of site.*

    Not applicable.

15. *Impact of development on water quality*.

    Not applicable.

16. *Impact of development on shellfish and on commercial and sport fish and waterfowl*.

a) The effects of the proposed project on commercial and sport fish are as follows:

<u>Positive</u>: Not applicable.

<u>Negative</u>: Not applicable.

b) The effects of the project on shellfish are as follows:

<u>Positive</u>: Not applicable.

<u>Negative</u>: Not applicable.

c) The effects of the project on water fowl are as follows

<u>Positive</u>: Not applicable.

<u>Negative</u>: Not applicable.

17. Dock specifications:

a) No *boathouse, roofed structure or wall shall be constructed on any dock*.

Not applicable.

b) *The deck of any private boat dock shall not exceed six (6) feet in height above the mean high water line*.

Not applicable.

c) *Boatlifts shall have a maximum capacity of 12,000 pounds and shall be low-profile or no-profile*.

Not applicable.



62-330.051 Exempt Activities.

The activities meeting the limitations and restrictions below are exempt from permitting. However, if located in, on, or over state-owned submerged lands, they are subject to a separate authorization under Chapters 253 and 258, F.S., as applicable.

(1) Activities conducted in conformance with the District-specific exemptions in section 1.3 of Volume II applicable to the location of the activity.

(2) Activities conducted in conformance with the exemptions in Section 373.406, or 403.813(1), F.S.

(3) Aquatic Plant and Organic Detrital Control and Removal –

(a) Disking and tilling of exposed lake bottoms in accordance with a permit issued by the Florida Fish and Wildlife Conservation Commission or an exemption under Chapter 369, F.S.

(b) Organic detrital material removal in accordance with Section 403.813(1)(r) or (u), F.S.

(c) Aquatic plant control where the activity qualifies for an exemption authorized under Section 369.20, F.S., or in a permit from the Florida Fish and Wildlife Conservation Commission under Section 369.20 or 369.22, F.S.; and the harvested plant material is not disposed of in wetlands or other surface waters, or in a manner that adversely affects water quality or flood control.

(d) The mechanical harvesting or shredding of aquatic plants and incidentally associated sediments, including subsequent side casting of the harvested or shredded material, provided:

1. The activity is authorized and conducted by the Florida Fish and Wildlife Conservation Commission, under Section 369.20 or 369.22, F.S.;

2. The work involves no dredging and is the minimum amount necessary for maintaining existing navigation corridors and preventing flooding, and in no case shall exceed five total acres of harvesting, shredding, and sidecasting;

3. The work is performed in a manner that does not adversely affect water quality or flood control; and

4. Notice of intent to use this exemption is provided to the Agency five days before performing any work.

(4) Bridges, Driveways, and Roadways –

(a) The replacement and repair of existing open-trestle foot bridges and vehicular bridges in accordance with Section 403.813(1)(l), F.S.

(b) Construction, alteration, or maintenance, and operation, of culverted driveway or roadway crossings and bridges of wholly artificial, non-navigable drainage conveyances, provided:

1. The construction project area does not exceed one acre and is for a discrete project that is not part of a larger plan of development that requires permitting under this chapter. However, these limitations shall not preclude use of this exemption to provide access to activities that qualify for the general permit in Section 403.814(12), F.S.;

2. The culvert or bridge shall be sized and installed to pass normal high water stages without causing adverse impacts to upstream or downstream property;

3. Culverts shall not be larger than one, 24-inch diameter pipe, or its hydraulic equivalent, and must not reduce the upstream hydraulic discharge capacity;

4. The crossing shall not:

a. Be longer than 30 feet from top-of-bank to top-of-bank;

b. Have a top width of more than 20 feet or a toe-to-toe width of more than 40 feet; and,

c. Have side slopes steeper than three feet horizontal to one foot vertical;

5. There are no more than two crossings on any total land area, with a minimum distance of 500 feet between crossings;

6. If dewatering is performed, all temporary work and discharges must not cause flooding or impoundment, downstream siltation, erosion, or turbid discharges that violate state water quality standards;

7. Any temporary work shall be completely removed and all upstream and downstream areas that were disturbed shall be restored to pre-work grades, elevations and conditions; and,

8. All work shall comply with subsection 62-330.050(9), F.A.C.

(c) Minor roadway safety construction, alteration, maintenance, and operation, provided:

1. There is no work in, on, or over wetlands other than those in drainage ditches constructed in uplands;

2. There is no reduction in the capacity of existing swales, ditches, or other systems legally in existence under Chapter 403 or Part IV of Chapter 373, F.S.;

3. All work is conducted in compliance with subsection 62-330.050(9), F.A.C.; and

4. The work is limited to:

a. Sidewalks having a width of six feet or less;

b. Turn lanes less than 0.25 mile in length, and other safety-related intersection improvements; and

c. Road widening and shoulder paving that does not create additional traffic lanes and is necessary to meet current, generally accepted roadway design and safety standards.

(d) Resurfacing and repair of existing paved roads, and grading of existing unpaved roads, provided:

1. Travel lanes are not paved that are not already paved;

2. No substantive changes occur to existing road surface elevations, grades, or profiles; and

3. All work is conducted in compliance with subsection 62-330.050(9), F.A.C.

(e) Repair, stabilization, paving, or repaving of existing roads, and the repair or replacement of vehicular bridges that are part of the road, where:

1. They were in existence on or before January 1, 2002, and have:

a. Been publicly-used and under county or municipal ownership and maintenance thereafter, including when they have been presumed to be dedicated in accordance with Section 95.361, F.S.;

b. Subsequently become county or municipally-owned and maintained; or

c. Subsequently become perpetually maintained by the county or municipality through such means as being accepted by the county or municipality as part of a Municipal Service Taxing Unit or Municipal Service Benefit Unit; and

2. The work does not realign the road or expand the number of traffic lanes of the existing road, but may include safety shoulders, clearing vegetation, and other work reasonably necessary to repair, stabilize, pave, or repave the road, provided that the work is constructed using generally accepted roadway design standards;

3. Existing bridges are not widened more than is reasonably necessary to properly connect the bridge with the road to match the width of the roadway travel lanes and safely accommodate the traffic expected;

4. No debris from the original bridge shall be allowed to remain in wetlands or other surface waters;

5. Roadside swales or other effective means of stormwater treatment are incorporated as part of the work;

6. No more dredging or filling of wetlands or water of the state is performed than is reasonably necessary to perform the work in accordance with generally accepted roadway design standards;

7. Notice of intent to use this exemption is provided to the Agency 30 days before performing any work; and

8. All work is conducted in compliance with subsection 62-330.050(9), F.A.C.

(f) The repair of existing concrete bridge pilings by the Florida Department of Transportation, counties, and municipalities, through the construction of pile jackets, provided the permanent outer form is composed of inert materials and the quantity of material shall not exceed 300 cubic yards of dredging or 300 cubic yards of filling per project. The following conditions shall also apply:

1. Although the bottom sediments within the forms may be removed by jetting or pumping, and may not be recoverable, erosion and sediment control best management practices, including turbidity curtains or similar devices, shall be used in accordance with the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual* to prevent violations of state water quality standards.

2. Immediately following completion of any work that involves disturbance of the shoreline or banks of wetlands or other surface waters, the shoreline and banks shall be stabilized with native vegetation or riprap to prevent erosion; in areas where native wetland vegetation was disturbed, the stabilization shall consist of the same species planted in a manner to achieve stability and coverage of a similar wetland community as previously existed. Temporary erosion controls for all exposed soils within wetlands and other surface waters shall be completed within seven calendar days of the most recent construction activity. Prevention of erosion of exposed earth into wetlands and other surface waters is a construction priority and completed slopes shall not remain unstabilized while other construction continues.

3. Pilings shall not be installed or replaced to add additional traffic lanes.

4. All work is conducted in compliance with subsection 62-330.050(9), F.A.C.

(5) Dock, Pier, Boat Ramp and Other Boating-related Work –

(a) Installation or repair of pilings and dolphins associated with private docking facilities or piers that are exempt under Section 403.813(1)(b), F.S.;

(b) Installation of private docks, piers, and recreational docking facilities, and installation of local governmental piers and recreational docking facilities, in accordance with Section 403.813(1)(b), F.S. This includes associated structures such as boat shelters, boat lifts, and roofs, provided:

1. The cumulative square footage of the dock or pier and all associated structures located over wetlands and other surface waters does not exceed the limitations in Section 403.813(1)(b), F.S.;

2. No structure is enclosed on more than three sides with walls and doors;

3. Structures are not used for residential habitation or commercial purposes, or storage of materials other than those associated with water dependent recreational use; and

4. Any dock and associated structure shall be the sole dock as measured along the shoreline for a minimum distance of 65 feet, unless the parcel of land or individual lot as platted is less than 65 feet in length along the shoreline, in which case there may be one exempt dock allowed per parcel or lot.

(c) Construction of private docks or piers of 1,000 square feet or less of over-water surface area in artificial waters in accordance with Section 403.813(1)(i), F.S., and within residential canal systems legally in existence under Chapter 403 or Part IV of Chapter 373, F.S. This includes associated structures such as roofs and boat lifts, provided the cumulative square footage of the dock or pier and all associated structures located over wetlands and other surface waters does not exceed 1,000 square feet.

(d) Replacement or repair of existing docks and piers, including mooring piles, in accordance with Section 403.813(1)(d), F.S., provided the existing structure is still functional or has been rendered non-functional within the last year by a discrete event, such as a storm, flood, accident, or fire.

(e) The construction and maintenance to design specifications of boat ramps in accordance with Section 403.813(1)(c), F.S., where navigational access to the proposed ramp currently exists:

1. In artificial waters and residential canal systems; or

2. In any wetland or other surface waters when the ramps are open to the public; and

3. The installation of docks associated with and adjoining boat ramps constructed as part of the above ramps is limited to an area of 500 square feet or less over wetlands and other surface waters.

(f) The construction, installation, operation, or maintenance of floating vessel platforms or floating boat lifts in accordance with section 403.813(1)(s), F.S.

(g) The removal of derelict vessels, as defined in Section 823.11(1), F.S., by federal, state, and local agencies, provided:

1. The derelict vessel case has been completed as specified in Section 705.103, F.S., and has been entered into the Statewide Derelict Vessel Database maintained by the Florida Fish and Wildlife Conservation Commission;

2. All work is done in a manner that, to the greatest extent practicable, avoids additional dredging or filling, grounding or dragging of vessels, and damage to submerged resources such as seagrass beds, oyster beds, coral communities, mangroves, other wetlands, and live bottom; and

3. An absorbent blanket or boom shall be immediately deployed on the surface of the water around the derelict vessel if fuel, oil, or other free-floating pollutants are observed during the work.

(h) The installation of a pile-supported boat lift within an existing mooring area at a docking facility that is legally in existence, provided:

1. Such installation does not conflict with a condition of a permit issued thereunder;

2. The boat lift does not include additional structures, such as platforms, cat walks, and roofs.

(6) Construction, alteration, maintenance, operation, and removal of freshwater fish attractors by the Florida Fish and Wildlife Conservation Commission, U.S. Forest Service, and county and municipal governments, provided:

(a) The material is limited to clean concrete, rock, brush, logs, or trees;

(b) The material is firmly anchored to the bottom of the waterbody;

(c) The size of an individual fish attractor shall be limited to one quarter of an acre in area;

(d) The top of the fish attractor shall be at least three feet below the water surface at expected average low water depth, as determined based on best available information for the waterbody at the specific location of the attractor;

(e) The attractor shall be outside any posted navigational channels and shall not cause a navigational hazard;

(f) No material is placed on or in areas vegetated by native aquatic vegetation; and

(g) The provisions of paragraph 62-330.050(9)(c), F.A.C., also shall apply to protect listed species during the work.

(7) Maintenance and Restoration –

(a) Maintenance dredging under Section 403.813(1)(f), F.S.

(b) Maintenance of insect control structures, dikes, and irrigation and drainage ditches under Section 403.813(1)(g), F.S.

(c) The restoration of existing insect control impoundment dikes, and the connection of such impoundments to tidally

influenced waters under Section 403.813(1)(p), F.S., provided:

1. The restored section of dike is limited to 100 feet in length;

2. The connection shall provide sufficient cross-sectional area to allow beneficial tidal influence;

3. Dredging and filling are limited to that needed to restore the dike to original design specifications; and

4. The final elevation of the dredge area shall be within two feet of immediately adjacent bottom elevations.

(d) Alteration and maintenance of treatment or disposal systems under Rule 62-340.700, F.A.C.

(e) Construction and maintenance of swales in accordance with Section 403.813(1)(j), F.S.

(f) Placement of wooden, composite, metal, or other non-earthen construction mats to provide temporary access to maintain or repair projects within wetlands, provided:

1. There is no cutting or clearing of wetland trees having a diameter four inches (circumference of 12 inches) or greater at breast height;

2. The maximum width of the construction access area shall be 15 feet;

3. Mats shall be removed as soon as practicable after equipment has completed passage through, or work has been completed at, each location along the alignment of the project, but in no case longer than seven days after equipment has completed work or passage through that location; and

4. Areas disturbed for access shall be restored to natural grades immediately after the work is complete.

(g) Port dredging under Section 403.813(3), F.S.

(h) The following activities undertaken by the National Oceanic and Atmospheric Administration's (NOAA) Florida Keys National Marine Sanctuary:

1. Seagrass restoration following the procedures of the Final Programmatic Environmental Impact Statement for Seagrass Restoration in the Florida Keys National Marine Sanctuary (NOAA 2004), which is incorporated by reference herein (June 1, 2018) (https://www.flrules.org/Gateway/reference.asp?No=Ref-09440) and available as provided in subsection 62-330.010(5), F.A.C.; and

2. Coral restoration following the procedures of the Final Programmatic Environmental Impact Statement for Coral Restoration in the Florida Keys and Flower Garden Banks National Marine Sanctuaries (NOAA 2010), which is incorporated by reference herein (June 1, 2018) (https://www.flrules.org/Gateway/reference.asp?No=Ref-09441) and available as provided in subsection 62-330.010(5), F.A.C.

(8) The installation of aids to navigation, including bridge fender piles, "No Wake" and similar regulatory signs, and buoys associated with such aids, in accordance with Section 403.813(1)(k), F.S.

(9) Pipes or Culverts –

(a) Repair or replacement, provided:

1. The pipes or culverts have equivalent hydraulic capacity to those being repaired or replaced;

2. The invert elevation shall not be changed; and

3. The pipes or culverts function to discharge or convey stormwater, and are not associated with the repair, replacement, or alteration of a dam, spillway, or appurtenant works.

(b) Construction, alteration, operation, maintenance, and removal of outfall pipes, together with associated headwalls, and energy dissipation baffles, rocks, and other scour-reduction devices at the outfall locations, provided:

1. The pipes extend less than 20 feet in, on, or over wetlands or other surface waters;

2. The outfall is part of an activity that is exempt under Part IV of Chapter 373, F.S., or qualifies for the general permit in Section 403.814(12), F.S.;

3. The outfall is designed to prevent erosion and scour;

4. Work in natural waterbodies, wetlands, and Outstanding Florida Waters is limited to 0.03 acre;

5. No activities occur in seagrasses;

6. Within waters accessible to manatees, submerged or partially submerged outfall pipes having a diameter larger than eight inches shall have grating such that no opening is larger than eight inches; and

7. All work is conducted in compliance with subsection 62-330.050(9), F.A.C.

(c) The extension of existing culverts and crossing approaches, and the installation of scour protection structures at such locations, when done to accommodate an activity that does not require a permit under this chapter, provided:

1. Work in wetlands or other surface waters is limited to a total of 100 cubic yards of dredging and filling, and no more than 0.10 acre at any culvert extension or crossing approach location; and

2. All work is conducted in compliance with subsection 62-330.050(9), F.A.C.

(10) The construction, alteration, maintenance, removal or abandonment of recreational paths for pedestrians, bicycles, and golf carts, provided:

(a) There is no work in, on, or over wetlands or other surface waters other than those in drainage ditches constructed in uplands;

(b) There is no reduction in the capacity of existing swales, ditches, or other stormwater management systems legally in existence under Chapter 403 or Part IV of Chapter 373, F.S.;

(c) The paths have a width of eight feet or less for pedestrian paths, and 14 feet or less for multi-use recreational paths;

(d) The paths are not intended for use by motorized vehicles powered by internal combustion engines or electric-powered roadway vehicles, except when needed for maintenance or emergency purposes; and

(e) The paths comply with the limitations and restrictions in subsection 62-330.050(9), F.A.C.

(11) Sampling and Testing –

(a) Collection of seagrass, macroalgae, and macrobenthos in accordance with the terms and conditions of a permit or license issued by the Florida Fish and Wildlife Conservation Commission.

(b) Construction, operation, maintenance, and removal of scientific sampling, measurement, and monitoring devices, provided:

1. The device's purpose is solely to collect scientific or technical data, such as staff gages, tide and current gages, meteorological stations, water recording, biological observation and sampling, and water quality testing and improvement. Parshall flumes and other small weirs installed primarily to record water quantity and velocity are authorized, provided the amount of fill is limited to 25 cubic yards;

2. The device and any associated structures or fill, such as foundations, anchors, buoys, and lines, is removed to the maximum extent practicable at the end of the data collection or sampling;

3. The site is restored to pre-construction conditions within 48 hours of completion of use of the device; and

4. All work is conducted in compliance with subsection 62-330.050(9), F.A.C.

(c) An exemption for geotechnical, geophysical, and cultural resource data surveys, mapping, sounding, sampling, and coring associated with beach restoration and nourishment projects and inlet management activities as provided in Section 403.813(1)(v), F.S.

(d) Geotechnical investigations, including soil test borings, standard penetration tests, and other work involving boring, auguring, or drilling for the purposes of collecting geotechnical data, together with clearing for temporary access corridors to perform these investigations, subject to the following:

1. Excavation at each soil boring, auguring, or coring location is limited to no more than one foot in diameter. The total area of work authorized in wetlands and other surface waters is limited to 0.5 acre, including all excavations and clearing for temporary access corridors.

2. No drilling fluid or dredged material shall be left above grade in a wetland or other surface water.

3. Boreholes suspected to have penetrated a confining layer shall be grouted from the bottom up by means of a tremie pipe and the severed materials shall be removed from the wetland or other surface waters.

4. This exemption shall not apply to borings used to place seismographic charges for oil and gas exploration.

5. This exemption does not supersede the exemption in Section 403.813(1)(v), F.S., for geotechnical, geophysical, and cultural resource data surveys, mapping, sounding, sampling, and coring associated with beach restoration and nourishment projects and inlet management activities.

6. Turbidity, sedimentation, and erosion shall be controlled during and after investigations to prevent violations of state water quality standards due to construction related activities.

7. Drilling activities associated with construction of wells must comply with Chapter 62-532, F.A.C.

8. Temporary vehicular access within wetlands during construction shall be performed using vehicles generating minimum ground pressure to minimize rutting and other environmental impacts. Within forested wetlands, the permittee shall choose alignments that minimize the destruction of mature wetland trees to the greatest extent practicable. When needed to prevent rutting or soil compaction, access vehicles shall be operated on wooden, composite, metal, or other non-earthen construction mats. In all cases, access in wetlands shall comply with the following:

a. Access within forested wetlands shall not include the cutting or clearing of any native wetland tree having a diameter four inches or greater at breast height;

b. The maximum width of the construction access area shall be limited to 15 feet;

c. All mats shall be removed as soon as practicable after equipment has completed passage through, or work has been completed, at any location along the alignment of the project, but in no case longer than seven days after equipment has completed work or passage through that location; and

d. Areas disturbed for access shall be restored to natural grades immediately after the maintenance or repair is completed.

(12) Construction, Replacement, Restoration, Enhancement, and Repair of Seawall, Riprap, and Other Shoreline Stabilization –

(a) Construction, replacement, and repair of seawalls or riprap in artificially created waterways under Section 403.813(1)(i), F.S., and within residential canal systems legally in existence under Chapter 403 or Part IV of Chapter 373, F.S, including only that backfilling needed to level the land behind seawalls or riprap.

(b) The restoration of a seawall or riprap under Section 403.813(1)(e), F.S., where:

1. The seawall or riprap has been damaged or destroyed within the last year by a discrete event, such as a storm, flood, accident, or fire or where the seawall or riprap restoration or repair involves only minimal backfilling to level the land directly associated with the restoration or repair and does not involve land reclamation as the primary project purpose. See section 3.2.4 of Volume I for factors used to determine qualification under this provision;

2. Restoration shall be no more than 18 inches waterward of its previous location, as measured from the waterward face of the existing seawall to the face of the restored seawall, or from the waterward slope of the existing riprap to the waterward slope of the restored riprap; and

3. Applicable permits under Chapter 161, F.S., are obtained.

(c) The construction of seawalls or riprap in wetlands or other surface waters between and adjoining existing seawalls or riprap at both ends in accordance with Section 403.813(1)(o), F.S. For purposes of this exemption, riprap is subject to the same length and orientation limitations as a seawall.

(d) Installation of batter piles, king piles, or a seawall cap, used exclusively to stabilize and repair seawalls, provided they do not impede navigation.

(e) Restoration of an eroding shoreline with native wetland vegetative enhancement plantings, provided:

1. The length of shoreline is 500 linear feet or less;

2. Plantings are native wetland plants appropriate for the site obtained from commercially-grown stock;

3. Plantings extend no farther than 10 feet waterward of the approximate mean high water line (MHWL) or ordinary high water line (OHWL);

4. All invasive and exotic vegetative species along the shoreline is removed in conjunction with the planting to the extent practicable;

5. Biodegradable natural fiber logs or mats that are secured in place, such as with the use of wooden stakes, may be used if necessary to support the vegetative plantings; and

6. No fill is placed other than that needed to support the vegetative plantings, except that a breakwater is authorized to be installed concurrent with the planting if permanent wave attenuation is required to maintain the shoreline vegetation, provided:

a. The waterward toe of the breakwater extends no more than 10 feet waterward of the approximate MHWL or OHWL, with a top height of no more than the mean or ordinary high water elevation;

b. The breakwater is composed predominantly of natural oyster shell cultch (clean and fossilized oyster shell) or other stable, non-degradable materials such as oyster reef, reef balls, boulders, clean concrete rubble, riprap, rock sills, or triangular concrete forms. Oyster shell cultch, if used, shall be enclosed in mesh bags having openings of no more than three inches, or securely fixed to matting prior to placement in the water. Oyster bags and mats must be anchored to prevent movement of shell from the project area;

c. The breakwater shall not be placed over, or within three feet (in any direction) of any submerged grassbed or existing emergent marsh vegetation;

d. The breakwater shall be placed in units so that there is at least one opening measuring at least five feet in width located every 75 linear feet along the breakwater, with a minimum of one opening, to allow the flow of water and the passage of fish and aquatic wildlife;

e. All equipment used during construction shall be operated from, and be stored in uplands; and

f. All work is conducted in compliance with subsection 62-330.050(9), F.A.C.

(13) Single-Family Residences and Associated Residential Improvements –

(a) The construction, alteration, maintenance, removal, and abandonment of one individual single-family dwelling unit, duplex, triplex, or quadruplex, and associated residential improvements, that:

1. Do not involve any work in wetlands or other surface waters;

2. Are not part of a larger common plan of development or sale requiring a permit or modification of a permit under Part IV of Chapter 373, F.S.; and

3. Comply with the limitations and restrictions in subsection 62-330.050(9), F.A.C.

(b) The construction, alteration, maintenance, removal, and abandonment of one individual single-family dwelling unit, duplex, triplex, or quadruplex, and associated residential improvements if it will be located:

1. Within the boundaries of a valid permit issued under Part IV of Chapter 373, F.S., and it was accounted for under the permit; or

2. Within the boundaries of a development that predates the applicable effective date for the permitting program established under Part IV of Chapter 373, F.S., provided the activity does not involve any work in wetlands or other surface waters.

(c) Construction, operation, or maintenance of a stormwater management facility designed to serve single-family residential projects in conformance with Section 403.813(1)(q), F.S.

(14) Utilities –

(a) Installation of overhead transmission lines in accordance with Section 403.813(1)(a), F.S.

(b) Installation of subaqueous transmission and distribution lines in accordance with Section 403.813(1)(m), F.S.

(c) Replacement or repair of subaqueous transmission and distribution lines in accordance with Section 403.813(1)(n), F.S.

(d) Activities necessary to preserve, restore, repair, remove, or replace an existing communication or utility pole or aerial transmission or distribution line, provided there is no dredging or filling in wetlands or other surface waters except to remove poles and replace them with new poles, and temporary mats needed to access the site in accordance with paragraph 62-330.051(7)(f), F.A.C. The activity must not increase the voltage of existing power lines or relocate existing poles or lines more than 10 feet in any direction from their original location.

(e) Installation, removal, and replacement of utility poles that support telecommunication lines or cables, or electric distribution lines of 35kV or less, together with the bases and anchoring devices to support those poles. “Anchoring device” shall mean steel guy wires fastened to the ground, without the need for dredging, and “base” shall mean a concrete or steel foundation not exceeding four feet in radius, used to support a utility pole. Work must comply with the following:

1. No more than 15 utility poles shall be installed, removed, or replaced in wetlands;

2. There shall be no permanent placement of fill other than utility poles and anchoring devices;

3. Work shall not occur in forested wetlands located within 550 feet from the mean or ordinary high water line of an Aquatic Preserve or a named waterbody designated as an Outstanding Florida Water or an Outstanding National Resource Water;

4. Vehicle usage in wetlands shall be conducted so as to minimize tire rutting and erosion impacts;

5. There shall be no dredging or filling to create fill pads or access roads, except to place temporary mats for access within the utility right-of-way in wetlands. All temporary mats shall be removed as soon as practicable, but in no case longer than seven days after equipment has completed passage through, or work has been completed, at any location along the alignment of the project;

6. Temporary disturbance to wetlands shall be limited to a length of 0.5 mile, a width of 30 feet, and a total area of 0.5 acre;

7. Maintenance of the utility right-of-way in wetlands shall be limited to a cleared corridor of up to 15 feet wide and a total area of 0.25 acre;

8. Except for the authorized permanent structures, pre-work ground elevations and contours shall be restored within 30 days of completion of the work;

9. Water jets shall not be used unless they are a pre-engineered part of the pole and the water for the jets is either recirculated on site or is discharged in a self-contained upland disposal site;

10. The installation of the utility poles and associated bases and anchoring devices shall not interfere with navigation or impede water flow in wetlands; and

11. Work is conducted in compliance with subsection 62-330.050(9), F.A.C.

(f) Excavation or dredging of temporary trenches to install utilities such as communication cables, water lines, and electrical lines, provided:

1. Material is not deposited within wetlands or other surface waters other than that needed to backfill the trench to restore ground to pre-work grades;

2. Backfilling is performed to restore pre-work grades within 24 hours of disturbance; and

3. Work is conducted in compliance with subsection 62-330.050(9), F.A.C.

(g) Construction, alteration, maintenance, removal, or abandonment of communication tower sites with 0.5 acre or less of impervious or semi-impervious surface such as access roads, buildings, and equipment pads. The design of above-grade access roads shall not adversely affect the conveyance of surface water flows. No activities, including access to the site, shall be located in wetlands or other surface waters or within a 100-year floodplain.

(h) Construction, alteration, maintenance, removal, or abandonment of electrical distribution substation and electrical switching station sites with one acre or less of impervious or semi-impervious surface such as access roads, buildings, and equipment pads. The design of above-grade access roads shall not adversely affect the conveyance of surface water flows. The site must be surrounded by swales, as defined in Section 403.803(14), F.S., or other type of equivalent treatment, and must not have a direct discharge to an Outstanding Florida Water. No activities, including access to the site, may be located in wetlands or other surface waters, or within a 100-year floodplain.

(i) Installation and repair of water intake lawn irrigation waterlines and closed-loop air conditioning cooling lines laid on the bottoms of waters of the state for an individual private single-family or multi-family residence, provided that the intake diameter is less than six inches, or its hydraulic equivalent.

(15) Modification or reconstruction of an existing conveyance system constructed prior to the need to obtain a permit under Part IV of Chapter 373, F.S., provided:

(a) The work is conducted by a city, county, state agency, or District;

(b) The system alteration is not intended to serve new development; and

(c) The system does not:

1. Discharge directly to Outstanding Florida Waters;

2. Increase pollution loading;

3. Change points of discharge in a manner that would adversely affect the designated uses of wetlands or other surface waters;

4. Result in new adverse water quantity impacts to receiving waters and adjacent lands;

5. Pipe and fill wetlands and other surface waters, including irrigation or drainage ditches; and

6. Replace a functional treatment swale that was authorized under Chapter 62-25, F.A.C., or Part IV of Chapter 373, F.S.

(16) The construction, alteration, maintenance, or filling of wholly-owned, artificial surface waters that:

(a) Were or are created entirely from uplands;

(b) Are isolated such that they do not connect to any other wetlands or other surface waters;

(c) Are not excavated within three feet above any aquitard or karst materials;

(d) Involve no more than a total of 0.5 acre of work in wetlands within the artificial waterbody;

(e) Do not impound water above any surrounding natural grade elevation, or have the capability of impounding more than 40 acre-feet of water;

(f) Were or are not created to provide mitigation under Part IV of Chapter 373, F.S.;

(g) Excavated materials shall not be used off-site for commercial, industrial, or construction use;

(h) Were not permitted for stormwater treatment or management under Chapter 62-25, F.A.C., or Part IV of Chapter 373, F.S.;

(i) All excavated material shall be deposited and fully contained within uplands;

(j) Are not a farm pond as defined in Section 403.927, F.S.; and

(k) Work is conducted in accordance with paragraph 62-330.050(9)(b), F.A.C.;

(17) The construction, alteration, operation, maintenance, repair, reclamation, or abandonment of a dry borrow pit for excavation of sand and other soil materials, provided that all of the following conditions are met:

(a) Notice of intent to use this exemption is provided to the Agency 30 days before performing any work.

(b) The area of excavation for the borrow pit shall be less than five acres, when measured at the natural land surface grade of the pit.

(c) The borrow pit shall be constructed entirely in uplands for the purpose of using the borrow materials as appropriately permitted, authorized, or as exempted. If excavated materials will be used off-site for commercial, industrial, or construction use, the borrow pit is subject to the mine reclamation requirements under Part III of Chapter 378, F.S.

(d) Borrow pits under this exemption must meet the following conditions:

1. Does not include construction or maintainance of any embankment above the natural land surface grade as a part of the work to construct the pit and remove the soil materials.

2. No above-grade roads are constructed as access to the pit area.

3. Shall not impact wetlands.

4. Shall not be excavated deeper than three feet above seasonal high water level, any surficial aquifer, aquitard, or karst materials.

5. The pit area shall be protected at all times by adequate fencing and gating structures to limit access and provide for safety.

Rulemaking Authority 373.026(7), 373.043, 373.4131, 373.4145, 403.805(1) FS. Law Implemented 373.406, 373.4131, 373.4145, 373.415, 403.813(1) FS. History–New 10-1-13, Amended 6-1-18.

FLORIDA DEPARTMENT OF
Environmental Protection

Northeast District
8800 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Permittee/Authorized Entity:
Carter Bayly
18 Teal Circle
Saint Augustine, Florida 32080, St. Johns County
carterbayly@yahoo.com

Bayly Bulkhead

Authorized Agent:
Michael Carpenter
42 Masters Drive
Saint Augustine, Florida 32084
mcarpenter@carterenv.com

Environmental Resource Permit
State-owned Submerged Lands Authorization – Not Applicable

U.S. Army Corps of Engineers Authorization – Separate Corps Authorization Required

St. Johns County
Permit No.: 55-0443095-001-EI

Permit Issuance Date: January 16, 2024
Permit Construction Phase Expiration Date: January 16, 2029

Environmental Resource Permit

Permittee: Carter Bayly
Permit No: 55-0443095-001-EI

PROJECT LOCATION

The activities authorized by this permit are located at 97 and 99 Coquina Ave, Saint Augustine, Florida 32080, in Section 20, Township 7, Range 30 in St. Johns County, at lat - 29° 52' 56.5714" N /long - 81° 17' 43.1596" W.

PROJECT DESCRIPTION

The permittee is authorized to construct a new bulkhead approximately 103 ft. in length and 18 inches waterward of an existing bulkhead within the landward extent of **Quarry Creek**, a Class III Florida Waterbody. Authorized activities are depicted on the attached exhibits.

AUTHORIZATIONS

Bayly Bulkhead

Environmental Resource Permit

The Department has determined that the activity qualifies for an Environmental Resource Permit. Therefore, the Environmental Resource Permit is hereby granted, pursuant to Part IV of Chapter 373, Florida Statutes (F.S.), and Chapter 62-330, Florida Administrative Code (F.A.C.).

Sovereignty Submerged Lands Authorization

As staff to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees), the Department has determined the activity is not on submerged lands owned by the State of Florida. Therefore, your project is not subject to the requirements of Chapter 253, F.S., or Rule 18-21, F.A.C.

Federal Authorization

Your proposed activity as outlined on your application and attached drawings **does not qualify** for Federal authorization pursuant to the State Programmatic General Permit and a **SEPARATE permit** or authorization **shall be required** from the Corps. You must apply separately to the Corps using the Application for Department of the Army Permit (ENG 4345) or alternative as allowed by Corps regulations. More information on Corps permitting may be found online in the Jacksonville District Regulatory Division Sourcebook:

(https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/).
Authority for review - an agreement with the USACOE entitled "Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection (or Duly Authorized Designee), State Programmatic General Permit", Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Coastal Zone Management Consistent
Issuance of this authorization also constitutes a finding of consistency with Florida's Coastal Zone Management Program, as required by Section 307 of the Coastal Zone Management Act.

Water Quality Certification Granted

This permit also constitutes a *grant* of water quality certification under Section 401 of the Clean Water Act, 33 U.S.C. Section 1341. Pursuant to Rule 62-330.062, F.A.C. issuance of the individual or conceptual approval permit under this chapter shall constitute certification of compliance with water quality standards.

Other Authorizations
You are advised that authorizations or permits for this activity may be required by other federal, state, regional, or local entities including but not limited to local governments or municipalities. This permit does not relieve you from the requirements to obtain all other required permits or authorizations.

The activity described may be conducted only in accordance with the terms, conditions and attachments contained in this document. Issuance and granting of the permit and authorizations herein do not infer, nor guarantee, nor imply that future permits, authorizations, or modifications will be granted by the Department.

PERMIT CONDITIONS
The activities described must be conducted in accordance with:

- **The Specific Conditions**
- **The General Conditions**
- **The limits, conditions and locations of work shown in the attached drawings**
- **The term limits of this authorization**

You are advised to read and understand these conditions and drawings prior to beginning the authorized activities, and to ensure the work is conducted in conformance with all the terms, conditions, and drawings herein. If you are using a contractor, the contractor also should read and understand these conditions and drawings prior to beginning any activity. Failure to comply with these conditions, including any mitigation requirements, shall be grounds for the Department to revoke the permit and authorization and to take appropriate enforcement action. Operation of the facility is not authorized except when determined to be in conformance with all applicable rules and this permit as described.

SPECIFIC CONDITIONS - PRIOR TO ANY CONSTRUCTION
1. Prior to commencement of work authorized by this permit, the permittee shall provide written notification of the date of the commencement and proposed schedule of construction to the Department of Environmental Protection, Northeast District, 8800 Baymeadows Way West, Suite 100, Jacksonville, Florida 32256.

SPECIFIC CONDITIONS – CONSTRUCTION ACTIVITIES
2. Outside the specific limits of construction authorized by this permit, any disturbance of or damage to wetlands shall be corrected by restoring pre-construction elevations as to maintain

natural hydrology, drainage patterns, and planting vegetation of the same species, size, and density that exist in adjacent undisturbed wetland areas.

3. There shall be no storage or stockpiling of tools, equipment, materials (e.g., lumber, pilings, riprap, and debris) within wetlands, along the shoreline within the littoral zone, or elsewhere within waters of the state unless specifically approved in this permit. Any and all construction debris shall be removed from wetlands/waters of the state within 14 days of completion of the work authorized by this permit.

4. The project shall comply with applicable State Water Quality Standards, namely:
   a. Surface Waters, Minimum Criteria, General Criteria – Rule 62-302.500, F.A.C.

5. There shall be no discharge of construction debris into the waters of the state as conditioned by this permit enforceable under the Florida Litter Law 403.413, F.S., by all law enforcement officers.

6. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section at (850)-245-6333. Project activities shall not resume without verbal and/or written authorization. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05*, Florida Statutes*.

SPECIFIC CONDITIONS – Shoreline Stabilization

7. The bulkhead shall be constructed, and an interior silt screen shall be in place prior to the placement of any backfill material.

8. The location of the bulkhead, together with any and all future bulkhead repairs or replacement alignments, shall not cumulatively extend more than 3 feet waterward of the mean high-water line of the water body.

9. The work for the bulkhead shall be done during periods of average or low water.

10. Dredging within waters of the State for the purpose of providing backfill is prohibited.

11. The bulkhead with backfill shall be constructed in a manner which does not change existing drainage patterns or redirect additional stormwater to adjacent properties.

SPECIFIC CONDITIONS - MANATEE

12. The Standard Manatee Construction Conditions for In-water Work (2011) must be followed for all in-water activity.

SPECIFIC CONDITIONS - OTHER LISTED SPECIES

13. This permit does not authorize the permittee to cause any adverse impact to or “take” of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating

the take of fish and wildlife is the responsibility of the owner or permittee associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, Florida Fish and Wildlife Conservation Commission (FWC) staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to ConservationPlanningServices@MyFWC.com.

14. If new information (e.g. listing of new species, new critical habitat, etc.) shows that the magnitude of impacts to federally listed species has the potential for adverse effects, the U.S. Fish and Wildlife Service (USFWS) will notify the Department. The Department will initiate coordination with the permittee and with the USFWS to determine what adverse impacts are likely and if additional minimization measures, reporting, or monitoring are required in order to be consistent with the Endangered Species Act, as deemed necessary by USFWS.

15. The Permittee shall report any injured, sick, or dead federally or state listed animal(s) discovered onsite to the Florida Fish and Wildlife Conservation Commission Wildlife Alert number at 888-404-FWCC (3922).

GENERAL CONDITIONS FOR INDIVIDUAL PERMITS
The following general conditions are binding on all individual permits issued under this chapter, except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate project-specific conditions.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms, and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
   a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex – "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
   b. For all other activities – "As-Built Certification and Request for Conversion to Operation Phase" [Form 62-330.310(1)].
   c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:
   a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations, and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
   b. Within 30 days of submittal of the as-built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

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

9. This permit does not:
   a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in chapter 62-330, F.A.C.;
   b. Convey to the permittee or create in the permittee any interest in real property;

c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

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

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

12. The permittee shall notify the Agency in writing:
a. Immediately if any previously submitted information is discovered to be inaccurate; and
b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with subsection 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. In addition to those general conditions in subsection (1), above, the Agency shall impose any additional project-specific special conditions necessary to assure the permitted activities will not be harmful to the water resources, as set forth in rules 62-330.301 and 62-330.302, F.A.C., Volumes I and II, as applicable, and the rules incorporated by reference in this chapter.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;
(b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
(c) A statement of when and how the petitioner received notice of the agency decision;
(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;

(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver will not apply to persons who have not received written notice of this action.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory

Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

Executed in Jacksonville, Florida.

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION

_____For:
Katie Sula Miller
Permitting Program Administrator

Attachments:
Standard Manatee Construction Conditions 2011
Project Drawings and Design Specs., 3 pages
Construction Commencement Notice/Form 62-330.350(1)
Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit/Form 62-330.310(3)
Request to Transfer Permit/Form 62-330.340(1)

Copies furnished to:
Michael Carpenter, Carter Environmental Services, mcarpenter@carterenv.com
Katie Miller, FDEP NED
Paul Duff, FDEP NED
Victor Monfort, FDEP NED

File

CERTIFICATE OF SERVICE

The undersigned hereby certifies that this permit, including all copies, were mailed before the close of business on January 16, 2024**,** to the above listed persons.

FILING AND ACKNOWLEDGMENT

FILED, on this date, under 120.52(7) of the Florida Statutes, with the designated Department Clerk, receipt of which is hereby acknowledged.

January 16, 2024
Clerk Date

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK
2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.

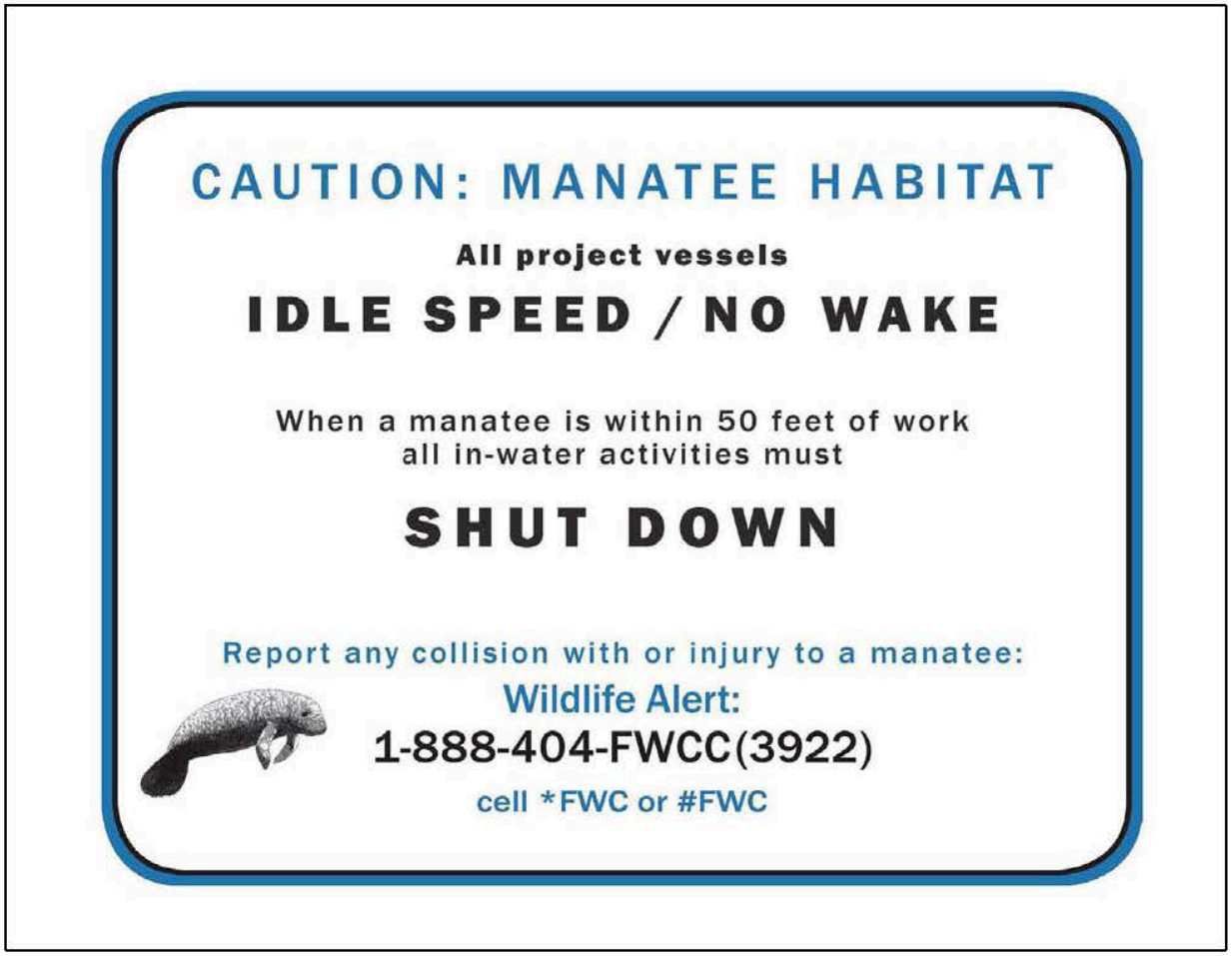
b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

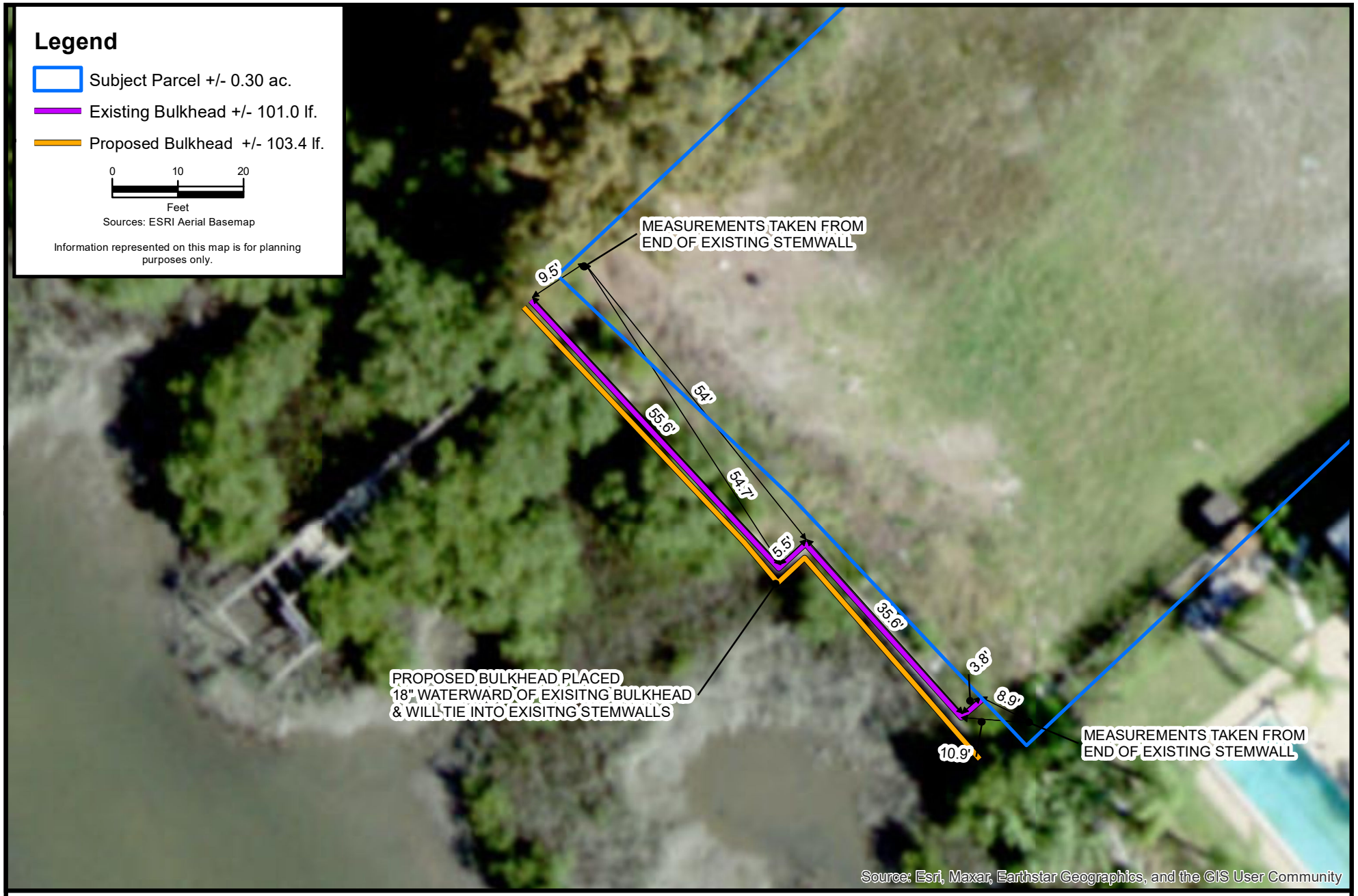
c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.

d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.

e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com

f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.


CAUTION: MANATEE HABITAT
All project vessels
IDLE SPEED / NO WAKE
When a manatee is within 50 feet of work
all in-water activities must
SHUT DOWN
Report any collision with or injury to a manatee:
Wildlife Alert:
1-888-404-FWCC(3922)
cell *FWC or #FWC



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CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Site Conditions

97 & 99 Coquina Ave.

Project:	5.22009	St. Augustine, FL	Date: Dec 14 2023	Figure: 3



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CARTER ENVIRONMENTAL SERVICES, INC.

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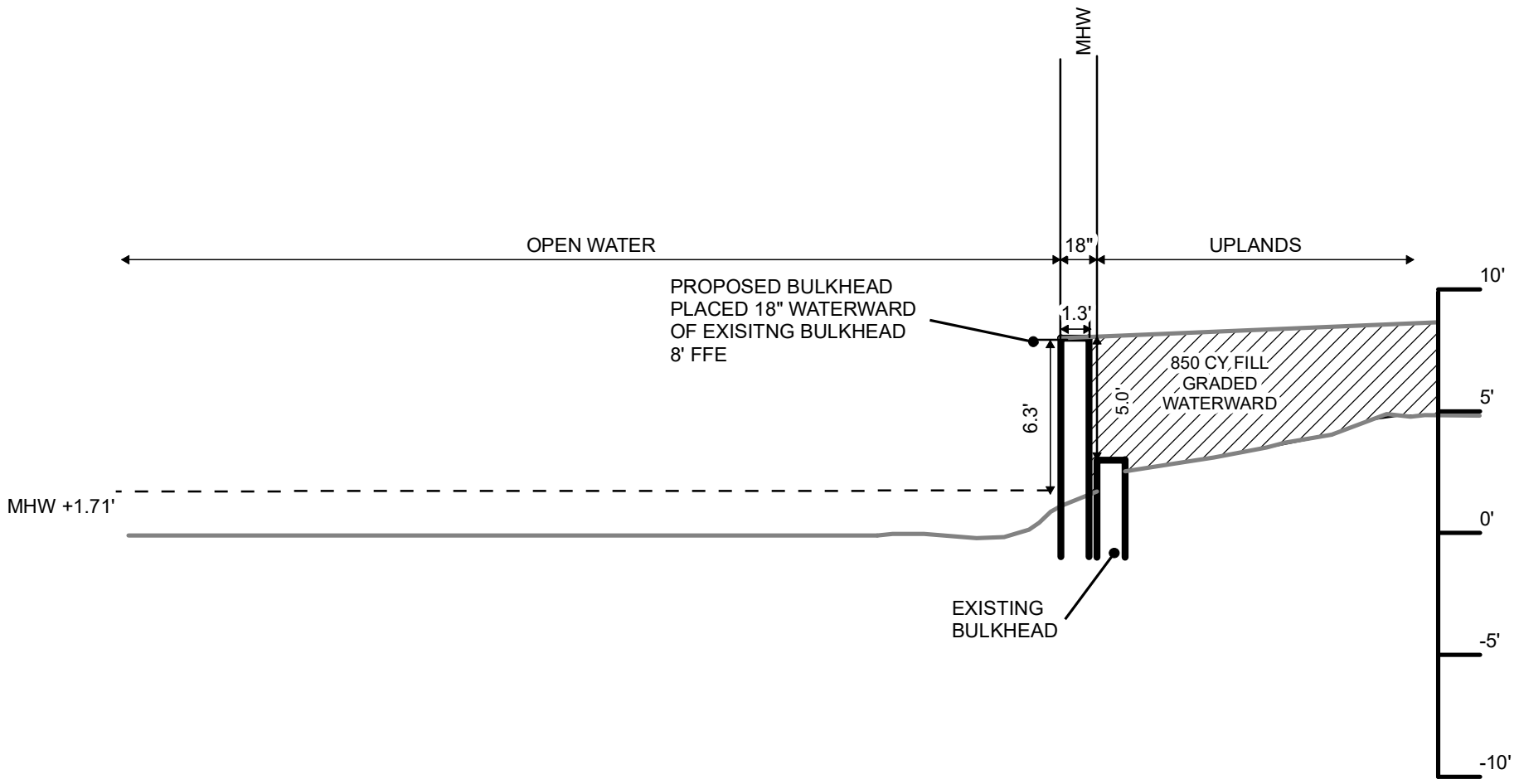
www.carterenv.com

Digital Eleveation Model w/ 1' Contours

97 & 99 Coquina Ave.

Project:	5.22009	St. Augustine, FL	Date: Dec 14 2023	Figure:	4



CARTER ENVIRONMENTAL SERVICES, INC. CES 42 Masters Drive St. Augustine, FL 32084 904-540-1786 *www.carterenv.com*	Proposed Bulkhead Profile **97 & 99 Coquina Ave.**		
	Project: 5.22009	St. Augustine, FL	Date: Dec 14 2023
			Figure: **5**

CONSTRUCTION COMMENCEMENT NOTICE

Instructions: In accordance with Chapter 62-330.350(1)(d), F.A.C., complete and submit this form at least 48 hours prior to commencement of activity authorized by permit.

Permit No. _____ Application No. _____

Project Name _____ Phase _____

Construction of the system authorized by the above referenced Environmental Resource Permit and Application, is expected to commence on _____ , 20 _____ and will have an estimated completion date of _____ , 20 _____

PLEASE NOTE: If the actual construction commencement date is not known within 30 days of issuance of the permit, District staff should be so notified in writing. As soon as a construction commencement date is known, the permittee shall submit a completed construction commencement notice form.

Permittee's or Authorized Agent's Signature	Company	
Print Name	Title	Date
E-mail		Phone Number

Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit

Instructions: This form is intended to be used solely by or for the permittee of a private single-family dwelling unit, duplex, triplex, or quadruplex that is not part of a larger plan of development proposed by the applicant/permittee. **Complete the information on this form, sign at the bottom of Page 2, and submit this form within 30 days of the inspection.**

Permit No.: Application No.:

Name of Permittee:

Location of Project:

I Hereby Certify That (please check only one box):

☐ The undersigned hereby certifies that all components of the project **authorized by the above permit have been conducted and/or built substantially in accordance with the terms and conditions of the permit**, that the project is functioning as permitted~~,~~ and that the project is ready for inspection. Any minor deviations (noted below) from the permit will not prevent the project from functioning and operating as designed, subject to routine custodial maintenance. This certification is based upon on-site inspection of the project conducted by me or my designee under my direct supervision and my review of the permit. If the undersigned is not the permittee, I further certify that I am acting for, and on behalf of, the permittee.

Upon receipt of this form, and verification by the Permitting Agency that any modifications are noted, the construction phase of this permit shall automatically convert to an operation and maintenance phase.

☐ The undersigned hereby certifies that I or my designee under my direct supervision has inspected the project located at the above location and have determined that the project **does NOT appear to have been built or conducted substantially in accordance with the permit** or is not functioning in accordance with the requirements of the permit. One of the following applies:

☐ The project was constructed or conducted with substantial design changes that are not in conformance with the permit (attach description and permit drawings showing all changes), and either:

☐ I, the permittee, am aware that additional work is required to bring the project into compliance with the terms and conditions of the permit; or

☐ I, the agent inspecting the project on behalf of and for the permittee, have informed the permittee of the following:
(a) That the project does not appear to be functioning properly; and
(b) That additional construction or work is required to bring the project into compliance.

The following components of the project do not appear to be functioning properly (attach additional pages if needed):

Any components of the project that are not in conformance with the permit must either be brought into compliance with the permit within 30 days of the inspection, or the permittee must request a modification of the permit in accordance with Rule 62-330.315, F.A.C., within 30 days of the inspection. If the modification request is not approved, the components of the project that are not in conformance with the permit are subject to enforcement action under Sections 373.119, .129, .136, and .430, F.S. If modifications are approved and implemented by the permittee, the permittee shall resubmit this form within 30 days of completion of the remedial work on the permitted project.

Name of Inspector: who is: ☐ the permittee; ☐ the agent for the permittee

Company Name (if applicable):

Mailing Address:

City: State: Zip Code:

Phone: Fax: Email:

_____

Signature of Inspector Date:

If at any time the Permitting Agency determines that the above project was not built or conducted in conformance with the terms and conditions of the permit, the permittee shall be subject to enforcement by the Permitting Agency for all measures required to bring the project into compliance with the permit. The permittee shall remain liable for ensuring that the project remains in full and complete compliance with the terms of the permit for the life of the system, unless such permit is transferred in accordance with Rule 62-330.340, F.A.C.

Request to Transfer
Environmental Resource Permit

Instructions: To be completed, executed, and submitted by the new owner to the Agency within 30 days after any transfer of ownership or control of the real property where the permitted activity is located.

Use of this form is not required when a valid permit is in the operation and maintenance phase. In such case, the owner must notify the Agency in writing within 30 days of a change in ownership or control of the entire real property, project, or activity covered by the permit. The notification may be by letter or e-mail, or through use of this form, and must be sent to the office that issued the permit. A processing fee is not required for this notice. The permit shall automatically transfer to the new owner or person in control, except in cases of abandonment, revocation, or modification of a permit as provided in Sections 373.426 and 373.429, F.S. (2013). If a permittee fails to provide written notice to the Agency within 30 days of the change in ownership or control, or if the change does not include the entire real property or activity covered by the permit, then the transfer must be requested using this form.

Permit No: Application No(s).: Acres to be Transferred:

Permitted Project:

Proposed Project Name (if different):

Phase of Project (if applicable):

I hereby notify the Agency that I have acquired ownership or control of the land on which the permitted system is located through the sale or other legal transfer of the land. By signing below, I hereby certify that I have sufficient real property interest or control in the land in accordance with subsection 4.2.3(d) of Applicant's Handbook Volume I; attached is a copy of my title, easement, or other demonstration of ownership or control in the land, including any revised plats, as recorded in the Public Records. I request that the permit be modified to reflect that I agree to be the new permittee. By so doing, I acknowledge that I have examined the permit terms, conditions, and drawings, and agree to accept all rights and obligations as permittee, including agreeing to be liable for compliance with all of the permit terms and conditions, and to be liable for any corrective actions required as a result of any violations of the permit after approval of this modification by the Permitting Agency. Also attached are copies of any recorded restrictive covenants, articles of incorporation, and certificate of incorporation that may have been changed as a result of my assuming ownership or control of the lands. As necessary, I agree to furnish the Agency with demonstration that I have the ability to provide for the operation and maintenance of the system for the duration of the permit in accordance with subsection 12.3 of Applicant's Handbook Volume I.

Name of Proposed Permittee:

Mailing Address:

City: State: Zip:

Telephone: E-mail:

_____ _____

Signature of Proposed Permittee Date:

_____

Name and Title

Enclosures:

☐ Copy of title, easement, or other demonstration of ownership or control in the land, as recorded in the Public Records

☐ Copy of current plat(s) (if any), as recorded in the Public Records

☐ Copy of current recorded restrictive covenants and articles of incorporation (if any)

☐ Other

OPERATION AND MAINTENANCE INSPECTION CERTIFICATION

Instructions: Submit this form to the Agency within 30 days of completion of the inspection after any failure of a stormwater management system or deviation from the permit. This form may also be used to document inspections required under Section 12.4 of Applicant's Handbook Volume I, however submittal to the Agency is not required unless requested by the Agency.

Permit No.: _____ Application No.: _____ Date Issued: _____

Identification or Name of Stormwater Management System: _____

Phase of Stormwater Management System (if applicable): _____

Inspection Date: _____

Inspection results: (check all that apply)

☐ The undersigned hereby certifies that the works or activities are functioning in substantial conformance with the permit. This certification is based upon on-site observation of the system conducted by me or my designee under my direct supervision and my review of as-built plans.

☐ The following maintenance was conducted since the last inspection (attach additional pages if needed):

_____

☐ The undersigned hereby certifies that I or my designee under my direct supervision has inspected this surface water management system and the system does not appear to be functioning in substantial conformance with the permit. I am aware that maintenance or alteration is required to bring the system into substantial compliance with the terms and conditions of the permit. As appropriate, I have informed the owner of the following:

(a) The system does not appear to be functioning properly;
(b) That maintenance or repair is required to bring the system into compliance; and
(c) If maintenance or repair measures are not adequate to bring the system into compliance, the system may have to be replaced or an alternative design constructed subsequent to approval by the agency below.

The following components of the system do not appear to be functioning properly (attach additional pages if needed):

_____

Any components of the constructed system that are not in substantial conformance with the permitted system shall require a written request to modify the permit in accordance with the provisions of Rule 62-330.315, F.A.C. If such modification request is not approved by the agency below, the components of the system that are not in conformance with the permit are subject to enforcement action under Sections 373.119, .129, .136, and .430, F.S.

Name of Inspector: _____ Florida Registration Number: _____

Company Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Fax: _____ Email: _____

_____ _____

Signature of Inspector Date

Report Reviewed by Permittee:

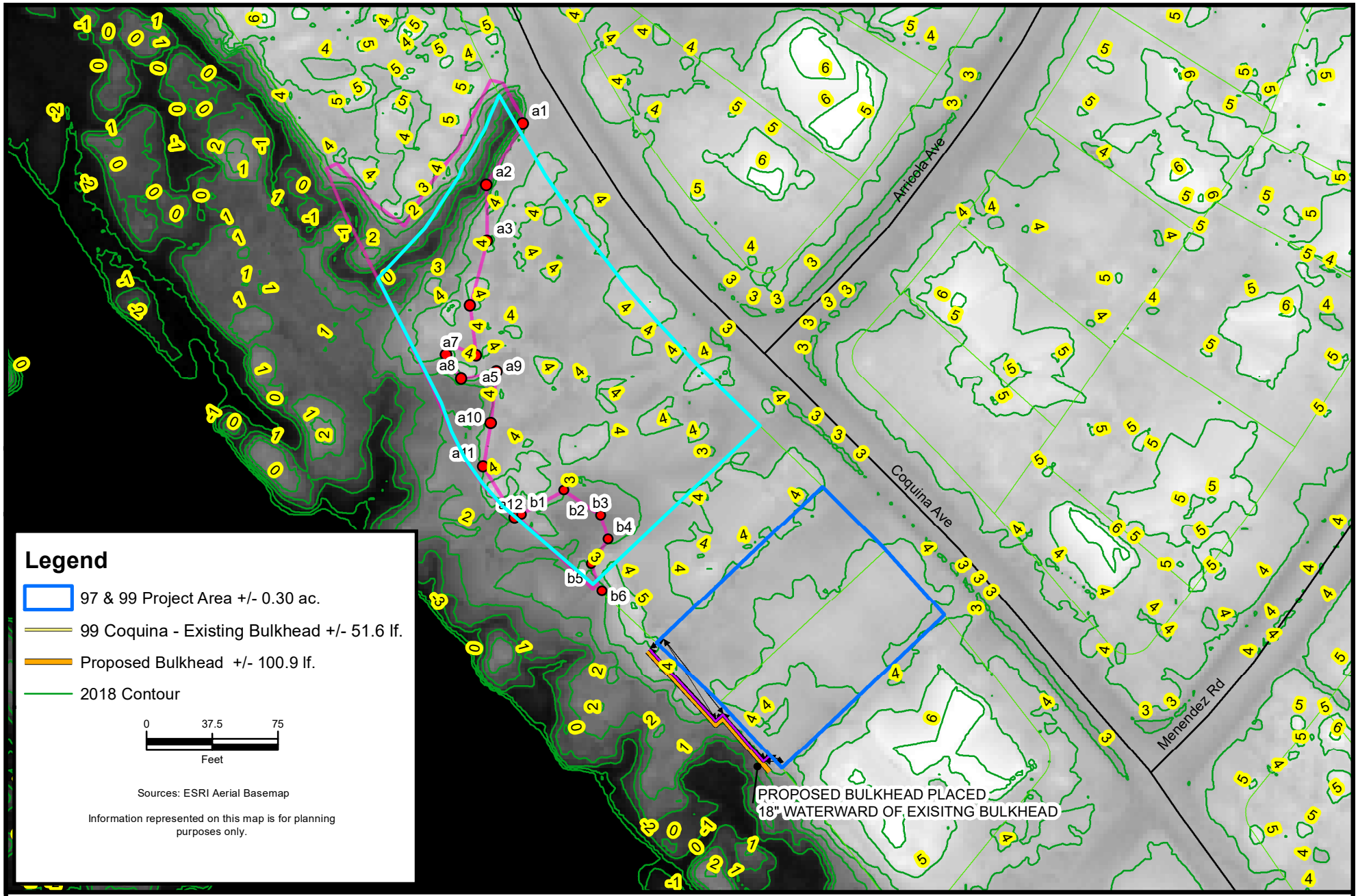
Name of Permittee: _____

_____ _____

Signature of Permittee Date

_____

Title (if any)



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CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Site Conditions

97 & 99 Coquina Ave.

Project:	5.22009	St. Augustine, FL	Date: Jan 26 2024	Figure:	3

Ryan Carter

From: Carter Bayly <carterbayly@yahoo.com> on behalf of Carter Bayly
Sent: Tuesday, January 2, 2024 3:08 PM
To: Ryan Carter
Cc: Michael Carpenter
Subject: Fw: Permission Letter

----- Forwarded Message -----
From: Paul Thompson <paul@thompsonrealty.org>
To: carterbayly@yahoo.com <carterbayly@yahoo.com>
Sent: Tuesday, January 2, 2024 at 03:05:26 PM EST
Subject: Permission Letter

To whom it may concern,

On behalf of Thompson Bros. Realty, Inc, and TYD of St Augustine, LLC., we grant permission for Carter Bayly, owner of 97 and 99 Coquina Avenue, to build on top of the existing bulkhead and/or install a new bulkhead 18 inches waterward of the existing bulkhead, granted he gets all the necessary permits and approvals to do so.

Sincerely,

Paul j. Thompson

President: Thompson Bros. Realty, Inc

Managing Member: TYD of St. Augustine, LLC

Sent from Mail for Windows




99 Coquina Ave
97 Coquina Ave
St. Augustine, Florida
Google Street View
Feb 2023
See more dates
BERM


5/2019
1985
2023
Coquina Ave
Artesia Ave
FILL
Coquina Ave
Coquina Ave
99 Coquina Ave
Image © 2024 Maxar Technologies







97 COQUINA AVENUE
ST. AUGUSTINE, FLORIDA
32080
PARCEL ID 2233700000
LOT 5
CONTAINING 0.15± ACRES

BOUNDARY & TOPOGRAPHIC SURVEY

LOT 5, BLOCK 61, DAVIS SHORES OCEAN VIEW SECTION, ACCORDING TO THE MAP OR PLAT THEREOF ST. JOHNS COUNTY, FLORIDA.

SITE BENCHMARK

BM 1 = NAIL AND DISC "6543" SET AT SOUTH EDGE OF PAVEMENT AND CENTER OF 97 COQUINA AVE.
ELEVATION = 3.38' (N.A.V.D 1988)

BM 2 = NAIL AND DISC "6543" SET AT SOUTH EDGE OF PAVEMENT AND CENTER OF 99 COQUINA AVE.
ELEVATION = 3.39' (N.A.V.D 1988)

NOTE: BENCHMARK SOURCED FROM (N.G.S) DATA POINT I.D # AQ0288, (E 322) NAVD 88

CURVE DATA

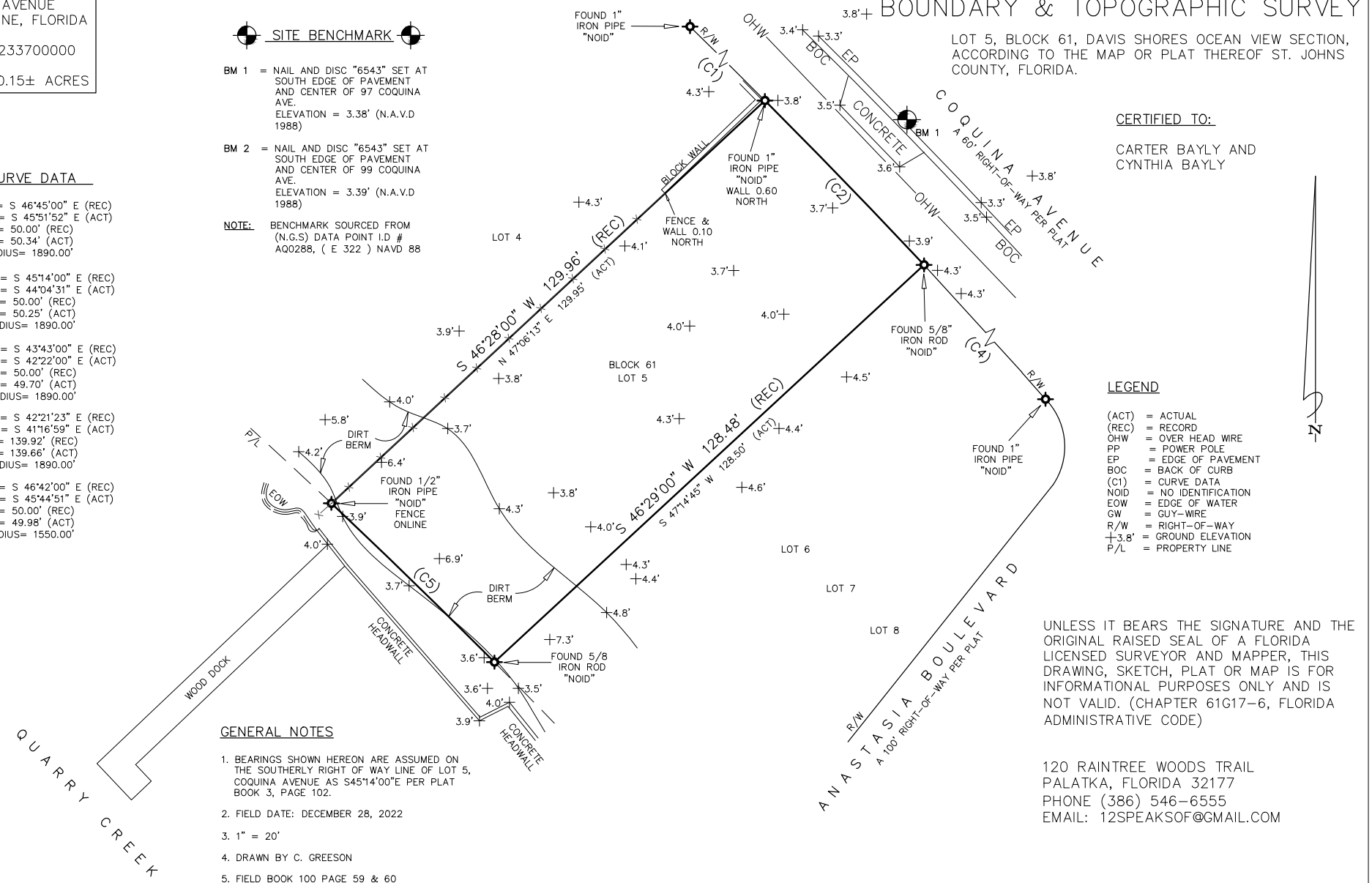
(C1) CB= S 46°45'00" E (REC)
CB= S 45°51'52" E (ACT)
CH= 50.00' (REC)
CH= 50.34' (ACT)
RADIUS= 1890.00'

(C2) CB= S 45°14'00" E (REC)
CB= S 44°04'31" E (ACT)
CH= 50.00' (REC)
CH= 50.25' (ACT)
RADIUS= 1890.00'

(C3) CB= S 43°43'00" E (REC)
CB= S 42°22'00" E (ACT)
CH= 50.00' (REC)
CH= 49.70' (ACT)
RADIUS= 1890.00'

(C4) CB= S 42°21'23" E (REC)
CB= S 41°16'59" E (ACT)
CH= 139.92' (REC)
CH= 139.66' (ACT)
RADIUS= 1890.00'

(C5) CB= S 46°42'00" E (REC)
CB= S 45°44'51" E (ACT)
CH= 50.00' (REC)
CH= 49.98' (ACT)
RADIUS= 1550.00'



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED ON THE SOUTHERLY RIGHT OF WAY LINE OF LOT 5, COQUINA AVENUE AS S45°14'00"E PER PLAT BOOK 3, PAGE 102.
2. FIELD DATE: DECEMBER 28, 2022
3. 1" = 20'
4. DRAWN BY C. GREESON
5. FIELD BOOK 100 PAGE 59 & 60

CERTIFIED TO:

CARTER BAYLY AND
CYNTHIA BAYLY

LEGEND

(ACT) = ACTUAL
(REC) = RECORD
OHW = OVER HEAD WIRE
PP = POWER POLE
EP = EDGE OF PAVEMENT
BOC = BACK OF CURB
(C1) = CURVE DATA
NOID = NO IDENTIFICATION
EOW = EDGE OF WATER
GW = GUY-WIRE
R/W = RIGHT-OF-WAY
+3.8' = GROUND ELEVATION
P/L = PROPERTY LINE

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. (CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE)

120 RAINTREE WOODS TRAIL
PALATKA, FLORIDA 32177
PHONE (386) 546-6555
EMAIL: 12SPEAKSOF@GMAIL.COM

STEPHEN SPEAKS, P.S.M. CERT. NO. 6543

99 COQUINA AVENUE
ST. AUGUSTINE, FLORIDA
32080
PARCEL 2233700060
LOT 6

CONTAINING 0.145± ACRES

BOUNDARY & TOPOGRAPHIC SURVEY

LOT 6, BLOCK 61, DAVIS SHORES OCEAN VIEW SECTION, ACCORDING TO THE MAP OR PLAT THEREOF ST. JOHNS COUNTY, FLORIDA.

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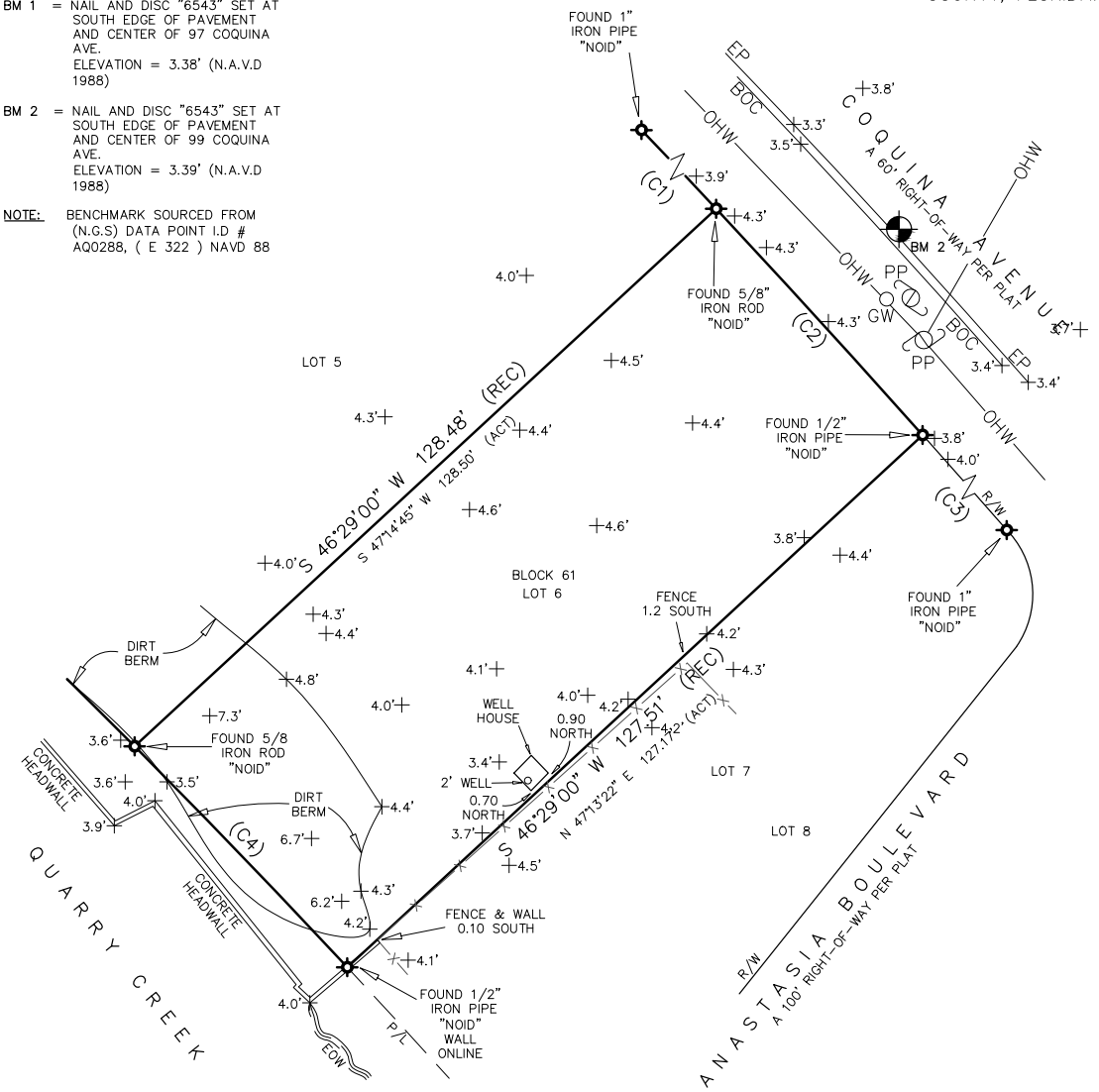
CH= 50.00' (REC)
CH= 49.70' (ACT)
RADIUS= 1890.00'

(C3) CB= S 41°36'00" E (REC)
CB= S 40°41'05" E (ACT)
CH= 89.94' (REC)
CH= 89.98' (ACT)
RADIUS= 1890.00'

(C4) CB= S 44°51'00" E (REC)
CB= S 43°53'42" E (ACT)
CH= 50.00' (REC)
CH= 49.76' (ACT)
RADIUS= 1550.00'



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+3.8' = GROUND ELEVATION
P/L = PROPERTY LINE

CERTIFIED TO:

CARTER BAYLY
CYNTHIA BAYLY

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120 RAINTREE WOODS TRAIL
PALATKA, FLORIDA 32177
PHONE (386) 546-6555
EMAIL: 12SPEAKSOF@GMAIL.COM

STEPHEN SPEAKS, P.S.M. CERT. NO. 6543

97 COQUINA AVENUE
ST. AUGUSTINE, FLORIDA
32080
PARCEL ID 2233700000
LOT 5
CONTAINING 0.15± ACRES

BOUNDARY & TOPOGRAP

LOT 5, BLOCK 61, DAVIS SHO & TOPOGRAPHIC S
ACCORDING TO THE MAP O
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CH= 49.98' (ACT)
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GW = GUY-WIRE
R/W = RIGHT-OF-WA
+3.8' = GROUND ELEVA
P/L = PROPERTY LINE

GENERAL NOTES

1. BEARINGS SHOWN HEREON T[illegible] SOUTHERLY RIGHT [illegible] COQUINA AVENUE AS BOOK 3, PAGE 10?
2. FIELD DATE: [illegible] ON LOT 5,
3. 1" = 20'[illegible] PLAT
4. DR[illegible] 2022

[illegible]SON
[illegible]O PAGE [illegible]9 & 60

Avg Berm Height = 6.83'

CERTIFIED TO

CARTER BAY
CYNTHIA BA

UNLESS IT BEARS THE SIGNA ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MA DRAWING, SKETCH, PLAT OR INFORMATIONAL PURPOSES O NOT VALID. (CHAPTER 61G17- ADMINISTRATIVE CODE)

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PHONE (386) 546-6555
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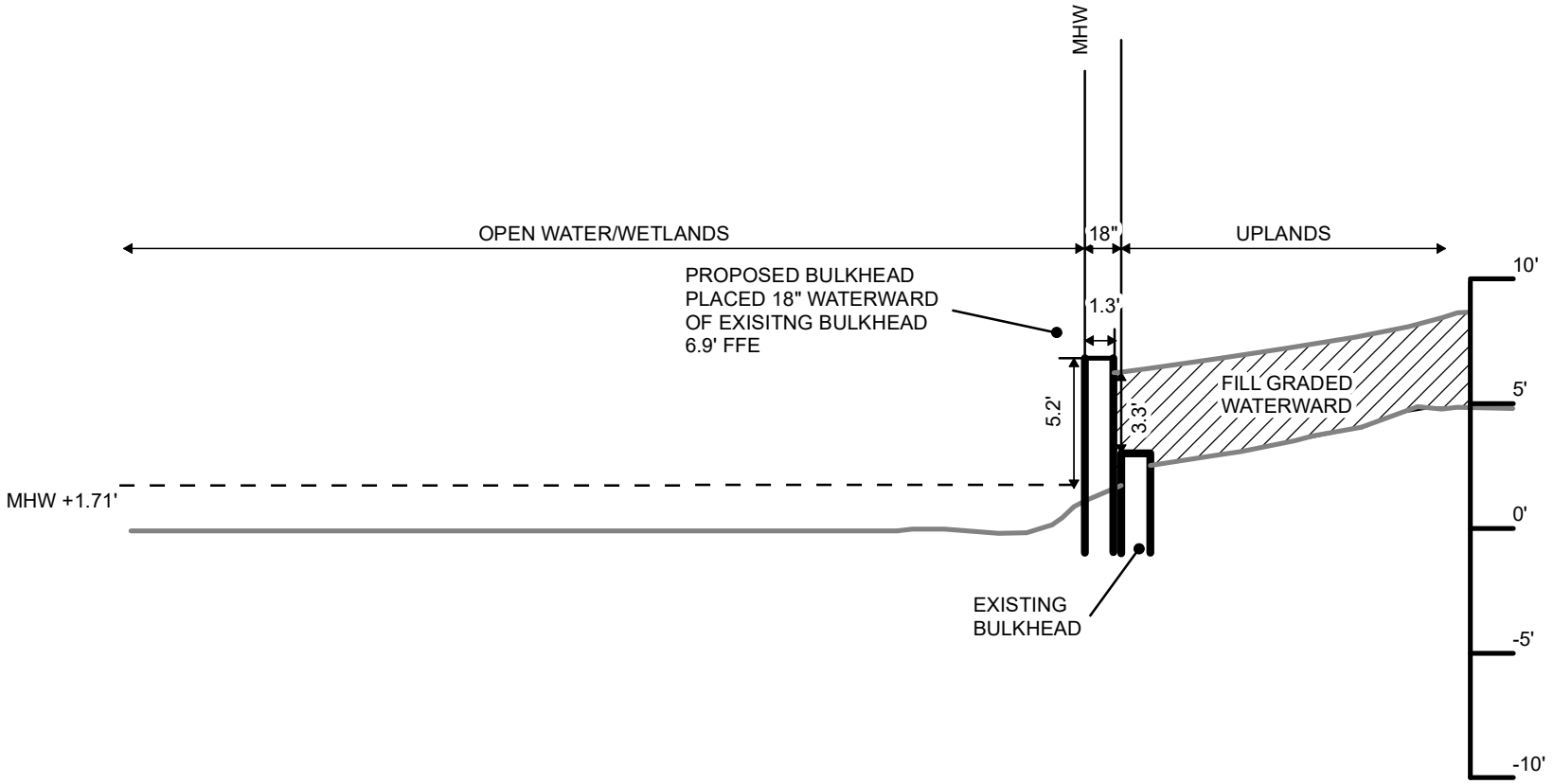
STEPHEN SPEAKS, P.S.M. C



CARTER ENVIRONMENTAL SERVICES, INC.

CES

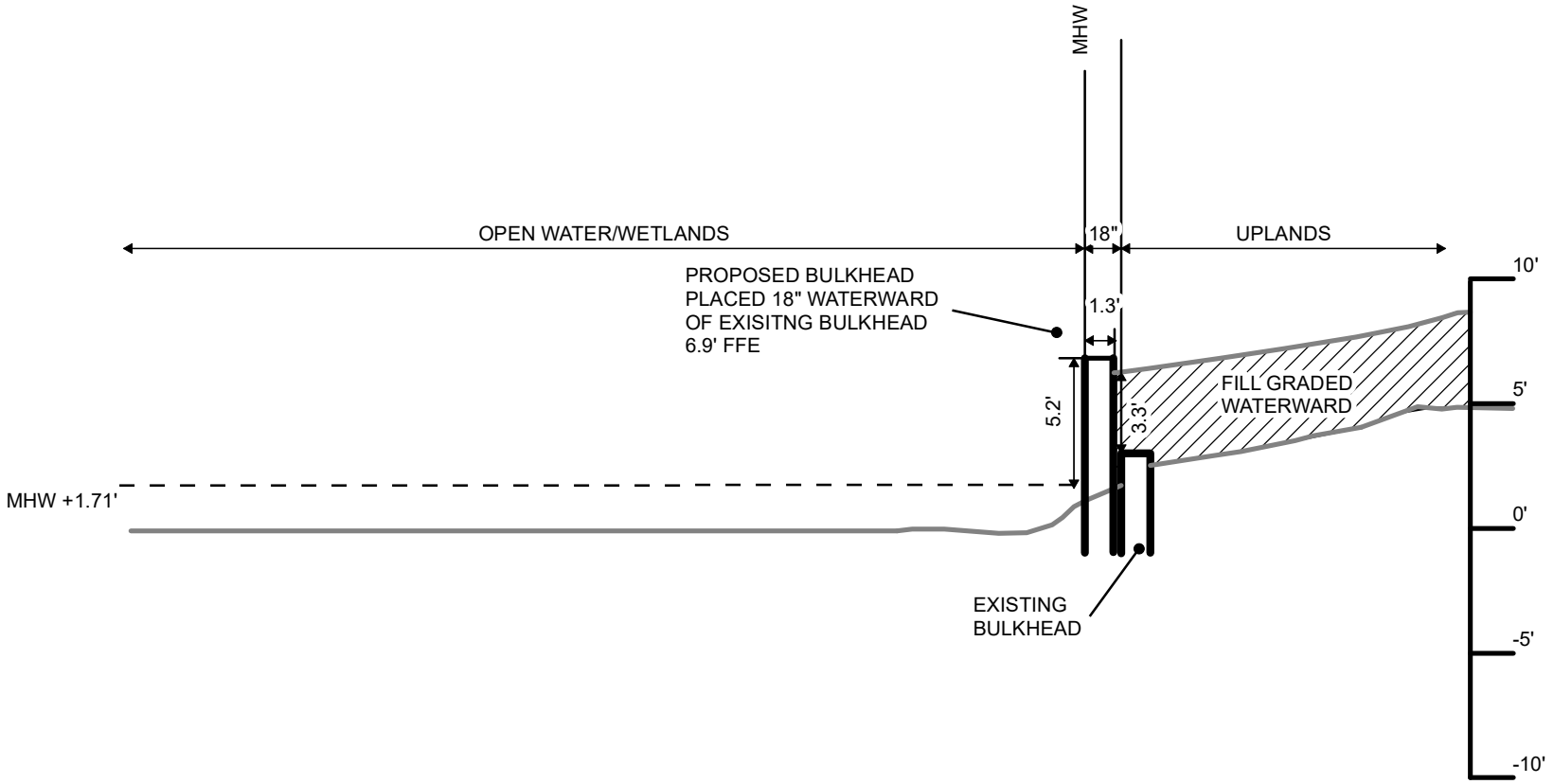
42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Proposed Bulkhead Profile

97 Coquina Ave.

Project:	5.22009	St. Augustine, FL	Date: Feb 05 2024	Figure:	**17b**



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www.carterenv.com

Proposed Bulkhead Profile

99 Coquina Ave.

Project:	5.22009	St. Augustine, FL	Date: Feb 05 2024	Figure:	**18c**

Jacob Fredriksson

From: carolyn.haslam@akerman.com
Sent: Monday, February 26, 2024 10:21 AM
To: Jacob Fredriksson
Cc: Amy Skinner; Sarah Daugherty
Subject: Continuance March 5th P&Z

Caution: This email originated from outside of the organization. Do not click links, open attachments or respond unless you recognize the sender and know the content is safe. When in doubt, contact IT.

Jacob,

Good morning, I hope that you are well. Please allow this email to serve as our formal notification of our request for a continuance to the next available P&Z meeting, in order to accomplish the items requested by the Board. At this time, I anticipate that the April meeting will be sufficient, but I will gladly keep you appraised of the status.

We have engaged Carter Environmental to work on the matter and anticipate that Ryan Carter will be attending the hearing to present with me. We will provide an updated agent authorization form and any updated application materials. Is there anything special we need to do if we update the application materials on the City's website?

Please let me know if you have any questions.

Regards,

Carolyn

Carolyn R. Haslam
(She/Her/Hers)
Partner
Akerman LLP | 420 South Orange Avenue, Suite 1200 | Orlando, FL 32801
D: 407 419 8584 | C: 407 620 1907
Carolyn.Haslam@akerman.com

vCard | Profile



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Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
March 5, 2024	7.d.	PZB2024-0005
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	134 Pelican Reef Drive	158571-4060



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: (St. Johns County Property Appraiser)	0100 – Single Family
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-Two: RS-2
Acreage:	0.57
Applicant:	Amber Halcrow c/o 1565 Woodworks, LLC
Owner:	Erik Worthmann



Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

Pelican Reef is a gated community; please contact the applicant, Amber Halcrow, at 904-907-4250 directly for information about visiting the site.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	0100 – Single Family	Residential Low Density	RS-2
South	0100 – Single Family	Residential Low Density	RS-2
East	0100 – Single Family	Residential Low Density	RS-2
West	9600 – Marshes, Wetlands, Waste Lands	Open Land	OL

Request Summary

This is a request for Conservation Overlay Zone (COZ) development which was heard during the February 6, 2024, Planning and Zoning Board Regular meeting and continued to the March 5, 2024, PZB Regular meeting at the request of the Board to explore options that reduce the impact of the proposed development within COZ 3. The original request was to remove four (4) Cedar trees from the property to allow for the renovation and addition to the existing home at 134 Pelican Reef Drive. The amended request is seeking approval to relocate two (2) existing significant Red Cedar trees within COZ 3 on-site. The applicant has stated in their application that the justification for the request is for "expanding and updating" the home.

Consistency with the City of St. Augustine's Comprehensive Plan 2040

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use		N/A
Historic Preservation		N/A
Conservation and Coastal Management	Policy 2.4.2	N/A
Recreation and Open Space		N/A
Transportation and Mobility		N/A
Housing		N/A
Infrastructure		N/A

Staff Analysis of Compliance with the City of St. Augustine's Code of Ordinances

Removal of significant trees shall be reviewed by the Planning and Zoning Board, all significant trees removed shall be replaced in accordance with the requirements of Chapter 25. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation. In determining whether or not a permit required by this section should be issued, the PZB shall consider and base all decisions on the following:

a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
e. Whether the tree has been designated a significant tree.
f. Impact upon the urban and natural environment, including:
    1. Ground and surface water stabilization.
    2. Water quality and aquifer recharge.
    3. Ecological impacts.
    4. Noise pollution.
    5. Air movement.
    6. Air quality.
    7. Wildlife habitat.
g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

Relocation of a tree is defined as an act to relocate a tree being removed to an appropriate new location on the site. The City's definition of tree relocation states that tree removal is involved which is why PZB review is required for this request and is why it cannot be approved administratively. The applicant has provided a Tree Assessment Report, performed by Big Tree Arborists LLC., which states that "the (2) Red Cedar trees are candidates for tree relocation provided proper relocation techniques and protocols are followed."

When considering the requirement that properties within Pelican Reef must maintain ten (10) Cedar trees on site, and the ample number of credits associated with this proposal, staff has no issue with the proposed on-site relocation of two (2) significant Red Cedar trees.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 3. The proposed work in this application is for an addition to an existing home and modification of the driveway which would require the on-site relocation of two (2) significant Red Cedar trees at 134 Pelican Reef Drive / PID 158571-4060.



Jacob Fredriksson, CNU-A
Planning Manager
Planning and Building Department

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee:_____(plus advertising costs) Project Number:_____

Receipt Number:_____ Meeting Date:_____

Advertising Costs: $_____ Paid On:_____ Receipt Number:_____

1. NAME OF APPLICANT: Amber Halcrow Contact Number: 904-9074250
   Business *(if applicable)*: 1565 Woodworks, LLC
   Address: 1093 A1A Beach Blvd #133 City: Saint Augustine State: FL Zip: 32080
   E-Mail Address: 1565Woodworks@gmail.com
2. NAME OF PROPERTY OWNER: Erik Worthmann Contact Number: 3522260246
   Business *(if applicable)*:
   Address: 134 Pelican Reef Dr City: Saint Augustine State: FL Zip: 32080
   E-Mail Address: erik@comforttemp.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 6 Block: 4 OR5063/1746 & 5097/1260
   Subdivision: Pelican Reef Parcel Number: 1585714060
4. PROJECT STREET ADDRESS: 134 Pelican Reef Dr
5. SPECIFIC PROPOSED USE: Single Family Residence
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Exception
   - ☐ Variance
   - ☒ Other: 907
   - ☐ Appeal of Staff Determination
   - ☐ Land Use Plan Amendment
   - ☐ Rezoning
7. DESCRIPTION OF ACTION REQUESTED: Removal of 4 red cedar trees
8. JUSTIFICATION FOR ACTION REQUESTED: Addition being added to the home, changing the layout of the home and driveway.

9. **IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:**

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity:_____

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property:_____

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant:_____

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section:_____

10. PREVIOUS APPPLICATIONS:

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?

☐ Yes ☐ No If yes, please give date and final disposition below.

_____

11. AGREEMENT:

In filing this application, I understand that it becomes a part of Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

Florida Statute 286.0105, states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the Board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the Board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the Code.

Signature of Applicant — Date: 1/8/24

Signature of Property Owner — Date: 1/8/24

04/18/2019

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Amber Halcrow is/are hereby authorized TO ACT ON BEHALF OF Erik Worthmann, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: 75 King St., St. Augustine, FL 32084

BY: _____
Signature of Owner

Erik Worthmann
Print Name of Owner

352-2260246
Telephone Number

State of FL

County of St. Johns

Signed and sworn before me on this 8th day of January, 2024.

By Erik Worthmann

Identification verified: ✓

Oath sworn: ✓ Yes ____ No

AMBER HALCROW
Commission # HH 223969
Expires May 30, 2026

Notary Signature: _____

My Commission expires: 5/30/24

Rev:022117

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

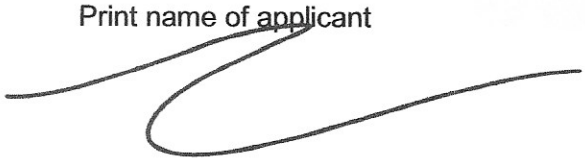
The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

The applicant acknowledges and agrees that the City offers weekly Friday Review development review meetings, as well as, department specific applicant meetings with its reviewing staff at any point in the application process to attempt to resolve outstanding issues. The applicant is responsible for scheduling any requested meetings with City staff directly.

The applicant acknowledges and agrees that if after three unresolved submittals the applicant elects to proceed with final approval or denial proceedings, the applicant must request so in writing to the City.

Amber Halcrow

Print name of applicant



Signature of applicant

1/8/24

Date

PZB APPLICATION FEE SCHEDULE

Planning and Zoning Board fees are set by Resolution 2021-38 as follows:

Description of Work	Fee Amount
Rezoning: small scale	$300.00 + ads & notices
Rezoning: large scale	$1,000.00 + ads & notices
Land Use Plan Amendment: small scale	$400.00 + ads & notices
Land Use Plan Amendment: large scale	$1,400.00 + ads & notices
Planned Unit Development	$400.00 or $35.00/acre, whichever is greater, $1,400 max + ads & notices
Zoning Variance	$350.00 + ads & notices
Zoning Exception	$250.00 + ads & notices
Conservation Overlay Zone Development	$165.00 + ads & notices
Significant Tree Removal or Appeal of Tree Removal Permit Denial	$165.00 + ads & notices
Appeal of Staff Determination	$200.00 + ads & notices
Application to Amend Zoning Code	$600.00 + ads & notices
Subdivision Plat Review	$275.00 + ads, notices & additional associated costs

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other-than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Building Department Staff.

Project Address: 134 Pelican Reef Dr, St. Augustine, FL 32084

Applicant's Name: Amber Halcrow Applicant's Signature: _____

Owner's Name: Erik Worthmann Owner's Signature: _____

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1585714060
Location Address	134 PELICAN REEF DR SAINT AUGUSTINE 32080-0000
Neighborhood	pelican reef (ICW) (628.42)
Tax Description*	25/87-91 PELICAN REEF LOT 6 BLK 4 OR5063/1746 & 5097/1260 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Pelican Reef
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.570
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Worthmann Family Trust D:11/11/2020 100% Worthmann Erik W Trustee 0% Worthmann Christine B Trustee 0%
Mailing Address	6412 NW 128TH ST GAINESVILLE, FL 32563-0000

Map



Valuation Information

	2024
Building Value	$484,391
Extra Features Value	$103,457
Total Land Value	$1,150,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,737,848**
Total Deferred	$117,772
Assessed Value	**$1,620,076**
Total Exemptions	$0
Taxable Value	**$1,620,076**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

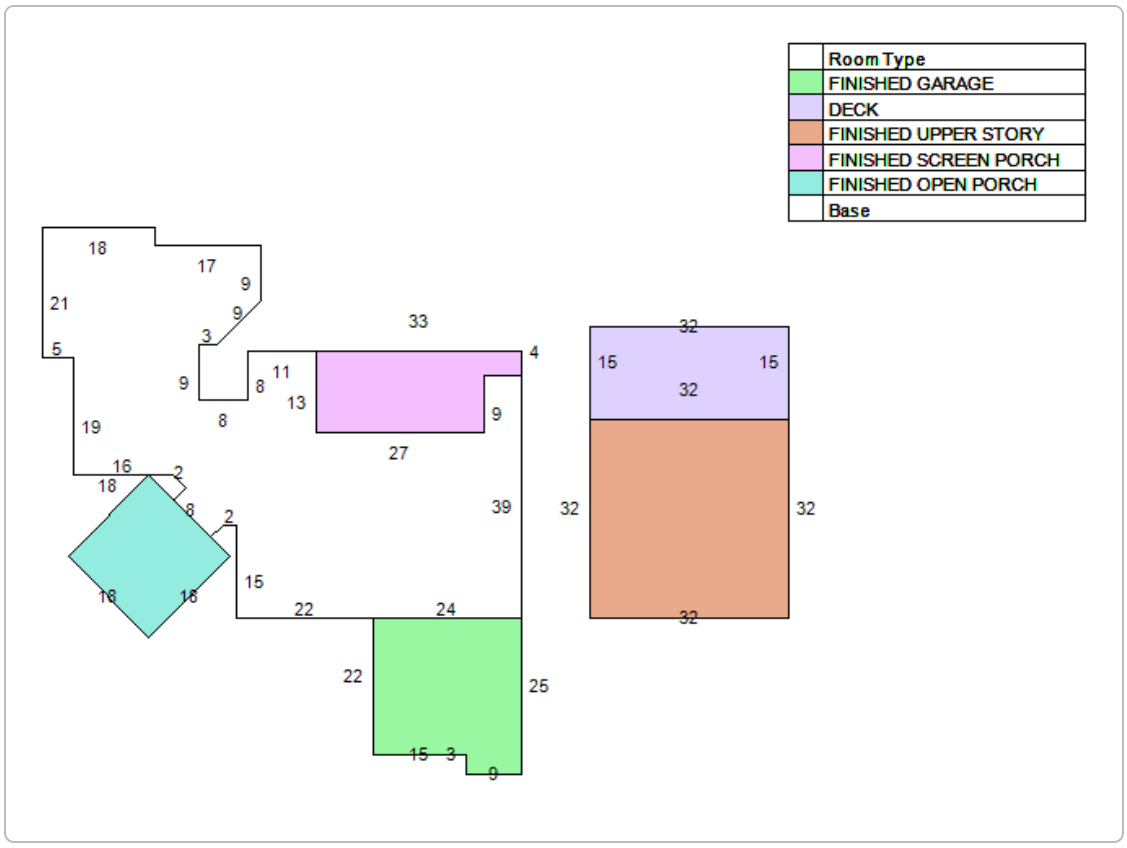
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$490,765	$108,134	$1,150,000	$0	$0	$1,748,899	$1,472,796	$276,103	$1,472,796
2022	$426,526	$25,155	$1,064,000	$0	$0	$1,515,681	$1,276,144	$239,537	$1,276,144
2021	$409,262	$25,869	$725,000	$0	$0	$1,160,131	$1,160,131	$0	$1,160,131
2020	$447,460	$27,567	$725,000	$0	$0	$1,200,027	$632,116	$617,911	$582,116
2019	$382,042	$25,648	$725,000	$0	$0	$1,132,690	$617,904	$564,786	$567,904
2018	$391,878	$3,846	$700,000	$0	$0	$1,095,724	$606,383	$539,341	$556,383
2017	$398,457	$3,517	$660,000	$0	$0	$1,061,974	$593,911	$518,063	$543,911
2016	$403,437	$6,722	$660,000	$0	$0	$1,070,159	$583,445	$536,714	$533,445
2015	$408,418	$6,787	$660,000	$0	$0	$1,075,205	$579,389	$545,816	$529,389
2014	$350,182	$7,450	$660,000	$0	$0	$1,017,632	$574,791	$492,841	$524,791
2013	$354,402	$8,114	$660,000	$0	$0	$1,022,516	$566,297	$506,219	$516,297

Building Information

Building	1	**Roof Cover**	Composite Shingle
Building Value	$484,391	**Roof Structure**	Gable Hip
Year Built	1995	**Interior Flooring**	Carpet, Ceramic Tile
Actual Area	5523	**Interior Wall**	Drywall
Conditioned Area	3775	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	4
Exterior Wall	Concrete Stucco	**Baths**	4

Description	Square Footage
BASE AREA	2751
FINISHED OPEN PORCH	338
FINISHED SCREEN PORCH	375
FINISHED UPPER STORY	1024
FINISHED DECK	480
FINISHED GARAGE	555
Total SqFt	5523

Sketch Information



Extra Feature Information

Code Description	Status	Value
Boat Dock - Average (Mix)		13860
Boat Dock - Average (Mix)		39480
Pool - Low (RES)		15000
Screen Enclosure - Average (Mix)		8400
Bulkhead - Average (Mix)		26717

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	0	0	1	UT	$1,150,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/13/2020	11/11/2020	$100.00	WARRANTY DEED	5097	1260	U	I	WORTHMANN ERIK W,CHRISTINE B	WORTHMANN FAMILY TRUST D:11/11/2020
10/7/2020	10/6/2020	$1,356,500.00	WARRANTY DEED	5063	1746	Q	I	AGNEW TERRY T & EDMISTON MARGARET GREER(WIFE)	WORTHMANN ERIK W,CHRISTINE B
	10/30/2001	$100.00	QUIT CLAIM DEED	1669	1779	U	I	AGNEW TERRY T & EDMISTON MARGARET GREER(WIFE)	AGNEW TERRY T & EDMISTON MARGARET GREER(WIFE)
	9/27/2001	$100.00	QUIT CLAIM DEED	1659	1163	U	I	AGNEW TERRY T	AGNEW TERRY T & EDMISTON MARGARET GREER (WIFE
	9/26/2001	$100.00	QUIT CLAIM DEED	1659	1165	U	I	TYMESON AMY L FKA AGNEW	AGNEW TERRY T
	9/1/1993	$200,000.00	WARRANTY DEED	1009	646	Q	V	THOMPSON PIERRE D	AGNEW TERRY T,AMY L

No data available for the following modules: Sales Questionnaire Form, Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 1/18/2024, 2:11:22 AM

Contact Us

Developed by
Schneider GEOSPATIAL

1565 Woodworks, LLC

Construction and Custom Woodworks

1093 A1A Beach Blvd #133 · Saint Augustine Beach, FL 32080
Phone: (904) 347-7664 · 1565Woodworks@gmail.com · 1565Woodworks.com

City of St. Augustine Planning and Zoning – 134 Pelican Reef Rd, 32080

Revised Submission and Request

Original vs. New Request:

-Originally requested to remove 4 cedar trees from the property.

-Revised to include the following:

A. See RED circles on site plan for reference. Move two cedar trees to the front right and front left of property from current place.

B. See BLUE circles on site plan for reference. These trees were originally requested to be removed. Our customer is happy with keeping these trees in their current place and building the landscape around them.

C. See GREEN circles on site plan for reference. These are cabbage palms which Associated Tree Masters can spade and re-plant at their tree farm. The cabbage palms will be repurposed for land rejuvenation projects.

D. See PURPLE circles on site plan for reference. This will be the new layout of the driveway to wrap around the existing red cedar tree.

1565 Woodworks met with two separate companies:

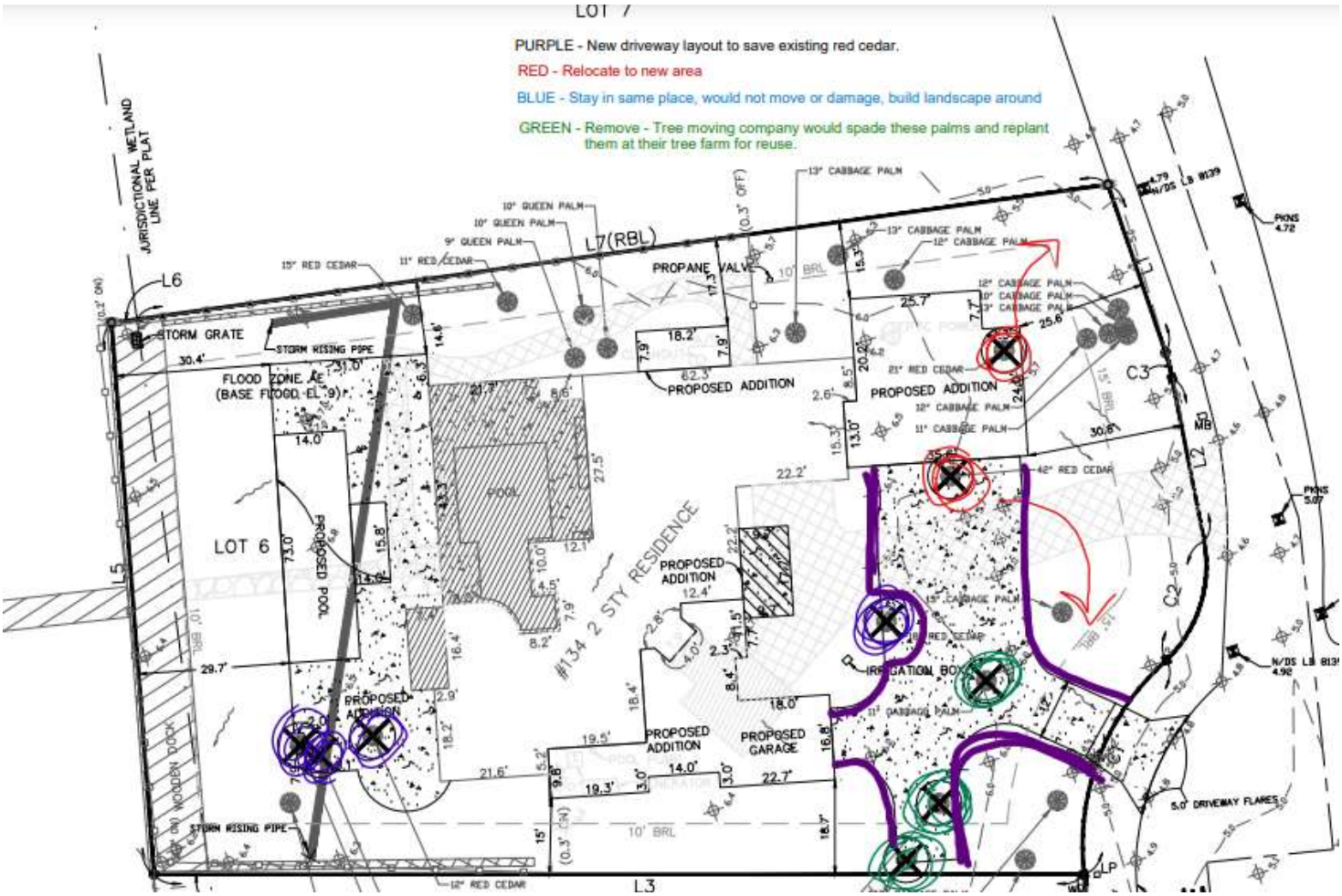
Associated Tree Masters who specialize in moving trees. The met at the property, looked at all trees including the cabbage palms and agreed they were able to move the existing cedar trees within the same property. Also see attached their tree sizes available for additional trees (if need be) to be installed on the property.

Big Tree Arborist – Owner reviewed all trees on the property and agreed that with the proper nutrients prior to and post-move, the trees are healthy enough to move.

1565 Woodworks, LLC

Construction and Custom Woodworks

1093 A1A Beach Blvd #133 · Saint Augustine Beach, FL 32080
Phone: (904) 347-7664 · 1565Woodworks@gmail.com · 1565Woodworks.com



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BIG TREE ARBORISTS LLC.
TREE ASSESSMENT REPORT

Client Name: Amber Holcrow
Project Address: 134 Pelican Reef Dr
St Augustine, Fl 32080

ASSESSMENT
Customer requested assessment for onsite relocation of (2) Red Cedar trees for house expansion. The (2) Red Cedar trees are estimated to be 70 years old +/-, with previous crown damage but overall are in good health.

There is increased stress on older mature trees during the relocation process. The (2) Red Cedar trees are candidates for tree relocation provided proper relocation techniques and protocols are followed.

FRONT YARD

RED CEDAR (Juniperus virginiana)
DBH – 22" & 18" OVERAL HEIGHT – 22' BRANCH SPREAD - 20'

TRUNK
Trunks are in good condition with minor decay/wound healing from old lower branch removal. Response growth is good, but possible internal decay may be present.



CROWN
Crown is 40-50% remaining. Limb removal is present from previous decay and or storm damage. Minor dead limbs in canopy. Vigor is healthy on remaining canopy of both trees.

MITIGATION OPTIONS

1. Recommend Tree relocation to be completed by a qualified company with or managed by Certified Arborists to ensure proper tree relocation protocols are followed. Proper preparation prior to relocation to include optimal root ball sizing, watering, nutrient supplementation with non-leaching, non-burning, slow-release fertilization with essential nutrients mycorrhizae and humates. Consistent maintenance will be needed for

the Red Cedar tree's in pre preparation & post relocation aiding in the trees chances of survival.

Sean Jackson
Big Tree Arborists LLC
ISA Certified Arborist & TRAQ #FL-6778A
Certified Fertilization Applicator #LF32827
Cell: 904-237-3667
https://bigtreearborists.com

Gmail 1565 Woodworks, LLC <1565woodworks@gmail.com>

Cedar Tree Information

1 message

Making Shade <associatedtreemasters@gmail.com> Wed, Feb 21, 2024 at 12:08 PM
To: "1565 Woodworks, LLC" <1565woodworks@gmail.com>

Good Afternoon,

Here is the information on the cedar trees pricing and installation

Juniperus virginiana silicicola, Southern Red Cedar 12-14ft HT, 3.5-4in Cal $616 each

Equipment and labor for installation per every 5 trees $1500 anything less is half day $800

This is with trees installed, watered in with a built up tree ring and ready to grow

anytime you are planting over 10 native trees or we are saving live oaks by moving them you get 20% discount on all equipment and labor

If you have any questions please let me know

Thank You!

90" Spade

Shawn Laurendine | Operations Director, IT, Sales | Associated Treemasters LLC.

6988 U.S. Highway 1 N., Suite 310 | St. Augustine, FL 32095

[C] 904.810.8929| [O] 904.808.9970

associatedtreemasters@gmail.com | Our Website

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
March 5, 2024	7.e.	PZB2024-0023
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	Theodore Street 3 Theodore Street Florida Avenue	 110430-0000 110440-0000



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: (St. Johns County Property Appraiser)	0900 – Vacant Residential Common Elements (Theodore Street) 0000 – Vacant Residential (3 Theodore Street) 0000 – Vacant Residential (Florida Avenue)
Future Land Use Designation:	Residential Medium Density
Zoning Designation:	Residential General-One: RG-1
Acreage:	Approximately 0.70
Applicant:	Ryan Carter c/o Carter Environmental Services, Inc.
Owner:	City of St. Augustine & Alison Turner



Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	0100 – Single Family	Residential Medium Density	RG-1
South	9600 – Marshes, Wetlands, Waste Lands	Residential Medium Density	RG-1
East	0902 – Residential Condo Common Elements 9600 – Marshes, Wetlands, Waste Lands	Open Land	RG-1
West	0100 – Single Family	Residential Medium Density	RG-1

Request Summary

This is a request for Conservation Overlay Zone (COZ) development along an unimproved section of Theodore Street east of Nesmith Avenue. This application is centered around a proposal to construct a new single-family home within Conservation Overlay Zones 2 and 3 as well as the required right-of-way work necessary to provide adequate access to the site at 3 Theodore Street. The majority of the proposed work is within one hundred (100) feet of the most restrictive jurisdictional wetland line and does cause the removal of eighteen (18) trees which is why COZ 2 and 3 development review by the Board is warranted.

Consistency with the City of St. Augustine's Comprehensive Plan 2040

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use	Policy 1.2.1 Policy 2.1.3 Policy 2.1.4 Policy 2.2.1 Objective 5.1 Policy 5.5.3	Policy 8.1.5
Historic Preservation		N/A
Conservation and Coastal Management	Policy 1.1.3 Policy 2.5.1 Policy 2.10.6	Policy 1.5.4 Policy 2.5.1
Recreation and Open Space		N/A
Transportation and Mobility		N/A
Housing	Goal 1	N/A

Infrastructure	Policy 1.1.2 Objective 1.3 Policy 1.3.1 Objective 3.9	N/A

Staff Analysis of Compliance with the City of St. Augustine's Code of Ordinances

Below is the language from Sec. 11-29. Standards for review.

(b) Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect and consistent with the purpose of Conservation Overlay Zone 2 to protect the functional integrity of Zone 1 and to protect Zone 3 from extreme high-water conditions. At no time shall the impervious area in Conservation Overlay Zone 2 exceed twenty-five (25) percent without that area receiving treatment equivalent to the St. Johns River Water Management District water quality treatment provisions required when new development is proposed along an unaltered shoreline. The first (landward of the most restrictive jurisdictional line, which may be the mean high-water line or wetlands jurisdictional line) twenty-five (25) feet, measured in width perpendicular to the most restrictive jurisdictional line, in Conservation Overlay Zone 2 shall remain undeveloped except as provided in subsections (1)—(4) of this subsection. If the area is already disturbed, a restoration plan is required. The planning and zoning board is authorized to impose limitations in the following manner so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to any animal, fish or shellfish life contained therein, to avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. Rear or side lot drainage from grassed or altered areas of new development along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the twenty-five (25) feet buffer (water discharged shall be at non-erosive velocities), with the following permitted activities:

(1) Pruning vegetation to retain or create a reasonable view. Ground cover and shrub vegetation to a height of thirty-six (36) inches should be retained.

(2) A maximum of fifty (50) percent of the basal area of trees, and a maximum of fifty (50) percent of the total number of saplings, may be removed for any purpose in a twenty-year period. A healthy, well-distributed strand of trees, saplings, shrubs and ground covers and their living, undamaged root systems shall be left in place. Replacement planting with native, low maintenance vegetation is permitted to maintain the fifty (50) percent level.

(3) Dead, diseased, unsafe, or fallen trees may be removed.

(4) Bridges, paths, walkways, gazebos, docks and decks, bulkheads, seawalls, and retaining walls, and accessways to such amenities are permitted across the buffer provided such activities have minimal impact to the wetlands and are scaled to preserve the integrity of the buffer (less than ten (10) percent of the total area calculation of the buffer). These structures must demonstrate that they are of a reasonable, compatible scale to similar structures in the neighboring area. Structures in Conservation Overlay Zone 2 that are connected to adjacent structures in Zones 1 or 3 shall be sized relative to that adjacent structure and be designed so as to minimize off-site visual and environmental impacts. The

applicant will present any mitigating design and environmental elements as part of the review of the structure in Conservation Overlay Zone 2.

Restoration plan(s) shall be developed to achieve the fifty (50) percent criteria above for those sites already disturbed. If the altered shoreline is bulk-headed, softening of this hardened shoreline with riprap, environmentally engineered materials or other techniques to soften wave energies and promote vegetation is encouraged. Should a softening effort be employed, a reduction in the twenty-five (25) feet buffer may be permitted.

(c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:

(1) Site specific conditions.
(2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
(3) Natural and proposed drainage patterns.
(4) Effect of point and nonpoint discharge in the marine environment.
(5) Proposed soil stabilization and erosion control methods.
(6) Impact on floodplain.
(7) Impact of development on vegetative and animal communities.
(8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
(9) Effect of shade on vegetation and shellfish.
(10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
(11) Impact of development on shoreline by linear feet and percent of site.
(12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
(13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
(14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
(15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
(16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
(17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which

no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

(d) Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover, or cause the removal of significant trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation.

(1) In determining whether or not a permit required by this section should be issued, the city planning and zoning board shall consider and base all decisions on the following:

a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.

b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.

c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.

d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.

e. Whether the tree has been designated a significant tree.

f. Impact upon the urban and natural environment, including:

1. Ground and surface water stabilization.
2. Water quality and aquifer recharge.
3. Ecological impacts.
4. Noise pollution.
5. Air movement.
6. Air quality.
7. Wildlife habitat.

g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

Included in this application are site development proposals created by Carter Environmental Services, Inc. and Mai Engineering Services, Inc. The submitted Demolition Plan shows eight (8) trees to be removed within the Theodore Street right-of-way, the table below reflects the one included with the civil engineering plans.

REMOVED TREES TABLE (Significant Trees in Bold)		
ID #	TYPE	DBH (IN)
2	PALM	17
4	PALM	12
5	**LAUREL OAK**	**20**
6	LA	8
7	LIVE OAK	8
8	LIVE OAK	14
9	LIVE OAK	12
10	LA	8

In addition to the request to remove a significant Laural Oak tree, the applicant is also seeking approval of significant tree canopy removal. Significant tree canopy areas are defined as clusters of trees which form at least twenty-five (25) percent cover and include a variety of oak species and softwood species.

Removal of significant trees shall be reviewed by the Planning and Zoning Board, all significant trees removed shall be replaced in accordance with the requirements of Chapter 25. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation.

This application is unique due to the inclusion of a substantial right-of-way improvement which requires the removal of the vast majority of vegetation within the unimproved Theodore Street right-of-way. Tree mitigation is handled differently than it would be for private site development since there are land development codes which require the provision of open space on-site which does not necessarily apply to rights-of-way. The applicant has not included or submitted any tree mitigation plans associated with this proposal for review.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zones 2 and 3. The proposed work in this application is to improve a section of the Theodore Street right-of-way to allow for the construction of a new single-family home at 3 Theodore Street / PID 110430-0000.

Staff recommends **CONTINUING** this request until a tree mitigation proposal is provided.



Jacob Fredriksson, CNU-A
Planning Manager
Planning and Building Department

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee:_____(plus advertising costs) Project Number:_____

Receipt Number:_____ Meeting Date:_____

Advertising Costs: $_____ Paid On:_____ Receipt Number:_____

---

1. NAME OF APPLICANT: RYAN CARTER Contact Number: 904-540-1786
   Business (*if applicable*): CARTER ENVIRONMENTAL SERVICES, INC
   Address: 42 MASTERS DR City: ST. AUGUSTINE State: FL Zip: 32084
   E-Mail Address: RYAN@CARTERENV.COM
2. NAME OF PROPERTY OWNER: Alison Turner Contact Number: 310-600-8229
   Business *(if applicable)*: Watts Up Enterprises II LLC
   Address: 3670 US Hwy 1 S STE 100 City: ST. AUGUSTINE State: FL Zip: 32086
   E-Mail Address: alisongturner@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: PLEASE SEE ATTACHED PROPERTY CARD Block: PLEASE SEE ATTACHED PROPERTY CARD
   Subdivision: RAVENSWOOD Parcel Number: 11043000000
4. PROJECT STREET ADDRESS: THEODORE STREET
5. SPECIFIC PROPOSED USE: CONSTRUCTION OF ROAD EXTENSION, DRIVEWAY and HOME
6. ACTION REQUESTED:
   - ☒ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: CONSERVATION OVERLAY ZONE APPROVAL FOR THE REMOVAL OF 10 TREES
8. JUSTIFICATION FOR ACTION REQUESTED: PLEASE SEE OVERLAY ZONE DEVELOPMENT SUPPLEMENT

9. **IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:**

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity:_____

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property:_____

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant:_____

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section:_____

10. **PREVIOUS APPPLICATIONS:**

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?

☐ Yes ☒ No If yes, please give date and final disposition below.

_____

11. **AGREEMENT:**

In filing this application, I understand that it becomes a part of Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the Board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the Board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the Code.

R-A Cate

Signature of Applicant — 10-5-23 Date

Signature of Property Owner — 10/5/23 Date

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

The applicant acknowledges and agrees that the City offers weekly Friday Review development review meetings, as well as, department specific applicant meetings with its reviewing staff at any point in the application process to attempt to resolve outstanding issues. The applicant is responsible for scheduling any requested meetings with City staff directly.

The applicant acknowledges and agrees that if after three unresolved submittals the applicant elects to proceed with final approval or denial proceedings, the applicant must request so in writing to the City.

RYAN CARTER

Print name of applicant



Signature of applicant

10-5-23

Date

CITY OF
ST AUGUSTINE.
EST. 1565

Owner's Authorization For Agent

CARTER ENVIRONMENTAL SERVICES is/are hereby authorized TO ACT ON BEHALF OF Alison Turner, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: _____

BY: _____
Signature of Owner

Alison Turner
Print Name of Owner

310-600-8229
Telephone Number

State of _____

County of _____

Signed and sworn before me on this _____ day of _____, 20__.

By _____

Identification verified:

Oath sworn: _____ Yes ____ No

Notary Signature: _____

My Commission expires: _____

Rev:022117

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 5TH *Date* day of OCTOBER *Month*, 2023 *Year*, by

(1) ALISON TURNER

(and (2) _____ *Name(s) of Signer(s)*).

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

KATALIN LANGIANESE
Notary Public - California
Los Angeles County
Commission # 2370992
My Comm. Expires Sep 12, 2025

Place Notary Seal and/or Stamp Above

Signature Katalin Langianese
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: OWNER'S AUTHORIZATION FOR AGENT

Document Date: OCT. 5, 2023 Number of Pages: 1

Signer(s) Other Than Named Above: _____

©2019 National Notary Association

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Summary

Parcel ID	1066610002
Location	THEODORE ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Ravenswood (485)
Tax Description*	WHITNEY'S SUB-PART OF RAVENSWOOD ROWS ARE COMMON ELEMENTS DEDICATED FOR PUBLIC USE PER F.S. 177.081(3) *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential Common Elements (0900)
Subdivision	Ravenswood Subdivision
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	8.890
Homestead	N

No Image Available

Owner Information

Owner Name	Whitney's Sub Part Of Ravenswood 100%
Mailing Address	,

Map



Valuation Information

	2024
Building Value	$0
Extra Features Value	$0
Total Land Value	$0
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$0**
Total Deferred	$0
Assessed Value	**$0**
Total Exemptions	$0
Taxable Value	**$0**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$0	$0	$66,675	$0	$0	$0	$0	$0	$0
2022	$0	$0	$0	$0	$0	$0	$0	$0	$0
2021	$0	$0	$0	$0	$0	$0	$0	$0	$0
2020	$0	$0	$0	$0	$0	$0	$0	$0	$0
2019	$0	$0	$0	$0	$0	$0	$0	$0	$0
2018	$0	$0	$0	$0	$0	$0	$0	$0	$0
2017	$0	$0	$0	$0	$0	$0	$0	$0	$0
2016	$0	$0	$0	$0	$0	$0	$0	$0	$0
2015	$0	$0	$0	$0	$0	$0	$0	$0	$0
2014	$0	$0	$0	$0	$0	$0	$0	$0	$0
2013	$0	$0	$0	$0	$0	$0	$0	$0	$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
ROWs, Roads, Irrigation Channels, Ditches etc	0	0	8.89	AC	$66,675

No data available for the following modules: Sales Questionnaire Form, 2023 TRIM Notice, 2022 TRIM Notice, Exemption Information, Building Information, Sketch Information, Extra Feature Information, Sale Information.

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St. Johns County, FL

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2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1104300000
Location Address	3 THEODORE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Ravenswood (485)
Tax Description*	1-116 RAVENSWOOD SUBD LOT 230 BLK 66-L OR4988/1667 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Whitneys Subdivision-Part Of Ravenswood
Sec/Twp/Rng	12-7-29
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.180
Homestead	N

No Image Available

Owner Information

Owner Name	Turner Alison G 100%
Mailing Address	30092 CLEARWATER DR CANYON LAKE, FL 92587-7455

Map



Valuation Information

	2024
Building Value	$0
Extra Features Value	$0
Total Land Value	$71,250
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$71,250**
Total Deferred	$14,850
Assessed Value	**$56,400**
Total Exemptions	$0
Taxable Value	**$56,400**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$0	$0	$71,250	$0	$0	$71,250	$51,273	$19,977	$51,273
2022	$0	$0	$70,125	$0	$0	$70,125	$46,612	$23,513	$46,612
2021	$0	$0	$42,375	$0	$0	$42,375	$42,375	$0	$42,375
2020	$0	$0	$31,875	$0	$0	$31,875	$31,845	$30	$31,845
2019	$0	$0	$31,875	$0	$0	$31,875	$28,950	$2,925	$28,950
2018	$0	$0	$28,875	$0	$0	$28,875	$26,318	$2,557	$26,318
2017	$0	$0	$27,375	$0	$0	$27,375	$23,925	$3,450	$23,925
2016	$0	$0	$21,750	$0	$0	$21,750	$21,750	$0	$21,750
2015	$0	$0	$19,875	$0	$0	$19,875	$19,875	$0	$19,875
2014	$0	$0	$19,875	$0	$0	$19,875	$19,875	$0	$19,875
2013	$0	$0	$19,875	$0	$0	$19,875	$19,875	$0	$19,875

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	150	50	150	EF	$71,250

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/14/2020	7/9/2020	$25,000.00	WARRANTY DEED	4988	1667	Q	V	ARSENAULT LINDA JOYCE	TURNER ALISON G
3/7/2014	2/7/2014	$0.00	QUIT CLAIM DEED	3854	196	U	V	ANDERSON JOHN S	ARSENAULT LINDA JOYCE
2/7/2014	2/5/2014	$0.00	FINAL JUDGMENT	3844	78	U	V	ANDERSON JOHN STEVEN & ARSENAULT LINDA JOYCE	ARSENAULT LINDA JOYCE
3/15/2013	3/13/2013	$0.00	FINAL JUDGMENT	3700	1727	U	V	ANDERSON JOHN STEVEN,LINDA JOYCE	ANDERSON JOHN STEVEN & ARSENAULT LINDA JOYCE
	2/26/2010	$0.00	WARRANTY DEED	3290	817	U	I	BENNETT MAX L,BETTY V,BRUCE A	ANDERSON JOHN STEVEN,LINDA JOYCE
	3/14/2001	$100.00	LIFE ESTATE	1581	417	U	V	BENNETT MAX L & BETTY V	BENNETT MAX L & BETTY V ***
	4/28/1999	$15,000.00	WARRANTY DEED	1405	483	Q	V	JOINER ETHEL C	BENNETT MAX L & BETTY V
	1/9/1990	$0.00	DEATH CERTIFICATE	1405	482	U	I	JOINER ELMORE (DECD 1/9/90) & ETHEL C	JOINER ETHEL C

No data available for the following modules: Sales Questionnaire Form, Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1104400000
Location Address	FLORIDA AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Ravenswood (485)
Tax Description*	1-116 RAVENSWOOD SUB LOTS 232 & 234 OR4988/1667 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Whitneys Subdivision-Part Of Ravenswood
Sec/Twp/Rng	12-7-29
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.360
Homestead	N

No Image Available

Owner Information

Owner Name	Turner Alison G 100%
Mailing Address	30092 CLEARWATER DR CANYON LAKE, CA 92587-7455

Map



Valuation Information

	2024
Building Value	$0
Extra Features Value	$0
Total Land Value	$4,480
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$4,480**
Total Deferred	$0
Assessed Value	**$4,480**
Total Exemptions	$0
Taxable Value	**$4,480**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$0	$0	$4,480	$0	$0	$4,480	$4,480	$0	$4,480
2022	$0	$0	$4,480	$0	$0	$4,480	$4,400	$80	$4,400
2021	$0	$0	$4,000	$0	$0	$4,000	$4,000	$0	$4,000
2020	$0	$0	$4,000	$0	$0	$4,000	$2,609	$1,391	$2,609
2019	$0	$0	$4,000	$0	$0	$4,000	$2,372	$1,628	$2,372
2018	$0	$0	$2,370	$0	$0	$2,370	$2,156	$214	$2,156
2017	$0	$0	$2,250	$0	$0	$2,250	$1,960	$290	$1,960
2016	$0	$0	$1,800	$0	$0	$1,800	$1,782	$18	$1,782
2015	$0	$0	$1,620	$0	$0	$1,620	$1,620	$0	$1,620
2014	$0	$0	$1,620	$0	$0	$1,620	$1,620	$0	$1,620
2013	$0	$0	$1,620	$0	$0	$1,620	$1,620	$0	$1,620

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	2	UT	$4,480

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/14/2020	7/9/2020	$25,000.00	WARRANTY DEED	4988	1667	Q	V	ARSENAULT LINDA JOYCE	TURNER ALISON G
3/7/2014	2/7/2014	$0.00	QUIT CLAIM DEED	3854	196	U	V	ANDERSON JOHN S	ARSENAULT LINDA JOYCE
2/7/2014	2/5/2014	$0.00	FINAL JUDGMENT	3844	78	U	V	ANDERSON JOHN STEVEN & ARSENAULT LINDA JOYCE	ARSENAULT LINDA JOYCE
3/15/2013	3/13/2013	$0.00	FINAL JUDGMENT	3700	1727	U	V	ANDERSON JOHN STEVEN,LINDA JOYCE	ANDERSON JOHN STEVEN & ARSENAULT LINDA JOYCE
	2/26/2010	$0.00	WARRANTY DEED	3290	817	U	I	BENNETT MAX L,BETTY V,BRUCE A	ANDERSON JOHN STEVEN,LINDA JOYCE
	3/14/2001	$100.00	LIFE ESTATE	1581	417	U	V	BENNETT MAX L & BETTY V	BENNETT MAX L & BETTY V ***
	4/28/1999	$15,000.00	WARRANTY DEED	1405	483	Q	V	JOINER ETHEL C	BENNETT MAX L & BETTY V

No data available for the following modules: Sales Questionnaire Form, Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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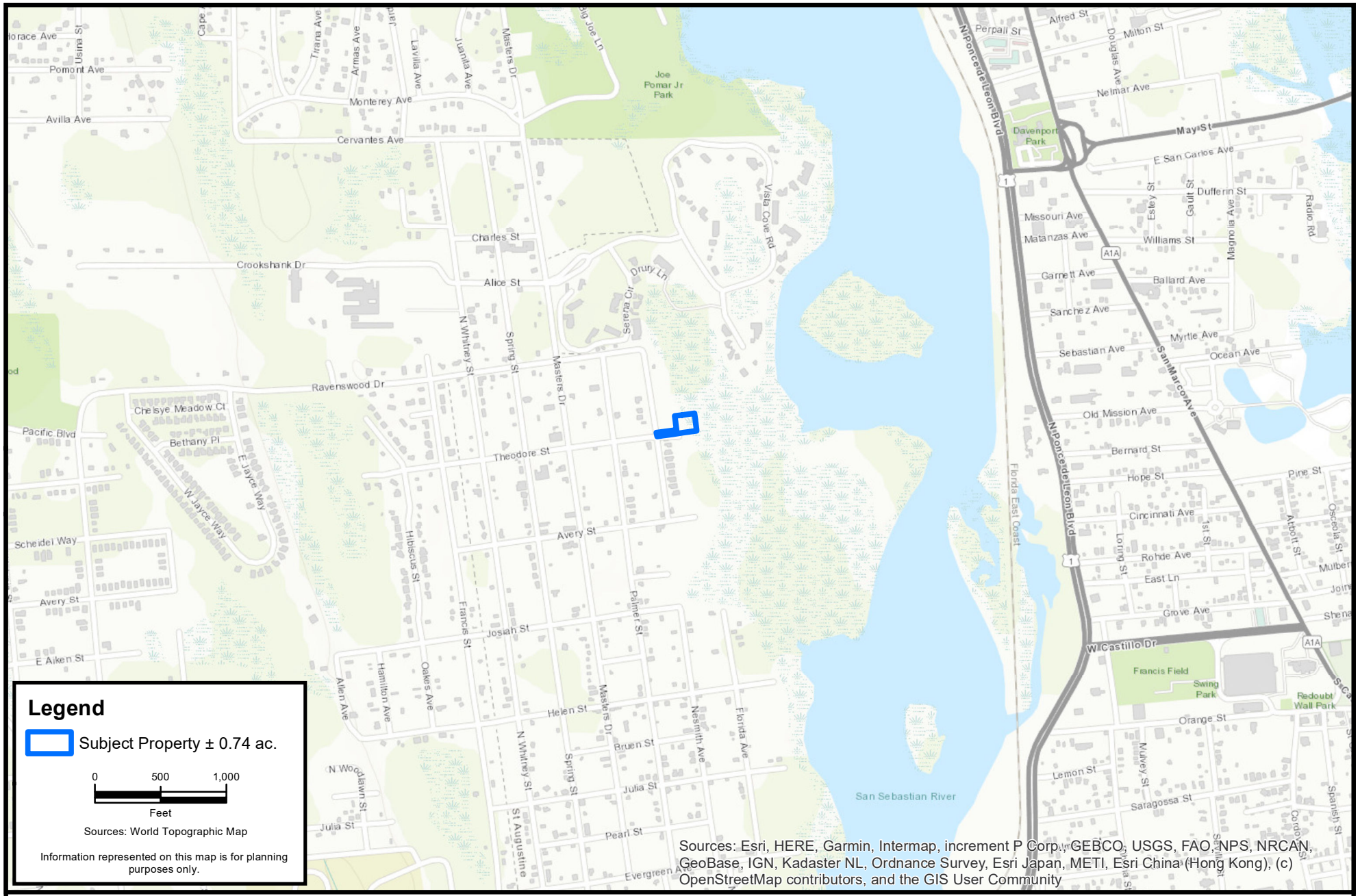
Theodore St. and Avery St. Extension
Overlay Zone Development Application Supplement
February 2024

This narrative is intended to supplement the Conservation Overlay Zone Development Application for tree removal and replacement associated with the extension of Theodore Street. The Theodore Street project area is 0.74 acres.

Currently, the Theodore Street right-of-way is not open. The applicant proposes to remove 18 trees to construct an asphalt road extension of Theodore Street. There are wetlands in the applicant's property within the eastern portion associated with the San Sebastian River, but no wetland impacts are proposed. Further, the applicant proposes to maintain the City required 25' undisturbed upland buffer. The wetlands within the eastern portion of the applicant's property have been delineated, reviewed and are currently permitted as a Formal Wetland Determination (FWD) by the St. Johns River Water Management District (SJRWMD). The wetlands to the North of Theodore Street have been delineated and surveyed (Figure 3).

Please see attached figures and engineering plans for design details.



