

ENGINEERING PLANS

FOR

FINAL DEVELOPMENT PLAN FOR
BREAKERS RV RESORT

FOR

INTACT CONSTRUCTION
MANAGEMENT

FINAL DEVELOPMENT PLAN FOR
BREAKERS RV RESORT

FOR

INTACT CONSTRUCTION
MANAGEMENT

RELEASED FOR CONSTRUCTION BY _____

GILLETTE & ASSOCIATES, INC.

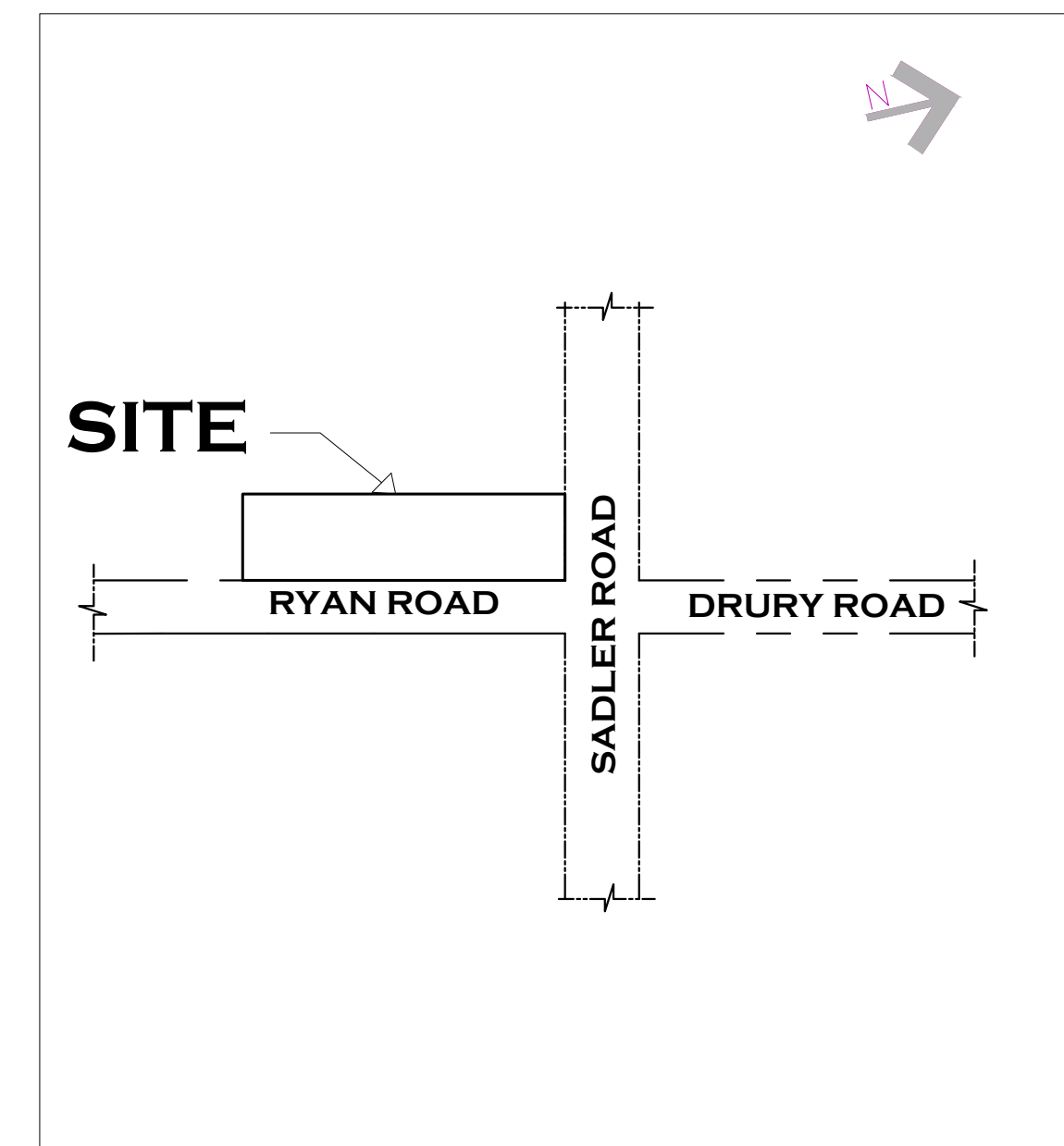
CIVIL & ENVIRONMENTAL ENGINEERING
MECHANICAL & STRUCTURAL ENGINEERING
PERMITTING & CONSTRUCTION MANAGEMENT

20 SOUTH 4TH STREET AMELIA ISLAND, FLORIDA 32034
PHONE: 904/261-8819

G & A

ISSUE DATE: SEPTEMBER 27TH, 2022

SITE LOCATION MAP



PROPERTY INFORMATION:

- PID#: 00-00-30-0600-0002-0200
- ACREAGE: 1.38 ACRES (60,000 SF)
- LOCATION: FERNANDINA BEACH, FL
- FLOOD ZONE: X
- ZONING: CG (PER REZONING R21-011)
- FUTURE LAND USE: COMMERCIAL
- PROPOSED USE: CAMPGROUND

DEVELOPMENT REQUIREMENTS:

