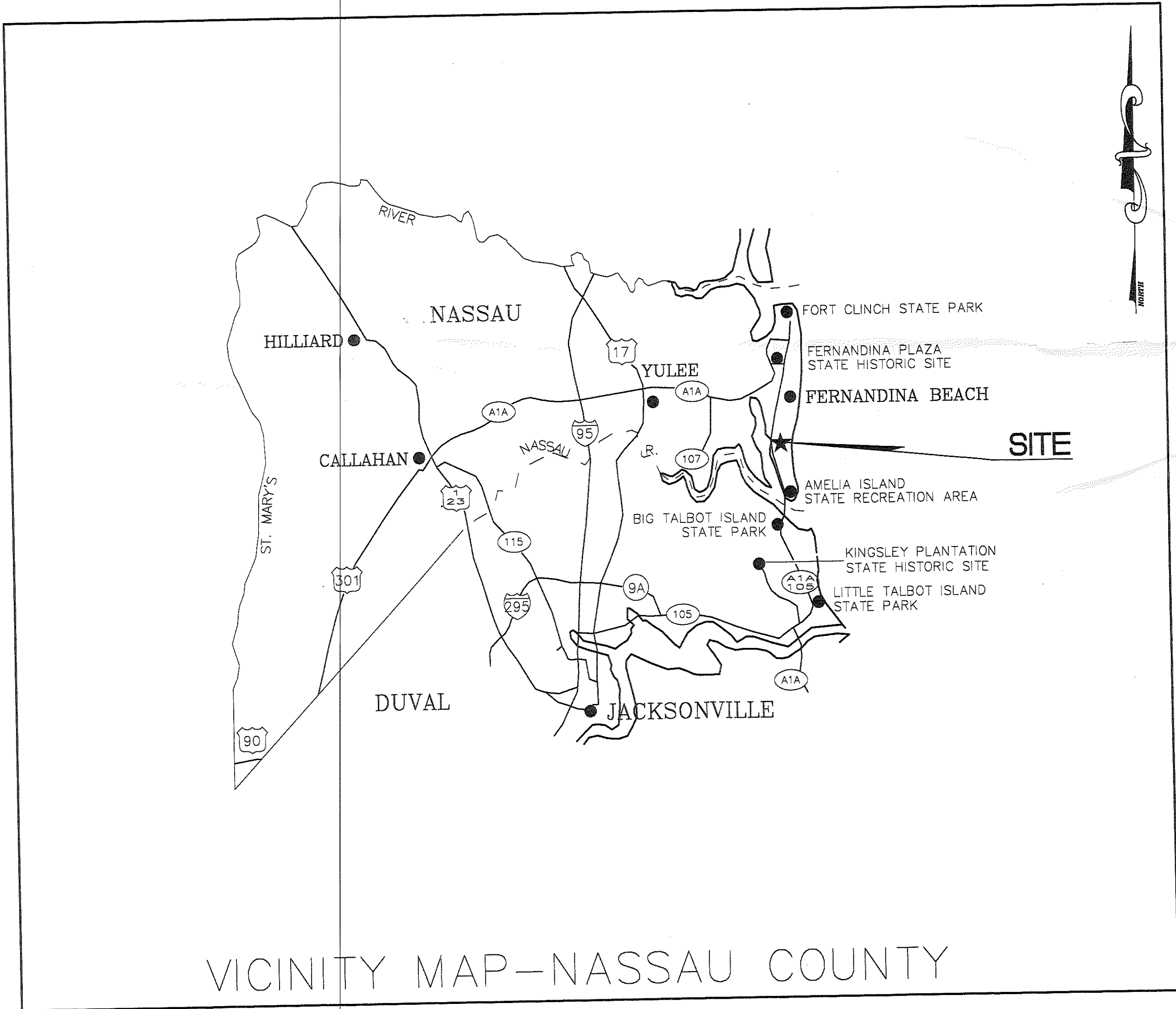


FINAL DEVELOPMENT PLAN ENCLAVE @ SUMMER BEACH PH 2

Developed By:
ENCLAVE PHASE II PARTNERS, LLC
Project No. 0610-109-20

RECEIVED
2020 JUN -2 PM 3:00
NASSAU COUNTY
PLANNING DEPARTMENT

Nassau County, Florida
APPROVAL OF:
PLAT SITE PLAN
JBulle 11/14/20
Department of Planning and Economic Opportunity Date
Engineering Dept. 01/14/2020 Date
Fire/Rescue Dept. 1/14/20 Date
Health Dept. 1/14/20 Date
Building Dept. 1/14/2020 Date
NOTE: PLAN APPROVAL DOES NOT CONSTITUTE APPROVAL TO VIOLATE ANY ADOPTED FEDERAL, STATE OR LOCAL LAW, CODE OR ORDINANCE
A SEPARATE CONSTRUCTION PERMIT MAY BE REQUIRED BY THE NASSAU COUNTY BUILDING DEPARTMENT

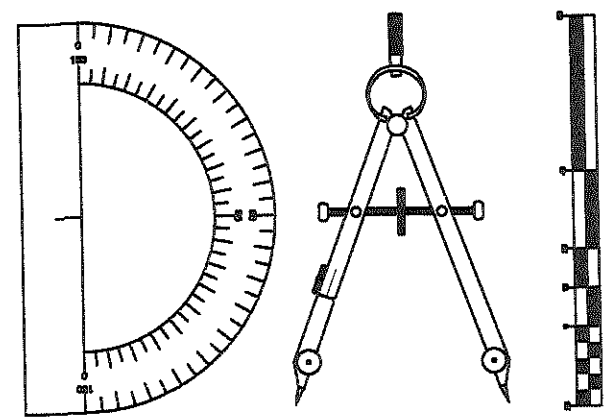


VICINITY MAP-NASSAU COUNTY

INDEX OF SHEETS

SHEET No.	DWG. No.	DESCRIPTIONS
1	CVR	COVER
2	FDP-2	FINAL DEVELOPMENT PLAN
3	FDP-3	CONCEPTUAL DRAINAGE PLAN
4	FDP-4	CONCEPTUAL WATER AND SEWER PLAN
5-8	FDP 5-8	TREE INVENTORY AND RETENTION PLANS

ZONING PUD
PARCEL I.D. NO 00-00-30-0780-0003-0000
12-2N-28-0000-0002-0000
BENCH MARK DATUM NGVD 1929



Dunn & Associates, Inc.

