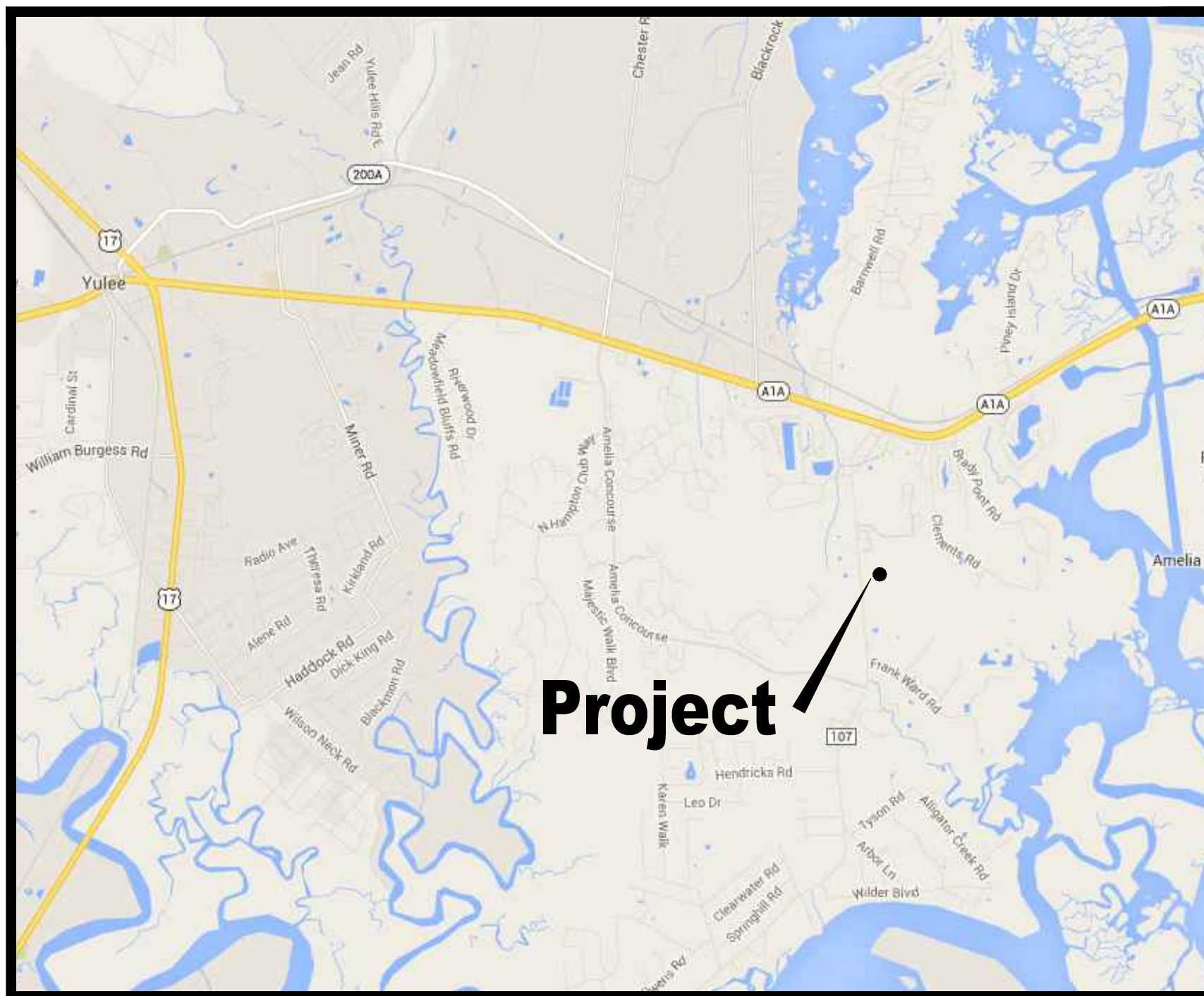


SANDY POINTE PRESERVE PHASE 2 SUBDIVISION



NASSAU COUNTY

**PREPARED FOR
SEDA CONSTRUCTION COMPANY, INC.
2120 CORPORATE SQUARE BLVD. STE 7
JACKSONVILLE, FL 32216**

DRAWING INDEX	
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4	POST-DEVELOPED PLAN
5	WETLAND IMPACTS PLAN
6	MASTER SITE & KEY SHEET
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8	C.R. 107 TURN LANE PLAN
9A & 9B	CR 107 ROADWAY CROSS SECTIONS
10	FOOT DETAILS AND ROAD CLOSURE
11	TURN LANE DETAIL AND SIDEWALK PLAN
12	ENTRANCE PAVEMENT MARKING STANDARDS AND GRADING PLAN
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21	CLEARING AND SEDIMENT EROSION CONTROL PLAN
22	PEDESTRIAN ACCESS PLAN
L1 - L3	LANDSCAPE AND LIGHTING PLAN
L4	LANDSCAPE SPECIFICATIONS



