

PRELIMINARY BINDING SITE PLAN

FOR

15th STREET SHOPS

FOR

SIMMONS 9, LLC

15TH STREET SHOPS

FOR

SIMMONS 9, LLC

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 FAX: 904/261-9905

PERMITTING AGENCIES

NASSAU COUNTY: 904-530-6300
CITY OF FERNANDINA BEACH: 904-310-3421
FDEP: 904-256-1700
SJRWMD: 904-730-6270

UTILITY PROVIDERS

WATER/SEWER: CITY OF FERNANDINA BEACH
ELECTRIC: FLORIDA PUBLIC UTILITIES
CABLE: COMCAST
TELEPHONE: AT&T

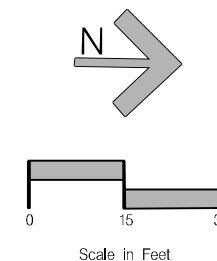
G&A Project
No.:20-10-14



Issue Date:
April 7, 2022

Revision Date: SEPTEMBER 27, 2022

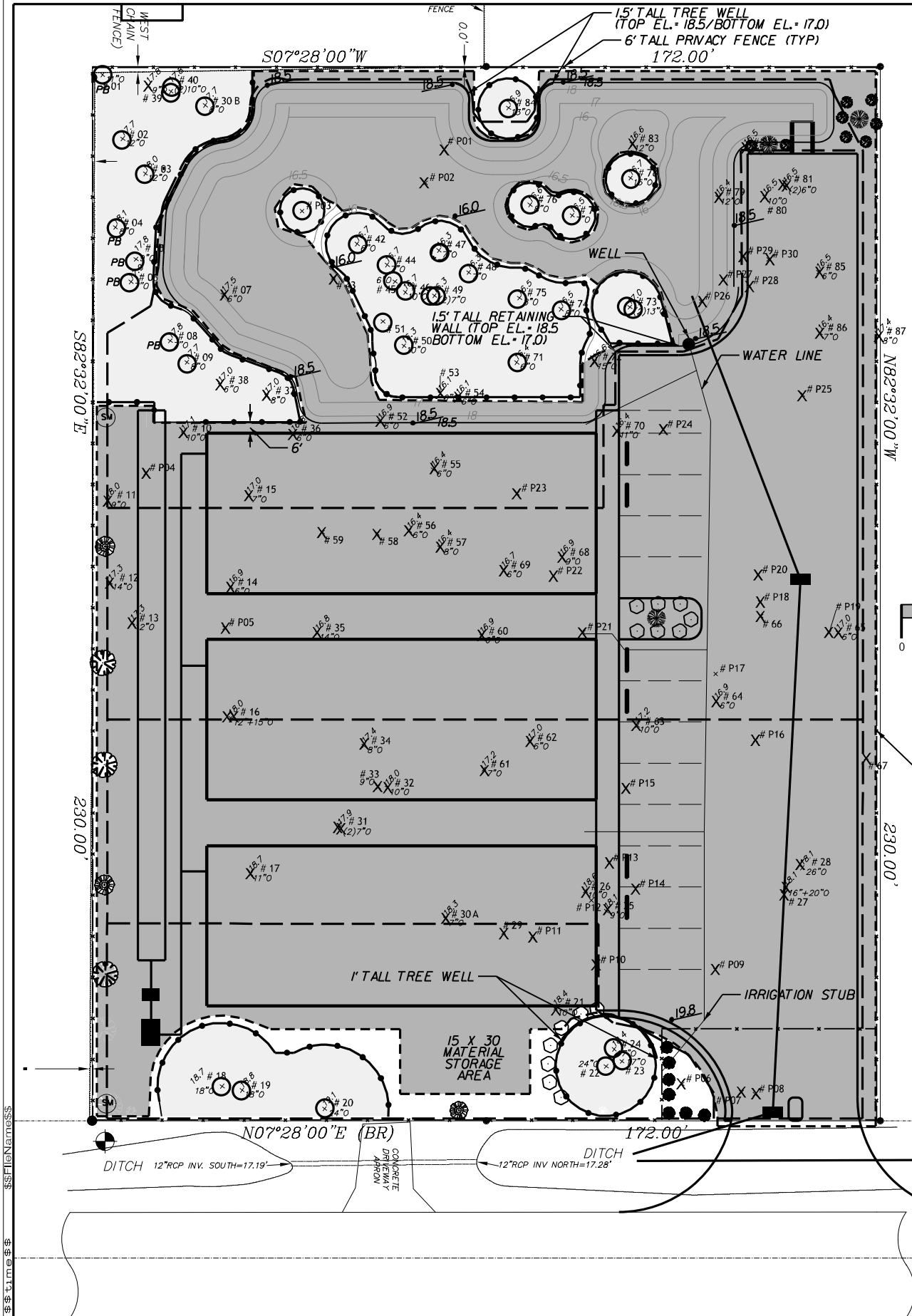




	SHEET NO. GE-1
	<u>2 of 3</u>

Issue Date MARCH 2021
Project No. 21-10.02

Registered Professional



Tree ID#	TREE SPECIES	Tree Health Suitability	Regulated Tree Diameter (Suitability >=30)	Y/N Tree Retained	Regulated Tree Dia	Preservation Credits
1	Quercus nigra	44.5	Y	Y-PB	12	15
2	Quercus nigra	33.5	Y	Y	13	15
3	Quercus nigra	36.5	Y	Y	13	15
4	Quercus nigra	30.5	Y	Y-PB	8	15
5	Quercus nigra	36.5	Y	Y-PB	10	15
6	Quercus nigra	39	Y	Y-PB	6	15
