



Nassau County Engineering Services  
96161 Nassau Place  
Yulee, FL 32097

*Robert T. Companion, PE*  
*County Engineer*

### Technical Memorandum

October 25, 2019

To: Michael S. Mullin, County Manager  
Taco E. Pope, Assistant County Manager

RE: **Ordinance 99-17 – Roadway and Drainage Standards  
Easement and Access Regulation Revisions**

Engineering Services was tasked with reviewing the current Nassau County Roadway and Drainage Standards, Ordinance 99-17, and make recommendations for updates to the regulations in order to clarify existing discrepancies as well as provide more specific criteria for easement provisions.

The following chart details the issues with the effected sections of the current ordinance as well as the recommended amendments to Ordinance 99-17.

Current Issue	Section(s)	Desired Outcome	Proposed Updates / Language
The current code requires all easements to be 60 feet in width, and that the roadway within said easement should be paved. This requirement does not agree with the provisions of the Land Development Code. The paving requirement also places a hardship on many property owners looking to construct a private residence.	11.2.2 11.2.3	Clarify language requiring all NEW easements to be 60' in width with an asphalt roadway. Provide provisions for stabilization and improvement, but not paving, for 30' & 60' easements that have existed prior to March 27, 2017 (same date as LDC), serving property that has existed prior to March 27, 2017, and for single lot splits. Multiple lot splits will require paving of the roadway.	Sections 11.2.2 and 11.2.3 rewritten

If you have any questions about the recommended ordinance revisions listed above, please let me know.

Sincerely,

Robert T. Companion, PE  
County Engineer

Alleys	20' Unobstructed	20' Unobstructed	N/A	N/A	N/A
Local Roads	N/A	60 ft.*	N/A	60 ft.	N/A
Minor Collectors	N/A	80 ft.	110 ft.	90 ft.	130 ft.
Major Collectors	N/A	80 ft.	130 ft.	100 ft.	150 ft.

\* Right-of-way widths for local road curb and gutter sections may be reduced to fifty (50) feet upon demonstration that a utility easement five (5) feet in width or greater is provided outside of the right-of-way on each side.

11.2.2. All NEW private access easements and existing private access easements used for non-residential access, except as set forth in section 28.03 of the Land Development Code, shall be a minimum width of sixty (60) feet. The roadway within said easement shall be paved unless in compliance with section 11.2.4 as per this ordinance, article 11, roadway design. A new residential access easement thirty (30) feet in width and/or having the roadway within said easement constructed to the alternate standards – Detail 23A- may be approved by the County Engineer if a determination is made that said easement will not be beneficial to future connectivity or execution of the County's Transportation plan.

11.2.3. All residential, private access easements recorded and named by the Property Appraiser prior to March 27, 2017, in accordance with the requirements and provisions set forth in section 28.03 of the Land Development Code, shall be in compliance with the minimum width and construction requirements listed below.

Easement Width and Construction Requirements for Easements Existing Prior to March 27, 2017		
Easement Width	Maximum number of lots served*	Minimum Construction Standards
30' Width	All lots existing prior to March 27, 2017	Roadway must meet the requirements set forth in the 30' Graded Roadway Typical Section (Alternate Standards) See Detail No. 22A of this Article. <i>-Subject to inspection by County Staff</i>
	Each additional lot created by a SINGLE lot split after March 27, 2017	Roadway must meet the requirements set forth in the 30' Un-Paved Private Road Typical Section (Alternate Standards) See Detail No. 23A of this Article or Roadway must be paved in accordance with Detail No. 2A of this Article. <i>Subject to inspection by County Staff</i>
	Each additional lot created by more than a single lot split after March 27, 2017	Roadway must be paved in accordance with Detail No. 2 of this Article. <i>Subject to provisions of section 11.2.</i>