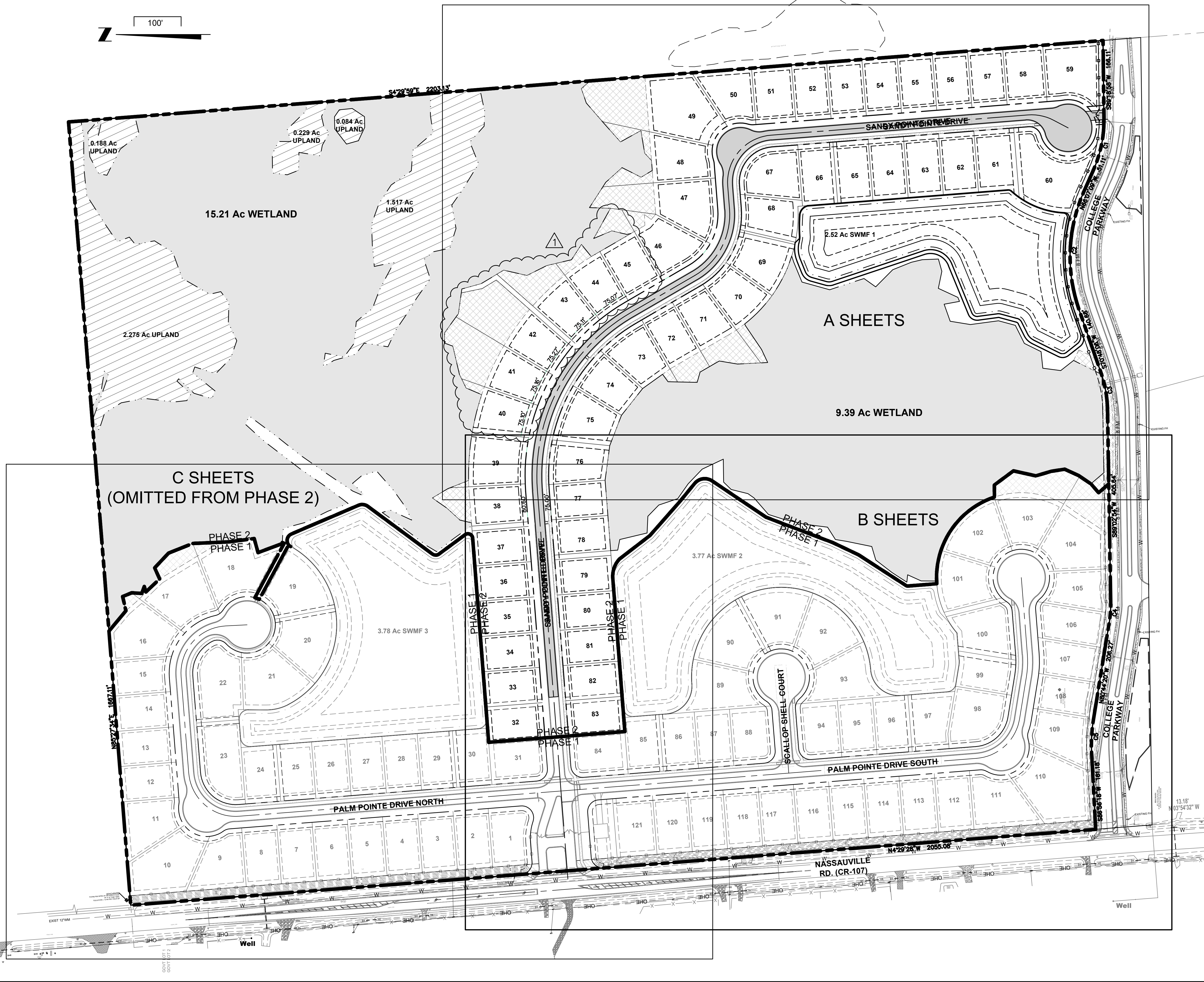
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 Planning · Engineering · Landscape Architecture

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JACKSONVILLE, FLORIDA 32246
(904) 265-3030 FAX: (904) 265-3031

C.A. NUMBER: 3650 L.A. NUMBER: LC26000311
www.cwieng.com

LOT INFORMATION		
LOT #	GROSS LOT AREA (SF)	FRONTAGE DISTANCE
32	9000	75
33	9000	75
34	9000	75
35	9000	75
36	9000	75
37	9000	75
38	13590	80.60
39	13409	80
40	10962	75
41	20466	75
42	22297	75
43	15936	75
44	11461	75
45	12841	85
46	13306	130
47	20475	142
48	16420	77
49	30865	76
50	11025	75
51	10200	85
52	9000	75
53	9000	75
54	9000	75
55	9000	75
56	9000	75
57	9000	75
58	10200	85
59	14415	83
60	20083	145
61	11217	85
62	9750	75
63	9750	75
64	9750	75
65	9750	75
66	9750	75
67	12649	107
68	10032	78
69	11481	82
70	12093	76
71	15103	75
72	12147	75
73	11470	110
74	10147	94
75	11781	124
76	10365	95
77	9000	75
78	9000	75
79	9000	75
80	9000	75
81	9000	75
82	9000	75
83	9000	75