7	Quercus nigra	44	Y	Y	7	15
8	Quercus nigra	33.5	N	N	7	15
9	Quercus nigra	36.5	Y	Y-PB	8	15
10	Quercus nigra	36.5	Y	N	10	15
11	Quercus nigra	23.5	N	N	10	15
12	Quercus nigra	30.5	Y	N	17	15
13	Quercus nigra	30.5	Y	N	14	15
14	Quercus nigra	39	Y	N	6	15
15	Quercus nigra	47	Y	N	6	15
16	Quercus nigra	30.5	Y	N	28	15
17	Quercus nigra	33.5	Y	N	10	15
18	Quercus nigra	41.5	Y	Y	18	21
19	Quercus nigra	41.5	Y	Y	18	21
20	Quercus nigra	41.5	Y	Y	24	28
21	Quercus nigra	33.5	Y	N	10	28
22	Quercus nigra	44.5	Y	Y	24	28
23	Quercus nigra	41.5	Y	Y	18	21
24	Quercus nigra	36.5	Y	Y	17	20
25	Quercus nigra	36	Y	N	9	20
26	Quercus nigra	36.5	Y	N	10	20
27	Quercus nigra	36.5	Y	N	9	20
28	Quercus nigra	41.5	Y	N	25	20
29	Quercus nigra	39	Y	N	6	20
30A	Quercus nigra	39	Y	N	7	20
30B	Quercus nigra	31	Y	Y	8	20
31	Quercus nigra	38.5	Y	N	15	20
32	Quercus nigra	36.5	Y	N	11	20
33	Quercus nigra	36	Y	N	9	20
34	Quercus nigra	39	Y	N	8	20
35	Quercus nigra	26.5	N	N	8	20
36	Quercus nigra	47	Y	N	6	20
37	Quercus nigra	39.5	Y	N	6	20
38	Quercus nigra	29	N	N	6	20
39	Quercus nigra	17	N	N	6	20

