

Project No.: 20-01-0014	
Designed: MEL	Drawn: ANB
Checked: RCW	O.C.: RCW
Date: 1/13/2022	
Scale:	
Sheet	

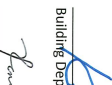


Approval

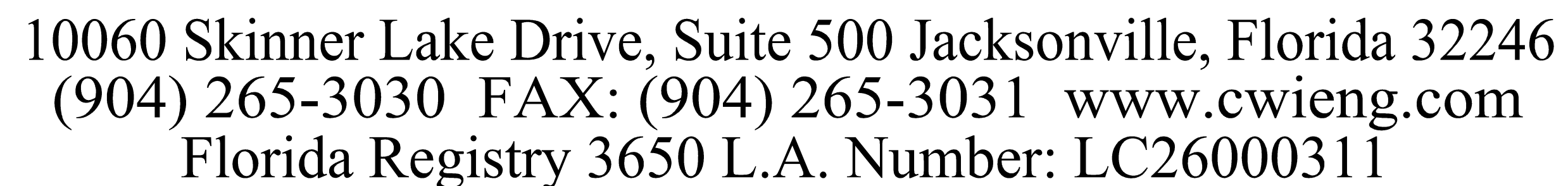
Nassau County, Florida
LC# Article 25 – Planned Unit Development
Final Development Plan

Summer Beach D-1

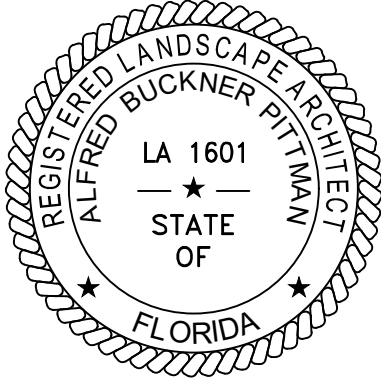
FD21-001

Signature	Date
	12/12/2021
Planning Department	
	12/28/2021
Public Works Department	
	1/5/2022
Health Department	

APPROVAL, CONCURRENCE OR OPPOSITION BY ANY AGENCY TO THIS PLAN IS LIMITED TO THE DATE OF ADOPTION OF THIS PLAN BY THE BOARD OF COUNTY COMMISSIONERS. ANY ADOPTION OF THIS PLAN, AFTER THE LOCAL LAW, CODE OR ORDINANCE HAS BEEN ADOPTED, SHALL BE LIMITED TO THE DATE OF ADOPTION OF THE LOCAL LAW, CODE OR ORDINANCE.



NOTE:
IF YOU DIG IN FLORIDA, YOU ARE REQUIRED
TO CALL SUNSHINE STATE ONE-CALL OF
FLORIDA, INC. 1-800-432-4770 FOR
LOCATES. IT'S THE LAW.



THIS DOCUMENT HAS BEEN DIGITALLY SIGN AND SEALED BY ALFRED B. PITTMAN ON THE DATE ADJACENT TO THE SEAL:

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS.

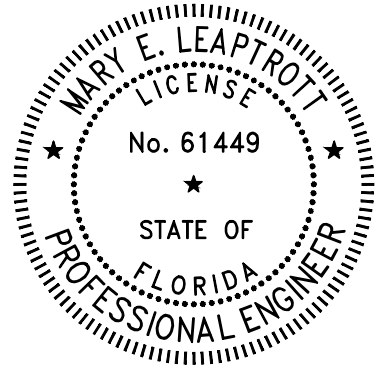
CONNELLY & WICKER INC.
10060 SKINNER LAKE DR., SUITE 500
JACKSONVILLE, FL 32246
PHONE 904.265.3030 FAX 904.265.3031
CA NO. 3650 LA NO. LC26000311
ALFRED B. PITTMAN, RLA NO. 0001601

THE ABOVE NAMED PROFESSIONAL LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

INDEX OF SHEETS	
SHEET	TITLE
TM100	TREE REMOVAL & PROTECTION PLAN
TM101 - TM104	TREE EVALUATION AND MITIGATION TABLE
LA100	LANDSCAPE PLAN
LA101	LANDSCAPE SPECIFICATION

I, Alfred B. Pittman, am a certified arborist through the International Society of Arboriculture and my certification number is 4752A. I hereby attest that I have prepared this tree protection plan and/or restoration plan. This includes not only the evaluation of individual trees but also review of the complete construction plan set and the techniques that will be utilized to mitigate impacts to protected trees. Further, I attest that the best practices, as supported by the International Society of Arboriculture, are being implemented to avoid and mitigate impacts to protected trees.

Print Name: Alfred B. Pittman



THIS DOCUMENT HAS BEEN DIGITALLY SIGN AND SEALED BY MARY E. LEAPTROTT ON THE DATE ADJACENT TO THE SEAL:

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS.

CONNELLY & WICKER INC.
10060 SKINNER LAKE DR., SUITE 500
JACKSONVILLE, FL 32246
PHONE 904.265.3030 FAX 904.265.3031
CA NO. 3650 LA NO. LC26000311
MARY E. LEAPTROTT, P.E. NO. 61449

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

INDEX OF SHEETS	
SHEET	TITLE
C100	FINAL DEVELOPMENT PLAN
C101	FINAL DEVELOPMENT GRADING PLAN
C102	FINAL DEVELOPMENT UTILITY PLAN

MARY E. LEAPTROTT, P.E.
P.E. NUMBER: 61449
Reg. Engineer

Project No.:
20-01-0014
Designed: ANB
Checked: RCW
Date: 1/13/2022
Scale:

Sheet

SUMMER BEACH
PARCEL
NASSAU COUNTY
PREPARED FOR
FORUM CAPITAL PARTNERS

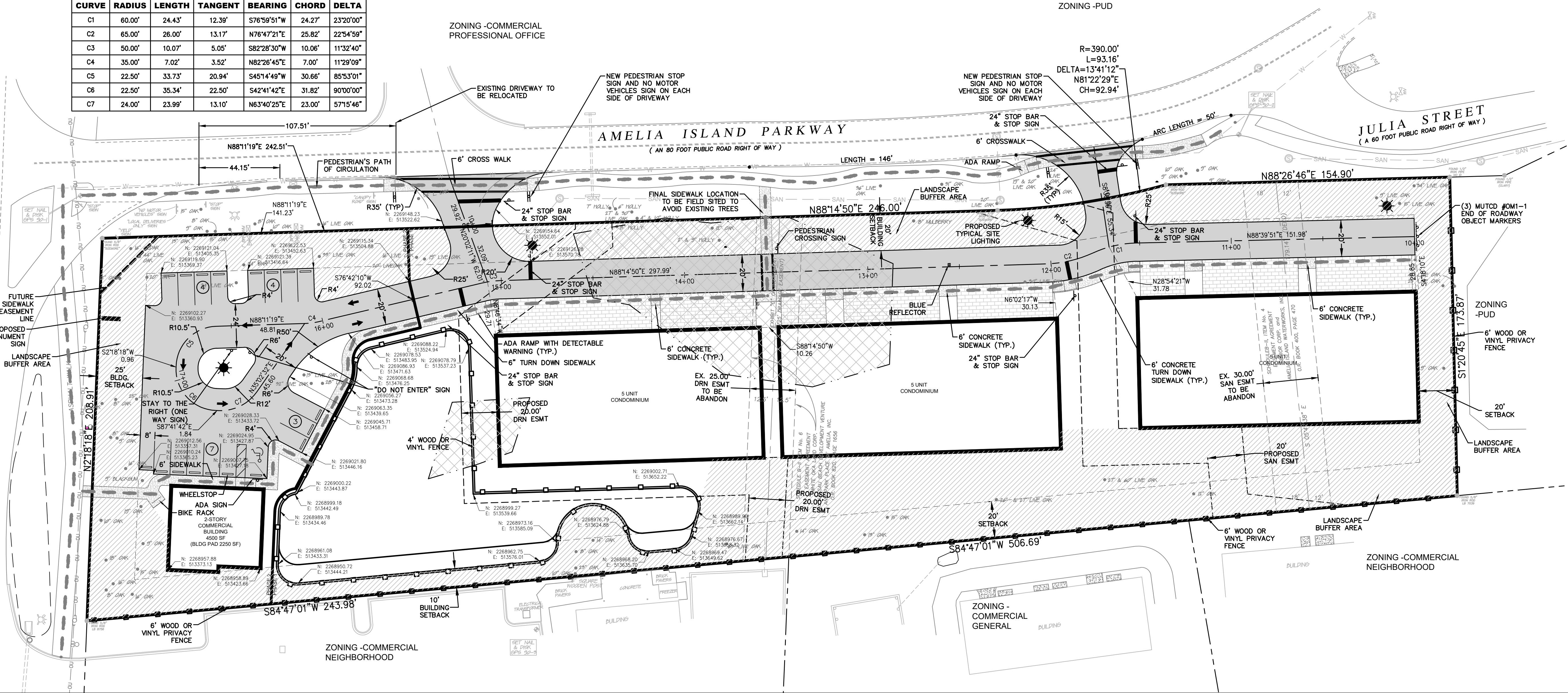
FINAL DEVELOPMENT
SIGNAGE PAGE

CONNELLY & WICKER Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cweng.com
Florida Registry 3650 L.A. Number: LC26000311