CARTER ENVIRONMENTAL SERVICES, INC. CES 42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com	Location Map **Turner - Theodore Street Project**		
Project: 5.23365	St. Augustine, FL	Date: Feb 13 2024	Figure: 1



CARTER ENVIRONMENTAL SERVICES, INC.
CES
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Current Aerial

Turner - Theodore Street Project

Project: 5.23365	St. Augustine, FL	Date: Feb 13 2024

Figure: **2**



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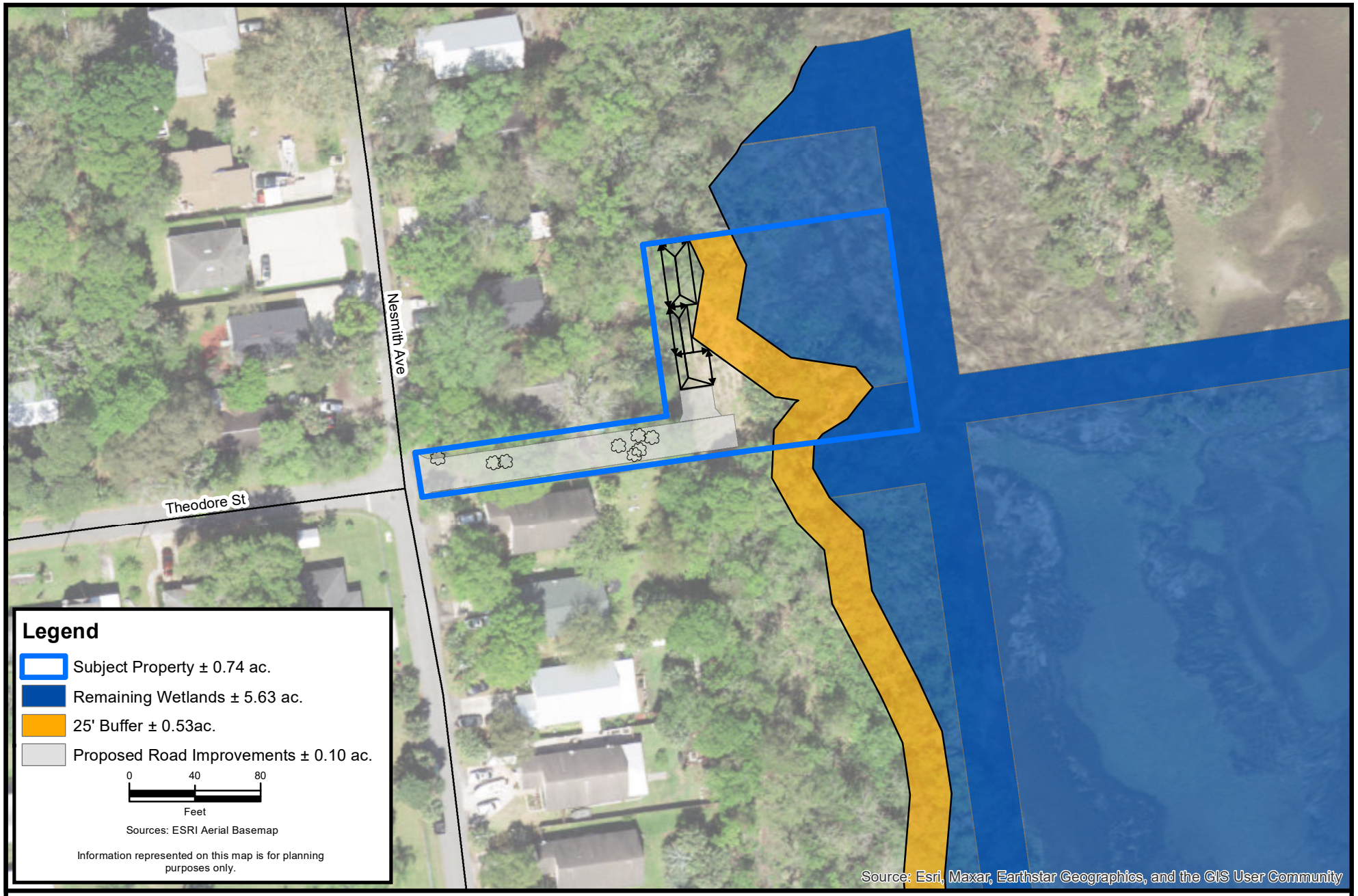
Wetland Assessment Map

Turner - Theodore Street Project

Project:	5.23365	St. Augustine, FL	Date: Feb 13 2024	Figure: 3

F:\CES Projects\Project Files\Active\Projects\Project Files\2023\5.23365 Graubard Theodore\GIS\MXD\03_FWD.mxd



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St. Augustine, FL 32084
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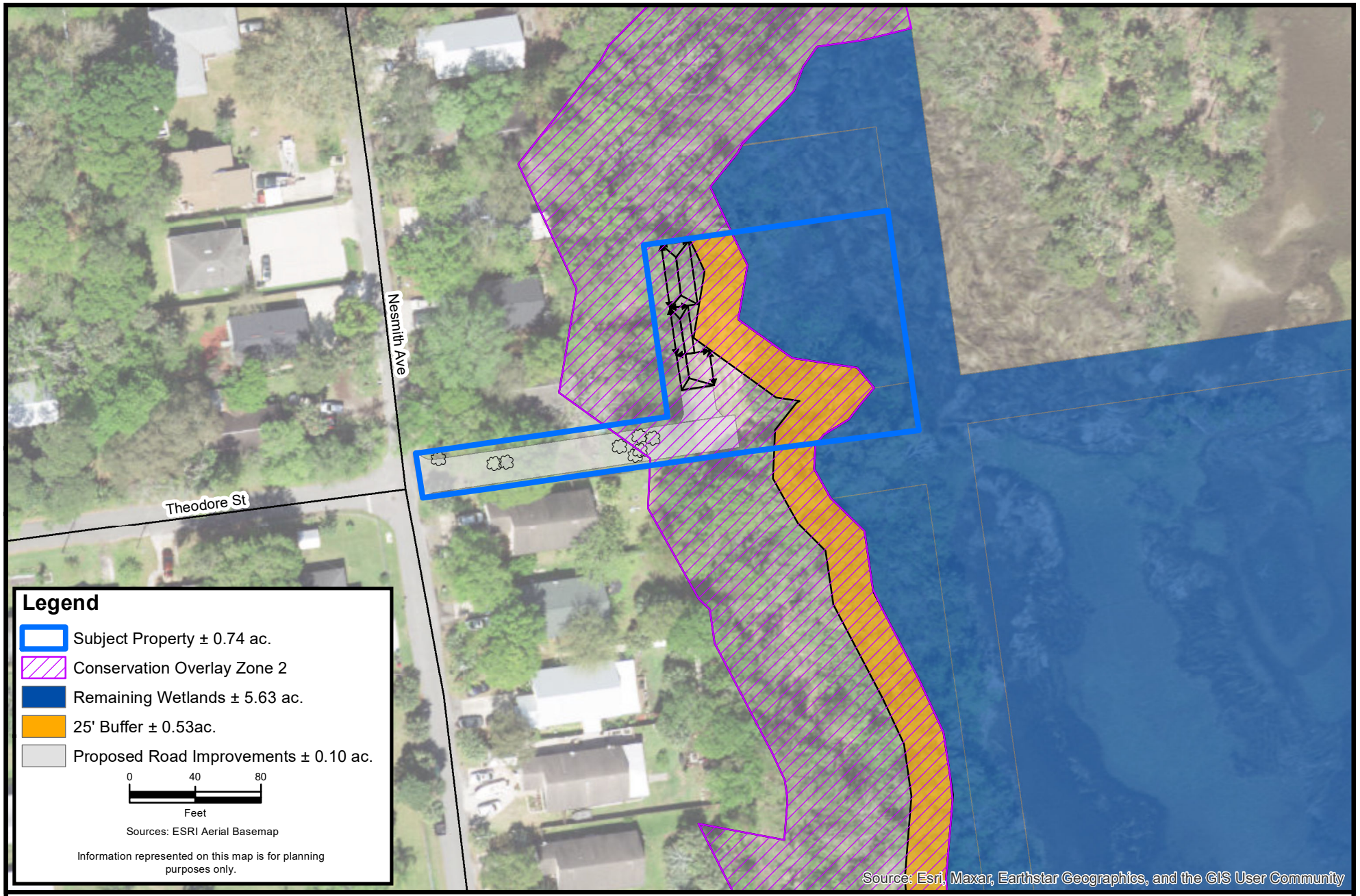
Proposed Site Conditions - Overview

Turner - Theodore Street Project

Project:	5.23365	St. Augustine, FL	Date: Feb 13 2024	Figure: 4



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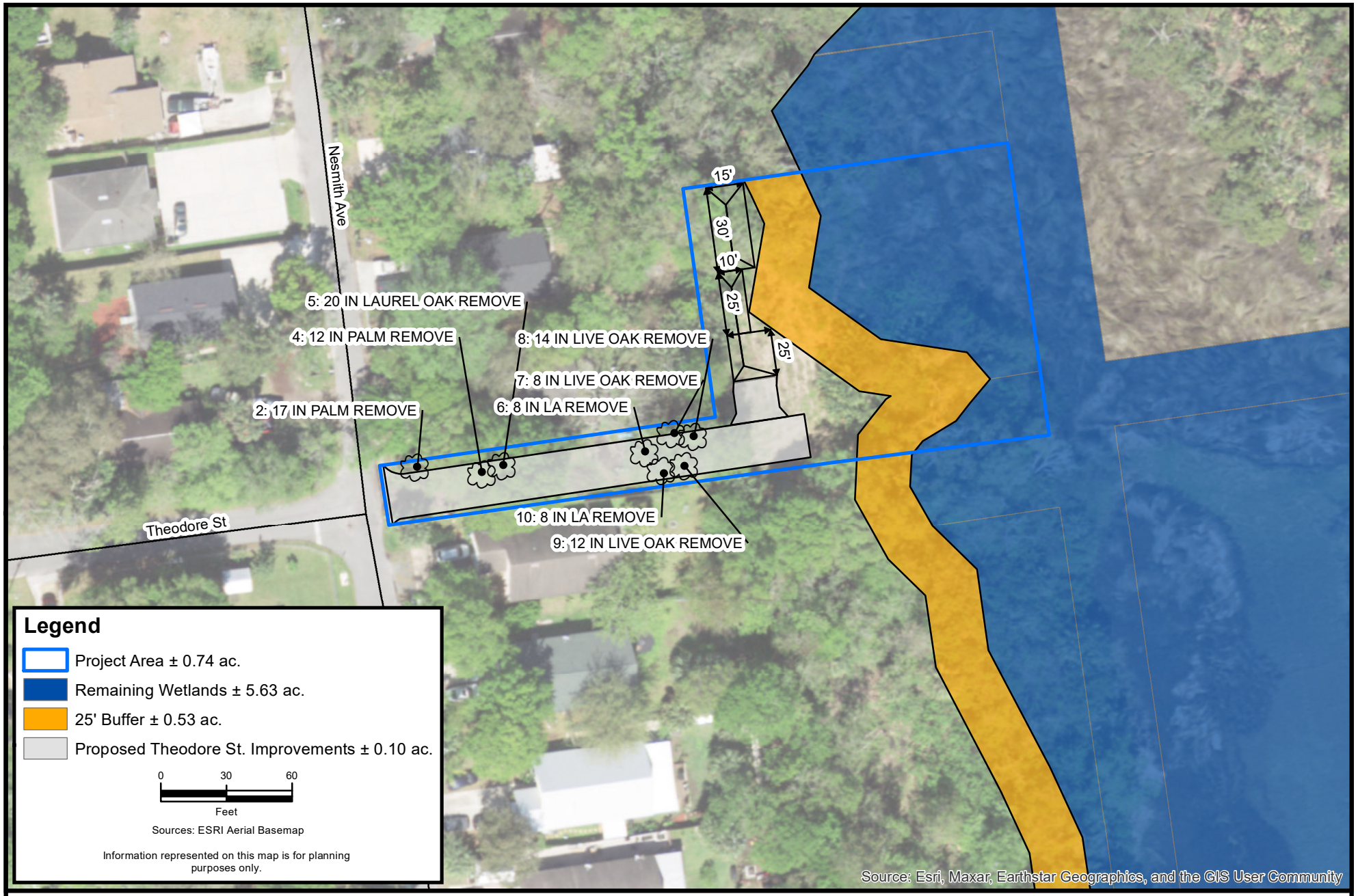
Proposed Site Conditions & Conservation Overlay Zone 2 Limits

Turner - Theodore Street Project

Project: 5.23365	St. Augustine, FL	Date: Feb 14 2024	Figure: 4a



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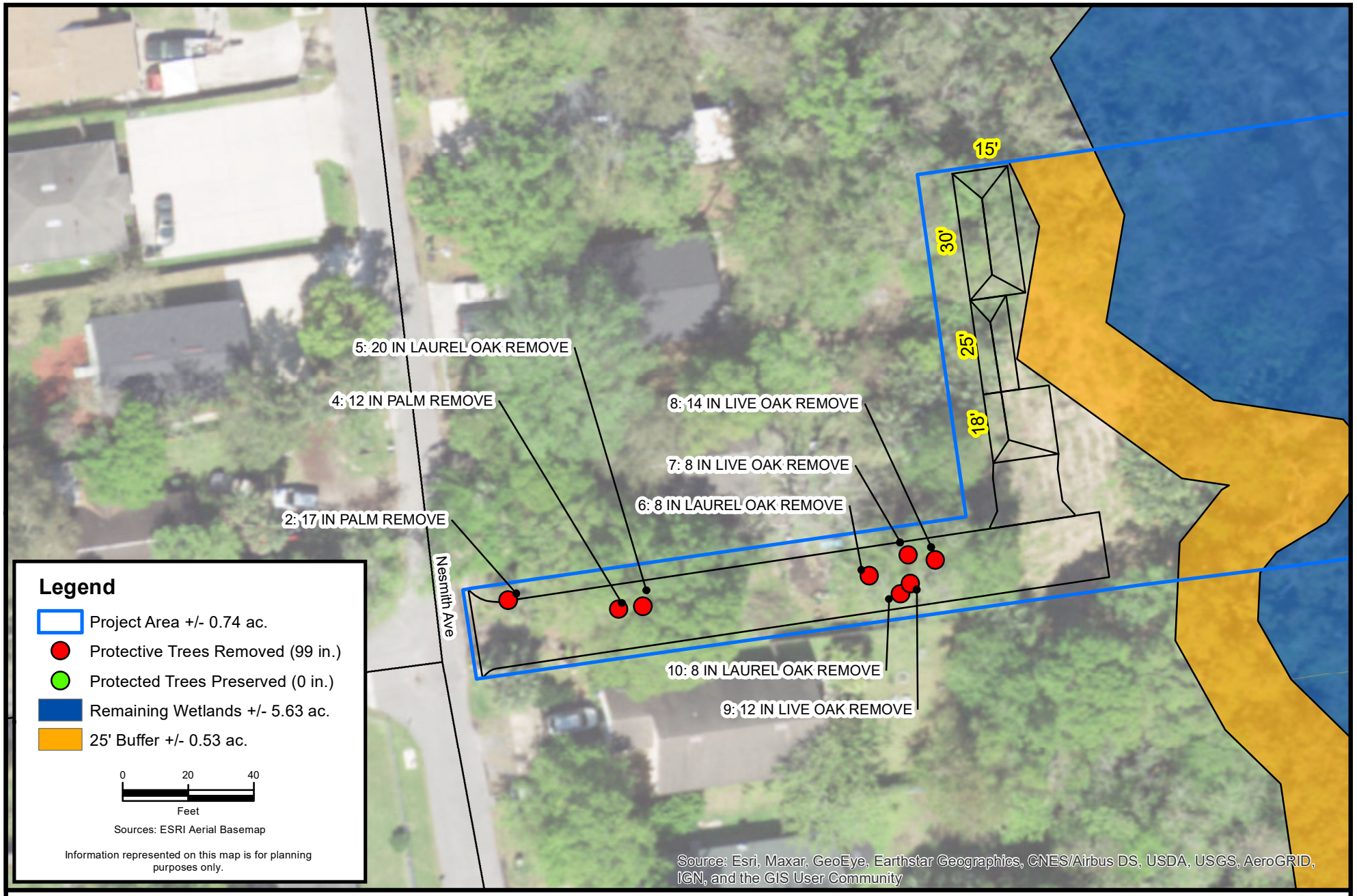
Proposed Site Conditions

Turner - Theodore Street Project

Project:	5.23365	St. Augustine, FL	Date: Feb 13 2024	Figure:	4b



CARTER ENVIRONMENTAL SERVICES, INC.
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ProposedTree Removal/Retention Map

Turner - Theodore Street Project

Project:	5.23365	St. Augustine, FL	Date: Jan 28 2024	Figure:	5

THEODORE STREET EXTENSION - ROW			
#	TYPE/SIZE	SAVE TABLE	REMOVE TABLE
2	PALM - 17 IN		X
4	PALM - 12 IN		X
5	LAUREL OAK - 20 IN		X
6	LAUREL OAK - 8 IN		X
7	LIVE OAK - 8 IN		X
8	LIVE OAK - 14 IN		X
9	LIVE OAK - 12 IN		X
10	LAUREL OAK - 8 IN		X
	TOTAL: 99 IN		99 IN

THEODORE STREET EXTENSION - PRIVATE OWNERSHIP			
#	TYPE/SIZE	SAVE TABLE	REMOVE TABLE
	TOTAL: 0 IN		

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Tree Summary Table

Turner - Theodore Street Project

Project: 5.23365 | St. Augustine, FL | Date: Feb 13 2024 | Figure: 6

CARTER ENVIRONMENTAL SERVICES

42 Masters Drive
St. Augustine, FL 32084
Tel: 904.540.1786
www.carterenv.com

October 9, 2023

Jacob Fredriksson
City of St. Augustine
Planning and Building Department
75 King Street, Lobby B
St. Augustine, FL 32085

Subject: Protected Species
Watts - Theodore & Avery

Dear Jacob:

During a recent site visit by Carter Environmental Services, Inc., (CES) to the referenced property, CES conducted a limited pedestrian survey of the property to look for the presence of or potential utilization by any threatened, endangered or species of special concern (SSC) as listed by the U.S. Fish and Wildlife Service (FWS) or the Florida Fish and Wildlife Conservation Commission (FWC). Based on a literature review of the soil units mapped on-site, the size and location of the property, CES compiled a list of potentially occurring species prior to the site visit. The results of this survey are listed below.

PROTECTED ANIMAL SPECIES

- **Bald Eagle**

  Using St. John's County geospatial data from aerial surveys (2023), CES did not locate any bald eagle nests on record within 1,500 feet of the project site (Figure 1), with the nearest nest approximately 2,250-feet to the west. While the bald eagle is not listed as threatened, endangered, or as an SSC, it is protected by the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. Based on these acts, certain activities are regulated by FWS when they occur near an active nest during nesting season (1 October to 15 May). Currently, Federal regulation of bald eagle nests extends 660' outward from the nest tree, with more intense regulation pertaining to the zone within 330' of the nest. There are no current concerns relating to bald eagles and the proposed project due to the distance to the nearest eagle nest.

- **Gopher Tortoise**

  CES determined that there was potential for gopher tortoise habitat on the referenced property based on the USDA Natural Resources Conservation Service (NRCS) soils data. A gopher tortoise survey was performed, and no gopher tortoises were found on the property.

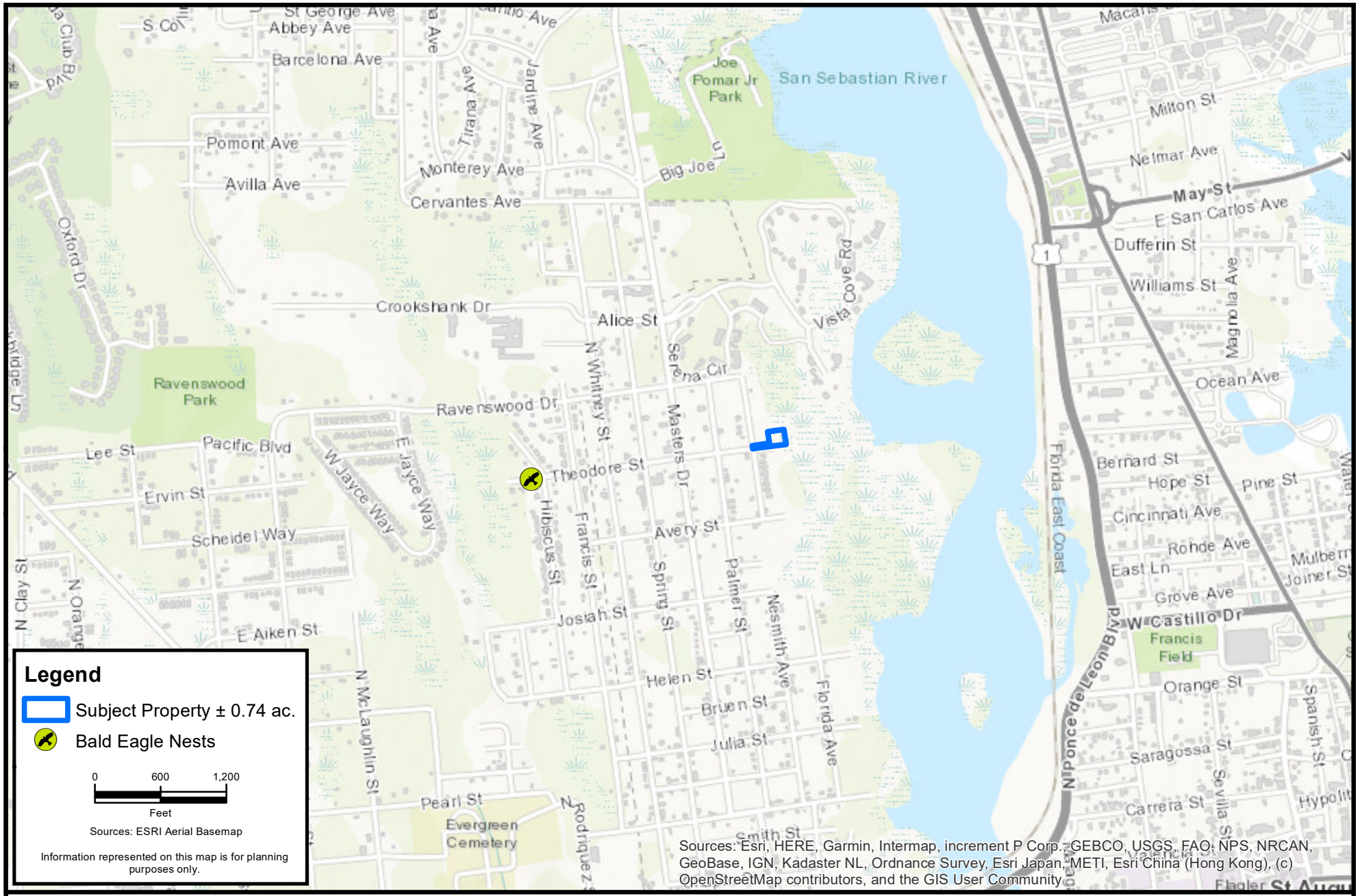
PROTECTED PLANT SPECIES

In addition to protected animal species, CES biologists reviewed the site for protected plant species and none were observed. No coordination would be required with any regulatory agency if protected plant species were observed in the future. Currently, no regulations exist for protected plant species occurring on privately owned land, unless the landowner is harvesting and engaging in the commercial sale of the protected plant species.

In conclusion, no endangered, threatened or SSC or their habitats were observed by CES biologists during the site review and the likelihood of any occurring is low. I trust that this information is helpful. Please contact me with any questions or if you need additional information.

Sincerely,

Ryan A. Carter, PWS
Vice President



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CES
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Bald Eagle Location Map

Watts - Avery Street Project

Project:	5.23365	St. Augustine, FL	Date: Feb 13 2024	Figure:	7

Florida Corporations and County Property Appraiser ownership information

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1104300000
Location Address	3 THEODORE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Ravenswood (485)
Tax Description*	1-116 RAVENSWOOD SUBD LOT 230 BLK 66-L OR4988/1667 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Whitneys Subdivision-Part Of Ravenswood
Sec/Twp/Rng	12-7-29
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.180
Homestead	N

No Image Available

Owner Information

Owner Name	Turner Alison G 100%
Mailing Address	30092 CLEARWATER DR CANYON LAKE, FL 92587-7455

Map



Valuation Information

	2023
Building Value	$0
Extra Features Value	$0
Total Land Value	$71,250
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$71,250**
Total Deferred	$19,977
Assessed Value	**$51,273**
Total Exemptions	$0
Taxable Value	**$51,273**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$0	$0	$70,125	$0	$0	$70,125	$46,612	$23,513	$46,612
2021	$0	$0	$42,375	$0	$0	$42,375	$42,375	$0	$42,375
2020	$0	$0	$31,875	$0	$0	$31,875	$31,845	$30	$31,845
2019	$0	$0	$31,875	$0	$0	$31,875	$28,950	$2,925	$28,950
2018	$0	$0	$28,875	$0	$0	$28,875	$26,318	$2,557	$26,318
2017	$0	$0	$27,375	$0	$0	$27,375	$23,925	$3,450	$23,925
2016	$0	$0	$21,750	$0	$0	$21,750	$21,750	$0	$21,750
2015	$0	$0	$19,875	$0	$0	$19,875	$19,875	$0	$19,875
2014	$0	$0	$19,875	$0	$0	$19,875	$19,875	$0	$19,875
2013	$0	$0	$19,875	$0	$0	$19,875	$19,875	$0	$19,875
2012	$0	$0	$19,744	$0	$0	$19,744	$19,744	$0	$19,744
2011	$0	$0	$21,938	$0	$0	$21,938	$21,938	$0	$21,938
2010	$0	$0	$37,500	$0	$0	$37,500	$37,500	$0	$37,500

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	150	50	150	EF	$71,250

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/14/2020	7/9/2020	$25,000.00	WARRANTY DEED	4988	1667	Q	V	ARSENAULT LINDA JOYCE	TURNER ALISON G
3/7/2014	2/7/2014	$0.00	QUIT CLAIM DEED	3854	196	U	V	ANDERSON JOHN S	ARSENAULT LINDA JOYCE
2/7/2014	2/5/2014	$0.00	FINAL JUDGMENT	3844	78	U	V	ANDERSON JOHN STEVEN & ARSENAULT LINDA JOYCE	ARSENAULT LINDA JOYCE
3/15/2013	3/13/2013	$0.00	FINAL JUDGMENT	3700	1727	U	V	ANDERSON JOHN STEVEN,LINDA JOYCE	ANDERSON JOHN STEVEN & ARSENAULT LINDA JOYCE
	2/26/2010	$0.00	WARRANTY DEED	3290	817	U	I	BENNETT MAX L,BETTY V,BRUCE A	ANDERSON JOHN STEVEN,LINDA JOYCE
	3/14/2001	$100.00	LIFE ESTATE	1581	417	U	V	BENNETT MAX L & BETTY V	BENNETT MAX L & BETTY V ***
	4/28/1999	$15,000.00	WARRANTY DEED	1405	483	Q	V	JOINER ETHEL C	BENNETT MAX L & BETTY V
	1/9/1990	$0.00	DEATH CERTIFICATE	1405	482	U	I	JOINER ELMORE (DECD 1/9/90) & ETHEL C	JOINER ETHEL C

No data available for the following modules: Sales Questionnaire Form, Exemption Information, Building Information, Sketch Information, Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 7/7/2023, 11:42:25 PM

Contact Us

Developed by Schneider GEOSPATIAL

SJRWMD Formal
Wetland Determination

St. Johns River
Water Management District
Ann B. Shortelle, Ph.D., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500
On the Internet at www.sjrwmd.com.

April 12, 2019

Watts Up Enterprises II LLC
Ste 110
3670 Us Highway 1 S
St Augustine, FL 32086-6354

Re: Notice of Issuance of Formal Wetland Determination(FWD) No. 111019-4

Dear Sir/Madam:

Enclosed is the FWD issued by the District. Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action.

The District will not publish a notice in the newspaper advising the public that it has issued your FWD. If you wish to have certainty that the period for filing a challenge to the District's agency action is closed, you may publish, at your own expense, a notice in a newspaper of general circulation. (Chapter 120, Florida Statutes). A FWD does not authorize construction on the subject property.

If you have any questions concerning this FWD, please contact Michelle Reiber at (321) 409-2129 or mreiber@sjrwmd.com.
Sincerely,

Michelle Reiber

Michelle Reiber, Bureau Chief
Environmental Resource Regulation

Enclosures: Formal Wetland Determination
Stamped Approved Certified Survey
Notice of Rights

Consultant: Jody Sisk
Atlantic Ecological Services LLC
201 Basque Rd
St Augustine, FL 32080-7370

GOVERNING BOARD

Fred N. Roberts Jr., CHAIRMAN OCALA
Chuck Drake, SECRETARY ORLANDO
Ron Howse, TREASURER COCOA
Douglas C. Bournique VERO BEACH
Douglas Burnett ST. AUGUSTINE
Susan Dolan SANFORD
John A. Miklos ORLANDO
Janet Price FERNANDINA BEACH
Allan Roberts ST. AUGUSTINE

FORMAL WETLAND DETERMINATION AUTHORIZATION

PETITION NO: 111019-4 **DATE ISSUED:** April 12, 2019

PROPERTY NAME: Florida Street Property

DETERMINATION STATEMENT:
Formal Wetland Determination Renewal Authorization Statement: The formal determination of the landward extent of wetlands and other surface waters as determined by the District and as depicted on the one-sheet certified survey stamped as approved by the District 11 April 2019, for the 11.50-acre property known as Florida Street Property, described as Lots 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, Block 61-H and all of Blocks 62 and 38, Ravenswood Subdivision according to Plat Thereof of West Augustine, Date June 1918, on file in the office of the Clerk of the Circuit Court of St. Johns County, Florida, also the west half of Sebastian Street lying east of said Block 62 and 38, and that part of Vacant Avery Street between Florida Street and Sebastian Street. St., Johns County. A Formal Wetland Determination (FWD) does not authorize construction on the subject property.

LOCATION:

SECTION(S): 12, 41 TOWNSHIP(S): 7S RANGE(S): 29E

St. Johns County

ISSUED TO:

Watts Up Enterprises II LLC
Ste 110
3670 Us Highway 1 S
St Augustine, FL 32086-6354

This document and the enclosed survey serve as the FWD issued by the District. As required by the FWD, the District must be notified within 30 days of sale or transfer of this property. This FWD may be transferred after the receipt of written notification of transfer of ownership or control of the real property.

This FWD is binding for a period of five (5) years from the issuance date provided physical conditions on the property do not change so as to alter the wetland boundaries during that period. The District's Governing Board may revoke the FWD upon finding that the petitioner has submitted inaccurate information to the District.

AUTHORIZED BY: St. Johns River Water Management District

By: Barbara Hatchitt
_____
Barbara Hatchitt
Supervising Regulatory Scientist

Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.

2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.

3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at *www.sjrwmd.com*. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.

5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).

6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.

7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.

9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

NOR.Decision.DOC.001
Revised 12.7.11

Notice Of Rights

Certificate of Service

I HEREBY CERTIFY that a copy of the foregoing Notice of Rights has been sent to the permittee:

Watts Up Enterprises II LLC
Ste 110
3670 Us Highway 1 S
St Augustine, FL 32086-6354

This 12th day of April, 2019.



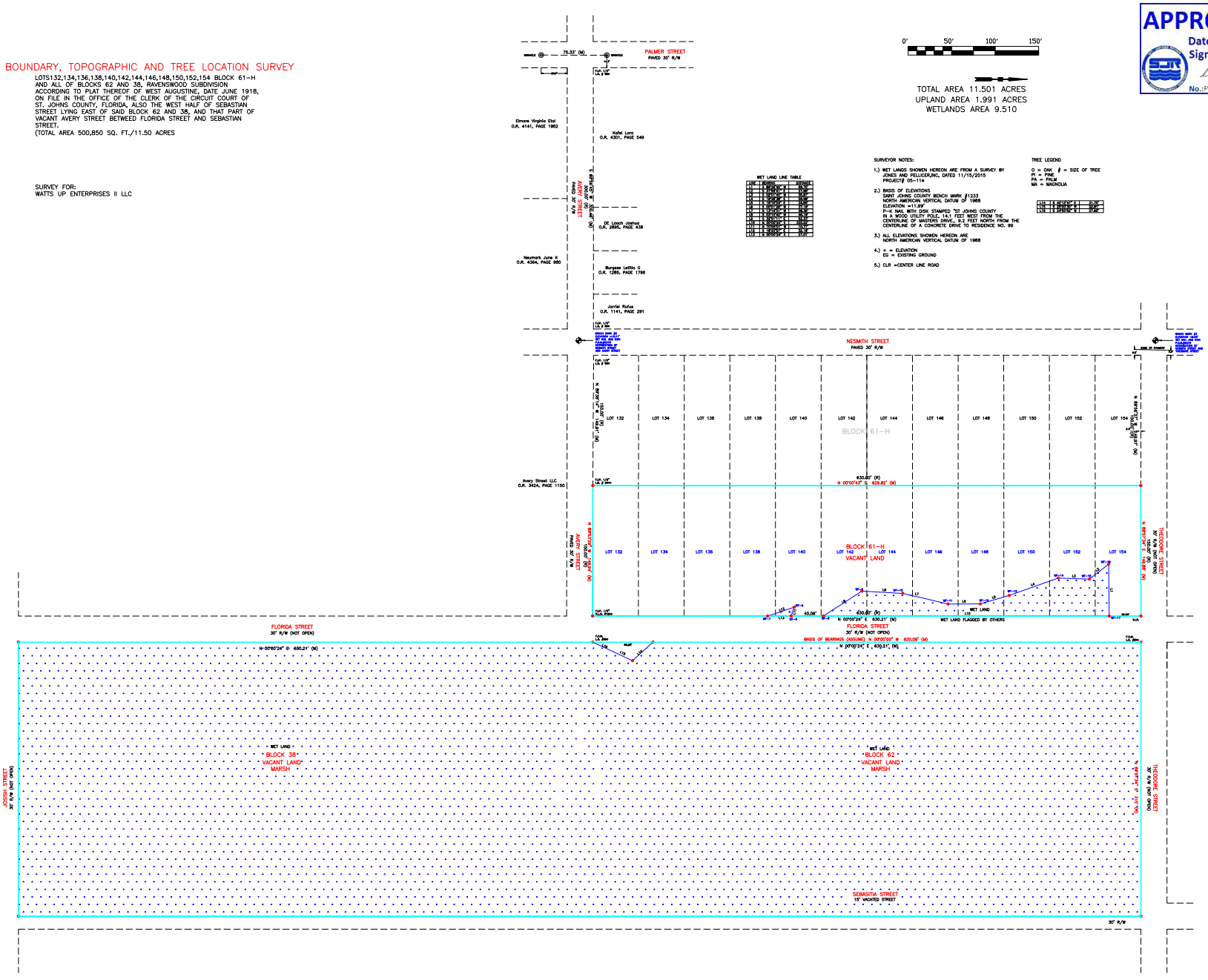
Michelle Reiber, Bureau Chief

Permit Number: 111019-4

BOUNDARY, TOPOGRAPHIC AND TREE LOCATION SURVEY

LOTS132,134,136,138,140,142,144,146,148,150,152,154 BLOCK 61-H AND ALL OF BLOCKS 62 AND 38, RAVENSWOOD SUBDIVISION ACCORDING TO PLAT THEREOF OF WEST AUGUSTINE, DATE JUNE 1918, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, ALSO THE WEST HALF OF SEBASTIAN STREET LYING EAST OF SAID BLOCK 62 AND 38, AND THAT PART OF VACANT AVERY STREET BETWEED FLORIDA STREET AND SEBASTIAN STREET.
(TOTAL AREA 500,850 SQ. FT./11.50 ACRES

SURVEY FOR:
WATTS UP ENTERPRISES II LLC



0' 50' 100' 150'

TOTAL AREA 11.501 ACRES
UPLAND AREA 1.991 ACRES
WETLANDS AREA 9.510

APPROVED
Date: 11 April 2019
Signature:
No.: FWD-109-111019-4

WET LAND LINE TABLE

LINE	BEARING	DISTANCE
L1	N 07°00'24" E	40.04'
L2	N 82°59'36" W	4.00'
L3	N 07°00'24" E	40.00'
L4	S 82°59'36" E	4.00'
L5	N 07°00'24" E	40.00'
L6	N 82°59'36" W	4.00'
L7	N 07°00'24" E	40.00'
L8	S 82°59'36" E	4.00'
L9	N 07°00'24" E	40.00'
L10	N 82°59'36" W	4.00'
L11	N 07°00'24" E	40.00'
L12	S 82°59'36" E	4.00'
L13	N 07°00'24" E	40.00'
L14	N 82°59'36" W	4.00'
L15	N 07°00'24" E	40.00'
L16	S 82°59'36" E	4.00'
L17	N 07°00'24" E	40.00'
L18	N 82°59'36" W	4.00'
L19	N 07°00'24" E	40.00'
L20	S 82°59'36" E	4.00'
L21	N 07°00'24" E	40.00'
L22	N 82°59'36" W	4.00'
L23	N 07°00'24" E	40.00'
L24	S 82°59'36" E	4.00'
L25	N 07°00'24" E	40.00'
L26	N 82°59'36" W	4.00'
L27	N 07°00'24" E	40.00'
L28	S 82°59'36" E	4.00'
L29	N 07°00'24" E	40.00'
L30	N 82°59'36" W	4.00'
L31	N 07°00'24" E	40.00'
L32	S 82°59'36" E	4.00'
L33	N 07°00'24" E	40.00'
L34	N 82°59'36" W	4.00'
L35	N 07°00'24" E	40.00'
L36	S 82°59'36" E	4.00'
L37	N 07°00'24" E	40.00'
L38	N 82°59'36" W	4.00'
L39	N 07°00'24" E	40.00'
L40	S 82°59'36" E	4.00'
L41	N 07°00'24" E	40.00'
L42	N 82°59'36" W	4.00'
L43	N 07°00'24" E	40.00'
L44	S 82°59'36" E	4.00'
L45	N 07°00'24" E	40.00'
L46	N 82°59'36" W	4.00'
L47	N 07°00'24" E	40.00'
L48	S 82°59'36" E	4.00'
L49	N 07°00'24" E	40.00'
L50	N 82°59'36" W	4.00'
L51	N 07°00'24" E	40.00'
L52	S 82°59'36" E	4.00'
L53	N 07°00'24" E	40.00'
L54	N 82°59'36" W	4.00'
L55	N 07°00'24" E	40.00'
L56	S 82°59'36" E	4.00'
L57	N 07°00'24" E	40.00'
L58	N 82°59'36" W	4.00'
L59	N 07°00'24" E	40.00'
L60	S 82°59'36" E	4.00'
L61	N 07°00'24" E	40.00'
L62	N 82°59'36" W	4.00'
L63	N 07°00'24" E	40.00'
L64	S 82°59'36" E	4.00'
L65	N 07°00'24" E	40.00'
L66	N 82°59'36" W	4.00'
L67	N 07°00'24" E	40.00'
L68	S 82°59'36" E	4.00'
L69	N 07°00'24" E	40.00'
L70	N 82°59'36" W	4.00'
L71	N 07°00'24" E	40.00'
L72	S 82°59'36" E	4.00'
L73	N 07°00'24" E	40.00'
L74	N 82°59'36" W	4.00'
L75	N 07°00'24" E	40.00'
L76	S 82°59'36" E	4.00'
L77	N 07°00'24" E	40.00'
L78	N 82°59'36" W	4.00'
L79	N 07°00'24" E	40.00'
L80	S 82°59'36" E	4.00'
L81	N 07°00'24" E	40.00'
L82	N 82°59'36" W	4.00'
L83	N 07°00'24" E	40.00'
L84	S 82°59'36" E	4.00'
L85	N 07°00'24" E	40.00'
L86	N 82°59'36" W	4.00'
L87	N 07°00'24" E	40.00'
L88	S 82°59'36" E	4.00'
L89	N 07°00'24" E	40.00'
L90	N 82°59'36" W	4.00'
L91	N 07°00'24" E	40.00'
L92	S 82°59'36" E	4.00'
L93	N 07°00'24" E	40.00'
L94	N 82°59'36" W	4.00'
L95	N 07°00'24" E	40.00'
L96	S 82°59'36" E	4.00'
L97	N 07°00'24" E	40.00'
L98	N 82°59'36" W	4.00'
L99	N 07°00'24" E	40.00'
L100	S 82°59'36" E	4.00'
L101	N 07°00'24" E	40.00'
L102	N 82°59'36" W	4.00'
L103	N 07°00'24" E	40.00'
L104	S 82°59'36" E	4.00'
L105	N 07°00'24" E	40.00'
L106	N 82°59'36" W	4.00'
L107	N 07°00'24" E	40.00'
L108	S 82°59'36" E	4.00'
L109	N 07°00'24" E	40.00'
L110	N 82°59'36" W	4.00'
L111	N 07°00'24" E	40.00'
L112	S 82°59'36" E	4.00'
L113	N 07°00'24" E	40.00'
L114	N 82°59'36" W	4.00'
L115	N 07°00'24" E	40.00'
L116	S 82°59'36" E	4.00'
L117	N 07°00'24" E	40.00'
L118	N 82°59'36" W	4.00'
L119	N 07°00'24" E	40.00'
L120	S 82°59'36" E	4.00'
L121	N 07°00'24" E	40.00'
L122	N 82°59'36" W	4.00'
L123	N 07°00'24" E	40.00'
L124	S 82°59'36" E	4.00'
L125	N 07°00'24" E	40.00'
L126	N 82°59'36" W	4.00'
L127	N 07°00'24" E	40.00'
L128	S 82°59'36" E	4.00'
L129	N 07°00'24" E	40.00'
L130	N 82°59'36" W	4.00'
L131	N 07°00'24" E	40.00'
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L133	N 07°00'24" E	40.00'
L134	N 82°59'36" W	4.00'
L135	N 07°00'24" E	40.00'
L136	S 82°59'36" E	4.00'
L137	N 07°00'24" E	40.00'
L138	N 82°59'36" W	4.00'
L139	N 07°00'24" E	40.00'
L140	S 82°59'36" E	4.00'
L141	N 07°00'24" E	40.00'
L142	N 82°59'36" W	4.00'
L143	N 07°00'24" E	40.00'
L144	S 82°59'36" E	4.00'
L145	N 07°00'24" E	40.00'
L146	N 82°59'36" W	4.00'
L147	N 07°00'24" E	40.00'
L148	S 82°59'36" E	4.00'
L149	N 07°00'24" E	40.00'
L150	N 82°59'36" W	4.00'
L151	N 07°00'24" E	40.00'
L152	S 82°59'36" E	4.00'
L153	N 07°00'24" E	40.00'
L154	N 82°59'36" W	4.00'
L155	N 07°00'24" E	40.00'
L156	S 82°59'36" E	4.00'
L157	N 07°00'24" E	40.00'
L158	N 82°59'36" W	4.00'
L159	N 07°00'24" E	40.00'
L160	S 82°59'36" E	4.00'
L161	N 07°00'24" E	40.00'
L162	N 82°59'36" W	4.00'
L163	N 07°00'24" E	40.00'
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L165	N 07°00'24" E	40.00'
L166	N 82°59'36" W	4.00'
L167	N 07°00'24" E	40.00'
L168	S 82°59'36" E	4.00'
L169	N 07°00'24" E	40.00'
L170	N 82°59'36" W	4.00'
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L173	N 07°00'24" E	40.00'
L174	N 82°59'36" W	4.00'
L175	N 07°00'24" E	40.00'
L176	S 82°59'36" E	4.00'
L177	N 07°00'24" E	40.00'
L178	N 82°59'36" W	4.00'
L179	N 07°00'24" E	40.00'
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L186	N 82°59'36" W	4.00'
L187	N 07°00'24" E	40.00'
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L198	N 82°59'36" W	4.00'
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L202	N 82°59'36" W	4.00'
L203	N 07°00'24" E	40.00'
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L205	N 07°00'24" E	40.00'
L206	N 82°59'36" W	4.00'
L207	N 07°00'24" E	40.00'
L208	S 82°59'36" E	4.00'
L209	N 07°00'24" E	40.00'
L210	N 82°59'36" W	4.00'
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L215	N 07°00'24" E	40.00'
L216	S 82°59'36" E	4.00'
L217	N 07°00'24" E	40.00'
L218	N 82°59'36" W	4.00'
L219	N 07°00'24" E	40.00'
L220	S 82°59'36" E	4.00'
L221	N 07°00'24" E	40.00'
L222	N 82°59'36" W	4.00'
L223	N 07°00'24" E	40.00'
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L225	N 07°00'24" E	40.00'
L226	N 82°59'36" W	4.00'
L227	N 07°00'24" E	40.00'
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L230	N 82°59'36" W	4.00'
L231	N 07°00'24" E	40.00'
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L234	N 82°59'36" W	4.00'
L235	N 07°00'24" E	40.00'
L236	S 82°59'36" E	4.00'
L237	N 07°00'24" E	40.00'
L238	N 82°59'36" W	4.00'
L239	N 07°00'24" E	40.00'
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L242	N 82°59'36" W	4.00'
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L246	N 82°59'36" W	4.00'
L247	N 07°00'24" E	40.00'
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L250	N 82°59'36" W	4.00'
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L254	N 82°59'36" W	4.00'
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L258	N 82°59'36" W	4.00'
L259	N 07°00'24" E	40.00'
L260	S 82°59'36" E	4.00'
L261	N 07°00'24" E	40.00'
L262	N 82°59'36" W	4.00'
L263	N 07°00'24" E	40.00'
L264	S 82°59'36" E	4.00'
L265	N 07°00'24" E	40.00'
L266	N 82°59'36" W	4.00'
L267	N 07°00'24" E	40.00'
L268	S 82°59'36" E	4.00'
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L270	N 82°59'36" W	4.00'
L271	N 07°00'24" E	40.00'
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L274	N 82°59'36" W	4.00'
L275	N 07°00'24" E	40.00'
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L278	N 82°59'36" W	4.00'
L279	N 07°00'24" E	40.00'
L280	S 82°59'36" E	4.00'
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L282	N 82°59'36" W	4.00'
L283	N 07°00'24" E	40.00'
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L285	N 07°00'24" E	40.00'
L286	N 82°59'36" W	4.00'
L287	N 07°00'24" E	40.00'
L288	S 82°59'36" E	4.00'
L289	N 07°00'24" E	40.00'
L290	N 82°59'36" W	4.00'
L291	N 07°00'24" E	40.00'
L292	S 82°59'36" E	4.00'
L293	N 07°00'24" E	40.00'
L294	N 82°59'36" W	4.00'
L295	N 07°00'24" E	40.00'
L296	S 82°59'36" E	4.00'
L297	N 07°00'24" E	40.00'
L298	N 82°59'36" W	4.00'
L299	N 07°00'24" E	40.00'
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L301	N 07°00'24" E	40.00'
L302	N 82°59'36" W	4.00'
L303	N 07°00'24" E	40.00'
L304	S 82°59'36" E	4.00'
L305	N 07°00'24" E	40.00'
L306	N 82°59'36" W	4.00'
L307	N 07°00'24" E	40.00'
L308	S 82°59'36" E	4.00'
L309	N 07°00'24" E	40.00'
L310	N 82°59'36" W	4.00'
L311	N 07°00'24" E	40.00'
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L314	N 82°59'36" W	4.00'
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L322	N 82°59'36" W	4.00'
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L330	N 82°59'36" W	4.00'
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L332	S 82°59'36" E	4.00'
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L334	N 82°59'36" W	4.00'
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L344	S 82°59'36" E	4.00'
L345	N 07°00'24" E	40.00'
L346	N 82°59'36" W	4.00'
L347	N 07°00'24" E	40.00'
L348	S 82°59'36" E	4.00'
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L350	N 82°59'36" W	4.00'
L351	N 07°00'24" E	40.00'
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L354	N 82°59'36" W	4.00'
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L370	N 82°59'36" W	4.00'
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L410	N 82°59'36" W	4.00'
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L412	S 82°59'36" E	4.00'
L413	N 07°00'24" E	40.00'
L414	N 82°59'36" W	4.00'
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L461	N 07°00'24" E	40.00'
L462	N 82°59'36" W	4.00'
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L482	N 82°59'36" W	4.00'
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L485	N 07°00'24" E	40.00'
L486	N 82°59'36" W	4.00'
L487	N 07°00'24" E	40.00'
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L490	N 82°59'36" W	4.00'
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L494	N 82°59'36" W	4.00'
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L498	N 82°59'36" W	4.00'
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L678	N 82°59'36" W	4.

Engineering Plans - Approved by CoSA Public Works 2-2-24

Ryan Carter

From: Robert Wright <rwright@citystaug.com> on behalf of Robert Wright
Sent: Friday, February 2, 2024 4:51 PM
To: Quoc Mai; Mandy Reese
Cc: Ryan Carter; Crystal Roth
Subject: RE: PW2022-1027 - 3 Theodore St - RAI-06

Good afternoon Quoc,

Yes, this is correct the civil comments have been addressed.

Have a great weekend,

Robert Wright, EI
Plan Review Engineer – Utilities Department

E: rwright@citystaug.com
O: (904) 209-4276
W: www.CityStAug.com

City of St. Augustine
P.O. Box 210
St. Augustine, FL
32085

From: Quoc Mai <quoc@maiengineer.com>
Sent: Friday, February 2, 2024 4:01 PM
To: Mandy Reese <areese@citystaug.com>
Cc: Robert Wright <rwright@citystaug.com>; Ryan Carter <ryan@carterenv.com>; Crystal Roth <CRYSTAL@MAIENGINEER.COM>
Subject: Re: PW2022-1027 - 3 Theodore St - RAI-06

Caution: This email originated from outside of the organization. Do not click links, open attachments or respond unless you recognize the sender and know the content is safe. When in doubt, contact IT.

Mandy, Robert,
Base on the letter you just sent, Looks like there's no need for revision on civil plan, the comments regarding waiting PZA approval on the tree and the notes on solid waste.
Just making sure, civil plan is good. Please confirm
Thanks, have a wonderful weekend.

Quoc Mai

From: Mandy Reese <areese@citystaug.com>
Sent: Friday, February 2, 2024 12:54 PM
To: quoc@maiengineer.com <quoc@maiengineer.com>; Crystal Roth <crystal@maiengineer.com>
Cc: Jonathan Foster <jfoster@citystaug.com>; Robert Wright <rwright@citystaug.com>; Daniel Borrer <dborrer@citystaug.com>; Amy Skinner <askinner@citystaug.com>; Jacob Fredriksson <jfredriksson@citystaug.com>; Sarah Daugherty <sdaugherty@citystaug.com>; rmgraubard@aol.com <rmgraubard@aol.com>
Subject: PW2022-1027 - 3 Theodore St - RAI-06

Mr. Mai,

The City of St. Augustine requires additional information (see attached RAI letter) prior to project approval. To complete the RAI process, electronically send one (1) signed & sealed civil construction plan set along with the RAI response and any other additional information that is required for this submittal.

Submittal of all items should be made electronically. Do deliver or mail one (1) hard copy, to the address below.

If you have any questions, please let me know.

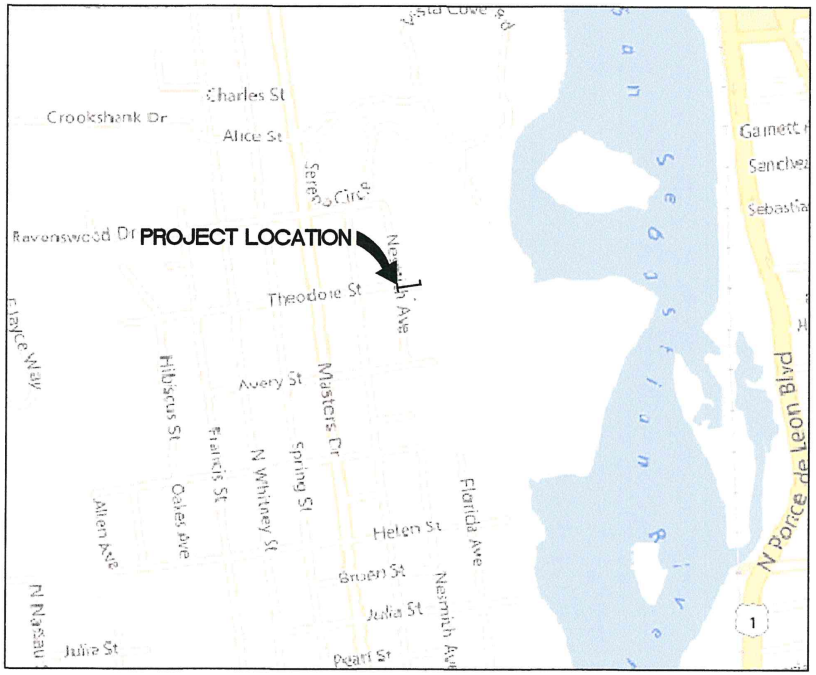
Respectfully,

Mandy Reese
Permits Technician – Utilities Department
City of St Augustine
E: areese@citystaug.com | O: 904.201.2734 | W: www.CityStAug.com

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

CONSTRUCTION PLANS

PROPOSED 160 FT OF 2" SEWER FORCE MAIN, INSTALL 207 FT OF PROPOSED 4" PVC WM, INSTALL 60 FT OF PROPOSED 8" PVC WM, AND 36 FT OF PROPOSED 1" PVC WATER SERVICE PIPELINE TO SERVE 3 THEODORE ST. AND ROADWAY EXTENSION ON THEODORE ST. IN THE CITY OF ST. AUGUSTINE, FLORIDA



LOCATION MAP

FOR

ALISON G. TURNER

3 THEODORE ST.
ST. AUGUSTINE, FL 32084

GENERAL NOTES

1. THE LOCATIONS AND SIZE OF EXISTING UTILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. HOWEVER, THERE IS NO GUARANTEE THAT ALL EXISTING FACILITIES HAVE BEEN FOUND OR SHOWN. THE CONTRACTOR IS FOREWARNED TO ASCERTAIN AND DETERMINE PRECISE LOCATIONS PREPARATORY TO EXCAVATING AND ALSO FAMILIARIZE HIMSELF WITH ALL VOLTAGES CARRIED IN OVERHEAD OR UNDERGROUND UTILITY SERVICES. NO CLAIM FOR EXTRA COST SHALL BE MADE AGAINST THE OWNER OR ENGINEER AS A RESULT OF THE AFOREMENTIONED APPROXIMATIONS. THE CONTRACTOR SHALL LOCATE EXACTLY ALL UTILITIES THAT CROSS THE PROPOSED UTILITIES PRIOR TO CONSTRUCTION. ALL ROW LINES, PROPERTY LINES AND EASEMENT LINES ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

CONTRACTOR SHALL "CALL SUNSHINE" 1-800-432-4770 A MINIMUM OF 2-DAYS AND A MAXIMUM OF 5-DAYS PRIOR TO START OF CONSTRUCTION.

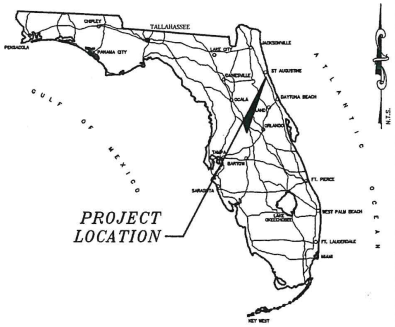
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT TO SURFACE DRAINS AND TO DITCHES DURING CONSTRUCTION.

4. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

5. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY. SPECIAL PRECAUTIONS MAY BE REQUIRED IN THE VICINITY OF POWER LINES AND OTHER UTILITIES.

6. ALL FEATURES ARE NOT SHOWN. THE FEATURES NOT SHOWN INCLUDE, BUT ARE NOT LIMITED TO, OVERHEAD UTILITIES, TRAFFIC CONTROL WIRING AND APPERTAINANCES, EXISTING UTILITY SERVICE LINES AND ROAD SIGNS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT THESE FACILITIES DURING CONSTRUCTION. ANY DAMAGE CAUSED BY THE CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

7. THESE PLANS ARE NOT AN ACTUAL SURVEY. RIGHT OF WAY AND EDGE OF PAVEMENT INFORMATION IS APPROXIMATE BASED ON EXISTING RIGHT OF WAY MAPS AND AS-BUILTS.



SHEET INDEX:

1.	COVER
2.	GENERAL NOTES
3.	SURVEY
4.	DEMOLITION PLAN
5.	ROADWAY PLAN
6.	GRADING PLAN
7.-8.	UTILITY PLAN
D1	GENERAL DETAILS
D2	EROSION CONTROL DETAILS
D3-D4	COSA DETAILS
D5-D10	COSA UTILITIES DETAILS
D11-D13	MOT PLAN
D14-D15	PAVEMENT RESTORATION
D16	STORM WATER POLLUTION PREVENTION PLAN
D17-D18	COSA GENERAL NOTES
D19	GRINDER PUMP DETAIL

Sunshine 811

2510 US 1 SOUTH SUITE D
ST. AUGUSTINE, FL 32086
PHONE (904)794-1760
FAX (904)794-1768
quoc@maiengineer.com
MAI ENGINEERING SERVICES, INC.

QUOC H. B. MAI
LICENSE
No. 84006
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: 10/30/2024

COVER

THEODORE ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
ALISON G. TURNER

SHEET TITLE

DSGN BY:	QHM
DWG BY:	GMC
CHK BY:	QHM
DATE:	10/26/2023
JOB No.:	1481
SHEET No.:	1

PUBLIC CONVENIENCE AND SAFETY:

1. CONTRACTOR SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL LAWS CONCERNING SAFETY AND RELATED ISSUES. CONTRACTOR SHALL ENFORCE COMPANY'S MINIMUM REQUIREMENTS FOR SAFETY AND SHALL MONITOR TO ENSURE COMPLIANCE WITH ALL COMPANY SAFETY REQUIREMENTS. CONTRACTOR MAY ENFORCE ITS OWN SAFETY REQUIREMENTS TO THE EXTENT CONTRACTOR'S REQUIREMENTS DO NOT CONFLICT WITH THOSE OF THE COMPANY.

2. IF UNSAFE CONDITIONS OR PRACTICES ARE DISCOVERED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING IMMEDIATE CORRECTIVE ACTION. ANY ACCIDENT RESULTING IN INJURY OR DEATH TO PERSONS OR PROPERTY DAMAGE SHALL BE PROMPTLY REPORTED BY THE CONTRACTOR TO THE COMPANY'S INSPECTOR. THE CONTRACTOR SHALL ALSO PROVIDE A WRITTEN REPORT OF EACH ACCIDENT TO THE INSPECTOR.

3. IN ACCORDANCE WITH THE COMPANY'S PIPELINE CONSTRUCTION SPECIFICATIONS, A CLEAN WORK PLACE SHALL BE MAINTAINED AT ALL TIMES. SUPPLIES AND WASTE MATERIALS SHALL BE MAINTAINED IN AN ORDERLY MANNER AND AT A SAFE DISTANCE FROM WATER SUPPLIES, ROADS, WALKWAYS, AND ANY AREAS REQUIRING PUBLIC ACCESS. TEMPORARY GUARD RAILS OR BARRICADES ARE REQUIRED AROUND EXCAVATIONS, MANHOLES AND OBJECTS PROTRUDING INTO WALKWAYS OR ROADS.

4. ALL SAFETY CONTROL DEVICES FOR PUBLIC AND TRAFFIC SHALL BE FURNISHED AND MAINTAINED BY THE CONTRACTOR IN STRICT COMPLIANCE WITH FEDERAL, STATE, AND LOCAL LAWS, ORDERS, RULES, AND REGULATIONS AND ANY ADDITIONAL SAFETY MEASURES REQUESTED BY THE COMPANY'S INSPECTOR.

5. THE CONTRACTOR SHALL GIVE DUE CONSIDERATION TO THE INTERESTS OF PROPERTY OWNERS AND TENANTS WHEREVER INVOLVED, ADHERE TO ALL RIGHTS-OF-WAY RESTRICTIONS AND PERMITS, AND EXERT ALL REASONABLE EFFORTS TO MAINTAIN GOODWILL FOR THE BENEFIT OF THE COMPANY.

6. IN ACCORDANCE WITH THE COMPANY'S PIPELINE CONSTRUCTION SPECIFICATIONS, THE CONTRACTOR SHALL PROVIDE TEMPORARY APPROACHES TO AND FROM CROSSINGS OF PUBLIC ROADS, PRIVATE ROADS AND ENTRANCES THAT MAY BE OPENED FOR CONSTRUCTION, AND MAINTAIN THEM IN A SAFE CONDITION. THE CONTRACTOR SHALL PREVENT UNDUE TRACKING OF MUD ONTO PUBLIC ROADWAYS. IF MUD IS TRACKED ONTO ANY PUBLIC ROAD, IT SHALL BE PROMPTLY REMOVED SO THAT IT DOES NOT CREATE A TRAFFIC HAZARD.

PAVING AND DRAINAGE NOTES:

1. ALL BACKFILL OVER UTILITIES LOCATED UNDER PROPOSED PAVEMENT AREAS SHALL BE COMPACTED PER F.D.O.T. STANDARD SPECIFICATIONS, SECTION 125.8.3., TO 98% OF THE MAXIMUM DENSITY PER AASHTO T-99.

2. ADJUSTMENT OF INLET TOPS SHALL BE INCLUDED IN THE CONTRACTOR'S BID. NO CLAIM SHALL BE MADE AGAINST THE OWNER AND/OR ENGINEER IN THE EVENT ADJUSTMENTS ARE NECESSARY.

3. CONTRACTOR SHALL COORDINATE CONNECTIONS TO EXISTING STORM DRAINAGE FACILITIES AND SHALL VERIFY LOCATION AND ELEV.VATION OF SAID FACILITIES PRIOR TO THE START OF CONSTRUCTION. ANY FACILITIES DISTURBED SHALL BE REPAIRED TO EQUAL OR BETTER THAN EXISTING CONDITIONS.

4. THE OWNER RESERVES THE RIGHT TO REQUEST FROM THE CONTRACTOR ASPHALTIC CONCRETE SURFACE COURSE MIX CERTIFICATIONS TO ASSURE COMPLIANCE WITH F.D.O.T. SPECIFICATIONS.

5. EXTRA BASE MATERIAL SHALL BE REQUIRED AT CROSS CULVERTS WHEN COVER DIMENSION IS LESS THAN 12" BELOW BOTTOM OF BASE (F.D.O.T. INDEX NO. 205).

MAINTENANCE OF TRAFFIC NOTES:

1. DURING ALL CONSTRUCTION ACTIVITIES WITHIN THE CITY OF ST. AUGUSTINE RIGHT-OF-WAY, TRAFFIC MUST BE CONTROLLED AT ALL TIMES IN STRICT ACCORDANCE WITH CITY OF ST. AUGUSTINE DESIGN STANDARD INDEXES 415, SHEETS 1-10, 600, SHEETS 1-12, 602 AND THE SPECIFIC UTILITY PERMIT ISSUED.

2. IN ADDITION TO INDEX 600, THE CONTRACTOR SHALL ADHERE TO PART 6 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR MAINTENANCE OF TRAFFIC ON ALL CITY AND COUNTY ROADWAYS.

3. ANY MODIFICATIONS OF THIS MAINTENANCE OF TRAFFIC PLAN SHALL BE SUBMITTED TO THE LOCAL CITY OF ST. AUGUSTINE OFFICE HAVING JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION.

4. THIS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ALL NOTIFICATIONS IN THE TIME AND MANNER AS OUTLINED IN THE PERMIT ISSUED AND AS REQUIRED BY ANY STATE OR COUNTY LAWS PERTAINING TO NOTIFICATIONS.

5. THE CONTRACTOR MUST HAVE A COPY OF THE APPROVED PERMIT APPLICATION PACKAGE AVAILABLE AT THE JOB SITE AT ALL TIMES.

6. PROJECT WORK HOURS SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF ST. AUGUSTINE UTILITY PERMIT REQUIREMENTS.

7. LANE CLOSURES SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF ST. AUGUSTINE PERMIT ISSUED.

8. CONTRACTOR MUST MAINTAIN EXISTING SIGNING. IF SIGNS ARE DAMAGED DUE TO HIS ACTIVITY, THE CONTRACTOR IS REQUIRED TO REPLACE THEM IMMEDIATELY IN ACCORDANCE WITH CURRENT STATE OR CITY STANDARD SPECIFICATIONS.

9. DUST CONTROL MEASURES SHALL BE IMPLEMENTED ON ALL UNPAVED SURFACES UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETED.

10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE SUNSHINE STATE ONE CALL SYSTEM AT (800)-432-4770 FOR LOCATION OF UNDERGROUND UTILITIES.

11. THE CONTRACTOR SHALL PROVIDE AN CITY OF ST. AUGUSTINE MOT CERTIFIED PERSON/COMPANY TO ENSURE COMPLIANCE WITH MOT REQUIREMENTS DURING CONSTRUCTION.

12. WHEN EXISTING DRIVEWAYS (DIRT OR NON-PAVED) ARE TO BE CLOSED DUE TO OPEN TRENCH, THE PERMITTEE / CONTRACTOR SHALL NOTIFY THE OWNER SEVEN DAYS PRIOR TO WORKING ON THE DRIVEWAY. RESTORATION SHALL BEGIN IMMEDIATELY AND OPEN TRENCH SHALL BE RESTORED PER CITY OF ST. AUGUSTINE INDEX 307.

CLEAN UP + RESTORATION NOTES:

1. CONTRACTOR SHALL CLEAN UP ALL DEBRIS AND DISPOSE OF PROPERLY AND MEETING ALL AGENCIES STANDARD.

2. CONTRACTOR SHALL RESTORE ALL ITEMS TO THE EXISTING CONDITIONS OR BETTER. ITEMS INCLUDE BUT NOT LIMITED TO CONCRETE DRIVEWAY, DRIVEWAY APRON, MAIL BOXES, DITCH, CONCRETE SIDEWALK, TREES, LANDSCAPING, UNDERGROUND UTILITIES, ABOVEGROUND UTILITIES, AND GRASS.

3. NO OPEN HOLES SHALL REMAIN OPEN OVERNIGHT WITHOUT PRIOR APPROVAL FROM CITY/COUNTY/CITY OF ST. AUGUSTINE.

4. THE DIRECTIONAL DRILL CONTRACTOR SHALL CONTAIN THE DRILLING MUD, BENTONITE CLAY, AND DISPOS OF THE MATERIAL PROPERLY AS REQUIRED BY ALL STATE AND FEDERAL REGULATIONS. THE CONTRACTOR IS REQUIRED TO IMMEDIATLY SWEEP AND CLEAN UP ANY SPILL ONTO THE ROADWAY OR AREA OUTSIDE OF THE CONTAINMENT AREA.

5. ALL DRIVES DAMAGED OR OPEN CUT DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPLACED THE FULL WIDTH OF THE DRIVE FROM THE EDGE OF PAVEMENT TO THE FURTHEST POINT OF DAMAGE. CONCRETE DRIVES SHALL GO TO THE FURTHEST EXISTING CONSTRUCTION JOINT. ALL DRIVES SHALL BE SAW CUT.

6. DRIVES SHALL BE REPAIRED WITH THE FOLLOWING:

ASPHALT=
1-¼" ASPHALT (S-1 OR S-3) ON
6" LIMEROCK LBR 100 ON
6" SUB-BASE STABILIZATION LBR 40.

CONCRETE=
6" CONCRETE (3,500 PSI) ON
6" SUBBASE STABILIZATION LBR 40.
CONTRACTOR SHALL MEET EXISTING DRIVE THICKNESS IF IT EXCEEDS THICKNESS ABOVE.

GENERAL EROSION CONTROL NOTES:

1. CAUTION: ALL UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE LOCATED PRIOR TO CONSTRUCTION.

2. VEGETATION CLEARING WILL BE KEPT TO THE ABSOLUTE MINIMUM NECESSARY FOR CONSTRUCTION.

3. MATERIAL RESULTING FROM EXCAVATION WILL NOT BE PLACED IN SUCH A MANNER THAT IT IS DISPERSED BY CURRENT OR OTHER FORCES. THE MATERIAL SHOULD BE COLLECTED AND CONTAINED AT ONE SITE AS APPROPRIATE.

4. HEAVY EQUIPMENT WORKING IN WETLANDS WILL BE PLACED ON MATS OR LOW GROUND PRESSURE EQUIPMENT USED DURING CONSTRUCTION TO LIMIT SOIL DISTURBANCE TO THE MINIMUM AREA REQUIRED TO INSTALL THE UTILITY.

5. NO STAGING AREAS OR TEMPORARY ACCESS ROADS WILL BE PLACED IN WETLANDS.

6. APPROPRIATE STATION AND EROSION CONTROLS WILL BE USED AND MAINTAINED IN EFFECTIVE OPERATING CONDITION DURING CONSTRUCTION, AND ALL EXPOSED SOIL AND FILLS WILL BE PERMANENTLY STABILIZED AT THE EARLIEST PRACTICABLE DATE.

7. SEDIMENT CONTROL FENCE (SILT FENCE) SHOULD BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE CONSTRUCTION. SILT FENCE WILL BE INSTALLED ALONG AND WITHIN THE RIGHT-OF-WAY LINE (12 FT. AWAY FROM THE EDGE OF THE RIGHT-OF-WAY), IF A BODY OF WATER OR POTENTIAL WETLAND IS LOCATED WITHIN 60 FT. FROM THE EDGE OF THE RIGHT-OF-WAY. ANY OTHER SITUATIONS WILL BE APPROVED BY ENGINEER.

8. WHEN CONSTRUCTING IN WETLANDS, THE TOP 6 TO 12 INCHES OF THE TRENCH WILL BE BACK FILLED WITH TOP SOIL FROM THE TRENCH.

9. EXCESS MATERIAL WILL BE REMOVED FROM THE WETLAND AND PLACE ON UPLAND AREAS IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.

10. EXPOSED SLOPES OF STREAM BANKS WILL BE RESTORED TO THEIR ORIGINAL CONTOURS AND STABILIZED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.

11. ANY TEMPORARY FILLS MUST BE REMOVED IN THEIR ENTIRETY AND THE AFFECTED AREAS RETURNED TO THEIR PRE-EXISTING ELEV.VATION.

12. ANY DISTURBED AREA WILL BE RESEEDED WITH NATIVE GRASS SEED, AND SEDIMENT CONTROL FENCE SHOULD BE REMOVED.

13. IMMEDIATELY UPON COMPLETION OF CONSTRUCTION. WHICH ARE LOCATED WITHIN THE RIGHT-OF-WAY, SHALL BE PROTECTED WITH TYPICAL INLET SEDIMENT FILTERS. THESE FILTERS WILL BE REMOVED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.

14. ALL CABLE MARKERS TO BE PLACED AS FAR BACK TO RIGHT-OF-WAY LINE AS POSSIBLE.

15. ALL HARD SURFACE THOROUGHFARES TO BE DIRECTIONAL BORED MINIMUM 60" BELOW SURFACE MINIMUM 5' FROM EDGE OF PAVEMENT OF SURFACE TO BE CROSSED.

16. ALL HARD SURFACED DRIVEWAYS TO BE DIRECTIONAL BORED.

17. DRAWING DISCLAIMER: FACILITY LOCATIONS ARE GENERAL IN NATURE. ENGINEER WILL NOT BE HELD ACCOUNTABLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THESE DRAWINGS. CONTRACTOR MUST LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.

LEGEND:

Symbol	Description	Symbol	Description
—— FM ——	EXISTING SEWER FORCE MAIN	——— - - ———	RIGHT-OF-WAY
—— FM ——	PROPOSED SEWER FORCE MAIN	——SF——	TYPE III SILT FENCE
152+00	STATIONING LINE		WETLAND
A	SECTION INDICATOR		
	EDGE OF PAVEMENT		
℄	CENTERLINE OF ROAD		
	PAVEMENT CUT & REPAIR		

CITY OF ST. AUGUSTINE NOTES

PUBLIC CONVENIENCE AND SAFETY:

1. CONTRACTOR SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL LAWS CONCERNING SAFETY AND RELATED ISSUES. CONTRACTOR SHALL ENFORCE COMPANY'S MINIMUM REQUIREMENTS FOR SAFETY AND SHALL MONITOR TO ENSURE COMPLIANCE WITH ALL COMPANY SAFETY REQUIREMENTS. CONTRACTOR MAY ENFORCE ITS OWN SAFETY REQUIREMENTS TO THE EXTENT CONTRACTOR'S REQUIREMENTS DO NOT CONFLICT WITH THOSE OF THE COMPANY.
2. IF UNSAFE CONDITIONS OR PRACTICES ARE DISCOVERED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING IMMEDIATE CORRECTIVE ACTION. ANY ACCIDENT RESULTING IN INJURY OR DEATH TO PERSONS OR PROPERTY DAMAGE SHALL BE PROMPTLY REPORTED BY THE CONTRACTOR TO THE COMPANY'S INSPECTOR. THE CONTRACTOR SHALL ALSO PROVIDE A WRITTEN REPORT OF EACH ACCIDENT TO THE INSPECTOR.
3. IN ACCORDANCE WITH THE COMPANY'S PIPELINE CONSTRUCTION SPECIFICATIONS, A CLEAN WORK PLACE SHALL BE MAINTAINED AT ALL TIMES. SUPPLIES AND WASTE MATERIALS SHALL BE MAINTAINED IN AN ORDERLY MANNER AND AT A SAFE DISTANCE FROM WATER SUPPLIES, ROADS, WALKWAYS, AND ANY AREAS REQUIRING PUBLIC ACCESS. TEMPORARY GUARD RAILS OR BARRICADES ARE REQUIRED AROUND EXCAVATIONS, MANHOLES AND OBJECTS PROTRUDING INTO WALKWAYS OR ROADS.
4. ALL SAFETY CONTROL DEVICES FOR PUBLIC AND TRAFFIC SHALL BE FURNISHED AND MAINTAINED BY THE CONTRACTOR IN STRICT COMPLIANCE WITH FEDERAL, STATE, AND LOCAL LAWS, ORDERS, RULES, AND REGULATIONS AND ANY ADDITIONAL SAFETY MEASURES REQUESTED BY THE COMPANY'S INSPECTOR.
5. THE CONTRACTOR SHALL GIVE DUE CONSIDERATION TO THE INTERESTS OF PROPERTY OWNERS AND TENANTS WHEREVER INVOLVED, ADHERE TO ALL RIGHTS-OF-WAY RESTRICTIONS AND PERMITS, AND EXERT ALL REASONABLE EFFORTS TO MAINTAIN GOODWILL FOR THE BENEFIT OF THE COMPANY.
6. IN ACCORDANCE WITH THE COMPANY'S PIPELINE CONSTRUCTION SPECIFICATIONS, THE CONTRACTOR SHALL PROVIDE TEMPORARY APPROACHES TO AND FROM CROSSINGS OF PUBLIC ROADS, PRIVATE ROADS AND ENTRANCES THAT MAY BE OPENED FOR CONSTRUCTION, AND MAINTAIN THEM IN A SAFE CONDITION. THE CONTRACTOR SHALL PREVENT UNDUE TRACKING OF MUD ONTO PUBLIC ROADWAYS. IF MUD IS TRACKED ONTO ANY PUBLIC ROAD, IT SHALL BE PROMPTLY REMOVED SO THAT IT DOES NOT CREATE A TRAFFIC HAZARD.

SITE PREPARATION NOTES:

1. NORMAL, GOOD PRACTICE SITE PREPARATION PROCEDURES SHALL BE USED FOR THIS PROJECT. THESE PROCEDURES INCLUDE: STRIPPING THE SITE OF EXISTING VEGETATION AND TOPSOIL, COMPACTING THE SUBGRADE AND PLACING NECESSARY FILL OR BACK FILL TO GRADE WITH ENGINEERED FILL. A MORE DETAILED SYNOPSIS OF THIS WORK IS AS FOLLOWS:

2. PRIOR TO CONSTRUCTION, THE LOCATION OF ANY EXISTING UNDERGROUND UTILITY LINES WITHIN THE CONSTRUCTION AREA SHOULD BE ESTABLISHED. PROVISIONS SHOULD THEN BE MADE TO RELOCATE INTERFERING UTILITIES TO APPROPRIATE LOCATIONS. ABANDONED PIPES SHALL BE PROPERLY REMOVED OR PLUGGED, AS THEY MAY SERVE AS CONDUITS FOR SUB-SURFACE EROSION WHICH MAY SUBSEQUENTLY LEAD TO EXCESSIVE SETTLEMENT OF OVERLAY STRUCTURE(S). ROW LINE SHALL BE LAYOUT PRIOR TO CONSTRUCTION.

3. IT IS RECOMMENDED THE TOP OF THE CLAYEY SANDS BE MAINTAINED A MINIMUM OF 2 FEET BELOW THE PROPOSED BOTTOM OF THE BASE MATERIAL OR CONCRETE PAVEMENT. IF THE SITE GRADING IS SUCH THAT THE MINIMUM SEPARATION DOES NOT EXIST, WE RECOMMEND UNDERCUTTING THE CLAYEY MATERIALS TO MAINTAIN THIS SEPARATION AND BACK FILLING WITH CLEAN STRUCTURAL FILL, AS DESCRIBED BELOW.

4. COMPACT THE SUB-GRADE FROM THE SURFACE WITH A LIGHT WEIGHT VIBRATORY ROLLER (A 2 TO 3 TON ROLLER, STATIC WEIGHT AND 3 FOOT DRUM DIAMETER) OR TRACKED DOZER EQUIPMENT UNTIL A MINIMUM DENSITY OF AT LEAST 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557), TO A DEPTH OF 11 INCHES BELOW THE COMPACTED SURFACE IS OBTAINED. A MINIMUM OF EIGHT (8) COMPLETE OVERAGES SHOULD BE MADE IN THE PAVEMENT CONSTRUCTION AREA WITH A ROLLER TO IMPROVE THE UNIFORMITY AND INCREASE THE DENSITY OF THE UNDERLYING SANDY SOILS. THE USE OF HEAVY VIBRATORY COMPACTION EQUIPMENT SHALL NOT BE UTILIZED DUE TO THE POTENTIAL FOR PUMPING OF THE NEAR CLAYEY SOILS ENCOUNTERED, UNLESS APPROVED BY THE ENGINEER.

   SHOULD THE SUB-GRADE SOILS EXPERIENCE PUMPING AND SOIL STRENGTH LOSS DURING THE COMPACTION OPERATIONS, COMPACTION WORK SHOULD BE IMMEDIATELY TERMINATED AND (1) THE DISTURBED SOILS REMOVED AND BACKFILLED WITH DRY STRUCTURAL FILL SOILS WHICH ARE THEN COMPACTED, OR (2) THE EXCESS PORE PRESSURES WITHIN THE DISTURBED SOILS ALLOWED TO DISSIPATE BEFORE RE-COMPACTING.

   TO AVOID PUMPING OF THE UNDERPLAYING CLAYEY SOILS, SELF PROPELLED VIBRATING EQUIPMENT SHALL REMAIN A MINIMUM OF 2 FEET ABOVE THE CLAYEY SOILS. THE SANDY SOILS WITHIN 2 FEET OF THE CLAYEY SOILS MAY BE COMPACTED WITH A VIBRATORY ROLLER.

   OPERATE IN THE STATIC MODE OR WITH A TRACK DOZER TO AVOID DISTURBING THE CLAYEY SOILS. A MINIMUM OF 18 INCHES OF SAND SHALL OVERLAY THE CLAYEY SOILS PRIOR TO OPERATION OF ANY TYPE OF CONSTRUCTION EQUIPMENT. EXCESS DISTURBANCE OF THE CLAYEY SOILS WILL DEGRADE THE STRENGTH CHARACTERISTICS OF THE SOIL AND MAY RESULT IN AN UNSUITABLE SOIL WHICH WILL REQUIRE OVER AND SUBSEQUENT BACKFILLING WITH CLEAN FINE SAND FILL MATERIAL. IN AREAS WHERE CLAYEY SOILS ARE ENCOUNTERED NEAR THE GROUND SURFACE OR ARE EXPOSED BY OVER EXCAVATION, AN INITIAL LIFT OF STRUCTURAL FILL MAY BE PLACED PRIOR TO COMPACTION OF THE SUB-GRADE SOILS.

   DUE TO THE PRESENCE OF THE NEAR SURFACE CLAYEY SOILS, THE SITE MAY BECOME DIFFICULT TO WORK DURING WET WEATHER. IF CONSTRUCTION IS BEGUN DURING WET WEATHER, IT IS RECOMMENDED THE BUILDING AND PAVEMENT SUB-GRADES NOT BE DISTURBED OTHER THAN TO STRIP VEGETATION. FILL AND GRADING OPERATIONS SHOULD BE PERFORMED WITH A MINIMUM DISTURBANCE TO THE SURFICIAL SOILS. IN THIS REGARD, IT IS RECOMMENDED THAT TRACK EQUIPMENT BE USED ON SITE.

5. PLACE FILL MATERIAL, AS REQUIRED. THE FILL SHOULD CONSIST OF CLEAN, FINE SAND WITH LESS THAN 10 PERCENT SOIL FINES. PLACE FILL IN UNIFORM 10 TO 12 INCH LOOSE LIFTS AND COMPACT EACH LIFT TO A MINIMUM DENSITY OF 80 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY.

6. CONTRACTOR SHALL OBTAIN RECORD / EVIDENCE OF ALL EXISTING FEATURES VIA VIDEO TAPING OR PHOTOGRAPHS PRIOR TO ANY CONSTRUCTION.

7. CONTRACTOR SHALL PROVIDE WELD CERTIFICATION TO CLAY COUNTY PRIOR TO PROJECT START.

8. ALL TREES WITHIN CR 225 SHALL BE PROTECTED VIA DRILL INSTALLATION METHOD. NO OPEN CUT WITHIN TREE DRIPLINE.

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QUOC H. B. MAI LICENSE No. 64006 JAN 0 3 2024 STATE OF FLORIDA PROFESSIONAL ENGINEER

SHEET TITLE: GENERAL NOTES

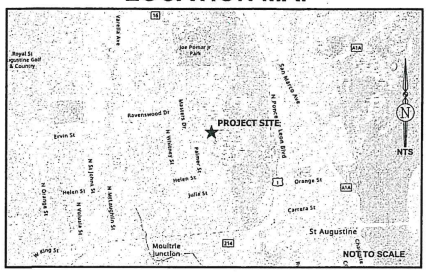
THEODORE ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
ALISON G. TURNER

DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	10/26/2023
JOB No.:	1481
SHEET No.:	2

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 12 & 41, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

LOCATION MAP



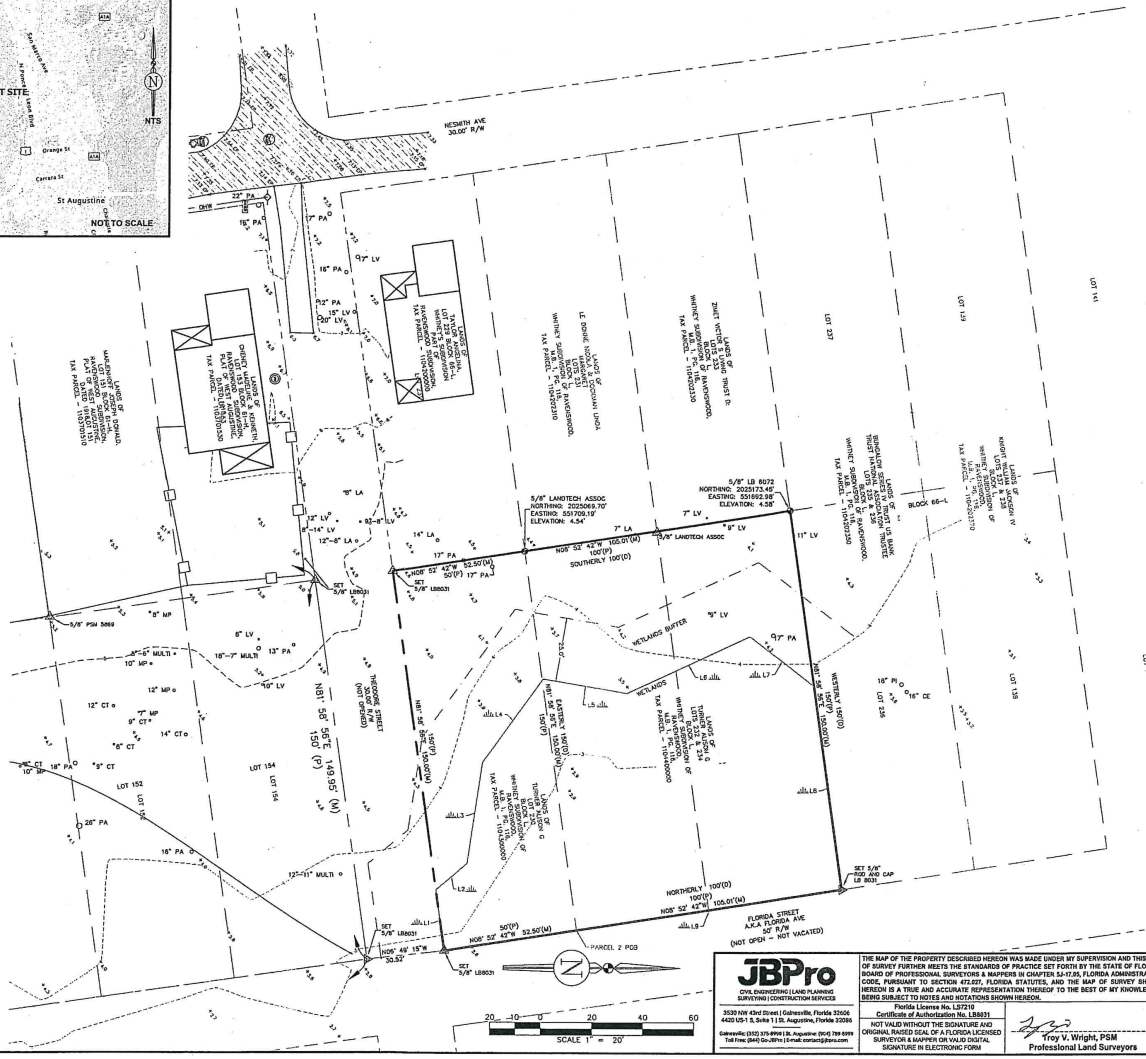
SYMBOL LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- FENCE LINE
- OHW — OVERHEAD WIRE
- BENCHMARK
- CONCRETE MONUMENT
- IRON ROD - CAPPED
- NAIL AND DISK
- PIPE
- WATER VALVE COVER
- WATER METER
- FIRE HYDRANT
- POWER POLE
- POWER POLE WITH TRANSFORMER
- GUY WIRE
- SINGLE POLE SIGN
- TREE-SIZE(INCHES) AND SPECIES
- × 132.2 — SPOT ELEVATION - SOFT SURFACE
- × 132.21 — SPOT ELEVATION - HARD SURFACE
- 150 — CONTOUR LINES
- ASPHALT SURFACE
- CONCRETE SURFACE

ABBREVIATIONS

(D) = DEED
(M) = MEASURED
CMON = CONCRETE MONUMENT
ELEV = ELEVATION
ID = IDENTIFICATION
IRC = IRON ROD - CAPPED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
PLS = PROFESSIONAL LAND SURVEYOR

TREES:
BI = BIRCHWOOD
CE = CEDAR
CT = CHESTNUT OAK
LA = LAUREL OAK
LV = LIVE OAK
MA = MAGNOLIA
PI = PINE
SB = SUGARBERRY
PA = PALM
MP = MAPLE
MULTI = MULTIPLE TRUNKS



LEGAL DESCRIPTION PER ORB 4988, PG 1667

PARCEL 1:

LOT NO. 230 IN BLOCK 66-L OF WHITNEY'S SUBDIVISION OF A PART OF RAVENSWOOD IN WEST ST.AUGUSTINE ACCORDING TO THE OFFICIAL COUNTY MAP DATED JUNE 1, 1918 ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA AND PLAT RECORDED IN MAP BOOK 1, PAGE 116 IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL 2:

LOTS NUMBERED TWO HUNDRED THIRTY-TWO (232) AND TWO HUNDRED THIRTY-FOUR (234) OF BLOCK "L" OF WHITNEY SUBDIVISION OF RAVENSWOOD, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK ONE (1), PAGE 116 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH-EAST CORNER OF PROPERTY OF E. J. MCCLELLAN IN THE WEST LINE OF FLORIDA AVENUE RUN NORTHERLY ALONG THE WEST LINE OF FLORIDA AVENUE ONE HUNDRED (100) FEET TO A POINT; RUN THENCE WESTERLY PARALLEL TO THE NORTH LINE OF THEODORE STREET ONE HUNDRED FIFTY (150) FEET TO A POINT; RUN THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF FLORIDA AVENUE ONE HUNDRED (100) FEET TO POINT, E. J. MCCLELLAN'S NORTHWEST CORNER; RUN THENCE EASTERLY ALONG E. J. MCCLELLAN'S NORTH LINE ONE HUNDRED FIFTY (150) FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE SOUTH LINE OF BLOCK 66-L, OF THE PLAT OF RAVENSWOOD SUBDIVISION ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, WHICH ALSO SERVES AS THE NORTHERLY RIGHT-OF-WAY LINE OF FLORIDA AVENUE.
2. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON MULTIPLE GPS OBSERVATIONS UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION REFERENCE NETWORK (FPRN).
3. STATE PLANE COORDINATES ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT AND BASED ON MULTIPLE GPS OBSERVATIONS UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION REFERENCE NETWORK (FPRN).
4. THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED ON MAY 11, 2022.
5. NO UNDERGROUND UTILITIES WERE LOCATED IN THE COURSE OF THIS SURVEY. UNDERGROUND UTILITY LINE LOCATIONS ARE APPROXIMATE.
6. THE SIGNING LAND SURVEYOR HAS BEEN PROVIDED A CURRENT TITLE COMMITMENT OF MATTERS AFFECTING TITLE TO THE SUBJECT PROPERTY. THERE MAY EXIST DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER MATTERS NOT SHOWN IN THE REFERENCED TITLE INSURANCE COMMITMENT, THAT COULD AFFECT THE BOUNDARIES OR TITLE TO THE SUBJECT REAL ESTATE.
7. REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE.
8. CORNER MARKERS SHOWN HEREON WERE FOUND DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE SHOWN.
10. THIS SURVEYOR IS NOT A WETLANDS EXPERT AND MAKES NO DETERMINATION CONCERNING WETLANDS. THE WETLANDS LINE SHOWN HEREON IS A FIELD LOCATION OF WETLAND FLAGS BY OTHERS AND IS BASED ON FIELD LOCATION OF SIMILAR BOUNDARY MONUMENTS BASED ON THE FOLLOWING SURVEYS PROVIDED BY CLIENT:
    10.A SURVEY BY JAMES D. ELSON PLS 6270 DATED AND SIGNED FEBRUARY 2, 2016 AS PART OF NOTICE OF ISSUANCE OF FORMAL WETLAND NO. 111019-4 FROM THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT DATED APRIL 12, 2016.
11. SURVEY REVISED 11/1/2022 TO INCLUDE "LA" IN TREE ABBREVIATIONS AND ADDITIONAL TOPOGRAPHIC DATA.
12. SURVEY REVISED 11/15/2022 TO CORRECT TAX PARCEL NUMBER AND CERTIFICATIONS.

WETLANDS TABLE

LINE #	LINE BEARING	LENGTH
L1	S81°58'48"W	24.05'
L2	N40°26'23"W	16.07'
L3	N81°29'45"W	40.01'
L4	N54°08'46"W	23.66'
L5	N09°39'02"E	33.31'
L6	N25°31'44"W	52.96'
L7	N37°49'03"E	31.87'
L8	N82°09'00"E	80.33'
L9	S08°52'42"E	157.51'

3 THEODORE STREET
TAX PARCEL - 1104400000 &
TAX PARCEL - 1104300000
ST. AUGUSTINE FL, 32084

JBPro
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SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, Florida 32606
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Gainesville: (352) 375-8999 | St. Augustine: (904) 799 5599
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Florida License No. LB7210
Certificate of Authorization No. LB8031

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VALID DIGITAL SIGNATURE IN ELECTRONIC FORM

Troy V. Wright, PSM
Professional Land Surveyors

TROY WRIGHT — STATE OF FLORIDA — 7218 — PROFESSIONAL SURVEYOR & MAPPER

BOUNDARY & TOPOGRAPHIC SURVEY

CERTIFIED TO:
1. ALISON G. TURNER

Scale:	1"=20'
Proj. No:	039-22-01
Drawn:	L.Holeday
Checked:	R.Hicks
Dwg. Name:	039-22-01
Dwg. Date:	10/26/2023
Field Book:	35
Pages:	44-52
Sheet:	1 of 1

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MAI ENGINEERING SERVICES, INC.

QUOC H. B. MAI — LICENSE No. 64006 — STATE OF FLORIDA — PROFESSIONAL ENGINEER — JAN 13 2024

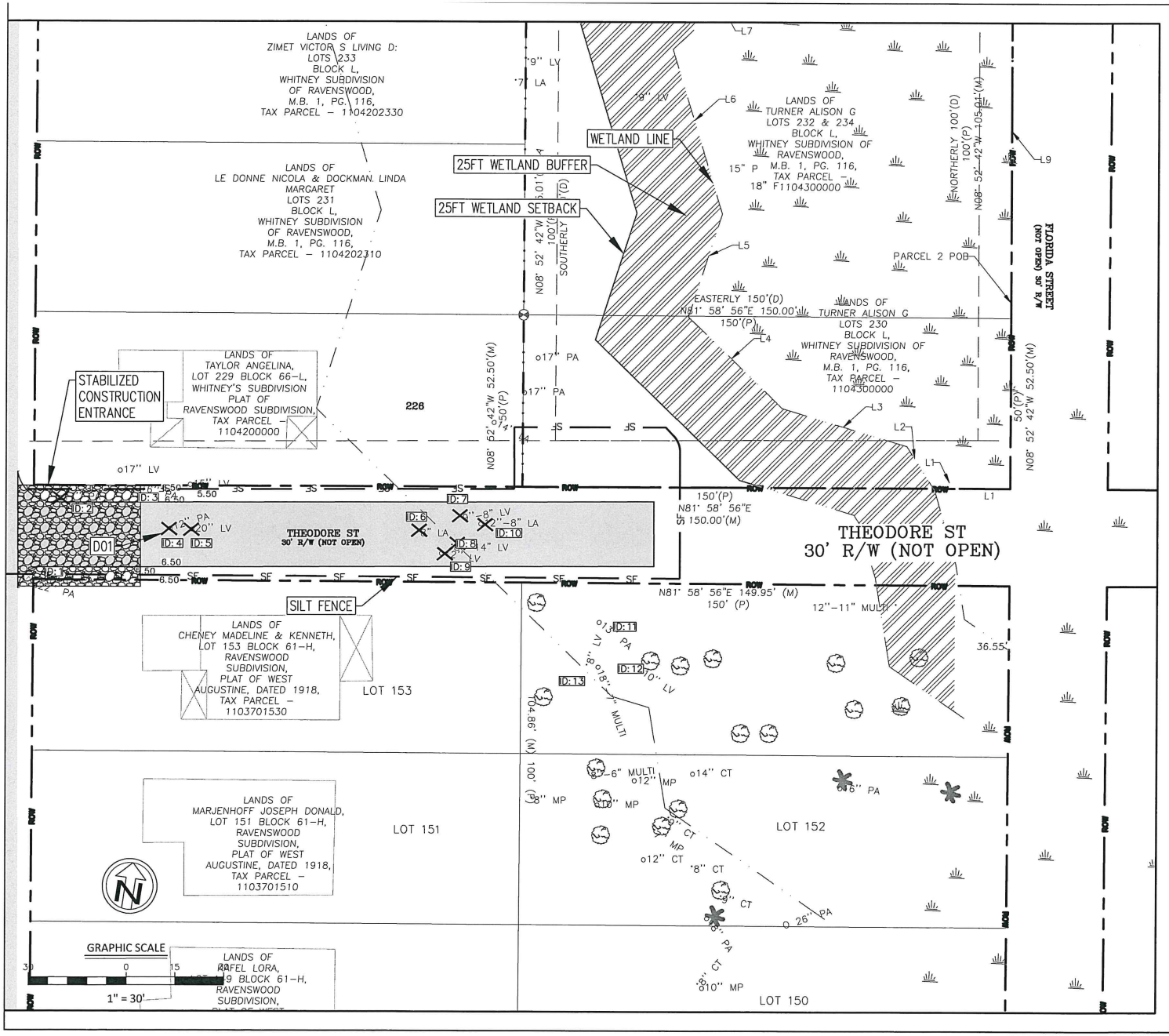
SURVEY

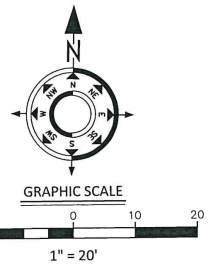
THEODORE ST. EXTENSION
ST. AUGUSTINE, FLORIDA

PREPARED FOR
ALISON G. TURNER

SHEET TITLE

DSGN BY:	QHM
DWG BY:	GMC
CHK BY:	QHM
DATE:	10/26/2023
JOB No.:	1481
SHEET No.:	3





DEMOLITION NOTES

D01 EXISTING TREES TO BE REMOVED

LEGEND

——SF—— SILT FENCE

2"–8" LA REMOVED TREES

GENERAL NOTES

1. ALL TREES AND SHRUBS WITHIN THE PROPOSED ROADWAY AND SWALE SHALL BE REMOVED. SEE REMOVED TREE TABLE THIS SHEET.
2. ALL DISCHARGE POINTS SHALL RECEIVE SILT FENCE TO PREVENT EROSION.

REMOVED TREES TABLE		
ID#	TYPE	DBH (IN)
2	PALM	17
4	PALM	12
5	LAUREL OAK	20
6	LA	8
7	LIVE OAK	8
8	LIVE OAK	14
9	LIVE OAK	12
10	LA	8
	TOTAL:	99

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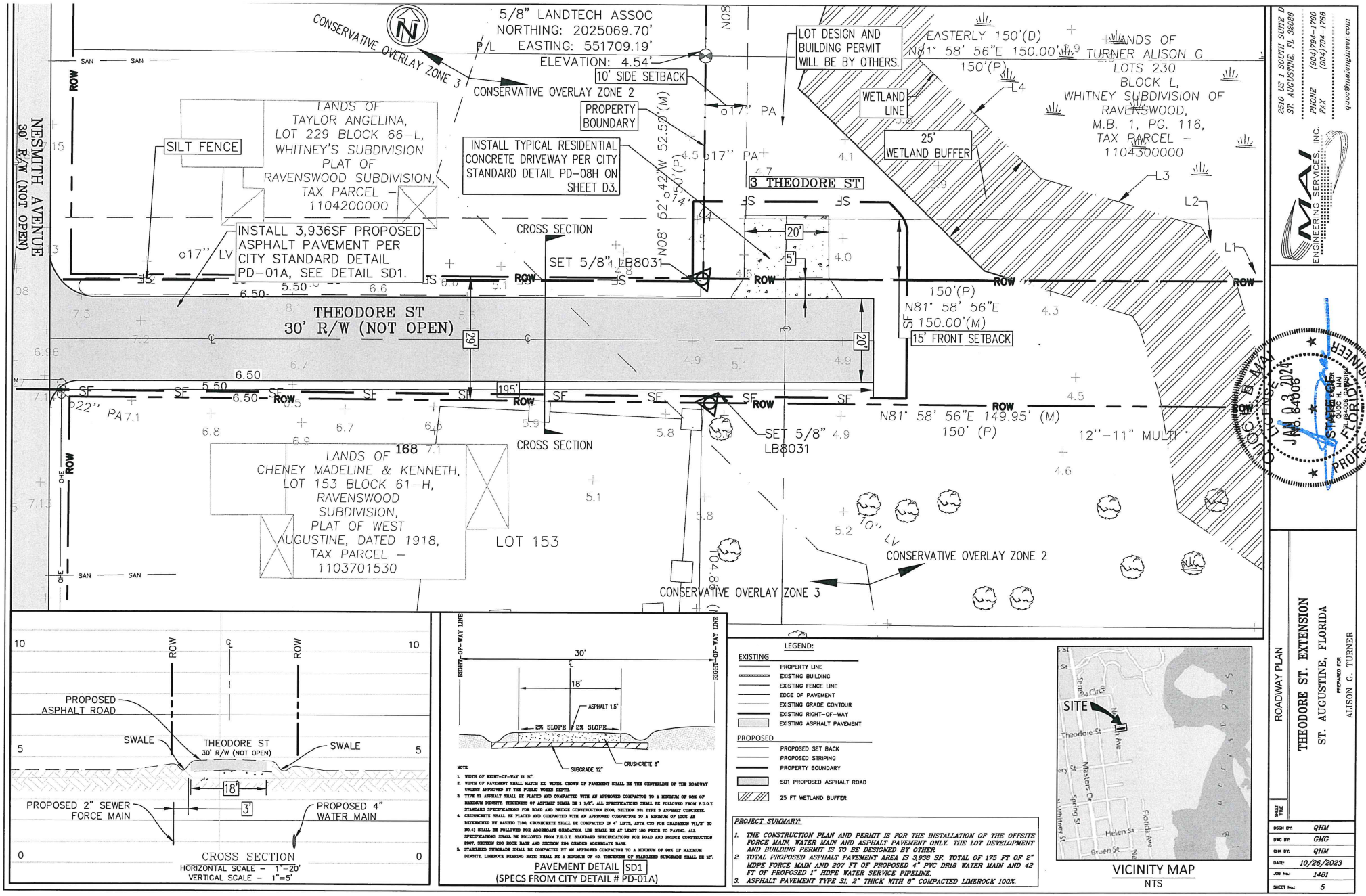
QUOC H. B MAI
LICENSE
No. 64006
STATE OF FLORIDA
PROFESSIONAL ENGINEER
JAN 03 2024

DEMOLITION PLAN

THEODORE ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
ALISON G. TURNER

DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	10/26/2023
JOB No.:	1481
SHEET No.:	4


NESMITH AVENUE
30' R/W (NOT OPEN)
CONSERVATIVE OVERLAY ZONE 3
5/8" LANDTECH ASSOC
NORTHING: 2025069.70'
EASTING: 551709.19'
ELEVATION: 4.54'
10' SIDE SETBACK
CONSERVATIVE OVERLAY ZONE 2
PROPERTY BOUNDARY
LOT DESIGN AND BUILDING PERMIT WILL BE BY OTHERS.
EASTERLY 150'(D)
N81° 58' 56"E 150.00'(M)
150'(P)
LANDS OF TURNER ALISON G
LOTS 230
BLOCK L,
WHITNEY SUBDIVISION OF RAVENSWOOD,
M.B. 1, PG. 116,
TAX PARCEL – 1104300000
WETLAND LINE
25' WETLAND BUFFER
SILT FENCE
LANDS OF TAYLOR ANGELINA, LOT 229 BLOCK 66–L, WHITNEY'S SUBDIVISION PLAT OF RAVENSWOOD SUBDIVISION, TAX PARCEL – 1104200000
INSTALL TYPICAL RESIDENTIAL CONCRETE DRIVEWAY PER CITY STANDARD DETAIL PD–08H ON SHEET D3.
3 THEODORE ST
INSTALL 3,936SF PROPOSED ASPHALT PAVEMENT PER CITY STANDARD DETAIL PD–01A, SEE DETAIL SD1.
CROSS SECTION
SET 5/8" LB8031
THEODORE ST
30' R/W (NOT OPEN)
150'(P)
N81° 58' 56"E
150.00'(M)
15' FRONT SETBACK
N81° 58' 56"E 149.95' (M)
150' (P)
LANDS OF CHENEY MADELINE & KENNETH, LOT 153 BLOCK 61–H, RAVENSWOOD SUBDIVISION, PLAT OF WEST AUGUSTINE, DATED 1918, TAX PARCEL – 1103701530
168
LOT 153
CONSERVATIVE OVERLAY ZONE 2
CONSERVATIVE OVERLAY ZONE 3
PROPOSED ASPHALT ROAD
SWALE
THEODORE ST
30' R/W (NOT OPEN)
PROPOSED 2" SEWER FORCE MAIN
PROPOSED 4" WATER MAIN
CROSS SECTION
HORIZONTAL SCALE – 1"=20'
VERTICAL SCALE – 1"=5'
RIGHT-OF-WAY LINE
ASPHALT 1.5"
2% SLOPE
CRUSHCRETE 8"
SUBGRADE 12"
PAVEMENT DETAIL SD1
(SPECS FROM CITY DETAIL # PD-01A)
LEGEND:
EXISTING
PROPERTY LINE
EXISTING BUILDING
EXISTING FENCE LINE
EDGE OF PAVEMENT
EXISTING GRADE CONTOUR
EXISTING RIGHT-OF-WAY
EXISTING ASPHALT PAVEMENT
PROPOSED
PROPOSED SET BACK
PROPOSED STRIPING
PROPERTY BOUNDARY
SD1 PROPOSED ASPHALT ROAD
25 FT WETLAND BUFFER
PROJECT SUMMARY:
1. THE CONSTRUCTION PLAN AND PERMIT IS FOR THE INSTALLATION OF THE OFFSITE FORCE MAIN, WATER MAIN AND ASPHALT PAVEMENT ONLY. THE LOT DEVELOPMENT AND BUILDING PERMIT IS TO BE DESIGNED BY OTHER.
2. TOTAL PROPOSED ASPHALT PAVEMENT AREA IS 3,936 SF. TOTAL OF 175 FT OF 2" MDPE FORCE MAIN AND 207 FT OF PROPOSED 4" PVC DR18 WATER MAIN AND 42 FT OF PROPOSED 1" HDPE WATER SERVICE PIPELINE.
3. ASPHALT PAVEMENT TYPE SI, 2" THICK WITH 8" COMPACTED LIMEROCK 100%.
SITE
VICINITY MAP
NTS
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QUOC E. MAI
LICENSE
JAN 03 2024
STATE OF FLORIDA
PROFESSIONAL ENGINEER
ROADWAY PLAN
THEODORE ST. EXTENSION
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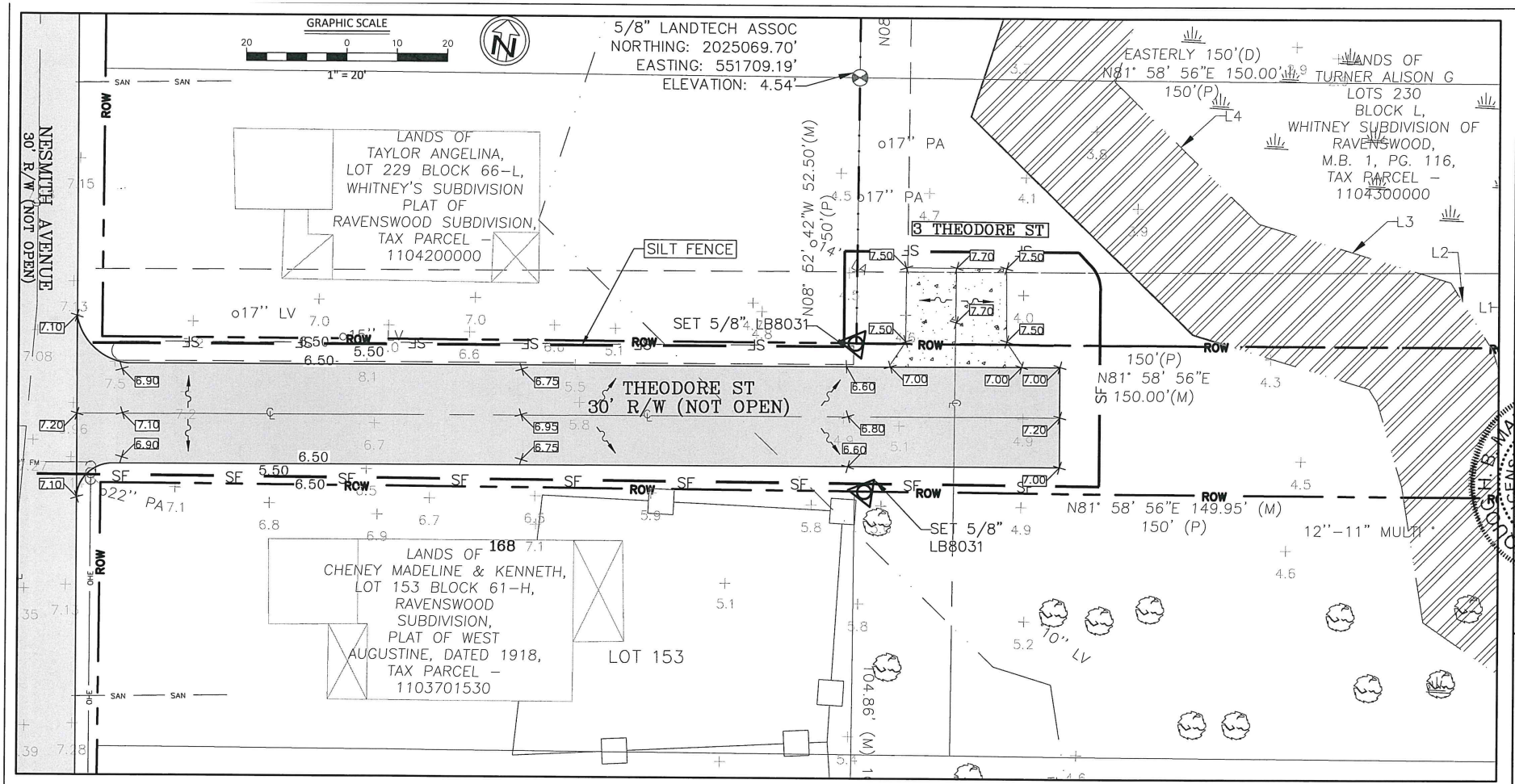
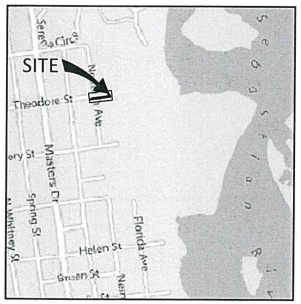
SHEET No.: 5





VICINITY MAP
NTS

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
STORMWATER CALCULATION:

TOTAL PROPOSED IMPERVIOUS AREA IS 3,936 SF, WHICH IS UNDER THE 4,000SF THRESHOLD FOR STORMWATER RETENTION. UNDER THE SJRWMD SECTION 62-330.20(2)

THIS PROJECT IS EXEMPT FROM SJRWMD PERMIT.

LEGEND:

EXISTING
- PROPERTY LINE
- EXISTING BUILDING
- EXISTING FENCE LINE
- EDGE OF PAVEMENT
- EXISTING GRADE CONTOUR
- EXISTING RIGHT-OF-WAY
- EXISTING ASPHALT PAVEMENT
- + 8.67 EXISTING SPOT ELEVATION

PROPOSED
- PROPOSED SET BACK
- PROPOSED STRIPING
- PROPERTY BOUNDARY
- SD1 PROPOSED ASPHALT ROAD
- 25 FT WETLAND BUFFER
- 8.40 PROPOSED SPOT ELEVATION

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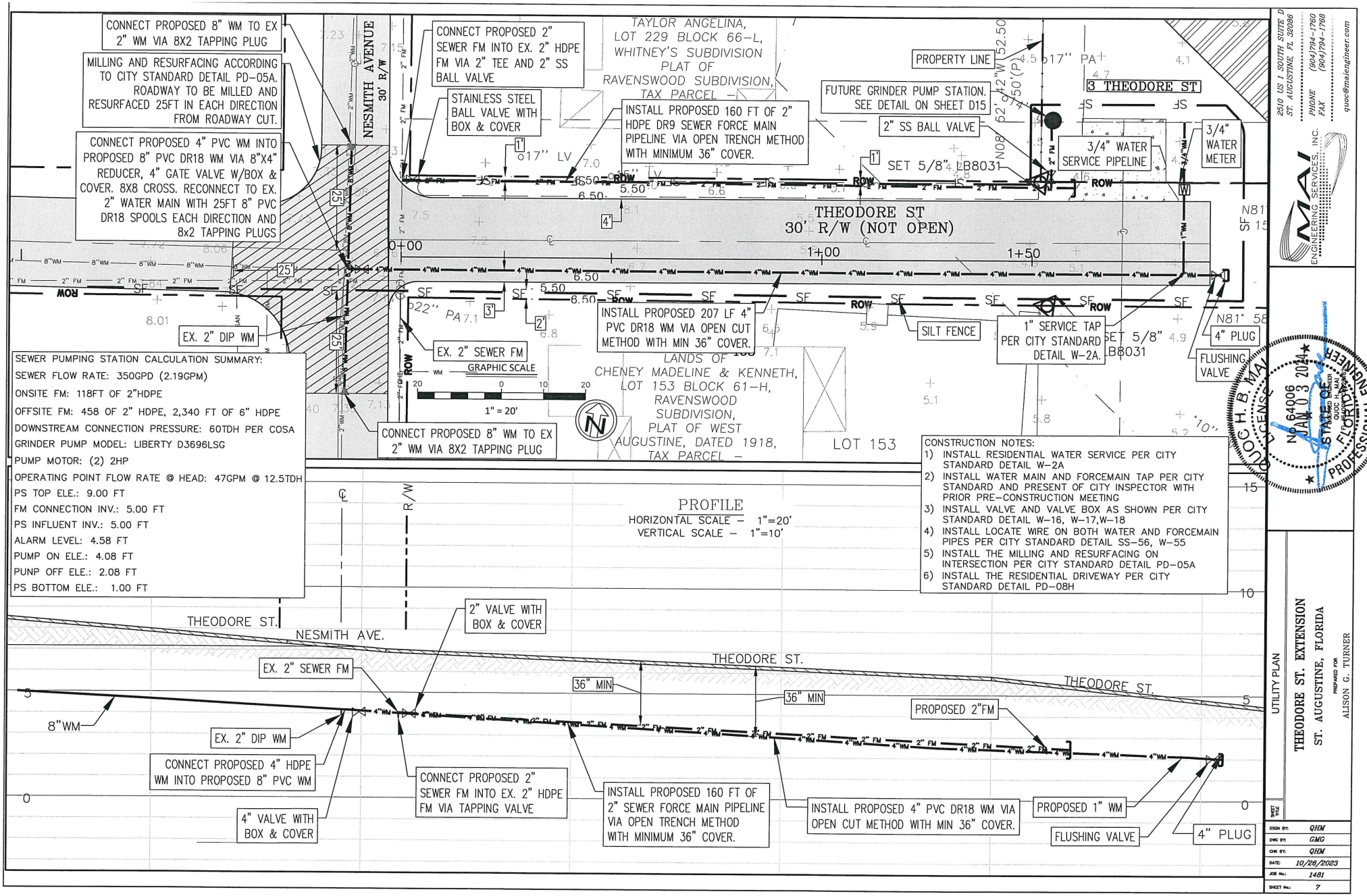
MAI ENGINEERING SERVICES, INC.

QUOC H. MA
LICENSE
No. 64006
JAN 03 2024
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

GRADING PLAN
THEODORE ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
ALISON G. TURNER

DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	10/26/2023
JOB No.:	1481
SHEET No.:	6


CONNECT PROPOSED 8" WM TO EX 2" WM VIA 8X2 TAPPING PLUG
MILLING AND RESURFACING ACCORDING TO CITY STANDARD DETAIL PD-05A. ROADWAY TO BE MILLED AND RESURFACED 25FT IN EACH DIRECTION FROM ROADWAY CUT.
CONNECT PROPOSED 4" PVC WM INTO PROPOSED 8" PVC DR18 WM VIA 8"X4" REDUCER, 4" GATE VALVE W/BOX & COVER. 8X8 CROSS. RECONNECT TO EX. 2" WATER MAIN WITH 25FT 8" PVC DR18 SPOOLS EACH DIRECTION AND 8x2 TAPPING PLUGS
NESMITH AVENUE
30' R/W
CONNECT PROPOSED 2" SEWER FM INTO EX. 2" HDPE FM VIA 2" TEE AND 2" SS BALL VALVE
STAINLESS STEEL BALL VALVE WITH BOX & COVER
TAYLOR ANGELINA, LOT 229 BLOCK 66-L, WHITNEY'S SUBDIVISION PLAT OF RAVENSWOOD SUBDIVISION, TAX PARCEL –
INSTALL PROPOSED 160 FT OF 2" HDPE DR9 SEWER FORCE MAIN PIPELINE VIA OPEN TRENCH METHOD WITH MINIMUM 36" COVER.
PROPERTY LINE
FUTURE GRINDER PUMP STATION. SEE DETAIL ON SHEET D15
2" SS BALL VALVE
3 THEODORE ST
3/4" WATER SERVICE PIPELINE
3/4" WATER METER
SET 5/8"& LB8031
THEODORE ST
30' R/W (NOT OPEN)
0+00
1+00
1+50
INSTALL PROPOSED 207 LF 4" PVC DR18 WM VIA OPEN CUT METHOD WITH MIN 36" COVER.
SILT FENCE
1" SERVICE TAP PER CITY STANDARD DETAIL W-2A.
4" PLUG
FLUSHING VALVE
EX. 2" DIP WM
EX. 2" SEWER FM
GRAPHIC SCALE
1" = 20'
LANDS OF CHENEY MADELINE & KENNETH, LOT 153 BLOCK 61-H, RAVENSWOOD SUBDIVISION, PLAT OF WEST AUGUSTINE, DATED 1918, TAX PARCEL –
LOT 153
CONNECT PROPOSED 8" WM TO EX 2" WM VIA 8X2 TAPPING PLUG
SEWER PUMPING STATION CALCULATION SUMMARY:
SEWER FLOW RATE: 350GPD (2.19GPM)
ONSITE FM: 118FT OF 2"HDPE
OFFSITE FM: 458 OF 2" HDPE, 2,340 FT OF 6" HDPE
DOWNSTREAM CONNECTION PRESSURE: 60TDH PER COSA
GRINDER PUMP MODEL: LIBERTY D3696LSG
PUMP MOTOR: (2) 2HP
OPERATING POINT FLOW RATE @ HEAD: 47GPM @ 12.5TDH
PS TOP ELE.: 9.00 FT
FM CONNECTION INV.: 5.00 FT
PS INFLUENT INV.: 5.00 FT
ALARM LEVEL: 4.58 FT
PUMP ON ELE.: 4.08 FT
PUNP OFF ELE.: 2.08 FT
PS BOTTOM ELE.: 1.00 FT
CONSTRUCTION NOTES:
1) INSTALL RESIDENTIAL WATER SERVICE PER CITY STANDARD DETAIL W-2A
2) INSTALL WATER MAIN AND FORCEMAIN TAP PER CITY STANDARD AND PRESENT OF CITY INSPECTOR WITH PRIOR PRE-CONSTRUCTION MEETING
3) INSTALL VALVE AND VALVE BOX AS SHOWN PER CITY STANDARD DETAIL W-16, W-17,W-18
4) INSTALL LOCATE WIRE ON BOTH WATER AND FORCEMAIN PIPES PER CITY STANDARD DETAIL SS-56, W-55
5) INSTALL THE MILLING AND RESURFACING ON INTERSECTION PER CITY STANDARD DETAIL PD-05A
6) INSTALL THE RESIDENTIAL DRIVEWAY PER CITY STANDARD DETAIL PD-08H
PROFILE
HORIZONTAL SCALE – 1"=20'
VERTICAL SCALE – 1"=10'
THEODORE ST.
NESMITH AVE.
THEODORE ST.
THEODORE ST.
2" VALVE WITH BOX & COVER
EX. 2" SEWER FM
36" MIN
36" MIN
PROPOSED 2"FM
8"WM
EX. 2" DIP WM
CONNECT PROPOSED 4" HDPE WM INTO PROPOSED 8" PVC WM
CONNECT PROPOSED 2" SEWER FM INTO EX. 2" HDPE FM VIA TAPPING VALVE
INSTALL PROPOSED 160 FT OF 2" SEWER FORCE MAIN PIPELINE VIA OPEN TRENCH METHOD WITH MINIMUM 36" COVER.
INSTALL PROPOSED 4" PVC DR18 WM VIA OPEN CUT METHOD WITH MIN 36" COVER.
PROPOSED 1" WM
FLUSHING VALVE
4" PLUG
4" VALVE WITH BOX & COVER
2510 US 1 SOUTH, SUITE D
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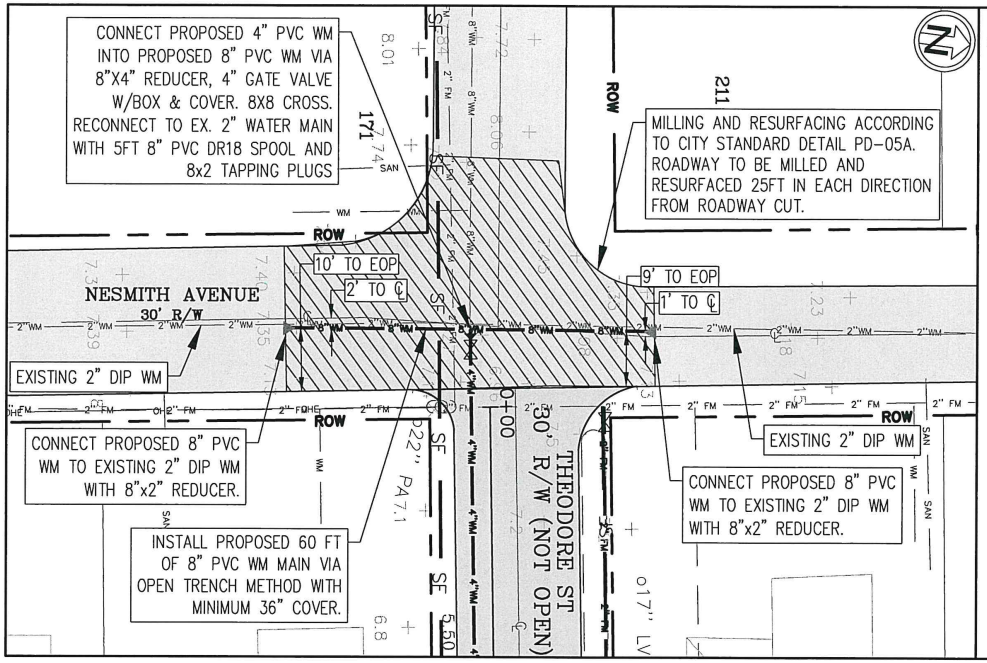
quoc@masiengineer.com
MASI ENGINEERING SERVICES, INC.
QUOC H. B. MASI
LICENSED PROFESSIONAL ENGINEER
No. 64006
JAN 03 2024
STATE OF FLORIDA
PROFESSIONAL ENGINEER
UTILITY PLAN
THEODORE ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
ALISON G. TURNER
DSGN BY: QHM
DWG BY: GMG
CHK BY: QHM
DATE: 10/26/2023
JOB No.: 1481
SHEET No.: 7



GRAPHIC SCALE

20 0 10 20

1" = 20'

CONSTRUCTION NOTES:

1) INSTALL RESIDENTIAL WATER SERVICE PER CITY STANDARD DETAIL W-2A
2) INSTALL WATER MAIN AND FORCEMAIN TAP PER CITY STANDARD AND PRESENT OF CITY INSPECTOR WITH PRIOR PRE-CONSTRUCTION MEETING
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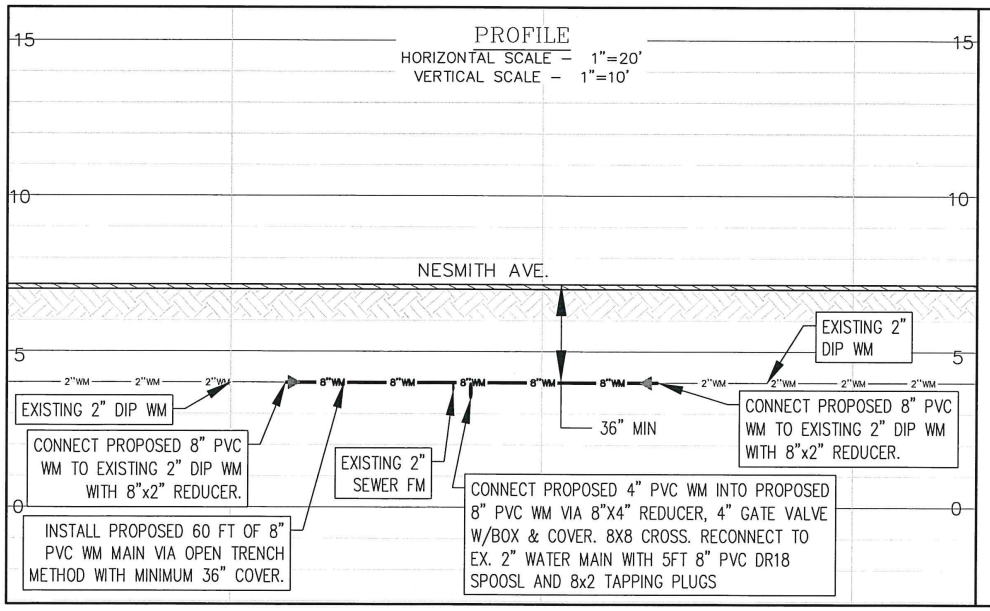

SEWER PUMPING STATION CALCULATION SUMMARY:

SEWER FLOW RATE: 350GPD (2.19GPM)
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PUMP MOTOR: (2) 2HP
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PS BOTTOM ELE.: 1.00 FT

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MAI ENGINEERING SERVICES, INC.

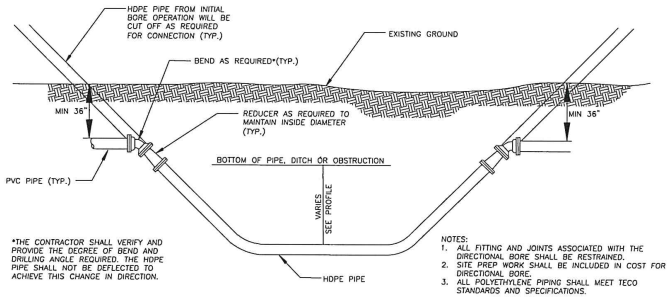
QUOC H. B. MAI
LICENSE
JAN 03 2024
No. 64008
STATE OF FLORIDA
PROFESSIONAL ENGINEER

UTILITY PLAN

THEODORE ST. EXTENSION
ST. AUGUSTINE, FLORIDA

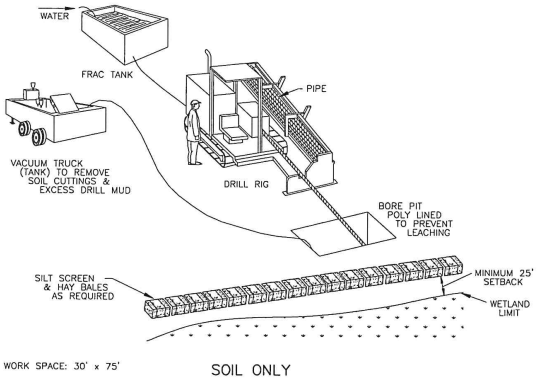
PREPARED FOR
ALISON G. TURNER

DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	10/26/2023
JOB No.:	1481
SHEET No.:	8



TYPICAL DIRECTIONAL BORE DETAIL

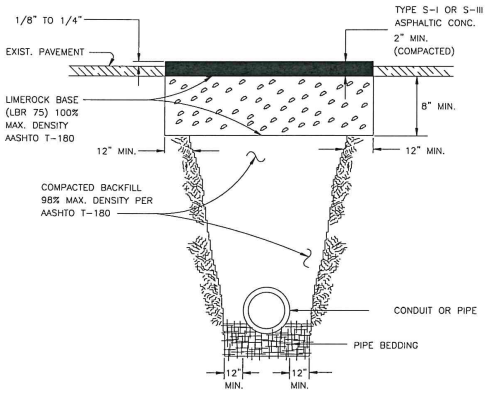
N.T.S.



SOIL ONLY
(MEDIUM SIZE RIGS)

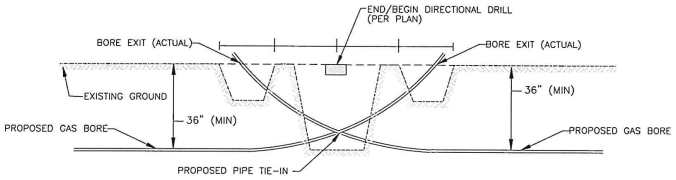
DIRECTIONAL BORING EQUIPMENT LAYOUT

N.T.S.



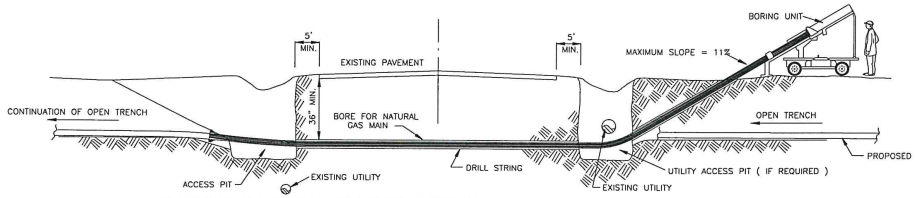
STANDARD PAVING REPAIR DETAIL

N.T.S.



DIRECTIONAL BORE-END/BEGIN STATION TYPICAL DETAIL

N.T.S.

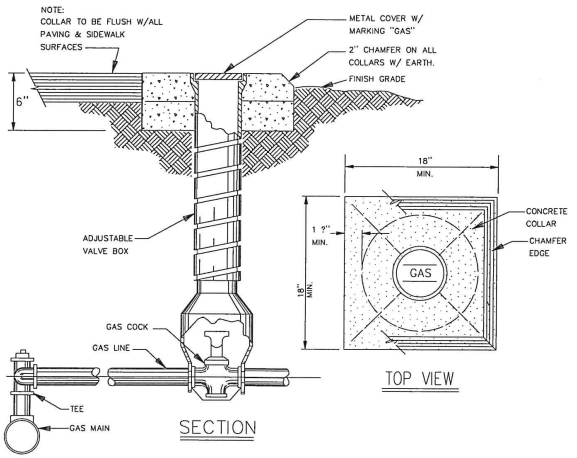


TYPICAL ROADWAY AND DRIVEWAY DIRECTIONAL BORE DETAIL

N.T.S.

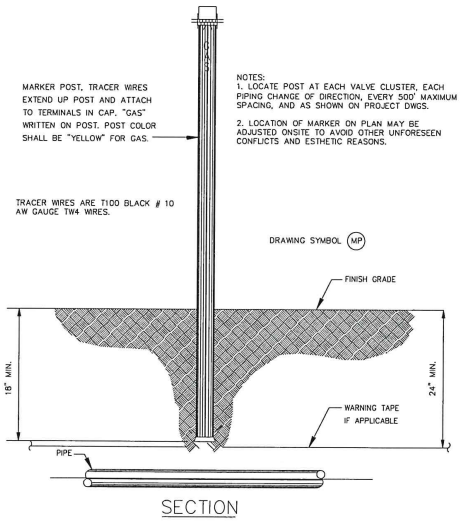
DRILL MAXIMUM REAMER

NO. PIPE (IN)	MAX. REA (IN)
2	
4	
6	
8	
10	
12	
14	



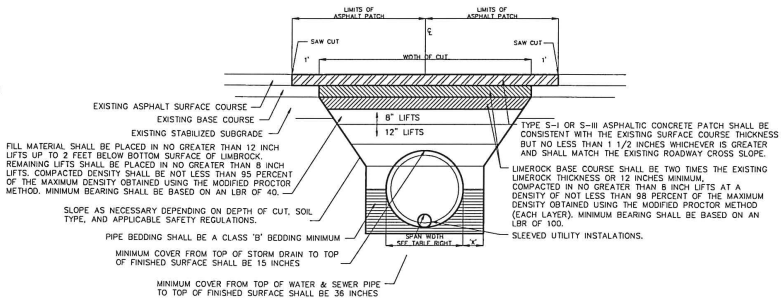
GAS VALVE BOX DETAIL

N.T.S.



MARKER POST WITH TEST BOX DETAIL

N.T.S.



NOTES:

1. OPEN ROAD CUTS ARE GENERALLY NOT AN ACCEPTABLE MEANS OF CONSTRUCTION UNLESS APPROVED IN ADVANCE BY THE DEVELOPMENT REVIEW DEPARTMENT AND / OR THE ENGINEERING RIGHT OF WAY DIVISION. SEE NOTE #3.
2. MATERIALS, MIX PROPORTIONS, PRODUCTION, PLACING, CONSTRUCTION REQUIREMENTS, AND ACCEPTANCE OF FLOWABLE FILL SHALL BE IN ACCORDANCE WITH THIS MANUAL.
3. ALL OPEN CUTS SHALL REQUIRE A PERMIT AND A 48 HOUR ADVANCE NOTICE TO THE INSPECTION STAFF PRIOR TO COMMENCEMENT OF CONSTRUCTION. A REPRESENTATIVE FROM THE HIGHWAY INSPECTION STAFF MUST BE PRESENT AT THE TIME OF INSTALLATION OF THE UTILITY.
4. PUBLIC SAFETY SHALL BE MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH THE PROVISIONS OF PART 6, WORK ZONE TRAFFIC CONTROL, OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
5. THE CONTRACTOR SHALL PROVIDE TO THE HIGHWAY INSPECTOR CERTIFICATION OF THE MIX DESIGN FROM THE SUPPLIER AT THE TIME OF CONSTRUCTION.
6. AN OVERLAY UP TO 100' IS REQUIRED ON ALL OPEN ROAD CUTS AND WILL BE DETERMINED AT THE TIME OF PERMIT APPLICATION REVIEW.

PIPE DIAMETER OR SPAN WIDTH	'X'
≤ 12"	12" INCHES
≤ 30"	30" INCHES
≤ 42"	42" INCHES
≤ 48"	48" INCHES
≤ 60"	60" INCHES
> 60"	60" INCHES

TRENCHING DETAIL

N.T.S.

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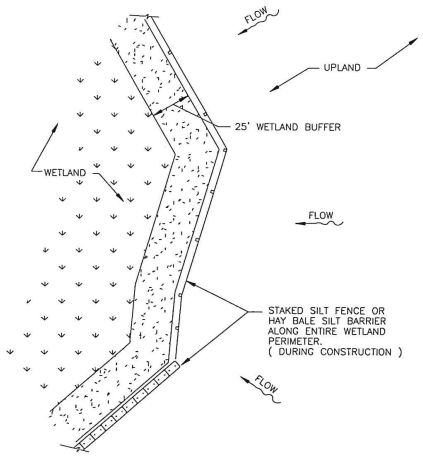
FAX (904)794-1768
quoc@maieng.neer.com
MAI ENGINEERING SERVICES, INC.

LICENSED
JAN 08 2024
QUOC H. B. MAI
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 84106

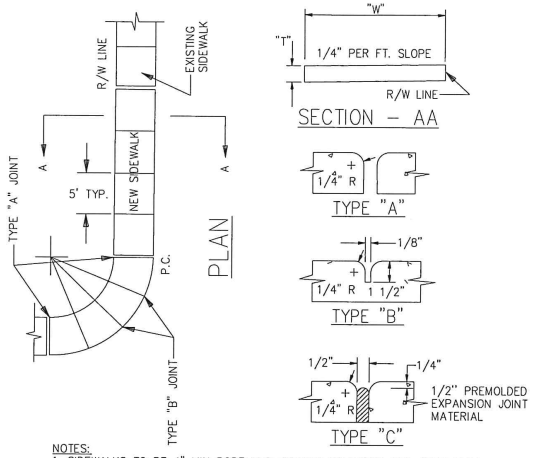
GENERAL DETAILS
THEODORE ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
ALISON G. TURNER

DSGN BY:	QHM
DWG BY:	GMC
CHK BY:	QHM
DATE:	10/26/2023
JOB No.:	1481
SHEET No.:	D1



WETLAND PROTECTION

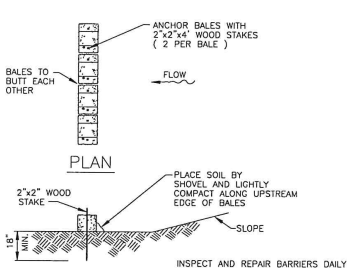
N.T.S.



NOTES:
1. SIDEWALKS TO BE 4" MIN PORTLAND CEMENT CONCRETE, MIN. 3000 P.S.I. @ 28 DAYS.
2. BASE TO BE A MINIMUM 4" OF CLEAN SAND OR SANDY LOAM, FULLY COMPACTED, FULL WIDTH.
3. SIDEWALKS TO BE BROOM FINISHED WITH EVEN, DUSTLESS SURFACE.
4. REPLACING EXISTING COQUINA CONCRETE SIDEWALK WITHIN THE HISTORIC DOWNTOWN WITH APPROVED COQUINA SHELL CONCRETE MIX PER CITY REQUIREMENT.

SIDEWALK RESTORATION DETAIL

N.T.S.



HAY BALE SILT BARRIER

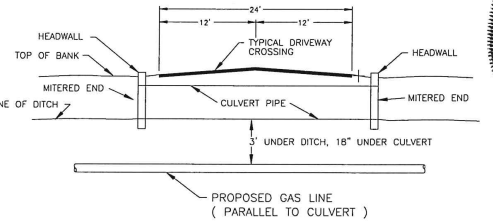
N.T.S.

EROSION CONTROL NOTES

1. GENERAL
   THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, TOOLS, MATERIALS AND SERVICES NEEDED TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES. THESE MEASURES SHALL CONFORM TO THE PLANS AND SPECIFICATIONS AND ALL STATE AND LOCAL REQUIREMENTS.

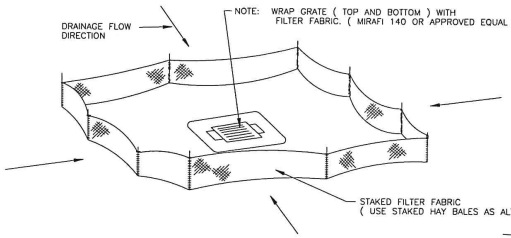
2. EARTH MOVING ACTIVITIES
   a) THE CONTRACTOR SHALL EXERCISE CARE TO PRESERVE THE NATURAL LANDSCAPE AND SHALL CONDUCT HIS/HER CONSTRUCTION OPERATIONS SO AS TO PREVENT ANY UNNECESSARY DESTRUCTION, SCARRING OR DEFACING OF THE NATURAL SURROUNDINGS IN THE VICINITY OF THE WORK AREA. EXCEPT WHERE CLEARING IS REQUIRED FOR PERMANENT WORK, FOR APPROVED CONSTRUCTION ROADS OR FOR EXCAVATION OPERATIONS, ALL TREES, NATIVE SHRUBBERY AND VEGETATION SHALL BE PRESERVED AND SHALL BE PROTECTED FROM DAMAGE WHICH MAY BE CAUSED BY THE CONTRACTOR'S CONSTRUCTION OPERATIONS AND EQUIPMENT.
   b) TOPSOIL SHOULD BE TAKEN FROM THE CONSTRUCTION AREAS AND SHOULD BE STOCKPILED FOR REUSE IN FINISHED GRADING. STOCKPILES SHOULD BE PLACED SO AS NOT TO ADD ANY ADDITIONAL SEDIMENT TO THE CONSTRUCTION. THE STOCKPILES SHOULD BE MULCHED AND/OR SEEDED WHEN EXPOSED BEYOND THIRTY (30) DAYS.
   c) GRADED AREAS ARE TO BE SEEDED AND/OR SODDED WITHIN THIRTY (30) DAYS FOLLOWING EARTH MOVING PROCEDURES. IF THE TIME OF YEAR IS NOT CONDUCIVE FOR PERMANENT SEEDING, A TEMPORARY MULCH AND/OR SEEDING SHOULD BE USED.

3. MAINTENANCE
   a) REPAIR ALL DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION EQUIPMENT AT OR BEFORE THE END OF EACH WORK DAY.
   b) SEDIMENT SHALL BE REMOVED FROM SUMP AREAS. THE SEDIMENT SHALL BE PLACED IN SUCH A MANNER THAT IT WILL NOT ERODE FROM THE SITE. THE SEDIMENT SHALL NOT BE DEPOSITED DOWNSTREAM FROM THE EMBANKMENT OR IN OR ADJACENT TO A STREAM OR FLOOD PLAIN.
   c) AFTER CONSTRUCTION IS COMPLETED AND AREAS ARE SEEDED AND/OR SODDED, MAINTENANCE IS LIMITED TO VISUAL INSPECTIONS ON A ROUTINE BASIS.



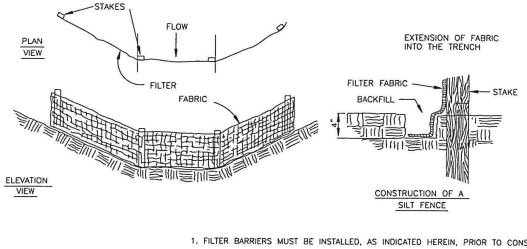
TYPICAL DRIVEWAY AND MINOR ROAD CROSSING

N.T.S.



PROTECTION OF INLETS

N.T.S.

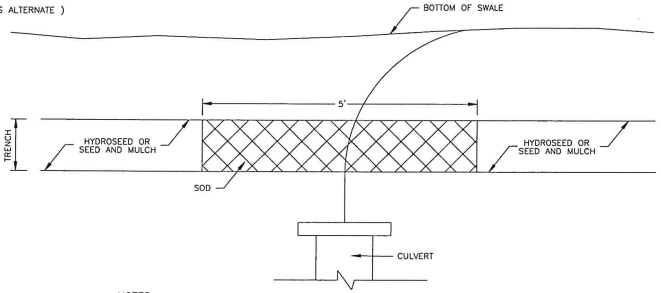


1. FILTER BARRIERS MUST BE INSTALLED, AS INDICATED HEREIN, PRIOR TO CONSTRUCTION.
2. FILTER BARRIERS SHALL NOT BE INSTALLED IN ANY CONFIGURATION THAT BLOCKS THE THROAT OF ANY STORMWATER INLET.
3. INSPECTIONS AND REPAIRS TO BARRIERS SHALL BE MADE DAILY.
4. FILTER BARRIERS SHALL NOT BE REMOVED UNTIL APPROVED BY ENGINEER.

STAKED SILT BARRIER

(DURING CONSTRUCTION ONLY)

N.T.S.



NOTES:
1. WHERE SLOPE OF EXISTING/FINISHED GRADE IS GREATER THAN 1 VERTICAL TO 3 HORIZONTAL, SOD TO LIMITS OF TRENCH.
2. MAINTAIN EROSION CONTROL MEASURES UNTIL NEW TURF GROWTH IS ESTABLISHED.

RESTORATION OF TRENCH LOCATED IN DRAINAGE SWALE

N.T.S.

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FAX (904)794-1768
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MAI ENGINEERING SERVICES, INC.

