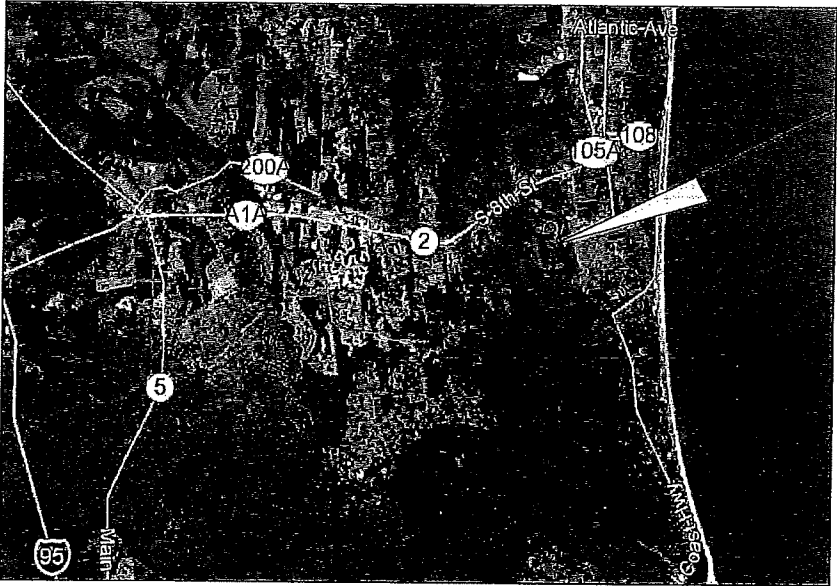


FINAL DEVELOPMENT PLAN
CRANE ISLAND, PHASE II

THE RANGE AT CRANE ISLAND, LLC
4001 CENTURION WAY
FERNANDINA BEACH, FL 32034

DATE ISSUED: JUNE 5, 2017



CERTIFICATION

THIS IS TO CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE CIVIL ENGINEERING PLANS AND SPECIFICATIONS FOR THIS PROJECT MEET THE NASSAU COUNTY LAND DEVELOPMENT CODE OR HAVE BEEN AMENDED BY A PUD PROCESS WHICH HAS BEEN APPROVED BY NASSAU COUNTY.

2017 JUN -7 P 1:43

NASSAU COUNTY
PLANNING DEPARTMENT

PROJECT SITE

REVISIONS		
NO.	DESCRIPTION	DATE

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Laura Palmisano
SAAD WALLAN, DEVELOPER

by his Attorney-In-Fact, Laura Palmisano
THE RANGE AT CRANE ISLAND, LLC



PERMIT SET

RS&H, INC.
10748 DEERWOOD PARK BLVD. SOUTH
JACKSONVILLE, FL 32256
904-256-2500 FAX 904-256-2501

CRANE ISLAND SUBDIVISION

FERNANDINA BEACH, FL 32034

RS&H

MICHAEL A. COFFEY, P.E.
FL REG. NO. 57412

GENERAL NOTES:

1. ALL WORK, BOTH PRIVATE AND PUBLIC, SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND GENERAL NOTES HEREIN, AND/OR OTHERWISE REQUIRED BY THE LATEST EDITION OF APPLICABLE FEDERAL, STATE, LOCAL, AND UTILITY CODES, ORDINANCES, REGULATIONS, STANDARDS AND SPECIFICATIONS. ALL MATERIALS/CONSTRUCTION SHALL BE TESTED IN ACCORDANCE WITH THE LATEST APPLICABLE REGULATORY STANDARDS AND SPECIFICATIONS. IN THE EVENT OF A CONFLICT BETWEEN THE REQUIREMENTS, THE MOST STRINGENT SHALL APPLY AS DETERMINED BY THE ENGINEER.

2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

3. PROPOSED SPOT ELEVATIONS REFER TO FINISHED GRADE.

4. EXISTING CONDITIONS, BENCH MARKS, TOPOGRAPHY, ELEVATIONS, AND BOUNDARY INFORMATION HAVE BEEN PROVIDED IN A SURVEY PREPARED BY OTHERS. THE SURVEYOR OF RECORD IS LISTED ON THE COVER SHEET.

5. PROTECT ANY NOVO--29 & NAVD--88 MONUMENTS LOCATED WITHIN THE LIMITS OF CONSTRUCTION. IF IN DANGER OR DAMAGED, NOTIFY THE FOLLOWING PRIOR TO CONSTRUCTION:

DIVISION OF STATE LAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF SURVEYING AND MAPPING
3900 COMMONWEALTH BOULEVARD
TALLAHASSEE, FLORIDA 32399-3000

6. THE LOCATION OF THE EXISTING UTILITIES AND DRAINAGE STRUCTURES SHOWN ON THESE PLANS ARE BASED ON AVAILABLE INFORMATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION. CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY UTILITIES NEEDED DURING CONSTRUCTION UNLESS NOTED OTHERWISE. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITIES DEPICTED ON DRAWINGS UNLESS OTHERWISE NOTED.

7. CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING STRUCTURES, IMPROVEMENTS, UTILITIES, AND PROPERTY LINES, AND CONFIRM ALL PROPOSED DIMENSIONS AND ELEVATIONS PRIOR TO PREPARING THEIR BID, COMMENCING ANY CONSTRUCTION OR ORDERING MATERIALS.

8. CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH ALL OTHER RELATED SITE CONSTRUCTION, AND/OR ADJACENT OFF-SITE CONSTRUCTION.

9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DOCUMENT CONDITIONS OF EXISTING INFRASTRUCTURE, BOTH PUBLIC AND PRIVATE. THE CONTRACTOR SHALL REPLACE OR REPAIR ANY DAMAGE TO EXISTING INFRASTRUCTURE TO ITS PRE-CONSTRUCTION CONDITION OR BETTER.

10. NO CONSTRUCTION WILL BE ALLOWED WITHIN JURISDICTIONAL AREAS (WETLANDS) OR PRESERVATION AREAS UNLESS INDICATED ON THESE CONSTRUCTION PLANS. CONTRACTOR ASSUMES SOLE RESPONSIBILITY OF UNAUTHORIZED JURISDICTIONAL IMPACTS.

11. CONTRACTOR SHALL COORDINATE WITH A LOCAL UTILITY LOCATION SERVICE AND UTILITY COMPANIES TO LOCATE AND MARK UNDERGROUND UTILITIES AT LEAST 24 TO 48 HOURS PRIOR TO DIGGING.

12. TREE PROTECTION SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLANS AND DETAILS.

13. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GRASS AND PLANTINGS ON ALL DISTURBED AREAS AS SPECIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS FOR LAND DEVELOPMENT, AND AS SPECIFIED AND DETAILED IN THE EROSION CONTROL PLAN AND DETAILS.

14. THE CONTRACTOR'S BID SHALL INCLUDE EROSION CONTROL MEASURES AND MONITORING AS SPECIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS FOR LAND DEVELOPMENT, AND AS SPECIFIED AND DETAILED IN THE EROSION CONTROL PLAN AND DETAILS.

15. F.D.O.T. STANDARDS AND SPECIFICATIONS ARE REFERENCED HEREIN, REFER TO THE F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS", LATEST EDITION.

16. ALL TRAFFIC SIGNS AND MARKINGS SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.

17. ALL PAVEMENT MARKINGS IDENTIFIED ON PLANS SHALL BE THERMOPLASTIC IN ACCORDANCE WITH F.D.O.T. STANDARDS.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THEIR BID. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE NATURE AND EXTENT OF THE PROPOSED WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUB-SURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIAL REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT.

19. SHOULD THE SURFACE OR SUBSURFACE CONDITIONS FOUND VARY FROM WHAT IS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY.

20. DO NOT SCALE THESE DRAWINGS. USE DIMENSIONS ONLY.

21. THE SPECIFIED LENGTHS OF GRAVITY STORM AND SANITARY SEWER PIPING ARE APPROXIMATE; THE CONTRACTOR SHALL INSTALL ADEQUATE PIPING AS REQUIRED TO MEET STRUCTURE LOCATIONS AND POND SIDE SLOPES.

22. THE CONTRACTOR'S BID SHALL INCLUDE ANY AND ALL NECESSARY MEANS AND METHODS TO CONTROL SURFACE AND GROUND WATER DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SURFACE GRADING, DEWATERING TRENCHES WITH SUMP PUMPS, WELL POINTING, ETC. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ACTUAL AND LIKELY DEPTHS TO GROUNDWATER AND THE WATER CONTROL NECESSARY TO MEET MOISTURE AND DENSITY REQUIREMENTS FOR THE NATIVE OR IMPORTED SOILS.

23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLEARING AND GRUBBING PERMITS AND ALL OTHER PERMITS NECESSARY FOR CONSTRUCTION EXCEPT FOR FOLLOWING: STATE WATER MANAGEMENT DISTRICT CONSTRUCTION PERMIT, LOCAL CITY OR COUNTY CONSTRUCTION PLAN APPROVAL, CONSTRUCTION PLAN APPROVAL OF THE POTABLE WATER AND SANITARY SEWER SYSTEMS AND FOOT DRIVEWAY, DRAINAGE AND UTILITY CONNECTION PERMITTING.

24. CONTRACTOR SHALL COMPLY WITH ALL PERMIT CONDITIONS DURING CONSTRUCTION.

25. ALL WORK SHALL BE OPEN AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES, UTILITY COMPANIES, ENGINEER, AND THE OWNER.

26. THE CONTRACTOR IS REQUIRED TO NOTIFY THE OWNER OR THE OWNER'S ENGINEER WHEN THE AREAS TO BE PAVED ARE BROUGHT TO SUBGRADE. THE OWNER WILL CONTACT A GEOTECHNICAL ENGINEER TO DETERMINE IF ADDITIONAL UNDERDRAIN IS REQUIRED. THE CONTRACTOR SHALL ALLOW FOR ADDITIONAL TIME IN HIS CONSTRUCTION SCHEDULE FOR CONSTRUCTION OF ADDITIONAL UNDERDRAIN IF REQUIRED.

27. SHOP DRAWINGS SHALL BE REQUIRED FOR ALL SANITARY, STORM & POTABLE WATER STRUCTURES AND MATERIALS. DRAWINGS SHALL BE SUBMITTED TO THE DESIGN ENGINEER, & WHERE APPLICABLE, TO THE APPLICABLE REGULATORY AGENCY FOR APPROVAL PRIOR TO CASTING OR INSTALLATION.

28. AFTER COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PERFORM SITE CLEAN-UP OPERATIONS FOR REMOVAL OF ALL TRASH, DEBRIS, EXCESS MATERIAL, AND EQUIPMENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRESENT THE PROJECT SITE CLEAN AND IN GOOD ORDER AT THE TIME OF FINAL ACCEPTANCE.

29. CONTRACTOR SHALL PROVIDE STORAGE FOR ALL MATERIALS AND EQUIPMENT. MATERIALS AND SUPPLIES SHALL BE PLACED IN A MANNER TO PREVENT ENDANGERMENT OR RESTRICTION OF VEHICULAR OR PEDESTRIAN TRAFFIC.

30. A PRE-CONSTRUCTION MEETING IS REQUIRED AND SHALL BE SCHEDULED WITH THE ENGINEER AND LOCAL REGULATORY AGENCIES AT LEAST 48 HOURS IN ADVANCE OF SITE CONSTRUCTION.

REVISED: JANUARY 11, 2010

GENERAL NOTES: (CONTINUED)

31. TRENCHING ACTIVITIES:

A) ALL TRENCHING ACTIVITIES SHALL COMPLY WITH THE TRENCH SAFETY ACT.
B) TRENCHES SHALL BE BRACED OR SHORED AS REQUIRED BY OSHA REGULATIONS.
C) WIDTH OF TRENCH SHALL BE OUTSIDE DIAMETER OF PIPE BELL PLUS TWENTY-FOUR INCHES (24") MAXIMUM.
D) ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARD 29CFR, SECTION 1926.650 SUBPART F.
E) THE CONTRACTOR SHALL PROVIDE WRITTEN ASSURANCE OF COMPLIANCE WITH THIS LAW.
F) PROVIDE A SEPARATE COST ITEM IDENTIFYING THE COST OF COMPLIANCE IN BID DOCUMENTATION.
G) A TRENCH SAFETY SYSTEM SHALL BE DESIGNED BY THE CONTRACTOR.

32. THE CONTRACTOR IS HEREBY REQUIRED TO REVIEW THE GEOTECHNICAL REPORT FOR RECOMMENDATIONS RELATED TO: PREPARATION OF THE SITE, OVER-EXCAVATION, PROOF-ROLLING, UTILITY BACKFILLING, AND PAVING REQUIREMENTS. A COPY OF THIS REPORT CAN BE ISSUED UPON REQUEST, IF ONE HAS NOT BEEN PROVIDED WITH THE PLAN SET.

33. IF HISTORICAL OR ARCHEOLOGICAL ARTIFACTS, SUCH AS INDIAN CANOES, ARE DISCOVERED AT ANY TIME WITHIN THE PROJECT SITE, IMMEDIATE NOTIFICATION SHALL BE PROVIDED TO THE FOLLOWING:

THE OWNER AND ENGINEER OF RECORD
THE APPLICABLE WATER MANAGEMENT DISTRICT OFFICE
THE BUREAU OF HISTORIC PRESERVATION
DIVISION OF HISTORIC RESOURCES
R.A. GRAY BUILDING
500 S. BRONOUGH ST.
TALLAHASSEE, FL 32399-0250

34. CONTRACTOR SHALL PROVIDE A MINIMUM OF FORTY EIGHT (48) HOURS NOTICE FOR SITE INSPECTION REQUESTS, INCLUDING BUT NOT LIMITED TO WHERE REQUIRED BY FEDERAL, STATE OR LOCAL REGULATORY AGENCY HAVING JURISDICTION.

35. DUE TO THE PROJECT INTENT TO CONSERVE AND PROTECT AS MANY TREES AS POSSIBLE, THIS PROJECT IS NOT BEING FILLED ABOVE THE 100-YEAR FLOOD ELEVATION. THUS THIS PROJECT REMAINS IN A ZONE AE, BELOW ELEVATION 10.00' NAVD--88'.

AS-BUILTS REQUIREMENTS:

1. AS-BUILT DRAWINGS SHALL BE PREPARED IN AUTOCAD FORMAT BY A REGISTERED LAND SURVEYOR, AND SHALL BE IN CONFORMANCE WITH ALL AUTHORITIES HAVING JURISDICTION. FOUR SETS OF SIGNED AND SEALED PRINTS AND A SET OF COMPUTER CDS OF THE PROJECT SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FINAL ACCEPTANCE AND RELEASE OF THE RETAINAGE IN ACCORDANCE WITH THE NASSAU COUNTY AS-BUILT REQUIREMENTS CHECKLIST.

2. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN DAILY RECORD DRAWINGS AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE COMPLETE AS-BUILT INFORMATION TO THE ENGINEER IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

A) PROVIDE LOCATIONS OF ALL BUILDINGS AND INFRASTRUCTURE. ALL STRUCTURE LOCATIONS WILL BE FROM A MINIMUM OF TWO (2) DIRECTIONS.

B) PROVIDE LOCATIONS OF ALL STORM WATER MANAGEMENT FACILITIES. AS-BUILTS WILL INCLUDE TOP OF BANK LOCATION AND ELEVATION AND BOTTOM OF SLOPE LOCATION AND ELEVATION. A COMPLETE DETAIL OF THE CONTROL STRUCTURE SHALL BE PROVIDED WHICH WILL INCLUDE WEIR LOCATION, WIDTH AND ELEVATION, AND ORIFICE LOCATION, SIZE AND ELEVATION.

C) PROVIDE ELEVATIONS OF ALL FINISHED FLOORS, TOP AND INVERT ELEVATIONS OF ALL SANITARY AND STORM SEWER STRUCTURES AND SIZE, INVERT ELEVATIONS OF PIPES. PAVEMENT AND SIDEWALK ELEVATIONS SHALL BE PROVIDED AS REQUIRED TO ESTABLISH GRADES.

D) LOCATION OF ALL ABOVE AND BELOW GROUND UTILITIES SHALL BE PROVIDED, INCLUDING VALVES, BACKFLOW PREVENTERS, BENDS, ETC. TOP OF PIPE ELEVATIONS, SIZE AND LENGTH SHALL BE PROVIDED ON THE AS-BUILTS.

E) PROVIDE SPECIAL DETAIL DRAWINGS AT LOCATIONS WHERE INSTALLATIONS WERE NOT AS SHOWN ON THE CONTRACT DRAWINGS OR WHERE REQUIRED FOR CLARITY.

F) PROVIDE LOCATION, ELEVATION AND DESCRIPTION OF BENCHMARK(S).

3) CONTRACTOR SHALL PROVIDE AN INTERMEDIATE AS-BUILT SURVEY OF THE DRAINAGE AND SANITARY SEWER STRUCTURES TO ENGINEER FOR REVIEW PRIOR TO PAVING.

DRAINAGE NOTES:

1. ALL STORM DRAINAGE PIPE SHALL BE CLASS III REINFORCED CONCRETE PIPE (RCP), UNLESS OTHERWISE NOTED.

2. ALL STORM DRAINAGE INLETS AND PIPES SHALL BE PROTECTED FROM SILT, SAND AND DEBRIS DURING CONSTRUCTION. ANY ACCUMULATION WITHIN THE STORM DRAINAGE PIPE SYSTEM SHALL BE REMOVED WITHOUT PUMPING OR FLUSHING INTO THE PONDS PRIOR TO THE RELEASE OF RETAINAGE.

3. PROVIDE SILT FENCE IN FRONT OF ALL DRAINAGE AREA INLETS AND PROVIDE FILTER FABRIC UNDER THE GRATE OF ALL CURB BOTTOM INLETS AFTER INITIAL COMPLETION OF THE DRAINAGE STRUCTURE. MAINTAIN THESE MEASURES DAILY (WHICH MAY INCLUDE FULL REPLACEMENT AT THE DISCRETION OF THE OWNER) TO MINIMIZE SILT ACCUMULATION IN THE STORM DRAINAGE SYSTEM.

4. TRENCHES SHALL BE CONSTRUCTED AND MONITORED IN ACCORDANCE WITH NOTES FOR TRENCHING ACTIVITIES ON THIS SHEET.

5. ALL ROOF DRAINAGE PIPES SHALL BE SDR 26 PVC.

ROADWAY NOTES:

1. SAW CUT EXISTING PAVEMENT IN A STRAIGHT LINE AT THE CONNECTIONS TO THE EXISTING ROADWAYS TO FORM A SMOOTH TRANSITION.

2. ALL CURBS SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. ALL CHIPPED OR CRACKED PORTIONS OF CURB SHALL BE REPLACED. IN ADDITION, ANY MORTAR, CONCRETE, ASPHALT, SOIL AND OTHER DEPOSITS OR STAINS SHALL BE CLEANED TO RETURN THE CURBS TO THEIR ORIGINAL CONDITION.

3. UPON COMPLETION OF FINAL ASPHALT PAVING, TOOL AND CLEAN ALL MANHOLE AND VALVE COVERS OF DIRT, DEBRIS AND ASPHALT. ALL MANHOLE AND VALVE COVERS SHALL BE CLEAN AND OPERABLE PRIOR TO OWNER'S ACCEPTANCE. ALL MANHOLES AND VALVE COVERS SHALL BE FLUSH WITH ASPHALT PAVING. CONCRETE COLLARS SHALL BE PROVIDED AT ALL VALVE AND CLEANOUT COVERS LOCATED IN ASPHALT PAVING.

4. THE CONTRACTOR SHALL INSTALL A MINIMUM OF 16" OF SOD ADJACENT TO EDGE OF PAVEMENT FOR ALL ROADWAY WORK.

UTILITY NOTES:

1. ALL WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 OF THE FLORIDA STATUTES.

2. ALL NEW PIPE SHALL HAVE A MINIMUM DEPTH OF COVER OF 36 INCHES MEASURED FROM THE TOP OF THE PIPE TO THE PROPOSED FINISHED GROUND SURFACE, EXCEPT AS OTHERWISE NOTED ON THE DRAWINGS. VERTICAL AND HORIZONTAL ALIGNMENT MAY BE ADJUSTED TO MEET ADVERSE FIELD CONDITIONS UPON APPROVAL BY THE ENGINEER AND LOCAL REGULATORY AGENCY.

3. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO FINAL PREPARATION OF SUBGRADE FOR PAVEMENT.

4. ALL BEDDING SHALL BE CLASS B, TYPE I BEDDING UNLESS INDICATED OTHERWISE ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

5. WHERE WATER MAIN IS LAID UNDER DITCHES, CULVERTS OR OTHER PIPELINES WITHOUT FITTINGS, THE MAXIMUM DEFLECTION AT ANY JOINT SHALL NOT EXCEED 50% OF THE MAXIMUM DEFLECTION RECOMMENDED BY THE MANUFACTURER OF THE PIPE FURNISHED. NO DEFLECTIONS AT FITTINGS OR VALVES.

UTILITY NOTES: (CONTINUED)

6. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE:

A) A HORIZONTAL DISTANCE OF AT LEAST THREE (3) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE ON ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.;

B) A HORIZONTAL DISTANCE OF AT LEAST SIX (6) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER, OR A HORIZONTAL DISTANCE OF AT LEAST THREE (3) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER VACUUM SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX (6) INCHES ABOVE THE TOP OF THE SEWER.

C) A HORIZONTAL DISTANCE OF AT LEAST SIX (6) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

D) A HORIZONTAL DISTANCE OF AT LEAST TEN (10) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."

7. A) WATER MAINS THAT CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE OTHER PIPE LINE.

B) WATER MAINS THAT CROSS ANY EXISTING OR PROPOSED PRESSURE TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCEMAIN OR PIPE LINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPE LINE. WATER MAINS THAT CROSS VACUUM SEWERS SHALL HAVE A MINIMUM DISTANCE OF AT LEAST 3' OF SEPARATION WITH THE WATER MAIN ABOVE THE VACUUM LINE.

8. DISINFECTION OF THE POTABLE WATER AND FIRE MAINS SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651.

9. ALL WATER MAINS SHALL BE PRESSURE TESTED AT 150 PSI FOR 2 HOURS AND FORCE MAINS SHALL BE TESTED AT 150 PSI FOR 2 HOURS IN ACCORDANCE WITH SECTION 'A' OF AWWA STANDARD C600 WITH LEAKAGE LIMITED TO THAT DETERMINED BY THE APPROPRIATE FORMULA. ALL PRESSURE TESTING SHALL BE SCHEDULED WITH THE LOCAL REGULATORY AGENCY AND ENGINEER A MINIMUM OF 48 HOURS IN ADVANCE.

10. ALL D.I. FITTINGS FOR WATER MAINS SHALL BE THIN CEMENT LINED. THE LINING SHALL COMPLY WITH ANSI STANDARD A21.4 (AWWA C104, LATEST "CEMENT-MORTAR LINING FOR DUCTILE IRON PIPE AND FITTINGS FOR WATER." ALL BOLTS, NUTS, STUDS AND OTHER UNCOATED PARTS OF JOINTS FOR UNDERGROUND INSTALLATION SHALL BE COATED WITH ASPHALT OR COAL-TAR PRIOR TO BACKFILLING.

11. ALL D.I. FITTINGS FOR WATER MAINS SHALL BE THIN CEMENT LINED. THE LINING SHALL COMPLY WITH ANSI STANDARD A21.4 (AWWA C104, LATEST "CEMENT-MORTAR LINING FOR DUCTILE IRON PIPE AND FITTINGS FOR WATER." ALL BOLTS, NUTS, STUDS AND OTHER UNCOATED PARTS OF JOINTS FOR UNDERGROUND INSTALLATION SHALL BE COATED WITH ASPHALT OR COAL-TAR PRIOR TO BACKFILLING.

12. THE CONTRACTOR SHALL FOLLOW THE PROVISIONS OF FLORIDA STATUTE 386 IF ANY WATER LINE IS BROKEN OR WATER SYSTEM IS SHUT OFF DURING CONSTRUCTION. FLORIDA STATUTE 386 STATES THAT THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) OR THE LOCAL REGULATORY AGENCY DESIGNATED AUTHORITY BY DEP, SHALL ISSUE A BOIL WATER / BOTTLED WATER NOTICE FOR ALL AFFECTED CUSTOMERS OF A PUBLIC WATER SUPPLY SYSTEM WHEN AN INTERRUPTION IN SERVICE OCCURS (WHICH RESULTS IN A COMPROMISE OF THE SYSTEM INTEGRITY WHEN THE HEALTH OR LIFE OF AN INDIVIDUAL OR THE HEALTH OF LIVES OF INDIVIDUALS MAY BE THREATENED OR IMPAIRED OR BY WHICH DISEASE MAY BE CAUSED) OR WHEN A HISTORY OF UNSATISFACTORY BACTERIOLOGICAL SAMPLES RESULT OR WHEN THE SYSTEM PRESSURE DROPS BELOW 20 PSI. THIS BOIL WATER / BOTTLED WATER NOTICE WILL BE LIFTED BY THE DESIGNATED REGULATORY AGENCY WHEN THE SYSTEM PRESSURE AND MICROBIOLOGICAL ARE DOCUMENTED THROUGH CERTIFIED DRINKING WATER LABORATORY ANALYSIS RESULTS. IN THE CASE WHERE THE SUPPLIER OF WATER ISSUES THE BOIL WATER / BOTTLED WATER NOTICE, LOCAL HEALTH DEPARTMENT SHALL BE NOTIFIED AS SOON AS POSSIBLE AND PREFERABLY IN ADVANCE OF THE EVENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SUPPLY BOTTLED WATER INDIVIDUALS AND BUSINESS AFFECTED AT THE CONTRACTORS COST.

13. MECHANICAL JOINT RESTRAINTS SHALL BE INSTALLED AT ALL BENDS, TEES AND VALVES. SEE WATER AND SEWER TYPICAL DETAIL SHEETS FOR RESTRAINT REQUIREMENTS, NO TRUST BLOCKING IS TO BE USED.

14. ALL SITE UTILITY WORK SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS OR THOSE AGENCIES HAVING JURISDICTION.

15. IF SOLVENT CONTAMINATION IS FOUND IN THE PIPE TRENCH INTENDED FOR A PROPOSED PLASTIC WATER MAIN, THE CONTRACTOR SHALL STOP WORK AND THE PROPER AUTHORITIES NOTIFIED. WITH APPROVAL OF THE PERMITTING AGENCY, DUCTILE IRON PIPE, FITTINGS AND SOLVENT RESISTANT GASKET MATERIAL SUCH AS FLUOROCARBON SHALL BE USED IN THE CONTAMINATED AREA; THE DUCTILE IRON PIPE SHALL EXTEND AT LEAST 100 FEET BEYOND ANY SOLVENT NOTED. ANY CONTAMINATED SOIL THAT IS EXCAVATED SHALL BE PLACED ON AN IMPERMEABLE MAT AND COVERED WITH A WATERPROOF COVERING. THE PROPER AUTHORITIES WILL BE NOTIFIED AND THE CONTAMINATED SOIL HELD FOR PROPER DISPOSAL.

16. ALL BACKFLOW PREVENTERS SHALL BE LOCATED ADJACENT TO RIGHT-OF-WAY ON PRIVATE PROPERTY UNLESS OTHERWISE APPROVED BY THE LOCAL REGULATORY AGENCY AND THE ENGINEER.

17. AT THE TIME OF OR PRIOR TO FINAL APPROVAL, A DETECTOR CHECK AFFIDAVIT SHALL BE PROVIDED TO THE LOCAL REGULATORY AGENCY AND THE ENGINEER.

18. AT ALL UTILITY CROSSINGS REGARDLESS OF VERTICAL SEPARATION ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPE LINE SO THE WATER MAIN JOINTS ARE AS FAR AS POSSIBLE FROM THE OTHER PIPE LINE.

19. THE WATER TAPS DEPICTED ON THESE DESIGN PLANS SHALL BE CONSTRUCTED AS FOLLOWS; ALL POTABLE AND IRRIGATION WATER TAPS, FIRE LINE SERVICES AND FIRE HYDRANT INSTALLATIONS SHALL BE PERFORMED BY A LICENSED MASTER PLUMBER OR LICENSED UNDERGROUND UTILITY CONTRACTOR UNDER THE FOLLOWING SPECIAL CONDITIONS:

A) THE TAPS ARE TO BE SCHEDULED 48 HOURS IN ADVANCE BY THE CONTRACTOR WITH THE LOCAL REGULATORY AGENCY AND ENGINEER.

B) TAPS REQUIRING METER INSTALLATIONS OF SIZE 2 INCHES AND BELOW MUST INCLUDE THE SERVICE PIPE, METER BOX, CORPORATION STOP SIZED READY TO ACCEPT THE METER INSTALLATION BY THE LOCAL UTILITY COMPANY.