60' Width	All lots existing prior to March 27, 2017	Roadway must meet the requirements set forth in the 60' Graded Roadway Typical Section (Alternate Standards) See Detail No. 22 of this Article. <i>Subject to inspection by County Staff</i>
	Each additional lot created by a SINGLE lot split after March 27, 2017	Roadway must meet the requirements set forth in the 60' Un-Paved Private Road Typical Section (Alternate Standards) See Detail No. 23 of this Article or Roadway must be paved in accordance with Detail No. 2 of this Article. <i>Subject to inspection by County Staff</i>
	Each additional lot created by more than a single lot split after March 27, 2017	Roadway must be paved in accordance with Detail No. 2 of this Article. <i>Subject to provisions of section 11.2.4</i>

11.2.4. If the access easement is for a rural subdivision as defined in section 1 of Ordinance No. 99-18, as amended, it may be unpaved subject to the requirements set forth in Detail No. 22 or Detail No. 23. The County Engineer or his designee shall inspect and approve the road. The roadway shall be paved if additional parcels are connected to the road and/or easement. The owner/developer that connects additional parcels to the rural subdivision road and/or easement shall be responsible for the paving. An application shall be required by the owner/developer that seeks to connect to the rural subdivision road and/or easement. The application shall be reviewed by the development review committee (DRC) and placed on the earliest planning and zoning board agenda for its review and approval.

11.2.5. If pavement within a roadway is divided, such as to allow for preservation of trees within the right-of-way, the width for the remaining portion of the right-of-way outside of the travel lanes shall comply with the roadway typical Section for the designated roadway classification. Design must be adequate to assure that the tree root system will not adversely affect the integrity of the roadway in the future. The county will not assume maintenance responsibility, for landscaped medians within the county right-of-way.

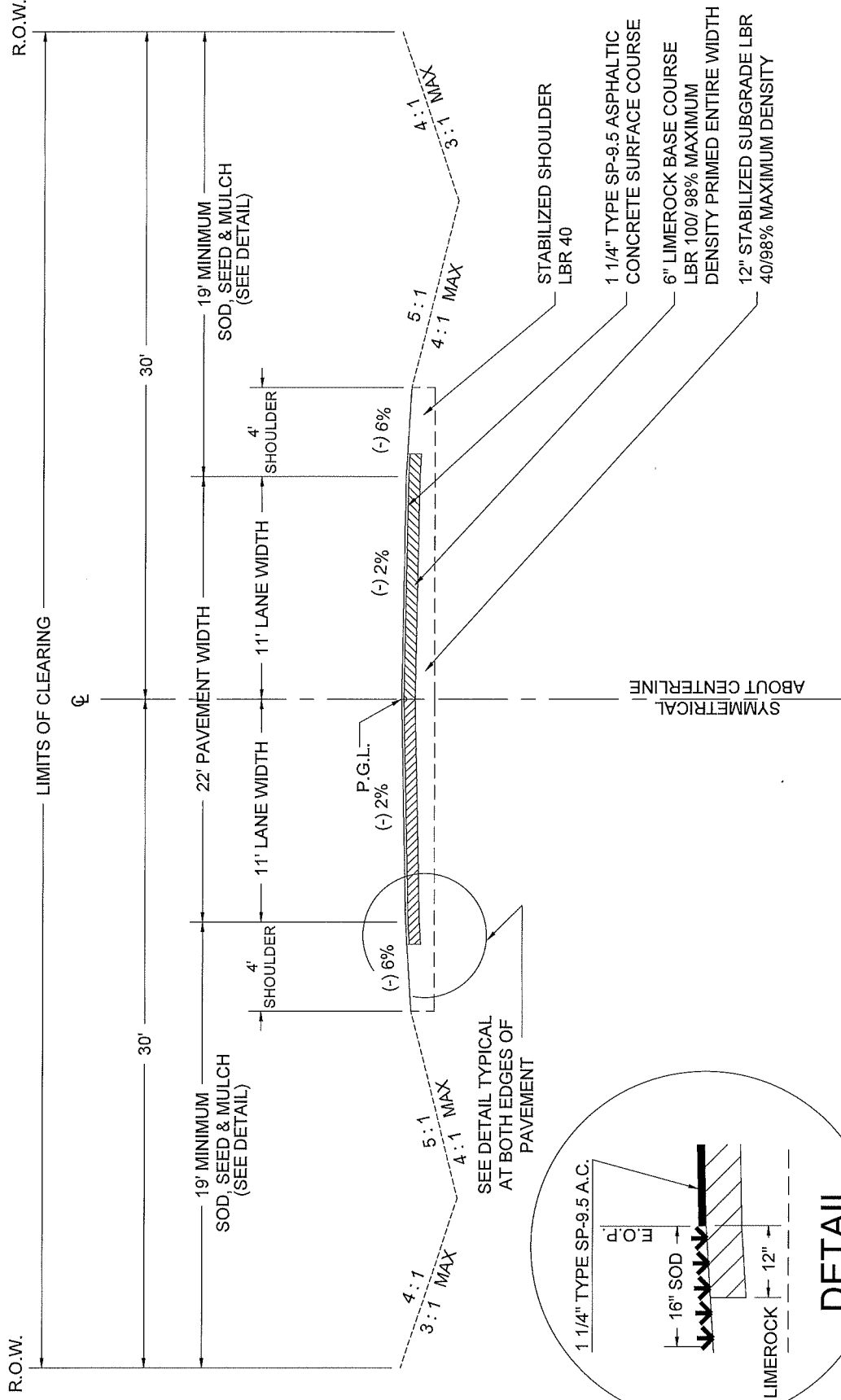
11.2.6. All intersecting roadways shall require additional right-of-way at the corners. The corner clip shall connect the two (2) points which are twenty (20) feet from the intersecting right-of-way lines (see standard details).

