FD20-003

Nassau County, Florida
APPROVAL OF:
PLAT ✓ SITE PLAN
3-24-20

Department of Planning and Economic Opportunity — Date
3/24/2020
Engineering Dept. — Date
Fire/Rescue Dept. — Date
3/24/2020
Health Dept. — Date
3/24/2020
Building Dept. — 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 FROM NASSAU COUNTY BUILDING DEPARTMENT.

OSPREY VILLAGE WELLNESS CENTER

AMELIA ISLAND, FLORIDA

PROJECT 19-019
JUNE 2019

MARK J. DAVIS
LICENSED
No. 34275
STATE OF FLORIDA
PROFESSIONAL ENGINEER

MARCH 17, 2020

triaddesigngroup
Architecture | Engineering | Interior Design

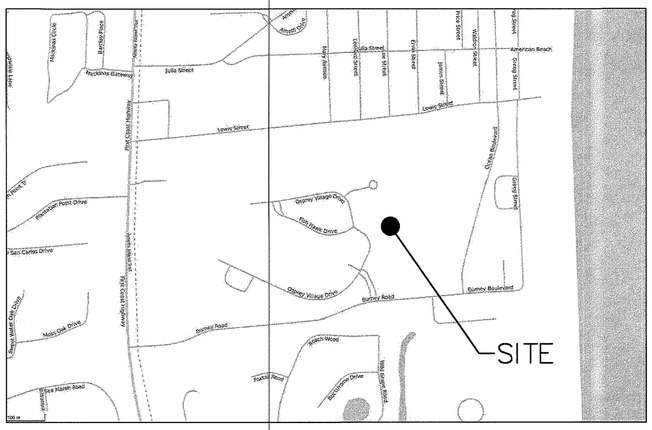
Triad Design Group, P.C.
4807-C Koger Boulevard
Greensboro, NC 27407
Telephone 336-218-8282
Facisimile 336 218-8010
www.triad-designgroup.com

NC Architecture Reg. 50709
NC Engineering Lic. C-1108

DRAWING NAME: P:\2019\Osprey Village Pod- 19-019\- Civil\19-019-DESIGN-C3D19.dwg - C0.0 COVER - 3/17/2020 4:02 PM

GENERAL CONSTRUCTION NOTES:

1. EXISTING BOUNDARY CONDITIONS, TREE SURVEY, TOPOGRAPHIC CONTOURS, AND JURISDICTIONAL WETLANDS ARE BASED ON SURVEYS PREPARED BY CLARY & ASSOCIATES, 3830 CROWN POINT ROAD, JACKSONVILLE, FLORIDA 32257 – DATED SEPTEMBER 22, 2008
2. ELEVATIONS AND/OR CONTOURS SHOWN HEREON HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.1 FEET AND ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.
3. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK.
4. A ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS & SPECIFICATIONS, NASSAU COUNTY SUBDIVISION REGULATIONS, NASSAU-AMELIA UTILITY SPECIFICATIONS, AND NASSAU COUNTY ORDINANCE 99-17 ROADWAY AND DRAINAGE STANDARDS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
6. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR COMPLYING WITH FEDERAL, STATE, AND/OR LOCAL SAFETY LAWS AND REGULATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION
8. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMIT.
9. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER
10. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
12. DISCOVERY OF SUBSURFACE CONDITIONS DURING CONSTRUCTION WHICH DEVIATE FROM THE DATA OBTAINED WITHIN THE GEOTECHNICAL EXPLORATION REPORT PREPARED BY ELLIS & ASSOCIATES, INC. DATED SEPTEMBER 11, 1996 AND JANUARY 6, 1997, SHALL BE REPORTED TO THE ENGINEER OF RECORD AS WELL AS ELLIS & ASSOCIATES, INC. FOR EVALUATION.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXACT LOCATION OF UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT UTILITIES, SHOULD ANY UTILITY LINE OR COMPONENT BECOME DAMAGED OR REQUIRE RELOCATION, THE OWNERS ENGINEER OF RECORD AND THE RESPONSIBLE UTILITY COMPANY SHALL BE NOTIFIED IMMEDIATELY.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING DETERMINED TO HIS SATISFACTION, PRIOR TO THE SUBMISSION OF HIS BID, THE NATURE AND LOCATION OF THE WORK, CONFIRMATION OF THE GROUND, CHARACTER AND QUALITY OF SUBSTRATA, TYPES AND QUANTITY OF MATERIALS TO BE ENCOUNTERED, NATURE OF THE GROUND WATER CONDITIONS, CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRIOR TO AND DURING THE EXECUTION OF THE WORK, GENERAL AND LOCAL CONDITIONS AND ALL OTHER MATTERS WHICH CAN IN ANY WAY AFFECT THE WORK UNDER THIS CONTRACT. THE PRICES ESTABLISHED FOR THE WORK TO BE DONE WILL REFLECT ALL COSTS PERTAINING TO THE WORK. ANY CLAIMS FOR EXTRAS BASED ON SUBSTRATA OR GROUND WATER TABLE CONDITIONS WILL NOT BE ALLOWED.
15. ALL SUITABLE MATERIALS REMOVED FROM THE EXCAVATION SHALL BE USED AS FAR AS PRACTICABLE IN THE FORMATION OF THE EMBANKMENTS, SUBGRADES, SHOULDERS AND OTHER PLACES AS DIRECTED. NO EXCAVATED MATERIAL SHALL BE WASTED WITHOUT PERMISSION. UNSUITABLE MATERIAL SHALL BE REMOVED TO THE REQUIRED DEPTH AND REPLACED TO THE SATISFACTION OF THE ENGINEER OF RECORD WITH SUITABLE MATERIALS. UNSUITABLE MATERIALS SHALL BE TAKEN TO AN AUTHORIZED UPLAND DISPOSAL SITE.
16. FINAL ELEVATIONS SHALL BE WITHIN LIMITS SET IN THE SPECIFICATIONS OF THE REQUIRED ELEVATION AND SURFACES SHALL BE SLOPED TO DRAIN AS SHOWN ON THE DRAWINGS.
17. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND TAKE WHATEVER MEANS NECESSARY TO PREVENT THE EROSION OF AND DEPOSIT OF SEDIMENT ON ADJACENT AND DOWNSTREAM PROPERTIES. CONTRACTOR MUST IMPLEMENT AND PROVIDE SUITABLE EROSION CONTROL MEASURES (I.E. SEDIMENTATION BARRIERS, HAY BALES, SILTATION CURTAINS, TEMPORARY DETENTION BASINS, ETC.) TO ENSURE THE CONTROL OF STORMWATER RUNOFF, MULCH, OR OTHER SUITABLE MATERIAL SHALL BE PLACED ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. (SEE EROSION CONTROL DETAILS SHEET C-11)
18. ALL EFFORTS SHALL BE MADE BY THE CONTRACTOR TO PRESERVE HARDWOOD TREES 24" IN DIAMETER OR GREATER. THE OWNER MAY DESIGNATE CERTAIN TREES TO REMAIN. PROTECTION OF THOSE TREES SHALL BE IN ACCORDANCE WITH SPECIFICATIONS. THE OWNER AND ENGINEER OF RECORD SHALL BE NOTIFIED IF ANY SPECIMEN TREES AFFECT CONSTRUCTION ACTIVITIES.
19. ALL DRAINAGE STRUCTURES, INCLUDING CATCH BASINS, END WALLS AND MANHOLES SHALL BE FDOT STANDARD STRUCTURES UNLESS OTHERWISE DETAILED. ALL CURB INLETS AND MITERED END SECTIONS SHALL BE PRE-CAST AS DETAILED UNLESS OTHERWISE NOTED.
20. SPOT ELEVATIONS SHOWN ON RESIDENTIAL LOTS ARE FOR INFORMATION ONLY. CONTRACTOR SHALL COORDINATE WITH BUILDING CONTRACTOR FOR GRADING OF ADJACENT AREAS.
21. CONTRACTOR SHALL BE REQUIRED TO REVIEW AND ADHERE TO ALL PERMIT CONDITIONS AND REQUIREMENTS STIPULATED WITHIN PERMITS AND APPROVALS ISSUED BY ALL REGULATORY AGENCIES.
22. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE NOTED. CONTRACTOR SHALL MAINTAIN NEWLY GRADED AREAS AND REPAIR AREAS WHERE SETTLING AND EROSION HAVE OCCURRED. CONTRACTOR SHALL NOT DISTURB EXISTING TREES AND VEGETATION WITHIN ANY JURISDICTIONAL AREAS UNLESS OTHERWISE DIRECTED.
23. ALL SWALES AND DETENTION AREAS SHALL BE SODDED UNLESS OTHERWISE NOTED.
24. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY



VICINITY MAP
NOT TO SCALE

SHEET INDEX

- C0.0 COVER
- C0.1 INDEX 1
- C0.2 INDEX 2
- C0.2 OVERALL SITE
- C1.1 EXISTING CONDITIONS
- C1.2 DEMOLITION PLAN
- C1.3 SITE PLAN
- C1.4 UTILITY PLAN
- C1.5 GRADING PLAN
- C1.6 EROSION CONTROL PLAN
- C2.1 DETAILS
- L1.0 LANDSCAPE/TREE PRESERVATION PLAN

ACCESSIBILITY NOTES:

1. SPECIAL ATTENTION SHALL BE GIVE TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN (ADAAG), INTERNATIONAL BUILDING CODE AND APPLICABLE LOCAL LAWS AND REGULATIONS.
2. IT IS ESSENTIAL THAT THE CONTRACTORS ARE AWARE OF THE SITE ACCESSIBILITY REQUIREMENTS. THESE NOTES, PLANS, AND DETAILS HAVE BEEN PREPARED TO COMPLY WITH THE ADAAG AND INTERNATIONAL BUILDING CODE. IF THE SLOPES, GRADES AND DIMENSIONS ARE NOT ACHIEVABLE, THE CONTRACTOR IS REQUIRED TO CONTACT THE OWNER IMMEDIATELY AND BEFORE MOVING FORWARD WITH THE WORK.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY CONFLICTS BETWEEN THESE NOTES, PLANS, AND DETAILS. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK UNTIL THE CONFILCT HAS BEEN RESOLVED. NO CLAIM SHALL BE MADE BY THE CONTACTOR FOR DELAY DAMAGES AS A RESULT OF THE RESOLUTION OF ANY SUCH CONFILCTS.

RAMP NOTES:

1. ANY PART OF AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 5% SHALL BE CONSIDERED A RAMP.
2. THE MAXIMUM RUNNING SLOPE FOR A RAMP SHALL BE 8.33% AND THE MAXIMUM CROSS SLOPE SHALL BE 2.0%
3. THE CLEAR WIDTH OF A RAMP RUN SHALL BE THIRTY SIX (36) INCHES MINIMUM. WHERE HANDRAILS ARE PROVIDED ON THE RAMP RUN, THE CLEAR WIDTH SHALL BE MEASURED BETWEEN THE HANDRAILS.
4. THE RISE FOR ANY RAMP RUN SHALL BE THIRTY INCHES MAXIMUM.
5. LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF RAMPS. LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 2.0% IN ANY DIRECTION. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING. THE LANDING CLEAR LENGTH SHALL BE SIXTY (60) INCHES LONG MINIMUM. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING OF SIXTY (60) INCHES BY SIXTY (60) INCHES MINIMUM.
6. RAMP RUNS WITH A RISE GRATER THAN SIX INCHES OR A HORIZONTAL PROJECTION GREATER THAN SEVENTY-TWO (72) INCHES SHALL HAVE HANDRAILS ON BOTH SIDES COMPLYING WITH THE ADAAG AND IBC REQUIREMENTS.
7. FLOOR SURFACES OF RAMPS AND LANDINGS SHALL BE STABLE, FIRM AND SLIP RESISTANT.
8. EDGE PROTECTION COMPLYING WITH ADAAG AND IBC REQUIREMENTS SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND ON EACH SIDE OF RAMP LANDINGS.
9. WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY ADAAG AND IBC REQUIREMENTS SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING AREA. WHERE DOORS THAT ARE SUBJECT TO LOCKING ARE ADJACENT TO A RAMP LANDING, LANDINGS SHALL BE SIZED TO PROVIDE A COMPLIANT TURNING SPACE.

CURB RAMP NOTES:

1. THE MAXIMUM RUNNING SLOPE OF A CURB RAMP SHALL BE 8.33% AND THE MAXIMUM CROSS SLOPE SHALL BE 2.0%
2. CENTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 5%. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS AND STREETS SHALL BE AT THE SAME LEVEL.
3. THE CLEAR WIDTH OF A CURB TAMP SHALL BE SIXTY (60) INCHES MINIMUM, EXCLUSIVE OF FLARED SIDES, IF PROVIDED.
4. LANDINGS SHALL BE PROVIDED AT THE TOP OF CURB RAMPS. THE CLEAR LENGTH OF THE LANDING SHALL BE THIRTY (36) INCHES MINIMUM. THE CLEAR WIDTH OF THE LANDING SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING THE FLARED SIDES, LEADING TO THE LANDING. LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 2% IN ANY DIRECTION.
5. IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS OR GUARDRAILS, IT SHALL HAVE FLARED SIDES.
6. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT EXCEED 10% IF THE CLEAR LENGTH OF THE LANDING IS LESS THAN FORTY EIGHT (48) INCHES THEN THE SIDE SLOPES SHALL NOT EXCEED 8.33%
7. CURB RAMPS AND THE FLARED SIDES OF CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES OR PARKING ACCESS AISLES. CURBS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS EXCLUDING ANY FLARED SIDES.
8. CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTIONS BY PARKED VEHICLES.
9. CURB RAMPS SHALL HAVE A TWENTY FOUR (24) INCH DEEP DETECTABLE WARING COMPLYING WITH ADDAG, EXTENDING THE FULL WIDTH OF THE RAMP. REFER TO DETECTABLE WARNING DETAILS AND NOTES FOR PLACEMENT, ORIENTATION AND NOTES.
10. FLOOR SURFACES OF CURB RAMPS SHALL BE DEEP GROOVED, ½ INCH WIDE BY ¼ INCH DEEP, ONE (1) INCH CENTERS TRANSVERSE TO THE RAMP.
11. WHERE PROVIDED, STOP LINES SHALL BE LOCATED IN ADVANCE OF CURB RAMP.
12. WHERE PROVIDED, PEDESTRIAN ACTIVATED SIGNALS SHALL BE LOCATED ADJACENT TO THE SIDEWALK AND NOT ON THE SIDEWALK
13. WHERE PROVIDED, DRAINAGE INLETS SHALL BE LOCATED UPSTREAM OF CURB RAMPS AND NOT IN THE RAMP AREA.
14. CURB RAMP TYPE AND LOCATION ARE PER PLAN.