CIVIL ENGINEERS / LAND PLANNERS
8647 Baypine Road, Building 1, Suite 200, Jacksonville, Florida 32256
Phone: 363-8916 Fax: 363-8917

VINCENT J. DUNN LICENSE NO. 39452
DAVID M. TAYLOR LICENSE NO. 44164
GLEN R. WIEGER LICENSE NO. 81419
CERTIFICATE OF AUTHORIZATION NO. 27168

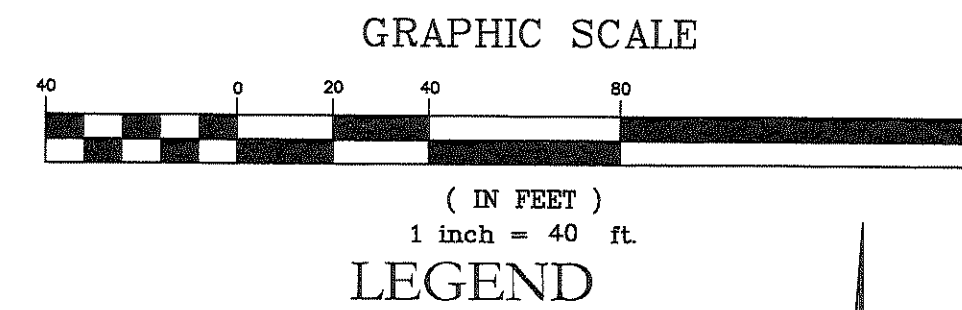
FINAL DEVELOPMENT PLAN
ENCLAVE @ SUMMER BEACH PH 2

6' HIGH 80% OPAQUE FENCE TO BE CONSTRUCTED ALONG ORANGE AVENUE (TYP)-POSITION AS NECESSARY TO AVOID EXISTING TREES TO BE SAVED

40' DRAINAGE AND MAINTENANCE EASEMENT PER RESOLUTION 2005-75 & 2018-112

STOP SIGN & DO NOT ENTER SIGN (DUAL SIGN)

10' LANDSCAPE BUFFER



20' WIDE GATED EMERGENCY ACCESS WITH KNOX KEY ONLY-TO REMAIN CLOSED (SEE DETAIL THIS SHEET)

TEMPORARY CONSTRUCTION ENTRANCE & GATED EMERGENCY ACCESS

EXISTING MULTI-USE ASPHALT TRAIL MUST BE MAINTAINED, ACCESSIBLE & BONDED DURING CONSTRUCTION

10' VEGETATED NATURAL BUFFER PER RESOLUTION 2005-75

40' DRAINAGE AND MAINTENANCE EASEMENT PER RESOLUTION 2005-75 & 2018-112

SITE SUMMARY

1. TOTAL GROSS ACREAGE	= 10.21 Ac
2. PROJECT AREA	= 10.21Ac
3. TOTAL NUMBER OF LOTS	= 53
4. ACTIVE AMENITY	= 0.34 Ac
5. OPEN SPACE	= 1.63 Ac
BUFFER ACREAGE (TOTAL)	= 0.28 Ac
STORM WATER POND	= 0.67 Ac
DRAINAGE EASEMENT	= 0.77 Ac
TOTAL OPEN SPACE PROVIDED	= 3.35Ac (33%)
6. MAXIMUM LOT COVERAGE BY BUILDING	= 75%

PROPERTY IS ZONED: PUD

SITE IS LOCATED IN FLOOD ZONE "X" (PANEL #12089C0379F)

NO EXISTING WELLS HAVE BEEN IDENTIFIED WITHIN 200' OF PROPOSED SEWER EXTENSIONS

SITE SPECIFIC NOTES

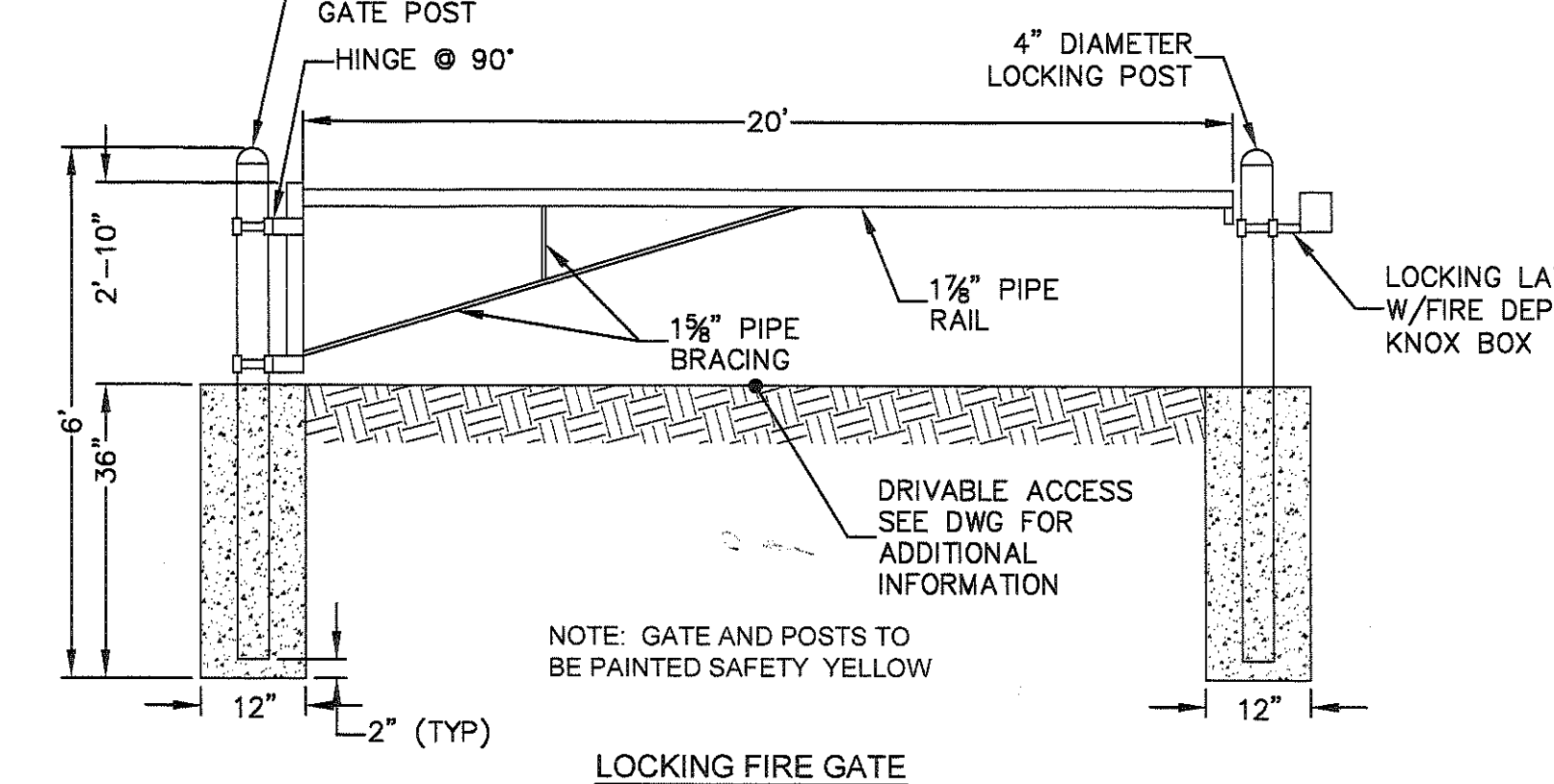
1. NO PARKING TO BE ALLOWED ON STREETS. SIGNAGE SHALL BE PROVIDED.
2. PHASE 2 UNITS SHALL BE ADDED TO EXISTING MAIL CENTER.
3. TRASH COLLECTION SHALL BE ON AN INDIVIDUAL BASIS.