11.2.7. Reduction of the minimum right-of-way widths listed in section 11.2.1 above may be permitted if documentation demonstrates sufficient width to safely accommodate all planned or required drainage facilities, utilities, sidewalks, bicycle paths, or other appurtenances within the right-of-way or separate easements. Requirements of this ordinance shall not prohibit the county from undertaking, or permitting, expansion of existing travel lanes within right-of-way not meeting the minimum widths in section 11.2.1 above if environmental, legal, or physical constraints prevent expansion of such right-of-way to the minimum widths so long as public safety is not jeopardized.

11.2.8. A curb and gutter section is recommended in all developments containing lots one (1) acre or less in size.

(Ord. No. 2017-04, 1-23-17)

# RIGHT-OF-WAY WIDTH: 60 FEET

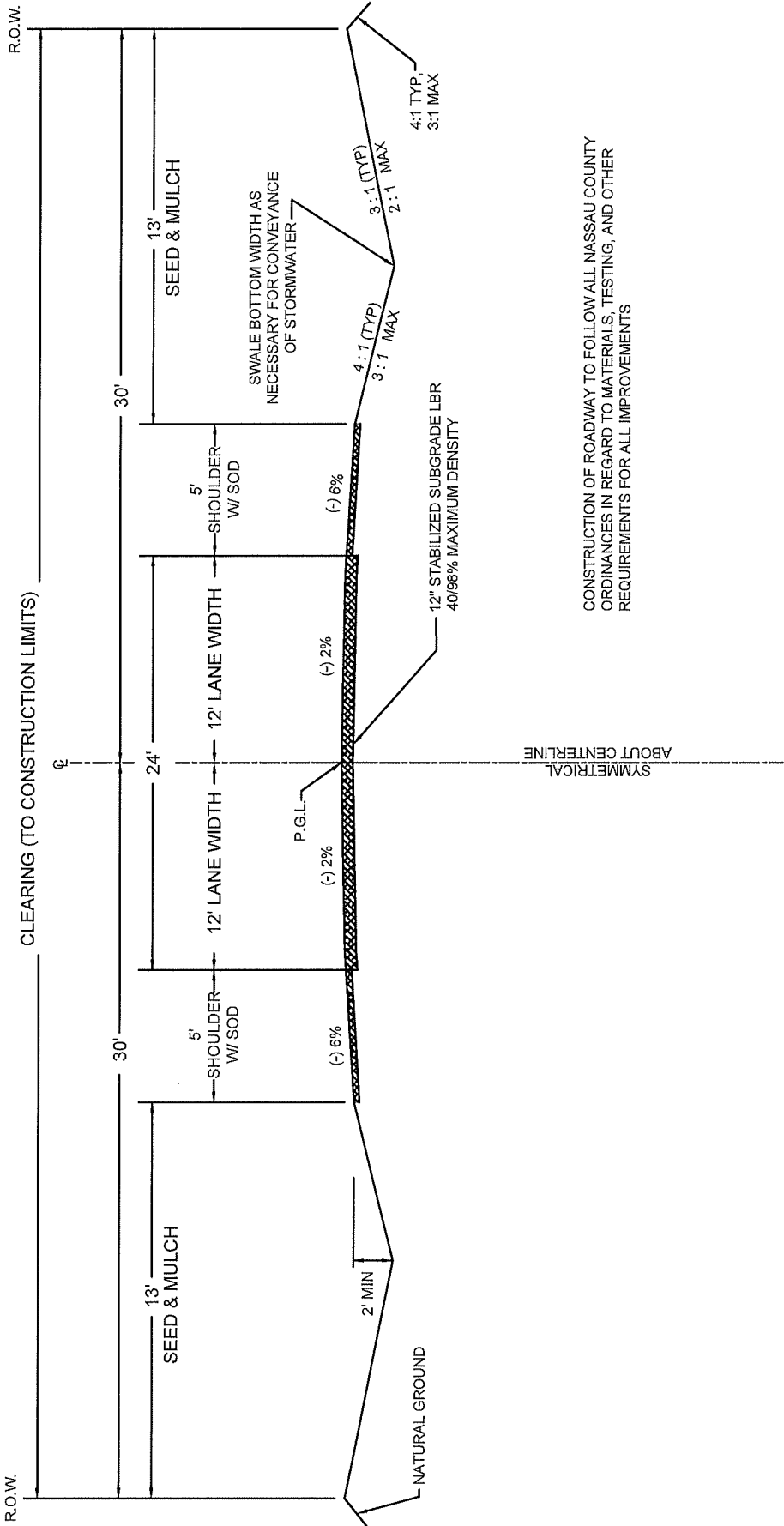


STRUCTURAL NUMBER: 2.59

OPTIONAL BASE MATERIALS MAY BE ACCEPTABLE UPON APPROVAL BY THE ENGINEERING SERVICES DEPARTMENT

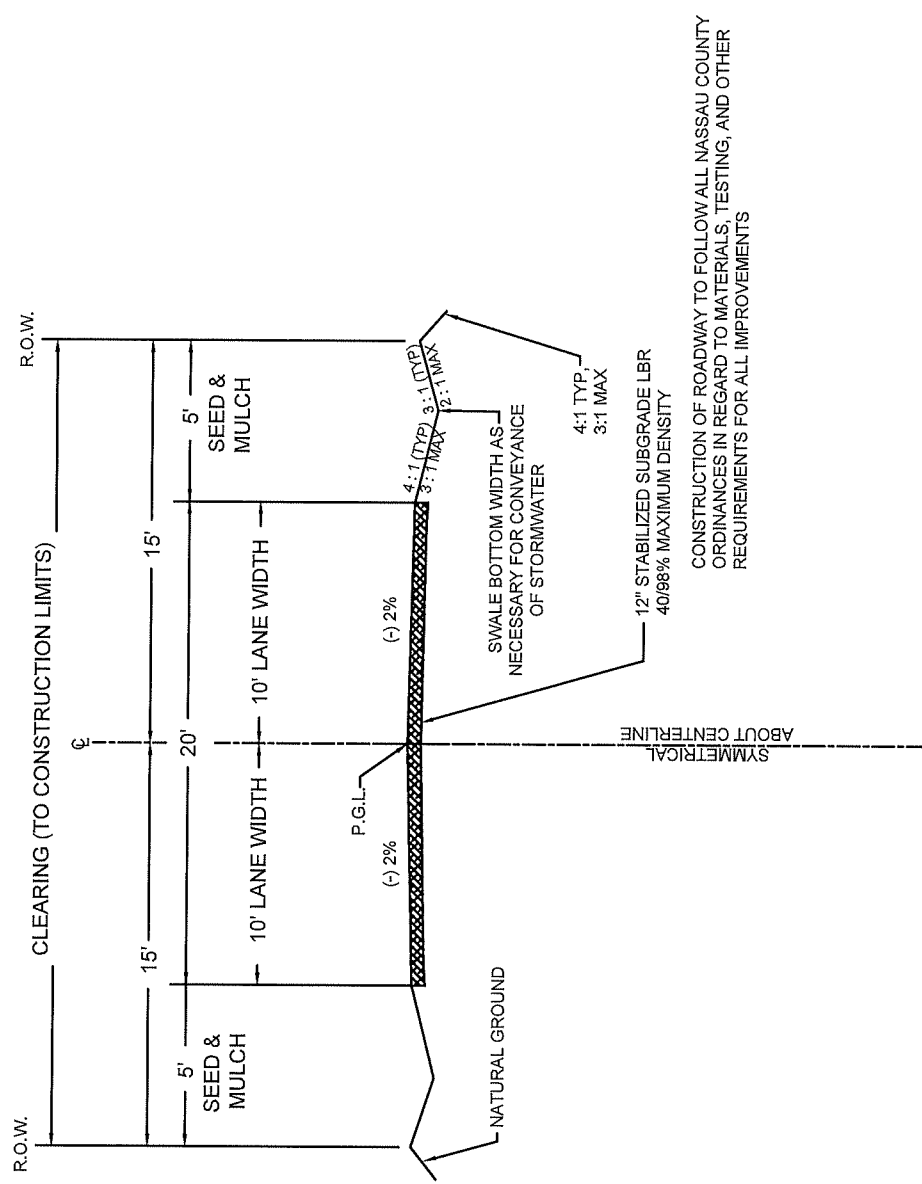
ROADWAY AND DRAINAGE STANDARDS NASSAU COUNTY PUBLIC WORKS ENGINEERING SERVICES DEPARTMENT	REVISION DATES		LOCAL ROAD - 2 LANE TYPICAL SWALE SECTION	DETAIL NO. 2
			DWG:	
			ADOPTED:	