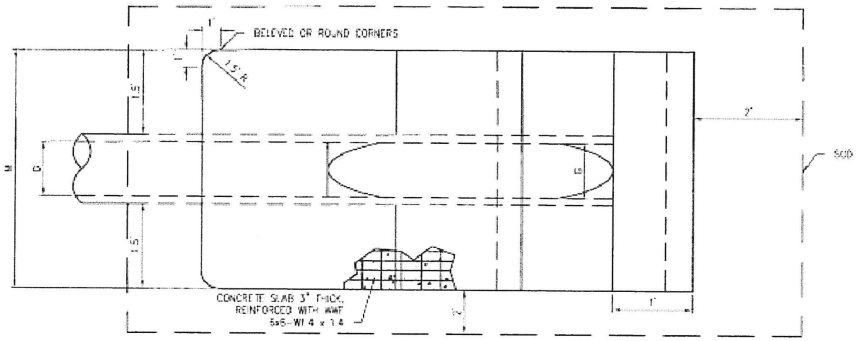
QUOC H. B. MAI
LICENSE
No. 64006
STATE OF FLORIDA
PROFESSIONAL ENGINEER
JAN 03 2024
DATED ELECTRONICALLY
QUOC H. MAI
FLORIDA

EROSION CONTROL DETAILS
THEODORE ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
ALISON G. TURNER

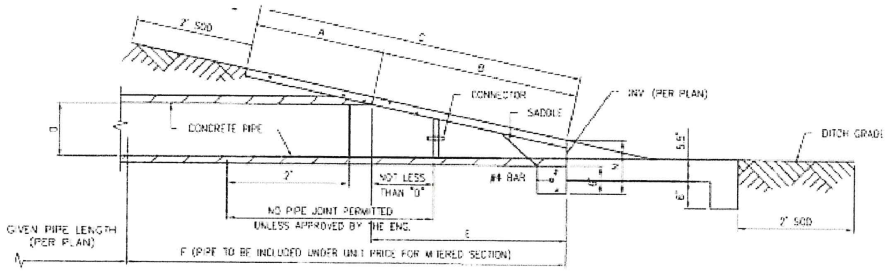
DSGN BY:	QHM
DWG BY:	GMC
CHK BY:	QHM
DATE:	10/26/2023
JOB No.:	1481
SHEET No.:	D2

City of St. Augustine PUBLIC WORKS DEPARTMENT — **Paving and Drainage Details PD-03F**

DESCRIPTION	MITERED END SECTION	DATE 1/8/08	REVISED 3/10/08



TOP VIEW – SINGLE PIPE



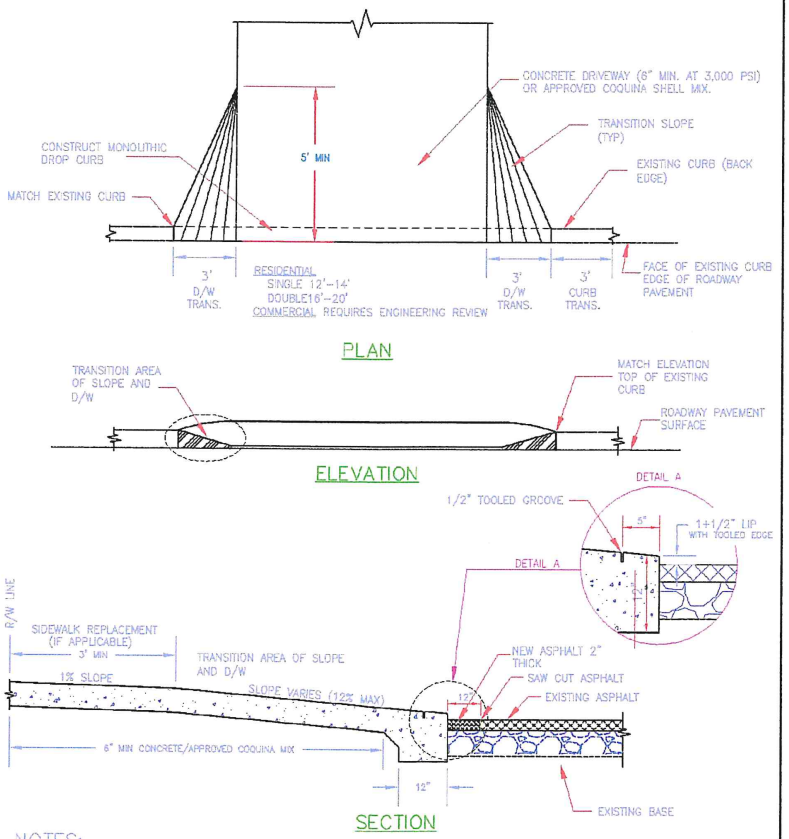
SECTION

D	A	B	C	E	F	G	M	N	X	CONC.(CY)	SOD(SY)
8"	2.5'	0.72'	3.22'	11.0'	4.0'	0.58'	3.75'	1.04'	–	0.52	7
15"	2.5'	3.09'	5.56'	13.0'	7.0'	1.23'	4.33'	1.04'	–	0.64	8
18"	2.5'	4.12'	6.57'	14.0'	8.0'	1.41'	4.58'	1.04'	–	0.69	9
24"	2.5'	6.18'	8.66'	16.0'	10.0'	1.73'	5.08'	1.04'	–	0.83	10
30"	2.5'	8.25'	10.75'	18.0'	12.0'	2.00'	5.58'	1.04'	–	0.96	11
36"	2.5'	10.31'	12.81'	20.0'	14.0'	2.24'	6.08'	1.04'	–	1.08	12

MITERED END SECTION
N.T.S.

City of St. Augustine PUBLIC WORKS DEPARTMENT — **Paving and Drainage Details PD-08H**

DESC.	MONOLITHIC CONCRETE DRIVEWAY WITH / WITHOUT SIDEWALK	DATE 5/15/13	REVISED 1/28/14



NOTES:
1. NEW OR REPLACED DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK 3000 P.S.I. CONCRETE, OR APPROVED MIX OF COQUINA SHELL.
2. FOR DRIVEWAY REPLACEMENT OR CONSTRUCTION OF A NEW DRIVEWAY ON EXISTING PAVED STREETS, SAW CUT ASPHALT FROM LIMITS OF CURB TRANSITIONS AT A DISTANCE OF 12" FROM FACE OF CURB. REMOVE EXISTING ASPHALT AND CONSTRUCT NEW HOT MIX ASPHALT TYPE S-1 AT A MINIMUM THICKNESS OF 2" ON TOP OF COMPACTED ROADWAY BASE.

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MAI ENGINEERING SERVICES, INC.

QUOC H. B. MAI — No. 64006 — LICENSED ENGINEER — JAN 03 2024 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

COSA PAVING AND DRAINAGE DETAILS

THEODORE ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
ALISON C. TURNER

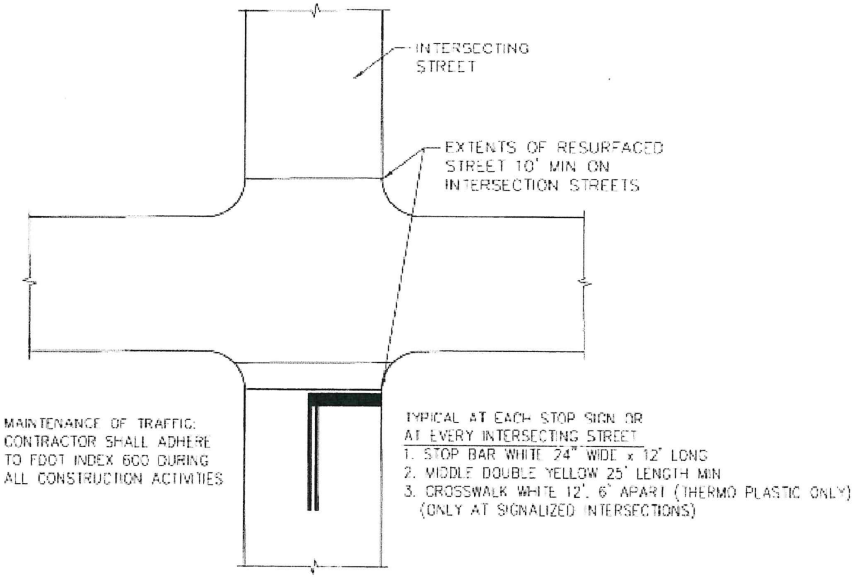
SHEET TITLE

DSGN BY:	QHM
DWG BY:	GMC
CHK BY:	QHM
DATE:	10/26/2023
JOB No.:	1481
SHEET No.:	D3

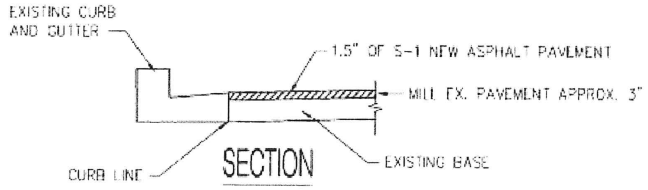
City of St. Augustine
PUBLIC WORKS DEPARTMENT

Paving and Drainage Details PD-05A

DESC.	MILLING/RESURFACING DETAIL- INTERSECTION AND GUTTERS WITHIN RESURFACING AREA	DATE 10/3/07	REVISED 10/3/07



PLAN



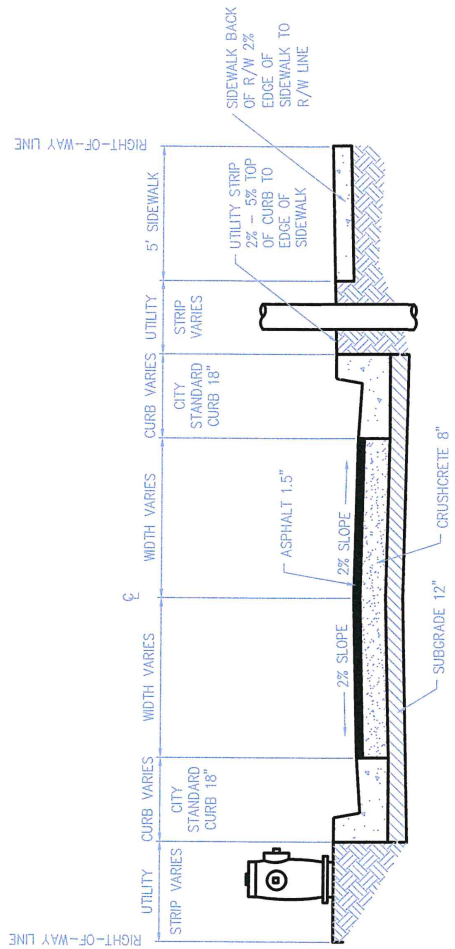
SECTION

NOTES:

NEW ASPHALT OVER MILLED SURFACE SHALL BE PLACED SUCH THAT THERE REMAINS A SMOOTH AND LEVEL TRANSITION AT CURB LINE AND STREET STRUCTURES.

City of St. Augustine

DESCRIPTION	TYPICAL ROADWAY LIGHT TRAFFIC	DATE 1/8/08	REVISED 3/10/08



NOTE:

1. WIDTH OF RIGHT-OF-WAY VARIES.
2. WIDTH OF PAVEMENT SHALL BE APPROVED BY THE PUBLIC WORKS DEPT. CROWN OF PAVEMENT SHALL BE THE CENTERLINE OF THE ROADWAY UNLESS APPROVED BY THE PUBLIC WORKS DEPT.
3. TYPE S1 ASPHALT SHALL BE PLACED AND COMPACTED WITH AN APPROVED COMPACTOR TO A MINIMUM OF 98% OF MAXIMUM DENSITY. THICKNESS OF ASPHALT SHALL BE 1 1/2". ALL SPECIFICATIONS SHALL BE FOLLOWED FROM F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2000, SECTION 331 TYPE S ASPHALT CONCRETE.
4. CRUSHCRETE SHALL BE PLACED AND COMPACTED WITH AN APPROVED COMPACTOR TO A MINUMUM OF 100% AS DETERMINED BY AASHTO T180, CRUSHCRETE SHALL BE COMPACTED IN 4" LIFTS, ASTM C33 FOR GRADATION 7(1/2" TO NO.4) SHALL BE FOLLOWED FOR AGGREGATE GRADATION. LBR SHALL BE AT LEAST 100 PRIOR TO PAVING. ALL SPECIFICATIONS SHALL BE FOLLOWED FROM F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2007, SECTION 200 ROCK BASE AND SECTION 204 GRADED AGGREGATE BASE.
5. STABILIZED SUBGRADE SHALL BE COMPACTED BY AN APPROVED COMPACTOR TO A MINIMUM OF 98% OF MAXIMUM DENSITY, LIMEROCK BEARING RATIO SHALL BE A MINIMUM OF 40. THICKNESS OF STABILIZED SUBGRADE SHALL BE 12".

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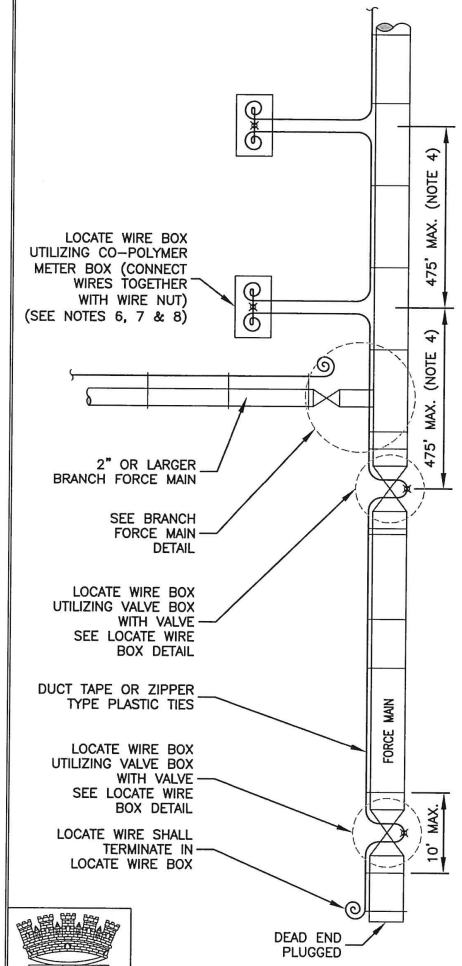
PROFESSIONAL ENGINEER

COSA PAVING AND DRAINAGE DETAILS

THEODORE ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
ALISON G. TURNER

DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	10/26/2023
JOB No.:	1481
SHEET No.:	D4



NOTES:

1. LOCATING WIRE TO BE INSTALLED IN EITHER THE ONE OR ELEVEN O'CLOCK POSITION ON ALL DUCTILE IRON OR PVC (PRESSURE MAINS). LOCATE WIRE SHALL ALSO BE INSTALLED ON ALL (HDPE) POLY MAIN PIPING (1:00 OR 11:00 POSITION, IF POSSIBLE).

2. SECURE LOCATING WIRE TO PVC & D.I.P. FORCE MAIN BY USE OF DUCT TAPE OR ZIPPER TYPE PLASTIC TIE STRAPS SPACED AT A MAXIMUM DISTANCE OF TEN (10') AND AT EACH SIDE OF BELL JOINT OR FITTING.

3. THE ENTIRE LOCATING SYSTEM SHALL BE INSPECTED BY THE COSA PRIOR TO BACKFILLING. AFTER BACKFILLING, THE ENTIRE LOCATING SYSTEM SHALL BE TESTED BY A CERTIFIED UTILITY LOCATOR OR BY A LICENSED ELECTRICAL CONTRACTOR TO DETERMINE ITS RELIABILITY AND CONTINUITY, WITH THE TEST REPORT SUBMITTED TO THE COSA. THE COSA SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF ANY LOCATE WIRE TESTING. WHERE INSTALLED UNDER PAVEMENT AREAS, TESTING SHALL BE DONE PRIOR TO THE PLACEMENT OF PAVEMENT. IF ANY LOCATION IS IDENTIFIED WHERE THE TRACER WIRE IS NOT CONTINUOUS, THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER, SHALL MAKE NECESSARY REPAIRS.

4. LOCATING WIRE SHALL TERMINATE WITHIN AN ACTIVE VALVE BOX (WITH A VALVE) OR A METER BOX (IF NO VALVE) AT MAXIMUM 475' INTERVALS. SEE DETAIL LOCATE WIRE BOX. WIRE CONNECTIONS BELOW GROUND (OUTSIDE OF A BOX) SHALL BE AVOIDED.

5. LOCATING WIRE SHALL BE 10 GAUGE, SINGLE STRAND, UF RATED (DIRECT BURIAL), COPPER WIRE WITH 30 MIL (MIN.) INSULATION WITH EITHER WHITE OR YELLOW COLOR. FOR HDD INSTALLATIONS, THE LOCATE WIRE SHALL BE 12 AWG COPPER-CLAD CARBON STEEL WITH 30 MILS (MIN) INSULATION, AS SPECIFIED IN SECTION 33 – DIRECTIONAL DRILLING – OF THE COSA STANDARDS AND SPECIFICATIONS DESIGN MANUAL, LATEST EDITION.

6. "⋇" INDICATES THAT THE WIRES ARE CONNECTED TOGETHER.

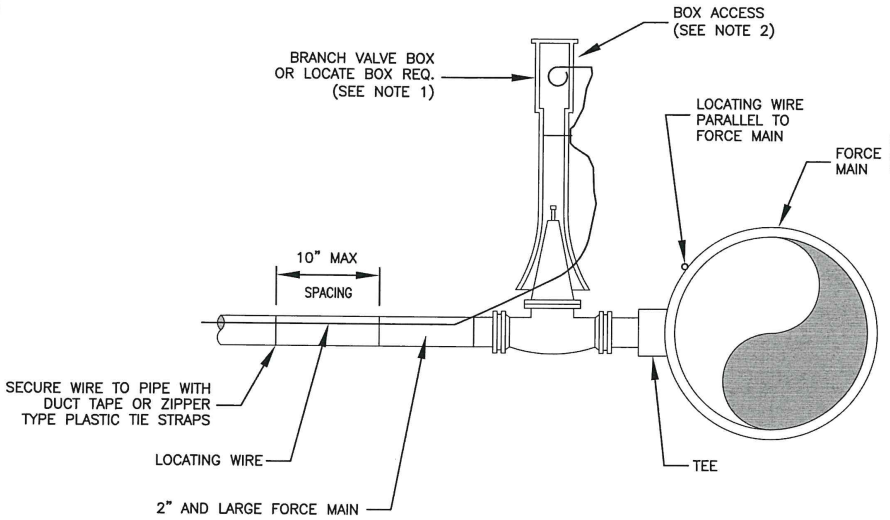
7. "@" INDICATES A WIRE PIG-TAIL (12" LONG).

8. AN "LW" CUT SHALL BE CARVED IN THE CONCRETE CURB AND PAINTED AT ALL LOCATE WIRE BOXES.

C.O.S.A.

LOCATE WIRE CONSTRUCTION FOR FORCE MAINS

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-56



2" AND LARGER FORCE MAIN

NOTES:

1. BE AWARE THAT THE BRANCH WIRE IS NOT CONNECTED TO THE MAIN WIRE.

2. LOCATE WIRE SHALL ENTER THE VALVE BOX THROUGH A 3/4"ø (MIN) HOLE OR SHALL BE ROUTED THROUGH THE JOINTS OF THE VALVE BOX ADJUSTMENT SECTION.

3. SEE ADDITIONAL NOTES AND REQUIREMENTS ON DETAIL SS-56.

C.O.S.A.

LOCATE WIRE FOR BRANCH FORCE MAIN

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-57

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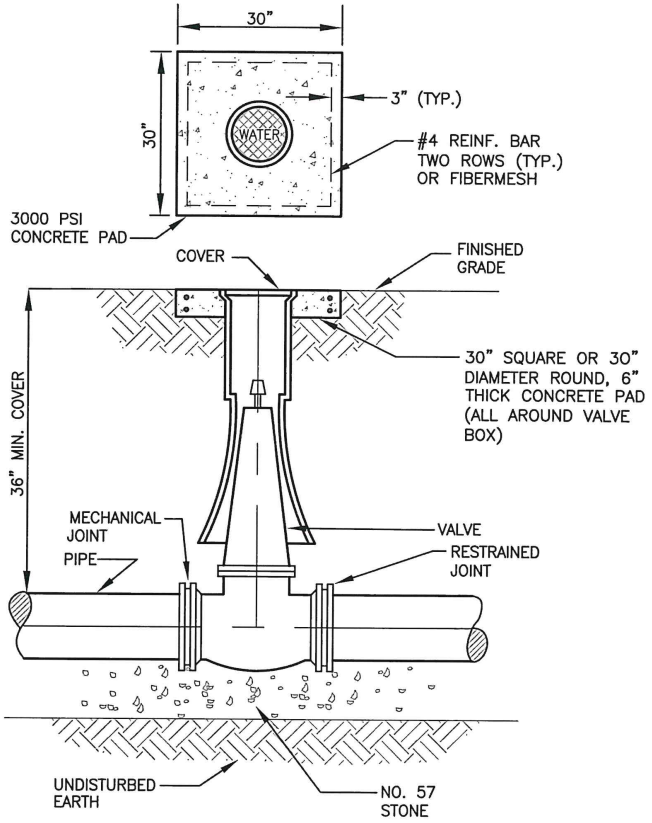
QUOC H. B. MAI LICENSE No. 64006 STATE OF FLORIDA PROFESSIONAL ENGINEER
JAN 03 2024
CERTIFICATE OF AUTHORIZATION FL #8005 CA #8152

COSA UTILITIES DETAILS

THEODORE ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
ALISON G. TURNER

DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	10/26/2023
JOB No.:	1481
SHEET No.:	D5



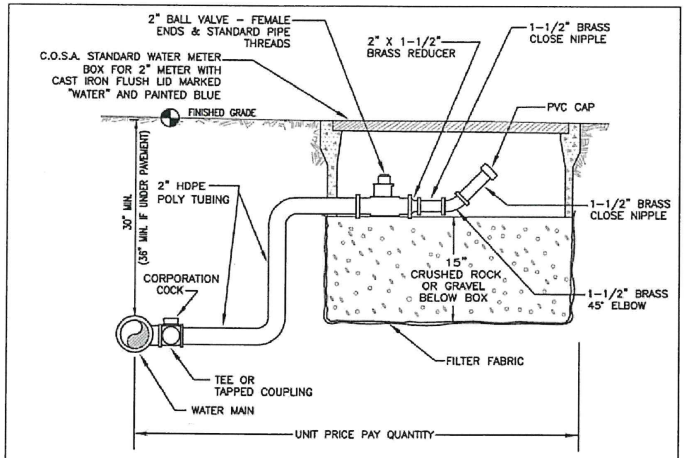
NOTES:

1. POURED IN PLACE (NOT PRECAST) CONCRETE SHALL BE FLUSH WITH GRADE.
2. COVER SHALL BE STAMPED "WATER" OR "SEWER" AS APPROPRIATE.
3. ALL UNDERGROUND VALVES SHALL BE INSTALLED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH TOP SET TO FINAL GRADE. ALL VALVES SHALL HAVE ELECTRONIC MARKER BLUE FOR WATER AND GREEN FOR SEWER SEE W-57.
4. ALL UNDERGROUND VALVES SHALL BE INSTALLED SO THAT THE OPERATING NUT IS ACCESSIBLE USING A STANDARD VALVE KEY. VALVE EXTENSIONS SHALL BE INSTALLED AS NECESSARY SO THAT THE OPERATING NUT IS A MAXIMUM OF 36" BELOW FINAL GRADE.
5. COVER SHALL BE COATED WITH ENAMLE PAINT BLUE/WATER OR GREEN/SEWER AS APPROPRIATE.

C.O.S.A.

VALVE BOX & COVER UNPAVED LOCATION NEW CONSTRUCTION

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-30&W-18



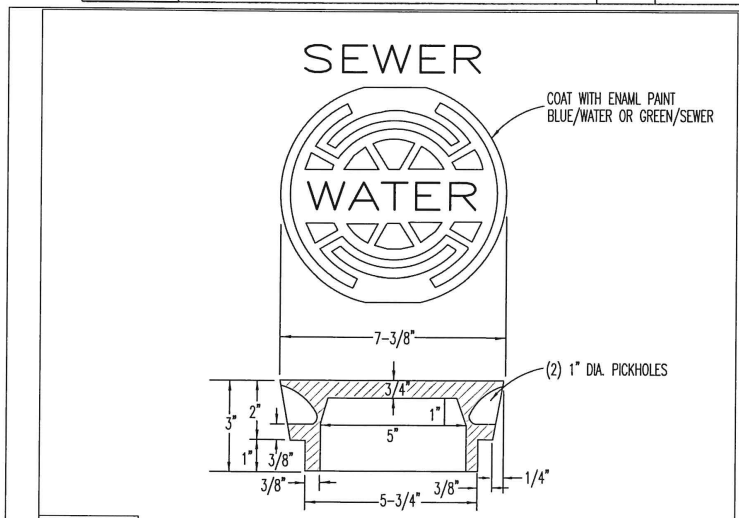
NOTES:

1) TO BE USED ONLY IN AREAS NOT SUBJECT TO FLOODING.
2) BELOW GRADE FLUSHING VALVES REQUIRED ON ALL DEAD ENDS & STUB OUTS NOT IN FLOOD AREAS.

C.O.S.A.

FLUSHING VALVE BELOW GRADE

REVISION DATE:	FEB 2017
NOT TO SCALE	W-28



NOTE:
COVER SHALL BE STAMPED "WATER" OR "SEWER" AS APPROPRIATE.

C.O.S.A.

VALVE BOX COVER

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-31&W-16

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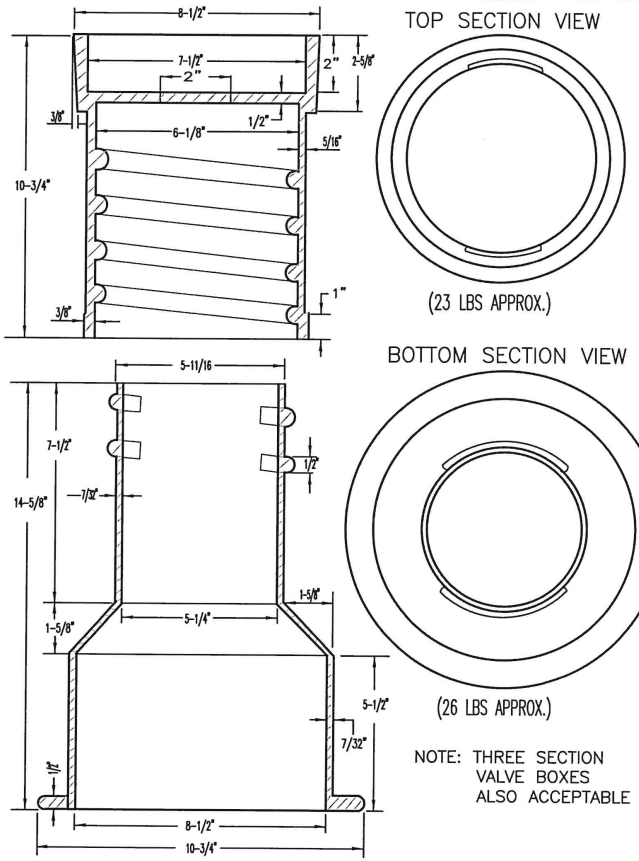
QUOC H. B. MAI
LICENSE
No. 64006
JAN 03 2024
STATE OF
PROFESSIONAL ENGINEER

COSA UTILITIES DETAILS

THEODORE ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
ALISON G. TURNER

SHEET TITLE

DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	10/26/2023
JOB No.:	1481
SHEET No.:	D5



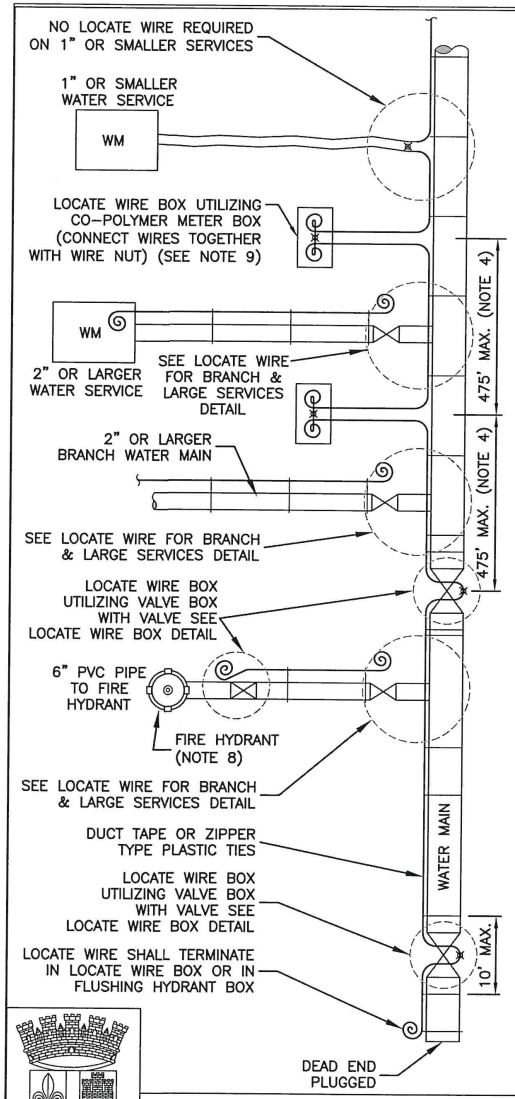
NOTES:

1. ALL UNDERGROUND VALVES SHALL BE INSTALLED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH TOP SET TO FINAL GRADE. ALL VALVES SHALL HAVE PEG LOCATORS (145.7 KILOHERTZ).
2. ALL UNDERGROUND VALVES SHALL BE INSTALLED SO THAT THE OPERATING NUT IS ACCESSIBLE USING A STANDARD VALVE KEY. VALVE EXTENSIONS SHALL BE INSTALLED AS NECESSARY SO THAT THE OPERATING NUT IS A MAXIMUM OF 36" BELOW FINAL GRADE.

C.O.S.A.

VALVE BOX

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-32&W-17



NOTES:

1. LOCATING WIRE TO BE INSTALLED IN EITHER THE ONE OR ELEVEN O'CLOCK POSITION ON ALL DUCTILE IRON OR PVC (PRESSURE MAINS). LOCATE WIRE SHALL ALSO BE INSTALLED ON ALL (HDPE) POLY MAIN PIPING (1:00 OR 11:00 POSITION, IF POSSIBLE).
2. SECURE LOCATING WIRE TO PVC & D.I.P. WATER MAIN BY USE OF DUCT TAPE OR ZIPPER TYPE PLASTIC TIE STRAPS SPACED AT A MAXIMUM DISTANCE OF TEN (10') AND AT EACH SIDE OF BELL JOINT OR FITTING.
3. THE ENTIRE LOCATING SYSTEM SHALL BE INSPECTED BY THE COSA PRIOR TO BACKFILLING. AFTER BACKFILLING, THE ENTIRE LOCATING SYSTEM SHALL BE TESTED BY A CERTIFIED UTILITY LOCATOR OR BY A LICENSED ELECTRICAL CONTRACTOR TO DETERMINE ITS RELIABILITY AND CONTINUITY, WITH THE TEST REPORT SUBMITTED TO THE COSA. THE COSA SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF ANY LOCATE WIRE TESTING. WHERE INSTALLED UNDER PAVEMENT AREAS, TESTING SHALL BE DONE PRIOR TO THE PLACEMENT OF PAVEMENT. IF ANY LOCATION IS IDENTIFIED WHERE THE TRACER WIRE IS NOT CONTINUOUS, THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER, SHALL MAKE NECESSARY REPAIRS.
4. LOCATING WIRE SHALL TERMINATE WITHIN AN ACTIVE VALVE BOX (WITH A VALVE) OR A METER BOX (IF NO VALVE) AT MAXIMUM 475' INTERVALS. SEE DETAIL LOCATE WIRE BOX. WIRE CONNECTIONS BELOW GROUND (OUTSIDE OF A BOX) SHALL BE AVOIDED.
5. LOCATING WIRE SHALL BE 10 GAUGE, SINGLE STRAND, UF RATED (DIRECT BURIAL), COPPER WIRE WITH 30 MIL (MIN.) INSULATION WITH EITHER WHITE OR YELLOW COLOR. FOR HDD INSTALLATIONS, THE LOCATE WIRE SHALL BE 12 AWG COPPER-CLAD CARBON STEEL WITH 30 MILS (MIN) INSULATION, AS SPECIFIED IN SECTION 33 OF THE COSA STANDARDS AND SPECIFICATIONS DESIGN MANUAL, LATEST EDITION.
6. "⊠" INDICATES THAT THE WIRES ARE CONNECTED TOGETHER.
7. "@" INDICATES A WIRE PIG-TAIL (12" LONG).
8. FOR FIRE, HYDRANT LOCATE WIRE IS ONLY REQUIRED IF THE DISTANCE BETWEEN TAPPING VALVE AND HYDRANT IS OVER 15 LINEAR FEET. IF LOCATE IS REQUIRED, THE WIRE SHALL BE ROUTED FROM THE TAPPING VALVE TO A LOCATE WIRE BOX (LOCATE NEXT TO HYDRANT).
9. AN "LW" CUT SHALL BE CARVED IN THE CONCRETE CURB AND PAINTED AT ALL LOCATE WIRE BOXES.

C.O.S.A.

LOCATE WIRE CONSTRUCTION FOR WATER MAINS

REVISION DATE:	FEB 2017
NOT TO SCALE	W-56

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COSA UTILITIES DETAILS

THEODORE ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
ALISON G. TURNER

SHEET SIZE	
DSGN BY:	QHM
DWG BY:	GMC
CHK BY:	QHM
DATE:	10/26/2023
JOB No.:	1481
SHEET No.:	D7

MINIMUM RESTRAINED LENGTH (L) IN FEET

NOMINAL PIPE SIZE	SAND (SP)					SAND–CLAY MIX (SC)					CLAY (CL)					SILT (ML)				
	ELBOWS (DEG.)				DEAD END	ELBOWS (DEG.)				DEAD END	ELBOWS (DEG.)				DEAD END	ELBOWS (DEG.)				DEAD END
	11	22	45	90		11	22	45	90		11	22	45	90		11	22	45	90	
4"	2	4	9	22	49	2	3	7	16	36	2	3	7	17	29	3	6	12	28	69
6"	3	6	12	30	69	2	5	10	23	50	2	5	10	24	41	4	8	16	39	96
8"	4	8	16	39	90	3	6	12	30	66	3	6	13	31	55	5	10	21	50	125
10"	5	9	19	46	107	4	7	15	36	80	4	7	15	37	66	6	12	24	59	148
12"	5	11	22	54	126	4	8	17	42	94	4	9	18	44	79	7	14	28	68	174

NOTE: BASED ON THE THRUST FORCE IN TABLE ABOVE.

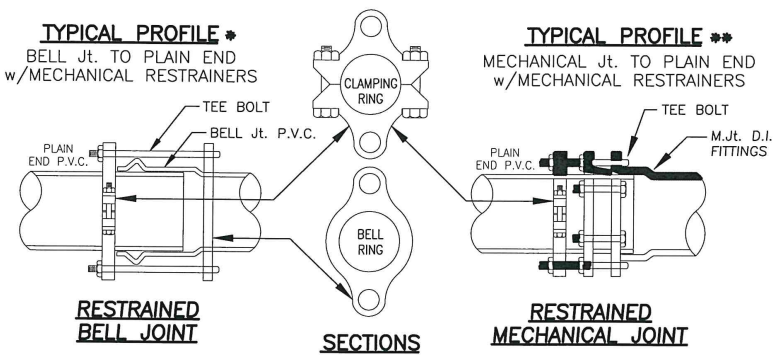
NOTES:

1. CONTRACTOR TO USE PROPER NUMBER OF RESTRAINERS.
2. ALSO SEE DETAILS SS–38A&W31A, AND SS–38B&W31B.
3. ALL VALVES SHALL BE TREATED AS DEAD ENDS.
4. ALL CROSSES AND TEE'S SHALL BE RESTRAINED AS DIRECTED BY CITY INSPECTOR.
5. ALL UTILITY UPGRADES SHALL REQUIRE VISUAL VERIFICATION OF RESTRAINT PER THIS DETAIL.

C.O.S.A.

MECHANICAL RESTRAINT DETAILS

REVISION DATE:	FEB 2017
NOT TO SCALE	SS–38&W–31


TYPICAL PROFILE *
BELL Jt. TO PLAIN END
w/MECHANICAL RESTRAINERS

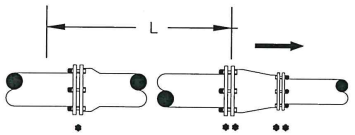
TYPICAL PROFILE **
MECHANICAL Jt. TO PLAIN END
w/MECHANICAL RESTRAINERS

RESTRAINED BELL JOINT

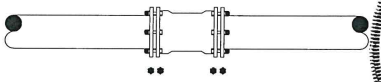
SECTIONS

RESTRAINED MECHANICAL JOINT

NOTE:
L = MIN. LENGTH OF PIPE TO BE RESTRAINED ON EACH SIDE OF FITTING (SEE DETAIL SS–38&W–31).



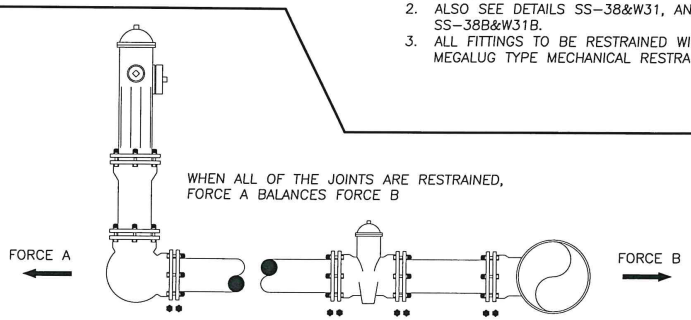
REDUCER



MECHANICAL JOINT SLEEVES

NOTES:

1. CONTRACTOR TO USE PROPER NUMBER OF RESTRAINTS.
2. ALSO SEE DETAILS SS–38&W31, AND SS–38B&W31B.
3. ALL FITTINGS TO BE RESTRAINED WITH MEGALUG TYPE MECHANICAL RESTRAINT.



FIRE HYDRANT LATERAL
(FOR WATER ONLY)

C.O.S.A.

MECHANICAL RESTRAINT DETAILS

REVISION DATE:	FEB 2017
NOT TO SCALE	SS–38A&W–31A

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COSA UTILITIES DETAILS

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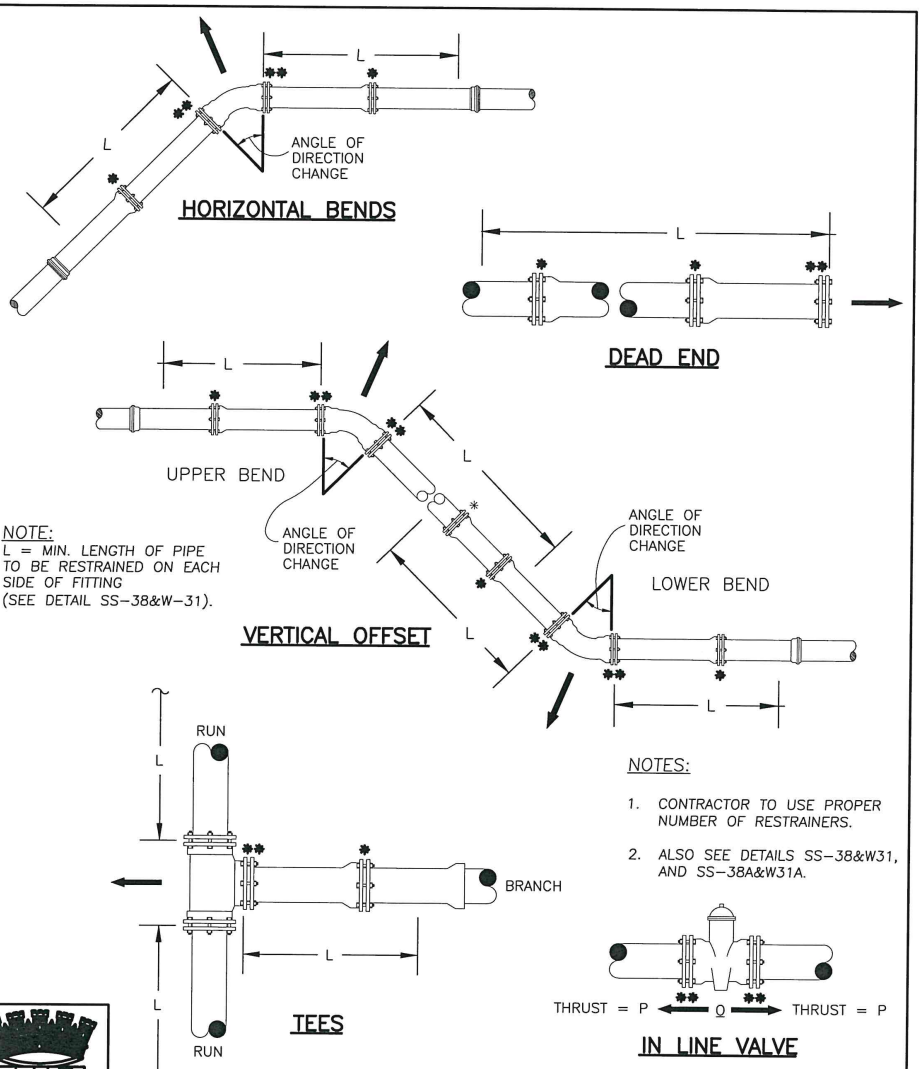
ALISON G. TURNER

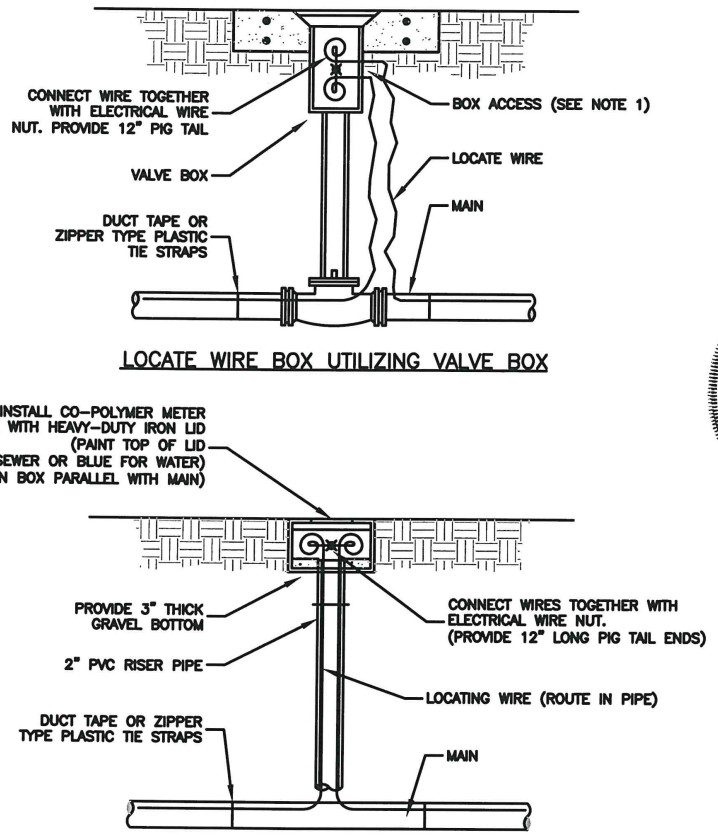
DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	10/26/2023
JOB No.:	1481
SHEET No.:	D8



C.O.S.A.

MECHANICAL RESTRAINT DETAILS

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-38B&W-31B



NOTES:

1. LOCATE WIRE SHALL ENTER THE VALVE BOX THROUGH A 3/4"ø (MIN) HOLE OR SHALL BE ROUTED THROUGH THE JOINTS OF THE VALVE BOX ADJUSTMENT SECTION.
2. SEE ADDITIONAL NOTES AND REQUIREMENTS ON DETAILS SS-56 AND W-56.

C.O.S.A.

LOCATE WIRE BOX

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-55&W-55

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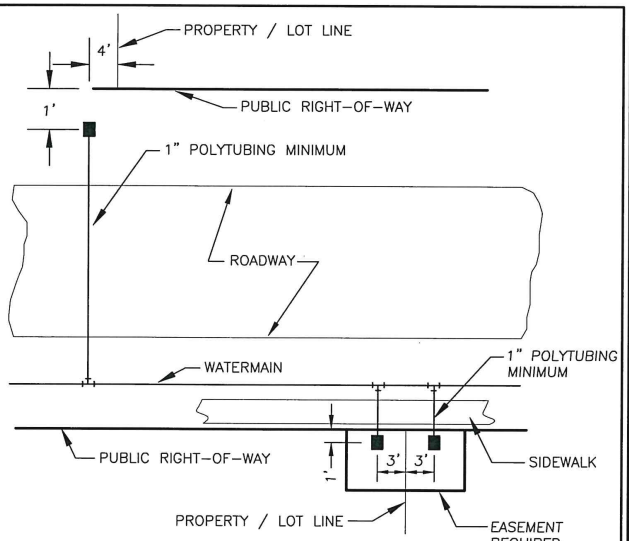
QUOC H. B. MAI
LICENSE
No. 64006
JAN 03 2024
STATE OF FLORIDA
PROFESSIONAL ENGINEER

COSA UTILITIES DETAILS
THEODORE ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
ALISON G. TURNER

SHEET TITLE	
DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	10/26/2023
JOB No.:	1481
SHEET No.:	D9

NOTE:
FOR LOCATIONS WITH CURBING, ETCH THE LETTER "W" MINIMUM OF 2 INCHES HIGH AND 1/4 INCH DEEP IN FACE OF CURB, AND PAINT BLUE. FOR LOCATIONS WITHOUT CURBING BUT WITH SIDEWALK, ETCH THE LETTER "W" MINIMUM OF 2 INCHES HIGH AND 1/4 INCH DEEP IN FRONT OF SIDEWALK, AND PAINT BLUE. AS AN ALTERNATIVE TO ETCHING IN ALL LOCATIONS AND CONDITIONS, A STAINLESS STEEL DISC AND NAIL MAY BE USED. DISC SHALL BE 1–1/2" DIAMETER, AND ENGRAVED WITH THE WORD "WATER" CENTERED AT THE 12 O'CLOCK POSITION AND THE WORD "SERVICE" CENTERED AT THE 6 O'CLOCK POSITION ON THE DISC. NAIL AND DISC SHALL BE INSTALLED AT THE EDGE OF PAVEMENT, CURBING OR SIDEWALK DIRECTLY IN LINE WITH THE WATER SERVICE. THE CITY MAY REQUIRE OTHER MEANS OF IDENTIFICATION, SUCH AS TREATED FENCE POSTS PAINTED BLUE ON TOP TO MARK SERVICES FOR FUTURE DEVELOPMENT.



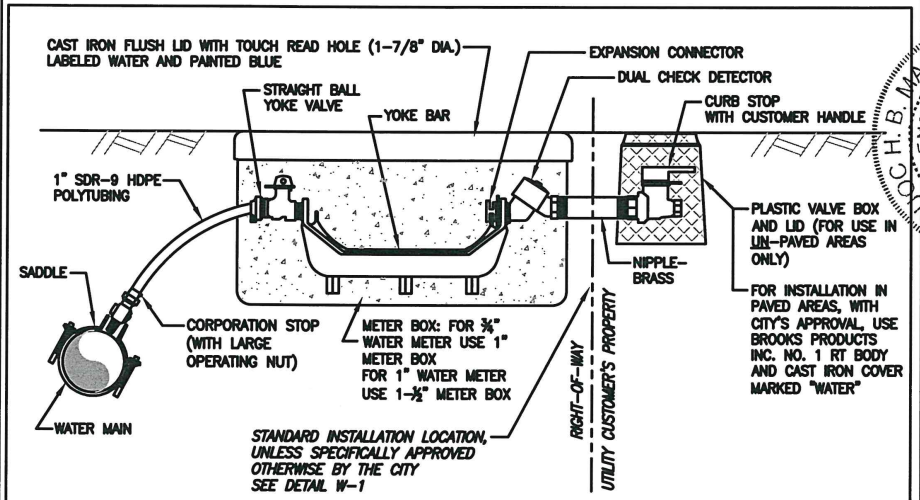
NOTES:

1. THE SKETCHES ABOVE ARE SUGGESTIONS FOR SOME TYPICAL INSTALLATIONS. ACTUAL INSTALLATIONS MAY VARY SLIGHTLY ACCORDING TO FIELD CONDITIONS. CITY INSPECTOR SHALL DIRECT METER BOX LOCATIONS FOR A–TYPICAL INSTALLATIONS.
2. IF AN EASEMENT IS LOCATED BETWEEN LOTS, METERS TO BE LOCATED 3' OUTSIDE OF EASEMENT LINE.
3. WHENEVER POSSIBLE, METER BOXES SHALL BE LOCATED OUTSIDE OF PAVEMENT.
4. METER BOXES SHALL BE INSTALLED ON LEVEL GROUND.
5. WHERE METER BOXES ARE INSTALLED ON PRIVATE PROPERTY, A UTILITY EASEMENT WILL BE REQUIRED.

C.O.S.A.

WATER METER LOCATIONS 3/4" – 2" METERS

REVISION DATE:	FEB 2017
NOT TO SCALE	W–1



NOTES:

1. ALL MATERIALS TO CONFORM TO CITY OF ST. AUGUSTINE LIST OF APPROVED MATERIALS AND MANUFACTURERS, OR PRE–APPROVED EQUAL.
2. ALL RESIDENTIAL SERVICE LINES TO BE 1–INCH OFF MAIN. FOR 3/4–INCH METER SIZE, REDUCE 1–INCH SERVICE LINE TO 3/4–INCH AT METER.
3. ALL FITTINGS TO BE BRASS, UNLESS SPECIFICALLY APPROVED OTHERWISE BY THE CITY.
4. CONTRACTOR TO PROVIDE AND INSTALL ALL MATERIALS EXCEPT THE WATER METER. CITY OF ST. AUGUSTINE WILL INSTALL THE WATER METER IN THE METER BOX ASSEMBLY THAT IS FULLY CONSTRUCTED BY THE CONTRACTOR.

C.O.S.A.

3/4" AND 1" RESIDENTIAL TAP AND WATER SERVICE DETAIL

REVISION DATE:	FEB 2017
NOT TO SCALE	W–2A

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COSA UTILITIES DETAILS

THEODORE ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
ALISON G. TURNER

SHEET TITLE

DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	10/26/2023
JOB No.:	1481
SHEET No.:	D10

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 (MOT-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.

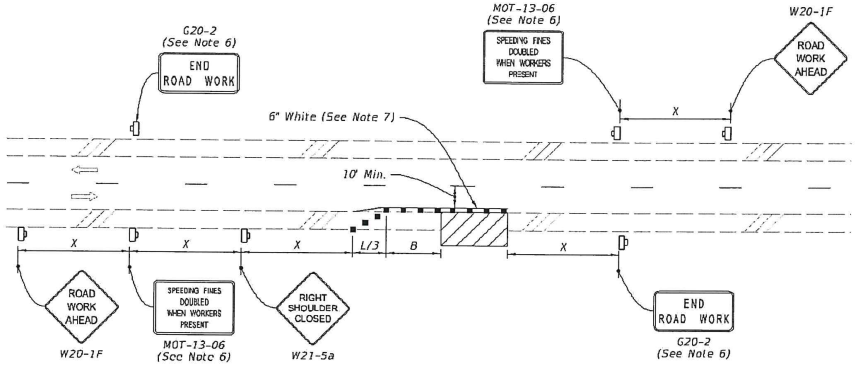
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.

8. Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.

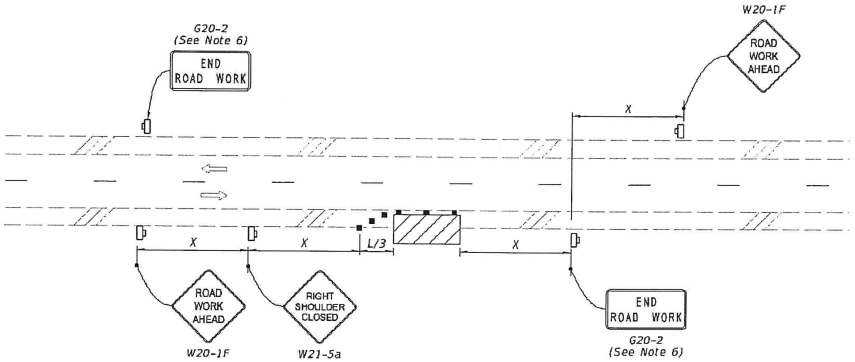
9. When there is no paved shoulder, the "Worker" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).

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	REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX	SHEET
11/01/21						102-602	1 of 2

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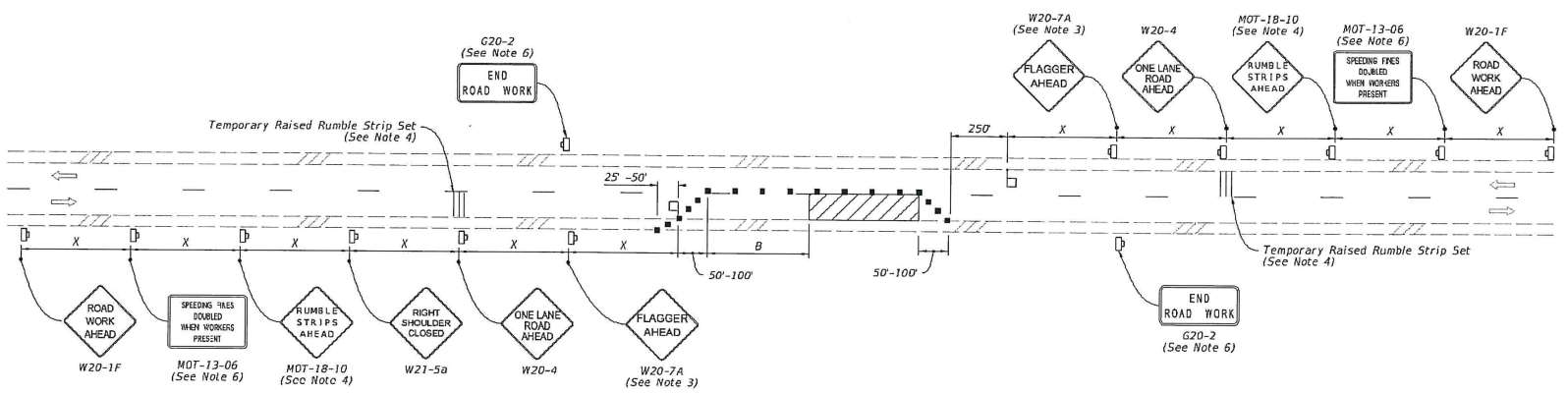
JAN 3, 2024

MOT PLAN
THEODORE ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
ALISON G. TURNER

DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	10/26/2023
JOB No.:	1481
SHEET No.:	D11

2/2/2023 103535 AM



NOTES:

1. This Index applies to Two-Lane, Two-Way Roadways with work within the traveled way.

2. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Spacing
   See Index 102-600 for "L", "B", "X" and channelizing device spacing values.

3. Optionally, use "Flagger Ahead" sign with symbol (W20-7) instead of "Flagger Ahead" sign with text (W20-7A).

4. Use temporary raised rumble strips when the existing posted speed is 55 mph or greater and the work duration is greater than 60 minutes. If temporary raised rumble strips are not used, omit "Rumble Strips Ahead" signs (MOT-18-10) and associated work zone sign spacing.

5. Additional one-way control may be provided by the following means:
   a. Flag-carrying vehicle
   b. Official vehicle
   c. Pilot vehicles
   d. Traffic signals

   When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.

6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign spacing, may be omitted when the work operation will be in place for 24 hours or less.

7. Automated Flagger Assistance Devices (AFADs) may be used in accordance with Specification Sections 102, 990 and the APL vendor drawings.

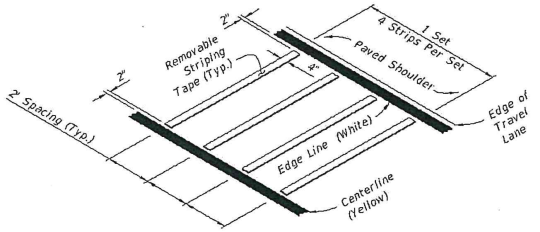
8. Railroad Crossings:

   a. If an active railroad crossing is located closer to the Work Area than the queue length plus 300 feet, extend the Buffer Space as shown on Sheet 2.

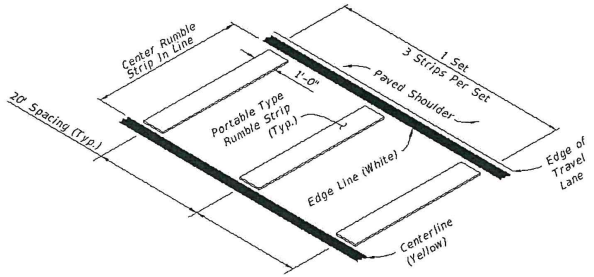
   b. If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.

SYMBOLS:

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



OPTION - 1
REMOVABLE STRIPING TYPE



OPTION - 2
PORTABLE TYPE

RUMBLE STRIP SETS

LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX	SHEET
11/01/21						102-603	1 of 2

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MOT PLAN
THEODORE ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
ALISON G. TURNER

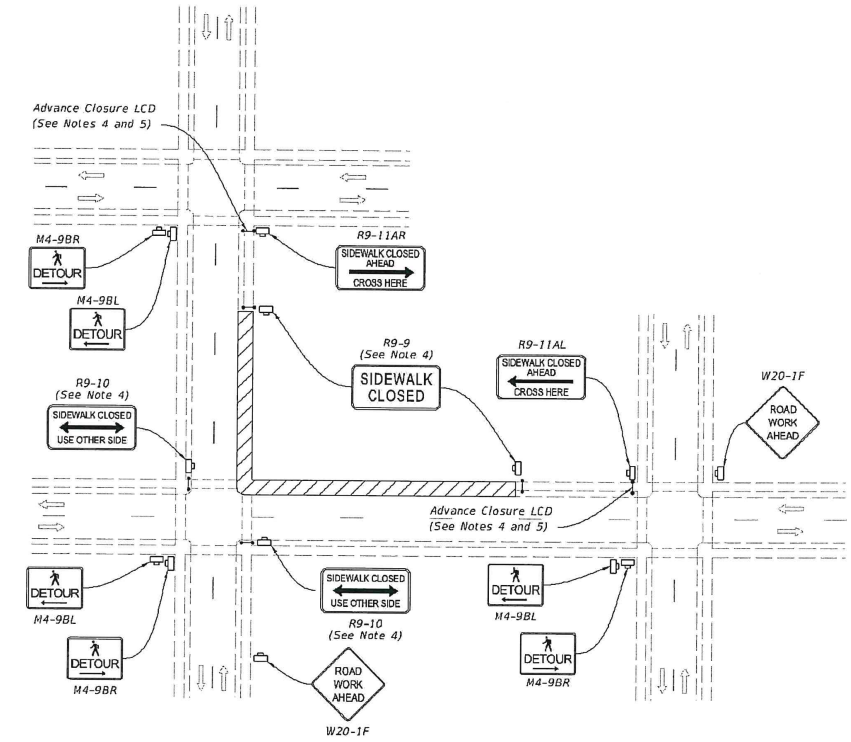
DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	10/26/2023
JOB No.:	1481
SHEET No.:	D12

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

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

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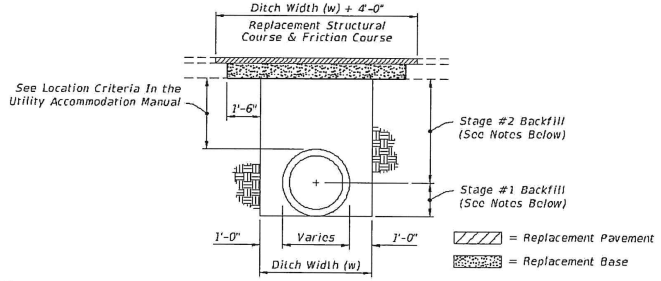
MOT PLAN

THEODORE ST. EXTENSION
ST. AUGUSTINE, FLORIDA

PREPARED FOR
ALISON G. TURNER

DSGN BY:	QHM
DWG BY:	CMC
CHK BY:	QHM
DATE:	10/26/2023
JOB No.:	1481
SHEET No.:	D13



NOTES:

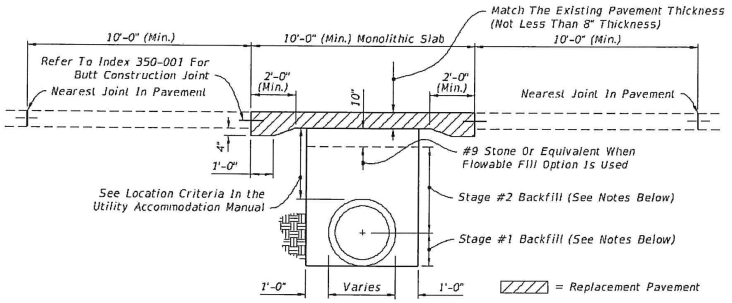
PAVEMENT REMOVAL AND REPLACEMENT

1. Pavement shall be mechanically sawed.
2. The replacement asphalt shall match the existing structural and friction courses for type and thickness in accordance with current FDOT asphalt mix specifications.
3. The new base materials shall be either of the same type and composition as the materials removed or of equal or greater structural adequacy.

BACKFILL OPTION

1. COMPACTED AND STABILIZED FILL
   - A. Place backfill material in accordance with Specification 125.
   - B. In Stage #1, construct compacted fill beneath the haunches of the pipe, using mechanical tamps suitable for this purpose. This compaction applies to the material placed beneath the haunches of the pipe and above any bedding.
   - C. In Stage #2, construct compacted fill along the sides of the pipe and up to the bottom of the base, with the upper 12" receiving Type B Stabilization. In lieu of Type B Stabilization, the Contractor may construct using Optional Base Group 3.
2. FLOWABLE FILL
   - A. If compaction can not be achieved through normal mechanical methods then flowable fill may be used.
   - B. Flowable fill is to be placed in accordance with Specification 121, as approved by the Engineer.
   - C. Do not allow the utility being installed to float. If a method is provided to prevent flotation from occurring, Stages #1 and #2 can be combined, if approved by the Engineer.
   - D. In Stage #1, place flowable fill midway up on both sides of the utility. Allow to harden before placing Stage #2.
   - E. In Stage #2, place flowable fill to the bottom of the existing base course.

FLEXIBLE PAVEMENT CUT



NOTES:

PAVEMENT REMOVAL AND REPLACEMENT

1. High early strength cement concrete (3000 psi) meeting the requirements of Specification 346 shall be used for rigid pavement replacement.
2. Pavement shall be mechanically sawed and restored to conform with existing pavement joints within 12 hours. (See Index 350-001)

BACKFILL OPTION

1. GRANULAR BACKFILL
   - A. Any edgedrain system that is removed shall be replaced with the same type materials. Any edgedrain system that is damaged shall be repaired with methods approved by the Engineer.
   - B. Fill material shall be placed in accordance with the Standard Specifications. Fill material shall be special select soil in accordance with Index 350-001.
   - C. In Stage #1, construct compacted fill beneath the haunches of the pipe, using mechanical tamps suitable for this purpose. This compaction applies to the material placed beneath the haunches of the pipe and above any bedding.
   - D. In Stage #2, construct fill along the sides of the pipe and up to the bottom of replacement pavement.
2. FLOWABLE FILL
   - A. If mechanical compaction can not be achieved through normal mechanical methods then flowable fill may be used.
   - B. Flowable fill is to be placed in accordance with Specification 121, as approved by the Engineer.
   - C. Do not allow the utility being installed to float. If a method is provided to prevent flotation from occurring, Stages #1 and #2 can be combined, if approved by the Engineer.
   - D. In Stage #1, place flowable fill midway up on both sides of the utility. Allow to harden before placing Stage #2.
   - E. In Stage #2, place flowable fill to the bottom of the stone layer.

RIGID PAVEMENT CUT

GENERAL NOTES

1. The details provided in this Index apply to cases in which jack and bore or directional boring methods are not required by the Engineer.
2. Flowable fill shall not be placed directly over loose, or high plastic, or muck material (see Index 120-001) which will cause settlement due to fill weight. Where highly compressible material exists, the amount, shape and depth of flowable fill must be engineered to prevent pavement settlement.
3. These details do not apply to utility cuts longitudinal to the centerline of the roadway which may require the additional use of geotextiles, special bedding and backfill, or other special requirements.
4. Method of construction must be approved by the Engineer.
5. Some pipe may require special granular backfill up to 6" above top of pipe. Geotextiles may be required to encapsulate the special granular material.
6. Where asphalt concrete overlays exist over full slab concrete pavement, the replacement pavement shall have an overlay constructed over the replacement slab. The overlay shall match the existing asphalt pavement thickness. The replacement friction course shall match the existing friction course, except structural course may be used in lieu of dense graded friction course.
7. All shoulder pavement, curb, curb and gutter, and their substructure disturbed by utility trench cut construction shall be restored in kind.
8. The use of flowable fill to reduce the time traffic is taken off a facility is acceptable but must have prior approval by the Engineer. Flowable fill use is allowed only when properly engineered for pavement crossings, whether straight or diagonal, and shall not be installed for significant depths or lengths. The maximum length shall be fifty (50) feet and a maximum depth of six (6) feet unless supported by an engineering document prepared by a registered professional engineer that specializes in soils engineering. The engineering document shall address the evaluation of local groundwater flow interruption and settlement potential.
9. Excavatable flowable fill is to be used when the flowable fill option is selected.

TRENCH CUTS AND RESTORATIONS ACROSS ROADWAYS

LAST REVISION	REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	UTILITY ADJUSTMENTS THRU EXISTING PAVEMENT	INDEX	SHEET
11/01/17					125-001	1 of 2

10/6/2022 1:31:11 PM

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PAVEMENT RESTORATION
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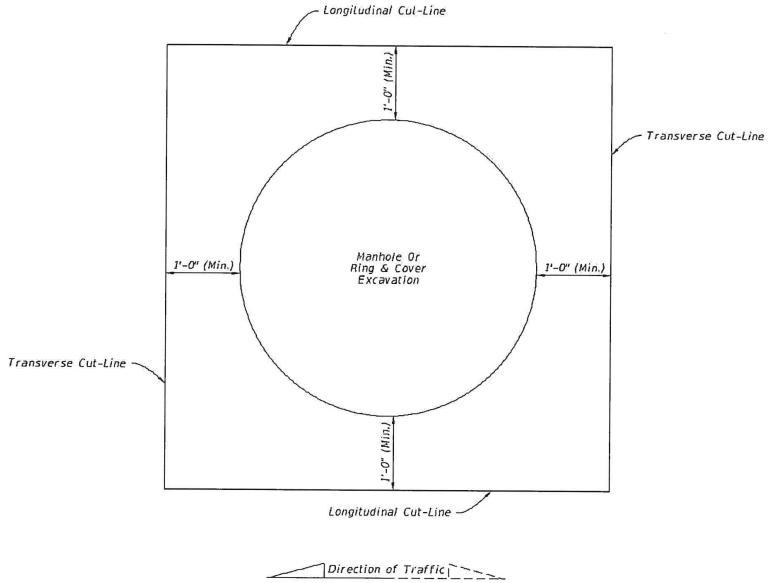
PREPARED FOR
ALISON G. TURNER

DSGN BY:	QHM
DWG BY:	GMC
CHK BY:	QHM
DATE:	10/26/2023
JOB No.:	1481
SHEET No.:	D14



PARTIAL CUTS FOR RING AND COVER ADJUSTMENTS

NOTES

1. Cut-Lines must be straight and cleanly sawed.
2. See Sheet 1 for replacement pavement.
3. Adjust manholes prior to placing friction course when pavement resurfacing is occurring in the area adjacent to the manhole.
4. Align Longitudinal Cut-Lines with pavement joint or center of traffic lane to avoid wheel path.
5. For rigid pavement, align Transverse Cut-Lines with nearest existing joint.

NONTRENCH PAVEMENT CUTS FOR UNDERGROUND UTILITY STRUCTURES IN PAVEMENT

LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	UTILITY ADJUSTMENTS THRU EXISTING PAVEMENT	INDEX	SHEET
11/01/17						125-001	2 of 2

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DWG BY:	GMG
CHK BY:	QHM
DATE:	10/26/2023
JOB No.:	1481
SHEET No.:	D15

STORM WATER POLLUTION PREVENTION PLAN

GENERAL NOTES

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE CLEARING AND EROSION CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS.

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCES, SYNTHETIC BALES AND OTHER EROSION/SEDIMENTATION CONTROLS AS REQUIRED.
3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN IF REQUIRED.
4. CONSTRUCT SEDIMENTATION BASIN IF REQUIRED.
5. CONTINUE CLEARING AND GRUBBING.
6. STOCK PILE TOP SOIL IF REQUIRED.
7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED.
8. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE.
9. INSTALL STORM SEWER, WATER, SEWER AND IRRIGATION.
10. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING.
11. REMOVE ACCUMULATED SEDIMENT FROM BASIN.
12. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED.

TIMING OF CONTROLS / MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND SYNTHETIC BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE CLEARING AND EROSION CONTROL PLAN.

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE PLANS. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE PLANS AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE PLANS AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

STABILIZED CONSTRUCTION ENTRANCE:

1. CONTRACTOR SHALL INSTALL AND MAINTAIN FOR THE DURATION OF THE CONSTRUCTION A STONE STABILIZED PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS TO THE CONSTRUCTION SITE. AGGREGATE SHALL BE CITY OF ST. AUGUSTINE SIZE NO. 1 COARSE AGGREGATE.

EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES:

1. SYNTHETIC BALE BARRIER: SYNTHETIC BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   - A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   - B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   - C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
   - D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF SYNTHETIC BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.
   - E. REFER TO THE DETAILS FOR CONSTRUCTING THE SYNTHETIC BALE BARRIER. ALSO, REFER TO THE DETAILS FOR PROPER LOCATION, MATERIAL AND USAGE.
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   - F. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   - G. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   - H. REFER TO THE DETAILS FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE DISTURBED AREA ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEVASE. LEVEL SPREADER SHALL BE CONSTRUCTED IN ACCORDANCE TO THE DETAILS.
5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 7 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.
9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDRO MULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX AND AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.
11. TEMPORARY REGRASSING: IF AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

CONTROLS (CONTINUED)

STRUCTURAL PRACTICES:

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY AND IT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN A DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA. THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:
   - A. BLOCK AND GRAVEL SEDIMENT FILTER – THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE. REFER TO THE DETAILS FOR CONSTRUCTION OF A CURB INLET SEDIMENT FILTER, AND FOR CONSTRUCTION OF A DROP INLET SEDIMENT FILTER.
   - B. GRAVEL SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED SEDIMENT TRAP.
   - C. DROP INLET SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS. REFER TO THE DETAILS FOR CONSTRUCTION OF SYNTHETIC BALE AND FABRIC SEDIMENT FILTER.
3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION AND SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES AND SYNTHETIC BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.
4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME, THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE. THE 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

OTHER CONTROLS

WASTE DISPOSAL:

WASTE MATERIALS:

ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE:

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES DAY-TO-DAY OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE:

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE OVERFLOW. THE WASTE WILL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING:

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

MAINTENANCE / INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTIONS AND MAINTENANCE PRACTICES:

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

- NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
- ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A 0.25 INCHES OR GREATER.
- ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
- BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
- SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
- THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
- DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
- TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
- A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
- THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
- THE SITE SUPERINTENDENT WILL SELEV.CT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
- PERSONNEL SELEV.CTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES:

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

- WATER FROM WATER LINE FLUSHING.
- PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
- UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE. ALL SUCH DISCHARGES SHALL MEET STATE WATER QUALITY STANDARDS AND ALL NECESSARY PERMITS SHALL BE OBTAINED.

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GENERAL:

- AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER..
- WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS:

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:

- PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
- ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
- IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES:

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS:

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELV.D. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS:

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS:

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS:

CONCRETE TRUCKS SHALL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONLY AT DISCHARGE POINT PROVIDED. NO OFFSITE DISCHARGE WILL BE PERMITTED.

SPILL CONTROL PRACTICES:

IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS INCLUDE BUT ARE NOT LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (I.E. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

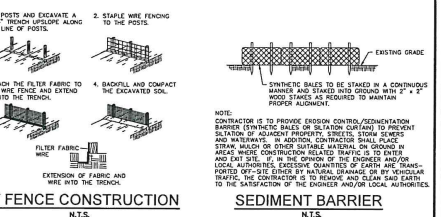
ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

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

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

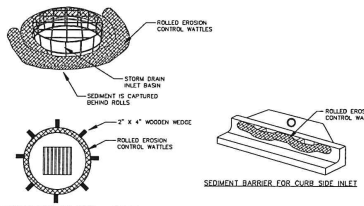
THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.



SILT FENCE CONSTRUCTION
N.T.S.

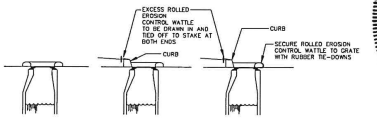
NOTE:
CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (SYNTHETIC BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR LOCAL AUTHORITIES.

SEDIMENT BARRIER
N.T.S.

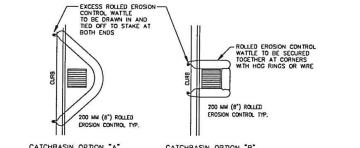


INLET PROTECTION FOR DROP INLETS OR MANHOLES

SEDIMENT BARRIER FOR CURB SIDE INLET



SECTION



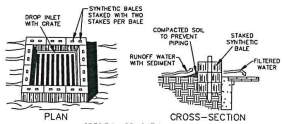
CATCHBASIN OPTION "A" (TO BE USED IF OPTION "B" IS NECESSARY DUE TO CONDITIONS)

CATCHBASIN OPTION "B" (TO BE USED UNLESS OPTION "B" IS NECESSARY IN TIGHTER AREAS, NARROW ROADS, ETC.)

PLAN

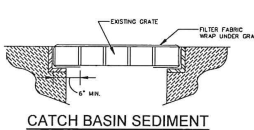
NOTES
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. SECURE ROLLED EROSION CONTROL PRODUCT TO GROUND AT EACH END.
3. ROLLS SHOULD BE INSPECTED AFTER EVERY SIGNIFICANT STORM EVENT TO CLEAN AND DISPOSE OF SEDIMENT AND DEBRIS.
4. USE 12" DIAMETER, 20' LONG WATTLE ROLLS FOR STANDARD CIRCULAR DRAINAGE STRUCTURES. PLACE THE ROLL AROUND THE STRUCTURE AND JOIN THE ENDS TOGETHER WITH HOG RINGS OR WIRE. USE 2"x2"x24" WOODEN WEDGES TO HOLD DOWN WATTLE ROLLS.

ROLLED EROSION AND SEDIMENTATION CONTROL PRODUCTS
N.T.S.



SPECIFIC APPLICATION
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS ARE TYPICAL.

SYNTHETIC BALE DROP INLET SEDIMENT FILTER
N.T.S.



CATCH BASIN SEDIMENT PROTECTION DETAIL
N.T.S.

CITY OF ST. AUGUSTINE
STORM WATER POLLUTION PREVENTION PLAN

REVISION DATE:	FEB 2017
NOT TO SCALE	N-2

C.O.S.A.

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STATE OF FLORIDA
REGISTERED ENGINEER
PROFESSIONAL ENGINEER

STORM WATER POLLUTION PREVENTION PLAN
THEODORE ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
ALISON G. TURNER

SHEET TITLE

DSGN BY:	QHM
DWG BY:	GMC
CHK BY:	QHM
DATE:	10/26/2023
JOB No.:	1481
SHEET No.:	D16

CITY OF ST. AUGUSTINE (C.O.S.A.) WATER AND SEWER GENERAL NOTES

GENERAL NOTES

1. THE CITY OF ST. AUGUSTINE (C.O.S.A.) STANDARDS AND SPECIFICATIONS DESIGN MANUAL AND DETAILS, LATEST EDITION, SHALL PRECEDE THESE NOTES AND THIS PLAN SET ARE NOT INTENDED TO BE ALL INCLUSIVE WITH REGARD TO ALL POSSIBLE CONSTRUCTION REQUIREMENTS FOR THIS PROJECT.
2. THE C.O.S.A. STANDARDS MANUAL, DETAILS, AND "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS" (LATEST EDITIONS) ARE AVAILABLE ONLINE. LINKS TO THESE ITEMS CAN BE FOUND ON THE "Public Works Documents, Forms and Reports" PAGE OF THE CITY'S WEBSITE. GO TO: www.staugustinegovernment.com ---> Forms, Applications & Docs ---> Public Works Manuals and Documents
3. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE DEVELOPER, AND/OR OWNER'S REPRESENTATIVE, THE ENGINEER OF RECORD, THE GENERAL CONTRACTOR, THE UNDERGROUND UTILITY CONTRACTOR, AND THE C.O.S.A. PRIOR TO THE START OF ANY CONSTRUCTION. A PRE-CONSTRUCTION MEETING WITH THE C.O.S.A. IS REQUIRED REGARDLESS OF OTHER AGENCIES REQUIREMENTS.
4. FOR PRE-CONSTRUCTION MEETING REQUIREMENTS, REFER TO THE C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS", LATEST EDITION, PUBLISHED ---> C.O.S.A. APPROVAL OF PRE-CON SUBMITTAL ITEMS IS REQUIRED PRIOR TO SCHEDULING THE PRE-CON MEETING.
5. ALL WATER, SEWER, AND/OR REUSE CONSTRUCTION SHALL BE PERFORMED BY A CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES. A COPY OF THE CONTRACTOR'S GENERAL LICENSE AND/OR UNDERGROUND UTILITY LICENSE SHALL BE PROVIDED PRIOR TO THE PRE-CONSTRUCTION MEETING.
6. PLAN AHEAD FOR C.O.S.A. DEDICATION AND ACCEPTANCE REQUIREMENTS FOR UTILITIES. THE CITY MUST OFFICIALLY ACCEPT ALL UTILITIES TO BE DEDICATED TO THE CITY PRIOR TO INSTALLING ANY WATER METERS, AND PRIOR TO SIGNING OFF ON ANY USE PERMIT OR CERTIFICATE OF OCCUPANCY. REFER TO THE C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS", LATEST EDITION, FOR SUBMITTAL REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL REQUIRED DOCUMENTS ACCURATELY, DILIGENTLY AND IN A TIMELY MANNER. THE C.O.S.A. WILL NOT BE RESPONSIBLE FOR REQUESTING OR MANAGING SUBMITTAL OF THESE DOCUMENTS.
7. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL LOCATIONS AND ELEVATIONS, PROPERTY LINES AND EASEMENTS PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL LOCATE, VERIFY, AND IDENTIFY ALL EXISTING UTILITIES AND UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THE PLANS PRIOR TO ANY EXCAVATING ACTIVITIES AND TAKE ALL MEASURES NECESSARY TO PROTECT ALL UTILITIES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER OR C.O.S.A. (INCLUDING MEASURES SPECIFIED BY C.O.S.A. INSPECTOR SUCH AS MECHANICAL JOINT RESTRAINTS). SHOULD ANY UTILITY LINE OR COMPONENT BECOME DAMAGED OR REQUIRE RELOCATION, CONTACT IMMEDIATELY NOTIFY THE AFFECTED UTILITY COMPANY, ENGINEER OF RECORD, AND C.O.S.A. AT A MINIMUM, CONTRACTOR SHALL ENABLE THE PROTECTION OF ALL EXISTING UTILITIES BY FOLLOWING THE COMMON GROUND ALLIANCE BEST PRACTICES, LATEST VERSION, UNLESS EXCEPTIONS ARE SPECIFICALLY AGREED TO IN ADVANCE BY THE CITY. CONTRACTOR SHALL COORDINATE UTILITIES LOCATES WITH SUNSHINE STATE ONE-CALL OF FLORIDA. ONCE THE ONE-CALL LOCATE SERVICE HAS FLAGGED UTILITIES, THE CONTRACTOR SHALL VERIFY EACH UTILITY (INCLUDING ANY SERVICE LATERALS, I.E. WATER, SEWER, CABLE, GAS, ELECTRIC, PHONE, ETC.) AND THOSE WITHIN PRIVATE PROPERTY. CONTRACTOR MAY BE PERFORMED UTILIZING GROUND PENETRATING RADAR, HAND DIG, OR VACUUM EXCAVATION. PRIOR TO CONSTRUCTION CONTRACTOR SHALL RECORD ON THE DRAWINGS BOTH THE HORIZONTAL AND VERTICAL LOCATION OF THE UTILITIES OUT OF THE CONTROLLING BASELINE.
9. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO LOCATE, EXCAVATE AND PREPARE FOR CONNECTIONS TO THE TERMINUS OF THE C.O.S.A.'S EXISTING WATER OR SEWER SYSTEMS AT THOSE POINTS SHOWN ON THE DRAWINGS OR WHERE DIRECTED BY THE C.O.S.A.'S INSPECTOR OR ENGINEER. ALL COSTS ASSOCIATED WITH THIS WORK AND FOR THE ACTUAL CONNECTION OF THE EXISTING MAINS SHALL BE INCLUDED IN THE BID FOR THE PROJECT AND SHALL NOT RESULT IN ANY ADDITIONAL COST TO THE C.O.S.A.
10. THE CONTRACTOR SHALL FIELD VERIFY THE CONNECTION POINTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD AND THE C.O.S.A. IMMEDIATELY.
11. THE WATER AND/OR SEWER SYSTEM SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE C.O.S.A. APPROVED CONSTRUCTION DRAWINGS, DETAILS AND SPECIFICATIONS. IF THERE IS ANY DEVIATION FROM THE APPROVED CONSTRUCTION DRAWINGS, DETAILS OR SPECIFICATIONS, WITHOUT PRIOR AUTHORIZATION AND CONSENT FROM THE C.O.S.A., THE CONTRACTOR SHALL REMOVE THE DEVIATION AND RESTORE IT TO THE APPROVED CONSTRUCTION DRAWING CONFIGURATION AT NO EXPENSE TO THE C.O.S.A. FAILURE TO CONSTRUCT UTILITIES ACCORDINGLY WILL RESULT IN DELAYS IN OBTAINING SERVICE, C.O.S.A. REFUSAL TO ACCEPT THE UTILITIES, AND UNANTICIPATED COSTS AND CONSTRUCTION TIME WHILE CORRECTIONS ARE MADE. SUCH DELAYS AND COSTS WILL NOT BE THE RESPONSIBILITY OF THE C.O.S.A. THE C.O.S.A. WILL NOT ACCEPT UTILITIES WHICH ARE NOT CONSTRUCTED TO C.O.S.A. STANDARDS AND SPECIFICATIONS.
12. EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED USING AVAILABLE MEANS. THE C.O.S.A. WILL NOT BE RESPONSIBLE FOR INACCURACIES OR INCOMPLETE SURVEY INFORMATION, AND ANY RESULTANT DELAYS AND COSTS.
13. VERTICAL LOCATIONS OF ALL UTILITIES SHOWN ON THE PLANS HAVE BEEN REFERENCED TO A BENCH MARK NOTED ON THE PLANS. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION NEAR EXISTING UTILITIES SHOWN ON THE PLANS AND SHALL NOTIFY THE ENGINEER IF LOCATION DIFFERS FROM THAT SHOWN ON THE PLANS BEFORE CONTINUING WITH CONSTRUCTION.
14. SHOULD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND THE C.O.S.A. PRIOR TO CONTINUING CONSTRUCTION.
15. THE CONTRACTOR SHALL PROTECT SURVEY MARKERS, MONUMENTS, ETC. DURING CONSTRUCTION. THE CONTRACTOR SHALL RESTORE/REPLACE AT NO ADDITIONAL EXPENSE TO THE OWNER, ANY DAMAGE DONE BY CONSTRUCTION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY HIS OR HER OPERATIONS. ANY DAMAGE SHALL BE REPLACED/REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE C.O.S.A.
17. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION AND BUILDING PLACEMENT WITH ALL OTHER UTILITIES CONSTRUCTION.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY UNSUITABLE MATERIAL FROM THE OPERATION. FURNISHING AND COMPACTING SUITABLE REPLACEMENT BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
19. UNSUITABLE MATERIALS UNDER WATER AND/OR SEWER MAINS SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL PROPERLY COMPACTED TO 95% OF MAXIMUM DENSITY. BACKFILL SHALL BE COMPACTED IN A MAXIMUM EIGHT-INCH-POST (1) LIFTS. DENSITY TESTS SHALL BE TAKEN AFTER COMPACTION OF EVERY LIFT L.F.
20. THE CONTRACTOR(S) SHALL NOTIFY ALL APPLICABLE UTILITIES COMPANIES, THE ENGINEER OF RECORD, THE PROPERTY OWNER, AND THE C.O.S.A. 72 HOURS PRIOR TO INITIATING ANY EXCAVATION ACTIVITIES, OR AS SPECIFIED BY THE UTILITY COMPANIES AND THE PERMITS OBTAINED FOR THE WORK.
21. THE ENGINEER OF RECORD AND THE C.O.S.A. SHALL BE GIVEN FORTY-EIGHT HOURS (48-HR) NOTICE OF ALL REQUESTED MEETINGS AND/OR TESTING MEASURES RELATED TO THE PROJECT.
22. ALL WORK, MATERIALS, AND EQUIPMENT SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELEVANT C.O.S.A. STANDARDS AND REQUIREMENTS AS WELL AS STATE AND LOCAL REGULATIONS.
23. ALL UNDERGROUND UTILITY EQUIPMENT, MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF ST. AUGUSTINE (C.O.S.A.) STANDARDS AND SPECIFICATIONS DESIGN MANUAL AND DETAILS, AND ALL INTERIM STANDARDS UPDATES, LATEST EDITION, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, AND THE APPROVED PLANS.
24. ALL UTILITY CROSSINGS SHALL COMPLY WITH F.D.E.P. REGULATIONS (CHAPTER 62-555.314, F.A.C.)
25. DURING ALL EXCAVATION ACTIVITIES NEAR EXISTING C.O.S.A. UTILITIES, CONTRACTOR SHALL PROTECT EXISTING PIPE FROM DAMAGE AND SUPPORT PIPE AS NECESSARY. CONTRACTOR SHALL RESTRAIN EXISTING PIPE AS NECESSARY AND/OR AS DIRECTED BY THE PLANS OR C.O.S.A. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE, AND THE EXISTING UTILITIES SHALL BE REPLACED/REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE C.O.S.A.
26. LANDSCAPING TREES SHALL HAVE A MINIMUM OF 7.5 FEET SEPARATION FROM THE EDGE OF PIPELINE TO THE EDGE OF THE TREE CANOPY.

GENERAL NOTES (CONTINUED)

27. ALL ROCK AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA AND C.O.S.A. STANDARDS AND/OR PIPE MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES FOR NEW AND RELOCATED PIPE SHALL BE REMOVED TO A DEPTH OF AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE. CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED FOR NEW AND RELOCATED PIPES. THE BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE NEW AND RELOCATED PIPES AND TO A SUFFICIENT HEIGHT ABOVE SUCH PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE.
28. DEWATERING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF SIX INCHES BELOW UTILITIES BEING LAID. CONTRACTOR SHALL SECURE ALL REQUIRED FEDERAL, STATE AND LOCAL PERMITS FOR DEWATERING.
29. FOR WATER AND WASTEWATER MAINS SMALLER THAN 12 INCHES, THE MINIMUM AND MAXIMUM COVER SHALL BE 30 INCHES AND 36 INCHES, RESPECTIVELY, IN UNPAVED AREAS, AND 36 INCHES AND 48 INCHES, RESPECTIVELY, IN PAVED AREAS, OR AS REQUIRED WITHIN F.D.O.T. OR RAILROAD RIGHTS-OF-WAY. FOR MAINS SMALLER THAN 12 INCHES, THE MINIMUM AND MAXIMUM COVER SHALL BE 42 INCHES AND 54 INCHES, RESPECTIVELY. EXCEPTIONS MAY BE MADE FOR CONFLICTS.
30. INSTALLATION OF FORCE MAINS OR WATER MAINS USING PIPE DEFLECTION WITHOUT FITTINGS SHALL ONLY BE ALLOWED AS APPROVED IN ADVANCE BY THE CITY. CONTRACTOR SHALL USE FITTINGS AS NECESSARY TO INSTALL PIPE WITHOUT JOINT DEFLECTION AT NO ADDITIONAL COST TO THE CITY. WHERE FORCE MAINS OR WATER MAINS ARE DEFLECTED WITHOUT FITTINGS, THE MAXIMUM JOINT DEFLECTION SHALL BE 80% OF THAT RECOMMENDED BY THE MANUFACTURER.
31. FITTINGS SHALL BE USED AT LOCATIONS INDICATED ON THE PLANS, UNLESS OTHERWISE APPROVED BY THE ENGINEER. ALL FITTINGS SHALL BE RESTRAINED PER THE RESTRAINED JOINT TABLE IN THE APPROVED PLAN SET.
32. ALL UNDERGROUND VALVES SHALL BE INSTALLED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH TOP SET TO FINAL GRADE IN ACCORDANCE WITH THE C.O.S.A. DETAILS AND SPECIFICATIONS. ALL VALVES SHALL HAVE FIELD LOCATORS (145.7 KILOHERTZ).
33. ALL UNDERGROUND VALVES SHALL BE INSTALLED SO THAT THE OPERATING NUT IS ACCESSIBLE USING A STANDARD VALVE KEY. VALVE EXTENSIONS SHALL BE INSTALLED AS NECESSARY SO THAT A MAXIMUM OF 36" BELOW GRADE.
34. LOCATE WIRE AND LOCATOR PEDS SHALL BE INSTALLED ACCORDING TO C.O.S.A. STANDARDS, LATEST EDITION. IN GENERAL, LOCATE WIRE SHALL BE 10 GAUGE, SINGLE STRAND, UF RATED (DIRECT BURIAL), COPPER WIRE WITH 30 MIL (MIN.) INSULATION WITH EITHER WHITE OR YELLOW COLOR. LOCATOR PEDS SHALL BE ZIP-TIED TO BOTTOM RECESS OF BOX AS REQUIRED. THE ENTIRE LOCATING SYSTEM SHALL BE INSPECTED BY THE C.O.S.A. PRIOR TO BACKFILLING. AFTER BACKFILLING, ENTIRE LOCATING SYSTEM SHALL BE TESTED BY A CERTIFIED UTILITY LOCATOR OR BY A FLORIDA ELECTRICAL CONTRACTOR, WITH THE TEST REPORT SUBMITTED TO C.O.S.A. THE C.O.S.A. SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF ENTIRE LOCATING SYSTEM TESTING WHERE THERE IS NO EXISTING DEVELOPMENT AREAS, TESTING SHALL BE DONE PRIOR TO THE PLACEMENT OF PAVEMENT. IF ANY LOCATION IS IDENTIFIED WHERE THE TRACER WIRE IS NOT CONTINUOUS OR WHERE THE LOCATOR PEDS DOES NOT RESPOND TO INTERROGATION, AT NO ADDITIONAL COST TO THE OWNER OR C.O.S.A., SHALL MAKE NECESSARY REPAIRS AND RE-TEST. SUCCESSFUL LOCATE SYSTEM TEST REPORT IS REQUIRED PRIOR TO INSTALLATION OF WATER METERS.
35. CONTRACTOR IS RESPONSIBLE FOR PROPER NOTIFICATION TO INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.
36. CONTRACTOR SHALL PROVIDE A MINIMUM OF SEVEN (7) CALENDAR DAYS NOTICE TO THE C.O.S.A. PRIOR TO SCHEDULING THE FINAL INSPECTION.
37. NO WORK REQUIRING CITY INSPECTION SHALL BE DONE AFTER 4:00 P.M. OR BEFORE 8:30 A.M. MONDAY THROUGH THURSDAY. NO WORK REQUIRING CITY INSPECTION SHALL BE DONE ON FRIDAYS, SATURDAYS, SUNDAYS, OR CITY RECOGNIZED HOLIDAYS UNLESS THE NORTH FLORIDA EFFICIENT PROSECUTION OF THE WORK REQUIRES OPERATIONS DURING THESE HOURS. IN THE EVENT THAT SUCH WORK HOURS ARE NECESSARY, THE CONTRACTOR SHALL REIMBURSE THE CITY FOR ALL COSTS ASSOCIATED WITH INSPECTION STAFF OVERTIME. WRITTEN NOTIFICATION FOR THE WORK SHALL BE PROVIDED TO THE CITY A MINIMUM OF 48 HOURS BEFORE STARTING WORK WITHIN THE ABOVE RESTRICTED HOURS IN ADVANCE OF ANY UNSAFE SYSTEM TIMES WHERE THERE IS NO AVAILABILITY OF THE INSPECTION STAFF, NO WORK THAT DOES NOT REQUIRE CITY INSPECTION SHALL BE DONE AFTER 7:00 P.M. BEFORE 7:00 A.M. OR ON SATURDAYS AND SUNDAYS, UNLESS THE PROPER AND EFFICIENT PROSECUTION OF THE WORK REQUIRES OPERATIONS DURING THESE TIMES. WRITTEN NOTIFICATION FOR THE WORK DURING THESE TIMES SHALL BE PROVIDED TO THE CITY A MINIMUM OF 48 HOURS BEFORE STARTING THE WORK. THE CITY SHALL HAVE 24 HOURS TO REVIEW AND APPROVE THE NOTIFICATION BEFORE THE WORK MAY BE STARTED.
38. THE C.O.S.A. RESERVES THE RIGHT TO KEEP ALL C.O.S.A. UTILITIES REMOVED DURING CONSTRUCTION.
39. ALL SPOOL PIECES TO BE MINIMUM 30-INCHES. CONTRACTOR SHALL PLAN AHEAD ACCORDINGLY TO ALLOW FOR THIS REQUIREMENT, AND SHALL NOTIFY CITY INSPECTOR SUFFICIENTLY SHOULD CONDITIONS ENCOUNTERED DURING CONSTRUCTION NECESSITATE ALTERNATE SOLUTIONS WHERE MINIMUM 30-INCH SPOOL PIECES CANNOT BE MET. ALL ALTERNATE FITTINGS, SUCH AS "FISTER ADAPTERS" FOR EXAMPLE, SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CITY.
40. ALL OF THE STANDARD C.O.S.A. CONSTRUCTION DETAILS SHALL APPLY TO THIS PROJECT, REGARDLESS OF DETAILS SHOWN OR NOT SHOWN ON THE PLANS.
41. ADHERENCE TO THE PLANS AND SPECIFICATIONS CONTAINED HEREIN, OR THE CITY REPRESENTATIVE'S APPROVAL ON ANY ASPECT OF ANY CONSTRUCTION OPERATION COVERED BY THESE PLANS AND SPECIFICATIONS, SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR ULTIMATE RESPONSIBILITY FOR THE SATISFACTORY COMPLETION OF THE WORK.
42. CITY VALVES, FIRE HYDRANTS, LIFT STATIONS, FLUSHING HYDRANTS, AND SEWER MANHOLE COVERS ARE TO BE EXERCISED BY CITY STAFF OR OTHERS UNDER THE DIRECT SUPERVISION OF THE CITY INSPECTOR.
43. IN CASE OF ACCIDENTAL IMPACTS TO ANY CITY UTILITY SYSTEM IMMEDIATELY CONTACT THE CITY PUBLIC WORKS DEPARTMENT AT 904-825-1040 OR AFTER HOURS, CONTACT THE CITY WATER TREATMENT PLANT 904-825-1044.

NOTICE OF PROCEDURE

1. ALL BUILDING PERMITS AND WATER METERS PROCESSED THROUGH THE C.O.S.A. PLANNING & BUILDING DEPARTMENT, OR THE C.O.S.A. UTILITIES SERVICE DEPARTMENT STAFF, ACCOMPANIED BY A SET OF CIVIL SITE DESIGN AND CONSTRUCTION PLANS STAMPED APPROVED BY THE C.O.S.A. PUBLIC WORKS DEPARTMENT.
2. C.O.S.A. PUBLIC WORKS DEPARTMENT SITE PLAN APPROVAL IS REQUIRED PRIOR TO OBTAINING A BUILDING PERMIT.
3. ALL CONNECTIONS TO THE WATER AND/OR SEWER SYSTEM, FLUSHING, AND PRESSURE TESTS TO BE PERFORMED BY THE UTILITY CONTRACTOR OR LICENSED MASTER PLUMBER MUST BE SCHEDULED AT LEAST FIVE (5) WORK DAYS IN ADVANCE WITH THE C.O.S.A. THE C.O.S.A. INSPECTOR MUST BE PRESENT PRIOR TO THE CONNECTION BEING MADE OR TESTING.
4. IT IS THE ENGINEER OF RECORD'S RESPONSIBILITY TO SECURE APPLICABLE PERMITS PRIOR TO CONSTRUCTION.
5. THE OWNER SHALL PURCHASE ALL WATER METERS THROUGH THE C.O.S.A.
6. WATER AND/OR SEWER UTILITY CONNECTION FEES SHALL BE PAID PRIOR TO ISSUANCE OF A SITE AND/OR BUILDING PERMIT.
7. ALL ON-SITE PRIVATE WATER AND/OR SEWER CONSTRUCTION BETWEEN THE METER OR CLEANOUT AND BUILDING MAY BE INSPECTED BY THE C.O.S.A. TO ENSURE STANDARDS ARE MET.
8. ALL REQUIREMENTS BY THE C.O.S.A. (I.E. FINAL INSPECTION, CORRECTION OF PUNCH LIST ITEMS, "AS-BUILTS", F.D.E.P. CERTIFICATION OF COMPLETION, SIGNING OF SAVE-HARMLESS, RECORDED EASEMENTS, ETC.) MUST BE SATISFIED PRIOR OF ISSUANCE OF CERTIFICATES OF OCCUPANCY.

AS-BUILT NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRODUCE, SUBMIT AND OBTAIN APPROVAL OF REPRODUCIBLE "AS-BUILT" DRAWINGS FROM JURISDICTIONAL AGENCIES AS MAY BE REQUIRED.
2. "AS-BUILT" INFORMATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL EMPLOY THE SERVICES OF A SURVEYOR REGISTERED IN THE STATE OF FLORIDA TO DETERMINE ALL "AS-BUILT" INFORMATION.
3. REFER TO C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS" AND SECTION 30 OF THE CITY'S MANUAL, LATEST EDITIONS, FOR A COMPLETE DESCRIPTION AND LISTING OF THE CITY'S AS-BUILT REQUIREMENTS.
4. ALL C.O.S.A. AS-BUILT REQUIREMENTS ARE REQUIRED TO BE MET PRIOR TO C.O.S.A. ACCEPTANCE OF UTILITIES, INSTALLATION OF WATER METERS, OR FINAL PAYMENT.
5. ALL AS-BUILT PLANS AND CAD DRAWINGS MUST BE PROVIDED ON THE NAD 83 STATE PLANE FLORIDA EAST COORDINATE SYSTEM, AND CONTAIN A MINIMUM OF FOUR (4) GPS ACQUIRED LOCATION POINTS. THE C.O.S.A. WILL NOT ACCEPT AS-BUILT PLANS OR CAD DRAWINGS NOT REFERENCED TO S.P.C.S.
6. A MINIMUM OF FIVE WORKING DAYS PRIOR TO THE PRELIMINARY FIELD INSPECTION, TWO (2) SETS OF PRELIMINARY BLUELINE "AS-BUILTS" SHOWING THE REQUIRED INFORMATION, SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND THE C.O.S.A.
7. THE RECORD OR "AS-BUILT" DRAWINGS TO BE PREPARED BY THE CONTRACTOR AND SUBMITTED AT THE TIME OF THE REQUEST FOR A LETTER OF RELEASE TO PLACE THE CONSTRUCTION INTO SERVICE WILL CLEARLY DEPICT THE VERTICAL CLEARANCES BETWEEN WATER, SEWER (INCLUDING STORM) AND REUSE LINES AT ALL CROSSINGS AND PARALLEL RUNS WHERE THE HORIZONTAL SEPARATION IS LESS THAN 10 FEET. IN ADDITION, THE CENTERING OF UNCUT LENGTHS OF PIPE (USUALLY 20 FEET) AT POINTS OF CROSSINGS WILL BE DOCUMENTED ON THE DRAWINGS AND ALL INTRAVENOUS CONSTRUCTION MEASURES CLEARLY DEPICTED IN CASES WHERE A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE BETWEEN THE WATER AND SEWER (INCLUDING STORM) LINES IS NOT POSSIBLE.

POTABLE WATER SYSTEM NOTES

1. ALL WATER MAINS 4" THROUGH 12" DIAMETER SHALL BE PVC C-900, DR-18, COLOR "BLUE" WITH PUSH-ON GASKETED JOINTS OR C-606 HDPE DR 11 COLOR "BLUE" OR DIP CLASS 350.
2. ALL WATER MAINS 16" THROUGH 20" DIAMETER SHALL BE PVC C-905, DR-25, COLOR "BLUE" WITH PUSH-ON GASKETED JOINTS OR C-906 HDPE DR 11 COLOR "BLUE" OR DIP CLASS 250.
3. ALL WATER MAINS 24" AND LARGER DIAMETER SHALL BE DUCTILE IRON PIPE.
4. ALL WATER LINES 2" DIAMETER OR LESS SHALL BE HDPE CTS DR 9 COLOR "BLUE".
5. ALL CURB STOPS ARE TO BE FORD BALL-TYPE OR EQUAL WITH LOCKING CAPACITY AND LARGE NUT, 1" MINIMUM. SEE C.O.S.A. APPROVED MATERIALS AND MANUFACTURER'S LIST, LATEST EDITION.
6. THE SEPARATION REQUIREMENT BETWEEN POTABLE WATER MAINS AND OTHER UTILITIES SHALL BE PER CHAPTER 62-555, F.A.C.
7. A FULL UNCUT LENGTH OF WATER MAIN PIPE (USUALLY 20 FEET) SHALL BE CENTERED AT THE POINT OF CROSSING OF ALL WATER AND SEWER (INCLUDING STORM) LINES AT THE POINT OF CROSSINGS REGARDLESS OF THE VERTICAL SEPARATIONS.
8. WHERE SOLVENT CONTAMINATION IS FOUND IN THE TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED, WITH THE APPROVAL OF THE C.O.S.A. AND THE HEALTH DEPARTMENT, DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL SHALL BE LAID IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST 100 FEET BEYOND ANY DISCOVERED CONTAMINATION.
9. NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER LINES HAVE BEEN PRESSURE TESTED, DISINFECTED, CLEARED FOR SERVICE AND ACCEPTED FOR MAINTENANCE BY THE C.O.S.A. AND F.D.E.P.
10. JUMPER CONNECTIONS WITH BACKFLOW PREVENTION DEVICE SHALL BE USED TO FILL OR FLUSH WATER MAINS.
11. ALL NEW AND RELOCATED WATER MAIN PIPE, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL BE IN CONFORMANCE WITH APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) AND THE C.O.S.A. STANDARDS.
12. ALL NEW AND RELOCATED WATER MAIN PIPE AND FITTINGS WILL COMPLY WITH THE LATEST F.D.E.P. AND AWWA STANDARDS FOR LEAD CONTENT.
13. ALL NEW AND RELOCATED WATER MAINS SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600, LATEST EDITION.
14. ALL NEW AND RELOCATED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555.340, F.A.C.
15. ALL NEW AND RELOCATED WATER SERVICES SHALL BE IN CONFORMANCE WITH THE STATE PLUMBING CODE AND THE C.O.S.A. STANDARDS.
16. THE BACTERIOLOGICAL SAMPLE POINTS SHALL BE INDICATED ON THE ASBUILT DRAWINGS. THE SAMPLE POINT NUMBERING AND STATIONING SHALL CORRESPOND TO THOSE ON THE BACTERIOLOGICAL SAMPLE CHAIN OF CUSTODY FORMS.
17. ALL METER BOX ASSEMBLIES ARE TO BE INSTALLED OUTSIDE PAVED AREAS UNLESS CONDITIONS NECESSITATE OTHERWISE AND ALTERNATE LOCATIONS ARE APPROVED IN ADVANCE BY THE CITY. ALL METER BOX ASSEMBLIES ARE TO BE INSTALLED 1-FOOT BEHIND RIGHT-OF-WAY LINES UNLESS CONDITIONS NECESSITATE OTHERWISE AND ALTERNATE LOCATIONS ARE APPROVED IN ADVANCE BY THE CITY.

WASTEWATER SYSTEM NOTES

1. INTERIOR LINERS ARE REQUIRED ON JUNCTION MANHOLES WITH THREE OR MORE INVERTS, AND/OR MANHOLES RECEIVING FORCE MAIN FLOW. LINERS SHALL BE SPECTRASHIELD, SEMPERCOAT, OR EQUAL AS APPROVED BY THE C.O.S.A.
2. SANITARY SEWER LINE TO DEPTHS OF 10' SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034 COLORED GREEN. SANITARY SEWER LINE OF DEPTHS 10' TO 15' SHALL BE SDR-26 PVC. ALL SANITARY SEWER LINES SHALL BE GREEN AND CLEARLY MARKED ON THE PIPE.
3. SANITARY SEWER FORCE MAIN 4" AND LARGER SHALL BE C900 DR25 PVC PIPE CONFORMING TO ASTM D-1784, D-1785, AND D-2241. DUCTILE IRON PIPE SHALL ONLY BE USED WITH PRIOR APPROVAL BY THE THE C.O.S.A.. SANITARY FORCE MAIN SHALL BE COLOR CODED GREEN AND CLEARLY MARKED.
4. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD AND THE C.O.S.A. ALL VIDEO LOGS, WRITTEN REPORTS, AND DEFLECTION TEST RESULTS FOR REVIEW AND APPROVAL.
5. THE CONTRACTOR SHALL CONTACT THE C.O.S.A. FOR INSPECTION AFTER INSTALLATION OF GREASE TRAPS, INTERCEPTORS, AND/OR OIL-WATER SEPARATORS.

HYDROSTATIC TESTING NOTES

1. AFTER ALL PRESSURE PIPES ARE INSTALLED, THE JOINTS COMPLETED, AND THE TRENCH BACKFILLED, THE NEWLY LAID AND RELOCATED PIPELINES SHALL BE SUBJECTED TO A HYDROSTATIC TEST FOR A PERIOD OF AT LEAST TWO (2) HOURS. THE ENGINEER AND THE C.O.S.A. MUST BE NOTIFIED AT LEAST 48 HOURS BEFORE THE TEST IS TO BE PERFORMED. TEST SHALL BE AS SET FORTH IN AWWA STANDARD C605. ANY LEAKS DETECTED SHALL BE CORRECTED AND THE SECTION OF PIPELINE RETESTED. THE TWO HOUR TEST PERIOD SHALL BEGIN WHEN ALL JOINTS HAVE BEEN DETERMINED TO BE WATER TIGHT. LEAKAGE SHALL BE LIMITED TO THAT ALLOWANCE SET FORTH IN SECTION 4 OF AWWA STANDARD C600 LATEST EDITION. HYDROSTATIC AND LEAKAGE TEST AND BLOW-DOWN (ZEROING OF GAUGE) MUST OCCUR BEFORE SAMPLING FOR BACTERIOLOGICAL TEST. THE MAXIMUM ALLOWABLE PRESSURE LOSS IS 5 PSI.

UTILITY ABANDONMENT

1. ALL EXISTING WATER AND SEWER UTILITY SERVICES THAT WILL NO LONGER BE UTILIZED MUST BE PROPERLY ABANDONED BY CONTRACTOR BY CUTTING, CAPPING, AND REPAIRING SERVICE CONNECTIONS AT THE UTILITY MAIN LOCATIONS BY METHODS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTORS OBSERVATION. EXCAVATION MAY BE REQUIRED IN ORDER TO DETERMINE PROPER ABANDONMENT METHODS.
2. ALL EXISTING WATER AND SEWER UTILITY SERVICES INTENDED TO BE REUSED MUST BE INVESTIGATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND/OR REPLACEMENT TO RENEW EXISTING POTABLE WATER SERVICES, AND SEWER SERVICE LATERALS. ALL UTILITIES MUST BE RETURNED TO GOOD WORKING ORDER. ALL INVESTIGATIVE AND REPAIR/REPLACEMENT METHODS WILL BE AS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION AND OTHER PROCEDURES SUCH AS CLOSED-CIRCUIT TV MAY BE REQUIRED IN ORDER TO DETERMINE CONDITION.

STANDARD WATER/SEWER/RECLAIMED WATER SEPARATION REQUIREMENTS

THE CONTRACTOR SHALL INSTALL ALL MAINS IN ACCORDANCE WITH THE REQUIREMENTS OF RULE 62-555.314, F.A.C. BELOW. THE CONTRACTOR SHALL NOTIFY THE C.O.S.A. IN ANY

CITY OF ST. AUGUSTINE (C.O.S.A.) HORIZONTAL DIRECTIONAL DRILLING (HDD) CONSTRUCTION REQUIREMENTS

GENERAL:

1. THE CITY OF ST. AUGUSTINE (C.O.S.A.) STANDARDS AND SPECIFICATIONS DESIGN MANUAL AND DETAILS, AND ALL INTERIM STANDARDS UPDATES, LATEST EDITION, SHALL PRESIDE; THESE NOTES ARE NOT INTENDED TO BE ALL INCLUSIVE.
2. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO LOCATE, EXCAVATE AND PREPARE FOR CONNECTIONS TO THE TERMINUS OF THE CITY'S EXISTING WATER OR SEWER SYSTEMS AT THOSE POINTS SHOWN ON THE DRAWINGS OR WHERE DIRECTED BY THE CITY OR THE ENGINEER. ALL COSTS ASSOCIATED WITH THIS WORK AND FOR THE ACTUAL CONNECTION OF THE EXISTING MAINS SHALL BE INCLUDED IN THE BID FOR THE PROJECT AND SHALL NOT RESULT IN ANY ADDITIONAL COST TO THE CITY.
3. THE CONTRACTOR'S WORK SHALL INCLUDE ALL SERVICES, EQUIPMENT, MATERIALS, AND LABOR FOR COMPLETE AND PROPER INSTALLATION, TESTING, RESTORATION OF UNDERGROUND UTILITIES AND ENVIRONMENTAL PROTECTION AND RESTORATION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSTALLATION PROCESSES INCLUDING DRILLING, BACK-REAMING, MANAGEMENT AND DISPOSAL OF ALL DRILLING FLUID, DEWATERING, AND LEAK TESTING THE PIPE AND FITTINGS.
5. FOR THE SUPPLY OF DOMESTIC WATER DURING CONSTRUCTION, THE CONTRACTOR SHALL UTILIZE A CITY METER ASSEMBLY (METER & BACKFLOW DEVICE) AND PAY FOR ALL WATER CONSUMED, EXCEPT IN THE CASE WHERE A NEW WATER MAIN IS CONNECTED DIRECTLY INTO THE ACTIVE WATER SYSTEM FOR LINE FLUSHING AND FLUSHING OPERATION. UN-ACCOUNTABLE DOMESTIC WATER QUANTITIES SHALL BE MINIMIZED.
6. DIRECTIONAL DRILLING OPERATIONS SHALL BE PERFORMED COMPLETELY WITHIN THE RIGHT-OF-WAY AND/OR EASEMENTS SHOWN ON THE DRAWINGS.
7. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR BEING FAMILIAR WITH THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE HDD, AND FOR COMPETENTLY HANDLING THOSE CONDITIONS AS THEY ARISE.
8. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY GEOTECHNICAL INVESTIGATIONS THEY DEEM NECESSARY AND ANY OTHER DATA NECESSARY TO ENSURE A SUCCESSFUL PROJECT.
9. ADHERENCE TO THE PLANS AND SPECIFICATIONS CONTAINED HEREIN, OR THE CITY REPRESENTATIVE'S APPROVAL ON ANY ASPECT OF ANY DIRECTIONAL BORE OPERATION COVERED BY THESE PLANS AND SPECIFICATIONS, SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR ULTIMATE RESPONSIBILITY FOR THE SATISFACTORY COMPLETION OF THE WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL DAMAGE TO PRIVATE AND/OR PUBLIC PROPERTY (AT NO EXPENSE TO THE CITY). REPAIR WORK SHALL MEET ALL LOCAL AND STATE RULES AND REQUIREMENTS.
11. PERMITS FOR ALL WORK WITHIN FDOT, COUNTY, CITY, AND SUBMERGED LAND OF THE STATE OF FLORIDA RIGHTS-OF-WAY SHALL BE OBTAINED BY THE OWNER. THE CONTRACTOR SHALL VERIFY THE EXISTENCE OF ALL PERMITS BEFORE COMMENCING ANY WORK ON THE PROJECT.
12. INDIVIDUAL PIPE LENGTHS SHALL BE ASSEMBLED BY BUTT-FUSION UNLESS OTHERWISE SPECIFIED. CONNECTED FITTINGS SHALL BE FUSED OR MECHANICALLY JOINED TO THE PIPING AS SPECIFIED.

HDD SUBMITTALS REQUIRED FROM CONTRACTOR:

BORE PLAN:

CONTRACTOR SHALL SUBMIT THE FOLLOWING REQUIRED INFORMATION FOR ALL INDIVIDUAL HDD SEGMENTS. ACCEPTABLE RESPONSES TO THE EVALUATION CRITERIA LISTED BELOW SHALL BE REQUIRED PRIOR TO BEGINNING ANY HDD WORK.

1. CONTRACTOR SHALL PROVIDE A BORE PLAN OF EACH HDD SEGMENT FOR THE PROJECT THAT IS COMPATIBLE WITH THE PIPE CHARACTERISTICS, SITE CONDITIONS, AND HDD EQUIPMENT.
2. CONTRACTOR SHALL PROVIDE CALCULATIONS (IN ACCORDANCE WITH ASTM F 1962 OR EQUAL) FOR PULL BACK FORCE REQUIRED AND THE RESULTING HOOP STRESS AND BENDING RADIUS.
3. CONTRACTOR SHALL PROPOSE AN ANNULAR SPACE PRESSURE (IN ACCORDANCE WITH INDUSTRY STANDARDS) PREDICTING THE EXPECTED ANNULAR PRESSURE AND IDENTIFY AREAS SUBJECT TO HYDROFRACTURE.
4. CONTRACTOR SHALL SPECIFY DRILLING DEWATERING THAT THE PIPE WILL NOT BE SUBJECT TO EXCESSIVE BUOYANCY FORCES.
5. CONTRACTOR SHALL VERIFY THAT THE INFORMATION AND CALCULATIONS PRESENTED IN THE BORE PLAN WILL BE FULLY INCORPORATED INTO THE WORK PLAN.
6. CONTRACTOR SHALL IDENTIFY WHICH, IF ANY, ITEMS OF THE BASIS OF DESIGN THAT THE CONTRACTOR PROPOSES TO CHANGE (ENTRY/EXIT ANGLES, DEPTH, RADIUS, ETC.). THESE CHANGES SHALL BE REFLECTED IN THE CALCULATIONS AND INFORMATION REQUIRED IN THESE EVALUATION CRITERIA.

WORK PLAN:

PRIOR TO BECOMING WORK, THE CONTRACTOR MUST SUBMIT TO THE CITY FOR APPROVAL A WORK PLAN DETAILING PROCEDURE AND SCHEDULE TO EXECUTE THE PROJECT. WORK PLAN SHALL INCLUDE A DESCRIPTION OF ALL EQUIPMENT TO BE USED, DOWN-HOLE TOOLS, LIST OF PERSONNEL AND THEIR QUALIFICATIONS/EXPERIENCE, AND A DETAILED SCHEDULE. IT SHALL ALSO INCLUDE A DETAILED CONTINGENCY PLAN LIST OF SUB-CONTRACTORS, SCHEDULE OF WORK ACTIVITY, SAFETY PLAN (INCLUDING MSDS OF ANY POTENTIALLY HAZARDOUS SUBSTANCES), TRAFFIC CONTROL PLAN (IF APPLICABLE), ENVIRONMENTAL PROTECTION PLAN AND CONTINGENCY PLAN FOR POSSIBLE PROBLEMS INCLUDING INADVERTENT-OUT AND SURFACE SPILL CONTINGENCY PLAN. WORK PLAN SHOULD BE COMPREHENSIVE, REALISTIC AND BASED ON ACTUAL WORKING CONDITIONS FOR THE PARTICULAR PROJECT. WORK PLAN SHALL INCLUDE DOCUMENT THOUGHTFUL PLANNING REQUIRED TO SUCCESSFULLY COMPLETE PROJECT. CONTRACTOR SHALL SUBMIT AND OBTAIN CITY'S APPROVAL OF A PRE-CONSTRUCTION BORE-LOG DEPICTING A PLAN AND PROFILE (HORIZONTAL AND VERTICAL ALIGNMENT) OF THE PROPOSED BORE PATH. BORE-LOG SHALL SHOW ALL UTILITY CROSSINGS AND EXISTING STRUCTURES. ALL PROPOSED DEVIATIONS FROM THE DRAWINGS INCLUDED IN THE CONTRACT DOCUMENTS SHALL BE CLEARLY IDENTIFIED.

THE WORK PLAN SHALL SPECIFICALLY ADDRESS THE FOLLOWING POTENTIAL PROBLEMS:

a. A FINAL AND SURFACE SPILL CONTINGENCY PLAN AS COMPLETED BY THE CITY AS PART OF THE PERMIT.
b. LOSS OF RETURNS.
c. DRILL PIPE STUCK DURING BORE PATH DURING REAMING OR PULLBACK.
d. DRILL PIPE OR PRODUCT PIPE DAMAGE OR BREAKAGE.
e. DEVIATIONS FROM DESIGN LINE AND GRADE EXCEED ALLOWABLE TOLERANCES.
f. DRILL PIPE OR PRODUCT PIPE BROKEN OFF IN BOREHOLE.
g. COLLAPSE OF PRODUCT PIPE OR EXCESSIVE DEFORMATION.
h. DAMAGE TO A UTILITY.
i. EXCESSIVE SUBSIDENCE OR HEAVE.

THE WORK PLAN SHALL SPECIFICALLY ADDRESS THE FOLLOWING PROCEDURES:

1. METHODS:
   THE CONTRACTOR SHALL PROVIDE COMPLETE DESCRIPTIONS OF PROPOSED PLANS, PROCEDURES, AND PERSONNEL AS WELL AS SUPPORTING CALCULATIONS AND DESIGN DATA FOR:
   a. DRILLING OPERATIONS, ADDRESSING: PROCEDURES FOR PILOT HOLE DRILLING AND REAMING; PROCEDURES FOR TRACKING AND CONTROLLING THE DRILLING HEAD LOCATION.
   b. DRILLING FLUID MANAGEMENT PLAN.
   c. SPOILS HANDLING AND DISPOSAL PLAN.
   d. PIPE STORAGE AND HANDLING, ADDRESSING: THE MEANS AND METHODS FOR PROTECTING PIPE AND ENSURING TEMPERATURE CONTROL IN ACCORDANCE WITH THE CONTRACTOR'S INSTALLATION CALCULATIONS.
   e. PIPELINE ASSEMBLY AND INSTALLATION, ADDRESSING: PROCEDURES FOR PIPE JOINING; PIPELINE PULLBACK, AND PULLBACK MONITORING.
   f. PREVENTION OF INADVERTENT FLUID LOSSES AND SPILLS, AND CONTINGENCIES FOR RAPID CONTAINMENT AND CLEANUP, ADDRESSING: MEASURES TO MITIGATE RISK OF INADVERTENT FLUID RETURNS TO SURFACE. PROCEDURES FOR MONITORING AND CONTROLLING DRILLING FLUID FLOWS AND PRESSURES. EQUIPMENT, RESOURCES, AND PROCEDURES FOR IDENTIFYING, CONTAINING, AND CLEANING UP FLUID LOSSES AND SPILLS.
   g. QUALITY CONTROL TESTING PROCEDURES.
   h. SAFETY PLAN.
   i. TIE-IN/CONNECTION(S) TO EXISTING SYSTEM.
2. EQUIPMENT:
   THE CONTRACTOR SHALL PROVIDE THE MAKE, MODEL AND TECHNICAL SPECIFICATIONS FOR EACH OF THE FOLLOWING:
   a. HORIZONTAL DIRECTIONAL DRILL RIG.
   b. DRILLING SYSTEM COMPONENTS.
   c. DOWNHOLE DRILLING ASSEMBLY AND REAMING EQUIPMENT.
   d. DOWNHOLE PRESSURE SUB.
   e. GUIDANCE AND CONTROL SYSTEM.
   f. PILOTING HEAD:
      i. SWIVEL
      ii. ROLLERS.
      iii. SOLIDS SEPARATION AND DRILL FLUID RECIRCULATION SYSTEMS.
      j. PIPE FUSION EQUIPMENT.
      k. PIPE FUSION OPERATOR.
      l. PIPE HANDLING EQUIPMENT.
      m. PICK AND PRODUCE EQUIPMENT.

THE CONTRACTOR SHALL PROVIDE THE FOLLOWING SPECIFIC EQUIPMENT INFORMATION: CALIBRATION CERTIFICATION FOR THE PILOT BORE GUIDANCE AND CONTROL SYSTEM; CALIBRATION CERTIFICATION FOR THE HEAT FUSION DATA LOGGER.

CALCULATIONS:

THE FOLLOWING CALCULATIONS SHALL BE SIGN AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA AND SUBMITTED PRIOR TO BEGINNING ANY HDD WORK:

1. PULL BACK FORCE.
2. PIPE STRENGTH CALCULATION.
3. RATE OF PENETRATION.
4. MAXIMUM ALLOWABLE DRILLING FLUID PRESSURE CALCULATION.
5. CONTRACTOR SHALL CONFIRM THAT THE DESIGN PARAMETERS DO NOT RESULT IN INSTALLATION STRESSES THAT EXCEED ALLOWABLE PIPE STRESSES.

SHOP DRAWING SUBMITTALS:

ACTUAL CATALOG DATA, BROCHURES AND DESCRIPTIVE LITERATURE WILL NOT BE REQUIRED FOR ITEMS OF STANDARD USAGE WHICH MEET THE REQUIREMENTS OF THIS MANUAL. HOWEVER, SPECIALTY ITEM NOT LISTED AND ALL ITEMS THAT MAY REQUIRE A COMPLETE SHOP DRAWING SUBMITTAL FOR ANY MATERIAL WHICH MAY, IN THE ENGINEER'S OR THE CITY'S OPINION, NOT BE IN COMPLIANCE WITH THIS MANUAL.

THE FOLLOWING DATA SHALL BE PROVIDED FOR EACH ITEM AND ARE NOT INCLUDED IN THIS MANUAL:

1. THE CONTRACTOR SHALL PROVIDE DETAILED SUBMITTALS OF THE PROPOSED PIPE AND FITTING PRODUCTS. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR PRODUCTS DELIVERED TO THE SITE WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE. HORIZONTAL DIRECTIONAL DRILLING SHALL NOT COMMENCE UNTIL THE CONTRACTOR HAS RECEIVED WRITTEN CITY APPROVAL OF ALL PROPOSED PRODUCT SUBMITTALS.
2. THE FOLLOWING INFORMATION SHALL BE SUBMITTED FOR ALL PROPOSED PIPES, FITTINGS, FLANGES, AND SPECIALS:
   a. CATALOG SHEETS AND/OR SPECIFICATIONS, VERIFYING COMPLIANCE WITH THE REQUIREMENTS OF THIS SECTION.
   b. SHOP DRAWINGS.
   c. MANUFACTURING QUALITY CONTROL AND QUALITY ASSURANCE PROCEDURES.
   d. MANUFACTURER'S RECOMMENDATIONS FOR TRANSPORTATION, HANDLING, AND STORAGE.
   e. MANUFACTURER'S RECOMMENDATIONS FOR FIELD JOINING AND JOINT QUALITY CONTROL.
   f. MANUFACTURER'S RECOMMENDATIONS FOR FIELD TESTING.
   g. PIPE AND FITTINGS MATERIAL QUALITY CONTROL AND ASSURANCE TEST RESULTS.
   h. PIPE MANUFACTURER'S BURSTS AND REJECTIONS TESTS.
   i. PRODUCT AND MATERIAL CERTIFICATIONS FOR COMPLIANCE WITH THE REFERENCED STANDARDS, FOR ALL PRODUCTS DELIVERED TO THE SITE.

DAILY REPORT:

CONTRACTOR SHALL MAINTAIN DAILY ACTIVITY REPORTS THROUGHOUT ALL DRILLING OPERATIONS, INCLUDING PIPE INSTALLATION. A SAMPLE DAILY REPORT SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO THE COMMENCEMENT OF DRILLING OPERATIONS.
DAILY REPORTS SHALL BE SUBMITTED AT THE HOURS OF COMPLETION, AND SHALL INCLUDE, FOR EACH DRILL ROD ADDED OR WITHDRAWN, OR EVERY 25 FEET DURING DRILLING, PRE-REAMING, AND PULLBACK:

1. DOWNHOLE TOOLS AND EQUIPMENT IN USE.
2. DESCRIPTION OF GROUND CONDITIONS ENCOUNTERED.
3. DESCRIPTION OF DRILLING FLUID.
4. DRILLING FLUID PUMPING RATES.
5. MAXIMUM AND MINIMUM DOWNHOLE FLUID PRESSURES.
6. DRILL HEAD LOCATION - AT LEAST EVERY 10 FEET ALONG THE BORE PATH.
7. DRILL STEM TORQUE.
8. DETAILS AND PERCEIVED REASONS FOR DELAYS GREATER THAN ONE HOUR OTHER THAN NORMAL BREAKS AND SHIFT CHANGES.
9. DETAILS OF ANY UNUSUAL CONDITIONS OR EVENTS.

RECORD DRAWINGS:

SUBMIT FOR CITY'S APPROVAL AS-BUILT RECORDS WITHIN FIVE WORKING DAYS OF COMPLETING PULL BACK. RECORD DRAWINGS AND BORE LOG SHALL BE IN VERTICAL DATUM NAVD88 AND HORIZONTAL DATUM NAD83 STATE PLANE FLORIDA EAST COORDINATE SYSTEM (US FEET), AND CONTAIN MINIMUM FOUR COORDINATE POINTS OF PROPERTY CORNERS WITHIN OR ADJACENT TO PROJECT SITE. RECORD DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND THE ENGINEER OF RECORD. CONTRACTOR SHALL CERTIFY ACCURACY OF ALL AS-BUILTS FOLLOWING THE CITY'S APPROVAL OF THE PRELIMINARY AS-BUILT SUBMITTAL. THE FINAL AS-BUILT RECORDS SHALL BE SUBMITTED.
THE PRELIMINARY AS-BUILT SUBMITTAL SHALL CONSIST OF:

1. TWO (2) COPIES OF THE BORE LOG.
2. TWO (2) 24 X 36? PAPER COPIES AT A SCALE NOT LARGER THAN 1:20 HORIZONTAL AND 1:2 VERTICAL, PROVIDING A PLAN AND PROFILE (DATA EVERY 25LF OF MAIN, MINIMUM), AND ALL INFORMATION RECORDED DURING WORK PROGRESS, INCLUDING ALL IDENTIFIED SUBSURFACE ANOMALIES.

THE FINAL AS-BUILT SUBMITTAL SHALL CONSIST OF:

1. ONE (1) ELECTRONIC COPY IN AUTOCAD FORMAT "DWG" ON NAD83 STATE PLANE FLORIDA EAST COORDINATE SYSTEM (US FEET), AND ONE "PDF".
2. THREE (3) COPIES OF THE BORE LOG.
3. THREE (3) 24? X 36? SIGNED AND SEALED PAPER SETS.
4. ONE (1) 24? X 36? SIGNED AND SEALED REPRODUCIBLE MYLAR SET.

NOTIFICATION:

THE CITY MUST BE NOTIFIED 48 HOURS (MINIMUM) IN ADVANCE OF STARTING THE HDD WORK. THE HDD SHALL NOT BEGIN UNTIL ALL NECESSARY SUBMITTALS FOR THE OPERATION HAVE BEEN COMPLETED AND APPROVED BY THE CITY.

SITE PREPARATION:

1. AS REQUIRED BY THE CONTRACT DOCUMENTS, PRIOR TO ANY ALTERATIONS TO THE WORK-SITE, THE CONTRACTOR SHALL PROVIDE A DIGITAL VIDEO RECORDING OF THE ENTIRE WORK AREA. ONE (1) COPY OF WHICH SHALL BE GIVEN TO THE CITY AND ONE (1) COPY TO REMAIN WITH CONTRACTOR FOR A PERIOD OF TWO (2) YEARS FOLLOWING THE COMPLETION OF THE PROJECT.
2. AT A MINIMUM, CONTRACTOR SHALL ENSURE THE PROTECTION OF ALL EXISTING UTILITIES BY FOLLOWING THE COMMON GROUND ALLIANCE BEST PRACTICES VERSION 1.0 OR LATEST VERSION, UNLESS EXCEPTIONS ARE SPECIFICALLY AGREED TO BY THE CITY.
3. THE CONTRACTOR SHALL COORDINATE UTILITIES LOCATES WITH SUNSHINE STATE ONE-CALL OF FLORIDA, INC. (800/432-4770 OR WEBSITE WWW.CALLSUNSHINE.COM).
4. ONCE THE LOCATE SERVICE HAS FIELD MARKED ALL UTILITIES, THE CONTRACTOR SHALL VERIFY EACH UTILITY (INCLUDING ANY SERVICE LATERALS, I.E. WATER, SEWER, CABLE, GAS, ELECTRIC, PHONE, ETC.) AND THOSE WITHIN EACH PAVED AREA. VERIFICATION MAY BE PERFORMED UTILIZING GROUND PENETRATING RADAR, HAND DIG, OR VACUUM EXCAVATION.
5. PRIOR TO INITIATING DRILLING, THE CONTRACTOR SHALL RECORD ON THE DRAWINGS BOTH THE HORIZONTAL AND VERTICAL LOCATION OF THE UTILITIES OFF OF A PREDETERMINED BASELINE.
6. THE CONTRACTOR SHALL MANAGE AND CONTROL DRILLING PRACTICES TO PREVENT DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LOSSES AND REPAIRS AS A RESULT OF DAMAGE TO UNDERGROUND UTILITIES RESULTING FROM DRILLING OPERATIONS.
7. THE CONTRACTOR SHALL MAKE A REASONABLE EFFORT TO LOCATE EVIDENCE OF ANY OTHER POTENTIAL SUBSURFACE OBSTRUCTIONS SUCH AS PILES OR PIERS.
8. THE WORK SITE SHALL BE GRADED AND FILLED TO PROVIDE A LEVEL WORKING AREA. NO ALTERATIONS BEYOND WHAT IS REQUIRED FOR CONSTRUCTION OPERATIONS SHALL BE PERFORMED WITHOUT PRIOR APPROVAL BY THE CITY.
9. FOLLOWING DRILLING OPERATIONS, CONTRACTOR WILL DE-MOBILIZE EQUIPMENT AND RESTORE THE WORK SITE TO ORIGINAL CONDITION. ALL EXCAVATIONS WILL BE BACKFILLED AND COMPACTED TO 95% OF ORIGINAL DENSITY (AT A MINIMUM), OR AS OTHERWISE SPECIFIED.

ENVIRONMENTAL PROTECTION:

1. CONTRACTOR SHALL INSTALL SILT FENCE BETWEEN ALL DRILLING OPERATIONS AND ANY DRAINAGE, WETLAND, WATERWAY OR OTHER AREA DESIGNATED FOR EROSION PROTECTION BY THE CITY OR OTHER STATE, FEDERAL AND LOCAL REGULATIONS.
2. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF THE CITY'S STORM WATER POLLUTION PREVENTION PLAN (SEE STANDARD DETAILS) AND THE DEWATERING SECTION OF THE CITY'S STANDARDS AND SPECIFICATIONS DESIGN MANUAL AND DETAILS, LATEST EDITION.
3. ADDITIONAL ENVIRONMENTAL PROTECTION NECESSARY TO CONTAIN ANY HYDRAULIC OR DRILLING FLUID SPILLS SHALL BE PUT IN PLACE, INCLUDING BERMS, SILT FENCING, AND OTHER MEASURES.
4. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE ENVIRONMENTAL REGULATIONS STATED IN LOCAL, STATE AND FEDERAL PERMITS, LAWS, RULES AND REGULATIONS.
5. FUEL MAY NOT BE STORED IN BULK CONTAINERS (GREATER THAN 25 GALLONS) WITHIN 200 FEET OF ANY WATER BODY, WETLAND OR ENVIRONMENTALLY SENSITIVE AREA.
6. A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT SHALL BE OBTAINED BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A "GENERIC PERMIT FOR DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY" FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) IN ACCORDANCE WITH THE DEWATERING SECTION OF THE CITY'S STANDARDS AND SPECIFICATIONS DESIGN MANUAL.
8. CONTRACTOR SHALL VERIFY THAT ALL ENVIRONMENTAL PERMITS ARE IN PLACE BEFORE COMMENCING ANY WORK ON THE PROJECT.

PERSONNEL QUALIFICATIONS CERTIFICATION:

1. DIRECTIONAL DRILLING:
   a. ALL DRILLING PERSONNEL SHALL BE FULLY TRAINED IN THEIR RESPECTIVE DUTIES AS PART OF THE DIRECTIONAL DRILLING CREW AND IN SAFETY.
   b. EACH DIRECTIONAL DRILL OPERATOR SHALL BE CERTIFIED BY THE MANUFACTURER OF ENVIRONMENTAL PRODUCTION (FDEP) IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) IN ACCORDANCE WITH THE DEWATERING SECTION OF THE CITY'S STANDARDS AND SPECIFICATIONS DESIGN MANUAL.
   c. THE CONTRACTOR SHALL HAVE A SUFFICIENT NUMBER OF COMPETENT WORKERS ON THE JOB AT ALL TIMES TO ENSURE THE DIRECTIONAL BORE PATH IS MAINTAINED AS DESIGNED.
2. PIPE ASSEMBLY:
   a. HORIZONTAL PIPE LENGTHS SHALL BE ASSEMBLED BY BUTT-FUSION UNLESS OTHERWISE SPECIFIED. CONNECTED FITTINGS SHALL BE FUSED OR MECHANICALLY JOINED TO THE PIPING AS SPECIFIED. JOINTS BETWEEN PIPE END PIPES AND PIPE FITTINGS SHALL BE MADE BY PERSONNEL TRAINED AND QUALIFIED FOR THE PROCEDURE.
   b. THE ON-SITE WELDER MAKING THE JOINTS SHALL HAVE RECEIVED SPECIFIC TRAINING FROM THE MANUFACTURER OF THE FITTINGS AND/OR FLANGES. THE WELDER SHALL ALSO HAVE WRITTEN PROOF OF PROPER TRAINING/CERTIFICATION FROM THE ASSOCIATED MANUFACTURERS.
   c. ONLY CERTIFIED WELDERS WHO HAVE WRITTEN TRAINING CERTIFICATIONS FROM THE FITTING AND/OR PIPE MANUFACTURER WILL BE ALLOWED TO PERFORM FUSIONS. AT LEAST ONE (1) FEET AND ACCURATE WITH TWO (2) FEET HORIZONTALLY. THE GUIDANCE SYSTEM SHALL BE OF A PROVEN TYPE AND SHALL BE OPERATED BY PERSONNEL TRAINED AND EXPERIENCED WITH THIS SYSTEM. THE OPERATOR SHALL BE AWARE OF ANY INTERFERENCE FIELDS THAT MAY AFFECT THE ACCURACY OF THE DRILL PATH AND SHALL CONSIDER SUCH INFLUENCES IN THE OPERATION OF THE GUIDANCE SYSTEM IF USING A MAGNETIC SYSTEM.
   d. ONLY CERTIFIED WELDERS WILL BE ALLOWED TO PERFORM FUSIONS. ALL WELDERS SHALL BE CERTIFIED BY THE MANUFACTURER TO BUTT WELD PIPE. THE ON-SITE WELDER (EMPLOYEE) MUST BE TRAINED AND CERTIFIED BY THE PIPE MANUFACTURER.
   e. THE FUSION WORK SHALL BE ACCOMPLISHED (WELDING AND COOL-DOWN/CLOSING TIMES) IN ACCORDANCE WITH THE FITTING AND PIPE MANUFACTURER'S RECOMMENDATIONS, AT A MINIMUM.
   f. EXTERNAL AND INTERNAL BEADS SHALL NOT BE REMOVED UNLESS APPROVED BY THE CITY.
   g. UPON REQUEST BY THE CITY OR CONSTRUCTION, THE PIPE MANUFACTURER SHALL PROVIDE TRAINING AND TRAINING MATERIALS IN THE MANUFACTURER'S RECOMMENDED BUTT FUSION, SADDLE FUSION AND ELECTRO FUSION PROCEDURES TO THE CONTRACTOR'S INSTALLATION PERSONNEL AND/OR OTHER PERSONNEL DESIGNATED BY THE CITY, AT NO ADDITIONAL COST TO THE CITY.
   h. ONLY CERTIFIED (MANUFACTURER CERTIFICATION) EMPLOYEES WILL BE ALLOWED TO COMPLETE THIS FUSION WORK.

MATERIALS:

ALL HIGH DENSITY POLYETHYLENE (HDPE, PE) PIPE AND FITTINGS:

MATERIALS USED FOR THE MANUFACTURER OF POLYETHYLENE PIPE AND FITTINGS SHALL BE PE3408 HIGH DENSITY POLYETHYLENE MEETING CELL CLASSIFICATION 345444C AS DETERMINED BY ASTM D3350-99. ELECTRO FUSION FITTINGS SHALL BE CELL CLASS 345444C OR 345444E AS DETERMINED BY ASTM D3350-99. ELECTRO FUSION FITTINGS SHALL BE MANUFACTURED IN PPI TR-4, RECOMMENDED HYDROSTATIC STRENGTHS AND DESIGN STRESSES FOR MATERIALS LISTED WITH THE PLASTICS PIPE INSTITUTE (PPI). THE MANUFACTURER SHALL CERTIFY THAT THE MATERIALS USED TO MANUFACTURE PIPE AND FITTINGS MEET THESE REQUIREMENTS. NOTE THAT NOMINAL PIPE SIZES ONLY MAY BE INDICATED ON THE DRAWINGS AND/OR SPECIFICATIONS. THE DIAMETER OF PIPE IS GENERALLY 1 TO 2-INCHES LARGER THAN NOMINAL DIAMETER.

4" POLYETHYLENE TUBING LINES (LOW PRESSURE SEWER LINES ONLY):

TUBING SHALL BE MANUFACTURED OF PE 3408, HIGH DENSITY POLYETHYLENE (HDPE), IN ACCORDANCE WITH ANSI/AWWA C901, ASTM D1248, ASTM D2239, ASTM D2737, ASTM F714, AND ASTM F771. TUBING SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 160 PSI AT 73OF PER ASTM D-2837. PIPE SHALL BE COPPER TUBE SIZE OR IPS SDR-9 AND SHALL BE COLORED BLACK OR GREEN. HDPE PIPE SHALL HAVE ULTRAVIOLET (UV) INHIBITORS FOR PROTECTION OF THE MATERIAL DURING STORAGE AND INSTALLATION. PROCEDURES FOR PIPE JOINING; PIPELINE PULLBACK, AND PULLBACK MONITORING.
PERCENTAGE OF INADVERTENT FLUID LOSSES AND SPILLS, AND CONTINGENCIES FOR RAPID CONTAINMENT AND CLEANUP, ADDRESSING: MEASURES TO MITIGATE RISK OF INADVERTENT FLUID RETURNS TO SURFACE. PROCEDURES FOR MONITORING AND CONTROLLING DRILLING FLUID FLOWS AND PRESSURES. EQUIPMENT, RESOURCES, AND PROCEDURES FOR IDENTIFYING, CONTAINING, AND CLEANING UP FLUID LOSSES AND SPILLS.

POLYETHYLENE PIPE (4 INCH AND LARGER):

HDPE PIPE SHALL CONFORM TO AWWA C906, DR-11, DUCTILE IRON PIPE (DIP) SIZE AND NSF 61 STANDARD. FOR PIPE SIZES 24-INCH AND LARGER, THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM F714. POLYETHYLENE (PE) PLASTIC PIPE (SDR-PR) BASED ON CONTROLLED OUTSIDE DIAMETER AND SHALL BE SO MARKED. EACH PRODUCTION LOT OF PIPE SHALL BE TESTED FOR SUSTAINED PRESSURE (SPTS) MELT INDEX, DENSITY, % CARBON, DIMENSIONS AND EITHER QUICK BURST OR RING TENSILE STRENGTH (EQUIPMENT PERMITTING).

ELECTRO FUSION COUPLING:

PERMANENT IDENTIFICATION OF PIPING SERVICE SHALL BE PROVIDED BY CO-EXTRUDING MULTIPLE EQUALLY SPACED COLOR STRIPES INTO THE PIPE OUTSIDE SURFACE OR BY SOLID COLORED PIPE SHELL. THE STRIPING MATERIAL SHALL BE THE SAME MATERIAL AS THE PIPE MATERIAL. THE STRIPE AND SOLID PIPE COLORS SHALL BE USED TO IDENTIFY PIPING SERVICE (PRESSURE SERVICE):
BLUE - POTABLE WATER
GREEN - WASTEWATER OR FORCE MAIN
PURPLE - RECLAIMED WATER
BLACK - RAW WATER

POLYETHYLENE FITTINGS AND CUSTOM FABRICATION:

POLYETHYLENE FITTINGS AND CUSTOM FABRICATIONS SHALL BE MOLDED OR FABRICATED BY THE PIPE MANUFACTURER OR TRAINED PERSONNEL. BUTT FUSION OUTLETS SHALL BE MADE TO THE SAME OUTSIDE DIAMETER, WALL THICKNESS, AND TOLERANCES AS THE MATING PIPE. ALL FITTINGS AND FLANGES SHALL BE RATED FOR AT LEAST THE SAME INTERNAL PRESSURE AS THE MATING PIPE. FABRICATED FITTINGS MUST HAVE THE SAME WORKING PRESSURE AS THE MATING PIPE.