Tree ID#	TREE SPECIES	Tree Health Suitability	Regulated Tree Diameter (Suitability >=30)	Y/N Tree Retained	Regulated Tree Dia	Preservation Credits
40	Quercus nigra	30.5	Y	Y	20	23
41	Quercus nigra	20.5	N	N	5	6
42	Quercus nigra	39	Y	Y	6	7
43	Quercus nigra	42	Y	N	5	7
44	Quercus nigra	36	Y	Y	7	7
45	Quercus nigra	33	Y	Y	6	6
46	Quercus nigra	41.5	Y	Y	11	11
47	Quercus nigra	38.5	Y	Y	7	7
48	Quercus nigra	39	Y	Y	7	7
49	Quercus nigra	30.5	Y	Y	14	16.1
50	Quercus nigra	44.5	Y	Y	10	10
51	Quercus nigra	36	Y	Y	6	6
52	Quercus nigra	39	Y	N	6	6
53	Quercus nigra	17	N	N	6	6
54	Quercus nigra	36	Y	N	6	6
55	Quercus nigra	17	N	N	6	6
56	Quercus nigra	39	Y	N	6	6
57	Quercus nigra	36.5	Y	N	6	6
58	Quercus nigra	36.5	Y	N	5	6
59	Quercus nigra	42	Y	N	5	6
60	Quercus nigra	39	Y	N	6	6
61	Quercus nigra	39	Y	N	8	6
62	Quercus nigra	29	N	N	8	6
63	Quercus nigra	38.5	Y	N	8	6
64	Quercus nigra	29	N	N	8	6
65	Quercus nigra	36	Y	N	7	6
66	Quercus nigra	36	Y	N	7	6
67	Quercus nigra	36.5	Y	N	18	6
68	Quercus nigra	36.5	Y	N	18	6
69	Quercus nigra	36	Y	N	6	6
70	Quercus nigra	41.5	Y	N	12	6
71	Quercus nigra	36	Y	Y	7	7
72	Quercus nigra	41.5	Y	N	15	25.3
73	Quercus nigra	36.5	Y	Y	22	8
74	Quercus nigra	33.5	Y	Y	8	8
75	Quercus nigra	36.5	Y	Y	8	8
76	Quercus nigra	36.5	Y	Y	8	8
77	Quercus nigra	36	Y	Y	15	17.25
78	Quercus nigra	36.5	Y	Y	15	17.25
79	Quercus nigra	41.5	Y	N	13	17
80	Quercus nigra	33.5	Y	N	12	17

Tree ID#	TREE SPECIES	Tree Health Suitability	Regulated Tree Diameter (Suitability >=30)	Y/N Tree Retained	Regulated Tree Dia	Preservation Credits
81	Quercus nigra	33.5	Y	N	7	6
82	Quercus nigra	36	Y	N	6	6
83	Quercus nigra	14.5	N	N	6	6
84	Quercus nigra	30.5	Y	Y	13	14.95
85	Quercus nigra	36	Y	N	12	14.95
86	Quercus nigra	29	N	N	12	14.95
87	Quercus nigra	36.5	Y	N	9	15
88	Quercus nigra	36.5	Y	N	15	15
89	Quercus nigra	36.5	N	N	15	15
90	Quercus nigra	39.5	Y	Y	14	16.1
91	Quercus nigra	39.5	Y	Y	14	16.1
92	Quercus nigra	42	Y	N	24	16.1
93	Quercus nigra	33.5	Y	N	17	16.1
94	Quercus nigra	42.5	Y	N	16	16.1
95	Quercus nigra	36	Y	N	7	16.1
96	Quercus nigra	47.5	Y	N	22	16.1
97	Quercus nigra	36.5	Y	N	12	16.1
98	Quercus nigra	36.5	Y	N	16	16.1
99	Quercus nigra	47.5	Y	N	24	16.1
100	Quercus nigra	33.5	Y	N	15	16.1
101	Quercus nigra	36.5	Y	N	21	16.1
102	Quercus nigra	33.5	Y	N	12	16.1
103	Quercus nigra	36.5	Y	N	21	16.1
104	Quercus nigra	33.5	Y	N	12	16.1
105	Quercus nigra	36.5	Y	N	21	16.1
106	Quercus nigra	42.5	Y	N	18	16.1
107	Quercus nigra	36.5	Y	N	12	16.1
108	Quercus nigra	26.5	N	N	12	16.1
109	Quercus nigra	44.5	Y	N	17	16.1
110	Quercus nigra	33.5	Y	N	13	16.1
111	Quercus nigra	36.5	Y	N	17	16.1
112	Quercus nigra	33.5	Y	N	19	16.1
113	Quercus nigra	33.5	Y	N	19	16.1
114	Quercus nigra	36.5	Y	N	19	16.1
115	Quercus nigra	33.5	Y	N	12	16.1
116	Quercus nigra	36.5	Y	N	21	16.1
117	Quercus nigra	42.5	Y	N	18	16.1
118	Quercus nigra	36.5	Y	N	12	16.1
119	Quercus nigra	26.5	N	N	12	16.1
120	Quercus nigra	44.5	Y	N	17	16.1
121	Quercus nigra	33.5	Y	N	13	16.1
122	Quercus nigra	36.5	Y	N	17	16.1
123	Quercus nigra	33.5	Y	N	19	16.1
124	Quercus nigra	27.5	N	N	19	16.1
125	Quercus nigra	41.5	Y	N	19	16.1
126	Quercus nigra	36.5	Y	N	16	16.1
127	Quercus nigra	33.5	Y	N	16	16.1
128	Quercus nigra	33.5	Y	N	19	16.1
129	Quercus nigra	33.5	Y	N	15	16.1
130	Quercus nigra	33.5	Y	N	17	16.1