DEVELOPMENT SCHEDULE

PHASE	START	COMPLETE
2A	7/19	2/20
2B	9/19	5/20
2C	1/21	10/21

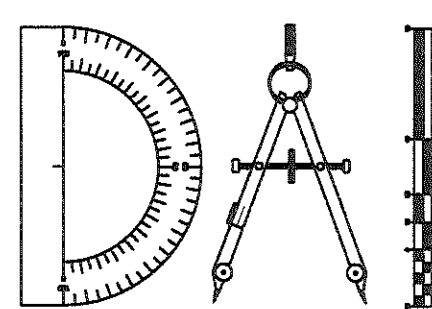
YARD REQUIREMENTS

FRONT	5FT (STREET SIDE)
SIDE YARDS	3FT (BETWEEN BUILDINGS)
SIDE YARDS	3FT (NOT BETWEEN BUILDINGS)
REAR YARDS	5FT
CORNER YARDS	3FT (AT RIGHT OF WAY)



NO.	DATE	DESCRIPTION	BY:
1	5-7-19	REVISED PER COUNTY COMMENTS	VJD
2	7-12-19	REVISED PER COUNTY COMMENTS	VJD
3	9-10-19	REVISED PER OWNER	VJD
4	11-1-19	REVISED PER COUNTY COMMENTS	VJD
5	12-5-19	REVISED PER COUNTY COMMENTS	VJD

DESIGNED BY: DAI	DRAWN BY: SM/SS/NS/MR
CHECKED BY: V. DUNN	SCALE: 1" = 40'
DATE: December 26, 2019	PROJ. NO.: 0610-109-20



Dunn & Associates, Inc.

CIVIL ENGINEERS / LAND PLANNERS
8647 Bayline Road Building 1, Suite 200
Jacksonville, Florida 32256
Phone: (904)363-8916 Fax: (904)363-8917
www.dunneng.com

ENCLAVE @ SUMMER BEACH PH 2

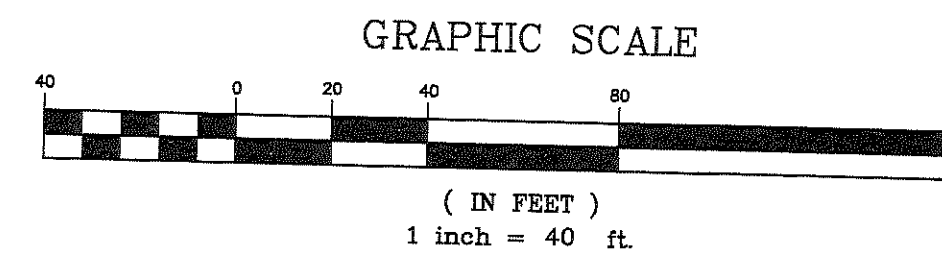
FOR:
ENCLAVE PHASE II PARTNERS, LLC
NASSAU COUNTY, FLORIDA
FINAL DEVELOPMENT PLAN

VINCENT J. DUNN ENGINEER NO. 99462
DAVID M. TAYLOR ENGINEER NO. 44164
GLEN R. WIEGER ENGINEER NO. 81419
CERTIFICATE OF AUTHORIZATION NO. 27199

Sheet No. 2 of 8

FDP-2

DWG. NO.

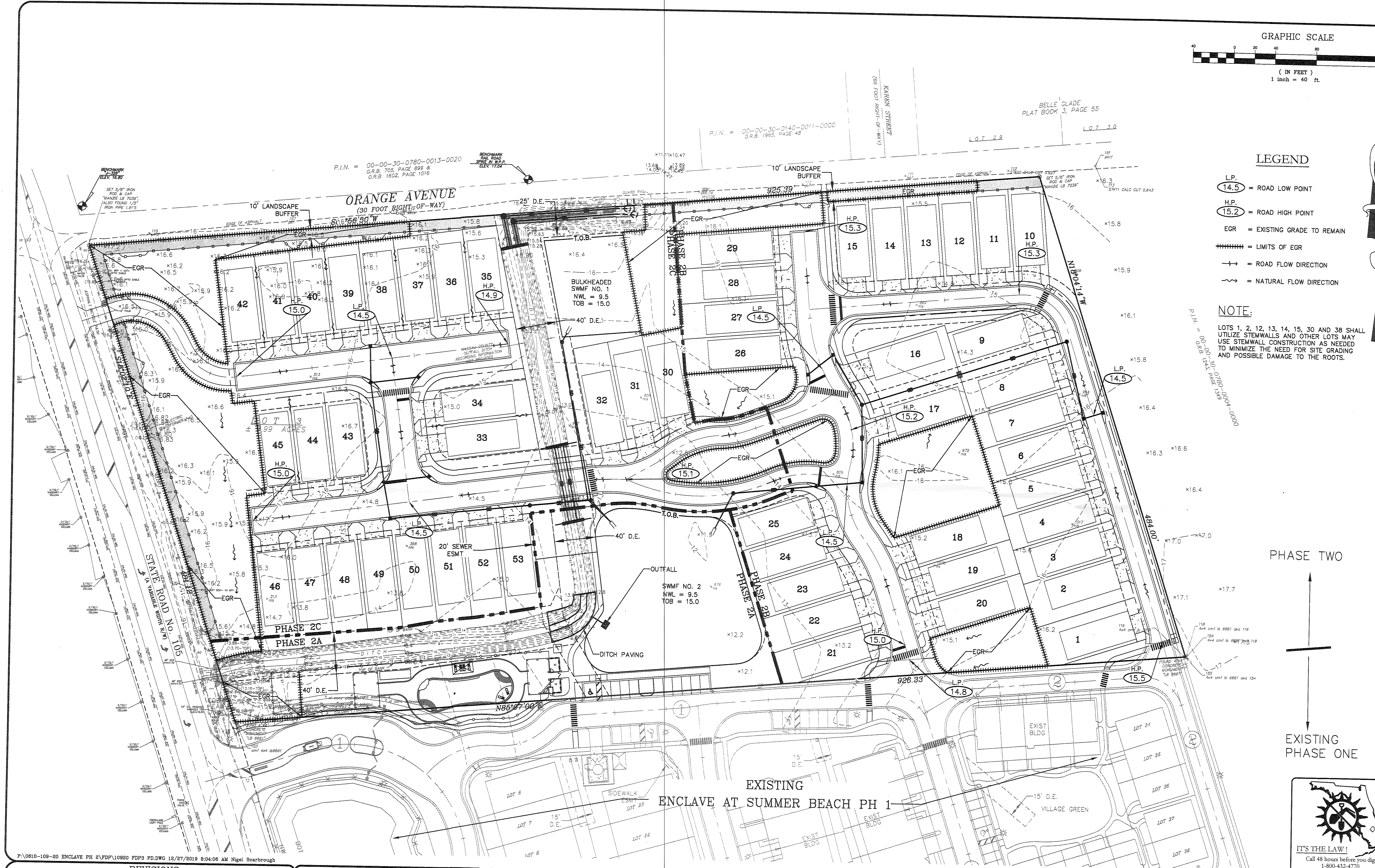


LEGEND

- L.P. = ROAD LOW POINT
- H.P. = ROAD HIGH POINT
- EGR = EXISTING GRADE TO REMAIN
- ===== LIMITS OF EGR
- = ROAD FLOW DIRECTION
- ~ = NATURAL FLOW DIRECTION

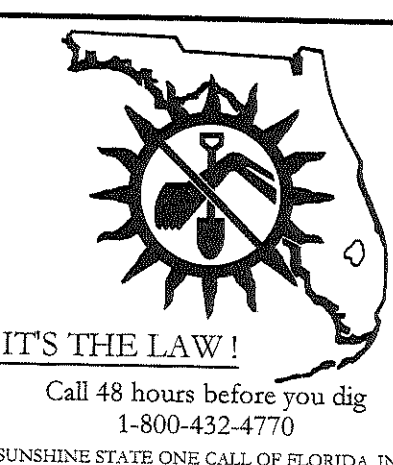
NOTE:

LOTS 1, 2, 12, 13, 14, 15, 30 AND 38 SHALL UTILIZE STEMWALLS AND OTHER LOTS MAY USE STEMWALL CONSTRUCTION AS NEEDED TO MINIMIZE THE NEED FOR SITE GRADING AND POSSIBLE DAMAGE TO THE ROOTS.