MOLDED FITTINGS:

MOLDED FITTINGS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM D3261, BUTT HEAT FUSION POLYETHYLENE (PE) PLASTIC FITTINGS FOR POLYETHYLENE (PE) PLASTIC PIPE AND TUBING, AND SHALL BE SO MARKED. EACH PRODUCTION LOT OF MOLDED FITTINGS SHALL BE SUBJECTED TO THE SUSTAINED HYDROSTATIC PRESSURE TEST.

FABRICATED FITTINGS:

FABRICATED FITTINGS SHALL BE MADE BY HEAT FUSION JOINING SPECIALLY MACHINED SHAPES CUT FROM PIPE, POLYETHYLENE SHEET STOCK, OR MOLDED FITTINGS. FABRICATED FITTINGS SHALL BE RATED FOR INTERNAL PRESSURE SERVICE EQUIVALENT TO THE FULL SERVICE PRESSURE RATING OF THE MATING PIPE. FABRICATED FITTINGS ACCEPTABLE FOR SURFACE STEEL FITTINGS SHALL BE FOUND IN SUCH CASES, THE CITY MAY APPROVE BRASS FITTINGS IN ADVANCE ON A CASE-BY-CASE BASIS. TUBING SHALL BE APPROVED FOR USE WITH POTABLE WATER BY THE NSF. TUBING SHALL BE MARKED PERMANENTLY AND SHALL BE CONTINUOUSLY MARKED AT INTERVALS OF NOT MORE THAN FOUR FEET WITH THE FOLLOWING:

1. NOMINAL SIZE
2. MANUFACTURER'S NAME OR TRADEMARK
3. PRESSURE RATING
4. STANDARD DIMENSION RATIO
5. NSF SEAL OF APPROVAL

ELECTRO FUSION COUPLING:

POLYETHYLENE SERVICE LINE TUBING SHALL CONFORM TO SPECIFICATIONS IN THIS MANUAL, EXCEPT AS SPECIFIED HEREIN. SERVICES 2 INCHES AND SMALLER SHALL INCLUDE AN INTEGRAL SHUT-OFF VALVE AND BE PHILMAC FUSE-A-CORP FUSIBLE VALVE, OR EQUAL. PLASTICS ELECTRO FUSION SADDLE TAPPING TEE (USE SHELL CUTTER TO CUT THE HDPE OR DIP APPROVED EQUAL). THE CONTRACTOR SHALL SUPPLY ALL ADAPTERS, ELECTROFUSED COUPLINGS, AND SPECIAL FITTINGS NECESSARY TO TRANSITION FROM THE SERVICE CONNECTION TO THE CITY STANDARD POLYETHYLENE SERVICE TUBING AT BOTH ENDS. SERVICES ARE TO BE IN ACCORDANCE WITH ALL CITY STANDARDS.

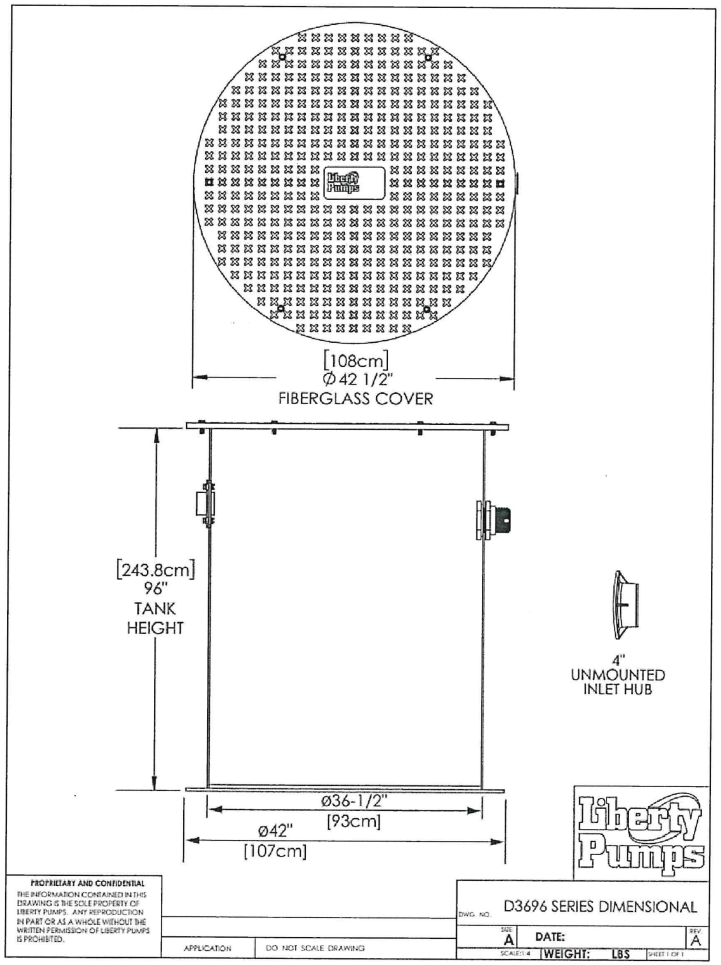
DRILLING FLUIDS:

DRILLING FLUIDS SHALL BE A BENTONITE SLURRY.

DELIVERY, STORAGE AND HANDLING OF MATERIALS:

1. CONTRACTOR SHALL INSPECT MATERIALS DELIVERED TO THE SITE FOR DAMAGE. ALL MATERIALS FOUND DURING INSPECTION OR DURING THE PROGRESS OF WORK TO HAVE CRACKS, FLAWS, CRACKED LININGS, OR OTHER DEF

D3696LSG/LSGX-Series Dimensional Data



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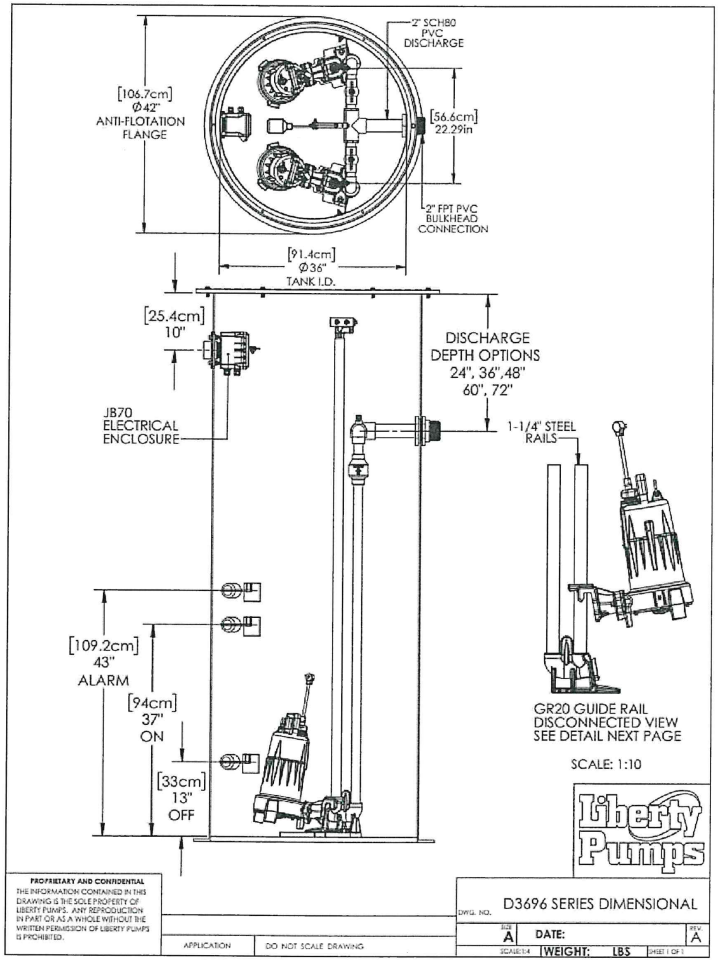

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Liberty Pumps

MAI ENGINEERING SERVICES, INC.
2510 US 1 SOUTH SUITE D
ST. AUGUSTINE, FL 32086
PHONE (904)794-1760
FAX (904)794-1768
quoc@maiengineer.com

QUOC H. B. MAI
LICENSE
No. 64006
JAN 03 2024
STATE OF FLORIDA
LICENSED ENGINEER
QUOC H. MAI
FL 64006 OR 64006
PROFESSIONAL ENGINEER

GRINDER PUMP DETAIL

THEODORE ST. EXTENSION
ST. AUGUSTINE, FLORIDA

PREPARED FOR
ALISON G. TURNER

DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	10/26/2023
JOB No.:	1481
SHEET No.:	D19

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
March 5, 2024	7.f.	PZB2024-0015
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	550 W King Street	112610-0000



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: (St. Johns County Property Appraiser)	Vacant Commercial (1000)
Future Land Use Designation:	Commercial Medium Intensity
Zoning Designation:	Commercial Medium-Two: (CM-2)
Acreage:	0.41
Applicant and Owner:	Gary Northrup c/o Komorebi Bonsai Garden.

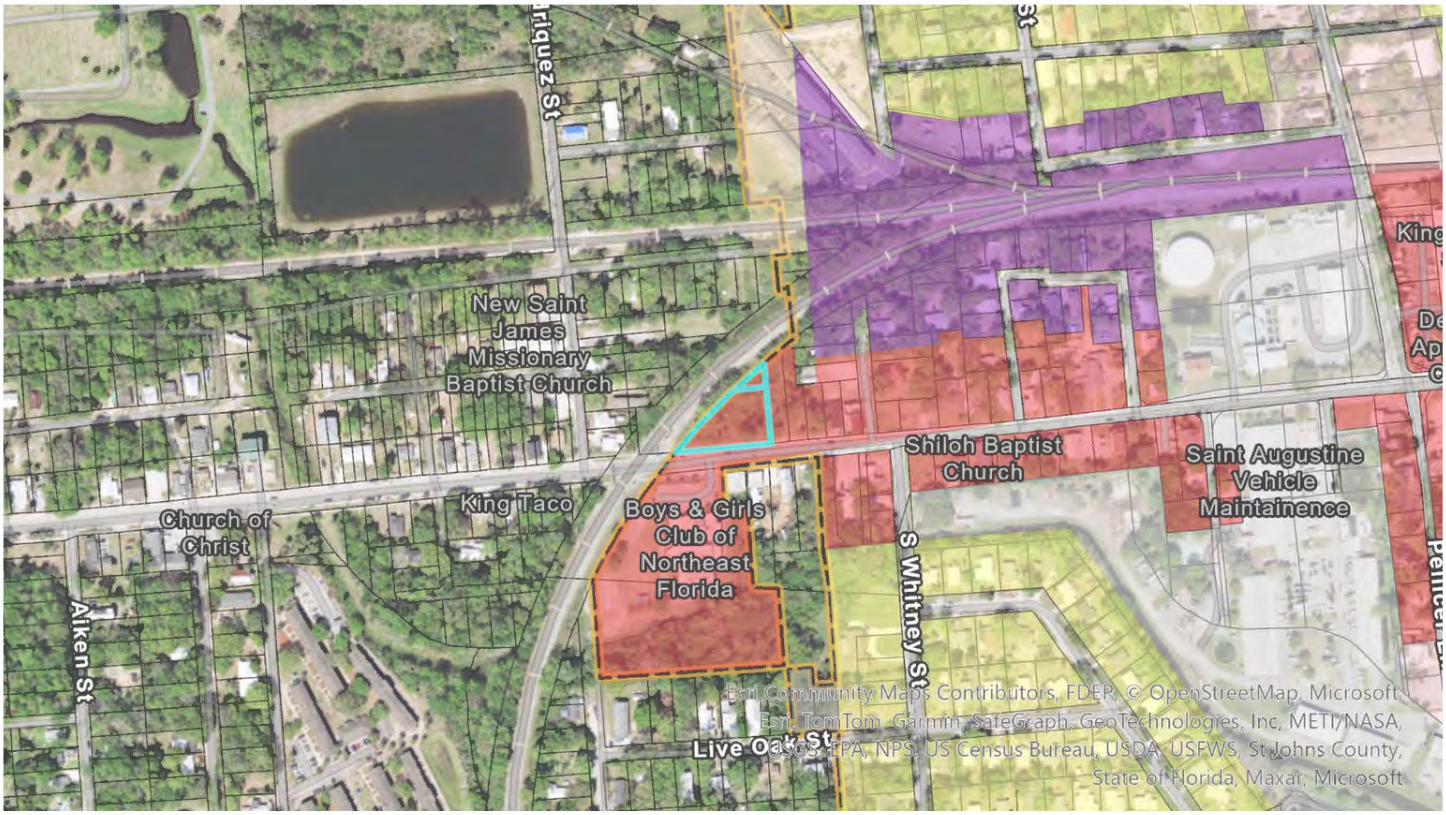


Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	9800 – Centrally Assessed (Florida East Coast Railway)	St. Johns County	St. Johns County
South	8900- Municipally Owned 7705- Clubs, Lodges or Union Halls 1705- Office Buildings (1 Story)	Commercial Medium Intensity	CM-2
East	1000 – Vacant Commercial	Commercial Medium Intensity	CM-2
West	9800 – Centrally Assessed (Florida East Coast Railway)	St. Johns County	St. Johns County

Request Summary

This is a request for Conservation Overlay Zone (COZ) development to remove four (4) existing significant trees within Conservation Overlay Zone 3. An approval of this request would allow for the development of the site for Komorebi Bonsai Garden. The applicant has stated in their application that the justification for the request is due to the unique shape of the site, building code requirements for site grade, and the requirements of the West King Street Design Corridor.

Trees Removed			Trees Retained			Trees Planted			
Type (dbh)	Size Range	Deficit	Type (dbh)	Size Range	Credit	QTY	Type (dbh)	Size Range	Credit
9' Sugarberry	7+ dbh	**1**	11" Pecan	7+ dbh	2	2	Eagleston Holly	2+ dbh	2
5' Sugarberry	3+ dbh	0.5	13" Cabbage Palm	12+ dbh	3	4	Eagleston Holly	4+ dbh	8
17' Cabbage Palm	12+ dbh	1.5	15' Cabbage Palm	12+ dbh	3	2	Red Cedar	2+ dbh	2
21" Live Oak	**20+ dbh**	**2**	15' Cabbage Palm	12+ dbh	3	4	Red Cedar	4+ dbh	8
3' Red Maple	3+ dbh	0.5	17" Laurel Oak	12+ dbh	3	3	Sabal Palmetto	3+ dbh	4.5
16' Sweetbay	**12+ dbh**	**1.5**	7" Southern Magnolia	7+ dbh	2				
22" Red Maple	**20+ dbh**	**2**	6" Southern Magnolia	3+ dbh	1				
16' Water Oak	**12+ dbh**	**1.5**	11" Southern Magnolia	7+ dbh	2				
12" Cabbage Palm	12+ dbh	1.5	10" Southern Magnolia	7+ dbh	2				
15'" Cabbage Palm	12+ dbh	1.5	8" Red Maple	7+ dbh	2				
			15' Red Maple	12+ dbh	3				
	Deficits	13.5		Retaining Credits	26			Planting Credits	24.5
								Total Credits	**37**

***Significant Trees in Bold**

Consistency with the City of St. Augustine's Comprehensive Plan 2040

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use		N/A
Historic Preservation		N/A
Conservation and Coastal Management		Policy 2.4.2
Recreation and Open Space		N/A
Transportation and Mobility		N/A
Housing		N/A
Infrastructure		N/A

Staff Analysis of Compliance with the City of St. Augustine's Code of Ordinances

Removal of significant trees shall be reviewed by the Planning and Zoning Board, all significant trees removed shall be replaced in accordance with the requirements of Chapter 25. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation. In determining whether or not a permit required by this section should be issued, the PZB shall consider and base all decisions on the following:

a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
e. Whether the tree has been designated a significant tree.
f. Impact upon the urban and natural environment, including:
    1. Ground and surface water stabilization.
    2. Water quality and aquifer recharge.
    3. Ecological impacts.
    4. Noise pollution.
    5. Air movement.
    6. Air quality.
    7. Wildlife habitat.

g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

The location of the planned development was designed to meet the requirements of the West King Street Design Corridor, while constrained by the triangular shape of the parcel and a low-lying area. The applicant is retaining trees onsite outside of the development area, totalling11 trees. The tree mitigation plan includes the addition of 15 trees. The applicant is demonstrating 37 positive tree credits.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 3. The proposed work in this application is for the construction of a new commercial enterprise at 550 West King Street / PID 112610-0000.



Sarah Daugherty
Senior Planner
Planning and Building Department

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee:_____(plus advertising costs) Project Number:_____

Receipt Number:_____ Meeting Date:_____

Advertising Costs: $_____ Paid On:_____ Receipt Number:_____

---

1. NAME OF APPLICANT: Gary Northrup Contact Number: 704-309-4668
   Business *(if applicable)*: Komorebi Bonsai Garden
   Address: 550 West King St City: St Augustine State: FL Zip: 32084
   E-Mail Address: ghnorthrup@aol.com
2. NAME OF PROPERTY OWNER: Gary Northrup Contact Number: 704-309-4668
   Business *(if applicable)*:
   Address: 16 Turnbull Hill Ct City: St. Augustine State: FL Zip: 32092
   E-Mail Address: ghnorthrup@aol.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 2 Block: 28
   Subdivision: Dancy Tract Parcel Number: 1126100000
4. PROJECT STREET ADDRESS: 550 West King Street
5. SPECIFIC PROPOSED USE: Retail Business - Sale Ornamental Bonsai Trees and Garden
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☒ Other: Tree Removal
7. DESCRIPTION OF ACTION REQUESTED: Tree removal due to project development. Please see the Construction and Landscape Plans sheet L1 for a full list of the proposed trees to be removed.
8. JUSTIFICATION FOR ACTION REQUESTED: Due to the unique shape of the lot, a building size tree removal is required for development.

04/18/2019

9. **IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:**

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: The shape and topography both impose a disadvantage. The lot is a triangular topography sloping to an existing drainage ditch. To develop per building code site grade must be brought up. This requires the removal of tree in low areas.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: Yes the tree removal is required to develop and meet West King Street Design Corridor along with building and ADA codes

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: The size, shape, and existing conditions of the parcel are in the same condition as when the parcel was purchased and have not been created by the owner or applicant.

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: The variance would allow for a Japanese Bonsai Garden, which is an art form, to be established in an area that is currently an overgrown lot. The intent is to assist in the development and enhancement of the West King Corridor. It is anticipated that this project will help increase foot traffic in the corridor.

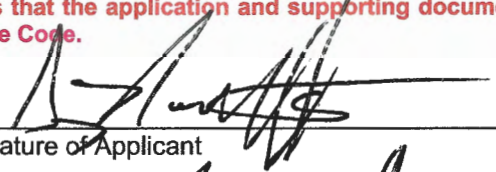
10. PREVIOUS APPPLICATIONS:
Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?
☒ Yes ☐ No If yes, please give date and final disposition below.

11. AGREEMENT:
In filing this application, I understand that it becomes a part of Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

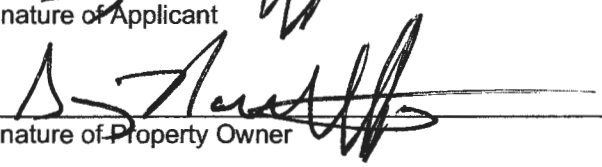
Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the Board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the Board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the Code.



Signature of Applicant — Date: 2/4/24



Signature of Property Owner — Date: 2/4/24

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

The applicant acknowledges and agrees that the City offers weekly Friday Review development review meetings, as well as, department specific applicant meetings with its reviewing staff at any point in the application process to attempt to resolve outstanding issues. The applicant is responsible for scheduling any requested meetings with City staff directly.

The applicant acknowledges and agrees that if after three unresolved submittals the applicant elects to proceed with final approval or denial proceedings, the applicant must request so in writing to the City.

Gary Northrup

Print name of applicant



Signature of applicant

2/4/24

Date

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Matthews Design is/are hereby authorized TO ACT ON BEHALF OF Gary Northrup, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: _____

BY: _____
Signature of Owner

Gary Northrup
Print Name of Owner

704.309.4668
Telephone Number

State of _____

County of _____

Signed and sworn before me on this _____ day of _____, 20__.

By _____

Identification verified:

Oath sworn: _____ Yes _____ No

Notary Signature: _____

My Commission expires: _____

Rev:022117

PZB APPLICATION FEE SCHEDULE

Planning and Zoning Board fees are set by Resolution 2021-38 as follows:

Description of Work	Fee Amount
Rezoning: small scale	$300.00 + ads & notices
Rezoning: large scale	$1,000.00 + ads & notices
Land Use Plan Amendment: small scale	$400.00 + ads & notices
Land Use Plan Amendment: large scale	$1,400.00 + ads & notices
Planned Unit Development	$400.00 or $35.00/acre, whichever is greater, $1,400 max + ads & notices
Zoning Variance	$350.00 + ads & notices
Zoning Exception	$250.00 + ads & notices
Conservation Overlay Zone Development	$165.00 + ads & notices
Significant Tree Removal or Appeal of Tree Removal Permit Denial	$165.00 + ads & notices
Appeal of Staff Determination	$200.00 + ads & notices
Application to Amend Zoning Code	$600.00 + ads & notices
Subdivision Plat Review	$275.00 + ads, notices & additional associated costs

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

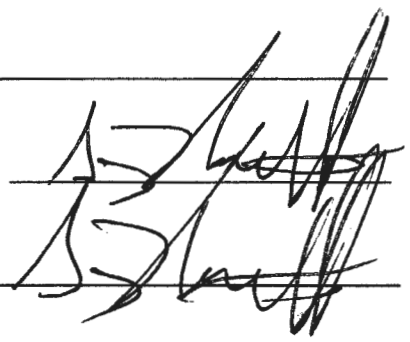
By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other-than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Building Department Staff.

Project Address: 550 West King St

Applicant's Name: Gary Northrup Applicant's Signature: _____

Owner's Name: Gary Northrup Owner's Signature: _____



Carter Environmental Services

Environmental Narrative
Northrup – 550 West King Street
Existing and Proposed Site Conditions
February 2023

1.0 INTRODUCTION

The applicant is requesting an Environmental Resource Permit (ERP) for the construction of a commercial bonsai garden facility. The parcel is located in Section 41, Township 7 South, Range 29 East in St. Augustine, St. Johns County, Florida (Figure 1). More specifically, the +/- 0.44-acre parcel is located at 550 West King Street, St. Augustine, FL 32084 and is comprised of St. Johns County parcel ID: 112610-0000.

The proposed project entails the construction of a commercial bonsai garden facility. The applicant proposes to fill +/- 0.02 acres of wetlands (Figure 5). According to the hydrogeotechnical report provided by Jackson Geotechnical Engineering, LLC (see attached), the existing drainage ditch along the eastern portion of the property has impacted the water level on the site. The lateral extent of groundwater drawdown due to the drainage ditch extends 317 feet from the wetted perimeter of the ditch and has drawdown of 6 inches for an estimated distance of 110 feet from the ditch. Therefore, CES asserts that the onsite wetland has been reduced from approximately 0.33 acres to 0.02 acres in size due to the ditch drawdown analysis. We are seeking the District's concurrence on this opinion as part of this application.

The applicant proposes to mitigate for the adverse impacts by purchasing mitigation bank credits. Once the wetland lines have been reviewed, approved, surveyed and UMAM scores have been agreed upon for direct and any presumed secondary wetland impacts, the applicant will provide a reservation of credit letter from a mitigation bank which serves the project area for which a permit is sought.

Based on the revised 2020 WOTUS definition, CES believes the wetland feature on the site to be federally jurisdictional (Figure 6).

In November 2019, stormwater improvements along South Whitney Street and West King Street were permitted (Permit No. 159463-2) to improve drainage along Oyster Creek. This involved replacing box culverts on the subject property at the ditch intersection with West King Street and raising West King Street to a minimum elevation of 7 feet NAVD. Approximately 0.05 acres of surface water and/or wetland impacts were proposed and a No Permit Required was issued.

2.0 EXISTING SITE CONDITIONS

The site includes wetlands regulated by the St. Johns River Water Management District (SJRWMD) and Florida Department of Environmental Protection (DEP). The wetland jurisdiction lines were flagged by Carter Environmental Services, Inc. (CES) in November 2022. The site currently consists of undeveloped, vegetated land. These conditions have remained relatively consistent for at least the past three decades, based on historical aerial imagery.

2.1 Elevations and Hydrology

The site topography generally slopes downward towards the drainage ditch feature that extends north to south along the eastern portion of the site. The site is composed predominantly of a non-forested wetland feature and a landscaped right-of-way along West King Street (Figure 4). A drainage ditch flows south underneath the Florida East Coast railroad located to the north of the subject property, extends along the eastern portion of the subject property and underneath West King Street, and discharges into Oyster Creek to the south of West King Street. The elevations of the property range from approximately +5 feet to +16 feet NGVD. The highest elevations are located on the southwest corner of the property, with the lowest elevations along the eastern boundary.

2.2 Soils

The *Soil Survey of St. Johns County, Florida* indicates the following one (1) soil type is present within the property (Figure 2):

Astatula-Urban land complex (54): This map unit consists of nearly level to sloping, excessively drained Astatula soils on broad upland ridges and urban land. Astatula soils have a water table at a depth of more than 72 inches. Typically, Astatula soils have a surface layer of very dark grayish brown fine sand about six inches thick. Below that is fine sand, which extends to a depth of 80 inches or more. It is yellowish brown and has pockets of very dark grayish brown in the upper 11 inches. Below that, the material is strong brown and has pockets of light yellowish brown.

2.3 Vegetative Community Types

The proposed project area (+/- 0.44 acres) is characterized by two (2) generalized vegetative communities/land use classifications per Florida Land Use, Cover, and Forms Classification System [(FLUCFCS) Florida Department of Transportation (FDOT), State Topographic Bureau, Thematic Mapping Section, 1999)].

Upland Communities

Undeveloped Land within Urban Area (FLUCFCS 191) – This portion of the subject property comprises the uplands onsite and consists of the right-of-way along West King Street. This area is maintained regularly and consists mostly of St. Augustine grass (*Stenotaphrum secundatum*), ragweed (*Parthenium hysterophorus*), thistle (*Cirsium spp*.), and Caesar's weed (*Urena lobata*) along with other roadside grasses and weeds.

Wetland Communities

Vegetated Non-Forested Wetlands (FLUCFCS 640) – This community is defined by the lack of a canopy stratum and only consisting of shrub and groundcover vegetation. Several red maples (*Acer rubrum*), laurel oaks (*Quercus laurifolia*) and sugar berry (*Celtis laevigata*) trees are present on the subject property, but are not numerous enough for a defined canopy stratum. The understory consists of cabbage palm (*Sabal palmetto*), Peruvian primrose-willow (*Ludwigia peruviana*), Carolina willow (*Salix caroliniana*), soft rush (*Juncus effusus*) and Virginia chain fern (*Woodwardia virginica*).

Surface Waters/Other

Drainage Ditch (FLUCFCS 510) – A manmade drainage ditch is present along the eastern portion of the subject property. The drainage ditch flows south and extends north beyond the Florida East Coast railroad and south underneath West King Street, where it ultimately discharges into Oyster Creek.

2.4 Wildlife

Indicators such as scat, tracks, calls, etc. were used to determine if a species is found on-site. The species observed during the survey were typical for the habitat on forested uplands/wetlands in northeast Florida. Some of the observations included eastern gray squirrel (*Sciurus carolinensis*), green anole (*Anolis carolinensis*) and Gulf fritillary butterfly (*Agraulis vanillae*).

A review of the current FWC database of wading bird rookeries (FWC Wading Bird Locator 2021) revealed no known rookery within a one-mile radius of the property. According to the FWC Eagle Nest Locator Database (2022), five (5) bald eagle (*Haliaeetus leucocephalus*) nests are on record within five miles of the property. The nearest nest is located approximately 0.85-miles to the north of the property boundary.

Also, CES did not identify any likely gopher tortoise (*Gopherus polyphemus*) habitat on the site, based on the mapped soils, and no tortoises nor their burrows were observed during any site visits.

3.0 PROPOSED SITE CONDITIONS

The proposed project entails the construction of a commercial bonsai garden facility. According to the hydrogeotechnical report provided by Jackson Geotechnical Engineering, LLC (see attached), the existing drainage ditch along the eastern portion of the property has impacted the water level on the site. The lateral extent of groundwater drawdown due to the drainage ditch extends 317 feet from the wetted perimeter of the ditch and has a drawdown of 6 inches for an estimated distance of 110 feet from the ditch. Therefore, CES asserts that the onsite wetland has been reduced from approximately 0.33 acres to 0.02 acres in size due to the ditch drawdown analysis. The applicant proposes to fill +/- 0.02 acres of wetlands (Figure 5).

All prudent and necessary steps will be taken during construction, and for the duration of the project, to ensure that no adverse impacts to water quality will occur. This may include, but is not limited to, siltation curtains, synthetic hay bales, and floating turbidity screens as necessary. All newly exposed surfaces will be seeded or sodded as soon as practicable.

4.0 ELIMINATION AND REDUCTION

The applicant proposes to offset all adverse impacts by purchasing mitigation bank credits from an approved mitigation bank which serves the basin for which a permit is sought. The mitigation bank utilized will be both regionally significant and provide greater long-term ecological value than the proposed impacts. The proposed mitigation will meet the criteria of section 10.2.1.2 (b), Applicant's Handbook Volume I which states the Agency will not require design modifications to reduce or eliminate impacts when the applicant proposes mitigation which is both regionally significant and provides greater long-term ecological value than the affected wetlands.

5.0 MITIGATION PLAN

To offset freshwater non-forested wetland impacts, the applicant proposes to purchase 0.01 mitigation bank credits (see attached draft UMAM) from an approved mitigation bank. Once the wetland lines have been reviewed, surveyed, and incorporated into the site plan, we will be able to accurately quantify wetland impacts and propose adequate mitigation to offset the proposed adverse wetland impacts. Upon agreement of the mitigation plan, the applicant will provide a reservation of credit letter.

6.0 SECTION 404 JURISDICTION

Please see the attached *Information Required for a WOTUS Determination*. In addition, please see the attached figures (Figure 6) which help depict the severance/connections to downstream waters of the US as revised by the Navigable Waters Protection Rule 2020. Based on the revised 2020 WOTUS definition, CES believes all wetland features on the site to be federally jurisdictional.

7.0 CONCLUSION

Pursuant to the conditions of permit issuance, as stated in sections 40C-4.301 and 40C-4.302 of the Florida Administrative Code (F.A.C.), in addition to sections 10.1.1 and 10.2.2 of the Applicant's Handbook (A.H.), we believe the project successfully avoids adverse impacts to downstream waters or regulated fish and wildlife wetland habitat.

Once the wetland lines are reviewed and approved, the applicant will have the surveyor edit the wetland line, if necessary, and incorporate into the site plan and CES/civil engineer will be able to provide a more complete permit application, including UMAM scoring and the necessary mitigation materials.

Information Required for a WOTUS Determination in State-assumed Waters

I. General Information

The following information is necessary if an applicant is requesting that the Department perform a Waters of the United States (WOTUS) jurisdictional determination pursuant to the Navigable Waters Protection Rule (40 C.F.R. 120) during review of a State 404 Program permit application, a Formal Determination under Chapter 62-340, F.A.C., or a request for verification that no permit is required under the State 404 Program. This form is provided as a service to applicants and petitioners. Use of the form may assist efficient review.

II. Findings

A. Summary

Check all that apply. At least one box from the following list MUST be selected. Complete the corresponding sections/tables and summarize data sources.

☐ The review area is comprised entirely of dry land (i.e., there are no waters or water features, including wetlands, of any kind in the entire review area).
Rationale: (N/A or describe rationale)

X There are "waters of the United States" within Clean Water Act jurisdiction within the review area (complete appropriate tables in Section II.B).

☐ There are waters or water features excluded from Clean Water Act jurisdiction within the review area (complete table in Section II.C)

B. Clean Water Act Section 404 Jurisdiction (40 C.F.R. 120)

Please expand tables or use additional sheets as needed. Include measurement units in size column (acres, linear feet, etc.).

Traditional Navigable Waters ((1)(i) waters)

(1)(i) Name	(1)(i) Size	(1)(i) Criteria	Rationale for (1)(i) Determination
N/A			

Note: All Territorial Seas and any Traditional Navigable Water (TNW) listed in Appendix B of the 404 Handbook (Retained Waters List) are not assumable under the State 404 Program. If your project site contains or borders one of these waters and you are proposing or plan to propose dredge or fill activities in adjacent wetlands or other surface waters within 300 feet of the mean high tide line or ordinary high water mark, please apply to the US Army Corps of Engineers (USACE) for a permit or jurisdictional determination under Section 404 of the Clean Water Act.

Authority: The Department does not have authority to determine whether a waterbody is a TNW and must rely on USACE determinations. All waters listed in Appendix B of the 404 Handbook are TNWs. A TNW may also be any waterbody not listed in Appendix B of the 404 Handbook that has been previously designated as a TNW in a USACE-issued Approved Jurisdictional Determination (AJD).

Tributaries ((1)(ii) waters)

(1)(ii) Name	(1)(ii) Size	(1)(ii) Criteria	Rationale for (1)(ii) Determination
N/A			

Lakes and ponds, and impoundments of jurisdictional waters ((1)(iii) waters)

(1)(iii) Name	(1)(iii) Size	(1)(iii) Criteria	Rationale for (1)(iii) Determination
N/A			

Adjacent wetlands ((1)(iv) waters)

(1)(iv) Name	(1)(iv) Size	(1)(iv) Criteria	Rationale for (1)(iv) Determination
0.33	**0.33 ac.**	**(a)(4) Wetland abuts an (a)(1)-(a)(3) water.**	**The wetland is connected to waters of the U.S. by a drainage ditch which flows under W King Street and into Oyster Creek which discharges into the San Sebastian River.**

C. Excluded Waters or Features

Excluded waters ((2)(i) – (2)(xii))

Name	Size	(2) Exclusion	Rationale for Exclusion Determination
N/A			

III. Supporting Information

A. Resources Used

Select/enter all resources that were used to aid in this determination and attach data/maps to this document and/or references/citations in the administrative record, as appropriate.

- ☐ Information submitted by, or on behalf of, the applicant/consultant (Title(s) and date(s)):
- X Current 62-340, F.A.C. delineation: **Figure 3**
- X Aerial photographs: **Current aerial (Figure 2-5)**
- X Other photographs: **Existing Conditions/FLUCFCS Map (Figure 4) and Draft Site Plan/Proposed Conditions Map (Figure 5)**

- ☐ Previous WOTUS jurisdictional determinations (Corps PJD or AJD/Department WOTUS determination): **N/A**
- ☐ Previous or current 62-340, F.A.C. formal jurisdictional determination: **N/A**
- ☐ Antecedent Precipitation Tool (provide detailed discussion in Section III.B.): **N/A**
- X USDA NRCS Soil Survey (Title(s) and/or date(s)): **Figure 2**
- X USFWS NWI maps (Title(s) and/or date(s)): **Figure 2**
- X USGS topographic maps (Title(s) and/or date(s)): **Figure 1**

Other data sources used to aid in this determination:

Data source	Name and/or date and other relevant information
USGS Sources	
USDA Sources	
NOAA Sources	
USACE Sources	
State/Local/Tribal Sources	
Other Sources	

B. Typical Year Assessments

N/A or provide typical year assessment for each relevant data source used to support the determination:

N/A

C. Additional comments to support the WOTUS jurisdictional determination

N/A or provide additional discussion as appropriate:

N/A

IV. Agency Approval [For Internal Agency Use Only]

This State 404 Program WOTUS Information Form was reviewed and approved by the following Department Certified Wetland Evaluator(s) (CWE):

_____ _____

Name of CWE Approval Date

_____

Field Review Date(s)

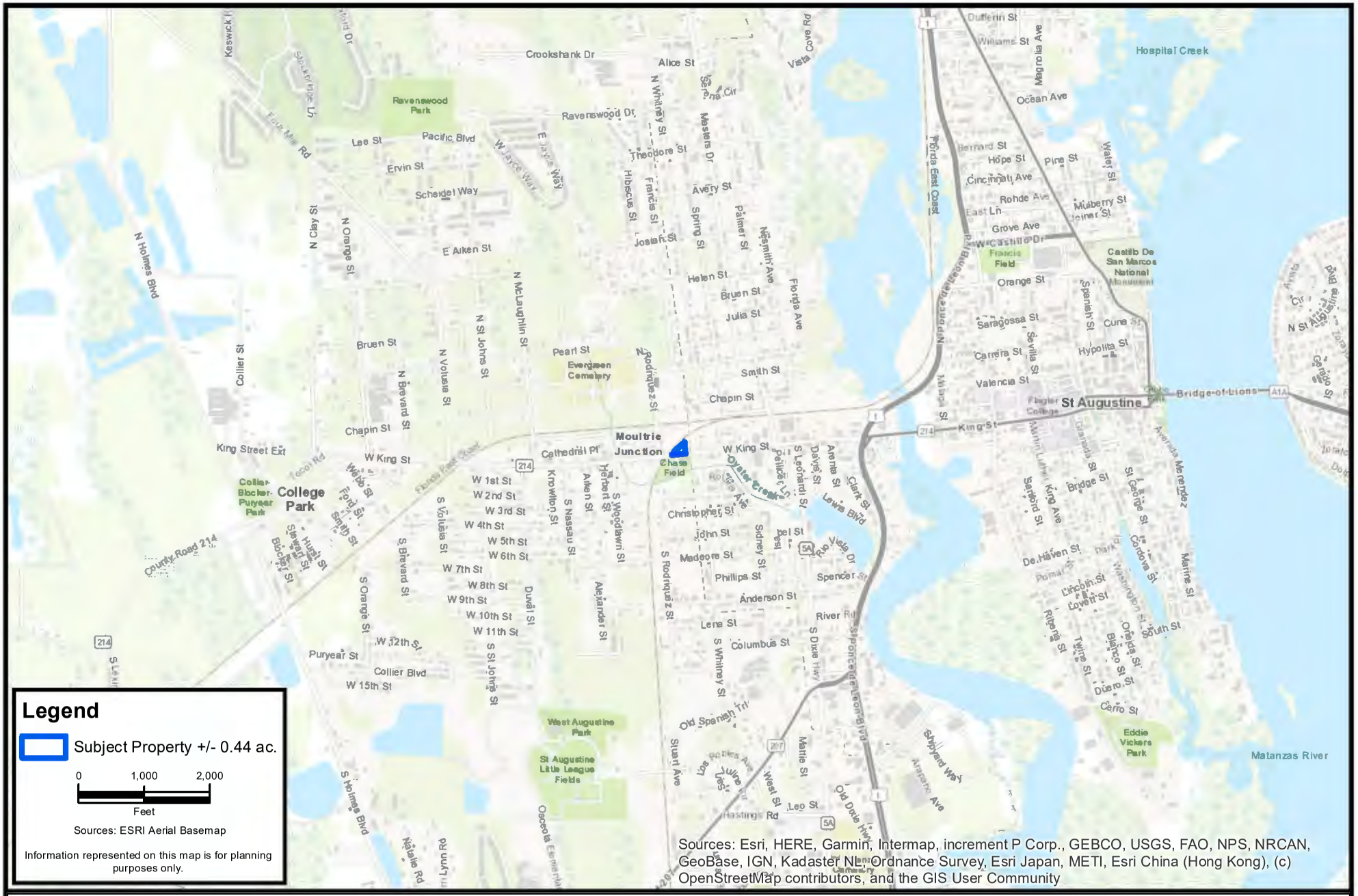
_____ _____

Name of CWE Approval Date

_____

Field Review Date(s)

Disclaimer: This form is only intended to assist the Florida Department of Environmental Protection in administering their approved state Clean Water Act Section 404 program. This form is not a "jurisdictional determination" or "approved jurisdictional determination" as defined and governed by the U.S. Army Corps of Engineers' regulations per 33 C.F.R. § 331.2. This form is not binding on the federal government. The U.S. Environmental Protection Agency has final authority to construe the jurisdictional term "waters of the United States" under the Clean Water Act.



CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Location Map

550 West King Street

Project:	5.22549	St. Johns County, FL	Date: Nov 11 2022	Figure:	1



CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
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Soils/NWI Map

550 West King Street

Project:	5.22549	St. Johns County, FL	Date: Nov 11 2022	Figure:	2



CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Wetland Delineation Assessment Map

550 West King Street

Project:	5.22549	St. Johns County, FL	Date: Nov 09 2022

Figure: 3



CARTER ENVIRONMENTAL SERVICES, INC.
CES
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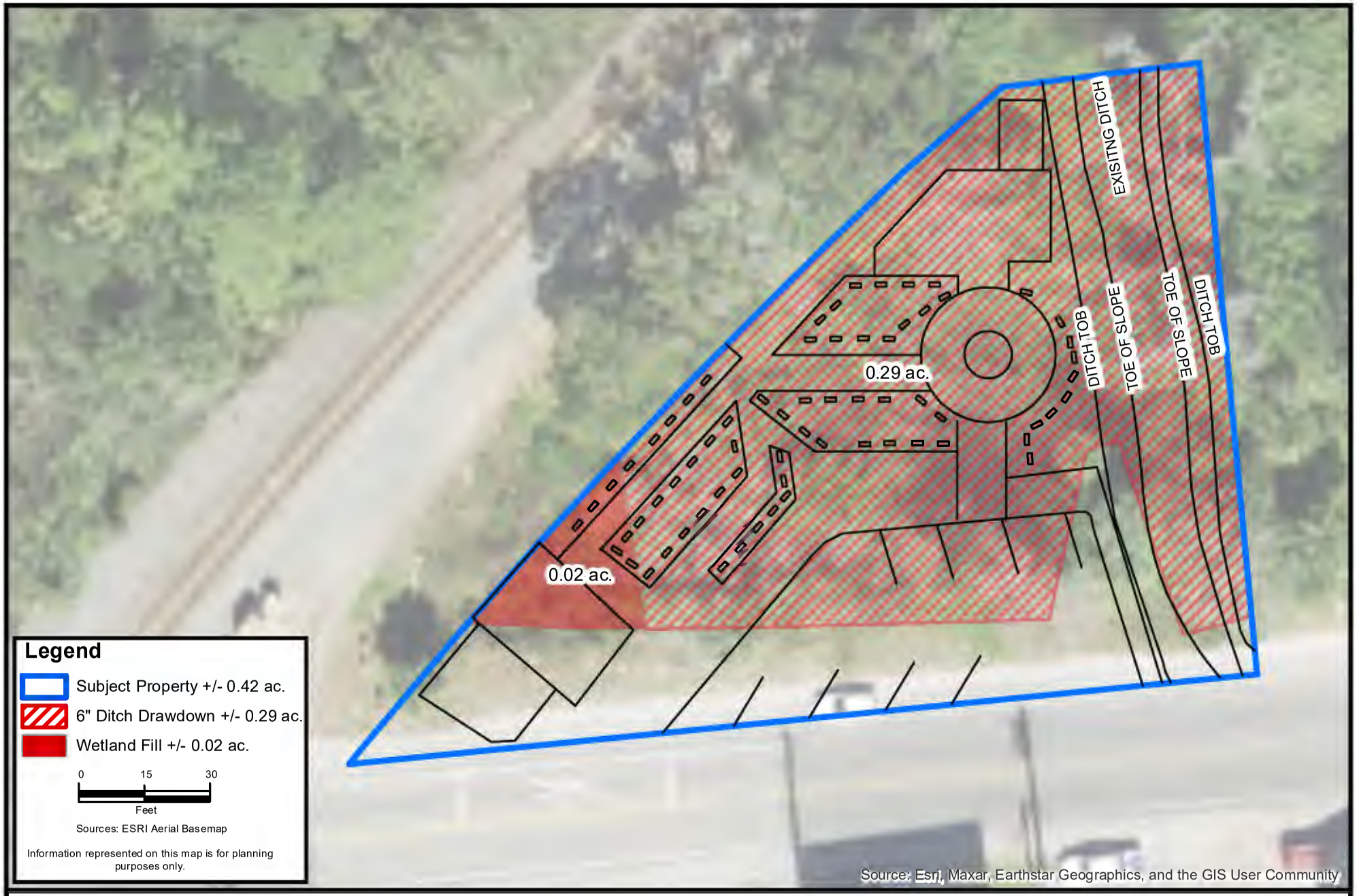
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

FLUCFCS Map

550 West King Street

Project:	5.22549	St. Johns County, FL	Date: Jan 27 2023	Figure:	4



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St. Augustine, FL 32084
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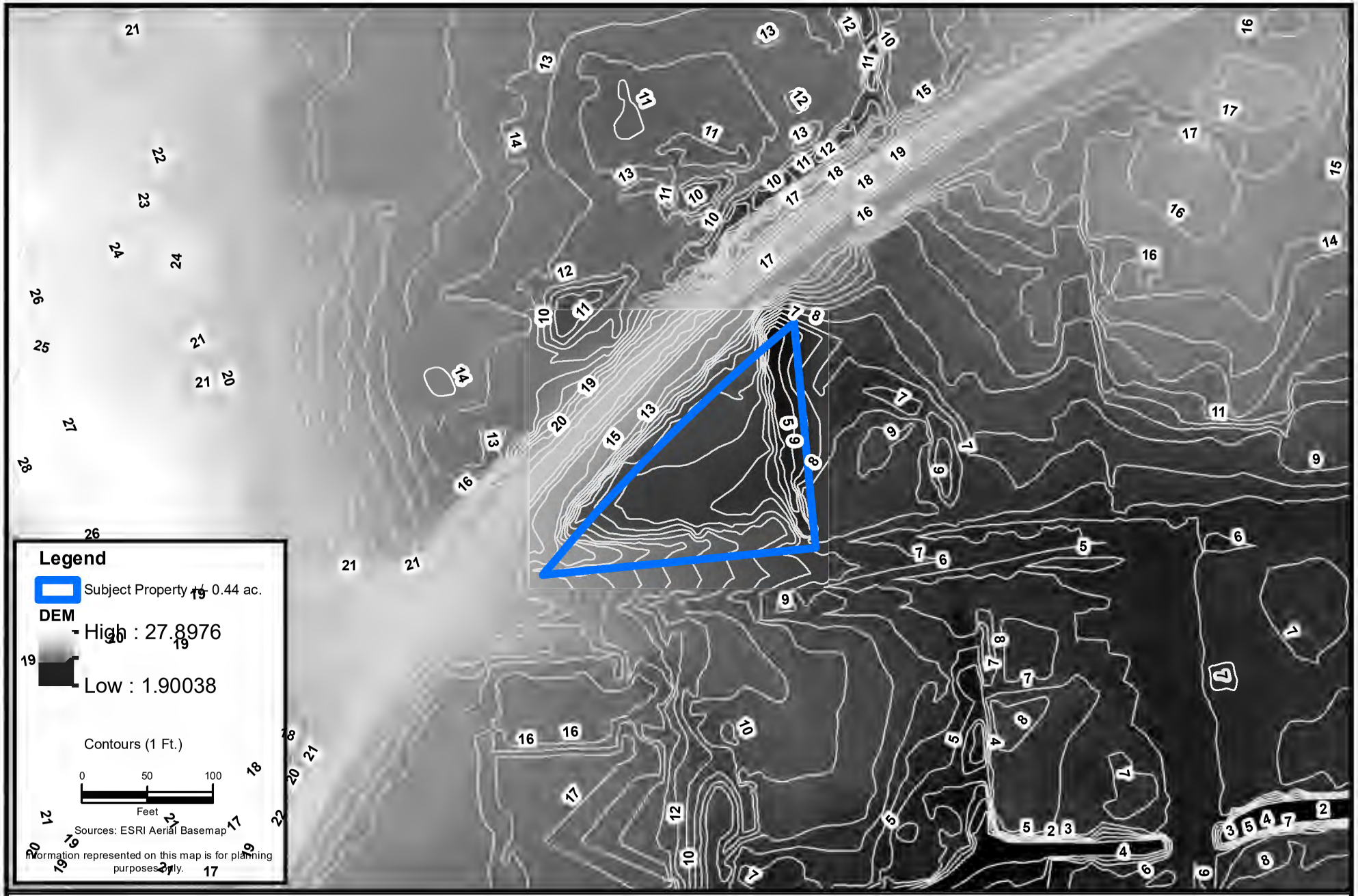
Proposed Site Conditions

550 West King Street

Project: 5.22549	St. Johns County, FL	Date: Feb 17 2023	Figure: 5



CARTER ENVIRONMENTAL SERVICES, INC.
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42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Digital Elevation Model with 1 ft. LIDAR Contours

550 West King Street

Project:	5.22549	St. Johns County, FL	Date: Jan 20 2023

Figure: 6

UMAM SUMMARY

PROJECT NAME: Northrup - 550 West King Street **DATE:** 2/23/2023

APPLICATION NO.: **CES REF # :** 5.22549

Impact (select type)	FLUCFCS	ID	Location and Landscape Support before	Location and Landscape Support after	Water Environment before	Water Environment after	Community Structure before	Community Structure after	Acres	Functional Loss
direct	640	1	4	0	4	0	4	0	0.02	0.0080

Direct Impact Acres	Secondary Impact Acres
0.02	0

Mitigation

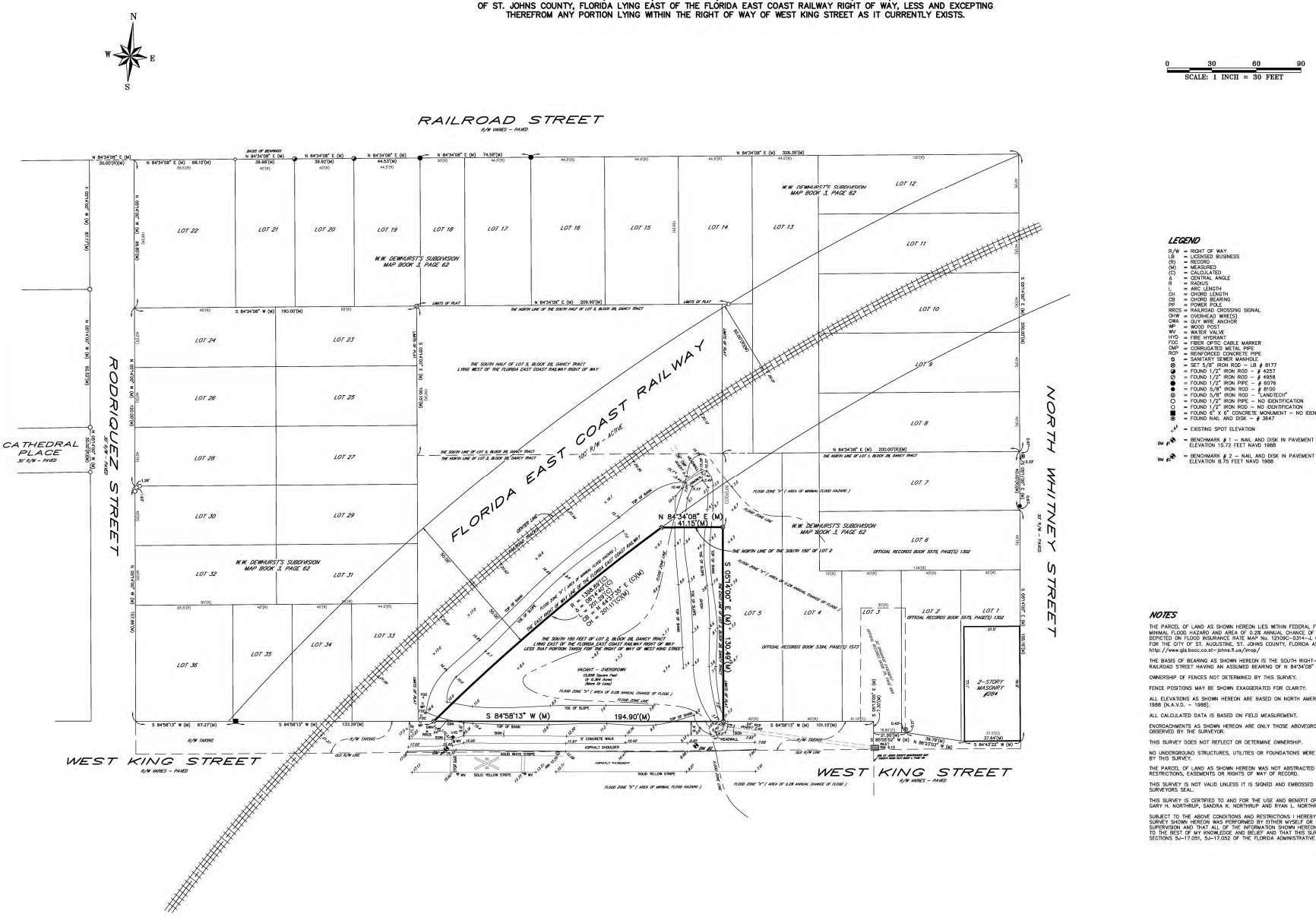
Wetland Acres Provided	Upland Acres Provided
0	0

Total Functional Loss		Total Functional Gain Units
0.008	UNDER 0.008	0.000

Mitigation (select type)	FLUCFCS	ID	Location and Landscape Support before	Location and Landscape Support after	Water Environment before	Water Environment after	Community Structure before	Community Structure after	Time Lag	Risk Factor	Preservation Adjustment Factor	Relative Functional Gain	Acres Provided	Functional Gain Units

MAP OF SURVEY

THE SOUTH 150 FEET OF LOT 2, BLOCK 28, DANCY TRACT, AS RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA LYING EAST OF THE FLORIDA EAST COAST RAILWAY RIGHT OF WAY, LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE RIGHT OF WAY OF WEST KING STREET AS IT CURRENTLY EXISTS.



LEGEND

R/W = RIGHT OF WAY
LB = LICENSED BUSINESS
(R) = RECORD
(M) = MEASURED
(C) = CALCULATED
Δ = CENTRAL ANGLE
R = RADIUS
L = ARC LENGTH
CH = CHORD LENGTH
CB = CHORD BEARING
PP = POWER POLE
RRCS = RAILROAD CROSSING SIGNAL
OHW = OVERHEAD WIRE(S)
GWA = GUY WIRE ANCHOR
WP = WOOD POST
WV = WATER VALVE
HYD = FIRE HYDRANT
FOC = FIBER OPTIC CABLE MARKER
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE
= SANITARY SEWER MANHOLE
= SET 5/8" IRON ROD – LB # 8177
= FOUND 1/2" IRON ROD – # 4257
= FOUND 1/2" IRON ROD – # 4958
= FOUND 1/2" IRON PIPE – # 6076
= FOUND 5/8" IRON ROD – # 8120
= FOUND 5/8" IRON ROD – "LANDTECH"
= FOUND 1/2" IRON PIPE – NO IDENTIFICATION
= FOUND 1/2" IRON ROD – NO IDENTIFICATION
= FOUND 6" X 6" CONCRETE MONUMENT – NO IDENTIFICATION
= FOUND NAIL AND DISK – # 3647
= EXISTING SPOT ELEVATION
BM #1 = BENCHMARK # 1 – NAIL AND DISK IN PAVEMENT ELEVATION 15.72 FEET NAVD 1988
BM #2 = BENCHMARK # 2 – NAIL AND DISK IN PAVEMENT ELEVATION 8.75 FEET NAVD 1988

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD AND AREA OF 0.2% ANNUAL CHANCE OF FLOOD HAZARD) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C-0314-J, COMMUNITY No. 125145 FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AS REVISED 12/07/2018. http://www.gis.bocc.co.st-johns.fl.us/imap/

THE BASIS OF BEARING AS SHOWN HEREON IS THE SOUTH RIGHT-OF-WAY LINE OF RAILROAD STREET HAVING AN ASSUMED BEARING OF N 84°34'08" E.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. – 1988).

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF: GARY H. NORTHRUP, SANDRA K. NORTHRUP AND RYAN L. NORTHRUP

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTIONS 5J-17.051, 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

SEAL

DATE SIGNED:

MICHAEL A. PIESCO PLS
Professional Land Surveyor #6795

ANCIENT CITY SURVEYORS LB # 8177
ACS PROFESSIONAL LAND SURVEYORS
4455 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
email: acs-surveyors@outlook.com PHONE: 904-797-9967

BOUNDARY SURVEY

2050 WEST KING STREET
ST. AUGUSTINE, FLORIDA 32084

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 08/08/2022
DEED BOOK/PAGE(S): 5316/65, 5327/138-140
FIELD BOOK/PAGE: 22-384
JOB NUMBER:

REVISIONS

09/01/2022 9:23AM C:\Users\Projects\Updated\2022\22-384\dwg\22-384.dwg

JACKSON GEOTECHNICAL ENGINEERING, LLC

Consulting Geotechnical Engineers

REPORT OF HYDROGEOTECHNICAL STUDY
550 KING STREET
ST. AUGUSTINE, FLORIDA
JGE PROJECT NO. 22-348.1

Prepared for:

Ms. Sandra Northrup
16 Turnbull Hill Court
St. Augustine, Florida 32092

Prepared by:

Jackson Geotechnical Engineering
164 Plaza Del Rio Drive
St. Augustine, Florida 32084
Phone: 904-252-2292

January 26, 2023

January 26, 2023

Ms. Sandra Northrup
16 Turnbull Hill Court
St. Augustine, Florida 32092

Report of Hydro-geotechnical Study
550 King Street
St. Augustine, Florida
JGE Project No. 22-348.1

Dear Ms. Northrup:

As requested, Jackson Geotechnical Engineering has completed a hydro-geotechnical study for the subject site. The study was performed to estimate the lateral extent of groundwater drawdown at the site resulting from the presence of the existing ditch.

We appreciate this opportunity to be of service as your geotechnical consultant on this phase of the project. Please contact us if you have any questions, or if we may be of any further service.

Sincerely:
Jackson Geotechnical Engineering, LLC.

Jeff S. Jackson, P.E.
Licensed, Florida 51979

cc: Mr. Tom Bartlett, E.I.
Matthews Design Group

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Subsurface Profile I

APPENDIX B II

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APPENDIX C III

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1.0 PROJECT INFORMATION

1.1 Site Location and Description

The site for the subject project is located within the northwest quadrant of the intersection of West King Street and North Whitney Street in St. Augustine, Florida. The site is moderately wooded, primarily with mature trees, and underbrush. Based on visual observation, the site is relatively level. A ditch, oriented in a north-south direction, is located along the site's eastern property boundary. A railroad bounds the site to the north and east. The parcel adjacent to the eastern property line is occupied with a residential structure.

1.2 Project Description

Project information was provided to us during correspondence with Mr. Tom Bartlett, E.I., of Matthews Design Group. Additionally, we have been provided with the following items that were utilized for this project:

- Map of Survey prepared by Ancient City Surveyors, dated August 8, 2022.
- Wetland Delineation Assessment Map prepared by Carter Environmental Services, dated November 9, 2022.
- Parcel information obtained from the St. Johns County Property Appraiser's Website.

The proposed project will consist of developing the subject site. As part of the permitting process, it is desired to determine the extent of groundwater drawdown that has occurred as a result of the existing ditch. The existing ditch is located roughly along the site's eastern property boundary. The ditch toe-of-slope varies between El. 3.9 and 4.0 throughout the majority of the ditch. Top-of-bank varies between El. 7.4 and 9.0 throughout the majority of ditch alignment.

2.0 SUBSURFACE EXPLORATION

2.1 Soil Boring

In order to explore the subsurface conditions at the site, we located and performed one auger boring (P-1) to a depth of 11 feet below the ground surface. The auger boring was located by measurement from existing site features. The location of the field testing, and the subsurface conditions encountered at the boring location, are presented in Appendix A on the Boring Location Plan and Subsurface Profile, respectively.

2.2 Relatively Undisturbed Soil Samples

A relatively undisturbed soil sample was obtained at the location of Boring P-1 for the purposes of permeability (hydraulic conductivity) testing. The sample was obtained in a horizontal orientation. The soil sample was obtained using thin-walled tube sampling techniques (Shelby tube). The Shelby tube was transported to our laboratory for permeability testing.

3.0 LABORATORY TESTING

3.1 Index Testing

Soil samples recovered during the field exploration were visually classified in accordance with ASTM D 2488. The results of the classification testing are presented on the Subsurface Profile in Appendix A.

3.2 Permeability Testing

A permeability (hydraulic conductivity) test was conducted on the undisturbed soil sample to estimate the coefficient of permeability. The coefficient of permeability is a measure of a soil's ability to transmit water under hydraulic loading conditions. It typically is a required input parameter for groundwater modeling, such as dry pond recoveries, background seepage, etc. The laboratory permeability test is typically conducted by placing the undisturbed soil sample in a permeameter, and while in the permeameter, the soil sample is subjected to differential hydraulic loading over a period of time. The volume of water that is transmitted through the soil sample is recorded, and along with the known hydraulic loading conditions, Darcy's law is utilized to calculate the coefficient of permeability. The coefficients of permeability are shown on the Subsurface Profiles at the depths of which the soil samples were obtained.

4.0 GENERAL SUBSURFACE CONDITIONS

4.1 General Soil Profile

The boring location and general subsurface conditions that were encountered are presented on the Boring Location Plan and Subsurface Profile. When reviewing these records, it should be understood the soil conditions may change significantly at adjacent, unexplored locations. The following discussion summarizes the soil conditions encountered.

Boring P-1 encountered fine sand with silt and few to some organic materials within the upper approximate 1.25 feet underlain by fine sand with silt extending to a depth of approximately 8 feet. Fine sand then was encountered to the boring termination depth of 11 feet.

4.2 Groundwater Level

The groundwater level was measured at the boring location, subsequent to boring completion, at a depth of 1.75 feet below existing grade. The depth of the groundwater level encountered at the boring location is presented on the Subsurface Profile. The groundwater table will fluctuate depending on seasonal variations, adjacent construction, surface water runoff, etc.

5.0 HYDROGEOTECHNICAL STUDY

Jackson Geotechnical Engineering has conducted the required analysis to estimate the groundwater drawdown resulting from the presence of the existing ditch. The subsurface data utilized in the analyses, and the results of the analyses, are provided in Appendix B. The analysis was conducted utilizing the PONDS software, which is derived from the United States Geological Survey (USGS) MODLOW three-dimensional groundwater modeling code. PONDS allows limited two-dimensional modeling of the groundwater regime for background seepage analysis, pond recovery analysis, and drain systems.

Pertinent input into the model includes soil hydraulic conductivity (permeability), fillable porosity, aquifer depth, seasonal high groundwater level, and groundwater level in the ditch. The table below presents pertinent input utilized for the modeling. These parameters are also provided in Appendix B. Analysis output is also included in Appendix B.

Base of Aquifer(1)	Water Table(2)	Horizontal Permeability	Effective Porosity	Phreatic Surface in Ditch(3)
El. -3.5	El. 7.30	1.20 ft/day	25%	El. 3.9

(1) Bottom of aquifer limited to bottom of boring, in accordance with SJRWMD guidelines.
(2) Estimated seasonal-high water level prior to ditch construction.
(3) The water level in the central portion of the ditch was observed to be at the toe-of-slope, at El. 3.9, based on the provided survey.

6.0 RESULTS OF ANALYSIS

The analysis estimates the lateral extent of the groundwater drawdown to a distance of where the groundwater level is within one-tenth of one inch of the estimated seasonal high groundwater level. The lateral distance is measured from the wetted perimeter of the ditch. The analysis was run over the course of the wet season, 153 days.

Based on the results of our analysis, the water level at the site has been impacted by the presence of the ditch. The analysis indicates a maximum drawdown extending a lateral distance of 317 feet from the wetted perimeter of the ditch. A distance of 110 feet is estimated for a drawdown of 6 inches. Complete input and output are provided in Appendix B for review.

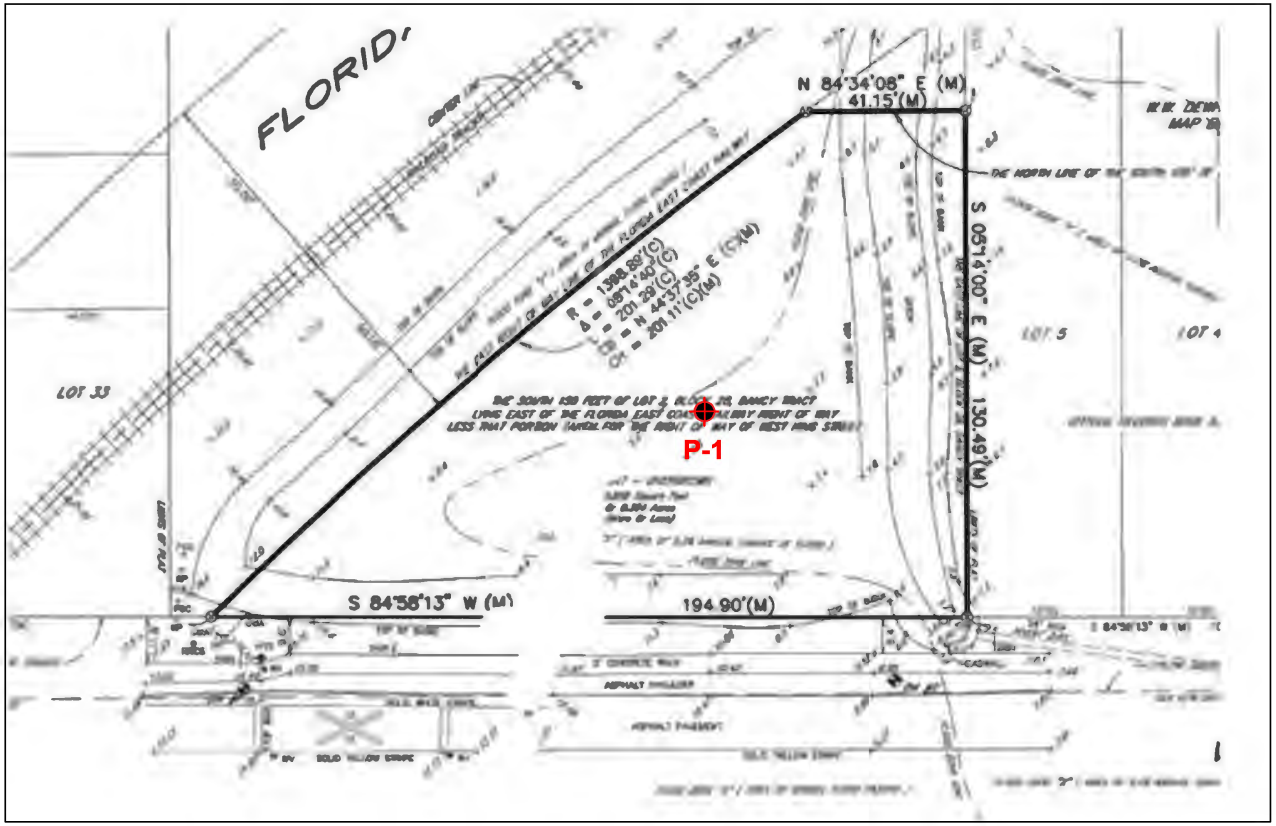
7.0 LIMITATIONS

We have conducted the geotechnical engineering in accordance with principles and practices normally accepted in the geotechnical engineering profession. Our analysis and recommendations are dependent on the information provided to us. Jackson Geotechnical Engineering is not responsible for independent conclusions or interpretations based on the information presented in this report.

APPENDIX A

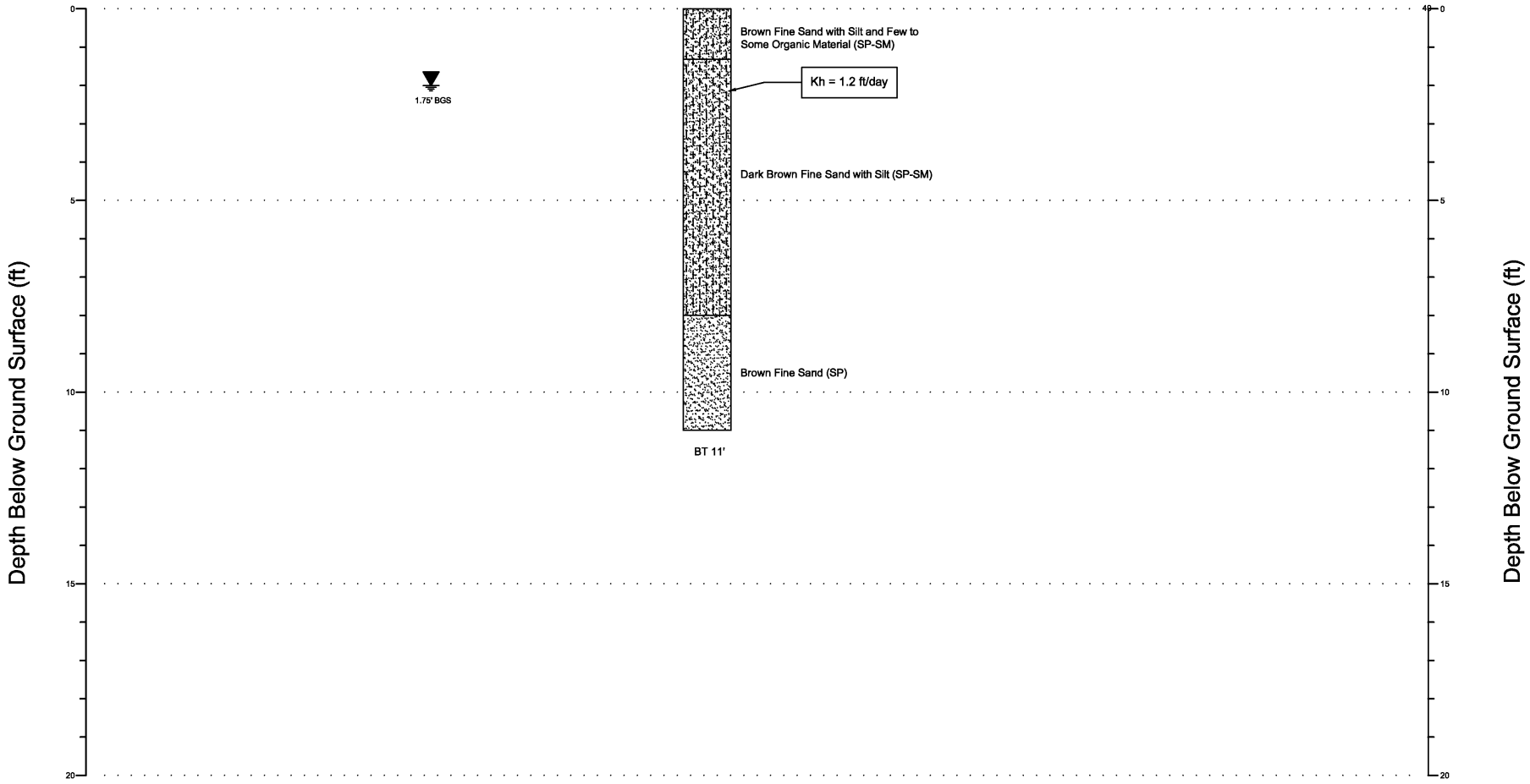
Boring Location Plan

Subsurface Profile



Auger Boring Location

Jackson Geotechnical Engineering	
Boring Location Plan	
550 King Street	
January 25, 2023	Drawn by: MJ
Project No. 22-348	Figure 1



Fine Sand (SP)

Fine Sand with Silt (SP-SM)

Groundwater Table Measured Below Ground Surface

BT Boring Terminated

BGS Below Ground Surface

Kh Coefficient of Horizontal Permeability

Jackson Geotechnical Engineering	
Subsurface Profiles	
550 King Street	
January 25, 2023	Drawn by: MJ
Project No. 22-348	Figure 2

APPENDIX B

Input and Output

PONDS Version 3.2.0274
Retention Pond Recovery - Refined Method
Copyright 2012
Devo Seereeram, Ph.D., P.E.

Project Data

Project Name:	550 King Street
Simulation Description:	Ditch Drawdown Extent
Project Number:	22-348
Engineer :	JJ
Supervising Engineer:	JJ
Date:	01-25-2023

Aquifer Data

Base Of Aquifer Elevation, [B] (ft datum):	-3.50
Water Table Elevation, [WT] (ft datum):	7.30
Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day):	1.20
Fillable Porosity, [n] (%):	25.00

Vertical infiltration was not considered.

Geometry Data

Equivalent Pond Length, [L] (ft):	150.0
Equivalent Pond Width, [W] (ft):	7.0

Ground water mound is expected to intersect the pond bottom

Stage vs Area Data

Stage (ft datum)	Area (ft^2)
3.60	1050.0
7.50	1800.0

Discharge Structures

Discharge Structure #1 is active as weir

Structure Parameters

Description:

Weir elevation, (ft datum):	3.9
Weir coefficient:	3.13
Weir length, (ft):	5
Weir exponent:	1.5

Tailwater - disabled, free discharge

Discharge Structures (cont'd.)

Discharge Structure #2 is inactive

Discharge Structure #3 is inactive

Scenario Input Data

Scenario 1 :: Baseflow

Hydrograph Type:	Baseflow
Modflow Routing:	Routed with infiltration

Seasonal Water Table Fluctuation (ft)	3.0
Duration of Wet Season (days)	153.0
Number of Increments	10
Initial (seasonal low) ground water level (ft datum)	4.3
Recharge is applied inside pond (in addition to outside pond)?	No

Note: when this option is selected, water will be added to the pond to synchronize the rise in the pond level with the rise in the groundwater. Otherwise, no water will be added directly to the pond, and the pond water level will rise as a result of infiltration only.

Plot of Ground Water Mound
Scenario 1 :: Baseflow :: Time = 3672.000 hrs
Elevation (ft datum)
7.5
7.0
6.5
6.0
5.5
5.0
4.5
4.0
3.5
0
100
200
300
400
Distance From Edge Of Pond (ft)
Along Length Axis
Along Width Axis
El. 7.272
El. 6.8
(6 inches below seasonal high water)
110'
317'

Elapsed Time (hrs) 3672.000 View from edge of pond

Ground Water Mound

	Distance From Edge Of Pond (ft)	Ground Water Elevation Along Length Axis (ft datum)	Ground Water Elevation Along Width Axis (ft datum)
	1	4.102408	3.959852
	3	4.431415	4.070558
	5	4.687649	4.177552
	7	4.893728	4.280996
	9	5.065444	4.381036
	11	5.212599	4.477806
	13	5.341374	4.57143
	15	5.455847	4.662024
	17	5.558836	4.749695
0	19	5.652364	4.834544
1	21	5.737943	4.916667
2	23	5.816727	4.996153
3	25.5	5.907671	5.092109
4	28.5	6.005788	5.202006
5	31.5	6.094494	5.30665
6	35	6.188495	5.422676
7	39	6.284055	5.547098
8	43	6.369529	5.663602
9	47.5	6.455928	5.786126
0	52.5	6.540639	5.911641
1	57.5	6.615729	6.027154
2	64	6.702467	6.16486

ed Time (hrs) 3672.000 View from edge of pond

nd Water Mound

Distance From Edge Of Pond (ft)	Ground Water Elevation Along Length Axis (ft datum)	Ground Water Elevation Along Width Axis (ft datum)
47.5	6.455928	5.786126
52.5	6.540639	5.911641
57.5	6.615729	6.027154
64	6.702467	6.16486
72	6.792	6.313589
80	6.867435	6.443577
88	6.931288	6.557108
97	6.992258	6.668444
107	7.047734	6.772821
117	7.093236	6.86066
127	7.130598	6.934463
139.5	7.168923	7.01172
154.5	7.203207	7.082829
169.5	7.228678	7.137013
189.5	7.253778	7.191664
214.5	7.272768	7.234465
239.5	7.284109	7.260822
264.5	7.290773	7.276754
297	7.295745	7.288972
337	7.2983	7.295468
377	7.299337	7.298187
417	7.299747	7.299293

110' → where drawdown is 6 inches below seasonal high water level

ed Time (hrs) 3672.000 View from edge of pond

nd Water Mound

Distance From Edge Of Pond (ft)	Ground Water Elevation Along Length Axis (ft datum)	Ground Water Elevation Along Width Axis (ft datum)
154.5	7.203207	7.082829
169.5	7.228678	7.137013
189.5	7.253778	7.191664
214.5	7.272768	7.234465
239.5	7.284109	7.260822
264.5	7.290773	7.276754
297	7.295745	7.288972
337	7.2983	7.295468
377	7.299337	7.298187
417	7.299747	7.299293
457	7.299905	7.29973
497	7.299965	7.299898
542	7.299989	7.299968
592	7.299997	7.299991
642	7.299999	7.299997
692	7.3	7.299999
742	7.3	7.3
792	7.3	7.3
847	7.3	7.3
907	7.3	7.3
967	7.3	7.3

337' → 7.292 where drawdown is $\frac{1}{10}$ of an inch

APPENDIX C

Key to Soil Classification

Field and Laboratory Procedures

KEY TO SOIL CLASSIFICATION

CORRELATION OF PENETRATION WITH RELATIVE DENSITY & CONSISTENCY

SANDS AND GRAVEL	
BLOW COUNT	RELATIVE DENSITY
0-3	VERY LOOSE
4-10	LOOSE
11-30	MEDIUM DENSE
31-50	DENSE
OVER 50	VERY DENSE

SILTS AND CLAYS	
BLOW COUNT	CONSISTENCY
0-2	VERY SOFT
3-4	SOFT
5-8	FIRM
16-30	VERY STIFF
31-50	HARD
OVER 50	VERY HARD

PARTICLE SIZE IDENTIFICATION (UNIFIED CLASSIFICATION SYSTEM)

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

MODIFIERS

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

PERCENTAGE OF MINOR CONSTITUENT	*MODIFIERS*
0% to 5%	No Modifier
5 % to 12 %	With Silt, With Clay
12% to 30%	Silty, Clayey, Sandy
30% to 50%	Very Silty, Very Clayey, Very Sandy

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

FIELD AND LABORATORY TEST PROCEDURES

Auger Boring

The auger borings were performed using a continuous flight auger attached to a rotary drill rig or manually using a post-hole auger; and thus in general accordance with ASTM D 1452-80, "Soil Investigation and Sampling by Auger Borings". Representative samples of the soils brought to the ground surface by the augering process were placed in watertight containers and sealed. After completing the drilling operations, the samples for each boring were transported to the laboratory where the Geotechnical Engineer examined them in order to verify the driller's field classifications. The samples will be kept in our laboratory for a period of two months after submittal of formal written report, unless otherwise directed by the Client.

Soil Classification

Soil samples obtained from the performance of the borings were transported to our laboratory for observation and review. An engineer, registered in the State of Florida and familiar with local geological conditions, conducted the review and classified the soils in accordance with ASTM 2488. The results of the soil classification are presented on the boring records.

Constant Head Permeability Test

The coefficient of permeability for the laminar flow of water through granular soils was determined in general accordance with the latest revision of ASTM D 2434. The constant head permeability test is a measure of the quantity of water that flows through a sample contained in a cylinder of known height and diameter in a measured time while maintaining a constant head of water on the sample. The coefficient of permeability is determined by application of the Darcy's Law shown below:

$$k = \frac{Q\,L}{hAt}$$

k = Coefficient of permeability

Q = Quantity of water discharge

L = Length of specimen

h = Constant head of water

A = Cross-sectional area of specimen

t = Total time of discharge

Undisturbed Sampling

Relatively undisturbed samples were obtained in general accordance with the latest revision of ASTM A 1587, "Thin-Walled Tube Sampling of Soils". Manual methods were used to advance the 3-inch O.D. – 16 gauge stainless steel sampler tubes into the soils at the selected depths. After retrieving the samples, the ends were capped and then transported to our laboratory.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

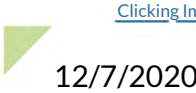
Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



12/7/2020

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Parcel ID	1126100000
Location Address	550 W KING ST SAINT AUGUSTINE 32084-0000
Neighborhood	West King St (COM) (487.01)
Tax Description*	1-1 (1) DANCY TRACT S150FT OF LOT 2 BLK 28 (EX R/W OF FEC) OR5267/427 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	New Augustine
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.410
Homestead	N

Owner Information

Owner Name	Northrup Gary Henry,Sandra Kay Et AL 100% Northrup Sandra Kay 100% Northrup Ryan Lee 100%
Mailing Address	~~16 TURNBULL HILL~~ CT SAINT AUGUSTINE, FL 32092-0000

Map



Valuation Information

	2022
Building Value	$0
Extra Features Value	$0
Total Land Value	$76,500
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$76,500**
Total Deferred	$0
Assessed Value	**$76,500**
Total Exemptions	$0
Taxable Value	**$76,500**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$0	$0	$76,500	$0	$0	$76,500	$76,500	$0	$76,500
2021	$0	$0	$36,000	$0	$0	$36,000	$32,670	$3,330	$32,670
2020	$0	$0	$36,000	$0	$0	$36,000	$29,700	$6,300	$29,700
2019	$0	$0	$27,000	$0	$0	$27,000	$27,000	$0	$27,000
2018	$0	$0	$18,000	$0	$0	$18,000	$18,000	$0	$18,000
2017	$0	$0	$18,000	$0	$0	$18,000	$18,000	$0	$18,000
2016	$0	$0	$18,000	$0	$0	$18,000	$18,000	$0	$18,000
2015	$0	$0	$18,000	$0	$0	$18,000	$18,000	$0	$18,000
2014	$0	$0	$18,000	$0	$0	$18,000	$18,000	$0	$18,000
2013	$0	$0	$18,000	$0	$0	$18,000	$18,000	$0	$18,000
2012	$0	$0	$18,000	$0	$0	$18,000	$18,000	$0	$18,000
2011	$0	$0	$19,800	$0	$0	$19,800	$19,800	$0	$19,800
2010	$0	$0	$22,500	$0	$0	$22,500	$22,500	$0	$22,500

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	120	150	18000	SF	$76,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/17/2021	5/14/2021	$94,000.00	WARRANTY DEED	5267	427	Q	V	FORT JASON L	NORTHRUP GARY HENRY,SANDRA KAY ET AL
4/18/2018	4/17/2018	$0.00	WARRANTY DEED	4533	53	U	V	F INDUSTRIES INC	FORT JASON L
	1/14/2008	$0.00	ANNEXATION	3033	1630	U	V	CITY OF ST AUGUSTINE	
	10/31/2005	$65,000.00	WARRANTY DEED	2577	576	Q	V	PLATTUS STEPHAN CHARLES	F INDUSTRIES INC

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	1/12/2004	$100.00	WARRANTY DEED	2122	544	U	I	V-LAND INTERNATIONAL INC	PLATTUS STEPHAN CHARLES
	8/31/1999	$100.00	WARRANTY DEED	1440	6	U	I	PLATTUS STEPHAN	V-LAND INTERNATIONAL INC
	8/18/1999	$9,500.00	WARRANTY DEED	1440	5	U	I	TRUE LIGHT CHURCH OF CHRIST INC	PLATTUS STEPHAN
	8/18/1999	$100.00	CORRECTIVE DEED	1440	4	U	I	MC CLENDON THELMA	TRUE LIGHT CHURCH OF CHRIST INC
	4/20/1995	$0.00	WARRANTY DEED	1113	814	U	I	MC CLENDON THELMA	TRUE LIGHT CHURCH OF CHRIST
	9/1/1987	$0.00		758	985	U	V		MC CLENDON THELMA

No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Tree Inventory Map

550 West King Street

Project:	5.22549	St. Johns County, FL	Date: Nov 03 2023	Figure:	1

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Matthews | DCCM is/are hereby authorized TO ACT ON BEHALF OF Gary Northrup, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: 75 King Street Lobby B St. Augustine, FL 32084

BY: _____
Signature of Owner

Gary Northrup
Print Name of Owner

704.309.4668
Telephone Number

State of Florida

County of St. Johns County

Signed and sworn before me on this 7 day of February, 2024.

By ~~Sherri J. Vernon~~ Gary Northrup

Identification verified: Florida Driver's License

Oath sworn: ✓ Yes ____ No

Notary Signature: Sherri J. Vernon

My Commission expires: November 1, 2027

NOTARY PUBLIC STATE OF FLORIDA
SHERRI L. VERNON
Commission # HH 460402
Expires November 1, 2027

Rev:022117

CONSTRUCTION PLANS FOR

KOMOREBI BONSAI GARDEN

CITY OF ST. AUGUSTINE

GENERAL NOTES:

A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS CONTRACTORS TO THE OWNER:

LANDTECH AND ASSOCIATES
6170 A1A S #316
ST. AUGUSTINE, FL 32086
CONTACT: NICHOLAS FRANKLIN
PHONE: (904) 471-6877

MATTHEWS DESIGN GROUP, LLC AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.

B. ADDITIONAL PROJECT INFORMATION HAS BEEN PROVIDED BY THE FOLLOWING SUB-CONSULTANT AS CONTRACTOR TO THE OWNER:

JACKSON GEOTECHNICAL ENGINEERING, LLC
TYPE: GEOTECHNICAL
164 PLAZA DEL RIO DR
ST. AUGUSTINE, FL 32084
CONTACT: JEFF JACKSON
PHONE: (904) 252-2292

C. THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER/ENGINEER OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD VERIFICATION OF INFORMATION ABOVE OR BELOW GROUND THAT MAY BE CRITICAL TO THE DESIGN OF THIS PROJECT. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THIS PROJECT.

D. WARRANTY / DISCLAIMER:

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER IS INVOLVED WITH THE PHYSICAL CONSTRUCTION ON AN ONGOING BASIS AT THE SITE.

MATTHEWS DESIGN GROUP (MDG) IS THE PROJECTS ENGINEER OF RECORD (EOR). MDG IS NOT A GENERAL CONTRACTOR, UTILITY CONTRACTOR, SITE CONTRACTOR, OR ANY OTHER TYPE OF CONTRACTOR.

E. SAFETY NOTICE TO CONTRACTOR:

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.

F. CONSTRUCTION TESTING:

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION, TESTING, LABORATORY ANALYSES, REPORTS, COSTS, ETC., CONCERNING SOILS AND PAVEMENT RELATED DESIGN REQUIREMENTS AND SPECIFICATIONS AS SET FORTH IN THESE PLANS.

G. AS-BUILT SURVEY NOTE:

UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS REQUIRED TO PROVIDE OWNER / ENGINEER WITH A SIGNED AND SEALED AS-BUILT SURVEY AND ANY OTHER RELATED CONSTRUCTION DOCUMENTS, IN ACCORDANCE WITH APPLICABLE PERMITTING AGENCY REQUIREMENTS, AS THE BASIS FOR PROJECT CERTIFICATIONS AND CLOSE-OUT.

H. RIGHT-OF-WAY:

ANY AND ALL WORK CONDUCTED WITHIN THE CITY OF ST. AUGUSTINE RIGHT-OF-WAYS MUST BE IN ACCORDANCE WITH THE APPLICABLE LAND DEVELOPMENT CODES.

I. PRE-CONSTRUCTION MEETING:

J. IT IS THE RESPONSIBILITY OF THE APPLICANT TO SCHEDULE A PRE-CONSTRUCTION / PRE PERMIT ISSUANCE MEETING WITH CITY OF ST. AUGUSTINE AND CITY OF ST. AUGUSTINE STAFF AFTER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE CITY/COUNTY AND PRIOR TO STARTING ANY SITE ACTIVITIES.

K. ALL ELEVATIONS SHOWN HEREIN ARE REFERENCED TO *NAVD 88*

L. FIRE SEVICES

WHEN VERTICAL CONSTRUCTION BEGINS, FIRE DEPT. ACCESS IS REQUIRED

*FIRE DEPT ACCESS ROADS SHALL BE PROVIDED AT THE START OF THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, CHP 16)

*FIRE DEPT ACCESS ROAD SHALL BE UNOBSTRUCTED 20 FEET WIDE, STABILIZED SURFACE TO SUPPORT 80,000 LBS AND PROVIDE TURNAROUND FOR A 50 FOOT FIRE APPARATUS. (NFPA 1, CHP 18)

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



VICINITY MAP
N.T.S.

OWNER:
RYAN NORTHRUP
130 CALLE EL JARDIN #202
ST. AUGUSTINE, FL 32095
PHONE: (904)-907-7888
CONTACT: RYAN NORTHRUP

PREPARED BY:
MATTHEWS DESIGN GROUP
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 ▪ FAX: 904.826.4547
INFO@MDGINC.COM

PERMITS / APPROVALS	SUBMITTED	RECEIVED
ST. JOHNS COUNTY		
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT		
FDEP - WATER		
FDEP - SEWER		
CITY OF ST. AUGUSTINE		

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	GENERAL NOTES SHEET - COSA
03	COSA UTILITY NOTES
04	SURVEY
05	DEMOLITION PLAN
06	SITE PLAN
07	GRADING AND DRAINAGE PLAN
08	CONSTRUCTION DETAILS
09	CONSTRUCTION DETAILS
10	COSA - GENERAL UTILITY DETAILS
11	COSA SWPPP
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN

RESOURCE LIST	
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT	ST. JOHNS COUNTY DEVELOPMENT SERVICES
7775 BAYMEADOWS WAY, SUITE 102	4040 LEWIS SPEEDWAY
JACKSONVILLE, FLORIDA 32256	ST. AUGUSTINE, FLORIDA 32084
(904) 730-6270	(904) 209-0660
FDEP - WATER & SEWER	CITY OF ST. AUGUSTINE PUBLIC WORKS
8800 BAYMEADOWS WAY, SUITE 100	P.O. DRAWER 21
JACKSONVILLE, FLORIDA 32256	ST. AUGUSTINE, FLORIDA 32085
(904) 256-1700	(904) 209-4273

FLOOD CERTIFICATION:
THIS SITE IS SHOWN IN FLOOD ZONE "AE" AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12109C0312J, FOR CITY OF ST. AUGUSTINE, FLORIDA, EFFECTIVE DECEMBER 7, 2018.

REVISIONS

NO.	DATE	DESCRIPTION
1	12/24/2022	DRIVEWAY CONNECTION REVISED PER SJC ROW
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---

DESIGNED BY: ARA
DRAWN BY: TGB
CHECKED BY: ARA
DATE: 08-29-23
JOB NO.: 21115

REGISTERED ENGINEER
ALEX R. ACEVEDO
CA#65335 FLA

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. This item has been electronically signed and sealed by Alex R. Acevedo, PE 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.

MATTHEWS | DCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 ▪ FAX: 904.826.4547
INFO@MDGINC.COM

COVER SHEET
KOMOREBI BONSAI GARDEN
CITY OF ST. AUGUSTINE
PREPARED FOR
RYAN NORTHRUP

01
OF 13

GENERAL SITE NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELATIVE SECTIONS OF CITY OF ST. AUGUSTINE LAND DEVELOPMENT CODE, (LATEST REVISION) AND ALL CITY STANDARD DETAILS.
2. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF OSHA SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF THEIR EMPLOYEES, AND FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH OSHA REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTORS BID.
3. PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR SHALL VERIFY ALL SURVEY CONTROL POINTS AS PROVIDED IN THE BOUNDARY SURVEY. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING THEMSELVES WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUB-SURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THE CONSTRUCTION CONTRACT. THE CONTRACTOR IS ALSO URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF OR WITHIN THE PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE ISSUES THAT MAY OCCUR DUE TO THE CONSTRUCTION OF THE PROJECT.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EITHER CONDUCT ANY FIELD EXPLORATION OR ACQUIRE ANY GEOTECHNICAL ASSISTANCE REQUIRED TO ESTIMATE THE AMOUNT OF UNSUITABLE MATERIAL THAT WILL REQUIRE REMOVAL AND/OR TO ESTIMATE THE AMOUNT OF OFF SITE BORROW THAT WILL BE REQUIRED. FAILURE OF THE CONTRACTOR TO IDENTIFY/QUANTIFY THE AMOUNT OF UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED DURING THE BID PROCESS WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THE CONSTRUCTION CONTRACT.
6. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER AND CITY OF ST. AUGUSTINE FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY THE OWNER AND CITY OF ST. AUGUSTINE.
7. FOR BOUNDARY, ROADWAY, AND BUILDING GEOMETRY INFORMATION SEE ENGINEERING SITE PLAN. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT THE BUILDING DIMENSIONS SHOWN ON THE ENGINEERING PLAN AGREES WITH THE DIMENSIONS SHOWN ON THE ARCHITECTURAL PLAN. IF ANY DIMENSIONS DO NOT AGREE, THE ARCHITECT, ENGINEER, AND OWNER SHALL BE NOTIFIED AND THE DIMENSIONS ADJUSTED PRIOR TO COMMENCING WITH CONSTRUCTION.
8. UNLESS DIRECTED OTHERWISE BY THE OWNER OR THE ENGINEER, THE CONTRACTOR WILL CONTRACT WITH AN INDEPENDENT TESTING LABORATORY TO PERFORM MATERIAL TESTING AND INSPECTION SERVICES IN ACCORDANCE WITH CITY REQUIREMENTS. THIS SHALL INCLUDE DENSITY TESTS IN ALL PAVEMENT AREAS AND IN ALL UTILITY TRENCHES LOCATED IN PAVEMENT AREAS, CONCRETE TESTING AND ALL OTHER MATERIAL TESTING. PRIOR TO LIMEROCK PLACEMENT, THE PROJECT GEOTECHNICAL ENGINEER SHALL MAKE RECOMMENDATION FOR UNDERDRAIN PLACEMENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE REQUIRED FOR THE PROJECT INCLUDING CITY OF ST. AUGUSTINE RIGHT-OF-WAY PERMITS FOR WORK IN THE CITY RIGHT-OF-WAY OR EASEMENT.
10. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
11. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND IMPROVEMENTS SHOWN ON THE DRAWINGS IS BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO THE ACTUAL LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THIS DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITIES AND IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR AND SHALL REPAIR OR PAY FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH THEY SHALL CONNECT, AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
12. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO DETERMINE IF THIS PROJECT IS WITHIN THE CITY'S JURISDICTION FOR INSPECTION. IF SO, THEN IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CITY FOR A PRE-CON MEETING FOR INSPECTIONS.
13. DUE TO THE PROXIMITY TO EXISTING RESIDENTIAL HOMES THE APPLICANT SHOULD LIMIT HOURS OF OPERATION TO DAYTIME HOURS AND PROVIDE MITIGATION TO NOISE FROM PUMPS IF 24 HOUR DEWATERING ACTIVITIES ARE REQUIRED.
14. THE BUILDING FOOTPRINTS SHOWN HEREON ARE APPROXIMATE. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
15. ALL STOP SIGNS SHALL BE FINISHED WITH DIAMOND GRADE HIGH REFLECTIVITY SURFACE.
16. ALL STOP BARS SHALL BE THERMO-PLASTIC MATERIAL.

PAVING & DRAINAGE NOTES:

1. "AS-BUILT" DRAWINGS / DRAINAGE AS BUILTS PROVIDED TO CITY OF ST. AUGUSTINE AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION AND SUBMITTAL OF "AS-BUILT" DRAWINGS IN ACCORDANCE WITH CURRENT CITY OF ST. AUGUSTINE STANDARDS AND SPECIFICATIONS AND SJRWMD REGULATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO PROCESS THE AS-BUILT DRAWINGS FOR APPROVAL BY CITY OF ST. AUGUSTINE. IN ADDITION TO THE DRAINAGE SYSTEM THE "AS-BUILTS" SHALL SHOW THE ELEVATIONS AND LOCATION OF THE TOP OF BANK, WATER LEVEL, ANY POINTS OF CHANGE IN SLOPE, TOE OF SLOPE AND POND BOTTOM AT 100' MAXIMUM INTERVALS ALONG POND BANK FOR ALL POND CONSTRUCTION. ALL DIMENSIONS AND ELEVATIONS ON THE CONTROL STRUCTURE DETAILS SHALL BE SHOWN ON AS-BUILT DRAWINGS.
2. ALL AREAS SHOWN TO BE FILLED SHALL BE CLEARED AND GRUBBED IN ACCORDANCE WITH CITY OF ST. AUGUSTINE STANDARDS AND SHALL BE FILLED WITH CLEAN STRUCTURAL FILL COMPACTED AND TESTED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.
4. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR.
5. ALL EXCESS SUITABLE AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT HIS EXPENSE UNLESS DIRECTED OTHERWISE BY ENGINEER OR OWNER.
6. ALL EXISTING TREES TO REMAIN SHALL BE PRESERVED AND PROTECTED.
7. BURNING OF TREES, BRUSH, AND OTHER MATERIAL SHALL BE APPROVED, PERMITTED, AND COORDINATED WITH CITY OF ST. AUGUSTINE FIRE MARSHAL.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A PERMANENT STAND OF SOD AND/OR GRASS PER CITY OF ST. AUGUSTINE STANDARDS AND MEETING THE NPDES FINAL STABILIZATION REQUIREMENTS.
9. UNSUITABLE MATERIALS UNDER WATER PIPE, SEWER PIPE, STORM PIPE, OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL, PROPERLY COMPACTED AT CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN CITY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION AND REPAIR.
11. ALL CLEARING AND GRUBBING REQUIRED FOR ALL ROADWAY, UTILITIES, DITCHES, BERMS, AND BUILDINGS INCLUDED IN THIS PROJECT AND THE CLEARING AND GRUBBING OF ALL RIGHT-OF-WAY OR EASEMENTS SHALL BE CONSIDERED AS PART OF THIS PROJECT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A DEWATERING PERMIT FROM THE SJRWMD.
13. PRIOR TO ANY DISCHARGE OF GROUND WATER (DEWATERING) FROM CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT TO WATERS OF THE STATE (INCLUDING, BUT NOT LIMITED TO, WETLANDS, CREEKS, SWALES AND MUNICIPAL STORM SEWERS), THE CONTRACTOR SHALL TEST THE EFFLUENT (WATER TO BE DISCHARGED) IN ACCORDANCE WITH RULE 62-621.300(2), F.A.C. IF THE TEST RESULTS ON THE EFFLUENT ARE BELOW THE SCREENING VALUES OF RULE 62-621.300(2), F.A.C., THE CONTRACTOR SHALL SUBMIT A SUMMARY OF THE PROPOSED CONSTRUCTION ACTIVITY AND THE TEST RESULTS TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION DISTRICT OFFICE, WITHIN ONE (1) WEEK AFTER DISCHARGE BEGINS. THE CONTRACTOR SHALL CONTINUE TO SAMPLE THE EFFLUENT AS REQUIRED THROUGHOUT THE PROJECT AND COMPLY WITH ALL CONDITIONS OF RULE 62-621.300(2), F.A.C. IF THE GROUND WATER EXCEEDS THE SCREENING VALUES OF RULE 62-621.300(2), F.A.C., THE CONTRACTOR SHALL COMPLY WITH OTHER APPLICABLE RULES AND REGULATIONS PRIOR TO DISCHARGE OF THE EFFLUENT (GROUND WATER) TO SURFACE WATERS OF THE STATE.
14. ALL PIPE LENGTHS ARE SCALED DIMENSIONS, MEASURED FROM CENTER OF STRUCTURE TO END OF MITERED END SECTIONS. STRUCTURES WITHIN FOOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH FDOT STANDARDS. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM WITH CITY REQUIREMENTS AND SHALL BE CONSTRUCTED TO CONFORM WITH CURBING, PROPERTY LINES, AND LOW POINTS AS SHOWN ON THE PLANS.
15. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEAN AND FUNCTIONING PROPERLY AT TIME OF ACCEPTANCE.
16. ALL DRAINAGE STRUCTURES SHALL HAVE TRAFFIC BEARING GRATES.
17. ALL DRAINAGE PIPE JOINTS ARE TO BE FILTER-WRAPPED.
18. ALL INVERTS IN DRAINAGE STRUCTURES TO BE PRECAST OR BRICK WITH LAYER OF MORTAR BETWEEN EACH LAYER OF BRICK, OR REDDI-MIX CONCRETE WITH #57 STONE.
19. THE CONTRACTOR SHALL PROVIDE HANDICAP RAMPS AT ALL SIDEWALK AND CURB CONNECTIONS. HANDICAP RAMPS SHALL MEET ALL APPLICABLE ADA REQUIREMENTS.
20. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.
21. IF DEWATERING CAPACITY REQUIRES A CONSUMPTIVE USE PERMIT (C.U.P.), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
22. ALL DRAINAGE PIPES INSTALLED WITHIN ROADWAY RIGHT-OF-WAY/EASEMENTS (PUBLIC OR PRIVATE) SHALL BE TELEVISED BY A COMPANY OR INDIVIDUAL CERTIFIED TO PERFORM SUCH WORK PER LDC 6.04.07.L.5.G. THIS REQUIREMENT MAY ONLY BE WAIVED ON COMMERCIAL SITES IF THE ENGINEER OF RECORD CERTIFIES BY LETTER THAT THE SITE DOES NOT RECEIVE ANY RUNOFF FROM OUTSIDE OF ST. AUGUSTINE RIGHT-OF-WAYS. IF THERE IS ANY CONNECTION OR RELATIONSHIP BETWEEN THE PROJECT SITE AND A CITY OWNED OR MAINTAINED DITCH, POND, OR STRUCTURE, IT SHALL BE REQUIRED. THIS TELEVISING OF THE DRAINAGE LINE SHALL BE DONE IN COLOR AND SHALL BE OF SUCH QUALITY AS TO VISUALLY IDENTIFY THE PROPER CONSTRUCTION OF ALL JOINTS AND PIPE ALIGNMENT. A VIDEO TAPE SHALL BE PROVIDED TO THE CITY UPON COMPLETION. THE TELEVISING OF THE DRAINAGE LINES SHALL BE PERFORMED AFTER THE PLACEMENT OF THE BASE MATERIAL AND PRIOR TO THE FINAL WEARING SURFACE OF THE ROADWAY. THE APPROVAL, BY THE CITY, OF THE TELEVISING SHALL BE REQUIRED PRIOR TO THE PLACEMENT OF THE FINAL WEARING SURFACE OF THE ROADWAY. TELEVISED RECORD SHALL BE REVIEWED AND CERTIFIED BY THE ENGINEER OF RECORD (EOR).
23. PLEASE BE AWARE THAT ALL DETECTABLE WARNING SURFACES FOR SIDEWALK AT CURB CUT HANDICAP RAMPS UNDER THE JURISDICTION OF CITY OF ST. AUGUSTINE SHALL BE A CITY APPROVED YELLOW COLORED COMPOSITE MATERIAL ANCHORED IN THE CONCRETE SIDEWALK RAMP. ANCHORED COMPOSITE WARNING AREA INSERTS ARE TO BE COLORED "SAFETY YELLOW". ARE TO BE SET INTO THE CONCRETE AND ARE TO BE FLUSH WITH CONCRETE SURFACE ALONG ALL FOUR SIDES. DESIGN DIMENSIONS OF DETECTABLE WARNING AREA SHALL CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD PLANS INDEX 522-002, SHEETS 1 THROUGH 8, AND 28 CODE OF FEDERAL REGULATIONS (CFR) PART 36, APPENDIX A LATEST REVISION, AS WELL AS APPLICABLE CITY REQUIREMENTS.
24. ALL SIDEWALKS AND CURB CUT RAMPS UNDER THE JURISDICTION OF CITY OF ST. AUGUSTINE SHALL BE DESIGNED AND CONSTRUCTED TO CONFORM TO FDOT STANDARD PLANS INDEX 522-002 AND 523-001, AND TITLE 28, PART 36, APPENDIX A, CODE OF FEDERAL REGULATIONS (CFR) LATEST REVISION, AS WELL AS MEETING ALL ADA REQUIREMENTS.
25. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE HE/SHE IS NOT NOTIFIED OF DESIGN CONFLICTS.
26. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, AND, MEASUREMENTS TAKEN IN THE FIELD WHERE POSSIBLE. THE INFORMATION SHOWN HEREON, IS NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION IS TO BEGIN TO REQUEST EXACT FIELD LOCATION OF THEIR UTILITIES.
27. UNLESS OTHERWISE INDICATED ALL STORM SEWER SHALL BE BEDDED IN ACCORDANCE WITH DETAIL GD15 TYPE "B", AS SHOWN ON SHEET 10. UNLESS CONDITIONS IN THE FIELD DICTATE THE USE OF TYPE "A" BEDDING, AS SHOWN ON SHEET 10.
28. POND SLOPES AS SHOWN ARE THE MAXIMUM ALLOWABLE SLOPE. IF SITE CONDITIONS OR OTHER ISSUES, SUCH AS GROUNDWATER SEEPAGE CAUSE SLOPE FAILURE, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO CORRECT THE SLOPES TO MEET THE INTENT OF THE DESIGN. CONTRACTOR IS TO NOTIFY ENGINEER IMMEDIATELY OF THESE ISSUES SO THAT ENGINEER MAY ASSIST WITH THE CORRECTIVE ACTION.
29. ALL STORM PIPE ON THIS PLAN SET, MUST MEET THE FOLLOWING STANDARDS: PP PIPE (12 INCHES TO 60 INCHES) FOR SIDE DRAIN, STORM DRAIN, AND OTHER SPECIFIED APPLICATIONS SHALL MEET THE REQUIREMENTS OF AASHTO MP21-11.

GENERAL SIGNING & MARKING NOTES:

1. ALL STRIPING SHALL CONFORM TO CITY OF ST. AUGUSTINE AND/OR FDOT SPECIFICATIONS.
2. MATCH EXISTING PAVEMENT MARKINGS AT THE BEGINNING AND ENDING OF PROJECT AND ALL SIDE STREETS.
3. SIGNS SHALL BE PLACED IN ACCORDANCE WITH INDEX NO. 700-010, AND 700-101.
4. SIGN ASSEMBLY LOCATIONS SHOWN ON PLANS WHICH ARE IN CONFLICT WITH LIGHTING, UTILITIES, DRIVEWAYS, CURB CUTS, ETC. SHALL BE ADJUSTED AS DIRECTED BY ENGINEER.
5. EXISTING SIGNS TO BE REMOVED SHALL BE DELIVERED AND STOCKPILED ON SITE IN THE MATERIALS STORAGE AREA AS RETURNED TO THE OWNER.
6. COST FOR SIGNING AND MARKING, IF ANY, SHALL BE INCLUDED IN THE COSTS FOR PAVEMENT.

GENERAL DEMOLITION NOTES:

1. SEE SHEET 5 5 FOR THE TALLY OF TREES TO BE REMOVED.
2. ALL UTILITIES SHALL REMAIN IN PLACE AND UNHARMED UNLESS SPECIFICALLY INDICATED OTHERWISE BY THE DEMOLITION PLANS (SHEETS 5).
3. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY ABANDONING WELLS OR SEPTIC SYSTEMS FOUND DURING CONSTRUCTION. ABANDONMENT SHALL BE IN ACCORDANCE WITH ALL CITY, STATE REGULATIONS, PER THE REQUIREMENTS SET FORTH IN THE F.A.C.

WATER AND SEWER NOTES:

1. REFER TO WATER & SEWER NOTES ON 3.

EROSION CONTROL NOTES:

1. NO CONSTRUCTION ACTIVITY INVOLVING EXCAVATION, DENUDING OR DEMOLITION OF ANY SITE SURFACE OR STOCKPILING OF ANY EARTHEN OR AUDIBLE MATERIALS SHALL BE GIN WITHOUT AN APPROVED PLAN AND/OR WRITTEN CONSENT BY THE CITY OF ST. AUGUSTINE PUBLIC WORKS.
2. THE CONTRACTOR SHALL ESTABLISH ALL EROSION CONTROL MEASURES PRIOR TO EXCAVATION, DENUDING OR DEMOLITION OF ANY SITE SURFACE OR STOCKPILING OF ANY EARTHEN OR ERODIBLE MATERIALS.
3. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE DEVELOPMENT OF THE PROJECT AND SHALL NOT REMOVE ANY EROSION CONTROL MEASURE UNTIL ALL CONTRIBUTING SITE SURFACES AND VEGETATION HAVE BEEN ESTABLISHED AND STABILIZED.
4. THE CONTRACTOR SHALL PERFORM DAILY CLEAN UP OF ALL SEDIMENT AND DEBRIS WHICH LEAVES THE PROJECT SITE(S).
5. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL CITY STORM DRAIN SYSTEMS WHICH RECEIVE SEDIMENT OR DEBRIS AS A RESULT OF CONSTRUCTION, STOCKPILING OR DISPOSAL ACTIVITIES. CLEANING OF THE STORM DRAIN WILL OCCUR UNTIL THE POINT OF INTERCEPT TO THE OUTFALL OF THE SYSTEM OR TO A POINT WITHIN THE SYSTEM WHERE SEDIMENT OR DEBRIS IS NO LONGER PRESENT.
6. RAIN DAYS CLAIMED BY THE CONTRACTOR, DO NOT EXCUSE THE CONTRACTOR OF DAILY INSPECTION AND MAINTENANCE OF ALL SITE EROSION CONTROL MEASURES AND CLEANUP.
7. ALL SEDIMENT COLLECTION SYSTEMS MUST BE MUCKED OUT WHEN 1/3 FULL. MUCKED SEDIMENT MUST BE PROPERLY CONTAINED AND DISPOSED.

GENERAL LANDSCAPE NOTES:

1. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
2. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
3. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER.
4. PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR GRADE #1 OR BETTER AS GIVEN IN THE LATEST "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II", FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES AND THE STANDARDS AS GIVEN IN THE LATEST "AMERICAN STANDARD FOR NURSERY STOCK", AMERICAN NATIONAL STANDARDS INSTITUTE.
5. REMOVE ALL DEAD WOOD AND PRUNE TREES ACCORDING TO THE PRUNING GUIDELINES BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, 1995 EDITION. IF ARBORIST BELIEVES A LIMB SHOULD NOT BE REMOVED THE ARBORIST SHALL CONTACT THE LANDSCAPE DESIGNER. REMOVE ALL DEBRIS FROM THE SITE TO AN APPROVED OFF-SITE LOCATION. FOLLOW THE "AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS" AND ANSI Z133.1 GUIDELINES.
6. TREES SHALL HAVE A MINIMUM HEIGHTS OF (8) EIGHT TO (10) TEN FEET AND (2) TWO INCHES OF CALIPER.
7. ALL DISTURBED AREAS MUST BE STABILIZED BY MEANS OF MULCH, SEEDING, OR SOD AS CALLED OUT ON THIS PLAN. IF DISTURBED AREA IS OUTSIDE OF THE LIMITS OF THIS PLAN, AREAS MUST BE STABILIZED WITH MATCHING MATERIAL OR BETTER. I.E. SEEDING OR SODDING.
8. VEGETATION THAT EXCEEDS TWENTY-FIVE (25) FEET IN HEIGHT AT MATURITY SHOULD NOT BE PLANTED CLOSER THAN TEN (10) FEET OF THE VERTICAL PLANE OF AN EXISTING POWER LINE, EXCLUDING SERVICE WIRES.
9. BALLED AND BURLAPPED STRAPPING WIRE, AND ANY SYNTHETIC MATERIAL SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE PULLED AWAY FROM THE TRUNKS. WIRE BASKETS SHOULD BE CUT AWAY FROM THE TOP 1/3 OF THE ROOT BALL.
10. TREES SHALL NOT BE PLANTED CLOSER THAN TEN (10) FEET FROM OTHER TREES UNLESS APPROVED BY THE CITY ADMINISTRATOR. CANOPY TREES SHOULD BE SPACED A MINIMUM OF 20' TO 30'.
11. A MULCH RING OF PINE STRAW OR PINE BARK SHALL BE PROVIDED AT LEAST FIVE (5) FEET IN DIAMETER AND NOT CLOSER THAN SIX (6) INCHES FROM THE TREE TRUNK, FOR ALL NEWLY PLANTED TREES.
12. PINE STRAW OR PINE BARK MULCH SHALL BE PROVIDED A MINIMUM OF FOUR (4) INCHES OF DEPTH AROUND ALL NEWLY PLANTED LANDSCAPING.
13. SHRUB LINES ARE TO BE PLANTED AT THE REQUIRED MINIMUM HEIGHT, NOT BY A CONTAINER SIZE.
14. SOIL IN TREE ISLANDS SHALL HAVE AT LEAST 12' OF SUITABLE SOIL FOR TREE PLANTINGS, AND BE VOID OF ANY CONSTRUCTION DEBRIS OR UNSUITABLE MATERIAL.
15. IRRIGATION SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM FOR ALL NEWLY PLANTED MATERIAL, UNLESS AN ALTERNATE MEANS IS APPROVED. ALL TREES SHALL BE IRRIGATED BY BUBBLER TYPE EMITTERS.
16. TREES SHALL NOT BE PLANTED CLOSER THAN 7.5' FROM THE CENTERLINE OF UNDERGROUND UTILITIES.
17. UNLESS OTHERWISE SPECIFIED, NO HIGH VOLUME IRRIGATION IS PROPOSED ON THESE PLANS.
18. UNLESS OTHERWISE SPECIFIED, ALL SOD SHALL BE BAHIA.

ROW IMPROVEMENT NOTES:

1. ALL EXISTING UTILITIES ARE TO BE ADJUSTED TO FINAL GRADE.
2. CONTRACTOR SHALL REMOVE ANY CONFLICTING STRIPING.

ST JOHNS COUNTY NOTES:

1. SUBMITTAL OF AS-BUILT SITE SURVEY, INCLUDING BENCHMARKS, IS REQUIRED IN COMPLIANCE WITH SECTION 6.04.00 OF THE LATEST ST. JOHNS COUNTY LAND DEVELOPMENT CODE AND SECTION 15 (AS-BUILTS) OF THE DEVELOPMENT REVIEW MANUAL PRIOR TO SCHEDULING A FINAL INSPECTION OF THE WORK.
2. ST. JOHNS COUNTY DEVELOPMENT REVIEW INSPECTOR SHALL BE CONTACTED 24 HOURS PRIOR TO ALL NECESSARY SITE WORK INSPECTIONS AND 5 DAYS PRIOR TO FINAL INSPECTION.
3. THERE ARE TWO PAVEMENT REQUIREMENTS: LDC 6.04.07.G.3 (ROAD CONSTRUCTION) & LDC 6.04.08 (BORING)
4. ALL SUBDIVISION PLANS APPROVED AFTER 5/28/08 ARE SUBJECT TO THE TWO LIFT PAVING REQUIREMENTS AS DETAILED IN THE ABOVE LAND DEVELOPMENT CODE SECTIONS. IN SUMMARY; THE FINAL WEARING SURFACE LAYER IS NOT TO BE APPLIED UNTIL 90% OF THE C/O'S HAVE BEEN ISSUED AND THE IMPROVEMENTS HAVE BEEN INSPECTED AND ACCEPTED BY THE COUNTY. UNTIL THE FINAL SURFACE HAS BEEN APPLIED AND ACCEPTED, BONDING FOR THIS WORK IS TO REMAIN IN PLACE.
5. ALL DRAINAGE PIPES INSTALLED WITHIN ROADWAY RIGHT-OF-WAYS/EASEMENTS (PUBLIC OR PRIVATE) SHALL BE TELEVISED BY A COMPANY OR INDIVIDUAL CERTIFIED TO PERFORM SUCH WORK PER LDC 6.04.07.L.5G. THIS REQUIREMENT MAY ONLY BE WAIVED ON COMMERCIAL SITES IF THE ENGINEER OF RECORD CERTIFIES BY LETTER THAT THE SITE DOES NOT RECEIVE ANY RUNOFF FROM ST. JOHNS COUNTY RIGHT OF WAYS. IF THERE IS ANY CONNECTION OR RELATIONSHIP BETWEEN THE PROJECT SITE AND A COUNTY OWNED OR MAINTAINED DITCH, POND OR STRUCTURE, IT SHALL BE REQUIRED. THIS TELEVISING OF THE DRAINAGE LINE SHALL BE DONE IN COLOR AND SHALL BE OF SUCH QUALITY AS TO VISUALLY IDENTIFY THE PROPER CONSTRUCTION OF ALL JOINTS AND PIPE ALIGNMENT. A VIDEO TAPE SHALL BE PROVIDED TO THE COUNTY UPON COMPLETION. THE TELEVISING OF THE DRAINAGE LINES SHALL BE PREFORMED AFTER THE PLACEMENT OF THE BASE MATERIAL AND PRIOR TO THE FINAL WEARING SURFACE OF THE ROADWAY. THE APPROVAL, BY THE COUNTY, OF THE TELEVISING SHALL BE REQUIRED PRIOR TO THE PLACEMENT OF THE FINAL WEARING SURFACE OF THE ROADWAY. TELEVISED RECORD SHALL BE REVIEWED AND CERTIFIED BY THE ENGINEER OF RECORD (EOR).
6. IT IS THE RESPONSIBILITY OF THE APPLICANT TO SCHEDULE A PRE-CONSTRUCTION / PRE-PERMIT ISSUANCE MEETING WITH THE STAFF AFTER ALL PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE COUNTY, AND PRIOR TO STARTING ANY SITE ACTIVITIES. THE PRE-CONSTRUCTION MEETING WILL BE HELD IN CONJUNCTION WITH THE MANDATORY SJCUD PRE-CONSTRUCTION MEETING. HOWEVER, IF THE PROJECT FALLS OUTSIDE OF SJCUD JURISDICTION, PLEASE CALL CARL COLEE TO SCHEDULE MEETING.

GENERAL FIRE PROTECTION NOTES:

1. FIRE PROTECTION FOR THE PURPOSE OF THESE PLANS IS ANY UNDERGROUND WATER LINE NOT OWNED AND MAINTAINED BY A PUBLIC UTILITY AS WELL AS ANY PRIVATE FIRE SERVICE MAIN AND RPZ AND ITS APPURTENANCES ON PRIVATE PROPERTY (1) BETWEEN A SOURCE OF WATER AND THE BASE OF THE SYSTEM RISER FOR WATER-BASED FIRE PROTECTION SYSTEMS, (2) BETWEEN A SOURCE OF WATER AND INLETS TO FOAM-MAKING SYSTEMS, (3) BETWEEN A SOURCE OF WATER AND THE BASE ELBOW OF PRIVATE HYDRANTS OR MONITOR NOZZLES AND (4) USED AS FIRE PUMP SUCTION AND DISCHARGE PIPING, (5) BEGINNING AT THE INLET SIDE OF THE CHECK VALVE ON A GRAVITY OR PRESSURE TANK.
2. THIS SHALL ALSO APPLY TO COMBINED SERVICE MAINS USED TO CARRY WATER FOR FIRE SERVICE AND OTHER USES. I.E. DOMESTIC
3. STANDARDS TO BE REFERENCED ARE TO BE THE MOST CURRENT AS ADOPTED BY THE FLORIDA FIRE PREVENTION CODE:
   - NFPA 24, INSTALLATION OF PRIVATE FIRE SERVICE MAINS & THEIR APPURTENANCES
   - NFPA 20, STANDARD FOR INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION
   - NFPA 22, STANDARD FOR WATER TANKS FOR PRIVATE FIRE PROTECTION
   - NFPA 16, STANDARD ON DELUGE FOAM-WATER SPRINKLER & FOAM-WATER SPRAY SYSTEMS
   - NFPA 1963 STANDARD FOR FIRE HOSE CONNECTIONS
4. ITEMS ON THE CONSTRUCTION PLANS SHALL INCLUDE BUT NOT LIMITED TO SCALE DRAWINGS AND DETAILS AND TO INCLUDE THE FOLLOWING ITEMS WHEN THEY ARE APPLICABLE TO THE SYSTEM BEING INSTALLED:
   - A. NAME OF OWNER AND OCCUPANT.
   - B. LOCATION, INCLUDING STREET ADDRESS.
   - C. POINT OF COMPASS.
   - D. A GRAPHIC REPRESENTATION OF THE SCALE USED ON ALL PLANS.
   - E. NAME AND ADDRESS OF CONTRACTOR.
   - F. SIZE AND LOCATION OF ALL

CITY OF ST. AUGUSTINE (C.O.S.A.) WATER AND SEWER GENERAL NOTES

GENERAL NOTES

1. THE CITY OF ST. AUGUSTINE (C.O.S.A.) STANDARDS AND SPECIFICATIONS DESIGN MANUAL AND DETAILS, LATEST EDITION, SHALL PRESIDE; THESE NOTES AND THIS PLAN SET ARE NOT INTENDED TO BE ALL INCLUSIVE WITH REGARD TO ALL POSSIBLE CONSTRUCTION REQUIREMENTS FOR THIS PROJECT.
2. THE C.O.S.A. STANDARDS MANUAL, DETAILS, AND "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS" (LATEST EDITIONS) ARE AVAILABLE ONLINE. LINKS TO THESE ITEMS CAN BE FOUND ON THE "Public Works Documents, Forms and Reports" PAGE OF THE CITY'S WEBSITE. GO TO: www.staugustinegovernment.com --> Forms, Applications & Docs --> Public Works Requests and Documents.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE DEVELOPER AND/OR OWNER'S REPRESENTATIVE, THE ENGINEER OF RECORD, THE GENERAL CONTRACTOR, THE UNDERGROUND UTILITY CONTRACTOR, AND THE C.O.S.A. PRIOR TO THE START OF ANY CONSTRUCTION. A PRE-CONSTRUCTION MEETING WITH THE C.O.S.A. IS REQUIRED REGARDLESS OF OTHER AGENCIES REQUIREMENTS.
4. FOR PRE-CONSTRUCTION MEETING REQUIREMENTS, REFER TO THE C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS", LATEST EDITION. PLAN AHEAD --> C.O.S.A. APPROVAL OF PRE-CON SUBMITTAL ITEMS IS REQUIRED PRIOR TO SCHEDULING THE PRE-CON MEETING.
5. ALL WATER, SEWER, AND/OR REUSE CONSTRUCTION SHALL BE PERFORMED BY A CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES. A COPY OF THE CONTRACTOR'S GENERAL LICENSE AND/OR UNDERGROUND UTILITY LICENSE SHALL BE PROVIDED PRIOR TO THE PRE-CONSTRUCTION MEETING.
6. PLAN AHEAD FOR C.O.S.A. DEDICATION AND ACCEPTANCE REQUIREMENTS FOR UTILITIES. THE CITY MUST OFFICIALLY ACCEPT ALL UTILITIES TO BE DEDICATED TO THE CITY PRIOR TO INSTALLING ANY WATER METERS, AND PRIOR TO SIGNING OFF ON ANY USE PERMIT OR CERTIFICATE OF OCCUPANCY. REFER TO THE C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS", LATEST EDITION, FOR SUBMITTAL REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL REQUIRED DOCUMENTS ACCURATELY, DILIGENTLY AND IN A TIMELY MANNER. THE C.O.S.A. WILL NOT BE RESPONSIBLE FOR REQUESTING OR MANAGING SUBMITTAL OF THESE DOCUMENTS.
7. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL LOCATIONS AND ELEVATIONS, PROPERTY LINES AND EASEMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. CONTRACTOR SHALL LOCATE, VERIFY, AND IDENTIFY ALL EXISTING UTILITIES AND UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THE PLANS PRIOR TO ANY EXCAVATING ACTIVITIES AND TAKE ALL MEASURES NECESSARY TO PROTECT ALL UTILITIES DURING CONSTRUCTION. AT NO ADDITIONAL COST TO THE OWNER OR C.O.S.A. (INCLUDING MEASURES SPECIFIED BY C.O.S.A. INSPECTOR SUCH AS MECHANICAL JOINT RESTRAINTS). SHOULD ANY UTILITY LINE OR COMPONENT BECOME DAMAGED OR REQUIRE RELOCATION, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE AFFECTED UTILITY COMPANY, ENGINEER OF RECORD, AND C.O.S.A. AT A MINIMUM, CONTRACTOR SHALL ENSURE PROTECTION OF ALL EXISTING UTILITIES BY FOLLOWING THE COMMON GROUND ALLIANCE BEST PRACTICES, LATEST VERSION, UNLESS EXCEPTIONS ARE SPECIFICALLY AGREED TO IN ADVANCE BY THE CITY. CONTRACTOR SHALL COORDINATE UTILITIES LOCATES WITH SUNSHINE STATE ONE-CALL OF FLORIDA. ONCE THE LOCATE SERVICE HAS FIELD MARKED ALL UTILITIES, CONTRACTOR SHALL VERIFY EACH UTILITY (INCLUDING ANY SERVICE LATERALS, I.E. WATER, SEWER, CABLE, GAS, ELECTRIC, PHONE, ETC.) AND THOSE WITHIN EACH PAVED AREA. VERIFICATION MAY BE PERFORMED UTILIZING GROUND PENETRATING RADAR, HAND DIG, OR VACUUM EXCAVATION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL RECORD ON THE DRAWINGS BOTH THE HORIZONTAL AND VERTICAL LOCATION OF THE UTILITIES OFF OF A PREDETERMINED BASELINE.
9. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO LOCATE, EXCAVATE AND PREPARE FOR CONNECTIONS TO THE TERMINUS OF THE C.O.S.A.'S EXISTING WATER OR SEWER SYSTEMS AT THOSE POINTS SHOWN ON THE DRAWINGS OR WHERE DIRECTED BY THE C.O.S.A. OR THE ENGINEER. ALL COSTS ASSOCIATED WITH THIS WORK AND FOR THE ACTUAL CONNECTION OF THE EXISTING MAINS SHALL BE INCLUDED IN THE BID FOR THE PROJECT AND SHALL NOT RESULT IN ANY ADDITIONAL COST TO THE C.O.S.A.
10. THE CONTRACTOR SHALL FIELD VERIFY THE CONNECTION POINTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD AND THE C.O.S.A. IMMEDIATELY.
11. THE WATER AND/OR SEWER SYSTEM SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE C.O.S.A. APPROVED CONSTRUCTION DRAWINGS, DETAILS AND SPECIFICATIONS. IF THERE IS ANY DEVIATION FROM THE APPROVED CONSTRUCTION DRAWINGS, DETAILS, SPECIFICATIONS, WITHOUT PRIOR AUTHORIZATION AND CONSENT FROM THE C.O.S.A., THE CONTRACTOR SHALL REMOVE THE DEVIATION AND RESTORE IT TO THE APPROVED CONSTRUCTION DRAWING CONFIGURATION AT NO EXPENSE TO THE C.O.S.A. FAILURE TO CONSTRUCT UTILITIES ACCORDINGLY WILL RESULT IN DELAYS IN OBTAINING SERVICE, C.O.S.A. REFUSAL TO ACCEPT THE UTILITIES, AND UNANTICIPATED COSTS AND CONSTRUCTION TIME WHILE CORRECTIONS ARE MADE. SUCH DELAYS AND COSTS WILL NOT BE THE RESPONSIBILITY OF THE C.O.S.A. THE C.O.S.A. WILL NOT ACCEPT UTILITIES WHICH ARE NOT CONSTRUCTED TO C.O.S.A. STANDARDS AND SPECIFICATIONS.
12. EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED USING AVAILABLE MEANS. THE C.O.S.A. WILL NOT BE RESPONSIBLE FOR INACCURATE OR INCOMPLETE SURVEY INFORMATION, AND ANY RESULTANT DELAYS AND COSTS.
13. VERTICAL LOCATIONS OF ALL UTILITIES SHOWN ON THE PLANS HAVE BEEN REFERENCED TO A BENCH MARK NOTED ON THE PLANS. CONTRACTOR SHALL CHOOSE LOCATION DURING EXCAVATION NEAR EXISTING UTILITIES SHOWN ON THE PLANS AND SHALL NOTIFY THE ENGINEER IF LOCATION DIFFERS FROM THAT SHOWN ON THE PLANS BEFORE CONSTRUCTING THE UTILITY.
14. SHOULD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND THE C.O.S.A. PRIOR TO CONTINUING CONSTRUCTION.
15. THE CONTRACTOR SHALL PROTECT SURVEY MARKERS, MONUMENTS, ETC. DURING CONSTRUCTION. THE CONTRACTOR SHALL RESTORE/REPLACE, AT NO ADDITIONAL EXPENSE TO THE OWNER, ANY DAMAGE DONE BY CONSTRUCTION ACTIVITIES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY HIS OR HER OPERATIONS. ANY DAMAGE SHALL BE REPLACED/REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE C.O.S.A.
17. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION AND BUILDING PLACEMENT WITH ALL OTHER UTILITIES CONSTRUCTION.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY UNSUITABLE MATERIAL FROM THE OPERATION. FURNISHING AND COMPACTING SUITABLE REPLACEMENT BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
19. UNSUITABLE MATERIALS UNDER WATER AND/OR SEWER MAINS SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL PROPERLY COMPACTED TO 95% OF MAXIMUM DENSITY. BACKFILL SHALL BE COMPACTED IN A MAXIMUM OF ONE-FOOT (1') LIFTS. DENSITY TESTS SHALL BE TAKEN AFTER COMPACTION OF EVERY LIFT.
20. THE CONTRACTOR(S) SHALL NOTIFY ALL APPLICABLE UTILITIES COMPANIES, THE ENGINEER OF RECORD, THE PROPERTY OWNER, AND THE C.O.S.A. 72 HOURS PRIOR TO INITIATING ANY EXCAVATION ACTIVITIES, OR AS SPECIFIED BY THE UTILITY COMPANIES AND THE PERMITS OBTAINED FOR THE WORK.
21. THE ENGINEER OF RECORD AND THE C.O.S.A. SHALL BE GIVEN FORTY-EIGHT HOURS (48-HR) NOTICE OF ALL REQUESTED MEETINGS AND/OR TESTING MEASURES RELATED TO THE PROJECT.
22. ALL WORK, MATERIALS, AND EQUIPMENT SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELEVANT C.O.S.A. STANDARDS AND REQUIREMENTS AS WELL AS STATE AND LOCAL REGULATIONS.
23. ALL UNDERGROUND UTILITY EQUIPMENT, MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF ST. AUGUSTINE (C.O.S.A.) STANDARDS AND SPECIFICATIONS DESIGN MANUAL AND DETAILS, AND ALL INTERIM STANDARDS UPDATES, LATEST EDITION, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, AND THE APPROVED PLANS.
24. ALL UTILITY CROSSINGS SHALL COMPLY WITH F.D.E.P. REGULATIONS (CHAPTER 62-555.314, F.A.C.)
25. DURING ALL EXCAVATION ACTIVITIES NEAR EXISTING C.O.S.A. UTILITIES, CONTRACTOR SHALL PROTECT EXISTING PIPE FROM DAMAGE AND SUPPORT PIPE AS NECESSARY. CONTRACTOR SHALL RESTRAIN EXISTING PIPE AS NECESSARY AND/OR AS DIRECTED BY THE PLANS OR C.O.S.A. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE, AND THE EXISTING UTILITIES SHALL BE REPLACED/REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE C.O.S.A.
26. LANDSCAPING TREES SHALL HAVE A MINIMUM OF 7.5 FEET SEPARATION FROM THE EDGE OF PIPELINE TO THE EDGE OF THE TREE CANOPY.

GENERAL NOTES (CONTINUED)

27. ALL ROCK AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA AND C.O.S.A. STANDARDS AND/OR PIPE MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES FOR NEW AND RELOCATED PIPE SHALL BE REMOVED TO A DEPTH OF AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE. CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED FOR NEW AND RELOCATED PIPES. THE BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE NEW AND RELOCATED PIPES AND TO A SUFFICIENT HEIGHT ABOVE SUCH PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE.
28. DEWATERING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF SIX INCHES BELOW UTILITIES BEING LAID. CONTRACTOR SHALL SECURE ALL REQUIRED FEDERAL, STATE AND LOCAL PERMITS FOR DEWATERING.
29. FOR WATER AND WASTEWATER MAINS SMALLER THAN 12 INCHES, THE MINIMUM AND MAXIMUM COVER SHALL BE 30 INCHES AND 36 INCHES, RESPECTIVELY, IN UNPAVED AREAS, AND 36 INCHES AND 42 INCHES, RESPECTIVELY, IN PAVED AREAS, OR AS REQUIRED WITHIN F.D.O.T. OR RAILROAD RIGHTS-OF-WAY. FOR MAINS GREATER THAN 12 INCHES, THE MINIMUM AND MAXIMUM COVER SHALL BE 42 INCHES AND 54 INCHES, RESPECTIVELY. EXCEPTIONS MAY BE MADE FOR CONFLICTS.
30. INSTALLATION OF FORCE MAINS OR WATER MAINS USING PIPE DEFLECTION WITHOUT FITTINGS SHALL ONLY BE ALLOWED AS APPROVED IN ADVANCE BY THE CITY. CONTRACTOR SHALL USE FITTINGS AS NECESSARY TO INSTALL PIPE WITHOUT JOINT DEFLECTION AT NO ADDITIONAL COST TO THE CITY. WHERE FORCE MAINS OR WATER MAINS ARE DEFLECTED WITHOUT FITTINGS, THE MAXIMUM JOINT DEFLECTION SHALL BE 80% OF THAT RECOMMENDED BY THE MANUFACTURER.
31. FITTINGS SHALL BE USED AT LOCATIONS INDICATED ON THE PLANS, UNLESS OTHERWISE APPROVED BY THE ENGINEER. ALL FITTINGS SHALL BE RESTRAINED PER THE RESTRAINED JOINT TABLE IN THE APPROVED PLAN SET.
32. ALL UNDERGROUND VALVES SHALL BE INSTALLED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH TOP SET TO FINAL GRADE IN ACCORDANCE WITH THE C.O.S.A. DETAILS AND SPECIFICATIONS. ALL VALVES SHALL HAVE PEG LOCATORS (145.7 KILOHERTZ).
33. ALL UNDERGROUND VALVES SHALL BE INSTALLED SO THAT THE OPERATING NUT IS ACCESSIBLE USING A STANDARD VALVE KEY. VALVE EXTENSIONS SHALL BE INSTALLED AS NECESSARY SO THAT THE OPERATING NUT IS A MAXIMUM OF 36" BELOW FINAL GRADE.
34. LOCATE WIRE AND LOCATOR PEGS SHALL BE INSTALLED ACCORDING TO C.O.S.A. STANDARDS, LATEST EDITION. IN GENERAL LOCATE WIRE SHALL BE 10 GAUGE, SINGLE STRAND, UF RATED (DIRECT BURIAL), COPPER WIRE WITH 30 MIL (MIN.) INSULATION WITH EITHER WHITE OR YELLOW COLOR. LOCATOR PEGS SHALL BE ZIP-TIED TO BOTTOM SECTION OF ALL VALVE BOXES. THE ENTIRE LOCATING SYSTEM SHALL BE INSPECTED BY THE C.O.S.A. PRIOR TO BACKFILLING. AFTER BACKFILLING, ENTIRE LOCATING SYSTEM SHALL BE TESTED BY A CERTIFIED UTILITY LOCATOR OR BY A LICENSED ELECTRICAL CONTRACTOR WITH THE TEST REPORT SUBMITTED TO C.O.S.A. THE C.O.S.A. SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF ANY LOCATE SYSTEM TESTING. WHERE INSTALLED UNDER PAVEMENT AREAS, TESTING SHALL BE DONE PRIOR TO THE PLACEMENT OF PAVEMENT. IF ANY LOCATION IS IDENTIFIED WHERE THE TRACER WIRE IS NOT CONTINUOUS OR WHERE LOCATOR PEG DOES NOT FUNCTION, CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER OR C.O.S.A., SHALL MAKE NECESSARY REPAIRS AND RE-TEST. SUCCESSFUL LOCATE SYSTEM TEST REPORT IS REQUIRED PRIOR TO INSTALLATION OF WATER METERS.
35. CONTRACTOR IS RESPONSIBLE FOR PROPER NOTIFICATION TO INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.
36. CONTRACTOR SHALL PROVIDE A MINIMUM OF SEVEN (7) CALENDAR DAYS NOTICE TO THE C.O.S.A. PRIOR TO SCHEDULING THE FINAL INSPECTION.
37. NO WORK REQUIRING CITY INSPECTION SHALL BE DONE AFTER 4:00 P.M. OR BEFORE 8:30 A.M. MONDAY THROUGH THURSDAY. NO WORK REQUIRING CITY INSPECTION SHALL BE DONE ON FRIDAYS, SATURDAYS, SUNDAYS, OR CITY RECOGNIZED HOLIDAYS UNLESS THE PROPER AND EFFICIENT PROSECUTION OF THE WORK REQUIRES OPERATIONS DURING THESE HOURS. IN THE EVENT THAT SUCH WORK HOURS ARE NECESSARY, THE CONTRACTOR SHALL REIMBURSE THE CITY FOR ALL COSTS ASSOCIATED WITH INSPECTION STAFF OVERTIME. WRITTEN NOTIFICATION FOR THE WORK SHALL BE PROVIDED TO THE CITY A MINIMUM OF 48 HOURS BEFORE STARTING WORK WITHIN THE ABOVE RESTRICTED HOURS AND SHALL BE SUBJECT TO THE AVAILABILITY OF THE INSPECTION STAFF. NO WORK THAT DOES NOT REQUIRE CITY INSPECTION SHALL BE DONE AFTER 7:00 P.M. OR ON SATURDAYS AND SUNDAYS, UNLESS THE PROPER AND EFFICIENT PROSECUTION OF THE WORK REQUIRES OPERATIONS DURING THOSE TIMES. WRITTEN NOTIFICATION FOR THE WORK DURING THOSE TIMES SHALL BE PROVIDED TO THE CITY A MINIMUM OF 48 HOURS BEFORE STARTING THE WORK. THE CITY SHALL HAVE 24 HOURS TO REVIEW AND APPROVE THE NOTIFICATION BEFORE THE WORK MAY BE STARTED.
38. THE C.O.S.A. RESERVES THE RIGHT TO KEEP ALL C.O.S.A. UTILITIES REMOVED DURING CONSTRUCTION.
39. ALL SPOOL PIECES TO BE MINIMUM 30-INCHES. CONTRACTOR SHALL PLAN AHEAD ACCORDINGLY TO ALLOW FOR THIS REQUIREMENT, AND SHALL NOTIFY CITY IMMEDIATELY SHOULD CONDITIONS DISCOVERED DURING CONSTRUCTION NECESSITATE ALTERNATE SOLUTIONS WHERE MINIMUM 30-INCH SPOOL PIECES CANNOT BE MET. ALL ALTERNATE FITTINGS, SUCH AS FOSTER ADAPTERS FOR EXAMPLE, SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CITY.
40. ALL OF THE STANDARD C.O.S.A. CONSTRUCTION DETAILS SHALL APPLY TO THIS PROJECT, REGARDLESS OF DETAILS SHOWN OR NOT SHOWN ON THE PLANS.
41. ADHERENCE TO THE PLANS AND SPECIFICATIONS CONTAINED HEREIN, OR THE CITY REPRESENTATIVE'S APPROVAL ON ANY ASPECT OF ANY CONSTRUCTION OPERATION COVERED BY THESE PLANS AND SPECIFICATIONS SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR ULTIMATE RESPONSIBILITY FOR THE SATISFACTORY COMPLETION OF THE WORK.
42. CITY VALVES, FIRE HYDRANTS, LIFT STATIONS, FLUSHING HYDRANTS, AND SEWER MANHOLE COVERS ARE TO BE EXERCISED BY CITY STAFF OR OTHERS UNDER THE DIRECT SUPERVISION OF THE CITY INSPECTOR.
43. IN CASE OF ACCIDENTAL IMPACTS TO ANY CITY UTILITY SYSTEM IMMEDIATELY CONTACT THE CITY PUBLIC WORKS DEPARTMENT AT 904-825-1040 OR AFTER HOURS, CONTACT THE CITY WATER TREATMENT PLANT 904-825-1044.