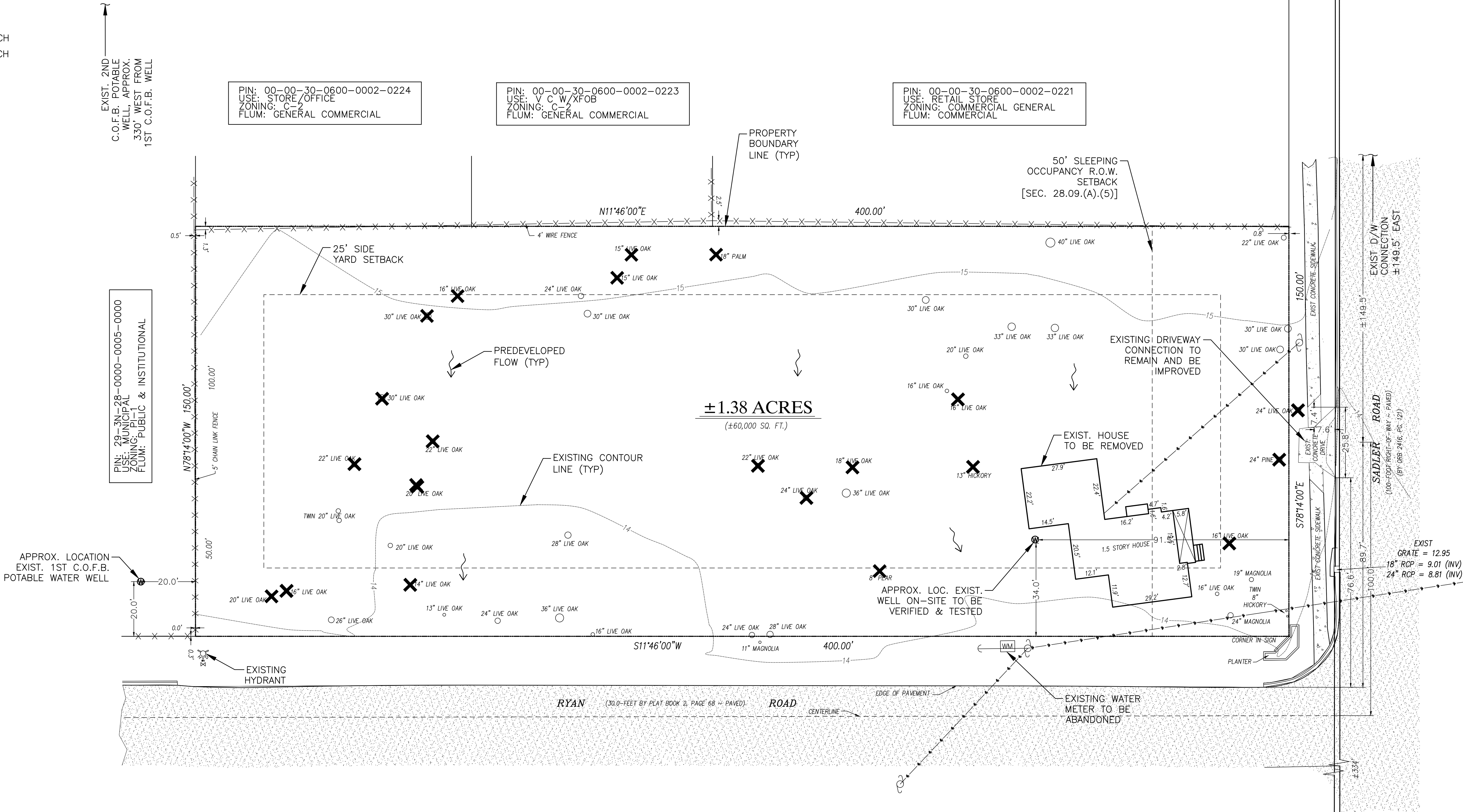
- MAX LOT COVERAGE: 50%

SETBACK REQUIREMENTS:

- FRONT: 25 FEET
- REAR: 25 FEET
- SIDES: 25 FEET

UTILITIES:

- WATER: CITY OF FERNANDINA BEACH
- SEWER: CITY OF FERNANDINA BEACH
- POWER: F.P.U.



LEGEND

CONCRETE X = TREE TO BE REMOVED

NOTE: SOME DETAILS IN THESE DRAWINGS ARE TO BE CONSIDERED TYPICAL AND MAY NOT BE CALLED OUT ON PLANS. CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DETAILS DURING CONSTRUCTION IN ALL TYPICAL AREAS.

REGISTERED DESIGN PROFESSIONAL	ITEM	DATE	REV
PRELIMINARY BINDING SITE PLAN SUBMITTAL	A	04/27/22	
REVISION PER COUNTY COMMENTS	B	06/10/22	
RESUBMITTAL REVISION PER COUNTY COMMENTS	C	07/26/22	
RESUBMITTAL REVISION PER COUNTY COMMENTS	D	08/30/22	
RESUBMITTAL REVISION PER COUNTY COMMENTS	E	09/27/22	

GILLETTE & ASSOCIATES, INC.
CIVIL, ENVIRONMENTAL, MECHANICAL & STRUCTURAL ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 9332
ASA R. GILLETTE, P.E. * FL PE NO. 56177
20 S. 4th STREET * FERNANDINA BEACH, FL 32034
PHONE: 904-261-8819 * www.gilletteassociates.com

BREAKERS RV RESORT
2194 SADLER ROAD,
FERNANDINA BEACH, FLORIDA 32034

ISSUE DATE: 09/27/22

PREDEVELOPED
SITE PLAN

North / Elev Key Sheet
PRE-1
Page 1 of 6

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DEVELOPMENT REQUIREMENTS:

- MAX LOT COVERAGE: 50%
- PROPOSED LOT COVERAGE: 36.5%
- PROPOSED FLOOR AREA RATIO: 2.6%
- TOTAL IMPERVIOUS AREA CALCULATED BASED ON ALL ITEMS SHOWN TREATED AS IMPERVIOUS

SETBACK REQUIREMENTS:

- FRONT: 25 FEET
- REAR: 25 FEET
- SIDES: 25 FEET

UTILITIES:

- WATER: CITY OF FERNANDINA BEACH
- SEWER: CITY OF FERNANDINA BEACH
- POWER: F.P.U.

SEPTIC/SEWAGE CALCULATIONS:

TRAILER VEHICLE SPACES = 17
CHECK-IN OFFICE SPACE = 350 SF
MANAGERS OFFICE SPACE = 300 SF
MANAGERS 1 BEDROOM SPACE = 750 SF

- "TRANSIENT RECREATIONAL VEHICLE PARK"

(B) RECREATIONAL VEHICLE SPACE FOR OVERNIGHT STAY, WITH WATER AND SEWER HOOKUP PER VEHICLE SPACE

= 75 GALLONS PER TRAILER VEHICLE SPACE
75 GAL * (17 SPOTS) = 1,275 GALLONS

- "RESIDENTIAL"

(A) SINGLE/MULTIPLE FAMILY DWELLING. ONE (1) BEDROOM W/ 750 SF OR LESS BUILDING AREA = 100 GALLONS

MANAGERS SLEEPING QUARTERS = 100 GALLONS

- "OFFICE BUILDING"

15 GALLONS PER 100 SQUARE FEET OF FLOOR SPACE

(650 SF TOTAL OFFICE/ 100 SF) * 15 GALLONS = 98 GALLONS

- "BATH HOUSE" CALCULATIONS ALREADY CONSIDERED CALCULATED INTO THE "TRANSIENT RECREATIONAL VEHICLE PARK" CALCULATIONS SINCE THE VEHICLE SPACES ARE ASSUMED WITH WATER & SEWER HOOKUPS.

TOTAL ESTIMATED SEWAGE FLOW = 1,473 GALLONS/DAY

ESTIMATED SEPTIC TANK MINIMUM EFFECTIVE CAPACITY = 2,700 GALLONS

ESTIMATED PUMP TANK MINIMUM TOTAL CAPACITY = 1,900 GALLONS

DRAINFIELD SIZING

TYPE: ABSORPTION BED
SOIL: FINE SAND (0.60 GAL SQ. FT/DAY)
REQUIRED DRAINFIELD SIZE:

= 1473 GAL/DAY / (0.60 GAL SQ. FT/DAY)

= 2,455 SQ. FT

DRAINFIELD SIZE PROVIDED:

= 2,463 SQ. FT

APPROX. LOCATION
EXIST. 1ST C.O.F.B.
POTABLE WATER WELL

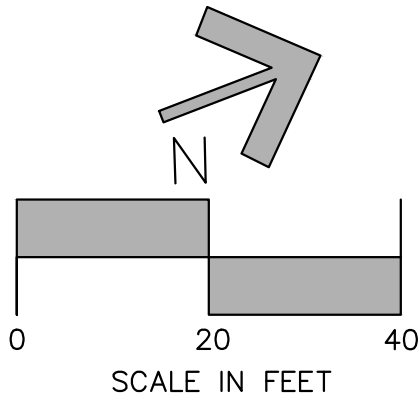
EXIST. 2ND
C.O.F.B. POTABLE
WELL, APPROX.
330' WEST FROM
1ST C.O.F.B. WELL

PIN: 00-00-30-0600-0002-0224
USE: STORE/OFFICE
ZONING: C-2
FLUM: GENERAL COMMERCIAL

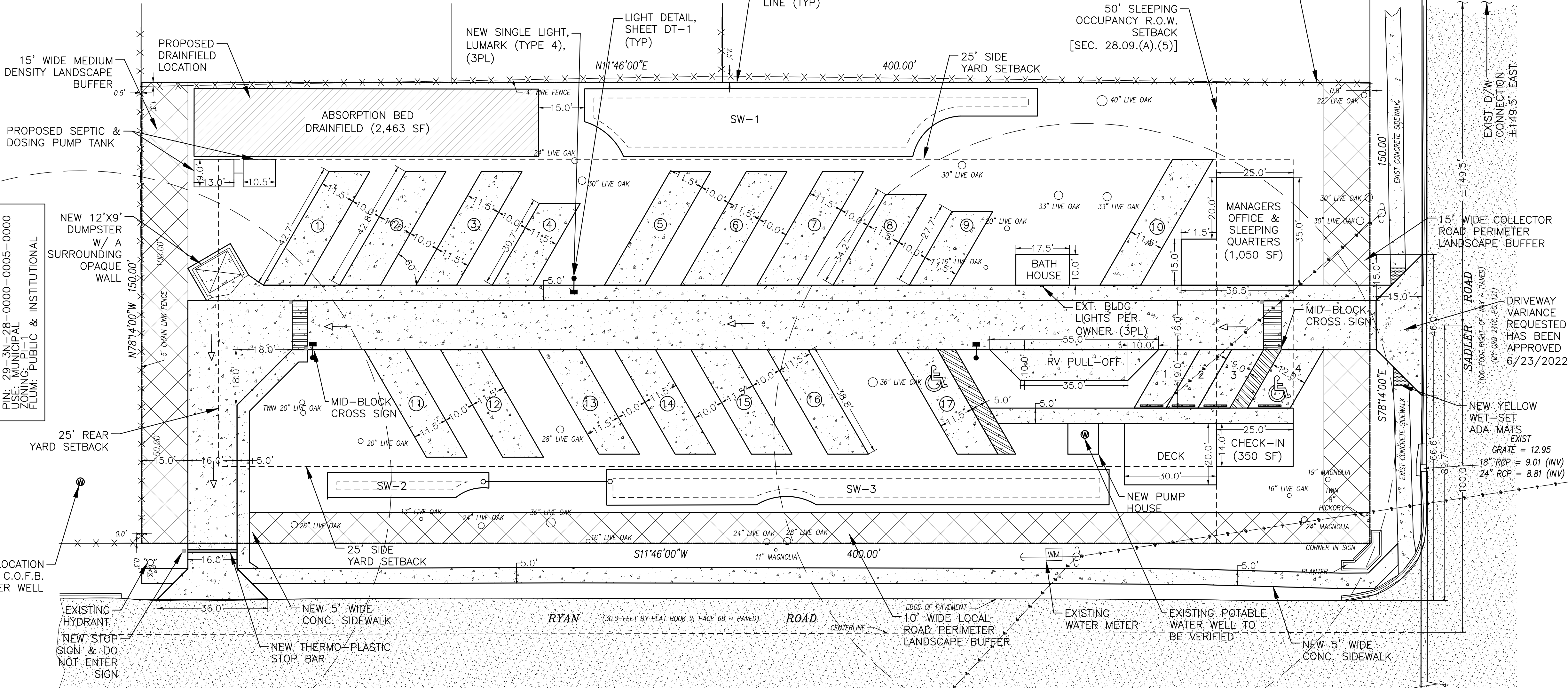
PIN: 00-00-30-0600-0002-0223
USE: V C W/XFOB
ZONING: C-2
FLUM: GENERAL COMMERCIAL

PIN: 00-00-30-0600-0002-0221
USE: RETAIL STORE
ZONING: COMMERCIAL GENERAL
FLUM: COMMERCIAL

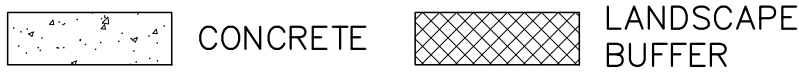
THE LIMITS OF DISTURBANCE AND CONSTRUCTION ZONE ENCOMPASS THE ENTIRETY OF THE SITE. AS SHOWN ON PLANS THE MAJORITY OF THE SITE WILL BE WITHIN THE CONSTRUCTION ZONE AND DUE TO GRADING CHANGES FOR DRAINAGE REASONS THE ENTIRETY OF THE SITE WILL LIE WITHIN THE LIMITS OF DISTURBANCE



EXIST
GRATE = 14.86
18" RCP = 10.92 (INV)



LEGEND



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BREAKERS RV RESORT

2194 SADLER ROAD,
FERNANDINA BEACH, FLORIDA 32034

ISSUE DATE: 09/27/22

GEOMETRY
SITE PLAN

North / Elev Key Sheet
S W N
E
CE-1
Page 2 of 6

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- PROPOSED USE: CAMPGROUND

NOTE PER COUNTY REQUEST:

— EXISTING VEGETATION SHALL REMAIN AND BE USED TO FULFILL PLANTING REQUIREMENTS FOR THE REQUIRED PERIMETER LANDSCAPE STRIPS ADJACENT TO SADLER ROAD AND RYAN ROAD UNLESS OTHERWISE STATED.

— UPON INSPECTION, IF EXISTING VEGETATION DOES NOT ADEQUATELY MEET CODE REQUIREMENTS, ADDITIONAL TREES OR SHRUBS AS SPECIFIED PER SHEET L-1 MAY BE REQUIRED TO BE PLANTED.

— HAND REMOVAL OF VINES AND REMOVAL OF INVASIVE SPECIES WILL BE PERMITTED.

— PER SECTION 37.05.B.1— IN ORDER TO PREVENT A MONOCULTURE, NEW LANDSCAPING SHOULD NOT INCLUDE MORE THAN FIFTY (50) PERCENT OF ANY ONE GENUS OR TWENTY-FIVE (25) PERCENT OF ANY ONE SPECIES.

— STAGGER SHRUBS TO PROVIDE GREATER DEPTH TO THE SCREENING WHILE STILL MAINTAINING THE REQUIRED 30" SPACING. PROVIDE MORE DIVERSITY IN THE SHRUBS. PER 37.05.D.6—DUMPSTERS AND MECHANICAL EQUIPMENT SHALL BE SCREENED THROUGH THE USE OF A WALL WHICH IS ONE HUNDRED (100) PERCENT OPAQUE IN CONJUNCTION WITH LANDSCAPING. MINIMUM LANDSCAPING SHALL INCLUDE ONE (1) SHRUB EVERY TWO (2) FEET. THE SHRUB SHALL BE MAINTAINED AT A MINIMUM OF FOUR (4) FEET IN HEIGHT. ONE (1) CANOPY TREE OR UNDERSTORY TREE PER TEN (10) LINEAR FEET OF WALL OR FENCE UNLESS SAID FENCE OR WALL IS LESS THAN EIGHT (8) FEET IN LENGTH. THEY SHALL BE LOCATED AT THE SIDE OR REAR OF THE BUILDING AND SCREENED FROM ALL RIGHTS-OF-WAY.

— PROVIDE A MINIMUM OF 10% PERVIOUS GREEN SPACE BUFFER. LANDSCAPE STRIPS AND WETLAND REQUIREMENTS CANNOT COUNT TOWARDS INTERIOR LANDSCAPE REQUIREMENTS PER 37.05.C.3. IN ADDITION TO THE BUFFER AND PERIMETER LANDSCAPING ADJACENT TO A RIGHT-OF-WAY REQUIREMENTS FOUND IN THIS SECTION, EACH COMMERCIAL AND/OR INDUSTRIAL DEVELOPMENT MUST PROVIDE A MINIMUM OF TEN (10) PERCENT OF THE LOT OR PARCEL AS PERVIOUS GREEN SPACE PLANTED WITH ONE OR MORE SPECIES OF TREE LISTED IN TABLES 37-1 OR 37-2 FOR EVERY FIVE HUNDRED (500) SQUARE FEET OF SUCH GREEN SPACE.

— PROVIDE A TREE AT EACH TERMINUS OF EACH PARKING BAY ADJACENT TO THE BUILDINGS PER SECTION 37.05.F.1, EXCEPT FOR ONE- AND TWO-FAMILY DWELLINGS. ALL OFF-STREET PARKING AREAS SHALL CONTAIN INTERIOR LANDSCAPING ISLANDS AT A RATIO OF ONE (1) ISLAND FOR EACH TEN (10) PARKING SPACES. ROWS OF PARKING SPACES ABUTTING A SIDEWALK ADJACENT TO A BUILDING ARE EXEMPT FROM REQUIRED LANDSCAPE ISLANDS. FOR TERMINUS ISLANDS AT THE END OF EACH ROW, SUCH LANDSCAPED AREAS ARE CREDITABLE TO THE MINIMUM LANDSCAPE REQUIREMENTS FOR NONRESIDENTIAL DEVELOPMENTS.