PHASE TWO

EXISTING
PHASE ONE



REVISIONS		
NO.	DATE	DESCRIPTION
1	5-7-19	REVISED PER COUNTY COMMENTS
2	7-12-19	REVISED PER COUNTY COMMENTS
3	9-10-19	REVISED PER OWNER
4	11-1-19	REVISED PER COUNTY COMMENTS
5	12-5-19	REVISED PER COUNTY COMMENTS

DESIGNED BY: DAI

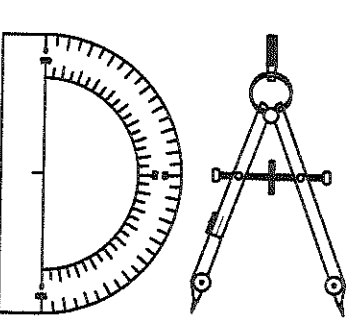
DRAWN BY: SM/SS/NS/MR

CHECKED BY: V. DUNN

SCALE: 1" = 40'

DATE: December 27, 2019

PROJ. NO.: 0610-109-20



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Jacksonville, Florida 32256

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ENCLAVE @ SUMMER BEACH PH 2

FOR:

ENCLAVE PHASE II PARTNERS, LLC

NASSAU COUNTY, FLORIDA

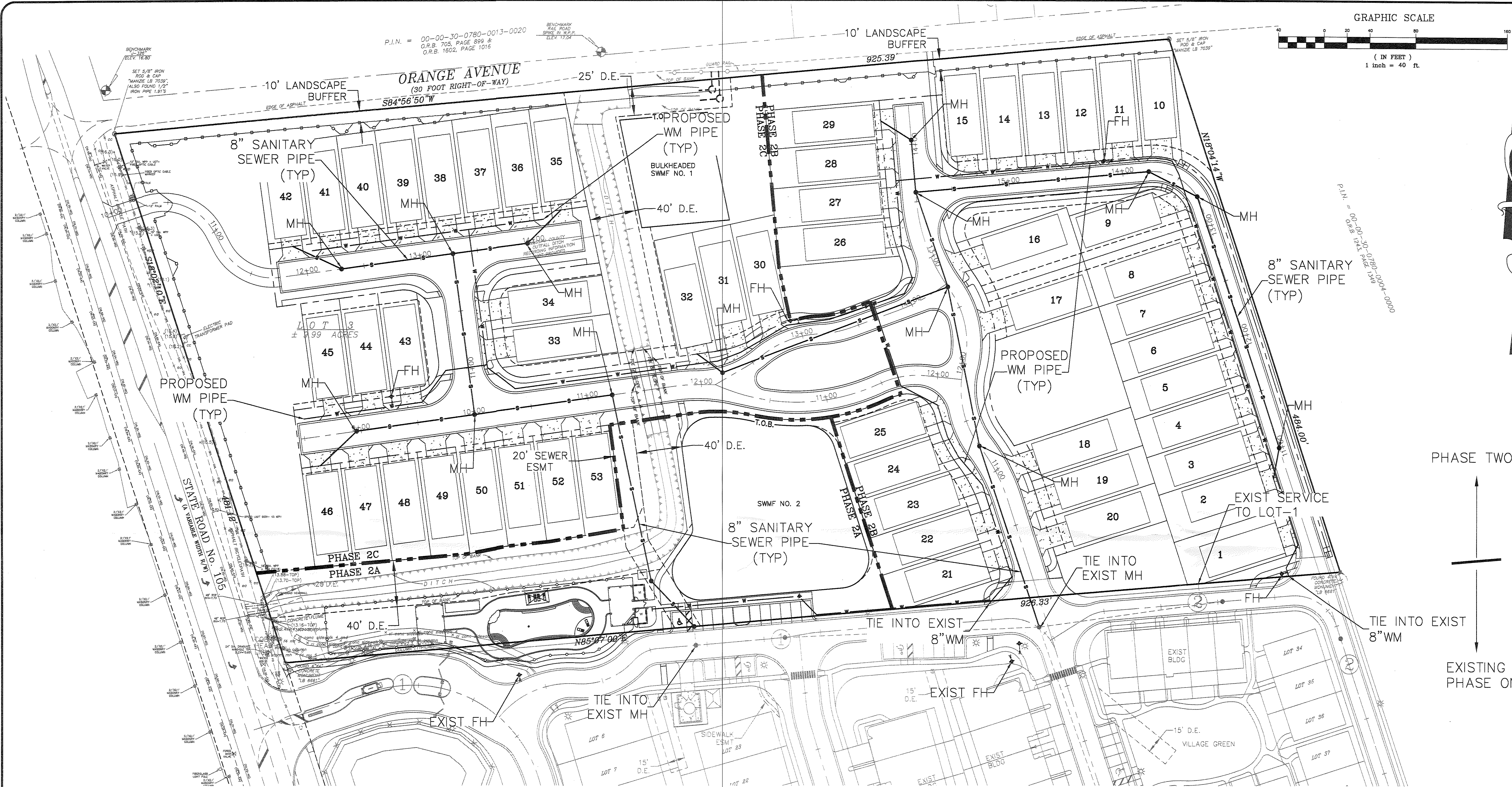
CONCEPTUAL DRAINAGE PLAN

VINCENT J. DUNN ENGINEER NO. 39452
DAVID M. TAYLOR ENGINEER NO. 44164
GLEN R. WIEGER ENGINEER NO. 81419
CERTIFICATE OF AUTHORIZATION NO. 27166

Sheet No. 3 of 8

FDP-3

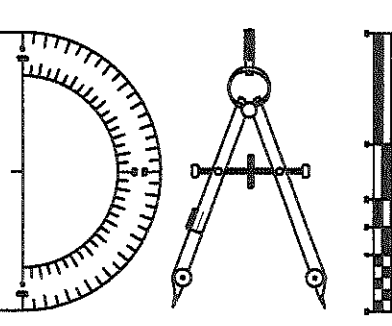
DWG. NO.



- SITE SPECIFIC NOTES**
1. LOCATE BLUE REFLECTIVE PAVEMENT MARKERS (RPM) ON THE STREET OPPOSITE OF ALL FIRE HYDRANTS.
 2. COORDINATE FIRE PROTECTION SERVICES W/FIRE PROTECTION PLAN (BY OTHERS)
 3. FIRE HYDRANTS SHALL HAVE 6' CLEAR ZONE IN FRONT AND 36" CLEAR ZONE REMAINING SIDES AND BE LOCATED WITHIN 7.5 FEET OF THE ROADWAY, WITH THE 4.5' PORT FACING ROADWAY.
 4. BENDS OR COMBINATION OF BENDS IDENTIFIED ON THE PLANS AND PIPE DEFLECTIONS IN ACCORDANCE WITH NASSAU AMELIA UTILITIES BEST DEPICT THE ANGLES REQUIRED TO CONSTRUCT THE WATERMAIN AS SHOWN (NOTE: NOT ALL BENDS ARE SHOWN FOR PLAN CLARITY).
 5. FDC FOR CONDOMINIUM BUILDINGS (1-8) SHALL BE ON THE BUILDING.