NOTICE OF PROCEDURE

1. ALL BUILDING PERMITS AND WATER METERS PROCESSED THROUGH THE C.O.S.A. PLANNING & BUILDING DEPARTMENT, OR THE C.O.S.A. CUSTOMER SERVICE DEPARTMENT SHALL BE ACCOMPANIED BY A SET OF CIVIL SITE DEVELOPMENT CONSTRUCTION PLANS STAMPED APPROVED BY THE C.O.S.A. PUBLIC WORKS DEPARTMENT.
2. C.O.S.A. PUBLIC WORKS DEPARTMENT SITE PLAN APPROVAL IS REQUIRED PRIOR TO OBTAINING A BUILDING PERMIT.
3. ALL CONNECTIONS TO THE WATER AND/OR SEWER SYSTEM, FLUSHING, AND PRESSURE TESTS TO BE PERFORMED BY THE UTILITY CONTRACTOR OR LICENSED MASTER PLUMBER MUST BE SCHEDULED AT LEAST FIVE (5) WORKING DAYS IN ADVANCE WITH THE C.O.S.A. THE C.O.S.A. INSPECTOR MUST BE PRESENT PRIOR TO CONNECTIONS BEING MADE OR TESTING.
4. IT IS THE ENGINEER OF RECORD'S RESPONSIBILITY TO SECURE APPLICABLE PERMITS PRIOR TO CONSTRUCTION.
5. THE OWNER SHALL PURCHASE ALL WATER METERS THROUGH THE C.O.S.A.
6. WATER AND/OR SEWER UTILITY CONNECTION FEES SHALL BE PAID PRIOR TO ISSUANCE OF A SITE AND/OR BUILDING PERMIT.
7. ALL ON-SITE PRIVATE WATER AND/OR SEWER CONSTRUCTION BETWEEN THE METER OR CLEANOUT AND BUILDING MAY BE INSPECTED BY THE C.O.S.A. TO ENSURE STANDARDS ARE MET.
8. ALL REQUIREMENTS BY THE C.O.S.A. (I.E. FINAL INSPECTION, CORRECTION OF PUNCH LIST ITEMS, "AS-BUILTS", F.D.E.P. CERTIFICATION OF COMPLETION, BILL OF SALE, RECORDED EASEMENTS, ETC.) MUST BE SATISFIED PRIOR OF ISSUANCE OF CERTIFICATES OF OCCUPANCY.

AS-BUILT NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRODUCE, SUBMIT AND OBTAIN APPROVAL OF REPRODUCIBLE "AS-BUILT" DRAWINGS FROM JURISDICTIONAL AGENCIES AS MAY BE REQUIRED.
2. "AS-BUILT" INFORMATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL EMPLOY THE SERVICES OF A SURVEYOR REGISTERED IN THE STATE OF FLORIDA TO DETERMINE ALL "AS-BUILT" INFORMATION.
3. REFER TO C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS" AND SECTION 30 OF THE CITY'S MANUAL, LATEST EDITIONS, FOR A COMPLETE DESCRIPTION AND LISTING OF THE CITY'S AS-BUILT REQUIREMENTS.
4. ALL C.O.S.A. AS-BUILT REQUIREMENTS ARE REQUIRED TO BE MET PRIOR TO C.O.S.A. ACCEPTANCE OF UTILITIES, INSTALLATION OF WATER METERS, OR FINAL PAYMENT.
5. ALL AS-BUILT PLANS AND DRAWINGS MUST BE REFERENCED ON THE NAD 83 STATE PLANE FLORIDA EAST COORDINATE SYSTEM (US FEET), AND CONTAIN A MINIMUM OF FOUR (4) GPS ACQUIRED LOCATION POINTS. THE C.O.S.A. WILL NOT ACCEPT AS-BUILT PLANS OR CAD DRAWINGS NOT REFERENCED TO S.P.C.
6. A MINIMUM OF FIVE WORKING DAYS PRIOR TO THE PRELIMINARY FIELD INSPECTION, TWO (2) SETS OF PRELIMINARY BLACKLINE "AS-BUILTS" SHOWING THE REQUIRED INFORMATION, SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND THE C.O.S.A.
7. THE RECORD OR "AS-BUILT" DRAWINGS TO BE PREPARED BY THE CONTRACTOR AND SUBMITTED AT THE TIME OF THE REQUEST FOR A LETTER OF RELEASE TO PLACE THE CONSTRUCTION INTO SERVICE WILL CLEARLY DEPICT THE VERTICAL CLEARANCES BETWEEN WATER, SEWER (INCLUDING STORM) AND REUSE LINES AT ALL CROSSINGS AND PARALLEL RUNS WHERE THE HORIZONTAL SEPARATION IS LESS THAN 10 FEET. IN ADDITION, THE CENTERING OF UNCUT LENGTHS OF PIPE (USUALLY 20 FEET) AT POINTS OF CROSSINGS WILL BE DOCUMENTED ON THE DRAWINGS AND ALL MITIGATING CONSTRUCTION MEASURES CLEARLY DEPICTED IN CASES WHERE A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE BETWEEN THE WATER AND SEWER (INCLUDING STORM) LINES IS NOT POSSIBLE.

POTABLE WATER SYSTEM NOTES

1. ALL WATER MAINS 4" THROUGH 12" DIAMETER SHALL BE PVC C-900, DR-18, COLOR "BLUE" WITH PUSH-ON GASKETED JOINTS OR C-906 HDPE DR 11 COLOR "BLUE" OR DIP CLASS 350.
2. ALL WATER MAINS 16" THROUGH 20" DIAMETER SHALL BE PVC C-905, DR-25, COLOR "BLUE" WITH PUSH-ON GASKETED JOINTS OR C-906 HDPE DR 11 COLOR "BLUE" OR DIP CLASS 250.
3. ALL WATER MAINS 24" AND LARGER DIAMETER SHALL BE DUCTILE IRON PIPE.
4. ALL WATER LINES 2" DIAMETER OR LESS SHALL BE HDPE CTS DR OR 9 COLOR "BLUE".
5. ALL CURB STOPS ARE TO BE FORD BALL-TYPE OR EQUAL WITH LOCKING CAPACITY AND LARGE NUT. 1" MINIMUM. SEE C.O.S.A. APPROVED MATERIALS AND MANUFACTURER'S LIST, LATEST EDITION.
6. THE SEPARATION REQUIREMENT BETWEEN POTABLE WATER MAINS AND OTHER UTILITIES SHALL BE PER CHAPTER 62-555, F.A.C.
7. A FULL UNCUT LENGTH OF WATER MAIN PIPE (USUALLY 20 FEET) SHALL BE CENTERED AT THE POINT OF CROSSING OF ALL WATER AND SEWER (INCLUDING STORM) LINES AT THE POINT OF CROSSINGS REGARDLESS OF THE VERTICAL SEPARATIONS.
8. WHERE SOLVENT CONTAMINATION IS FOUND IN THE TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH THE APPROVAL OF THE C.O.S.A. AND THE HEALTH DEPARTMENT, DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST 100 FEET BEYOND ANY DISCOVERED CONTAMINATION.
9. NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER LINES HAVE BEEN PRESSURE TESTED, DISINFECTED, CLEARED FOR SERVICE AND ACCEPTED FOR MAINTENANCE BY THE C.O.S.A. AND F.D.E.P.
10. JUMPER CONNECTIONS WITH BACKFLOW PREVENTION DEVICE SHALL BE USED TO FILL OR FLUSH WATER MAINS.
11. ALL NEW AND RELOCATED WATER MAIN PIPE, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL BE IN CONFORMANCE WITH APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) AND THE C.O.S.A. STANDARDS.
12. ALL NEW AND RELOCATED WATER MAIN PIPE AND FITTINGS WILL COMPLY WITH THE LATEST F.D.E.P. AND AWWA STANDARDS FOR LEAD CONTENT.
13. ALL NEW AND RELOCATED WATER MAINS SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C605, LATEST EDITION.
14. ALL NEW AND RELOCATED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555.340, F.A.C.
15. ALL NEW AND RELOCATED WATER SERVICES SHALL BE IN CONFORMANCE WITH THE STATE PLUMBING CODE AND THE C.O.S.A. STANDARDS.
16. THE BACTERIOLOGICAL SAMPLE POINTS SHALL BE INDICATED ON THE ASBUILT DRAWINGS. THE SAMPLE POINT NUMBERING AND STATIONING SHALL CORRESPOND TO THOSE ON THE BACTERIOLOGICAL SAMPLE CHAIN OF CUSTODY FORMS.
17. ALL METER BOX ASSEMBLIES ARE TO BE INSTALLED OUTSIDE PAVED AREAS UNLESS CONDITIONS NECESSITATE OTHERWISE AND ALTERNATE LOCATIONS ARE APPROVED IN ADVANCE BY THE CITY. ALL METER BOX ASSEMBLIES ARE TO BE INSTALLED 1-FOOT INSIDE RIGHT-OF-WAY LINES UNLESS CONDITIONS NECESSITATE OTHERWISE AND ALTERNATE LOCATIONS ARE APPROVED IN ADVANCE BY THE CITY.

WASTEWATER SYSTEM NOTES

1. INTERIOR LINERS ARE REQUIRED ON JUNCTION MANHOLES WITH THREE OR MORE INVERTS, AND/OR MANHOLES RECEIVING FORCE MAIN FLOW. LINERS SHALL BE SPECTRASHIELD, SEWPERCOAT, OR EQUAL AS APPROVED BY THE C.O.S.A.
2. SANITARY SEWER LINE TO DEPTHS OF 10' SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034 COLORED GREEN. SANITARY SEWER LINE OF DEPTHS 10' TO 15' SHALL BE SDR-26 PVC ALL SANITARY SEWER LINES SHALL BE GREEN AND CLEARLY MARKED ON THE PIPE.
3. SANITARY SEWER FORCE MAIN 4" AND LARGER SHALL BE C900 DR25 PVC PIPE CONFORMING TO ASTM D-1784, D-1785, AND D-2241. DUCTILE IRON PIPE SHALL ONLY BE USED WITH PRIOR APPROVAL BY THE C.O.S.A. SANITARY FORCE MAIN SHALL BE COLOR CODED GREEN AND CLEARLY MARKED.
4. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD AND THE C.O.S.A. ALL VIDEO LOGS, WRITTEN REPORTS, AND DEFLECTION TEST RESULTS FOR REVIEW AND APPROVAL.
5. THE CONTRACTOR SHALL CONTACT THE C.O.S.A. FOR INSPECTION AFTER INSTALLATION OF GREASE TRAPS, INTERCEPTORS, AND/OR OIL-WATER SEPARATORS.

HYDROSTATIC TESTING NOTES

1. AFTER ALL PRESSURE PIPES ARE INSTALLED, THE JOINTS COMPLETED, AND THE TRENCH BACKFILLED, THE NEWLY LAID PIPE AND APPURTENANCES SHALL BE SUBJECTED TO A HYDROSTATIC TEST FOR A PERIOD OF AT LEAST TWO (2) HOURS. THE ENGINEER AND THE C.O.S.A. MUST BE NOTIFIED AT LEAST 48 HOURS BEFORE A TEST IS TO BE PERFORMED. TEST SHALL BE AS SET FORTH IN AWWA STANDARD C605. ANY LEAKS DETECTED SHALL BE CORRECTED AND THE SECTION OF PIPELINE RETESTED. THE TWO HOUR TEST PERIOD SHALL BEGIN WHEN ALL JOINTS HAVE BEEN DETERMINED TO BE WATER TIGHT. LEAKAGE SHALL BE LIMITED TO THAT ALLOWANCE SET FORTH IN SECTION 4 OF AWWA STANDARD C600 LATEST EDITION. HYDROSTATIC AND LEAKAGE TEST AND BLOW-DOWN (ZEROING OF GAUGE) MUST OCCUR BEFORE SAMPLING FOR BACTERIOLOGICAL TEST. THE MAXIMUM ALLOWABLE PRESSURE LOSS IS 5 PSI.

UTILITY ABANDONMENT

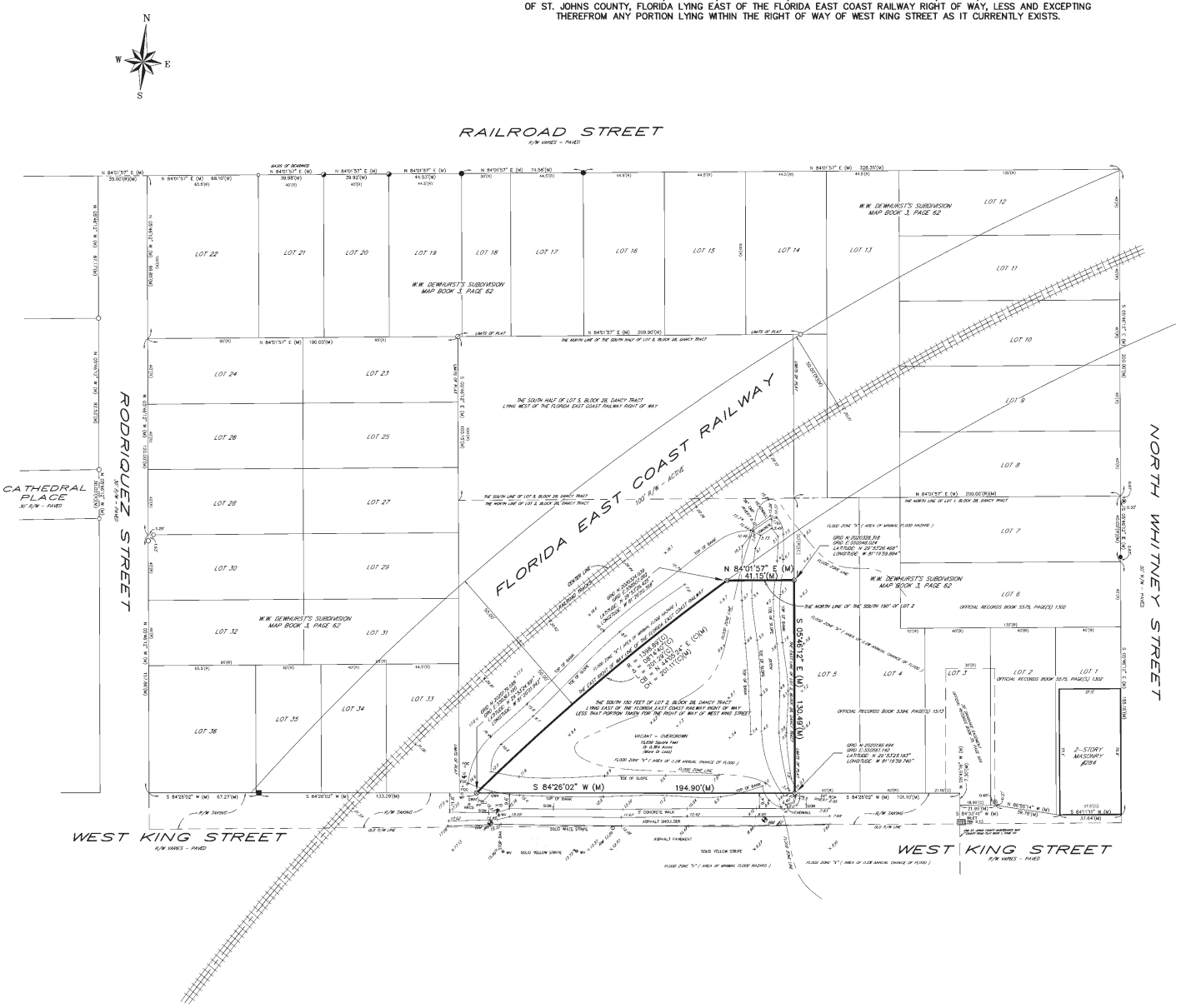
1. ALL EXISTING WATER AND SEWER UTILITY SERVICES THAT WILL NO LONGER BE UTILIZED MUST BE PROPERLY ABANDONED BY CONTRACTOR BY CUTTING, CAPPING, AND REPAIRING SERVICE CONNECTIONS AT THE UTILITY MAIN LOCATIONS BY METHODS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION MAY BE REQUIRED IN ORDER TO DETERMINE PROPER ABANDONMENT METHODS.
2. ALL EXISTING WATER AND SEWER UTILITY SERVICES INTENDED TO BE REUSED MUST BE INVESTIGATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND/OR REPLACEMENT TO RENEW EXISTING POTABLE WATER SERVICES, AND SEWER SERVICE LATERALS. ALL UTILITIES MUST BE RETURNED TO GOOD WORKING ORDER. ALL INVESTIGATIVE AND REPAIR/REPLACEMENT METHODS WILL BE AS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION AND OTHER PROCEDURES SUCH AS CLOSED-CIRCUIT TV MAY BE REQUIRED IN ORDER TO DETERMINE CONDITION.

STANDARD WATER/SEWER/RECLAIMED WATER SEPARATION REQUIREMENTS

THE CONTRACTOR SHALL INSTALL ALL MAINS IN ACCORDANCE WITH THE REQUIREMENTS OF RULE 62-555.314, FAC, BELOW. THE CONTRACTOR SHALL NOTIFY THE C.O.S.A. IN ANY INSTANCE WHERE THE BELOW REQUIREMEN

MAP OF SURVEY

THE SOUTH 150 FEET OF LOT 2, BLOCK 28, DANCY TRACT, AS RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA LYING EAST OF THE FLORIDA EAST COAST RAILWAY RIGHT OF WAY, LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE RIGHT OF WAY OF WEST KING STREET AS IT CURRENTLY EXISTS.



LEGEND

R/W = RIGHT OF WAY
LB = LICENSED BUSINESS
(R) = RECORD
(M) = MEASURED
(C) = CALCULATED
Δ = CENTRAL ANGLE
R = RADIUS
L = ARC LENGTH
CH = CHORD LENGTH
CB = CHORD BEARING
PP = POWER POLE
RRCS = RAILROAD CROSSING SIGNAL
OHW = OVERHEAD WIRE(S)
GWA = GUY WIRE ANCHOR
WF = WOOD FENCE
WV = WATER VALVE
FHD = FIRE HYDRANT
FOC = FIBER OPTIC CABLE MARKER
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE
= SANITARY SEWER MANHOLE
= SET 5/8" IRON ROD – LB # 8177
= FOUND 1/2" IRON ROD – # 4257
= FOUND 1/2" IRON ROD – # 4958
= FOUND 1/2" IRON PIPE – # 5076
= FOUND 5/8" IRON ROD – # 8100
= FOUND 5/8" IRON ROD – "LANDTECH"
= FOUND 1/2" IRON PIPE – NO IDENTIFICATION
= FOUND 1/2" IRON ROD – NO IDENTIFICATION
= FOUND 6" X 6" CONCRETE MONUMENT – NO IDENTIFICATION
= FOUND NAIL AND DISK – # 3547
= EXISTING SPOT ELEVATION
BM #1 = BENCHMARK # 1 – NAIL AND DISK IN PAVEMENT ELEVATION 15.72 FEET NAVD 1988
BM #2 = BENCHMARK # 2 – NAIL AND DISK IN PAVEMENT ELEVATION 8.75 FEET NAVD 1988

NOTE:

STATE PLANE COORDINATES AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983/2011 – UNITED STATES FEET – FLORIDA – ZONE EAST, AND WERE OBTAINED USING ASHTECH PROMARK 2 RECEIVERS AND GNSS SOLUTIONS SOFTWARE VERSION 3.80.8 AS COMPILED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK.

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD AND AREA OF 0.2% ANNUAL CHANCE OF FLOOD HAZARD) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C-0314-J, COMMUNITY No. 125145 FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AS REVISED 12/07/2018. http://www.gis.bocc.co.st-johns.fl.us/imap/

THE BASIS OF BEARING AS SHOWN HEREON IS THE SOUTH RIGHT-OF-WAY LINE OF RAILROAD STREET HAVING AN ASSUMED BEARING OF N 84°01'57" E.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. – 1988).

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF: GARY H. NORTHRUP, SANDRA K. NORTHRUP AND RYAN L. NORTHRUP

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTIONS 5J-17.051, 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

REVISIONS

TYPE OF SURVEY: BOUNDARY
FIELD WORK DATE: 09/17/2022
FIELD BOOK/PAGE(S): 526/66, 527/58-60
DRAWING SCALE: 1" = 30'
JOB NUMBER: 22-354

09/17/2022 – GPS COORDINATES – FD #4479 JR

BOUNDARY SURVEY

#550 WEST KING STREET
ST. AUGUSTINE, FLORIDA 32084

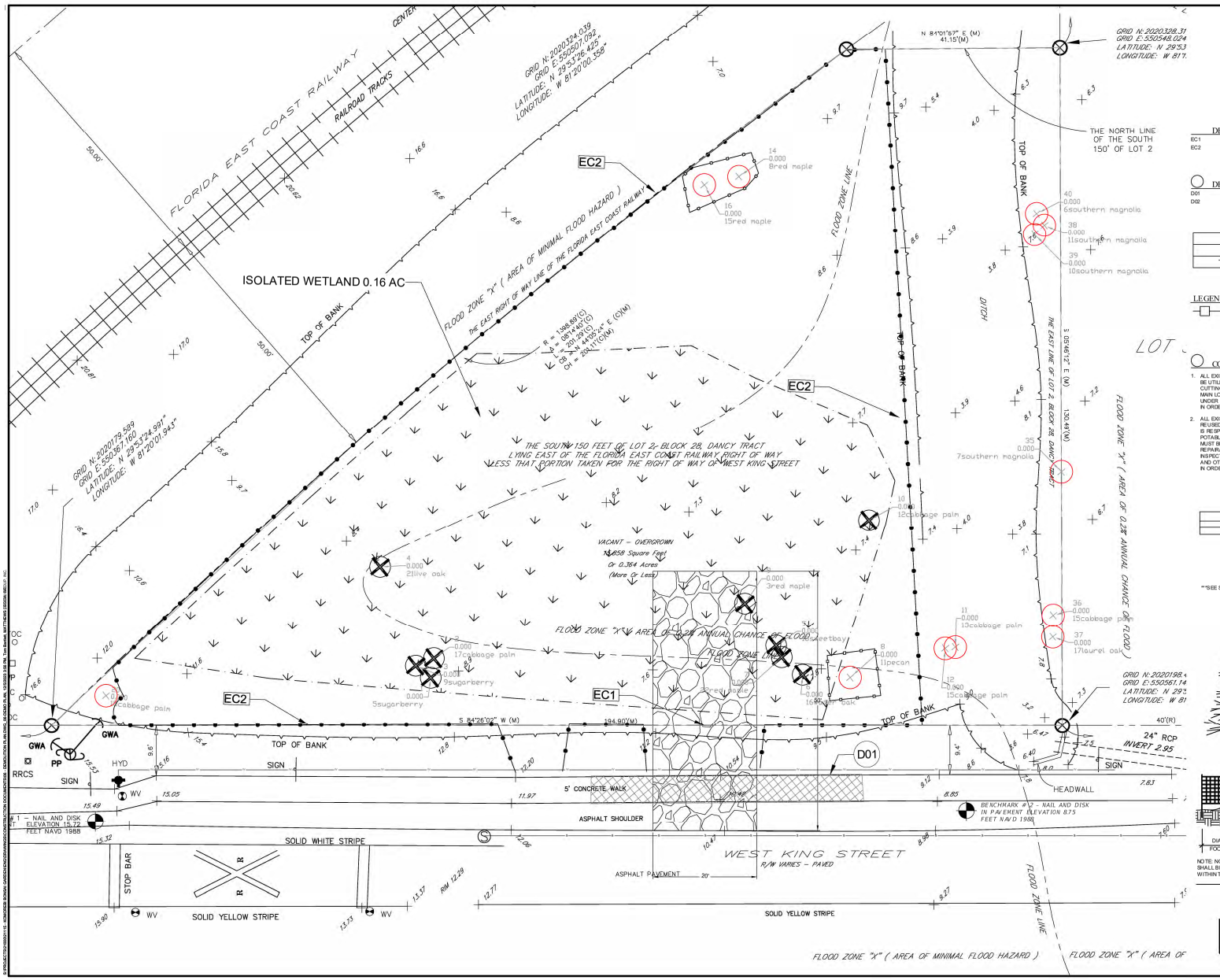
ANCIENT CITY SURVEYORS LB # 8177
PROFESSIONAL LAND SURVEYORS
ACS
4286 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
email: acs-surveyors@comcast.net PHONE: 904-797-9067

SEAL

MICHAEL A. PIESCO PLS
Professional Land Surveyor #4793

DATE SIGNED:

04
OF 13



REGISTERED ENGINEER
ALEX R. ACREE
CAREER#: FL 81

REVISIONS			
NO.	DATE	DESCRIPTION	
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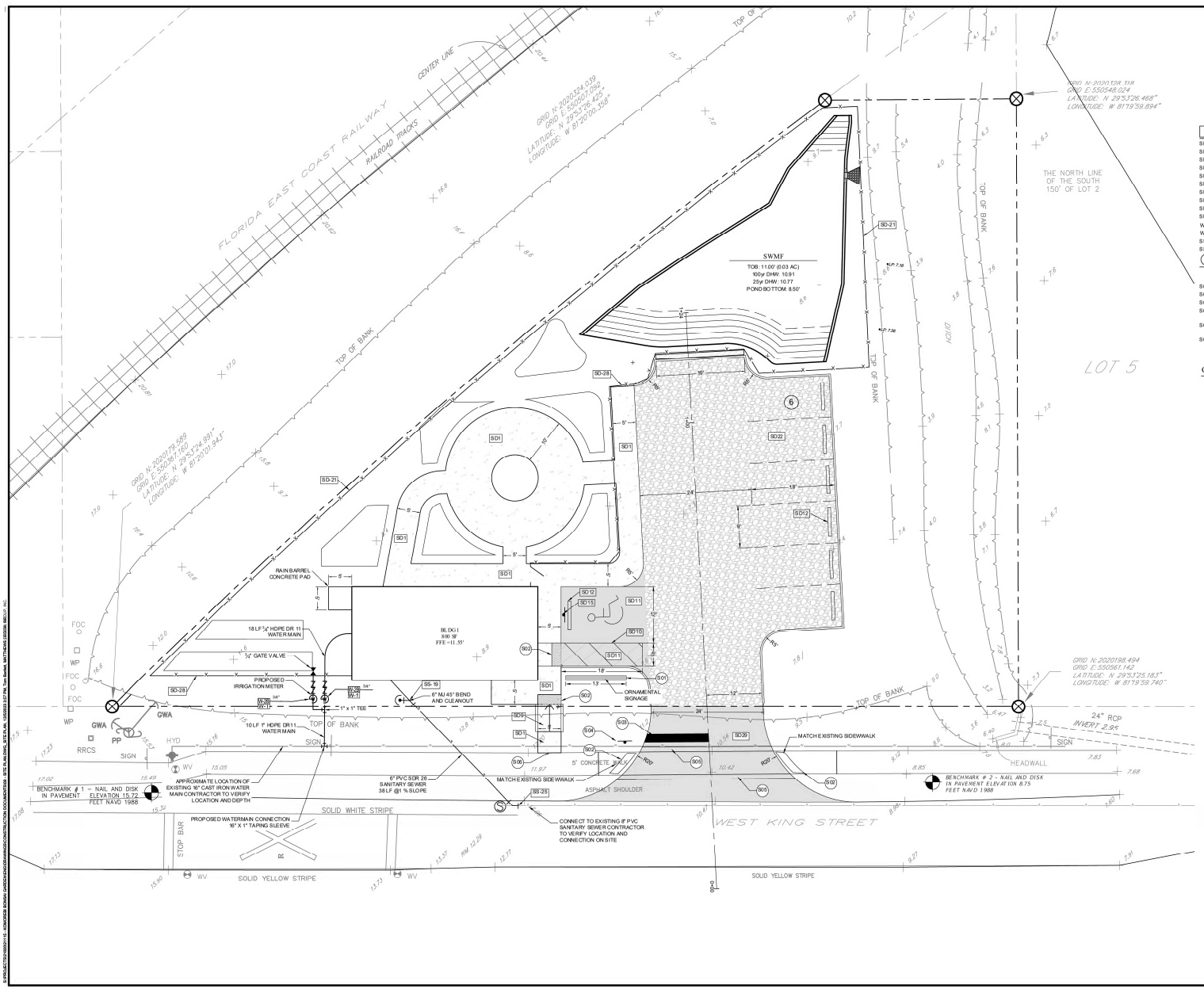
DESIGNED:	ARA
DRAWN BY:	TGB
CHK'D BY:	
DATE:	08-29-23
JOB No.:	21115

MATTHEWS | DESIGN GROUP
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

DEMOLITION PLAN
KOMOREBI BONSAI GARDEN
CITY OF ST. AUGUSTINE
PREPARED FOR
RYAN NORTHRUP

SHEET No.
05
OF 13



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

SITE & UTILITY DETAILS

SD1	CONCRETE SIDEWALK DETAIL
SD9	WHEELCHAIR RAMP
SD10	PARKING PAINT STRIPING
SD11	TYPICAL PAVEMENT SECTION
SD12	PRECAST CONCRETE WHEELSTOP
SD15	ACCESSIBLE PARKING SIGN
SD21	CHAIN LINK FENCE DETAIL
SD22	GRAVEL ROADWAY SECTION
SD28	WOODEN PRIVACY FENCE
SD29	SJC TYPICAL PAVEMENT DETAIL
W-2B	¾" WATER METER AND BACKFLOW PREVENTED
W-1	WATER METER LOCATION
SS-19	GRAVITY SEWER SERVICE CONNECTION
SS-25	NEW CONNECTION TO EXISTING GRAVITY SEWER MAIN

SITE NOTES

S01	PROJECT MONUMENT SIGN
S02	SIDEWALK CURB RAMP CRE - REFER TO FDOT INDEX 522-002 SHEET #4
S03	STOP BAR - REFER TO FDOT INDEX F11-001 SHEET #2
S04	STOP SIGN - MUTCD STANDARD R1-1 (30"X30") SINGLE COLUMN SIGN PER FDOT STANDARD INDEX 700-010
S05	CROSS WALK - 12" WHITE STRIPES @ 7' O.C. PER FDOT STANDARD INDEX 711-001
S06	PROPOSED CONCRETE SIDEWALK TO TIE INTO EXISTING CONCRETE SIDEWALK

GENERAL NOTES

1. ALL DIMENSIONS ARE LISTED TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB.
2. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.

SITE DATA TABLE

TOTAL SITE	0.36 AC	15,858 SF
EXISTING BUILDING		0 SF
EXISTING IMPERVIOUS AREA		0 SF
EXISTING WETLAND		6969.6 SF
WETLAND IMPACTS		6969.6 SF
WETLANDS PRESERVED		0 SF
PROPOSED BUILDING		800 SF
PROPOSED IMPERVIOUS AREA		4,972 SF
TOTAL IMPERVIOUS		5,772 SF
TOTAL PERVIOUS		10,086 SF
TOTAL IMPERVIOUS %		36%
TOTAL PERVIOUS %		64%
% BUILDING COVERAGE		5%
PARCEL NUMBER(S)		112610-0000
911 ADDRESS		550 WEST KING, ST AUGUSTINE 32084
FEMA PANEL NUMBER		12109C0314J
FLOOD ZONE		ZONE 'X & AE
SETBACKS (FRONT/SIDES/BACK)		0'/5'/5'

PARKING CALCULATIONS

COMMERCIAL	=	1 SPACE PER	400 SF
COMMERCIAL RETAIL	=	800 SF	
TOTAL REQUIRED	=	2 SPACES	
TOTAL PROVIDED	=	7 SPACES	
ADA REQUIRED	=	1 SPACES	
ADA PROVIDED	=	1 SPACES	

HATCH LEGEND

PAVEMENT	
GRAVEL	
CONCRETE	

REVISIONS

NO.	DATE	DESCRIPTION
1	-----	-----
2	-----	-----
3	-----	-----
4	-----	-----
5	-----	-----
6	-----	-----

DESIGNED: ARA
DRAWN BY: TGB
CHK'D BY: ARA
DATE: 08-29-23
JOB NO.: 21115

REGISTERED ENGINEER
ALEX R. ACEE
CAB0035 FLA

This item has been digitally signed and sealed by Alex R. Acee, PE 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.

MATTHEWS | DESIGN GROUP, INC.
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ST. AUGUSTINE, FL 32084
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INFO@MDGINC.COM

SITE PLAN

KOMOREBI BONSAI GARDEN
CITY OF ST. AUGUSTINE
PREPARED FOR
RYAN NORTHRUP

SHEET NO.
06
OF 13

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J:\PROJECTS\2021\21115 - KOMOREBI BONSAI GARDEN\DRAWINGS\CONSTRUCTION DOCUMENTS\SITE PLAN\21115 SITE PLAN.dwg, 8/29/2023 2:57 PM, Tyler Gerdes, MATTHEWS DESIGN GROUP, INC.



07 OF 13	GRADING AND DRAINAGE PLAN KOMOREBI BONSAI GARDEN CITY OF ST. AUGUSTINE PREPARED FOR RYAN NORTHRUP	MATTHEWS | DCCM P.O. BOX 3126, 7 WALDO STREET ST. AUGUSTINE, FL 32084 PHONE: 904.826.1334 • FAX: 904.826.4547 INFO@MDGINC.COM	DESIGN BY: ARA DWG BY: TGB CHK BY: ARA DATE: 08-29-23 JOB No.: 21115

REVISIONS		
NO.	DATE	DESCRIPTION
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REGISTERED ENGINEER
ALEX R. ACREE, P.E.
CA#26535 FL#71165

This item has been digitally signed and sealed by ALEX R. ACREE, P.E. on the date adjacent to the seal.
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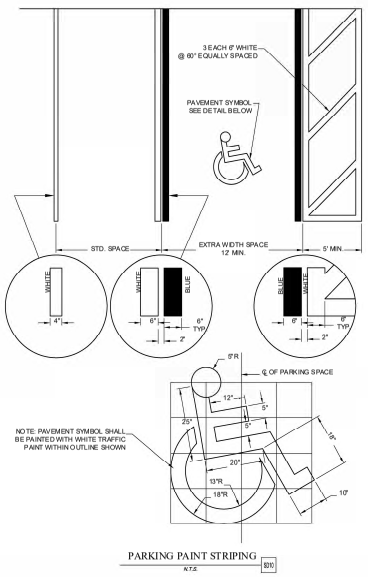
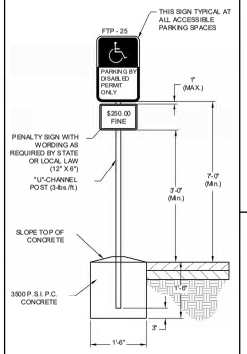
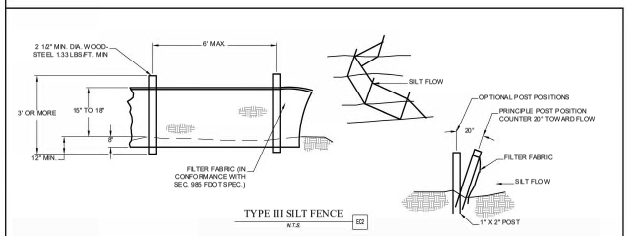


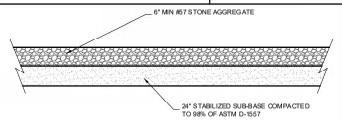
PARKING PAINT STRIPING
N.T.S.
SD10



ACCESSIBLE PARKING SIGN
N.T.S.
SD15



TYPE III SILT FENCE
N.T.S.
SD2

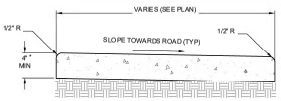


NOTES:

ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED. ALL AREAS WHERE SOD HAS BEEN DISTURBED OR REMOVED SHALL BE RE SODDED TO SATISFACTION OF OWNER.

THE ABOVE INFORMATION WAS OBTAINED FROM THE GEOTECHNICAL EXPLORATION FOR THE PROPOSED SITE PROVIDED BY UNIVERSAL ENGINEERING SCIENCES DATED JANUARY 12, 2005.

GRAVEL ROADWAY SECTION
N.T.S.
SD00

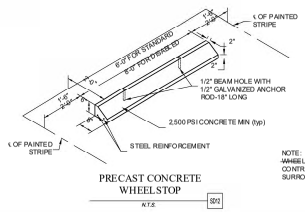


NOTES:

1. DISTANCE BETWEEN SCORE LINE NOT TO EXCEED 5' IN LONGITUDINAL & TRAVERSE DIRECTION IN SIDEWALK.
2. SIDEWALK IS TO BE CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI.
3. MAX 2% CROSS SLOPE PER ADA

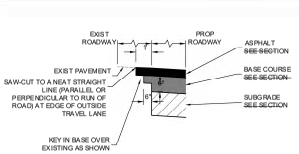
* SIDEWALK SHALL BE 6" THICK AT DRIVEWAY.

CONCRETE SIDEWALK DETAIL
N.T.S.
SD1

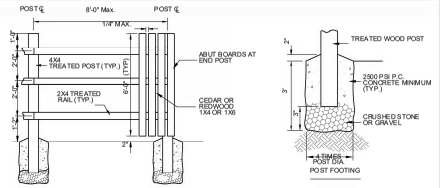


NOTE: WHEEL STOP SHOULD BE PAINTED CONTRASTING COLOR TO SURROUNDING PAVEMENT.

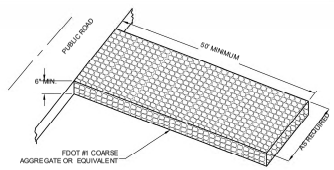
PRECAST CONCRETE WHEELSTOP
N.T.S.
SD21



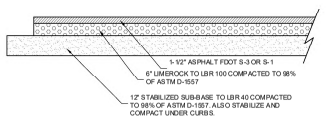
CONNECTION TO EXISTING PAVEMENT
N.T.S.
SD3



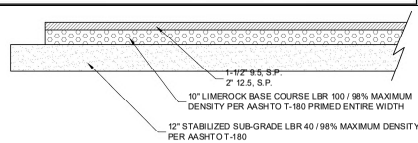
WOODEN PRIVACY FENCE
N.T.S.
SD28



STABILIZED CONSTRUCTION ENTRANCE
N.T.S.
SD1



TYPICAL PAVEMENT SECTION
N.T.S.
SD31



SJC MAJOR COLLECTOR LANE 100' R.O.W. PAVEMENT TYPICAL DETAIL
N.T.S.
SD29

REVISIONS

NO.	DATE	DESCRIPTION
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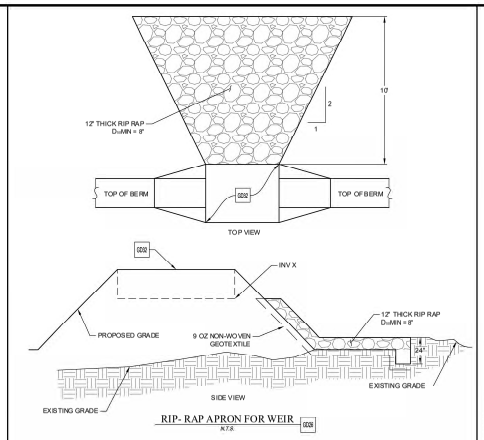
REGISTERED ENGINEER
ALEX R. ACEBO
CA#63835 FLA

DESIGN BY: ARA
DRAWN BY: TGB
CHK BY: ARA
DATE: 08-29-23
JOB NO.: 21115

MATTHEWS | DCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 FAX: 904.826.4547
INFO@MDGINC.COM

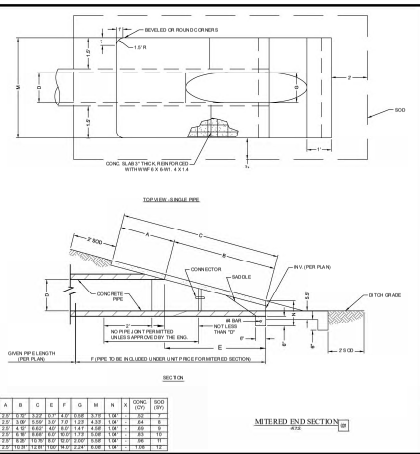
CONSTRUCTION DETAILS
KOMOREBI BONSAI GARDEN
CITY OF ST. AUGUSTINE
PREPARED FOR
RYAN NORTHRUP

SHEET No.
08
OF 13



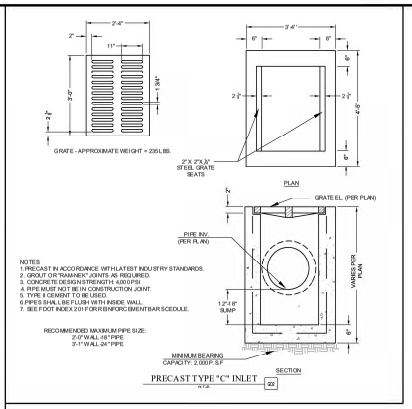
RIP- RAP APRON FOR WEIR

N.T.S.



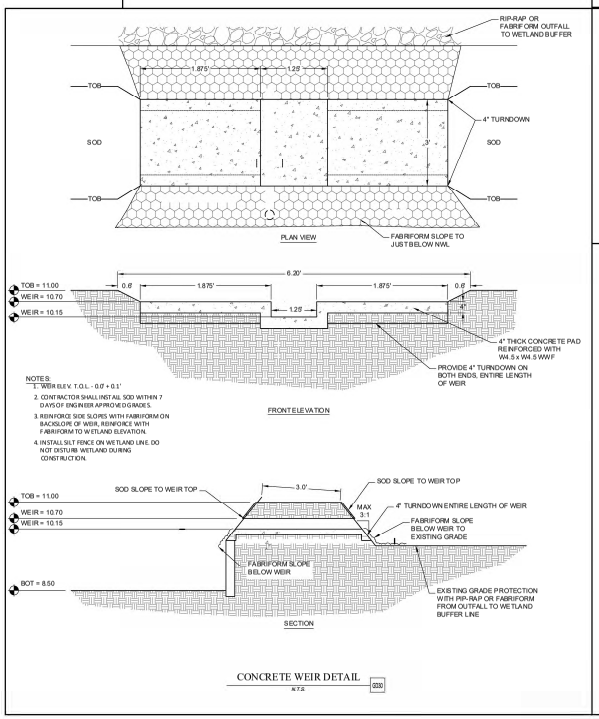
D	A	B	C	E	F	G	M	N	X	CONC (CY)	SOD (SY)
8"	2.0'	0.50'	3.33'	5.1'	4.0'	0.58'	3.17'	1.04'	-	0.5	7
10"	2.0'	0.58'	0.50'	5.0'	7.0'	1.23'	4.33'	1.04'	-	0.4	5
12"	2.0'	0.67'	0.58'	5.0'	7.0'	1.23'	4.33'	1.04'	-	0.4	5
18"	2.5'	0.79'	0.83'	6.0'	8.0'	1.74'	5.08'	1.04'	-	0.5	10
24"	2.5'	0.95'	1.0'	6.0'	8.0'	2.05'	5.58'	1.04'	-	0.6	11
30"	2.5'	1.0'	1.0'	6.0'	8.0'	2.05'	6.08'	1.04'	-	1.05	12

MITERED END SECTION



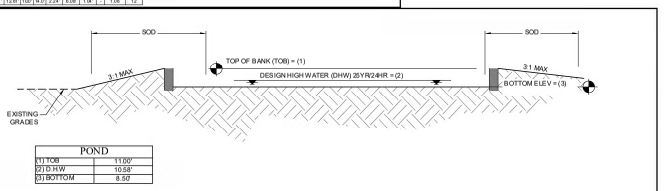
PRECAST TYPE "C" INLET

N.T.S.



CONCRETE WEIR DETAIL

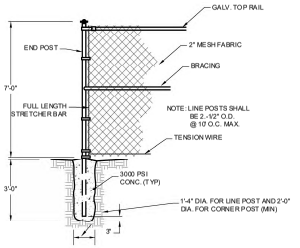
N.T.S.



POND	
(1) TOB	11.00'
(2) D.H.W.	10.58'
(3) BOTTOM	8.50'

DRY RETENTION CROSS SECTION

N.T.S.



CHAIN LINK FENCE DETAIL

N.T.S.

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ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

DESIGNED	ARA
DRAWN BY	TGB
CHK'D BY	
DATE	08-29-23
JOB NO.	21115

NO.	DATE	DESCRIPTION

REGISTERED ENGINEER
ALEX R. ACREE
CARABBIS FLA. PE

This item has been digitally signed and sealed by Alex R. Acree, PE 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.

CONSTRUCTION DETAILS

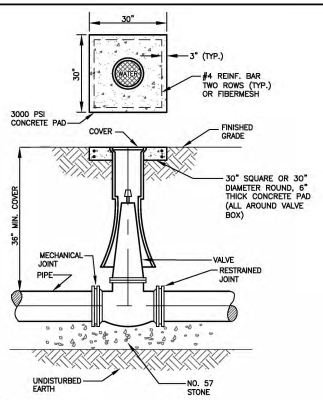
KOMOREBI BONSAI GARDEN

CITY OF ST. AUGUSTINE

PREPARED FOR
RYAN NORTHRUP

SHEET NO.
09
OF 13

P:\PROJECTS\2021\21115 - KOMOREBI BONSAI GARDEN\DRAWINGS\CONSTRUCTION DOCUMENTS\7 - CONSTRUCTION DETAILS.DWG, DRAWING DETAILS, 1/5/2023 2:37 PM, Tom Barnett, MATTHEWS DESIGN GROUP, INC.

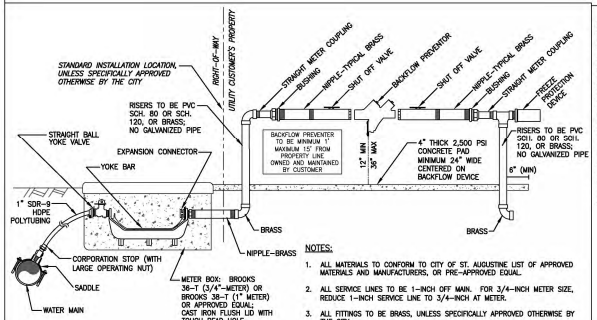


NOTES:

1. POURED IN PLACE (NOT PRECAST) CONCRETE SHALL BE FLUSH WITH GRADE.
2. COVER SHALL BE STAMPED "WATER" OR "SEWER" AS APPROPRIATE.
3. ALL UNDERGROUND VALVES SHALL BE INSTALLED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH TOP SET TO FINAL GRADE. ALL VALVES SHALL HAVE ELECTRONIC MARKER BLUE FOR WATER AND GREEN FOR SEWER SEE W-57.
4. ALL UNDERGROUND VALVES SHALL BE INSTALLED SO THAT THE OPERATING NUT IS ACCESSIBLE USING A STANDARD VALVE KEY. VALVE EXTENSIONS SHALL BE INSTALLED AS NECESSARY SO THAT THE OPERATING NUT IS A MAXIMUM OF 36" BELOW FINAL GRADE.
5. COVER SHALL BE COATED WITH ENAMLE PAINT BLUE/WATER OR GREEN/SEWER AS APPROPRIATE.

VALVE BOX & COVER UNPAVED LOCATION NEW CONSTRUCTION

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-30&W-18



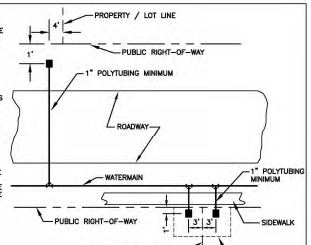
NOTES:

1. ALL MATERIALS TO CONFORM TO CITY OF ST. AUGUSTINE LIST OF APPROVED MATERIALS AND MANUFACTURERS, OR PRE-APPROVED EQUAL.
2. ALL SERVICE LINES TO BE 1-INCH OFF MAIN. FOR 3/4-INCH METER SIZE, REDUCE 1-INCH SERVICE LINE TO 3/4-INCH AT METER.
3. ALL FITTINGS TO BE BRASS, UNLESS SPECIFICALLY APPROVED OTHERWISE BY THE CITY.
4. CONTRACTOR TO PROVIDE AND INSTALL ALL MATERIALS EXCEPT THE WATER METER. CITY OF ST. AUGUSTINE WILL INSTALL THE WATER METER IN THE METER BOX ASSEMBLY THAT IS FULLY CONSTRUCTED BY THE CONTRACTOR.

3/4" AND 1" TAP / WATER METER SET-UP WITH BACKFLOW PREVENTER CONFIGURATION

REVISION DATE:	FEB 2017
NOT TO SCALE	W-2B

NOTE:
FOR LOCATIONS WITH CURBING, ETCH THE LETTER 'W' MINIMUM OF 2 INCHES HIGH AND 1/4 INCH DEEP IN FACE OF CURB, AND PAINT BLUE. FOR LOCATIONS WITHOUT CURBING BUT WITH SIDEWALK, ETCH THE LETTER 'W' MINIMUM OF 2 INCHES HIGH AND 1/4 INCH DEEP IN FRONT OF SIDEWALK, AND PAINT BLUE. AS AN ALTERNATIVE TO ETCHING IN ALL LOCATIONS AND CONDITIONS, A STAINLESS STEEL DISC AND NAIL MAY BE USED. DISC SHALL BE 1-1/2" DIAMETER, AND ENGRAVED WITH THE WORD 'WATER' CENTERED AT THE 12 O'CLOCK POSITION AND THE WORD 'SERVICE' CENTERED AT THE 6 O'CLOCK POSITION ON THE DISC. NAIL AND DISC SHALL BE INSTALLED AT THE EDGE OF PAVEMENT, CURBING OR SIDEWALK DIRECTLY IN LINE WITH THE WATER SERVICE. THE CITY MAY REQUIRE OTHER MEANS OF IDENTIFICATION, SUCH AS TREATED FENCE POSTS PAINTED BLUE ON TOP TO MARK SERVICES FOR FUTURE DEVELOPMENT.



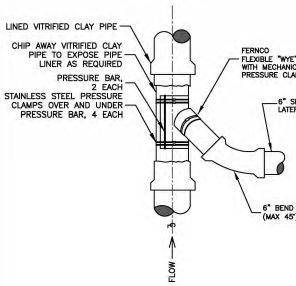
NOTES:

1. THE SKETCHES ABOVE ARE SUGGESTIONS FOR SOME TYPICAL INSTALLATIONS. ACTUAL INSTALLATIONS MAY VARY SLIGHTLY ACCORDING TO FIELD CONDITIONS. CITY INSPECTOR SHALL DIRECT METER BOX LOCATIONS FOR A-TYPICAL INSTALLATIONS.
2. IF AN EASEMENT IS LOCATED BETWEEN LOTS, METERS TO BE LOCATED 3' OUTSIDE OF EASEMENT LINE.
3. WHENEVER POSSIBLE, METER BOXES SHALL BE LOCATED OUTSIDE OF PAVEMENT.
4. METER BOXES SHALL BE INSTALLED ON LEVEL GROUND.
5. WHERE METER BOXES ARE INSTALLED ON PRIVATE PROPERTY, A UTILITY EASEMENT WILL BE REQUIRED.

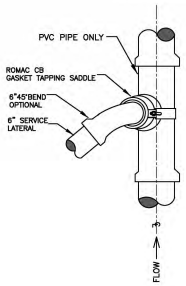
WATER METER LOCATIONS 3/4" - 2" METERS

REVISION DATE:	FEB 2017
NOT TO SCALE	W-1

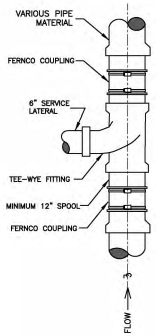
SEWER SERVICE CONNECTION EXISTING LINED GRAVITY SEWER MAIN



SEWER SERVICE CONNECTION EXISTING PVC GRAVITY SEWER MAIN



CUT IN TEE-WYE SEWER SERVICE CONNECTION EXISTING GRAVITY SEWER MAIN



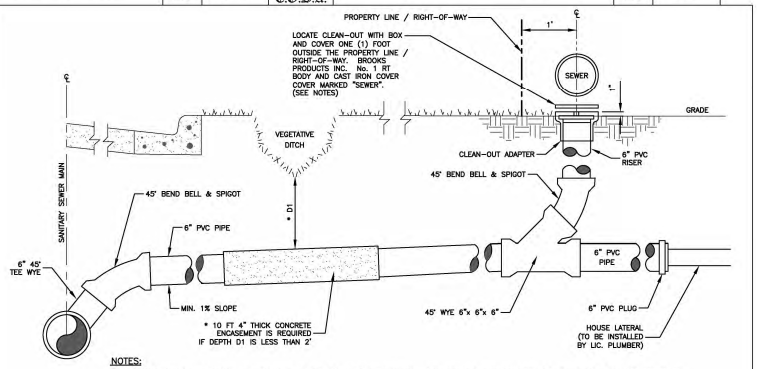
NOTES:

CONTRACTOR TO PROVIDE SMOOTH FLOW LINE BETWEEN CONNECTION FITTING AND GRAVITY SEWER PIPE. CUT AND GRIND PIPE SUCH THAT A SMOOTH FLOW LINE IS PROVIDED.

PLACE CONNECTION FITTING ON THE 10 OR 2 O'CLOCK POSITION ON THE GRAVITY SEWER MAIN.

NEW CONNECTION TO EXISTING GRAVITY SEWER MAIN

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-25



NOTES:

1. LATERALS AND FITTINGS SHALL BE A MINIMUM OF SIX (6) INCHES IN DIAMETER. SERVICES AND FITTINGS SHALL BE A MINIMUM OF SIX (6) INCHES IN DIAMETER FOR SINGLE FAMILY RESIDENTIAL INSTALLATIONS AND SIX (6) INCHES IN DIAMETER FOR ALL OTHER INSTALLATIONS. SINGLE LATERALS ONLY SHALL BE ALLOWED.
2. ALL LATERALS SHALL EXTEND FROM THE SEWER MAIN TO ONE (1) FOOT OUTSIDE THE RIGHT-OF-WAY TERMINATING WITH A TWO-WAY CLEANOUT TO BE INSTALLED ONE (1) FOOT OUTSIDE THE RIGHT-OF-WAY BY THE CONTRACTOR. PAYMENT TO THE CITY FOR THE RIGHT-OF-WAY CLEANOUT SHALL BE MADE BY THE OWNER AS PART OF THE SEWER SERVICE CONNECTION FEE. THE RIGHT-OF-WAY CLEANOUT SHALL BE MAINTAINED BY THE OWNER.
3. IN ADDITION TO THE RIGHT-OF-WAY CLEANOUT, A CLEANOUT AT EACH BUILDING SHALL BE INSTALLED BY THE BUILDING CONTRACTOR.
4. FOR LOCATIONS WITH CURBING, ETCH THE LETTER 'S' MINIMUM OF 2 INCHES HIGH AND 1/4 INCH DEEP IN FACE OF CURB, AND PAINT GREEN. FOR LOCATIONS WITHOUT CURBING BUT WITH SIDEWALK, ETCH THE LETTER 'S' MINIMUM OF 2 INCHES HIGH AND 1/4 INCH DEEP IN FRONT OF SIDEWALK, AND PAINT GREEN. AS AN ALTERNATIVE TO ETCHING IN ALL LOCATIONS AND CONDITIONS, A STAINLESS STEEL DISC AND NAIL MAY BE USED. DISC SHALL BE 1-1/2" DIAMETER, AND ENGRAVED WITH THE WORD 'SEWER' CENTERED AT THE 12 O'CLOCK POSITION ON THE DISC. NAIL AND DISC SHALL BE INSTALLED AT THE EDGE OF PAVEMENT, CURBING OR SIDEWALK DIRECTLY IN LINE WITH THE SEWER SERVICE. THE CITY MAY REQUIRE OTHER MEANS OF IDENTIFICATION, SUCH AS TREATED FENCE POSTS PAINTED GREEN ON TOP TO MARK SERVICES FOR FUTURE DEVELOPMENT.
5. SEE ALSO DETAIL SS-20.

GRAVITY SEWER SERVICE CONNECTION

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-19

REVISIONS

NO.	DATE	DESCRIPTION
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REGISTERED ENGINEER
ALEX R. ACREE
CA#68335 FLA

This item has been digitally signed and sealed by Alex R. Acree 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.

ISSUED: ARA
DSN BY: TGB
CHK BY: ARA
DATE: 08-29-23
JOB No.: 21115

MATTHEWS DESIGN GROUP
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

COSA - GENERAL UTILITY DETAILS
KOMOREBI BONSAI GARDEN
CITY OF ST. AUGUSTINE
PREPARED FOR
RYAN NORTHRUP

SHEET No:
10
OF 13

J:\PROJECTS\2021\21115 - KOMOREBI BONSAI GARDEN\DRAWINGS\CONSTRUCTION DOCUMENTS\21115 - COSA UTILITY DETAILS.DWG, 8/29/2023 3:57 PM, Tim Barnes MATTHEWS DESIGN GROUP, INC

STORM WATER POLLUTION PREVENTION PLAN

GENERAL NOTES

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE CLEARING AND EROSION CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS.

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCES, SYNTHETIC BALES AND OTHER EROSION/SEDIMENTATION CONTROLS AS REQUIRED.
3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN IF REQUIRED.
4. CONSTRUCT SEDIMENTATION BASIN IF REQUIRED.
5. CONTINUE CLEARING AND GRUBBING.
6. STOCK PILE TOP SOIL IF REQUIRED.
7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED.
8. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE.
9. INSTALL STORM SEWER, WATER, SEWER AND IRRIGATION.
10. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING.
11. REMOVE ACCUMULATED SEDIMENT FROM BASIN.
12. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED.

TIMING OF CONTROLS / MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND SYNTHETIC BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE CLEARING AND EROSION CONTROL PLAN.

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE PLANS. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE PLANS AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE PLANS AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

STABILIZED CONSTRUCTION ENTRANCE:

1. CONTRACTOR SHALL INSTALL AND MAINTAIN FOR THE DURATION OF THE CONSTRUCTION A STONE STABILIZED PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS TO THE CONSTRUCTION SITE. AGGREGATE SHALL BE FDOT SIZE NO. 1 COARSE AGGREGATE.

EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES:

1. SYNTHETIC BALE BARRIER: SYNTHETIC BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   - A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT;
   - B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES;
   - C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
   - D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF SYNTHETIC BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.
   - E. REFER TO THE DETAILS FOR CONSTRUCTING THE SYNTHETIC BALE BARRIER. ALSO, REFER TO THE DETAILS FOR PROPER LOCATION, MATERIAL AND USAGE.
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   - F. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   - G. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   - H. REFER TO THE DETAILS FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE. LEVEL SPREADER SHALL BE CONSTRUCTED IN ACCORDANCE TO THE DETAILS.
5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 7 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.
9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDRO MULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX AND AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.
11. TEMPORARY REGRASSING: IF AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

CONTROLS *(CONTINUED)*

STRUCTURAL PRACTICES:

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY AND IT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN A DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA. THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:
   - A. BLOCK AND GRAVEL SEDIMENT FILTER – THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE. REFER TO THE DETAILS FOR CONSTRUCTION OF A CURB INLET SEDIMENT FILTER, AND, FOR CONSTRUCTION OF A DROP INLET SEDIMENT FILTER.
   - B. GRAVEL SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED SEDIMENT TRAP.
   - C. DROP INLET SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS. REFER TO THE DETAILS FOR CONSTRUCTION OF SYNTHETIC BALE AND FABRIC SEDIMENT FILTER.
3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION AND SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES AND SYNTHETIC BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.
4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME. THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE. THE 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

OTHER CONTROLS

WASTE DISPOSAL:

WASTE MATERIALS:
ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE:
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES DAY-TO-DAY OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE:
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING:
A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS AND THE SITE ENTRANCE AND ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

MAINTENANCE / INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTIONS AND MAINTENANCE PRACTICES:

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

- NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
- ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.
- ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
- BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
- SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
- THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
- DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
- TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
- A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
- THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
- THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
- PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES:

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

- WATER FROM WATER LINE FLUSHING.
- PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
- UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE. ALL SUCH DISCHARGES SHALL MEET STATE WATER QUALITY STANDARDS AND ALL NECESSARY PERMITS SHALL BE OBTAINED.

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GENERAL:

- AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER..
- WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS:

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:

- PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
- ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
- IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES:

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS:

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS:

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS:

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS:

CONCRETE TRUCKS SHALL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONLY AT DISCHARGE POINT PROVIDED. NO OFFSITE DISCHARGE WILL BE PERMITTED.

SPILL CONTROL PRACTICES:

IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS INCLUDE BUT ARE NOT LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (I.E. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

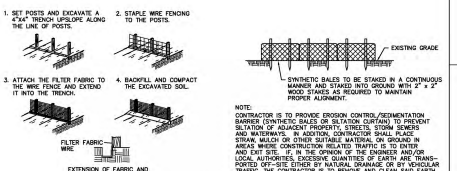
ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

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

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

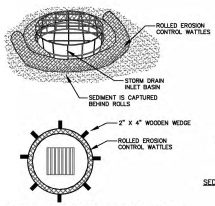
THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.



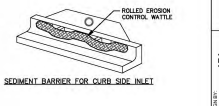
SILT FENCE CONSTRUCTION
N.T.S.

NOTE:
CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (SYNTHETIC BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL TO PROTECT DISTURBED AREAS UNTIL PERMANENT GRASS IS ESTABLISHED WITHIN AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR LOCAL AUTHORITIES.

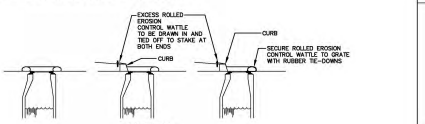
SEDIMENT BARRIER
N.T.S.



INLET PROTECTION FOR DROP INLETS OR MANHOLES



SEDIMENT BARRIER FOR CURB SIDE INLET

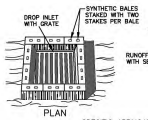


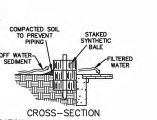
CATCHBASIN OPTION "A"
(TO BE USED UNLESS OPTION "B" IS NECESSARY DUE TO CONDITIONS)

CATCHBASIN OPTION "B"
(FOR USE IN TIGHTER AREAS, NARROW ROADS, ETC.)

NOTES
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. SECURE ROLLED EROSION CONTROL PRODUCT TO GROUND AT EACH END.
3. ROLLS SHOULD BE INSPECTED AFTER EVERY SIGNIFICANT STORM EVENT TO CLEAR AND DISPOSE OF SEDIMENT AND DEBRIS.
4. USE 12" DIAMETER, 20' LONG WATTLE ROLLS FOR STANDARD CIRCULAR DRAINAGE STRUCTURES. PLACE THE ROLL AROUND THE STRUCTURE AND JOIN THE ENDS TOGETHER WITH HOG RINGS OR WIRE. USE 2"x2"x24" WOODEN WEDGES TO HOLD DOWN WATTLE ROLLS.

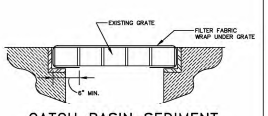
ROLLED EROSION AND SEDIMENTATION CONTROL PRODUCTS
N.T.S.





SPECIFIC APPLICATION
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS ARE TYPICAL.

SYNTHETIC BALE DROP INLET SEDIMENT FILTER
N.T.S.



CATCH BASIN SEDIMENT PROTECTION DETAIL
N.T.S.

CITY OF ST. AUGUSTINE
STORM WATER POLLUTION PREVENTION PLAN

REVISION DATE:	FEB 2017
NOT TO SCALE	N-2

C.O.S.A.

REVISIONS

DESCRIPTION	NO.	DATE
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DESIGN BY:	ARA
DRAWN BY:	TGB
CHK'D BY:	ARA
DATE:	08-29-23
JOB No.:	21115

REGISTERED ENGINEER
ALEX R. ACEVEDO
CA#69335 FLA.

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MATTHEWS | DESIGN GROUP
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

COSA SWPPP
KOMOREBI BONSAI GARDEN
CITY OF ST. AUGUSTINE
PREPARED FOR
RYAN NORTHRUP

SHEET No.: 11 OF 13

S:\PROJECTS\2021\21115 - KOMOREBI BONSAI GARDEN\DRAWING

TREE NUMBER	COMMON NAME	D.B.H.	CREDITS TO REMOVE	REMAIN
1	sugarberry	5	0.5	
2	cabbage palm	17	1.5	
3	sugarberry	9	1	
4	live oak	21	2	
5	sweetgum	16	1.5	
6	water oak	22	2	
7	red maple	11	1	
8	pecan	3	0.5	
9	red maple	14	1.5	
10	cabbage palm	15	1.5	
11	cabbage palm	13	1.5	
12	cabbage palm	15	1.5	
14	red maple	15	1.5	
16	red maple	15	1.5	
20	cabbage palm	15	1.5	
35	southern magnolia	7	1	
36	cabbage palm	15	1.5	
37	laurel oak	17	1.5	
38	southern magnolia	11	1	
39	southern magnolia	10	1	
40	southern magnolia	6	0.5	
TOTAL CREDITS TO REMOVE			12	

Percentage	22202 TREE COUNT	Tree	Caliper"	Count	Total Inches
21.05%		Eagleston Holly	2	4	8
10.53%		Eagleston Holly	4	2	8
21.05%		Brodie Southern Red Cedar	2	4	8
31.58%		Brodie Southern Red Cedar	4	6	24
15.79%		Sabal Palmetto	3	3	9
				19	57

SHADE TREES (50% min)	10	52.63%
UNDERSTORY TREES (50% max)	6	31.58%
PALMS (25% max)	3	15.79%
		100.00%

LANDSCAPE PLAN	
KOMOREBI BONSAI GARDEN	
CITY OF ST. AUGUSTINE	
PREPARED FOR	
RYAN NORTHRUP	

MATTHEWS | DCCM
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PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

DESIGN BY:	EJL
DWG BY:	EJL
CHK BY:	EJL
DATE:	08-29-23
JOB No.:	21115

REVISIONS		
NO.	DATE	DESCRIPTION
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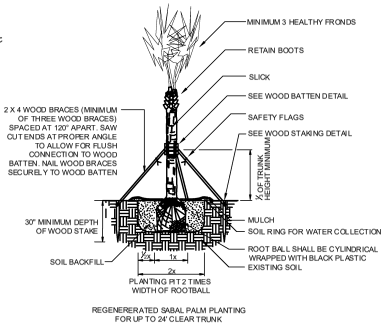
REGISTERED LANDSCAPE ARCHITECT
ERIC J. LANE
CA#26535 FL#XXX

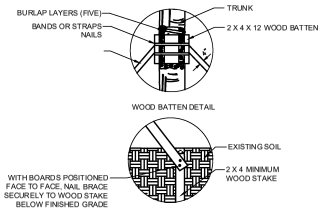
SHEET NO. L1 OF

PLANTING NOTES

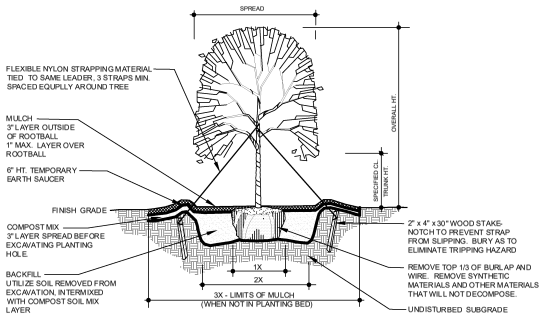
1. The LANDSCAPE CONTRACTOR is responsible for verifying project site conditions and all quantities indicated on these plans before commencing any work. LANDSCAPE CONTRACTOR shall notify the LANDSCAPE ARCHITECT if soil conditions are poorly drained to determine is substitution of materials is necessary.
2. All plant material shall be Florida Grade No. 1 or better nursery grown in accordance to Florida Grades and Standards
3. All plant material shall be container grown or B&B. B&B materials shall be "hardened off" root pruned during field production and shall be dug at least several weeks before
4. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insects, eggs or larvae and shall have healthy, well developed root systems. They shall be free from physical damage or adverse conditions that would prevent thriving growth.
5. Substitution of plant materials will not be permitted unless authorized in writing by the LANDSCAPE ARCHITECT. If proof is submitted that any plant specified in not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of contract price.
6. LANDSCAPE CONTRACTOR shall bear final responsibility for proper surface drainage of planted areas. Any discrepancy in the drawings, obstruction on the site, or prior to work done by any other party, which the CONTRACTOR feels precludes establishing proper drainage shall be brought to the attention of the LANDSCAPE ARCHITECT for correction or relief of said responsibility.
7. Planting beds shall be cut or edged to form a uniform clean line between beds and lawn areas.
8. After all plant material in a plant bed area has been installed and approved, the areas between plants shall be raked to an even grade to conform to premulching finish grades. All planting beds and plant saucers shall then be uniformly covered with a minimum three (3) inches of #2 grade or better of PINE BARK MINI NUGGETS.
9. Before fertilization a soil and/or foliar nutrient analysis shall be performed to determine whether phosphorus fertilizer with 30% slow release nitrogen will be required. All planting bed areas shall be fertilized approximately 4-6 weeks after installation.
10. Plant material soil shall be "native" soil that was removed from the planting hole. If soil is badly contaminated, good quality soil shall be used as replacement after contaminated soil has been completely removed from planting area.
11. After sodding is completed, the entire side areas shall be watered by hand or irrigation system each day for two weeks. After approximately one month of installation, sodded areas shall then be top dressed with a 15-0-15 commercial slow-release fertilizer at a rate of 6.67 pounds per 1,000 square feet of area in an evenly broad-case pattern.
12. The LANDSCAPE CONTRACTOR is responsible for all fine grading preparation for planting. Apply pre-emergent to all beds prior to planting.
13. Rough grades will be established by the owners general contractor at approximately 3 inches below curbs, sidewalks, hardscape amenities, mowing strips and abutments. All materials shall be a minumm 30" from buildings or walks.
14. Sod areas shall be SPECIFIED Grass. Grass for sodding shall be freshly cut in squares one foot wide by two feet long. Sod shall be healthy, free of insects and weeds, in naturally flourishing conditions. Dry, brown and unfresh sod will be rejected.
15. Sod shall be laid end to end and side to side in a staggered line to form a uniform layer. All uneven edges shall be squarely trimmed to allow close and firm fitting of each piece.
16. The LANDSCAPE CONTRACTOR is responsible for fully maintaining all plant material on site during and before planting, until the work in accepted by the LANDSCAPE ARCHITECT and/or owner.
17. All plants shall be guaranteed by the LANDSCAPE CONTRACTOR to be healthy plants and in flourishing condition of active growth for ninety (90) days from final inspection and acceptance. All trees shall be guaranteed an additional one year from final inspection and acceptance.
18. The LANDSCAPE ARCHITECT, owner or owners representative shall have the right to reject any and all work which in his opinion does not meet with the requirements of the specifications at any stage of the project operation.
19. There will be special care to all existing trees to be retained on site to avoid construction damage.



REGENERERATED SABAL PALM PLANTING FOR UP TO 24' CLEAR TRUNK

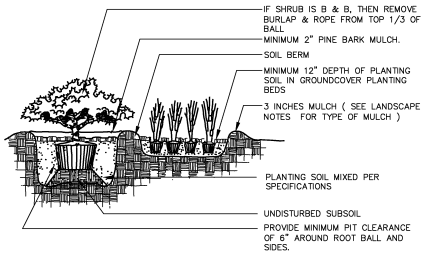


PALM PLANTING
N.T.S.



NOTES:
- PLANT TOP OF ROOT BALL 2" ABOVE FINISH GRADE.
- BOTTOM OF ROOT BALL SHALL BE SEATED DIRECTLY ON UNDISTURBED SUBGRADE.
- TOPMOST ROOT-ROOT FLARE SHALL BE MADE VISIBLE PRIOR TO PLANTING.
- ROOT DEFECTS - INSPECT ROOT BALL FOR ROOT DEFECTS. CUT ROOTS WHERE THEY BEGIN TO KINK OR CIRCLE. ROOT BALL SHALL COMPLY WITH FLORIDA GRADES AND STANDARDS.
- STAKE ABOVE FIRST STRONG BRANCHES TO PROVIDE FIRM SUPPORT.

TREE PLANTING - SINGLE TRUNK
N.T.S.



SHRUB AND GROUND COVER PLANTING DETAIL
N.T.S.

PERIMETER PLANTINGS CALCULATIONS

PLANTINGS REQUIRED											
FRONT	165	FT. -	5	TREES PER 100 LF =	8	TREES	AND	25	SHRUBS PER 100 LF =	41	SHRUBS
SIDE EAST	130	FT. -	4	TREES PER 100 LF =	5	TREES	AND	12	SHRUBS PER 100 LF =	16	SHRUBS
SIDE WEST	201	FT. -	4	TREES PER 100 LF =	8	TREES	AND	12	SHRUBS PER 100 LF =	24	SHRUBS
REAR	41	FT. -	4	TREES PER 100 LF =	2	TREES	AND	12	SHRUBS PER 100 LF =	5	SHRUBS
TOTAL TREES REQUIRED =	23			TOTAL SHRUBS REQUIRED =	86						

PLANTINGS PROPOSED			
FRONT	10 TREES 8 PROPOSED, 2 EXISTING	> REQUIRED TREES,	41 SHRUBS > REQUIRED SHRUBS
SIDE EAST	6 TREES 5 EXISTING VEGETAION	> REQUIRED TREES,	16 SHRUBS > REQUIRED SHRUBS
SIDE WEST	8 TREES 5 PROPOSED, 3 EXISTING	> REQUIRED TREES,	24 SHRUBS > REQUIRED SHRUBS
REAR	1 TREES PLUS EXISTING VEGETAION	> REQUIRED TREES,	5 SHRUBS > REQUIRED SHRUBS
TOTAL TREES PROVIDED = 25		TOTAL SHRUBS PROVIDED = 86	

TOTAL PARKING AREA= 3,080 S.F.
5% OF PARKING AREA NEEDS TO BE LANDSCAPED = 154 S. F.
601 S.F. LANDSCAPED AREA PROVIDED.

TREE CREDITS INTERNAL TREES AND PALMS ONLY

(QTY X CREDIT=)

4 X 1 = 4
2 X 2 = 4
4 X 1 = 4
6 X 2 = 12
3 X 1.5 = 4.5

28.5 CREDITS
TREE CREDIT / DEFICIT
12 DEFICIT CREDITS
28.5 PROPOSED CREDITS

SEE SHEET L1 FOR TREE INVENTORY DATA

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	NATIVE	SIZE	QTY
TREES						
	IE	Ilex x attenuata 'Eagleston'	Eagleston Holly	YES	2" Cal. / 10' Ht.	4
	IE2	Ilex x attenuata 'Eagleston'	Eagleston Holly	YES	4" Cal. / 12' Ht.	2
	JS	Juniperus silicicola	Southern Red Cedar	YES	2" Cal. / 8' Ht.	4
	JS2	Juniperus silicicola	Southern Red Cedar	YES	4" Cal. / 14' Ht.	6
	SS	Sabal palmetto	Cabbage Palmetto	B&B	10' C.T.	3
SHRUBS						
	PM	Podocarpus macrophyllus	Yew Pine	--	36" Ht. x 15" Sp.	13
	VO	Viburnum obovatum	Walter's Viburnum	7 gal.	24" Ht. x 24" Sp.	80
	ZP	Zamia pumila	Coontie	3 gal.	15" Ht. x 15" Sp.	26

AN IRRIGATION SYSTEM, INCLUDING HEADS, VALVES, BACKFLOW PREVENTION DEVICE AND PUMP, THAT PROVIDES ONE HUNDRED (100) PERCENT COVERAGE TO BE PROVIDED BY OTHERS.

REVISIONS

NO.	DATE	DESCRIPTION
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REGISTERED LANDSCAPE ARCHITECT ERIC J. LANE CA#6935 FLA.

DESIGN BY: E.L.
DRAWN BY: E.L.
CHK BY: E.L.
DATE: 08-29-23
JOB No.: 21115

MATTHEWS | DESIGN GROUP
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

NOTES & DETAILS
KOMOREBI BONSAI GARDEN
CITY OF ST. AUGUSTINE
PREPARED FOR
RYAN NORTHRUP

SHEET No:
L2
OF

CARTER ENVIRONMENTAL SERVICES

42 Masters Drive, St. Augustine, FL 32084
Tel: 904.540.1786
www.carterenv.com

February 13, 2024

BY EMAIL:
tbartlett@mdginc.com

Tom Bartlett
7 Waldo Street
St Augustine, FL 32084

SUBJECT: **550 W King Street (PID No. 1126100000)**
Tree Inventory Health Assessment

Dear Tom,

Thank you for contacting Carter Environmental Services. We appreciate the opportunity to be of service to you. At your request, we visited the subject property on February 12, 2024, to conduct a tree health assessment on previously inventoried trees for the parcel referenced above.

CES performed a "Level 2 Basic Assessment" of the onsite, surveyed trees. This assessment includes a comprehensive, 360-degree visual inspection of a tree and its surroundings from ground level to canopy. The assessment also includes sounding of the lower trunk and root flares with a rubber mallet to listen for sound variations indicative of internal hollows or decay. CES also conducted a risk assessment of the trees in accordance with ANSI A300 Standards on Tree Risk Assessment, Part 9 and the Tree Risk Assessment, Best Management Practices publication.

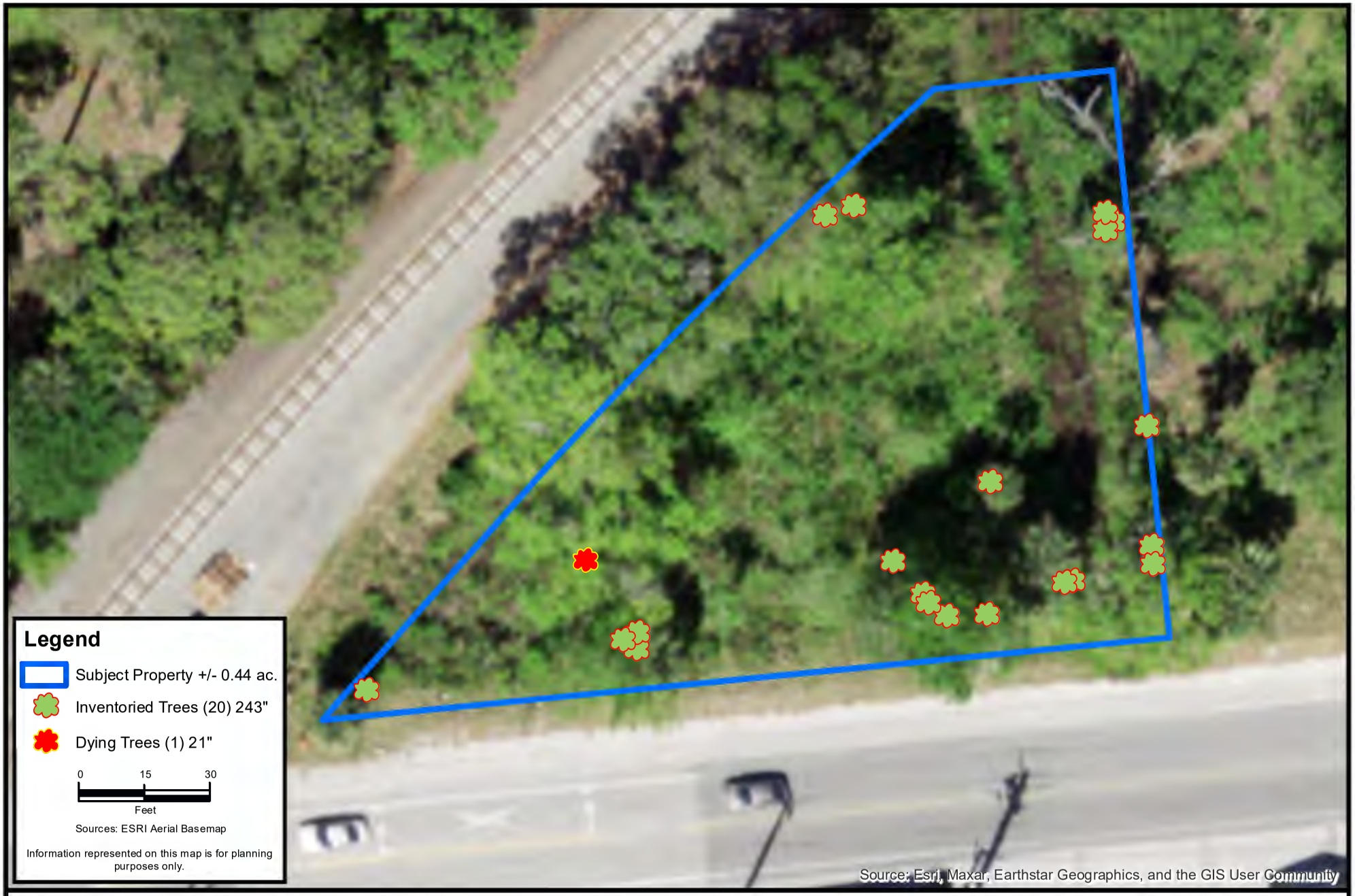
The enclosed table shows the onsite trees that are dead, diseased, or dying. All living trees identified in the table are expected to succumb to disease or structural issues causing failure within the couple of years. We found one (1) compromised trees totaling 21 tree inches in these conditions. In our opinion, these trees should be removed immediately because they are a safety hazard and do not warrant mitigation measures.

If you have any questions or concerns, please do not hesitate to contact me.

Tree No.	DBH	Species	Tree Issue
4	21	live oak	Crown defoliation with witches' broom, internal hollow greater than 60%

Sincerely,

Chris Walls
ISA Certified Arborist® FL-9985A



CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Tree Inventory Map

550 West King Street

Project:	5.22549	St. Augustine, FL	Date: Feb 13 2024	Figure:	1

SITE PHOTOGRAPHS

PROJECT NAME: 550 West King Street REF #: 5.22549

LOCATION: St Augustine, Florida DATE: February 13, 2024



Photo 1: 21″ Live oak tree ID 4

PROJECT NAME: 550 West King Street REF #: 5.22549

LOCATION: St Augustine, Florida DATE: February 13, 2024



Photo 2: Crown defoliation with witches broom

PROJECT NAME: 550 West King Street REF #: 5.22549

LOCATION: St Augustine, Florida DATE: February 13, 2024



Photo 3: Internal hollow greater than 60%

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
March 5, 2024	7.g.	PZB2024-0016
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	2 Artillery Lane	199220-0000



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: (St. Johns County Property Appraiser)	2815 – Parking Lots (Owner Occupied)
Future Land Use Designation:	Historic Preservation
Zoning Designation:	Historic Preservation: HP-2
Acreage:	0.62
Applicant:	Matthews | DCCM
Owner:	Meredith B. Schwarz c/o Trinity Parish



Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	7100 – Churches	Historic Preservation	HP-2
South	7500 – Non-Profit, Charitable & Orphanages	Historic Preservation	HP-1
East	0300 – Multi-Family (10+ Units) 7900 – Cultural Organizations & Facilities	Historic Preservation	HP-2
West	0100 – Single Family	Historic Preservation	HP-1

Request Summary

This is a request for Conservation Overlay Zone (COZ) development to remove one (1) existing significant 31"/29" dbh Oak tree within COZ 3. An approval of this request would allow for the reconfiguration of an existing parking facility located at 2 Artillery Lane. The applicant has stated in their application that the justification for the request is to "allow for new parking lot improvements."

Consistency with the City of St. Augustine's Comprehensive Plan 2040

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use		N/A
Historic Preservation		N/A
Conservation and Coastal Management		Policy 1.5.4
Recreation and Open Space		N/A
Transportation and Mobility		Policy 1.1.4 Policy 1.3.6 Policy 3.1.17
Housing		N/A
Infrastructure		N/A

Staff Analysis of Compliance with the City of St. Augustine's Code of Ordinances

Removal of significant trees shall be reviewed by the Planning and Zoning Board, all significant trees removed shall be replaced in accordance with the requirements of Chapter 25. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation. In determining whether or not a permit required by this section should be issued, the PZB shall consider and base all decisions on the following:

a. The **condition** of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
b. The **necessity** of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
e. Whether the tree has been designated a significant tree.
f. Impact upon the urban and natural environment, including:
    1. Ground and surface water stabilization.
    2. Water quality and aquifer recharge.
    3. Ecological impacts.
    4. Noise pollution.
    5. Air movement.
    6. Air quality.
    7. Wildlife habitat.
g. The **ease** with which the property owner or agent **can alter or revise** the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

The proposed work for the parking facility at 2 Artillery Lane was first reviewed in October of 2021 during a Development Review Committee meeting. During this meeting the owner was made aware of requirements for PZB review as they relate to significant tree removal and any potential increase in number of parking spaces within the existing parking facility.

A Code Enforcement complaint was filed on March 17, 2022, following work in progress at 2 Artillery Lane for expansion of the parking facility and removal of three (3) trees, two (2) of which were significant: a 42" dbh Southern Magnolia and a 27" dbh Water Oak tree. On April 12, 2022, the Code Enforcement, Adjustments and Appeals Board found the property at 2 Artillery Lane in violation of Chapter 25, City of St. Augustine Code of Ordinances, for removing trees without permits.

The City's Public Works Department received a Letter of Transmittal on July 22, 2022, from Matthews Design Group for civil engineering Construction Plans which then underwent review by City staff. The first submittal included plans which appeared to retain the 31"/29" Oak tree in question, in subsequent submittals this tree was documented as being removed.

Uses and structures located in historic preservation districts 1, 2, 3 and 4 are not required to provide off-street parking and loading. Any parking facilities within these districts shall meet the specific requirements contained in this section. Parking facilities within historic preservation districts 1, 2 and 3 **shall not exceed a maximum of twenty (20) spaces** and shall not be located within twenty-five (25) feet of another facility. The parking facility at 2 Artillery Lane historically has had fifty-three (53) parking spaces, this proposed layout does not increase the number of parking spaces. The church is proposing to reconfigure the parking and circulation pattern to improve the safety and efficiency of the drop-off and pick-up process. Since the changes proposed keep the same number of parking spaces (53) the only issue is the proposed removal of a significant tree on-site.

An approval of the request for Conservation Overlay Zone 3 development at 2 Artillery Lane would allow for the continued use of the parking facility as proposed. Although the parking use downtown does not necessarily further the goals of the City's Mobility Plan it is an existing use.

Staff Recommendation

Based on a review of the City's applicable Land Development Codes staff finds that the Board can **APPROVE** the request for Conservation Overlay Zone 3 Development to remove a significant 31"/29" dbh Oak tree at 2 Artillery Lane / PID 199220-0000 as mitigation requirements of Chapter 25 will need to be met prior to approval of any construction plans.



Jacob Fredriksson, CNU-A
Planning Manager
Planning and Building Department

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee:_____(plus advertising costs) Project Number:_____

Receipt Number:_____ Meeting Date:_____

Advertising Costs: $_____ Paid On:_____ Receipt Number:_____

1. NAME OF APPLICANT: Trinity Parish Church Contact Number:_____
   Business *(if applicable)*:_____
   Address: 215 St. George Street City: St. Augustine State: FL Zip: 32084
   E-Mail Address:_____
2. NAME OF PROPERTY OWNER: Trinity Chr Of St Aug Vestry 100% Contact Number:_____
   Business *(if applicable)*:_____
   Address:_____ City:_____ State:_____ Zip:_____
   E-Mail Address:_____
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 1 Block: 34
   Subdivision:_____ Parcel Number: 1992200000
4. PROJECT STREET ADDRESS: 2 Artillery Lane, St. Augustine, FL 32084
5. SPECIFIC PROPOSED USE: Parking Lot
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☒ Other: Tree removal approval
7. DESCRIPTION OF ACTION REQUESTED: It is proposed tree removal for parking lot improvments
8. JUSTIFICATION FOR ACTION REQUESTED: The existing split trunk water oak will need to be removed to allow for new parking lot improvments.

9. **IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:**

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity:

No the area has been used as a parking lot of the church for many years, however the parking area need to be restored and improved

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property:

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant:

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section:

10. PREVIOUS APPPLICATIONS:

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?

☒ Yes ☐ No If yes, please give date and final disposition below.

The Trinity Parish Project has been an ongoing project

11. AGREEMENT:

In filing this application, I understand that it becomes a part of Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the Board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the Board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the Code.

Signature of Applicant — Date

Meredith B Schwarz - Sr Warden — 2/4/2024

Signature of Property Owner — Date

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

The applicant acknowledges and agrees that the City offers weekly Friday Review development review meetings, as well as, department specific applicant meetings with its reviewing staff at any point in the application process to attempt to resolve outstanding issues. The applicant is responsible for scheduling any requested meetings with City staff directly.

The applicant acknowledges and agrees that if after three unresolved submittals the applicant elects to proceed with final approval or denial proceedings, the applicant must request so in writing to the City.

Meredith B. Schwarz

Print name of applicant

Meredith B Schwarz

Signature of applicant

02/04/2024

Date

10/31/17

CITY OF ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Meredith B. Schwarz is/are hereby authorized TO ACT ON BEHALF OF Trinity Parish, the owner(s) of those lands described within ☐ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: _____

BY: Meredith B Schwarz
Signature of Owner

Meredith B. Schwarz
Print Name of Owner

904-309-3036
Telephone Number

State of_____

County of_____

Signed and sworn before me on this_____day of_____, 20__.

By_____

Identification verified:

Oath sworn: _____Yes____ No

Notary Signature: _____

My Commission expires: _____

Rev:022117

PZB APPLICATION FEE SCHEDULE

Planning and Zoning Board fees are set by Resolution 2021-38 as follows:

Description of Work	Fee Amount
Rezoning: small scale	$300.00 + ads & notices
Rezoning: large scale	$1,000.00 + ads & notices
Land Use Plan Amendment: small scale	$400.00 + ads & notices
Land Use Plan Amendment: large scale	$1,400.00 + ads & notices
Planned Unit Development	$400.00 or $35.00/acre, whichever is greater, $1,400 max + ads & notices
Zoning Variance	$350.00 + ads & notices
Zoning Exception	$250.00 + ads & notices
Conservation Overlay Zone Development	$165.00 + ads & notices
Significant Tree Removal or Appeal of Tree Removal Permit Denial	$165.00 + ads & notices
Appeal of Staff Determination	$200.00 + ads & notices
Application to Amend Zoning Code	$600.00 + ads & notices
Subdivision Plat Review	$275.00 + ads, notices & additional associated costs

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other-than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Building Department Staff.

Project Address: _____

Applicant's Name: _____ Applicant's Signature: _____

Owner's Name: Trinity Parish Owner's Signature: _____

CITY OF
ST AUGUSTINE.
EST. 1565

Owner's Authorization For Agent

Matthews | DCCM is/are hereby authorized TO ACT ON BEHALF OF Trinity Parish Church, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: 75 King Street Lobby B St. Augustine, FL 32084

BY: Meredith B Schwarz
Signature of Owner

Meredith B. Schwarz
Print Name of Owner

904-309-3036
Telephone Number

State of FLORIDA

County of ST. JOHNS

Signed and sworn before me on this 7th day of FEBRUARY, 2024

By: _____ JOUANA MURPHY

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Public State of Florida
Jouana Murphy
My Commission HH 459646
Expires 10/30/2027

Notary Signature: _____

My Commission expires: OCTOBER 30, 2027

Rev:022117

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1992200000
Location Address	2 ARTILLERY LN SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug S of Plaza (COM) (610.03)
Tax Description*	CITY OF ST AUGUSTINE LOT 1 BLK 34 DB224/584 *The Description above is not to be used on legal documents.
Property Use Code	Parking Lots (Owner Occupied) (2815)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.620
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



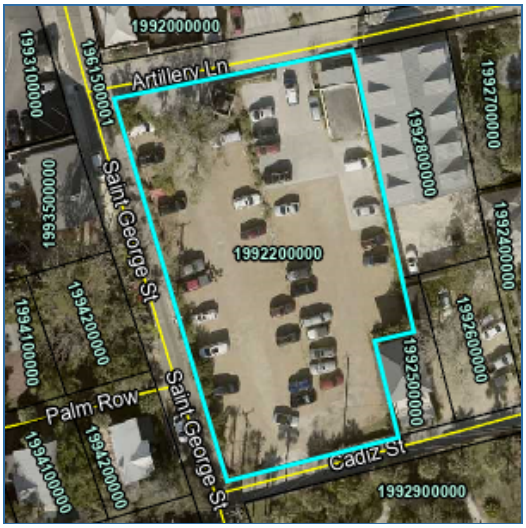
Owner Information

Owner Name	Trinity Chr Of St Aug Vestry 100%
Mailing Address	215 SAINT GEORGE ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		$506,014

Map



Valuation Information

	2024
Building Value	$0
Extra Features Value	$27,849
Total Land Value	$1,356,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,383,849**
Total Deferred	$877,835
Assessed Value	**$506,014**
Total Exemptions	$506,014
Taxable Value	**$0**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$0	$29,495	$1,356,000	$0	$0	$1,385,495	$460,013	$1,385,495	$0
2022	$0	$11,394	$406,800	$0	$0	$418,194	$418,194	$418,194	$0
2021	$0	$11,415	$406,800	$0	$0	$418,215	$418,215	$418,215	$0
2020	$0	$11,446	$406,800	$0	$0	$418,246	$418,246	$418,246	$0
2019	$0	$11,476	$406,800	$0	$0	$418,276	$403,457	$418,276	$0
2018	$0	$11,507	$355,272	$0	$0	$366,779	$366,779	$366,779	$0
2017	$0	$11,529	$355,272	$0	$0	$366,801	$366,801	$366,801	$0
2016	$0	$11,559	$355,272	$0	$0	$366,831	$366,831	$366,831	$0
2015	$0	$11,589	$355,272	$0	$0	$366,861	$366,861	$366,861	$0
2014	$0	$11,619	$355,272	$0	$0	$366,891	$366,891	$366,891	$0
2013	$0	$11,650	$355,272	$0	$0	$366,922	$366,922	$366,922	$0

Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		11408
Wood Fence - 6' and Above (COM)		166
Concrete Paving - Under 8" (COM)		16275

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Parking Lots	226	120	27120	SF	$1,356,000

No data available for the following modules: Sales Questionnaire Form, Building Information, Sketch Information, Sale Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 2/28/2024, 1:43:48 AM

Contact Us

Developed by Schneider GEOSPATIAL

CONSTRUCTION PLANS FOR

TRINITY PARISH CHURCH PARKING

CITY OF ST. AUGUSTINE

GENERAL NOTES:

A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS CONTRACTORS TO THE OWNER:

ANCIENT CITY SURVEYING
4425 U.S. HIGHWAY NO. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
MICHAEL A. PIESCO, P.L.S.
(904) 797-9967

MATTHEWS DESIGN GROUP, LLC AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.

B. THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER/ENGINEER OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD VERIFICATION OF INFORMATION ABOVE OR BELOW GROUND THAT MAY BE CRITICAL TO THE DESIGN OF THIS PROJECT. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THIS PROJECT.

C. WARRANTY / DISCLAIMER:

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER IS INVOLVED WITH THE PHYSICAL CONSTRUCTION ON AN ONGOING BASIS AT THE SITE.

MATTHEWS DESIGN GROUP (MDG) IS THE PROJECTS ENGINEER OF RECORD (EOR). MDG IS NOT A GENERAL CONTRACTOR, UTILITY CONTRACTOR, SITE CONTRACTOR, OR ANY OTHER TYPE OF CONTRACTOR.

D. SAFETY NOTICE TO CONTRACTOR:

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.

E. CONSTRUCTION TESTING:

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION, TESTING, LABORATORY ANALYSES, REPORTS, COSTS, ETC., CONCERNING SOILS AND PAVEMENT RELATED DESIGN REQUIREMENTS AND SPECIFICATIONS AS SET FORTH IN THESE PLANS.

F. AS-BUILT SURVEY NOTE:

UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS REQUIRED TO PROVIDE OWNER / ENGINEER WITH A SIGNED AND SEALED AS-BUILT SURVEY AND ANY OTHER RELATED CONSTRUCTION DOCUMENTS, IN ACCORDANCE WITH APPLICABLE PERMITTING AGENCY REQUIREMENTS, AS THE BASIS FOR PROJECT CERTIFICATIONS AND CLOSE-OUT.

G. RIGHT-OF-WAY:

ANY AND ALL WORK CONDUCTED WITHIN THE CITY OF ST. AUGUSTINE RIGHT-OF-WAYS MUST BE IN ACCORDANCE WITH THE APPLICABLE LAND DEVELOPMENT CODES.

H. PRE-CONSTRUCTION MEETING:

IT IS THE RESPONSIBILITY OF THE APPLICANT TO SCHEDULE A PRE-CONSTRUCTION / PRE PERMIT ISSUANCE MEETING WITH CITY OF ST. AUGUSTINE STAFF AFTER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE CITY AND PRIOR TO STARTING ANY SITE ACTIVITIES.

I. ALL ELEVATIONS SHOWN HEREIN ARE REFERENCED TO N.A.V.D. 1983.

J. FIRE SEVICES

WHEN VERTICAL CONSTRUCTION BEGINS, FIRE DEPT. ACCESS IS REQUIRED

*FIRE DEPT ACCESS ROADS SHALL BE PROVIDED AT THE START OF THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, CHP 16)

*FIRE DEPT ACCESS ROAD SHALL BE UNOBSTRUCTED 20 FEET WIDE, STABILIZED SURFACE TO SUPPORT 80,000 LBS AND PROVIDE TURNAROUND FOR A 50 FOOT FIRE APPARATUS. (NFPA 1, CHP 18)



VICINITY MAP
N.T.S.

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES SHEET
3	COSA GENERAL NOTES
4	COSA GENERAL NOTES
5	SURVEY
6	DEMOLITION PLAN
7	SITE & GRADING PLAN
8	LANDSCAPE PLAN
9	LANDSCAPE DETAILS
10	CONSTRUCTION DETAILS

OWNER:

TRINITY PARISH CHURCH
215 ST. GEORGE ST.
ST. AUGUSTINE, FL 32084
PHONE: (904) 824-2876
CONTACT: MATT MARION

PREPARED BY:

MATTHEWS DESIGN GROUP
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 ⬥ FAX: 904.826.4547
INFO@MDGINC.COM

RESOURCE LIST

CITY OF ST. AUGUSTINE PUBLIC WORKS

P.O. BOX 210

ST. AUGUSTINE, FLORIDA 32085

(904) 209-4273

CONTACT: JONATHAN FOSTER, P.E.

PERMITS / APPROVALS — SUBMITTED — RECEIVED
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY

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

FLOOD CERTIFICATION:

THIS SITE IS SHOWN IN FLOOD ZONE "AE" WITH A BFE OF 7' & 8' AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12109C0318J, FOR CITY OF ST. AUGUSTINE, FLORIDA, EFFECTIVE DECEMBER 7, 2018.

REVISIONS

NO.	DATE	DESCRIPTION
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REGISTERED ENGINEER
FRED R. JONES JR., P.E.
CA#26835 FLA#8514

DESIGNED BY: RAM
DRAWN BY: TGB
CHK BY: RAM
DATE: 02-24-23
JOB No.: 21190

MATTHEWS DESIGN GROUP
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 ⬥ FAX: 904.826.4547
INFO@MDGINC.COM

COVER SHEET

TRINITY PARISH CHURCH PARKING
CITY OF ST. AUGUSTINE
PREPARED FOR
TRINITY PARISH CHURCH

SHEET No.: 1
OF 10

GENERAL SITE NOTES:

1. MATTHEWS DESIGN GROUP (MDG) IS THE PROJECTS ENGINEER OF RECORD (EOR). MDG IS NOT A GENERAL CONTRACTOR, UTILITY CONTRACTOR, SITE CONTRACTOR, OR ANY OTHER TYPE OF CONTRACTOR.
2. ALL WORK AND MATERIALS SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELATIVE SECTIONS OF CITY OF ST. AUGUSTINE LAND DEVELOPMENT CODE, (LATEST REVISION) AND ALL CITY STANDARD DETAILS.
3. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF OSHA SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF THEIR EMPLOYEES, AND FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH OSHA REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTORS BID.
4. PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR SHALL VERIFY ALL SURVEY CONTROL POINTS AS PROVIDED IN THE BOUNDARY SURVEY. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING THEMSELVES WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUB-SURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THE CONSTRUCTION CONTRACT. THE CONTRACTOR IS ALSO URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF OR WITHIN THE PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE ISSUES THAT MAY OCCUR DUE TO THE CONSTRUCTION OF THE PROJECT.
6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO EITHER CONDUCT ANY FIELD EXPLORATION OR ACQUIRE ANY GEOTECHNICAL ASSISTANCE REQUIRED TO ESTIMATE THE AMOUNT OF UNSUITABLE MATERIAL THAT WILL REQUIRE REMOVAL AND/OR TO ESTIMATE THE AMOUNT OF OFF SITE BORROW THAT WILL BE REQUIRED. FAILURE OF THE CONTRACTOR TO IDENTIFY/QUANTIFY THE AMOUNT OF UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED DURING THE BID PROCESS WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THE CONSTRUCTION CONTRACT.
7. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER AND CITY OF ST. AUGUSTINE FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY THE OWNER AND CITY OF ST. AUGUSTINE.
8. FOR BOUNDARY, ROADWAY, AND BUILDING GEOMETRY INFORMATION SEE ENGINEERING SITE PLAN. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT THE BUILDING DIMENSIONS SHOWN ON THE ENGINEERING PLAN AGREES WITH THE DIMENSIONS SHOWN ON THE ARCHITECTURAL PLAN. IF ANY DIMENSIONS DO NOT AGREE, THE ARCHITECT, ENGINEER, AND OWNER SHALL BE NOTIFIED AND THE DIMENSIONS ADJUSTED PRIOR TO COMMENCING WITH CONSTRUCTION.
9. UNLESS DIRECTED OTHERWISE BY THE OWNER OR THE ENGINEER, THE CONTRACTOR WILL CONTRACT WITH AN INDEPENDENT TESTING LABORATORY TO PERFORM MATERIAL TESTING AND SOIL TESTING IN ACCORDANCE WITH CITY REQUIREMENTS. THIS SHALL INCLUDE DENSITY TESTS IN ALL PAVEMENT AREAS AND IN ALL UTILITY TRENCHES LOCATED IN PAVEMENT AREAS, CONCRETE TESTING AND OTHER MATERIAL TESTING. PRIOR TO LIMEROCK PLACEMENT, THE PROJECT GEOTECHNICAL ENGINEER SHALL MAKE RECOMMENDATION FOR UNDERDRAIN PLACEMENT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE REQUIRED FOR THE PROJECT INCLUDING CITY OF ST. AUGUSTINE RIGHT-OF-WAY PERMITS FOR WORK IN THE CITY RIGHT-OF-WAY OR EASEMENT.
11. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
12. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND IMPROVEMENTS SHOWN ON THE DRAWINGS IS BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY RESPECTIVE UTILITY ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO THE ACTUAL LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THIS DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITIES AND IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR AND SHALL REPAIR OR PAY FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH THEY SHALL CONNECT, AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
13. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO DETERMINE IF THIS PROJECT IS WITHIN THE CITY'S JURISDICTION FOR CONSTRUCTION. IF SO, THEN IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CITY FOR A PRE-CON MEETING FOR INSPECTIONS.
14. DUE TO THE PROXIMITY TO EXISTING RESIDENTIAL HOMES THE APPLICANT SHOULD LIMIT HOURS OF OPERATION TO DAYTIME HOURS AND PROVIDE MITIGATION TO NOISE FROM PUMPS IF 24 HOUR DEWATERING ACTIVITIES ARE REQUIRED.
15. THE BUILDING FOOTPRINTS SHOWN HEREON ARE APPROXIMATE. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
16. ALL STOP SIGNS SHALL BE FINISHED WITH DIAMOND GRADE HIGH REFLECTIVITY SURFACE.
17. ALL STOP BARS SHALL BE THERMO-PLASTIC MATERIAL.

PAVING & DRAINAGE NOTES:

1. "AS-BUILT" DRAWINGS - DRAINAGE AS-BUILTS PROVIDED TO CITY OF ST. AUGUSTINE AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION AND SUBMITTAL OF "AS-BUILT" DRAWINGS IN ACCORDANCE WITH CURRENT CITY OF ST. AUGUSTINE STANDARDS AND SPECIFICATIONS AND SJRWMD REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROCESS THE AS-BUILT DRAWINGS FOR APPROVAL BY CITY OF ST. AUGUSTINE. IN ADDITION TO THE DRAINAGE SYSTEM THE "AS-BUILTS" SHALL SHOW THE ELEVATIONS AND LOCATION OF THE TOP OF BANK, WATER LEVEL, ANY POINTS OF CHANGE IN SLOPE, TOE OF SLOPE AND POND BOTTOM AT 100' MAXIMUM INTERVALS ALONG POND BANK FOR ALL POND CONSTRUCTION AND ELEVATIONS ON THE CONTROL STRUCTURE DETAILS SHALL BE SHOWN ON AS-BUILT DRAWINGS.
2. ALL AREAS SHOWN TO BE FILLED SHALL BE CLEARED AND GRUBBED IN ACCORDANCE WITH CITY OF ST. AUGUSTINE STANDARDS AND SHALL BE FILLED WITH CLEAN STRUCTURAL FILL COMPACTED AND TESTED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.
4. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR.
5. ALL EXCESS SUITABLE AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT HIS EXPENSE UNLESS DIRECTED OTHERWISE BY ENGINEER OR OWNER.
6. ALL EXISTING TREES TO REMAIN SHALL BE PRESERVED AND PROTECTED.
7. BURNING OF TREES, BRUSH, AND OTHER MATERIAL SHALL BE APPROVED, PERMITTED, AND COORDINATED WITH CITY OF ST. AUGUSTINE FIRE MARSHAL.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A PERMANENT STAND OF SOD AND/OR GRASS PER CITY OF ST. AUGUSTINE STANDARDS AND MEETING THE NPDES FINAL STABILIZATION REQUIREMENTS.
9. UNSUITABLE MATERIALS UNDER WATER PIPE, SEWER PIPE, STORM PIPE, OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL, PROPERLY COMPACTED AT CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN CITY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION AND REPAIR.
11. ALL CLEARING AND GRUBBING REQUIRED FOR ALL ROADWAY, UTILITIES, DITCHES, BERMS, AND BUILDINGS INCLUDED IN THIS PROJECT AND THE CLEARING AND GRUBBING OF ALL RIGHT-OF-WAY OR EASEMENTS SHALL BE CONSIDERED AS PART OF THIS PROJECT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A DEWATERING PERMIT FROM THE SJRWMD.
13. PRIOR TO ANY DISCHARGE OF GROUND WATER (DEWATERING) FROM CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT TO WATERS OF THE STATE (INCLUDING, BUT NOT LIMITED TO, WETLANDS, CREEKS, SWALES AND MUNICIPAL STORM SEWERS), THE CONTRACTOR SHALL TEST THE EFFLUENT (WATER TO BE DISCHARGED) IN ACCORDANCE WITH RULE 62-621.300(2), F.A.C. IF THE TEST RESULTS ON THE EFFLUENT ARE BELOW THE SCREENING VALUES OF RULE 62-621.300(2), F.A.C., THE CONTRACTOR SHALL SUBMIT A SUMMARY OF THE PROPOSED CONSTRUCTION ACTIVITY AND THE TEST RESULTS TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION DISTRICT OFFICE, WITHIN ONE (1) WEEK AFTER DISCHARGE BEGINS. THE CONTRACTOR SHALL CONTINUE TO SAMPLE THE EFFLUENT AS REQUIRED THROUGHOUT THE PROJECT AND COMPLY WITH ALL CONDITIONS OF RULE 62-621.300(2), F.A.C. IF THE GROUND WATER EXCEEDS THE SCREENING VALUES OF RULE 62-621.300(2), F.A.C., THE CONTRACTOR SHALL COMPLY WITH OTHER APPLICABLE RULES AND REGULATIONS PRIOR TO DISCHARGE OF THE EFFLUENT (GROUND WATER) TO SURFACE WATERS OF THE STATE.
14. ALL PIPE LENGTHS ARE SCALED DIMENSIONS, MEASURED FROM CENTER OF STRUCTURE TO END OF MITERED END SECTIONS. STRUCTURES WITHIN FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH FDOT STANDARDS. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM WITH CITY REQUIREMENTS AND SHALL BE CONSTRUCTED TO CONFORM WITH CURBING, PROPERTY LINES, AND LOW POINTS AS SHOWN ON THE PLANS.
15. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEAN AND FUNCTIONING PROPERLY AT TIME OF ACCEPTANCE.
16. ALL DRAINAGE STRUCTURES SHALL HAVE TRAFFIC BEARING GRATES.
17. ALL DRAINAGE PIPE JOINTS ARE TO BE FILTER-WRAPPED.
18. ALL INVERTS IN DRAINAGE STRUCTURES TO BE PRECAST OR BRICK WITH LAYER OF MORTAR BETWEEN EACH LAYER OF BRICK, OR REDDI-MIX CONCRETE WITH #57 STONE.
19. THE CONTRACTOR SHALL PROVIDE HANDICAP RAMPS AT ALL SIDEWALK AND CURB CONNECTIONS. HANDICAP RAMPS SHALL MEET ALL APPLICABLE ADA REQUIREMENTS.
20. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.
21. IF DEWATERING CAPACITY REQUIRES A CONSUMPTIVE USE PERMIT (C.U.P.), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
22. ALL DRAINAGE PIPES INSTALLED WITHIN ROADWAY RIGHT-OF-WAYS/EASEMENTS (PUBLIC OR PRIVATE) SHALL BE TELEVISED BY A COMPANY OR INDIVIDUAL CERTIFIED TO PERFORM SUCH WORK PER LDC 6.04.07.I..5.G. THIS REQUIREMENT MAY ONLY BE WAIVED ON COMMERCIAL SITES IF THE ENGINEER OF RECORD CERTIFIES BY LETTER THAT THE SITE DOES NOT RECEIVE ANY RUNOFF FROM CITY OF ST. AUGUSTINE RIGHT-OF-WAYS. IF THERE IS ANY CONNECTION OR RELATIONSHIP BETWEEN THE PROJECT SITE AND A CITY OWNED OR MAINTAINED DITCH, POND, OR STRUCTURE, IT SHALL BE REQUIRED. THIS TELEVISING OF THE DRAINAGE LINE SHALL BE DONE IN COLOR AND SHALL BE OF SUCH QUALITY AS TO VISUALLY IDENTIFY THE PROPER CONSTRUCTION OF ALL JOINTS AND PIPE ALIGNMENT. A VIDEO TAPE SHALL BE PROVIDED TO THE CITY UPON COMPLETION. THE TELEVISING OF THE DRAINAGE LINES SHALL BE PERFORMED AFTER THE PLACEMENT OF THE BASE MATERIAL AND PRIOR TO THE FINAL WEARING SURFACE OF THE ROADWAY. THE APPROVAL, BY THE CITY, OF THE TELEVISING SHALL BE REQUIRED PRIOR TO THE PLACEMENT OF THE FINAL WEARING SURFACE OF THE ROADWAY. TELEVISED RECORD SHALL BE REVIEWED AND CERTIFIED BY THE ENGINEER OF RECORD (EOR).
23. PLEASE BE AWARE THAT ALL DETECTABLE WARNING SURFACES FOR SIDEWALK AT CURB CUT HANDICAP RAMPS UNDER THE JURISDICTION OF CITY OF ST. AUGUSTINE SHALL BE A CITY APPROVED YELLOW COLORED COMPOSITE MATERIAL ANCHORED IN THE CONCRETE SIDEWALK RAMP. ANCHORED COMPOSITE WARNING AREA INSERTS ARE TO BE COLORED "SAFETY YELLOW", ARE TO BE SET INTO THE CONCRETE AND ARE TO BE FLUSH WITH CONCRETE SURFACE ALONG ALL FOUR SIDES. DESIGN DIMENSIONS OF DETECTABLE WARNING AREA SHALL CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD PLANS INDEX 522-002, SHEETS 1 THROUGH 8, AND 28 CODE OF FEDERAL REGULATIONS (CFR) PART 36, APPENDIX A LATEST REVISION, AS WELL AS APPLICABLE CITY REQUIREMENTS.
24. ALL SIDEWALKS AND CURB CUT RAMPS UNDER THE JURISDICTION OF CITY OF ST. AUGUSTINE SHALL BE DESIGNED AND CONSTRUCTED TO CONFORM TO FDOT STANDARD PLANS INDEX 522-002 AND 522-001; AND TITLE 28, PART 36, APPENDIX A, CODE OF FEDERAL REGULATIONS (CFR) LATEST REVISION, AS WELL AS MEETING ALL ADA REQUIREMENTS.
25. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE HE/SHE IS NOT NOTIFIED OF DESIGN CONFLICTS.
26. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, AND, WHERE TAKEN IN THE FIELD WHEN POSSIBLE. THE INFORMATION SHOWN HEREON, IS NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.
27. POND SLOPES AS SHOWN ARE THE MAXIMUM ALLOWABLE SLOPE. IF SITE CONDITIONS OR OTHER ISSUES, SUCH AS GROUNDWATER SEEPAGE CAUSE SLOPE FAILURE, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO CORRECT THE SLOPES TO MEET THE INTENT OF THE DESIGN. CONTRACTOR IS TO NOTIFY ENGINEER IMMEDIATELY OF THESE ISSUES SO THAT ENGINEER MAY ASSIST WITH THE CORRECTIVE ACTION.
28. ALL STORM PIPE ON THIS PLAN SET, MUST MEET THE FOLLOWING STANDARDS: PP PIPE (12 INCHES TO 60 INCHES) FOR SIDE DRAIN, STORM DRAIN, AND OTHER SPECIFIED APPLICATIONS SHALL MEET THE REQUIREMENTS OF AASHTO MP21-11.

GENERAL SIGNING & MARKING NOTES:

1. ALL STRIPING SHALL CONFORM TO CITY OF ST. AUGUSTINE AND/OR FDOT SPECIFICATIONS.
2. MATCH EXISTING PAVEMENT MARKINGS AT THE BEGINNING AND ENDING OF PROJECT AND ALL SIDE STREETS.
3. SIGNS SHALL BE PLACED IN ACCORDANCE WITH INDEX NO. 700-010, AND 700-101.
4. SIGN ASSEMBLY LOCATIONS SHOWN ON PLANS WHICH ARE IN CONFLICT WITH LIGHTING, UTILITIES, DRIVEWAYS, CURB CUTS, ETC. SHALL BE ADJUSTED AS DIRECTED BY ENGINEER.
5. EXISTING SIGNS TO BE REMOVED SHALL BE DELIVERED AND STOCKPILED ON SITE IN THE MATERIALS STORAGE AREA AND RETURNED TO THE OWNER.
6. COST FOR SIGNING AND MARKING, IF ANY, SHALL BE INCLUDED IN THE COSTS FOR PAVEMENT.

WATER AND SEWER NOTES:

1. REFER TO WATER & SEWER NOTES ON 3.

EROSION CONTROL NOTES:

1. NO CONSTRUCTION ACTIVITY INVOLVING EXCAVATION, DENUDING OR DEMOLITION OF ANY SITE SURFACE OR STOCKPILING OF ANY EARTHEN OR AUDIBLE MATERIALS SHALL BEGIN WITHOUT AN APPROVED PLAN AND/OR WRITTEN CONSENT BY THE CITY OF ST. AUGUSTINE PUBLIC WORKS.
2. THE CONTRACTOR SHALL ESTABLISH ALL EROSION CONTROL MEASURES PRIOR TO EXCAVATION, DENUDING OR DEMOLITION OF ANY SITE SURFACE OR STOCKPILING OF ANY EARTHEN OR ERODIBLE MATERIALS.
3. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE DEVELOPMENT OF THE PROJECT AND SHALL NOT REMOVE ANY EROSION CONTROL MEASURE UNTIL ALL CONTRIBUTING SITE SURFACES AND VEGETATION HAVE BEEN ESTABLISHED AND STABILIZED.
4. THE CONTRACTOR SHALL PERFORM DAILY CLEAN UP OF ALL SEDIMENT AND DEBRIS WHICH LEAVES THE PROJECT SITE(S).
5. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL CITY STORM DRAIN SYSTEMS WHICH RECEIVE SEDIMENT OR DEBRIS AS A RESULT OF CONSTRUCTION, STOCKPILING OR DISPOSAL ACTIVITIES. CLEANING OF THE STORM DRAIN WILL OCCUR FROM THE POINT OF INTERCEPT TO THE OUTFALL OF THE SYSTEM OR TO A POINT WITHIN THE SYSTEM WHERE SEDIMENT OR DEBRIS IS NO LONGER PRESENT.
6. RAIN DAYS CLAIMED BY THE CONTRACTOR, DO NOT EXCUSE THE CONTRACTOR OF DAILY INSPECTION AND MAINTENANCE OF ALL SITE EROSION CONTROL MEASURES AND CLEANUP.
7. ALL SEDIMENT COLLECTION SYSTEMS MUST BE MUCKED OUT WHEN 1/3 FULL, MUCKED SEDIMENT MUST BE PROPERLY CONTAINED AND DISPOSED.

GENERAL LANDSCAPE NOTES:

1. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
2. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
3. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER.
4. PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR GRADE #1 OR BETTER AS GIVEN IN THE LATEST "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II", FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OR TO THE STANDARDS AS GIVEN IN THE LATEST "AMERICAN STANDARD FOR NURSERY STOCK", AMERICAN NATIONAL STANDARDS INSTITUTE.
5. REMOVE ALL DEAD WOOD AND PRUNE TREES ACCORDING TO THE PRUNING GUIDELINES BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, 1995 EDITION. IF ARBORIST BELIEVES A LIMB SHOULD NOT BE REMOVED THE ARBORIST SHALL CONTACT THE LANDSCAPE DESIGNER. REMOVE ALL DEBRIS FROM THE SITE TO AN APPROVED OFF-SITE LOCATION. FOLLOW THE "AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS" AND ANSI Z133.1 GUIDELINES.
6. TREES SHALL HAVE A MINIMUM HEIGHTS OF (8) EIGHT TO (10) TEN FEET AND (2) TWO INCHES OF CALIPER.
7. ALL DISTURBED AREAS MUST BE STABILIZED BY MEANS OF MULCH, SEEDING, OR SOD AS CALLED OUT ON THIS PLAN. IF DISTURBANCE IS OUTSIDE OF THE LIMITS OF THIS PLAN, AREAS MUST BE STABILIZED WITH EXISTING MATERIAL OR BETTER. I.E. SEEDING OR SODDING.
8. VEGETATION THAT EXCEEDS TWENTY-FIVE (25) FEET IN HEIGHT AT MATURITY SHOULD NOT BE PLANTED CLOSER THAN TEN (10) FEET OF THE VERTICAL PLANE OF AN EXISTING POWER LINE, EXCLUDING SERVICE WIRES.
9. BALLED AND BURLAPPED STRAPPING WIRE, AND ANY SYNTHETIC MATERIAL SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE PULLED AWAY FROM THE TRUNKS. WIRE BASKETS SHOULD BE CUT AWAY FROM THE TOP 1/3 OF THE ROOT BALL.
10. TREES SHALL NOT BE PLANTED CLOSER THAN TEN (10) FEET FROM OTHER TREES UNLESS APPROVED BY THE CITY ADMINISTRATOR. CANOPY TREES SHOULD BE SPACED A MINIMUM OF 20' TO 30'.
11. A MULCH RING OF PINE STRAW OR PINE BARK SHALL BE PROVIDED AT LEAST FIVE (5) FEET IN DIAMETER AND NOT CLOSER THAN SIX (6) INCHES FROM THE TREE TRUNK, FOR ALL NEWLY PLANTED TREES.
12. PINE STRAW OR PINE BARK MULCH SHALL BE PROVIDED A MINIMUM OF FOUR (4) INCHES OF DEPTH AROUND ALL NEWLY PLANTED LANDSCAPING.
13. SHRUB LINES ARE TO BE PLANTED AT THE REQUIRED MINIMUM HEIGHT, NOT BY A CONTAINER SIZE.
14. SOIL IN TREE ISLANDS SHALL HAVE AT LEAST 12" OF SUITABLE SOIL FOR TREE PLANTINGS, AND BE VOID OF ANY CONSTRUCTION DEBRIS OR UNSUITABLE MATERIAL.
15. IRRIGATION SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM FOR ALL NEWLY PLANTED MATERIAL, UNLESS AN ALTERNATE MEANS IS APPROVED, ALL TREES SHALL BE IRRIGATED BY BUBBLER TYPE EMITTERS.
16. TREES SHALL NOT BE PLANTED CLOSER THAN 7.5' FROM THE CENTERLINE OF UNDERGROUND UTILITIES.
17. UNLESS OTHERWISE SPECIFIED, NO HIGH VOLUME IRRIGATION IS PROPOSED ON THESE PLANS.
18. UNLESS OTHERWISE SPECIFIED, ALL SOD SHALL BE BAHIA.

ROW IMPROVEMENT NOTES:

1. ALL EXISTING UTILITIES ARE TO BE ADJUSTED TO FINAL GRADE.
2. CONTRACTOR SHALL REMOVE ANY CONFLICTING STRIPING.

ST. AUGUSTINE NOTES:

1. SUBMITTAL OF AS-BUILT SITE SURVEY, INCLUDING BENCHMARKS, IS REQUIRED IN COMPLIANCE WITH ST. AUGUSTINE STANDARDS
2. COSA REVIEW INSPECTOR SHALL BE CONTACTED 24 HOURS PRIOR TO ALL NECESSARY SITE WORK INSPECTIONS AND 5 DAYS PRIOR TO FINAL INSPECTION.
3. ALL DRAINAGE PIPES INSTALLED WITHIN ROADWAY RIGHT-OF-WAYS/EASEMENTS (PUBLIC OR PRIVATE) SHALL BE TELEVISED BY A COMPANY OR INDIVIDUAL CERTIFIED TO PERFORM SUCH WORK PER ST. AUGUSTINE STANDARDS THIS REQUIREMENT MAY ONLY BE WAIVED ON COMMERCIAL SITES IF THE ENGINEER OF RECORD CERTIFIES BY LETTER THAT THE SITE DOES NOT RECEIVE ANY RUNOFF FROM ST. JOHNS COUNTY RIGHT OF WAYS. IF THERE IS ANY CONNECTION OR RELATIONSHIP BETWEEN THE PROJECT SITE AND A COUNTY OWNED OR MAINTAINED DITCH, POND OR STRUCTURE, IT SHALL BE REQUIRED. THIS TELEVISING OF THE DRAINAGE LINE SHALL BE DONE IN COLOR AND SHALL BE OF SUCH QUALITY AS TO VISUALLY IDENTIFY THE PROPER CONSTRUCTION OF ALL JOINTS AND PIPE ALIGNMENT. A VIDEO TAPE SHALL BE PROVIDED TO THE COUNTY UPON COMPLETION. THE TELEVISING OF THE DRAINAGE LINES SHALL BE PREFORMED AFTER THE PLACEMENT OF THE BASE MATERIAL AND PRIOR TO THE FINAL WEARING SURFACE OF THE ROADWAY. THE APPROVAL, BY THE COUNTY, OF THE TELEVISING SHALL BE REQUIRED PRIOR TO THE PLACEMENT OF THE FINAL WEARING SURFACE OF THE ROADWAY. TELEVISED RECORD SHALL BE REVIEWED AND CERTIFIED BY THE ENGINEER OF RECORD (EOR).
4. IT IS THE RESPONSIBILITY OF THE APPLICANT TO SCHEDULE A PRE-CONSTRUCTION / PRE-PERMIT ISSUANCE MEETING WITH COSA STAFF AFTER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY COSA, AND PRIOR TO STARTING ANY SITE ACTIVITIES.
5. ARCHAEOLOGICAL MONITORING COSA ARCHAEOLOGY PROGRAM IS REQUIRED FOR ALL GROUND DISTURBANCES. THE CONTRACTOR MUST COORDINATE WITH THE CITY ARCHAEOLOGIST (904-669-4377) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND DURING CONSTRUCTION.

GENERAL FDOT DRIVEWAY CONNECTION NOTES:

1. ALL WORK PERFORMED WITHIN THE DEPARTMENT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING PUBLICATIONS:
   A. STANDARD PLANS
   B. STANDARD SPECIFICATIONS
   C. FDOT DESIGN MANUAL
   D. FDOT FLEXIBLE PAVEMENT DESIGN MANUAL
   E. FDOT UTILITY ACCOMMODATION MANUAL

   (SHOULD A CONFLICT ARISE BETWEEN THE DETAILS SHOWN IN THE PLANS AND THE DEPARTMENT OF TRANSPORTATION STANDARDS, THE ENGINEER/APPLICANT SHALL IMMEDIATELY CONFER WITH THE DEPARTMENT'S ENGINEER IN ORDER TO RESOLVE THE DISCREPANCY).
2. ALL TRAFFIC STRIPING AND MARKINGS ARE TO BE LEAD-FREE, NON-SOLVENT BASED THERMO PLASTIC.
3. REMOVAL OF EXISTING STRIPING SHALL BE ACCOMPLISHED USING THE "HYDRO-BLAST" METHOD. IF THIS PROCESS DAMAGES / SCARS PAVEMENT, THEN THE PAVEMENT SHALL BE MILLED AND RESURFACED PER FDOT STANDARDS.
4. ALL DIRECTIONAL ARROWS SHALL BE PLACED AS ONE SEGMENT.
5. ALIGNMENT OF PROPOSED PAVEMENT MARKINGS SHALL MATCH EXISTING PAVEMENT MARKINGS AT PAVEMENT MARKING LIMITS OF CONSTRUCTION.
6. ALL CURB AND GUTTER AND SIDEWALK, WILL BE REMOVED AND REPLACED JOINT TO JOINT.
7. ALL BROKEN / CRACKED DRIVEWAYS MUST BE FULLY REMOVED AND REPLACED.
8. ALL DISTURBED AREAS WITHIN THE DEPARTMENT'S RIGHT-OF-WAY WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED (BERMUDA IN URBAN, BAHIA IN RURAL)
9. BURNING OF ANY MATERIAL OR DEBRIS IS PROHIBITED IN FDOT RIGHT OF WAY.
10. ALL LANES MUST BE OPENED FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT.

GENERAL FIRE PROTECTION NOTES:

1. FIRE PROTECTION FOR THE PURPOSE OF THESE PLANS IS ANY UNDERGROUND WATER LINE NOT OWNED AND MAINTAINED BY A PUBLIC UTILITY AS WELL AS ANY PRIVATE FIRE SERVICE MAIN AND PIPE AND ITS APPURTENANCES ON PRIVATE PROPERTY (1) BETWEEN A SOURCE OF WATER AND THE BASE OF THE SYSTEM RISER FOR WATER-BASED FIRE PROTECTION SYSTEMS, (2) BETWEEN A SOURCE OF WATER AND INLETS TO FOAM-MAKING SYSTEMS, (3) BETWEEN A SOURCE OF WATER AND THE BASE ELBOW OF PRIVATE HYDRANTS OR MONITOR NOZZLES AND (4) USED AS FIRE PUMP SUCTION AND DISCHARGE PIPING, (5) BEGINNING AT THE INLET SIDE OF THE CHECK VALVE ON A GRAVITY OR PRESSURE TANK.
2. THIS SHALL ALSO APPLY TO COMBINED SERVICE MAINS USED TO CARRY WATER FOR FIRE SERVICE AND OTHER USES. I.E. DOMESTIC.
3. STANDARDS TO BE REFERENCED ARE TO BE THE MOST CURRENT AS ADOPTED BY THE FLORIDA FIRE PREVENTION CODE:
   NFPA 24, INSTALLATION OF PRIVATE FIRE SERVICE MAINS & THEIR APPURTENANCES
   NFPA 20, STANDARD FOR INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION
   NFPA 22, STANDARD FOR WATER TANKS FOR PRIVATE FIRE PROTECTION
   NFPA 16, STANDARD ON DELUGE FOAM-WATER SPRINKLER & FOAM-WATER SPRAY SYSTEMS
   NFPA 1963 STANDARD FOR FIRE HOSE CONNECTIONS
4. ITEMS ON THE CONSTRUCTION PLANS SHALL INCLUDE BUT N

CITY OF ST. AUGUSTINE (C.O.S.A.) WATER AND SEWER GENERAL NOTES

GENERAL NOTES

1. THE CITY OF ST. AUGUSTINE (C.O.S.A.) STANDARDS AND SPECIFICATIONS DESIGN MANUAL AND DETAILS, LATEST EDITION, SHALL PRESIDE; THESE NOTES AND THIS PLAN SET ARE NOT INTENDED TO BE ALL INCLUSIVE WITH REGARD TO ALL POSSIBLE CONSTRUCTION REQUIREMENTS FOR THIS PROJECT.

2. THE C.O.S.A. STANDARDS MANUAL, DETAILS, AND "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS" (LATEST EDITIONS) ARE AVAILABLE ONLINE. LINKS TO THESE ITEMS CAN BE FOUND ON THE "Public Works Documents, Forms and Reports" PAGE OF THE CITY'S WEBSITE. GO TO www.staugustinegovernment.com --> Forms, Applications & Docs --> Public Works Requests and Documents.

3. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE DEVELOPER AND/OR OWNER'S REPRESENTATIVE, THE ENGINEER OF RECORD, THE GENERAL CONTRACTOR, THE UNDERGROUND UTILITY CONTRACTOR, AND THE C.O.S.A. PRIOR TO THE START OF ANY CONSTRUCTION. A PRE-CONSTRUCTION MEETING WITH THE C.O.S.A. IS REQUIRED REGARDLESS OF OTHER AGENCIES REQUIREMENTS.

4. FOR PRE-CONSTRUCTION MEETING REQUIREMENTS, REFER TO THE C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS", LATEST EDITION, PLAN AHEAD – C.O.S.A. APPROVAL OF PRE-CON SUBMITTAL ITEMS IS REQUIRED PRIOR TO SCHEDULING THE PRE-CON MEETING.

5. ALL WATER, SEWER, AND/OR REUSE CONSTRUCTION SHALL BE PERFORMED BY A CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES. A COPY OF THE CONTRACTOR'S GENERAL LICENSE AND/OR UNDERGROUND UTILITY LICENSE SHALL BE PROVIDED PRIOR TO THE PRE-CONSTRUCTION MEETING.

6. PLAN AHEAD FOR C.O.S.A. DEDICATION AND ACCEPTANCE REQUIREMENTS FOR UTILITIES. THE CITY MUST OFFICIALLY ACCEPT ALL UTILITIES TO BE DEDICATED TO THE CITY PRIOR TO INSTALLING ANY WATER METERS, AND PRIOR TO SIGNING OFF ON ANY USE PERMIT OR CERTIFICATE OF OCCUPANCY. REFER TO THE C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS", LATEST EDITION, FOR SUBMITTAL REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL REQUIRED DOCUMENTS ACCURATELY, DILIGENTLY AND IN A TIMELY MANNER. THE C.O.S.A. WILL NOT BE RESPONSIBLE FOR REQUESTING OR MANAGING SUBMITTAL OF THESE DOCUMENTS.

7. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL LOCATIONS AND ELEVATIONS, PROPERTY LINES AND EASEMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

8. CONTRACTOR SHALL LOCATE, VERIFY AND IDENTIFY ALL EXISTING UTILITIES AND UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THE PLANS PRIOR TO ANY EXCAVATING ACTIVITIES AND TAKE ALL MEASURES NECESSARY TO PROTECT ALL UTILITIES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER OR C.O.S.A. (INCLUDING MEASURES REQUIRED BY C.O.S.A. INSPECTOR SUCH AS MECHANICAL JOINT RESTRAINTS). SHOULD ANY UTILITY LINE OR COMPONENT BECOME DAMAGED OR REQUIRE RELOCATION, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE AFFECTED UTILITY COMPANY, ENGINEER OF RECORD, AND C.O.S.A. AT A MINIMUM, CONTRACTOR SHALL ENSURE PROTECTION OF ALL EXISTING UTILITIES BY FOLLOWING THE COMMON GROUND ALLIANCE BEST PRACTICES, LATEST VERSION, UNLESS EXCEPTIONS ARE SPECIFICALLY AGREED TO IN ADVANCE BY THE CITY. CONTRACTOR SHALL COORDINATE UTILITIES LOCATES WITH SUNSHINE STATE ONE-CALL OF FLORIDA, ONCE THE LOCATE SERVICE HAS FIELD MARKED ALL UTILITIES, CONTRACTOR SHALL VERIFY AND IDENTIFY ALL SERVICES (INCLUDING ANY SERVICE LATERALS, I.E. WATER, SEWER, CABLE, GAS, ELECTRIC, PHONE, ETC.) AND THOSE WITHIN EACH PAVED AREA. VERIFICATION MAY BE PERFORMED UTILIZING GROUND PENETRATING RADAR, HAND DIG, OR VACUUM EXCAVATION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL RECORD ON THE DRAWINGS BOTH THE HORIZONTAL AND VERTICAL LOCATION OF THE UTILITIES OFF OF A PREDETERMINED BASELINE.

9. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO LOCATE, EXCAVATE AND PREPARE FOR CONNECTIONS TO THE TERMINUS OF THE C.O.S.A.'S EXISTING WATER OR SEWER SYSTEMS AT THOSE POINTS SHOWN ON THE DRAWINGS OR WHERE DIRECTED BY THE C.O.S.A. OR THE ENGINEER. ALL COSTS ASSOCIATED WITH THIS WORK AND FOR THE ACTUAL CONNECTION OF THE EXISTING MAINS SHALL BE INCLUDED IN THE BID FOR THE PROJECT AND SHALL NOT RESULT IN ANY ADDITIONAL COST TO THE C.O.S.A.

10. THE CONTRACTOR SHALL FIELD VERIFY THE CONNECTION POINTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD AND THE C.O.S.A. IMMEDIATELY.

11. THE WATER AND/OR SEWER SYSTEM SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE C.O.S.A. APPROVED CONSTRUCTION DRAWINGS, DETAILS AND SPECIFICATIONS. IF THERE IS ANY DEVIATION FROM THE APPROVED CONSTRUCTION DRAWINGS, DETAILS OR SPECIFICATIONS, WITHOUT PRIOR AUTHORIZATION AND CONSENT FROM THE C.O.S.A., THE CONTRACTOR SHALL REMOVE THE DEVIATION AND RESTORE IT TO THE APPROVED CONSTRUCTION DRAWING CONFIGURATION AT NO EXPENSE TO THE C.O.S.A. FAILURE TO CONSTRUCT UTILITIES ACCORDINGLY WILL RESULT IN DELAYS IN OBTAINING SERVICE, C.O.S.A. REFUSAL TO ACCEPT THE UTILITIES, AND UNANTICIPATED COSTS AND CONSTRUCTION TIME WHILE CONNECTIONS ARE MADE. SUCH DELAYS AND COSTS WILL NOT BE THE RESPONSIBILITY OF THE C.O.S.A. THE C.O.S.A. WILL NOT ACCEPT UTILITIES WHICH ARE NOT CONSTRUCTED TO C.O.S.A. STANDARDS AND SPECIFICATIONS.

12. EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED USING AVAILABLE MEANS. THE C.O.S.A. WILL NOT BE RESPONSIBLE FOR INACCURATE OR INCOMPLETE SURVEY INFORMATION, AND ANY RESULTANT DELAYS AND COSTS.

13. VERTICAL LOCATIONS OF ALL UTILITIES SHOWN ON THE PLANS HAVE BEEN REFERENCED TO A BENCH MARK NOTED ON THE PLANS. CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATION NEAR EXISTING UTILITIES SHOWN ON THE PLANS AND SHALL NOTIFY THE ENGINEER IF LOCATION DIFFERS FROM THAT SHOWN ON THE PLANS BEFORE CONTINUING WITH CONSTRUCTION.

14. SHOULD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND THE C.O.S.A. PRIOR TO CONTINUING CONSTRUCTION.

15. THE CONTRACTOR SHALL PROTECT SURVEY MARKERS, MONUMENTS, ETC. DURING CONSTRUCTION. THE CONTRACTOR SHALL RESTORE/REPLACE, AT NO ADDITIONAL EXPENSE TO THE OWNER, ANY DAMAGE DONE BY CONSTRUCTION ACTIVITIES.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY HIS OR HER OPERATIONS. ANY DAMAGE SHALL BE REPLACED/REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE C.O.S.A.

17. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION AND BUILDING PLACEMENT WITH ALL OTHER UTILITIES CONSTRUCTION.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY UNSUITABLE MATERIAL FROM THE EXCAVATION. FURNISHING AND COMPACTING SUITABLE REPLACEMENT BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.

19. UNSUITABLE MATERIALS UNDER WATER AND/OR SEWER MAINS SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL PROPERLY COMPACTED TO 95% OF MAXIMUM DENSITY. BACKFILL SHALL BE COMPACTED IN A MAXIMUM OF ONE-FOOT (1) LIFTS. DENSITY TESTS SHALL BE TAKEN AFTER COMPACTION OF EVERY LIFT.

20. THE CONTRACTOR(S) SHALL NOTIFY ALL APPLICABLE UTILITIES COMPANIES, THE ENGINEER OF RECORD, THE PROPERTY OWNER, AND THE C.O.S.A. 72 HOURS PRIOR TO INITIATING ANY EXCAVATION ACTIVITIES, OR AS SPECIFIED BY THE UTILITY COMPANIES AND THE PERMITS OBTAINED FOR THE WORK.

21. THE ENGINEER OF RECORD AND THE C.O.S.A. SHALL BE GIVEN FORTY-EIGHT HOURS (48-HR) NOTICE OF ALL REQUESTED MEETINGS AND/OR TESTING MEASURES RELATED TO THE PROJECT.

22. ALL WORK, MATERIALS, AND EQUIPMENT SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELEVANT C.O.S.A. STANDARDS AND REQUIREMENTS AS WELL AS STATE AND LOCAL REGULATIONS.

23. ALL UNDERGROUND UTILITY EQUIPMENT, MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF ST. AUGUSTINE (C.O.S.A.) STANDARDS AND SPECIFICATIONS DESIGN MANUAL AND DETAILS, AND ALL INTERIM STANDARDS UPDATES, LATEST EDITION, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, AND THE APPROVED PLANS.

24. ALL UTILITY CROSSINGS SHALL COMPLY WITH F.D.E.P. REGULATIONS (CHAPTER 62-555.314, F.A.C.)

25. DURING ALL EXCAVATION ACTIVITIES NEAR EXISTING C.O.S.A. UTILITIES, CONTRACTOR SHALL PROTECT EXISTING PIPE FROM DAMAGE AND SUPPORT PIPE AS NECESSARY. CONTRACTOR SHALL RESTRAIN EXISTING PIPE AS NECESSARY AND/OR AS DIRECTED BY THE PLANS OR C.O.S.A. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE, AND THE EXISTING UTILITIES SHALL BE REPLACED/REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE C.O.S.A.

26. LANDSCAPING TREES SHALL HAVE A MINIMUM OF 7.5 FEET SEPARATION FROM THE EDGE OF PIPELINE TO THE EDGE OF THE TREE CANOPY.

GENERAL NOTES (CONTINUED)

27. ALL ROCK AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA AND C.O.S.A. STANDARDS AND/OR PIPE MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES FOR NEW AND RELOCATED PIPE SHALL BE REMOVED TO A DEPTH OF AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE. CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED FOR NEW AND RELOCATED PIPES. THE BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE NEW AND RELOCATED PIPES AND TO A SUFFICIENT HEIGHT ABOVE SUCH PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE.

28. DEWATERING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF SIX INCHES BELOW UTILITIES BEING LAID. CONTRACTOR SHALL SECURE ALL REQUIRED FEDERAL, STATE AND LOCAL PERMITS FOR DEWATERING.

29. FOR WATER AND WASTEWATER MAINS SMALLER THAN 12 INCHES, THE MINIMUM AND MAXIMUM COVER SHALL BE 30 INCHES AND 36 INCHES, RESPECTIVELY, IN UNPAVED AREAS, AND 36 INCHES AND 42 INCHES, RESPECTIVELY, IN PAVED AREAS, OR AS REQUIRED WITHIN F.D.O.T. OR RAILROAD RIGHTS-OF-WAY. FOR MAINS GREATER THAN 12 INCHES, THE MINIMUM AND MAXIMUM COVER SHALL BE 42 INCHES AND 54 INCHES, RESPECTIVELY. EXCEPTIONS MAY BE MADE FOR CONFLICTS.