Perimeter Buffer Tree

Tree Protection

Tree Protection Area

Limits of Disturbance

Construction Zone Area

Notes:

1. Moisture Sensing Controller to be added (not rain switch) to all irrigation.
2. All plantings grouped based on water use.
3. Compacted mulched planting beds to be used and to be at least 3" deep in all planting areas.
4. Winged Elm considered high drought tolerant.
5. Wax Myrtle considered drought tolerant.
6. Pittosporum considered drought tolerant (ref. USDA database).
7. Bird of Paradise considered drought tolerant (ref. USDA database).
8. Southern Magnolia is considered highly drought tolerant (ref. USDA database).
9. Red Maple considered medium drought tolerant.

Tree Protection Detail:

The Tree Protection Zone (TPZ) shall be a circular area around a protected tree with a minimum radius of six (6) times the diameter at breast height (DBH) of the trunk. If no case shall a TPZ be less than seventy-two (72) inches (six (6) feet) in radius. (INC LDC 37.02.N.05.a).

Tree Protection Details:

- 1. LEOPOLD ADLER, a certified arborist through the International Society of Arboriculture and my certification number is 50-10363A, I hereby attest that I have prepared this tree protection plan and/or replacement plan. This includes not only the existing trees, but also the 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.
- 2. LOT TREE TO BE SAVED
- 3. RIGHT OF WAY/Common Area Tree to be Saved
- 4. TREE TO BE REMOVED
- 5. TREE PROTECTION TO BE PROVIDED

Mitigation Calculations:

856 TOTAL INCHES REMOVED
25% MITIGATION REQUIRED: 214 INCHES
TOTAL RETENTION PROVIDED: 385 INCHES
SURPLUS MITIGATION: 171 INCHES

SEE SEPARATE ARBORIST REPORT & TREE INVENTORY SPREADSHEET

Notes:

1. EXISTING VEGETATION RETAINED IN DRY POND TO COUNT TOWARD BUFFER PLANTING REQUIREMENTS
2. EXISTING VEGETATION SHALL REMAIN AND BE USED TO FULFILL PLANTING REQUIREMENTS FOR THE REQUIRED PERIMETER LANDSCAPE STRIPS. UPON INSPECTION, IF EXISTING VEGETATION DOES NOT ADEQUATELY MEET CODE REQUIREMENTS, ADDITIONAL TREES OR SHRUBS MAY BE REQUIRED TO BE PLANTED. HAND REMOVAL OF VINES AND REMOVAL OF INVASIVE SPECIES WILL BE PERMITTED.
3. ALL SHRUBS USED FOR VISUAL SCREENING SHALL BE A PLANT SPECIES THAT IS CAPABLE OF REACHING A HEIGHT OF FOUR FEET WITHIN TWENTY FOUR MONTHS UNDER NORMAL GROWING CONDITIONS

SYM	PLANT TYPE
7	WAX MYRTLE (MORELLA CERIFERA) SHRUB
3	RED MAPLE (ACER RUBRUM)
3	WINGED ELM (ULMUS ALATA)
2	SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA)
3	EAST PALATKA HOLLY (ILEX X ATTENUATA)
8	BIRD OF PARADISE (STRELTZIA REGINAE) SHRUB
14	PITTIOSPORUM (PITTIOSPORUM OVIS) SHRUB

ALL PLANTED AND NON-PLANTED LANDSCAPE AREAS TO BE SOODED. DRY POND TO BE HYDROSEEDDED.