REVISIONS			
NO.	DATE	DESCRIPTION	BY:
1	5-7-19	REVISED PER COUNTY COMMENTS	VJD
2	7-12-19	REVISED PER COUNTY COMMENTS	VJD
3	9-10-19	REVISED PER OWNER	VJD
4	11-1-19	REVISED PER COUNTY COMMENTS	VJD
5	12-5-19	REVISED PER COUNTY COMMENTS	VJD

DESIGNED BY: DAI	DRAWN BY: SM/SS/NS/MR
CHECKED BY: V. DUNN	SCALE: 1" = 40'
DATE: December 26, 2019	PROJ. NO.: 0610-109-20



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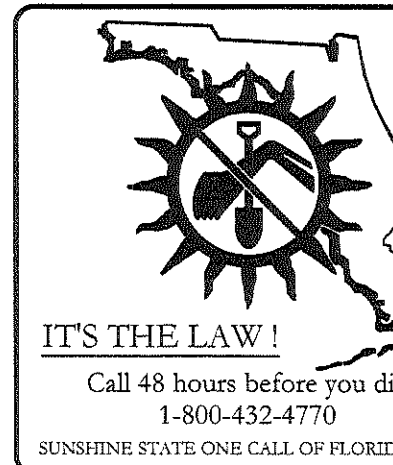
ENCLAVE @ SUMMER BEACH PH 2
FOR:
ENCLAVE PHASE II PARTNERS, LLC
 NASSAU COUNTY, FLORIDA
 CONCEPTUAL WATER AND SEWER PLAN

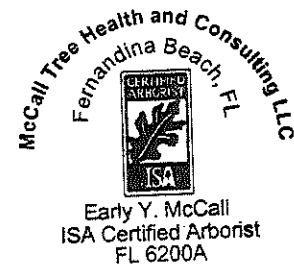
Sheet No. 4 of 8

FDP-4

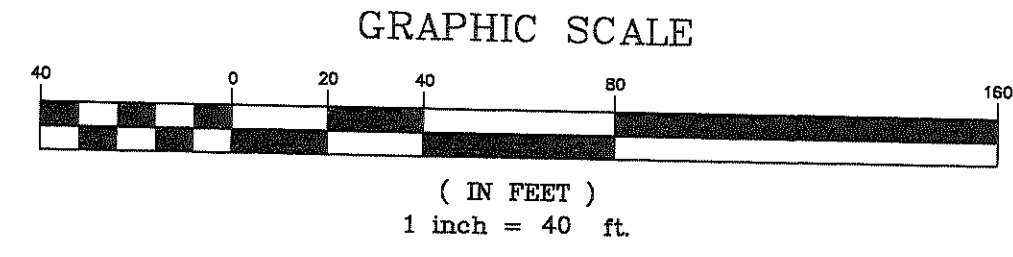
DWG. NO.

VINCENT J. DUNN ENGINEER NO. 38455
 DAVID M. TAYLOR ENGINEER NO. 44164
 GLEN R. WIEGER ENGINEER NO. 61419
 CERTIFICATE OF AUTHORIZATION NO. 27168





I, SM/SS/NS/MR, am a certified arborist through the International Society of Arboriculture and my certification number is FL0005. I hereby attest that I have prepared this tree protection and replacement plan and/or restoration plan. This includes not only the evaluation of individual trees but also review of the complete construction plan set and the techniques that will be utilized to mitigate impacts to protected trees. Further, I attest that best practices, as supported by the International Society of Arboriculture, are being implemented to avoid and mitigate impacts to protected trees.



LEGEND

- 27 1/2" = REMOVED TREES
- 28 7/8" = SAVED TREES

P.I.N. = 00-00-30-0780-0013-0020
O.R.B. 705, PAGE 898 &
O.R.B. 1802, PAGE 1016

P.I.N. = 00-00-30-0140-0011-0000
O.R.B. 1855, PAGE 48

BELLE GLADE
PLAT BOOK 3, PAGE 55

REFER TO NASSAU COUNTY LAND DEVELOPMENT CODE ARTICLE 32 AND 37.02 FOR TREE PROTECTION INFORMATION AND DEFINITIONS.

There is Work Being Done Within Both Sides of the Tree's Dripline. During Construction Operations, Work Inside the Dripline Shouldn't Creep-In any Closer than Shown or the Area Within the Dripline Shouldn't Be Used as a Lay-Down Area for Materials During Construction.

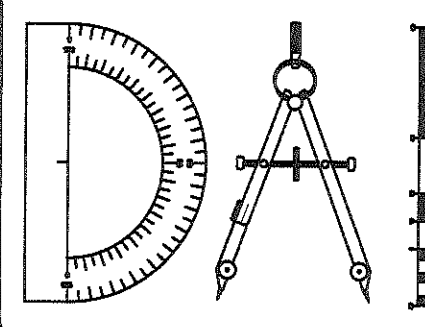
TREE PROTECTION ZONE:
NASSAU COUNTY LAND DEVELOPMENT CODE ARTICLE 23 DEFINITIONS.

1. IF THE DRIP LINE IS LESS THAN SIX FEET FROM THE TRUNK OF THE TREE, THE PROTECTION ZONE SHALL BE THAT AREA WITHIN A RADIUS OF SIX FEET AROUND THE TREE TRUNK.
2. IF THE DRIP LINE IS MORE THAN SIX FEET BUT LESS THAN TWENTY FEET FROM THE TRUNK OF THE TREE, THE PROTECTION ZONE SHALL BE THAT AREA WITHIN THE RADIUS OF THE FULL DRIP LINE AROUND THE TREE TRUNK.
3. IF THE DRIP LINE IS TWENTY FEET OR MORE FROM THE TRUNK OF TREE, THE PROTECTION ZONE SHALL BE THAT AREA WITHIN A RADIUS OF TWENTY FEET AROUND THE TRUNK.

P:\0610-109-20 ENCLAVE PH 2\FDP\10920 FDP-5 TIRP.DWG 12/26/2019 3:24:14 PM Nigel Scarbrough

REVISIONS		
NO.	DATE	DESCRIPTION
1	5-7-19	REVISED PER COUNTY COMMENTS
2	7-12-19	REVISED PER COUNTY COMMENTS
3	9-10-19	REVISED PER OWNER
4	11-1-19	REVISED PER COUNTY COMMENTS
5	12-5-19	REVISED PER COUNTY COMMENTS

DESIGNED BY:	DAI
DRAWN BY:	SM/SS/NS/MR
CHECKED BY:	V. DUNN
SCALE:	1" = 40'
DATE:	December 26, 2019
PROJ. NO.:	0610-109-20