— INSTALLED TREES, SHRUBS AND GROUNDCOVERS SHALL CONFORM TO THE STANDARDS OF FLORIDA GRADING AND BETTER AGC OF THE CURRENT EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY

— GROUND MATERIAL TO BE MULCH OR EQUIVALENT NATURALLY OCCURRING GROUNDCOVER (SUCH AS PINE STRAW, PINE BARK). GROUND COVER TO PRESENT A FINISHED APPEARANCE AND COMPLETE COVERAGE WITHIN ONE YEAR AFTER PLANTING. THE ORDINANCE ENCOURAGES THE RETENTION OF NATURALLY OCCURRING GROUNDCOVER, SHRUBS AND UNDERSTORY TREES.

TREE MITIGATION NOTES:

— TREES SHOWN WITH A TREE PROTECTION ZONE (TPZ) AROUND THEM ARE CONSIDERED SAVED TREES.

— FOR ADDITIONAL TREE HEALTH INFORMATION SEE THE FULL TREE HEALTH REPORT PERFORMED BY CERTIFIED ARBORIST: FL-6452A—DAVE HOLLEY W/ NASSAU COUNTY TREE SURGEONS. CONTACT NUMBER: (904)-881-9107

MITIGATION FOR IMPACT TO PROTECTED TREES WITHIN TREE PROTECTION ZONE

— UTILIZE ISA CERTIFIED ARBORIST TO CLEANLY CUT PROTRUDING ROOTS AT LIMITS OF DISTURBANCE TO THE REQUIRED DEPTH. TEARING OR RIPPING OF ROOTS IS STRICTLY PROHIBITED.

— BACKFILL AREAS OF SOIL DISTURBANCE WITH TOPSOIL NATIVE TO THE SITE AND AMENDED WITH 5% PINE BARK COMPOST BY VOLUME. WATER IMMEDIATELY TO PROVIDE A SURFACE LEVEL WITH FINISHED GRADE.

— PROVIDE 3" MULCH LAYER TO THE EXTENT OF THE DRIP LINE.

LANDSCAPE BUFFER REQUIREMENTS

EAST PROPERTY LINE:

ADJACENT LOCAL ROAD: RYAN ROAD
REQUIRED BUFFER: 10 FT MIN.

REQUIRED TREES PER 100 FT OF FRONTAGE:

- 2 CANOPY TREES
- 3 UNDERSTORY TREES
- PLANTED TREES MUST BE A MINIMUM OF 3" CAL

FRONTAGE LENGTH: 379 FT

PROPOSED TREES:

- 10 CANOPY TREES (SAVED TREES)
- 11 UNDERSTORY TREES (PLANTED TREES)

*RV PARKING SCREENING REQ'D:

- 1 SHRUB EVERY 2.5 FEET
- 379 FEET/2.5 FEET = 151.6 FEET~152 SHRUBS REQ'D
- 152 PROPOSED SHRUBS (PLANTED)

NORTH PROPERTY LINE:

ADJACENT COLLECTOR ROAD: SADLER ROAD
REQUIRED BUFFER: 15 FT MIN.

REQUIRED TREES PER 100 FT OF FRONTAGE:

- 3 CANOPY TREES
- 3 UNDERSTORY TREES
- PLANTED TREES MUST BE A MINIMUM OF 3" CAL

FRONTAGE LENGTH: 119 FT

PROPOSED TREES:

- 4 CANOPY TREES (SAVED TREES)
- 4 UNDERSTORY TREES (PLANTED TREES)

LANDSCAPE BUFFER REQUIREMENTS CONT.

SOUTH PROPERTY LINE:

ADJACENT ZONING: PUBLIC & INSTITUTIONAL
REQUIRED BUFFER: MEDIUM DENSITY, 15 FT MIN.

REQUIRED TREES PER 100 FT OF FRONTAGE:

- 4 CANOPY TREES
- 67 SHRUBS
- PLANTED TREES MUST BE A MINIMUM OF 3" CAL

FRONTAGE LENGTH: 140 FT

PROPOSED TREES:

- 6 CANOPY TREES (PLANTED TREES)
- 94 SHRUBS (PLANTED)

WEST PROPERTY LINE

ADJACENT ZONING: COMMERCIAL
REQUIRED BUFFER: NONE

DUMPSTER SCREENING REQUIREMENTS

DUMPSTER WALL: 30 FT

REQUIRED PLANTINGS:

- 1 SHRUB EVERY 2 FEET
- 1 CANOPY OR UNDERSTORY TREE PER 10 LINEAR FEET OF WALL

PROPOSED PLANTINGS:

- 15 SHRUBS
- 3 TREES

TREE PLANTING

ALL TREES PLANTED SHALL BE STAKED OR GUYED FOR A PERIOD OF AT LEAST SIX (6) MONTHS IN ACCORDANCE WITH THE DETAILS ON THIS SHEET.

PLANT SCHEDULE				
SYMBOL	QTY.	KEY	SPECIES	SIZE/REMARKS
	5	RM	ACER RUBRUM	3" CAL MIN.
			RED MAPLE	
	5	SM	MAGNOLIA GRANDIFLORA	3" CAL MIN.
			LITTLE GEM SOUTHERN MAGNOLIA	
	4	CM	LAGERSTOEMIUM SPP.	3" CAL MIN.
	4	WF	CRAPE MYRTLE	3" CAL MIN.
			CHIONANTHUS VIRGINICUS	
	5	FD	WHITE FRINGETREE	3" CAL MIN.
			CORNUS FLORIDA	
	5	LB	FLOWERING DOGWOOD	3" CAL MIN.
			GORDONIA LASIANTHUS	
			LOBLOLLY BAY	
			PITTOSPORUM TOBIRA	18" HT. MIN. PLANTED AT 24" O.C. ALONG DUMPSTER SCREENING HEDGE
			CHEESEWOOD	18" HT. MIN. PLANTED AT 30" O.C. ALONG OTHER SCREENING HEDGES

TREE MITIGATION CALCULATIONS:

TOTAL DBH (W/IN PROPERTY BOUNDARY): 1,031"

*TOTAL "POOR HEALTH" DBH: 49"

TOTAL DBH AVAILABLE FOR MITIGATION: 982"

PROPOSED REMOVED DBH FOR MITIGATION: 330"

MITIGATION REQUIRED:

330" x 25% = 82.5"

PROPOSED DBH SAVED: 652"

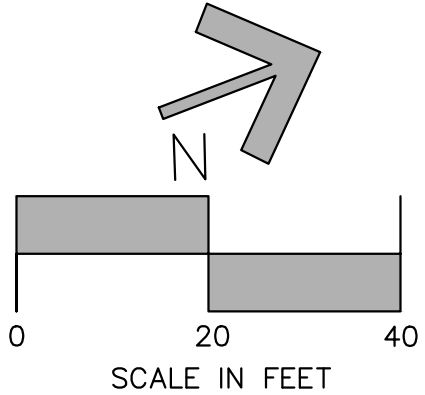
TOTAL TREE PRESERVATION CREDITS DBH: 193.75"