LANDSCAPING CALCULATIONS

SITE AREA CALCULATIONS

TOTAL SITE AREA = 39,204 SF
TOTAL PERIMETER LANDSCAPE STRIP AREA = 1,410 SF
39,204 SF - 1,410 SF = 37,794 SF
37,794 SF x 10% OPEN SPACE = 3,779 SF REQ'D
3,774 SF PROVIDED

1 CANOPY TREE/500 SF • 168/500 • 3 TREES REQ'D
10 NEW TREES SHOWN

• VEHICULAR USE AREA • 11675 SF
• 10% REQUIRED PERVIOUS • 1168 SF (1175 SF PROV)

LOCAL STREET BUFFER CALC

LENGTH ADJACENT TO LOCAL ROAD R/W: 172' x 10' = 1720 SF REQ'D (2000 SF PROVIDED)

2 CANOPY TREES/1000 SF • 3 CANOPY • 4 UNDERSTORY TREES REQ'D 6 TREES SHOWN SAVED
1 PLANTED TREE • 7 TREES TOTAL (ALL CANOPY)

UNCOMPLEMENTARY LAND USE BUFFER CALC

223 FEET PROP LINE (SOUTHERN AREA)
5 TREES/100 LF • 12 TREES REQ'D

7 SHOWN PLANTED TREES
PRESERVED • 12 TREES TOTAL

Tree Protection Details:

DO NOT STORE MATERIALS IN THIS AREA

2 x 4 TOPRAIL OR WIRE MESH CHAIN LINK OR SIMILAR

SIGN - 12 SF IN AREA: "TREE PROTECTION AREA"

2 x 4 POST

TPZ

6" MIN

8" MAX

BETWEEN POSTS

UNDISTURBED EXISTING GRADE

EXISTING TREE TO BE PRESERVED

NOTE TO CONTRACTOR:

REQUIRED TREE PROTECTION BARRICADES MUST BE INSPECTED BY THE CERTIFYING ARBORIST PRIOR TO ANY CONSTRUCTION ACTIVITIES, AND REMAIN INTACT THROUGHOUT CONSTRUCTION. ENCROACHMENT INTO OR FAILURE TO MAINTAIN TREE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR BUILDING/CLEARING PERMIT REVOCATION AS PROVIDED BY COUNTY ORDINANCE.

PRIOR TO COMMENCEMENT OF CONSTRUCTION, ALL TREES SHALL BE MARKED WITH APPROPRIATE COLORED RIBBON AS DEFINED IN NC LDC 37.02.N.02, AND THE TREE PROTECTION ZONE SHALL BE ENCLOSED VIA INSTALLATION OF THE TREE PROTECTION BARRICADE. BARRICADE MUST BE SOUNDLY CONSTRUCTED AND REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES. ENCROACHMENT OR FAILURE TO MAINTAIN TREE PROTECTION ZONES WILL RESULT IN ENFORCEMENT ACTIONS AND PENALTIES DEFINED IN NC LDC 37.02.5, 37.02.7, AND 37.02.11.

GENERAL NOTES

1. All trees planted shall be staked or guyed for a period of least six (six) months in accordance with the following planting details:
2. Plant material. 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.
3. Shrubs shall have a minimum height of eighteen (18) inches when planted. When planted as a hedge, the maximum spacing is 30 inches on center. All shrubs used for visual screening shall be of a plant species that is capable of reaching a height of four (4) feet within twenty-four (24) months under normal growing conditions. Shrubs used as accent ground cover and vines may vary in size depending on the type of plant material and the desired effect.
4. Groundcovers shall be planted in such manner as to present a finished appearance and complete coverage within one (1) year after planting.
5. Maintenance. The property owner is responsible for the maintenance of all landscape areas required by this section. Maintenance includes irrigating, mowing, trimming, fertilizing and pruning as necessary 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 easement.
6. 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.
7. All buffer areas required as part of development plan, whether in common or private ownership, shall be the responsibility of that development's property owners association. Where there is no property owners association, such landscaped areas shall be the responsibility of the property owner.

TREE STAKING PLAN

TREE PLANTING ELEVATION

TREE PLANTING DETAILS