* ON CUL-DE-SAC OR EYEBROW/ARCS - MEETS 75' AT BUILDING FRONT SETBACK RESTRICTION LINE



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No.	Date	Revision	By
1	4/6/21	MODIFICATION TO LOTS 40-44	

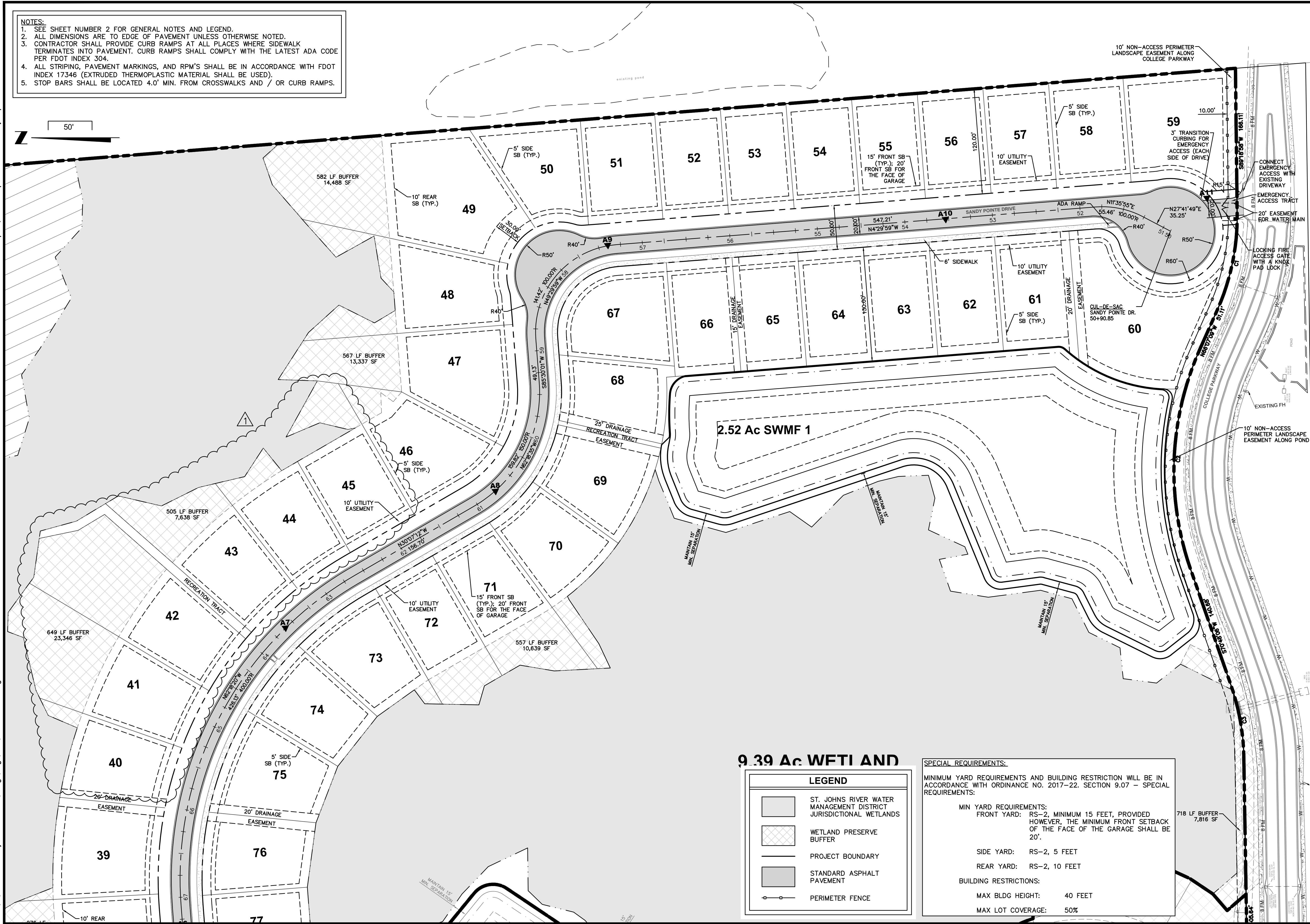
MASTER SITE & KEY SHEET

SANDY POINTE
PRESERVE PHASE 2
NASSAU COUNTY
SEDA CONSTRUCTION COMPANY, INC.