C) LOCAL UTILITY FORCES WILL INSTALL THE METER UPON APPLICATION AND PAYMENT BY LICENSED MASTER PLUMBER OR LICENSED UTILITY CONTRACTOR.

D) ALL TAPS REQUIRING METER INSTALLATIONS OF SIZE 3 INCHES AND ABOVE SHALL TERMINATE SIZED READY FOR VAULT, METER AND BYPASS INSTALLATION BY LOCAL UTILITY COMPANY.

20. ALL 4 INCH GRAVITY SANITARY SEWER LINES SHALL BE SCHEDULED 40 PVC AND ALL GRAVITY SANITARY SEWER LINES 6 INCHES AND LARGER SHALL BE SDR 26 PVC.

21. SEWER LINES ARE DESIGNED TO FINISHED GRADE AND SHALL BE PROTECTED FROM DAMAGE UNTIL ALL WORK IS COMPLETE.

22. AT A MINIMUM, ALL SANITARY SEWER LINES 8 INCHES AND LARGER SHALL BE INSPECTED BY A REMOTE VIDEO RECORDING SYSTEM AND COPIES OF THE VIDEO SHALL BE PROVIDED TO THE ENGINEER FOR THEIR REVIEW AND APPROVAL. THE STATE AND / OR LOCAL REGULATORY AGENCY REGULATING THE CONSTRUCTION OF THE SYSTEM MAY REQUIRE ADDITIONAL TESTING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL TESTING REQUIRED TO THE ENGINEER FOR FINAL APPROVAL BY ALL REGULATORY AGENCIES.

23. ALL SANITARY SEWER FORCE MAINS 4 INCHES AND LARGER SHALL BE DR 18 PVC. ALL SANITARY SEWER FORCE MAINS LESS THAN 4 INCHES SHALL BE SCHEDULE 80 PVC.

24. THE CONTRACTOR SHALL INSTALL ANY ADDITIONAL AIR RELEASE VALVES ON FORCE MAINS AT CHANGES IN ELEVATION OF 2 FEET DUE TO ACTUAL FIELD CONDITIONS OR CONFLICTS NOT IDENTIFIED ON THESE PLANS.

UTILITY NOTES: (CONTINUED)

25. A 4 INCH PUMP-OUT MEETING LOCAL REGULATORY STANDARDS SHALL BE PROVIDED ON ALL FORCE MAINS LOCATED ADJACENT TO RIGHT-OF-WAYS ON PRIVATE PROPERTY. PUMP-OUT MUST BE ACCESSIBLE BY LOCAL UTILITY FORCES FROM ADJACENT PUBLIC STREET OR RIGHT-OF-WAY.

26. CONTRACTOR SHALL GROUT FLOW CHANNELS IN ALL SANITARY SEWER MANHOLES.

27. CONTRACTOR SHALL PERFORM THE ON-SITE PRESSURE TEST AT THE POINT OF CONNECTION FOR MANIFOLD FORCEMAINS. THIS PRESSURE SHALL BE REPORTED TO THE ENGINEER OF RECORD FOR VERIFICATION PURPOSES, PRIOR TO THE SHOP DRAWING SUBMITTAL FOR THE PUMP EQUIPMENT.

28. TRACER WIRE IS TO BE USED IN ACCORDANCE WITH LOCAL UTILITY AGENCY'S REQUIREMENTS. IN THE EVENT THAT NO TRACER WIRE REQUIREMENTS EXIST, TRACER WIRE WILL BE USED PER THE ENGINEER OR RECORD'S RECOMMENDATION.

LEGEND

EXISTING

BOUNDARY

R/W

CENTER LINE

EASEMENT

CURB & GUTTER

SPILL CURB & GUTTER

TURNDOWN SIDEWALK

CONCRETE

FENCE

SILT FENCE BARRIER

CONTOUR

SPOT ELEVATION

NWL / TOB / TOS

TOP OF BANK

SWALE

SIGN

OVERHEAD ELECTRIC

UNDERGROUND ELECTRIC

4" PVC-WM

6" PVC-SS

6" PVC-FM

6" PVC-RD

18" RCP-SD

18" RCP

STORM SEWER INLET

MANHOLE

STORM SEWER STRUCTURE NUMBER

MAJOR DRAINAGE DITCH

MINOR DRAINAGE DITCH

DRAINAGE AREA

SOILS BORING

AUGER BORING

BENCH MARK

UNITS OF CLEARING

INTERED END SECTION

BEND IN PIPE

TEE

CAP

PLUGGED DEAD END

FIRE HYDRANT

GATE VALVE

REDUCER / ENLARGER

BACK FLOW PREVENTER

WATER METER

TREE

TREE LINE

CUT WIRE

WOODEN POWER POLE

CONCRETE POWER POLE

FINISH FLOOR ELEVATION

TRAFFIC DIRECTIONS / ARROWS

CLEAN OUT

PROPOSED

BOUNDARY

R/W

CENTER LINE

EASEMENT

CURB & GUTTER

SPILL CURB & GUTTER

TURNDOWN SIDEWALK

CONCRETE

FENCE

SILT FENCE BARRIER

CONTOUR

SPOT ELEVATION

NWL / TOB / TOS

TOP OF BANK

SWALE

SIGN

OVERHEAD ELECTRIC

UNDERGROUND ELECTRIC

4" PVC-WM

6" PVC-SS

6" PVC-FM

6" PVC-RD

18" RCP-SD

18" RCP

SITE DATA TABLE	
PROJECT DATA	
MASTER DEVELOPER:	THE RANGE AT CRANE ISLAND, LLC 4001 CENTURION PARKWAY AMELIA ISLAND, FL 32034
APPLICANT:	SHAD WALLAN THE RANGE AT CRANE ISLAND, LLC 4001 CENTURION PARKWAY AMELIA ISLAND, FL 32034
AGENT:	RS&H, INC. 10748 DEERWOOD PARK BLVD JACKSONVILLE, FLORIDA 32256 PHONE (904) 256-2500 MICHAEL COFFEY, PE
SURVEYOR:	CLARY & ASSOCIATES, INC. 3830 CROWN POINT ROAD JACKSONVILLE, FL 32257 PHONE (904) 280-2703
PROJECT NAME: CRANE ISLAND SUBDIVISION REAL ESTATE NO.: 19-2H-28-0000-0001-0000 APPROVED PUD ORDINANCE NUMBER: 2013-16 CURRENT LAND USE: NATURAL AREA CURRENT ZONING: PUD NUMBER OF EXISTING BUILDINGS: 0 NUMBER OF DEVELOPMENT PHASES: 2 UNITS: PHASE 1 - 47 HOMESITES PHASE 2 - 66 HOMESITES	
LANDSCAPING SHALL BE IN ACCORDANCE WITH THE NASSAU PUD. SIGNAGE SHALL BE IN ACCORDANCE WITH THE NASSAU PUD.	

PHASE 2 PROJECT DATA:	
	TOTAL
GROSS PROJECT AREA	34.39 AC
NET USABLE LOT AREA	19.92 AC
PARK AREA	4.77 AC
DRY RETENTION AREA *	1.69 AC
ROADWAY AREA	2.50 AC
SIDEWALK AREA	.787 AC
SWALE DRAINAGE AREA **	1.69 AC
LANDSCAPED AREA ***	3.08 AC
NATURAL PRESERVED AREAS ****	5.56 AC
IMPERVIOUS SURFACE AREA RATIO	7.56 / 34.39 = 0.22
* INCLUDED IN PARK AREA ** TOTAL SURFACE AREA OF SWALES MEASURED FROM TOP OF BANK *** PARK AREA OUTSIDE DRY RETENTION AREA **** TOTAL AREA INCLUDES NATURAL PRESERVED AREAS, UPLAND/CANOPY BUFFER AREAS AND VEGETATED NATURAL BUFFER AREAS	
OVERALL PROJECT DATA:	
	TOTAL
TOTAL WETLAND IMPACTS	0.64 AC
WETLAND CREATION AREA	0.50 AC
WETLAND PRESERVATION AREA	41.42 AC
UPLAND BUFFER AREA	8.66 AC
OVERALL PROJECT DATA TABLE INCLUDES AREAS ACROSS PHASE I AND PHASE II	

PUD REQUIREMENTS			
MAXIMUM BUILDING HEIGHT**			
SINGLE-FAMILY DWELLINGS	35'		
TOWN HOME UNITS	40'		
MAXIMUM LOT COVERAGE			
SINGLE-FAMILY DWELLINGS	60%		
TOWN HOME UNITS	70%		
MINIMUM LOT REQUIREMENTS**			
SINGLE-FAMILY LOTS	WIDTH***45' MIN.	AREA	4500 SF
TOWN HOME LOTS	WIDTH 25' MIN.	AREA	1600 SF
MINIMUM YARD REQUIREMENTS			
SINGLE-FAMILY LOTS	FRONT 10' MIN.	REAR 10' MIN.	SIDE 7.5'
TOWN HOME LOTS	FRONT 10' MIN.	REAR 10' MIN.	SIDE 7.5'
* OR THREE HABITABLE STORIES, WHICHEVER IS LESS			
** MINIMUM WIDTH TAKEN AT THE FRONT LOT LINE			
*** 35' MIN. IF ON A CUL-DE-SAC OR CURVE			

BUILDING AREA SUMMARY:		
TYPE	UNITS	SF*
PHASE 1		
TOWN HOMES	0	00
SINGLE FAMILY	47	3,000
TOTAL PHASE 1 BUILDING AREA: 3.24 AC		
PHASE 2		
TOWN HOMES	0	00
SINGLE FAMILY	66	3,000
TOTAL PHASE 2 BUILDING AREA: 4.55 AC		
TOTAL PROJECT BUILDING AREA: 7.78 AC		
* SF IS BASED ON AVERAGE HOME FOOTPRINT		

LOT UNIT SUMMARY:		
TYPE	UNITS	TOTAL AC
PHASE 1		
TOWN HOMES	0	00
SINGLE FAMILY	47	18.08
TOTAL PHASE 1 AC: 18.08		
PHASE 2		
TOWN HOMES	0	00
SINGLE FAMILY	66	23.82
TOTAL PHASE 2 AC: 23.82		
TOTAL PROJECT AC: 41.90		

PARKING SUMMARY:	
TYPE	SPACES
PHASE 1	
STANDARD - 90'	11
ADA - 90'	1
TOTAL PHASE 1: 12	
PHASE 2	
STANDARD - 60'	15
ADA - 60'	1
TOTAL PHASE 2: 16	
TOTAL PROJECT: 28	

UTILITIES:	
USE	PROVIDER
ELECTRIC	FPU
WATER/REUSE/SEWER	CITY OF FERNANDINA BOH
GAS	TECO PEOPLES
TELEPHONE	AT&T

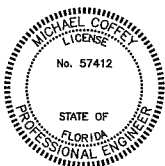
RS&H

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CRANE ISLAND
SUBDIVISION
FERNANDINA BEACH, FL
32034

CONSULTANTS



REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 6/5/2017
REVIEWED BY: MAC
DRAWN BY: CBS
DESIGNED BY: MAC

AEP PROJECT NUMBER
501-0223-000

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SHEET TITLE

OVERALL
PHASING
PLAN

SHEET NUMBER

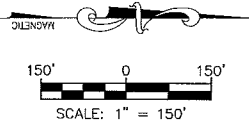
C-002

PERMIT
SUBMITTAL

PHASE 2

PHASE 1

APPROXIMATE ELEV. R/W LINE
OF HYDROGRAPHIC BOUNDARY



LEGEND:

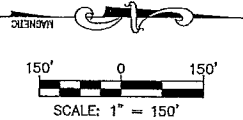
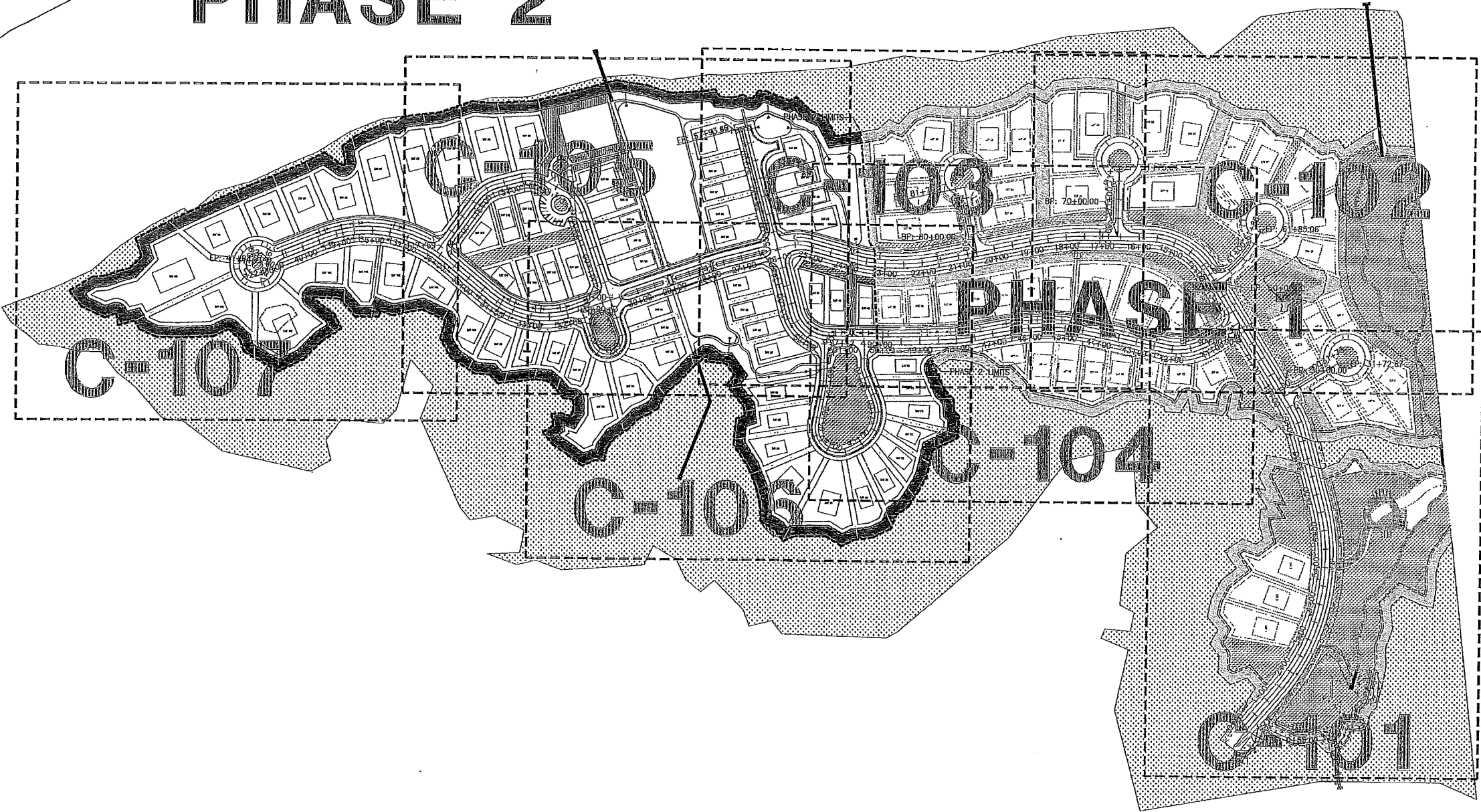
- UPLAND/CANOPY BUFFER AREA
- NATURAL PRESERVED AREA
- WETLAND AREA
- WETLAND IMPACT AREA

FIRE RESCUE NOTE:

THE AHJ SHALL HAVE THE AUTHORITY TO REQUIRE FIRE
DEPARTMENT ACCESS TO GATED SUBDIVISIONS OR DEVELOPMENTS
THROUGH THE USE OF AN APPROVED DEVICE OR SYSTEM.