30. INSTALLATION OF FORCE MAINS OR WATER MAINS USING PIPE DEFLECTION WITHOUT FITTINGS SHALL ONLY BE ALLOWED AS APPROVED IN ADVANCE BY THE CITY. CONTRACTOR SHALL USE FITTINGS AS NECESSARY TO INSTALL PIPE WITHOUT JOINT DEFLECTION AT NO ADDITIONAL COST TO THE CITY. WHERE FORCE MAINS OR WATER MAINS ARE DEFLECTED WITHOUT FITTINGS, THE MAXIMUM JOINT DEFLECTION SHALL BE 80% OF THAT RECOMMENDED BY THE MANUFACTURER.

31. FITTINGS SHALL BE USED AT LOCATIONS INDICATED ON THE PLANS, UNLESS OTHERWISE APPROVED BY THE ENGINEER. ALL FITTINGS SHALL BE RESTRAINED PER THE RESTRAINED JOINT TABLE IN THE APPROVED PLAN SET.

32. ALL UNDERGROUND VALVES SHALL BE INSTALLED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH TOP SET TO FINAL GRADE IN ACCORDANCE WITH THE C.O.S.A. DETAILS AND SPECIFICATIONS. ALL VALVES SHALL HAVE PEG LOCATORS (145.7 KILOHERTZ).

33. ALL UNDERGROUND VALVES SHALL BE INSTALLED SO THAT THE OPERATING NUT IS ACCESSIBLE USING A STANDARD VALVE KEY. VALVE EXTENSIONS SHALL BE INSTALLED AS NECESSARY SO THAT THE OPERATING NUT IS A MAXIMUM OF 36" BELOW FINAL GRADE.

34. LOCATE WIRE AND LOCATOR PEGS SHALL BE INSTALLED ACCORDING TO C.O.S.A. STANDARDS, LATEST EDITION. IN GENERAL, LOCATE WIRE SHALL BE 10 GAUGE, SINGLE STRAND, UF RATED (DIRECT BURIAL), COPPER WIRE WITH 30 MIL (MIN.) INSULATION WITH EITHER WHITE OR YELLOW COLOR. LOCATOR PEGS SHALL BE ZIP-TIED TO BOTTOM SECTION OF VALVE BOXES, SO THAT THE ENTIRE LOCATING SYSTEM SHALL BE INSPECTED BY THE C.O.S.A. PRIOR TO BACKFILLING. AFTER BACKFILLING, ENTIRE LOCATING SYSTEM SHALL BE TESTED BY A CERTIFIED UTILITY LOCATOR OR BY A LICENSED ELECTRICAL CONTRACTOR, WITH THE TEST REPORT SUBMITTED TO C.O.S.A. THE C.O.S.A. SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF ANY LOCATE SYSTEM TESTING. WHERE INSTALLED UNDER PAVEMENT AREAS, TESTING SHALL BE DONE PRIOR TO THE PLACEMENT OF PAVEMENT. IF ANY LOCATION IS IDENTIFIED WHERE THE TRACER WIRE IS NOT CONTINUOUS OR WHERE THE LOCATOR PEG DOES NOT DETECT, THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER OR C.O.S.A., SHALL MAKE NECESSARY REPAIRS AND RE-TEST. SUCCESSFUL LOCATE SYSTEM TEST REPORT IS REQUIRED PRIOR TO INSTALLATION OF WATER METERS.

35. CONTRACTOR IS RESPONSIBLE FOR PROPER NOTIFICATION TO INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.

36. CONTRACTOR SHALL PROVIDE A MINIMUM OF SEVEN (7) CALENDAR DAYS NOTICE TO THE C.O.S.A. PRIOR TO SCHEDULING THE FINAL INSPECTION.

37. NO WORK REQUIRING CITY INSPECTION SHALL BE DONE AFTER 4:00 P.M. OR BEFORE 8:30 A.M. MONDAY THROUGH THURSDAY. NO WORK REQUIRING CITY INSPECTION SHALL BE DONE ON FRIDAYS, SATURDAYS, SUNDAYS, OR CITY RECOGNIZED HOLIDAYS UNLESS THE PROPER AND EFFICIENT PROSECUTION OF THE WORK REQUIRING OPERATIONS DURING THESE TIMES, IN THE EVENT THAT SUCH CLOSE WORK HOURS ARE NECESSARY, THE CONTRACTOR SHALL REIMBURSE THE CITY FOR ALL COSTS ASSOCIATED WITH INSPECTION STAFF OVERTIME. WRITTEN NOTIFICATION FOR THE WORK SHALL BE PROVIDED TO THE CITY A MINIMUM OF 48 HOURS BEFORE STARTING WORK WITHIN THE ABOVE RESTRICTED HOURS AND SHALL BE SUBJECT TO THE AVAILABILITY OF THE INSPECTION STAFF. NO WORK THAT DOES NOT REQUIRE CITY INSPECTION SHALL BE DONE AFTER 7:00 P.M. OR BEFORE 7:00 A.M., OR ON SATURDAYS AND SUNDAYS, UNLESS THE PROPER AND EFFICIENT PROSECUTION OF THE WORK REQUIRES OPERATIONS DURING THESE TIMES. WRITTEN NOTIFICATION FOR THE WORK DURING THESE TIMES SHALL BE PROVIDED TO THE CITY A MINIMUM OF 48 HOURS BEFORE STARTING THE WORK. THE CITY SHALL HAVE 24 HOURS TO REVIEW AND APPROVE THE NOTIFICATION BEFORE THE WORK MAY BE STARTED.

38. THE C.O.S.A. RESERVES THE RIGHT TO KEEP ALL C.O.S.A. UTILITIES REMOVED DURING CONSTRUCTION.

39. ALL SPOOL PIECES TO BE MINIMUM 30-INCHES. CONTRACTOR SHALL PLAN AHEAD ACCORDINGLY TO ALLOW FOR THIS REQUIREMENT, AND SHALL NOTIFY CITY IMMEDIATELY SHOULD CONDITIONS DISCOVERED DURING CONSTRUCTION NECESSITATE ALTERNATE SOLUTIONS WHERE MINIMUM 30-INCH SPOOL PIECES CANNOT BE MET. ALL ALTERNATE FITTINGS, SUCH AS FOSTER ADAPTERS FOR EXAMPLE, SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CITY.

40. ALL OF THE STANDARD C.O.S.A. CONSTRUCTION DETAILS SHALL APPLY TO THIS PROJECT, REGARDLESS OF DETAILS SHOWN OR NOT SHOWN ON THE PLANS.

41. ADHERENCE TO THE PLANS AND SPECIFICATIONS CONTAINED HEREIN, OR THE CITY REPRESENTATIVE'S APPROVAL ON ANY ASPECT OF ANY CONSTRUCTION OPERATION COVERED BY THESE PLANS AND SPECIFICATIONS, SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR ULTIMATE RESPONSIBILITY FOR THE SATISFACTORY COMPLETION OF THE WORK.

42. CITY VALVES, FIRE HYDRANTS, LIFT STATIONS, FLUSHING HYDRANTS, AND SEWER MANHOLE COVERS ARE TO BE EXERCISED BY CITY STAFF OR OTHERS UNDER THE DIRECT SUPERVISION OF THE CITY INSPECTOR.

43. IN CASE OF ACCIDENTAL IMPACTS TO ANY CITY UTILITY SYSTEM IMMEDIATELY CONTACT THE CITY PUBLIC WORKS DEPARTMENT AT 904-825-1040 OR AFTER HOURS, CONTACT THE CITY WATER TREATMENT PLANT 904-825-1044.

NOTICE OF PROCEDURE

1. ALL BUILDING PERMITS AND WATER METERS PROCESSED THROUGH THE C.O.S.A. PLANNING & BUILDING DEPARTMENT, OR THE C.O.S.A. CUSTOMER SERVICE DEPARTMENT SHALL BE ACCOMPANIED BY A SET OF CIVIL SITE DESIGN AND CONSTRUCTION PLANS STAMPED APPROVED BY THE C.O.S.A. PUBLIC WORKS DEPARTMENT.
2. C.O.S.A. PUBLIC WORKS DEPARTMENT SITE PLAN APPROVAL IS REQUIRED PRIOR TO OBTAINING A BUILDING PERMIT.
3. ALL CONNECTIONS TO THE WATER AND/OR SEWER SYSTEM, FLUSHING, AND PRESSURE TESTS TO BE PERFORMED BY THE UTILITY CONTRACTOR OR LICENSED MASTER PLUMBER MUST BE SCHEDULED AT LEAST FIVE (5) WORKING DAYS IN ADVANCE WITH THE C.O.S.A. THE C.O.S.A. INSPECTOR MUST BE PRESENT PRIOR TO THE CONNECTION BEING MADE OR TESTING.
4. IT IS THE ENGINEER OF RECORD'S RESPONSIBILITY TO SECURE APPLICABLE PERMITS PRIOR TO CONSTRUCTION.
5. THE OWNER SHALL PURCHASE ALL WATER METERS THROUGH THE C.O.S.A.
6. WATER AND/OR SEWER UTILITY CONNECTION FEES SHALL BE PAID PRIOR TO ISSUANCE OF A SITE AND/OR BUILDING PERMIT.
7. ALL ON-SITE PRIVATE WATER AND/OR SEWER CONSTRUCTION BETWEEN THE METER OR CLEANOUT AND BUILDING MAY BE INSPECTED BY THE C.O.S.A. TO ENSURE STANDARDS ARE MET.
8. ALL REQUIREMENTS BY THE C.O.S.A. (I.E. FINAL INSPECTION, CORRECTION OF PUNCH LIST ITEMS, "AS-BUILTS", F.D.E.P. CERTIFICATION OF COMPLETION, BILL OF SALE, RECORDED EASEMENTS, ETC.) MUST BE SATISFIED PRIOR OF ISSUANCE OF CERTIFICATES OF OCCUPANCY.

AS-BUILT NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRODUCE, SUBMIT AND OBTAIN APPROVAL OF REPRODUCIBLE "AS-BUILT" DRAWINGS FROM JURISDICTIONAL AGENCIES AS MAY BE REQUIRED.
2. "AS-BUILT" INFORMATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL EMPLOY THE SERVICES OF A SURVEYOR REGISTERED IN THE STATE OF FLORIDA TO DETERMINE ALL "AS-BUILT" INFORMATION.
3. REFER TO C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS" AND SECTION 30 OF THE CITY'S MANUAL, LATEST EDITIONS, FOR A COMPLETE DESCRIPTION AND LISTING OF THE CITY'S AS-BUILT REQUIREMENTS.
4. ALL C.O.S.A. AS-BUILT REQUIREMENTS ARE REQUIRED TO BE MET PRIOR TO C.O.S.A. ACCEPTANCE OF CONSTRUCTION OF WATER METERS, OR FINAL PAYMENT.
5. ALL AS-BUILT PLANS AND CAD DRAWINGS MUST BE PROVIDED ON THE NAD 83 STATE PLANE FLORIDA EAST COORDINATE SYSTEM (US FEET), AND CONTAIN A MINIMUM OF FOUR (4) GPS ACQUIRED LOCATION POINTS. THE C.O.S.A. WILL NOT ACCEPT AS-BUILT PLANS OR CAD DRAWINGS NOT REFERENCED TO S.P.C.
6. A MINIMUM OF TWO WORKING DAYS PRIOR TO THE PRELIMINARY FIELD INSPECTION, TWO (2) SETS OF PRELIMINARY BLACKLINE "AS-BUILTS" SHOWING THE REQUIRED INFORMATION, SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND THE C.O.S.A.
7. THE RECORD OR "AS-BUILT" DRAWINGS TO BE PREPARED BY THE CONTRACTOR AND SUBMITTED AT THE TIME OF THE REQUEST FOR A LETTER OF RELEASE TO PLACE THE CONSTRUCTION INTO SERVICE WILL CLEARLY DEPICT THE VERTICAL CLEARANCES BETWEEN WATER, SEWER (INCLUDING STORM) AND REUSE LINES AT ALL CROSSINGS AND PARALLEL RUNS WHERE THE HORIZONTAL SEPARATION IS LESS THAN 10 FEET. IN ADDITION, THE CENTERING OF UNCUT LENGTHS OF PIPE (USUALLY 20 FEET) AT POINTS OF CROSSINGS WILL BE DOCUMENTED ON THE DRAWINGS AND ALL MITIGATING CONSTRUCTION MEASURES CLEARLY DEPICTED IN CASES WHERE A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE BETWEEN THE WATER AND SEWER (INCLUDING STORM) LINES IS NOT POSSIBLE.

POTABLE WATER SYSTEM NOTES

1. ALL WATER MAINS 4" THROUGH 12" DIAMETER SHALL BE PVC C-900, DR-18, COLOR "BLUE" WITH PUSH-ON GASKETED JOINTS OR C-906 HDPE DR 11 COLOR "BLUE" OR DIP CLASS 350.
2. ALL WATER MAINS 16" THROUGH 20" DIAMETER SHALL BE PVC C-905, DR-25, COLOR "BLUE" WITH PUSH-ON GASKETED JOINTS OR C-906 HDPE DR 11 COLOR "BLUE" OR DIP CLASS 250.
3. ALL WATER MAINS 24" AND LARGER DIAMETER SHALL BE DUCTILE IRON PIPE.
4. ALL WATER LINES 2" DIAMETER OR LESS SHALL BE HDPE CTS DR 9 COLOR "BLUE".
5. ALL CURB STOPS ARE TO BE FORD BALL-TYPE OR EQUAL WITH LOCKING CAPACITY AND LARGE NUT. 1" MINIMUM. SEE C.O.S.A. APPROVED MATERIALS AND MANUFACTURER'S LIST, LATEST EDITION.
6. THE SEPARATION REQUIREMENT BETWEEN POTABLE WATER MAINS AND OTHER UTILITIES SHALL BE PER CHAPTER 62-555, F.A.C.
7. A FULL UNCUT LENGTH OF WATER MAIN PIPE (USUALLY 20 FEET) SHALL BE CENTERED AT THE POINT OF CROSSING OF ALL WATER AND SEWER (INCLUDING STORM) LINES AT THE POINT OF CROSSINGS REGARDLESS OF THE VERTICAL SEPARATIONS.
8. WHERE SOLVENT CONTAMINATION IS FOUND IN THE TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH THE APPROVAL OF THE C.O.S.A. AND THE HEALTH DEPARTMENT, DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST 100 FEET BEYOND ANY DISCOVERED CONTAMINATION.
9. NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER LINES HAVE BEEN PRESSURE TESTED, DISINFECTED, CLEARED FOR SERVICE AND ACCEPTED FOR MAINTENANCE BY THE C.O.S.A. AND F.D.E.P.
10. JUMPER CONNECTIONS WITH BACKFLOW PREVENTION DEVICE SHALL BE USED TO FILL OR FLUSH WATER MAINS.
11. ALL NEW AND RELOCATED WATER MAIN PIPE, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL BE IN CONFORMANCE WITH APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) AND THE C.O.S.A. STANDARDS.
12. ALL NEW AND RELOCATED WATER MAIN PIPE AND FITTINGS WILL COMPLY WITH THE LATEST F.D.E.P. AND AWWA STANDARDS FOR LEAD CONTENT.
13. ALL NEW AND RELOCATED WATER MAINS SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C605, LATEST EDITION.
14. ALL NEW AND RELOCATED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555.340, F.A.C.
15. ALL NEW AND RELOCATED WATER SERVICES SHALL BE IN CONFORMANCE WITH THE STATE PLUMBING CODE AND THE C.O.S.A. STANDARDS.
16. THE BACTERIOLOGICAL SAMPLE POINTS SHALL BE INDICATED ON THE ASBUILT DRAWINGS. THE SAMPLE POINT NUMBERING AND STATIONING SHALL CORRESPOND TO THOSE ON THE BACTERIOLOGICAL SAMPLE CHAIN OF CUSTODY FORM.
17. ALL METER BOX ASSEMBLIES ARE TO BE INSTALLED OUTSIDE PAVED AREAS UNLESS CONDITIONS NECESSITATE OTHERWISE AND ALTERNATE LOCATIONS ARE APPROVED IN ADVANCE BY THE CITY. ALL METER BOX ASSEMBLIES ARE TO BE INSTALLED 1-FOOT INSIDE RIGHT-OF-WAY LINES UNLESS CONDITIONS NECESSITATE OTHERWISE AND ALTERNATE LOCATIONS ARE APPROVED IN ADVANCE BY THE CITY.

WASTEWATER SYSTEM NOTES

1. INTERIOR LINERS ARE REQUIRED ON JUNCTION MANHOLES WITH THREE OR MORE INVERTS, AND/OR MANHOLES RECEIVING FORCE MAIN FLOW. LINERS SHALL BE SPECTRASHIELD, SEWPERCOAT, OR EQUAL AS APPROVED BY THE C.O.S.A.
2. SANITARY SEWER LINE TO DEPTHS OF 10' SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034 COLORED GREEN. SANITARY SEWER LINE OF DEPTHS 10' TO 15' SHALL BE SDR-26 PVC. ALL SANITARY SEWER LINES SHALL BE GREEN AND CLEARLY MARKED ON THE PIPE.
3. SANITARY SEWER FORCE MAIN 4" AND LARGER SHALL BE C900 DR25 PVC PIPE CONFORMING TO ASTM D-1784, D-1785, AND D-2241. DUCTILE IRON PIPE SHALL ONLY BE USED WITH PRIOR APPROVAL BY THE THE C.O.S.A. SANITARY FORCE MAIN SHALL BE COLOR CODED GREEN AND CLEARLY MARKED.
4. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD AND THE C.O.S.A. ALL VIDEO LOGS, WRITTEN REPORTS, AND DEFLECTION TEST RESULTS FOR REVIEW AND APPROVAL.
5. THE CONTRACTOR SHALL CONTACT THE C.O.S.A. FOR INSPECTION AFTER INSTALLATION OF GREASE TRAPS, INTERCEPTORS, AND/OR OIL-WATER SEPARATORS.

HYDROSTATIC TESTING NOTES

1. AFTER ALL PRESSURE PIPES ARE INSTALLED, THE JOINTS COMPLETED, AND THE TRENCH BACKFILLED, THE NEWLY LAID PIPE AND APPURTENANCES SHALL BE SUBJECTED TO A HYDROSTATIC TEST FOR A PERIOD OF AT LEAST TWO (2) HOURS. THE ENGINEER AND THE C.O.S.A. MUST BE NOTIFIED AT LEAST 48 HOURS BEFORE A TEST IS TO BE PERFORMED. TEST SHALL BE AS SET FORTH IN AWWA STANDARD C605. ANY LEAKS DETECTED SHALL BE CORRECTED AND THE SECTION OF PIPELINE RETESTED. THE TWO HOUR TEST PERIOD SHALL BEGIN WHEN ALL JOINTS HAVE BEEN DETERMINED TO BE WATER TIGHT. LEAKAGE SHALL BE LIMITED TO THAT ALLOWANCE SET FORTH IN SECTION 4 OF AWWA STANDARD C600 LATEST EDITION. HYDROSTATIC AND LEAKAGE TEST AND BLOW-DOWN (ZEROING OF GAUGE) MUST OCCUR BEFORE SAMPLING FOR BACTERIOLOGICAL TEST. THE MAXIMUM ALLOWABLE PRESSURE LOSS IS 5 PSI.

UTILITY ABANDONMENT

1. ALL EXISTING WATER AND SEWER UTILITY SERVICES THAT WILL NO LONGER BE UTILIZED MUST BE PROPERLY ABANDONED BY CONTRACTOR BY CUTTING, CAPPING, AND REPAIRING SERVICE CONNECTIONS AT THE UTILITY MAIN LOCATIONS BY METHODS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION MAY BE REQUIRED IN ORDER TO DETERMINE PROPER ABANDONMENT METHODS.
2. ALL EXISTING WATER AND SEWER UTILITY SERVICES INTENDED TO BE REUSED MUST BE INVESTIGATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND/OR REPLACEMENT TO RENEW EXISTING POTABLE WATER SERVICES, AND SEWER SERVICE LATERALS. ALL UTILITIES MUST BE RETURNED TO GOOD WORKING ORDER. ALL INVESTIGATIVE AND REPAIR/REPLACEMENT METHODS WILL BE AS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION AND OTHER PROCEDURES SUCH AS CLOSED-CIRCUIT TV MAY BE REQUIRED IN ORDER TO DETERMINE CONDITION.

STANDARD WATER/SEWER/RECLAIMED WATER SEPARATION REQUIREMENTS

THE CONTRACTOR SHALL INSTALL ALL MAINS IN ACCORDANCE WITH THE REQUIREMENTS OF RULE 62-555.314, FAC, BELOW. THE CONTRACTOR SHALL NOTIFY THE C.O.S.A. IN ANY INSTANCE WHERE THE BELOW REQUIREMENT

STORM WATER POLLUTION PREVENTION PLAN

GENERAL NOTES

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE CLEARING AND EROSION CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS.

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCES, SYNTHETIC BALES AND OTHER EROSION/SEDIMENTATION CONTROLS AS REQUIRED.
3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN IF REQUIRED.
4. CONSTRUCT SEDIMENTATION BASIN IF REQUIRED.
5. CONTINUE CLEARING AND GRUBBING.
6. STOCK PILE TOP SOIL IF REQUIRED.
7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED.
8. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE.
9. INSTALL STORM SEWER, WATER, SEWER AND IRRIGATION.
10. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING.
11. REMOVE ACCUMULATED SEDIMENT FROM BASIN.
12. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED.

TIMING OF CONTROLS / MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND SYNTHETIC BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE CLEARING AND EROSION CONTROL PLAN.

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE PLANS. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE PLANS AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE PLANS AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

STABILIZED CONSTRUCTION ENTRANCE:

1. CONTRACTOR SHALL INSTALL AND MAINTAIN FOR THE DURATION OF THE CONSTRUCTION A STONE STABILIZED PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS TO THE CONSTRUCTION SITE. AGGREGATE SHALL BE FDOT SIZE NO. 1 COARSE AGGREGATE.

EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES:

1. SYNTHETIC BALE BARRIER: SYNTHETIC BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   - A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   - B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   - C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
   - D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF SYNTHETIC BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.
   - E. REFER TO THE DETAILS FOR CONSTRUCTING THE SYNTHETIC BALE BARRIER. ALSO, REFER TO THE DETAILS FOR PROPER LOCATION, MATERIAL AND USAGE.
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   - F. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   - G. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   - H. REFER TO THE DETAILS FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE. LEVEL SPREADER SHALL BE CONSTRUCTED IN ACCORDANCE TO THE DETAILS.
5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 7 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.
9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDRO MULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX AND AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.
11. TEMPORARY REGRASSING: IF AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

CONTROLS *(CONTINUED)*

STRUCTURAL PRACTICES:

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY AND IT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN A DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA. THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:
   - A. BLOCK AND GRAVEL SEDIMENT FILTER – THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE. REFER TO THE DETAILS FOR CONSTRUCTION OF A CURB INLET SEDIMENT FILTER, AND FOR CONSTRUCTION OF A DROP INLET SEDIMENT FILTER.
   - B. GRAVEL SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED SEDIMENT TRAP.
   - C. DROP INLET SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS. REFER TO THE DETAILS FOR CONSTRUCTION OF SYNTHETIC BALE AND FABRIC SEDIMENT FILTER.
3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION AND SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES AND SYNTHETIC BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.
4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME, THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE. THE 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

OTHER CONTROLS

WASTE DISPOSAL:

WASTE MATERIALS:
ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE:
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES DAY-TO-DAY OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE:
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING:
A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

MAINTENANCE / INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTIONS AND MAINTENANCE PRACTICES:

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

- NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
- ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.
- ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
- BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
- SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
- THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
- DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
- TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
- A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
- THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
- THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
- PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES:

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

- WATER FROM WATER LINE FLUSHING.
- PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
- UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE. ALL SUCH DISCHARGES SHALL MEET STATE WATER QUALITY STANDARDS AND ALL NECESSARY PERMITS SHALL BE OBTAINED.

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GENERAL:

- AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER..
- WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS:

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:

- PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
- ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
- IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES:

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS:
ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS:
FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS:
ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS:
CONCRETE TRUCKS SHALL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONLY AT DISCHARGE POINT PROVIDED. NO OFFSITE DISCHARGE WILL BE PERMITTED.

SPILL CONTROL PRACTICES:

IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS INCLUDE BUT ARE NOT LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (I.E. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

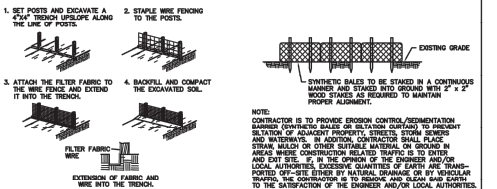
ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

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

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

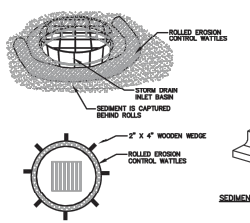
THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.



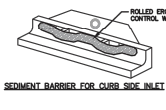
SILT FENCE CONSTRUCTION
N.T.S.

NOTE:
CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (SYNTHETIC BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR SHALL IMMEDIATELY REMOVE ALL EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR LOCAL AUTHORITIES.

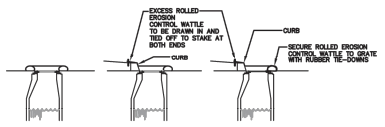
SEDIMENT BARRIER
N.T.S.



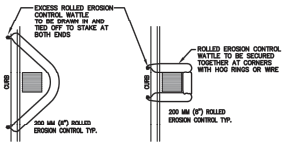
INLET PROTECTION FOR DROP INLETS OR MANHOLES



SEDIMENT BARRIER FOR CURB SIDE INLET



SECTION



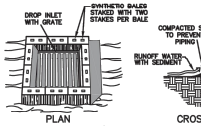
CATCHBASIN OPTION "A"
(TO BE USED UNLESS OPTION "B" IS NECESSARY DUE TO CONDITIONS)

CATCHBASIN OPTION "B"
(FOR USE IN TIGHTER AREAS, NARROW ROADS, ETC.)

PLAN

NOTES
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. SECURE ROLLED EROSION CONTROL PRODUCT TO GROUND AT EACH END.
3. ROLLS SHOULD BE INSPECTED AFTER EVERY SIGNIFICANT STORM EVENT TO CLEAR AND DISPOSE OF SEDIMENT AND DEBRIS.
4. USE 12" DIAMETER, 20' LONG WATTLE ROLLS FOR STANDARD GRODULAR DRAINAGE STRUCTURES. PLACE THE ROLL AROUND THE STRUCTURE AND JOIN THE ENDS TOGETHER WITH HOG RINGS OR WIRE. USE 2"x2"x24" WOODEN WEDGES TO HOLD DOWN WATTLE ROLLS.

ROLLED EROSION AND SEDIMENTATION CONTROL PRODUCTS
N.T.S.

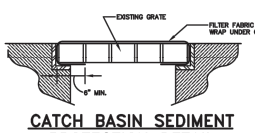


PLAN

CROSS-SECTION

SPECIFIC APPLICATION
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS ARE TYPICAL.

SYNTHETIC BALE DROP INLET SEDIMENT FILTER
N.T.S.



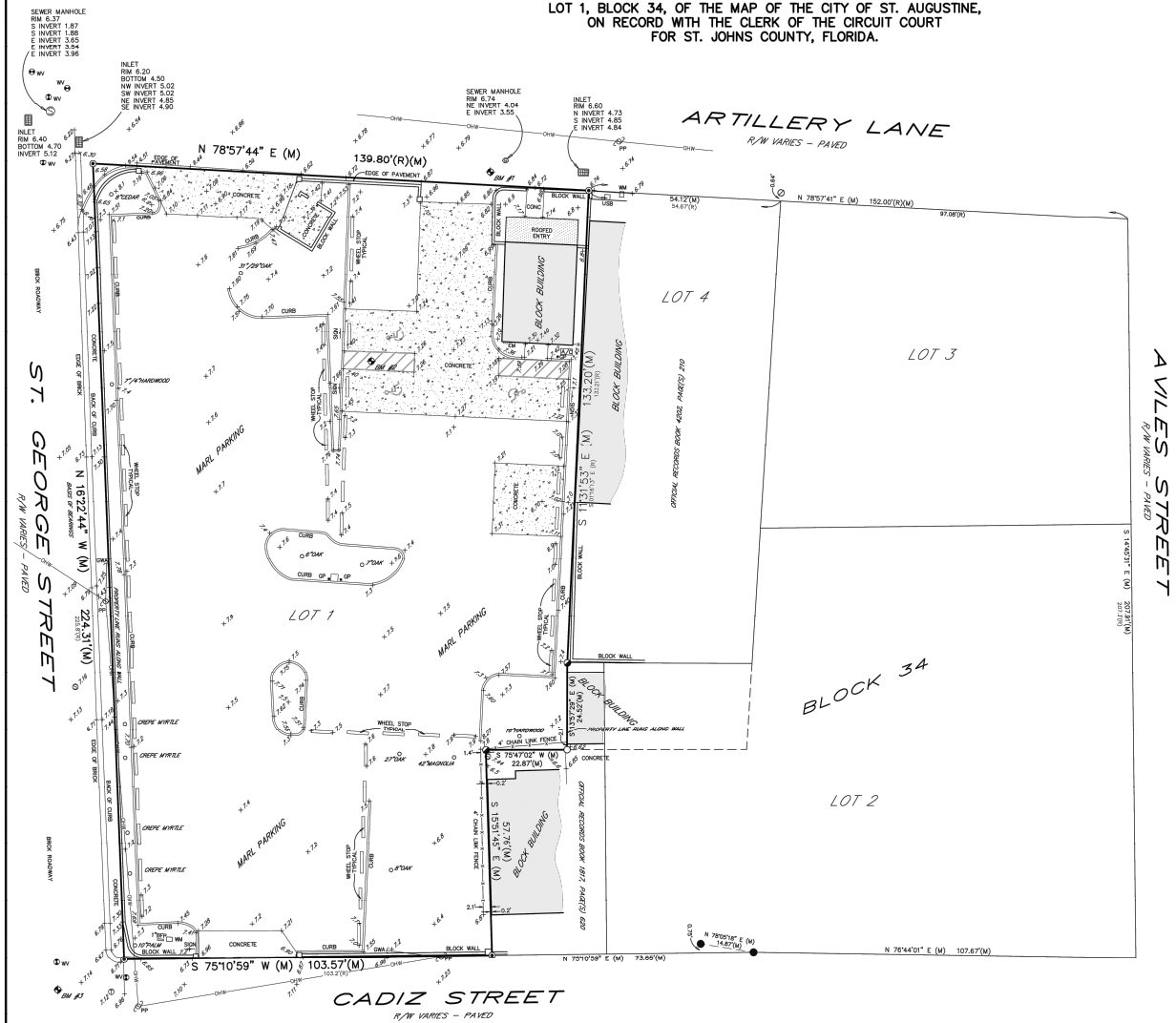
CATCH BASIN SEDIMENT PROTECTION DETAIL
N.T.S.

CITY OF ST. AUGUSTINE STORM WATER POLLUTION PREVENTION PLAN	REVISION DATE:	FEB 2017
	NOT TO SCALE	N-2

C.O.S.A.

MAP OF SURVEY

LOT 1, BLOCK 34, OF THE MAP OF THE CITY OF ST. AUGUSTINE, ON RECORD WITH THE CLERK OF THE CIRCUIT COURT FOR ST. JOHNS COUNTY, FLORIDA.



LEGEND

CONC	= CONCRETE
R/W	= RIGHT OF WAY
LB	= LICENSED BUSINESS
(R)	= RECORD
(M)	= MEASURED
PP	= POWER POLE
OHW	= OVERHEAD WIRE(S)
GWA	= GUY WIRE ANCHOR
BFP	= BACK FLOW PREVENTER
GP	= GUARD POST
WV	= WATER VALVE
WM	= WATER METER
EM	= ELECTRIC METER
USB	= UTILITY SERVICE BOX
	= SANITARY SEWER MANHOLE
	= STORM DRAIN MANHOLE
	= TELEPHONE MANHOLE
	= SET NAIL AND DISK – LB # 8177
	= FOUND 3/8" IRON ROD – # 6388
	= FOUND NAIL AND DISK – # 6388
	= FOUND MAG NAIL – NO IDENTIFICATION
	= FOUND 3/4" IRON PIPE – NO IDENTIFICATION
0.4'OAK	= TREE – TRUNK DIAMETER – TYPE
7.5	= EXISTING SPOT ELEVATION
BM #1	= BENCHMARK # 1 – SET NAIL AND DISK ELEVATION 6.77 FEET NAVD 1988
BM #2	= BENCHMARK # 2 – SET NAIL AND DISK ELEVATION 7.40 FEET NAVD 1988
BM #3	= BENCHMARK # 3 – FOUND NAIL AND DISK – # 6824 ELEVATION 6.92 FEET NAVD 1988

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "AE" (BASE FLOOD ELEVATION 9 FEET NGVD 1929) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C–0314–H AND 0318–H, COMMUNITY No. 125145 FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AS REVISED 09/02/04. http://www2.gis.bocc.co.st–johns.fl.us/imap/

THE BASIS OF BEARING AS SHOWN HEREON IS THE EASTERLY RIGHT–OF–WAY LINE OF ST. GEORGE STREET HAVING AN ASSUMED BEARING OF N 16°22'44" W.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. – 1988).

TO CONVERT ELEVATIONS FROM NAVD 1988 TO NGVD 1929, ADD 1.060 FEET.
CONVERSION FACTOR OBTAINED FROM:
HTTP://WWW.NGS.NOAA.GOV/TOOLS/VERTCON/VERTCON.HTML

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF: THE VESTRY OF TRINITY CHURCH OF ST. AUGUSTINE

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTIONS 5J–17.051, 5J–17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 08/21/2018
FIELD BOOK/PAGE(S): 436/13–16, 20
DRAWING SCALE: 1" = 20'
JOB NUMBER: 18–332

REVISIONS

08/30/2018 9:20AM \\Trent\projects\Autocad\2018\18-332\dwg\18-332.dwg

BOUNDARY SURVEY

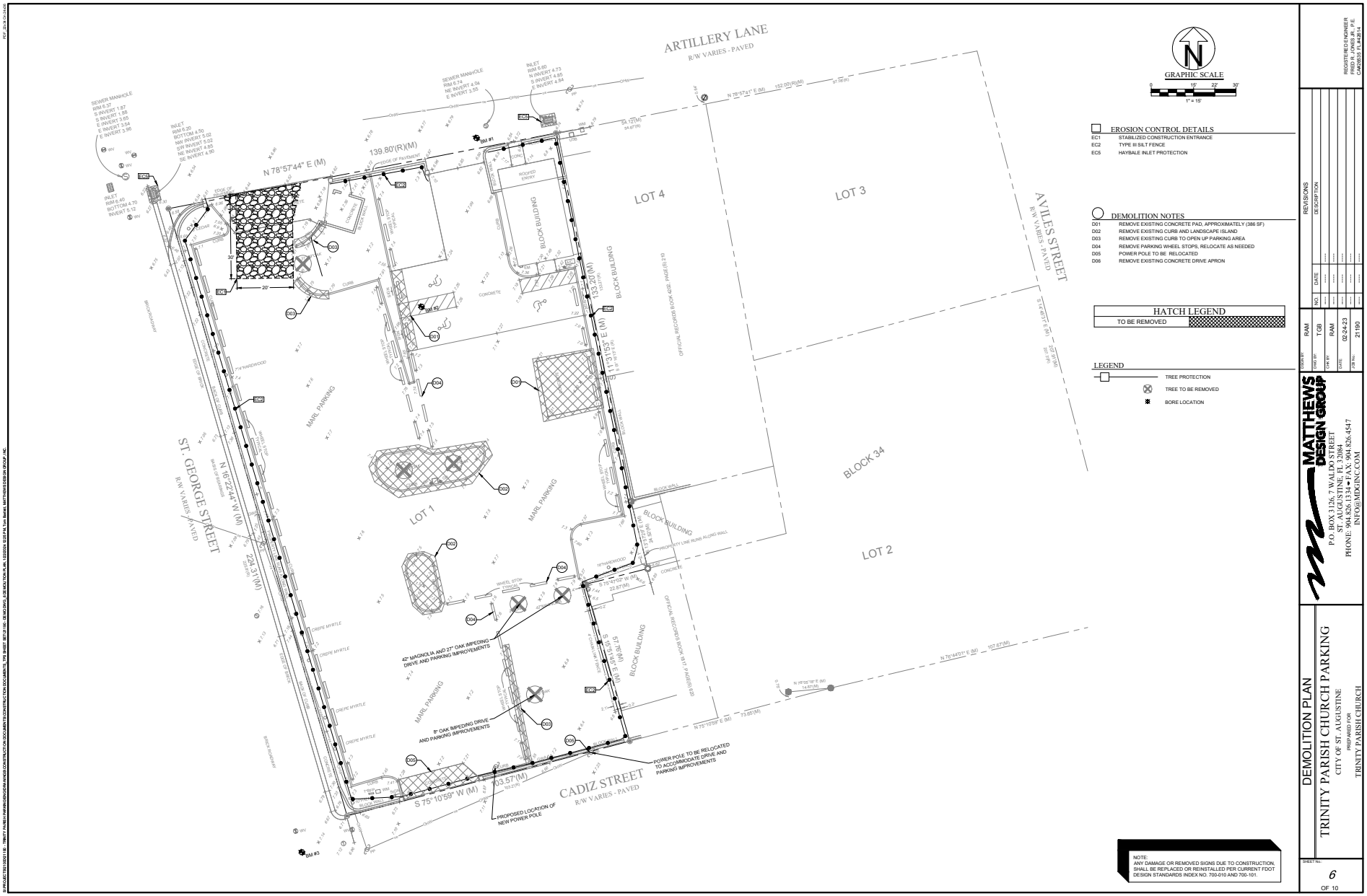
#2 ARTILLERY LANE
ST. AUGUSTINE, FLORIDA, 32084

ANCIENT CITY SURVEYORS' LB # 8177
ACS PROFESSIONAL LAND SURVEYORS
4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
PHONE: 904–797–9967 FAX: 904–797–0027

MICHAEL A. PIESCO PLS
Professional Land Surveyor #4988

SEAL

DATE SIGNED:



REGISTERED ENGINEER
FRED R. JONES JR., P.E.
CA#26835 FL#43614

REVISIONS

NO	DATE	DESCRIPTION
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DESIGNED BY: RAM
DRAWN BY: TGB
CHK BY: RAM
DATE: 02-24-23
JOB No.: 21190

MATTHEWS DESIGN GROUP
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

DEMOLITION PLAN
TRINITY PARISH CHURCH PARKING
CITY OF ST. AUGUSTINE
PREPARED FOR
TRINITY PARISH CHURCH

SHEET No.: 6 OF 10



REVISIONS

NO	DATE	DESCRIPTION

REGISTERED ENGINEER
FRED R. JONES JR., P.E.
CA#26835 FL#43614

DESIGN BY: RAM
DRAWN BY: TGB
CHK BY: RAM
DATE: 02-24-23
JOB No.: 2190

MATTHEWS DESIGN GROUP
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ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
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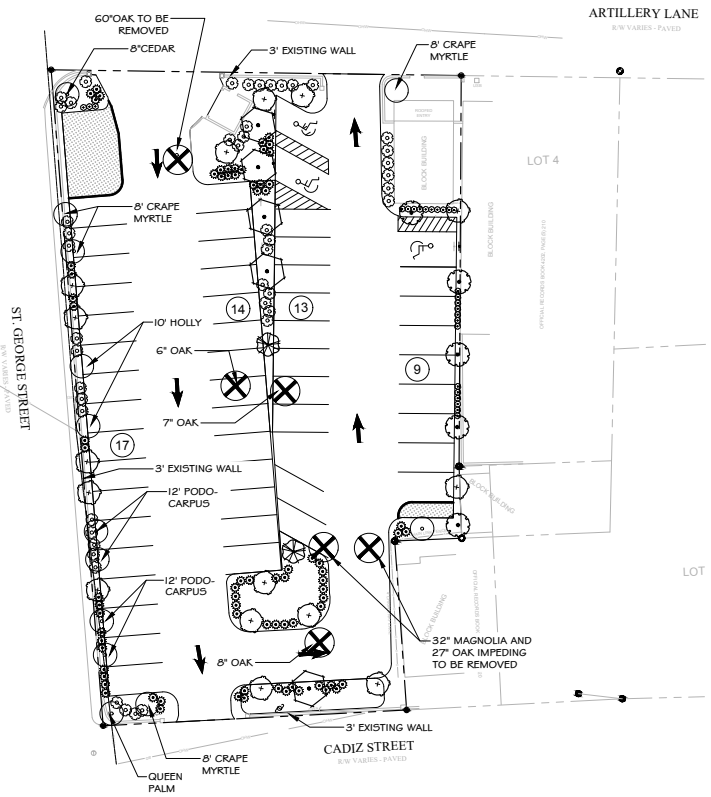
SITE & GRADING PLAN

TRINITY PARISH CHURCH PARKING
CITY OF ST. AUGUSTINE
PREPARED FOR
TRINITY PARISH CHURCH

SHEET No.: 7
OF 10



GRAPHIC SCALE

0 20 50 40

1"=20'

TREES ARE TO BE REMOVED PER THE ARBORIST REPORT BY EDWARD CONLON CERTIFIED ARBORIST FL 0829 A. INTERNATIONAL SOCIETY OF ARBORICULTURE. TREE RISK ASSESSMENT QUALIFIED FL 06 / 16 FLORIDA ISA

DENOTES TREES TO BE REMOVED

DENOTES EXISTING TREES

irrigation design notes:

irrigation to be designed by others which meets all local and state code requirements and provides 100% coverage to all new landscaping.

TREES REMOVED
2 CREDITS - 27" OAK
2 CREDITS - 32" MAGNOLIA
2 CREDITS - 60" OAK
1 CREDIT - 8" OAK
1 CREDIT - 7" OAK
1 CREDIT - 6" OAK

TREES REPLACED
4.5 CREDITS - 3, 3" ELM
4.5 CREDITS - 3, 3" CEDAR

FRONT YARD (FY) - BUFFER YARD E
SIDE/REAR YARD (SY) - BUFFER YARD D

PERIMETER PLANTINGS CALCULATIONS

	PLANTINGS REQUIRED											
(FY)	ST. GEORGE STREET	216	FT. -	4	TREES PER 100 LF =	9 TREES	AND	12	SHRUBS PER 100 LF =	26 SHRUBS
(FY)	CADIZ STREET	82	FT. -	3	TREES PER 100 LF =	3 TREES	AND	6	SHRUBS PER 100 LF =	10 SHRUBS
(FY)	ARTILLERY LANE	73	FT. -	3	TREES PER 100 LF =	3 TREES	AND	6	SHRUBS PER 100 LF =	9 SHRUBS
(SY)	EAST	214	FT. -	3	TREES PER 100 LF =	6 TREES	AND	6	SHRUBS PER 100 LF =	13 SHRUBS
	TOTAL TREES REQUIRED =	21			TOTAL SHRUBS REQUIRED =	58				

		PLANTINGS PROPOSED		
(FY)	ST. GEORGE STREET	9 TREES	4 EXISTING TREES, 5 PROPOSED	26 SHRUBS	> REQUIRED SHRUBS
(FY)	CADIZ STREET	3 TREES	0 EXISTING, 3 PROPOSED	10 SHRUBS	> REQUIRED SHRUBS
(FY)	ARTILLERY LANE	3 TREES	1 EXISTING, 2 PROPOSED	9 SHRUBS	> REQUIRED SHRUBS
	EAST	6 TREES	0 EXISTING, 6 PROPOSED	13 SHRUBS	> REQUIRED SHRUBS
	TOTAL TREES PROVIDED =	21	TOTAL SHRUBS PROVIDED =	58+	

NOTE: TREES ARE UNDER POWER LINES ALONG ST. GEORGE STREET

RATIO OF REQUIRED TREES		
SHADE TREES =	18 =72%	50% MINIMUM
UNDERSTORY TREES =	7 = 28%	50% MAXIMUM
PALMS =	0 = 0 %	25% MAXIMUM

INTERNAL LANDSCAPE AREA REQUIRED IS FOR EVERY 5,000 S.F. OF PAVEMENT SHALL BE A MINIMUM OF 5% FOR LANDSCAPE	1,072.70	S.F.
TOTAL INTERNAL LANDSCAPING AREA PROVIDED	2,700.00	S.F.
TOTAL PARKING AREA	21,454.00	S.F.
REQUIRED 1 TREE / 100 S.F. INTERNAL LANDSCAPE	11.00	TREES
TOTAL TREES INTERNAL ISLANDS	11	TREES PROPOSED

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
TREES						
	IE	Ilex x attenuata 'Eagleston'	Eagleston Holly	---	2" Cal. / 10` Ht.	5
	JB	Juniperus silicicola `Brodie`	Brodie Southern Red Cedar	---	3" Cal. / 12` Ht.	16
	LW	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle Multi-Trunk	---	3" Cal. / 10` Ht.	2
	UA	Ulmus alata	Winged Elm	---	3" Cal. / 10` Ht.	5
SHRUBS						
	ES	Existing Shrub To Remain	ES	---		46
	VO	Viburnum obovatum	Walter's Viburnum	---	18" Ht. Min.	26
	ZP	Zamia pumila	Coontie	---	15" Ht. x 15" Sp.	76

REVISIONS

NO	DATE	DESCRIPTION
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REGISTERED LANDSCAPE ARCHITECT ERIC J. LANGHART CA#0818 FLA#866877

This set was created only for use on the project listed and is not to be used for any other project. Ownership of all drawings is the property of the Landscape Architect and may not be used without the written permission of the Landscape Architect.

DESIGNED E.R.
DRAWN BY E.R.
CHK BY
DATE
JOB No. 2190

MATTHEWS DESIGN GROUP
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
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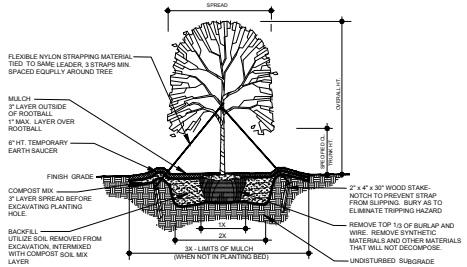
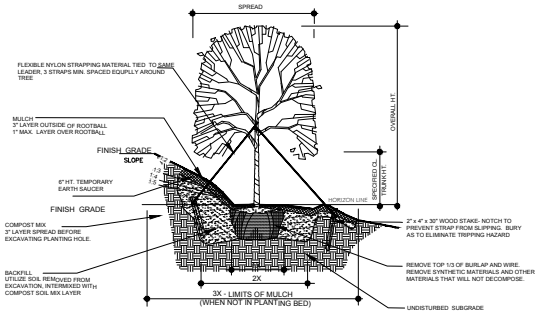
LANDSCAPE PLAN
TRINITY PARISH PARKING
CITY OF ST. AUGUSTINE
PREPARED FOR
TRINITY PARISH

SHEET No.
8
OF 10



NOTES:
- PLANT TOP OF ROOT BALL 2" ABOVE FINISH GRADE.
- BOTTOM OF ROOT BALL SHALL BE SEATED DIRECTLY ON UNDISTURBED SUBGRADE.
- TOPMOST ROOT-ROOT FLARE SHALL BE MADE VISIBLE PRIOR TO PLANTING.
- ROOT DEFECTS - INSPECT ROOT BALL FOR ROOT DEFECTS, CUT ROOTS WHERE THEY BEGIN TO KINK OR CIRCLE. ROOT BALL SHALL COMPLY WITH FLORIDA GRADES AND STANDARDS.
- STAKE ABOVE FIRST STRONG BRANCHES TO PROVIDE FIRM SUPPORT.

TREE PLANTING - SINGLE TRUNK
N.T.S.



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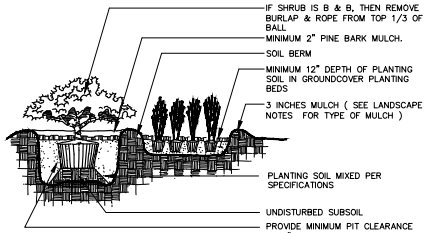
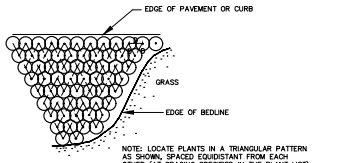
- STAKE ABOVE FIRST STRONG BRANCHES TO PROVIDE FIRM SUPPORT.

2 TREE PLANTING ON SLOPE - SILGLE TRUNK
SCALE N.T.S.



SHRUB AND GROUND COVER PLANTING DETAIL



SHRUB/GROUNDCOVER SPACING PLAN

PLANTING NOTES

1. The LANDSCAPE CONTRACTOR is responsible for verifying project site conditions and all quantities indicated on these plans before commencing any work. LANDSCAPE CONTRACTOR shall notify the LANDSCAPE ARCHITECT if soil conditions are poorly drained to determine is substitution of materials is necessary.
2. All plant material shall be Florida Grade No. 1 or better nursery grown in accordance to Florida Grades and Standards
3. All plant material shall be container grown or B&B. B&B materials shall be "hardened off" root pruned during field production and shall be dug at least several weeks before
4. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insects, eggs or larvae and shall have healthy, well developed root systems. They shall be free from physical damage or adverse conditions that would prevent thriving growth.
5. Substitution of plant materials will not be permitted unless authorized in writing by the LANDSCAPE ARCHITECT. If proof is submitted that any plant specified in not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of contract price.
6. LANDSCAPE CONTRACTOR shall bear final responsibility for proper surface drainage of planted areas. Any discrepancy in the drawings, obstruction on the site, or prior to work done by any other party, which the CONTRACTOR feels precludes establishing proper drainage shall be brought to the attention of the LANDSCAPE ARCHITECT for correction or relief of said responsibility.
7. Planting beds shall be cut or edged to form a uniform clean line between beds and lawn areas.
8. After all plant material in a plant bed area has been installed and approved, the areas between plants shall be raked to an even grade to conform to premulching finish grades. All planting beds and plant saucers shall then be uniformly covered with a minimum three (3) inches of #2 grade or better of PINE BARK MINI NUGGETS.
9. Before fertilization a soil and/or foliar nutrient analysis shall be performed to determine whether phosphorus fertilizer with 30% slow release nitrogen will be required. All planting bed areas shall be fertilized approximately 4-6 weeks after installation.
10. Plant material soil shall be "native" soil that was removed from the planting hole. If soil is badly contaminated, good quality soil shall be used as replacement after contaminated soil has been completely removed from planting area.
11. After sodding is completed, the entire side areas shall be watered by hand or irrigation system each day for two weeks. After approximately one month of installation, sodded areas shall then be top dressed with a 15-0-15 commercial slow-release fertilizer at a rate of 6.67 pounds per 1,000 square feet of area in an evenly broad-case pattern.
12. The LANDSCAPE CONTRACTOR is responsible for all fine grading preparation for planting. Apply pre-emergent to all beds prior to planting.
13. Rough grades will be established by the owners general contractor at approximately 3 inches below curbs, sidewalks, hardscape amenities, mowing strips and abutments. All materials shall be a minumim 30" from buildings or walks.
14. Sod areas shall be SPECIFIED Grass. Grass for sodding shall be freshly cut in squares one foot wide by two feet long. Sod shall be healthy, free of insects and weeds, in naturally flourishing conditions. Dry, brown and unfresh sod will be rejected.
15. Sod shall be laid end to end and side to side in a staggered line to form a uniform layer. All uneven edges shall be squarely trimmed to allow close and firm fitting of each piece.
16. The LANDSCAPE CONTRACTOR is responsible for fully maintaining all plant material on site during and before planting, until the work in accepted by the LANDSCAPE ARCHITECT and/or owner.
17. All plants shall be guaranteed by the LANDSCAPE CONTRACTOR to be healthy plants and in flourishing condition of active growth for ninety (90) days from final inspection and acceptance. All trees shall be guaranteed an additional one year from final inspection and acceptance.
18. The LANDSCAPE ARCHITECT, owner or owners representative shall have the right to reject any and all work which in his opinion does not meet with the requirements of the specifications at any stage of the project operation.
19. There will be special care to all existing trees to be retained on site to avoid construction damage.

REVISIONS

NO	DATE	DESCRIPTION
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DESIGNED BY: E.B.
DRAWN BY: E.B.
CHK BY: E.B.
DATE:
JOB No.: 2190

REGISTERED LANDSCAPE ARCHITECT ERIC J. LANGHART CA#0001618 FL#0666977

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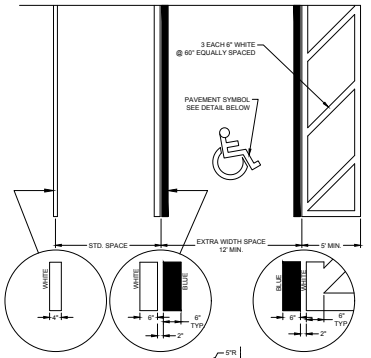
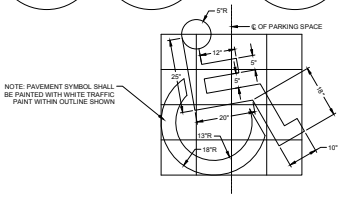
INFO@MDG-INC.COM

LANDSCAPE PLAN AND SPECIFICATIONS

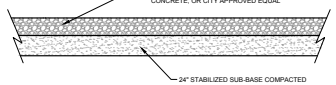
TRINITY PARISH PARKING
CITY OF ST. AUGUSTINE
PREPARED FOR
TRINITY PARISH

SHEET No.: 9 OF 10





PARKING PAINT STRIPING
N.T.S.
S01

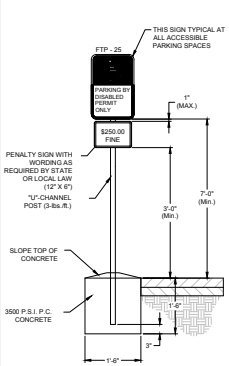


NOTES:

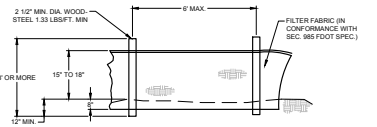
ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED. ALL AREAS WHERE SOD HAS BEEN DISTURBED OR REMOVED SHALL BE RE SODDED TO SATISFACTION OF OWNER.

THE ABOVE INFORMATION WAS OBTAINED FROM THE GEOTECHNICAL EXPLORATION FOR THE PROPOSED SITE PROVIDED BY UNIVERSAL ENGINEERING SCIENCES DATED JANUARY 12, 2005.

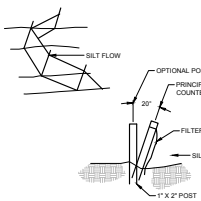
GRAVEL ROADWAY SECTION
N.T.S.
S02

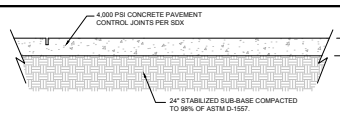


ACCESSIBLE PARKING SIGN
N.T.S.
S03



TYPE III SILT FENCE
N.T.S.
S2





RECOMMENDED MAX. JOINT SPACINGS

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

GENERAL NOTES:

1. USE ACI 330 GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS.
2. USE ACI 330.1 STANDARD SPECIFICATION FOR PLAIN CONCRETE PARKING LOTS.
3. ALL CONCRETE USED IN PARKING LOT, UNLESS OTHERWISE INDICATED, SHALL HAVE A COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
4. PREPARE THE SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEEER'S RECOMMENDATIONS FOR RIGID PAVEMENTS. SUBGRADE SOIL DENSITY TESTING MUST BE COMPLETED AND VERIFIED BY THE GEOTECHNICAL ENGINEER PRIOR TO CONCRETE PLACEMENT.
5. IMPORTED SOIL USE FOR BACK FILL SHOULD BE FREE OF HEAVY CLAY , SILTS, STONES, PLANT ROOT OR OTHER FOREIGN MATERIAL GREATER THAN 1/2" IN DIAMETER IN ORDER TO ACHIEVE ADEQUATE COMPACTION AROUND ANY FIXED OBJECT IN GROUND. ALTERNATE WILL BE TO USE FLOWABLE FILL.
6. CURE CONCRETE IMMEDIATELY AFTER FINISHING OPERATION IS COMPLETED BY USING ONE OF THE FOLLOWING METHODS: WATER, PIGMENTED WATER-BASED CURING COMPOUND OR VISQUEEN AND BURLAP.

COMPACTED SUBGRADE:

1. SUBGRADE FOR PAVEMENT AREAS SHALL BE COMPACTED TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY USING STANDARD EFFORT AS DETERMINED BY ASTM D 698 FOR A MINIMUM DEPTH OF 12 INCHES.

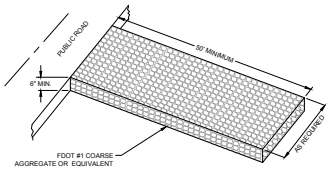
CONCRETE PAVEMENT SECTION
N.T.S.
S04

CURBS:

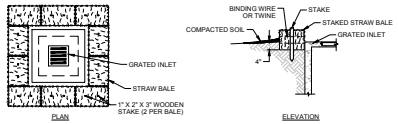
1. ALL CURBING SHALL BE CONSTRUCTED OF CONCRETE THAT WILL OBTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
2. ALL CONCRETE CURBS SHALL BE SPACED WITH A FULL-DEPTH, ½" WIDTH ISOLATION JOINT MATERIAL (UNLESS OTHERWISE NOTED) PRIOR TO PLACEMENT OF ADJACENT CONCRETE PAVEMENT.
3. THERE SHALL BE CONTROL JOINTS, EITHER TOOL OR SAW-CUT, MATCH PAVEMENT JOINTS, UNLESS OTHERWISE SPECIFIED. JOINTS SHALL BE FORMED WITHIN 12 HOUR OF PLACEMENT.
4. ALL CURB ENDS THAT DO NOT TIE INTO OTHER FACILITIES SHALL TRANSITION DOWN TO PAVEMENT GRADE IN 24 INCHES.
5. CONSTRUCTION JOINT SHALL BE TIED WITH A No.4 TIE BAR EXTENDED 6 INCHES INTO EACH CURB SECTION AND SHALL BE SPACED WITH A FULL-DEPTH ½" WIDTH ISOLATION JOINT MATERIAL.

JOINT SPACING DETERMINATION:

1. LAYOUT CONTROL JOINT BY STARTING WITH ANY DRAINAGE INLET WITHIN THE PAVEMENT SECTION AND WORK TOWARD EDGE OF PAVEMENT.
2. KEEP ALL JOINTS CONTINUOUS.
3. CONTROL JOINTS SHALL BE FORMED OR SAWED WITHIN 12 HOURS FROM TIME OF PLACEMENT.
   A. SIDEWALK-SPACING SHALL BE SAME AS WIDTH OF PAVEMENT AND LESS THAN 5 FEET IN LENGTH.
   B. PAVEMENT-MAXIMUM SPACING SHALL BE 2.5 TIMES THICKNESS IN UNIT OF FEET AND LESS THAN 15 FEET IN LENGTH (E.G. D=5 INCHES, SPACING AT 12'x12').



STABILIZED CONSTRUCTION ENTRANCE
N.T.S.
S01



GENERAL NOTES:

1. BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
2. BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH ENDS OF ADJACENT BALES PRESSED TOGETHER.
3. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET THE WIDTH OF A BALE TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
4. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
5. LOOSE STRAW SHALL BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.

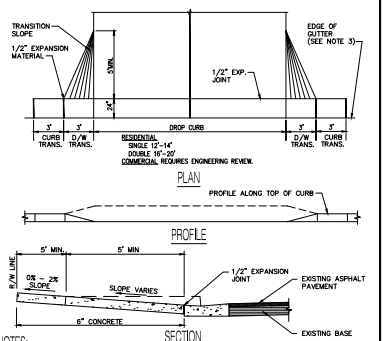
HAYBALE INLET PROTECTION
N.T.S.
S5

City of St. Augustine
PUBLIC WORKS DEPARTMENT

Paving and Drainage Details **PD-08B**

DESC. DRIVEWAY WITH CURB, WITHOUT SIDEWALK AND HAS CONCRETE OR ASPHALT CONNECTION TO PRIVATE

DATE 3/5/85 REVISED 1/23/14



NOTES:

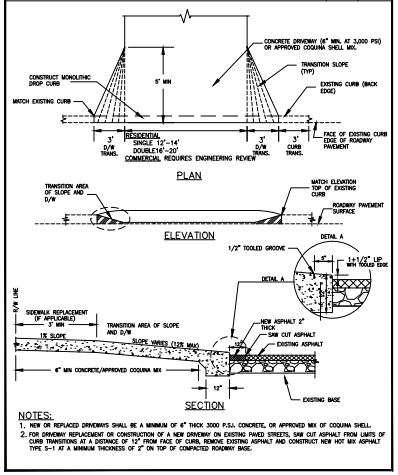
1. NEW OR REPLACED DRIVEWAYS SHALL BE A MINIMUM OF 6" 3000 PSI CONCRETE, OR APPROVED MIX OF COQUINA SHELL (SEE GENERAL SPECIFICATIONS).
3. FOR DRIVEWAY REPLACEMENT OR NEW DRIVEWAY PLACEMENT ON EXISTING PAVED STREETS, SAW CUT ASPHALT FROM LIMITS OF CURB TRANSITIONS AT A DISTANCE OF 24" FROM BACK OF CURB, REMOVE ALL EXISTING MATERIALS CONTAINED THEREIN (SEE SHADED AREA ON PLAN) AND REPLACEMENT WITH NEW CURB AND GUTTER AS REQUIRED. USE 1/2" EXPANSION MATERIAL BETWEEN EXISTING CONCRETE CURB AND GUTTER AND NEW CONCRETE CURB AND GUTTER AS APPLICABLE. USE ADDITIONAL 3' CURB TRANSITION SECTION BEYOND END OF DRIVEWAY TRANSITION TO MATCH NEW CURB TO EXISTING CURB ON EACH SIDE OF DRIVEWAY. NEW CURB AND GUTTER SHALL BE FDOT TYPE "F". NEW CURB AND GUTTER IS REQUIRED FOR EXISTING STREETS WHICH DO NOT PRESENTLY HAVE CONCRETE GUTTERS.

City of St. Augustine
PUBLIC WORKS DEPARTMENT

Paving and Drainage Details **PD-08H**

DESC. MONOLITHIC CONCRETE DRIVEWAY WITH / WITHOUT SIDEWALK

DATE 5/15/13 REVISED 1/28/14



NOTES:

1. NEW OR REPLACED DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK 3000 P.S.I. CONCRETE, OR APPROVED MIX OF COQUINA SHELL.
2. FOR DRIVEWAY REPLACEMENT OR CONSTRUCTION OF A NEW DRIVEWAY ON EXISTING PAVED STREETS, SAW CUT ASPHALT FROM LIMITS OF CURB TRANSITIONS AT A DISTANCE OF 12" FROM FACE OF CURB, REMOVE EXISTING ASPHALT AND CONSTRUCT NEW HOT MIX ASPHALT TYPE S-1 AT A MINIMUM THICKNESS OF 2" ON TOP OF COMPACTED ROADWAY BASE.

REVISIONS

NO	DATE	DESCRIPTION

REGISTERED ENGINEER
FRED R. JONES JR., P.E.
CA#38535 FL#43614

DESIGNED RAM
DRAWN BY TGB
CHK BY RAM
DATE 02-24-23
JOB No. 2190

MATTHEWS DESIGN GROUP
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

CONSTRUCTION DETAILS

TRINITY PARISH CHURCH PARKING
CITY OF ST. AUGUSTINE
PREPARED FOR
TRINITY PARISH CHURCH

SHEET No.
10
OF 10

Fw: Hazardous trees, wind damage

Rick Conlon <treemedicoffice@yahoo.com>
Thu 2/24/2022 2:16 PM
To: Susan Lieberman <susan@trinitysta.org>

Susan,

Here is the report on the two oaks that were removed. It was also sent to Cutis Boles at the city. Let me know if you have any questions.

Thank you,

Rick

Office Manager
Tree Medic Tree Surgeons, Inc.
Coastline Landscape Management, LLC
4100 A1A South
St Augustine, FL 32080
904-794-0003 Office
treemedicoffice@yahoo.com

----- Forwarded Message -----
From: eddie conlon <treemedicinc@yahoo.com>
To: Edward Conlon <treemedicoffice@yahoo.com>; Curtis Boles <cboles@citystaug.com>
Sent: Friday, January 28, 2022, 06:28:23 AM EST
Subject: Hazardous trees, wind damage

Trinity episcopal church
St. George St.

1. 36” Water oak.
Description: The street is located at the south end of the parking lot and has been pruned multiple times for die back, storm damage, and decay. The canopy that is left as mistletoe and epicormic growth.
This tree has a history of large limb loss and is located over the parking area and adjacent to a home.

Recommendation: Removal. Due to the location and his past history with new fractures in the trunk. Removal is highly recommended this treat poses a severe and immediate threat to persons and property.

2. 32” Southern Magnolia
Description: history is located at the south end of the parking lot center. This tree has a large lateral crack in the trunk at the main crotch. The tree is hollow and has a past history of limb failure this tree also has a large amount of competitive limbs with bark inclusion and rubbing lambs. This tree is been pruned severely to compensate for its defects over do years and is now become too hazardous to maintain.

Recommendation: Removal . This tree poses a severe and immediate threat to all persons and property in and around the tree is over the parking area and adjacent to a home.

Edward Conlon certified arborist FL 0829 a. International Society Of Arboriculture.
Tree risk assessment qualified FI06/16
Florida ISA

Tree Experts St. Augustine FL | Tree Disease Diagnosis & Treatment in St. Augustine, Florida (FL) - Tree Medic Tree Surgeons, Inc.

Tree Experts St. Augustine FL | Tree Disease Diagnosis & Treatment in St. Augustine, Florida (FL) - Tree Medic Tree Surgeons, Inc.

Since 1983, Tree Medic Tree Surgeons, Inc. in St. Augustine, FL, has been providing top-quality services. Our first priority is the health and safety of trees.

Sent from Yahoo Mail for iPhone

Rob Cook

From: noreply@civicplus.com
Sent: Tuesday, April 19, 2022 6:10 PM
To: Rob Cook
Subject: Online Form Submittal: Tree Removal Permit Application

Tree Removal Permit Application

Name of applicant:	THE VESTRY OF TRINITY CHURCH OF ST. AUGUSTINE, INC.
Daytime telephone:	(904) 824-2876
Business (if applicable):	*Field not completed.*
Applicant address:	215 St. George St.
Applicant city:	Saint Augustine
Applicant state:	Florida
Applicant zip code:	32084
Email:	rcook@robcookpa.com
	(Section Break)
Is the applicant the property owner?	Yes
	(Section Break)
Tree removal requested	
Trunk diameter:	36
Type:	Water Oak
Reason for removal:	Diseased Dangerous
Trunk diameter:	32
Type:	Southern Magnolia
Reason for removal:	Diseased Dangerous
Trunk diameter:	*Field not completed.*

Type:	*Field not completed.*
Reason for removal:	*Field not completed.*
Trunk diameter:	*Field not completed.*
Type:	*Field not completed.*
Reason for removal:	*Field not completed.*

(Section Break)

AGREEMENT

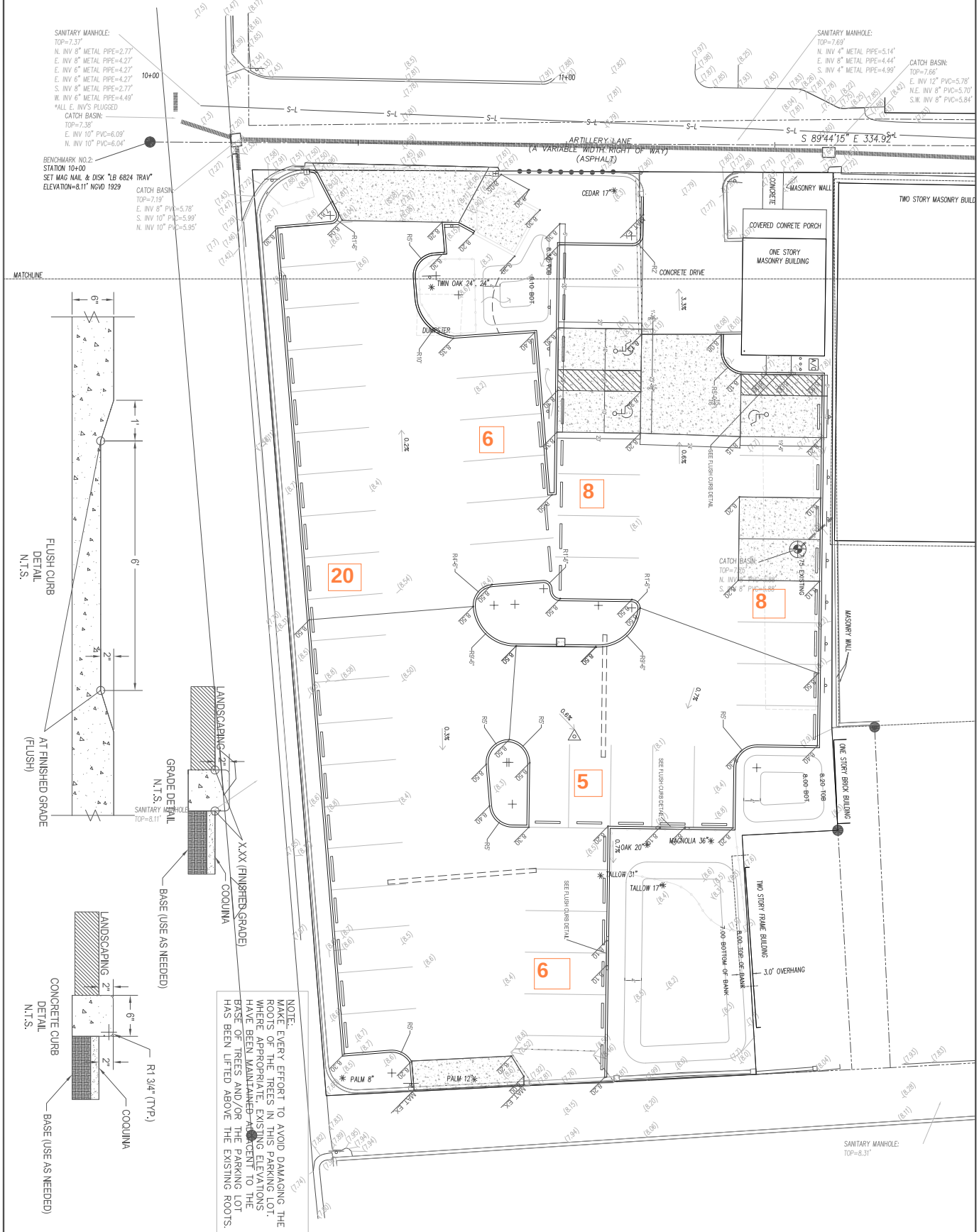
In filing this application, I understand that it becomes part of the Public Record of the City of St. Augustine, and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further agree that I will relocate the tree being removed or replace the tree being removed somewhere on the project property (2 for 1 replacement for Southern Red Cedar Tree (Juniperus silicicola); 1 for 1 replacement for all others). Shade trees will be replaced with shade trees; understory trees will be replaced with either shade or understory trees. Shade trees will be a minimum of 10' overall height when planted. Understory trees will be a minimum of 8' overall height when planted. REQUIRED REPLACEMENT TREES MUST BE PLANTED WITHIN 30 DAYS.

Electronic Signature Agreement:	I agree.
Electronic Signature:	Rob Cook o/b/o THE VESTRY OF TRINITY CHURCH OF ST. AUGUSTINE, LLC

Email not displaying correctly? View it in your browser.

Approved Site Plan dated July 2010



C-1.0	
AVILES STREET TEP PARKING LOT GRADING PLAN	
REV. NO.:	1
DATE:	07/10
CHECKED BY:	MG
DRAWN BY:	RCF
DESIGNED BY:	RCF



SCALE 1"=10'-0"

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
March 5, 2024	7.h.	PZB2024-0019
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	71 Masters Drive	109480-0000



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: (St. Johns County Property Appraiser)	0000 – Vacant Residential
Future Land Use Designation:	Commercial Low Intensity
Zoning Designation:	Commercial Low-One: CL-1
Acreage:	0.22
Applicant:	Seth Augustine c/o TBL Construction
Owner:	Chad Smith

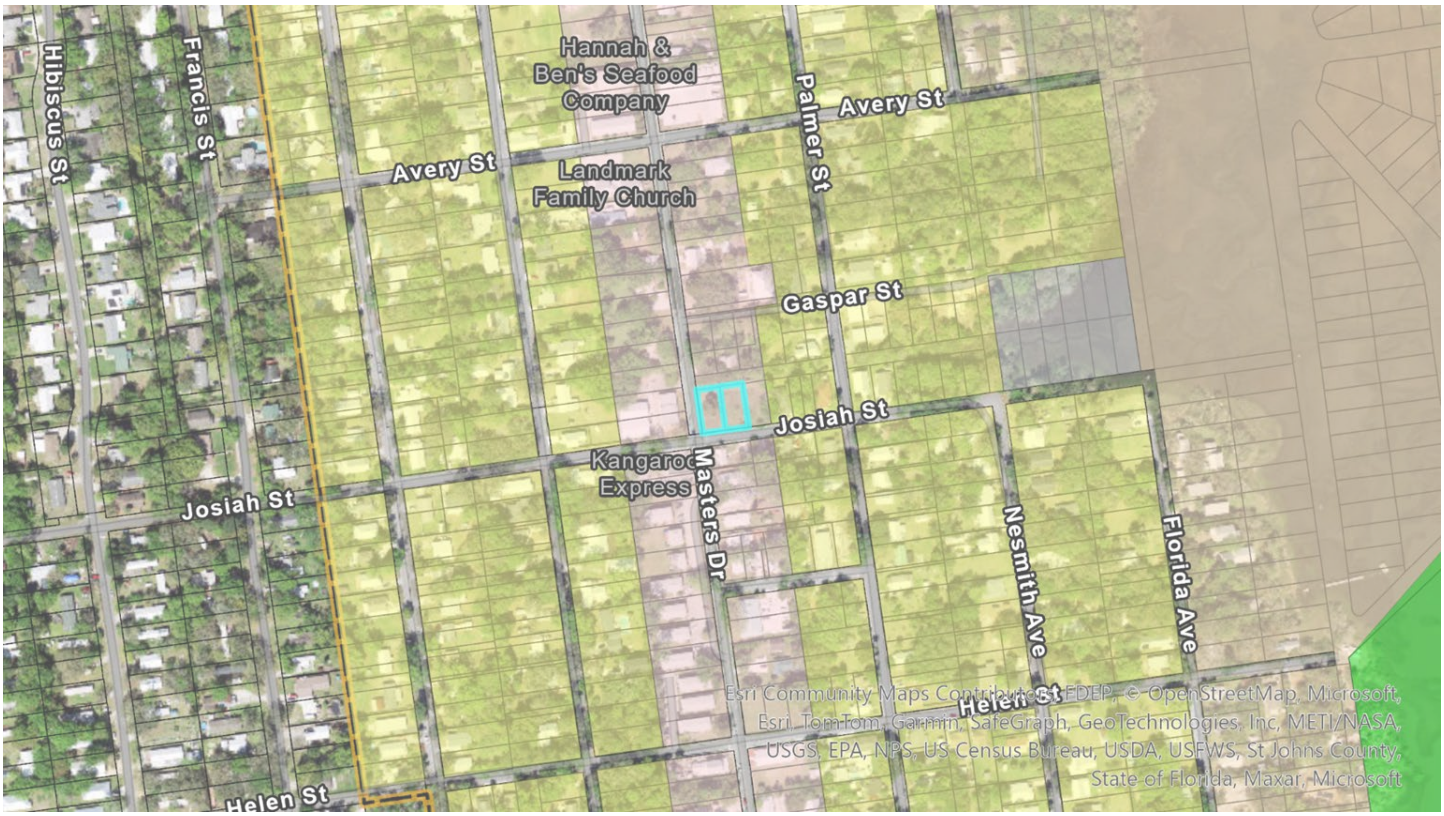


Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	0900 – Vacant Residential Common Elements	Commercial Low Intensity	CL-1
South	0100 – Single Family	Commercial Low Intensity	CL-1
East	0000 – Vacant Residential	Commercial Low Intensity	CL-1
West	1700 – Office Buildings (1 Story)	Commercial Low Intensity	CL-1

Request Summary

This is a request for Conservation Overlay Zone (COZ) development to remove, what appears to be, one (1) existing significant Cedar tree within COZ 3. An approval of this request would allow for the construction of a new single-family home at 71 Masters Drive. The applicant has stated in their application that the current location of the tree and justification for the request is that they "are not able to build construction of new home."

Additional information was requested when the application was submitted and subsequently with the applicant on February 9th and again on February 14th. The applicant has not provided staff with any additional details regarding the Cedar tree at 71 Masters Drive, nor an arborist report.

Consistency with the City of St. Augustine's Comprehensive Plan 2040

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use		Goal 5 Urban Sprawl Objective 6.5 Goal 8 Preserving Sense of Place
Historic Preservation		N/A
Conservation and Coastal Management		Policy 1.5.4
Recreation and Open Space		N/A
Transportation and Mobility		N/A
Housing	Goal 1	
Infrastructure		N/A

Staff Analysis of Compliance with the City of St. Augustine's Code of Ordinances

Removal of significant trees shall be reviewed by the Planning and Zoning Board, all significant trees removed shall be replaced in accordance with the requirements of Chapter 25. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation. In determining whether or not a permit required by this section should be issued, the PZB shall consider and base all decisions on the following:

a. **The condition of the tree** with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
b. The **necessity of removing a tree to construct proposed improvements** in order to allow reasonable economic use of the property.
c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
e. Whether the tree has been designated a significant tree.
f. Impact upon the urban and natural environment, including:
    1. Ground and surface water stabilization.
    2. Water quality and aquifer recharge.
    3. Ecological impacts.
    4. Noise pollution.
    5. Air movement.
    6. Air quality.
    7. Wildlife habitat.
g. **The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees**, including the tree or trees proposed to be removed.

The subject Cedar tree at 71 Masters Drive is located roughly in the middle of Lot 1 and, according to the applicant, proves difficult to construct a single-family home. The Commercial Low-One: CL-1 zoning designation that 71 Masters Drive has is what makes this situation unique since the use of the property is not limited only to single-family homes as within other residential zoning districts within the City. The flexibility that the CL-1 zoning designation could create for this property is a factor that would allow potentially more creative development options if the property owner were to explore alternative site design options.

While an approval of the request for Conservation Overlay Zone 3 development at 71 Masters Drive would allow for the construction of housing, which the City of St. Augustine supports, staff believes that alternative development options could be vetted before the removal of a significant Cedar tree is approved. In doing so the applicant could create a design which either retains the significant tree or demonstrates the necessity of its removal while potentially developing more units or a mixed-use project.

Staff Recommendation

Based on a review of Sec. 11-29 staff finds that the Board should **CONTINUE** the request for Conservation Overlay Zone 3 Development for additional information on the condition of the tree and to demonstrate the need to remove the tree to allow for reasonable economic use of the property at 71 Masters Drive / PID 109480-0000.



Jacob Fredriksson, CNU-A
Planning Manager
Planning and Building Department

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee:_____(plus advertising costs) Project Number:_____

Receipt Number:_____ Meeting Date:_____

Advertising Costs: $_____ Paid On:_____ Receipt Number:_____

1. NAME OF APPLICANT: Seth Augustine Contact Number: 904-484-4553
   Business *(if applicable)*: TBL construction
   Address: 5700 Capo Island Ct City: St Augustine State: FL Zip: 32095
   E-Mail Address: Saltyauginvestments@gmail.com
2. NAME OF PROPERTY OWNER: Chad Smith Contact Number: 904-669-4812
   Business *(if applicable)*: _____
   Address: 18 ponce de leon Ave City: St Augustine State: FL Zip: 32080
   E-Mail Address: _____
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 1 Block: 41-B
   Subdivision: Whitneys subdivision Parcel Number: 1094800000
   Part of Ravenswood
4. PROJECT STREET ADDRESS: 71 Masters DR.
5. SPECIFIC PROPOSED USE: _____
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☑ Other: take down tree
7. DESCRIPTION OF ACTION REQUESTED: let us take out the cedar tree
8. JUSTIFICATION FOR ACTION REQUESTED: we are not able to build - construction of new home.

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity:_____

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property:_____

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant:_____

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section:_____

10. PREVIOUS APPPLICATIONS:

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?

☐ Yes ☑ No If yes, please give date and final disposition below.

_____

11. AGREEMENT:

In filing this application, I understand that it becomes a part of Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the Board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the Board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the Code.

_____ 2/5/24
Signature of Applicant Date

_____ 2/5/24
Signature of Property Owner Date

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

The applicant acknowledges and agrees that the City offers weekly Friday Review development review meetings, as well as, department specific applicant meetings with its reviewing staff at any point in the application process to attempt to resolve outstanding issues. The applicant is responsible for scheduling any requested meetings with City staff directly.

The applicant acknowledges and agrees that if after three unresolved submittals the applicant elects to proceed with final approval or denial proceedings, the applicant must request so in writing to the City.

Seth Augustine
Print name of applicant

Signature of applicant

2-5-24
Date

PZB APPLICATION FEE SCHEDULE

Planning and Zoning Board fees are set by Resolution 2021-38 as follows:

Description of Work	Fee Amount
Rezoning: small scale	$300.00 + ads & notices
Rezoning: large scale	$1,000.00 + ads & notices
Land Use Plan Amendment: small scale	$400.00 + ads & notices
Land Use Plan Amendment: large scale	$1,400.00 + ads & notices
Planned Unit Development	$400.00 or $35.00/acre, whichever is greater, $1,400 max + ads & notices
Zoning Variance	$350.00 + ads & notices
Zoning Exception	$250.00 + ads & notices
Conservation Overlay Zone Development	$165.00 + ads & notices
Significant Tree Removal or Appeal of Tree Removal Permit Denial	$165.00 + ads & notices
Appeal of Staff Determination	$200.00 + ads & notices
Application to Amend Zoning Code	$600.00 + ads & notices
Subdivision Plat Review	$275.00 + ads, notices & additional associated costs

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other-than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Building Department Staff.

Project Address: 71 Masters DR. Lot 1

Applicant's Name: Seth Angushre Applicant's Signature: Seth Angushre

Owner's Name: Chad Smith Owner's Signature: CSm

ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

_____ is/are hereby authorized TO ACT ON BEHALF OF _____, the owner(s) of those lands described within ☐ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: _____

BY: _____
Signature of Owner

Chad K Smith
Print Name of Owner

904 669-4812
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 5th day of February, 2024

By Chad Smith

Identification verified: ✓

Oath sworn: ✓ Yes ____ No

Notary Public State of Florida
Seth Augustine
My Commission HH 024583
Expires 07/28/2024

Notary Signature: Seth Augustine

My Commission expires: _____

Rev:022117

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1094800000
Location Address	71 MASTERS DR SAINT AUGUSTINE 32084-0000
Neighborhood	West St. Augustine (433)
Tax Description*	1-116 RAVENSWOOD SUB LOTS 1 & 2 BLK 41-B (EXT N30FT ESMT IN OR36/318) OR4097/1369 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Whitneys Subdivision-Part Of Ravenswood
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.220
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Smith Chad K 100%
Mailing Address	134 RIBERIA ST #6 SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	$0
Extra Features Value	$0
Total Land Value	$66,500
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$66,500**
Total Deferred	$22,069
Assessed Value	**$44,431**
Total Exemptions	$0
Taxable Value	**$44,431**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$0	$0	$66,500	$0	$0	$66,500	$40,392	$26,108	$40,392
2022	$0	$0	$47,500	$0	$0	$47,500	$36,720	$10,780	$36,720
2021	$0	$0	$53,200	$0	$0	$53,200	$33,382	$19,818	$33,382
2020	$0	$0	$32,300	$0	$0	$32,300	$30,347	$1,953	$30,347
2019	$0	$0	$32,300	$0	$0	$32,300	$27,588	$4,712	$27,588
2018	$0	$0	$25,080	$0	$0	$25,080	$25,080	$0	$25,080
2017	$0	$236	$25,080	$0	$0	$25,316	$25,316	$0	$25,316
2016	$0	$276	$25,080	$0	$0	$25,356	$25,356	$0	$25,356
2015	$0	$315	$22,800	$0	$0	$23,115	$23,115	$0	$23,115
2014	$0	$354	$22,800	$0	$0	$23,154	$23,154	$0	$23,154
2013	$0	$394	$22,800	$0	$0	$23,194	$23,194	$0	$23,194

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	95	100	9500	SF	$66,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/13/2015	10/9/2015	$45,000.00	WARRANTY DEED	4097	1369	Q	V	MARTIN EDWIN K TRUST	SMITH CHAD K
1/17/2013	1/10/2013	$100.00	WARRANTY DEED	3674	191	U	V	MARTIN EDWIN K	MARTIN EDWIN K TRUST
	8/26/2010	$50,000.00	WARRANTY DEED	3350	1875	Q	I	WILSON TODD B,BRENDA	MARTIN EDWIN K
	11/10/2009	$50,000.00	WARRANTY DEED	3258	427	Q	I	HAHN THOMAS R	WILSON TODD B,BRENDA
	10/21/2009	$100.00	WARRANTY DEED	3251	836	U	I	WOODS GAIL	HAHN THOMAS R
	3/5/2009	$0.00	PERSONAL REP	3170	1563	U	I	WOODS ARTHUR C/PR EST DOROTHY B WESTCOTT	WOODS ARTHUR C (P/R)
	11/3/2008	$0.00	LETTERS OF ADMN	3137	1162	U	I	WESTCOTT DOROTHY B (DECD 9/20/08)	WESTCOTT DOROTHY B ESTATE
	9/18/2006	$0.00	WILL	3137	1158	U	I	WESTCOTT DOROTHY B	WESTCOTT DOROTHY B (LW&T)
	2/1/1988	$0.00		773	1294	U	I		WESTCOTT DOROTHY B
	12/19/1977	$0.00	WARRANTY DEED	358	706	U	I	FLEMING AND SONS INC	WESTCOTT WALTER K & DOROTHY B

No data available for the following modules: Sales Questionnaire Form, Exemption Information, Building Information, Sketch Information, Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 2/28/2024, 1:43:48 AM

Contact Us

Developed by Schneider GEOSPATIAL

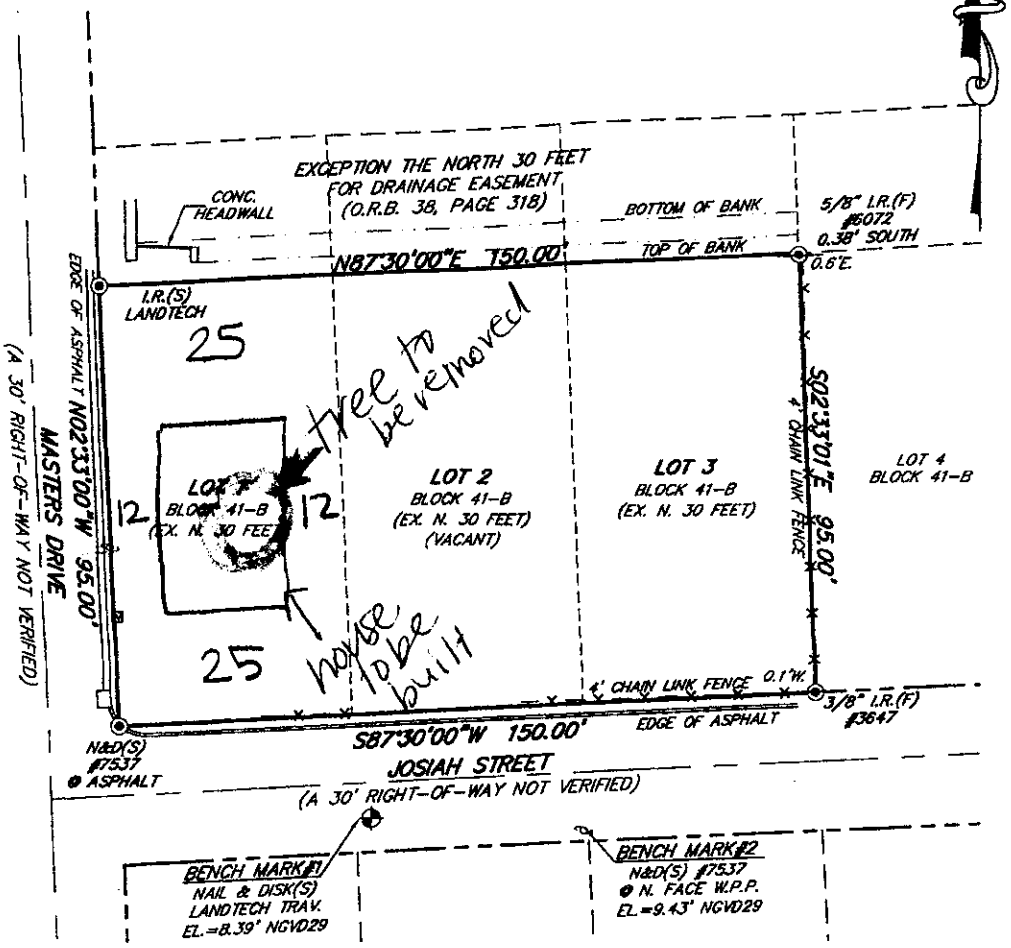
09/25/15 15-0801_71 MASTERS DRIVE.DWG 14:57 CAD2

MAP SHOWING SURVEY OF

LEGAL DESCRIPTION (O.R.B. 3674, PAGE 191):

LOT 1, 2 AND 3, BLOCK 41-B, RAVENSWOOD SUBDIVISION, ACCORDING TO THE OFFICIAL MAP OF NEW AUGUSTINE DATED JUNE 1918 ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, SAINT JOHNS COUNTY, FLORIDA.

CERTIFIED TO:
NEWCASTLE HOMES



AREA = ±0.33 ACRES
OR ±14,250 sq. ft.

LEGEND

A/C	– AIR CONDITIONER PAD	RES.	– RESIDENCE
ID.	– IDENTIFICATION	℄	– CENTERLINE
N.G.V.D.	– NATIONAL GEODETIC VERTICAL DATUM	±	– DENOTES NOT TO SCALE
sq. ft.	– SQUARE FEET	WM	– WATER METER
I.P.(F)	– IRON PIPE FOUND	WPP	– WOOD POWER POLE
I.R.(F)	– IRON ROD FOUND		– EXPOSED CONCRETE
I.R.(S)	– 5/8" IRON ROD SET (LANDTECH)		– COVERED AREA

GRAPHIC SCALE
30 0 15 30
1"=30'

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

GENERAL NOTES:
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.
- No underground structures, utilities or foundations were located or determined by this survey.
- This survey does not reflect or determine ownership.
- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not behold liable for the existence of any such claims.
- The specific rights implied by this survey are not transferable.
- The measurements for this survey were made in accordance with the United States Standards.
- For building setbacks call the appropriate county codes enforcement office.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- This survey is certified to the last field date.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTES:
- According to the Federal Emergency Management Agency FIRM Map No: 125145 0314 H effective date: 09/02/04, the property described hereon appears to lie in Zone "AE 9"
- Basis of bearing structure: THE N'LY R/W OF JOSIAH STREET (ASSUMED)
- Job Address: 71 MASTERS DRIVE ST. AUGUSTINE, FL 32084
- Basis of elevations: N.G.V.D.

JOB NO.	LAST FIELD DATE	SCALE:	F.B./PAGE	CHK BY:	DWG. BY:
15-0801	09/25/15	1"=30'	682/19	N.H.F.	M.P.F.

TYPE: BOUNDARY

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LANDTECH
Associates, Inc.
LAND SURVEYOR'S
5100 A1A SOUTH, SUITE A
ST. AUGUSTINE, FLORIDA 32080
(904) 471-6877 FAX (904) 471-6878

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

NICHOLAS H. FRANKLIN, P.L.S. #4620
FOR LANDTECH AND ASSOCIATES L.B. #7537

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
March 5, 2024	7.i.	PZB2024-0020
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	148 Oyster Catcher Circle	158571-2090



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: (St. Johns County Property Appraiser)	Vacant Residential (0000)
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-Two: RS-2
Acreage:	0.28
Applicant:	Bryan Freier c/o Bryan The Builder USA Inc.
Owner:	Anna Gulledge



Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

Pelican Reef is a gated community; please contact the applicant, Bryan Freier, at 407-383-0432 directly for information about visiting the site.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	0100 – Single Family	Residential Low Density	RS-2
South	0100 – Single Family	Residential Low Density	RS-2
East	0000- Vacant Land	Residential Low Density	RS-2
West	0100 – Single Family	Residential Low Density	RS-2

Request Summary

This is a request for Conservation Overlay Zone (COZ) development to remove twelve (12) existing significant Red Cedar trees within COZ 3. An approval of this request would allow for a retaining wall and fill to build a single-family home. The applicant has stated in their application that the justification for the request is, "the engineer of record recommended the construction of a retaining wall and foundation using helical piles in order to meet both FEMA minimum F.F.E. as well as constructing a foundation that would be suitable for the soil on site."

Consistency with the City of St. Augustine's Comprehensive Plan 2040

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use		N/A
Historic Preservation		N/A
Conservation and Coastal Management		Policy 2.4.2 CCM Objective 2.6
Recreation and Open Space		N/A
Transportation and Mobility		N/A
Housing		N/A
Infrastructure		N/A

Staff Analysis of Compliance with the City of St. Augustine's Code of Ordinances

Removal of significant trees shall be reviewed by the Planning and Zoning Board, all significant trees removed shall be replaced in accordance with the requirements of Chapter 25. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation. In determining whether or not a permit required by this section should be issued, the PZB shall consider and base all decisions on the following:

a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
e. Whether the tree has been designated a significant tree.
f. Impact upon the urban and natural environment, including:
    1. Ground and surface water stabilization.
    2. Water quality and aquifer recharge.
    3. Ecological impacts.
    4. Noise pollution.
    5. Air movement.
    6. Air quality.
    7. Wildlife habitat.
g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

The arborist report indicates that the majority of trees at the site are in poor health due to saltwater intrusion from adjacent swells during high-tide flooding events. The applicant provided a tree survey conducted on an earlier date with an arborist report updating the status of the trees as well as correcting several misidentified trees. The original tree survey depicts twenty-two (22) significant cedar trees onsite. The arborist updated report lists (12) significant cedar trees. Of the 12 significant cedars, the condition of 10 were listed as dead, fallen, unsalvageable, or not viable. Only one of the cedars onsite, tree # 7 in the arborist report, is listed in good condition.

Table of Cedar Trees and Condition from Arborist Report

Tree #	Species	DBH	Condition
3	**Cedar**	**11**	**Trunk decay from ground to canopy. Condition is poor**
4	**Cedar**	**12**	**Evidence of severe termite damage**
5	Cedar	5	Fractured top with severe root damage. Condition is poor.
6	Cedar	5	Dead
7	**Cedar**	**14**	**Condition is good, some trunk damage, active termite infestation**
12	**Cedar**	**18**	**Uprooted, Large decaying area on the north side of the tree. There is girdling root and exposed root from the tree. The tree has started falling at one point. Has pepper tree and cabbage tree affecting the health of the tree severely, Trunk is decayed and split. Condition is poor. Canopy is very weak. Split at the main canopy and history of limb and root system failure. If tree falls it poses a hazard to the neighbor, the neighbor's property.**
13	**Cedar**	**13**	**Root rot, trunk rot, 80% of canopy is dead. No healing collar or growth ring. 25% of tree bark is left. One green limb. Major decay and termite infestation throughout. Not viable.**
17	**Cedar**	**18**	**Evidence of severe termite damage**
18	**Cedar**	**15**	**Evidence of severe termite damage, No leaves remaining**
22	**Cedar**	**21**	**Dead, Decay throughout, Hollow**
23	**Cedar**	**12**	**Root damage, severe lean and necrotic canopy, Saltwater burn.**
24	Cedar	7	Dead Wax Myrtle
25	**Cedar**	**15**	**Fell**
29	**Cedar**	**12**	**Severe trunk rot, root rot. Decaying, Termite infestation and powder post infestation, Not salvageable.**
31	**Cedar**	**15**	**Trunk rot, root rot, very little live wood. Codominant trunk. Decay Throughout. Two live limbs. 90% dead canopy. Hazard to the roadway. Not salvageable, not viable.**
32	**Cedar**	**11**	**Dead, Split in half at 7' high**
45	**Cedar**	**14**	**Dead**
46	**Cedar**	**11**	**Dead**
47	**Cedar**	**11**	**90% Dead canopy**
48	**Cedar**	**17**	**Root rot, falling, Not Viable.**

Dead, fallen, unsalvageable, or not viable.
Good condition
*** Significant trees**

The applicant is proposing to remove all trees at the site to construct a retaining wall and place fill to build a single-family dwelling. The engineers' report states that due to soil conditions onsite, fill will be required as was confirmed by the Building Official. The arborist lists several reasons that the trees onsite are not viable candidates for preserving: (1) the trees are in poor condition, (2) there are invasive Brazilian Pepper trees onsite with intwined roots so their removal would further damage adjacent trees, (3) wells built to retain trees are not recommended due to proximity and size requirements.

The arborist report proposes to plant ten (10) trees: three (3) Loblolly Bays, two (2) Japanese Privets, three (3) Magnolias, and two (2) Date Palms. In a recent email the applicant has stated that three (3) cedar trees will be added to the planting plan. It is important to note that houses built in the Pelican Reef community are required to retain or plant ten (10) cedar trees onsite.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 3. The proposed work in this application is for the construction of a retaining wall and fill to build a single-family home at 148 Oyster Catcher Circle / PID 158571-2090.



Sarah Daugherty
Senior Planner
Planning and Building Department

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee:_____(plus advertising costs) Project Number:_____

Receipt Number:_____ Meeting Date:_____

Advertising Costs: $_____ Paid On:_____ Receipt Number:_____

1. NAME OF APPLICANT: Bryan Freier Contact Number: 407-383-0432
   Business (*if applicable*): Bryan The Builder USA Inc.
   Address: 416 Arredondo Ave City: Saint Augustine State: FL Zip: 32080
   E-Mail Address: Bryanthebuilder01@gmail.com
2. NAME OF PROPERTY OWNER: Anna Gulledge Contact Number: 3013669535
   Business (*if applicable*): N/A
   Address: 20501 Ivory Pass Ct City: Gaithersburg State: MD Zip: 20879
   E-Mail Address: gulledgeam@yahoo.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 9 Block: 2
   Subdivision: Pelican Reef III Parcel Number: 1585712090
4. PROJECT STREET ADDRESS: 148 Oyster Catcher Cir
5. SPECIFIC PROPOSED USE: New Single Family Home
6. ACTION REQUESTED:
   - ☒ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: Approval to allow construction of a retaining wall within property necessary for the construction of a new single family home.
8. JUSTIFICATION FOR ACTION REQUESTED: The property is located in a low lying area and in a flood zone. In order to build the home to the required finished floor elevation the home must be elevated. Based on a soils report, the engineer of record reccomended the construction of a retaining wall and a foundation utilizing helical piles in order to both meet the FEMA minimum F.F.E as well as constructiong a foundation that would be suitible for the soil on site.

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity:_____

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property:_____

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant:_____

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section:_____

10. PREVIOUS APPPLICATIONS:

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?

☐ Yes ☒ No If yes, please give date and final disposition below.

_____

11. AGREEMENT:

In filing this application, I understand that it becomes a part of Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the Board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the Board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the Code.

Bryan Freier _____

Signature of Applicant Date

_____ 2/6/2024

Signature of Property Owner Date

04/18/2019

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

The applicant acknowledges and agrees that the City offers weekly Friday Review development review meetings, as well as, department specific applicant meetings with its reviewing staff at any point in the application process to attempt to resolve outstanding issues. The applicant is responsible for scheduling any requested meetings with City staff directly.

The applicant acknowledges and agrees that if after three unresolved submittals the applicant elects to proceed with final approval or denial proceedings, the applicant must request so in writing to the City.

Bryan Freier

Print name of applicant

Bryan Freier

Signature of applicant

2/5/2024

Date

Owner's Authorization For Agent

_____ is/are hereby authorized TO ACT ON BEHALF OF _____, the owner(s) of those lands described within ☐ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: _____

BY: Ann Marie Gulledge
Signature of Owner

Anna Gulledge
Print Name of Owner

(301)366-9535
Telephone Number

State of Florida

County of Saint Johns

Signed and sworn before me on this 6th day of February, 2024

By Drivers Licence

Identification verified:

Oath sworn: ✓ Yes ___ No

NICHOLAS FREIER
Notary Public-State of Florida
Commission # HH 200629
My Commission Expires
November 21, 2025

Notary Signature: _____

My Commission expires: 21 Nov 2025

Rev:022117

PZB APPLICATION FEE SCHEDULE

Planning and Zoning Board fees are set by Resolution 2021-38 as follows:

Description of Work	Fee Amount
Rezoning: small scale	$300.00 + ads & notices
Rezoning: large scale	$1,000.00 + ads & notices
Land Use Plan Amendment: small scale	$400.00 + ads & notices
Land Use Plan Amendment: large scale	$1,400.00 + ads & notices
Planned Unit Development	$400.00 or $35.00/acre, whichever is greater, $1,400 max + ads & notices
Zoning Variance	$350.00 + ads & notices
Zoning Exception	$250.00 + ads & notices
Conservation Overlay Zone Development	$165.00 + ads & notices
Significant Tree Removal or Appeal of Tree Removal Permit Denial	$165.00 + ads & notices
Appeal of Staff Determination	$200.00 + ads & notices
Application to Amend Zoning Code	$600.00 + ads & notices
Subdivision Plat Review	$275.00 + ads, notices & additional associated costs

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other-than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Building Department Staff.

Project Address: 148 Oyster Catcher Cir, Saint Augustine, FL 32080

Applicant's Name: Bryan Freier Applicant's Signature: Bryan Freier

Owner's Name: Anna Gulledge Owner's Signature: Anna Marie Gulledge

Bryan The Builder

Bryan Freier

CBC1251924

7507 Kingspointe Pkwy 106B

Orlando, FL 32819

P: 407-383-0432

Bryanthebuilder01@gmail.com

TO:

City of Saint Augustine
Planning & Zoning Board
75 Kings St
Saint Augustine, FL 32084

Request for approval of a retaining wall on 148 Oyster Catcher Cir

On behalf of our client, Anna Gulledge, we are seeking approval for the construction of a retaining wall on 148 Oyster Catcher Cir.

The forementioned property sits on a relatively low area (See Attached Survey), where the elevation varies between 4.6' – 5.7'. In order to comply with the Saint Augustine's Land Development Code, we need to have an elevation of 9'. A soil report was ordered for this property and the recommendation of the Engineer is to utilize a deep foundation due to the condition of the soil on the property. The structural engineer recommended Helical Piles. To both utilize a deep foundation and ensure that the Finished Floor Elevation (F.F.E) is at 9', we must elevate the land. The use of a retaining wall for this project is both to protect the structural integrity of the foundation and protect the surrounding homes from possible erosion.

As required by the Code, the retaining wall will have no significant negative impact on adjacent natural systems by either individual or cumulative effect and consistent with the purpose of Conservation Overlay Zone 2 to protect the functional integrity of Zone 1 and to protect Zone 3 from extreme high-water conditions.

The retaining wall meets the City's Criteria as shown below:

(1) Site specific conditions:

The retaining wall was designed for on the Property in accordance with the site's specific conditions, including elevation, soils, water body and vegetation location. The retaining wall is necessary for the development of the lot with the finished floor elevation to meet the applicable requirements and to build the home on the Property based on Florida Building Code and relevant elevation and structural requirements.

(2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones:

The retaining wall will have no impact on the adjacent properties, as the retaining wall merely allows for the development of the Property with the finished floor elevation as required the City's land development code. The retaining wall functions to improve the erosion conditions of the adjacent properties.

(3) Natural and proposed drainage patterns:

The retaining wall will have no impact on the proposed drainage patterns, as designed the lot will have the same pervious area compared to the same home without a retaining wall. In addition to the pervious area, the retaining wall will have drains where water will be directed into the surrounding swales.

(4) Effect of point and nonpoint discharge in the marine environment:
The retaining wall will have no impact on point and nonpoint discharge in the marine environment from the Property.

(5) Proposed soil stabilization and erosion control methods:

The retaining wall will have a positive impact on soil stabilization and erosion control on the Property and in the surrounding area. The retaining wall will be built and backfilled with engineered soil. The purpose of the retaining wall is to ensure that over the years, erosion will not affect the structure of the home and the surrounding properties.

(6) Impact on floodplain:

The retaining wall will have a positive impact on the floodplain related to the Property and protects the existing home from flooding. With the current retaining wall design we can install a deep foundation as well be above the base flood elevation.

(7) Impact of development on vegetative and animal communities:

The retaining wall will have no impact on vegetative and animal communities on the Property and in the surrounding area.

(8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials:

The retaining will have no impact on contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials related to the Property.

(9) Effect of shade on vegetation and shellfish:

The retaining wall will have no impact on shade on vegetation and shellfish.

(10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion:

The retaining wall will have no impact on boat wake and boat traffic on manatees, vegetation, shellfish and wildlife. The property is not neighboring a body of water.

(11) Impact of development on shoreline by linear feet and percent of site:

The property is not located on a shoreline.

(12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site:

The retaining wall will have no impact on vistas and scenic opportunities by linear feet, height, mass and percent of site. The property is located within the Pelican reef community and is surrounded by other homes.

(13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes:

The existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes will be addressed in a sperate PZB hearing however the use of the retaining wall was not a factor during the design of the landscape plan.

(14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.

The retaining wall will have no impact on plant and animal habitat and potential loss in acres and percent of site, as the lot is located in the middle of the pelican reef development and is not near a location where plant and animal habitat is suitable.

(15) Impact of development on water quality:

The retaining wall will have no impact on water quality applicable to the Property or the surrounding area.

(16) Impact of development on shellfish and on commercial and sport fish and waterfowl.

The retaining wall will have no impact on shellfish and on commercial and sport fish and waterfowl.

This retaining wall is crucial to the design, structural integrity, and safety of this home. Every effort was made to avoid placing a retaining wall; however this was the recommendation made by multiple engineers associated with this project. Special consideration was placed to ensure that the retaining wall would be designed to meet all the City's requirements. I would like to thank the Planning and Zoning board for your consideration and the City staff for their guidance with this project.

Please feel free to contact me with any questions or if you need additional information.

Respectfully,

Bryan Freier

Bryan Freier
Bryan The Builder USA Inc.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1585712090
Location Address	148 OYSTER CATCHER CIR SAINT AUGUSTINE 32080-0000
Neighborhood	Pelican Reef (628)
Tax Description*	43/85-90 PELICAN REEF III LOT 9 BLK 2 OR5731/1635 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Pelican Reef III
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.280
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Gulledge Anna Maria 100%
Mailing Address	20501 IVORY PASS CT GATIHERSBURG, MD 20879-0000

Map



Valuation Information

	2024
Building Value	$0
Extra Features Value	$0
Total Land Value	$160,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$160,000**
Total Deferred	$0
Assessed Value	**$160,000**
Total Exemptions	$0
Taxable Value	**$160,000**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$0	$0	$160,000	$0	$0	$160,000	$154,000	$6,000	$154,000
2022	$0	$0	$140,000	$0	$0	$140,000	$140,000	$0	$140,000
2021	$0	$0	$120,000	$0	$0	$120,000	$94,317	$25,683	$94,317
2020	$0	$0	$120,000	$0	$0	$120,000	$85,743	$34,257	$85,743
2019	$0	$0	$110,000	$0	$0	$110,000	$77,948	$32,052	$77,948
2018	$0	$0	$90,000	$0	$0	$90,000	$70,862	$19,138	$70,862
2017	$0	$0	$90,000	$0	$0	$90,000	$64,420	$25,580	$64,420
2016	$0	$0	$80,000	$0	$0	$80,000	$58,564	$21,436	$58,564
2015	$0	$0	$75,000	$0	$0	$75,000	$53,240	$21,760	$53,240
2014	$0	$0	$55,000	$0	$0	$55,000	$48,400	$6,600	$48,400
2013	$0	$0	$55,000	$0	$0	$55,000	$44,000	$11,000	$44,000

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1	UT	$160,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/30/2023	3/29/2023	$255,000.00	WARRANTY DEED	5731	1635	Q	V	SOMMER EDWARD,JEANMARIE ET AL	GULLEDGE ANNA MARIA
4/1/2021	3/23/2021	$149,900.00	WARRANTY DEED	5225	40	Q	V	CELIKOVIC BESIDA	SOMMER EDWARD,JEANMARIE ET AL
1/29/2021	1/28/2021	$111,000.00	WARRANTY DEED	5165	986	Q	V	RYZUK THOMAS J & PATRICIA A	CELIKOVIC BESIDA
	6/3/2005	$237,000.00	WARRANTY DEED	2456	33	Q	V	RIDEMAN RONALD L,DEBRA J,MICHAEL H,FERN C	RYZUK THOMAS J & PATRICIA A
	5/12/2004	$92,600.00	WARRANTY DEED	2203	966	U	V	THOMPSON PIERRE D & THOMPSON BROS REALTY INC	RIDEMAN RONALD L,DEBRA J,MICHAEL H,FERN C

No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

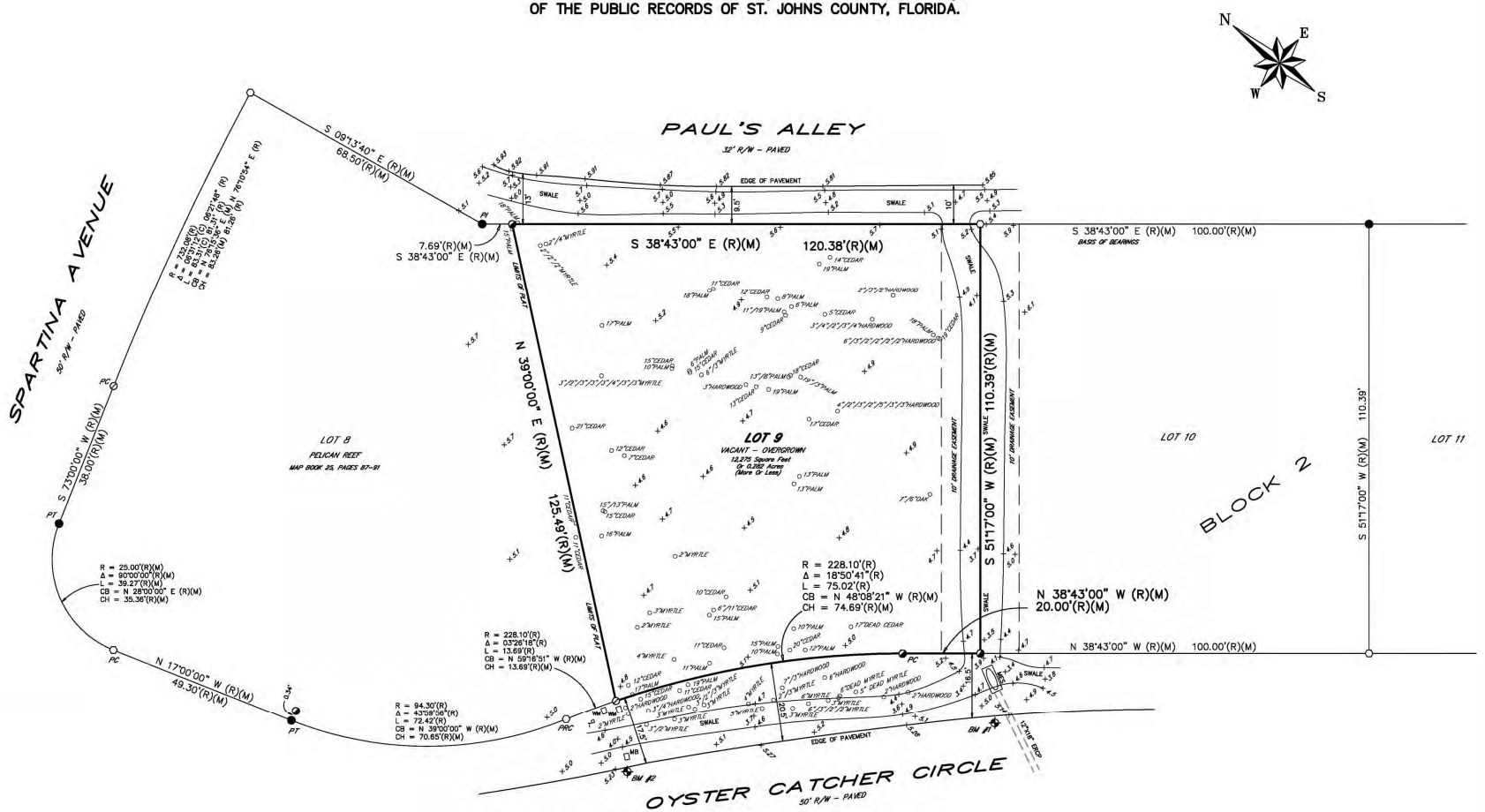
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 2/6/2024, 1:43:00 AM

Contact Us

Developed by Schneider GEOSPATIAL

MAP OF SURVEY

LOT 9, BLOCK 2, PELICAN REEF III,
AS RECORDED IN MAP BOOK 43, PAGES 85 THROUGH 90,
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "AE" (COASTAL FLOOD PLAIN BASE FLOOD ELEVATION 8 FEET) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C-0318-J, COMMUNITY No. 125145 FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AS REVISED 12/07/2018. http://www.gis.bocc.co.st-johns.fl.us/imap/

THE BASIS OF BEARING AS SHOWN HEREON IS THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PAUL'S ALLEY HAVING AN ASSUMED BEARING OF S 38°43'00" E.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. - 1988).

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF:
ANNA MARIA GULLEDGE
AMERIS BANK
CHICAGO TITLE INSURANCE COMPANY
ACTION TITLE SERVICES OF ST. JOHNS COUNTY, INC.

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTIONS 5J-17.051, 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

LEGEND

R/W	= RIGHT OF WAY
LB	= LICENSED BUSINESS
(R)	= RECORD
(M)	= MEASURED
(C)	= CALCULATED
Δ	= CENTRAL ANGLE
R	= RADIUS
L	= ARC LENGTH
CH	= CHORD LENGTH
CB	= CHORD BEARING
PC	= POINT OF CURVATURE
PT	= POINT OF TANGENCY
PI	= POINT OF INTERSECTION
PRC	= POINT OF REVERSE CURVATURE
MB	= MAIL BOX
WM	= WATER METER
T	= TELEPHONE RISER
ERCP	= ELLIPTICAL REINFORCED CONCRETE PIPE
MES	= MITERED END SECTION
⊘	= FOUND 5/8" IRON ROD - LB # 7111
●	= FOUND 5/8" IRON ROD - # 4958
○	= FOUND 5/8" IRON ROD - NO IDENTIFICATION
◒	= FOUND 1/2" IRON PIPE - NO IDENTIFICATION
15"PALM	= TREE TYPE & TRUNK DIAMETER
+5.1	= EXISTING SPOT ELEVATION
BM #1	= BENCHMARK # 1 - NAIL AND DISK AT EAST EDGE OF PAVEMENT AT THE WESTERLY EXTENSION OF SOUTH PROPERTY LINE - OYSTER CATCHER CIRCLE ELEVATION 5.18 FEET NAVD 1988
BM #2	= BENCHMARK # 2 - NAIL AND DISK AT EAST EDGE OF PAVEMENT AT THE WESTERLY EXTENSION OF NORTH PROPERTY LINE - OYSTER CATCHER CIRCLE ELEVATION 5.33 FEET NAVD 1988

REVISIONS

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 03/09/2023
DRAWING BOOK/PAGE(S): 540/8-10
FIELD BOOK/SCALE: F.B. / 1" = 20'
JOB NUMBER: 23-175

03/17/2023 10:40AM I:\Final\Projects\Finished\2023\23-175\dwg\23-175.dwg

BOUNDARY SURVEY

#148 OYSTER CATCHER CIRCLE
ST. AUGUSTINE, FLORIDA, 32080

ANCIENT CITY SURVEYORS LB # 8177
ACS
PROFESSIONAL LAND SURVEYORS
4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
email: acs-surveyors@comcast.net PHONE: 904-797-9867

MICHAEL A. PIESCO PLS
Professional Land Surveyor #4793

SEAL

DATE SIGNED:

BLUE MARLIN ENGINEERING

A minority business enterprise

June 17, 2019

Bryan Feier
Total Builders
7507 Kingspointe Parkway
Orlando, FL 32819

Re: Geotechnical Exploration Report
Proposed Residential Construction
148 Oyster Catcher Circle
BME Project No. J23-092

Dear Mr. Feier:

Blue Marlin Engineering (BME) submits this Report in fulfillment of the scope of services described in our proposal (P23-043) addressed to you and dated April 7, 2020. You authorized us to proceed with our work on this project via our signed proposal. This Report describes our understanding of the project and presents our evaluations.

EXECUTIVE SUMMARY

For this Report, the conditions at this site were explored using three standard penetration test (SPT) borings (B-1 through B-3) and three hand auger borings (HA-1 through HA-3). Groundwater levels were encountered at a depth of 1 foot below existing site grades. We estimate the seasonal high groundwater table to be at existing site grades. The following generalized subsurface conditions were encountered:

Layer 1: A 6-foot layer of fine to slightly silty Sand (SP, SP-SM)
Layer 2: A 5-foot layer of Silt & Silty Sand (SM / ML) *
Layer 3: A 19-foot layer of silty sand (SM)
Layer 4: A 12-foot layer of clayey sand, silty sand (SC, SM)

*This layer was observed to be in a very loose condition.

In lieu of the removal of the unsuitable soils (Layer 2) and backfilling with engineered fill, we recommend piles (deep foundation) be utilized to support the structure over the unsuitable soils. There are many different types of piles that can be utilized to support this structure

(augercast piles, driven piles, pipe piles, micro piles, helical piles, etc.). In our opinion, helical piles are the best choice when you consider specialty contractor availability/experience, cost to install piles, and site constraints. Advantages of using helical piles on this project include the following.

- The pile installation is free of vibration, thus not impacting existing homes.
- The equipment used to install the pile is relatively small.
- The noise level is about the same as a lawn mower.
- The system is clean and there is minimal waste and spoils.

We estimate that piles installed to depths of 25-35 feet can achieve allowable compression loads of 30 kips per pile in compression. Depending on the total load from the residence (this needs to be verified by the project structural engineer) this would translate in needing approximately 35 to 40 piles. Once loads are provided by the structural engineer, we can finalize a pile design.

There are numerous manufacturers and specialty contractors installing piling products on the market. Deep foundations have the same purpose which is to transfer the weight of the structure from the shallow soils to deeper soils. This can be accomplished in many ways. This report can be shared with prospective specialty contractors for them to provide bids for their respective piling product.

PROJECT INFORMATION

The project site is located at 148 Oyster Catcher Circle in St Augustine, Florida. According to St. John County's property appraiser website the site is +/- 0.28 acres in size. The proposed development will consist of a new residential construction. The new residence will be one level height and have a total living area of 5,416 square feet. Appended drawing A-1 shows a Vicinity Map of the subject site.

PURPOSE

The purpose of our services on this project was to explore the subsurface conditions at the site and to use the information obtained to provide geotechnical engineering recommendations for the site preparation and design of the building foundations.

NRCS SOIL SURVEY REVIEW

The subject site is located in Section 20, Township 17 South, and Range 30 East. The United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soil Survey for St. Johns County, Florida was reviewed to obtain near surface soils and groundwater

information at the subject site. Where the project site falls, the site is predominantly covered with the following soil type, St Augustine fine sand, clayey substratum (45). In close proximity to the site, the following soils were also mapped: Pelicer silty clay loam (24); St. Augustine urban land complex (51). A soil survey map is shown on appended drawing A-2 and summarized in Table 1 below.

Table 1
NRCS Soil Survey

Soil Unit Map No.	Soil Name	Depth (inches)	Description	USCS Classification Symbol	Depth to Seasonal High Water Table (feet)
45	St. Augustine fine sand, clayey substratum	0-21 21-48 48-53 53-80	Fine sand Sand, fine sand, loamy sand Sandy loam, clay loam, fine sandy loam Sandy clay, clay	SP, SP-SM SP-SM, SP SM, SM-SC CH, SC, CL	1.5-3.5
24	Pelicer silty clay loam	0-10 10-70 70-80	Silty clay loam Sandy clay, clay loam, clay Sand, loamy fine sand, sandy loam	CH, SC CH, SC SP-SM, SM	0-0.5
51	St. Augustine urban land complex	0-10 10-80	Fine sand Sand, fine sand, loamy fine sand	SP, SP-SM SP-SM, SM	1.5-3.5

The NRCS predicts seasonal high groundwater levels within the site limits to be within 0 to 3.5 feet of natural site grades. Our field exploration program revealed groundwater conditions somewhat similar to those predicted by the NRCS (discussion in the Subsurface Conditions section of this report).

Please note information contained in the NRCS Soil Survey is very general. It may not, therefore, be reflective of actual soil and groundwater conditions. The information obtained from the soil borings provides a better characterization of actual site subsurface conditions.

FIELD TESTS

The subsurface conditions were explored with a total of 6 soil borings. Borings were completed within the proposed development area. The SPT borings were advanced to maximum depth of 50 feet below existing site grades. The approximate test locations are shown in appended Drawing No. 3.

BLUE MARLIN ENGINEERING

The standard penetration test was used as the investigative tool within the SPT borings. Penetration tests were performed in substantial accordance with ASTM Procedure D 1586, "Penetration Test and Split-Barrel Sampling of Soils." This test procedure drives a 1.4-inch I.D. split-tube sampler into the soil profile using a 140-pound hammer falling 30 inches. The number of blows required to drive the sampler the second and third 6-inch increments is the soil N-value, in blows per foot, and is an indication of soil strength. The soil samples recovered from the soil borings were classified and stratified by a geotechnical engineer.

The results of the classification and stratification for each boring are shown in the appended Records of Test Boring. It should be noted that soil conditions may vary between the strata interfaces which are shown. The soil boring data reflects information from a specific test location only.

SUBSURFACE CONDITIONS

Subsurface Profile - The field tests performed for this project disclose subsurface conditions which are similar with the geology described in the NRCS Soil Survey. The following generalized subsurface conditions were encountered:

Layer 1: A 6-foot layer of fine to slightly silty Sand (SP, SP-SM)
Layer2: A 5-foot layer of Silt & Silty Sand (SM / ML) *
Layer 3: A 19-foot layer of silty sand (SM)
Layer 4: A 12-foot layer of clayey sand, silty sand (SC, SM)

*This layer was observed to be in a very loose condition.

Standard Penetration Testing (SPT) indicates the relative density of the soils to be very loose (0 to 11 feet below existing site grades) to medium dense (11 to 50 feet below existing site grades) through boring termination depths.

Soils in depth range of 6 to 11 feet below existing site grades were observed to be in a particularly very loose condition as they did not have blow counts value registered (weight of hammer).

Our soil classification is based on the material encountered in widely spaced borings. Soils encountered during the construction process may vary significantly across the site and from what is shown in our soil borings. If different subsurface conditions are encountered at the time of construction, BME should be contacted immediately to evaluate the conditions encountered.

Groundwater - The groundwater table depth was monitored during drilling operations. However, once the use of driller's mud was introduced, accurate readings can be difficult to

obtain. The groundwater levels were encountered at an average depth of 1 foot below existing site grades.

We estimated seasonal high groundwater tables to be similar than what is predicted in the NRCS Soil Survey. We estimate the seasonal high groundwater table to be at the existing ground surface elevation.

The seasonal high groundwater level is affected by a number of factors. Such factors include the drainage characteristics of the soils, the land surface elevations, relief points, and distance to relief points. The existing stormwater pond on site likely lowers groundwater levels on the site.

Groundwater levels will vary as a result of seasonal and storm events and with changes in subsurface conditions between boring locations. It is possible that groundwater levels are higher or lower than the levels being reported. In order to better define the groundwater conditions at this site, longer term monitoring in cased holes or piezometers would be required.

EVALUATION

Discussion - A foundation must meet three requirements for successful design and construction: bearing capacity, settlement, and environmental factors. Shallow foundations are initially considered because of their relative economy. If shallow foundations do not meet allowable design requirements for bearing capacity, settlement and environmental factors, then deep foundations (piles, shafts, etc.) or soil improvement are considered.

The soil bearing capacity is the ability of a soil to support loads without plunging into the soil profile. Bearing capacity failures are analogous to shear failures in structural design and are usually sudden and catastrophic. Shallow foundations are designed so that columns do not plunge into the soil profile. Analytical techniques for soil bearing capacity estimation generally apply to sands, clays and silts. In a cemented deposit or rock formation, bearing capacity is evaluated using techniques such as the safety against punching shear failure, factor of safety against beam tension failure, and factor of safety against crushing.

Foundation allowable bearing pressures and bearing elevations must be adjusted so as to provide margins of safety against bearing capacity failure. Another requirement of a shallow foundation is the ability of the structure to tolerate the predicted settlement. The following parameters are necessary in order to estimate settlement: footprint bearing pressure, stress reduction factor, thickness of each compressible underlying stratum, modulus of each stratum, and foundation dimensions.

The allowable amount of settlement that a structure may tolerate is dependent on several factors including uniformity of settlement, time rate of settlement, structural dimensions and

properties of the structural materials. Generally, total or uniform settlement does not damage a structure but may affect drainage and utility connections. These can generally tolerate movements of several inches for building construction. In contrast, differential settlement affects a structure's frame and is limited by structural flexibility.

The final requirement of a shallow foundation is to resist environmental factors such as soil freezing, soil swelling, hurricane scour, sinkholes, or long term degradation.

Summary – Following extensive site preparation activities, it is our professional opinion that shallow foundations bearing on compacted insitu sands and/or compacted fill could be used to support the planned development for this site. Site preparation would consist of dewatering then removing the unsuitable soils in the dry, and backfilling with engineered fill.
Given the site constraints, we would determine this to be a very difficult option.

In lieu of “demucking” and backfilling, helical piles are recommended for support of the structure over the unsuitable soils.

The very loose silt / silty sand layer prevents the use of shallow foundations for this project without significant site preparation activities. The depth of this layer in conjunction with the groundwater make conventional site preparation activities challenging. The very loose silt/silty sand observed within the proposed structure location are anticipated to be very compressive, causing excessive settlement even under light load conditions. Although settlement on the structure will be minimized by the helical piles, adjacent areas not supported on piles (such as sidewalks and ramps) may undergo settlement relative to the structure. Flexibility in pipe connections is recommended due to potential differential settlement between the structure and surrounding areas.

We estimate that piles installed to depths of 25-35 feet can achieve allowable compression loads of 30 kips per pile in compression. Depending on the total load from the residence (this needs to be verified by the project structural engineer) this would translate in needing approximately 35 to 40 piles. Once loads are provided by the structural engineer, we can finalize a pile design.

BLUE MARLIN ENGINEERING

REPORT LIMITATIONS

This consulting Report has been prepared for the exclusive use of the project design team and the owner(s) of this site for the specific application to this project. This Report has been prepared in accordance with generally accepted local geotechnical engineering practices; no other warranty is expressed or implied.

CLOSURE

If you have questions about information contained in this Report, please contact the undersigned.

Sincerely,

BLUE MARLIN ENGINEERING
Certificate of Authorization Number 29218

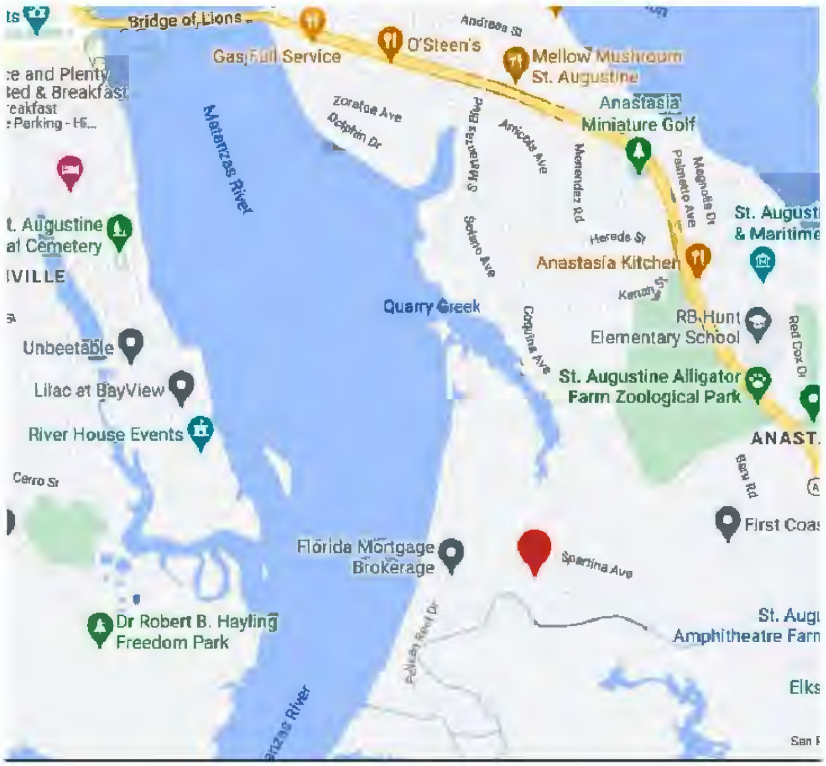
Osciel F. Plaza, P.E.
President
Florida Registration No. 73262

Attachments: Drawing No. 1 - Vicinity Map (A-1)
Drawing No. 2 - USDA Soil Survey (A-2)
Drawing No. 3 - Test Location Plan (A-3)
Key to Symbols (A-4)
Notes Related to Profile and Borings (A-5)
Records of Test Boring (A-6 to A-11)

Distribution: Digital Copy to Addressee via E-Mail.
Copy to BME Files

BLUE MARLIN ENGINEERING





Township: 17 South
Range: 30 East
Section: 20

BLUE MARLIN ENGINEERING Geotechnical Engineering & Construction Materials Testing	**DWG TITLE:** Vicinity Map			**DWN BY:** ACT
	PROJ NAME: Gulledge Residence 148 Oyster Catcher Circle, St. Augustine			**CKD BY:** OFP
	PROJ. NO: J23-092	**DATE:** 6/8/2023	**DWG NO:** A-1	**APD BY**



Map Unit Symbol	Map Unit Name	
24	Pellicer silty clay loam, frequently flooded	
45	St. Augustine fine sand, clayey substratum	
51	St. Augustine-Urban land complex	
54	Astatula-Urban land complex	
99	Water	

BLUE MARLIN ENGINEERING	Geotechnical Engineering & Construction Materials Testing	DWG TITLE: Soil Survey Map		DWN BY: ACT
		PROJ NAME: Gulledge Residence 148 Oyster Catcher Circle, St. Augustine		CKD BY: OFP
		PROJ. NO: J23-092	DATE: 6/8/2023 DWG NO: A-2	APD BY: —



Legend

⊕ - SPT Boring
B-1

Notes:
1. Test locations are shown as approximate.
2. Test location symbols are not to scale.
3. Drawing not to scale.

BLUE MARLIN ENGINEERING Geotechnical Engineering & Construction Materials Testing	DWG TITLE: Test Location Plan			DWN BY: ACJ
	PROJ NAME: Gulledge Residence 148 Oyster Catcher Circle, St. Augustine			CKD BY: OFP
	PROJ. NO: J23-092	DATE: 6/8/2023	DWG NO: A-3	APD BY ___

KEY TO SYMBOLS

Symbol Description

Strata symbols



Poorly graded fine sand with silt (SP-SM)



Silt



Silty fine sand (SM)



Clayey fine sand (SC)



Silty low plasticity clay

Misc. Symbols



Water table during drilling



Boring continues

Soil Samplers



Standard penetration test. 140 lb. hammer dropped 30"

Notes:

1. Exploratory borings were drilled on 5-30-23 using a rotary drill with wash and mud.

2. Ground water table was checked following drilling completion. Results are shown on each boring log.

3. Boring locations were taped from existing features and elevations extrapolated from published data. Actual Surveyed elevation may vary.