RIGHT-OF-WAY OR EASEMENT WIDTH: 60 FEET



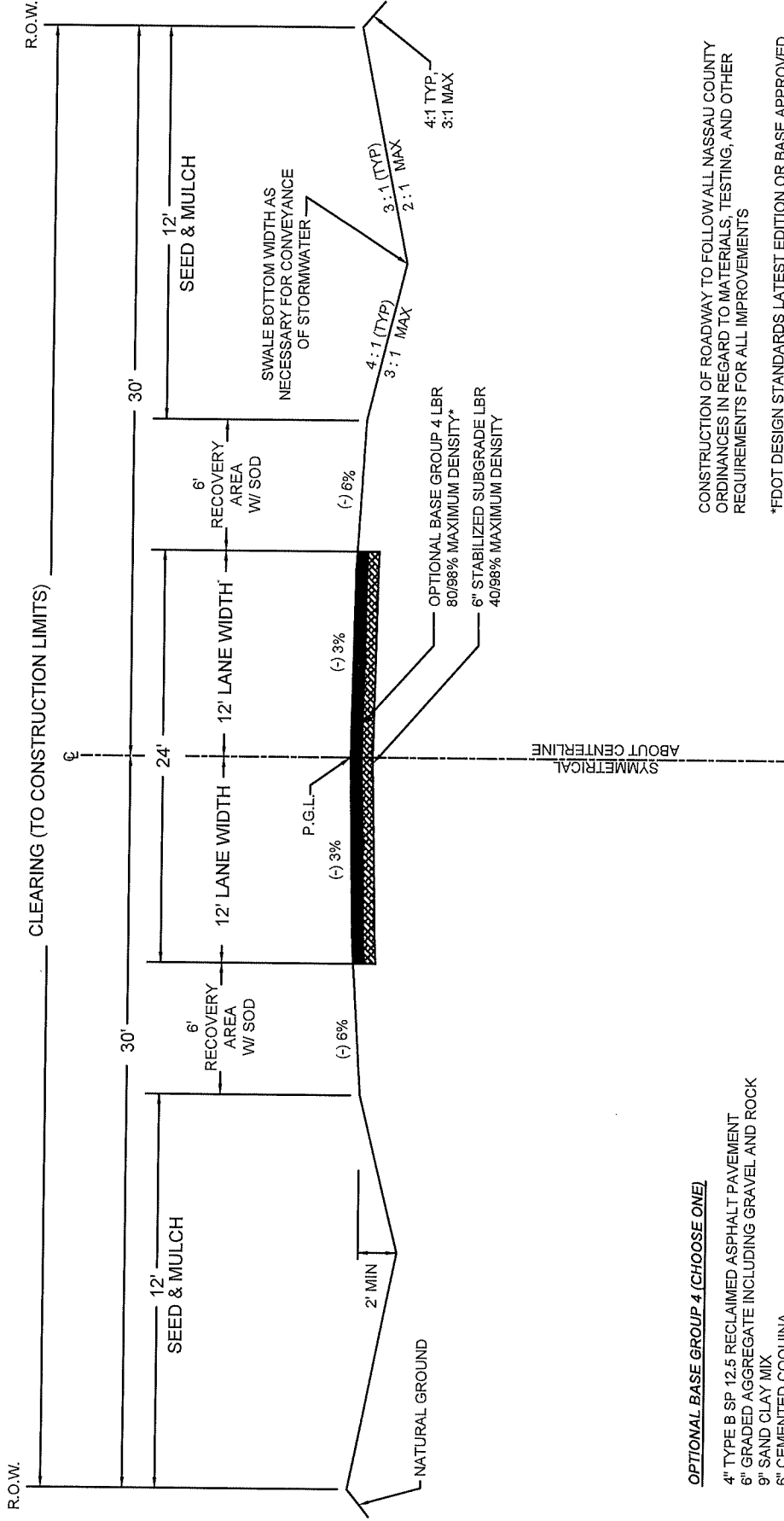
ROADWAY AND DRAINAGE STANDARDS NASSAU COUNTY PUBLIC WORKS ENGINEERING SERVICES DEPARTMENT	REVISION DATES		60' GRADED ROADWAY TYPICAL SECTION - ALTERNATE STANDARDS	DETAIL NO. 22	
				DWG:	
				ADOPTED:	

# RIGHT-OF-WAY OR EASEMENT WIDTH: 30 FEET



ROADWAY AND DRAINAGE STANDARDS NASSAU COUNTY PUBLIC WORKS ENGINEERING SERVICES DEPARTMENT	REVISION DATES		30' GRADED ROADWAY TYPICAL SECTION - ALTERNATE STANDARDS		DETAIL NO. 22A
					DWG:
					ADOPTED:

# RIGHT-OF-WAY OR EASEMENT WIDTH: 60 FEET



CONSTRUCTION OF ROADWAY TO FOLLOW ALL NASSAU COUNTY ORDINANCES IN REGARD TO MATERIALS, TESTING, AND OTHER REQUIREMENTS FOR ALL IMPROVEMENTS