PREPARED FOR
MARY E. LEAPROTT, P.E.
PE NO. 61449
Reg. Engineer

Project No.: 16-01-0052
Designed: MEL
Checked: MEL
Date: JULY 12, 2019
Scale: 1" = 100'

- NOTES:
1. SEE SHEET NUMBER 2 FOR GENERAL NOTES AND LEGEND.
 2. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 3. CONTRACTOR SHALL PROVIDE CURB RAMP AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMP SHALL COMPLY WITH THE LATEST ADA CODE PER FDOT INDEX 304.
 4. ALL STRIPING, PAVEMENT MARKINGS, AND RPM'S SHALL BE IN ACCORDANCE WITH FDOT INDEX 17346 (EXTRUDED THERMOPLASTIC MATERIAL SHALL BE USED).
 5. STOP BARS SHALL BE LOCATED 4.0' MIN. FROM CROSSWALKS AND / OR CURB RAMP.



SANDY POINTE
PRESERVE PHASE 2
NASSAU COUNTY

PREPARED FOR
SEDA CONSTRUCTION COMPANY, INC.

MARY E. LEAPROTT, P.E.
PE NO. 61449
Reg. Engineer

Project No.:
16-01-0052

Designed:
MEL

Drawn:
ANB

Checked:
MEL

O.C.:
RCW

Date:
JULY 12, 2019

Scale:
1" = 50'

Sheet
7A

SITE & GEOMETRY PLAN

Connelly & Wicker Inc.

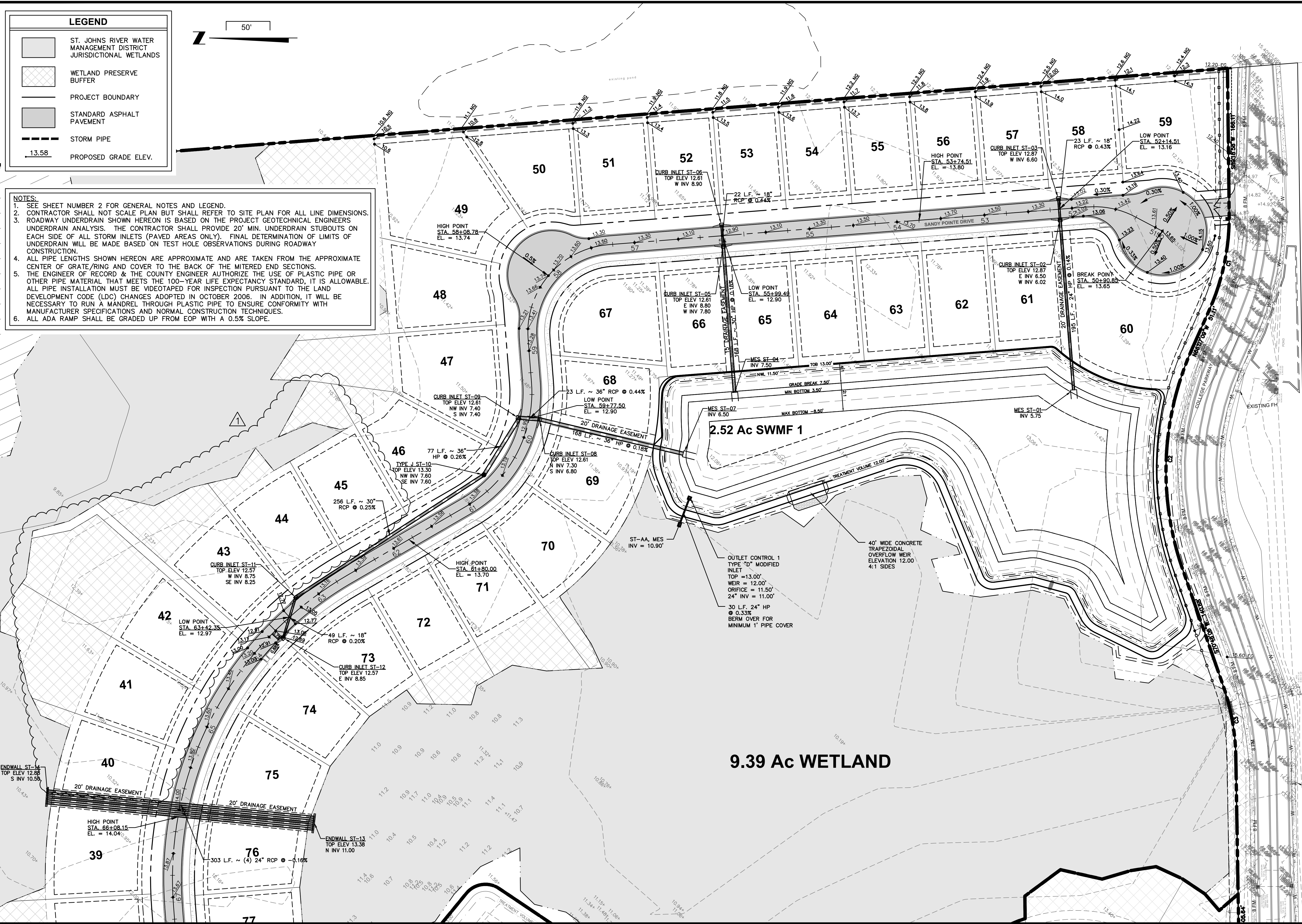
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C.A. Number: 3650 L.A. Number: LC2600311