* = "POOR HEALTH" TREE NUMBERS:
#29, #34, #38

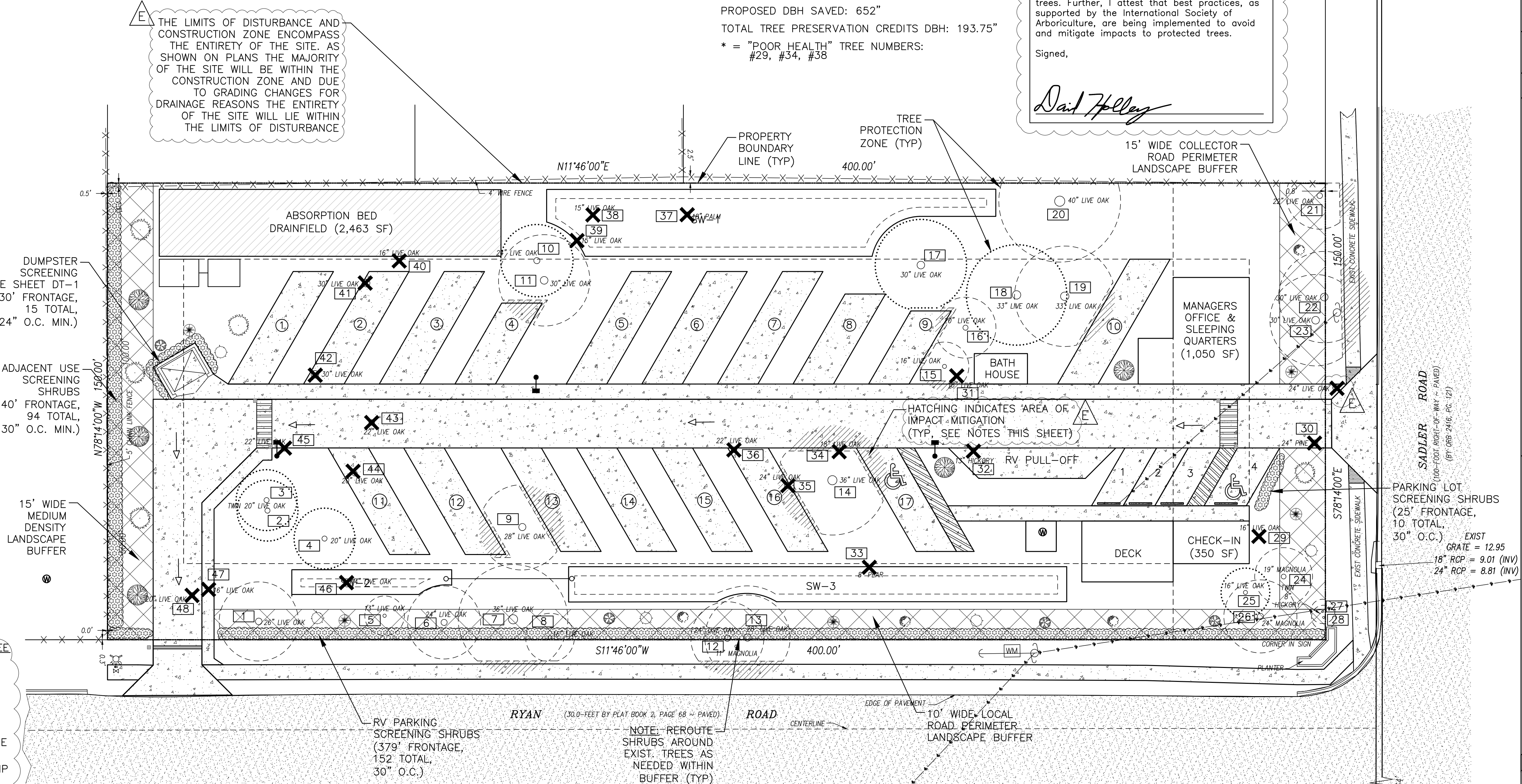
I, Dave Holley, am a certified arborist through the International Society of Arboriculture and my certification number is FL-6452A. I hereby attest that I have approved this tree protection and/or replacement plan. This includes not only the evaluation of individual trees, but also review of the complete construction plan set and the techniques that will be utilized to mitigate impacts to protected trees. Further, I attest that best practices, as supported by the International Society of Arboriculture, are being implemented to avoid and mitigate impacts to protected trees.

Signed,

Dave Holley



EXIST
GRATE = 14.86
18" RCP = 10.92 (INV)



LEGEND	
	CONCRETE
	LANDSCAPE BUFFER
	X = TREE TO BE REMOVED

	= SAVED TREE TPZ
	= SAVED TREE W/ IMPACTED TPZ
	= SAVED TREE TPZ ELIGIBLE FOR PRESERVATION CREDITS

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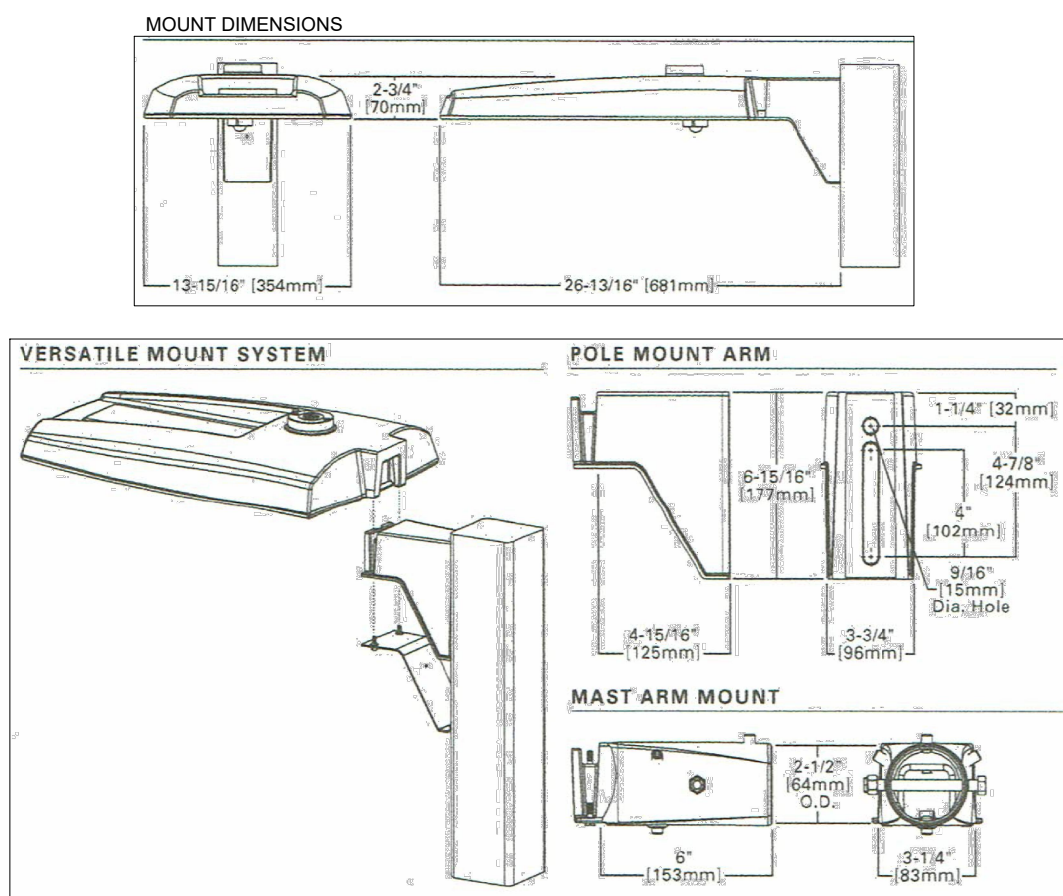
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LANDSCAPE PLAN
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LS-1
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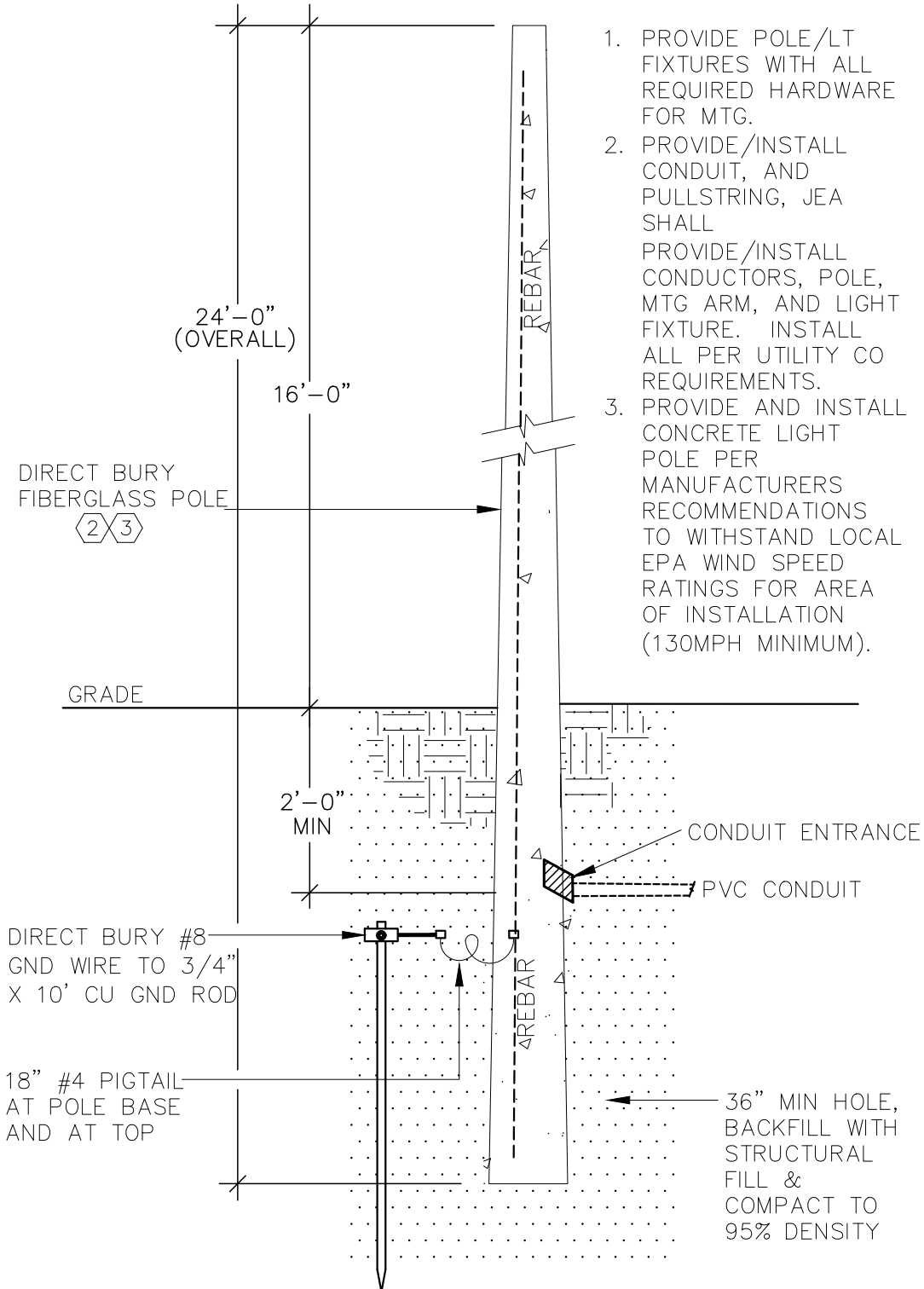
Signed,