100 YEAR FLOOD LINE 10.00' NAVD-88'

PHASE 2



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AEP PROJECT NUMBER
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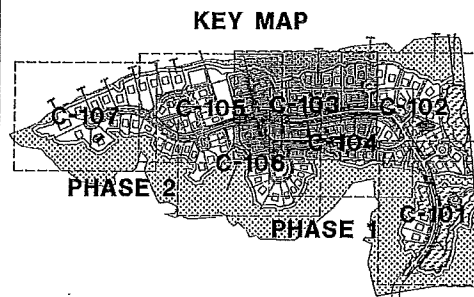
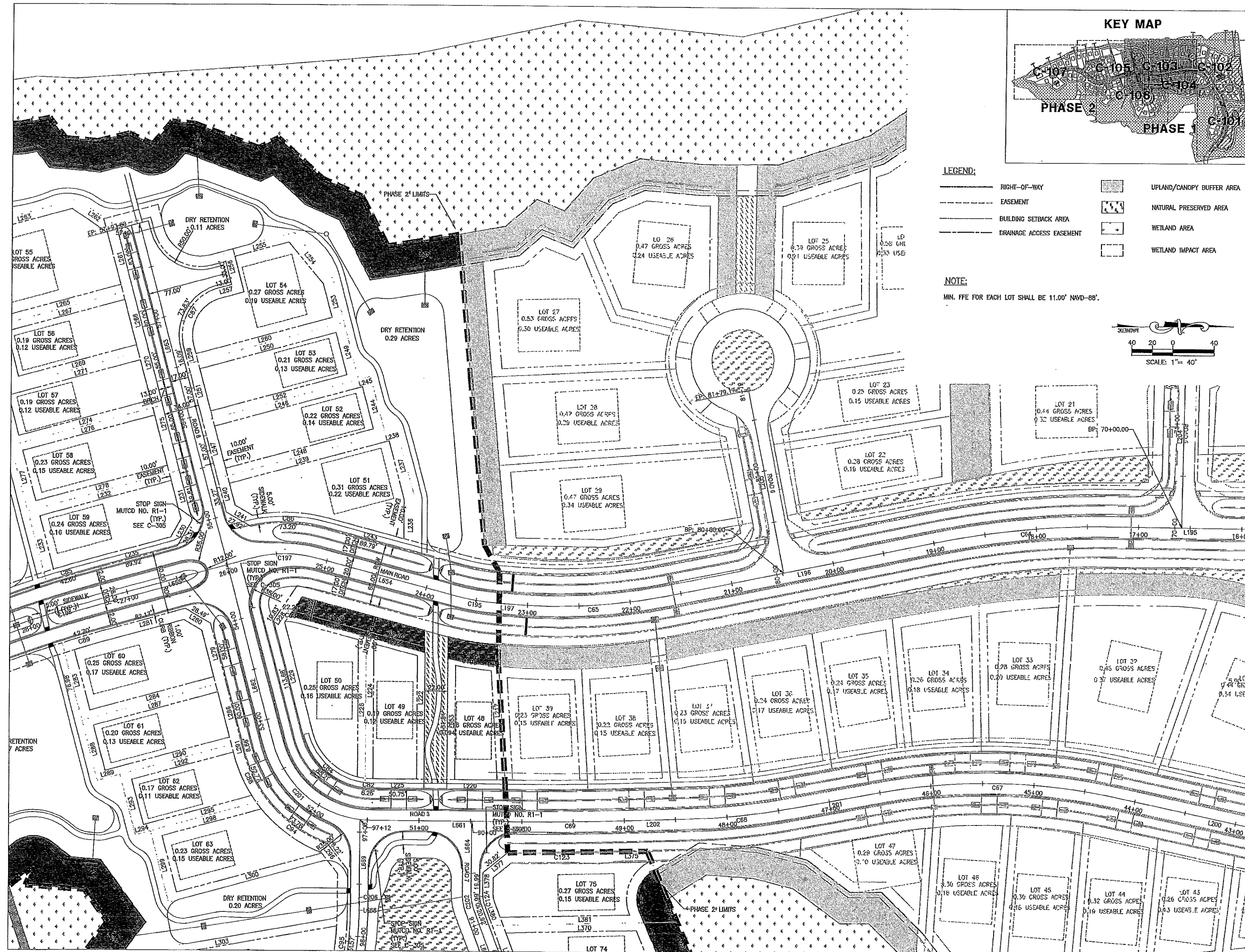
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SHEET TITLE

OVERALL
GEOMETRY
PLAN

SHEET NUMBER
C-100

**PERMIT
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REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 6/5/2017
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 DRAWN BY: CBS
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AEP PROJECT NUMBER
 501-0223-000

SHEET TITLE

**GEOMETRY
SITE
PLAN**

SHEET NUMBER
C-103

**PERMIT
SUBMITTAL**

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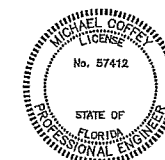
RS&H, Inc.

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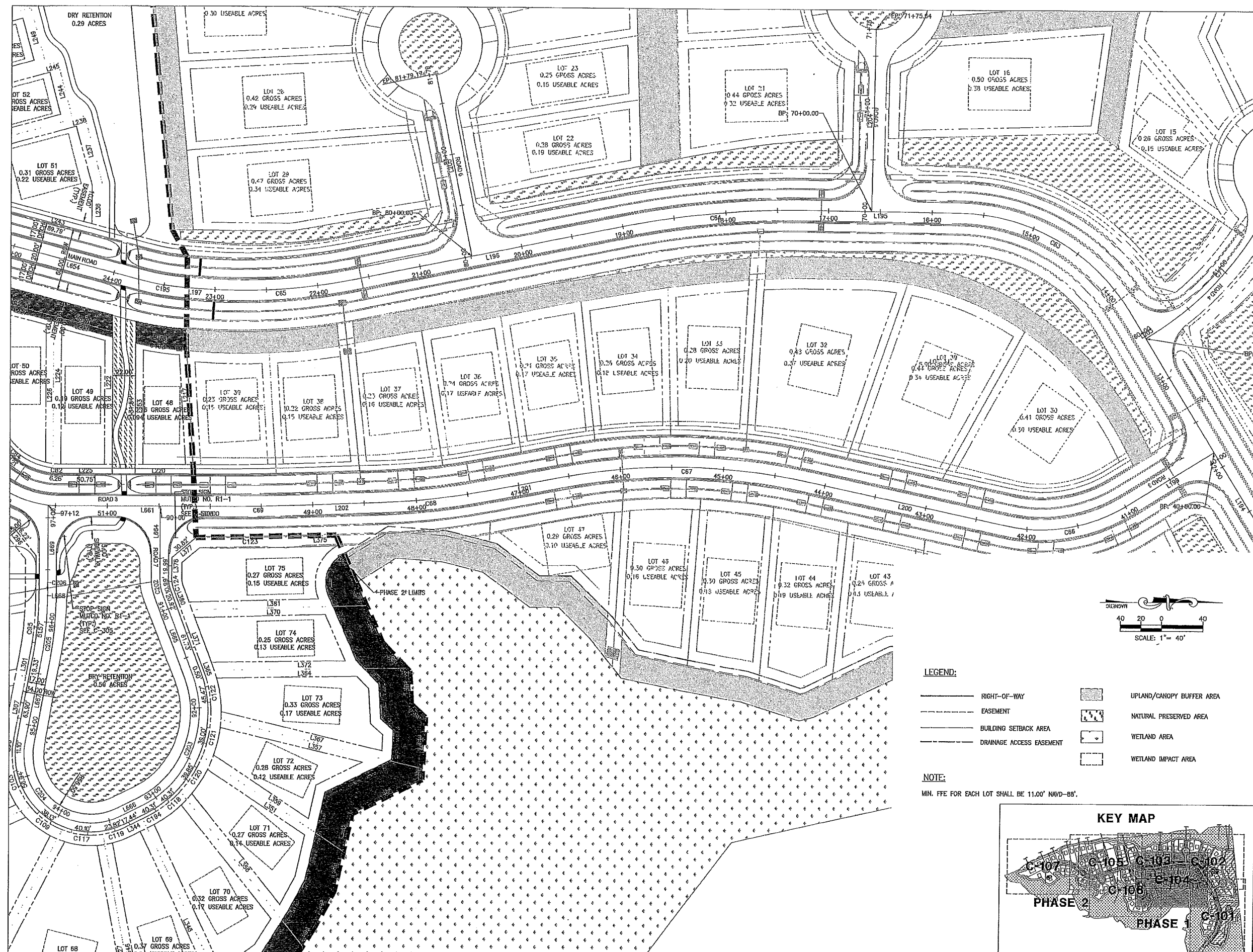
SHEET TITLE

**GEOMETRY
SITE
PLAN**

SHEET NUMBER

C-104

**PERMIT
SUBMITTAL**





**CRANE ISLAND
SUBDIVISION
FERNANDINA BEACH, FL
32034**

A circular professional engineer seal for Michael Coffey, License No. 57412, State of Florida. The seal features the name "MICHAEL COFFEY" at the top, "LICENSE" below it, the license number "No. 57412" in the center, and "STATE OF FLORIDA" and "PROFESSIONAL ENGINEER" at the bottom. The entire seal is enclosed in a double-lined circular border.[illegible]

DATE ISSUED: 6/5/2017

REVIEWED BY: MAC

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DESIGNED BY: CBS

AEP PROJECT NUMBER
501-0223-000

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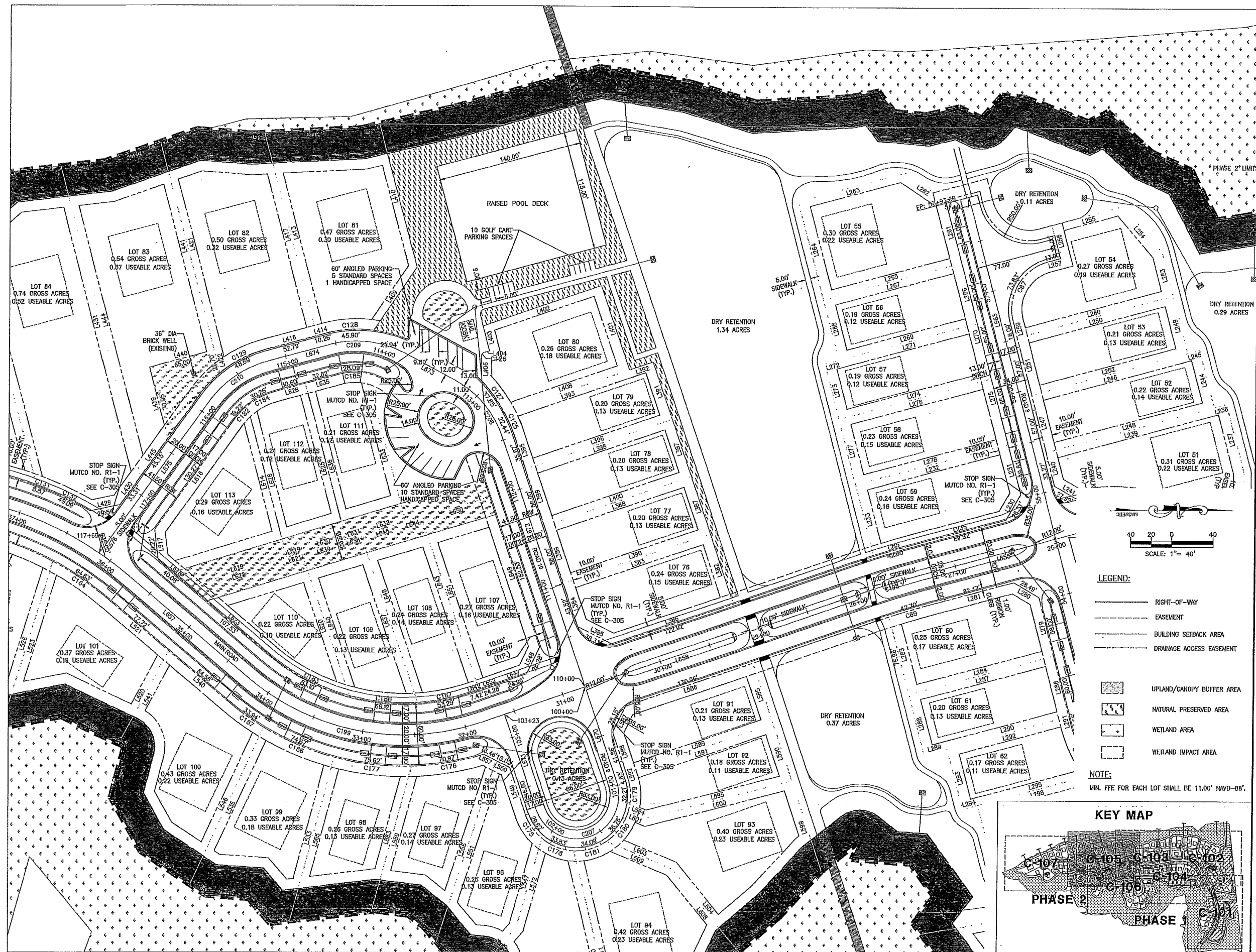
SHEET TITLE