Printed By: April

Printed: Apr 06, 2021 - 2:59pm

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No.	Date	Revision
1	4/6/21	MODIFICATION TO LOTS 40-44

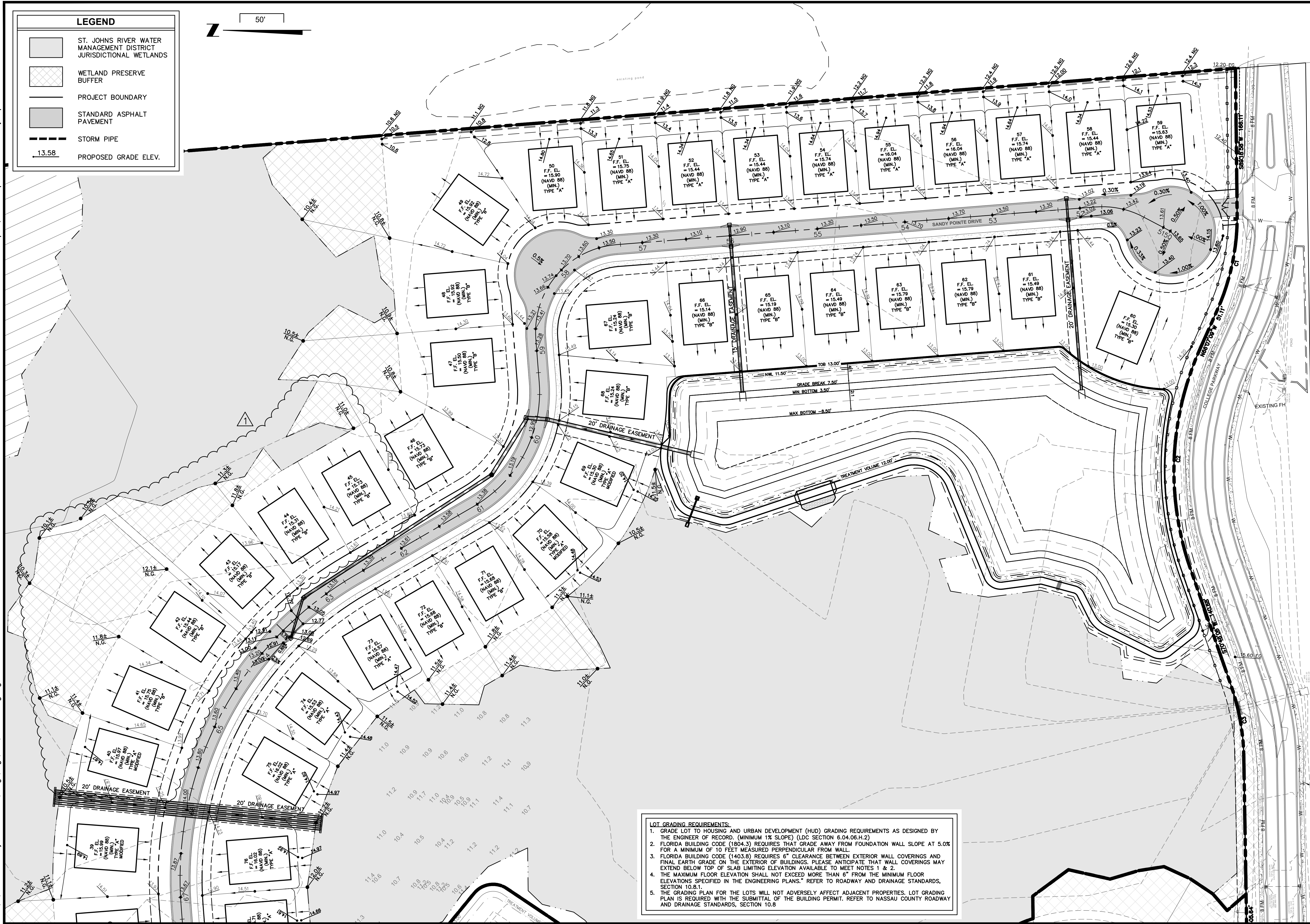
PAVING & DRAINAGE PLAN

SANDY POINTE PRESERVE PHASE 2
NASSAU COUNTY
PREPARED FOR
SEDA CONSTRUCTION COMPANY, INC.