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

FIRST COAST HIGHWAY
STATE ROAD No. 105 ~ A-1-A
(A 200 FOOT PUBLIC ROAD RIGHT OF WAY)

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	60.00'	24.43'	12.39'	S76°59'51"W	24.27'	23°20'00"
C2	65.00'	26.00'	13.17'	N76°47'21"E	25.82'	22°54'59"
C3	50.00'	10.07'	5.05'	S82°28'30"W	10.06'	11°32'40"
C4	35.00'	7.02'	3.52'	N82°26'45"E	7.00'	11°29'09"
C5	22.50'	33.73'	20.94'	S45°14'49"W	30.66'	85°53'01"
C6	22.50'	35.34'	22.50'	S42°41'42"E	31.82'	90°00'00"
C7	24.00'	23.99'	13.10'	N63°40'25"E	23.00'	57°15'46"



LEGEND	
	0.30 AC. OF WETLAND TO BE IMPACTED
	LANDSCAPE BUFFER AREA

PROJECT DATA

PROJECT NAME: SUMMER BEACH PARCEL
PARCEL ID#: 00-00-30-0820-0006-0010
APPROVED PUD ORDINANCE NO.: SUMMER BEACH CONSOLIDATED DRI/PUD - RESOLUTION NO. 2007-105
CURRENT LAND USE: COMMERCIAL
CURRENT ZONING: PUD

PROJECT INTENT:

TO DEVELOP A COMMERCIAL BUILDING AND 15 CONDOMINIUM UNITS ON 3.21 ACRES

DEVELOPMENT SCHEDULE:

2 PHASE

BUILDING UNIT SUMMARY:

RESIDENTIAL UNIT = 15 CONDOMINIUM UNITS
COMMERCIAL UNIT = Up to 7,000 SF. AS SHOWN 4,500 SF (BUILDING PAD 2,250 SF)
HEIGHT = LESS THAN 45'

PARKING:

2 SPACES/UNIT (2 GARAGE)

REQUIRED SPACES: 30

PROVIDED SPACES: 30

COMMERCIAL BUILDING

REQUIRED: (MEDICAL = 1 SPACE/DOCTOR, 1 SPACE/2 EMPLOYEES, 1.5 SPACE/CONSULTANT ROOM)

(GENERAL COMMERCIAL = 1 SPACE/300 SF + 1 SPACE/2 EMPLOYEE)

PROVIDED: 18 SPACES

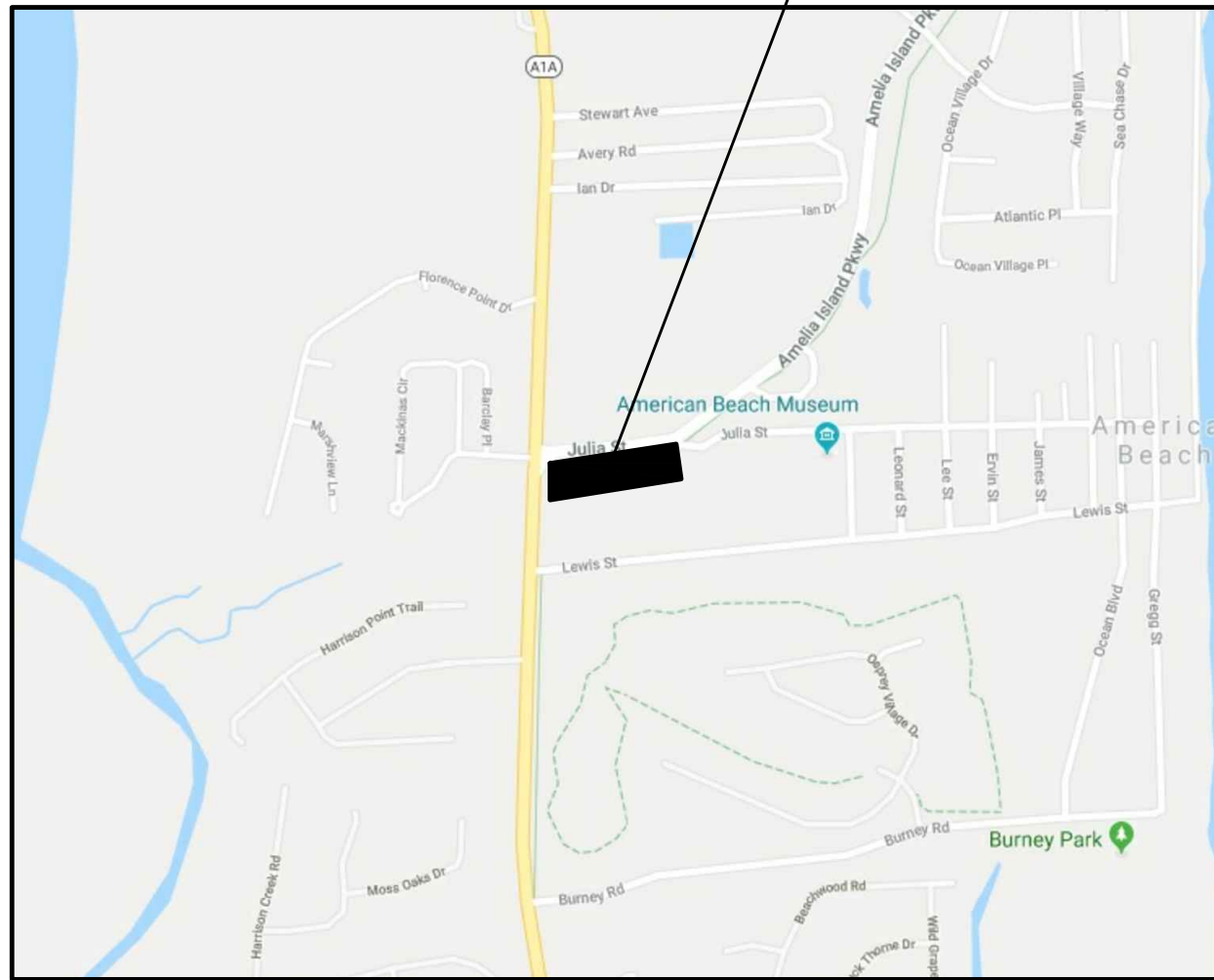
SITE DATA

	PROPOSED COMMERCIAL	PROPOSED RESIDENTIAL	TOTAL PROPOSED
GROSS PROJECT AREA	0.62 ac.	2.59 ac.	3.21 ac.
BUILDING AREA	0.05 ac.	0.73 ac.	0.78 ac.
PAVEMENT AREA	0.23 ac.	0.28 ac.	0.51 ac.
RETENTION	0.00 ac.	0.33 ac.	0.33 ac.
OPEN SPACE	0.31 ac.	1.38 ac.	1.69 ac.
TOTAL IMPERVIOUS AREA	0.31 ac.	1.21 ac.	1.52 ac.
IMPERVIOUS SURFACE AREA RATIO	50%	47%	47%
MAX BUILDING COVERAGE	40%	40%	
FLOOR AREA RATIO	9%	29%	25%

INDEX OF SHEETS

SHEET	TITLE
C100	FINAL DEVELOPMENT PLAN
C101	FINAL DEVELOPMENT GRADING PLAN
C102	FINAL DEVELOPMENT UTILITY PLAN
TM100	TREE REMOVAL & PROTECTION PLAN
TM101 - TM104	TREE EVALUATION AND MITIGATION TABLE
LA100	LANDSCAPE PLAN
LA101	LANDSCAPE SPECIFICATION
S100	SURVEY
A100	ELEVATION

PROJECT LOCATION



LOCATION MAP
NTS

Connelly & Wicker Inc.