Dave Holley



POLE NOTES:

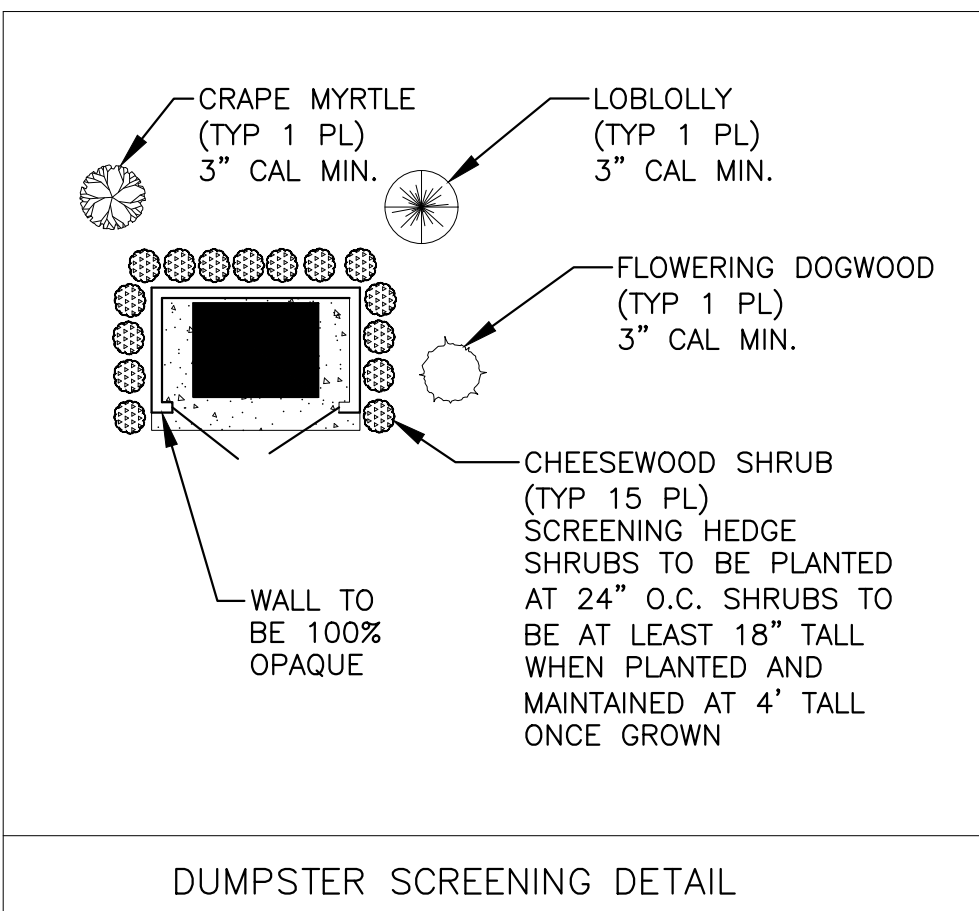
1. PROVIDE POLE/LT FIXTURES WITH ALL REQUIRED HARDWARE FOR MTG.
2. PROVIDE/INSTALL CONDUIT, AND PULLSTRING, JEA SHALL PROVIDE/INSTALL CONDUCTORS, POLE, MTG ARM, AND LIGHT FIXTURE. INSTALL ALL PER UTILITY CO REQUIREMENTS.
3. PROVIDE AND INSTALL CONCRETE LIGHT POLE PER MANUFACTURERS RECOMMENDATIONS TO WITHSTAND LOCAL EPA WIND SPEED RATINGS FOR AREA OF INSTALLATION (130MPH MINIMUM).