GEOMETRY SITE PLAN

SHEET NUMBER

C-105

**PERMIT
SUBMITTAL**



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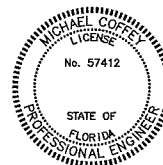
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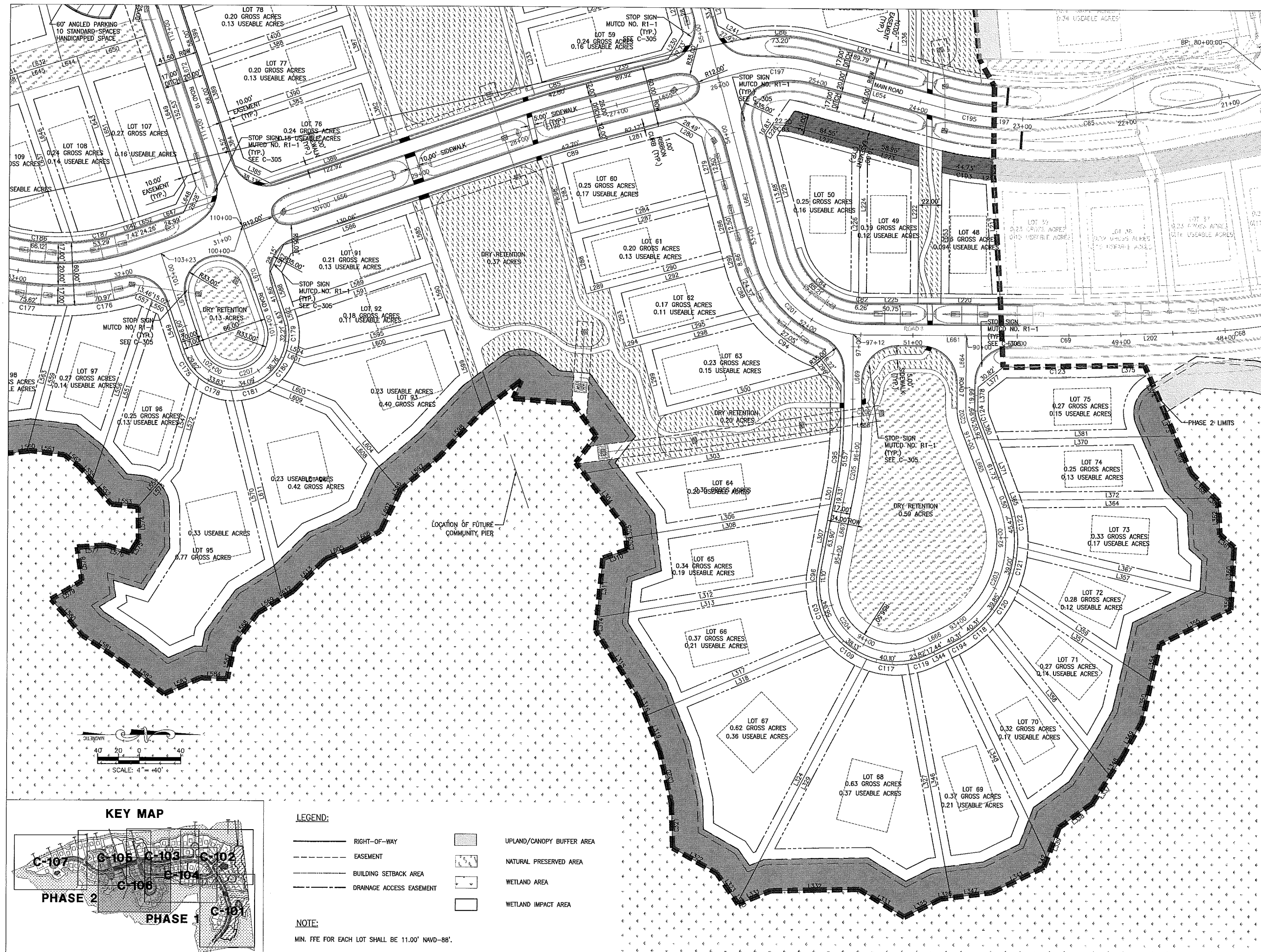
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501-0223-000

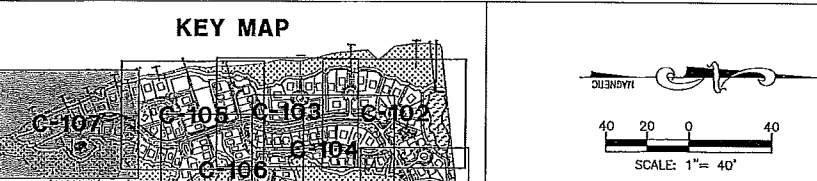
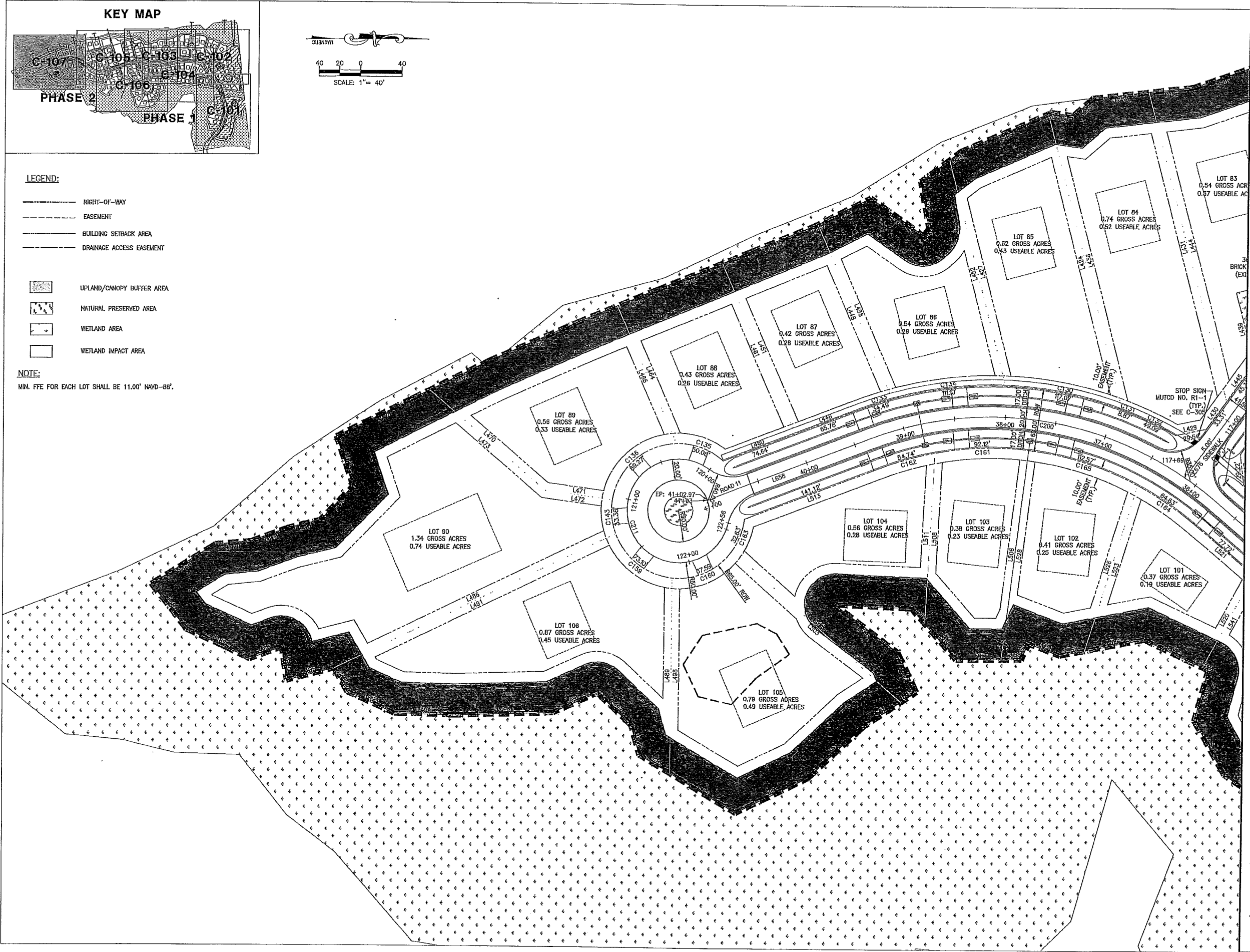
SHEET TITLE

**GEOMETRY
SITE
PLAN**

SHEET NUMBER
C-106

**PERMIT
SUBMITTAL**





- LEGEND:**
- RIGHT-OF-WAY
 - EASEMENT
 - BUILDING SETBACK AREA
 - DRAINAGE ACCESS EASEMENT
 - UPLAND/CANOPY BUFFER AREA
 - NATURAL PRESERVED AREA
 - WETLAND AREA
 - WETLAND IMPACT AREA

NOTE:
MIN. FFE FOR EACH LOT SHALL BE 11.00' NAVD-88'.



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**CRANE ISLAND
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FERNANDINA BEACH, FL
32034**

CONSULTANTS



REVISIONS		
NO.	DESCRIPTION	DATE

DATE ISSUED: 6/5/2017
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DRAWN BY: CBS
DESIGNED BY: MAC

AEP PROJECT NUMBER
501-0223-000

SHEET TITLE

**GEOMETRY
SITE
PLAN**

SHEET NUMBER
C-107

**PERMIT
SUBMITTAL**

PARCEL LINE TABLE			
LINE #	LENGTH	DIRECTION	
L217	125.01	S86° 26' 05.49"W	
L218	5.23	S3° 52' 47.11"W	
L220	57.18	N0° 09' 01.37"E	
L222	137.16	N80° 00' 00.00"W	
L223	58.96	S14° 48' 08.17"W	
L224	151.79	N90° 00' 00.00"E	
L225	60.75	N0° 09' 01.37"E	
L226	151.79	N80° 00' 00.00"W	
L227	64.55	S14° 48' 08.17"W	
L228	10.83	S55° 27' 19.82"E	
L229	113.68	N75° 01' 31.74"E	
L230	28.31	N60° 01' 31.01"W	
L231	49.81	S75° 01' 31.74"W	
L232	182.60	S14° 58' 28.26"E	
L233	70.96	N75° 01' 31.74"E	
L235	89.92	N15° 00' 33.76"W	
L236	51.82	N90° 00' 00.00"W	
L237	67.31	S75° 01' 31.74"W	
L238	12.00	S14° 58' 28.26"E	
L239	169.00	S14° 58' 28.26"E	
L240	33.27	N75° 01' 31.74"E	
L241	27.92	N29° 17' 09.41"E	
L243	67.31	N14° 48' 08.17"E	
L244	57.00	S75° 01' 31.74"W	
L245	12.00	S14° 58' 28.26"E	
L246	157.00	S14° 58' 28.26"E	
L247	57.00	N75° 01' 31.74"E	
L248	169.00	N14° 58' 28.26"W	
L249	57.00	S75° 00' 29.16"W	
L250	156.98	S14° 58' 28.26"E	
L251	57.00	N75° 01' 31.74"E	
L252	157.00	N14° 58' 28.26"W	
L253	43.40	S75° 00' 29.16"W	
L254	58.35	S49° 34' 19.70"W	
L255	71.89	S14° 58' 28.26"E	
L256	33.00	N75° 01' 31.74"E	
L257	13.00	S14° 58' 28.26"E	
L259	16.09	N75° 01' 31.74"E	
L260	156.98	N14° 58' 28.26"W	
L261	63.00	S75° 01' 31.74"W	
L262	46.74	S33° 30' 49.04"W	
L263	107.52	S14° 58' 28.26"E	
L264	98.00	N75° 01' 31.74"E	
L265	138.50	N14° 58' 28.26"W	
L266	60.00	S75° 01' 31.74"W	
L267	138.50	S14° 58' 28.26"E	
L268	60.00	N75° 01' 31.74"E	
L269	138.50	N14° 58' 28.26"W	
L270	55.00	S75° 01' 31.74"W	
L271	138.50	S14° 58' 28.26"E	
L272	14.00	N14° 58' 28.26"E	
L273	55.00	N75° 01' 31.74"E	
L274	152.50	N14° 58' 28.26"W	
L275	65.00	S75° 01' 31.74"W	
L276	152.50	S14° 58' 28.26"E	
L277	65.00	N75° 01' 31.74"E	
L278	152.50	N14° 58' 28.26"W	
L279	58.00	S75° 01' 31.74"W	
L280	28.49	S30° 01' 31.74"W	
L281	82.17	S15° 04' 33.76"E	

PARCEL LINE TABLE			
LINE #	LENGTH	DIRECTION	
L283	76.98	N75° 01' 31.74"E	
L284	145.00	N14° 58' 28.26"W	
L285	60.00	S75° 01' 31.74"W	
L287	145.00	S14° 58' 28.26"E	
L288	60.00	N75° 01' 31.74"E	
L289	22.71	N14° 58' 28.26"W	
L290	122.29	N14° 58' 28.26"W	
L291	8.66	S75° 01' 31.74"W	
L292	122.29	S14° 58' 28.26"E	
L293	60.00	N75° 01' 31.74"E	
L294	15.00	N14° 58' 28.26"W	
L295	117.86	N14° 58' 28.26"W	
L296	16.22	S51° 20' 21.82"W	
L298	117.86	S14° 58' 28.26"E	
L299	71.00	N75° 01' 31.74"E	
L300	170.68	N14° 58' 28.26"W	
L301	19.33	N79° 15' 12.72"W	
L303	249.74	S9° 44' 17.59"E	
L304	63.96	N52° 02' 40.59"E	
L305	11.35	N82° 56' 45.92"E	
L306	199.32	N9° 44' 17.59"W	
L307	63.90	N79° 15' 12.72"W	
L308	199.32	S9° 44' 17.59"E	
L309	11.27	N82° 56' 45.92"E	
L310	24.72	S19° 49' 34.91"E	
L311	56.92	S84° 30' 37.06"E	
L312	213.65	N9° 44' 17.59"W	
L313	213.65	S9° 44' 17.59"E	
L314	12.68	S84° 30' 37.06"E	
L315	75.38	N57° 02' 23.56"E	
L316	19.46	N67° 48' 15.19"E	
L317	197.25	N18° 52' 02.15"W	
L318	197.25	S23° 06' 02.15"E	
L319	36.53	N67° 48' 15.19"E	
L320	51.05	N77° 05' 19.27"E	
L321	42.66	N88° 08' 17.61"E	
L322	48.70	N29° 13' 19.89"E	
L323	34.90	N54° 38' 43.21"E	
L324	264.25	N62° 17' 22.36"W	
L325	38.62	N26° 51' 13.31"W	
L326	10.05	N7° 27' 02.67"W	
L327	227.63	S79° 12' 16.47"W	
L328	264.25	S62° 17' 22.36"E	
L330	1.26	N54° 38' 43.21"E	
L331	33.46	N22° 26' 26.70"W	
L332	85.63	N1° 11' 53.69"W	
L333	50.58	N31° 15' 19.06"E	
L336	190.49	N50° 50' 02.72"E	
L337	31.44	S57° 15' 59.28"E	
L338	39.21	S35° 58' 03.02"E	
L339	31.85	S69° 00' 26.25"E	
L340	222.80	S84° 15' 37.86"W	
L341	55.55	N26° 20' 03.28"W	
L342	8.68	N69° 00' 26.25"W	
L343	222.80	S64° 15' 37.86"W	
L344	17.44	S26° 23' 30.75"E	
L346	227.63	N79° 12' 16.47"E	
L347	39.78	N7° 27' 02.67"W	
L348	21.99	N57° 15' 59.28"W	
L349	38.73	N61° 24' 28.23"W	