Engineering Landscape Architecture
Planning

10060 Summer Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.connelly.com
Florida Registry 3650 L.A. Number: LC26000311

FINAL DEVELOPMENT
PLAN

SUMMER BEACH
PARCEL
NASSAU COUNTY

PREPARED FOR
FORUM CAPITAL PARTNERS

MARY E. LEAPROTT, P.E.
P.E. NUMBER: 61449
Reg. Engineer

Project No.:

20-01-0014

Designed:

MEL

Checked:

RCW

Date:

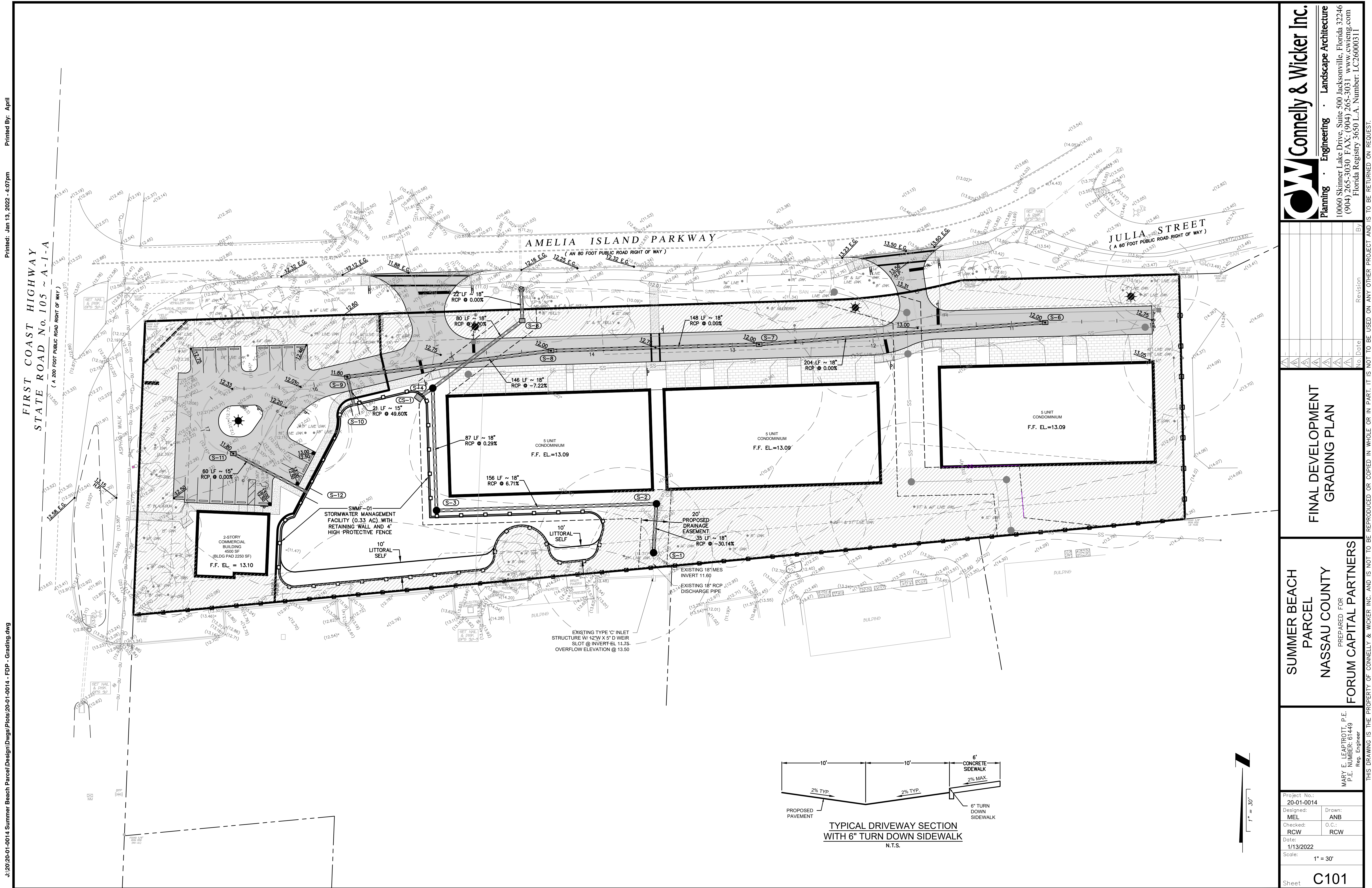
1/13/2022

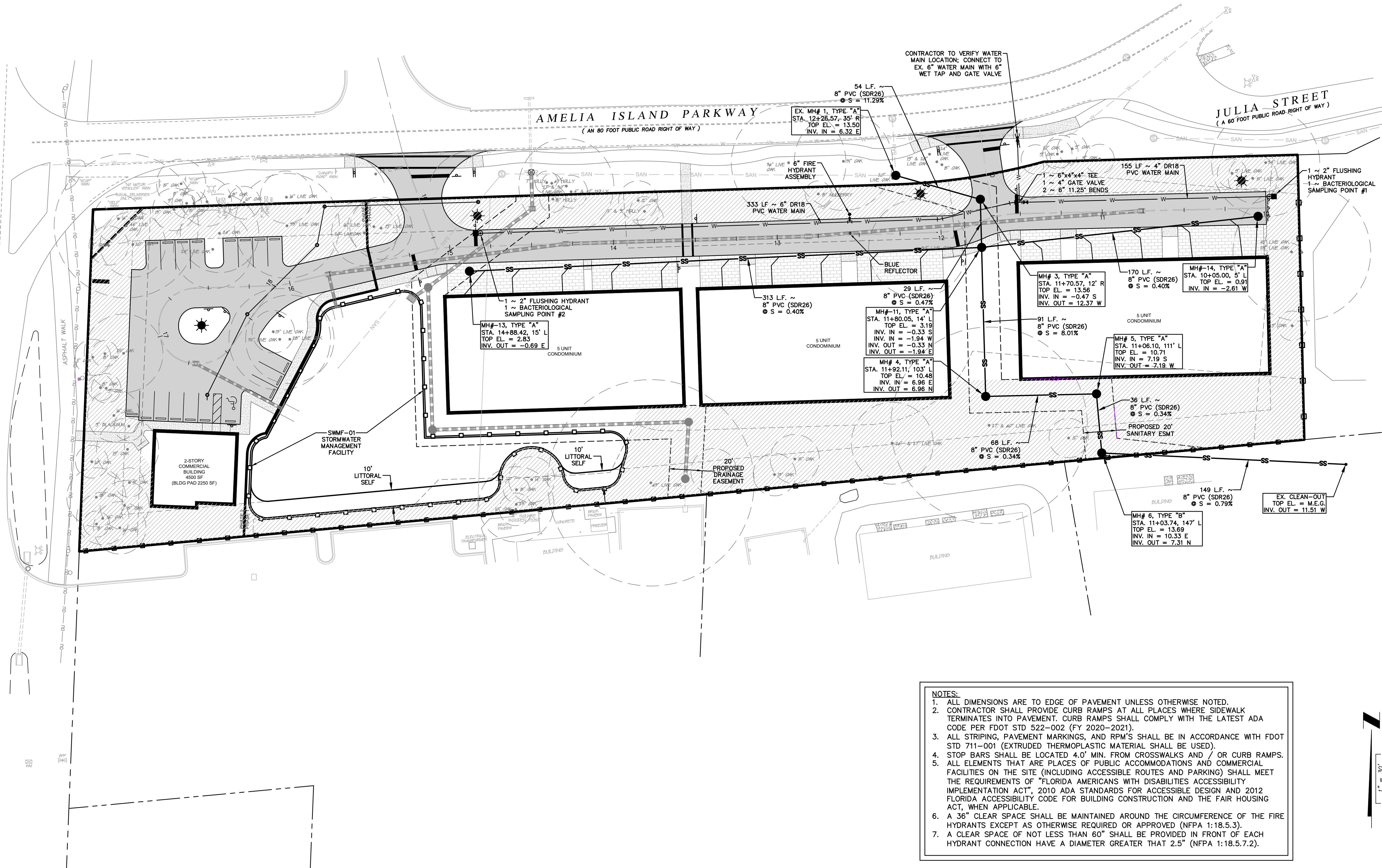
Scale:

1" = 30'

Sheet

C100



FIRST COAST HIGHWAY
STATE ROAD No. 105 ~ A-1-A
(A 200 FOOT PUBLIC ROAD RIGHT OF WAY)

- NOTES:
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL PROVIDE CURB RAMPS AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMPS SHALL COMPLY WITH THE LATEST ADA CODE PER FDOT STD 522-002 (FY 2020-2021).
 - ALL STRIPING, PAVEMENT MARKINGS, AND RPM'S SHALL BE IN ACCORDANCE WITH FDOT STD 711-001 (EXTRUDED THERMOPLASTIC MATERIAL SHALL BE USED).
 - STOP BARS SHALL BE LOCATED 4.0' MIN. FROM CROSSWALKS AND / OR CURB RAMPS.
 - ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES ON THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF "FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY IMPLEMENTATION ACT", 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND 2012 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THE FAIR HOUSING ACT, WHEN APPLICABLE.
 - A 36" CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED (NFPA 1:18.5.3).
 - A CLEAR SPACE OF NOT LESS THAN 60" SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVE A DIAMETER GREATER THAN 2.5" (NFPA 1:18.5.7.2).