SITE LIGHTING DETAIL

TREE PRESERVATION & CREDIT TABLE							
TREE NO.	SPECIES	DBH	HEALTH STATUS	MITIGABLE DBH	PRESERVED? (Y/N)	REQUIRED MITIGABLE DBH (@ 25% DBH REPLACEMENT)	RETAINED DBH PRESERVATION CREDITS APPLIED
1	LIVE OAK	26	2	26	Y	0	0
2	LIVE OAK	20	2	20	Y	0	23
3	LIVE OAK	20	2	20	Y	0	23
4	LIVE OAK	20	1	20	Y	0	23
5	LIVE OAK	13	3	13	Y	0	0
6	LIVE OAK	24	1	24	Y	0	0
7	LIVE OAK	36	1	36	Y	0	0
8	LIVE OAK	16	2	16	Y	0	0
9	LIVE OAK	28	1	28	Y	0	0
10	LIVE OAK	24	2	24	Y	0	27.6
11	LIVE OAK	30	2	30	Y	0	0
12	LIVE OAK	24	1	24	Y	0	0
13	LIVE OAK	28	1	28	Y	0	0
14	LIVE OAK	36	1	36	Y	0	0
15	LIVE OAK	16	2	16	Y	0	0
16	LIVE OAK	20	1	20	Y	0	0
17	LIVE OAK	30	1	30	Y	0	37.5
18	LIVE OAK	33	1	33	Y	0	41.25
19	LIVE OAK	33	3	33	Y	0	0
20	LIVE OAK	40	2	40	Y	0	0
21	LIVE OAK	22	2	22	Y	0	0
22	LIVE OAK	30	1	30	Y	0	0
23	LIVE OAK	30	1	30	Y	0	0
24	MAGNOLIA	19	1	19	Y	0	0
25	LIVE OAK	16	2	16	Y	0	18.4
26	MAGNOLIA	24	3	24	Y	0	0
27	HICKORY	8	2	8	Y	0	0
28	HICKORY	8	3	8	Y	0	0
29	LIVE OAK	16	5	0	N	0	0
30	PINE	24	2	24	N	6	0
31	LIVE OAK	16	2	16	N	4	0
32	PECAN	13	2	13	N	3.25	0
33	PEAR	8	3	8	N	2	0
34	LIVE OAK	18	5	0	N	0	0
35	LIVE OAK	24	1	24	N	6	0
36	LIVE OAK	22	2	22	N	5.5	0
37	PALM	18	2	18	N	4.5	0
38	LIVE OAK	15	5	0	N	0	0
39	LIVE OAK	15	3	15	N	3.75	0
40	LIVE OAK	16	2	16	N	4	0
41	LIVE OAK	30	1	30	N	7.5	0
42	LIVE OAK	30	3	30	N	7.5	0
43	LIVE OAK	22	2	22	N	5.5	0
44	LIVE OAK	20	1	20	N	5	0
45	LIVE OAK	22	3	22	N	5.5	0
46	LIVE OAK	14	2	14	N	3.5	0
47	LIVE OAK	16	2	16	N	4	0
48	LIVE OAK	20	2	20	N	5	0
TOTAL VALUES:				982		82.5	193.75

TOTAL MITIGABLE DBH:	982"
TOTAL REQUIRED MITIGABLE DBH: (@ 25% DBH REPLACEMENT)	82.5"
TOTAL PRESERVATIONS CREDITS APPLIED DBH:	193.75"



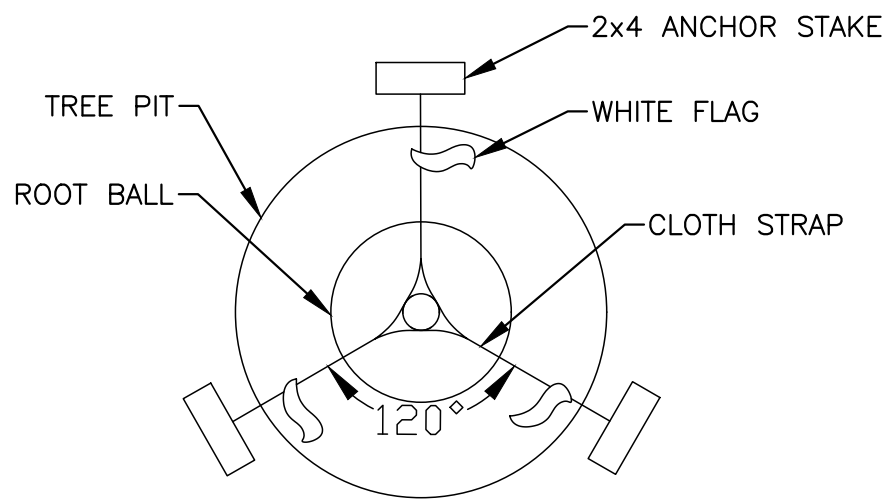
DUMPSTER SCREENING DETAIL

HEALTH STATUS CODES		
STATUS CODE	MITIGABLE? (Y/N)	HEALTH STATUS
1	Y	NO APPARENT DEFECT
2	Y	MINOR DEFECT
3	Y	COULD KEEP TREE BUT HAS DEFECTS
4	N	POOR HEALTH AND SUGGEST REMOVAL
5	N	SEVERE DEFECT AND SHOULD BE REMOVED