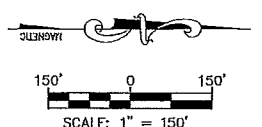
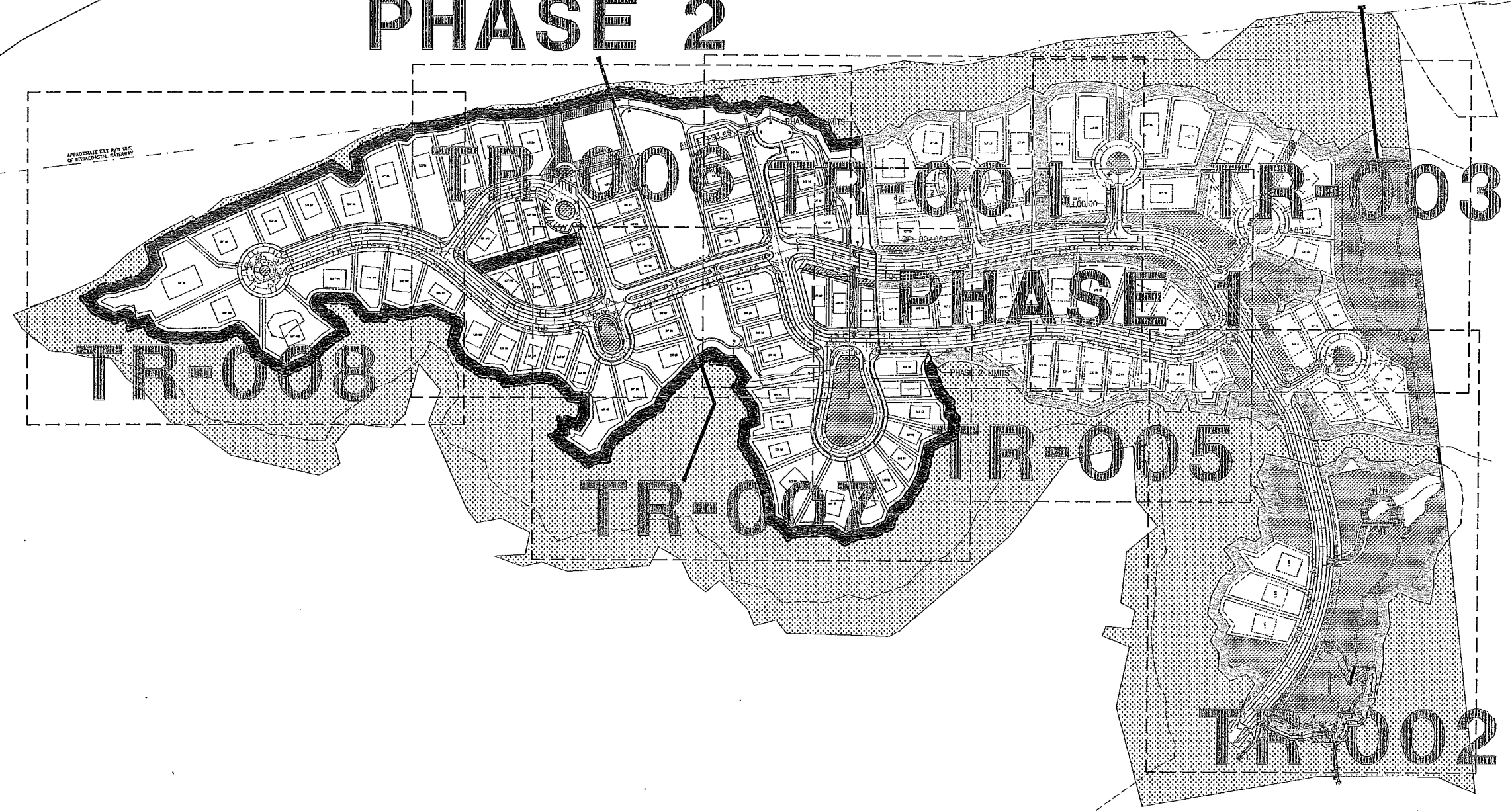
PARCEL LINE TABLE			
LINE #	LENGTH	DIRECTION	
L350	38.98	N77° 15' 08.89"W	
L351	165.01	S33° 17' 01.16"W	
L353	190.49	N50° 50' 02.72"E	
L354	37.04	N77° 15' 08.89"W	
L355	75.11	N26° 08' 19.92"W	
L356	10.46	N87° 15' 53.16"W	
L357	211.42	S13° 20' 30.75"W	
L359	165.01	N33° 17' 01.16"E	
L360	49.49	N87° 15' 53.16"W	
L361	18.44	S41° 57' 59.20"W	
L364	197.40	S0° 46' 09.60"W	
L365	0.50	N69° 00' 28.60"E	
L367	211.42	N13° 20' 30.75"E	
L368	33.48	S45° 56' 40.67"W	
L369	38.80	S66° 10' 33.81"E	
L370	180.61	S1° 26' 52.05"E	
L371	61.73	N69° 00' 28.60"E	
L372	197.40	N0° 46' 09.60"W	
L373	24.01	S68° 10' 33.81"W	
L374	49.79	S66° 10' 33.81"W	
L375	31.00	S2° 03' 40.99"E	
L377	30.82	S38° 47' 53.12"E	
L378	19.99	N90° 00' 00.00"E	
L380	20.92	N69° 00' 28.60"E	
L381	180.61	N1° 26' 52.05"W	
L382	70.83	S71° 01' 58.20"W	
L383	150.00	S18° 58' 01.80"E	
L384	43.52	N71° 01' 58.17"E	
L385	38.33	N28° 05' 00.97"E	
L386	122.92	N18° 52' 55.79"W	
L387	58.00	S71° 01' 58.20"W	
L388	150.00	S18° 58' 01.80"E	
L389	58.00	N71° 01' 58.17"E	
L390	150.00	N18° 58' 01.80"W	
L391	58.00	S71° 01' 58.20"W	
L392	24.00	S18° 58' 01.80"E	
L393	127.96	S18° 58' 01.80"E	
L395	35.67	N71° 01' 58.17"E	
L396	150.00	N18° 58' 01.80"W	
L397	58.00	S71° 01' 58.20"W	
L398	150.00	S18° 58' 01.80"E	
L399	58.00	N71° 01' 58.17"E	
L400	150.00	N18° 58' 01.80"W	
L401	85.59	S71° 01' 58.20"W	
L402	121.37	S18° 58' 01.80"E	
L403	24.73	N75° 02' 45.73"E	
L404	4.54	S14° 57' 14.27"E	
L406	22.75	N88° 02' 21.97"E	
L408	127.96	N18° 58' 01.80"W	
L409	73.39	N56° 07' 30.65"W	
L410	143.15	S75° 13' 59.61"W	
L411	18.19	S13° 14' 23.47"E	
L412	93.82	S2° 55' 20.91"E	
L413	202.25	N75° 13' 59.61"E	
L414	10.26	N14° 57' 14.81"W	
L416	52.79	N14° 57' 14.16"W	
L417	202.25	S75° 13' 59.61"W	
L418	11.81	S2° 55' 20.91"E	

PARCEL LINE TABLE			
LINE #	LENGTH	DIRECTION	
L419	54.21	S4° 23' 38.31"W	
L420	37.34	S19° 04' 19.73"E	
L421	207.52	N75° 13' 59.61"E	
L422	22.70	N75° 13' 59.61"E	
L424	295.62	S75° 13' 59.61"W	
L425	93.64	S23° 22' 16.89"E	
L426	13.45	S37° 29' 36.12"E	
L427	225.78	N75° 13' 59.61"E	
L429	29.54	N11° 33' 33.29"W	
L430	33.31	N53° 56' 56.63"W	
L431	309.00	S75° 13' 59.61"W	
L432	54.79	S6° 29' 58.03"E	
L433	25.64	S41° 17' 53.02"E	
L434	21.03	S7° 56' 59.21"W	
L435	3.49	S23° 22' 16.89"E	
L436	295.62	N75° 13' 59.61"E	
L439	70.95	S75° 13' 59.61"W	
L440	85.00	N14° 46' 00.39"W	
L441	207.52	S75° 13' 59.61"W	
L442	56.93	S19° 04' 19.73"E	
L443	43.69	S6° 29' 58.03"E	
L444	309.00	N75° 13' 59.61"E	
L445	45.15	N53° 56' 56.63"W	
L446	65.78	N20° 57' 19.73"W	
L448	163.88	S66° 03' 45.93"W	
L449	3.00	S26° 54' 22.06"E	
L450	97.04	S22° 28' 45.41"E	
L451	179.42	N66° 03' 45.93"E	
L452	225.78	S75° 13' 59.61"W	
L453	34.95	S37° 29' 36.12"E	
L454	46.50	N79° 08' 53.57"E	
L455	8.48	S47° 05' 32.47"E	
L456	62.12	S34° 52' 46.74"W	
L457	57.43	S26° 54' 22.06"E	
L458	163.88	N66° 03' 45.93"E	
L460	74.84	N20° 57' 19.73"W	
L461	179.42	S66° 03' 45.93"W	
L462	70.85	S22° 28' 45.41"E	
L463	39.38	S23° 04' 12.22"E	
L464	144.40	N66° 03' 45.93"E	
L466	144.40	S66° 03' 45.93"W	
L467	39.01	S23° 04' 12.22"E	
L468	94.27	S23° 47' 18.05"E	
L469	66.33	S26° 13' 06.36"E	
L470	148.43	N40° 13' 44.53"E	
L471	68.15	N7° 25' 58.54"W	
L472	66.15	S7° 25' 58.54"W	
L473	148.43	S40° 13' 44.53"W	
L474	100.68	S26° 44' 45.29"E	
L475	50.77	N71° 21' 41.53"E	
L476	45.47	S45° 49' 20.53"E	
L477	30.97	S13° 37' 40.96"E	
L478	39.22	S19° 47' 51.33"E	
L479	34.98	S5° 18' 16.97"E	
L480	73.60	S31° 21' 19.62"E	
L481	55.84	N51° 36' 37.56"E	
L482	68.14	N24° 31' 28.72"E	
L483	33.16	N20° 01' 35.04"W	
L484	32.32	N81° 17' 34.80"E	
L485	47.66	N14° 31' 41.25"W	

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L486	303.55	N25° 41' 08.74"W
L487	30.01	N73° 55' 51.82"E
L488	34.65	N30° 06' 31.30"E
L489	188.27	N89° 51' 15.03"W
L491	303.55	S25° 41' 08.74"E
L492	26.28	N59° 56' 58.70"E
L493	49.94	N23° 56' 50.51"E
L494	59.13	N1° 25' 58.18"E
L495	96.48	N1° 52' 27.77"W
L496	47.07	N24° 22' 15.12"W
L497	44.74	N42° 45' 17.93"E
L498	188.27	S89° 51' 15.03"E
L499	75.04	N30° 06' 31.30"E
L500	77.79	N25° 46' 59.57"W
L501	73.17	N43° 11' 45.15"W
L502	43.70	N33° 24' 52.99"W
L503	220.29	S41° 12' 37.35"W
L505	44.40	N0° 02' 08.23"E
L506	203.69	N82° 57' 09.94"W
L508	185.19	S87° 15' 44.43"E
L509	45.40	N48° 16' 17.11"E
L510	19.89	N48° 16' 17.11"E
L511	165.19	N87° 15' 44.43"W
L513	141.12	S20° 57' 19.73"E
L515	220.29	N41° 12' 37.35"E
L516	18.10	N33° 24' 52.99"W
L517	42.75	S83° 59' 48.15"W
L518	76.29	S36° 24' 01.44"W
L519	74.16	N2° 26' 35.29"E
L520	101.87	N61° 20' 39.91"W
L521	77.72	S39° 55' 17.45"W
L523	167.70	S72° 37' 08.29"E
L524	59.29	N10° 54' 23.76"W
L525	62.09	N29° 08' 34.55"E
L526	167.70	S72° 37' 09.29"W
L528	203.69	S82° 57' 09.94"E
L529	19.83	N0° 02' 08.23"E
L530	17.27	N65° 03' 31.45"W
L531	32.44	N20° 27' 27.39"E
L532	24.75	N10° 54' 23.76"W
L533	162.80	N74° 51' 02.56"W
L535	167.02	S64° 39' 34.37"E
L536	18.52	N33° 23' 11.78"E
L537	42.06	N4° 14' 50.44"E
L538	31.73	N48° 35' 05.63"E
L539	19.37	N6° 43' 42.68"W
L540	84.55	S39° 55' 17.45"W
L541	101.87	S61° 20' 39.91"E
L542	6.09	N25° 06' 34.55"E
L543	50.35	S75° 14' 38.71"E
L544	59.63	N60° 32' 46.37"E
L545	57.72	N33° 23' 11.78"E
L546	167.02	N64° 39' 34.37"W
L547	88.65	N73° 57' 19.27"W
L549	46.60	S71° 01' 31.74"W
L550	15.02	S25° 05' 54.80"W
L551	183.22	S71° 54' 24.10"E
L552	28.28	N49° 19' 10.75"E
L553	26.11	N5° 42' 30.83"E
L554	50.88	N48° 59' 01.16"W

100 YEAR FLOOD LINE 10.00' NAVD-88'

PHASE 2



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**THE RANGE
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CRANE ISLAND, LLC**
4001 CENTURION WAY
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32034

**CRANE ISLAND
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FERNANDINA BEACH, FL
32034

CONSULTANTS

MICHAEL COPELAND
LICENSE
No. 57412
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