4. These logs are subject to the limitations, conclusions, and recommendations in this report.

5. Results of tests conducted on samples recovered are reported on the logs.

NOTES RELATED TO RECORDS OF TEST BORING AND GENERALIZED SUBSURFACE PROFILE
BLUE MARLIN ENGINEERING

1. **Groundwater level was encountered and recorded (if shown) following the completion of the soil test boring on the date indicated. Fluctuations in groundwater levels are common; consult report text for a discussion.**

2. **The boring location was identified in the field by offsetting from existing reference marks and using a cloth tape and survey wheel.**

3. **The borehole was backfilled to site grade following boring completion, and patched with asphalt cold patch mix when pavement was encountered.**

4. **The Record of Test Boring represents our interpretation of field conditions based on engineering examination of the soil samples.**

5. **The Record of Test Boring is subject to the limitations, conclusions and recommendations presented in the report text.**

6. **"Field Test Data" shown on the Record of Test Boring indicated as 11/6 refers to the Standard Penetration Test (SPT) and means 11 hammer blows drove the sampler 6 inches. SPT uses a 140-pound hammer falling 30 inches.**

7. **The N-value from the SPT is the sum of the hammer blows required to drive the sampler the second and third 6-inch increments.**

8. **The soil/rock strata interfaces shown on the Record of Test Boring are approximate and may vary from those shown. The soil/rock conditions shown on the Record of Test Boring refer to conditions at the specific location tested; soil/rock conditions may vary between test locations.**

9. **Relative density for sands/gravels and consistency for silts/clays and limestone are described as follows:**

SPT Blows/ Foot	Sands/Gravels Relative Density	SPT Blows/ Foot	Silt/Clay Relative Consistency	SPT Blows/ Foot	Limestone Relative Consistency
0-4	Very loose	0-2	Very Soft	0-20	Very Soft
5-10	Loose	3-4	Soft	21-30	Soft
11-30	Medium Dense	5-8	Firm	31-45	Medium Hard
31-50	Dense	9-15	Stiff	46-60	Moderately Hard
Over 50	Very Dense	16-30	Very Stiff	61-50/2"	Hard
		Over 30	Hard	Over 50/2"	Very Hard

10. **Grain size descriptions are as follows:**

NAME	SIZE LIMITS
Boulder	12 inches or more
Cobbles	3 to 12 inches
Coarse Gravel	3/4 to 3 inches
Fine Gravel	No. 4 sieve to 3/4 inch
Coarse Sand	No. 10 to No. 4 sieve
Medium Sand	No. 40 to No. 10 sieve
Fine Sand	No. 200 to No. 40 sieve
Fines	Smaller than No. 200 sieve

11. **Definitions related to adjectives used in soil/rock descriptions:**

PROPORTION	ADJECTIVE	APPROXIMATE ROOT DIAMETER	ADJECTIVE
About 10%	with a trace	Less than 1/32"	Fine roots
About 25%	with some	1/32" to 1/4"	Small roots
About 50%	and	1/4" to 1"	Medium roots
		Greater than 1"	Large roots

DRILL HOLE LOG
BORING NO.: B-1

PROJECT: 148 Oyster Catcher Circle_St. Agustine
CLIENT: Bryan The Builder
LOCATION: Refer to Test Location Plan
DRILL RIG: BR-2500
DEPTH TO WATER> INITIAL ▽ : 1'
ESTIMATED SEASONAL HIGH GROUNDWATER TABLE> ▼ :

PROJECT NO.: J23-092
DATE: 5-31-2023
*ELEVATION:
DRILLER: LW

ELEVATION/ DEPTH	SOIL SYMBOLS, SAMPLERS AND TEST DATA	USCS	DESCRIPTION	-200	STANDARD PENETRATION TEST DEPTH	N	CURVE
0		SP-SM	Brown, top soil (Hand Augered top 4 feet)				
		SI	Gray Silt				
5		SM	Very loose, gray, silty sand			3	
		SI	Silt				
			Very loose (weight of hammer)			0	
			Very loose (weight of hammer)			0	
10							
		SP-SM	Medium dense, sand with silt			13	
15							
			Dense, ligth brown			34	
20							
		SC	Medium dense, clayey sand			12	
25							
		SM	Loose, silty sand			7	
30							
			Medium dense			15	

10 30 50

This information pertains only to this boring and should not be interpreted as being indicitive of the site.
***Estimated elevation based on available published data. If more accurate elevations are desired, a Surveyor should survey our boring locations.**

DRILL HOLE LOG
BORING NO.: B-1

PROJECT: 148 Oyster Catcher Circle_St. Agustine PROJECT NO.: J23-092

ELEVATION/ DEPTH	SOIL SYMBOLS, SAMPLERS AND TEST DATA	USCS	DESCRIPTION	-200	STANDARD PENETRATION TEST DEPTH	N	CURVE 10 30 50
35							
40							
45							
50							
55							
60							
65							
70							
75							

Figure A-6 PAGE 2 of 2 **BLUE MARLIN ENGINEERING**

DRILL HOLE LOG
BORING NO.: B-2

PROJECT: 148 Oyster Catcher Circle_St. Agustine
CLIENT: Bryan The Builder
LOCATION: Refer to Test Location Plan
DRILL RIG: BR-2500
DEPTH TO WATER> INITIAL ▽ : 1'
ESTIMATED SEASONAL HIGH GROUNDWATER TABLE> ▼ :

PROJECT NO.: J23-092
DATE: 5-31-2023
*ELEVATION:
DRILLER: LW

ELEVATION/ DEPTH	SOIL SYMBOLS, SAMPLERS AND TEST DATA	USCS	DESCRIPTION	-200	STANDARD PENETRATION TEST DEPTH	N	CURVE
0		SP-SM	Brown, sand with silt				
			Very loose, gray			4	
5		SI SM	Silt Very loose (weight of hammer)			0	
			Very loose, gray, with organic fibers (weight of hammer)			0	
10							
			Medium dense			13	
15							
		SC	Medium dense, gray, clayey fine sand			24	
20							
		SM	Medium dense, tan, silty			16	
25							
			Loose, with some shells			8	
30							
			Medium dense, with shells			14	

10 30 50

This information pertains only to this boring and should not be interpreted as being indicitive of the site.
***Estimated elevation based on available published data. If more accurate elevations are desired, a Surveyor should survey our boring locations.**

DRILL HOLE LOG
BORING NO.: B-2

PROJECT: 148 Oyster Catcher Circle_St. Agustine PROJECT NO.: J23-092

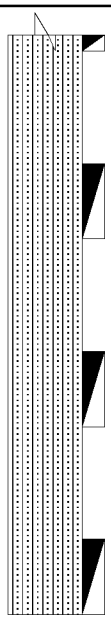
ELEVATION/ DEPTH	SOIL SYMBOLS, SAMPLERS AND TEST DATA	USCS	DESCRIPTION	-200	STANDARD PENETRATION TEST DEPTH	N	CURVE
35							10 30 50
40			Medium dense			18	
45			Medium dense			16	
50			Medium dense			25	
55							
60							
65							
70							
75							

Figure A-7 PAGE 2 of 2 **BLUE MARLIN ENGINEERING**

DRILL HOLE LOG
BORING NO.: B-3

PROJECT: 148 Oyster Catcher Circle_St. Agustine
CLIENT: Bryan The Builder
LOCATION: Refer to Test Location Plan
DRILL RIG: BR-2500
DEPTH TO WATER> INITIAL ▽ : 1'
ESTIMATED SEASONAL HIGH GROUNDWATER TABLE> ▼ :

PROJECT NO.: J23-092
DATE: 5-31-2023
*ELEVATION:
DRILLER: LW

ELEVATION/ DEPTH	SOIL SYMBOLS, SAMPLERS AND TEST DATA	USCS	DESCRIPTION	-200	STANDARD PENETRATION TEST DEPTH	N	CURVE
0		SP-SM	Brown, top soil (Hand Augered top 4 feet)				
5		SM	Very loose, gray, silty sand, with organic fibers			3	
		SI	Silt				
			Very loose (weight of hammer)			0	
			Very loose (weight of hammer)			0	
10		SP-SM	Medium dense, sand with silt			11	
15			Medium dense, ligth brown			19	
20		SC	Medium dense, clayey sand			12	
25		SM	Loose, gray, silty sand			7	
30			Medium dense			16	

10 30 50

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Figure A-8 PAGE 1 of 2 **BLUE MARLIN ENGINEERING**

DRILL HOLE LOG
BORING NO.: B-3

PROJECT: 148 Oyster Catcher Circle_St. Agustine PROJECT NO.: J23-092

ELEVATION/ DEPTH	SOIL SYMBOLS, SAMPLERS AND TEST DATA	USCS	DESCRIPTION	-200	STANDARD PENETRATION TEST DEPTH	N	CURVE 10 30 50
35							
40							
45							
50							
55							
60							
65							
70							
75							

Figure A-8 PAGE 2 of 2 **BLUE MARLIN ENGINEERING**

DRILL HOLE LOG
BORING NO.: H-1

PROJECT: 148 Oyster Catcher Circle_St. Agustine
CLIENT: Bryan The Builder
LOCATION: Refer to Test Location Plan
DRILL RIG: Hand Auger
DEPTH TO WATER> INITIAL ▽ : 1.5
ESTIMATED SEASONAL HIGH GROUNDWATER TABLE> ▼ :

PROJECT NO.: J23-092
DATE: 5-30-23
*ELEVATION:
DRILLER: OP

ELEVATION/ DEPTH	SOIL SYMBOLS, SAMPLERS AND TEST DATA	USCS	DESCRIPTION	-200	STANDARD PENETRATION TEST DEPTH	N	CURVE 10 30 50
0		SP-SM	Brown, sand with silt, trace roots				
		CL-ML	Gray, clayey sand				
5							
10							
15							
20							
25							
30							

This information pertains only to this boring and should not be interpreted as being indicitive of the site.
***Estimated elevation based on available published data. If more accurate elevations are desired, a Surveyor should survey our boring locations.**

Figure A-9 PAGE 1 of 1 **BLUE MARLIN ENGINEERING**

DRILL HOLE LOG
BORING NO.: H-2

PROJECT: 148 Oyster Catcher Circle_St. Agustine
CLIENT: Bryan The Builder
LOCATION: Refer to Test Location Plan
DRILL RIG: Hand Auger
DEPTH TO WATER> INITIAL ▽ : 1.5
ESTIMATED SEASONAL HIGH GROUNDWATER TABLE> ▼ :

PROJECT NO.: J23-092
DATE: 5-30-23
*ELEVATION:
DRILLER: OP

ELEVATION/ DEPTH	SOIL SYMBOLS, SAMPLERS AND TEST DATA	USCS	DESCRIPTION	-200	STANDARD PENETRATION TEST DEPTH	N	CURVE 10 30 50
0		SP-SM	Brown, sand with silt, trace roots Gray-green				
5							
10							
15							
20							
25							
30							

This information pertains only to this boring and should not be interpreted as being indicitive of the site.
***Estimated elevation based on available published data. If more accurate elevations are desired, a Surveyor should survey our boring locations.**

Figure A-10 PAGE 1 of 1 **BLUE MARLIN ENGINEERING**

DRILL HOLE LOG
BORING NO.: H-3

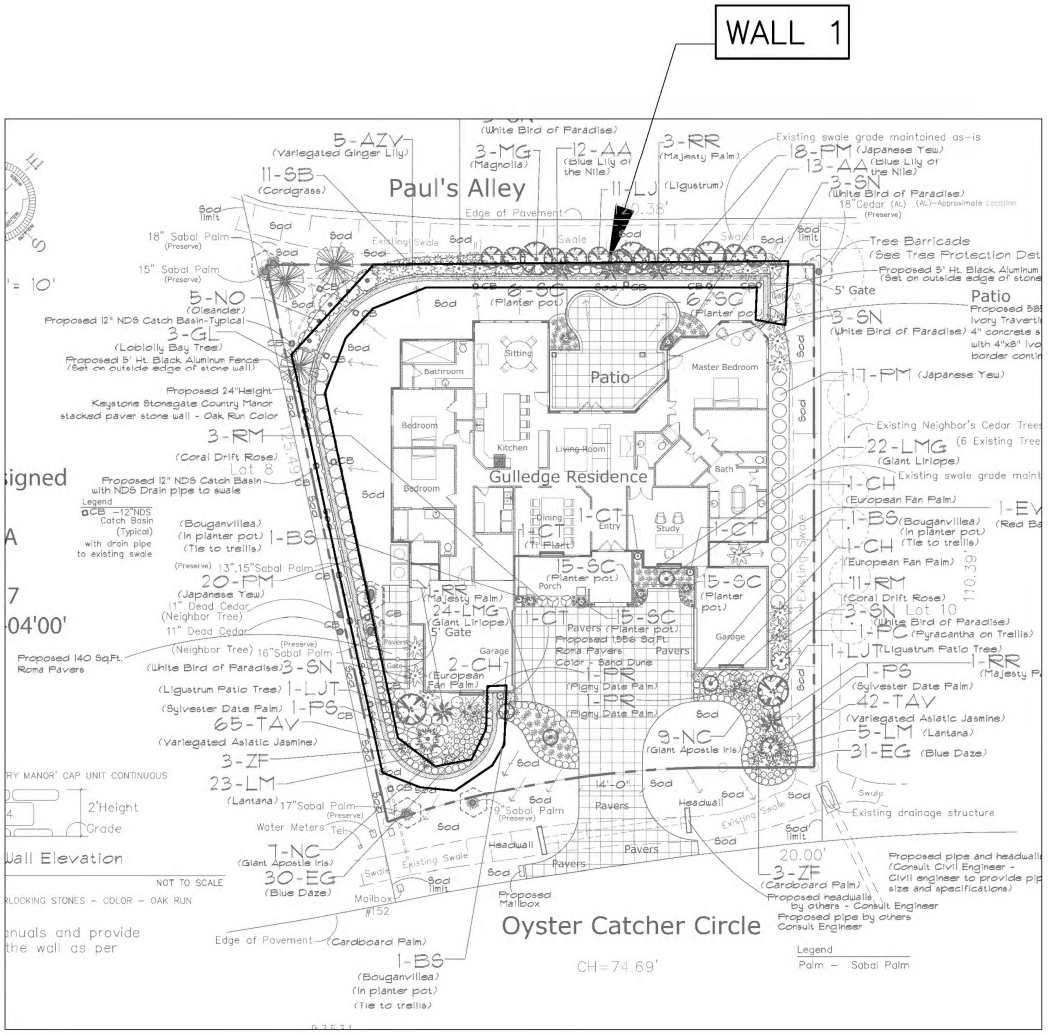
PROJECT: 148 Oyster Catcher Circle_St. Agustine
CLIENT: Bryan The Builder
LOCATION: Refer to Test Location Plan
DRILL RIG: Hand Auger
DEPTH TO WATER> INITIAL ▽ : 1.5
ESTIMATED SEASONAL HIGH GROUNDWATER TABLE> ▼ :

PROJECT NO.: J23-092
DATE: 5-30-23
*ELEVATION:
DRILLER: OP

ELEVATION/ DEPTH	SOIL SYMBOLS, SAMPLERS AND TEST DATA	USCS	DESCRIPTION	-200	STANDARD PENETRATION TEST DEPTH	N	CURVE 10 30 50
0		SP-SM	Brown, sand with silt, trace roots				
5							
10							
15							
20							
25							
30							

This information pertains only to this boring and should not be interpreted as being indicitive of the site.
***Estimated elevation based on available published data. If more accurate elevations are desired, a Surveyor should survey our boring locations.**

Figure A-11 PAGE 1 of 1 **BLUE MARLIN ENGINEERING**



SITE PLAN:

GENERAL NOTES

GENERAL

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS RELATING TO EXISTING CONSTRUCTION BY MAKING FIELD MEASUREMENTS PRIOR TO COMMENCING WORK. NOTIFY ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH ANY WORK.
2. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITIES FROM DAMAGE.
3. TEMPORARY SHORING & BRACING FOR CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR
4. ALL EXCAVATED MATERIAL & CONSTRUCTION DEBRIS SHALL BE REMOVED FROM SITE & DISPOSED OF BY THE CONTRACTOR.

CODE

1. 2020 FLORIDA BUILDING CODE, RESIDENTIAL, 7th EDITION
2. ASCE 7-16

DESIGN CRITERIA

1. LIVE LOAD SURCHARGE:
   LANDSCAPE 50 PSF
2. WIND LOADS PER ASCE 7-16 EDITION
   a) ULTIMATE WIND SPEED (Vult) 140 MPH
   b) NOMINAL WIND SPEED (Vasd) 109 MPH
   c) RISK CATEGORY II
   d) EXPOSURE CATEGORY B
   e) Cf 1.8
   f) 'ULTIMATE' WIND PRESSURE: 42 PSF

FOUNDATIONS

1. NO SOILS REPORT HAS BEEN PERFORMED (AT OWNERS OPTION AND RISK). ENGINEER HAS ASSUMED 1500 PSF SOIL BEARING STRENGTH FOR PURPOSES OF FOUNDATION AND STRUCTURAL DESIGN IN ACCORDANCE WITH FBC 2017 SECTION 1806.2 'PRESUMPTIVE LOAD-BEARING' VALUES. IT IS THE CONTRACTORS FULL RESPONSIBILITY TO PERFORM EARTHWORK AND ADDITIONAL SOIL TESTS AS REQUIRED TO ENSURE THAT THE SUBSURFACE SOIL CONDITIONS ARE ADEQUATE TO PROVIDE THE MINIMUM ASSUMED BEARING SOIL STRENGTH STATED ABOVE. ENGINEER ASSUMES NO LIABILITY FOR VARYING SUBSURFACE CONDITIONS AND THEIR RESULTING IMPACT OR DETRIMENT TO BUDGET, STRUCTURE, OR DRAINAGE.
2. DEWATER, AS REQUIRED, SUCH THAT THE EXCAVATIONS ARE DRY AT THE TIME OF CONCRETE PLACEMENT.
3. SEE KEYSTONE WALL SPECIFICATIONS SHEET S102 FOR DETAILED INSTRUCTIONS REGARDING RETAINING WALL CONSTRUCTION REQUIREMENTS.
4. ALL GEO-GRID RETAINING WALL REINFORCEMENT SHALL BE STRATA-GRID SG200.
5. CONCRETE COMPRESSIVE STRENGTH; f'c=3000 PSI

SJR STRUCTURAL ENGINEERING, LLC
1085 Durbin Parke Dr., St. Johns, FL 32259. (904) 510 5605
CERTIFICATE OF AUTHORIZATION No 28679

ANNA GULLEDGE
148 OYSTER CATCHER CIRCLE
ST. AUGUSTINE, FL

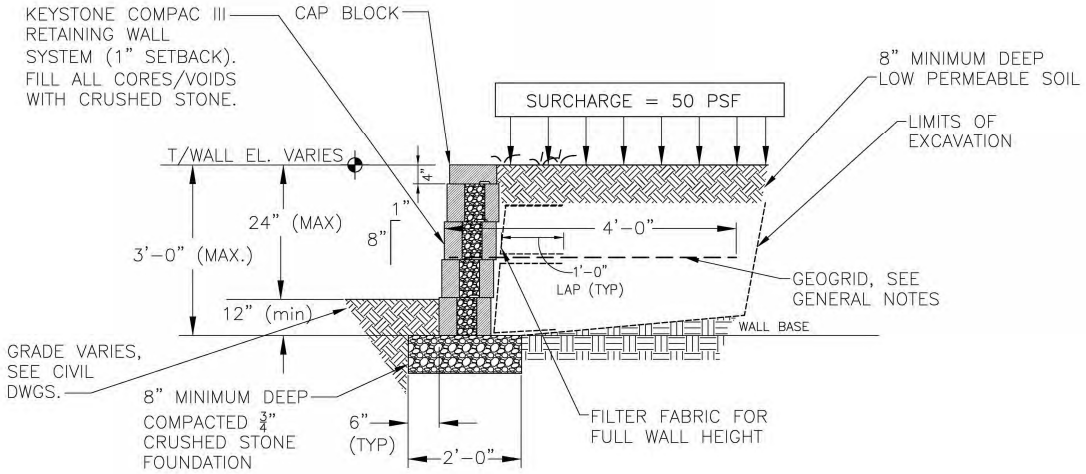
GENERAL NOTES & SITE PLAN

Revisions:

TIMOTHY G. FRAZIER II, P.E.
FL PE# 59321

Date: OCTOBER 30, 2023
Job number: 23-BB-02
Drawn/Checked by: TGF II

Sheet Number:
S100



GRAVITY WALL 1

1 / S101

NTS

NOTES:

1. NO BUILDING FOUNDATIONS SHALL BE WITHIN 10 FEET OF WALL.
2. NO VEHICULAR TRAFFIC ALLOWED BEHIND GRAVITY WALL, ONLY 'LIGHT PEDESTRIAN FOOT TRAFFIC'.
3. GRADE AT BASE OF WALL SHALL BE A MAXIMUM SLOPE OF 5% FOR THE FIRST 4 FEET FROM THE WALL.
4. SEE CIVIL DRAWINGS FOR TOP AND BOTTOM OF WALL ELEVATIONS.
5. WALL DESIGN IS BASED ON THE LEVELING PAD BEING ABOVE THE SEASONAL HIGH WATER TABLE. THIS SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND COORDINATED WITH THE PROJECT GEOTECHNICAL ENGINEER.
6. BACKFILL SHALL BE PER KEYSTONE WALL SPECIFICATION SECTION 2.06, SEE SHEET S102.
7. COMPACTION & REINFORCED BACKFILL PLACEMENT SHALL BE PER KEYSTONE WALL SPECIFICATION 3.05, SEE SHEET S102.
8. SEE CIVIL DRAWINGS FOR SPECIFIC WALL LOCATIONS.

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KEYSTONE WALL SECTIONS

TIMOTHY G. FRAZIER II, P.E.
FL PE# 98321

Revisions:

Date: OCTOBER 30, 2023
Job number: 23-BB-02
Drawn/Checked by: TGF II

Sheet Number:

S101

KEYSTONE CONCRETE RETAINING WALL SPECIFICATIONS

PART 1:GENERAL

1.01 Description

A. Work shall consist of designing, furnishing and construction of a KEYSTONE Compac III Unit Retaining Wall System in accordance with these specifications and in reasonably close conformity with the lines, grades, design, and dimensions shown on the plans. No alternate wall systems will be considered.

B. Work includes preparing foundation soil, furnishing and installing leveling pad, unit drainage fill and backfill to the lines and grades shown on the construction drawings.

C. Work includes furnishing and installing geogrid soil reinforcement of the type, size, location, and lengths designated on the construction drawings.

1.02 Related Sections

A. Section 31 00 00 – Earthwork

1.03 Reference Documents

A. American Society for Testing and Materials (ASTM)

1. ASTM C140 Sampling and Testing Concrete Masonry Units
1. ASTM C1372 Specification for Dry-Cast Segmental Retaining Wall Units
2. ASTM D422 Particle-Size Analysis of Soils
3. ASTM D698 Laboratory Compaction Characteristics of Soil –Standard Effort
4. ASTM D1557 Laboratory Compaction Characteristics of Soil –Modified Effort
5. ASTM D3034 Polyvinyl Chloride Pipe (PVC)
6. ASTM D4318 Liquid Limit, Plastic Limit and Plasticity Index of Soils
7. ASTM D4475 Horizontal Shear Strength of Pultruded Reinforced Plastic Rods
8. ASTM D4476 Flexural Properties of Fiber Reinforced Pultruded Plastic Rods
9. ASTM D4595 Tensile Properties of Geotextiles – Wide Width Strip
10. ASTM D5262 Unconfined Tension Creep Behavior of Geosynthetics
11. ASTM D5818 Evaluate Installation Damage of Geosynthetics
12. ASTM D6637 Tensile Properties of Geogrids – Single or Multi-Rib
13. ASTM D6638 Connection Strength – Reinforcement/Segmental Units
14. ASTM D6706 Geosynthetic Pullout Resistance in Soil
15. ASTM D6916 Shear Strength Between Segmental Concrete Units

B. American Association of State Highway and Transportation Officials (AASHTO)

1. AASHTO M 252 Corrugated Polyethylene Drainage Pipe
2. AASHTO M 288 Geotextile Specification for Highway Applications

C. National Concrete Masonry Association (NCMA)

1. NCMA SRWU–1 Test Method for Determining Connection Strength of SRW
2. NCMA SRWU–2 Test Method for Determining Shear Strength of SRW

1.04 Submittals/Certification

A. Contractor shall submit a Manufacturer's certification, prior to start of work, that the retaining wall system components meet the requirements of this specification and the structure design.

B. Contractor shall submit construction drawings and design calculations for the retaining wall system prepared and stamped by a Professional Engineer registered in the state of the project. The engineering designs, techniques, and material evaluations shall be in accordance with the Keystone Design Manual.

1.05 Quality Assurance

A. Contractor shall submit a list of five (5) previously constructed projects of similar size and magnitude by the wall installer where the Compac retaining wall system has been constructed successfully. Contact names and telephone numbers shall be listed for each project.

B. Contractor shall provide evidence that the design engineer has a minimum of five years of documental experience in the design for reinforced soil structures. The design engineer shall provide proof of current professional liability insurance with an aggregate coverage limit of not less than $2,000,000.

C. Owner shall/may provide soil testing and quality assurance inspection during earthwork and wall construction operations. Contractor shall provide all quality control testing or inspection not provided by the Owner. Owner's quality assurance program does not relieve the contractor of responsibility for quality control and wall performance.

1.06 Delivery, Storage and Handling

A. Contractor shall check all materials upon delivery to assure that the proper type, grade, color, and certification have been received.

B. Contractor shall protect all materials from damage due to jobsite conditions and in accordance with manufacturer's recommendations. Damaged materials shall not be incorporated into the work.

PART 2:PRODUCTS

2.01 Definitions

A. Compac III Unit _ a concrete retaining wall element machine made from Portland cement, water, and aggregates, manufactured by a licensed manufacturer of Keystone.

B. Structural Geogrid _ a structural element formed by a regular network of integrally connected tensile elements with apertures of sufficient size to allow interlocking with surrounding soil, rock, or earth and function primarily as reinforcement.

C. Unit Drainage Fill _ drainage aggregate that is placed within and immediately behind the Keystone concrete units.

D. Reinforced Backfill _ compacted soil that is placed within the reinforced soil volume as outlined on the plans.

2.02 Keystone Concrete Retaining Wall Units

A. Keystone concrete units shall conform to the following architectural requirements:

1. Face color – concrete gray, unless otherwise specified. The Owner may specify standard manufacturers' color.
2. Face finish _ hard split in angular tri-plane or straight face configuration. Other face finishes will not be allowed without written approval of Owner.
3. Bond configuration _ running with bonds nominally located at midpoint vertically adjacent units, in both straight and curved alignments.
4. Exposed surfaces of units shall be free of chips, cracks or other imperfections when viewed from a distance of 10 feet (3 m) under diffused lighting.

B. Keystone concrete materials shall conform to the requirements of ASTM C1372 – Standard Specifications for Segmental Retaining Wall Units.

C. Keystone concrete units shall conform to the following structural and geometric requirements measured in accordance with ASTM C140 Sampling and Testing Concrete Masonry Units:

1. Compressive strength: 3000 psi (21 MPa);
2. Absorption: 8 % for standard weight aggregates;
3. Dimensional tolerances: ± 1/8" (3 mm) from nominal unit dimensions not including rough split face;
4. Unit size: 8" (203 mm) (H) x 18" (457 mm)(W) x 12" (304 mm)(D) minimum;
5. Unit weight: 67 –lbs/unit (30 kg/unit) minimum for standard weight aggregates.

D. Keystone concrete units shall conform to the following performance testing.

1. Inter_unit shear strength in accordance with ASTM D6916 (NCMA SRWU–2): 600–plf (8 kN/m) minimum at 2–psi (13 kPa) normal pressure;
2. Geogrid/unit peak connection strength in accordance with ASTM D6638 (NCMA SRWU–1): 500–plf (7 kN/m) minimum at 2–psi (13 kPa) normal force.

E. Keystone concrete units shall conform to the following constructability requirements:

1. Vertical setback: 1/8"(3 mm) ± per course (near vertical) or 1"(25 mm) + per course per the design;
2. Alignment and grid positioning mechanism _ fiberglass pins, two per unit;
3. Maximum horizontal gap between erected units shall be 1/2 inch (13 mm).

2.03 Shear and Reinforcement Pin Connectors

A. Shear and reinforcement pin connectors shall be 1/2–inch (12 mm) diameter thermoset isophthalic polyester resin_pultruded fiberglass reinforcement rods to provide connection between vertically and horizontally adjacent units and geosynthetic reinforcement, with the following requirements:

1. Flexural Strength in accordance with ASTM D4476: 128,000 psi (882 MPa) minimum;
2. Short Beam Shear in accordance with ASTM D4475: 6,400 psi (44 MPa) minimum.

B. Shear and reinforcement pin connectors shall be capable of holding the geogrid in the proper design position during grid pre_tensioning and backfilling.

2.04 Base Leveling Pad Material

A. Material shall consist of a compacted crushed stone base or non_reinforced concrete as shown on the construction drawings.

2.05 Unit Drainage Fill

A. Unit drainage fill shall consist of clean 1"(25 mm) minus crushed stone or crushed gravel meeting the following gradation tested in accordance with ASTM D–422:

Sieve Size Percent Passing
1 inch (25 mm) 100
3/4–inch (19 mm) 75_100
No. 4 (4.75mm) 0 _ 10
No. 50 (300um) 0 _ 5

B. Drainage fill shall be placed within the cores of, between, and behind the units as indicated on the design drawings. Not less than 1.3 cubic foot (0.038 m3), of drainage fill shall be used for each square foot (0.093 m2) of wall face unless otherwise specified.

2.06 Reinforced Backfill

A. Reinforced backfill shall be free of debris and meet the following gradation tested in accordance with ASTM D–422:

Sieve Size Percent Passing
2 inch (50 mm) 100
3/4–inch (19 mm) 100_75
No. 40 (425um) 0_60
No. 200 (75um) 0_35

Plasticity Index (PI) <15 and Liquid Limit <40 per ASTM D–4318.

B. The maximum aggregate size shall be limited to 3/4 inch (19 mm) unless installation damage tests have been performed to evaluate potential strength reductions to the geogrid design due to damage during construction.

C. Material can be site–excavated soils where the above requirements can be met. Unsuitable soils for backfill (high plastic clays or organic soils) shall not be used in the backfill or in the reinforced soil mass.

D. Contractor shall submit reinforced fill sample and laboratory test results to the Architect/Engineer for approval prior to the use of any proposed reinforced fill material.

2.07 Geogrid Soil Reinforcement

A. Geosynthetic reinforcement shall consist of geogrids manufactured specifically for soil reinforcement applications and shall be manufactured from high tenacity polyester yarn or high density polyethylene. Polyester geogrid shall be made from high tenacity polyester filament yarn with a molecular weight exceeding 25,000 g/m and a carboxyl end group values less than 30. Polyester geogrid shall be coated with an impregnated PVC coating that resists peeling, cracking, and stripping.

B. Ta, Long Term Allowable Tensile Design Load, of the geogrid material shall be determined as follows:

Ta = Tult / (RFcr*RFd*RFid*FS)
Ta shall be evaluated based on a 75–year design life.

1. Tult, Short Term Ultimate Tensile Strength shall be determined in accordance with ASTM D4595 or ASTM D6637.
Tult is based on the minimum average roll values (MARV).

2. RFcr, Reduction Factor for Long Term Tension Creep
RFcr shall be determined from 10,000–hour creep testing performed in accordance with ASTM D5262. Reduction value = 1.45 minimum.

3. RFd, Reduction Factor for Durability
RFd shall be determined from polymer specific durability testing covering the range of expected soil environments. RFd = 1.10 minimum.

4. RFid, Reduction Factor for Installation Damage
RFid shall be determined from product specific construction damage testing performed in accordance with ASTM D5818. Test results shall be provided for each product to be used with project specific or more severe soil type. RFid = 1.05 minimum.

5. FS, Overall Design Factor of Safety
FS shall be 1.5 unless otherwise noted for the maximum allowable working stress calculation.

C. The maximum design tensile load of the geogrid shall not exceed the laboratory tested ultimate strength of the geogrid/facing unit connection divided by a factor of safety of 1.5. The connection strength testing and computation procedures shall be in accordance with ASTM D6638 Connection Strength between Geosynthetic Reinforcement and Segmental Concrete Units (NCMA SRWU–1).

D. Soil Interaction Coefficient, CI
CI values shall be determined per ASTM D6706 at a maximum 0.75–inch (19 mm) displacement.

E. Manufacturing Quality Control
The geogrid manufacturer shall have a manufacturing quality control program that includes QC testing by an independent laboratory.
The QC testing shall include:
Tensile Strength Testing
Melt Flow Index (HDPE)
Molecular Weight (Polyester)

2.08 Drainage Pipe

A. If required, the drainage pipe shall be perforated or slotted PVC pipe manufactured in accordance with ASTM D–3034 or corrugated HDPE pipe manufactured in accordance with AASHTO M252.

2.09 Geotextile Filter Fabric

A. When required, geotextile filter fabric shall be a needlepunched, nonwoven fabric that meets the requirements of AASHTO M288.

PART 3:EXECUTION

3.01 Excavation

A. Contractor shall excavate to the lines and grades shown on the construction drawings. Owner's or Contractors QA/QC representative shall inspect the excavation and approve prior to placement of leveling material or fill soils. Proof roll foundation area as directed to determine if remedial work is required.

B. Over_excavation and replacement of unsuitable foundation soils and replacement with approved compacted fill will be compensated as agreed upon with the Owner.

3.02 Base Leveling Pad

A. Leveling pad material shall be placed to the lines and grades shown on the construction drawings, to a minimum thickness of 6 inches (150 mm) and extend laterally a minimum of 6" (150 mm) in front and behind the Keystone wall unit.

B. Soil leveling pad materials shall be compacted to a minimum of 95 % Standard Proctor density per ASTM D–698 or 92% Modified Proctor Density per ASTM D1557.

C. Leveling pad shall be prepared to insure full contact to the base surface of the concrete units.

3.03 Keystone Unit Installation

A. First course of units shall be placed on the leveling pad at the appropriate line and grade. Alignment and level shall be checked in all directions and insure that all units are in full contact with the base and properly seated.

B. Place the front of units side–by–side. Do not leave gaps between adjacent units. Layout of corners and curves shall be in accordance with manufacturer's recommendations.

C. Install shear/connecting devices per manufacturer's recommendations.

D. Place and compact drainage fill within and behind wall units. Place and compact backfill soil behind drainage fill. Follow wall erection and drainage fill closely with structure backfill.

E. Maximum stacked vertical height of wall units, prior to unit drainage fill and backfill placement and compaction, shall not exceed two courses.

3.04 Structural Geogrid Installation

A. Geogrid shall be oriented with the highest strength axis perpendicular to the wall alignment.

B. Geogrid reinforcement shall be placed at the strengths, lengths, and elevations shown on the construction design drawings or as directed by the Engineer.

C. The geogrid shall be laid horizontally on compacted backfill and attached to the Keystone wall pins and within 1 inch of the face of the units. Place the next course of Keystone concrete units over the geogrid. The geogrid shall be pulled taut, and anchored prior to backfill placement on the geogrid.

D. Geogrid reinforcements shall be continuous throughout their embedment lengths and placed side–by–side to provide 100% coverage at each level. Spliced connections between shorter pieces of geogrid or gaps greater than 2 inches between adjacent pieces of geogrid are not permitted.

3.05 Reinforced Backfill Placement

A. Reinforced backfill shall be placed, spread, and compacted in such a manner that minimizes the development of slack in the geogrid and installation damage.

B. Reinforced backfill shall be placed and compacted in lifts not to exceed 8 inches (150 mm) where hand compaction is used, or 8 – 10 inches (200 to 250 mm) where heavy compaction equipment is used. Lift thickness shall be decreased to achieve the required density as required.

C. Reinforced backfill shall be compacted to a minimum of 95 % Standard Proctor density per ASTM D–698 or 92% Modified Proctor Density per ASTM D1557. The moisture content of the backfill material prior to and during compaction shall be uniformly distributed throughout each layer and shall be dry of optimum, + 0%, – 3%.

D. Only lightweight hand_operated equipment shall be allowed within 3 feet (1 m) from the tail of the Keystone concrete unit.

E. Tracked construction equipment shall not be operated directly upon the geogrid reinforcement. A minimum fill thickness of 6 inches (150 mm) is required prior to operation of tracked vehicles over the geogrid. Tracked vehicle turning should be kept to a minimum to prevent tracks from displacing the fill and damaging the geogrid.

F. Rubber tired equipment may pass over geogrid reinforcement at slow speeds, less than 10 MPH (15 KPH). Sudden braking and sharp turning shall be avoided.

G. At the end of each day's operation, the Contractor shall slope the last lift of reinforced backfill away from the wall units to direct runoff away from wall face. The Contractor shall not allow surface runoff from adjacent areas to enter the wall construction site.

3.06 Cap Installation

A. Cap units shall be glued to underlying units with an all–weather concrete construction adhesive.

3.07 As–built Construction Tolerances

A. Vertical alignment: ± 1.5" (40 mm) over any 10' (3 m) distance.

B. Wall Batter: within 2 degrees of design batter.

C. Horizontal alignment: ± 1.5" (40 mm) over any 10' (3 m) distance.
Corners, bends & curves: ± 1 foot (300 mm) to theoretical location.

D. Maximum horizontal gap between erected units shall be 1/2 inch (13 mm).

3.08 Field Quality Control

A. Quality Assurance – The Owner shall/may engage inspection and testing services, including independent laboratories, to provide quality assurance and testing services during construction. This does not relieve the Contractor from securing the necessary construction quality control testing.

B. Quality Assurance should include foundation soil inspection. Verification of geotechnical design parameters, and verification that the contractor's quality control testing is adequate as a minimum. Quality assurance shall also include observation of construction for general compliance with design drawings and project specifications. (Quality Assurance is usually best performed by the site geotechnical engineer.)

C. Quality Control – The Contractor shall engage inspection and testing services to perform the minimum quality control testing described in the retaining wall design plans and specifications. Only qualified and experienced technicians and engineers shall perform testing and inspection services.

D. Quality Control testing shall include soil and backfill testing to verify soil types and compaction and verification that the retaining wall is being constructed in accordance with the design plans and project specifications.

2436
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CERTIFICATE OF AUTHORIZATION No 28679

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KEYSTONE WALL SPECIFICATIONS

Revisions:

TIMOTHY G. FRAZIER II, P.E.
FL P.E.# 58321

Date:
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Job number:
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Drawn/Checked by
TGF II

Sheet Number:
S102

GENERAL NOTES

GENERAL

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, AND ELEVATIONS RELATING TO EXISTING CONSTRUCTION BY MAKING FIELD MEASUREMENTS PRIOR TO COMMENCING WORK.
2. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITIES
3. SHORING & BRACING FOR CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR
4. ALL EXCAVATED MATERIAL & CONSTRUCTION DEBRIS SHALL BE REMOVED FROM SITE & DISPOSED OF BY THE CONTRACTOR.

CODE

1. FLORIDA BUILDING CODE, RESIDENTIAL, 2020, 7th EDITION

DESIGN LOADS

1. ROOF LIVE LOAD — 20 PSF FOR 4:12 SLOPE OR LESS; 16 PSF FOR GREATHER THAN 4:12 SLOPE
2. WIND LOADS PER ASCE 7-16 EDITION (CH.27 FOR MWFRS & CH.30 FOR COMPONENT & CLADDING))
   - a) BASIC WIND SPEED — 135 MPH
   - b) RISK CATEGORY — II
   - c) EXPOSURE CATEGORY — B
   - d) INTERNAL PRESSURE COEFFICIENTS — ±0.18 (ENCLOSED)
   - e) WIND PRESSURES — SEE WIND TABLES DETAIL 1/S1.1
3. BUILDING IS LOCATED IN A WIND BORNE DEBRIS REGION SINCE IT IS WITHIN 1 MILE OF THE COASTAL MEAN HIGH WATER LINE & MUST COMPLY WITH THE FOLLOWING PER FBC 1609.1.2 'PROTECTION OF OPENINGS': "IN WIND BORNE DEBRIS REGIONS, GLAZED OPENINGS IN BUILDINGS SHALL BE IMPACT RESISTANT OR PROTECTED WITH IMPACT-RESISTANT COVERING MEETING THE REQUIREMENTS OF ANSI/DASMA 115 (FOR GARAGE DOOR AND ROLLING DOORS) OR TAS 201, 202 AND 203, AAMA 506, ASTM E1996 AND ASTM E1886 REFERENCED HEREIN, OR AN APPROVED IMPACT-RESISTANT STAANDAR AS FOLLOWS":
   1. GLAZED OPENINGS LOCATED WITHIN 30 FEET (9144 MM) OF GRADE SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E1996.
   2. GLAZED OPENINGS LOCATED MORE THAN 30 FEET (9144 MM) ABOVE GRADE SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E1996.

FOUNDATIONS

1. SEE GEOTECHNICAL INVESTIGATION REPORT FOR DETAILED INSTRUCTIONS REGARDING REMOVAL OF OBJECTIONABLE MATERIALS, BACKFILLING, DENSIFICATION OF EXISTING SOIL, HELICAL PILE ALLOWABLE LOADS & INSTALLATION, GROUNDWATER CONTROL, AND TESTING.
2. GEOTECHNICAL INVESTIGATION REPORT:
   - BY: BLUE MARLIN ENGINEERING
   - NUMBER: Project No. J23-092
   - DATED: JUNE 17, 2019
3. DEWATER, AS REQUIRED, SUCH THAT THE EXCAVATIONS ARE ORY AT THE TIME OF CONCRETE PLACEMENT.

REINFORCING STEEL

1. CRSI AND ACI STANDARDS APPLY.
2. ALL DEFORMED BARS SHALL CONFORM TO ASTM A615, GRADE 60.
3. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
4. SUBMIT FOR REVIEW SHOP DRAWINGS OF REINFORCING STEEL DETAILS PRIOR TO FABRICATING REINFORCING STEEL.
5. LAP ALL WELDED WIRE FABRIC A MINIMUM DISTANCE OF ONE CROSS WIRE SPACING PLUS TWO INCHES.
6. ALL REINFORCING STEEL SHALL BE SUPPORTED ON STANDARD ACCESSORIES, HELD RIGIDLY AND ACCURATELY IN PLACE, AND PROTECTED AGAINST DISPLACEMENT BEFORE AND DURING PLACEMENT OF CONCRETE.
7. REINFORCEMENT CHAIR LEGS THAT REST ON CONCRETE SURFACES THAT WILL BE EXPOSED IN THE FINISHED STRUCTURE SHALL BE FABRICATED OF STAINLESS STEEL OR SHALL BE PLASTIC COATED.
8. WHERE SPLICE LENGTHS ARE NOT SPECIFIED, USE 50 BAR DIAMETERS.

ROUGH CARPENTRY

1. SEE DRAWINGS FOR FRAMING SIZES & LOCATIONS.
2. LUMBER GRADE SHALL BE AS SHOWN ON PLANS, 19% MAXIMUM MOISTURE CONTENT.
   - A. 'LVL BEAM-2.0E' REQUIRED MATERIAL STRENGTHS:
     Fb=2900psi
     Fcperp=750psi
     Fv=300psi
     E=2000ksi
   - B. **ANTHONY POWER BEAM 'POWER PRESERVED GLULAM' 24F-V5M1/SP REQUIRED MATERIAL STRENGTHS: Fb=2400psi, Fcperp=740psi,Fv=300psi, E=1800ksi**
3. PROVIDE GALVANIZED LIGHT GAUGE METAL FASTENERS INDICATED. SECURE ALL FASTENERS PER FASTENING SCHEDULE PUBLISHED IN THE SIMPSON STRONGTIE CATALOGUE FOR THE MAXIMUM CAPACITY. SIMPSON STRONGTIE PRODUCTS ARE SPECIFICALLY REQ'D TO MEET THE STRUCTURAL CALCULATIONS OF THE PLANS. BEFORE SUBMITTING ANOTHER BRAND FOR ENGINEER OF RECORD TO REVIEW CONFIRM LOAD CAPACITY BASED ON RELIABLE PUBLISHED TESTING DATA OR CALCS. ENGINEER OF RECORD SHALL EVALUATE & GIVE WRITTEN APPROVAL FOR SUBSTITUTIONS PRIOR TO INSTALLATION.
4. INSTALL ROUGH CARPENTRY WORK TO COMPLY WITH N.F.P.A. 11 "MANUAL FOR WOOD FRAME CONSTRUCTION," FORM E30 – "APA DESIGN/CONSTRUCTION GUIDE – RESIDENTIAL & COMMERCIAL," AND THE RECOMMENDATIONS OF ENGINEERED WOOD PRODUCTS MANUFACTURER. USE PRESSURE TREATED LUMBER WITH WATER BORNE PRESERVATIVES.
5. USE PRESSURE TREATED WOOD WITH WATER BORNE PRESERVATIVES TO COMPLY WITHAWPA C2 FOR ALL MEMBERS IN CONTACT WITH MASONRY OR CONCRETE, EXPOSED FRAMING, MANSARD ROOF FRAMING AND ALL CURBS AND BLOCKING USED IN CONNECTION ROOFING AND WATERPROOFING.
6. PROVIDE CONTINUOUS WOOD FRAMING MEMBERS OF SIZE AND SPACING INDICATED. DO NOT SPLICE STRUCTURAL MEMBERS BETWEEN SUPPORTS.
7. DESIGN, FABRICATION, HANDLING & ERECTION OF PREFABRICATED WOOD ROOF TRUSSES SHALL COMPLY WITH APPLICABLE REQUIREMENTS & RECOMMENDATIONS OF THE TRUSS PLATE INSTITUTE. DESIGN AND ERECTION DRAWINGS SHALL BE SIGNED & SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA, RETAINED BY THE MANUFACTURER.
   SUBMIT FOR REVIEW PRIOR TO FABRICATION:
   - A. DESIGN CALCULATIONS TO SUPPORT DEAD, LIVE & WIND LOADS.
   - B. ERECTION DRAWINGS. SHALL SHOW ALL LATERAL AND DIAGONAL BRACING AS REQUIRED IN THE TRUSS SYSTEM.
   - C. TRUSS TO TRUSS CONNECTIONS SHALL BE DESIGNED BY THE TRUSS MANUFACTURER AND SHOWN ON THE ERECTION DRAWINGS.

CONCRETE

1. THE LATEST EDITION OF THE FOLLOWING ACI STANDARDS APPLY:
   ACI 318 (CODE) — ACI 304 (PLACING)
   ACI 306 (WINTER CONCRETING) — ACI 315 (DETAILING)
   ACI 347 (FORM WORK) — ACI 305 (HOT WEATHER CONCRETING)
   ACI 301 (SPECIFICATIONS) — ACI 211.1 (MIX COMPRESIVE)
2. THE REQUIRED CONCRETE STRENGTH BASED ON AN AGE OF 28 DAYS FOR ELEMENTS IN THE STRUCTURE SHALL NOT BE LESS THAN:
   - a.) **4000 PSI FOR SLABS, GRADE BEAMS, & CURBS**
3. A CONCRETE MIX DESIGN FOR EACH STRENGTH AND AGGREGATE TYPE OR COARSE AGGREGATE SIZE SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL 15 DAYS PRIOR TO PLACING ANY CONCRETE.
4. MIX PROPORTIONS AND DESIGN: PROPORTION MIXES COMPLYING WITH MIX DESIGN PROCEDURES SPECIFIED IN ACI 301.
   - a. LIMIT GROUND GRANULATED BLAST FURNACE SLAG (ASTM C989) TO NOT EXCEED 50% OF CONTENT BY WEIGHT.
   - b. LIMIT USE OF FLY ASH (ASTM C618 TYPE C OR F) TO NOT EXCEED 25% OF PORTLAND CEMENT (ASTM C150 TYPE 1 OR 2) CONTENT BY WEIGHT. DO NOT USE FLYASH IN CONJUNCTION WITH BLAST FURNACE SLAG.
   - c. DESIGN MIXES TO PROVIDE NORMAL WEIGHT CONCRETE WITH THE FOLLOWING PROPERTIES:
     1. WATER-CEMENT RATIO: 0.50 MAX
     2. AIR ENTRAINMENT (ASTM C 260): 3% +/- 1%
   - d. SLUMP LIMITS: PROPORTION AND DESIGN MIXES TO RESULT IN CONCRETE SLUMP AT POINT OF PLACEMENT AS FOLLOWS:
     1. RAMPS AND SLOPING SURFACES; NOT MORE THAN 3 INCHES.
     2. OTHER CONCRETE: 4 INCHES +/- 1"
     3. CONCRETE CONTAINING HRWR ADMIXTURE: NOT MORE THAN 8" AFTER ADDITION OF HRWR TO PLANT VERIFIED 2-4" SLUMP CONCRETE
   - e. FINE & COURSE AGGREGATES SHALL BE PER ASTM C33.
5. SITE ADDED WATER IS PERMITTED WITHIN THE 1ST 15 MINUTES THAT THE TRUCK ARRIVES ON THE JOB SITE PROVIDED THAT THE WATER CEMENT RATIO AND THE SLUMP LIMITS ARE NOT EXCEEDED, HOWEVER NOT MORE THAN ONE GALLON OF WATER PER CUBIC YARD OF CONCRETE MAY BE USED TO ADJUST THE MIX AT THE JOBSITE.
6. CONSOLIDATE ALL CONCRETE. OTHER THAN SLABS ON GRADE USING MECHANICAL VIBRATING EQUIPMENT.
7. DO NOT PLACE CONCRETE DURING RAIN OR IF RAIN IS LIKELY TO OCCUR PRIOR TO CONCRETE HARDENING.
8. THE CONTRACTOR SHALL ENGAGE A TESTING AGENCY ACCEPTABLE TO THE ENGINEER TO PERFORM FOR EACH DAYS POUR OF EACH TYPE OF CONCRETE;
   - a. A SLUMP TEST (ASTM C143).
   - b. AN AIR ENTRAINMENT TEST (ASTM C173)
   - c. COMPRESSIVE STRENGTH TESTS (ASTM C39). PROVIDE ONE SET OF 4 CYLINDER SPECIMENS PER ASTM C31. ONE SPECIMEN IS TO BE TESTED AT SEVEN DAYS,TWO SPECIMENS AT 28 DAYS, AND ONE SPECIMEN RETAINED IF LATER TESTING IS REQUIRED. SUBMIT COPIES OF TEST RESULTS TO THE ARCHITECT.
9. EPOXY ADHESIVE FOR FASTENING BOLTS, REBAR, OR DOWELS SHALL BE HILTI RE500.

STRUCTURAL STEEL

1. ALL STEEL BEAMS (W-SHAPES) SHALL BE ASTM A992 GRADE 50, ALL OTHER HOT ROLLED SECTIONS AND PLATE SHALL BE ASTM A36 UNLESS OTHERWISE NOTED.
2. ALL TUBE SECTIONS SHALL BE ASTM A500 GRADE B
3. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
4. SHOP CONNECTIONS SHALL BE WELDED.
5. FIELD CONNECTIONS SHALL BE WELDED OR BOLTED USING ASTM A325 HIGH STRENGTH BOLTS (A325-N). USE E70XX ELECTRODES FOR ALL WELDING.
6. PROVIDE ONE SHOP COAT PRIMER ON ALL STEEL EXCEPT FOR HOT DIPPED GALVANIZED ITEMS.
7. TEMPORARY BRACING & SHORING OF STRUCTURAL STEEL ELEMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.
8. ANCHOR BOLTS SHALL BE ASTM F1554 A36 HEADED
9. ALL WELD OPERATORS SHALL BE AWS QUALIFIED.
10. FRAMING CONNECTIONS NOT DETAILED SHALL BE DESIGNED FOR THE END REACTION SHOWN ON THE PLAN. IF NO REACTION IS PROVIDED, DESIGN FOR 1/2 THE UNIFORM LOAD CONSTANT PER PART 2 OF THE AISC MANUAL FOR STEEL CONSTRUCTION. CONNECTIONS AT TUBES SHALL COMPLY WITH THE REQUIREMENTS OF AISC HOLLOW STRUCTURAL SECTIONS CONNECTIONS MANUAL. THE DESIGNS SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA, AND SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
11. ALL ANGLES, BARS, ANCHOR BOLTS, ETC. EMBEDDED IN CONCRETE OR EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.
12. HEADED ANCHOR STUDS & SHEAR CONNECTOR STUDS SHALL BE TYPE B AND CONFORM TO AWS D1.1 & ASTM A108 SPECIFICATIONS.
13. DEFORMED BAR ANCHORS (DBA) SHALL BE TYPE C AND CONFORM TO ASTM A496.

HELICAL PILES

1. HELICAL PIERS SHALL BE DESIGNED AS 'FIXED HEAD' TO SUPPORT THE FOLLOWING DESIGN LOADS...
   COMPRESSION = 30,000 LBS.
   UPLIFT (TENSION) = 4,750 LBS. (LOAD CASE: 0.6W-0.6D)
   LATERAL = 600 LBS. (LOAD CASE: 0.6W-0.6D)
2. HELICAL PIERS MUST BE CORROSION PROTECTED BY HOT DIP GALVANIZATION AND SHALL BE INSTALLED TO THE MINIMUM TORQUE VALUE REQUIRED TO PROVIDE THE LOAD CAPACITIES SHOWN ABOVE. INSTALLATION TORQUE SHALL BE MONITORED THROUGHOUT THE INSTALLATION PROCESS
3. DESIGN OF HELICAL SCREW PILES AND ANCHORS SHALL BE PERFORMED BY AN ENTITY AS REQUIRED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS/ESTABLISHED LOCAL PRACTICES AND PER THE GEOTECHNICAL SITE INVESTIGATION REPORT. THIS DESIGN WORK MUST BE PERFORMED BY A LICENSED PROFESSIONAL ENGINEER IN FLORIDA.
4. APPROPRIATE HELICAL PIER SELECTION WILL CONSIDER DESIGN LOAD PLUS SAFETY FACTOR, SOIL PARAMETERS AND THE INSTALLATION TORQUE VS. CAPACITY EQUATION AS PER THE MANUFACTURERS RECOMMENDATIONS.
5. PIERS SHALL BE INSTALLED BY AN EXPERIENCED INSTALLING CONTRACTOR WHO HAS SATISFIED THE CERTIFICATION REQUIREMENTS RELATING TO THE TECHNICAL ASPECTS OF THE PRODUCT AND THE ASCRIBED INSTALLATION TECHNIQUES.
6. ALL WORK AS DESCRIBED HEREIN SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES IN EFFECT AT THE TIME OF INSTALLATION.
7. HELICAL PIERS AS SPECIFIED SHALL CONFORM TO THE FLORIDA BUILDING CODE, CHAPTER 18 'SOILS AND FOUNDATIONS'. AN OFFICIAL EVALUATION REPORT WITH ASSIGNED NUMBER SHALL BE PRESENTED UPON REQUEST TO THE OWNER AND/OR THEIR REPRESENTATIVE.
8. THE HELICAL LEAD SECTIONS AND EXTENSION SECTIONS SHALL BE SOLID STEEL, ROUND CORNERED SQUARE SHAFT, OR ROUND STEEL PIPE SHAFT, OR COMPOSITE STEEL AND GROUT SHAFT CONFIGURED WITH ONE OR MORE HELICAL BEARING PLATES WELDED TO THE SHAFT.
9. INSTALLATION UNITS SHALL BE CAPABLE OF POSITIONING THE HELICAL PIER AT THE PROPER INSTALLATION ANGLE. THIS ANGLE MAY VARY BETWEEN VERTICAL AND 5 DEGREES DEPENDING UPON APPLICATION AND TYPE OF LOAD TRANSFER DEVICE SPECIFIED OR REQUIRED.

SUBMITTALS REQUIRED PRIOR TO COMMENCING CONSTRUCTION:

BELOW IS A LIST OF SHOP DRAWINGS THE CONTRACTOR OR THE OWNER SHALL SUBMIT PRIOR TO FABRICATION & ERECTION:

1) CONCRETE MIX DESIGN FOR FOUNDATIONS, SLABS ON GRADE, & COLUMNS
2) STEEL REBAR LAYOUT DRAWINGS FOR CONCRETE SLABS & GRADE BEAMS
3) HELICAL PILE TEST PROCEDURE INCLUDING; PILE LOCATIONS, LOAD INCREMENTS, LOAD MEASURING DEVICES, AND MONITORING PLAN. TEST PROCEDURE SHALL BE DEVELOPED BY A REGISTERED ENGINEER IN THE STATE OF FLORIDA AND SUBMITTED FOR APPROVAL PRIOR TO COMMENCING PILE TESTING.
4) SHOP DRAWINGS AND STRUCTURAL DESIGN CALCULATIONS FOR HELICAL PILES AND THEIR CONNECTIONS TO THE GRADE BEAMS SHALL BE DESIGNED IN ACCORDANCE WITH SPECIFIED LOADS ON THIS SHEET AND SIGNED & SEALED BY A PROFESSIONAL ENGINEER REGISTER IN THE STATE OF FLORIDA.
5) PRE-ENGINEERED WOOD TRUSSES SIGNED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA INCLUDING TEMPORARY & PERMANENT TRUSS BRACING DETAILS.
6) TESTING LAB RESULTS FOR SOIL DENSITY AND CONCRETE COMPRESSIVE STRENGTH

***ALL CONNECTORS & FASTENERS SHALL BE HOT DIPPED GALVANIZED**

*FASTENER SCHEDULE (SIMPSON STRONG TIE)

MARK	CONNECTOR*	CONNECTION BETWEEN	FASTENER*
1	(1)-ABU66Z	6x6 COLUMN TO SLAB	(12)-16dx3½" & (2)-½"Ø BOLTS (H.D.G.) TO COLUMN WITH (1)-⅝"Ø(A36 HDG) THREADED RODx6"EMBED. W/HILTI RE500 EPOXY
2	(1)-CCQ46SDS2.5	BEAM TO 6x6 COLUMN	(16)-¼"x2½" SDS SCREWS TO BEAM (14)-¼"x2½" SDS SCREWS TO COLUMN
3	(1)-CCQ4.62-5.5SDS	BEAM TO 6x6 COLUMN	(16)-¼"x2½" SDS SCREWS TO BEAM (14)-¼"x2½" SDS SCREWS TO COLUMN
4	(1)-H10A	TRUSS TO WALL	(9)-10d TO TRUSS (9)-10d TO WALL
5	(1)-HCP2	HIP TRUSS TO WALL	(6)-10d TO TRUSS (6)-10d TO WALL
6	(2)-LGT2 (1 EA. SIDE WALL)	GIRDER TRUSS TO STUDS OR BEAM	(32)-10d TO GIRDER TRUSS (28)-10d TO STUDS/BEAM

LIGHT GAGE METAL FASTENER SCHEDULE 1/S1.0

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CERTIFICATE OF AUTHORIZATION No 28679

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ST. AUGUSTINE, FL

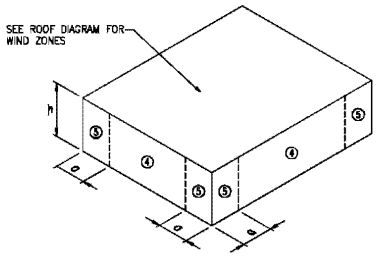
GENERAL NOTES & WIND LOAD TABLES

Revisions:

TIMOTHY G. FRAZER II, P.E
FL PE# 59321

Date: OCTOBER 30, 2023
Job number: 23-BB-02
Drawn/Checked by: TGF II

Sheet Number: S1.0

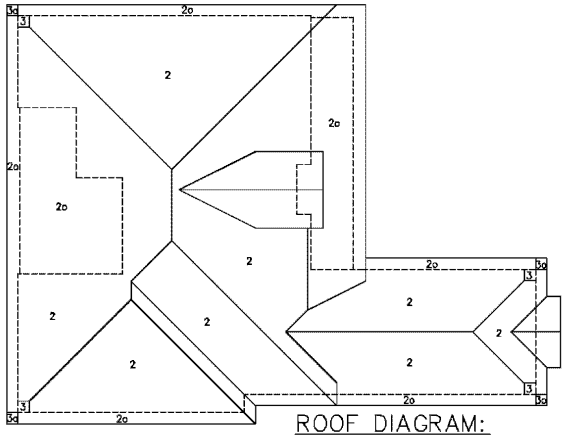


WALL DIAGRAM:

'ULTIMATE' WIND PRESSURES FOR WINDOWS AND WALLS (PSF)					
ZONE	EFFECTIVE WIND AREA (S.F.)				
	≤10	50	100	200	≥500
⑤	-36	-31	-28	-26	-22
④	-29	-27	-26	-25	-22
④/⑤	+27	+25	+23	+23	+20

A. EDGE ZONE (a) IS DISTANCE FROM CORNERS OF BUILDINGS AND IS SHOWN ON DIAGRAM.
B. POSITIVE AND NEGATIVE SIGNS SIGNIFY PRESSURES ACTING TOWARDS AND AWAY FROM THE BUILDINGS SURFACES, RESPECTIVELY.
C. FOR EFFECTIVE AREAS BETWEEN VALUES GIVEN, INTERPOLATION MAY BE USED OTHERWISE USE THE LOWER EFFECTIVE AREA.
D. ALL WIND PRESSURES ARE 'ULTIMATE' CALCULATED IN ACCORDANCE WITH ASCE 7-10.

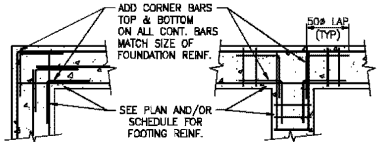
COMPONENT AND CLADDING WIND PRESSURES
NTS — 1 / S1.1



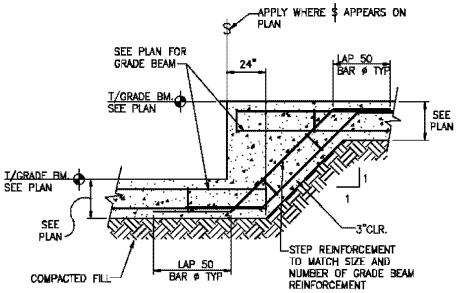
ROOF DIAGRAM:

a= 7'-6"
h= 20'-0"

'ULTIMATE' GROSS UPLIFT WIND PRESSURES FOR ROOF (PSF)					
ZONE	EFFECTIVE WIND AREA (S.F.)				
	≤10	50	100	200	>500
②	-50	-38	-31	-27	-27
③	-50	-38	-31	-27	-27
ALL ZONES (+ ACTS DOWNWARD)	+20	+13	+11	+11	+11
2o	-55	-50	-48	-45	-45
3o	-84	-48	-41	-34	-34

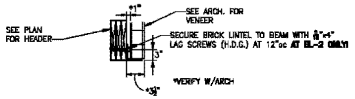


REINFORCEMENT AT CONCRETE GRADE BEAM INTERSECTIONS
NTS — 4 / S1.1



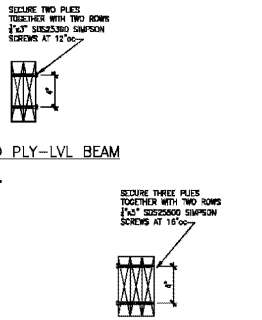
TYPICAL GRADE BEAM STEP
NTS — 5 / S1.1

LOOSE LINTEL SCHEDULE-4" BRICK		
OPENING SIZE	LINTEL TYPE	LINTEL SIZE
0'-0" TO 5'-0"	BL-1	GALV. L4x3½x5/16 (LLV)
GARAGE DOOR	BL-2	GALV. L4x3½x5/16 (LLV)

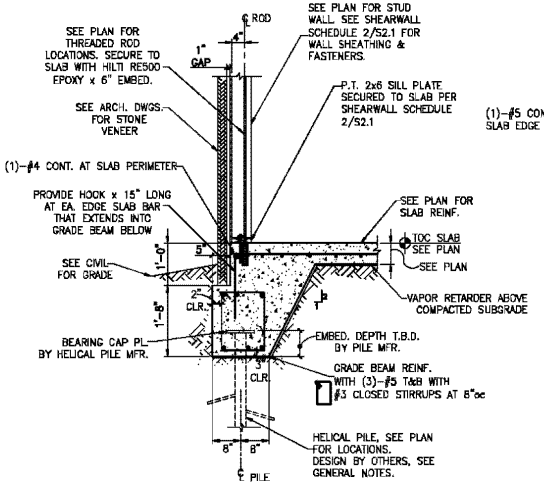


NOTES:
1. ALL BRICK LINTELS SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.
2. PROVIDE 8" BEARING EA END.

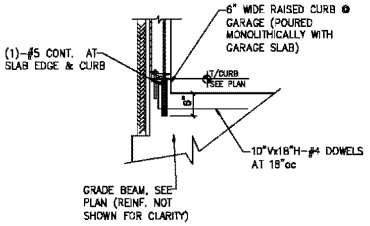
LOOSE LINTEL DETAIL
NTS — 6 / S1.1



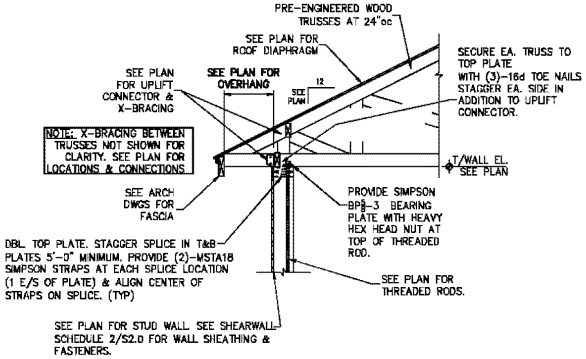
MULTIPLE BEAM PLIES FASTENING
NTS — 2 / S1.1



TYPICAL GRADE BEAM DETAIL
NTS — 3 / S1.1



GARAGE CURB
NTS



TYPICAL EXTERIOR BEARING WALL
NTS — 7 / S2.1

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ST. AUGUSTINE, FL

WIND LOAD TABLES & DETAILS

Revisions:

TIMOTHY G. FRAZIER II, P.E. FL REG. 58387

Date: OCTOBER 30, 2023
Job number: 23-88-02
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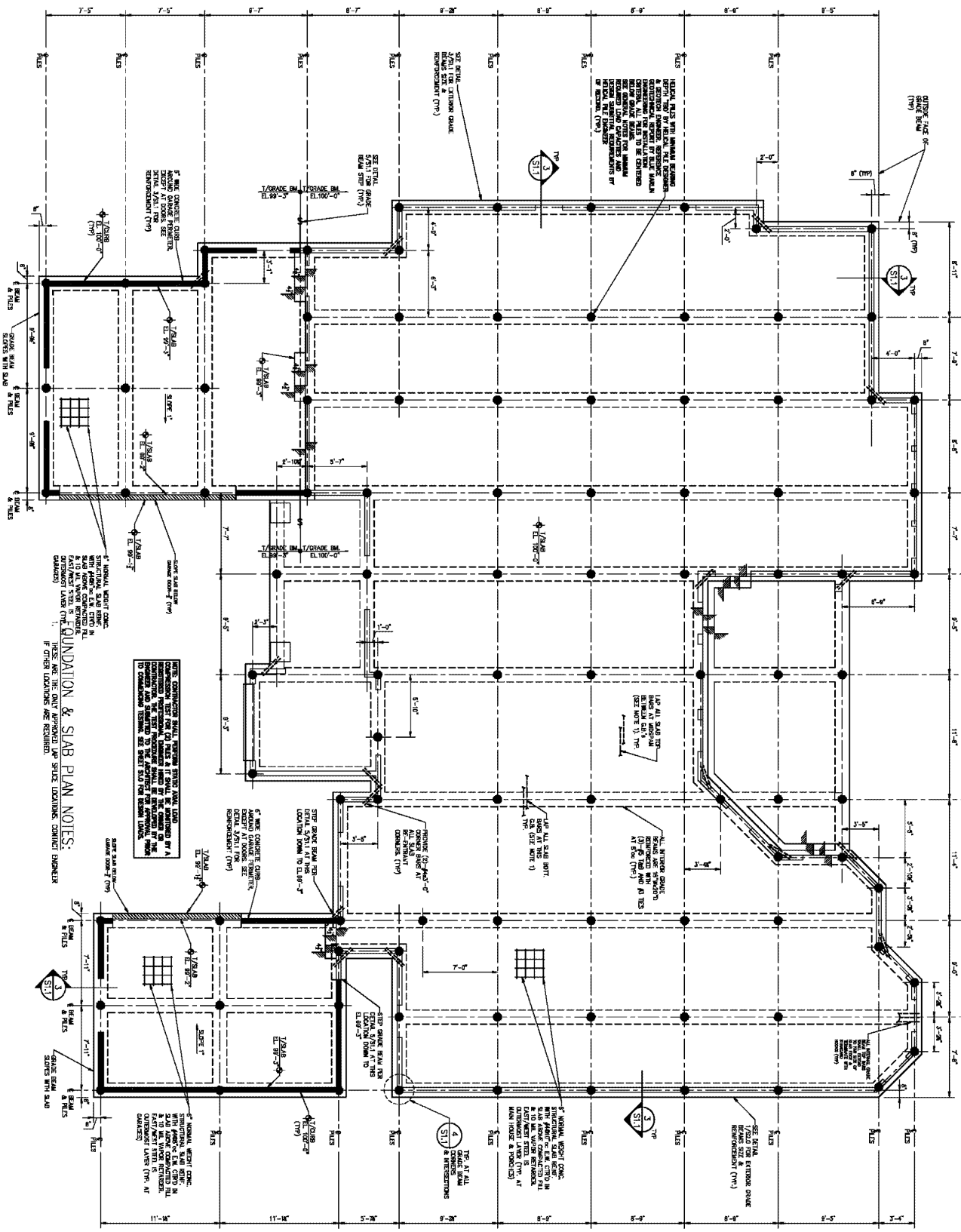
Sheet Number: S1.1

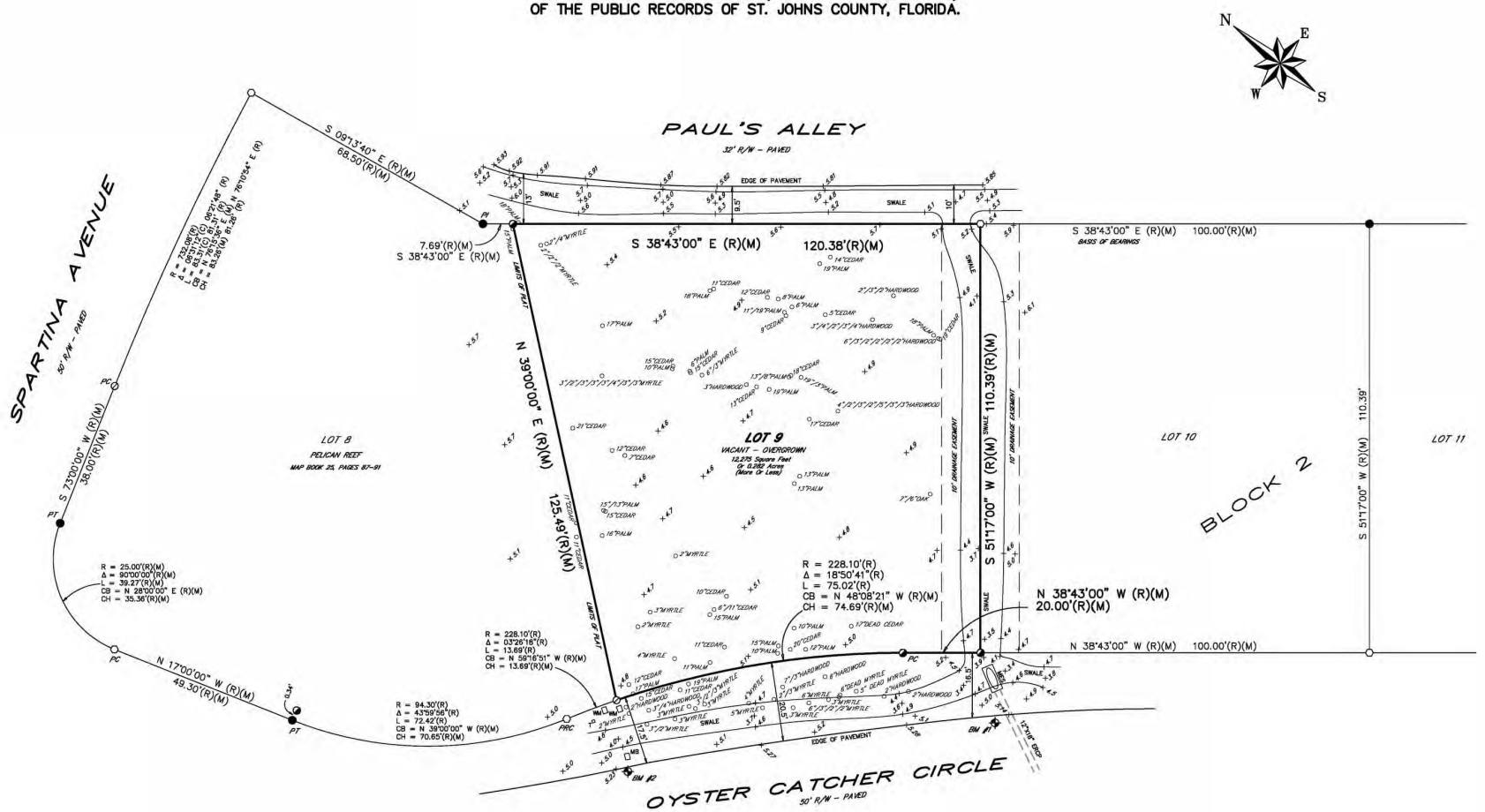


Sheet Number:	Revisions:	ANNA GULLEDGE 148 OYSTER CATCHER CIRCLE ST. AUGUSTINE, FL	SJR STRUCTURAL ENGINEERING, LLC 1085 Durbin Parke Dr., St. Johns, FL 32259. (904) 510 5605 CERTIFICATE OF AUTHORIZATION No 28679
S1.2	TIMOTHY G. FRAZIER II, P.E. FL PE# 89321	FOUNDATION & SLAB PLAN	

Date: OCTOBER 30, 2023
Job Number: 23-88-02
Drawn/Checked by: TGF II

MAP OF SURVEY

LOT 9, BLOCK 2, PELICAN REEF III,
AS RECORDED IN MAP BOOK 43, PAGES 85 THROUGH 90,
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "AE" (COASTAL FLOOD PLAIN BASE FLOOD ELEVATION 8 FEET) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C–0318–J, COMMUNITY No. 125145 FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AS REVISED 12/07/2018. http://www.gis.bocc.co.st–johns.fl.us/imap/

THE BASIS OF BEARING AS SHOWN HEREON IS THE SOUTHWESTERLY RIGHT–OF–WAY LINE OF PAUL'S ALLEY HAVING AN ASSUMED BEARING OF S 38°43'00" E.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. – 1988).

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THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF:
ANNA MARIA GULLEDGE
AMERIS BANK
CHICAGO TITLE INSURANCE COMPANY
ACTION TITLE SERVICES OF ST. JOHNS COUNTY, INC.

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTIONS 5J–17.051, 5J–17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

LEGEND

R/W	= RIGHT OF WAY
LB	= LICENSED BUSINESS
(R)	= RECORD
(M)	= MEASURED
(C)	= CALCULATED
Δ	= CENTRAL ANGLE
R	= RADIUS
L	= ARC LENGTH
CH	= CHORD LENGTH
CB	= CHORD BEARING
PC	= POINT OF CURVATURE
PT	= POINT OF TANGENCY
PI	= POINT OF INTERSECTION
PRC	= POINT OF REVERSE CURVATURE
MB	= MAIL BOX
WM	= WATER METER
T	= TELEPHONE RISER
ERCP	= ELLIPTICAL REINFORCED CONCRETE PIPE
MES	= MITERED END SECTION
⊘	= FOUND 5/8" IRON ROD – LB # 7111
●	= FOUND 5/8" IRON ROD – # 4958
○	= FOUND 5/8" IRON ROD – NO IDENTIFICATION
◒	= FOUND 1/2" IRON PIPE – NO IDENTIFICATION
○ 13"PALM	= TREE TYPE & TRUNK DIAMETER
+5.1	= EXISTING SPOT ELEVATION
BM #1	= BENCHMARK # 1 – NAIL AND DISK AT EAST EDGE OF PAVEMENT AT THE WESTERLY EXTENSION OF SOUTH PROPERTY LINE – OYSTER CATCHER CIRCLE ELEVATION 5.18 FEET NAVD 1988
BM #2	= BENCHMARK # 2 – NAIL AND DISK AT EAST EDGE OF PAVEMENT AT THE WESTERLY EXTENSION OF NORTH PROPERTY LINE – OYSTER CATCHER CIRCLE ELEVATION 5.33 FEET NAVD 1988

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 03/09/2023
FIELD BOOK/PAGE(S): 540/78–10
DRAWING SCALE: 1" = 20'
JOB NUMBER: 23–175

REVISIONS

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BOUNDARY SURVEY

#148 OYSTER CATCHER CIRCLE
ST. AUGUSTINE, FLORIDA, 32080

ANCIENT CITY SURVEYORS
LB # 8177
ACS
PROFESSIONAL LAND SURVEYORS
4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
email: acs–surveyors@comcast.net PHONE: 904–797–9967

MICHAEL A. PIESCO PLS
Professional Land Surveyor #4793

SEAL

DATE SIGNED:

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1585712090
Location Address	148 OYSTER CATCHER CIR SAINT AUGUSTINE 32080-0000
Neighborhood	Pelican Reef (628)
Tax Description*	43/85-90 PELICAN REEF III LOT 9 BLK 2 OR5731/1635 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Pelican Reef III
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.280
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Gulledge Anna Maria 100%
Mailing Address	20501 IVORY PASS CT GATIHERSBURG, MD 20879-0000

Map



Valuation Information

	2024
Building Value	$0
Extra Features Value	$0
Total Land Value	$160,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$160,000**
Total Deferred	$0
Assessed Value	**$160,000**
Total Exemptions	$0
Taxable Value	**$160,000**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$0	$0	$160,000	$0	$0	$160,000	$154,000	$6,000	$154,000
2022	$0	$0	$140,000	$0	$0	$140,000	$140,000	$0	$140,000
2021	$0	$0	$120,000	$0	$0	$120,000	$94,317	$25,683	$94,317
2020	$0	$0	$120,000	$0	$0	$120,000	$85,743	$34,257	$85,743
2019	$0	$0	$110,000	$0	$0	$110,000	$77,948	$32,052	$77,948
2018	$0	$0	$90,000	$0	$0	$90,000	$70,862	$19,138	$70,862
2017	$0	$0	$90,000	$0	$0	$90,000	$64,420	$25,580	$64,420
2016	$0	$0	$80,000	$0	$0	$80,000	$58,564	$21,436	$58,564
2015	$0	$0	$75,000	$0	$0	$75,000	$53,240	$21,760	$53,240
2014	$0	$0	$55,000	$0	$0	$55,000	$48,400	$6,600	$48,400
2013	$0	$0	$55,000	$0	$0	$55,000	$44,000	$11,000	$44,000

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1	UT	$160,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/30/2023	3/29/2023	$255,000.00	WARRANTY DEED	5731	1635	Q	V	SOMMER EDWARD,JEANMARIE ET AL	GULLEDGE ANNA MARIA
4/1/2021	3/23/2021	$149,900.00	WARRANTY DEED	5225	40	Q	V	CELIKOVIC BESIDA	SOMMER EDWARD,JEANMARIE ET AL
1/29/2021	1/28/2021	$111,000.00	WARRANTY DEED	5165	986	Q	V	RYZUK THOMAS J & PATRICIA A	CELIKOVIC BESIDA
	6/3/2005	$237,000.00	WARRANTY DEED	2456	33	Q	V	RIDEMAN RONALD L,DEBRA J,MICHAEL H,FERN C	RYZUK THOMAS J & PATRICIA A
	5/12/2004	$92,600.00	WARRANTY DEED	2203	966	U	V	THOMPSON PIERRE D & THOMPSON BROS REALTY INC	RIDEMAN RONALD L,DEBRA J,MICHAEL H,FERN C

No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Contact Us

Developed by Schneider GEOSPATIAL

City of St. Augustine Arboriculture Report

This report is to be completed by an ISA certified arborist to accompany a request for removal of a significant trees as defined in chapter 11 of the City of St. Augustine Development Code. The information described below does not constitute a "hazard inspection" and the inspecting Arborist is responsible for providing additional information, if necessary, regarding the condition of the subject tree(s).

ARBORIST INFORMATION

NAME OF APPLICANT Edward Conlon

ISA Certification # FL-0829A

Business (if applicable) Tree Medic Tree Surgeon Inc.

Address 4100 A1A S.

City St. Augustine State FL Zip Code _____

Daytime Telephone 904-669-5028 Other Phone 904-794-0003

Email Address treemedicoffice@yahoo.com

PROPERTY INFORMATION

STREET ADDRESS 148 Oyster Catcher Cir

Legal Description: Lot 9 Block II Subdivision Pelican Reef III

Parcel 1585712090

SCOPE OF WORK & SITE OBSERVATIONS

Provide a short description of the work completed, reason for removal, any targets and the method(s) of inspection. Include any additional information or explanation on an attached report.

See attached report

TREE INVENTORY *(attach additional trees on separate sheet)*

Size (dbh)	Species	Condition (good, fair, poor, dead)	Recommendations
____	See attched tree survey	_____	_____
____	_____	_____	_____
____	_____	_____	_____
____	_____	_____	_____
____	_____	_____	_____
____	_____	_____	_____

TREE CONDITION & POTENTIAL TARGETS

Provide a short description of defects, hazards or items of concern to the board. Include any additional information or explanation on an attached report.

See attached report

ADDITIONAL REQUIRED MATERIALS

- Aerial photo of the subject property indicating the approximate location of the tree
- Photo(s) of the subject tree(s)

*Continue onto next sheet if applying for Significant Tree Removal **and** Building Permit*

Address:

148 Oyster Catcher Circle
St. Augustine, FL 32080

Subject: TREE(S) ASSESSMENT

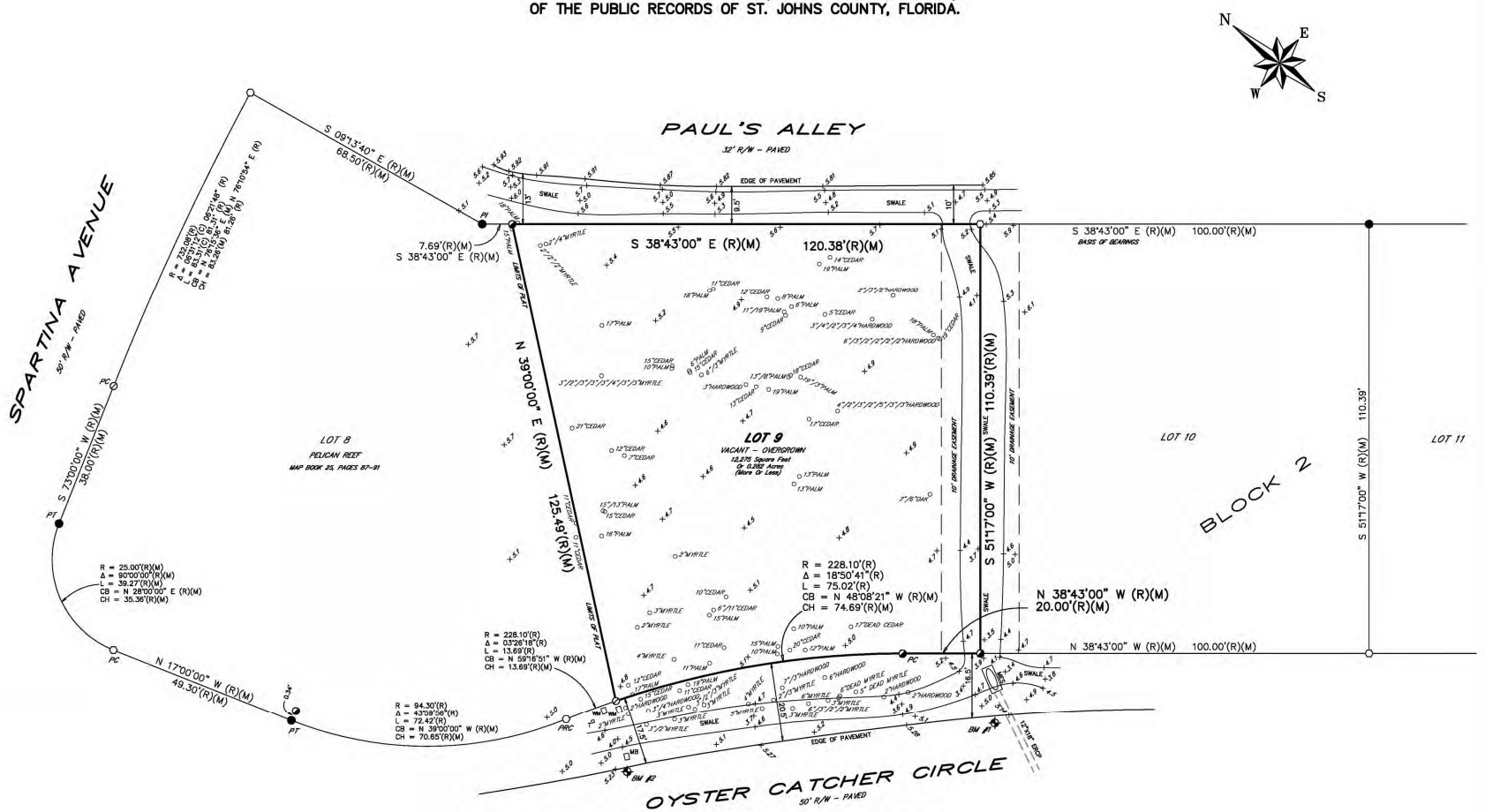
1. After several visits and systematically going through and evaluating each tree individual, my findings are based on the condition of these trees at the lot during different conditions, including excessive high tides. I feel that it is going to be a mistake to try and save any of the trees on this lot due to their condition/health. Considering the fill that will be needed to bring the site up to standards for the home, all of the trees will be affected, including those along the front side of the property. All things taken into consideration there is not one tree in good enough shape or condition to make it through clearing and filling for building and landscaping. Not any of the trees are of much value and I would highly recommend planting trees that will grow with the property and live for the next 50 years. All of the trees have issues with the root system and trunks. There are also multiple invasive Brazilian Pepper trees that are intertwined with root systems and canopies. Trying to remove these invasive trees would have negative impact on the root systems of the trees. Any further stress on these trees will cause the trees to die very quickly. There are not any trees that I would suggest building wells for due to the proximity and size requirements for such a well. These trees would be even worse in the event of high tides which are frequent to this lot. Saltwater damage is evident throughout the lot and the trees. Therefore, I think it is in the best interest of the community to clear this lot rather than make a feudal attempt to save any of the trees. I have taken into consideration are the ditches and backside swells around the property, the elevation of the neighbors lots and the continued stress on the trees themselves.

Edward Conlon
Certified Arborist I.S.A. FL-0829A
Tree Risk Assessment Qualified I. S. A.

Tree Medic Tree Surgeons Inc.
4100 A1A S.
St. Augustine, FL 32080
904-669-5028 (Cell)
904-794-0003 (Office)

MAP OF SURVEY

LOT 9, BLOCK 2, PELICAN REEF III,
AS RECORDED IN MAP BOOK 43, PAGES 85 THROUGH 90,
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "AE" (COASTAL FLOOD PLAIN BASE FLOOD ELEVATION 8 FEET) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C-0318-J, COMMUNITY No. 125145 FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AS REVISED 12/07/2018. http://www.gis.bocc.co.st-johns.fl.us/imap/

THE BASIS OF BEARING AS SHOWN HEREON IS THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PAUL'S ALLEY HAVING AN ASSUMED BEARING OF S 38°43'00" E.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

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⊘	= FOUND 5/8" IRON ROD - LB # 7111
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REVISIONS

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 03/09/2023
DRAWING BOOK/PAGE(S): 540/8-10
DRAWING SCALE: 1" = 20'
JOB NUMBER: 23-175

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BOUNDARY SURVEY

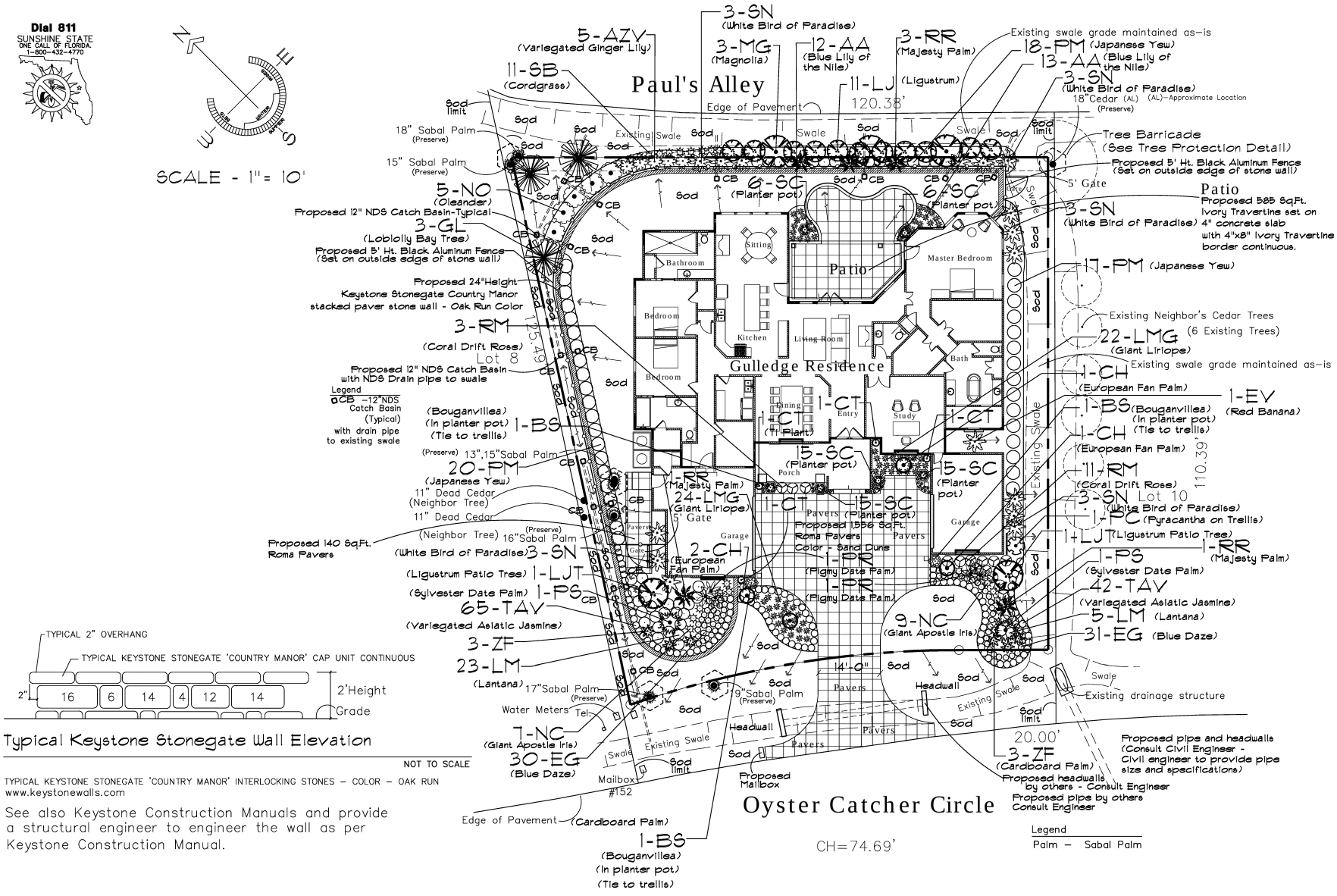
#148 OYSTER CATCHER CIRCLE
ST. AUGUSTINE, FLORIDA, 32080

ANCIENT CITY SURVEYORS
LB # 8177
ACS
PROFESSIONAL LAND SURVEYORS
4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
email: acs-surveyors@comcast.net PHONE: 904-797-9867

MICHAEL A. PIESCO PLS
Professional Land Surveyor #4793

SEAL

DATE SIGNED:



Typical Keystone Stonegate Wall Elevation

NOT TO SCALE

TYPICAL KEYSTONE STONEGATE 'COUNTRY MANOR' INTERLOCKING STONES – COLOR – OAK RUN
www.keystonewalls.com

See also Keystone Construction Manuals and provide a structural engineer to engineer the wall as per Keystone Construction Manual.

Gulledge Residence
Owner: Anna M. Gulledge
148 Oyster Catcher Circle, St. Augustine, Florida 32080
Parcel ID 1585712090
Lot 9 – Pelican Reef Subdivision

Disclaimer : This drawing is for landscape planting purposes only. Consult a Florida Registered Engineer for all structural work, civil work, and soil testing by others. Consult a Florida Registered Land Surveyor for all locations of all objects shown on this plan. Consult a Florida Registered Civil Engineer for a grading plan.

Landscape Plan

Gulledge Residence
Landscape Plan
148 Oyster Catcher Circle, St. Augustine, Florida 32080
North
SCALE: 1"=10'
DATE: 8-17-2023
DRAWN: J. Devine
SHEET: L-1

JAY DEVINE LANDSCAPE ARCHITECT INC • LANDSCAPE ARCHITECTURE • LAND PLANNING • DESIGN • GRAPHICS • JACKSONVILLE, FLORIDA • (904) 246-4332
NOT FOR CONSTRUCTION

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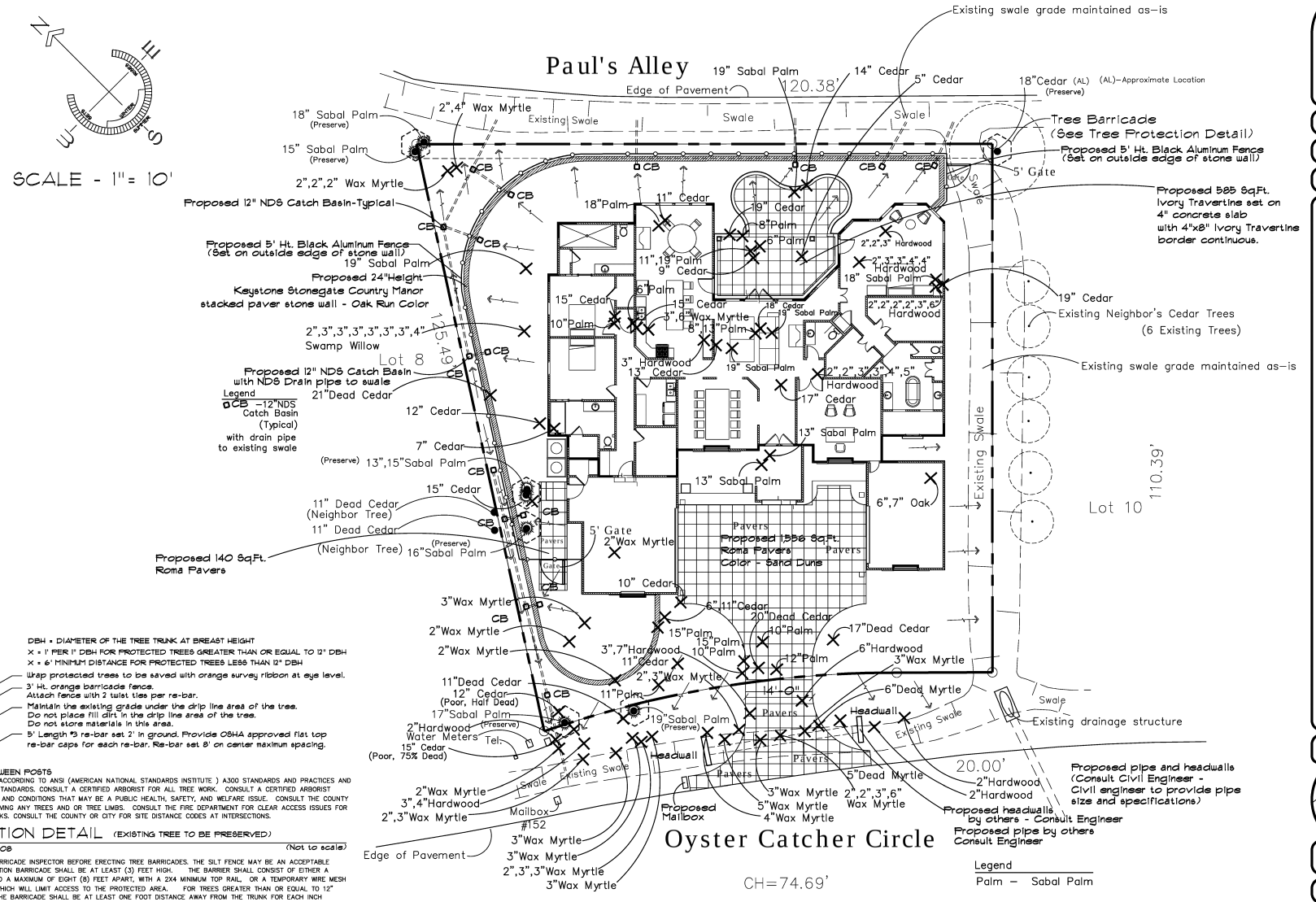
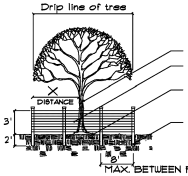


Dial 811
SUNSHINE STATE
ONE CALL OF FLORIDA.
1-800-432-4770

SCALE - 1" = 10'



DBH = DIAMETER OF THE TREE TRUNK AT BREAST HEIGHT
X = 1' PER 1" DBH FOR PROTECTED TREES GREATER THAN OR EQUAL TO 12" DBH
X = 6' MINIMUM DISTANCE FOR PROTECTED TREES LESS THAN 12" DBH
Wrap protected trees to be saved with orange survey ribbon at eye level.
3' Ht. orange barricade fence.
Attach fence with 2 twist ties per re-bar.
Maintain the existing grade under the drip line area of the tree.
Do not place fill dirt in the drip line area of the tree.
Do not store materials in this area.
5' Length #3 re-bar set 2' in ground. Provide OSHA approved flat top re-bar caps for each re-bar. Re-bar set 8' on center maximum spacing.

PRUNE ALL EXISTING TREES ON SITE ACCORDING TO ANSI (AMERICAN NATIONAL STANDARDS INSTITUTE) A300 STANDARDS AND PRACTICES AND ACCORDING TO ANSI Z133.1 SAFETY STANDARDS. CONSULT A CERTIFIED ARBORIST FOR ALL TREE WORK. CONSULT A CERTIFIED ARBORIST TO DETERMINE TREE DISEASE STATUS AND CONDITIONS THAT MAY BE A PUBLIC HEALTH, SAFETY, AND WELFARE ISSUE. CONSULT THE COUNTY LANDSCAPE INSPECTOR BEFORE REMOVING ANY TREES AND OR TREE LIMBS. CONSULT THE FIRE DEPARTMENT FOR CLEAR ACCESS ISSUES FOR EMERGENCY VEHICLES AND FIRE TRUCKS. CONSULT THE COUNTY OR CITY FOR SITE DISTANCE CODES AT INTERSECTIONS.

TREE PROTECTION DETAIL (EXISTING TREE TO BE PRESERVED)

©COPYRIGHT - JDEVINE 2008 (Not to scale)

SEE CITY OF ST. AUGUSTINE TREE BARRICADE INSPECTOR BEFORE ERECTING TREE BARRICADES. THE SILT FENCE MAY BE AN ACCEPTABLE TREE BARRICADE. THE TREE PROTECTION BARRICADE SHALL BE AT LEAST (3) FEET HIGH. THE BARRIER SHALL CONSIST OF EITHER A WOOD FENCE WITH 2X4 POSTS PLACED A MAXIMUM OF EIGHT (8) FEET APART, WITH A 2X4 MINIMUM TOP RAIL, OR A TEMPORARY WIRE MESH FENCE, OR OTHER SIMILAR BARRIER WHICH WILL LIMIT ACCESS TO THE PROTECTED AREA. FOR TREES GREATER THAN OR EQUAL TO 12" DBH (DIAMETER BREAST HEIGHT), THE BARRICADE SHALL BE AT LEAST ONE FOOT DISTANCE AWAY FROM THE TRUNK FOR EACH INCH OF TRUNK DIAMETER AT BREAST HEIGHT. (EXAMPLE: A TREE BARRICADE SHOULD BE PLACED 12' MINIMUM AWAY FROM THE TRUNK OF A 12" DBH OAK) FOR TREES LESS THAN 12" DBH, THE MINIMUM BARRICADE DISTANCE FROM THE TRUNK SHALL BE AT LEAST (6) FEET AWAY FROM THE TRUNK OF THE TREE. FOR TREE BARRICADE APPROVAL: OBTAIN CITY APPROVAL OF TREE BARRICADES BEFORE BEGINNING CLEARING OPERATIONS OR ANY SITE DEVELOPMENT.

Legend

18" Cedar - Tree to be preserved
CONTACT THE CITY OF ST. AUGUSTINE LANDSCAPE INSPECTOR BEFORE REMOVING A TREE THAT IS DESIGNATED TO BE PRESERVED.

3" Wax Myrtle - Tree to be removed

- Tree Barricade
CONTACT THE CITY OF ST. AUGUSTINE LANDSCAPE INSPECTOR FOR TREE BARRICADE REQUIREMENTS.
SEE TREE PROTECTION DETAIL.

9 7 5 3 1
10 8 6 4 2 0 10 20 30 40
SCALE IN FEET

Gulledge Residence
Owner: Anna M. Gulledge
148 Oyster Catcher Circle, St. Augustine, Florida 32080
Parcel ID 1585712090
Lot 9 - Pelican Reef Subdivision

Site Plan

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Gulledge Residence
148 Oyster Catcher Circle, St. Augustine, Florida 32080
Site Plan

North
SCALE: 1"=10'
DATE: 8-17-2023
DRAWN: J. Devine
SHEET: L-2

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NOT FOR CONSTRUCTION

PLANTING NOTES

CALL FOR UNDERGROUND LOCATES BEFORE YOU DIG – CALL NUMBER 1-800-432-4770

DISCLAIMER: THIS LANDSCAPE PLAN WAS PREPARED FOR LANDSCAPE PLANTING PURPOSES AND TO ACQUIRE A BUILDING PERMIT FOR THE OWNER. IT IS THE OWNERS RESPONSIBILITY TO CONTRACT A CERTIFIED ARBORIST FOR A COMPLETE CERTIFICATION OF THE HEALTH OF THE EXISTING TREES SHOWN ON THIS PLAN. TREES THAT ARE DETERMINED BY THE CERTIFIED ARBORIST TO BE UNHEALTHY OR DISEASED, MAY CREATE A DANGER TO THE PUBLIC HEALTH, SAFETY, AND WELFARE. EXISTING TREES THAT ARE NOT TREATED BY A CERTIFIED ARBORIST, BEFORE, DURING, AND AFTER CONSTRUCTION, MAY HAVE UNSEEN DAMAGE TO THE ROOT ZONE AND MAY BECOME A HAZARD. CONSULT A CERTIFIED ARBORIST FOR TREATMENT AND CERTIFICATION OF HEALTH OF ALL EXISTING TREES SHOWN.

THE OWNER AND THE LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR MAINTAINING SITE DISTANCES FOR DRIVERS TO SEE ONCOMING VEHICULAR AND PEDESTRIAN TRAFFIC BY PRUNING UP TREES AND PRUNING SHRUBBERY SO THAT THERE IS CLEAR VISIBILITY BETWEEN 24" ABOVE GRADE AND 8' ABOVE GRADE. (PRUNE TREES UP AND PRUNE BUSHES DOWN)

ADJUST SHRUBBERY AND TREE LOCATIONS TO ENHANCE SITE DISTANCES AT ENTRANCES AND EXITS. CONSULT THE CITY OR COUNTY MUNICIPAL SAFETY CODES FOR SITE DISTANCES.

1. SEE LANDSCAPE SPECIFICATIONS :

2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SITE CONDITIONS AND ALL PLANT MATERIALS AND QUANTITIES LISTED ON THESE PLANS BEFORE BIDDING. DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT BEFORE BIDDING.
3. THE GENERAL CONTRACTOR SHALL PROVIDE A ROUGH GRADE TO WITHIN ONE TENTH OF A FOOT OF FINISHED GRADE. FINISHED GRADE (TOP OF SOIL) FOR ALL SOD AND PLANTING AREAS AFTER SETTLEMENT SHALL BE FLUSH WITH THE TOP OF ABUTTING CURBS, WALKS, WALLS, AND ABUTMENTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE DRAINAGE OF THE ROUGH GRADE.
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL FINE GRADING AND PREPARATION FOR PLANTING. THE LANDSCAPE CONTRACTOR SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS. ANY DISCREPANCY OR OBSTRUCTION OF PROPER DRAINAGE OF ROUGH GRADE ESTABLISHED BY THE GENERAL CONTRACTOR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT BEFORE PLANTING BEGINS.
5. PLANTING AREAS SURROUNDED BY HARDSCAPE SHALL BE DRAINED WITH A MINIMUM 4" ADS PIPE WITH 12"X12" CATCH BASIN(MIN.) TO APPROVED CATCH BASIN, DRY WELL OR OUTFALL AREA. NOTIFY THE LANDSCAPE ARCHITECT OF PROBLEM DRAINAGE AREAS BEFORE PLANTING.
6. PROVIDE 100% IRRIGATION COVERAGE, FULLY AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR.

7. ALL PLANTS SHALL BE FLORIDA GRADE #1 OR BETTER AS NOTED IN THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, "GRADES AND STANDARDS FOR NURSERY PLANTS", DIVISION OF PLANT INDUSTRY.
8. MAINTAIN POSITIVE SURFACE DRAINAGE THROUGHOUT THE SITE BEFORE AND AFTER SODDING AND BERMING.
9. PRESERVE EXISTING TREES AND PRESERVE ALL GOOD QUALITY UNDERBRUSH AND PALMETTO, IF ANY EXIST ON SITE. PRUNE, CLEAN, AND MULCH EXISTING TREES, PALMETTO, AND GOOD QUALITY UNDERBRUSH, IF ANY EXIST ON SITE. SEE CITY OF ST. AUGUSTINE TREE ORDINANCE. PROVIDE TREE BARRICADES AS REQUIRED BY CITY OF ST AUGUSTINE. IF RETAINING WALLS ARE NOTED ON PLANS SEE RETAINING WALL DETAIL.
10. MULCH ALL PLANT BEDS WITH A 2" LAYER OF GROUND 1/4" PINE BARK FINES FOLLOWED BY A 1" LAYER OF CYPRESS MULCH.

11. SOD TO PROPERTY LINE AND TO SOD LIMIT LINES SHOWN ON PLAN. PROVIDE ALL SOLID SOD, NO SPRIGGING OR SEEDING.
12. NOTIFY GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT OF WET SOIL CONDITIONS THAT WILL REQUIRE SOIL AMENDMENT OR DRAINAGE SYSTEMS. DO NOT PLANT SHRUBS OR TREES IN WET POORLY DRAINED SOILS.
13. ALL TOP SOIL PROVIDED BY GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR SHALL BE FERTILE, READILY CRUMBLED IN HAND, WELL DRAINED SANDY LOAM, CLEAN AND FREE OF CLAY LUMPS, STONES, STUMPS, AND ROOTS.
14. PLANTING MIX AFTER ADMIXTURES SHALL HAVE A PH VALUE OF BETWEEN 5.5 AND 6.5. CONSULT YOUR COUNTY COOPERATIVE EXTENSION AGENT AND THE UNIVERSITY OF FLORIDA SOIL TESTING LABORATORY (IFAS).
15. PLANTING MIXTURE – PROVIDE ONE PART CLEAN TOP SOIL TO ONE PART PEAT. TO THIS MIX ONE AND ONE HALF POUNDS OF 8-8-8 WITH 50% ORGANIC FERTILIZER PER CUBIC YARD OF MIXTURE.
16. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND OR DAMAGE OF ANY UNDERGROUND PIPES, CABLE, GAS LINES, WATER LINES, TELEVISION, PHONE LINES, AND SEPTIC TANKS. THE LOCATIONS OF PLANTS AS SHOWN ON THE PLANS ARE APPROXIMATE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF UNDERGROUND OR OVERHEAD OBSTRUCTIONS. THE PLANT MATERIAL MAY BE ADJUSTED WITH APPROVAL FROM THE LANDSCAPE ARCHITECT. ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO OWNER.
17. ALL MATERIALS AND WORK FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED FOR 120 DAYS FROM THE DATE OF FINAL INSPECTION AND ACCEPTANCE EXCEPT FOR TREES. TREES SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL INSPECTION AND ACCEPTANCE.
18. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIALS DURING THE INSTALLATION OPERATION UNTIL FINAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING ROUND-UP HERBICIDE AND PRE-EMERGENT HERBICIDE OR EQUIVALENT APPROVED BY THE ENVIRONMENTAL PROTECTION AGENCY AND THE FLORIDA DEPARTMENT OF AGRICULTURE.
19. STAKE ALL TREES ACCORDING TO THE TREE PLANTING DETAIL. THE OWNER IS RESPONSIBLE FOR CALLING THE LANDSCAPE CONTRACTOR WHEN A TREE HAS TILTED. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR STRAIGHTENING TREES FOR ONE YEAR FROM FINAL ACCEPTANCE.
20. STAKE ALL TREES WITH 3, 14 GAUGE, ANNEALED, GALVANIZED STEEL CABLES PER TREE. PROVIDE 18MM POLY TUBING AS CHAFING GUARDS, AND 3 – 48" U-CHANNEL 14 GAUGE METAL FENCE POST STAKES. MARK EACH GUY WIRE WITH 3- ORANGE SURVEY RIBBONS FOR VISIBILITY. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REMOVING GUYS ONE YEAR FROM FINAL ACCEPTANCE. THE OWNER IS RESPONSIBLE FOR CALLING THE LANDSCAPE CONTRACTOR TO REMOVE THE GUYS. GUY WIRES CAN CAUSE GIRDLING OF THE TREE. CALL THE LANDSCAPE CONTRACTOR TO REMOVE THE GUYS AFTER ONE YEAR.
21. THE OWNER IS RESPONSIBLE FOR CALLING THE LANDSCAPE ARCHITECT FOR FINAL INSPECTION. FINAL PAYMENT SHALL BE MADE AFTER FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
22. ALL CHANGES TO PLAN MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. ANY CHANGES TO PLANT MATERIAL IN THE BID MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. SUBMIT A BID WITH UNIT PRICES TO THE OWNER AND THE LANDSCAPE ARCHITECT. IF A PLANT OR TREE IS UNAVAILABLE, SUBMIT AN FNGA NURSERYMAN LETTER STATING UNAVAILABILITY IN THE STATE OF FLORIDA.
23. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING A LANDSCAPE AS-BUILT DRAWING THAT IS ACCEPTABLE TO THE CITY OF ST. AUGUSTINE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING EXACT PLANT COUNTS ON THE AS-BUILT DRAWING. DELETIONS OF PLANT MATERIALS SHOULD BE NOTED BY THE OWNER AND THE OWNER SHOULD REVIEW UNIT PRICES FOR ANY REFUND DUE TO THE OWNER.

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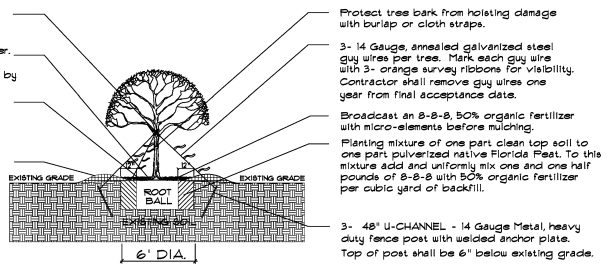

TREE PLANTING DETAIL

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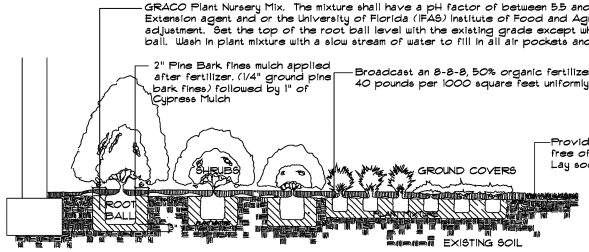
(Not to scale)

Note: After the contractor installs the guy wires and the survey ribbon, the owner is responsible for making sure that the 3 survey ribbons on each guy wire are visible and in place for the public health, safety and welfare. The contractor is responsible for removing the guy wires one year after final acceptance. The owner is also responsible for calling the contractor to remove the guy wires one year after final acceptance.

* It is recommended when encountering wet soils, to plant the trees on a raised berm approximately 12" above grade.



SHRUB PLANTING DETAIL

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(Not to scale)

TREE PRUNING

PRUNE ALL EXISTING TREES ON SITE ACCORDING TO ANSI ("AMERICAN NATIONAL STANDARDS INSTITUTE ") A300 STANDARDS AND PRACTICES AND ACCORDING TO ANSI Z133.1 SAFETY STANDARDS. CONSULT A CERTIFIED ARBORIST FOR ALL TREE WORK AND FOR A CERTIFIED ARBORIST TREE APPRAISAL TO DETERMINE TREE DISEASE AND TO DETERMINE CONDITIONS THAT MAY BE A PUBLIC HEALTH, SAFETY, AND WELFARE ISSUE. CONSULT THE COUNTY OR CITY LANDSCAPE INSPECTOR BEFORE REMOVING ANY TREES AND OR TREE LIMBS. CONSULT THE FIRE DEPARTMENT FOR CLEAR ACCESS ISSUES FOR EMERGENCY VEHICLES AND FIRE TRUCKS. REMOVE ALL TREE PRUNING DEBRIS FROM THE SITE.

Graco Fertilizer Company - Plant Nursery Mix
P.O. Box 89- 8 Alton Hall Road, Cairo, GA 39828
Phone: 1-800-343-5620, (229-377-1602)
Provide Plant Nursery Mix with the following:
Aged Pine Bark - 85%
Multi-Peat (Composted Cow Manure and Mushroom Compost Mix) - 15%
Sand - 3%
Micromax (Minor Elements) - 2 lbs per cubic yard
Calculate for 6" Mixed into Top Soil and Include Quantity in Bid

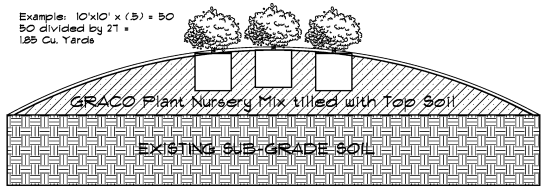
* AVOID PLANTING ROOTBALLS IN WET POORLY DRAINED SOILS
* PLANTS BERMED UP ABOVE THE WET SOIL HAVE AN IMPROVED CONDITION FOR GROWTH.

General Plant Bed Berming (Adjust as necessary to maintain positive drainage and to avoid drainage problems and avoid tree root problems) See also ND5 Catch basin and drain pipe notes.

Generally - Berm all plant beds with 6" of GRACO Plant Nursery Mix that is tilled and or mixed with the existing top soil in order to berm up the plant beds.

Calculate Square Footage of Plant Beds and multiply by 5' (6 inches of Mix Tilled into existing beds) and then divide by 27 = Cu. Yards to have delivered and dumped on site. Small load equals 30 Yard Delivery and Large Load equals 65 Yard Delivery.

Example: 10'x10' x (5) = 50
50 divided by 27 =
1.85 Cu. Yards



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Sand - 3% and Micromax (Minor Elements) - 2 lbs per cubic yard

PLANT LIST (PROVIDE FLORIDA #1 TREES AND PLANT MATERIAL)

QNTY.	KEY	BOTANICAL NAME / COMMON NAME	SIZE
TREES			
3	GL	Gordonia lasianthus / Loblolly Bay	2" Caliper, 10' Height
2	LJT	Ligustrum japonicum / Japanese Privet (65 Gallon)	8'Ht. Patio Tree Shape-65 Gal.
3	MG	Magnolia grandiflora / D.D. Blanchard Magnolia (Plant on berm of sandy well drained loam soil.)	4" Caliper, 10' Height
2	PS	Phoenix dactylifera 'zahidi' / Zahidi Date Palm Provide certificate of Zahidi species and waranty- Plant on berm of sandy soil. (Follow instructions from Ground Works supplier)	2'Clear Trunk
SHRUBS			
5	AZV	Alpinia zerumbet variegata/ Var. Shell Ginger Lily	2 Stalks min., 3 Gal.
3	BS	Bougainvillea sp. / Bougainvillea (Attach to pergola)	36"Ht. , 7Gal.
4	CH	Chamaerops humilis / European Fan Palm	15 Gal.
4	CT	Cordyline terminalis / Ti Plant	18"x18"
1	EV	Ensete ventricosum 'maurelii' / Red Banana	1' Trunk
11	LJ	Ligustrum japonicum / Japanese Privet (15 Gallon)	4'Ht. x 4' Spread
16	NC	Neomarica caerula regina / Giant Apostle Iris	3 Gal.
5	NO	Nerium oleander / White Oleander	18"x18"
1	PC	Pyracantha coccinea / Firethorn Pyracantha	18"x18"
55	PM	Podocarpus macrophylla / Japanese Yew	18"x18"
2	PR	Phoenix roebelenii / Pigmy Date Palm	3 Trunks, 1'CT,2'CT,3'CT.
14	RM	Rosa meidrifora - Coral Color Drift Rose	3Gal.
5	RR	Ravenea rivularis / Majesty Palm (Plant palm on small mound - Berm up the bed and plant higher up)	15 Gal.
11	SB	Spartina bakeri / Cordgrass	1 Gal.
15	SN	Strelitzia nicolai / White Bird of Paradise	3 Gal.
6	ZF	Zamia furfuracea / Cardboard Plant	18"x18"
GROUND COVER			
25	AA	Agapanthus africanus / Blue Lily of the Nile	1 Gal.
61	EG	Evolvulus glomeratus / Blue Daze	6"Spd.,1Gal.
28	LM	Lantana x 'New Gold' / New Gold Lantana	1 Gal.
46	LMG	Liriope muscari giganti / Giant Liriope	1 Gal.
107	TAV	Trachelspermum asiatica variegata / Variegated Asiatic Jasmine	6"Spd.,1Gal.

SEASONAL COLOR IN PLANTER POTS - OWNER TO PROVIDE - SEE GIANT POTS - www.thepotterypatch.com
PROVIDE EMITTER TUBES IRRIGATION TO POTS - PROVIDE DRAINAGE HOLES IN POTS. (8 Pots Shown on Plan)

57	SC	Seasonal Color - Summer-Purple Periwikle, Fall & Spring - Red Petunias, Winter - Blue and Yellow Pansies Spring - Geranium sp. / Geranium (Red) Spring - Pentas lanceolata - Egyptian Star flower

SOD
IN FULL SUN USE ST. AUGUSTINE 'FLORATAM'

SOD
IN SHADE USE ST. AUGUSTINE CLASSIC, OR 'PALMETTO' SHADE VARIETY

MULCH
PROVIDE 2" OF SHREDDED PINE BARK FOLLOWED BY 1" OF CYPRESS MULCH

IRRIGATION
PROVIDE AN IRRIGATION DESIGN DRAWING ACCORDING TO THE FLORIDA BUILDING CODE AND PROVIDE 100% IRRIGATION COVERAGE FULLY AUTOMATIC IRRIGATION SYSTEM.
PROVIDE AN IRRIGATION AS-BUILT DRAWING TO THE OWNER. THE IRRIGATION DRAWING AND AS-BUILT MUST BE A LEGIBLE DRAWING ACCEPTABLE TO THE OWNER.
PROVIDE AN IRRIGATION MAINTENANCE PROPOSAL TO THE OWNER.

Plant List and Planting Details

Gulledge Residence
148 Oyster Catcher Circle, St. Augustine, Florida 32080

Plant List and Planting Details

SCALE: Not to scale
DATE: 8-17-2023
DRAWN: JDEVINE
SHEET: L-3

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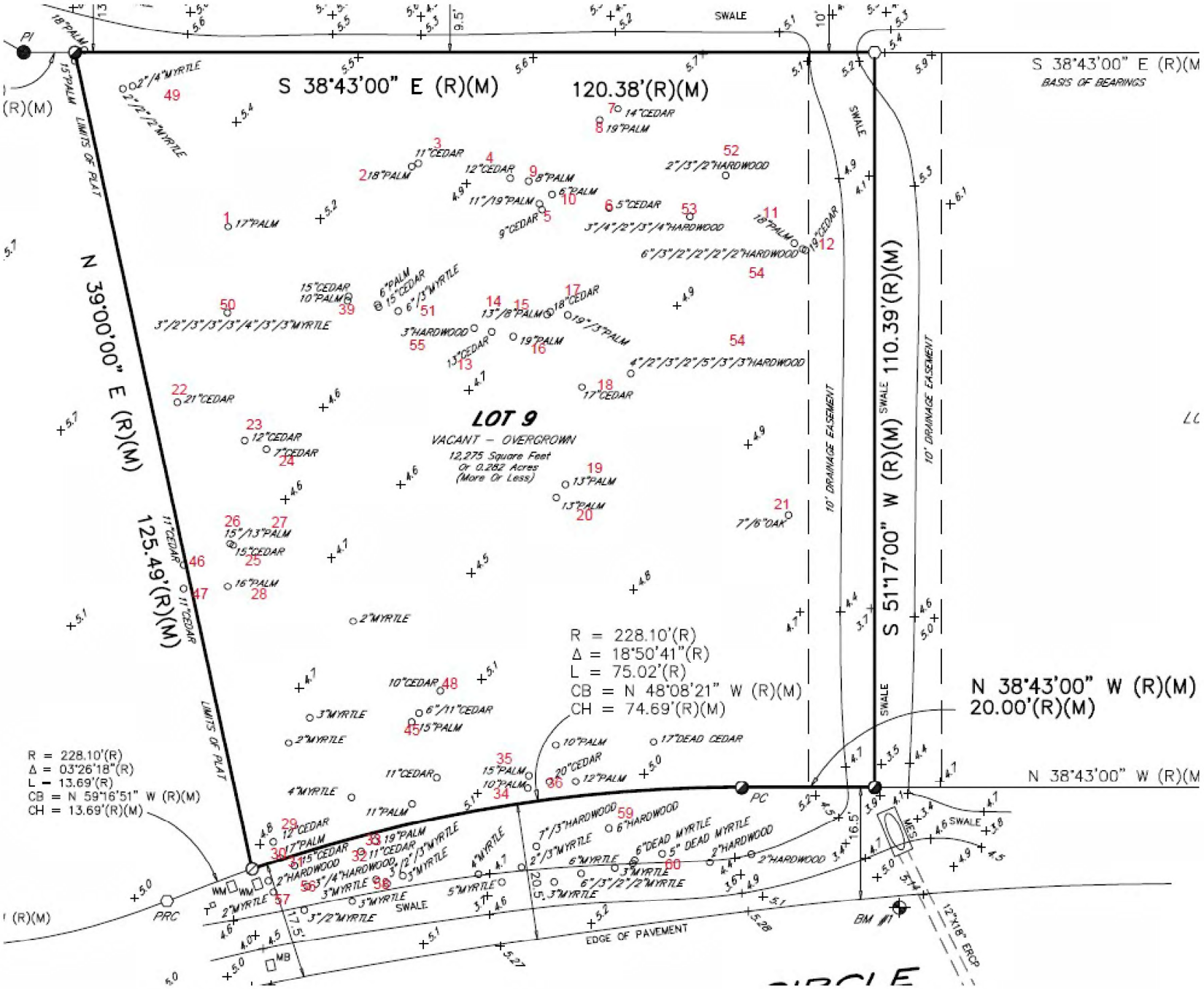
S 38°43'00" E (R)(M)
120.38'(R)(M)
BASIS OF BEARINGS
N 39°00'00" E (R)(M)
125.49'(R)(M)
S 51°17'00" W (R)(M)
110.39'(R)(M)
N 38°43'00" W (R)(M)
20.00'(R)(M)
LOT 9
VACANT – OVERGROWN
12,275 Square Feet
Or 0.282 Acres
(More Or Less)
R = 228.10'(R)
Δ = 18°50'41"(R)
L = 75.02'(R)
CB = N 48°08'21" W (R)(M)
CH = 74.69'(R)(M)
R = 228.10'(R)
Δ = 03°26'18"(R)
L = 13.69'(R)
CB = N 59°16'51" W (R)(M)
CH = 13.69'(R)(M)
LIMITS OF PLAT
10' DRAINAGE EASEMENT
SWALE
EDGE OF PAVEMENT
PC
PRC
BM
MB
PI

Tree #	Species	DBH	Notes
1	Palm	10'	
2	Palm	8'	
3	Cedar	11	Trunk decay from ground to canopy. Condition is poor
4	Cedar	12	Evidence of severe termite damage
5	Cedar	5	Fractured top with severe root damage. Condition is poor.
6	Cedar	5	Dead
7	Cedar	14	Condition is good, some trunk damage, active termite infestation
8	Palm	11'	Sabel
9	Palm	8	
10	Palm	4'	Pushing on cedar trunk
11	Palm	18	
12	Cedar	18	Uprooted, Large decaying area on the north side of the tree. There is girdling root and exposed root from the tree. The tree has started falling at one point. Has pepper tree and cabbage tree affecting the health of the tree severely, Trunk is decayed and split. Condition is poor. Canopy is very weak. Split at the main canopy and history of limb and root system failure. If tree falls it poses a hazard to the neighbor, the neighbor's property, and landscape. Removal is highly recommended. Not salvageable.
13	Cedar	13	Root rot, trunk rot, 80% of canopy is dead. No healing colar or growth ring. 25% of tree bark is left. One green limb. Major decay and termite infestation throughout. Not viable.
14	Palm	13	Sprouts
15	Palm	8	Sprouts
16	Palm	19	Sprouts
17	Cedar	18	Evidence of severe termite damage
18	Cedar	15	Evidence of severe termite damage, No leaves remaining
19	Palm	13	Cabbage, Not viable, Sappling
20	Palm	13	Sabel
21	Oak	6 & 7	Dead Wax Myrtle
22	Cedar	21	Dead, Decay throughout, Hollow
23	Cedar	12	Root damage, severe lean and necrotic canopy, Saltwater burn.
24	Cedar	7	Dead Wax Myrtle
25	Cedar	15	Fell
26	Palm	6'	Cabbage, Not viable, Sappling
27	Palm	13	
28	Palm	11'	Sabel
29	Cedar	12	Severe trunk rot, root rot. Decaying, Termite infestation and powder post infestation, Not salvageable.
30	Palm	17	
31	Cedar	15	Trunk rot, root rot, very little live wood. Codominant trunk. Decay Throughout. Two live limbs. 90% dead canopy. Hazard to the roadway. Not salvageable, not viable.
32	Cedar	11	Dead, Split in half at 7' high
33	Palm	16'	
34	Palm	5'	
35	Palm	4'	

36	Cedar	20	Root decay, severe trunk damage. Canopy is green. Large dead limbs.
37	Cedar		Codominant at 1'. Right hald is completley dead. Left side is 75% dead wood. Not viable
38	Cedar		Trunk decay, lateral fracture at 4' high, nectrotic trunk and canopy. Not salvageable, not viable.
39	Cedar		Severe trunk decay, has caveties. Trunk and large limb fractures throughout. Decay and old wounds throughout trunk. 90% of the canopy is dead. Not Viable. Hollow trunk
40	Palm		
41	Palm		
42	Palm		
43	Palm		
44	Palm		
45	Cedar	14	Dead
46	Cedar	11	Dead
47	Cedar	11	90% Dead canopy
48	Cedar	17	Root rot, falling, Not Viable.
49	Black Willow	2,2,2,2,4	
50	Black Willow	3,2,3,3,3,4,3,3	
51	Myrtle	6,3	Rotten
52	Black willow & Pepper	3,2,3	
53	Black willow	3,4,2,3,4	
54	Black willow & Pepper	4,2,3,2,5,3,3	
55	Invasive Black Willow	3	
56	Pepper & Wax Myrtle	3	
57	Pepper	2	
58	Wax Myrtle	4	Dead/Rotted
59	Chinese Tallow	7,3,6	Invasive
60	Pepper Tree	66,6,3,2,2,3,6,2,2	

Tree Medic
Tree Surgeons, Inc.

Phone: (904) 794-0003 • treemedicoffice@yahoo.com
Quality Work, Quick Response, 24 Hour Storm & Emergency Service

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58	Wax Myrtle	4	Dead/Rotted
59	Chinese Tallow	7,3,6	Invasive
60	Pepper Tree	66,6,3,2,2,3,6,2,2	

MEMBER
NATIONAL ARBORIST ASSOCIATION

4100 A1A South • St. Augustine, Florida 32080



Swale designed to drain into the marsh Brings in salt water during flooding events and high tides. The swale goes around the entire property.

















April 5, 1995

Pierre Thompson
Pelican Reef Development Co.
93-D Orange Street
St. Augustine, Florida 32084

RE: Appeal of a Staff Determination/Variance 95-0187
Pelican Reef Subdivision (124 Spartina Avenue)

Dear Mr. Thompson:

On Tuesday, April 4, 1995, the Planning and Zoning Board (PZB) met and discussed your application to appeal a staff determination to enforce the provisions of the Trees and Landscaping Code and to reduce the minimum tree and landscape requirements for a subdivision at Pelican Reef Subdivision.

Specifically, the PZB approved your application to waive the requirement to plant approximately 1600 Southern Red Cedar trees to replace trees removed as a result of the development of infrastructure for the subdivision. In addition, the PZB approved your request to fill mosquito control ditches within the subdivision and to place fill on the subdivision lots up to a maximum height of 6' above mean sea level without obtaining a building permit. The PZB made its determinations with the stipulations that you will require lot owners to maintain a minimum of 10 Southern Red Cedar trees on their individual lots, and that no additional trees may be removed without an approved tree removal permit. The PZB did not provide a variance or waiver to the requirements of the Trees and Landscaping Code as they pertain to the individual lot owners.

Should you have questions regarding this matter, please contact the Planning and Building Division at 825-1060.

Sincerely,

Jean Carver

Jean Carver
Citizen Boards Technician

jc

cc: Joseph Pomar, Jr., City Manager
Michael Griffin, CBO, Planning and Building Manager
BDAC File 95-0187

From: Bryan The Builder
To: Sarah Daugherty
Subject: Re: 148 Oyster catcher Circle
Date: Wednesday, February 28, 2024 11:58:32 AM
Attachments: image002.png
image003.png
image004.png

Caution: This email originated from outside of the organization. Do not click links, open attachments or respond unless you recognize the sender and know the content is safe. When in doubt, contact IT.

Sarah,

I spoke with the arborist and the landscape architect. The landscape architect was not able to make the changes to his plans on time. Our plan is to incorporate 3 cedar trees into the landscape design at this time. Most of the trees on the property are not viable trees as outlined in the arborist report and we believe that they should be disqualified from mitigation. If the board decides that 3 cedar trees are not sufficient we would be happy to discuss more alterations to the landscape plan.

Does that answer your question?

Thanks again for your assistance.

Respectfully,

Nick

On Wed, Feb 28, 2024 at 8:06 AM Sarah Daugherty <sdaugherty@citystaug.com> wrote:

> I received your updated arborist report. I just wanted to clarify that your proposed trees to plant are 3 Loblolly bays, 2 Japanese Privet,3 Magnolias and 2 dates palms and you are not including the 10 cedars?

Sarah Daugherty

Senior Planner

City of St. Augustine | Planning and Building Department

P.O. Box 210 | St. Augustine, FL 32085

Office: 75 King Street, Lobby B | Phone: 904.209.4213

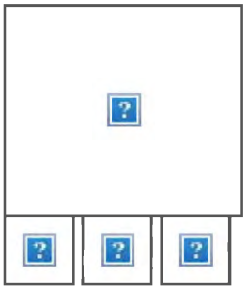
Email: SDaugherty@citystaug.com

Web: www.CityStAug.com

From: Richard Schauland
To: Sarah Daugherty; Raymond Deschler
Subject: RE: PZB2024-0020 148 Oyster Catcher
Date: Monday, February 26, 2024 8:20:40 AM
Attachments: image005.jpg
image006.png
image007.png
image008.png
image009.jpg

Using helical piles is consistent with Pelican Reef, they have poor soil. Bringing in fill will be required because of the condition of the fill; they can't build on it. They must bring in engineered fill. Their plan is to surcharge the lot so that it can get the desired compaction and they are only elevating it two feet.

R. "Buddy" Schauland, Jr., CBO, CFM
Building Official
City of St. Augustine | Planning and Building Department
P.O. Box 210 | St. Augustine, FL 32085
Office: 904.209.4327 | Mobile: 904.495.6701
Email: rschauland@citystaug.com
Web: www.CityStAug.com

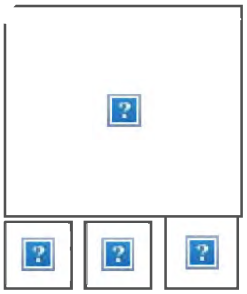


Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

From: Sarah Daugherty <sdaugherty@citystaug.com>
Sent: Friday, February 23, 2024 4:34 PM
To: Richard Schauland <rschauland@citystaug.com>; Raymond Deschler <rdeschler@citystaug.com>
Subject: PZB2024-0020 148 Oyster Catcher

PZB2024-0020 148 Oyster Catcher Circle. Is a PZB application to remove significant trees. The lot is an internal lot within Pelican Reef and they are proposing a retaining wall and fill of the lot with a house on piers which will require the removal of 22 significant cedar trees. Can you look at the application which includes an engineering report that states they need the fill and pilings and see if that seems necessary. Thank you for any input.

Sarah Daugherty
Senior Planner
City of St. Augustine | Planning and Building Department
P.O. Box 210 | St. Augustine, FL 32085
Office: 75 King Street, Lobby B | Phone: 904.209.4213
Email: SDaugherty@citystaug.com
Web: www.CityStAug.com



Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

Jacob Fredriksson

From: Brad Wester <BWester@drivermcafee.com>
Sent: Tuesday, February 27, 2024 9:41 AM
To: Amy Skinner; Jacob Fredriksson
Subject: Formal Request Regarding PZB Agenda Item

Caution: This email originated from outside of the organization. Do not click links, open attachments or respond unless you recognize the sender and know the content is safe. When in doubt, contact IT.

Dear Director Skinner and the COSA Planning and Zoning Board:

Please accept this email as a formal request to move the "Cat's Paw Marina" matters toward the beginning of the agenda as much as possible to accommodate time I need to travel to Yulee for a Nassau County PZB hearing that begins at 6pm.

Considering traffic and the estimated 1hr 30min drive I would most likely need to leave the COSA PZB hearing by 4pm. I apologize for any inconvenience and appreciate your consideration.

Respectfully yours,
Brad

Brad C. Wester
Driver McAfee Hawthorne & Diebenow, PLLC.
904.294.3768

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
March 5, 2024	8.a.	PZB2024-0012
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development, Comprehensive Plan Land Use Amendment, and Rezoning	199 Nix Boat Yard Road (County)	134900-0020
	200 Nix Boat Yard Road (County)	134832-0010
	200-1 Nix Boat Yard Road (County)	134832-0030
	Nix Boat Yard Road (County)	134821-0000
	200 Nix Boat Yard Road (City)	134832-0000
	220-B Nix Boat Yard Road (City)	134830-0000



Figure 1. Aerial photograph of the subject properties with 199 Nix Boat Yard Road outlined in blue.

Site & Background Information

	199 Nix Boat Yard Road (County)	200 Nix Boat Yard Road (County)	200-1 Nix Boat Yard Road (County)	Nix Boat Yard Road (County)	200 Nix Boat Yard Road (City)	220-B Nix Boat Yard Road (City)
Property Class: **(St. Johns County Property Appraiser)**	0800 – Multi-Family (Less than 10 Units)	1000 – Vacant Commercial	1000 – Vacant Commercial	9600 – Marshes, Wetlands, Waste Lands	1000 – Vacant Commercial	2000 – Transit Terminals
Future Land Use Designation:	Mixed Use District	Mixed Use District	Mixed Use District	Mixed Use District	Marine Industrial	Marine Industrial
Zoning Designation:	Open Rural: OR	Commercial Highway Tourist: CHT	Commercial Highway Tourist: CHT	Commercial Highway Tourist: CHT	Planned Unit Development: PUD	Planned Unit Development: PUD
Acreage:	1.80	1.70	1.62	1.17	0.90	8.39

Applicant: Brad C. Wester
c/o Driver McAfee Hawthorne & Diebenow, PLLC

Owner: BDEP Land, LLC & Nix Boat Yard LLC

Link to Current Cat's Paw Marina PUD information:

https://staugustinefl.portal.civicclerk.com/event/749/files/attachment/4312



Figure 2. The City of St. Augustine's zoning map highlighting the subject properties.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	8900 – Municipally Owned	Open Land	OL
South	8600 – County Owned	Mixed Use District	OR
East	San Sebastian River	Open Land	OL
West	4100 – Light Manufacturing 2800 – Mobile Home Parks	Commercial Medium Intensity Mixed Use District	CM-2 RMH

Request Summary

This application is a follow up to the Petition for Voluntary Annexation and Pre-Annexation Agreement approved by the City Commission on October 23, 2023. Included are requests for Conservation Overlay Zone Development, a Comprehensive Plan Land Use amendment, and a Rezoning of approximately 16.19 acres of land at the end of Nix Boat Yard Road. This application stems from a proposal for a "new enclosed boat storage and marina facility improvements" at the existing Cat's Paw Marina while also assigning land use and zoning designations for properties to be annexed into the City. Provided by the applicant, and included in this application packet, is documentation of compliance with the City's Comprehensive Plan, an analysis of the seventeen (17) criteria for Conservation Overlay Zone development, the PUD modification narrative text, and the proposed phased development demonstrated on engineering plans.

As indicated in the City's Code of Ordinances, the PZB is required to review PUD proposals with at least two (2) public hearings given the scale and complicated nature of proposals. While the PZB reserves the right to require only one (1) public hearing, staff believes that this proposal for the expansion of Cat's Paw Marina warrants more than one public hearing. At this time the Board is responsible for review of the proposal as it relates to Conservation Overlay Zone development, the need and justification for the proposed land use and zoning changes, and the proposals consistency with the Comprehensive Plan. This is in an effort to discuss the merits of the application and desired elements of the final PUD document.

Comprehensive Plan Elements	Future Land Use
	Historic Preservation
	Conservation and Coastal Management
	Recreation and Open Space
	Transportation and Mobility
	Housing
	Infrastructure

Staff Analysis and Recommendation

The main points of this request are to annex approximately 6.29 acres of property into the City, expand the primary water dependent and water related type marina-based uses, add approximately 156,945 square feet of new buildings, and propose specific phases of development at Cat's Paw Marina.

In addition to the required procedures, application requirements and narrative PUD of Sec. 28-289. this application is also subject to standards and criteria for redevelopment and infill PUD developments which may be found below.

Sec. 28-292. - Standards and criteria for redevelopment and infill PUD developments.

The following performance standards are intended for redevelopment and infill PUD developments. These projects typically involve property currently developed where **the proposed PUD includes razing the existing development and building new or renovating the existing development to the extent that it is a redevelopment project which introduces new uses or combination of uses and a new design changing the character of the existing**. Infill projects typically involve vacant property within an existing developed area where it is important for the proposed PUD to be compatible with the existing surrounding development. These standards and criteria are in addition to other PUD requirements outlined above.

(1) *General development patterns.* Redevelopment and infill projects within the city shall take into consideration pedestrian oriented design, the human scale and sense of place of the surrounding area, and shall respect existing development patterns and provide for compatibility, quality and integrity of the existing area and neighborhoods. They should provide a unique sense of place through architectural design and a mixture of compatible uses in a compact setting with sensitivity to the context of the surrounding neighborhood. The PUD should be an addition to the area and neighborhood which contributes to the area and increases the value of the surrounding area.

(2) *Contributions to the existing community.* Redevelopment and infill projects shall also demonstrate consideration for the existing neighborhoods and street patterns within the city by describing the project's impact on existing community patterns, the environment, the economy, the transportation networks or circulation patterns as described in an infrastructure impact analysis, as well as, natural features, and vistas and scenic opportunities. **The project narrative shall include a statement of how the PUD is consistent with the character, history, and cultural and natural features that help create a sense of place**. The project shall be compatible by demonstrating appropriate design, massing, screening, and architectural techniques.

(3) *Redevelopment and infill PUD projects.* Additionally, redevelopment and infill projects shall include a description evaluating the existing building(s) condition, potential demolition issues, and the extent of renovation of the existing building(s), if applicable. A clear description of the site design evaluating existing issues, such as, access, driveways, parking, maneuverability, **landscaping, including tree removal is also required if necessary.** A description with detailed drawings that show the existing streetscape, and the new streetscape to demonstrate compatibility, proportion, form, and rhythm with the surrounding area is required. Details of colors, materials, and design themes may also be required, and compatibility with applicable Design Standards for Entry Corridors must be demonstrated.

Below is a non-inclusive list of components within this PUD proposal, identified by staff, which may require additional attention and review by the PZB.

1. The PUD – Master Plan shows a pedestrian path along the waterfront and is documented as being set back either twenty (20) feet from the marsh edge or within the marsh.
2. A notable change with the proposed PUD language is that instead of a requirement for ninety (90) parking spaces, including three (3) ADA spaces, it now only states “provided as described and depicted on the PUD site plan.”
3. Objective 6.3 of the City’s Comprehensive Plan’s Infrastructure Element states that “The City shall encourage the use of sustainable, low impact development (LID) strategies to address stormwater management for developments ranging from individual building sites to subdivisions to large, planned developments.” As part of this application the applicant has documented that this proposal meets this objective, but it is unclear based on the documents. According to the United States Environmental

Protection Agency, the term *low impact development* (LID) refers to systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater in order to protect water quality and associated aquatic habitat.

4. Policy 1.1.10 of the Comprehensive Plan's Future Land Use Element is cited as a consistent policy of this proposal while the amount of impervious surface proposed does not appear to be consistent.
5. The landscaping plan included in the previously approved Cat's Paw Marina PUD included retaining three (3) Oak trees measuring at 48", 35", and 36" along the southern edge of the existing development. The proposed site plan appears to potentially remove these trees with the construction of a new walkway to the waterfront from Nix Boat Yard Road.
6. The applicant's response to criteria 11 from the 17 criteria for COZ Development states that "the redevelopment of the mobile home park with a new enclosed boat storage building is in the same general location and should not significantly change any vistas or scenic opportunities" seems to be misleading given the size and scale of the proposed dry boat storage structures compared to mobile homes.
7. The applicant's response to criteria 12 from the 17 criteria for COZ Development states that "as the site has been developed for some time, no existing native plant materials exist" does not appear to be factual based on previously submitted site plans.
8. The applicant's response to criteria 16 from the 17 criteria for COZ Development states that "the proposed redevelopment area does not contain any wetlands therefore there is no net loss." A wetland delineation line will need to be provided for review to validate this response, the submitted survey only includes an "Approximate Edge of Marsh" line. The wetland delineation line will also provide the required information to review the extent of COZ 1 development.

As part of this public hearing the PZB may request additional information before making a recommendation to the City Commission. In addition to any additional material requested by the Board, staff recommends that the following documentation also be provided prior to the second public hearing:

1. An overall, legible, and detailed tree protection/removal plan.
2. A landscaping plan, currently the PUD – Master Plan does not show any new landscaping and Section 3 of the PUD narrative, Intended Plan of Development, only states that "native landscaping and low impact design elements will complement the Cat's Paw Marina facilities."
3. A clear explanation of the proposed development for the southernmost property, 199 Nix Boat Yard Road / PID 134900-0020.
4. Lot coverage and impervious surface ratio calculations to be included on the PUD – Master Plan site plan.



Jacob Fredriksson, CNU-A
Planning Manager
Planning and Building Department

DMH&D
DRIVER · McAFEE
HAWTHORNE · DIEBENOW

One Independent Drive
Suite 1200
Jacksonville, Florida 32202

P 904.301.1269
F 904.301.1279
www.drivermcafee.com

January 19, 2024

TRANSMITTAL VIA HAND DELIVERY

Ms. Amy McClure Skinner, AICP
Director, Planning and Building Department
City of St. Augustine
75 King Street, Lobby B
St. Augustine, Florida 32085

RE: Cat's Paw PZB Application (for additional annexation parcels)

Dear Amy,

Please accept the enclosed PZB Application to initiate proceedings as a follow up to the Petition for Voluntary Annexation and Pre-Annexation Agreement matters approved by the City Commission on Monday, October 23, 2023. I will email you an electronic PDF copy of each today as well.

I look forward to working with you on this new phase of expansion and annexations. I'm available by phone or email anytime if you have any questions during the review of these documents.

Sincerely,

Brad C. Wester
bwester@drivermcafee.com
904.294.3768

CC: Gayle Bulls Dixon
Eric Almond, PE

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee:_____(plus advertising costs) Project Number:_____

Receipt Number:_____ Meeting Date:_____

Advertising Costs: $_____ Paid On:_____ Receipt Number:_____

1. NAME OF APPLICANT: Brad C. Wester Contact Number: 904-294-3768
   Business (*if applicable*): Driver McAfee Hawthorne & Diebenow, PLLC.
   Address: One Independent Drive, Suite 1200 City: Jacksonville State: FL Zip: 32202
   E-Mail Address: bwester@drivermcafee.com

2. NAME OF PROPERTY OWNER: BDEP Land, LLC Contact Number: 415-407-3453
   Business (*if applicable*): BDEP Land, LLC
   Address: 4230 Ortega Blvd. City: Jacksonville State: FL Zip: 32210
   E-Mail Address: gayle@bdco.pro

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: See attached exhibit Block: See attached exhibit
   Subdivision: See attached exhibit Parcel Number: See attached exhibit

4. PROJECT STREET ADDRESS: 199, 200, & 200-1 Nix Boat Yard Road

5. SPECIFIC PROPOSED USE: New enclosed boat storage and marina facility improvements

6. ACTION REQUESTED:
   - ☒ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☒ Land Use Plan Amendment
   - ☐ Variance
   - ☒ Rezoning
   - ☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED:
   1) Comprehensive Plan Amendment for new annex parcels;
   2) Companion PUD Modification for existing PUD related to new annex parcels and development plan;
   3) Conservation Zone Development for new annex parcels.

8. JUSTIFICATION FOR ACTION REQUESTED:
   Condition of Pre-Annexation Agreement & Petition for Voluntary Annexation approval; (Parcel ID#s: 1349000020, 1348320010, 1348320030, 1348210000)

9. **IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:**

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: N/A

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: N/A

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: N/A

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: N/A

10. PREVIOUS APPPLICATIONS:

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?

☒ Yes ☐ No If yes, please give date and final disposition below.

Ord. 2023-18, Ord. 2023-19, Ord. 2023-20

11. AGREEMENT:

In filing this application, I understand that it becomes a part of Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the Board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the Board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the Code.

Signature of Applicant — Date: 1-17-24

Signature of Property Owner — Date: 1-18-2024

04/18/2019

Owner's Authorization For Agent

Brad C. Wester of Driver McAfee Hawthorne & Diebenow, PLLC is/are hereby authorized TO ACT ON BEHALF OF Gayle Bulls Dixon of BDEP Land, LLC, the owner(s) of those lands described within [X] the attached application, or [ ] described within the previously filed Application number: "Cat's Paw Marina", and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: 75 King Street, St. Augustine, FL 32085

BY: _____
Signature of Owner

Gayle Bulls Dixon
Print Name of Owner

415-407-3453
Telephone Number

State of Florida

County of Duval

Signed and sworn before me on this 18th day of January, 2024.