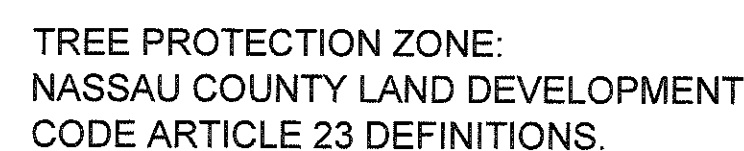
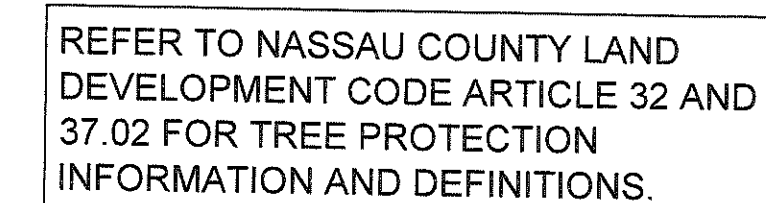
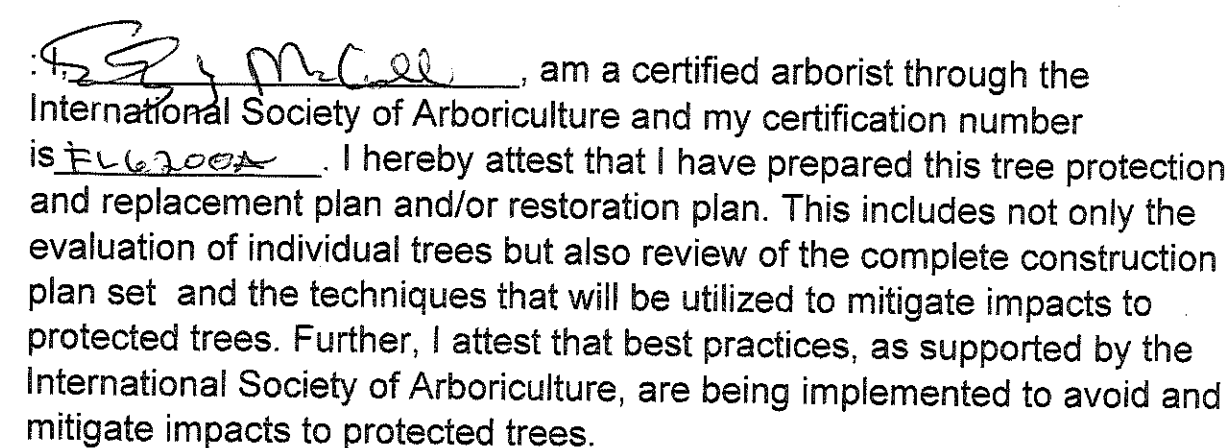
Dunn & Associates, Inc.
CIVIL ENGINEERS / LAND PLANNERS
8647 Baypine Road Building 1, Suite 200
Jacksonville, Florida 32256
Phone: (904)363-8916 Fax: (904)363-8917
www.dunneng.com

ENCLAVE @ SUMMER BEACH PH 2
FOR:
ENCLAVE PHASE II PARTNERS, LLC
NASSAU COUNTY, FLORIDA
TREE INVENTORY AND RETENTION PLAN

VINCENT J. DUNN ENGINEER NO. 39452
DAVID M. TAYLOR ENGINEER NO. 44184
GLEN R. WIEGERS ENGINEER NO. 81419
CERTIFICATE OF AUTHORIZATION NO. 27160

Sheet No. 5 of 8

FDP-5
DWG. NO.

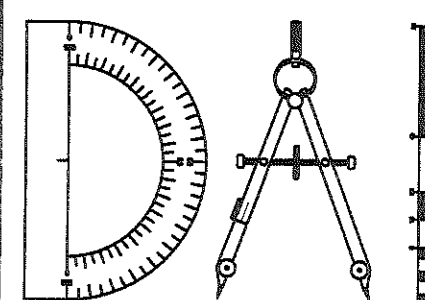


1. IF THE DRIP LINE IS LESS THAN SIX FEET FROM THE TRUNK OF THE TREE, THE PROTECTION ZONE SHALL BE THAT AREA WITHIN A RADIUS OF SIX FEET AROUND THE TREE TRUNK.
2. IF THE DRIP LINE IS MORE THAN SIX FEET BUT LESS THAN TWENTY FEET FROM THE TRUNK OF THE TREE, THE PROTECTION ZONE SHALL BE THAT AREA WITHIN THE RADIUS OF THE FULL DRIP LINE AROUND THE TREE TRUNK.
3. IF THE DRIP LINE IS TWENTY FEET OR MORE FROM THE TRUNK OF TREE, THE PROTECTION ZONE SHALL BE THAT AREA WITHIN A RADIUS OF TWENTY FEET AROUND THE TRUNK.

P:\0610-109-20 ENCLAVE PH 2\FDP\10920 FDP-5 TIRP.DWG 12/26/2019 3:24:23 PM Nigel Scarbrough

[illegible]

DESIGNED BY:	DAI
DRAWN BY:	SM/SS/NS/MR
CHECKED BY:	V. DUNN
SCALE:	1" = 40'
DATE:	December 26, 2019
PROJ. NO.:	0610-109-20



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www.dunneng.com

ENCLAVE @ SUMMER BEACH PH 2
FOR:
ENCLAVE PHASE II PARTNERS, LLC
NASSAU COUNTY, FLORIDA

TREE SURVEY

VINCENT J. DUNN ENGINEER NO. 39452
DAVID M. TAYLOR ENGINEER NO. 44164
GLEN R. WIEGER ENGINEER NO. 81419
CERTIFICATE OF AUTHORIZATION NO. 27168

Sheet No. 6 of 8

FDP-6

DWG. NO.

REFER TO NASSAU COUNTY LAND DEVELOPMENT CODE ARTICLE 32 AND 37.02 FOR TREE PROTECTION INFORMATION AND DEFINITIONS.