REVISIONS		
NO.	DESCRIPTION	DATE

DATE ISSUED: 6/5/2017
REVIEWED BY: MAC
DRAWN BY: CBS
DESIGNED BY: MAC

AEP PROJECT NUMBER
501-0223-000

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SHEET TITLE

**OVERALL
TREE
PROTECTION
PLAN**

SHEET NUMBER
TR-001

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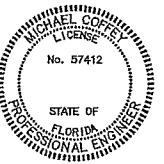
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NO.	DESCRIPTION	DATE

DATE ISSUED: 6/5/2017
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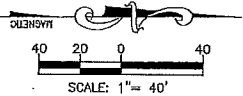
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**TREE
PROTECTION
PLAN**

SHEET NUMBER

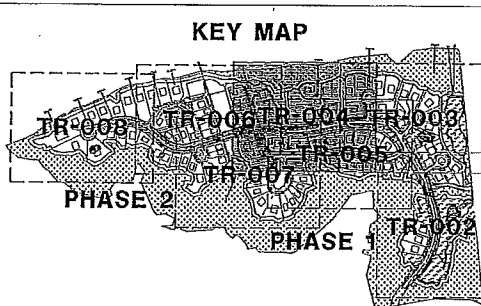
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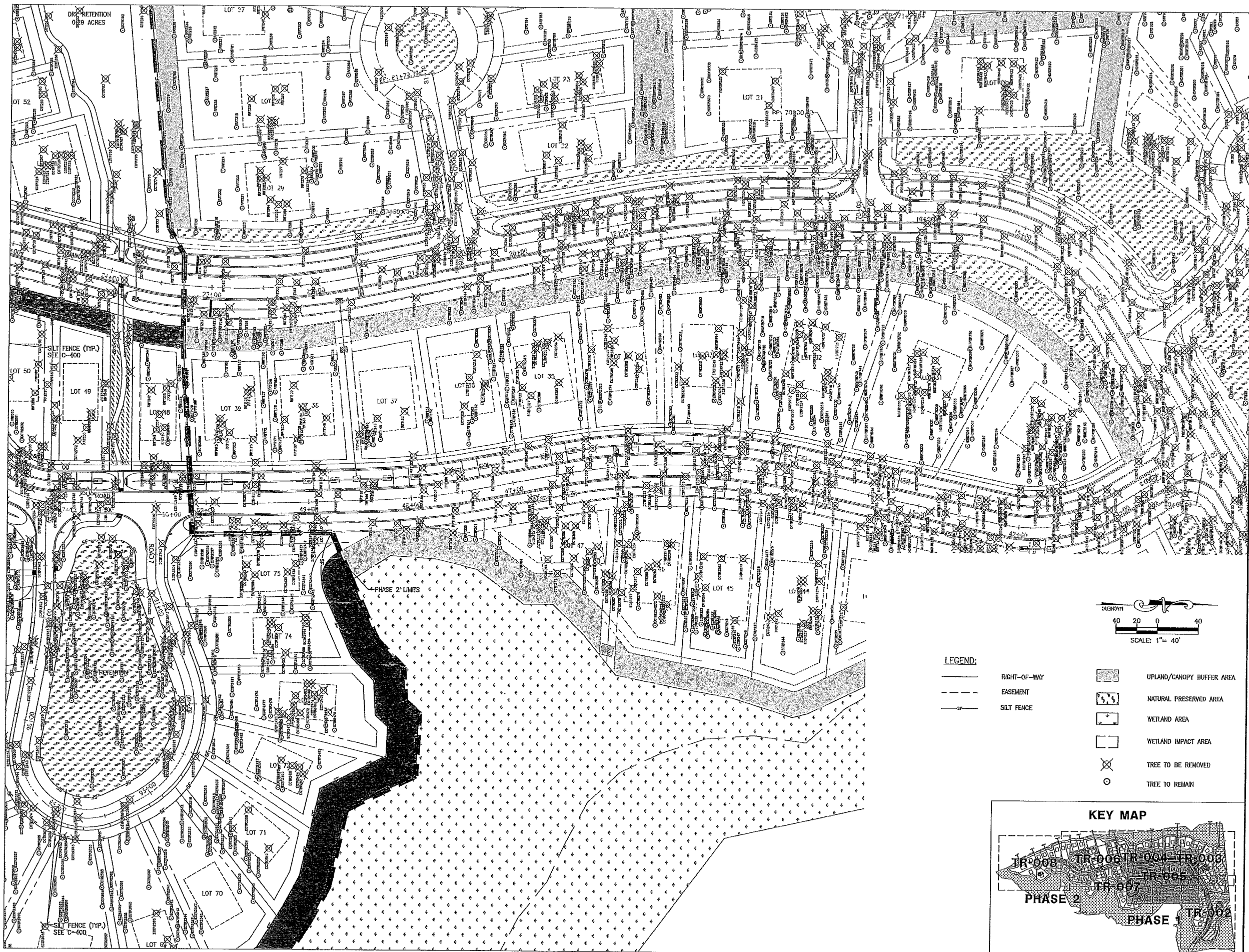
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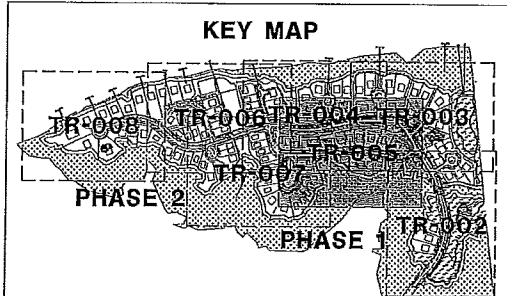
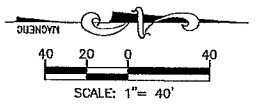
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|--------------|--|---------------------------|--|
| RIGHT-OF-WAY | | UPLAND/CANOPY BUFFER AREA | |
| EASEMENT | | NATURAL PRESERVED AREA | |
| SILT FENCE | | WETLAND AREA | |
| | | WETLAND IMPACT AREA | |
| | | TREE TO BE REMOVED | |
| | | TREE TO REMAIN | |





LEGEND:

- | | | | |
|-----|--------------|-----------|---------------------------|
| --- | RIGHT-OF-WAY | [Pattern] | UPLAND/CANOPY BUFFER AREA |
| --- | EASEMENT | [Pattern] | NATURAL PRESERVED AREA |
| --- | SILT FENCE | [Pattern] | WETLAND AREA |
| | | [Pattern] | WETLAND IMPACT AREA |
| | | [Symbol] | TREE TO BE REMOVED |
| | | [Symbol] | TREE TO REMAIN |



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DATE ISSUED: 6/5/2017
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AEP PROJECT NUMBER
501-0223-000
SHEET TITLE

**TREE
PROTECTION
PLAN**

SHEET NUMBER
TR-005

**PERMIT
SUBMITTAL**

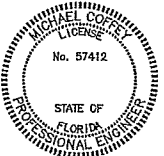
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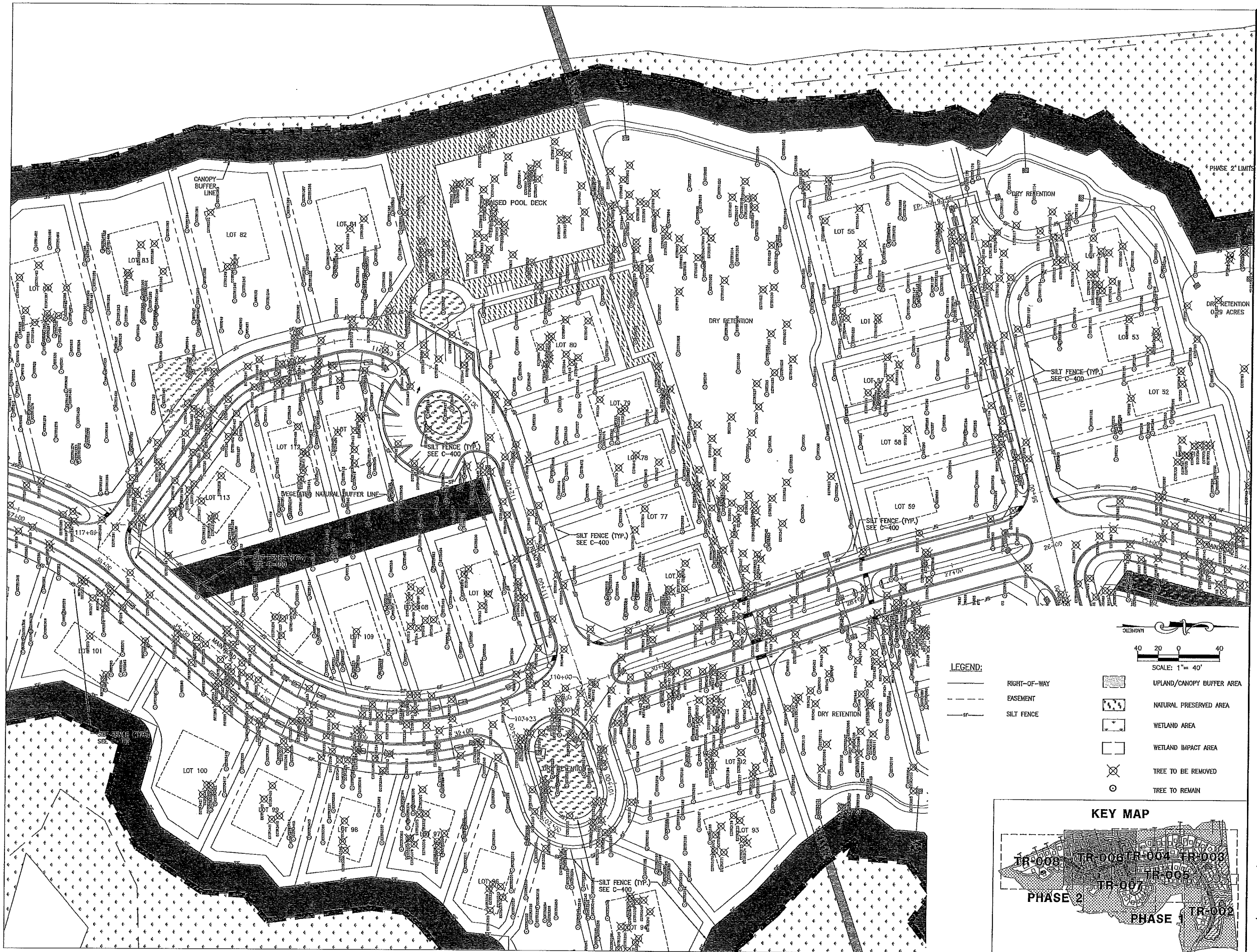
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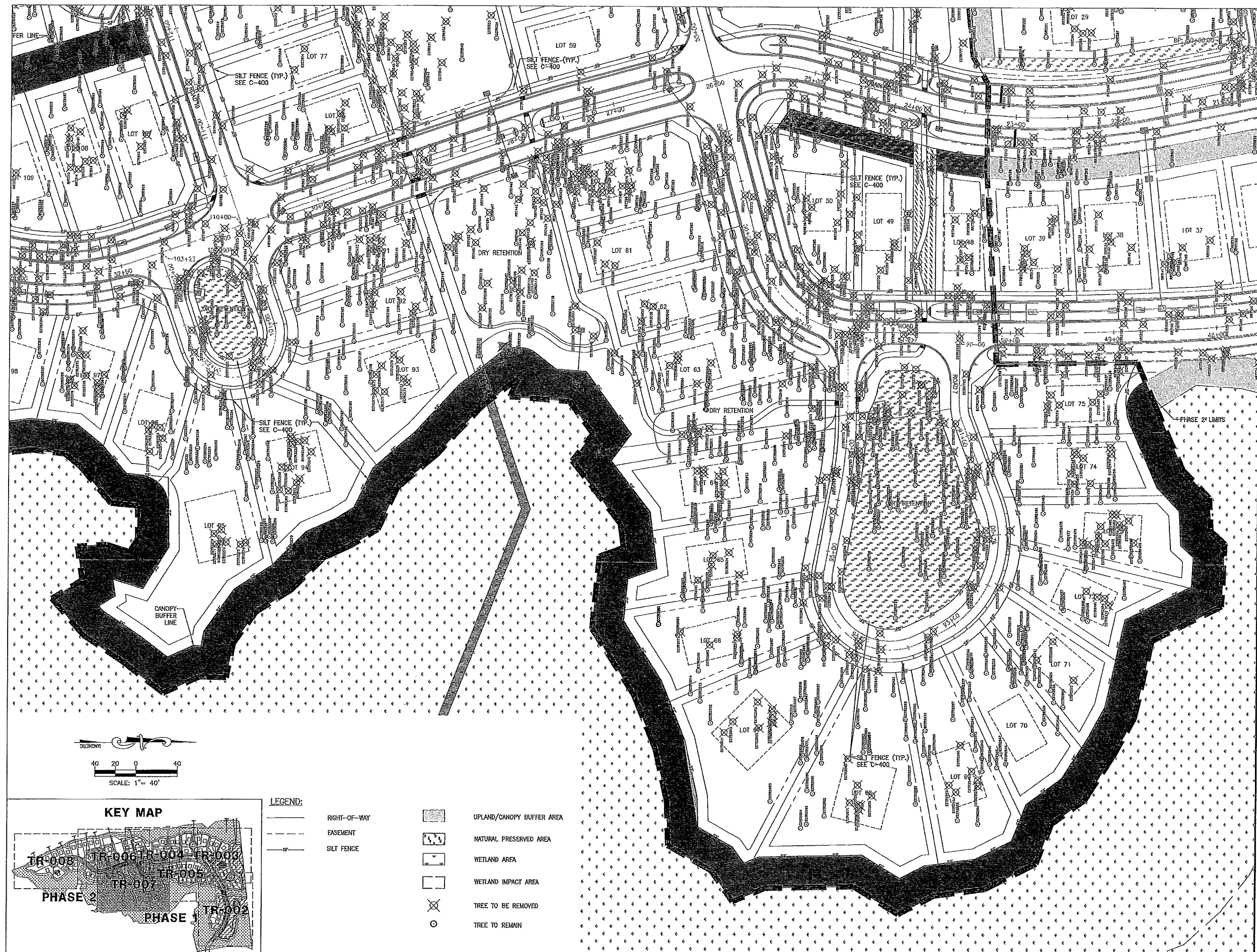
**TREE
PROTECTION
PLAN**

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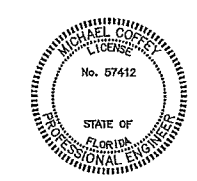