SUMMER BEACH
PARCEL
NASSAU COUNTYPREPARED FOR
FORUM CAPITAL PARTNERSFINAL DEVELOPMENT
UTILITY PLAN

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Summer Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwinc.com
Florida Registry 3650 L.A. Number: LC26000311

Project No.: 20-01-0014
Designed: MEL Drawn: ANB
Checked: RCW O.C.: RCW
Date: 1/13/2022
Scale: 1" = 30'
Sheet C102

MARY E. LEAPROTT, P.E.
P.E. NUMBER: 61449
Reg. Engineer

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Printed:

FIRST COAST HIGHWAY
STATE ROAD No. 105 ~ A-1-A
(A 200 FOOT PUBLIC ROAD RIGHT OF WAY)

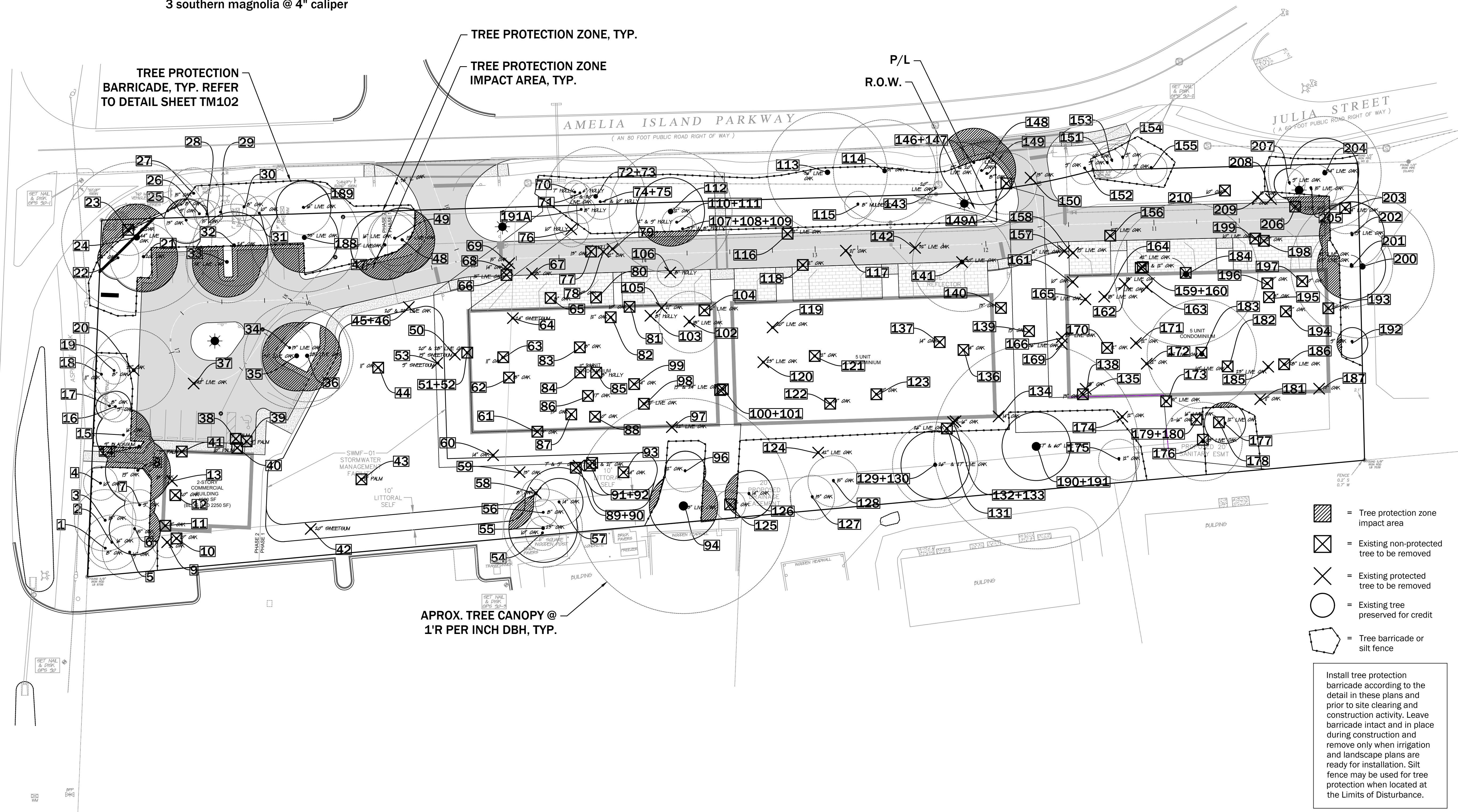
MITIGATION FOR IMPACT TO PROTECTED TREES WITHIN THE RIGHT-OF-WAY (R.O.W.):

- a. Trees 149A, 150 and 152 are R.O.W. trees that require removal to permit installation of a project entrance driveway. The driveways have been located to meet Nassau County and FDOT access requirements and to minimize impact to other R.O.W. trees.
- b. The affected area is composed of trees, mown grass, and a multi-use path. As detailed in the Tree Evaluation and Mitigation Table, Tree 149A is a diseased live oak, Tree 150 is a water oak, which is healthy but notably not protected by definition within the project area, and Tree 152 which has been dead for several years.
- c. To mitigate for the removal of the three trees, several new trees are proposed to be installed in the R.O.W. in reasonable proximity to the removed trees to offset the total inches of the two living trees (31 total inches) being removed and to meet the diversity requirements. The mitigation trees are:

- 2 dogwood @ 2" caliper
- 2 eastern redbud @ 2" caliper
- 2 dahoon holly @ 2" caliper
- 3 live oak @ 4" caliper
- 3 southern magnolia @ 4" caliper

MITIGATION FOR IMPACT TO PROTECTED TREES WITHIN TREE PROTECTION ZONE:

- Utilize tree surgeon to cleanly cut protruding roots at limits of disturbance to the required depth
- Backfill with topsoil native to the site and amended with 5% pine bark compost by volume. water-in immediately to provide a surface level with finished grade
- Provide 6" pine bark mulch as specified over all disturbed areas.



APPROX. TREE CANOPY @
1' R PER INCH DBH, TYP.

CW Connelly & Wicker Inc.

Planning • Engineering • Landscape Architecture

10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 256-3030 FAX: (904) 265-3031 www.cweng.com
Florida Registry 3650 L.A. Number: LC26000311

TREE PROTECTION AND REMOVAL PLAN

SUMMER BEACH
PARCEL
NASSAU COUNTY
PREPARED FOR
FORUM CAPITAL PARTNERS

ALFRED B. PITTMAN, M.L.A., R.L.A.
LA 1601
Reg. Landscape Architect

Project No.: 20-01-0014	
Designed: ABP	Drawn: ABP
Checked: JEW	O.C.: RCW
Date: SEPTEMBER 3, 2021	
Scale: 1" = 30'	

Sheet **TM100**

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Printed By: Printed:

Recommended Action and final inches and mitigation amounts are based on the proposed site plan.

80th Percentile Calculation			
Tree No. (See Plan)	Tree Size (Inches DBH)	Tree Set	
208	6	1	
108	7	2	
58	8	3	
103	8	4	
106	8	5	
109	8	6	
191A	8	7	
9	9	8	
14	9	9	
53	9	10	
90	9	11	
111	9	12	
207	9	13	
4	10	14	
76	10	15	
161	10	16	
181	11	17	
78	12	18	
172	12	19	
174	12	20	
177	12	21	
25	13	22	
34	13	23	
59	13	24	
79	13	25	
127	13	26	
209	13	27	
60	14	28	
68	14	29	
134	14	30	
187	14	31	
6	15	32	
69	15	33	
205	15	34	
15	16	35	
49	16	36	
132	16	37	
133	16	38	
157	16	39	
163	17	40	
13	18	41	
67	18	42	
102	18	43	
162	18	44	
164	18	45	
8	19	46	
48	19	47	
50	19	48	
138	19	49	
158	19	50	
202	19	51	
42	20	52	
45	20	53	
47	20	54	
119	20	55	

80th Percentile Calculation			
Tree No. (See Plan)	Tree Size (Inches DBH)	Tree Set	
208	6	1	
108	7	2	
58	8	3	
103	8	4	
106	8	5	
109	8	6	
191A	8	7	
9	9	8	
14	9	9	
53	9	10	
90	9	11	
111	9	12	
207	9	13	
4	10	14	
76	10	15	
161	10	16	
181	11	17	
78	12	18	
172	12	19	
174	12	20	
177	12	21	
25	13	22	
34	13	23	
59	13	24	
79	13	25	
127	13	26	
209	13	27	
60	14	28	
68	14	29	
134	14	30	
187	14	31	
6	15	32	
69	15	33	
205	15	34	
15	16	35	
49	16	36	
132	16	37	
133	16	38	
157	16	39	
163	17	40	
13	18	41	
67	18	42	
102	18	43	
162	18	44	
164	18	45	
8	19	46	
48	19	47	
50	19	48	
138	19	49	
158	19	50	
202	19	51	
42	20	52	
45	20	53	
47	20	54	
119	20	55	

[illegible]

SUMMER BEACH
PARCEL
NASSAU COUNTY
PREPARED FOR
FORUM CAPITAL PARTNERS

Project No.: 20-01-0014	
Designed: ABP	Drawn: ABP
Checked: JEW	O.C.: RCW
Date: SEPTEMBER 3, 2021	
Scale:	