By Gayle Bulls Dixon

Identification verified:

Oath sworn: XX Yes ____ No

Notary Signature: _____

CARRIE ANNE KISSINGER
MY COMMISSION # HH 302491
EXPIRES: August 28, 2026

My Commission expires: August 28,2026

Rev:022117

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1349000020
Location Address	199 NIX BOAT YARD RD SAINT AUGUSTINE 32084-0000
Neighborhood	Perpall Grant (SF) (692)
Tax Description*	(4-2) PERPALL GRANT SUB PT OF LOT 5 - 220 X 350FT ON MARSH OR5756/1912 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	N/A
Sec/Twp/Rng	41-7-30
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	12.7533
Acreage	1.800
Homestead	N

No Image Available

Owner Information

Owner Name	Bdep Land LLC 100%
Mailing Address	4230 ORTEGA BLVD JACKSONVILLE, FL 32210-0000

Map



Valuation Information

	2024
Building Value	$181,504
Extra Features Value	$4,117
Total Land Value	$1,000,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,185,621**
Total Deferred	$0
Assessed Value	**$1,185,621**
Total Exemptions	$0
Taxable Value	**$1,185,621**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$186,333	$4,470	$800,000	$0	$0	$990,803	$113,146	$927,657	$63,146
2022	$126,400	$4,316	$80,640	$0	$0	$211,356	$109,850	$151,506	$59,850
2021	$124,453	$4,575	$72,000	$0	$0	$201,028	$106,650	$144,378	$56,650
2020	$125,841	$4,864	$72,000	$0	$0	$202,705	$105,178	$147,527	$55,178
2019	$102,646	$4,611	$72,000	$0	$0	$179,257	$102,813	$126,444	$52,813
2018	$104,160	$4,953	$72,000	$0	$0	$181,113	$100,896	$130,217	$50,896
2017	$106,610	$4,145	$72,000	$0	$0	$182,755	$98,821	$133,934	$48,821
2016	$108,124	$4,424	$72,000	$0	$0	$184,548	$96,788	$137,760	$46,788
2015	$109,638	$4,702	$58,320	$0	$0	$172,660	$96,115	$126,545	$46,115
2014	$104,613	$4,983	$58,320	$0	$0	$167,916	$95,352	$122,564	$45,352
2013	$36,357	$800	$58,320	$0	$0	$95,477	$93,943	$51,534	$43,943

Building Information

Building 1
Building Value $107,935
Year Built 1965
Actual Area 3459
Conditioned Area 2761
Use Single Family Residence
Style 01
Exterior Wall Aluminum Vinyl, Concrete Stucco

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Carpet, Sheet Vinyl
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths

Description	Square Footage
BASE AREA	1314
FINISHED OPEN PORCH	76
FINISHED DECK	358
FINISHED UPPER STORY	1447
BALCONY	32
FINISHED DECK	204
FINISHED OPEN PORCH	28
Total SqFt	3459

Building 2
Building Value $43,332
Year Built 1992
Actual Area 856
Conditioned Area 856
Use Multi-Family less than 10 units
Style 01
Exterior Wall Concrete Stucco

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Carpet
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 1
Baths 1

Description	Square Footage
BASE AREA	760
ADDITION	96
Total SqFt	856

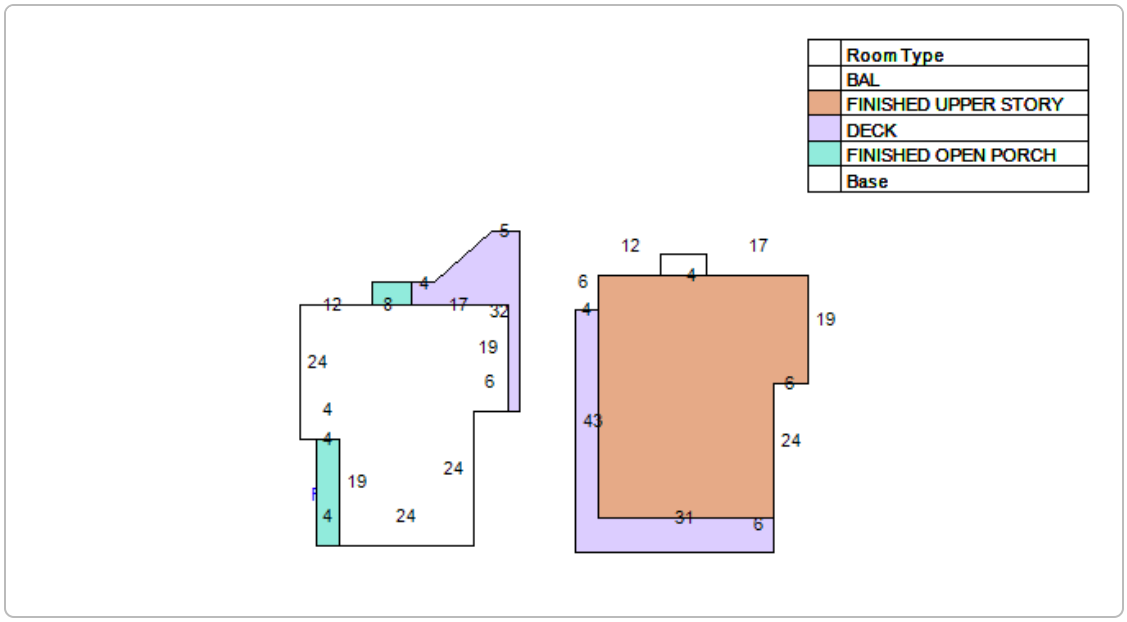
Building 3
Building Value $30,237
Year Built 1992

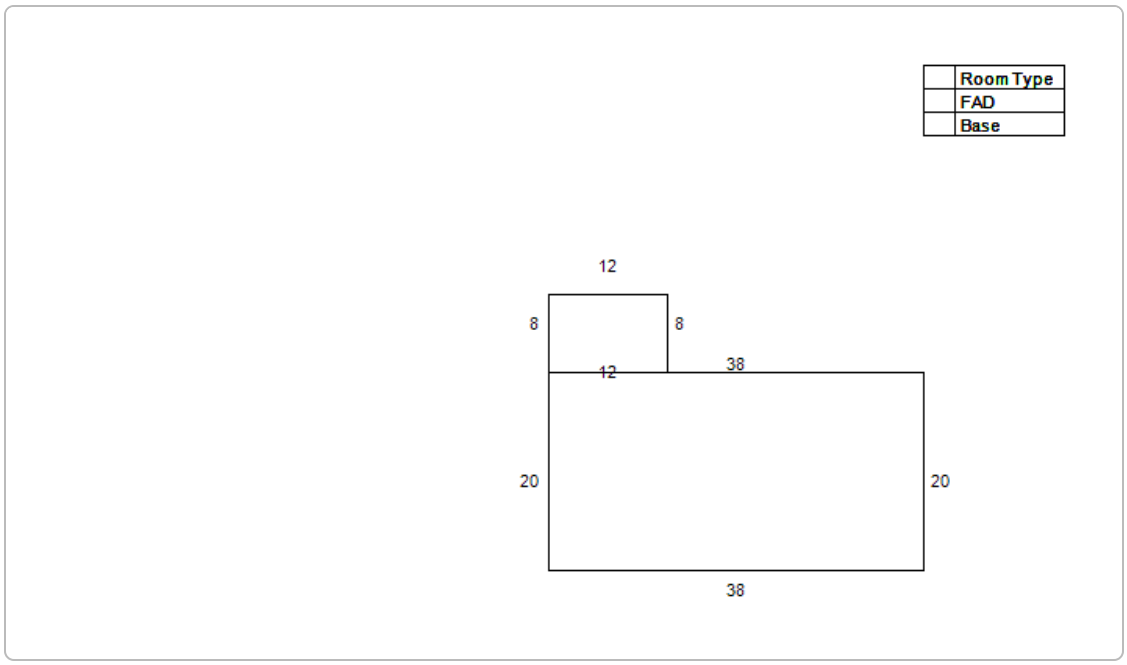
Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Carpet

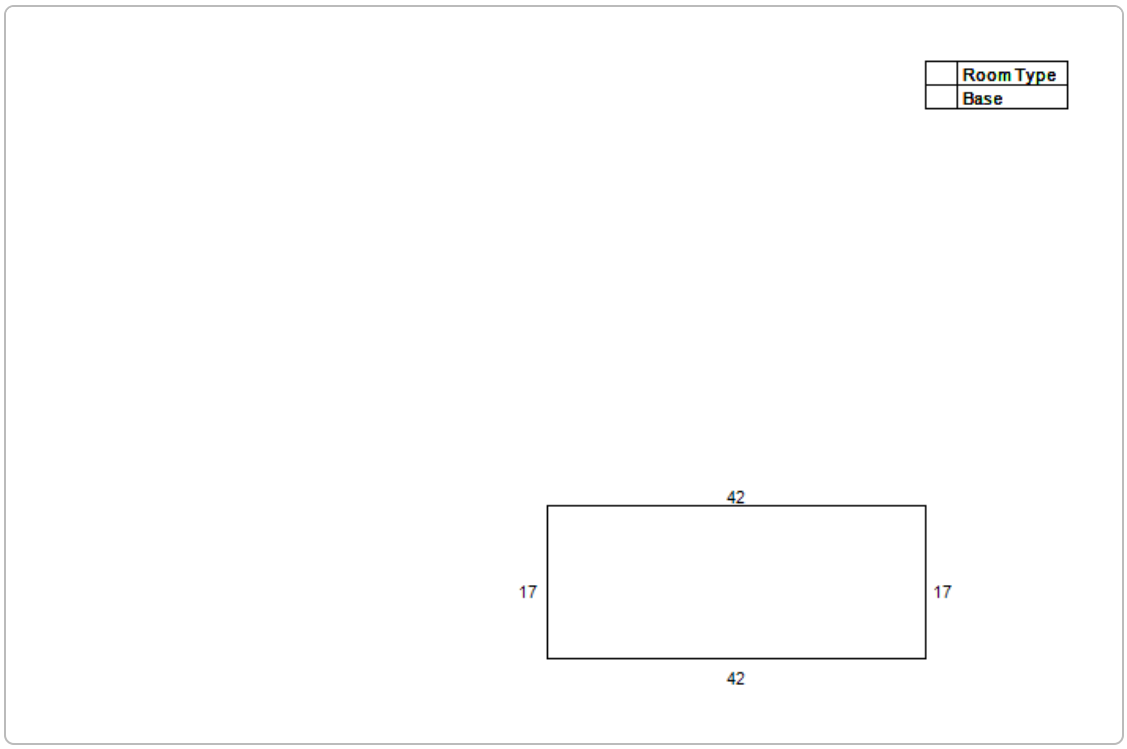
Actual Area	714	**Interior Wall**	Drywall
Conditioned Area	714	**Heating Type**	Air Duct
Use	Multi-Family less than 10 units	**Air Conditioning**	Central
Style	01	**Bedrooms**	0
Exterior Wall	Aluminum Vinyl	**Baths**	0

Description	Square Footage
BASE AREA	714
Total SqFt	714

Sketch Information







Extra Feature Information

Code Description	Status	Value
Spa / Hot Tub (Mix)		1725
Pavilion - Good (Mix)		852
Implement Shed		707
Canopy (Mix)		833

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	0	0	1	UT	$1,000,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/12/2023	5/12/2023	$1,512,500.00	WARRANTY DEED	5756	1912	Q	I	GENOVAR PHILIP ROGER	BDEP LAND LLC
	5/1/1987	$0.00		748	1708	U	V		GENOVAR PHILIP ROGER

No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 2/28/2024, 1:43:48 AM

Contact Us

Developed by Schneider GEOSPATIAL

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1348320010
Location	200 NIX BOAT YARD RD
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Nix Boatyard Rd (COM) (692.01)
Tax Description*	(1-2A) PERPALL GRANT SUBD PT OF LOT 2 DEED PARCEL 5 OR3541/939(P/R) & 3541/943(T/R) & 5366/365 & 368(Q/C) *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	N/A
Sec/Twp/Rng	41-7-30
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	12.7533
Acreage	1.700
Homestead	N

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Owner Information

Owner Name	200 Nix Boat Yard LLC 100%
Mailing Address	205 COMMERCIAL DR UNIT 2 SAINT AUGUSTINE, FL 32092-0000

Map



Valuation Information

	2024
Building Value	$0
Extra Features Value	$102,612
Total Land Value	$1,034,180
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,136,792**
Total Deferred	$183,706
Assessed Value	**$953,086**
Total Exemptions	$0
Taxable Value	**$953,086**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$0	$109,976	$1,034,180	$0	$0	$1,144,156	$866,442	$277,714	$866,442
2022	$0	$48,975	$738,700	$0	$0	$787,675	$787,675	$0	$787,675
2021	$146,188	$51,447	$221,610	$0	$0	$419,245	$323,950	$145,295	$273,950
2020	$151,105	$58,454	$221,610	$0	$0	$431,169	$301,169	$180,000	$251,169
2019	$111,363	$55,716	$221,610	$0	$0	$388,689	$279,627	$159,062	$229,627
2018	$96,835	$61,628	$221,610	$0	$0	$380,073	$260,232	$169,841	$210,232
2017	$99,693	$61,128	$92,338	$0	$0	$253,159	$242,330	$60,829	$192,330
2016	$103,187	$33,329	$92,338	$0	$0	$228,854	$228,854	$50,000	$178,854
2015	$106,678	$33,330	$92,338	$0	$0	$232,346	$231,983	$50,363	$181,983
2014	$102,343	$29,740	$92,338	$0	$0	$224,421	$224,421	$50,000	$174,421
2013	$105,311	$29,806	$92,338	$0	$0	$227,455	$227,455	$50,000	$177,455

Extra Feature Information

Code Description	Status	Value
Boat Dock - Average (Mix)		35910
Boat Dock - Average (Mix)		58824
Concrete Paving - Under 8" (COM)		7878

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	73870	SF	$1,034,180

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/10/2021	9/3/2021	$100.00	QUIT CLAIM DEED	5366	368	U	I	PELLICER PATRICK ANTHONY ETAL	200 NIX BOAT YARD LLC
9/10/2021	9/3/2021	$2,500,000.00	WARRANTY DEED	5366	365	U	I	PELLICER PATRICK ANTHONY ETAL	200 NIX BOAT YARD LLC
3/28/2012	3/20/2012	$0.00	TRUSTEES DEED	3541	943	U	I	BERNHARD JUDITH A ET AL	PELLICER PATRICK ANTHONY
3/28/2012	3/20/2012	$0.00	PERSONAL REP	3541	939	U	I	BERNHARD JUDITH A ET AL	PELLICER PATRICK ANTHONY
	10/13/2004	$100.00	WARRANTY DEED	2319	1024	U	I	PELLICER DOROTHEA	BERNHARD JUDITH A ETAL CO-TRUSTEES
	4/10/2003	$100.00	WARRANTY DEED	1938	721	U	I	PELLICER DOROTHEA L	BERNHARD JUDITH A ETAL CO-TRUSTEES

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2022 TRIM Notice

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Summary

Parcel ID	1348320030
Location Address	200 1 NIX BOAT YARD RD 200 2 NIX BOAT YARD RD 200 3 NIX BOAT YARD RD 200 5 NIX BOAT YARD RD 200 D NIX BOAT YARD RD SAINT AUGUSTINE 32084-0000
Neighborhood	Nix Boatyard Rd (COM) (692.01)
Tax Description*	(1-2C)PERPALL GRANT SUBD PTS OF LOT 2 - DEED PARCEL 4 OR5366/362 & 368(Q/C) *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	N/A
Sec/Twp/Rng	41-7-30
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	12.7533
Acreage	1.620
Homestead	N

No Image Available

Owner Information

Owner Name	200 Nix Boat Yard LLC 100%
Mailing Address	205 COMMERCIAL DR UNIT 2 SAINT AUGUSTINE, FL 32092-0000

Map



Valuation Information

	2024
Building Value	$0
Extra Features Value	$29,600
Total Land Value	$987,938
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,017,538**
Total Deferred	$134,637
Assessed Value	**$882,901**
Total Exemptions	$0
Taxable Value	**$882,901**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$0	$30,400	$987,938	$0	$0	$1,018,338	$802,637	$215,701	$802,637
2022	$0	$24,000	$705,670	$0	$0	$729,670	$729,670	$0	$729,670
2021	$70,405	$38,212	$211,701	$0	$0	$320,318	$218,508	$101,810	$218,508
2020	$74,169	$38,212	$211,701	$0	$0	$324,082	$198,644	$125,438	$198,644
2019	$38,825	$20,756	$211,701	$0	$0	$271,282	$180,585	$90,697	$180,585
2018	$40,236	$20,756	$211,701	$0	$0	$272,693	$164,168	$108,525	$164,168
2017	$42,279	$18,756	$88,209	$0	$0	$149,244	$149,244	$0	$149,244
2016	$33,268	$18,756	$88,209	$0	$0	$140,233	$140,233	$0	$140,233
2015	$35,308	$18,756	$88,209	$0	$0	$142,273	$142,273	$0	$142,273
2014	$34,958	$18,756	$88,209	$0	$0	$141,923	$141,923	$0	$141,923
2013	$36,375	$18,756	$88,209	$0	$0	$143,340	$143,340	$0	$143,340

Extra Feature Information

Code Description	Status	Value
Mobile Home Hook-Up (COM)		29600

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	70567	SF	$987,938

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/10/2021	9/3/2021	$100.00	QUIT CLAIM DEED	5366	368	U	I	PELLICER PATRICK ANTHONY ETAL	200 NIX BOAT YARD LLC
9/10/2021	9/3/2021	$1,200,000.00	WARRANTY DEED	5366	362	U	I	BERNHARD JUDITH ANN	200 NIX BOAT YARD LLC
3/28/2012	3/20/2012	$0.00	TRUSTEES DEED	3541	933	U	I	BERNHARD JUDITH ANN ET AL	BERNHARD JUDITH ANN
3/28/2012	3/20/2012	$0.00	PERSONAL REP	3541	929	U	I	BERNHARD JUDITH ET AL	BERNHARD JUDITH ANN
	10/21/2008	$100.00	WARRANTY DEED	3161	1167	U	I	PELLICER DOROTHEA TRUSTEE	PELLICER FAMILY IRREV TRUST ETAL

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Summary

Parcel ID	1348210000
Location	NIX BOAT YARD RD
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Perpall Grant on San Sebastian (CRKFR) (692.25)
Tax Description*	(1-MARSH) PERPALL GRANT SUBD LOT 1 & ALL LOT 2 (EX PT IN OR464/645 & EX PARCELS 1 2 3 4 & 5 IN OR1220/642)(EX OR1475/35) (EX HOMESITE IN OR3518/908 & EX PTS IN OR3541/908 918 923 929 & 939) - MARSH LYING E OF PARCEL 5 REMAINS OR31/592 83/446 & 324/261 & 3452/119(WL) & 139(L/A) &3684/1684(P/R) &3684/1688(Q/C) &3689/964(Q/C) & 5366/372(Q/C) *The Description above is not to be used on legal documents.
Property Use Code	Marshes, Wetlands, Waste Lands (9600)
Subdivision	N/A
Sec/Twp/Rng	41-7-30
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	12.7533
Acreage	1.170
Homestead	N

No Image Available

Owner Information

Owner Name	200 Nix Boat Yard LLC 100%
Mailing Address	205 COMMERCIAL DR UNIT 2 SAINT AUGUSTINE, FL 32092-0000

Map



Valuation Information

	2024
Building Value	$0
Extra Features Value	$0
Total Land Value	$250
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$250**
Total Deferred	$0
Assessed Value	**$250**
Total Exemptions	$0
Taxable Value	**$250**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$0	$0	$250	$0	$0	$250	$250	$0	$250
2022	$0	$0	$7,500	$0	$0	$7,500	$7,500	$0	$7,500
2021	$0	$0	$7,500	$0	$0	$7,500	$7,500	$0	$7,500
2020	$0	$0	$7,500	$0	$0	$7,500	$7,500	$0	$7,500
2019	$0	$0	$7,500	$0	$0	$7,500	$7,500	$0	$7,500
2018	$0	$0	$7,500	$0	$0	$7,500	$7,500	$0	$7,500
2017	$0	$0	$7,500	$0	$0	$7,500	$7,500	$0	$7,500
2016	$0	$0	$7,500	$0	$0	$7,500	$7,500	$0	$7,500
2015	$0	$0	$7,500	$0	$0	$7,500	$7,500	$0	$7,500
2014	$0	$0	$7,500	$0	$0	$7,500	$7,500	$0	$7,500
2013	$0	$0	$7,500	$0	$0	$7,500	$7,500	$0	$7,500

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Marshes & Tidal Lands	0	0	1	UT	$250

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/10/2021	9/3/2021	$100.00	QUIT CLAIM DEED	5366	372	U	V	PELLICER PATRICK A ETAL	200 NIX BOAT YARD LLC
2/20/2013	1/30/2013	$100.00	QUIT CLAIM DEED	3689	964	U	V	BERNHARD JUDITH A,JONATHAN M PELLICER,PAUL C PELLICER	PELLICER PATRICK A
2/20/2013	1/30/2013	$0.00	PERSONAL REP	3689	959	U	V	PELLICER DOROTHEA L ESTATE	BERNHARD JUDITH A ETAL
2/11/2013	1/30/2013	$100.00	QUIT CLAIM DEED	3684	1688	U	V	BERNHARD JUDITH A,JONATHAN M PELLICER & PAUL C PELLICER	PELLICER PATRICK A
2/11/2013	1/30/2013	$0.00	PERSONAL REP	3684	1684	U	V	PELLICER DOROTHEA L ESTATE BY PERS REP	BERNHARD JUDITH A,PELLICER PATRICK A,PELLICER JONATHAN M &PAUL C PELLICER
1/16/2013	1/15/2013	$0.00	LETTERS OF ADMN	3673	899	U	V	PELLICER DOROTHEA L (DECD)	BERNHARD JUDITH A ET AL PERS REPS
7/7/2011	7/6/2011	$0.00	LETTERS OF ADMN	3452	139	U	I	PELLICER DOROTHEA L (DECD)	LETTERS OF ADMIN
7/7/2011	3/27/2011	$0.00	WILL	3452	119	U	I	PELLICER DOROTHEA L (DECD)	LAST WILL & TESTAMENT
	1/1/1977	$0.00		324	261	U	I		PELLICER DOROTHEA L

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Summary

Parcel ID	1348320000
Location	200 NIX BOAT YARD RD
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Nix Boatyard Rd (COM) (692.01)
Tax Description*	(1-2) PERPALL GRANT SUBD PT OF LOT 2 - DEED PARCEL 1 (EX E'LY PT IN OR1699/1 & 1710/227) OR5424/1337 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	N/A
Sec/Twp/Rng	41-7-30
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	12.7533
Acreage	1.620
Homestead	N

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Owner Information

Owner Name	Bdep Cat's Paw LLC 100%
Mailing Address	4230 ORTEGA BLVD JACKSONVILLE, FL 32210-0000

Map



Valuation Information

	2024
Building Value	$0
Extra Features Value	$0
Total Land Value	$987,420
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$987,420**
Total Deferred	$304,690
Assessed Value	**$682,730**
Total Exemptions	$0
Taxable Value	**$682,730**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$0	$0	$987,420	$0	$0	$987,420	$620,664	$366,756	$620,664
2022	$10,833	$42,000	$564,240	$0	$0	$617,073	$617,073	$0	$617,073
2021	$11,648	$42,000	$88,162	$0	$0	$141,810	$135,054	$6,756	$135,054
2020	$12,283	$42,000	$88,162	$0	$0	$142,445	$122,776	$19,669	$122,776
2019	$5,953	$17,500	$88,162	$0	$0	$111,615	$111,615	$0	$111,615
2018	$6,169	$17,500	$88,162	$0	$0	$111,831	$111,831	$0	$111,831
2017	$6,494	$14,000	$88,162	$0	$0	$108,656	$108,656	$0	$108,656
2016	$4,330	$14,000	$88,162	$0	$0	$106,492	$106,492	$0	$106,492
2015	$4,330	$18,000	$88,162	$0	$0	$110,492	$110,492	$0	$110,492
2014	$4,381	$18,000	$88,162	$0	$0	$110,543	$110,543	$0	$110,543
2013	$4,450	$18,000	$88,162	$0	$0	$110,612	$110,612	$0	$110,612

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	70530	SF	$987,420

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/19/2021	11/4/2021	$1,200,000.00	WARRANTY DEED	5424	1337	U	I	PELLICER JONATHAN MARK	BDEP CAT'S PAW LLC
3/28/2012	3/20/2012	$0.00	TRUSTEES DEED	3541	912	U	I	BERNHARD JUDITH A ET AL	PELLICER JONATHAN MARK
3/28/2012	3/20/2012	$0.00	PERSONAL REP	3541	908	U	I	BERNHARD JUDITH A ET AL	PELLICER JONATHAN MARK
	12/27/1999	$100.00	WARRANTY DEED	1464	1104	U	I	PELLICER DOROTHEA L (ADDL 15% INT)	PELLICER FAMILY IRREVOCABLE TRUST
	12/30/1996	$100.00	WARRANTY DEED	1220	642	U	I	PELLICER DOROTHEA L	PELLICER FAMILY IRREVOCABLE TRUST
	1/1/1977	$0.00		324	261	U	I		PELLICER DOROTHEA L

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Summary

Parcel ID	1348300000
Location	220 A NIX BOAT YARD RD UNIT A
Address	220 B NIX BOAT YARD RD UNIT B SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	(1-1) PERPALL GRANT SUB PT OF LOTS 1 2 5 & 11 OF SEC 41 & PT SEC30 LYING E OF NIX BOAT YARD RD TO MARSH LANDS OF CITY - ANNEXATION PARCEL OR5144/250 *The Description above is not to be used on legal documents.
Property Use Code	Transit Terminals (2000)
Subdivision	N/A
Sec/Twp/Rng	41-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	8.390
Homestead	N

No Image Available

Owner Information

Owner Name	Bdep Cat's Paw LLC 100%
Mailing Address	4446-1A HENDRICKS AVE STE 120 JACKSONVILLE, FL 32207-0000

Map



Valuation Information

	2024
Building Value	$2,254,924
Extra Features Value	$376,934
Total Land Value	$2,647,712
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$5,279,570**
Total Deferred	$406,779
Assessed Value	**$4,872,791**
Total Exemptions	$0
Taxable Value	**$4,872,791**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$2,310,290	$396,383	$2,647,712	$0	$0	$5,354,385	$4,429,810	$924,575	$4,429,810
2022	$1,997,488	$274,574	$2,650,750	$0	$0	$4,922,812	$4,027,100	$895,712	$4,027,100
2021	$1,453,298	$224,724	$617,516	$0	$0	$3,661,000	$3,661,000	$0	$3,661,000
2020	$1,322,347	$201,626	$260,814	$0	$0	$1,784,787	$1,625,379	$159,408	$1,625,379
2019	$1,166,491	$190,477	$260,814	$0	$0	$1,617,782	$1,477,617	$140,165	$1,477,617
2018	$1,181,220	$190,477	$260,814	$0	$0	$1,632,511	$1,343,288	$289,223	$1,343,288
2017	$742,981	$166,419	$311,771	$0	$0	$1,221,171	$1,221,171	$0	$1,221,171
2016	$743,208	$165,355	$311,771	$0	$0	$1,220,334	$1,220,334	$0	$1,220,334
2015	$751,308	$165,355	$311,771	$0	$0	$1,228,434	$1,228,434	$0	$1,228,434
2014	$714,739	$149,643	$311,771	$0	$0	$1,176,153	$1,176,153	$0	$1,176,153
2013	$722,364	$152,651	$311,771	$0	$0	$1,186,786	$1,186,786	$0	$1,186,786

Building Information

Building 1
Building Value $2,174,810
Year Built 2007
Actual Area 35060
Conditioned Area 0
Use Exceptional Storage
Style 06
Exterior Wall Aluminum Vinyl

Roof Cover Modular Metal
Roof Structure Steel Frame
Interior Flooring Concrete 6-8"
Interior Wall N/A
Heating Type None
Air Conditioning N/A
Bedrooms
Baths

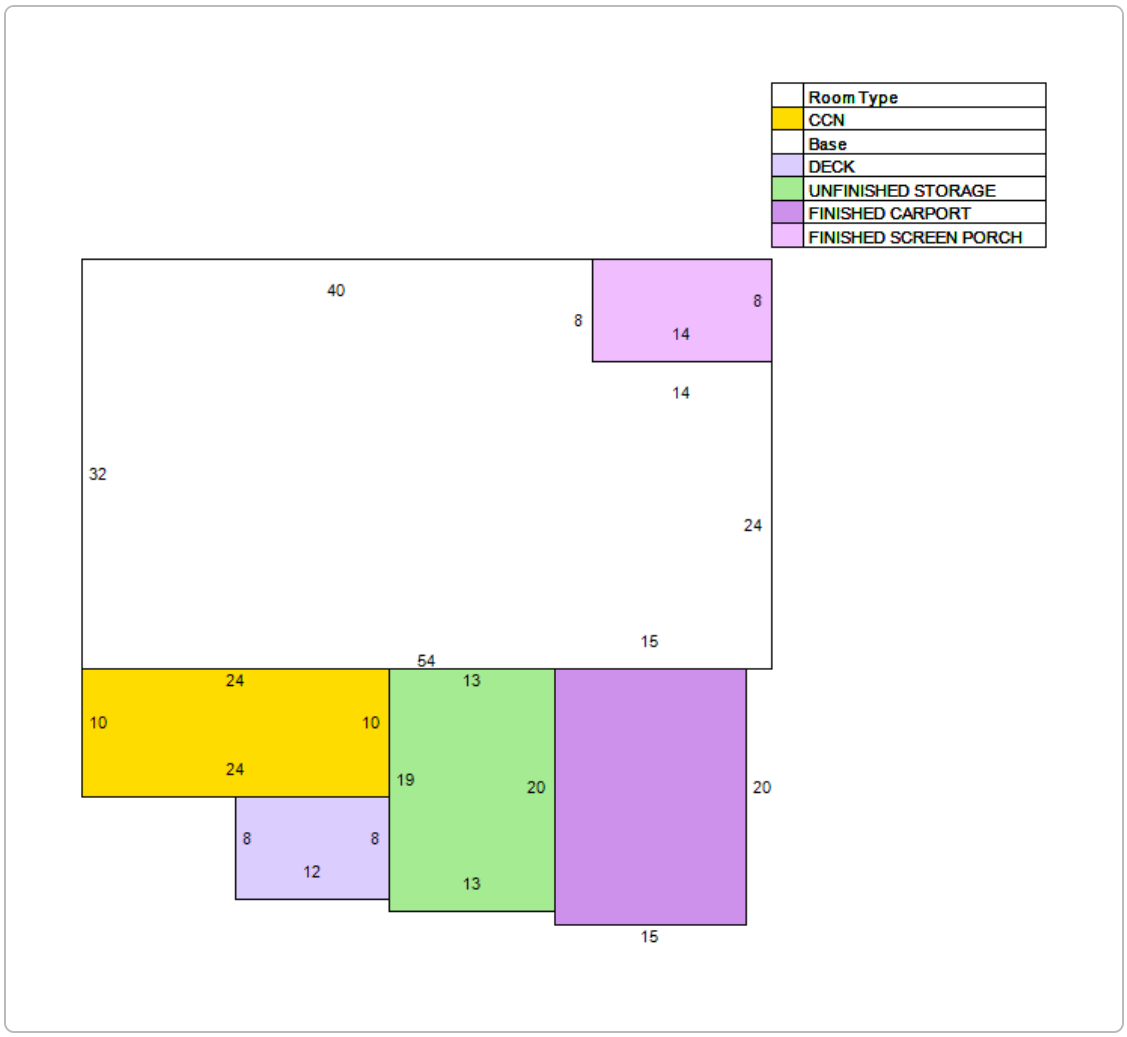
Description	Square Footage
WAREHOUSE	34860
FINISHED STORAGE/UTILITY	200
Total SqFt	35060

Building 2
Building Value $80,114
Year Built 1950
Actual Area 2611
Conditioned Area 1616
Use Office Class C
Style 04
Exterior Wall Aluminum Vinyl

Roof Cover Metal
Roof Structure Wood Truss
Interior Flooring Carpet, Wood Laminate
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
FINISHED SCREEN PORCH	112
FINISHED CARPORT	300
UNFINISHED STORAGE/UTILITY	247
FINISHED DECK	96
BASE AREA	1616
FINISHED CANOPY	240
Total SqFt	2611

Sketch Information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DECK
UNFINISHED STORAGE
FINISHED CARPORT
FINISHED SCREEN PORCH
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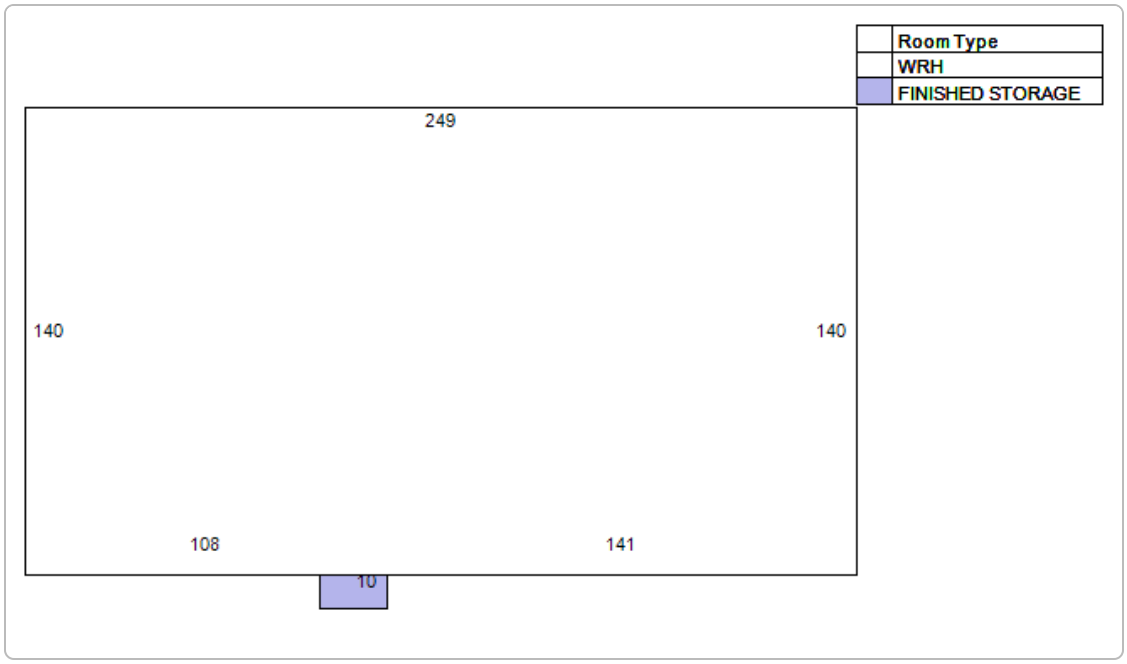
Room Type
WRH
FINISHED STORAGE
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140
140
108
141
10

Extra Feature Information

Code Description	Status	Value
Bulkhead - Excellent (Mix)		27370
Metal Fence - 6' (COM)		5830
Metal Fence - 4' (COM)		2287
Concrete Paving - Under 8" (COM)		105850
Asphalt Paving (COM)		43562
Curb (COM)		6620
Handicap Ramp (COM)		2057
Garage - Average (Mix)		29295
Sprinkler Wet (COM)		57780
Hanger Door (COM)		3132
Hanger Door (COM)		6264
Boat Dock - Average (Mix)		86887

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Transit Terminals	0	0	189050	SF	$2,646,700
Marshes & Tidal Lands	0	0	4.05	AC	$1,012

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/6/2021	12/30/2020	$6,000,000.00	WARRANTY DEED	5144	250	U	I	CAT'S PAW MARINA LLC	BDEP CAT'S PAW LLC
	12/19/2005	$100.00	WARRANTY DEED	2611	1138	U	I	GENOVAR PHILIP B & JENSEN SONYA G	CAT'S PAW MARINA LLC
	3/14/2005	$295,000.00	WARRANTY DEED	2394	1862	U	I	PELLICER JONATHAN M	JENSEN SONYA G & GENOVAR PHILIP B
	2/14/2005	$100.00	ANNEXATION	2376	914	U	I	PELLICER JONATHAN M	CITY ANNEXATION ORD 2004-12
	2/17/2000	$100.00	QUIT CLAIM DEED	1475	44	U	I	GRADY MINA M ETAL	GENOVAR PHILIP B
	2/17/2000	$375,000.00	WARRANTY DEED	1475	40	U	I	GRADY MINA M ETAL	GENOVAR PHILIP B
	2/2/2000	$100.00	QUIT CLAIM DEED	1475	35	U	I	PELLICER FAMILY IRREVOCABLE TRUST	GRADY MINA M & MELANCON PHILIP J,IRENE C
	4/1/1988	$0.00		786	619	U	I		GENOVAR PHILIP B
	3/1/1988	$0.00		777	938	U	I		GRADY MINA M
	1/1/1980	$0.00		464	645	U	I		

No data available for the following modules: Sales Questionnaire Form, Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Last Data Upload: 2/28/2024, 1:43:48 AM

Contact Us

Developed by Schneider GEOSPATIAL

EXHIBIT A

LEGAL DESCRIPTION

(PARCEL ID 1349000020)

A PARCEL OF LAND SITUATED WITHIN A PORTION OF LOT 5 OF THE G. W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, AS RECORDED IN SHEET 21, MAP OF NEW AUGUSTINE DATED JUNE, 1918, IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING A PORTION OF THAT LAND CONVEYED TO BARTOLA GENOVAR, AS RECORDED IN DEED BOOK 52, PAGE 531, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FOR A POINT OF BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN PROPERTY DESCRIBED IN THE LEASE WITH OPTION TO PURCHASE RECORDED IN OFFICIAL RECORDS BOOK 548, AT PAGE 154-159 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; FROM SAID POINT OF BEGINNING THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 220 FEET MORE OR LESS TO A POINT ON THE WEST BOUNDARY OF A MARSH, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE MEANDER SOUTHERLY ALONG THE WEST BOUNDARY OF THE MARSH A DISTANCE OF APPROXIMATELY 350 FEET TO A POINT, (WHICH POINT IS LOCATED EXACTLY 350 FEET FROM THE NEAREST POINT ON THE NORTH BOUNDARY LINE OF SAID LOT 5), AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL; FROM SAID SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL THENCE RUN WESTERLY AND ON A LINE PARALLEL TO AND EXACTLY 350 FEET DISTANT FROM THE NORTH BOUNDARY LINE OF THE HEREIN DESCRIBED PARCEL A DISTANCE OF 220 FEET MORE OR LESS TO A POINT (WHICH IS THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 548, PAGE 154-159), AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE RUN NORTHERLY ALONG THE EAST BOUNDARY LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 548, PAGE 154-159, A DISTANCE OF 350 FEET TO THE POINT OF BEGINNING AND CLOSE.

(PARCEL ID 1348320030 AND 1348320010 AND 1348210000)

PARCEL FOUR:

A PARCEL OF LAND SITUATED IN THE G. W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK, 126, PAGE: 146 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE N 24°05'59" W ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 121, PAGE 72 OF SAID PUBLIC RECORDS 200.00 FEET; THENCE N 62°31'18" E, 185.81 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE N 77°31' 30"E, 211.62 FEET; THENCE N 08°03' 12" W. 162.03 FEET; THENCE N 81°56'48" E, 32.33 FEET; THENCE N 08°03'12" W, 219.08 FEET; THENCE N 78°05'23" W, 133.61 FEET; THENCE S 06°47'16" W, 231.56 FEET; THENCE S 02°22'50" W, 70.22 FEET; THENCE S 08°52'34" W. 156.95 FEET TO THE POINT OF BEGINNING.

THE AFOREDESCRIBED PARCEL CONTAINS 1.62 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO THE TERMS OF THAT CERTAIN DECLARATION OF ACCESS EASEMENT AND COST SHARING AGREEMENT DATED OCTOBER 20, 2011 ANO RECORDED IN O.R. BOOK 3512, PAGE 317 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL FIVE:

A PARCEL OF LAND SITUATED IN THE G. W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 126, PAGE 146 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE N 24°05'59" W ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 121, PAGE 72 OF SAID PUBLIC RECORDS 200.00 FEET; THENCE N 62°31'18" E, 185.81 FEET, THENCE N 77°31'30" E, 211.62 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE N 08°03'12" W. 162.03 FEET; THENCE N 81°56'4" E, 32.33 FEET; THEN N 08°03'12" W. 219.08 FEET; THENCE S 78°05'23" E, 257.11 FEET; THENCE S 14°58'58" E, 203.00 FEET; THENCE S 78°56'19" W ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 777, PAGES 938 AND 939 OF SAID PUBLIC RECORDS, 202.66 FEET; THENCE S 14°58'58" E ALONG THE WEST UNE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 777, PAGES 938 AND 939 A DISTANCE OF 55. 75 FEET; THENCE DUE SOUTH ALONG SAID WEST LINE 18.25 FEET; THENCE S 77°31 '30" W. 100.57 FEET TO THE POINT OF BEGINNING.

THE AFOREDESCRIBED PARCEL CONTAINS 1.7 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO THE TERMS OF THAT CERTAIN DECLARATION OF ACCESS EASEMENT AND COST SHARING AGREEMENT DATED OCTOBER 20, 2011 ANO RECORDED IN O.R. BOOK 3512, PAGE 317 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCELS 4 AND 5 DESCRIBED HEREON ARE TOGETHER WITH AND SUBJECT TO A 20 FOOT INGRESS/EGRESS EASEMENT WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE G. W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST. ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 126, PAGE 146 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA; THENCE RUN DUE: EAST ALONG THE NORTH LINE OF THOSE: LANDS DESCRIBED IN O.R. BOOK 786, PAGE 619 OF SAID PUBLIC RECORDS, 14.36 FEET TO

THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED CENTERLINE; THENCE NORTH 20°04'50" EAST, 136.93 FEET; THENCE NORTH 08°52'34" EAST, 141.40 FEET TO POINT "A"; THENCE CONTINUE: NORTH 08°52'34" EAST, 156.96 FEET; THENCE NORTH 02°22'50" EAST, 70.22 FEET; THENCE NORTH 06°47'16" EAST, 231.56 FEET TO A POINT OF TERMINUS FOR THE NORTH SECTION OF THIS EASEMENT; THENCE RETURN TO AFOREDESCRIBED POINT "A" AND RUN NORTH 77°31'30" EAST, 312.19 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 777, PAGE 938 OF SAID PUBLIC RECORDS, SAID POINT BEING THE POINT OF TERMINUS FOR THE EAST SECTION OF THIS EASEMENT.

THE ABOVE DESCRIBED PARCEL FOUR AND PARCEL FIVE TOGETHER BEING MORE PARTICULARLY DESCRIBE0 AS FOLLOWS:
(SURVEYOR'S DESCRIPTION):

A PARCEL OF LAND SITUATED IN THE G. W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EASTERL Y MOST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 5, RECORDED IN OFFICIAL RECORDS BOOK 3541, PAGE: 943 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 14°58'58" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL 5, A DISTANCE OF 203. 00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 5; THENCE NORTH 78-05'23" WEST, ALONG THE NORTHERL Y LINE OF SAID PARCEL 5 AND ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AS PARCEL 4, RECORDED IN SAID OFFICIAL RECORDS BOOK 3541, PAGE 943 OF SAID PUBLIC RECORDS, A DISTANCE OF 390. 73 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL 4, THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE 1, SOUTH 06°47'16" WEST, 231.56 FEET; COURSE 2, SOUTH 02°22'50" WEST, 70.22 FEET; COURSE 3, SOUTH 08°52'34" WEST, 156.95 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 4; THENCE NORTH 77°31'30" EAST, ALONG THE SOUTHERLY LINES OF SAID PARCELS 4 AND 5, A DISTANCE: OF 312.19 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 5; THENCE NORTHERLY AND EASTERLY ALONG THE: EASTERLY AND SOUTHERLY LINES OF SAID PARCEL 5, THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE 1, DUE NORTH, 18.25 FEET; COURSE 2, NORTH 14°58'58" WEEST, 55.75 FEET; COURSE 3, NORTH 78°56'19" EAST, 202.66 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A 20 FOOT INGRESS AND EGRESS EASEMENT AND DESCRIBED IN OFFICIAL RECORDS BOOK 1305, PAGE: 1761 ANO OFFICIAL RECORDS BOOK 2319, PAGE 1028, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED LANDS:

SUBMERGED LAND PARCEL
(PER DEED OF RECORD):

BEING SITUATE IN THE NORTHEAST CORNER OF THE G. W. PERPALL GRANT, SECTION FORTY ONE (41), TOWNSHIP SEVEN (7) SOUTH, RANGE: THIRTY (30) EAST, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF A DITCH AND THE MARGIN OF THE MARSH ON THE SOUTH SIDE: OF GONZALO-MENDEZ CREEK, SO-CALLED, AND RUNNING THENCE EAST FIVE HUNDRED NINETY EIGHT (598) FEET TO AN IRON PIPE; THENCE NORTH THREE HUNDRED FIFTY FOUR (354) FEET TO A IRON PIPE; THENCE NORTH FIFTEEN (15) WEST TWO HUNDRED NINETY NINE: (299) FEET TO A POINT; THENCE: NORTH SEVENTY EIGHT (78) DEGREES WEST SIX HUNDRED TWENTY NINE (629) FEET TO A POST; THENCE SOUTH TWENTY-FOUR (24) DEGREES WEST TWO HUNDRED NINETY EIGHT (298) FEET; THENCE SOUTH TWENTY SEVEN (27) DEGREES EAST TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING PARCELS, TO WIT:

BOOK 464, PAGE: 645, BOOK 1464, PAGE 1104, BOOK 1475, PAGE: 35, BOOK 1699, PAGE 1, BOOK 1710, PAGE: 227, BOOK 1938, PAGE 721, BOOK 2319, PAGE 1024, BOOK 3161, PAGE: 1167, BOOK 3518, PAGE: 1602, BOOK 3541, PAGE 908, BOOK 3541, PAGE: 918, BOOK 3541, PAGE 929, AND BOOK 3541, PACE 939, ALL AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LESS AND EXCEPT ANY LANDS LYING WA TERWARD OF THE MEAN HIGH WATER LINE OF THE GONZALO-MENDEZ CREEK AND SAN SEBASTIAN RIVER.

BEING MORE ACCURATELY DESCRIBED AS FOLLOWS:

SURVEYOR'S DESCRIPTION

A PARCEL OF LAND SITUATED IN THE G. W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE: 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EASTERLY MOST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 5, RECORDED IN OFFICIAL RECORDS BOOK 3541, PAGE 943 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°20'18" EAST, ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 777, PAGES 938 AND 939 OF SAID PUBLIC RECORDS, A DISTANCE OF 236 FEET MORE OR LESS; THENCE NORTH 3°22'53" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 156 FEET MORE OR LESS; THENCE NORTH 75°73'57" WEST, A DISTANCE OF 287 FEET MORE OR LESS; THENCE SOUTH 87°38'57" WEST, A DISTANCE OF 122 FEET MORE OR LESS TO A POINT LYING ON THE NORTHERLY LINE OF SAID PARCEL 5; THENCE SOUTH 78°05'23" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 123.16 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 5; THENCE SOUTH 14°58'58" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 5, A DISTANCE OF 203.00 FEET TO THE POINT OF BEGINNING.

THE AFORE0ESCRIBED PARCEL CONTAINS 1.2 ACRES MORE OR LESS.

LESS AND EXCEPT ANY LANDS LYING WA TERWARD OF THE MEAN HIGH WATER LINE OF THE GONZALO-MENDEZ CREEK AND SAN SEBASTIAN RIVER.

EXHIBIT B

ANNEX PROPERTY OWNERSHIP LIST

PARCEL ID 1349000020 (1.80ac):
BDEP Land, LLC.
4230 Ortega Boulevard
Jacksonville, Florida 32210



PARCEL ID 1348320030 (1.62ac), 1348320010 (1.70ac), 1348210000 (1.17ac):
200 Nix Boat Yard, LLC.
205 Commercial Drive, Unit 2
St. Augustine, Florida 32092









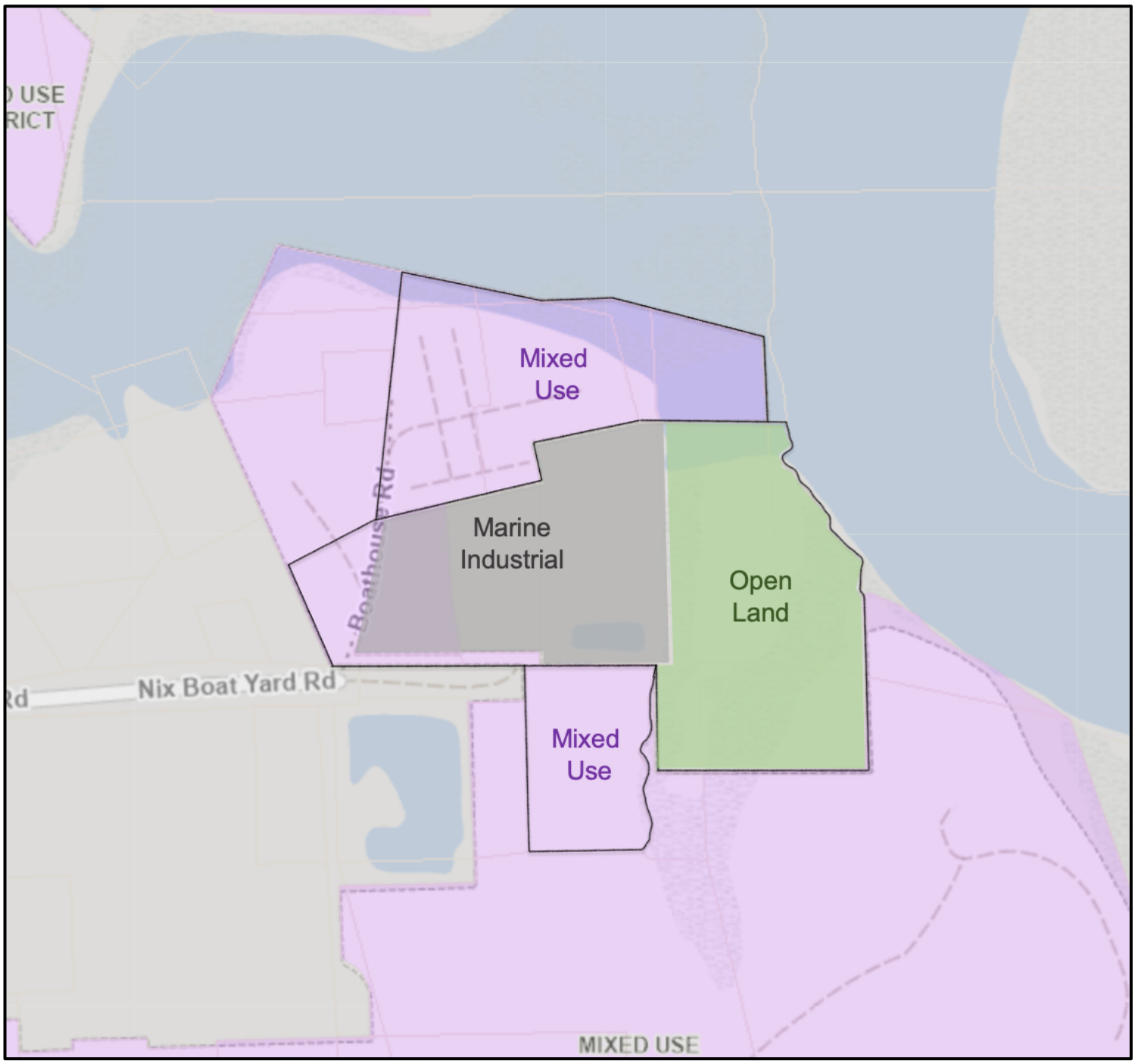
Map created with St. Johns County's iMap

DISCLAIMER:
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.

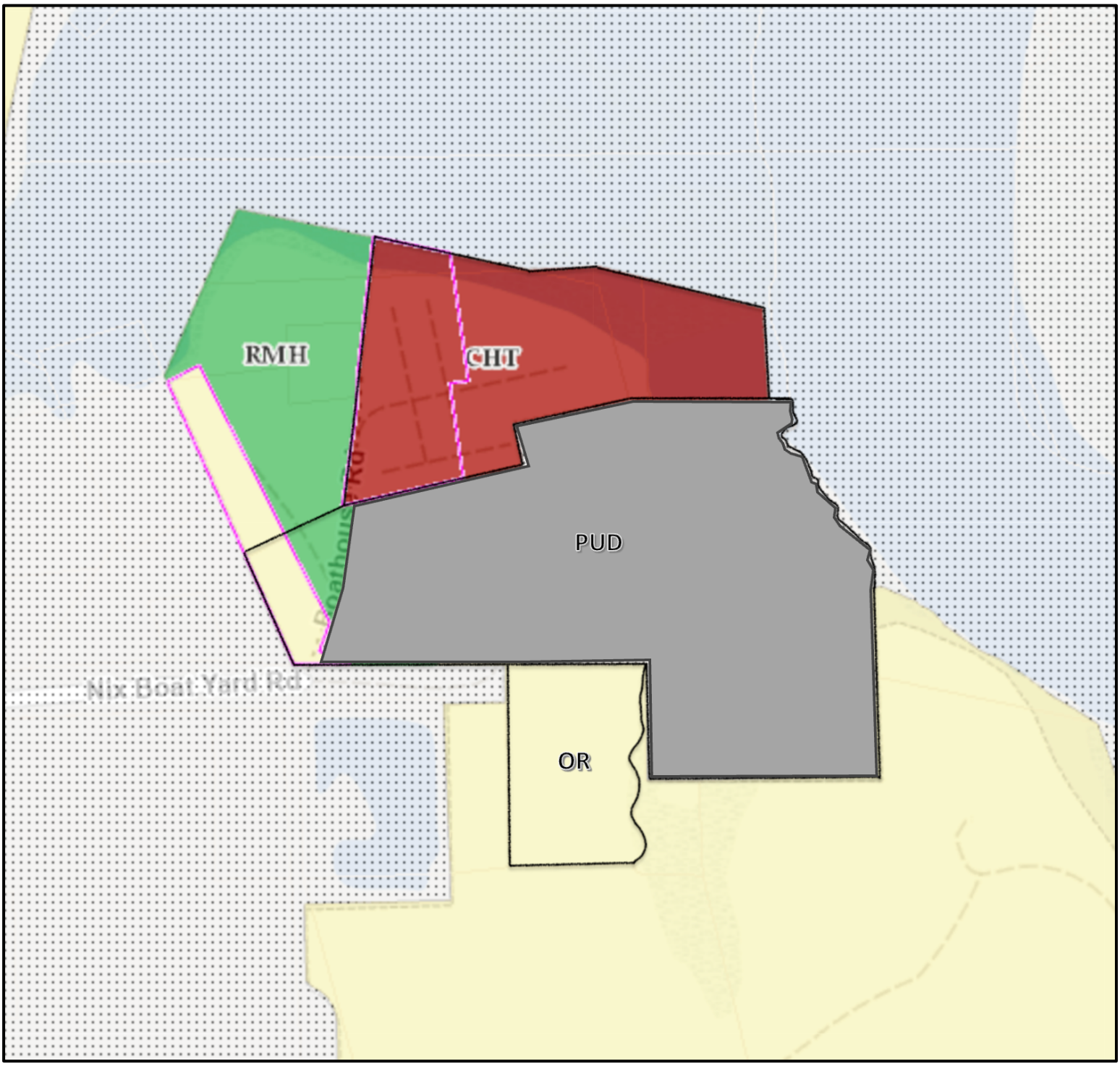
AUG 25, 2023

Cat's Paw Property and Proposed Annex Properties

FUTURE LAND USE MAP



ZONING MAP



DMH&D
DRIVER McAFEE
HAWTHORNE DIEBENOW

One Independent Drive
Suite 1200
Jacksonville, Florida 32202

P 904.301.1269
F 904.301.1279
www.drivermcafee.com

January 19, 2024

Ms. Amy McClure Skinner, AICP
Director, Planning and Building Department
City of St. Augustine
75 King Street, Lobby B
St. Augustine, Florida 32085

RE: Cat's Paw Land Use Plan Amendment from Mixed-Use (St. Johns County) to Marine Industrial (City of St. Augustine) for additional annex parcels.

Dear Amy,

As a follow up and obligation to the recent Pre-Annexation Agreement and Notice of Voluntary Annexation approvals at the City Commission hearing on October 23, 2023, for the additional Cat's Paw Annex Parcels ("Property"), this letter outlines the goals, objectives and policies that are consistent with the existing and proposed marina uses and 'Marine Industrial' Future Land Use designation in the City of St. Augustine's Comprehensive Plan 2040.

Future Land Use

Overall Goal: Ensure that the character, density, intensity and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment to enhance the quality of life for all residents of the City of St. Augustine.

FLUE Goal 1 Natural Resources: Preserve and protect the City's natural resources by establishing a pattern of development that is harmonious with the City's natural environment.

FLUE Objective 1.1: The City shall coordinate future land uses with the appropriate topography and soil conditions to conserve, appropriately use and protect the land and resources.

FLUE Policy 1.1.1: The City shall use the latest version of the Flood Insurance Rate Maps (FIRM) promulgated by the Federal Emergency Management Agency (FEMA) to determine the location of the 1% or 100-year floodplain and flood prone areas in the City. The City shall provide specifications for regulating development and land use activities within these areas within the Land Development Code (LDC). These specifications will include: Development within the FEMA 1% or 100-year flood hazard zone is to be constructed so that the lowest floor elevation is at least one foot above the base flood elevation as established by the FEMA Flood Insurance Rate Maps; Any development within a flood prone area should strive to maintain the natural topography and hydrology of the development site.

FLUE Policy 1.1.2: During the review of requests for plan amendments, topography, vegetation, wildlife habitat, flood hazard, the 1% or 100-year flood plain and soils for the areas to be amended should be considered as part of the plan amendment process.

FLUE Policy 1.1.6: Any development, including development within a flood prone area, will strive to maintain the natural topography and hydrology of the development site as much as possible and provide for drainage and stormwater management identified in the Infrastructure Element, open space requirements as addressed in the Recreation and Open Space Element, and safe and convenient on-site traffic flow, considering the needed vehicular parking as addressed in the Transportation and Mobility Element. Open space requirements will meet the LOS adopted in the Recreation and Open Space Element; On-site traffic will consider that adjacent properties provide interconnections to reduce requirements for road trips; and, Parking requirements shall be specified in terms of the number of parking spaces outlined in the land development code (LDC).

FLUE Policy 1.1.7: The City shall maintain and enhance the safety and efficiency of the arterial and collector road system and minimize transportation conflicts associated with development by coordinating the driveway permitting process increasing interconnection between adjacent developments and encouraging implementation of the City's mobility plan.

FLUE Policy 1.1.8: Development regulations shall encourage street, pedestrian and open space designs that discourage nonresidential through-traffic in residential neighborhoods, but that encourage energy and time-efficient access points and interconnections between residential areas.

FLUE Policy 1.1.9: All development shall provide for safe, convenient, and appropriately designed traffic circulation on the site, including provisions for needed parking.

FLUE Policy 1.1.10: The development approval process shall ensure that new development and redevelopment is consistent with natural drainage patterns. The approval process shall require appropriate stormwater management systems consistent with the adopted drainage levels of service, natural drainage patterns and soil conditions.

FLUE Policy 1.1.11: The developer/owner of any site shall be responsible for the on-site management of stormwater in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

FLUE Objective 1.2: The City of St. Augustine shall ensure the protection of natural resources through implementing the following policies, and the protection program outlined in the Conservation and Coastal Management Element.

FLUE Policy 1.2.1: The protection of natural resources shall be accomplished by one or more of the following techniques, based on the degree of protection required: Limitations on development density and intensity; Limitations on building placement, such as required clustering of allowable development on non-sensitive portions of a site; Limitations on building

coverage or impervious surface coverage; Requirements for setbacks and landscaped buffers sufficient to mitigate or eliminate impacts; Evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl and fail to protect natural resources; Minimize land use conflicts; Achieve flexibility, efficiency, and cost reduction in the provision of services and infrastructure; and Reduce natural hazard risks to life and property.

FLUE Objective 2.1: The City shall coordinate future land uses with the availability of facilities and services.

FLUE Policy 2.1.1: As part of the City's permitting process, facilities and services shall meet the established level of service standards and shall be available to serve the impacts of development, or development orders and permits shall be specifically conditioned on the availability of the facilities and services necessary to serve the proposed development.

FLUE Policy 2.1.3: The City shall encourage the development of undeveloped pockets and enclaves within developed areas to utilize existing facilities efficiently and reduce urban sprawl.

FLUE Objective 2.2: Development, redevelopment, land use plan amendments and changes to the zoning of a site shall be coordinated with the availability of adequate facilities and services.

FLUE Policy 2.2.1: The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as compact and contiguous developments within the City of St. Augustine.

FLUE Objective 3.2: The City shall encourage redevelopment and renewal of areas that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures) or blight through redevelopment programs and through maintaining land development codes that contain standards and procedures to encourage redevelopment where desirable.

FLUE Policy 3.2.3: The City shall actively pursue and participate in redevelopment projects that will add to the City's quality of life and economic vitality while balancing the city’s character and authenticity.

FLUE Goal 5 Urban Sprawl: Discourage urban sprawl by encouraging innovative strategies to promote infill and compact development or redevelopment and establishing energy efficient land use patterns.

FLUE Policy 5.1.2: The City shall encourage infill and redevelopment through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.

FLUE Objective 6.6: Industrial Categories: The industrial category is established to provide sufficient land for existing and anticipated future industrial needs, including working waterfronts and requisite support services.

FLUE Policy 6.6.2 Marine Industrial: This district is intended to allow light manufacturing and related service, storage and commercial uses. This district is also intended to allow marine

related industrial and business activities to facilitate the continuation of the historic marina industry and encourage the creation and maintenance of working waterfronts within the City. Maximum lot coverage of 80%; maximum height restriction of 35 feet. Marine related uses approved as a Planned Unit Development (PUD): maximum lot coverage 50%; maximum height restriction of 50 feet, and two (2) dwelling units per acre.

FLUE Goal 9: Economic Development Promote economic development in an effort to provide a variety of employment opportunities, create a sustainable future, and encourage a positive business climate.

FLUE Policy 9.1.2: The City shall work towards a variety of policies within the Comprehensive Plan and land development code that support and encourage commercial and industrial development within the City and surrounding area. • This includes encouraging a mix of uses in the city to promote accessibility to a variety of uses. • This includes strengthening and diversifying the local economy. • This includes redevelopment and revitalization efforts, including aesthetic improvements to encourage commercial and industrial investment within the City of St. Augustine. • This includes the promotion of uses that are commercial or industrial that support, promote or are compatible with the urban character of the city.

Conservation and Coastal Management

CCM Policy 2.1.1: The City maintains three (3) Conservation Overlay Zones. The boundaries of the Conservation Overlay Zones shall be determined on a site-specific basis during site plan review of each development proposal. Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers, boat docks, and other water dependent uses, including boat ramps and marinas, shall be the primary uses within this Conservation Overlay Zone. Conservation Overlay Zone 2 allows for all the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off street parking areas and residential and commercial development, providing that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category. Conservation Overlay Zone 3 restricts uses and other development and performance standard requirements within this zone including tree canopy and tree removal governed by the City's Comprehensive Plan, including the underlying Future Land Use Category, and the City's land development regulations.

CCM Policy 2.1.2: The City shall continue to implement the adopted Comprehensive Plan by including all land development regulations governing the use of land in the City Code. All applications for development shall be subject to site plan review by the City. Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover or cause the removal of significant trees. The planning and zoning board is authorized to

impose limitations on the nature and manner of construction and use to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation. Development in Conservation Overlay Zone 3 must retain either: (1) at least twenty-five (25) percent of the trees on the site and all healthy trees larger than twelve (12) inches diameter breast height (dbh); or (2) fifty (50) percent of the trees on the site, unless approved via a public hearing.

CCM Policy 2.1.3: Development in Conservation Overlay Zones shall conform to all requirements of the Federal Emergency Management Agency (FEMA) relating to flood control and prevention. Finish floors must be constructed at or above the base flood elevation plus any defined freeboard established prior to a Certificate of Occupancy being issued for the structure, the City shall continue to require an Elevation Certificate signed by a licensed engineer or surveyor certifying that the lowest floor of the structure has been constructed at or above the established base flood elevation plus any defined freeboard. The City shall continue to maintain three (3) conservation overlay zones: Conservation Overlay Zone 1 for the protection of habitat waterward of the most restrictive jurisdictional line; Conservation Overlay Zone 2 for the protection of natural habitat one hundred feet (100') landward of the most restrictive jurisdictional line; and Conservation Overlay Zone 3 for the protection of natural habitat beyond one hundred feet (100') landward of the most restrictive jurisdictional line. Applications for development in any of the Conservation Overlay Zones shall be evaluated according to the following criteria: (1) Site specific conditions. (2) The relationship of the site to adjacent properties, bodies of water and surrounding conservation zones. (3) Natural and proposed drainage patterns. (4) Effect of point and nonpoint discharge in the marine environment. (5) Proposed soil stabilization and erosion control methods. (6) Impact on floodplain. (7) Impact of development on vegetative and animal communities. (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials. (9) Effect of shade on vegetation and shellfish. (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion. (11) Impact of development on shoreline by linear feet and percent of site. (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site. (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes. (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site. (15) Impact of development on water quality. (16) Impact of development on shellfish and on commercial and sport fish and waterfowl. (17) The City shall pursue no net loss in wetlands by both amount and type of community. (18) Require a wildlife habitat survey for large developments for the purpose of restricting activities known to adversely affect the survival of endangered and threatened species and protecting native vegetative communities from destruction by development activities.

CCM Objective 2.7: Permitted uses for shoreline and waterfront property will continue to give priority to water dependent uses and increase safe public access to Salt Run, the Matanzas River, the San Sebastian River and the beaches contained in the Anastasia State Recreation Area. The City Code will continue to allow water-dependent uses as permitted uses in all the zoning districts associated with land adjacent to the riverine environments.

CCM Policy 2.7.1: New marinas must meet all applicable requirements of state and federal permitting agencies, including the manatee protection guidelines established by the Department of Environmental Protection. In addition: 1. marinas should be located within one statute mile of passes or inlets; 2. marinas must be located in areas designated for such use by the Future Land Use Plan; 3. all marina basins shall be designated idle speed zones; 4. marinas must be constructed in naturally deep water to minimize dredging, and basins should be of sufficient depth to prevent stirring up of bottom sediments by boat propellers; 5. marinas should be constructed adjacent to upland high bluffs or in areas where the salt marsh has been subject to extensive past disturbance; 6. marina entrances should be located such that maximum tidal flushing and circulation occurs; 7. marina construction should include linear development, and docking space should be designed to minimize or avoid impacts on salt marsh or other native vegetation; and marinas should be served by municipal waste water systems and should have adequate solid waste collection facilities with frequent collection.

CCM Policy 2.7.2: The following performance standards shall apply to development of water dependent and water related uses: (1) compliance with all of the conditions of any regulatory agency permits required for the development; (2) compliance with any conditions established by the Planning and Zoning Board for development in a Conservation Overlay Zone discussed in this element; and (3) compliance with the Future Land Use Plan and all of the implementing development regulations contained in the City Code. Priorities for shoreline land uses and siting for water dependent and water-related uses are as established by the Future Land Use Plan and implemented by the City Code. Water-dependent and water-related uses shall continue to be permitted uses or permissible uses by exception in all of the zoning districts in the city.

CCM Policy 2.15.2: Development and redevelopment in the City will be consistent with or more stringent than the flood-resistant constructions in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R part 60.

Infrastructure Element

INFRA Objective 6.3: The City shall encourage the use of sustainable, low impact development (LID) strategies to address stormwater management for developments ranging from individual building sites to subdivisions to large, planned developments.

Sincerely,

Brad C. Wester
bwester@drivermcafee.com
904.294.3768

PLANNED UNIT DEVELOPMENT (PUD) MODIFICATION
NARRATIVE PUD TEXT

January 19, 2024

Cat's Paw Marina
St. Augustine, Florida

Submitted on behalf of:
BDEP Land, LLC.

Authorized Agent:
Driver McAfee Hawthorne & Diebenow, PLLC.

SECTION 1
INTRODUCTION AND APPLICATION

This narrative Planned Unit Development ("PUD") text is a modification to the original PUD (Ordinance 2005-02) and successive PUD modifications (Ordinance 2017-34 and Ordinance 2023-20), described as approximately 16.19 acres total, which includes the approximate 6.29 acres of new annex parcels and the approximate 9.9-acre existing PUD. The Exhibit "A" Legal Description ("Property") describes the annex parcels. The Property ownership is described, attached hereto as Exhibit "B".

The Property, as depicted in the map and survey exhibits, abuts the existing Cat's Paw Marina on the northern and southern sides, and is currently zoned Commercial, Highway and Tourist (CHT) and Open Rural (OR), respectively. This PUD modification is companion to a Comprehensive Plan Amendment on the annex parcels that requests a change from the St. Johns County land use designation of Mixed-Use (MU) to the City of St. Augustine land use designation of Marine Industrial (MI) to be consistent and compatible with the existing Cat's Paw Marina.

The Applicant hereby stipulates and agrees to proceed with the proposed development in accordance with the PUD Ordinance as adopted by the City Commission of the City of St. Augustine. The Applicant also agrees to comply with all conditions and safeguards established by the City Commission regarding said PUD.

Except to the extent that they conflict with this narrative PUD text and site plan approved pursuant to this PUD request on the Property, all building codes, zoning ordinances and other land use and development regulations of the City, including, without limitation, the Sign Ordinance and Building Code, as may be amended from time to time, shall be applicable to this development. The

provisions of this narrative PUD text and site plan shall take precedence over any contrary provision of the land use codes, zoning codes, and development regulations.

SECTION 2

PHYSICAL SITE CHARACTERISTICS

The northern Property is currently vacant and undeveloped since the removal of the dilapidated structures, mobile homes. It is cleared and permitted for a marina and boat club rental facility by St. Johns County. The southern Property is currently vacated and previously used as an unkempt residence with outdoor storage yards of old abandoned vehicles, boats, parts and equipment. Trees and dilapidated structures exist on the southern Property. Each survey is included as Exhibit "C" to this narrative PUD text.

In accordance with the City of St. Augustine Comprehensive Plan Soils Map, and supported by the Soil Survey of St. Johns County, Florida prepared by the United States Department of Agriculture Soil Conservation Service, the site has 57 Adamsville find sand, 13 St. Johns fine sand and 24 Pellicer silty clay.

The Property has been developed and used for some time, as described above with improvements and inventoried on the tree survey included as Exhibit "D".

No historical or archeological resources are anticipated on the Property because of its condition being developed and used for many recent decades. The owner will follow all required local and State procedures regarding future redevelopment of the Property.

SECTION 3

INTENDED PLAN OF DEVELOPMENT

Cat's Paw Marina business activities and improvements include water dependent and water

related type marina-based uses associated with the Marine Industrial and Open Land land use, including, but not limited to sales, rentals and service of marine vessels, motors, parts and equipment; marine dockage and mooring operations; fueling; enclosed storage and outdoor storage of marine vessels and trailers; a waterfront restaurant with indoor and outdoor seating and on-premise consumption of beer, wine and liquor; a marine related retail store for supplies and provisions; restroom and shower facilities; administrative offices, parking and pedestrian sidewalks and paths, clubhouse and accessory structures/uses related to marine operations.

The PUD will include up to 226,655 square feet of buildings. Currently, approximately 71,210 square feet is approved, such as the existing enclosed boat storage building #1, enclosed boat storage building #2, utility building, retail/office building, accessory storage buildings, and restaurant/decking structures.

The addition of approximately 156,945 square feet of buildings is proposed, including the proposed enclosed boat storage building #3 (56,100sf) and 100,845sf of commercial/industrial marina uses as further described and depicted on the PUD site plan, including the phasing plan for each. Additionally, new vehicle parking and access, drainage and utility infrastructure, sidewalks, and native landscaping and low impact design elements will complement the Cat's Paw Marina facilities.

SECTION 4

RESTRICTIONS AND GUIDELINES

The development will be constructed in an orderly manner and allowable uses will include Marine Industrial water related/water dependent and ancillary uses and amenities. This PUD shall not release the applicant, its successors and assigns, of their obligation to comply with all Federal, State and local applicable laws and does not otherwise limit nor expand the authority of the City of St. Augustine to Enforce such laws nor limit nor expand defenses available to the property owner.

The following standards must be indicated on the site development plan as part of this PUD and approved by the City Commission:

1. Minimum Lot Area: No minimum lot area or lot width is applicable.
2. Maximum lot coverage: Fifty percent (50%).
3. Minimum yard requirements: No minimum yard requirements are applicable.
4. Maximum building height: Fifty feet (50').
5. Setbacks: Provided as described and depicted on the PUD site plan.
6. Vehicle Parking: Provided as described and depicted on the PUD site plan.
7. Signage: Per Code.
8. Potable Water: Provided by the City of St. Augustine via existing connections.
9. Fire Protection: Provided by City of St. Augustine via existing hydrant connections.
10. Sanitary Sewer: Provided by City of St. Augustine via existing connections.

SECTION 5

CONSERVATION OVERLAY ZONE

The Property is in Conservation Overlay Zones 1, 2 and 3 as identified within the City of St. Augustine Code. Redevelopment of the Property will conform to all applicable regulations for development within these zones, including obtaining all relevant permits.

In accordance with the St. Augustine Code, these site improvements will have "no significant negative impact on adjacent natural systems by either individual or cumulative effect," will conform to the permitting requirements regarding water quality treatment provisions for the marshes and the vegetative communities contained therein, as well as eliminating harm to any animal, fish or shellfish life contained therein. Improvements within Conservation Overlay Zones 2 and 3 will not significantly

change or block the Conservation Overlay Zone 1 vistas and scenic opportunities and placement of the buildings in the same general location as the previous building will protect the scenic attributes of Conservation Overlay Zones 2 and 3.

The PUD will comply with the criteria established for development in the Conservation Overlay Zones according to the following criteria:

1. Site Specific Conditions: The development plan, as depicted on the site plan, will provide for a new enclosed boat storage building, access, parking and associated infrastructure. The site development standards will be updated in accordance with modern stormwater management standards in accordance with current regulations and best management practices. The site and building elevations will be in conformance with current FEMA flood zone standards.

2. The Site's Relationship to Adjacent Properties, Bodies of Water and Surrounding Conservation Overlay Zones: The development will be a water dependent and water related in conformance with the existing Marine Industrial land uses, and will be compatible with the character, mass and scale of the area, including the immediately adjacent commercial retail and industrial warehouse buildings nearby. All development will adhere to the standards for development within the Conservation Overlay Zones and will not impact any adjacent development within these zones. With respect to any sound that may carry on to adjacent property and across the waterway from emanating music associated with the restaurant, whether provided by fixed or mobile amplified sound reproduction devices and or speakers from live or recorded music, said music shall comply with sound level limits of 60 dBA for receiving residential land uses, 65 dBA for receiving commercial land uses and 75 dBA for receiving industrial land uses. Additionally, said music shall be limited to hours of operation of the restaurant, but no later than 9pm on weeknights and no later than 11pm on Fridays, Saturdays, and/or Holidays. All other sound or noise associated with the Cat's Paw Marina operations

shall adhere to Article IV of the City of St. Augustine.

3. Natural and Proposed Drainage Patterns: Stormwater collection, conveyance and treatment will be provided by an underground dry detention system as part of the improvements and new development in the PUD. The dry detention system will provide a higher pollutant removal efficiency as compared to traditional wet detention systems, thus ultimately providing a cleaner stormwater effluent as compared to a wet detention pond. Site-specific engineering and construction details, engineering stormwater modeling and drainage calculations for the proposed dry detention facility will be provided within the engineering and construction plans to the City of St. Augustine and St. Johns River Water Management District. Adverse, detrimental, or negative water quality impacts on site or to adjacent waterways are not anticipated with this project.

4. Effect of Point and Non-point Discharge in the Marine Environment: Specifics of the stormwater management system will provide analysis of the point and non-point discharge and provide for protection of the marine environment.

5. Proposed Soil Stabilization and Erosion Control Measures: Details for soil suitability, geotechnical engineering and measures for construction will be provided within the engineering and construction plan documents required for local and State permitting.

6. Impact on Floodplain: Due to the proximity of the San Sebastian River, the Property is mostly within the AE designated flood zone as indicated by Flood Insurance Rate Map Panel 12109C0377J. The stormwater management facilities will be able to eliminate the potential for off-site impacts to the neighboring community and environmentally sensitive areas, often associated with the increase in flood zone elevation requirements.

7. Impact of Development on Vegetative and Animal Communities: The site has been previously developed and impacted for some time as a mobile home park. All existing natural

vegetative and animal communities have been identified and accounted for regarding proposed impacts and mitigative strategies pursuant to replacement and protections associated with the proposed redevelopment of the annex Property.

8. Potential for Contamination Drainage, Storage of Pollutants and the Use of Poisonous Chemicals and Materials: The current development standards to be followed, as well as the new underground dry detention stormwater system will reduce the potential for contaminated runoff associated with drainage from the parking lot. The current and proposed uses will not provide for the use of poisonous chemicals or materials with any direct discharge or overland drainage flow to adjacent lands, waterways or stormwater infrastructure. Any use chemicals or materials on the Property will adhere to strict standards applicable to use, cleanup and disposal in keeping with local, State and Federal guidelines and regulations.

9. Effect of Shade on Vegetation and Shellfish: No construction is planned which would cause shading.

10. Effect of Boat Wake and Boat Traffic on Manatees, Vegetation, Shellfish and Wildlife, as well as Shoreline Erosion: The increase in marine vessel related traffic on the waterway will conform to the existing slips, channel and ramps and should be minimal and adhere to local, State and Federal guidelines and regulations.

11. Impact of Development on Vistas and Scenic Opportunities by Linear Feet, Height, Mass and Percent of Site: As previously stated, the redevelopment of the mobile home park with a new enclosed boat storage building is in the same general location and should not significantly change any vistas or scenic opportunities customarily known based on the adjacent uses and buildings. The building will adhere to the height and coverage limitations, which will be consistent with that allowable in the area.

12. Existing Amounts of Native Plants and Proposed Retention and Use of Native Plants for Landscape and Open Space Purposes: As the site has been developed for some time, no existing native plant materials exist. However, the applicant will use native plant and tree species within the overall landscape plan to reduce the irrigation requirements.

13. Impact of Development on Plant and Animal Habitat and Potential Loss in Acres and Percent of Site: All existing natural vegetative and animal communities have been identified and accounted for regarding proposed impacts and mitigative strategies pursuant to replacement and protections associated with the proposed redevelopment of the annex Property.

14. Impact of Development on Water Quality: Stormwater collection, conveyance and treatment will be provided by an underground dry detention system as part of the improvements and new development in the PUD. The dry detention system will provide a higher pollutant removal efficiency as compared to traditional wet detention systems, thus ultimately providing a cleaner stormwater effluent as compared to a wet detention pond. Site-specific engineering and construction details, engineering stormwater modeling and drainage calculations for the proposed dry detention facility will be provided within the engineering and construction plans to the City of St. Augustine and St. Johns River Water Management District. Adverse, detrimental, or negative water quality impacts on site or to adjacent waterways are not anticipated with this project.

15. Impact of Development on Shellfish and On Commercial Sport Fish and Waterfowl: The PUD is located adjacent to Class III waters, which are deemed by the State for recreational use and do not support shellfish harvesting. The location of the project will have no impact on the navigational channel of the Intracoastal Waterway other than the use by boating traffic for access to the marina site. The site abutting the waterway is already developed and there will be no removal of any plant material that would offer or impact habitat for nesting waterfowl.

16. Pursuit of no net loss of wetlands by both amount and type of community: The proposed redevelopment area does not contain any wetlands therefore there is no net loss.

17. Wildlife habitat survey for large developments for the purpose of restricting activities known to adversely affect the survival of endangered and threatened species and protecting native vegetative communities from destruction by development activities: As previously stated, all existing natural vegetative and animal communities have been identified and accounted for regarding proposed impacts and mitigative strategies pursuant to replacement and protections associated with the proposed redevelopment of the annex Property.

SECTION 6

SCHEDULE OF DEVELOPMENT

The Development of the project will proceed in multiple phases, as depicted and described in the site plan, and will not require the dedication of land for public use. The anticipated date for substantial completion of the project for all improvements is between 2026-2030.

SECTION 7

OWNERSHIP AND MAINTENANCE

BDEP Land, LLC and its successors and assigns will retain sole fee simple ownership of the lands in the PUD, thus eliminating concerns over the maintenance and ownership of common facilities.

SECTION 8

SUMMARY AND CONCLUSION

BDEP Land, LLC applied for annexation of the annex portion of the Property into the City and requested a Future Land Use Map designation of Marine Industrial, as well as PUD zoning, which modifies the existing PUD, Ordinance 2023-20. The proposed use and development plan is

consistent with character and in harmony with customary use and history of the working waterfront and marina development in the area, as well as adjacent commercial/industrial uses and improvements. The annex Property and site plan represents an extension of an existing use but creates a more desirable environment by dramatically upgrading the Property as an economically productive and appropriate use with benefits to the City of St. Augustine and its residents.

This PUD request meets all the above listed City requirements and is consistent with the Comprehensive Plan as further described below.

Future Land Use

Overall Goal: Ensure that the character, density, intensity and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment to enhance the quality of life for all residents of the City of St. Augustine.

FLUE Goal 1 Natural Resources: Preserve and protect the City's natural resources by establishing a pattern of development that is harmonious with the City's natural environment.

FLUE Objective 1.1: The City shall coordinate future land uses with the appropriate topography and soil conditions to conserve, appropriately use and protect the land and resources.

FLUE Policy 1.1.1: The City shall use the latest version of the Flood Insurance Rate Maps (FIRM) promulgated by the Federal Emergency Management Agency (FEMA) to determine the location of the 1% or 100-year floodplain and flood prone areas in the City. The City shall

provide specifications for regulating development and land use activities within these areas within the Land Development Code (LDC). These specifications will include: • Development within the FEMA 1% or 100-year flood hazard zone is to be constructed so that the lowest floor elevation is at least one foot above the base flood elevation as established by the FEMA Flood Insurance Rate Maps; • Any development within a flood prone area should strive to maintain the natural topography and hydrology of the development site.

FLUE Policy 1.1.2: During the review of requests for plan amendments, topography, vegetation, wildlife habitat, flood hazard, the 1% or 100-year flood plain and soils for the areas to be amended should be considered as part of the plan amendment process.

FLUE Policy 1.1.6: Any development, including development within a flood prone area, will strive to maintain the natural topography and hydrology of the development site as much as possible and provide for drainage and stormwater management identified in the Infrastructure Element, open space requirements as addressed in the Recreation and Open Space Element, and safe and convenient on-site traffic flow, considering the needed vehicular parking as addressed in the Transportation and Mobility Element. • Open space requirements will meet the LOS adopted in the Recreation and Open Space Element; • On-site traffic will consider that adjacent properties provide interconnections to reduce requirements for road trips; and, • Parking requirements shall be specified in terms of the number of parking spaces outlined in the land development code (LDC).

FLUE Policy 1.1.7: The City shall maintain and enhance the safety and efficiency of the arterial and collector road system and minimize transportation conflicts associated with development by coordinating the driveway permitting process increasing interconnection

between adjacent developments and encouraging implementation of the City's mobility plan.

FLUE Policy 1.1.8: Development regulations shall encourage street, pedestrian and open space designs that discourage nonresidential through-traffic in residential neighborhoods, but that encourage energy and time-efficient access points and interconnections between residential areas.

FLUE Policy 1.1.9: All development shall provide for safe, convenient, and appropriately designed traffic circulation on the site, including provisions for needed parking.

FLUE Policy 1.1.10: The development approval process shall ensure that new development and redevelopment is consistent with natural drainage patterns. The approval process shall require appropriate stormwater management systems consistent with the adopted drainage levels of service, natural drainage patterns and soil conditions.

FLUE Policy 1.1.11: The developer/owner of any site shall be responsible for the on-site management of stormwater in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

FLUE Objective 1.2: The City of St. Augustine shall ensure the protection of natural resources through implementing the following policies, and the protection program outlined in the Conservation and Coastal Management Element.

FLUE Policy 1.2.1: The protection of natural resources shall be accomplished by one or

more of the following techniques, based on the degree of protection required: • Limitations on development density and intensity; • Limitations on building placement, such as required clustering of allowable development on non-sensitive portions of a site; Limitations on building coverage or impervious surface coverage; • Requirements for setbacks and landscaped buffers sufficient to mitigate or eliminate impacts; • Evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl and fail to protect natural resources; • Minimize land use conflicts; • Achieve flexibility, efficiency, and cost reduction in the provision of services and infrastructure; and • Reduce natural hazard risks to life and property.

FLUE Objective 2.1: The City shall coordinate future land uses with the availability of facilities and services.

FLUE Policy 2.1.1: As part of the City's permitting process, facilities and services shall meet the established level of service standards and shall be available to serve the impacts of development, or development orders and permits shall be specifically conditioned on the availability of the facilities and services necessary to serve the proposed development.

FLUE Policy 2.1.3: The City shall encourage the development of undeveloped pockets and enclaves within developed areas to utilize existing facilities efficiently and reduce urban sprawl.

FLUE Objective 2.2: Development, redevelopment, land use plan amendments and changes to the zoning of a site shall be coordinated with the availability of adequate facilities and services.

FLUE Policy 2.2.1: The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as compact and contiguous developments within the City of St. Augustine.

FLUE Objective 3.2: The City shall encourage redevelopment and renewal of areas that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures) or blight through redevelopment programs and through maintaining land development codes that contain standards and procedures to encourage redevelopment where desirable.

FLUE Policy 3.2.3: The City shall actively pursue and participate in redevelopment projects that will add to the City's quality of life and economic vitality while balancing the city's character and authenticity.

FLUE Goal 5 Urban Sprawl: Discourage urban sprawl by encouraging innovative strategies to promote infill and compact development or redevelopment and establishing energy efficient land use patterns.

FLUE Policy 5.1.2: The City shall encourage infill and redevelopment through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.

FLUE Objective 6.6: Industrial Categories: The industrial category is established to provide sufficient land for existing and anticipated future industrial needs, including working waterfronts and requisite support services.

FLUE Policy 6.6.2 Marine Industrial: This district is intended to allow light manufacturing and related service, storage and commercial uses. This district is also intended to allow marine related industrial and business activities to facilitate the continuation of the historic marina industry and encourage the creation and maintenance of working waterfronts within the City. Maximum lot coverage of 80%; maximum height restriction of 35 feet. Marine related uses approved as a Planned Unit Development (PUD): maximum lot coverage 50%; maximum height restriction of 50 feet, and two (2) dwelling units per acre.

FLUE Goal 9: Economic Development Promote economic development in an effort to provide a variety of employment opportunities, create a sustainable future, and encourage a positive business climate.

FLUE Policy 9.1.2: The City shall work towards a variety of policies within the Comprehensive Plan and land development code that support and encourage commercial and industrial development within the City and surrounding area. • This includes encouraging a mix of uses in the city to promote accessibility to a variety of uses. • This includes strengthening and diversifying the local economy. • This includes redevelopment and revitalization efforts, including aesthetic improvements to encourage commercial and industrial investment within the City of St. Augustine. • This includes the promotion of uses

that are commercial or industrial that support, promote or are compatible with the urban character of the city.

Conservation and Coastal Management

CCM Policy 2.1.1: The City maintains three (3) Conservation Overlay Zones. The boundaries of the Conservation Overlay Zones shall be determined on a site-specific basis during site plan review of each development proposal. Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers, boat docks, and other water dependent uses, including boat ramps and marinas, shall be the primary uses within this Conservation Overlay Zone. Conservation Overlay Zone 2 allows for all the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off street parking areas and residential and commercial development, providing that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category. Conservation Overlay Zone 3 restricts uses and other development and performance standard requirements within this zone including tree canopy and tree removal governed by the City's Comprehensive Plan, including the underlying Future Land Use Category, and the City's land development regulations.

CCM Policy 2.1.2: The City shall continue to implement the adopted Comprehensive Plan by including all land development regulations governing the use of land in the City Code. All applications for development shall be subject to site plan review by the City. Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for those

structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover or cause the removal of significant trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and use to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation. Development in Conservation Overlay Zone 3 must retain either: (1) at least twenty-five (25) percent of the trees on the site and all healthy trees larger than twelve (12) inches diameter breast height (dbh); or (2) fifty (50) percent of the trees on the site, unless approved via a public hearing.

CCM Policy 2.1.3: Development in Conservation Overlay Zones shall conform to all requirements of the Federal Emergency Management Agency (FEMA) relating to flood control and prevention. Finish floors must be constructed at or above the base flood elevation plus any defined freeboard established prior to a Certificate of Occupancy being issued for the structure, the City shall continue to require an Elevation Certificate signed by a licensed engineer or surveyor certifying that the lowest floor of the structure has been constructed at or above the established base flood elevation plus any defined freeboard. The City shall continue to maintain three (3) conservation overlay zones: Conservation Overlay Zone 1 for the protection of habitat waterward of the most restrictive jurisdictional line; Conservation Overlay Zone 2 for the protection of natural habitat one hundred feet (100') landward of the

most restrictive jurisdictional line; and Conservation Overlay Zone 3 for the protection of natural habitat beyond one hundred feet (100') landward of the most restrictive jurisdictional line. Applications for development in any of the Conservation Overlay Zones shall be evaluated according to the following criteria: (1) Site specific conditions. (2) The relationship of the site to adjacent properties, bodies of water and surrounding conservation zones. (3) Natural and proposed drainage patterns. (4) Effect of point and nonpoint discharge in the marine environment. (5) Proposed soil stabilization and erosion control methods. (6) Impact on floodplain. (7) Impact of development on vegetative and animal communities. (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials. (9) Effect of shade on vegetation and shellfish. (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion. (11) Impact of development on shoreline by linear feet and percent of site. (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site. (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes. (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site. (15) Impact of development on water quality. (16) Impact of development on shellfish and on commercial and sport fish and waterfowl. (17) The City shall pursue no net loss in wetlands by both amount and type of community. (18) Require a wildlife habitat survey for large developments for the purpose of restricting activities known to adversely affect the survival of endangered and threatened species and protecting native vegetative communities from destruction by development activities.

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Matanzas River, the San Sebastian River and the beaches contained in the Anastasia State Recreation Area. The City Code will continue to allow water-dependent uses as permitted uses in all the zoning districts associated with land adjacent to the riverine environments.

CCM Policy 2.7.1: New marinas must meet all applicable requirements of state and federal permitting agencies, including the manatee protection guidelines established by the Department of Environmental Protection. In addition: 1. marinas should be located within one statute mile of passes or inlets; 2. marinas must be located in areas designated for such use by the Future Land Use Plan; 3. all marina basins shall be designated idle speed zones; 4. marinas must be constructed in naturally deep water to minimize dredging, and basins should be of sufficient depth to prevent stirring up of bottom sediments by boat propellers; 5. marinas should be constructed adjacent to upland high bluffs or in areas where the salt marsh has been subject to extensive past disturbance; 6. marina entrances should be located such that maximum tidal flushing and circulation occurs; 7. marina construction should include linear development, and docking space should be designed to minimize or avoid impacts on salt marsh or other native vegetation; and marinas should be served by municipal waste water systems and should have adequate solid waste collection facilities with frequent collection.

CCM Policy 2.7.2: The following performance standards shall apply to development of water dependent and water related uses: (1) compliance with all of the conditions of any regulatory agency permits required for the development; (2) compliance with any conditions established by the Planning and Zoning Board for development in a Conservation Overlay Zone discussed in this element; and (3) compliance with the Future Land Use Plan and all of the implementing development regulations contained in the City Code. Priorities for shoreline

land uses and siting for water dependent and water-related uses are as established by the Future Land Use Plan and implemented by the City Code. Water-dependent and water-related uses shall continue to be permitted uses or permissible uses by exception in all of the zoning districts in the city.

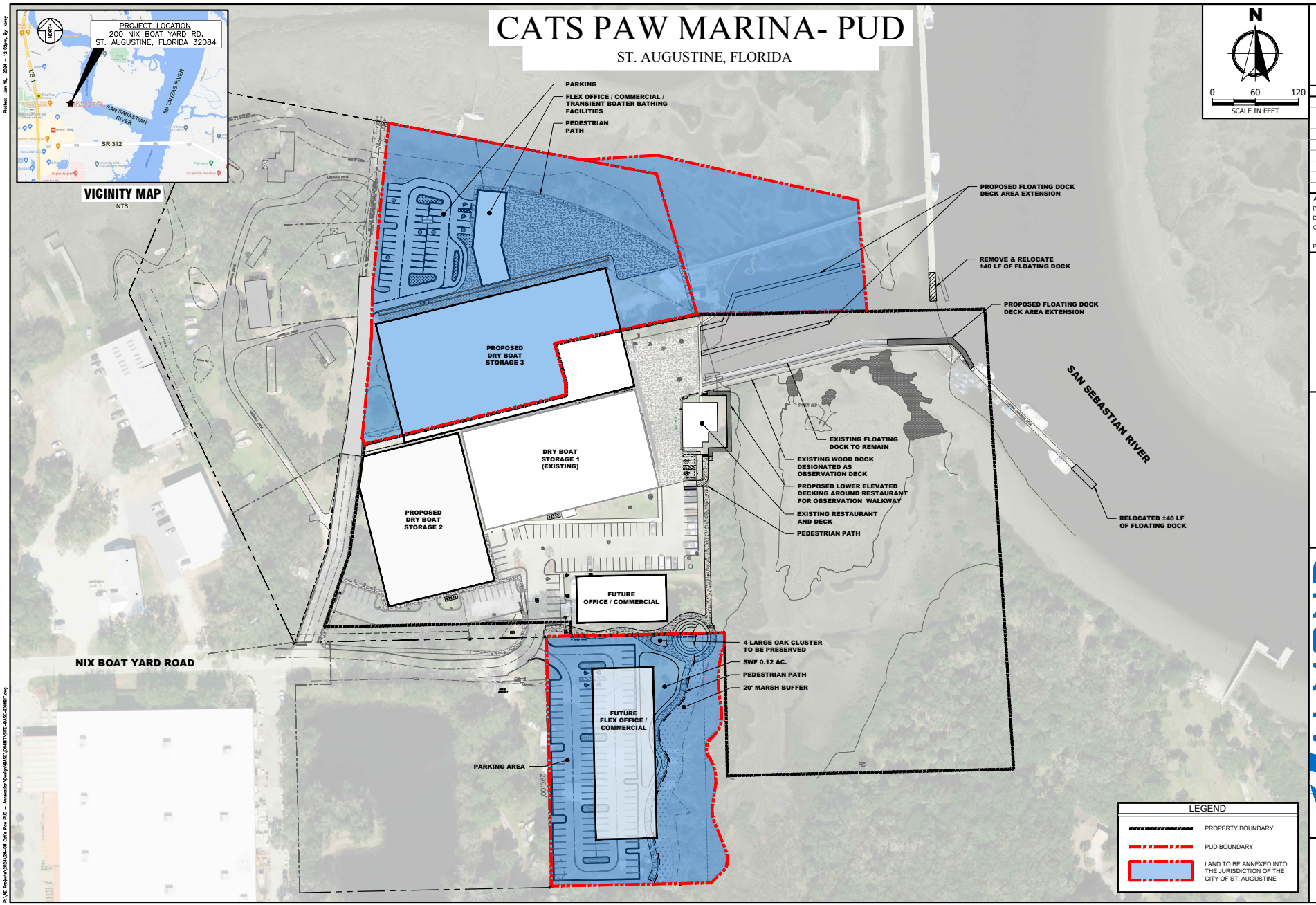
CCM Policy 2.15.2: Development and redevelopment in the City will be consistent with or more stringent than the flood-resistant constructions in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R part 60.

Infrastructure Element

INFRA Objective 6.3: The City shall encourage the use of sustainable, low impact development (LID) strategies to address stormwater management for developments ranging from individual building sites to subdivisions to large, planned developments.

CATS PAW MARINA- PUD

ST. AUGUSTINE, FLORIDA



ERIC J. ALMOND, P.E.
FL# 59246

DATE	REVISION

AE JOB NO.:	24-08
DESIGN:	EJA / DOD
DRAWN:	PJK / KLB
CHECKED:	DOD
PLOT DATE:	1/19/2024

PUD - MASTER PLAN

CATS PAW
PUD EXHIBIT
200 NIX BOAT YARD RD.
ST. AUGUSTINE, FLORIDA 32084

ALMOND ENGINEERING
CONSULTING CIVIL ENGINEERS
6279 DUPONT STATION COURT
JACKSONVILLE, FL 32217
(904) 306-0162 PHONE

SHEET
1 OF 4

CATS PAW MARINA- PUD

ST. AUGUSTINE, FLORIDA



1/19/2024

ERIC J. ALMOND, P.E.
FL# 59246

DATE	REVISION

AE JOB NO.:	24-08
DESIGN:	EJA / DOD
DRAWN:	PJK / KLB
CHECKED:	DOD
PLOT DATE:	1/19/2024

PUD - PHASE 1

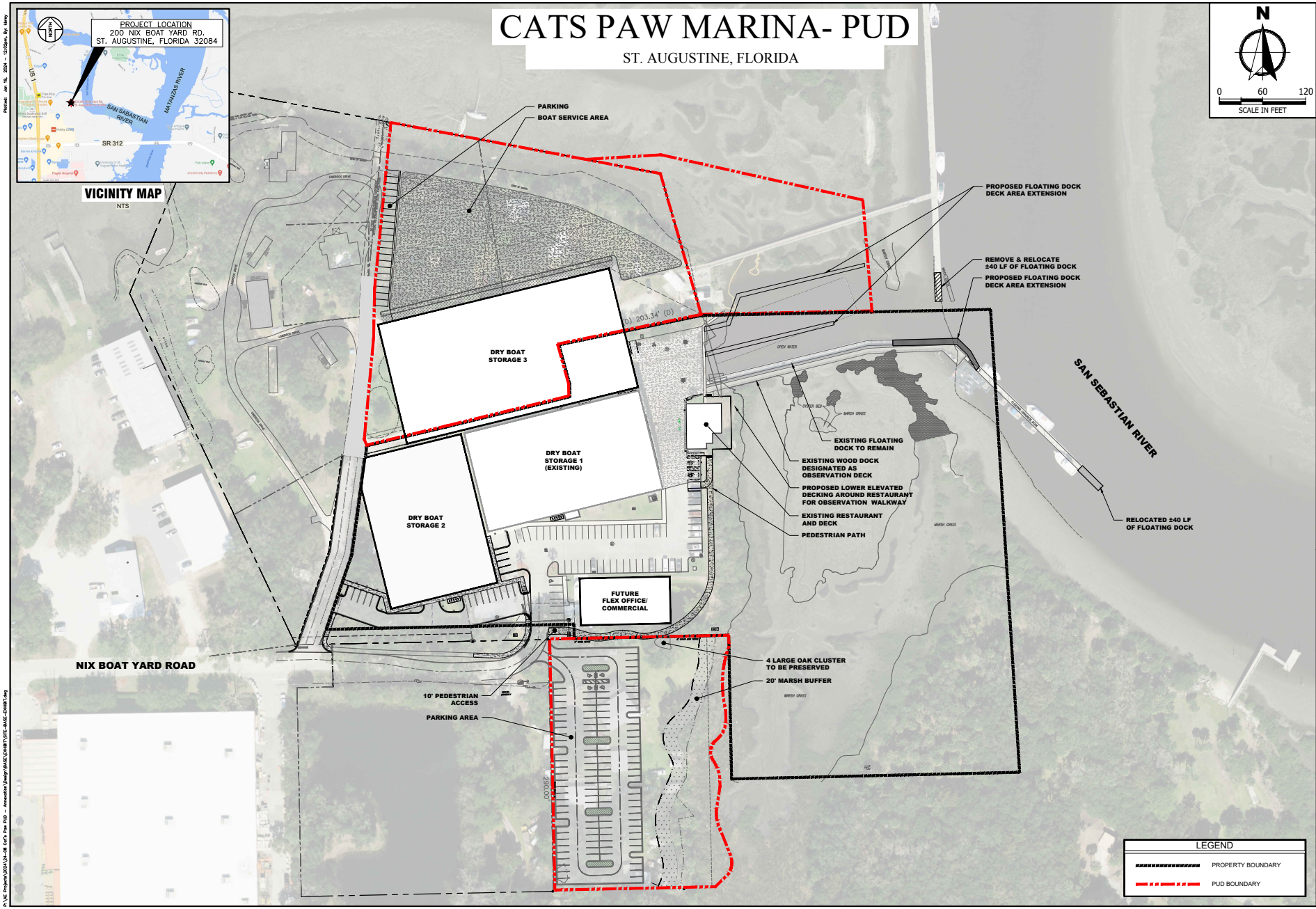
CATS PAW
PUD EXHIBIT
200 NIX BOAT YARD RD.
ST. AUGUSTINE, FLORIDA 32084

ALMOND ENGINEERING
CONSULTING CIVIL ENGINEERS
6279 DUPONT STATION COURT
JACKSONVILLE, FL 32217
(904) 306-0162 PHONE

SHEET
2 OF 4

CATS PAW MARINA- PUD

ST. AUGUSTINE, FLORIDA



ERIC J. ALMOND, P.E.
FL# 59246

DATE	REVISION

AE JOB NO.:	24-08
DESIGN:	EJA / DOD
DRAWN:	PJK / KLB
CHECKED:	DOD
PLOT DATE:	1/19/2024

PUD - PHASE 2

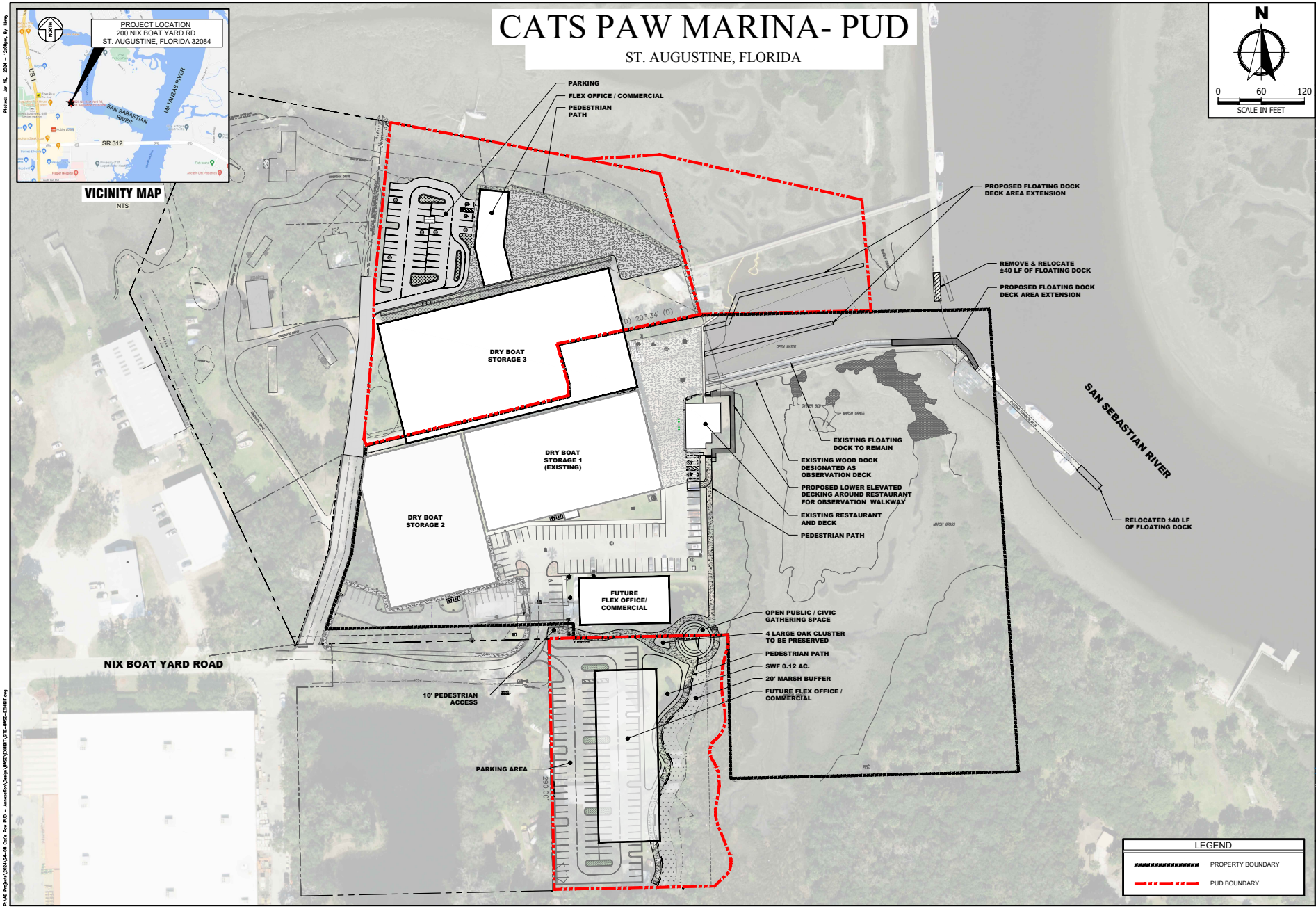
CATS PAW
PUD EXHIBIT
200 NIX BOAT YARD RD.
ST. AUGUSTINE, FLORIDA 32084

ALMOND ENGINEERING
CONSULTING CIVIL ENGINEERS
6279 DUPONT STATION COURT
JACKSONVILLE, FL 32217
(904) 306-0162 PHONE

SHEET
3 OF 4

CATS PAW MARINA- PUD

ST. AUGUSTINE, FLORIDA



ERIC J. ALMOND, P.E.
FL# 59246

DATE	REVISION

AE JOB NO.:	24-08
DESIGN:	EJA / DOD
DRAWN:	PJK / KLB
CHECKED:	DOD
PLOT DATE:	1/19/2024

PUD - PHASE 3

CATS PAW
PUD EXHIBIT
200 NIX BOAT YARD RD.
ST. AUGUSTINE, FLORIDA 32084

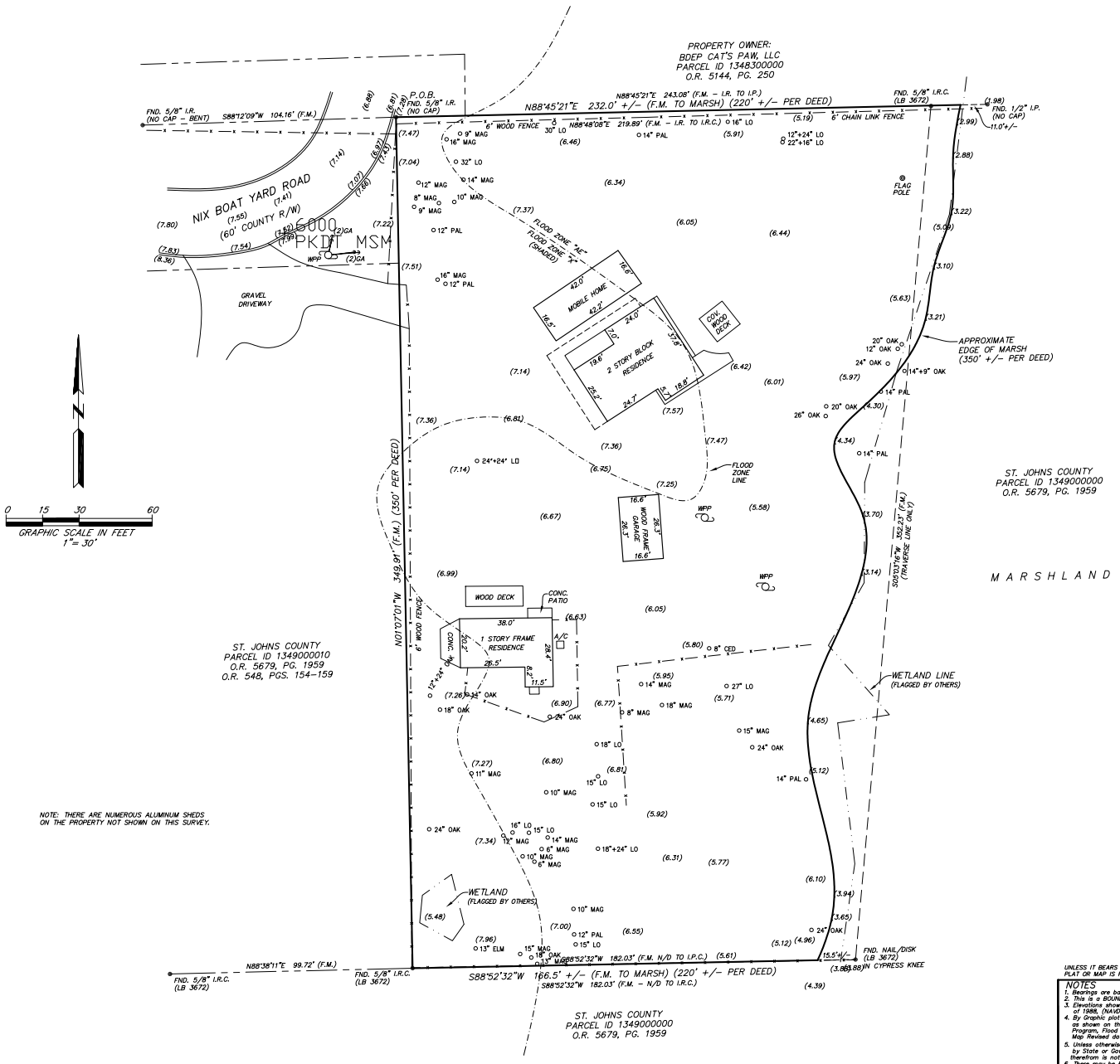
ALMOND ENGINEERING
CONSULTING CIVIL ENGINEERS
6279 DUPONT STATION COURT
JACKSONVILLE, FL 32217
(904) 306-0162 PHONE

SHEET
4 OF 4

MAP SHOWING SURVEY OF

BEING IN THE COUNTY OF ST. JOHNS AND STATE OF FLORIDA, KNOWN AND DESCRIBED AS:

A PARCEL OF LAND SITUATE WITHIN A PORTION OF LOT 5 OF THE G.W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, AS RECORDED IN SHEET 21, MAP OF NEW AUGUSTINE DATED JUNE, 1918, IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING A PORTION OF THAT LAND CONVEYED TO BARTOLA GENO VAR, AS RECORDED IN DEED BOOK 52, PAGE 531, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FOR A POINT OF BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN PROPERTY DESCRIBED IN THE LEASE WITH OPTION TO PURCHASE RECORDED IN OFFICIAL RECORDS BOOK 548, AT PAGE 154–159 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; FROM SAID POINT OF BEGINNING THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 220 FEET MORE OR LESS TO A POINT ON THE WEST BOUNDARY OF A MARSH, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE MEANDER SOUTHERLY ALONG THE WEST BOUNDARY OF THE MARSH A DISTANCE OF APPROXIMATELY 350 FEET TO A POINT, (WHICH POINT IS LOCATED EXACTLY 350 FEET FROM THE NEAREST POINT ON THE NORTH BOUNDARY LINE OF SAID LOT 5), AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL; FROM SAID SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL THENCE RUN WESTERLY AND ON A LINE PARALLEL TO AND EXACTLY 350 FEET DISTANT FROM THE NORTH BOUNDARY LINE OF THE HEREIN DESCRIBED PARCEL A DISTANCE OF 220 FEET MORE OR LESS TO A POINT (WHICH IS THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 548, PAGE 154–159), AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE RUN NORTHERLY ALONG THE EAST BOUNDARY LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 548, PAGE 154–159, A DISTANCE OF 350 FEET TO THE POINT OF BEGINNING AND CLOSE.



NOTE: THERE ARE NUMEROUS ALUMINUM SHEDS ON THE PROPERTY NOT SHOWN ON THIS SURVEY.

TREE NOTES:

THE SURVEYOR CERTIFIES ONLY TO THE SIZE AND LOCATION OF ALL TREES SHOWN HEREON. HOWEVER, THE SURVEYOR DOES NOT CERTIFY TO THE EXACT SPECIES OF ANY TREE SHOWN HEREON AS THIS IS OUTSIDE THE SURVEYOR'S AREA OF EXPERTISE.

TREE DETAIL



TREE LEGEND:

ASH	= ASH
BAY	= BAY
BIR	= BIRCH
CED	= CEDAR
CHE	= CHERRY
CYP	= CYPRESS
ELM	= ELM
HAC	= HACKBERRY
HIC	= HICKORY
HOL	= HOLLY
LLP	= LONGLEAF PINE
L OAK	= LIVE OAK
MAG	= MAGNOLIA
MAP	= MAPLE
OAK	= OAK
PAL	= PALM
PEC	= PECAN
PIN	= PINE
SWE	= SWEETGUM
SYC	= SYCAMORE
UNK	= UNIDENTIFIED TREE
WIL	= WILLOW

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

NOTES

1. Bearings are based on FLORIDA STATE PLANE GRID (NAD 83).
2. This is a BOUNDARY AND TOPOGRAPHIC SURVEY.
3. Elevations shown thus (15.0) refer to North American Vertical Datum of 1988, (NAVD 88).
4. By Graphic plotting only, the property shown hereon lies within Zone: "X" (SHADED) & "AE" (EL 8) as shown on the Federal Emergency Management Agency (F.E.M.A.) National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) Community–Panel Number 12109C 0377 J Map Revised date : 12–7–18
5. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
6. There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point
P.R.M.	Permanent Reference Monument
P.O.B.	Point of Beginning
P.C.	Point of Curvature
P.T.	Point of Tangency
P.R.C.	Point of Reverse Curvature
P.I.	Point of Intersection
R/W	Right of Way
O.R.V.	Official Records Volume
D.B.	Deed Book
Pg.	page
B.R.L.	Building Restriction Line
Esmt	Easement

ABBREVIATION	DEFINITION
L.B.	Licensed Business
R.L.S.	Registered Land Surveyor
J.E.A.	Jacksonville Electric Authority
EQUIP	Equipment
A/C	Air Conditioner
C.A.T.V.	Cable Television
OHL	Overhead Lines
(F.M.)	Field Measured
R=	Radius equals
L=	Arc Length equals
CH. =	Chord Bearing & Distance equals
Δ =	Delta or Central Angle equals
I.P.	Iron Pipe
Conc.	Concrete

LEGEND

- ⊙ DENOTES CONCRETE MONUMENT
- x–x DENOTES FENCE
- ○ DENOTES 1/2" IRON PIPE SET WITH CAP, L.B. 8295
- ● DENOTES IRON PIPE FOUND (NOTED)

DATE	9–22–23
SCALE	1"=30'
JOB No.	23–13867
F.B.	1475
page	48–50
Comp. File	23–13867.dwg
Drawn by	W.M

MELROSE SURVEYING AND MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107
JACKSONVILLE, FLORIDA 32224
L.B. No. 8295
Tel. (904) 721–1226

THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY, MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 5J–17, (formerly CHAPTER 61G17–6), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: _____
WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE No. 5843

FILE NO. SM-2329

MAP SHOWING ALTA/NSPS LAND TITLE SURVEY OF

PARCEL FOUR:
A PARCEL OF LAND SITUATED IN THE G.W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 126, PAGE 146 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE N 24°05' 09" W ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 121, PAGE 72 OF SAID PUBLIC RECORDS 200.00 FEET; THENCE N 62°31' 16" E, 185.81 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE N 77°31' 30" E, 211.62 FEET; THENCE N 08°03' 12" W, 162.03 FEET; THENCE N 81°56'48" E, 32.33 FEET; THENCE N 08°03'12" W, 219.08 FEET; THENCE N 78°05'23" W, 133.61 FEET; THENCE S 06°47'16" W, 231.56 FEET; THENCE S 02°22'50" W, 70.22 FEET; THENCE S 08°53'34" W, 156.95 FEET TO THE POINT OF BEGINNING.

THE AFOREDESCRIBED PARCEL CONTAINS 1.62 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO THE TERMS OF THAT CERTAIN DECLARATION OF ACCESS EASEMENT AND COST SHARING AGREEMENT DATED OCTOBER 20, 2011 AND RECORDED IN O.R. BOOK 3512, PAGE 317 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL FIVE:
A PARCEL OF LAND SITUATED IN THE G.W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 126, PAGE 146 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE N 24°05' 09" W ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 121, PAGE 72 OF SAID PUBLIC RECORDS 200.00 FEET; THENCE N 62°31'16" E, 185.81 FEET; THENCE N 77°31'30" E, 211.62 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE N 08°03'12" W, 162.03 FEET; THENCE N 81°56'48" E, 32.33 FEET; THEN N 08°03'12" W, 219.08 FEET; THENCE S 78°05'23" E, 253.11 FEET; THENCE S 14°56'58" E, 203.00 FEET; THENCE S 78°56'19" W ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 777, PAGES 938 AND 939 OF SAID PUBLIC RECORDS, 202.66 FEET; THENCE S 14°58'58" E ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 777, PAGES 938 AND 939 A DISTANCE OF 55.75 FEET; THENCE DUE SOUTH ALONG SAID WEST LINE 18.25 FEET; THENCE S 77°31 '30" W, 100.57 FEET TO THE POINT OF BEGINNING.

THE AFOREDESCRIBED PARCEL CONTAINS 1.7 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO THE TERMS OF THAT CERTAIN DECLARATION OF ACCESS EASEMENT AND COST SHARING AGREEMENT DATED OCTOBER 20, 2011 AND RECORDED IN O.R. BOOK 3512, PAGE 317 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCELS 4 AND 5 DESCRIBED HEREON ARE TOGETHER WITH AND SUBJECT TO A 20 FOOT INGRESS/EGRESS EASEMENT WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE G.W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 126, PAGE 146 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE RUN DUE EAST ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 786, PAGE 619 OF SAID PUBLIC RECORDS, 14.36 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED CENTERLINE; THENCE NORTH 20°04'50" EAST, 136.93 FEET; THENCE NORTH 08°52'34" EAST, 141.40 FEET TO POINT "A"; THENCE CONTINUE NORTH 08°52'34" EAST, 156.96 FEET; THENCE NORTH 02°22'50" EAST, 70.22 FEET; THENCE NORTH 06°47'16" EAST, 231.56 FEET TO A POINT OF TERMINUS FOR THE NORTH SECTION OF THIS EASEMENT; THENCE RETURN TO AFOREDESCRIBED POINT "A" AND RUN NORTH 77°31'30" EAST, 312.19 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 777, PAGE 938 OF SAID PUBLIC RECORDS, SAID POINT BEING THE POINT OF TERMINUS FOR THE EAST SECTION OF THIS EASEMENT.

THE ABOVE DESCRIBED PARCEL FOUR AND PARCEL FIVE TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
(SURVEYOR'S DESCRIPTION):

A PARCEL OF LAND SITUATED IN THE G.W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EASTERLY MOST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 5, RECORDED IN OFFICIAL RECORDS BOOK 3541, PAGE 943 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 14°58'58" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL 5, A DISTANCE OF 203.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 5; THENCE NORTH 78°52'23" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL 5 AND ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AS PARCEL 4, RECORDED IN SAID OFFICIAL RECORDS BOOK 3541, PAGE 943 OF SAID PUBLIC RECORDS, A DISTANCE OF 390.75 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4, THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF SAID PARCEL 4, THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE 1, SOUTH 06°47'16" WEST, 231.56 FEET; COURSE 2, SOUTH 02°22'50" WEST, 70.22 FEET; COURSE 3, SOUTH 08°53'34" WEST, 156.95 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 4; THENCE NORTH 77°31'30" EAST, ALONG THE SOUTHERLY LINES OF SAID PARCELS 4 AND 5, A DISTANCE OF 312.19 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 5; THENCE NORTHERLY AND EASTERLY, ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID PARCEL 5, THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE 1, DUE NORTH, 18.25 FEET; COURSE 2, NORTH 14°58'58" WEST, 55.75 FEET; COURSE 3, NORTH 78°56'19" EAST, 202.66 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A 20 FOOT INGRESS AND EGRESS EASEMENT AND DESCRIBED IN OFFICIAL RECORDS BOOK 1305, PAGE 1761 AND OFFICIAL RECORDS BOOK 2319, PAGE 1028, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED LANDS:

SUBMERGED LAND PARCEL
(PER DEED OF RECORD):

BEING SITUATE IN THE NORTHEAST CORNER OF THE G. W. PERPALL GRANT, SECTION FORTY ONE (41), TOWNSHIP SEVEN (7) SOUTH, RANGE THIRTY (30) EAST, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF A DITCH AND THE MARGIN OF THE MARSH ON THE SOUTH SIDE OF GONZALO–MENDEZ CREEK, SO–CALLED, AND RUNNING THENCE EAST FIVE HUNDRED NINETY EIGHT (598) FEET TO AN IRON PIPE; THENCE NORTH THREE HUNDRED FIFTY FOUR (354) FEET TO A IRON PIPE; THENCE NORTH FIFTEEN (15) WEST TWO HUNDRED NINETY NINE (299) FEET TO A POINT; THENCE NORTH SEVENTY EIGHT (78) DEGREES WEST SIX HUNDRED TWENTY NINE (629) FEET TO A POST; THENCE SOUTH TWENTY–FOUR (24) DEGREES WEST TWO HUNDRED NINETY EIGHT (298) FEET; THENCE SOUTH TWENTY SEVEN (27) DEGREES EAST TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING PARCELS, TO WIT:
BOOK 464, PAGE 645, BOOK 1464, PAGE 1104, BOOK 1475, PAGE 35, BOOK 1699, PAGE 1, BOOK 1710, PAGE 227, BOOK 1935, PAGE 721, BOOK 2319, PAGE 1024, BOOK 3161, PAGE 1167, BOOK 3518, PAGE 1602, BOOK 3541, PAGE 908, BOOK 3541, PAGE 918, BOOK 3541, PAGE 929, AND BOOK 3541, PAGE 939, ALL AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LESS AND EXCEPT ANY LANDS LYING WATERWARD OF THE MEAN HIGH WATER LINE OF THE GONZALO–MENDEZ CREEK AND SAN SEBASTIAN RIVER.

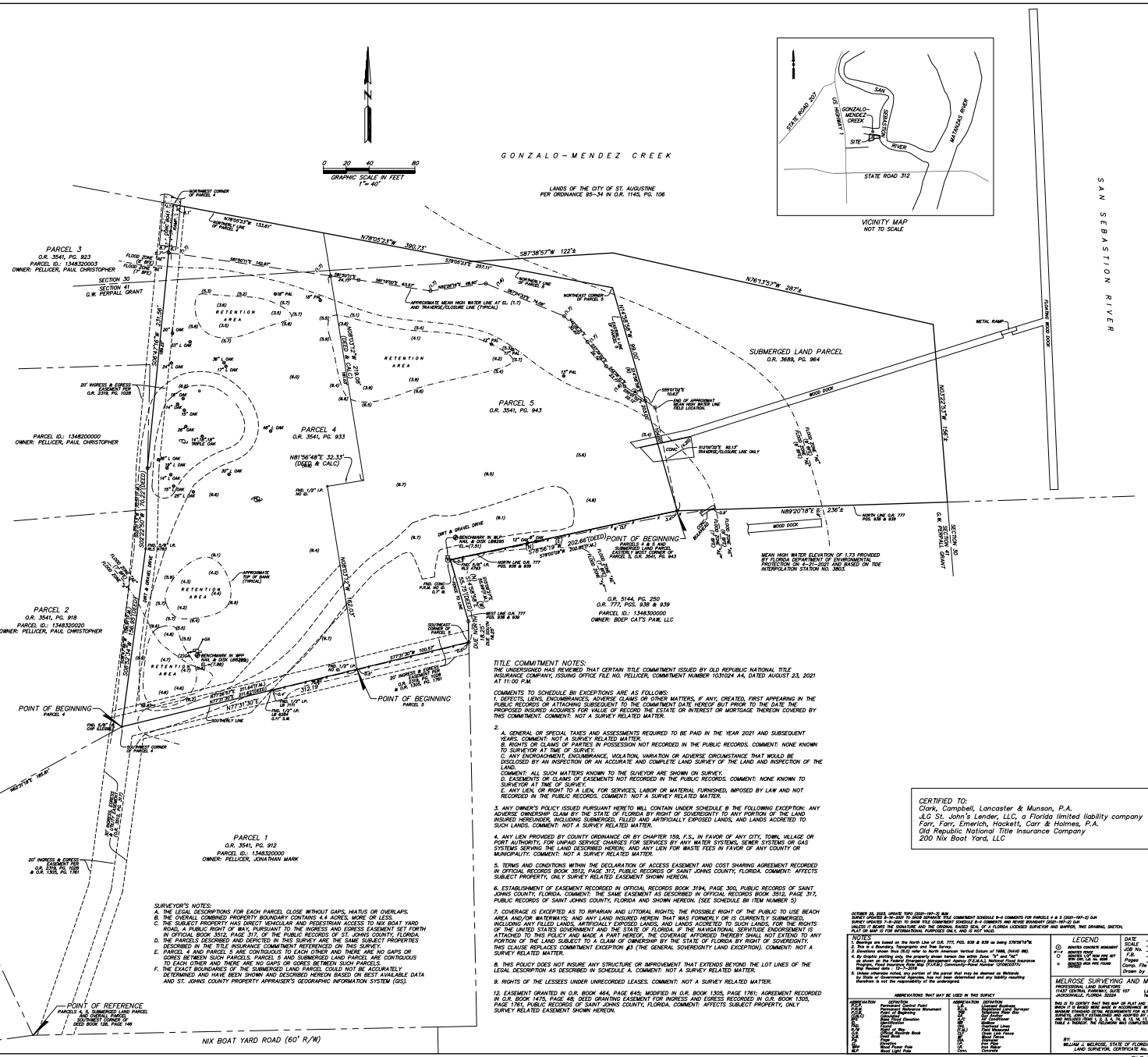
BEING MORE ACCURATELY DESCRIBED AS FOLLOWS:

SURVEYOR'S DESCRIPTION
A PARCEL OF LAND SITUATED IN THE G.W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EASTERLY MOST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 5, RECORDED IN OFFICIAL RECORDS BOOK 3541, PAGE 943 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°20'16" EAST, ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 777, PAGES 938 AND 939 OF SAID PUBLIC RECORDS, A DISTANCE OF 236 FEET MORE OR LESS; THENCE NORTH 7°22'53" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 156 FEET MORE OR LESS; THENCE NORTH 76°13'57" WEST, A DISTANCE OF 287 FEET MORE OR LESS; THENCE SOUTH 87°38'57" WEST, A DISTANCE OF 122 FEET MORE OR LESS TO A POINT LYING ON THE NORTHERLY LINE OF SAID PARCEL 5; THENCE SOUTH 78°05'23" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 123.16 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 5; THENCE SOUTH 14°58'58" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 5, A DISTANCE OF 203.00 FEET TO THE POINT OF BEGINNING.

THE AFOREDESCRIBED PARCEL CONTAINS 1.2 ACRES MORE OR LESS.

LESS AND EXCEPT ANY LANDS LYING WATERWARD OF THE MEAN HIGH WATER LINE OF THE GONZALO–MENDEZ CREEK AND SAN SEBASTIAN RIVER.


GONZALO – MENDEZ CREEK
SAN SEBASTIAN RIVER
GRAPHIC SCALE IN FEET
1" = 40'
0 20 40 80
LANDS OF THE CITY OF ST. AUGUSTINE
PER ORDINANCE 95–34 IN O.R. 1145, PG. 106
PARCEL 3
O.R. 3541, PG. 923
PARCEL ID.: 1348320003
OWNER: PELLICER, PAUL CHRISTOPHER
SECTION 30
G.W. PERPALL GRANT
SECTION 41
G.W. PERPALL GRANT
PARCEL 2
O.R. 3541, PG. 918
PARCEL ID.: 1348320020
OWNER: PELLICER, PAUL CHRISTOPHER
PARCEL 4
O.R. 3541, PG. 933
PARCEL 5
O.R. 3541, PG. 943
PARCEL 1
O.R. 3541, PG. 912
PARCEL ID.: 1348320000
OWNER: PELLICER, JONATHAN MARK
PARCEL ID.: 1348200000
OWNER: PELLICER, PAUL CHRISTOPHER
SUBMERGED LAND PARCEL
O.R. 3689, PG. 964
O.R. 5144, PG. 250
O.R. 777, PGS. 938 & 939
PARCEL ID.: 1348300000
OWNER: BOEP CAT'S PAW, LLC
POINT OF BEGINNING
PARCELS 4 & 5 AND SUBMERGED LAND PARCEL, EASTERLY MOST CORNER OF PARCEL 5, O.R. 3541, PG. 943
POINT OF BEGINNING
PARCEL 4
POINT OF BEGINNING
PARCEL 5
POINT OF REFERENCE
PARCELS 4 & SUBMERGED LAND PARCEL EASTERLY MOST CORNER & SOUTHWEST CORNER OF DEED BOOK 126, PAGE 146
NIX BOAT YARD ROAD (60' R/W)
SOUTHERLY LINE OF PARCEL 3
NORTHWEST CORNER OF PARCEL 4
NORTHEAST CORNER OF PARCEL 5
SOUTHWEST CORNER OF PARCEL 4
SOUTHEAST CORNER OF PARCEL 5
SOUTHERLY LINE OF PARCEL 4
WEST LINE OF O.R. 777 PGS. 938 & 939
NORTH LINE OF O.R. 777 PGS. 938 & 939
NORTH LINE OF O.R. 777, PGS. 938 & 939
EAST LINE OF O.R. 777 PGS. 938 & 939
20' INGRESS & EGRESS EASEMENT PER O.R. 2319, PG. 1028
20' INGRESS & EGRESS EASEMENT PER O.R. 1305, PG. 1761
20' INGRESS & EGRESS EASEMENT PER O.R. 2319, PG. 1028
FLOOD ZONE "AE" (EL. 9 NAVD)
FLOOD ZONE "VE" (EL. 13 NAVD)
APPROXIMATE MEAN HIGH WATER LINE AT EL. (1.7) AND TIE/AREA/CLOSURE LINE (TYPICAL)
MEAN HIGH WATER ELEVATION OF 1.73 PROVIDED BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION ON 4–21–2021 AND BASED ON TIDE INTERPOLATION STATION NO. 3803.
SUBMERGED LAND PARCEL
EASTERLY MOST CORNER OF PARCEL 5, O.R. 3541, PG. 943
END OF AGREEMENT BOUNDARY LINE PER FIELD LOCATION.
METAL RAMP
WOOD DOCK
FLOATING WOOD DOCK
CONC. PAD
CONC. WALK
DIRT & GRAVEL DRIVE
RETENTION AREA
APPROXIMATE TOP OF BANK (TYPICAL)
BENCHMARK W. #5 DISK LB8289 EL.=7.25)
BENCHMARK W. #6 DISK LB8289 EL.=7.86)
FND. CONC. M'S. O.T. Ø
FND. 1/2" I.P. NO ID.
FND. 5/8" I.R. CAP ILLEGIBLE
SET 5/8" I.R. CAP "LB 8289"
FND. 1/2" I.P. LB 6327
SET 1/2" I.P. LB 6327 S.M.H.
FND. 1/2" I.P. NO ID.
FND. 1/2" I.P. LB 6327 S.I.P. S.M

February 21, 2024

City of Saint Augustine Planning and Zoning Board

RE: Fifty Percent (50%) Rule in Construction

This letter is to address a discussion that the Planning and Zoning Board had at the February 6, 2024 meeting, concerning the "50% rule" for construction. The goal is to give the board a better understanding of what the "rule" is and what is required according to the Florida Building Codes.

There are two different "50% Rules". Both come from the Florida Building Code, Existing Building. Neither one requires the *entire* building to comply with the current code. The first is under the Classification of Work chapter. The second is found within three chapters of the code and refers to flood hazard provisions.

Under the Classification of Work chapter, it states that a Level 3 Alteration is "where the work area exceeds 50 percent of the building area." This is commonly known as the "50% rule". The requirement for the Level 3 Alteration is that Level 1 and Level 2 Alteration requirements must be met. These requirements are within the work area only, the area of the structure that is being altered. As an example, a Level 1 Alteration gives the requirements for the replacement of windows. It does not require the new window in a bedroom to meet the requirements of an emergency escape and rescue opening. But it does require that it be the largest manufactured window that can fit in the existing opening. In addition, a Level 2 Alteration gives requirements for electricity. It only requires new installation of equipment and wiring in the work area to comply with the National Electrical Code. With this said, a Level 3 Alteration is focusing on bringing fire protection, structural features, means of egress, fire separation, etc., up to the current edition of the Florida Building Code. The code is concentrating on life safety requirements.

The requirements for flood hazard provisions are in Chapters 5, 7, and 14. Chapter 7 is the Level 1 Alteration chapter. Chapters 5 and 14 are the Prescriptive Compliance Method and Performance Compliance Method, respectively. They all basically state the same thing, if the work constitutes a substantial improvement, then the entire structure must comply with Flood-Resistant Construction. In general terms, the finished floor elevation and all mechanical equipment servicing the structure shall be at or above the design flood elevation. The design flood elevation is one foot above the base flood elevation. For non-residential structures, they are allowed to be dry-floodproofed to the design flood elevation.

RE: Fifty Percent (50%) Rule in Construction

A substantial improvement is defined as:

> *SUBSTANTIAL IMPROVEMENT. For the purpose of determining compliance with the flood provisions of this code, any repair, alteration, addition, or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure, before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:*
>
> 1. *Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the code official and that is the minimum necessary to ensure safe living conditions; or*
> 2. *Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.*

When determining if a project constitutes a substantial improvement, our ordinance defines the market value as:

> *Market value. The value of buildings and structures, excluding the land and other improvements on the parcel. Market value is the actual cash value (like-kind replacement cost depreciated for age, wear and tear, neglect, and quality of construction) determined by a qualified independent appraiser, or tax assessment value established by the St. Johns County Property Appraiser plus ten (10) percent. Appraisals by qualified independent appraisers shall not use the "income capitalization approach," which based value on the use of the property and not on the structure.*

(A portion of this definition will change soon to conform to FEMA's guidance. We have been working with the Florida Department of Emergency Management for the recommended ordinance changes. It will remove the language of the codified ten percent and replace it with "a factor provided by the St. Johns County Property Appraiser.")

If it is determined that the project would constitute a substantial improvement, the contractor/owner will be provided with a letter that explains how it was determined and given options on how to appeal the determination. Submitting an appraisal from a Florida licensed third party property appraiser is one of the options. If the structure is historic and meets the definition from the Florida Building Code, Existing Building, a variance may be granted for the elevation of the structure.

When there is a successful appeal, the contractor/owner will receive a letter stating such. Complying with the Flood Resistant Construction is not required, but highly recommended.

Municipalities are allowed to have higher regulatory standards to the floodplain management requirements. This is encouraged by FEMA. One of these higher regulatory standards is Cumulative Substantial Improvement. The Cumulative Substantial Improvement is when all the permits for "X" amount of years are added into the cost of construction. The most common time frames are 5 years and 10 years. A municipality will receive additional points for

these two timeframes on their Community Rating System, which lowers flood insurance premiums.

The City of St. Augustine *had* a 5-year cumulative substantial improvement requirement prior to 2017. In May 2017, our Floodplain Management Ordinance was updated so that it complied with FEMA's requirements. At that time, the City Commission wanted to adopt a clean ordinance and then have Staff identify which higher regulatory standards would be reasonable for the City. While Staff was working on identifying these standards, Hurricane Irma hit. As this was the second hurricane to bring flooding to the City within 11 months, Staff felt that the cumulative substantial improvement requirement would hurt the property owners that felt the impact of both storms. Many would not be able to afford to elevate their homes. Because of this, Staff did not recommend this standard to the Commission.

The higher regulatory standards that were adopted are:

1. Elevation requirement for areas outside of flood hazard areas.
2. A one-foot freeboard requirement for residential structures (this was removed after the requirement was put in the Florida Building Code, Residential).

Respectfully,

R. "Buddy" Schauland, CBO, CFM
Building Official
City of St. Augustine | Planning and Building Department
P.O. Box 210 | St. Augustine, FL 32085
Office: 904.209.4327 | Mobile: 904.495.6701
Email: rschauland@citystaug.com
Web: www.CityStAug.com

Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

September 15, 2022

New York Group & Company, LLC
ATTN: Rogerio Xavier
8524 Sugar Palm Ct.
Orlando, FL 32835

RE: Building Permit Application for 168 Marine Street

Mr, Xavier;

This letter is to inform you that I have determined that the above-mentioned application is considered a Substantial Improvement. This letter will outline as to what is required for a Substantial Improvement project and/or how to appeal the Substantial Improvement determination.

To make a determination if a project is a Substantial Improvement, it is my responsibility, as outlined in CoSA Ord. Section 8-419, to determine the fair market value of the structure and compare it to the cost to perform the improvement. If the cost equals or exceeds 50 percent of the fair market value, it is considered to be a Substantial Improvement and the entire structure will have to comply with all of the floodplain management requirements for new construction. The value that is used for the fair market value is the Building Value that is identified on the St. John's County Property Appraiser's website at the time of submittal, plus 10%. The information for this project is:

Fair market value:	$158,836.70 ($144,397 + 10%)
Cost of improvements:	$250,000.00
Percent improvement:	157.39%

The permit application will not be approved for issuance until the Substantial Improvement is addressed in accordance with CoSA Ordinances and the Florida Building Code, Existing Building. Below is a list of options as to how it can be addressed:

1. Provide an elevation certificate showing that the current finished floor elevation is at or above the design flood elevation. The design flood elevation is one foot above the base flood elevation. The design flood elevation is 8' NAVD 1988 for this property.
2. If the finished floor elevation is below the design flood elevation, provide an elevation certificate showing the current finished floor elevation and engineer drawings on how the structure will be brought into compliance with the elevation requirements.
3. Appeal the determination by providing a third-party appraisal of the structure only. The appraisal shall be performed and signed by a Florida licensed property appraiser.
4. If the structure is an historic structure, as described in the Florida Building Code, Existing Building, apply for an historic building variance to these requirements through the Code Enforcement, Adjustments and Appeals Board (CEAAB). This is a contributing building to a National Historic District and would qualify for the variance. The earliest CEAAB that it

Example

can be heard at is the November 8, 2022 meeting. The application and all supporting documents would have to be received prior to October 14, 2022.

For the structure to come into compliance with the floodplain management requirements, the finished floor elevation will have to be at or above the design flood elevation. Additionally, all equipment servicing the structure must be at or above the design flood elevation.

If you have any questions or concerns, feel free to contact me at the number below.

Respectfully,

R. "Buddy" Schauland, CBO, CFM
Building Official
City of St. Augustine | Planning and Building Department
P.O. Box 210 | St. Augustine, FL 32085
Office: 904.209.4327 | Mobile: 904.495.6701
Email: rschauland@citystaug.com
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Example

August 23, 2023

Siari & Boniecki Construction LLC
ATTN: Tomasz Boniecki
1527 Ashlee Branch Way
St. Johns, FL 32084

RE: Building Permit Application for 9 May Street

Mr, Boniecki;

I have received the appraisal by Walt Guttinger of Guttinger Residential Appraisers. After reviewing the appraisal, I have determined that the building permit application and project is NOT considered a substantial improvement. Due to this conclusion, I have approved the plans and application for this project.

Below are the figures from the appraisal and the cost of construction:

Appraisal value of the structure:	$184,249.00
Cost of construction:	$ 80,079.00
Percent improvement:	43.46%

If you have any questions or concerns, feel free to contact me at the number below.

Respectfully,

R. "Buddy" Schauland, CBO, CFM
Building Official
City of St. Augustine | Planning and Building Department
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Example