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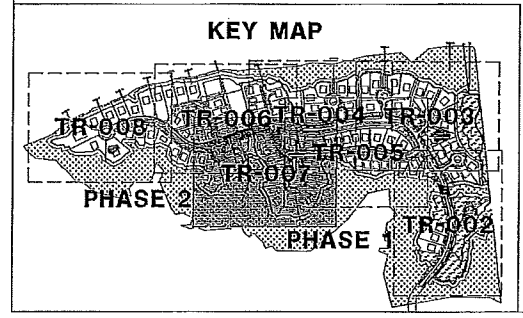
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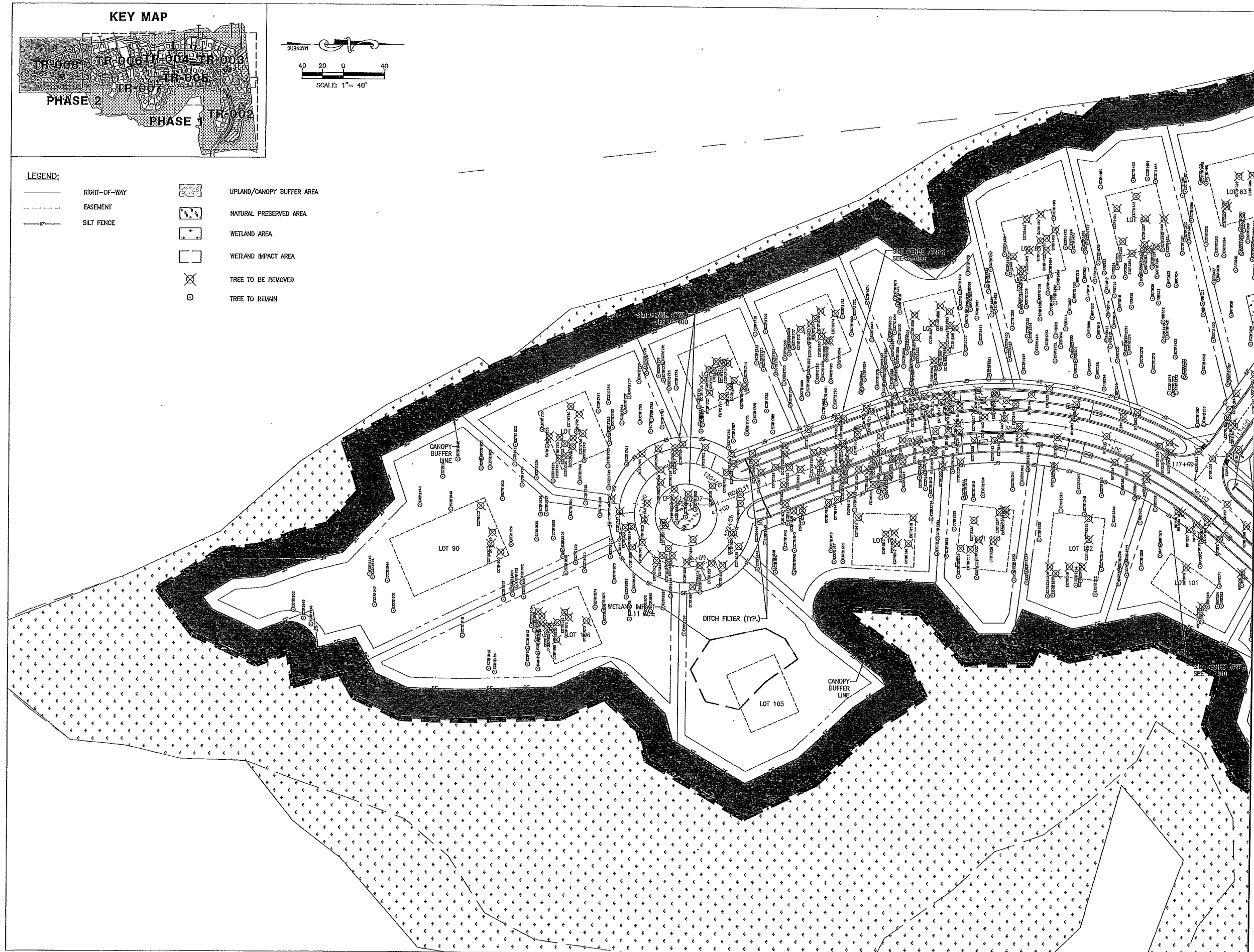
**TREE
PROTECTION
PLAN**

**SHEET NUMBER
TR-007**

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- LEGEND:**
- RIGHT-OF-WAY
 - EASEMENT
 - SILT FENCE
 - UPLAND/CANOPY BUFFER AREA
 - NATURAL PRESERVED AREA
 - WETLAND AREA
 - WETLAND IMPACT AREA
 - TREE TO BE REMOVED
 - TREE TO REMAIN



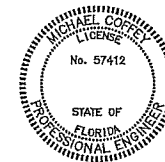
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AEP PROJECT NUMBER
501-0223-000

SHEET TITLE

**TREE
PROTECTION
PLAN**

SHEET NUMBER
TR-008

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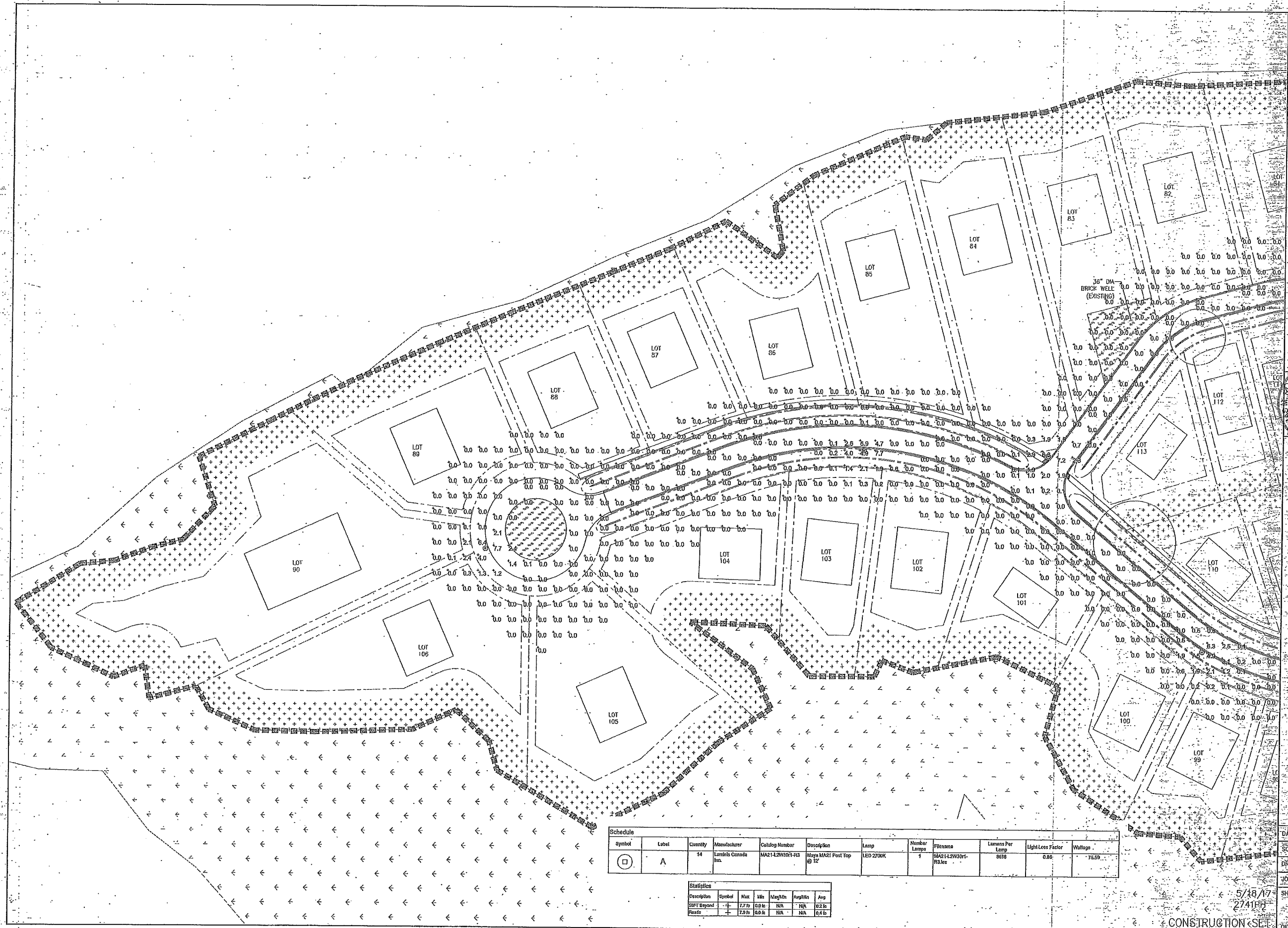
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POWELL & HINKLE ENGINEERING
1409 KINGSLEY AVENUE, BLDG 12A
ORANGE PARK, FLORIDA 32073
(904) 264-5570 FAX (904) 278-2646
FLA REG # EB-0004577



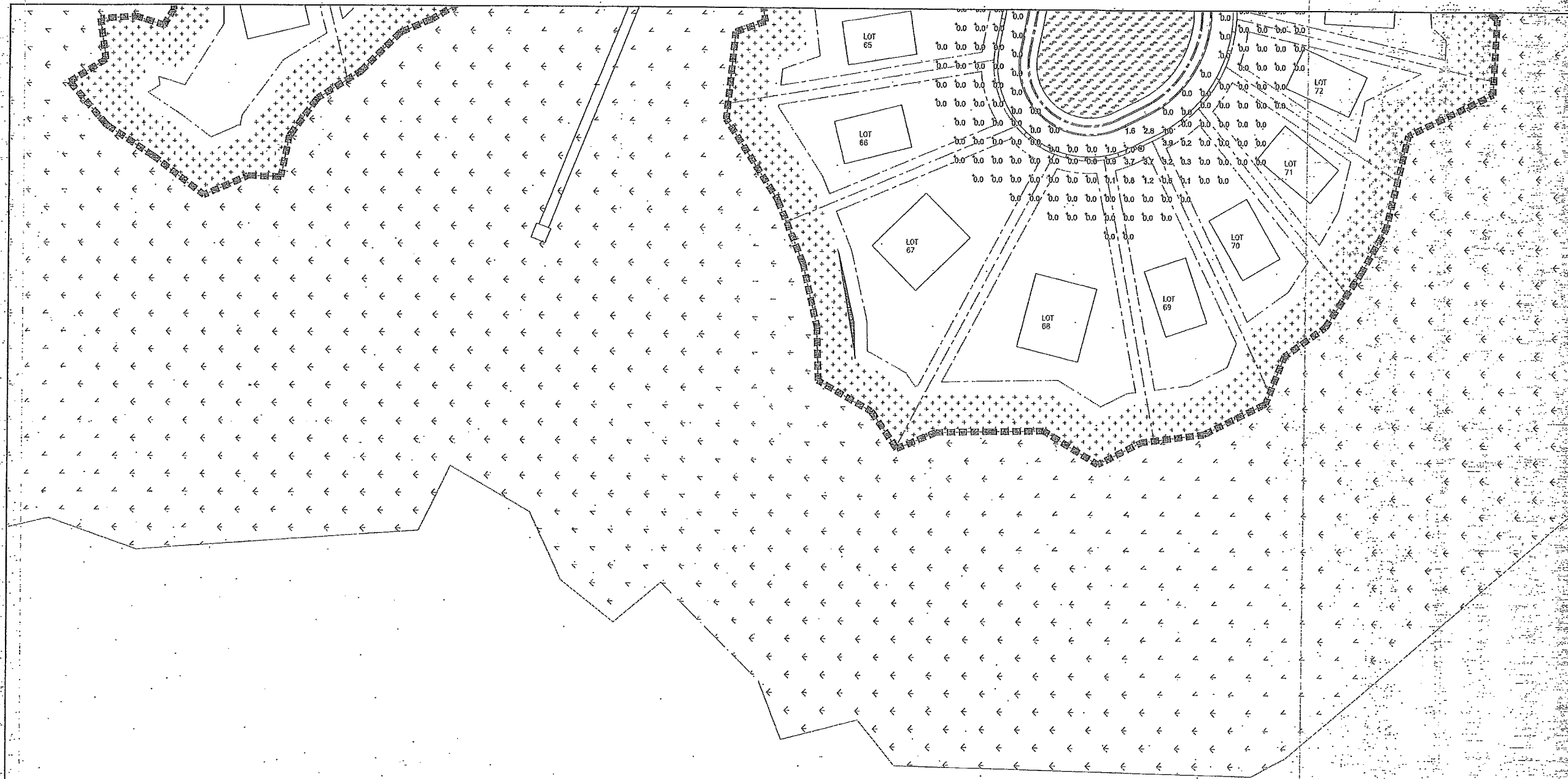
CRANE ISLAND SUBDIVISION
FERNANDINA BEACH, FL 32034

DATE: 5-18-17
SCALE: NONE
DRAWN: BMV
JOB: 2741A
SHEET: 1
PH 1
CONSTRUCTION SET



Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	File Name	Lumens Per Lamp	Light Loss Factor
⊙	A	14	Luminaire Canada Inc.	MA21-L2W30T-R3	Maya MA21 Post Top @ 12'	LED 2700K	1	MA21-L2W30T-R3.lux	8690	0.80

Statistics						
Description	Symbol	Max	Min	MagMin	AvgMin	Avg
SOFT Beyond	+	7.7 ft	0.0 ft	N/A	N/A	0.2 ft
Roads	+	7.9 ft	0.0 ft	N/A	N/A	0.4 ft



Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Fluorons	Lumens Per Lamp	Light Loss Factor
⊙	A	14	Luminis Canada Inc.	MA21-2W30r-R3	Maya MA21 Post Top @ 12'	LED 2700K	1	MA21-2W30r-R3.lvs	8658	0.86

Statistics						
Description	Symbol	Max	Min	Max/Min	Avg/Min	Avg
SOFT Beyond	±	7.7 fc	0.0 fc	NA	NA	0.2 fc
Roofs	+	17.9 fc	0.0 fc	NA	NA	0.4 fc

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POWELL & HINKLE ENGINEERING
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FLA. REG. # EE-0004577

CRANE ISLAND SUBDIVISION
FERNANDINA BEACH, FL 32034

DATE: 5-18-17
SCALE: NONE
DRAWN: BUV
JOB: 2741A
SHEET: PH-3
CONSTRUCTION SET OF SHEETS