PASSENGER LOADING ZONE NOTES:

1. PASSENGER LOADING ZONES SHALL PROVIDE VEHICULAR PULL-UP SPACE NINETY-SIX (96) INCHES WIDE MINIMUM AND TWENTY (20) FEET LONG MINIMUM.
2. PASSENGER LOADING ZONES SHALL PROVIDE A CLEARLY MARKED ACCESS AISLE THAT IS SIXTY (60) INCHES WIDE MINIMUM AND EXTENDS THE FULL LENGTH OF THE VEHICLE PULL-UP SPACE THEY SERVE.
3. ACCESS AISLE SHALL ADJOIN AN ACCESSIBLE ROUTE AND NOT OVERLAP THE VEHICULAR WAY.
4. VEHICULAR PULL-UP SPACE AND ACCESS AISLES SERVING THEM SHALL BE LEVEL WITH SURFACE WITH SLOPES NOT EXCEEDING 2.0% IN ALL DIRECTIONS. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE VEHICLE PULL-UP SPACE THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED.
5. FLOOR SURFACES OF VEHICLE PULL-UP SPACES AND ACCESS AISLES SERVING THEM SHALL BE STABLE FIRM AND SLIP RESISTANT.
6. VEHICLE PULL UP SPACES, ACCESS AISLES SERVING THEM AND A VEHICULAR ROUTE FROM AN ENTRANCE TO THE PASSENGER LOADING ZONE, AND FROM THE PASSENGER LOADING ZONE TO A VEHICULAR EXIT SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF ONE HUNDRED FOURTEEN (114) INCHES MINIMUM.

SPECIFICATIONS

A. Earthwork

1. Satisfactory soils - unified soil classifications
GW, GP, GM, GC, SW, SM, ML, CL
2. Compaction - Compact soils to the following percentages of Maximum Dry Density as determined by ASTM D698.

Subgrade at Buildings & Pavement	100%
Fill at Buildings & Pavements	98%
Fill at Lawns	95%

3. Perform 1 compaction test in subgrade or lift of fill or backfill for each 2500 sf of building or pavement area or 10000 sf of lawn area.
4. All areas to receive fill shall be proofrolled by a qualified geotechnical engineer. Any and all areas deemed unstable or unsuitable shall be repaired per the recommendations of the qualified geotechnical engineer upon notification of the owner and engineer of record.

B. Pavements

1. All work shall conform to FDOT standards.

C. Concrete

1. All work shall conform to ACI standards.
2. Concrete for Curb & Gutter, Walks, Wier Wall, etc. shall be f'c=3500 psi @ 28 days, air-entrained.
3. Concrete for pavements shall 4000 psi concrete with 6% air entrained chloride resistant concrete w/medium broom finish.
4. Concrete for sidewalks shall be 3500 psi concrete with 6% air entrained with medium broom finish
5. All reinforcing shall be held securely in position with standard accessories in conformance with CRSI Manual of Standard Practice and ACI 315 during the placing of concrete.
6. All hooks in reinforcing bars shall be ACI standard hooks, U.O.N.
7. Ready mixed concrete shall conform to ASTM C-94.
8. If bottom footing elevations shown occur in a disturbed, unstable or unsuitable soil, the engineer shall be notified.
9. All reinforcing steel ASTM A615 grade 60.

D. Storm Drainage

1. All work shall conform to FDOT standards.
2. Concrete Pipe - ASTM C76 Class 3, 4 and 5 with ASTM C443 joints
3. Aluminum Pipe - AASHTO M-196 and M-197 with Gasketed joints
4. HDPE - ADS HP-Storm or N-12 with bedding and backfill per manufacturers recommendations.
5. Filter Fabric - FDOT
6. Rip Rap - FDOT

ACCESSIBLE ROUTE NOTES:

1. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE STIE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES; PUBLIC STREETS OR SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY THEY SERVE.
2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.
3. WALKING SURFACES SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5.0% AND A MAXIMUM OF CROSS SLOPE OF 2.0%
4. ANY WALKING SURFACE WITH A FUNNING SLOPE GREATER THAN 5.0% IS A RAMP AND SHALL COMPLY WITH THE GUIDELINES FOR RAMPS OR CURB RAMPS.
5. TRANSITIONS BETWEEN RAMPS, WALKS, LANDINGS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES (1/4 INCH MAXIMUM VERTICAL CHANGE IN LEVEL).
6. FLOOR SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT.
7. THE MINIMUM CLEAR WIDTH SHALL BE THIRTY –TWO (32) INCHES FOR A ROUTE SEGMENT LENGTH LESS THAN TWENTY FOUR (24) CONSECUTIVE SEGMENTS OF THIRTY-TWO (32) INCHES IN WIDTH MUST BE SEPARATED BY A ROUTE SEGMENT FORTY EIGHT (48) INCHES MINIMUM IN LENGTH AND THIRTY SIX (36) INCHES MINIMUM IN WIDTH.
8. THE MINIMUM CLEAR WIDTH SHALL BE THIRTY SIX (36) INCHES FOR A ROUTE SEGMENT LENGTH GREATER THAN TWENTY FOUR (24) INCHES.
9. WHERE AN ACCESSIBLE ROUTE MAKES A 180 DEGREE TURN AROUND AN OBJECT THAT IS LESS THAN FORTY-EIGHT (48) INCHES IN WIDTH, CLEAR WIDTH SHALL BE FORTY TWO (42) INCHES MINIMUM APPROACHING THE TURN. THE CLEAR WIDTH APPROACHING AND LEAVING THE TURN MAY BE THIRTY- SIX (36) INCHES MINIMUM WHEN THE CLEAR WIDTH AT THE TURN IS SIXTY (60) INCHES MINIMUM.
10. AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN SIXTY (60) INCHES SHALL PROVIDE PASSING SPACES AT INTERVALS OF TWO HUNDRED (200) FEET MAXIMUM. PASSING SPACES SHALL BE EITHER A SIXTY (60) INCH BY SIXTY (60) INCH MINIMUM SPACE; OR AN INTERSECTION OF TWO (2) WALKING SURFACES THAT PROVIDE A COMPLIANT T-SHAPED TURNING SPACE, PROVIDED THAT BASE AND ARMS OF THE T-SHAPED SPACE EXTEND FORTY-EIGHT (48) INCHES MINIMUM BEYOND THE INTERSECTION.
11. DOORS, DOORWAYS AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH ADAAG AND IBC REQUIREMENTS.
12. DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE BUILDING ENTRANCE SHALL BE PROVIDED AT AN ACCESSIBLE BUILDING ENTRANCES.
13. WHERE POSSIBLE, DRAINAGE INLETS SHALL NOT BE LOCATED ON AN ACCESSIBLE ROUTE IN THE EVENT THAT A DRAINAGE INLET MUST BE LOCATED ON AN ACCESSIBLE ROUTE, THE GRATE SHALL COMPLY WITH ADAAG REQUIREMENTS.

PARKING SPACE NOTES:

1. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ROUTES OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING ENTRANCE.
2. ACCESSIBLE PARKING SPACE AND ACCESS AISLES SHALL BE AT LEAST NINETY-SIX (96) INCHES WIDE. WHERE PARKING SPACES AND ACCESS AISLES ARE MARKED WITH LINES, THE WIDTH MEASUREMENTS SHALL BE MADE FROM CENTERLINE OF THE MARKINGS. WHERE PARKING SPACES OR ACCESS AISLES ARE NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLES, MEASUREMENTS SHALL BE PERMITTED TO INCLUDE THE FULL WIDTH OF THE LINE DEFINING THE PARKING SPACES OR ACCESS AISLE.
3. PARKING ACCESS AISLES SHALL BE PART OF AN ACCESSIBLE ROUTE TO THE BUILDING OF FACILITY ENTRANCE AND SHALL COMPLY WITH PROVISIONS FOR ACCESSIBLE ROUTES. MARKED CROSSINGS SHALL BE PROVIDED WHERE THE ACCESSIBLE ROUTE MUST CROSS VEHICULAR TRAFFIC LANES. WHERE POSSIBLE, IT PREFERABLE TO THAT ACCESSIBLE ROUTE NOT PASS BEHIND PARKED VEHICLES.
4. TWO (2) ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESS AISLE.
5. ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE PARKING SPACE THEY SERVE.
6. ACCESS AISLES SHALL BE MARKED SO AS TO DISCOURAGE PARKING IN THEM.
7. ACCESS AISLES SHALL NOT OVERLAP THE VEHICULAR WAY. ACCESS AISLES SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR ANGLED VAN PARKING SPACES WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACES.
8. FLOOR SURFACE OF PARKING SPACE AND ACCESS AISLES SERVING THEM SHALL BE STABLE, FIRM AND SLIP RESISTANT. ACCESS AISLES SHALL BE AT THE SAME LEVE AS THE PARKING SPACES THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED.
9. PARKING SPACE AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPE NOT EXCEEDING 2.0% IN ALL DIRECTIONS.
10. PARKED VEHICLE OVERHANGS SHALL NOT REDUCE THE REQUIRED CLEAR WIDTH OF AN ACCESSIBLE ROUTE.
11. 1/6 ACCESSIBLE PARKING SPACES MUST BE DIMENSIONED FOR VANS AND PROVIDE ACCESS AISLES THAT ARE EITHER EIGHT (8) FEET IN WIDTH ADJACENT TO AN EIGHT (8) FOOT WIDE SPACE OR FIVE (5) FEET IN WIDTH ADJACENT TO AN ELEVEN (11) FOOT WIDE SPACE. VEHICULAR ROUTES SERVING VAN ACCESSIBLE SPACES SHALL PROFILE A VERTICAL CLEARANCE OF NINETY-EIGHT (98) INCHES MINIMUM. SIGNS SHALL BE PROVIDED AT ENTRANCES TO PARKING FACILITIES INFORMING DRIVERS OF CLEARANCES AND THE LOCATION OF THE VAN ACCESSIBLE PARKING SPACE
12. EACH ACCESSIBLE PARKING SPACE SHALL BE PROVIDED WITH SIGNAGE DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. EACH ACCESS AISLE SHALL BE PROVIDED WITH SIGNAGE READING "NO PARKING ANYTIME". SIGNS SHALL BE INSTALLED AT A MINIMUM CLEAR HEIGHT OF SEVENTY-TWO (72) INCHES (NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) AND EIGHTY-FOUR (84) INCHES ABOVE GRADE AND SHALL NOT INTERFERE WITH AN ACCESSIBLE ROUTE FROM AN ACCESS AISLE. SIGNS LOCATED WHERE THEY MAY BE HIT BY VEHICLES BEING PARKED SHALL BE INSTALLED WITH BOLLARD PROTECTION
13. ACCESSIBLE PARKING SPACE, ACCESS AISLE STRIPING AND INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PAINTED TO CONTRACT FROM THE PAVEMENT.

ACCESSIBLE ENTRANCE NOTES:

1. ACCESSIBLE ENTRANCE SHALL BE PROVIDED AS REQUIRED BY ADAAG AND IBC REQUIREMENTS.
2. ENTRANCE DOORS, DOORWAY AND GATES SHALL COMPLY WITH ADAAG AND IBC REQUIREMENTS AND SHALL BE ON A AN ACCESSIBLE ROUTE.

SURVEY LEGEND

⊕	BENCHMARK	⊙	NEW IRON PIPE
CB	CATCH BASIN	P	POWER PEDESTAL
CO	CLEAN OUT	ϕ	POLE
DI	DROP INLET	Ⓢ	SANITARY MANHOLE
Ⓔ	ELECTRIC MANHOLE	✿	SHRUB
Ⓖ	GAS MANHOLE	⊤	SIGN
GV ⋈	GAS VALVE	Ⓓ	STORM DRAINAGE MANHOLE
⊠	GAS METER	T	TELEPHONE PEDESTAL
☼	HYDRANT	✿	TREE
○	EXISTING IRON PIPE	⬭	WATER METER
□	JUNCTION BOX	Ⓦ	WATER MANHOLE
☼	LAMP	⊗	WATER VALVE
MB	MAILBOX	Ⓦ	WELL
◙	MONUMENT	●	COMPUTED POINT

ADJOINER LINE	— — — — —
UTILITY EASEMENT	—— —— ——
FENCE LINE	—— X —— X ——
LINE SURVEYED	—— — — ——
OVERHEAD POWER	—— OH —— OH ——
RAILROAD TRACKS	—+—+—+—+—
RIGHT OF WAY	—— — — ——
SANITARY SEWER	—— S —— S ——
STORM SEWER	═══ ═══ ═══
TREE LINE	⌒⌒⌒⌒⌒⌒
WATER LINE	—— W —— W ——

PROPOSED LEGEND

MANHOLE	●
HYDRANT	▲
WATER METER	▬
WATER VALVE	●
CLEANOUT	CO
INLET	■
TEE	⊏
90° BEND	⌐
45° BEND	∠
GUARDRAIL	—□————□—
STORM PIPE	▬ ▭ ▬ ▭ ▬

PAVEMENT HATCHING LEGEND

▒	HEAVY DUTY PAVEMENT
☐	LIGHT DUTY PAVEMENT
░	CONCRETE
▩	GRAVEL
░	REINFORCED CONCRETE

EROSION CONTROL LEGEND

▬ ▬ ▬ ▬	CLEARING LIMITS
—— SF ——	TEMPORARY SILT FENCE
—— TD ←—	TEMPORARY DIVERSION DITCH
—— TSD ——	TEMPORARY SLOPE DRAIN
▩	MATTING MATERIAL
▲	TEMPORARY CONSTRUCTION ENTRANCE
⌗	TEMPORARY INLET PROTECTION
∞	TEMPORARY ROCK CHECK DAM
∞	TEMPORARY SILT FENCE STONE OUTLET
▨	DISSAPATOR
◉	DOUGHNUT INLET/OUTLET PROTECTION

A
NOTE: A PRE–CONSTRUCTION MEETING WILL BE REQUIRED WITH NASSAU COUNTY ENGINEERING AND THE NASSAU COUNTY ENGINEERING CONSTRUCTION INSPECTOR.

triadd
Architecture |
Triad De
4807-C
Greensb
Telephor
Facsimil
www.triad
NC Archit
NC Engine

MARC

Osprey Village

SUBMITTA
DATE

REVISION
NO DATE
A 02-20-

SHEET TI

Date:
Drawn:
Job Numb
Sheet:

DRAWING NAME: P:\2019\Osprey Village Pool- 19-019\- Civil\19-019-DESIGN-C3D19.dwg - C0.1 INDEX - 3/17/2020 4:02 PM

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.

8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED. 9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.

14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.

15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.

21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION

MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1, INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS.

3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.

7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

MAINTENANCE SCHEDULE (A)

1. IN GENERAL, ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CHECKED DAILY AND AFTER EACH SIGNIFICANT RAINFALL BY THE INSPECTOR OR HIS DESIGNATED REPRESENTATIVE. ANY DEFICIENCIES SHALL BE REPAIRED BY THE CLOSE OF DAY. MAINTENANCE SHALL CONTINUE THROUGHOUT THE LENGTH OF THE PROJECT.
2. SILT REMOVAL AND SEDIMENT CLEAN-OUT FROM EROSION AND SEDIMENT CONTROL ITEMS SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:
   SILT FENCES AND DROP INLET PROTECTION WILL BE CHECKED REGULARLY AND WILL BE CLEANED OUT WHEN THE CAPACITY, HEIGHT OR DEPTH HAS BEEN REDUCED BY 50%.
3. ALL SEEDED AREAS WILL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE FERTILIZED AND RE-SEEDED AS NEEDED.
4. STREETS SHALL BE KEPT CLEAN OF MUD AND SILT. PERIODIC CLEANING OF STREETS SHALL BE PERFORMED.
5. OVERLAND DRAINAGE SHALL NOT CONTAMINATE ROADWAY PAVEMENT SURFACES.
6. THE E.&S.C. INSPECTOR SHALL HAVE THE AUTHORITY TO ADD OR DELETE EROSION AND SEDIMENT CONTROLS AS NEEDED IN THE FIELD AS CONDITIONS WARRANT. IN ADDITION, NO EROSION AND SEDIMENT CONTROL MEASURES MAY BE REMOVED WITHOUT PRIOR APPROVAL
   OF THE INSPECTOR.

GENERAL EROSION AND SEDIMENT CONTROL NOTES (A)

1. THE COUNTY INSPECTOR MUST BE CONTACTED AT LEAST 24 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY.
2. EXCESS EXCAVATION DISPOSED OF OFF SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH FL-DEP STANDARDS.
3. EROSION AND SEDIMENT CONTROLS SHALL REMAIN UNTIL THE DISTURBED AREA IS STABILIZED AND SHALL BE MAINTAINED SO THAT SEDIMENT CARRYING RUNOFF FROM THE SITE WILL NOT ENTER STORM DRAINAGE FACILITIES
4. IN THE EVENT A CONTRACTOR DUMPS, DISCHARGES OR SPILLS ANY OIL OR CHEMICAL THAT REACHES, OR HAS THE POTENTIAL TO REACH, A WATERWAY, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ALL APPROPRIATE JURISDICTIONAL STATE, FEDERAL. AND COUNTY .AGENCIES AND SHALL TAKE IMMEDIATE ACTIONS FOR CONTAINMENT AND REMOVAL OF THE OIL OR CHEMICAL.
5. A SELF-INSPECTION MUST BE MADE OF THE PROJECT AFTER EACH PHASE OF THE PROJECT, AND THE INSPECTION SHALL BE DOCUMENTED IN WRITING. THIS SELF-INSPECTION WILL BE PERFORMED IN ADDITION TO THE NPDES SELF-MONITORING REPORT REQUIRED BY THE FL-DEP GENERAL PERMIT.

GRADING NOTES

1. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
2. ALL OPEN DISTURBED AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE OR CIVIL PLANS.
3. ALL AREAS INDICATED FOR PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS INDICATED ON THE DRAWINGS.
4. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH MATERIAL AS EXISTING OR AS INDICATED.
5. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
6. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
7. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
8. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
9. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
10. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
11. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
13. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
15. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
16. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
17. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATION

CONSTRUCTION SEQUENCE (A)

THE TEMPORARY EROSION AND SEDIMENT CONTROL ITEMS SHOWN ON THE E & S CONTROL PLAN ARE INTENDED TO PROVIDE A GENERAL PLAN FOR CONTROLLING EROSION AND SEDIMENT WITHIN THE PROJECT LIMITS. THE E & S CONTROL PLAN IS BASED ON FIELD CONDITIONS AT THE TIME OF PLAN DEVELOPMENT. FIELD TOPO SURVEY PROVIDED, AND AN ASSUMED SEQUENCE OF CONSTRUCTION. THE CONTRACTOR, IN CONJUNCTION WITH THE COUNTY EROSION CONTROL SECTION, DESIGN ENGINEER, AND/OR ENVIRONMENTAL MONITOR, MAY BE REQUIRED TO ADJUST THE LOCATION, QUANTITY, AND TYPE OF EROSION AND SEDIMENT CONTROL ITEMS REQUIRED BASED ON THE ACTUAL FIELD CONDITIONS ENCOUNTERED AT THE TIME OF CONSTRUCTION AND THE SELECTED SEQUENCE OF CONSTRUCTION. THE AREAS BEYOND THE PROJECT'S CONSTRUCTION AREA ARE TO BE PROTECTED FROM SEDIMENT. PERIMETER CONTROLS SUCH AS SILT FENCE, DIVERSION BERMS, STONE OUTLETS, ETC, SHALL BE INSTALLED PRIOR TO ANY GRUBBING OPERATIONS OR OTHER EARTH MOVING ACTIVITIES.

GENERAL CONSTRUCTION

1. OBTAIN PLAN APPROVAL, GRADING PERMIT, AND OBTAIN CERTIFICATE OF COVERAGE FOR THE NPDES PERMIT. SCHEDULE PRE-CONSTRUCTION MEETING WITH NASSAU COUNTY ENGINEERING DEPARTMENT AND NASSAU COUNTY ENGINEERING CONSTRUCTION INSPECTOR.
2. MARK CLEARING LIMITS, TREE PROTECTION BUFFERS, AND WETLANDS PRIOR TO BEGINNING CONSTRUCTION.
3. INSTALL SILT FENCE, INLET PROTECTION AND OTHER EROSION CONTROL DEVICES AS SHOWN ON PLAN.
4. BEGIN DEWATERING EXISTING POND. DEWATER IN ACCORDANCE TO FLORIDA ENVIRONMENTAL REGULATIONS. MAINTAIN POND IN A DRAINED CONDITION THROUGH OUT CONSTRUCTION.
5. INSTALL REMAINDER OF EROSION CONTROL DEVICES.
6. STABILIZE TEMPORARY MEASURES, SUCH AS BERMS AND SEDIMENT TRAPS W/TEMP SEEDING AND/OR EXCELSIOR MATTING WITHIN 14 DAYS OF INSTALLATION.
7. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE LIFE OF CONSTRUCTION FOR THEIR INTENDED PURPOSE. SHOULD DEVICES FAIL OR BECOME INEFFECTIVE AT TRAPPING SEDIMENT, THEY SHALL BE REPLACED WITH NEW MATERIALS AS DEEMED NECESSARY BY THE INSPECTOR
8. BEGIN INSTALLATION OF NEW 36" STORM PIPE BEGINNING AT THE HEADWALL. KEEP EXISTING STORM DRAIN SYSTEM ACTIVE DURING THE INSTALLATION OF THE NEW PROPOSED 36" PIPE.
9. UPON INSTALLATION OF THE NEW 36" STORM PIPE, CONNECT TO EXISTING STROM DRAIN SYSTEM AND REMOVE EXISTING 36" LINE AS SHOWN ON PLANS.
10. ONCE REMOVED, BEGIN REGRADING OF THE EXISTING POND AS SHOW ON GRADING PLANS.
11. MODIFY POND OUTLET STRUCTURE AS SHOWN ON PLANS.
12. STABILIZE GRADED AREAS WITHIN POND IMMEDIATELY UPON REACHING FINISHED GRADES WITH SEEDING AND MATTING OR WITH SOD.
13. REMOVE EXISTING ASPHALT WITHIN THE AREA OF THE PROPOSED BUILDING PAD.
14. PREPARE BUILDING PAD FOR PROPOSED BUILDING.
15. INSTALL BUILDING UTILITIES.
16. CONTINUE GRADING AND INSTALL REMAINDER OF STORM DRAIN SYSTEM AND SITE UTILITIES AND CONNECT TO BUILDING UTILITY STUB OUTS.
17. BEGIN BUILDING CONSTRUCTION.
18. STABILIZE DISTURBED AREAS WITHIN 14 DAYS OF REACHING FINISHED GRADES WITH SEEDING AND MATTING OR SOD..
19. COMPLETE BUILDING CONSTRUCTION.
20. CONNECT DOWNSPOUTS TO STROM DRAIN AS SHOWN ON PLANS
20. FINE GRADE DISTURBED AREAS WITHIN PARKING LOT AND INSTALL STONE BASE..
21. PLACE STONE AND COMPACT TO FDOT STANDARDS.
22. BEGIN PAVING OF PARKING AREA.
23. PROVIDE AS BUILT SURVEY OF SITE (SEWER, STORM, AND WATER).
25. CLEAN SITE PAVEMENTS AND TEST ALL BUILDING UTILITY CONNECTIONS.
26. REMOVE ALL EROSION CONTROL DEVICES UPON COMPLETION AND STABILIZE ANY DISTURBED AREAS CREATED BY REMOVAL OF EROSION CONTROL DEVICES.
27. ALLOW POND TO RETURN TO NORMAL POOL ELEVATION.

GENERAL UTILITY NOTES:

1. CONTRACTOR SHALL CONTACT NASSAU-AMELIA UTILITIES TO ARRANGE A PRE-CONSTRUCTION MEETING WITH NASSAU-AMELIA UTILITIES 904-530-6030. (A)
2. CONTRACTOR SHALL PROTECT EXISTING NASSAU-AMELIA UTILITIES FACILITIES DURING CONSTRUCTION.
3. CONTRACTOR TO LOCATE TAPS, CROSSES, TEES, GATE VALVES, ETC. OUTSIDE PROPOSED PAVEMENT.
4. BACKFLOW PREVENTION IS REQUIRED AT EACH METER.
   (A) IT SHALL MEET AWWA STANDARDS FOR TESTABLE REDUCE PRESSURE ZONE (RPZ) ASSEMBLY.
   (B) RPZ TO BE INSPECTED AND APPROVED BY NASSAU-AMELIA UTILITIES.
   (C) INDEPENDENT TESTING AND CERTIFICATION OF RPZ IS REQUIRED PRIOR TO SERVICE BEING PROVIDED.
5. IRRIGATIONS PIPE SHALL HAVE PVC METALLIC LOCATION IDENTIFICATION TAPE, WITH "CAUTION IRRIGATION PIPE BURIED BELOW" IRRIGATION PIPE TO BE PURPLE.
6. CONTRACTOR SHALL PROVIDE BEND FITTINGS ON PRESSURE MAINS AS NECESSARY TO AVOID EXCEEDING THE PIPE MANUFACTURERS' RECOMMENDATIONS FOR DEFLECTION. DEFLECT FORCE MAIN AS NECESSARY AT ALL DRAINAGE CULVERT CROSSINGS DEFLECTION NOT TO EXCEED MANU-FACTURES RECOMMENDATION PROVIDE A MINIMUM VERTICAL SEPARATION OF 12 INCHES BETWEEN FORCE MAIN AND DRAINAGE CULVERT CROSSINGS.
7. ALL UTILITY WORK SHALL MEET THE LATEST EDITION OF THE NASSAU-AMELIA UTILITIES STANDARDS AND SPECIFICATIONS FOR WATER AND WASTEWATER CONSTRUCTION.
8. WATER MAINS AND SEWAGE FORCE MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES FROM FINISH GRADE UNLESS OTHERWISE INDICATED ON THE DRAWINGS. CONTRACTOR SHALL COORDINATE WITH ROADWAY CONTRACTOR FOR FINISH GRADES.
9. FIRE HYDRANTS SHALL BE OPENED AND CLOSED WITH A FIRE HYDRANT WRENCH ONLY.
10. ALL PIPE SHALL BE NEW AND UNUSED AND SHALL BE DELIVERED TO THE JOB SITE IN A FACTORY-FRESH STATE. NO BRITTLE PIPE SHALL BE ACCEPTABLE. PIPE THAT HAS BEEN "LYING AROUND" WILL NOT BE ACCEPTABLE. ALL PIPE SHALL BE PROPERLY STORED ON THE JOB SITE.
11. A FALL IS REQUIRED ACROSS THE INLET AND OUTLET OF EVERY SANITARY MANHOLE SO PUDDLING WILL NOT OCCUR.
12. FLUSHING OF NEW SEWER LINES INTO EXISTING OR NEW LINES WILL NOT BE ALLOWED. THE CONTRACTOR SHALL MAKE PROVISIONS TO FLUSH LINES IN A MANNER ACCEPTABLE TO NASSAU-AMELIA UTILITIES.
13. MANHOLES SHALL BE SET FLUSH IN PAVEMENT AND 1 ½" INCHES ABOVE FINISH GRADE IN UNPAVED AREAS.
14. MANHOLES SHALL CONFORM TO THE DETAILS SHOWN.
15. SANITARY SEWER LINES SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE WITH MECHANICAL JOINTS WHERE THE VERTICAL CLEARANCE BETWEEN THE SEWER LINE AND THE WATER MAIN IS LESS THAN 18 INCHES.
16. THE LOCATION OF ALL UTILITY STUB-OUTS SHALL BE IDENTIFIED BY A PAINTED FENCE POST AS FOLLOWS: WATER-BLUE; SEWER-GREEN; REUSE-PURPLE.
17. PRIOR TO THE START OF CONSTRUCTION, SHOP DRAWINGS AND A COMPLETE BILL OF MATERIALS (INCLUDING MANUFACTURER AND QUALITY OF MATERIALS) SHALL BE SUBMITTED FOR APPROVAL BY THE ENGINEER AND NASSAU-AMELIA UTILITIES.
18. DETAILS OTHER THAN THOSE SHOWN SHALL BE APPROVED BY THE ENGINEER AND NASSAU-AMELIA UTILITIES PRIOR TO CONSTRUCTION.
19. CONTRACTOR SHALL PROTECT UTILITIES UNTIL FINISH WORK IS COMPLETED.
20. PRIVATE UNDERGROUND UTILITY CONTRACTORS SHALL SUBMIT SHOP DRAWINGS OF FIRE MAINS AND HYDRANTS TO NASSAU COUNTY FIRE SAFETY INSPECTOR'S OFFICE FOR APPROVAL PRIOR TO ANY INSTALLATION.
21. HYDROSTATIC TEST OF UNDERGROUND FIRE MAINS SHALL BE DONE AT 200 PSI IN ACCORDANCE WITH NFPA 24 AND THE ALLOWABLE LEAKAGE SHALL BE MEASURED AS SPECIFIED IN SECTION 9-2.3.2, NFPA 24, 1995 EDITION. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE NECESSARY EQUIPMENT TO MEASURE THE AMOUNT OF LEAKAGE.
22. NEW FIRE HYDRANT(S) SHALL BE INSTALLED SO THAT A 4 ½" PORT IS FACING THE ROADWAY BY WHICH IT IS ACCESSED. HYDRANT(S) SHALL BE POSITIONED NOT MORE THAN 7"-6" AWAY FROM THE CURB OR BERM OF THE ROADWAY.
23. AFTER INSTALLATION, RODS, NUTS, BOLTS, WASHERS, CLAMPS, AND OTHER RESTRAINING DEVICES EXCEPT THRUST BLOCKS SHALL BE CLEANED AND THOROUGHLY COATED WITH ASPHALT OR OTHER ACCEPTABLE CORROSION-RETARDING MATERIAL. 8-5.2 NFPA 24, 1995 EDITION
24. NO NATURAL OR MAN MADE OBJECT WHICH EXTENDS ABOVE GRADE LEVEL SHALL BE WITHIN THREE FEET TO THE REAR OF SUCH HYDRANT, NOR WITHIN FIVE FEET FROM THE SIDES DIRECTLY OPPOSITE THE TWO AND ONE HALF INCH PORTS TO A POINT FIFTEEN FEET TO EITHER SIDE MEASURED FROM THE CENTER OF THE STEAMER PORT FOUR AND ONE HALF TO FIVE FEET IN FRONT OF SUCH HYDRANT AND THEN THIRTY FEET CLEAR WIDTH TO A ROADWAY USED FOR FIRE APPARATUS ACCESS. ALL FIRE HYDRANTS SHALL BE PAINTED CHROME YELLOW BY OWNER/CONTRACTOR.
25. HORIZONTAL SEPARATION BETWEEN A POTABLE WATER MAIN AND SANITARY SEWER SHALL BE A MINIMUM OF 10 FEET. IF THIS IS NOT POSSIBLE, A POTABLE WATER MAIN MAY BE LAID CLOSER THAN 10 FEET AT SUCH A LOCATION THAT THE BOTTOM OF THE POTABLE WATER MAINS AT LEAST 18 INCHES ABOVE THE TOP OF THE SANITARY SEWER. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE POTABLE WATER MAIN LOCATED WITHIN 10 FEET HORIZONTALLY OF THE SANITARY SEWER.
26. PRESSURE AND LEAKAGE TESTING OF THE POTABLE WATER MAIN SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NASSAU-AMELIA UTILITIES STANDARDS AND SPECIFICATIONS AND APPLICABLE PROVISIONS OF AWWA C600.
27. BEFORE BEING PLACED IN SERVICE, ALL NEW POTABLE WATER MAINS SHALL BE DISINFECTED AND TESTED IN ACCORDANCE WITH THE NASSAU-AMELIA UTILITIES STANDARD AND SPECIFICATIONS AND PROCEDURES OUTLINED IN AWWA C651.
28. THE MANUFACTURE AND INSTALLATION OF POLYETHYLENE TUBING SHALL MEET APPLICABLE PROVISIONS OF AWWA C901.
29. UNDERGROUND LINES SHALL BE SURVEYED BY A PROFESSIONAL LAND SURVEYOR BEFORE BACK FILLING.
30. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE
31. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

triadde
Architecture | Engi
Triad Desig
4807-C Ko
Greensbor
Telephone
Facsimile
www.triad-d
NC Architec
NC Enginee

SUBMITTA
DATE

REVISION
NO DAT
1 02-20

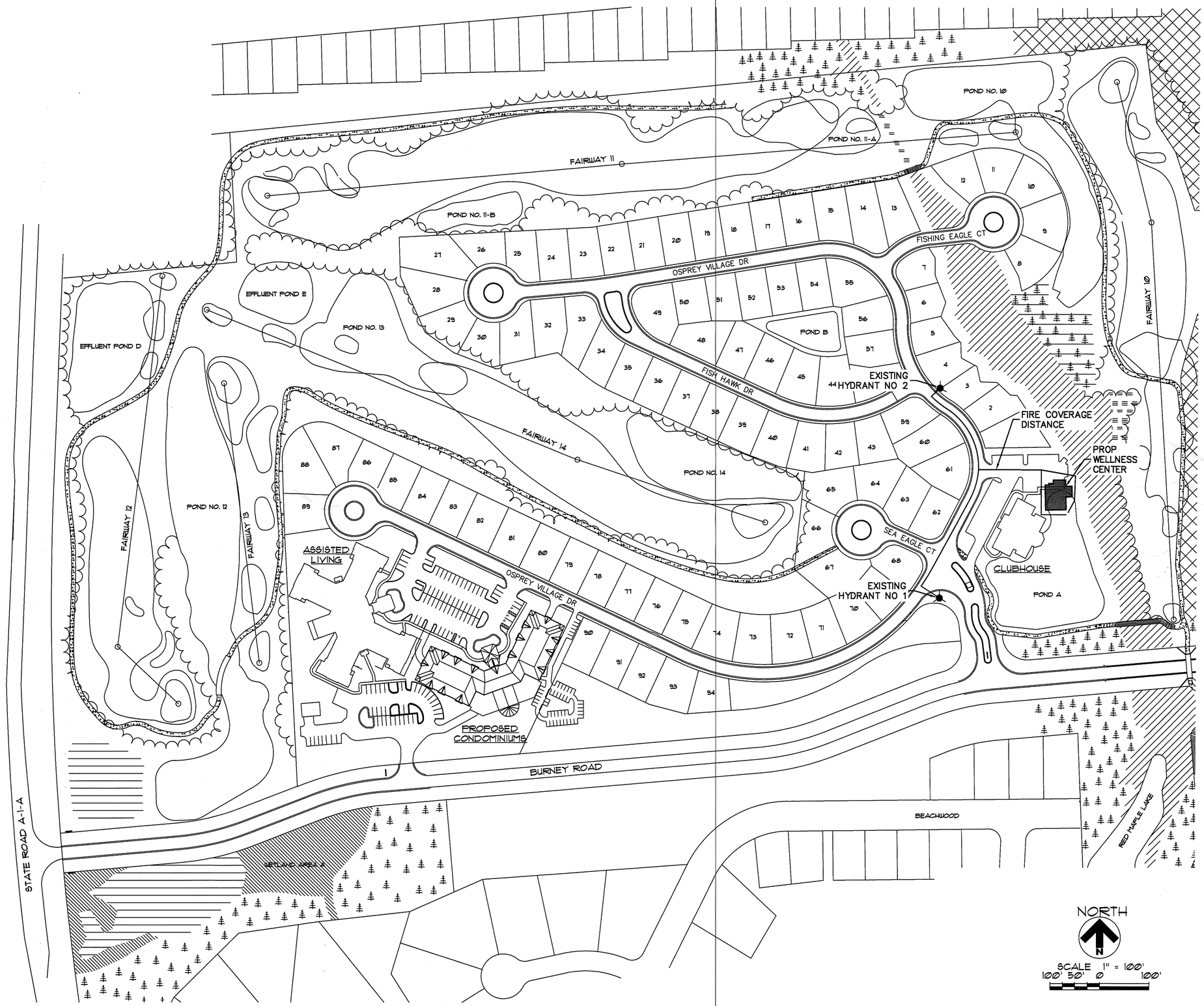
SHEET TI

Date:
Drawn:
Job Numb
Sheet:

Osprey Vil

Triad Design Grou
construction me
procedures utilized
of public or contract
the contractor to ad
the contract doc

DRAWING NAME: P:\2019\Osprey Village Pool– 19–019\– Civil\19–019–DESIGN–C3D19.dwg – 03.2 INDEX 2 – 3/17/2020 4:02 PM



NORTH

SCALE 1" = 100'
100' 50' 0 100'

DEVELOPMENT INFORMATION

ZONING DESIGNATION – PUD (ORDINANCE 96-18)

EXISTING GROSS ACREAGE = 1.53 AC
EXISTING PAVEMENT = 0.42 AC
EXISTING BUILDING AREA = 0.16 AC

EXISTING PAVEMENT REMOVED = 0.05 AC
EXISTING BUILDING REMOVED = 0.00 AC
PROPOSED PAVEMENT = 0.03 AC
PROPOSED BUILDING = 0.06 AC
TOTAL PAVEMENT = 0.40 AC
TOTAL BUILDING = 0.23 AC

TOTAL AREA OPEN SPACE = 0.52 AC
TOTAL AREA OF STORMWATER RETENTION = 0.38 AC
LAND COVERAGE = 33.99%

EXISTING BUILDINGS = 7268 SF
PROPOSED BUILDING FOOTPRINT AREA = 2671 SF
PROPOSED BUILDING CONSTRUCTION TYPE – IIIB
PROPOSED BUILDING HEIGHT = 24 FT

EXISTING PARKING = 31
EXISTING GOLF CART PARKING = 19
EXISTING ADA PARKING = 2
EXISTING PARKING REMOVED = 8
PROPOSED PARKING = 3
NEW ADA PARKING = 1
TOTAL PARKING = 45

NOTES

1. ALL OF PROPOSED OFF STREET PARKING AREAS HAVE A MINIMUM OF 100 SQUARE FOOT LANDSCAPED ISLAND FOR EVERY 15 SPACES OR LESS.
2. A MINIMUM OF 35.04% OF THE MARITIME FOREST CANOPY HAS BEEN PRESERVED IN CANOPY PRESERVATION AND BUFFER AREAS ALONE. A HIGHER, UNDETERMINED PERCENTAGE HAS BEEN PRESERVED DUE TO PROTECTION OF EXISTING CANOPY TREES WITHIN THE INTERIOR OF THE DEVELOPMENT DURING THIS AND EARLIER PHASES OF THE PROJECT.

DRAWING NAME: P:\2019\Osprey Village Pool- 19-019\- Civil\19-019-DESIGN-C3D19.dwg - C1.0 OVERALL SITE - 3/17/2020 4:02 PM

triadd
Architecture |
Triad De
4807-C
Greens
Telepho
Facsimi
www.tria
NC Archi
NC Engin

Osprey Village

SUBMITTA
DATE

REVISION
NO DAT

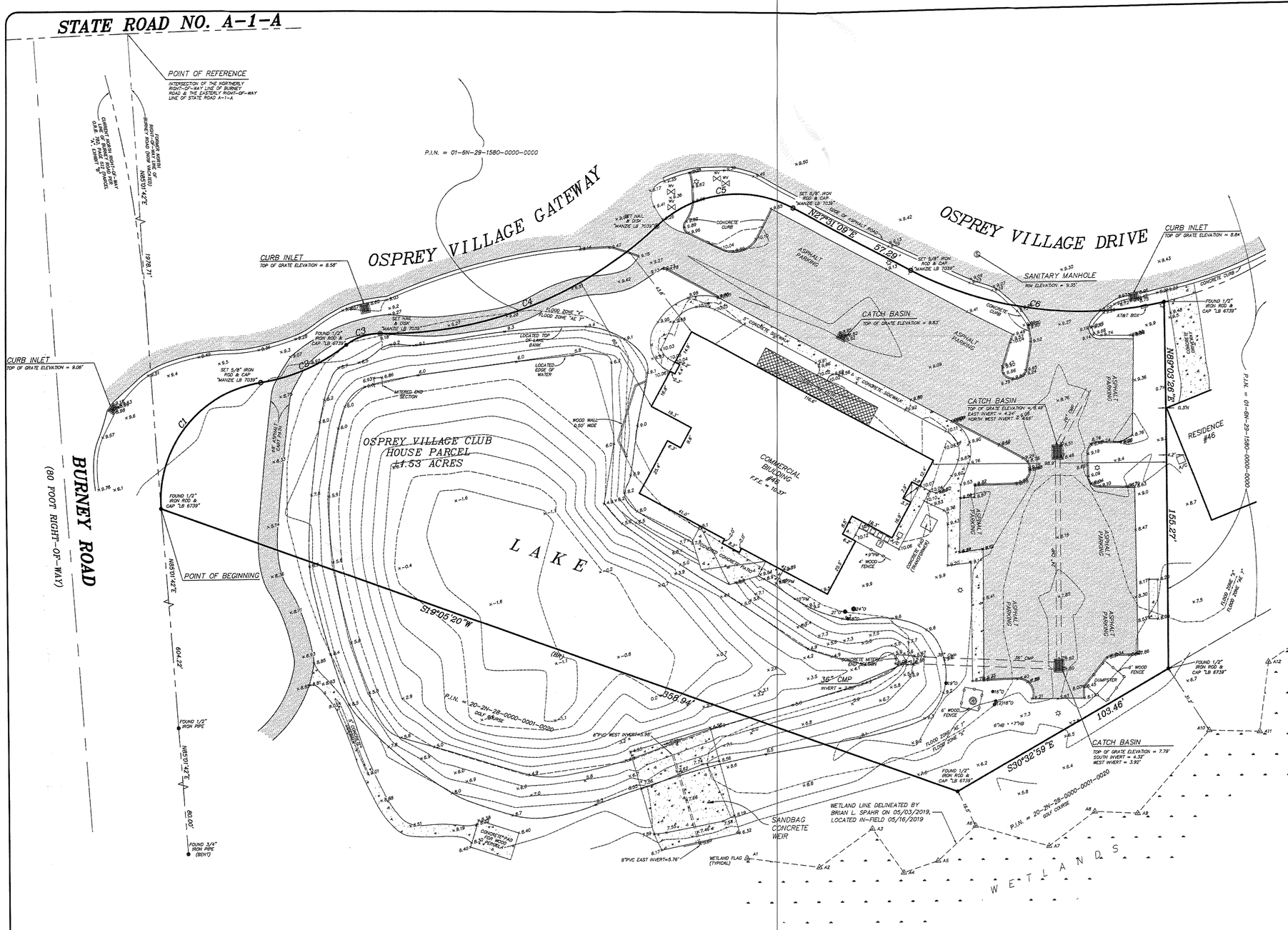
SHEET TI
C

Date:
Drawn:
Job Numb
Sheet:

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

OFFICIAL RECORDS BOOK 782, PAGE 482;
A PART OF SECTIONS 18 AND 20, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ALSO BEING A PART OF TRACT A, AMERICAN BEACH, SECTION 3, AS RECORDED IN PLAT BOOK 2, PAGE 64 OF THE PUBLIC RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF BURNEY ROAD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD A1A (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 85°01'42" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BURNEY ROAD, A DISTANCE OF 1978.71 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF BURNEY ROAD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 74.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 52°04'21" WEST AND A CHORD DISTANCE OF 68.07 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 77.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 40.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 23°59'16" WEST AND A CHORD DISTANCE OF 39.62 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 22.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 15.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 19°05'49" WEST AND A CHORD DISTANCE OF 15.17 FEET TO THE POINT OF REVERSE CURVE OF A CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 165.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 129.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 21°50'58" WEST AND A CHORD DISTANCE OF 126.03 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 62.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 08°23'30" WEST AND A CHORD DISTANCE OF 58.65 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 27°31'09" EAST, A DISTANCE OF 57.29 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY HAVING A RADIUS OF 155.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 110.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 07°03'14" EAST AND A CHORD DISTANCE OF 108.39 FEET TO A POINT ON SAID CURVE; THENCE NORTH 89°03'26" EAST, A DISTANCE OF 155.27 FEET; THENCE SOUTH 30°32'59" EAST, A DISTANCE OF 103.46 FEET; THENCE SOUTH 19°05'20" WEST, A DISTANCE OF 358.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.53 ACRES MORE OR LESS.