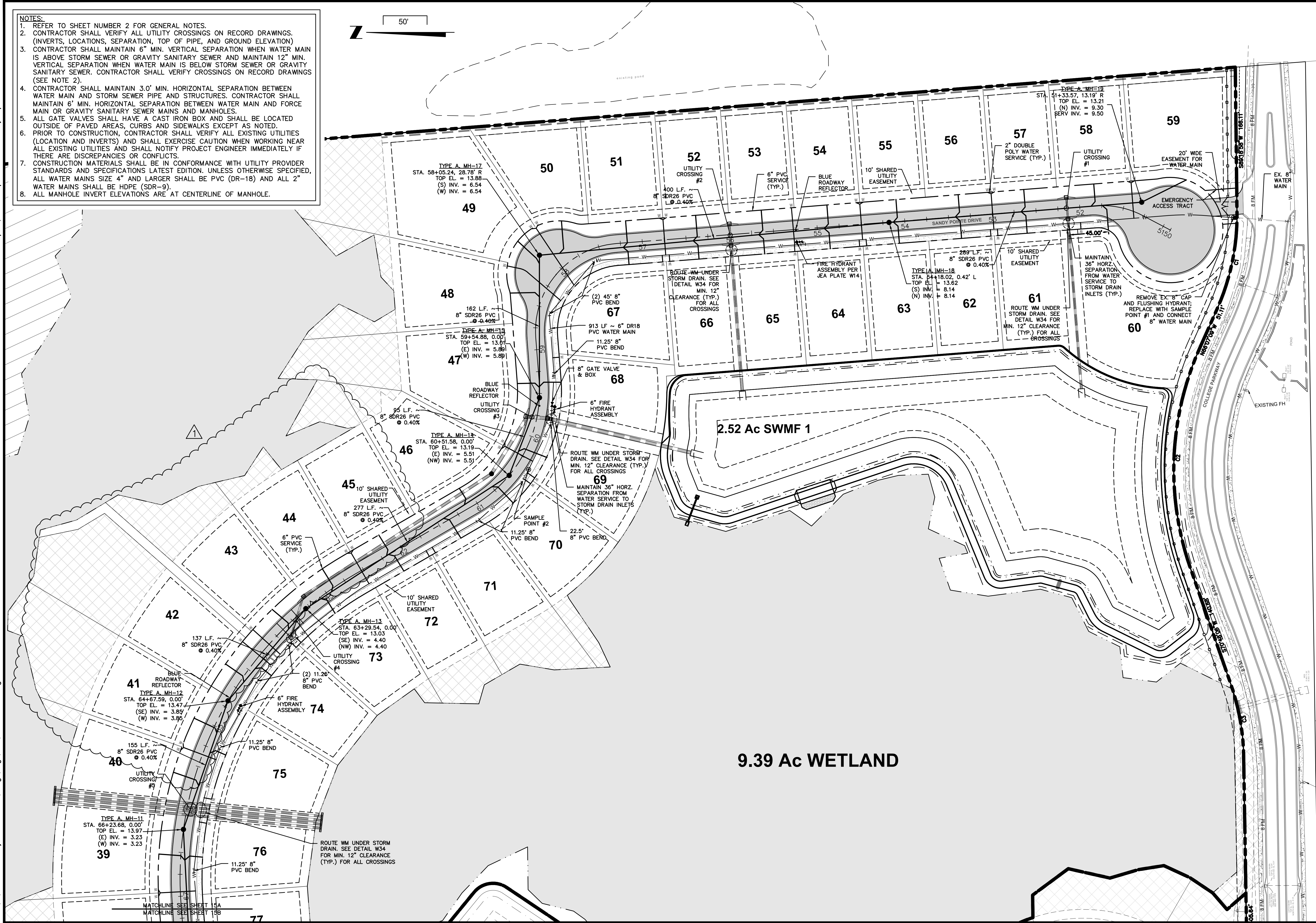
Project No.: 16-01-0052
Designed: MEL
Checked: MEL
Date: JULY 12, 2019
Scale: 1" = 50'