Tree #	size (dbh)	Species	Status	dbh w/ bonus	Saved? (Y/N)	dbh saved	Tree #	size (dbh)	Species	Status	dbh w/ bonus	Saved? (Y/N)	dbh saved	Tree #	size (dbh)	Species	Status	dbh w/ bonus	Saved? (Y/N)	dbh saved	Tree #	size (dbh)	Species	Status	dbh w/ bonus	Saved? (Y/N)	dbh saved	Tree #	size (dbh)	Species	Status	dbh w/ bonus	Saved? (Y/N)	dbh saved	Tree #	size (dbh)	Species	Status	dbh w/ bonus	Saved? (Y/N)	dbh saved
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274	1	LAU	5	1	Y	1	460	16	LAU	1	16	Y	16	461	16	LAU	1	16	Y	16	462	16	LAU	1	16	Y	16	463	16	LAU	1	16	Y	16	464	16	LAU	1	16	Y	16
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276	1	LAU	5	1	Y	1	470	16	LAU	1	16	Y	16	471	16	LAU	1	16	Y	16	472	16	LAU	1	16	Y	16	473	16	LAU	1	16	Y	16	474	16	LAU	1	16	Y	16
277	1	LAU	5	1	Y	1	475	16	LAU	1	16	Y	16	476	16	LAU	1	16	Y	16	477	16	LAU	1	16	Y	16	478	16	LAU	1	16	Y	16	479	16	LAU	1	16	Y	16
278	1	LAU	5	1	Y	1	480	16	LAU	1	16	Y	16	481	16	LAU	1	16	Y	16	482	16	LAU	1	16	Y	16	483	16	LAU	1	16	Y	16	484	16	LAU	1	16	Y	16
279	20	LAU	1	20	Y	20	485	16	LAU	1	16	Y	16	486	16	LAU	1	16	Y	16	487	16	LAU	1	16	Y	16	488	16	LAU	1	16	Y	16	489	16	LAU	1	16	Y	16
280	13	LAU	1	13	Y	13	490	16	LAU	1	16	Y	16	491	16	LAU	1	16	Y	16	492	16	LAU	1	16	Y	16	493	16	LAU	1	16	Y	16	494	16	LAU	1	16	Y	16
281	9	LO	1	9	Y	9	495	16	LAU	1	16	Y	16	496	16	LAU	1	16	Y	16	497	16	LAU	1	16	Y	16	498	16	LAU	1	16	Y	16	499	16	LAU	1	16	Y	16
282	6	LO	2	6	Y	6	500	16	LAU	1	16	Y	16	501	16	LAU	1	16	Y	16	502	16	LAU	1	16	Y	16	503	16	LAU	1	16	Y	16	504	16	LAU	1	16	Y	16
283	11	LAU	1	11	Y	11	505	16	LAU	1	16	Y	16	506	16	LAU	1	16	Y	16	507	16	LAU	1	16	Y	16	508	16	LAU	1	16	Y	16	509	16	LAU	1	16	Y	16
284	9	LAU	1	9	Y	9	510	16	LAU	1	16	Y	16	511	16	LAU	1	16	Y	16	512	16	LAU	1	16	Y	16	513	16	LAU	1	16	Y	16	514	16	LAU	1	16	Y	16
285	1	PM	2	1	Y	1	515	16	LAU	1	16	Y	16	516	16	LAU	1	16	Y	16	517	16	LAU	1	16	Y	16	518	16	LAU	1	16	Y	16	519	16	LAU	1	16	Y	16
286	1	PM	2	1	Y	1	520	16	LAU	1	16	Y	16	521	16	LAU	1	16	Y	16	522	16	LAU	1	16	Y	16	523	16	LAU	1	16	Y	16	524	16	LAU	1	16	Y	16
287	10	LAU	2	10	Y	10	525	16	LAU	1	16	Y	16	526	16	LAU	1	16	Y	16	527	16	LAU	1	16	Y	16	528	16	LAU	1	16	Y	16	529	16	LAU	1	16	Y	16
288	6	LAU	5	6	Y	6	530	16	LAU	1	16	Y	16	531	16	LAU	1	16	Y	16	532	16	LAU	1	16	Y	16	533	16	LAU	1	16	Y	16	534	16	LAU	1	16	Y	16
289	1	LAU	5	1	Y	1	535	16	LAU	1	16	Y	16	536	16	LAU	1	16	Y	16	537	16	LAU	1	16	Y	16	538	16	LAU	1	16	Y	16	539	16	LAU	1	16	Y	16
290	1	LAU	5	1	Y	1	540	16	LAU	1	16	Y	16	541	16	LAU	1	16	Y	16	542	16	LAU	1	16	Y	16	543	16	LAU	1	16	Y	16	544	16	LAU	1	16	Y	16
291	1	LAU	5	1	Y	1	545	16	LAU	1	16	Y	16	546	16	LAU	1	16	Y	16	547	16	LAU	1	16	Y	16	548	16	LAU	1	16	Y	16	549	16	LAU	1	16	Y	16
292	1	LAU	5	1	Y	1	550	16	LAU	1	16	Y	16	551	16	LAU	1	16	Y	16	552	16	LAU	1	16	Y	16	553	16	LAU	1	16	Y	16	554	16	LAU	1	16	Y	16
293	1	LAU	5	1	Y	1	555	16	LAU	1	16	Y	16	556	16	LAU	1	16	Y	16	557	16	LAU	1	16	Y	16	558	16	LAU	1	16	Y	16	559	16	LAU	1	16	Y	16
294	1	LAU	5	1	Y	1	560	16	LAU	1	16	Y	16	561	16	LAU	1	16	Y	16	562	16	LAU	1	16	Y	16	563	16	LAU	1	16	Y	16	564	16	LAU	1	16	Y	16
295	13	LAU	1	13	Y	13	565	16	LAU	1	16	Y																													

LEGEND

32' = SAVED TREES

P.I.N. = 00-00-30-0140-0011-0000
O.R.B. 1965, PAGE 48

BELLE GLADE
PLAT BOOK 3, PAGE 55

GRAPHIC SCALE



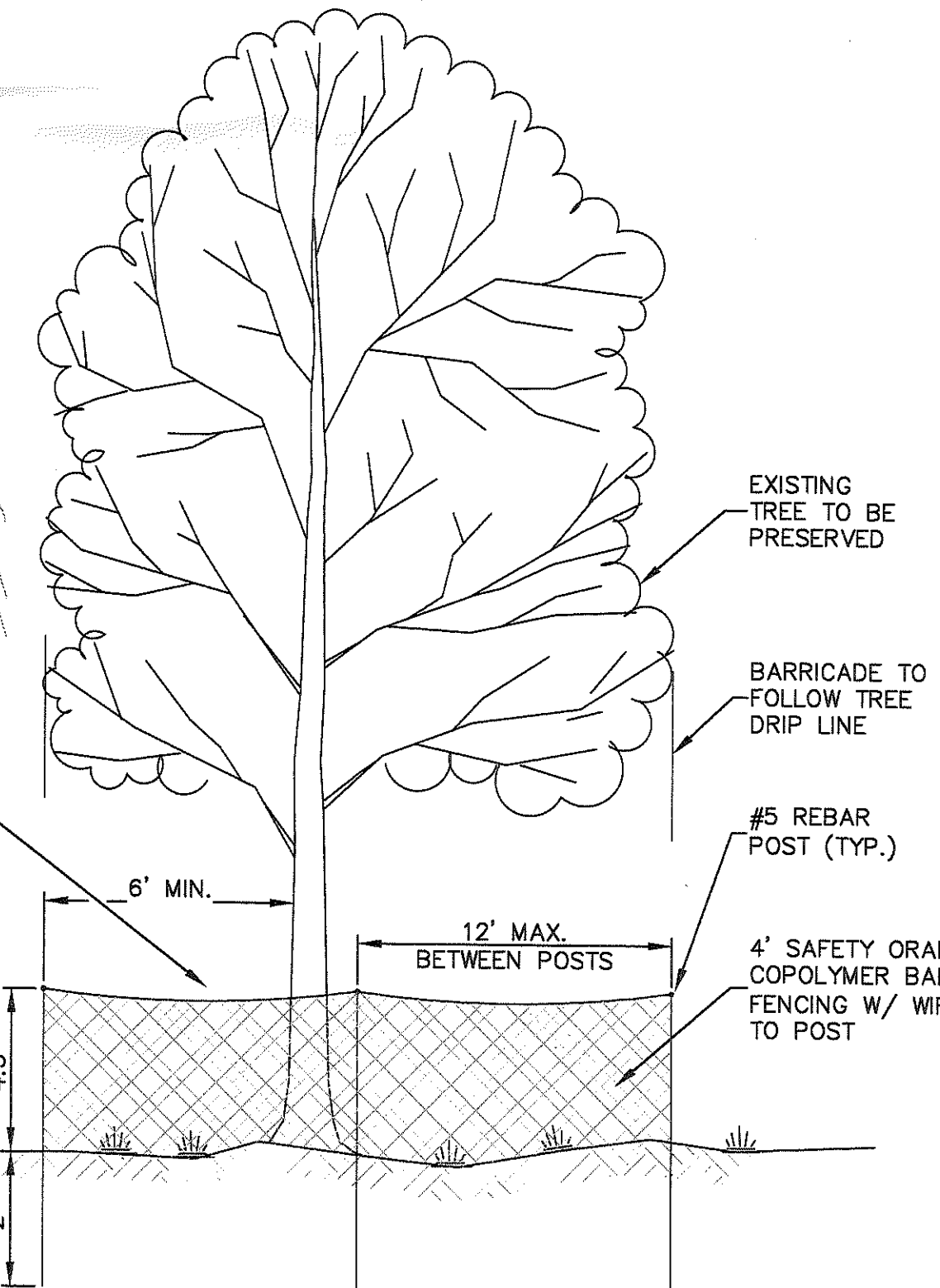
(IN FEET)
1 inch = 40 ft.

REFER TO NASSAU COUNTY LAND
DEVELOPMENT CODE ARTICLE 32 AND
37.02 FOR TREE PROTECTION
INFORMATION AND DEFINITIONS.