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Tree No. (See Plan)	Tree Size (Inches DBH)	Common Name (Botanical Name)	Condition	Recommended Action	Protected Status by Ordinance (Y or N)	PROTECTED TREE (6"+) Removed Inches	PROTECTED TREE (6"+) Preserved Inches	BONUS (125%)
56	8	Water oak (Quercus nigra)	Main leader dead. Not Native Canopy Tree.	Preserve	N			
57	9	Water oak (Quercus nigra)	Good condition, healthy. Not Native Canopy Tree	Preserve	N			
58	8	Laurel oak (Quercus laurifolia)	Fair condition, healthy	Remove for construction	Y	8		
59	13	Sweetgum (Liquidambar styraciflua)	Good condition, healthy.	Remove for construction	Y	13		
60	14	Live oak (Quercus virginiana)	Fair condition, healthy	Remove for construction	Y	14		
61	13	Water oak (Quercus nigra)	Good condition, healthy. Not Native Canopy Tree	Remove for construction	N			
62	18	Live oak (Quercus virginiana)	Multi Trunk, half of tree dead and decaying	Remove for construction	N			
63	11	Water oak (Quercus nigra)	Deformed crown with advanced dieback. Not Native Canopy Tree.	Remove for construction	N			
64	24	Sweetgum (Liquidambar styraciflua)	Fair condition, leaning, healthy.	Remove for construction	Y	24		
65	8	Water oak (Quercus nigra)	Main leader dead. Not Native Canopy Tree.	Remove for construction	N			
66	15	Live oak (Quercus virginiana)	Main leader dead	Remove for construction	N			
67	18	Live oak (Quercus virginiana)	Fair condition, healthy	Remove for construction	Y	18		
68	14	Live oak (Quercus virginiana)	Fair condition, significantly leaning, healthy	Remove for construction	Y	14		
69	15	Live oak (Quercus virginiana)	Fair condition, significantly leaning, healthy	Remove for construction	Y	15		
70	7	American holly (Ilex opaca)	Good condition, healthy	R.O.W. Preserve	Y			
71	6	American holly (Ilex opaca)	Good condition, healthy	R.O.W. Preserve	Y			
72	27	Live oak (Quercus virginiana)	Multi trunk, specimen, good condition, healthy	R.O.W. Preserve	Y			
73	30	Live oak (Quercus virginiana)	Multi trunk, good condition, healthy	R.O.W. Preserve	Y			
74	4	American holly (Ilex opaca)	Good condition, healthy.	R.O.W. Preserve	N			
75	10	American holly (Ilex opaca)	Good condition, healthy	R.O.W. Preserve	Y			
76	10	American holly (Ilex opaca)	Good condition, healthy	Remove for construction	Y	10		
77	13	Water oak (Quercus nigra)	Major openings at base with internal decay. Not Native Canopy Tree	Remove for construction	N			
78	12	Live oak (Quercus virginiana)	Good condition, healthy	Remove for construction	Y	12		
79	13	American holly (Ilex opaca)	Fair condition, significantly leaning, healthy	Remove for construction	Y	13		
80	10	Water oak (Quercus nigra)	Fair condition, healthy. Not Native Canopy Tree	Remove for construction	N			
81	10	Water oak (Quercus nigra)	Fair condition, healthy. Not Native Canopy Tree	Remove for construction	N			
82	12	Water oak (Quercus nigra)	Fair condition, healthy. Not Native Canopy Tree	Remove for construction	N			
83	13	Water oak (Quercus nigra)	Main leader dead. Not Native Canopy Tree.	Remove for construction	N			
84	11	Water oak (Quercus nigra)	Good condition, healthy. Not Native Canopy Tree	Remove for construction	N			
85	8	American holly (Ilex opaca)	Deformed crown, main leader broken off	Remove for construction	N			
86	17	Water oak (Quercus nigra)	Storm damaged, half blown over with raised rootball. Not Native Canopy Tree	Remove for construction	N			
87	13	Water oak (Quercus nigra)	#86 blown into. Not Native Canopy Tree.	Remove for construction	N			
88	17	Water oak (Quercus nigra)	Dead main leader, storm damaged. Not Native Canopy Tree.	Remove for construction	N			
89	7	Laurel oak (Quercus laurifolia)	Significant trunk wound with internal decay	Remove for construction	N			
90	9	Laurel oak (Quercus laurifolia)	Fair condition, healthy	Remove for construction	Y	9		
91	21	Laurel oak (Quercus laurifolia)	Major trunk openings, with advanced internal decay	Remove for construction	N			
92	8	Laurel oak (Quercus laurifolia)	Dead main leader, deformed	Remove for construction	N			
93	24	Water oak (Quercus nigra)	Main leader fallen out, trunk openings with visible decay, tree in decline. Not Native Canopy Tree.	Remove for construction	N			
94	63	Live oak (Quercus virginiana)	Good condition, healthy. Specimen	Preserve	Y		63	16
96	12	Water oak (Quercus nigra)	Fair condition, healthy. Not Native Canopy Tree	Preserve	N			
97	22	Live oak (Quercus virginiana)	Fair condition, healthy	Remove for construction	Y	22		
98	19	Live oak (Quercus virginiana)	Major trunk wound at base with internal decay	Remove for construction	N			
99	14	Water oak (Quercus nigra)	Fair condition, healthy. Not Native Canopy Tree	Remove for construction	N			
100	19	Live oak (Quercus virginiana)	Multi Trunk, old lightning injuries with dead main leaders and decay, tree in decline	Remove for construction	N			
101	24	Live oak (Quercus virginiana)	Multi Trunk, old lightning injuries with dead main leaders and decay, tree in decline	Remove for construction	N			
102	18	Live oak (Quercus virginiana)	Fair condition, healthy	Remove for construction	Y	18		
103	8	American holly (Ilex opaca)	Good condition, healthy	Remove for construction	Y	8		
104	16	Live oak (Quercus virginiana)	Significant lean, co dominant stems, thin deformed crown, large opening at base	Remove for construction	N			
105	21	Live oak (Quercus virginiana)	Fair condition, healthy	Remove for construction	Y	21		
106	8	American holly (Ilex opaca)	Good condition, healthy	Remove for construction	Y	8		
107	3	American holly (Ilex opaca)	Good condition, healthy	Preserve	N			
108	7	American holly (Ilex opaca)	Good condition, healthy	Preserve	Y		7	
109	8	American holly (Ilex opaca)	Good condition, healthy	Preserve	Y		8	
110	2	American holly (Ilex opaca)	Good condition, healthy	Preserve	N			
111	9	American holly (Ilex opaca)	Good condition, healthy	Preserve	Y		9	
112	37	Live oak (Quercus virginiana)	Specimen, good condition, healthy	Preserve	Y		37	9
113	36	Live oak (Quercus virginiana)	Good condition, healthy	R.O.W. Preserve	Y			
114	31	Live oak (Quercus virginiana)	Significant injury at base with internal decay	R.O.W. Preserve	N			
115	8	Red mulberry (Morus rubra)	Good condition, healthy. Not Native Canopy Tree	Preserve	N			
116	32	Live oak (Quercus virginiana)	Old lightning strike, main leader dead, trunk split with advanced decay	Remove for construction	N			
117	21	Live oak (Quercus virginiana)	Fair condition, healthy	Remove for construction	Y	21		
118	12	Laurel oak (Quercus laurifolia)	Top dead	Remove for construction	N			
119	20	Live oak (Quercus virginiana)	Fair condition, healthy	Remove for construction	Y	20		
120	23	Live oak (Quercus virginiana)	Fair condition, healthy	Remove for construction	Y	23		
121	12	Water oak (Quercus nigra)	Significant trunk wound at base with internal decay, dieback in crown. Not Native Canopy Tree	Remove for construction	N			
122	14	Laurel oak (Quercus laurifolia)	Top dead	Remove for construction	N			
123	10	Water oak (Quercus nigra)	Good condition, healthy. Not Native Canopy Tree	Remove for construction	N			
124	42	Live oak (Quercus virginiana)	Fair condition, healthy	Remove for construction	Y	42		
125	9	Water oak (Quercus nigra)	Fair condition, healthy. Not Native Canopy Tree	Remove for construction	N			
126	14	Laurel oak (Quercus laurifolia)	Deformed crown, storm damage	Preserve	N			
127	13	Laurel oak (Quercus laurifolia)	Fair condition, healthy	Preserve	Y		13	
128	15	Laurel oak (Quercus laurifolia)	Deformed crown, storm damage	Preserve	N			
129	26	Live oak (Quercus virginiana)	Multi trunk, good condition, healthy	Preserve	Y		26	7
130	27	Live oak (Quercus virginiana)	Multi trunk, good condition, healthy	Preserve	Y		27	7
131	26	Live oak (Quercus virginiana)	Main leader dead/fallen out, storm damage to other stem	Remove for construction	N			
132	16	Live oak (Quercus virginiana)	Multi trunk, good condition, healthy	Remove for construction	Y	16		
133	16	Live oak (Quercus virginiana)	Multi trunk, good condition, healthy	Remove for construction	Y	16		

[illegible]

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

TREE EVALUATION AND MITIGATION TABLE

SUMMER BEACH

PARCEL

NASSAU COUNTY

PREPARED FOR
FORUM CAPITAL PARTNERS

LFRED B. PITTMAN, MLA, RLA
LA 1601
Reg. Landscape Architect

Project No.: 20-01-0014	
Designed: ABP	Drawn: ABP
Checked: JEW	O.C.: RCW
Date: SEPTEMBER 3, 2021	
Scale:	

Printed:

Tree No. (See Plan)	Tree Size (Inches DBH)	Tree Set
------------------------	------------------------------	----------

	No.	Date	Revision	By
A..				
B..				
C..				
D..				
E..				
F..				
G..				
H..				
I..				
J..				
K..				
L..				
M..				
N..				
O..				
P..				
Q..				
R..				
S..				
T..				
U..				
V..				
W..				
X..				
Y..				
Z..				

TREE EVALUATION AND MITIGATION TABLE

SUMMER BEACH

PARCEL

NASSAU COUNTY

PREPARED FOR

FORUM CAPITAL PARTNERS

LFRED B. PITTMAN, MLA, RLA
LA 1601
Reg. Landscape Architect

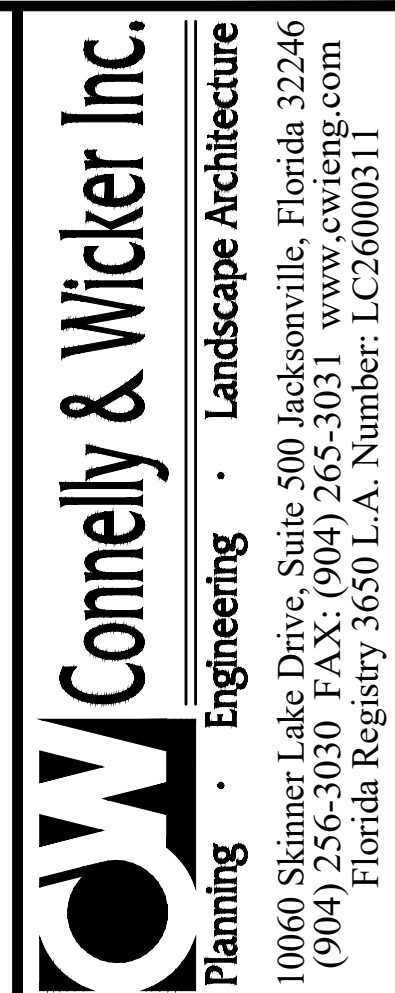
Project No.: 20-01-0014	
Designed: ABP	Drawn: ABP
Checked: JEW	O.C.: RCW
Date: SEPTEMBER 3, 2021	
Scale:	

Sheet TM103

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

SYM	QTY	PCT	ABV	BOTANICAL NAME	COMMON NAME	SIZE / SPECS	SPACING	TYPE	ORIGIN	
	TREES									
☉	04	05	CC	<i>Cercis canadensis</i>	Eastern redbud	2" cal / 8-10' ht / tree form	As shown	Understory	Native	
☉	16	22	CF	<i>Cornus florida</i>	Dogwood	2" cal / 8-10' ht / tree form	As shown	Understory	Native	
☉	17	23	IC	<i>Ilex cassine</i>	Dahoon holly	2" cal / 8-10' ht / tree form	As shown	Understory	Native	
☉	13	18	MG	<i>Magnolia grandiflora</i> 'Brackens'	Brackens magnolia	3" cal / 10-12' ht / tree form	As shown	Canopy	Native	
☉	14	19	QV	<i>Quercus virginiana</i>	Live oak	3" cal / 10-12' ht / tree form	As shown	Canopy	Native	
☉	07	09	TD	<i>Taxodium distichum</i>	Bald cypress	3" cal / 10-12' ht / tree form	As shown	Canopy	Native	
	71	100*								Total:
	SHRUBS AND GROUNDCOVERS									
	115		VO	<i>Viburnum obovatum</i>	Walters viburnum	18" min ht / 3 gal / hedge	30" OC		Native	
	75		ZP	<i>Zamia pumila</i>	Coontie palm	12-15" ht / 3 gal	3.5' OC		Native	
			SOD	<i>Paspalum notatum</i> 'Argentine'	Argentine bahiagrass	Certified	Solid sod		Exotic	

**NOTE:
FOR ALL PRIVACY
FENCING, CONTRACTOR
TO MODIFY POST AND
PANEL LOCATION AND
INSTALLATION TO
ACCOMMODATE
EXISTING TREES AND
MINIMIZE DISTURBANCE
TO TRUNKS, ROOTS AND
BRANCHES. UTILIZE ANSI
A300 IF PRUNING IS
REQUIRED.**



--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

LANDSCAPE PLAN

SUMMER BEACH
PARCEL
NASSAU COUNTY
PREPARED FOR
FORUM CAPITAL PARTNERS

ALFRED B. PITTMAN, MIA, RLA
LA 1601
Reg. Landscape Architect

Project No.: 20-01-0014	
Designed: ABP	Drawn: ABP
Checked: JEW	O.C.: RCW
Date: SEPTEMBER 3, 2021	
Scale: 1" = 30'	
Sheet LA100	

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

- ## TREE AND EXISTING VEGETATION PROTECTION

- ## PLANT INSTALLATION

- 

DEVELOPMENT TYPE: Mixed Use

PROTECTED TREE PRESERVATION/REPLACEMENT

Two new live oak trees provided in R.O.W. to mitigate for trees 149A and 150 removed from R.O.W. for necessary property access. Refer to Tree Mitigation Plans and Landscape Plans.

MINIMUM TREE PLANTING REQUIREMENTS

In addition to perimeter/buffer requirements

Multifamily Dwelling Units (DU): 15
 Required trees (1 tree per 2 DU): 8
 Provided trees: 10 (6 new, 4 existing preserved >6" DBH:
 Trees 34, 35, 36, 141)

Non-residential area: 21,604 SF
Required green space (10%): 2,161 SF
Provided green space: 13,826
Required trees (1 tree/500 SF): 5
Provided trees: 19 (10 new, 9 existing preserved >6" DBH:
Trees 5,6,7,8,16,17,19,20,21)

PERIMETER LANDSCAPING ADJACENT TO PUBLIC R.O.W.

A1A/SR 200 R.O.W. (189 lf)
 Required canopy trees (3 per 100 lf): 6
 Provided canopy trees: 16 (16 existing preserved >6" DBH:
 Trees 1, 2, 3, 4, 5, 6, 7, 8, 14, 15, 16, 17, 18, 19, 22, 24)
 Required understory trees (3 per 100 lf): 7
 Provided understory trees: 9 (9 new)
 Required area (25 sf avg): 5,225 sf
 Provided area: 6,306 sf

Amelia Island Parkway R.O.W. (531 lf)
Road Type: Collector
Required canopy trees (3 per 100 lf): 16
Provided canopy trees: 17 (6 new, 11 existing preserved >6"
DBH):
Trees 21, 22, 24, 25, 32, 33, 188, 47, 48, 49, 112)
Required understory trees (3 per 100 lf): 16
Provided understory trees: 17 (17 new)
Required area (15 sf/lf): 7,965 sf
Provided area: 10,454 sf

Julia Street R.O.W. (154 lf)
Road Type: Local
Required canopy trees (2 per 100 lf): 3
Provided canopy trees: 5 (2 new, 3 existing preserved >6" DBH):
Trees 204, 205, 207)
Required understory trees (3 per 100 lf): 4
Provided understory trees: 4 (4 new)
Required area (10 sf/lf): 1,540 sf
Provided area: 3,826 sf



All trees planted shall be staked or guyed for a period of at least six (6) months in accordance with this detail.

DEVELOPMENT BUFFERS PER TABLE 37-5

Southwest Boundary (385 lf)
Zoning Designation: Commercial Neighborhood
Buffer Type: M
Required canopy trees (4/100 lf): 15
Provided canopy trees: 15 (9 new, 7 existing preserved >6" DBH):
Trees 1, 2, 5, 6, 54, 55, 94
Required area (15 sf/lf): 5,775 sf
Provided area: 8,589 sf
Required screening provided by 6' opaque fence along boundary in lieu of shrubs.

Southcentral Boundary (219 lf)
Zoning Designations: Commercial General
Buffer Type: M
Required canopy trees (4/100 lf): 9
Provided canopy trees: 9 (3 new, 6 existing preserved >6" DBH):
Trees 126, 128, 129, 130, 190, 191
Required area (15 sf/lf): 3,285 sf
Provided area: 10,827 sf
Required screening provided by 6' opaque vinyl fence along boundary in lieu
of shrubs.

Southeast Boundary (147 lf)
Zoning Designations: Commercial General
Buffer Type: M
Required canopy trees (4/100 lf): 6
Provided canopy trees: 7 (5 new, 2 existing preserved >6" DBH):
Trees 175, 177
Required area (15 sf/lf): 2,205 sf
Provided area: 6,926 sf
Required screening provided by 6' opaque vinyl fence along boundary in lieu of shrubs.

East Boundary (170 lf)
Zoning Designation: Neighborhood Commercial/Commercial
Buffer Type: M
Required canopy trees (4/100 lf): 7
Provided canopy trees: 7 (5 new, 2 existing preserved >6" DBH)
Trees 192,202
Required area (15 sf/lf): 2,460 sf
Provided area: 3,751 sf
Required screening provided by 6' opaque vinyl fence along boulevard of shrubs.

OFF-STREET PARKING

See Landscape Plan

NASSAU COUNTY LANDSCAPE NOTES

37.05.B All installed trees, shrubs and groundcovers shall conform to the standards for Florida Grade #1 or better according to the current edition of "Grades and Standards for Nursery plants" published by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry. Synthetic or artificial trees, shrubs, groundcovers or vines are not acceptable substitutes. In choosing plant materials, consideration should be given to the amount of sun or shade, the wetness or dryness of the soil, the effects of salt spray (where applicable), the amount of irrigation required and the mature size and spatial needs of plants chosen.

37.05.G.1. All plants will be fully irrigated.

37.05.J. The property owner is responsible for the maintenance of all landscape areas, including irrigation, mowing, trimming, fertilizing, & carrying out the activities to keep the plant material in a healthy and growing condition, maintain visual clearance, & allow passage of vehicles & pedestrians on public roads & non-exclusive easements.

37.05.K.1. Upon determination by the county that a required tree or plant is dead or severely damaged or diseased, the tree or plant shall be replaced by the owner with plant material meeting the requirements of this section.

CW **Connelly & Wicker Inc.**
Planning • Engineering • Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 256-3030 FAX: (904) 265-3031 www.cwieng.com
Florida Registering 3650 (L.A. Number: LC26000311)

	A	--
	B	--
	C	--
	D	--
	E	--
	F	--
	G	--
No.	A	--
Revision		
By		

LANDSCAPE SPECIFICATIONS

**SUMMER BEACH
PARCEL
NASSAU COUNTY
PREPARED FOR
FORUM CAPITAL PARTN**

LFRED B. PITTMAN, MLA, RLA
LA 1601
Reg. Landscape Architect

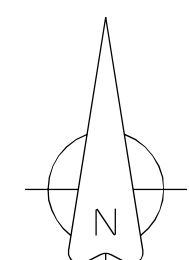
Project No.: 20-01-0014	
Designed: ABP	Drawn: ABP
Checked: JEW	O.C.: RCW
Date: SEPTEMBER 3, 2021	
Scale:	

Sheet LA101

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

FIRST COAST HIGHWAY
STATE ROAD No. 105 ~ A-1-A
(A 200 FOOT PUBLIC ROAD RIGHT OF WAY)

0 30 60
GRAPHIC SCALE
SCALE: 1" = 30'



AMELIA ISLAND PARKWAY
(AN 80 FOOT PUBLIC ROAD RIGHT OF WAY)

JULIA STREET
(A 60 FOOT PUBLIC ROAD RIGHT OF WAY)

PARCEL "B"

PARCEL "A"

MAP SHOWING BOUNDARY SURVEY OF

LEGAL DESCRIPTION AS CONTAINED IN THAT TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER No. 6662246, CUSTOMER REFERENCE 29775-17, (PAGE 1 WAS NOT PROVIDED)

A PART OF LOT 6, STAPLETON LANDS LYING IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF PARCEL "B" (RITZ CARLTON EMPLOYEE PARKING) AS DESCRIBED IN OFFICIAL RECORDS BOOK 820, PAGE 433 OF THE PUBLIC RECORDS OF NASSAU COUNTY; THENCE SOUTH 01°13'32" EAST ALONG THE WEST LINE OF SAID PARCEL "B", A DISTANCE OF 173.94 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE SOUTH 84°51'18" WEST, A DISTANCE OF 506.69 FEET; THENCE NORTH 02°22'41" EAST, A DISTANCE OF 194.26 FEET TO THE SOUTH LINE OF AMELIA ISLAND PARKWAY (AN 80 FOOT RIGHT OF WAY) AS NOW ESTABLISHED; THENCE EASTERLY ALONG SAID SOUTH LINE THE FOLLOWING TWO COURSES: COURSE (1) NORTH 88°17'22" EAST, A DISTANCE OF 246.08 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 390.00 FEET; COURSE (2) 93.16 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF NORTH 81°26'46" EAST, AND A CHORD DISTANCE OF 92.94 FEET TO A POINT ON SAID CURVE, BEING THE POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF JULIA STREET (A 60 FOOT RIGHT OF WAY) AS NOW ESTABLISHED; THENCE NORTH 88°29'30" EAST ALONG SAID SOUTH LINE OF JULIA STREET, A DISTANCE OF 155.05 FEET TO THE POINT OF BEGINNING.

PARCEL "B":

A PART OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF STATE ROAD 105 (A-1-A) WITH THE SOUTH RIGHT OF WAY LINE OF AMELIA ISLAND PARKWAY (AN 80 FOOT RIGHT OF WAY) AS NOW ESTABLISHED; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID AMELIA ISLAND PARKWAY, 242.50 FEET; THENCE SOUTH 02°22'41" WEST, 194.26 FEET; THENCE SOUTH 84°51'18" WEST, 243.98 FEET TO AN INTERSECTION WITH THE AFORESAID RIGHT OF WAY LINE OF STATE ROAD 105 (A-1-A); THENCE NORTH 02°22'41" EAST ALONG SAID EAST RIGHT OF WAY LINE, 208.91 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED REAL PROPERTY ALSO BEING DESCRIBED AS FOLLOWS:

A PART OF LOT 6, STAPLETON LANDS LYING IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF STATE ROAD 105 (A-1-A) WITH THE SOUTH RIGHT OF WAY LINE OF AMELIA ISLAND PARKWAY (AN 80 FOOT RIGHT OF WAY) AS NOW ESTABLISHED; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID AMELIA ISLAND PARKWAY, THE FOLLOWING TWO COURSES: (1) N 88°17'22" E, A DISTANCE OF 488.58 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 390.00 FEET; THENCE EASTERLY 93.16 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING N 81°26'46" E AND A CHORD DISTANCE OF 92.94 FEET TO A POINT ON SAID CURVE; THENCE N 88°31'03" E ALONG THE SOUTH LINE OF JULIA STREET (A 60 FOOT RIGHT OF WAY), AS NOW ESTABLISHED, A DISTANCE OF 154.90 FEET TO THE NORTHWEST CORNER OF PARCEL "B" AS DESCRIBED IN OFFICIAL RECORDS VOLUME 820, PAGE 433 OF THE PUBLIC RECORDS OF NASSAU COUNTY; THENCE S 01°16'28" E ALONG THE WEST LINE OF SAID PARCEL "B", A DISTANCE OF 173.87 FEET; THENCE S 84°51'18" W, A DISTANCE OF 750.67 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF AFORESAID STATE ROAD No. 105 (A-1-A); THENCE N 02°22'41" E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 208.91 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. A-1-A ~ FIRST COAST HIGHWAY AS N 02°18'18" E, AS MONUMENTED, AND ARE BASED ON THE US DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICA DATUM OF 1983 (2011) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FIPS ZONE 801 (12, EAST).
- 2) THIS BOUNDARY, TOPOGRAPHIC AND TREE SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS SURVEY AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS BOUNDARY, TOPOGRAPHIC AND TREE SURVEY WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS SPECIFIC BOUNDARY, TOPOGRAPHIC AND TREE SURVEY IN ANY SUBSEQUENT TRANSACTIONS IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS, NO ENTITY OTHER THAN THOSE LISTED ON THIS BOUNDARY, TOPOGRAPHIC AND TREE SURVEY SHOULD RELY UPON THIS SURVEY FOR ANY PURPOSE.
- 3) UNLESS OTHERWISE NOTED, ANY PORTION OF THE SUBJECT PROPERTY GRAPHICALLY SHOWN HEREON MAY BE DEEMED AS WETLANDS, BY LOCAL, STATE OR FEDERAL GOVERNMENTAL AGENCIES, UNLESS AN ENVIRONMENTAL WETLAND JURISDICTIONAL DETERMINATION SURVEY WAS PERFORMED BY THIS FIRM AT THIS TIME. THE DETERMINATION OF THE ENVIRONMENTAL WETLAND JURISDICTIONAL LINE(S) AND APPROVAL BY THE AFOREMENTIONED GOVERNMENTAL AGENCIES, IS THE RESPONSIBILITY OF THE OWNER(S), HIS OR HER AGENTS, AND THE PARTY(IES) UTILIZING THIS SURVEY, WITHOUT AN ENVIRONMENTAL WETLAND JURISDICTIONAL SURVEY PERFORMED BY THE GENERAL SURVEYOR, THE LACK OF AN ENVIRONMENTAL WETLAND JURISDICTION LINE DETERMINATION AND APPROVAL BY THE APPROPRIATE PARTY(IES) IS NOT THE RESPONSIBILITY OF THIS FIRM, NOR OF THE UNDERGROUND.
- 4) UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OF RECORD, BUILDING RESTRICTION LINE RESTRICTIONS, AND OTHER MATTERS, ENJOINED BY TITLE EXAMINATION BY A TITLE COMPANY, THAT HAVE NOT BEEN SHOWN HEREON. THESE ITEMS ARE NOT REQUIRED BY A STATE OF FLORIDA MINIMUM TECHNICAL STANDARDS SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, 54-17-001.
- 5) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAWING, THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.
- 6) EVERY ATTEMPT WAS MADE BY THIS FIRM TO CORRECTLY IDENTIFY THE TREES SHOWN HEREON BY SPECIES TYPE, (I.E. HICKORY AND LIVE OAK), HOWEVER, THIS FIRM DOES NOT HAVE ON ITS STAFF A BOTANIST OR DENDROLOGIST, NOR DOES IT PRACTICE IN THE FIELD OF BOTANY OR DENDROLOGY AND THEREFORE, THERE MAY BE MIS-IDENTIFIED TREES SHOWN ON THIS SURVEY.
- 7) ELEVATIONS SHOWN HEREON ARE BASED ON THE US DEPARTMENT OF COMMERCE, NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE NORTH AMERICAN VERTICAL DATUM OF 1988 IS THE CURRENT VERTICAL CONTROL DATUM OF ORTHOMETRIC HEIGHT ESTABLISHED FOR VERTICAL CONTROL SURVEYING IN THE UNITED STATES BASED UPON THE GENERAL MEAN OF THE NORTH AMERICAN DATUM OF 1988, AND USES THE HELMERT ORTHOMETRIC HEIGHT, WHICH CALCULATES THE LOCATION OF THE GEOD (WHICH APPROXIMATES SEA LEVEL) FROM MODELED LOCAL GRAVITY.