GRAPHIC SCALE
NOT TO SCALE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	74.87'	50.00'	85°47'58"	N52°04'31"W	68.07'
C2	40.06'	77.50'	29°37'11"	N23°59'16"W	39.62'
C3	15.47'	22.50'	39°24'07"	N19°05'49"W	15.17'
C4	129.32'	165.00'	44°54'14"	N21°50'58"W	126.03'
C5	62.68'	50.00'	71°49'05"	N8°23'30"W	58.65'
C6	110.73'	155.00'	40°55'52"	N7°03'14"E	108.39'

REVISIONS:
1. REVISED ON 05/16/2019 TO SHOW ADDITIONAL TOPOGRAPHIC INFORMATION (WKD)

LEGEND
A/C = AIR CONDITIONER
℄ = CENTERLINE
= CONCRETE FLATWORK
= LIGHT POLE
= COVERED AREA
O.R.B. = OFFICIAL RECORDS BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
= SEWER MANHOLE
= TELEPHONE PEDESTAL
= WOOD FENCE
= WELL
WV = WATER VALVE
CMP = CORRUGATED METAL PIPE
PVC = POLYVINYL CHLORIDE

TREE LEGEND
OL = LIVE OAK
HB = HACKBERRY TREE
PM = PALM TREE

TREE DISCLAIMER:
NUMBER OF TREES SHOWN ON SURVEY: 12

SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF. HOWEVER NEITHER O.M. LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF APPROXIMATELY 3 TO 5 FEET. CRITICAL TREES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the description provided by the client.
2) Underground improvements were not located or shown.
3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
4) Bearings shown hereon are based on S19°05'20"W for the East line of subject property. The bearing reference line is indicated as thus (BR).
5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
6) The property shown hereon lies within flood zone "X & AE 7" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0378G, Dated 08/02/2017. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
7) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
8) The Reference Benchmark is a Found Nail & disk at Intersection of Burney Road & Ocean Boulevard. (Elevation = 18.19' NAVD '88).
9) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

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

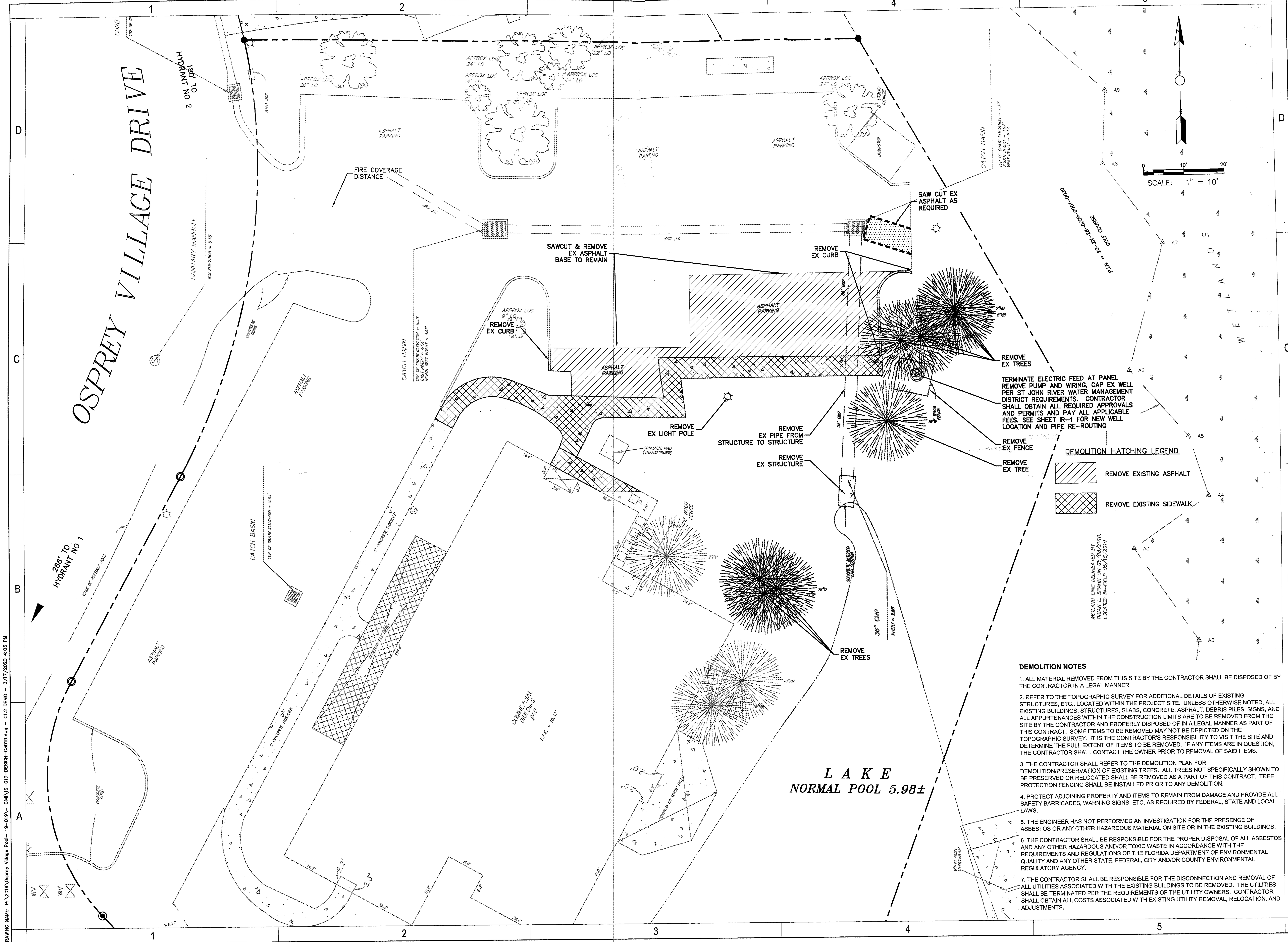
MICHAEL A. MANZIE, P.L.S. 4069

MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"

"OUR *SIGHTS* ARE ON THE FUTURE, SET YOUR *SITES* ON US."

SCALE: NOT TO SCALE JOB NO: 20492 DATE: 01/04/2019 CADD: BH
F.B. NO: X-323 PAGE NO: 32 FIELD CREW: CB FILE NO: C-916

DRAWING NAME: P:\2019\Osprey Village Pod- 19-019\- Civil\19-019-DESIGN-C3D19.dwg - C1.1 EX - 3/17/2020 4:02 PM



DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.

2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES WITHIN THE CONSTRUCTION LIMITS ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.

3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

4. PROTECT ADJOINING PROPERTY AND ITEMS TO REMAIN FROM DAMAGE AND PROVIDE ALL SAFETY BARRICADES, WARNING SIGNS, ETC. AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS.

5. THE ENGINEER HAS NOT PERFORMED AN INVESTIGATION FOR THE PRESENCE OF ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL ON SITE OR IN THE EXISTING BUILDINGS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL ASBESTOS AND ANY OTHER HAZARDOUS AND/OR TOXIC WASTE IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL QUALITY AND ANY OTHER STATE, FEDERAL, CITY AND/OR COUNTY ENVIRONMENTAL REGULATORY AGENCY.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION AND REMOVAL OF ALL UTILITIES ASSOCIATED WITH THE EXISTING BUILDINGS TO BE REMOVED. THE UTILITIES SHALL BE TERMINATED PER THE REQUIREMENTS OF THE UTILITY OWNERS. CONTRACTOR SHALL OBTAIN ALL COSTS ASSOCIATED WITH EXISTING UTILITY REMOVAL, RELOCATION, AND ADJUSTMENTS.

DRAWING NAME: P:\2019\Osprey Village Pool- 19-019\- Civil\19-019-DESIGN-C3019.dwg - C1.2 DEMO - 3/17/2020 4:03 PM

OSPREY VILLAGE DRIVE
180' TO HYDRANT NO 2
266' TO HYDRANT NO 1
FIRE COVERAGE DISTANCE
ASPHALT PARKING
4" WHITE STRIPE PER FDOT SPECIFICATIONS 2 COATS PAINT MIN
CONC WHEEL STOPS (TYP)
6" TURNDOWN WALK (TYP)
WEDGE ASPHALT AS REQUIRED
6" TURNDOWN WALK TO MAINTAIN 2% MAX CROSS SLOPE (TYP)
REPAIR ASPHALT AS REQUIRED
PROPOSED PUMP ROOM FFE 9.65
8'X8' CONC TRANSFORMER PAD
HC RAMP
PROPOSED WELLNESS CENTER FFE 9.65 3,338.00 SF
SINGLE STORY WOOD CONSTRUCTION TYPE VB HEIGHT=34' A-3 ASSEMBLY
5'X5' CONC CONDENSER PAD
TIE TO EX CONC WALK
TREE PROTECTION FENCING (TYP)
PROPOSED EDGE OF WATER
COMMERCIAL BUILDING #48
F.F.E. = 10.37'
W E T L A N D S
WETLAND LINE DELINEATED BY BRIAN L. SPAHR ON 05/03/2019, LOCATED IN-FIELD 05/16/2019
P.I.N. 20-24-28-0000-00-002
SCALE: 1" = 10'
L A K E
NORMAL POOL 5.98±

SITE PLAN NOTES

1. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR CORNER OF BUILDING UNLESS OTHERWISE NOTED.
2. ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE TO LOCAL, STATE, AND NCDOT STANDARDS.
3. ANY DISCREPANCIES FOUND SHALL BE CALLED TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE PROCEEDING WITH WORK.
4. PRIOR TO BEGINNING WORK, CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVALS FROM LOCAL AUTHORITY HAVING JURISDICTION.
5. CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND RIGHTS OF WAYS PRIOR TO BEGINNING WORK IN THESE AREAS.
6. CONTRACTOR SHALL MAINTAIN SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY
7. ALL SIGNS PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST ADDITION.
8. ALL PAVEMENT MARKINGS SHALL BE 4" WIDE UNLESS NOTED OTHERWISE.
9. CONTRACTOR SHALL FURNISH PAVEMENT MARKINGS AS SHOWN ON PLANS.

Osprey Village

SUBMITTAL DATE

REVISION NO DATE

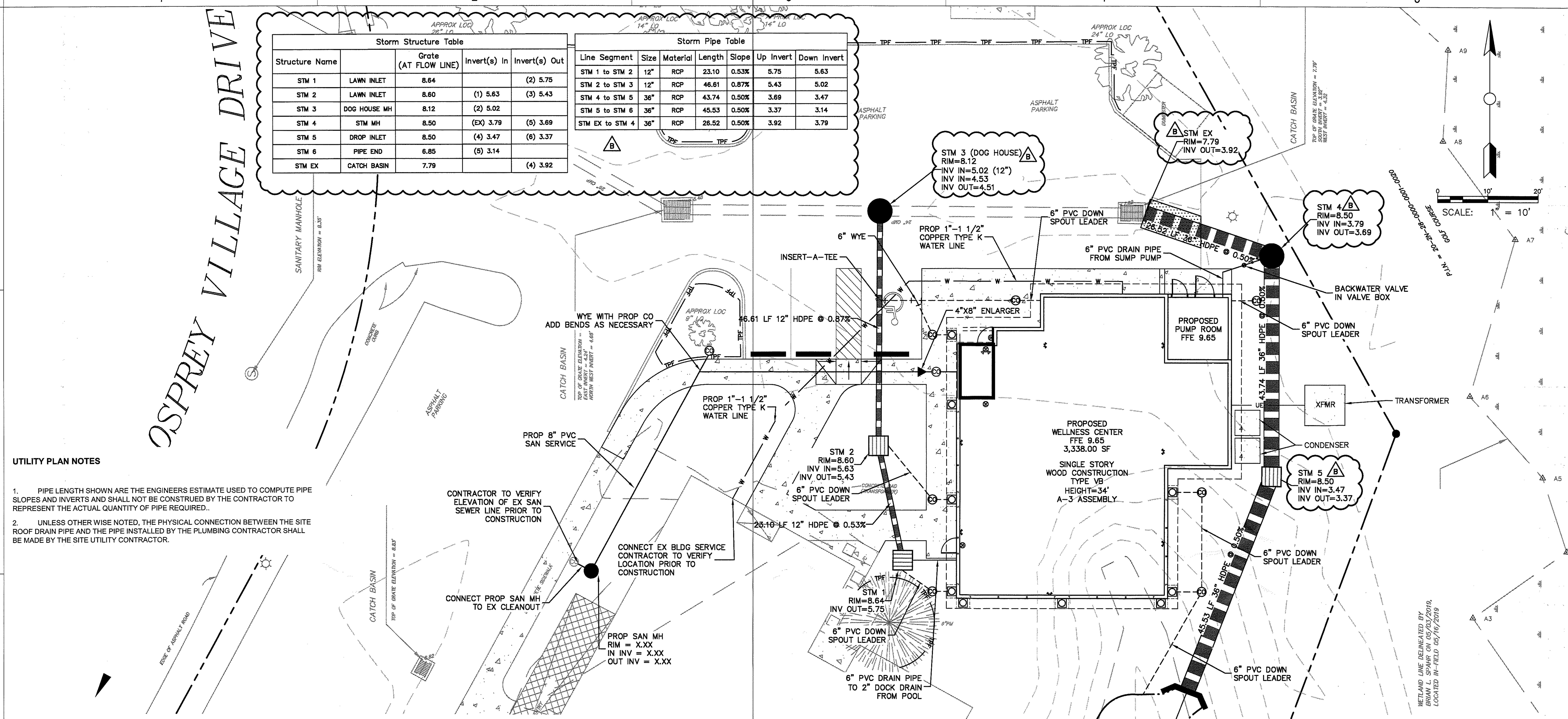
SHEET TITLE

Date:
Drawn:
Job Number:
Sheet:

DRAWING NAME: P:\2019\Osprey Village Pool- 19-019_Civil\19-019-DESIGN-C3019.dwg - C1.3 SITE - 3/17/2020 4:03 PM

Storm Structure Table				
Structure Name		Grate (AT FLOW LINE)	Invert(s) In	Invert(s) Out
STM 1	LAWN INLET	8.64		(2) 5.75
STM 2	LAWN INLET	8.60	(1) 5.63	(3) 5.43
STM 3	DOG HOUSE MH	8.12	(2) 5.02	
STM 4	STM MH	8.50	(EX) 3.79	(5) 3.69
STM 5	DROP INLET	8.50	(4) 3.47	(6) 3.37
STM 6	PIPE END	6.85	(5) 3.14	
STM EX	CATCH BASIN	7.79		(4) 3.92

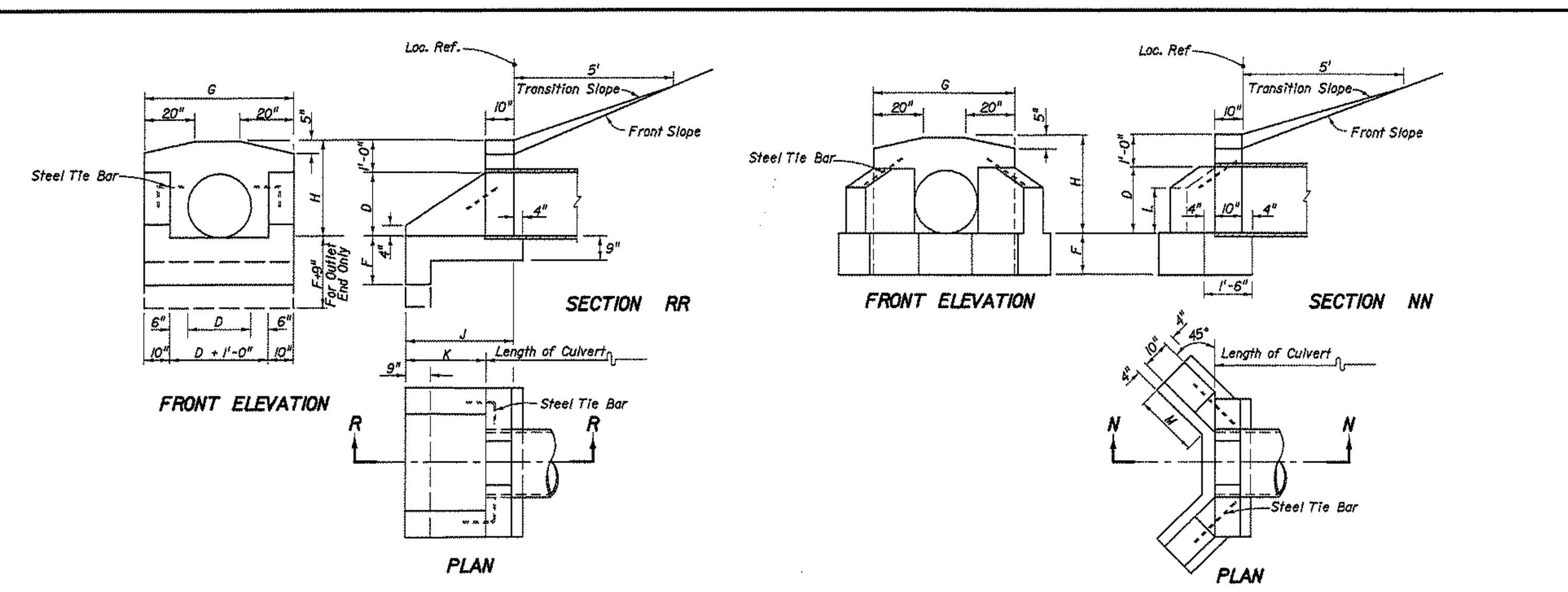
Storm Pipe Table						
Line Segment	Size	Material	Length	Slope	Up Invert	Down Invert
STM 1 to STM 2	12"	RCP	23.10	0.53%	5.75	5.63
STM 2 to STM 3	12"	RCP	46.61	0.87%	5.43	5.02
STM 4 to STM 5	36"	RCP	43.74	0.50%	3.69	3.47
STM 5 to STM 6	36"	RCP	45.53	0.50%	3.37	3.14
STM EX to STM 4	36"	RCP	26.52	0.50%	3.92	3.79



UTILITY PLAN NOTES

1. PIPE LENGTH SHOWN ARE THE ENGINEERS ESTIMATE USED TO COMPUTE PIPE SLOPES AND INVERTS AND SHALL NOT BE CONSTRUED BY THE CONTRACTOR TO REPRESENT THE ACTUAL QUANTITY OF PIPE REQUIRED..

2. UNLESS OTHER WISE NOTED, THE PHYSICAL CONNECTION BETWEEN THE SITE ROOF DRAIN PIPE AND THE PIPE INSTALLED BY THE PLUMBING CONTRACTOR SHALL BE MADE BY THE SITE UTILITY CONTRACTOR.



CONCRETE ENDWALL WITH U-TYPE WINGS FOR PIPE CULVERTS

CONCRETE ENDWALL WITH 45° WINGS FOR PIPE CULVERTS

TABLE OF DIMENSIONS AND ESTIMATED QUANTITIES PIPE CULVERT ENDWALLS WITH U - TYPE WINGS

DIMENSIONS							QUANTITIES IN ONE ENDWALL						
Opening		Wall			Footing		Total Cu. Yds. Concrete, Class I						Steel Tie Bars
							Conc. Pipe		C.M. Pipe		C.I. Pipe		
D	Area Sq.Ft.	G	H	K	F	J	Inlet	Outlet	Inlet	Outlet	Inlet	Outlet	
12"	0.8	3'-8"	2'-0"	1'-0"	1'-3"	2'-2"	0.48	0.55	0.49	0.57	0.49	0.57	none
15"	1.2	3'-11"	2'-3"	1'-5"	1'-3"	2'-7"	0.59	0.67	0.62	0.70	0.61	0.70	none
18"	1.8	4'-2"	2'-6"	1'-9"	1'-3"	2'-11"	0.70	0.79	0.74	0.82	0.74	0.82	none
24"	3.1	4'-8"	3'-0"	2'-6"	1'-6"	3'-8"	1.01	1.11	1.06	1.16	1.06	1.16	2 -#6 Bars x 2'-0"
30"	4.9	5'-2"	3'-6"	3'-3"	1'-6"	4'-5"	1.33	1.44	1.41	1.51	1.40	1.51	2 -#6 Bars x 2'-0"
36"	7.1	5'-8"	4'-0"	4'-0"	1'-9"	5'-2"	1.73	1.85	1.84	1.96	1.82	1.94	2 -#6 Bars x 2'-6"
42"	9.6	6'-2"	4'-6"	4'-9"	2'-0"	5'-11"	2.19	2.32	2.32	2.45			2 -#6 Bars x 2'-6"
48"	12.6	6'-8"	5'-0"	5'-6"	2'-0"	6'-8"	2.64	2.78	2.81	2.95			2 -#6 Bars x 3'-0"

TABLE OF DIMENSIONS AND ESTIMATED QUANTITIES PIPE CULVERT ENDWALLS WITH 45° WINGS

DIMENSIONS							QUANTITIES IN ONE ENDWALL			
Opening		Wall				Footing	Concrete, Class I Total Cu. Yds.			Steel Tie Bars
D	Area Sq.Ft.	H	G	L	M	F	Conc. Pipe	C.M. Pipe	C.I. Pipe	
18"	1.8	2'-6"	3'-10"	1'-2"	1'-7"	1'-3"	0.74	0.77	0.77	none
24"	3.1	3'-0"	4'-4"	1'-5"	2'-1"	1'-4"	1.01	1.06	1.06	2 -#6 Bars x 2'-0"
30"	4.9	3'-6"	4'-10"	1'-9"	2'-5"	1'-6"	1.32	1.40	1.39	2 -#6 Bars x 2'-0"
36"	7.1	4'-0"	5'-4"	2'-0"	2'-11"	1'-8"	1.72	1.83	1.82	2 -#6 Bars x 2'-6"
42"	9.6	4'-6"	5'-10"	2'-3"	3'-6"	2'-0"	2.34	2.47		2 -#6 Bars x 2'-6"
48"	12.6	5'-0"	6'-4"	2'-6"	4'-0"	2'-0"	2.74	2.90		2 -#6 Bars x 2'-6"
15"	1.2	2'-3"	3'-7"	1'-0"	1'-3"	1'-3"	0.56	0.59	0.59	none

GENERAL NOTES

1. Winged concrete endwalls are intended for use outside the clear zone.
2. Chamfer all exposed edges 3/4".
3. Concrete meeting the requirements of ASTM C-478 (4000 psi) may be used in lieu of Class I concrete in precast units manufactured in plants which are under the Standard Operating Procedures for the Inspection of precast drainage products.
4. Endwall to be paid for under the contract unit price for Class I Concrete.
5. Sodding to be in accordance with Index No. 281, and paid for under the contract unit price for Sodding, SY.

2006 FDOT Design Standards

WINGED CONCRETE ENDWALLS SINGLE ROUND PIPE

Last Revision 00 | Sheet No. 1 of 1 | Index No. 266

Osprey Village

Triad Des
4807-C K
Greensb
Telephon
Facsimile

MARCH

SUBMITTAL DATE

REVISIONS
NO DATE

SHEET TITLE

Date:
Drawn:
Job Number
Sheet:

DRAWING NAME: P:\2019\Osprey Village Pool- 19-019\- Civil\19-019-DESIGN-C3D19.dwg - C1.4 UTIL - 3/17/2020 4:03 PM

OSPREY VILLAGE DRIVE

NOTE:
ALL SPOTS ARE AT FLOW LINE ELEVATION UNLESS OTHERWISE NOTED

PROPOSED PUMP ROOM FFE 9.65

PROPOSED WELLNESS CENTER FFE 9.65 3,338.00 SF

SINGLE STORY WOOD CONSTRUCTION TYPE VB HEIGHT=34' A-3 ASSEMBLY

PROPOSED EDGE OF WATER

L A K E
NORMAL POOL 5.98±

COMMERCIAL BUILDING #45
F.F.E. = 10.57'

CATCH BASIN

ASPHALT PARKING

SANITARY MANHOLE
RIM ELEVATION = 9.30'

CONCRETE CURB

EDGE OF ASPHALT ROAD

5' CONCRETE SIDEWALK

DUMPSTER

6' WOOD FENCE

CONCRETE PAD (TRANSFORMER)

GRID INLET

FLOOD ZONE "AE 7'"
FLOOD ZONE "X"

FLOOD ZONE "AE 7'"
FLOOD ZONE "AE 8'"

PIN = 20-2N-28-0000-0001-0020

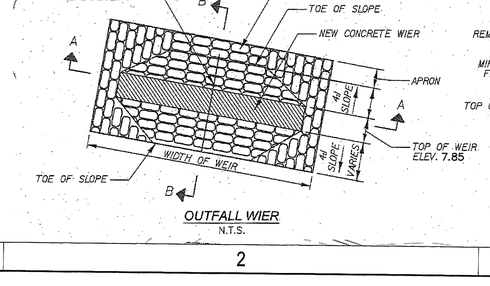
GOLF COURSE

WETLAND LINE DELINEATED BY BRIAN L. SPAHR ON 05/03/2019, LOCATED IN-FIELD 05/16/2019

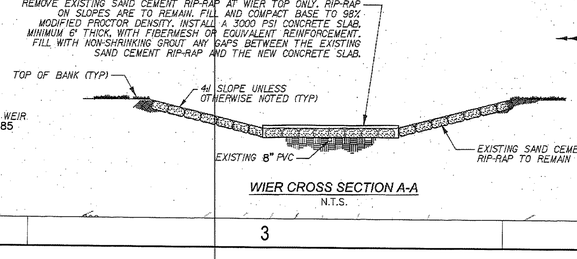
SCALE: 1" = 10'

GRADING PLAN NOTES

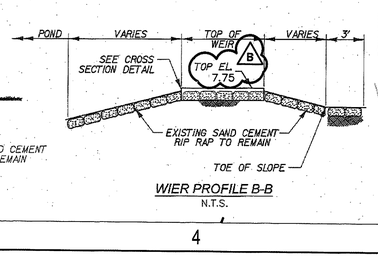
1. EARTHWORK QUANTITIES HAVE NOT BEEN ESTIMATED AND SITE AS SHOWN IS NOT ASSUMED TO REPRESENT A BALANCED CUT/FILL CONDITION. CONTRACTOR SHALL PERFORM HIS OWN ESTIMATES AND SHALL PROVIDE ALL EARTH WORK NECESSARY TO ACHIEVE THE DESIGN GRADE, INCLUDING ANY OFFSITE BORROW OR SPOILS REQUIRED. .
2. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL GRADED AREAS INCLUDING PAVING, LAWN AND LANDSCAPE AREAS.
3. CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITION AND CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING WITH WORK.
4. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK, BOTH PUBLIC AND PRIVATE. CONTRACTOR IS FULLY RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND SHALL REPAIR ANY DAMAGE AS A RESULT OF THE CONTRACT..
5. CONTRACTOR SHALL BLEND NEW EARTH WORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
6. THE PROPOSED CONTOURS AND POT ELEVATIONS SHOWN IN DRIVES, PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING ASPHALT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
7. CROSS SLOPE OF ALL SIDEWALKS SHALL BE 1/4"/FT (MAX).
8. SLOPE SHALL BE GRADED NO STEEPER THAN 2:1
9. APPROVAL OF PLANS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROERTY OWNERS.



OUTFALL WIER
N.T.S.



WIER CROSS SECTION A-A
N.T.S.



WIER PROFILE B-B
N.T.S.

triadd
Architecture

Triad De
4807-C
Greenst

Telepho
Facsimil
www.tria

NC Archi
NC Engin

Osprey Village

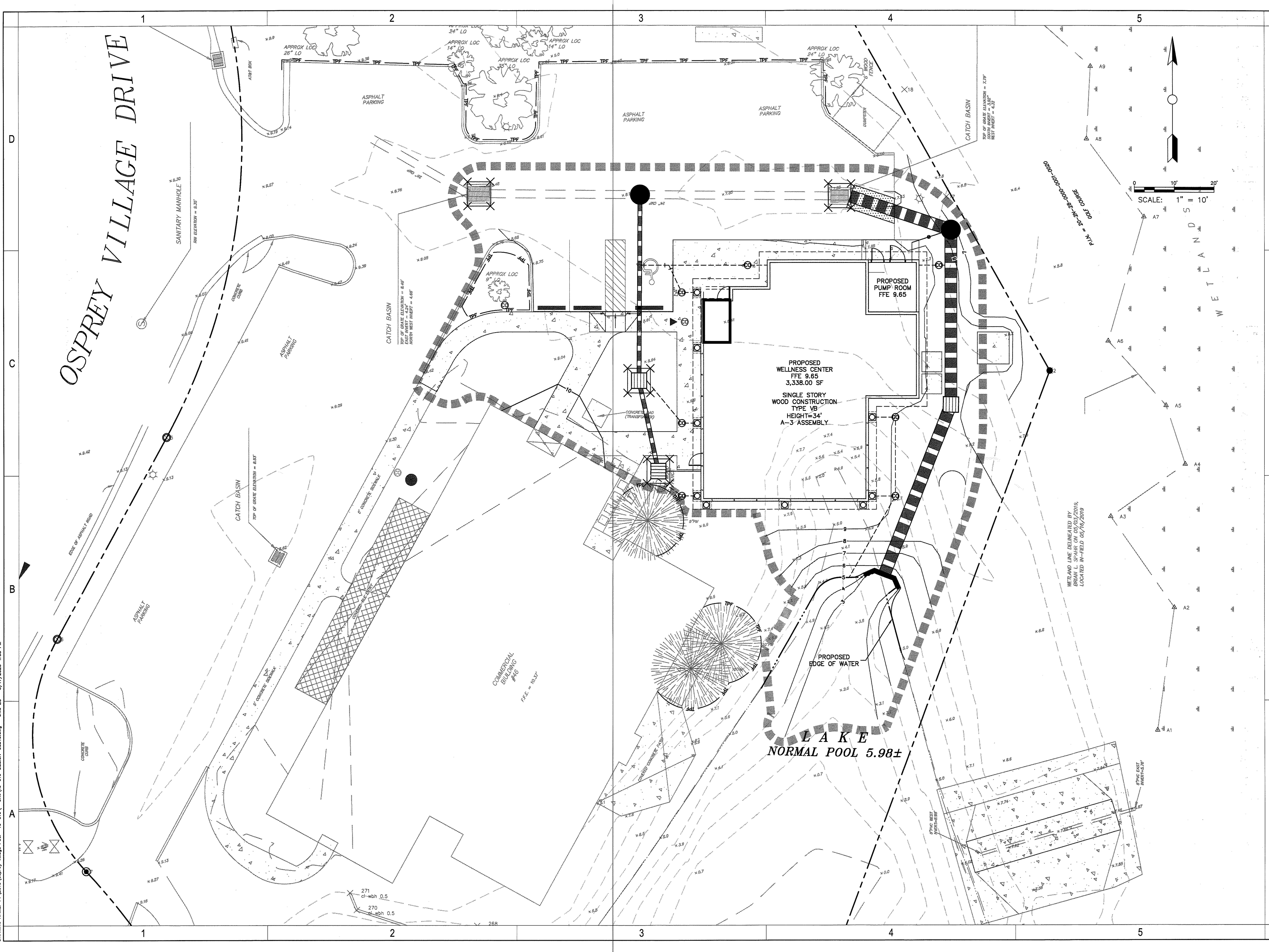
SUBMITTA
DATE

REVISIONS
NO DATE
A 02-20-20
B 03-12-20

SHEET TITL
GR

Date:
Drawn:
Job Numbe
Sheet:

DRAWING NAME: P:\2019\Osprey Village Pod- 19-019\- Civil\19-019-DESIGN-C3D18.dwg - C1.5 GRAD - 3/17/2020 4:03 PM



OSPREY VILLAGE DRIVE
APPROX LOC 26" LO
APPROX LOC 24" LO
APPROX LOC 14" LO
APPROX LOC 24" LO
ASPHALT PARKING
ASPHALT PARKING
ASPHALT PARKING
6' WOOD FENCE
DUMPSTER
CATCH BASIN
TOP OF GRATE ELEVATION = 7.79'
SOUTH INVERT = 3.92'
WEST INVERT = 4.32'
SANITARY MANHOLE
RIM ELEVATION = 9.35'
CATCH BASIN
TOP OF GRATE ELEVATION = 8.49'
EAST INVERT = 4.24'
NORTH WEST INVERT = 4.66'
APPROX LOC
CONCRETE CURB
ASPHALT PARKING
PROPOSED PUMP ROOM
FFE 9.65
PROPOSED WELLNESS CENTER
FFE 9.65
3,338.00 SF
SINGLE STORY
WOOD CONSTRUCTION
TYPE VB
HEIGHT=34'
A-3 ASSEMBLY
CONCRETE PAD (TRANSFORMER)
CATCH BASIN
TOP OF GRATE ELEVATION = 8.83'
EDGE OF ASPHALT ROAD
6' CONCRETE SIDEWALK
COMMERCIAL BUILDING #46
F.F.E. = 10.32'
ASPHALT PARKING
CONCRETE CURB
GOLF COURSE
P.I.N. = 20-28-0000-010-0020
WETLANDS
WETLAND LINE DELINEATED BY BRIAN L. SPAHR ON 05/03/2019, LOCATED IN-FIELD 05/16/2019
PROPOSED EDGE OF WATER
LAKE
NORMAL POOL 5.98±
8"PVC EAST INVERT=5.76'
8"PVC WEST INVERT=5.98'
SCALE: 1" = 10'
0 10' 20'
A1 A2 A3 A4 A5 A6 A7 A8 A9
1 2 3 4 5
A B C D

triadde...

Architecture | En...

Triad Des...

4807-C K...

Greensbo...

Telephon...

Facsimile...

www.triad-...

NC Archite...

NC Engine...

MARC...

Osprey Village

SUBMITTA...

DATE

REVISIONS

NO DATE

SHEET TIT...

E...

C...

Date:

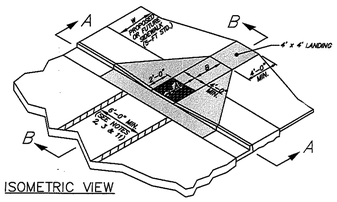
Drawn:

Job Numbe...

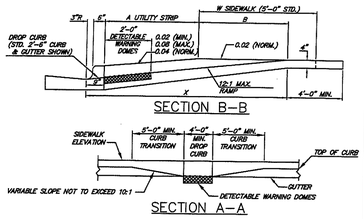
Sheet:

C

DRAWING NAME: P:\2019\Osprey Village Pool- 19-019\- Civil\19-019-DESIGN-C3D19.dwg - C1.6 EC - 3/17/2020 4:03 PM



ISOMETRIC VIEW

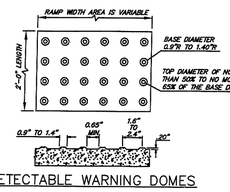


SECTION B–B

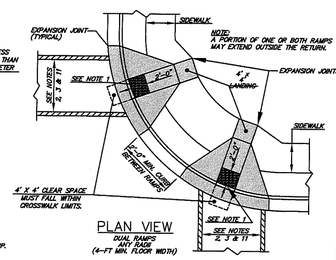
SECTION A–A

W	A	W+A+0"	X	B
5'	0.0'	5.8'	5.8'	5.0"*
6'	0.0'	6.8'	6.8'	6.0"*
7'	0.0'	7.8'	7.8'	6.5"**
8'	0.0'	8.8'	7.3'	6.5"**
5'	2.0'	7.8'	7.3'	6.0'
5'	2.5'	8.3'	8.1'	4.8'
5'	3.0'	8.8'	8.9'	4.4'
5'	3.5'	9.3'	8.4'	4.1'
5'	4.0'	9.8'	8.5'	3.9'
5'	4.5'	10.3'	8.7'	3.4'
5'	5.0'	10.8'	8.9'	3.1'

B = X–(A+9")
B = DISTANCE FROM FRONT EDGE OF SIDEWALK TO BACK POINT OF 12:1 (8.33%) SLOPE.
* BACK OF SIDEWALK DROP REQUIRED FOR ALL SIDEWALK SLOPES.
** BACK OF SIDEWALK DROP REQUIRED FOR SIDEWALK SLOPES 0.04.



DETECTABLE WARNING DOMES



PLAN VIEW
DUAL RAMPS ANY RADII (4-FT MIN. FLOOR WIDTH)

PAY LIMITS FOR CURB RAMP

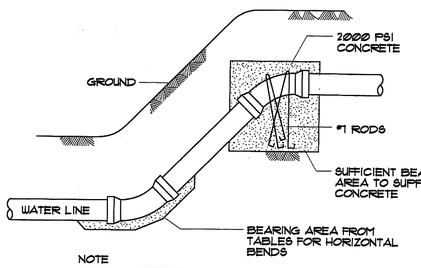
NOTES:
1. DETECTABLE WARNING DOMES WILL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAIL.
2. DETECTABLE WARNING DOMES WILL CONTRAST VISIBILITY WITH ADJOINING SURFACE, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT SEQUENCE COVERING THE ENTIRE RAMP.

CURB RAMPS - PROPOSED CURB & GUTTER

NOTES:

1. CONSTRUCT THE RAMP SURFACE TO BE STABLE, FIRM, AND SLIP RESISTANT. CONSTRUCT THE CURB RAMP TYPE AS SHOWN IN THE PAVEMENT MARKING PLANS OR AS DIRECTED BY THE ENGINEER.
2. CONSTRUCT CURB RAMPS A MINIMUM OF 4–FT WIDE.
3. CONSTRUCT THE RUNNING SLOPE OF THE RAMP 8.33% MAXIMUM.
4. ALLOWABLE CROSS SLOPE ON SIDEWALKS AND CURB RAMPS WILL BE 2% MAXIMUM.
5. CONSTRUCT THE SIDE FLARE SLOPE A MAXIMUM OF 10% MEASURED ALONG THE CURB LINE.
6. CONSTRUCT THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE BASE OF THE CURB RAMP A MAXIMUM OF 5% AND MAINTAIN A SMOOTH TRANSITION.
7. CONSTRUCT LANDINGS FOR SIDEWALK A MINIMUM OF 4'x4' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. CONSTRUCT LANDINGS FOR MEDIAN ISLANDS A MINIMUM OF 5'x5' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
8. TO USE A MEDIAN ISLAND AS A PEDESTRIAN REFUGE AREA, MEDIAN ISLANDS WILL BE A MINIMUM OF 6–FT WIDE. CONSTRUCT MEDIAN ISLANDS TO PROVIDE PASSAGE OVER OR THROUGH THE ISLAND.
9. SMALL CHANNELIZATION ISLANDS THAT CAN NOT PROVIDE A 5'x5' LANDING AT THE TOP OF A RAMPS, WILL BE CUT THROUGH LEVEL WITH THE SURFACE STREET.
10. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. THE ADJACENT SURFACE IS PLANTING OR OTHER NON–WALKING SURFACE OR THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED.
11. PLACE A 1/2" EXPANSION JOINT WHERE THE CONCRETE CURB RAMP JOINS THE CURB.
12. PLACE ALL PEDESTRIAN PUSH BUTTON ACTUATORS AND CROSSING SIGNALS AS SHOWN IN THE PLANS OR AS SHOWN IN THE MUTCD.
13. CURB RAMPS THROUGH MEDIAN ISLANDS, SINGLE RAMPS AT DUAL CROSSWALKS OR LIMITED RIGHT–OF–WAY SITUATIONS, WILL BE HANDLED BY SPECIAL DETAILS. CONTACT THE CONTRACT STANDARDS AND DEVELOPMENT UNIT FOR THE DETAILS OR FOR A SPECIAL DESIGN.

CURB RAMPS - PROPOSED CURB & GUTTER



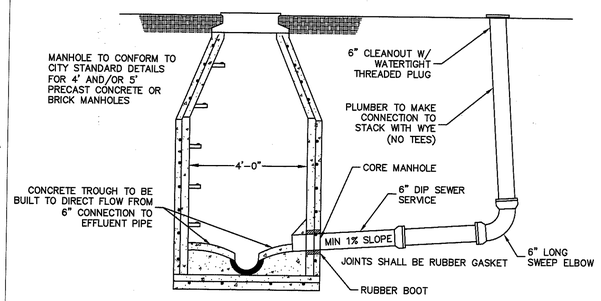
NOTE
APPLIES TO DOMESTIC WATER SERVICE AND WATER MAIN UPSTREAM OF THE FIRE DEPT. CONNECTION

STANDARD VERTICAL BEND ANCHORS

NO SCALE

Cubic Yards of Concrete Anchor Vertical Bend						
PIPE DIA.	11 ¼° BEND		22 ½° BEND		45° BEND	
6"	812#	–––	1653#	½ cy	3247#	1.0 cy
8"	1444#	½ cy	2939#	¾ cy	5773#	1.5 cy
10"	2256#	¾ cy	4592#	1.5 cy	9020#	2.5 cy
12"	3248#	1.0 cy	6612#	1 ¾ cy	12988#	3.5 cy
16"	5775#	1 ½ cy	11756#	3.0 cy	23090#	6.0 cy

NOTE: Based on 150 psi test pressure



6" SANITARY SEWER SERVICE CONNECTION

NO SCALE

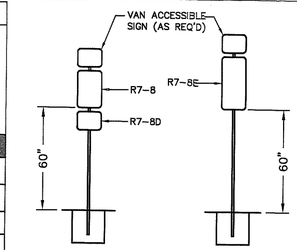
BASED ON TEST PRESSURE OF 150 PSI									
Size and Degree of Bend	Static Thrust in Pounds	Fairly Dry Clay 4000 lbs./ft.²	Soft Clay 2000 lbs/ft.²	Gravel Course Sand 16,000 lbs./ft.²	Always Dry Clay 8000 lbs./ft.²	Sand, Compact Firm 8000 lbs./ft.²	Sand–Clean, Dry 8000 lbs./ft.²	Quicksand, Very Poor Soil 1000 lbs./ft.²	Rock–Poor 10,000 lbs./ft.²
6"									
11 ¼°	812	1 ft.²	1	1	1	1	1	1	1
22 ½°	1653	1 ft.²	1	1	1	1	1	2	1
45°	3247	1 ft.²	2	2	1	1	1	4	1
90°	5994	2 ft.²	3	1	1	1	2	6	1
Plug	4239	1 ft.²	2	1	1	1	1	4	1
8"									
11 ¼°	1444	1 ft.²	1	1	1	1	1	2	1
22 ½°	2939	1 ft.²	2	1	1	1	1	3	1
45°	5773	2 ft.²	3	1	1	1	1	6	1
90°	10656	3 ft.²	6	1	2	2	3	11	2
Plug	7536	3 ft.²	4	1	1	1	2	8	1
10"									
11 ¼°	2256	1 ft.²	2	1	1	1	1	3	1
22 ½°	4592	2 ft.²	3	1	1	1	2	5	1
45°	9020	3 ft.²	5	1	2	2	3	10	1
90°	16651	5 ft.²	9	2	3	3	5	17	2
Plug	11775	3 ft.²	6	1	2	2	3	12	2
12"									
11 ¼°	3248	1 ft.²	2	1	1	1	1	3	1
22 ½°	6612	2 ft.²	4	1	1	1	2	7	1
45°	12988	3 ft.²	7	1	2	2	3	13	2
90°	23976	6 ft.²	12	2	3	3	6	24	3
Plug	16956	4 ft.²	9	1	2	2	4	17	2

REACTION BEARING AREA IN SQUARE FEET MEASURED IN A VERTICAL PLANE IN THE TRENCH SIDE AT AN ANGLE OF 90° TO THE THRUST VECTOR. USE 6"–90° BEND VALUE FOR HYDRANTS FOR ADDITIONAL SAFETY.

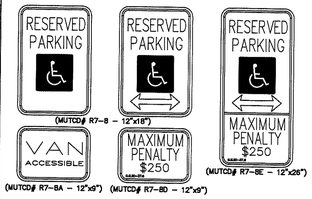
NOTE: APPLIES TO DOMESTIC WATER SERVICE AND WATER MAIN UPSTREAM OF THE FIRE DEPT. CONNECTION.

STANDARD REACTION BEARING AREAS FOR HORIZONTAL WATER PIPE BENDS

NO SCALE



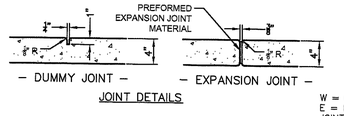
SIGN MOUNTING HEIGHTS



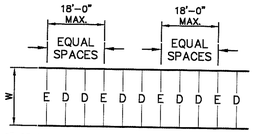
COLORS
LETTERING AND BORDER–GREEN
ARROW–GREEN, WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND–WHITE

HANDICAP SIGNAGE DETAIL

NO SCALE

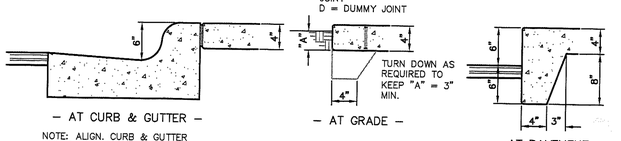


JOINT DETAILS



W = 6'–0" OR LESS
E = EXPANSION JOINT
D = DUMMY JOINT

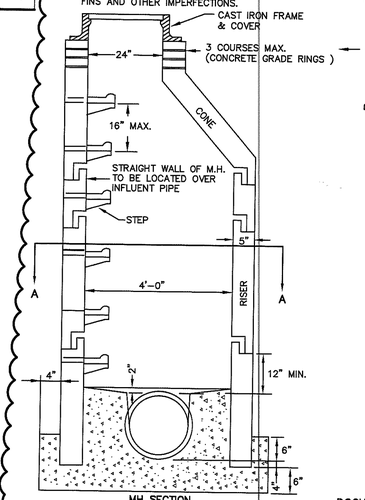
JOINT PATTERN



TYPICAL SIDEWALK DETAILS

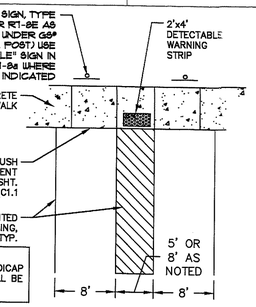
NOT TO SCALE

NOTES:
1. MANHOLE TO CONFORM WITH ASTM C478 EXCEPT AS MODIFIED BELOW.
2. WALL REINFORCING TO BE A MINIMUM OF 0.12 SQ. IN. per LINEAR FOOT. EITHER TONGUE AND GROOVE OF JOINTS SHALL HAVE REINFORCING EQUAL IN AREA TO MINIMUM OF WALL SECTION.
3. ALL JOINTS SHALL CONFORM WITH ASTM C443.
4. STEPS SHALL BE COPOLYMER POLYPROPYLENE PLASTIC WITH 1/2" GRADE 60 STEEL REINFORCEMENT AND RESIST 1000 LB. PULLOUT TEST.
5. ALL PIPE OPENINGS TO BE NO GREATER THAN 3" LARGER THAN O.D. OF PIPE AND ADDITIONALLY REINFORCED WITH A MINIMUM OF 0.20 SQ. IN. OF STEEL AT 90 DEGREES. PIPE TO BE CENTERED IN OPENINGS.
6. ALL SURFACES SHALL BE SMOOTH EVEN TEXTURED WITH A MINIMUM OF HONEYCOMB, FINS AND OTHER IMPERFECTIONS.
7. MANHOLE BASE SHALL BE 4,000 P.S.I. CONCRETE PLACED AGAINST SHAPED BANKS IN LIEU OF FORMS.
8. CARE MUST BE TAKEN TO FORM A SMOOTH FINISHED TROUGH FROM ENTRANCE PIPES TO EXIT PIPE, AND IN CURVED MANHOLES THE TROUGH MUST BE A SMOOTH CIRCULAR ARC TANGENT TO THE INSIDE WALLS OF THE PIPES AT THEIR ENDS.
9. MANHOLE GRADE SETTING SHALL BE AS FOLLOWS:
   A. FLUSH WITH GRADE IN PAVED AREAS
   B. FLUSH WITH GRADE IN MOWED AREAS.
10. PENETRATING LIFTING HOLES SHALL BE PLUGGED WITH EXPANSION GROUT.



DOGHOUSE MANHOLE
N.T.S.

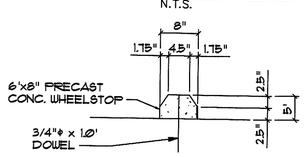
RESERVED PARKING SIGN, TYPE R1-8a AND R1-8d OR R1-8E AS APPROVED FOR USE UNDER GS# 20.31-6 (MOUNTED ON POST) USE "VAN ACCESSIBLE" SIGN IN ADDITION TO SIGN R1-8a WHERE INDICATED



* NOTE:
MAXIMUM SLOPE IN HANDICAP SPACES AND ISLES SHALL BE 1/4" PER 1'.

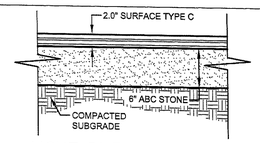
HANDICAP PARKING DETAIL

N.T.S.



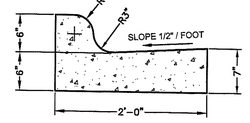
CONCRETE WHEELSTOP

N.T.S.



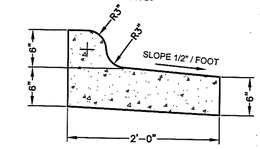
LIGHT DUTY PAVEMENT

NO SCALE



STANDARD 2'-0" CONCRETE CURB & GUTTER

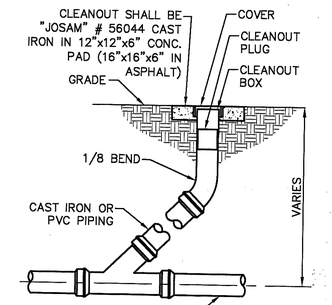
N.T.S.



SPILLOUT 2'-0" CONCRETE CURB & GUTTER

N.T.S.

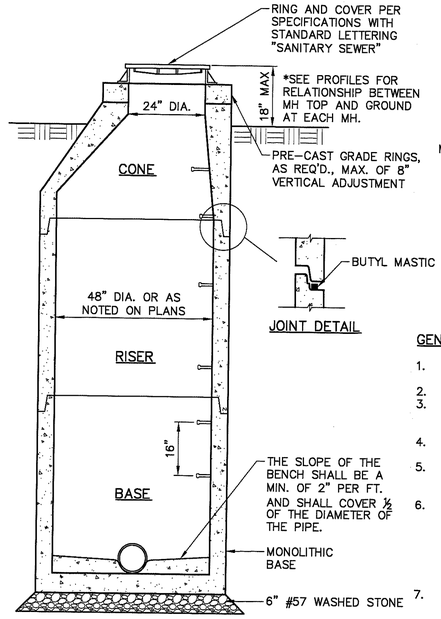
NOTES -
1. CURB & GUTTER TO BE CONSTRUCTED IN 10 FOOT LENGTHS.
2. 1/2" EXPANSION JOINTS SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 50 FEET AT THE ENDS & MID-POINT OF RETURNS, AND AT ANY POINT WHERE NEW CURB & GUTTER ABUTS OTHER CONC. STRUCTURES.



CLEANOUT TO BE TRAFFIC BEARING TYPE (TYP.)

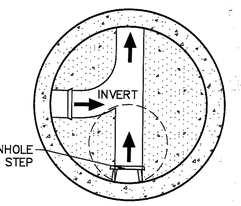
CLEANOUT DETAIL

NO SCALE



PRECAST MANHOLE

NTS



PLAN VIEW

STEPS SHALL BE PLACED SO AS NOT TO INTERFERE WITH DROP.

THE CONE SECTION SHALL BE PLACED ON THE UPSTREAM SIDE OF THE INVERT.

GENERAL NOTES:

1. ALL MANHOLES SHALL MEET OR EXCEED REQUIREMENTS OF ASTM C–478
2. MINIMUM CONCRETE STRENGTH 4,000 PSI.
3. ITEMS ROTATED FOR CLARITY, REFER TO PLANS FOR PIPE ANGLES AND ELEVATIONS.
4. LIFT HOLES SHALL BE PLUGGED DURING INSTALLATION.
5. FLEXIBLE BOOTS TO BE MANUFACTURED INTO MANHOLE FOR POSITIVE SEALING OF PIPES.
6. MANHOLE STEPS TO BE 1/2" GRADE 60 REBAR ENCAPSULATED IN A COPOLYMER POLYPROPYLENE PLASTIC. STEPS SHALL HAVE A SERRATED TREAD AND END LUGS TO PREVENT SLIPPING. STEP PULLOUT STRENGTH SHALL BE MIN. 2,000 LBS. STEPS SHALL BE INSTALLED AT 16" O.C.
7. PIPE SHALL NOT EXTEND INTO THE CONE SECTION OF THE MANHOLE.

DRAWING NAME: P:\2019\Osprey Village Pool– 19–019\– Civil\19–019–DESIGN–C3D18.dwg – C2.1 DETAILS – 3/17/2020 4:03 PM

triad

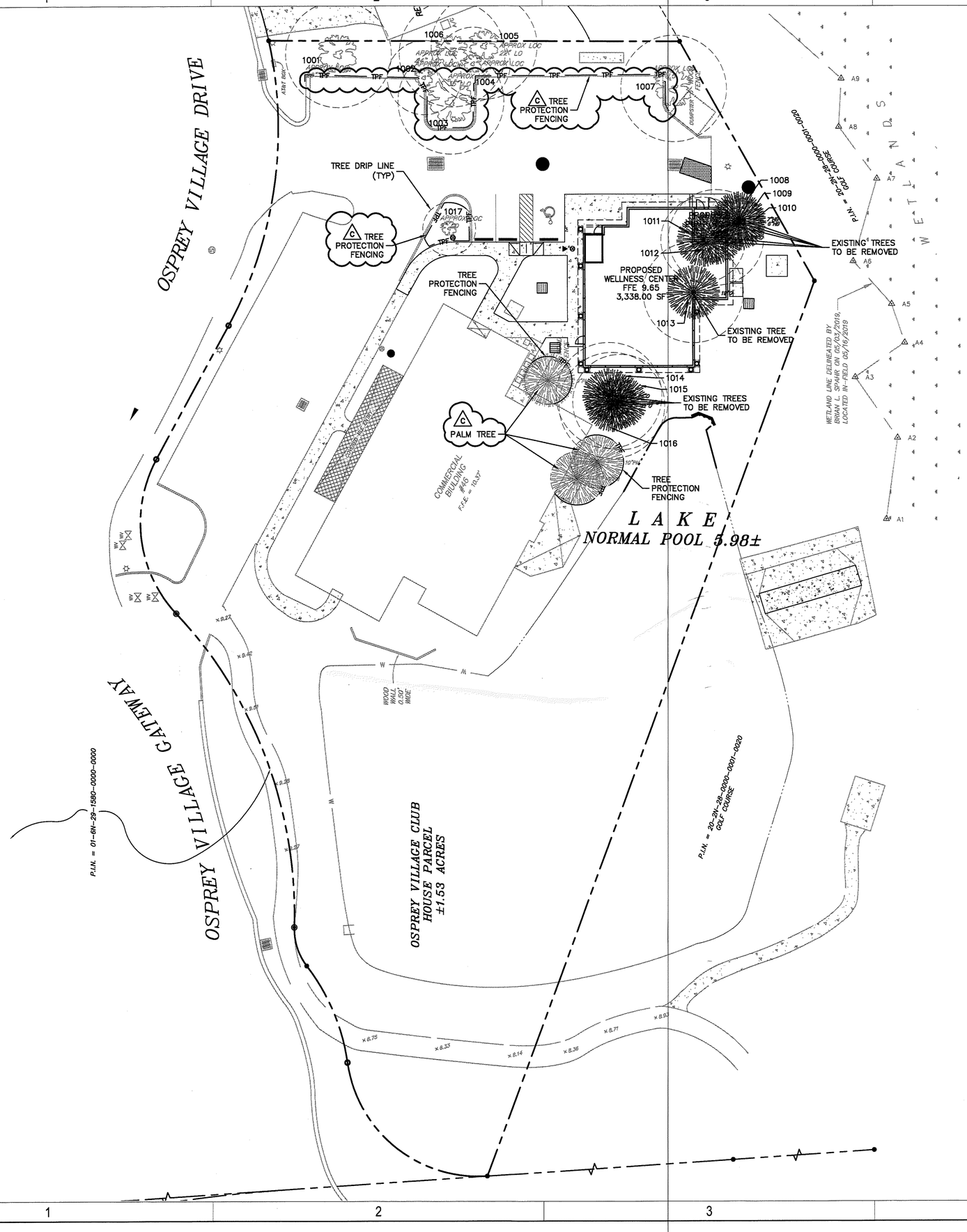
Osprey Village

SUBMITTA
DATE

REVISION
NO DATE
A 02-20-

SHEET TIT
D

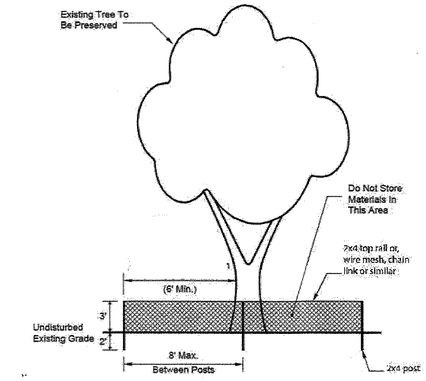
Date:
Drawn:
Job Numbe
Sheet:



NOTES:
1. ALL PLANTS ARE TO BE FULLY IRRIGATED.
2. ALL TREES PLANTED ARE TO BE STAKED OR GUYED FOR A PERIOD OF AT LEAST 6 MONTHS.
3. PLANTING DETAIL LDC 37.05B IS TO BE FOLLOWED FOR ALL PLANTS.
4. THIS PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPED AREAS INCLUDING IRRIGATION, MOWING, TRIMMING, FERTILIZING, AND CARRYING OUT THE ACTIVITIES TO KEEP THE PLANT MATERIAL IN A HEALTHY AND GROWING CONDITION, MAINTAIN VISUAL CLEARANCE AND ALLOW PASSAGE OF VEHICLES AND PEDESTRIANS ON PUBLIC ROADS AND NON EXCLUSIVE EASEMENTS.

0 20' 40'
SCALE: 1" = 20'

I, JONES C. ABERNETHY, III, AM A CERTIFIED ARBORIST THROUGH THE INTERNATIONAL SOCIETY OF ARBORICULTURE AND MY CERTIFICATION NUMBER IS SO 6358A. 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 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 FENCING
N.T.S.

TREE PROTECTION ZONE: A CIRCULAR ZONE AROUND EACH TREE AS FOLLOWS:
1. IF THE DRIP LINE IS LESS THAN SIX (6) FEET FROM THE TRUCK OF THE TREE, THE PROTECTION ZONE SHALL BE THAT AREA WITHIN A RADIUS OF SIX (6) FEET AROUND THE TREE TRUNK.
2. IF THE DRIP IS MORE THAN SIX (6) FEET BUT LESS THAN TWENTY (20) 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 (20) FEET OR MORE FROM THE TRUNK OF THE TREE, THE PROTECTION ZONE SHALL BE THAT AREA WITHIN A RADIUS OF TWENTY (20) FEET AROUND THE TRUNK.

Tree Code Legend

Code	Species
LO	Live Oak
HB	Hackberry Tree

Tree Preservation Chart

Tree #	Size (DBH)	Species	Status	w/Bonus	Saved (Y/N)	Saved (DBH)	Notes
1001	26	LO	1	32.5	y	32.5	
1002	14	LO	1	14	y	14	Clustered Trees
1003	35	LO	1	43.75	y	43.75	Clustered Trees
1004	14	LO	1	14	y	14	Clustered Trees
1005	22	LO	1	22	y	22	Clustered Trees
1006	24	LO	1	30	y	30	Clustered Trees
1007	24	LO	1	30	y	30	
1008	7	HB	1	7	n		
1009	6	HB	1	6	n		
1010	18	LO	1	18	n		Clustered Trees
1011	18	LO	1	18	n		Clustered Trees
1012	16	LO	1	16	n		Clustered Trees
1013	19	LO	1	19	n		
1014	24	LO	1	30	n		Clustered Trees
1015	18	LO	1	18	n		Clustered Trees
1016	21	LO	1	21	n		Clustered Trees
1017	9	LO	1	9	Y	9	

	Pre-Devp	Saved
Tree Count	17	8
Tree Size (DBH)	315	195.25
Bonus Size	24	
DBH w/Bonus	348.25	
DBH Removed	153	
DBH Saved	195.25	
%DBH Saved	56%	
%DBH Required	45%	
Difference DBH	119.75	

DRAWING NAME: P:\2019\Osprey Village Pool- 19-019\-_Civil\19-019-DESIGN-C3D19.dwg - L1.0 - 3/17/2020 4:03 PM

triadde
Architecture | E
Triad De
4807-C
Greensb
Telephon
Facsimil
www.triad
NC Archite
NC Engine

SUBMITTA
DATE

REVISION
NO DATE
A 02-20-2
B 03-12-2
C 03-17-2

SHEET TI
LANDS
PRES

Date:
Drawn:
Job Numb
Sheet:

Osprey Villa