Drawn: ANB
O.C.: RCW
Sheet **13A**

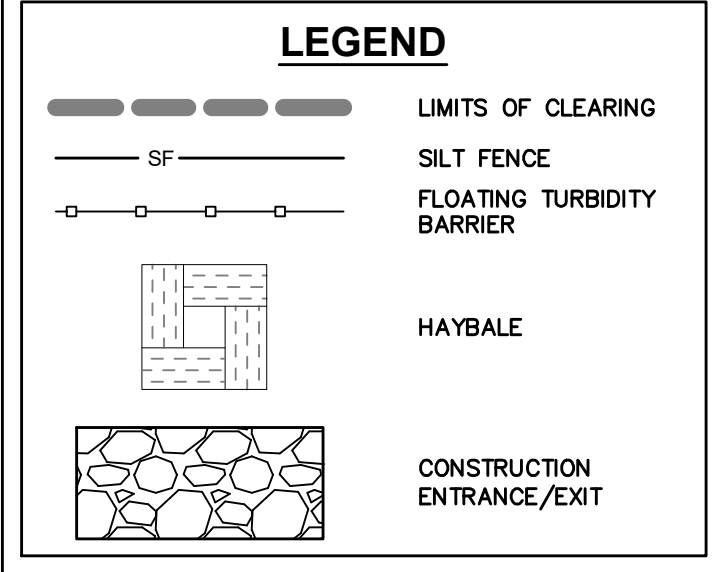
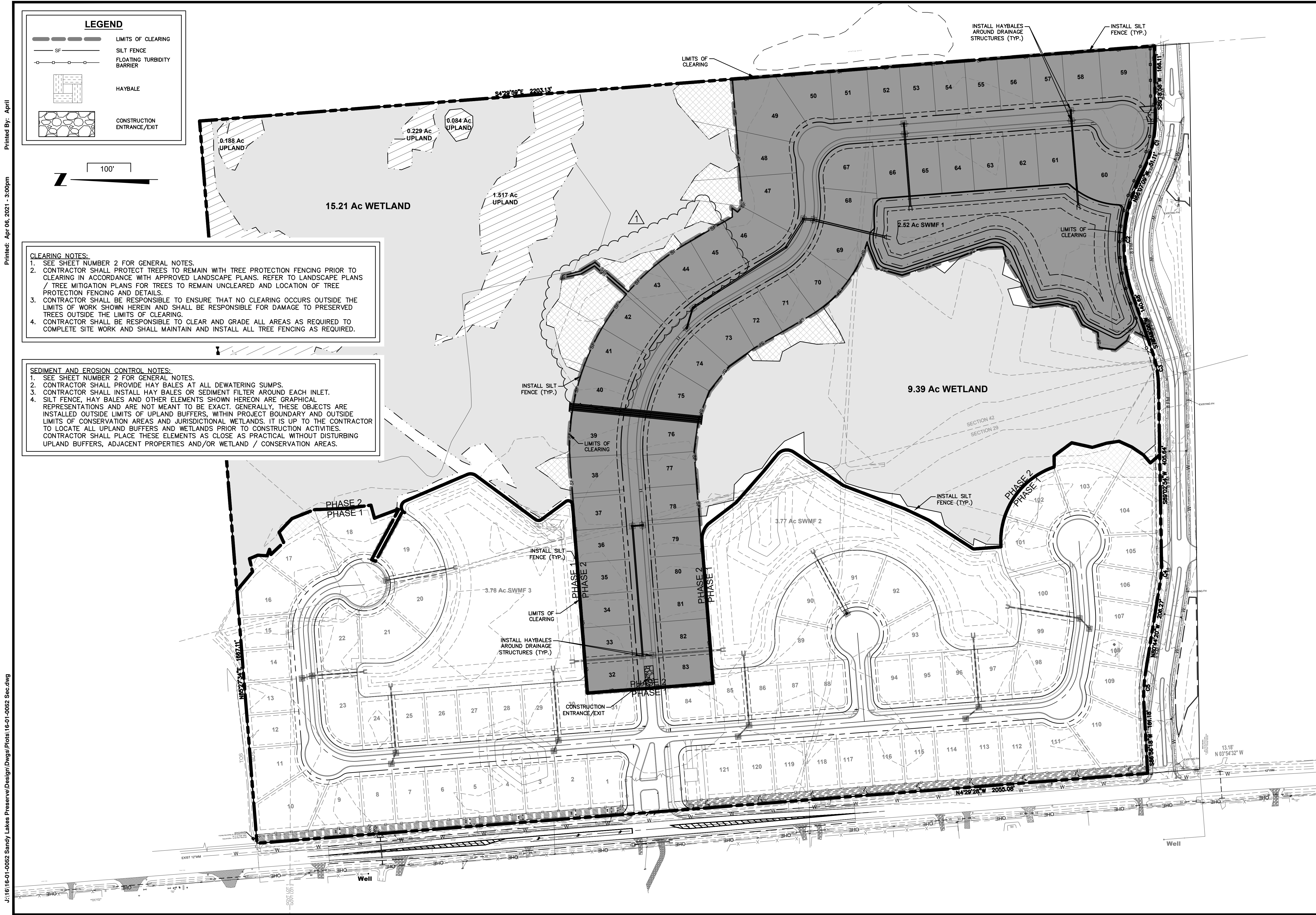
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- NOTES:
1. REFER TO SHEET NUMBER 2 FOR GENERAL NOTES.
 2. CONTRACTOR SHALL VERIFY ALL UTILITY CROSSINGS ON RECORD DRAWINGS. (INVERTS, LOCATIONS, SEPARATION, TOP OF PIPE, AND GROUND ELEVATION)
 3. CONTRACTOR SHALL MAINTAIN 6" MIN. VERTICAL SEPARATION WHEN WATER MAIN IS ABOVE STORM SEWER OR GRAVITY SANITARY SEWER AND MAINTAIN 12" MIN. VERTICAL SEPARATION WHEN WATER MAIN IS BELOW STORM SEWER OR GRAVITY SANITARY SEWER. CONTRACTOR SHALL VERIFY CROSSINGS ON RECORD DRAWINGS (SEE NOTE 2).
 4. CONTRACTOR SHALL MAINTAIN 3.0' MIN. HORIZONTAL SEPARATION BETWEEN WATER MAIN AND STORM SEWER PIPE AND STRUCTURES. CONTRACTOR SHALL MAINTAIN 6' MIN. HORIZONTAL SEPARATION BETWEEN WATER MAIN AND FORCE MAIN OR GRAVITY SANITARY SEWER MAINS AND MANHOLES.
 5. ALL GATE VALVES SHALL HAVE A CAST IRON BOX AND SHALL BE LOCATED OUTSIDE OF PAVED AREAS, CURBS AND SIDEWALKS EXCEPT AS NOTED.
 6. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES (LOCATION AND INVERTS) AND SHALL EXERCISE CAUTION WHEN WORKING NEAR ALL EXISTING UTILITIES AND SHALL NOTIFY PROJECT ENGINEER IMMEDIATELY IF THERE ARE DISCREPANCIES OR CONFLICTS.
 7. CONSTRUCTION MATERIALS SHALL BE IN CONFORMANCE WITH UTILITY PROVIDER STANDARDS AND SPECIFICATIONS LATEST EDITION, UNLESS OTHERWISE SPECIFIED, ALL WATER MAINS SIZE 4" AND LARGER SHALL BE PVC (DR-18) AND ALL 2" WATER MAINS SHALL BE HDPE (SDR-9).
 8. ALL MANHOLE INVERT ELEVATIONS ARE AT CENTERLINE OF MANHOLE.