I, *Flora M. Lee*, am a certified arborist
through the International Society of Arboriculture and my
certification number is *FLA 2007*. I hereby attest that I
have prepared this tree protection and replacement plan
and/or restoration plan. This includes not only the
evaluation of individual trees but also review of the
complete construction plan set and the techniques that will
be utilized to mitigate impacts to protected trees. Further, I
attest that best practices, as supported by the International
Society of Arboriculture, are being implemented to avoid
and mitigate impacts to protected trees.

TREE PROTECTION ZONE:
NASSAU COUNTY LAND DEVELOPMENT CODE ARTICLE 23
DEFINITIONS.

- IF THE DRIP LINE IS LESS THAN SIX FEET FROM THE TRUNK
OF THE TREE, THE PROTECTION ZONE SHALL BE THAT AREA
WITHIN A RADIUS OF SIX FEET AROUND THE TREE TRUNK.
- IF THE DRIP LINE IS MORE THAN SIX FEET BUT LESS THAN
TWENTY FEET FROM THE TRUNK OF THE TREE, THE
PROTECTION ZONE SHALL BE THAT AREA WITHIN THE
RADIUS OF THE FULL DRIP LINE AROUND THE TREE TRUNK.
- IF THE DRIP LINE IS TWENTY FEET OR MORE FROM THE
TRUNK OF TREE, THE PROTECTION ZONE SHALL BE THAT
AREA WITHIN A RADIUS OF TWENTY FEET AROUND THE
TRUNK.



TREE PROTECTION DETAIL
NTS

THE BEST MITIGATION MANAGEMENT PRACTICES WILL INCLUDE:

- INSTALLATION OF TREE PROTECTION BARRICADES PRIOR TO SITE CLEARING.
- ARBORIST INVOLVEMENT DURING CONSTRUCTION LAYOUT TO IDENTIFY SPECIFIC
PROTECTION/MITIGATION METHODS TO ENSURE SURVIVABILITY.
- STEM-WALL & OFF-GRADE PORCHES ON SPECIFIC BUILDINGS. LOTS 1, 2, 12, 13, 14, 15,
30 AND 38 SHALL UTILIZE STEMWALLS AND OTHER LOTS MAY USE STEMWALL
CONSTRUCTION AS NEEDED TO MINIMIZE THE NEED FOR SITE GRADING AND POSSIBLE
DAMAGE TO THE ROOTS.
- POSSIBLE DIRECTIONAL BORING FOR UTILITIES UNDER OR NEAR TREES RATHER THAN
TRENCHING IF THERE ARE SITUATIONS WHERE THE 5-6X RULE CANNOT BE MET FOR
SPECIFIC TREES.
- POTENTIALLY SHORTENING BUILDINGS TO MEET THIS RULE IN SOME CASES.
- THE 5-6X RULE MIGHT NOT ALWAYS BE NEEDED FOR SIDEWALKS OR PAVEMENT SINCE
THOSE TYPES OF STRUCTURES DO NOT NORMALLY GO THAT DEEP. THE 6X RULE IS
MAINLY FOR TRENCHING WHICH, OF COURSE, WOULD BE MUCH DEEPER.

TREE PROTECTION DURING CONSTRUCTION: PROPERTY OWNERS/DEVELOPERS SHALL PROTECT, DURING CONSTRUCTION,
ALL PROTECTED NATIVE CANOPY TREES WITHIN AREAS OF CONSTRUCTION, AS IDENTIFIED ON THE APPROVED SITE
PLAN.

- PRIOR TO AND DURING LAND CLEARING, THE OWNER, DEVELOPER OR AGENT SHALL CLEARLY MARK (WITH RED
FLAGGING) ALL NATIVE CANOPY TREES PROPOSED TO BE REMOVED AND SHALL ERECT BARRICADES AROUND
THE TREE PROTECTION ZONE OF ALL NATIVE CANOPY TREES TO BE PROTECTED. THE BARRICADES MUST
REMAIN IN PLACE AND BE IN GOOD CONDITION THROUGHOUT CONSTRUCTION. BARRICADES MAY BE REMOVED
FOR THE FINAL GRADING, BUILDING OR OTHER DEVELOPMENT PERMITS MAY BE TEMPORARILY REVOKED IF
PROTECTIVE MEASURES ARE NOT USED AT ANY TIME DURING CONSTRUCTION.
- THE FOLLOWING SHALL BE PROHIBITED WITHIN THE TREE PROTECTION ZONE (DEFINED IN ARTICLE 32) OF
DESIGNATED TREES, UNLESS AUTHORIZED IN WRITING BY THE PLANNING AND ZONING DIRECTOR:
 - PARKING OF HEAVY EQUIPMENT, CARS AND TRUCKS OR VEHICULAR TRAFFIC;
 - STOCKPILING OF ANY MATERIALS;
 - DEPOSITION OF SOIL, SEDIMENT, OR MULCH;
 - GRADING OR GRUBBING;
 - EXCAVATION OR TRENCHING;
 - BURNING OR BURIAL OF DEBRIS, WITHIN THE ENTIRE CONSTRUCTION SITE; DUMPING OIL, GASOLINE, PAINT,
CHEMICALS, WASTEWATER, OR OTHER CONSTRUCTION WASTES. STORAGE OF POTENTIALLY HAZARDOUS
MATERIALS SHALL BE IN APPROPRIATE NON-LEAKING CONTAINERS AS FAR AWAY FROM TREE PROTECTION AS
POSSIBLE.

P:\0610-109-20 ENCLAVE PH 2\FDP\10920 FDP-5 TIRP.DWG 12/27/2019 8:02:48 AM Nigel Scarbrough

REVISIONS

NO.	DATE	DESCRIPTION	BY:
1	5-7-19	REVISED PER COUNTY COMMENTS	VJD
2	7-12-19	REVISED PER COUNTY COMMENTS	VJD
3	9-10-19	REVISED PER OWNER	VJD
4	11-1-19	REVISED PER COUNTY COMMENTS	VJD
5	12-5-19	REVISED PER COUNTY COMMENTS	VJD

DESIGNED BY: DAI

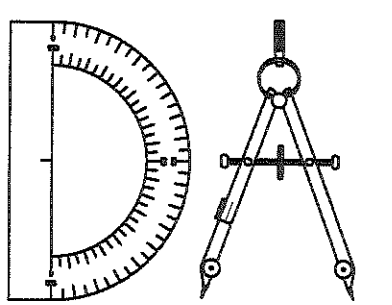
DRAWN BY: SM/SS/NS/MR

CHECKED BY: V. DUNN

SCALE: 1" = 40'

DATE: December 27, 2019

PROJ. NO.: 0610-109-20



Dunn & Associates, Inc.

CIVIL ENGINEERS / LAND PLANNERS

8647 Bayline Road Building 1, Suite 200

Jacksonville, Florida 32256

Phone: (904)363-8916 Fax: (904)363-8917

www.dunneng.com

ENCLAVE @ SUMMER BEACH PH 2

FOR:

ENCLAVE PHASE II PARTNERS, LLC

NASSAU COUNTY, FLORIDA

SAVED TREES

Sheet No. 8 of 8

FDP-8

DWG. NO.

VINCENT J. DUNN ENGINEER NO. 39452
DAVID M. TAYLOR ENGINEER NO. 44164
GLEN R. WIEGER ENGINEER NO. 81419
CERTIFICATE OF AUTHORIZATION NO. 27168