SURVEYOR'S COMMENTS REGARDING THE SCHEDULE B SECTION II EXCEPTIONS

SCHEDULE B SECTION II EXCEPTIONS (AS PER TITLE COMMITMENT PROVIDED)

4. EASEMENT AGREEMENT IN FAVOR OF AMELIA ISLAND WATERWORKS, INC. AS SET OUT IN INSTRUMENT RECORDED SEPTEMBER 29, 1983 IN OFFICIAL RECORDS BOOK 400, PAGE 470.

5. DEVELOPER AGREEMENT AS SET OUT IN INSTRUMENT RECORDED JANUARY 17, 1984 IN OFFICIAL RECORDS BOOK 409, PAGE 644.

6. EASEMENT AGREEMENT IN FAVOR OF PARK PLACE OF AMELIA, INC. AS SET OUT IN INSTRUMENT RECORDED JANUARY 27, 1998 IN OFFICIAL RECORDS BOOK 820, PAGE 1565.

SURVEYOR'S COMMENTS

4. THIS EASEMENT AFFECTS A PORTION OF PARCEL "A" OF THE LAND CONTAINED WITHIN THIS TITLE COMMITMENT, AND IS GRAPHICALLY SHOWN ON THE FACE OF THIS SURVEY.

5. BOTH PARCEL "A" AND "B" LIE WHOLLY WITHIN THE LANDS DESCRIBED AS PARCEL 1-A, OF THIS AGREEMENT. THEREFORE THE LANDS SHOWN HEREON ARE SUBJECT TO THIS AGREEMENT.

6. THIS EASEMENT AFFECTS A PORTION OF PARCEL "A" OF THE LAND CONTAINED WITHIN THIS TITLE COMMITMENT, AND IS GRAPHICALLY SHOWN ON THE FACE OF THIS SURVEY.

JONATHAN B. BOWAN
STATE OF FLORIDA
REGISTERED LAND SURVEYOR
CERTIFICATE No. 4600

JOB No. 49685
F.B. 520, PAGE 21 (BENCH RUN)
COMPOSITE MAP OF THREE (3)
DIFFERENT SURVEYS

PREPARED BY:
A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736

The Hayley Floorplan: 2,038 sq. ft.

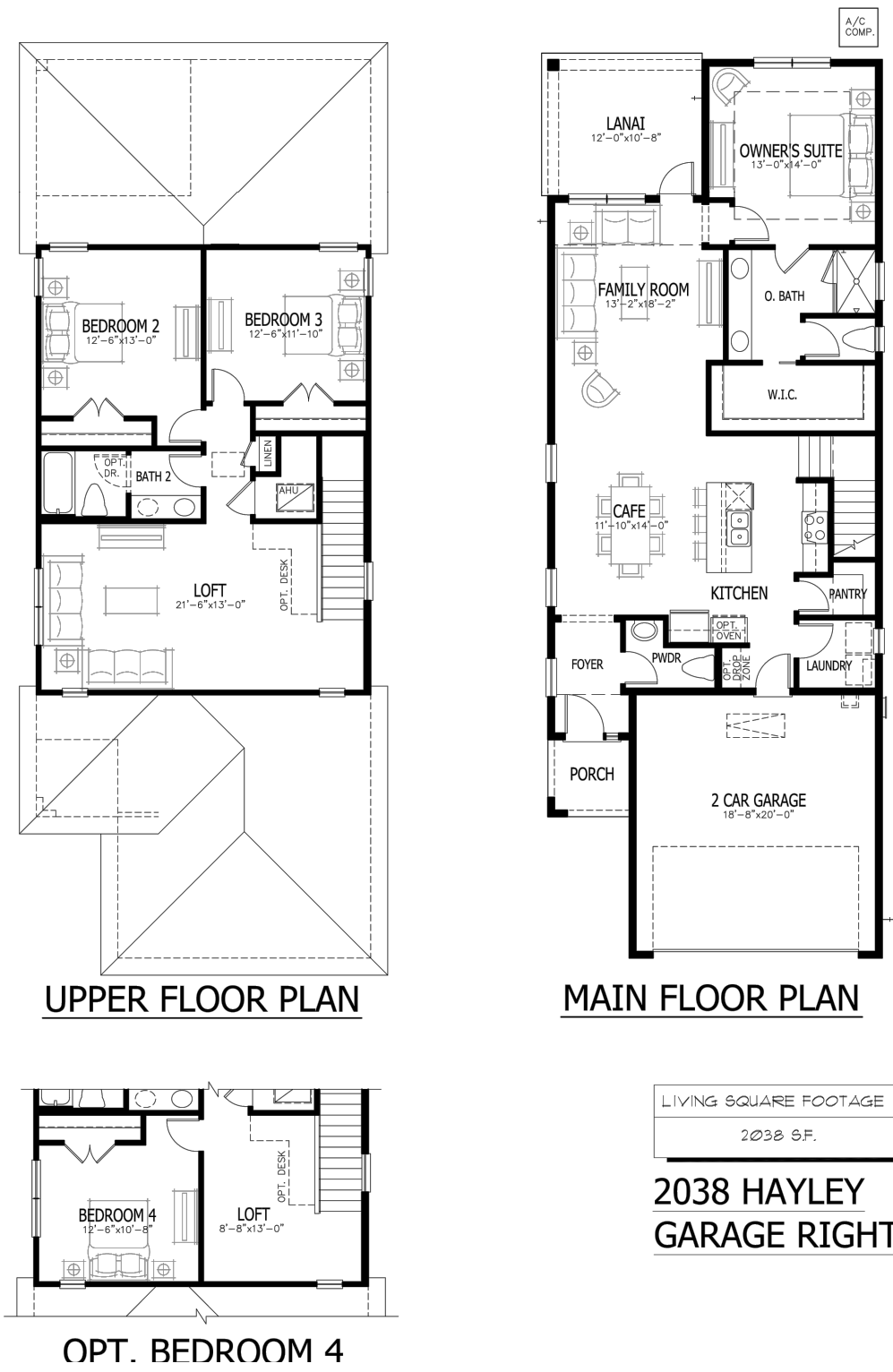


Mediterranean



Spanish Eclectic

The Hayley Floorplan: 2,038 sq. ft.
3 bedrooms & 2.5 baths



The Ashley Floorplan: 2,620 sq. ft.



Mediterranean



Spanish Eclectic

The Ashley Floorplan: 2,620 sq. ft.
4 bedrooms & 2.5 baths



ARCHITECTURAL
ELEVATIONS AND
FLOORPLAN

SUMMER BEACH
PARCEL
NASSAU COUNTY
PREPARED FOR
FORUM CAPITAL PARTNERS

Project No.:
20-01-0014
Designed:
MEL
Checked:
RCW
Date:
1/13/2022
Scale:
1" = 80'

Sheet
A100

Square footage is subject to change prior to final plans being issued and contracts executed.

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.