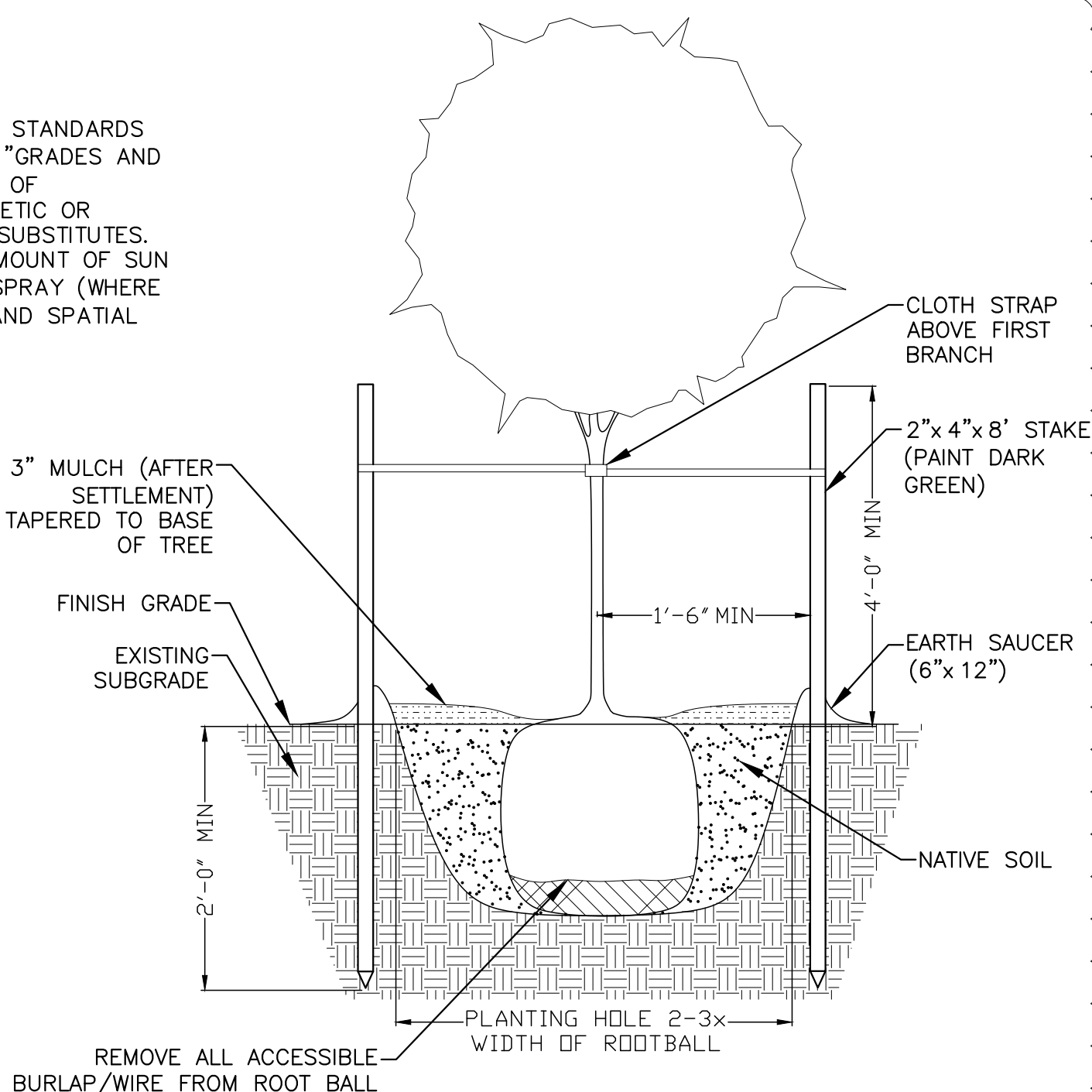
MODIFIED TREE TPZ DATA		
TREE NO.	REASON TO MODIFY TPZ	ARBORIST HEALTH STATEMENT
7	NC. REQUIRED TPZ ENCROACHES PROPOSED CONCRETE R.O.W. SIDEWALK	MINIMAL ROOT DISTURBANCE, SCRAPING GRASS AWAY, ADDING BASE AND FORMING CONCRETE PAD...NOT DIGGING FOOTER FOR A HOUSE. TREE HAS PLENTY OF ROOTING SPACE OUTSIDE THE TPZ AS WELL. BEING A WELL DRAINED SITE, LIVE OAK WILL HANDLE IMPACTS WELL.
9	NC. REQUIRED TPZ ENCROACHES PROPOSED CONCRETE RV PARKING SPOT	MINIMAL ROOT DISTURBANCE, SCRAPING GRASS AWAY, ADDING BASE AND FORMING CONCRETE PAD...NOT DIGGING FOOTER FOR A HOUSE. TREE HAS PLENTY OF ROOTING SPACE OUTSIDE THE TPZ AS WELL. BEING A WELL DRAINED SITE, LIVE OAK WILL HANDLE IMPACTS WELL.
11	NC. REQUIRED TPZ ENCROACHES PROPOSED CONCRETE RV PARKING SPOT	MINIMAL ROOT DISTURBANCE, SCRAPING GRASS AWAY, ADDING BASE AND FORMING CONCRETE PAD...NOT DIGGING FOOTER FOR A HOUSE. TREE HAS PLENTY OF ROOTING SPACE OUTSIDE THE TPZ AS WELL. BEING A WELL DRAINED SITE, LIVE OAK WILL HANDLE IMPACTS WELL.
12	NC. REQUIRED TPZ ENCROACHES PROPOSED CONCRETE R.O.W. SIDEWALK	MINIMAL ROOT DISTURBANCE, SCRAPING GRASS AWAY, ADDING BASE AND FORMING CONCRETE PAD...NOT DIGGING FOOTER FOR A HOUSE. TREE HAS PLENTY OF ROOTING SPACE OUTSIDE THE TPZ AS WELL. BEING A WELL DRAINED SITE, LIVE OAK WILL HANDLE IMPACTS WELL.
13	NC. REQUIRED TPZ ENCROACHES PROPOSED CONCRETE R.O.W. SIDEWALK	MINIMAL ROOT DISTURBANCE, SCRAPING GRASS AWAY, ADDING BASE AND FORMING CONCRETE PAD...NOT DIGGING FOOTER FOR A HOUSE. TREE HAS PLENTY OF ROOTING SPACE OUTSIDE THE TPZ AS WELL. BEING A WELL DRAINED SITE, LIVE OAK WILL HANDLE IMPACTS WELL.
14	NC. REQUIRED TPZ ENCROACHES PROPOSED CONCRETE RV PARKING SPOT	MINIMAL ROOT DISTURBANCE, SCRAPING GRASS AWAY, ADDING BASE AND FORMING CONCRETE PAD...NOT DIGGING FOOTER FOR A HOUSE. TREE HAS PLENTY OF ROOTING SPACE OUTSIDE THE TPZ AS WELL. BEING A WELL DRAINED SITE, LIVE OAK WILL HANDLE IMPACTS WELL.
15	NC. REQUIRED TPZ ENCROACHES PROPOSED CONCRETE RV PARKING SPOT	MINIMAL ROOT DISTURBANCE, SCRAPING GRASS AWAY, ADDING BASE AND FORMING CONCRETE PAD...NOT DIGGING FOOTER FOR A HOUSE. TREE HAS PLENTY OF ROOTING SPACE OUTSIDE THE TPZ AS WELL. BEING A WELL DRAINED SITE, LIVE OAK WILL HANDLE IMPACTS WELL.
16	NC. REQUIRED TPZ ENCROACHES PROPOSED CONCRETE RV PARKING SPOT	MINIMAL ROOT DISTURBANCE, SCRAPING GRASS AWAY, ADDING BASE AND FORMING CONCRETE PAD...NOT DIGGING FOOTER FOR A HOUSE. TREE HAS PLENTY OF ROOTING SPACE OUTSIDE THE TPZ AS WELL. BEING A WELL DRAINED SITE, LIVE OAK WILL HANDLE IMPACTS WELL.
19	NC. REQUIRED TPZ ENCROACHES PROPOSED CONCRETE RV PARKING SPOT	MINIMAL ROOT DISTURBANCE, SCRAPING GRASS AWAY, ADDING BASE AND FORMING CONCRETE PAD...NOT DIGGING FOOTER FOR A HOUSE. TREE HAS PLENTY OF ROOTING SPACE OUTSIDE THE TPZ AS WELL. BEING A WELL DRAINED SITE, LIVE OAK WILL HANDLE IMPACTS WELL.
21	NC. REQUIRED TPZ ENCROACHES PROPOSED CONCRETE R.O.W. SIDEWALK	MINIMAL ROOT DISTURBANCE, SCRAPING GRASS AWAY, ADDING BASE AND FORMING CONCRETE PAD...NOT DIGGING FOOTER FOR A HOUSE. TREE HAS PLENTY OF ROOTING SPACE OUTSIDE THE TPZ AS WELL. BEING A WELL DRAINED SITE, LIVE OAK WILL HANDLE IMPACTS WELL.
22	NC. REQUIRED TPZ ENCROACHES PROPOSED CONCRETE R.O.W. SIDEWALK	MINIMAL ROOT DISTURBANCE, SCRAPING GRASS AWAY, ADDING BASE AND FORMING CONCRETE PAD...NOT DIGGING FOOTER FOR A HOUSE. TREE HAS PLENTY OF ROOTING SPACE OUTSIDE THE TPZ AS WELL. BEING A WELL DRAINED SITE, LIVE OAK WILL HANDLE IMPACTS WELL.
23	NC. REQUIRED TPZ ENCROACHES PROPOSED CONCRETE R.O.W. SIDEWALK	MINIMAL ROOT DISTURBANCE, SCRAPING GRASS AWAY, ADDING BASE AND FORMING CONCRETE PAD...NOT DIGGING FOOTER FOR A HOUSE. TREE HAS PLENTY OF ROOTING SPACE OUTSIDE THE TPZ AS WELL. BEING A WELL DRAINED SITE, LIVE OAK WILL HANDLE IMPACTS WELL.

PLANT MATERIAL NOTES

NASSAU COUNTY LAND DEVELOPMENT CODE SECTION 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.



DETAIL 1
TREE STAKING PLAN



DETAIL 2
TREE PLANTING ELEVATION

NOTE: SOME DETAILS IN THESE DRAWINGS ARE TO BE CONSIDERED TYPICAL AND MAY NOT BE CALLED OUT ON PLANS. CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DETAILS DURING CONSTRUCTION IN ALL TYPICAL AREAS.

REGISTERED DESIGN PROFESSIONAL

REV	DATE	ITEM	DESCRIPTION
A	04/27/22	PRELIMINARY BINDING SITE PLAN SUBMITTAL	
B	06/10/22	REVISION PER COUNTY COMMENTS	
C	07/26/22	RESUBMITTAL REVISION PER COUNTY COMMENTS	
D	08/30/22	RESUBMITTAL REVISION PER COUNTY COMMENTS	
E	09/27/22	RESUBMITTAL REVISION PER COUNTY COMMENTS	

GILLETTE & ASSOCIATES, INC.
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 9332
ASA R. GILLETTE, P.E. * FL. PE. NO. 56177
20 S. 4th STREET * FERNANDINA BEACH, FL 32034
PHONE: 904-261-8819 * www.gilletteassociates.com

BREAKERS RV RESORT

2194 SADLER ROAD,
FERNANDINA BEACH, FLORIDA 32034

ISSUE DATE: 09/27/22

MISC. DETAILS
North / Elev Key Sheet
DT-1
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