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Project No.: 16-01-0052	
Designed by:	ANB
Checked:	O.C.
Date:	JULY 12, 2019
Scale:	1" = 50'
Sheet 15A	



CLEARING NOTES:

1. SEE SHEET NUMBER 2 FOR GENERAL NOTES.
2. CONTRACTOR SHALL PROTECT TREES TO REMAIN WITH TREE PROTECTION FENCING PRIOR TO CLEARING IN ACCORDANCE WITH APPROVED LANDSCAPE PLANS. REFER TO LANDSCAPE PLANS / TREE MITIGATION PLANS FOR TREES TO REMAIN UNCLEARED AND LOCATION OF TREE PROTECTION FENCING AND DETAILS.
3. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT NO CLEARING OCCURS OUTSIDE THE LIMITS OF WORK SHOWN HEREIN AND SHALL BE RESPONSIBLE FOR DAMAGE TO PRESERVED TREES OUTSIDE THE LIMITS OF CLEARING.
4. CONTRACTOR SHALL BE RESPONSIBLE TO CLEAR AND GRADE ALL AREAS AS REQUIRED TO COMPLETE SITE WORK AND SHALL MAINTAIN AND INSTALL ALL TREE FENCING AS REQUIRED.

SEDIMENT AND EROSION CONTROL NOTES:

1. SEE SHEET NUMBER 2 FOR GENERAL NOTES.
2. CONTRACTOR SHALL PROVIDE HAY BALES AT ALL DEWATERING SUMPS.
3. CONTRACTOR SHALL INSTALL HAY BALES OR SEDIMENT FILTER AROUND EACH INLET.
4. SILT FENCE, HAY BALES AND OTHER ELEMENTS SHOWN HEREON ARE GRAPHICAL REPRESENTATIONS AND ARE NOT MEANT TO BE EXACT. GENERALLY, THESE OBJECTS ARE INSTALLED OUTSIDE LIMITS OF UPLAND BUFFERS, WITHIN PROJECT BOUNDARY AND OUTSIDE LIMITS OF CONSERVATION AREAS AND JURISDICTIONAL WETLANDS. IT IS UP TO THE CONTRACTOR TO LOCATE ALL UPLAND BUFFERS AND WETLANDS PRIOR TO CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL PLACE THESE ELEMENTS AS CLOSE AS PRACTICAL WITHOUT DISTURBING UPLAND BUFFERS, ADJACENT PROPERTIES AND/OR WETLAND / CONSERVATION AREAS.

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C.A. Number: 3650 L.A. Number: LC2600311

No.	Date	Revision
1	4/6/21	MODIFICATION TO LOTS 40-44

CLEARING AND SEDIMENT EROSION CONTROL PLAN

SANDY POINTE PRESERVE PHASE 2

NASSAU COUNTY

PREPARED FOR
SEDA CONSTRUCTION COMPANY, INC.

Project No.: 16-01-0052

Designed: MEL
Checked: MEL
Date: JULY 12, 2019
Scale: 1" = 100'

Drawn: ANB
O.C.: RCW

MARY E. LEAPROTT, P.E.
PE NO. 61449
Reg. Engineer

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Sheet **21**