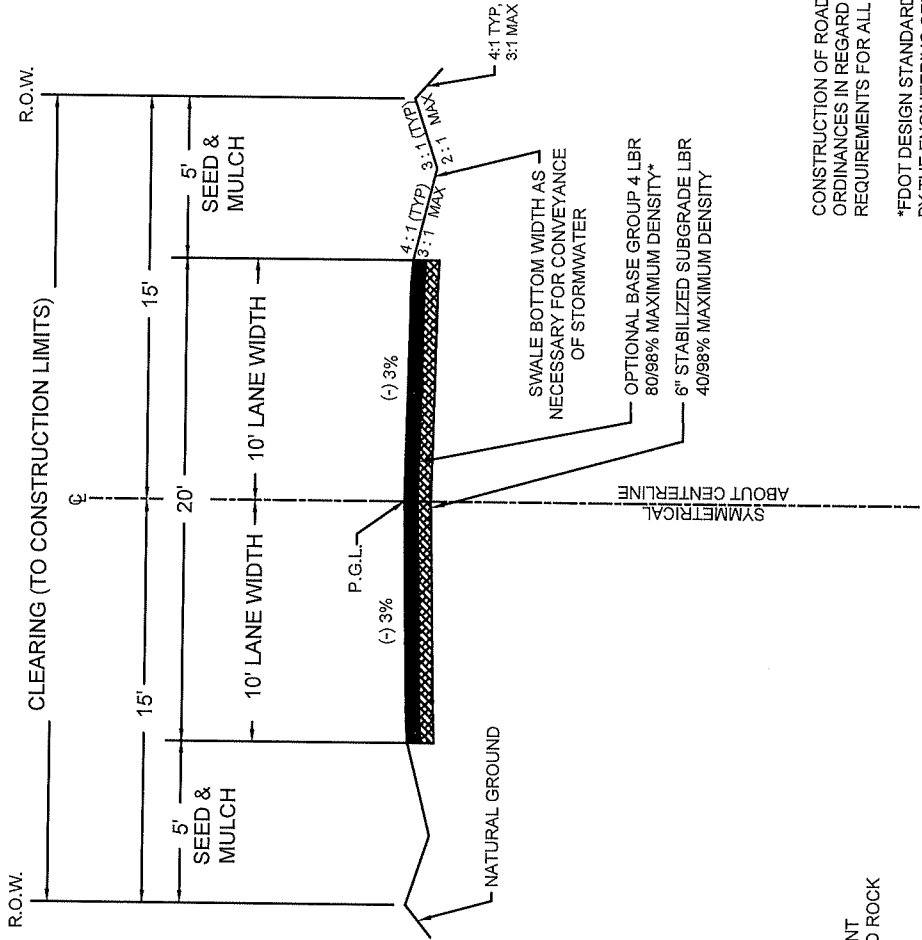
\*FDOT DESIGN STANDARDS LATEST EDITION OR BASE APPROVED BY THE ENGINEERING SERVICES DEPARTMENT

ROADWAY AND DRAINAGE STANDARDS NASSAU COUNTY PUBLIC WORKS ENGINEERING SERVICES DEPARTMENT	REVISION DATES	
	NO.	DATE

## 60' UN-PAVED PRIVATE ROAD TYPICAL SECTION - ALTERNATE STANDARDS

DETAIL NO. 23  
DWG:  
ADOPTED:

# RIGHT-OF-WAY / EASEMENT WIDTH: 30 FEET



**OPTIONAL BASE GROUP 4 (CHOOSE ONE)**  
 4" TYPE B SP 12.5 RECLAIMED ASPHALT PAVEMENT  
 6" GRADED AGGREGATE INCLUDING GRAVEL AND ROCK  
 9" SAND CLAY MIX  
 6" CEMENTED COQUINA  
 6" LIMEROCK - INCLUDING 57 STONE

OPTIONAL BASE GROUP 4 NOTE: THE STABILIZED SUB-BASE MAY BE REPLACED BY A 2 INCH INCREASE IN THE DEPTH OF BASE.

CONSTRUCTION OF ROADWAY TO FOLLOW ALL NASSAU COUNTY ORDINANCES IN REGARD TO MATERIALS, TESTING, AND OTHER REQUIREMENTS FOR ALL IMPROVEMENTS  
 \*FDOT DESIGN STANDARDS LATEST EDITION OR BASE APPROVED BY THE ENGINEERING SERVICES DEPARTMENT

DESIGN SPEED = 30 MPH

ROADWAY AND DRAINAGE STANDARDS NASSAU COUNTY PUBLIC WORKS ENGINEERING SERVICES DEPARTMENT	REVISION DATES		30' UN-PAVED PRIVATE ROAD TYPICAL SECTION - ALTERNATE STANDARDS	DETAIL NO. 23A
				DWG:
				ADOPTED: