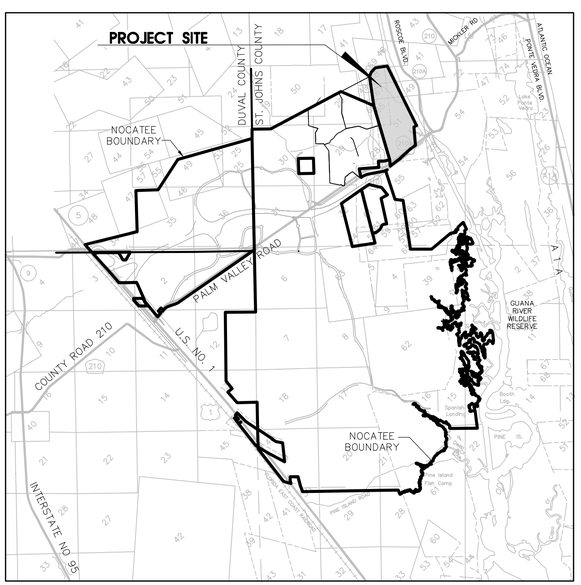
RIVER LANDING PHASES 1 AND 2 (F.K.A. TMV PH6-HYDRY)

ST. JOHNS COUNTY, FLORIDA

PREPARED FOR

HYDRY COMPANY, LLC

4310 PABLO OAKS COURT
JACKSONVILLE, FL 32224
904-992-9750



LOCATION MAP
N.T.S.

ETM
VISION • EXPERIENCE • RESULTS
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

PER 2019 JEA STANDARDS

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.

VERTICAL DATUM USED FOR THIS PROJECT: NGVD 1929

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED. REFER TO SIGNATURE PAGE FOR REGISTERED PROFESSIONAL(S) AND DATE SEALED ADJACENT TO THE SEAL

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

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

ETM
VISION • EXPERIENCE • RESULTS
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

COVER

RIVER LANDING (F.K.A. TMV PH6-HYDRY)
FOR
HYDRY COMPANY, LLC

DRAWING NUMBER
1A

PLOTTED: May 19, 2021 – 11:31 AM, BY: CAD Test

t:\2018\18-155\LandDev\Design\Plots\18-155-COVER.dwg

DRAWING INDEX

PDF SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	REVISION
1	1A	COVER	10/2/20
2	1B	DRAWING INDEX	10/2/20
3	S–1	ENGINEER OF RECORD SIGNATURE SHEET	10/2/20
4	2	GENERAL NOTES & LEGEND	10/2/20
5	3A	BALD EAGLE MANAGEMENT PLAN	10/2/20
6	3B	BALD EAGLE MANAGEMENT PLAN CONSERVATION AREA	10/2/20
7	3C	BALD EAGLE MANAGEMENT PLAN RESIDENTIAL AREA	10/2/20
8	4	DEMOLITION PLAN	10/2/20
9	5	MASTER SITE PLAN	2 4/21/21
10	6	MASTER GEOMETRY PLAN	2 4/21/21
11–23	6A–6M	GEOMETRY SITE PLAN	2 4/21/21
24	6N	GEOMETRY ENTRANCE PLAN	2 4/21/21
25	6O	GEOMETRY ROUND–A–BOUT PLAN	2 4/21/21
26	7	POST DEVELOPMENT MASTER DRAINAGE MAP	10/2/20
27–39	8A–8M	PAVING AND DRAINAGE PLAN	2 4/21/21
40	8N	PAVING AND DRAINAGE ENTRANCE PLAN	2 4/21/21
41	8O	PAVING AND DRAINAGE ROUND–A–BOUT PLAN	2 4/21/21
42	8P	BOX CULVERT CROSSING DETAILS	10/2/20
43–57	9A–9O	NEIGHBORHOOD SITE PLAN	2 4/21/21
58–63	10A–10F	ROADWAY PROFILES	2 4/21/21
64–68	11A–11E	CROSS SECTIONS	2 4/21/21
69–72	12A–12D	PAVING & DRAINAGE DETAILS	10/2/20
73	13A	CONTROL STRUCTURE #1 DETAIL	10/2/20
74	13B	CONTROL STRUCTURE #2 DETAIL	10/2/20
75	13C	CONTROL STRUCTURE #3 DETAIL	10/2/20
76	13D	CONTROL STRUCTURE #4 DETAIL	10/2/20
77	14	MASTER UTILITY PLAN	2 4/21/21
78–90	14A–14M	WATER, REUSE & SEWER PLAN	2 4/21/21
91	14N	WATER, REUSE & SEWER ENTRANCE PLAN	10/2/20
92	14O	WATER, REUSE, & SEWER ROUND–A–BOUT PLAN	2 4/21/21
93–98	15A–15F	FORCE MAIN PLAN & PROFILE	10/2/20
99–108	16A–16J	UTILITY CROSSINGS	10/2/20
109	17A	JEA TITLE SHEET	10/2/20
110–114	17B–17F	JEA WATER MAIN DETAILS	10/2/20
115–119	17G–17K	JEA SANITARY SEWER DETAILS	10/2/20
120	17L	JEA PUMP STATION #1 PLAN & SECTION	10/2/20
121	17M	JEA PUMP STATION #1 SITE PLAN	10/2/20
122–125	18A–18D	SEDIMENT & EROSION CONTROL PLAN	10/2/20
126	18E	SEDIMENT & EROSION CONTROL DETAILS	10/2/20
127	19A	STORMWATER POLLUTION PREVENTION PLAN	10/2/20
128	19B	STORMWATER POLLUTION PREVENTION – CONTRACTOR CERTIFICATION	10/2/20
129	20	MAINTENANCE OF TRAFFIC PLAN	10/2/20
130	LS–0	LANDSCAPE COVER SHEET	2 4/21/21
131	LS–1	LANDSCAPE CODE CALCULATIONS & NOTES	2 4/21/21
132–145	LS–2–LS–15	LANDSCAPE PLAN	2 4/21/21
146	LS–16	LANDSCAPE SPECIFICATIONS & DETAILS	2 4/21/21

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 20, 2021 – 9:52 AM, BY: John Caston

REVISIONS:
1 7/17/2020 REVISED LOT GRADING
2 4/21/2021 REVISED GRADING

ETM NO. 18–155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316

VISION • EXPERIENCE • RESULTS

DRAWING INDEX

RIVER LANDING (F.K.A. TMV PH6-HYDRY)
FOR
HYDRY COMPANY, LLC

DRAWING NUMBER
1B

T:\2018\18-155\LandDev\Design\Plots\18-155-COVER.dwg

Drawing Index

Drawing Number	Drawing Title
1A	COVER
1B	DRAWING INDEX
S-1	ENGINEER OF RECORD SIGNATURE SHEET
2	GENERAL NOTES & LEGEND
3A	BALD EAGLE MANAGEMENT PLAN
3B	BALD EAGLE MANAGEMENT PLAN CONSERVATION AREA
3C	BALD EAGLE MANAGEMENT PLAN RESIDENTIAL AREA
4	DEMOLITION PLAN
5	MASTER SITE PLAN
6	MASTER GEOMETRY PLAN
6A	GEOMETRY SITE PLAN
6B	GEOMETRY SITE PLAN
6C	GEOMETRY SITE PLAN
6D	GEOMETRY SITE PLAN
6E	GEOMETRY SITE PLAN
6F	GEOMETRY SITE PLAN
6G	GEOMETRY SITE PLAN
6H	GEOMETRY SITE PLAN
6I	GEOMETRY SITE PLAN
6J	GEOMETRY SITE PLAN
6K	GEOMETRY SITE PLAN
6L	GEOMETRY SITE PLAN
6M	GEOMETRY SITE PLAN
6N	GEOMETRY ENTRANCE PLAN
6O	GEOMETRY ROUND-A-BOUT PLAN
7	POST DEVELOPMENT MASTER DRAINAGE MAP
8A	PAVING AND DRAINAGE PLAN
8B	PAVING AND DRAINAGE PLAN
8C	PAVING AND DRAINAGE PLAN
8D	PAVING AND DRAINAGE PLAN
8E	PAVING AND DRAINAGE PLAN
8F	PAVING AND DRAINAGE PLAN
8G	PAVING AND DRAINAGE PLAN
8H	PAVING AND DRAINAGE PLAN
8I	PAVING AND DRAINAGE PLAN
8J	PAVING AND DRAINAGE PLAN
8K	PAVING AND DRAINAGE PLAN

Drawing Index

Drawing Number	Drawing Title
8L	PAVING AND DRAINAGE PLAN
8M	PAVING AND DRAINAGE PLAN
8N	PAVING AND DRAINAGE ENTRANCE PLAN
8O	PAVING AND DRAINAGE ROUND-A-BOUT PLAN
8P	BOX CULVERT CROSSING DETAILS
9A	NEIGHBORHOOD SITE PLAN
9B	NEIGHBORHOOD SITE PLAN
9C	NEIGHBORHOOD SITE PLAN
9D	NEIGHBORHOOD SITE PLAN
9E	NEIGHBORHOOD SITE PLAN
9F	NEIGHBORHOOD SITE PLAN
9G	NEIGHBORHOOD SITE PLAN
9H	NEIGHBORHOOD SITE PLAN
9I	NEIGHBORHOOD SITE PLAN
9J	NEIGHBORHOOD SITE PLAN
9K	NEIGHBORHOOD SITE PLAN
9L	NEIGHBORHOOD SITE PLAN
9M	NEIGHBORHOOD SITE PLAN
9N	NEIGHBORHOOD SITE PLAN
9O	NEIGHBORHOOD SITE PLAN
10A	ROADWAY PROFILES
10B	ROADWAY PROFILES
10C	ROADWAY PROFILES
10D	ROADWAY PROFILES
10E	ROADWAY PROFILES
10F	ROADWAY PROFILES
11A	CROSS SECTIONS
11B	CROSS SECTIONS
11C	CROSS SECTIONS
11D	CROSS SECTIONS
11E	CROSS SECTIONS
12A	PAVING & DRAINAGE DETAILS
12B	PAVING & DRAINAGE DETAILS
12C	PAVING & DRAINAGE DETAILS
12D	PAVING & DRAINAGE DETAILS
13A	CONTROL STRUCTURE
13B	CONTROL STRUCTURE

Drawing Index

Drawing Number	Drawing Title
13C	CONTROL STRUCTURE
13D	CONTROL STRUCTURE
18A	SEDIMENT & EROSION CONTROL PLAN
18B	SEDIMENT & EROSION CONTROL PLAN
18C	SEDIMENT & EROSION CONTROL PLAN
18D	SEDIMENT & EROSION CONTROL PLAN
18E	SEDIMENT & EROSION CONTROL DETAILS
19A	STORMWATER POLLUTION PREVENTION PLAN
19B	STORMWATER POLLUTION PREVENTION – CONTRACTOR CERTIFICATION
20	MAINTENANCE OF TRAFFIC PLAN

THE FLORIDA PROFESSIONAL ENGINEER NAMED HEREIN SHALL BE RESPONSIBLE FOR THE DRAWINGS LISTED IN THIS BOX IN ACCORDANCE WITH RULE 61G15-23-003. F.A.C. THESE SHEETS HAVE BEEN SIGNED AND SEALED USING A DIGITAL SIGNATURE
BY: PAUL P. HUTCHINSON, PE P.E. NUMBER: 59366

ENGLAND-THIMS & MILLER, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FLORIDA 32258
PHONE (904) 642-8990
CERTIFICATE OF AUTHORIZATION NUMBER: 00002584

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

Drawing Index

Drawing Number	Drawing Title
1A	COVER
1B	DRAWING INDEX
S-1	ENGINEER OF RECORD SIGNATURE SHEET
2	GENERAL NOTES & LEGEND
14	MASTER UTILITY PLAN
14A	WATER, REUSE & SEWER PLAN
14B	WATER, REUSE & SEWER PLAN
14C	WATER, REUSE & SEWER PLAN
14D	WATER, REUSE & SEWER PLAN
14E	WATER, REUSE & SEWER PLAN
14F	WATER, REUSE & SEWER PLAN
14G	WATER, REUSE & SEWER PLAN
14H	WATER, REUSE & SEWER PLAN
14I	WATER, REUSE & SEWER PLAN
14J	WATER, REUSE & SEWER PLAN
14K	WATER, REUSE & SEWER PLAN
14L	WATER, REUSE & SEWER PLAN
14M	WATER, REUSE & SEWER PLAN
14N	WATER, REUSE & SEWER ENTRANCE PLAN
14O	WATER, REUSE, & SEWER ROUND-A-BOUT PLAN
15A	FORCE MAIN PLAN & PROFILE
15B	FORCE MAIN PLAN & PROFILE
15C	FORCE MAIN PLAN & PROFILE
15D	FORCE MAIN PLAN & PROFILE
15E	FORCE MAIN PLAN & PROFILE
15F	FORCE MAIN PLAN & PROFILE
16A	UTILITY CROSSINGS
16B	UTILITY CROSSINGS
16C	UTILITY CROSSINGS
16D	UTILITY CROSSINGS
16E	UTILITY CROSSINGS
16F	UTILITY CROSSINGS
16G	UTILITY CROSSINGS
16H	UTILITY CROSSINGS
16I	UTILITY CROSSINGS
16J	UTILITY CROSSINGS
17A	JEA TITLE SHEET

Drawing Index

Drawing Number	Drawing Title
17B	JEA WATER MAIN DETAILS
17C	JEA WATER MAIN DETAILS
17D	JEA WATER MAIN DETAILS
17E	JEA WATER MAIN DETAILS
17F	JEA WATER MAIN DETAILS
17G	JEA SANITARY SEWER DETAILS
17H	JEA SANITARY SEWER DETAILS
17I	JEA SANITARY SEWER DETAILS
17J	JEA SANITARY SEWER DETAILS
17K	JEA SANITARY SEWER DETAILS
17L	JEA PUMP STATION
17M	JEA PUMP STATION

THE FLORIDA PROFESSIONAL ENGINEER NAMED HEREIN SHALL BE RESPONSIBLE FOR THE DRAWINGS LISTED IN THIS BOX IN ACCORDANCE WITH RULE 61G15-23-003. F.A.C. THESE SHEETS HAVE BEEN SIGNED AND SEALED USING A DIGITAL SIGNATURE
BY: NICOLE BOLATETE, PE P.E. NUMBER:74921

ENGLAND-THIMS & MILLER, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FLORIDA 32258
PHONE (904) 642-8990
CERTIFICATE OF AUTHORIZATION NUMBER: 00002584

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

Drawing Index

Drawing Number	Drawing Title
1A	COVER
1B	DRAWING INDEX
S-1	ENGINEER OF RECORD SIGNATURE SHEET
20	MAINTENANCE OF TRAFFIC PLAN

THE FLORIDA PROFESSIONAL ENGINEER NAMED HEREIN SHALL BE RESPONSIBLE FOR THE DRAWINGS IN THIS BOX IN ACCORDANCE WITH RULE 61G15-23-003. F.A.C. THESE SHEETS HAVE BEEN SIGNED AND SEALED USING A DIGITAL SIGNATURE
BY: JEFFERY A. CRAMMOND PE, PTOE, PEP NUMBER: 35761

ENGLAND-THIMS & MILLER, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FLORIDA 32258
PHONE (904) 642-8990
CERTIFICATE OF AUTHORIZATION NUMBER: 00002584

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

Drawing Index

Drawing Number	Drawing Title
1A	COVER
1B	DRAWING INDEX
S-1	ENGINEER OF RECORD SIGNATURE SHEET
2	GENERAL NOTES & LEGEND
LS-0	LANDSCAPE COVER SHEET
LS-1	LANDSCAPE CODE CALCULATIONS & NOTES
LS-2	LANDSCAPE PLAN
LS-3	LANDSCAPE PLAN
LS-4	LANDSCAPE PLAN
LS-5	LANDSCAPE PLAN
LS-6	LANDSCAPE PLAN
LS-7	LANDSCAPE PLAN
LS-8	LANDSCAPE PLAN
LS-9	LANDSCAPE PLAN
LS-10	LANDSCAPE PLAN
LS-11	LANDSCAPE PLAN
LS-12	LANDSCAPE PLAN
LS-13	LANDSCAPE PLAN
LS-14	LANDSCAPE PLAN
LS-15	LANDSCAPE PLAN
LS-16	LANDSCAPE SPECIFICATIONS & DETAILS

THE FLORIDA REGISTERED LANDSCAPE ARCHITECT NAMED HEREIN SHALL BE RESPONSIBLE FOR THE DRAWINGS LISTED IN THIS BOX. THESE SHEETS HAVE BEEN SIGNED AND SEALED USING A DIGITAL SIGNATURE BY:
RYAN M. CLARK, RLA L.A. NUMBER: LA6667053

ENGLAND-THIMS & MILLER, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FLORIDA 32258
PHONE (904) 642-8990
CERTIFICATE OF AUTHORIZATION NUMBER: 00002584

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

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:31 AM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

VISION • EXPERIENCE • RESULTS

ENGINEER OF RECORD SIGNATURE SHEET

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
S-1

t:\2018\18-155\LandDev\Design\Plots\18-155-COVER.dwg

GENERAL SITE NOTES:

1. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH OSHA REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTORS BID.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUB-SURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THE CONSTRUCTION CONTRACT. THE CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (811) FOR UTILITY LOCATES IN ACCORDANCE WITH STATE LAW PRIOR TO EXCAVATING. THE CONTRACTOR IS ALSO URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF OR WITHIN THE PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE ISSUES THAT MAY OCCUR DUE TO THE CONSTRUCTION OF THE PROJECT.

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

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A PERMANENT STAND OF SOD AND/OR GRASS PER ST. JOHNS COUNTY LDC AND STANDARDS AND MEETING THE NPDES FINAL STABILIZATION REQUIREMENTS.

5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EITHER CONDUCT ANY FIELD EXPLORATION OR ACQUIRE ANY GEOTECHNICAL ASSISTANCE REQUIRED TO ESTIMATE THE AMOUNT OF UNSUITABLE MATERIAL THAT WILL REQUIRE REMOVAL AND/OR TO ESTIMATE THE AMOUNT OF OFF SITE BORROW THAT WILL BE REQUIRED. FAILURE OF THE CONTRACTOR TO IDENTIFY/QUANTIFY THE AMOUNT OF UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED DURING THE BID PROCESS WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THE CONSTRUCTION CONTRACT.

6. ALL MATERIALS AND WORKMANSHIP SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER AND ST.JOHNS COUNTY FOR A PERIOD OF 26 MONTHS FROM DATE OF ACCEPTANCE BY THE OWNER AND ST.JOHNS COUNTY.

7. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND IMPROVEMENTS SHOWN ON THE DRAWINGS IS BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO THE ACTUAL LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THIS DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITIES AND IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR AND SHALL REPAIR OR PAY FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH HE SHALL CONNECT, AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.

8. UNLESS DIRECTED OTHERWISE BY THE OWNER OR THE ENGINEER, THE CONTRACTOR WILL CONTRACT WITH AN INDEPENDENT TESTING LABORATORY TO PERFORM MATERIAL TESTING AND SOIL TESTING IN ACCORDANCE WITH COUNTY REQUIREMENTS.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE REQUIRED FOR THE PROJECT INCLUDING ST. JOHNS COUNTY RIGHT-OF-WAY PERMITS FOR WORK IN THE COUNTY RIGHT-OF-WAY OR EASEMENT. CONTRACTOR IS RESPONSIBLE FOR CONTROL OF SEDIMENTATION AND RUNOFF RESULTING FROM RAINFALL EVENTS DURING THE CONSTRUCTION OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH REGULATORY PERMITS ISSUED FOR THE PROJECT.

10. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN COUNTY OR STATE RIGHT-OF-WAY WITH THE APPROPRIATE AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION & REPAIR.

11. IF DEWATERING CAPACITY REQUIRES A CONSUMPTIVE USE PERMIT (C.U.P.) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND THE ENGINEER FOR APPROVAL OF ALL DEWATERING OPERATIONS PRIOR TO COMMENCEMENT.

12. PRIOR TO ANY DISCHARGE OF GROUND WATER (DEWATERING) FROM CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT TO WATERS OF THE STATE (INCLUDING, BUT NOT LIMITED TO, WETLANDS, SWALES AND MUNICIPAL STORM SEWERS), THE CONTRACTOR SHALL TEST THE EFFLUENT (WATER TO BE DISCHARGED) IN ACCORDANCE WITH RULE 62-621.300(2), F.A.C. IF THE TEST RESULTS ON THE EFFLUENT ARE BELOW THE SCREENING VALUES OF RULE 62-621.300(2), F.A.C., THE CONTRACTOR SHALL SUBMIT A SUMMARY OF THE PROPOSED CONSTRUCTION ACTIVITY AND THE TEST RESULTS TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION DISTRICT OFFICE, WITHIN ONE (1) WEEK AFTER DISCHARGE BEGINS. THE CONTRACTOR SHALL CONTINUE TO SAMPLE THE EFFLUENT AS REQUIRED THROUGHOUT THE PROJECT AND COMPLY WITH ALL CONDITIONS OF RULE 62-621.300(2), F.A.C. IF THE GROUND WATER EXCEEDS THE SCREENING VALUES OF RULE 62-621.300(2), F.A.C., THE CONTRACTOR SHALL COMPLY WITH OTHER APPLICABLE RULES AND REGULATIONS PRIOR TO DISCHARGE OF THE EFFLUENT (GROUND WATER) TO SURFACE WATERS OF THE STATE.

GENERAL SITE NOTES:

13. ALL AREAS SHOWN TO BE FILLED SHALL BE CLEARED AND GRUBBED IN ACCORDANCE WITH ST. JOHNS COUNTY LDC AND STANDARDS AND SHALL BE FILLED WITH CLEAN STRUCTURAL FILL COMPACTED AND TESTED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.

14. CLEARING AND GRUBBING REQUIRED FOR ALL ROADWAY, UTILITIES, DITCHES, BERMS, RIGHTS-OF-WAYS AND EASEMENTS (INCLUDING ELECTRIC EASEMENTS) IS INCLUDED IN THIS PROJECT.

15. ALL ACCESS EASEMENTS ARE TO BE STABILIZED AND DRIVABLE.

16. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR.

17. BURNING OF TREES, BRUSH AND OTHER MATERIAL SHALL BE APPROVED, PERMITTED AND COORDINATED WITH ST. JOHNS COUNTY FIRE MARSHALL AND ALL OTHER PERMITTING AUTHORITIES BY THE CONTRACTOR.

18. UNSUITABLE MATERIALS UNDER UTILITY OR STORM PIPE, STRUCTURES, PAVEMENT, BUILDING PADS, OR HARDSCAPE ELEMENTS SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL, PROPERLY COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

19. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.

20. ALL UNDERGROUND UTILITIES TO BE INSTALLED UNDER PAVEMENT MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.

21. THE CONTRACTOR SHALL COORDINATE HIS CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.

22. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL MATERIALS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY OR STORM PIPE OR STRUCTURE.

23. AUGER BORINGS PROVIDED BY ELLIS & ASSOCIATES, INC., DATED: 08/15/2016.

24. FLOOD ZONE BASED UPON FEMA INSURANCE RATE MAPS PANEL NO. 12109C0095J DATED: 12/07/2018.

25. FOR SEDIMENT AND EROSION CONTROL PLANS, DETAILS AND NOTES REFER TO DRAWINGS 18A-18E. THE CONTRACTOR IS TO COORDINATE WITH AUTHORITY FOR INSPECTIONS PRIOR TO CLEARING OPERATIONS.

26. ELEVATIONS ARE BASED ON NGVD 1929.

27. TOPOGRAPHIC INFORMATION BASED ON SURVEY PROVIDED BY ETM SURVEY & MAPPING, INC, DATED: 02/15/2018.

28. BOUNDARY INFORMATION BASED ON SURVEY PROVIDED BY ETM SURVEY & MAPPING, INC., DATED: 08/02/2019

29. ALL WORK AND MATERIALS SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELATIVE SECTIONS OF THE PROJECT SPECIFICATIONS AND ALL CURRENT ST. JOHNS COUNTY LDC AND STANDARD DETAILS AND REQUIREMENTS OF OTHERS HAVING JURISDICTION. THE WORK SHALL ALSO BE PERFORMED AND TESTED IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEER'S REPORT.

30. ALL EXCESS SUITABLE AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR OWNER.

31. SUBMITTAL OF AS-BUILT SITE SURVEY, INCLUDING BENCHMARKS, IS REQUIRED IN COMPLIANCE WITH SECTION 6.04.00 OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE AND SECTION 15, "AS-BUILTS" OF THE DEVELOPMENT REVIEW MANUAL PRIOR TO SCHEDULING A FINAL INSPECTION OF THE BUILDING BY THE BUILDING DEPARTMENT OR THE FIRE MARSHALL.

32. ST. JOHNS COUNTY DEVELOPMENT REVIEW INSPECTOR SHALL BE CONTACTED 24 HOURS PRIOR TO ALL NECESSARY SITE WORK INSPECTIONS AND 5 DAYS PRIOR TO THE FINAL INSPECTION.

33. FOR BOUNDARY, ROADWAY AND LOT GEOMETRY INFORMATION SEE PLAT.

34. PROJECT LOCATION: ST. JOHNS COUNTY, FLORIDA.

35. THESE PLANS WERE GENERATED UTILIZING AUTOCAD CIVIL 3D 2019.

36. THESE PLANS ARE PREPARED IN GENERAL COMPLIANCE WITH THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE, DATED 12/18/2018.

37. ALL ROADWAYS ARE PRIVATE.

38. ALL BALD EAGLE REQUIREMENTS WILL BE MET ON THE SITE.

PAVING AND DRAINAGE NOTES:

1. ALL DRAINAGE STRUCTURES TO HAVE TRAFFIC BEARING GRATES.

2. ALL DRAINAGE PIPE JOINTS ARE TO BE FILTER FABRIC WRAPPED.

3. ALL INVERTS IN DRAINAGE STRUCTURES TO BE PRECAST OR BRICK WITH LAYER OF MORTAR BETWEEN EACH LAYER OF BRICK, OR REDDI-MIX CONCRETE WITH #57 STONE.

4. ALL PIPE LENGTHS ARE SCALED DIMENSIONS. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM WITH COUNTY REQUIREMENTS AND SHALL BE CONSTRUCTED TO CONFORM WITH CURBING, PROPERTY LINES AND LOW POINTS AS SHOWN ON THE PLANS.

5. CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEAN AND FUNCTIONING PROPERLY AT TIME OF ACCEPTANCE.

6. "AS-BUILT" DRAWINGS - DRAINAGE AS-BUILTS PROVIDED TO ST. JOHNS COUNTY AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED AND SURVEYOR THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION AND SUBMITTAL OF "AS-BUILT" DRAWINGS IN ACCORDANCE WITH CURRENT COUNTY STANDARDS AND SPECIFICATIONS, AND SJRWMD REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROCESS THE AS-BUILT DRAWINGS FOR APPROVAL BY THE COUNTY. IN ADDITION TO THE DRAINAGE SYSTEM THE "AS-BUILTS" SHALL SHOW THE ELEVATIONS AND LOCATION OF THE TOP OF BANK, WATER LEVEL, ANY POINTS OF CHANGE OF SLOPE, TOE OF SLOPE AND POND BOTTOM AT 100' MAXIMUM INTERVALS ALONG POND BANK FOR ALL POND CONSTRUCTION. ALL DIMENSIONS AND ELEVATIONS ON THE CONTROL STRUCTURE DETAILS SHALL BE SHOWN ON AS-BUILT DRAWINGS. CONTRACTOR SHALL SHOW ALL CASING AND SLEEVE LOCATIONS AND INVERT ELEVATIONS. ALL DEVIATIONS FROM PLANS SHALL BE CLEARLY INDICATED ON THE AS-BUILT DRAWINGS.

7. ALL PAVEMENT MARKING SHALL BE EXTRUDED THERMOPLASTIC, IN ACCORDANCE WITH FDOT SPECIFICATIONS. REFLECTIVE PAVEMENT MARKERS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARDS AND SPECIFICATIONS.

8. THE CONTRACTOR SHALL PROVIDE ACCESSIBLE RAMPS AT ALL SIDEWALK AND CURB CONNECTIONS. ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE ADA AND ST. JOHNS COUNTY REQUIREMENTS.

9. FOR SPECIAL PAVING AND DRAINAGE DETAILS SEE DRAWING NOS. 12A-12C. FOR ALL STANDARD DETAILS SEE ST. JOHNS COUNTY LDC AND STANDARD DETAILS, LATEST REVISIONS.

10. UNDERDRAIN SHOWN HEREON IS THE MINIMUM REQUIRED BASED ON GEOTECHNICAL REPORT, PREPARED BY ELLIS & ASSOCIATES, INC., PROJECT NO. 35-23904, DATED: 08/15/2016, FINAL DETERMINATION OF LIMITS OF UNDERDRAIN WILL BE MADE BASED ON TEST HOLE OBSERVATION AT TIME OF ROADWAY CONSTRUCTION AND SHALL BE MADE BY GEOTECHNICAL ENGINEER AND APPROVED BY ST. JOHNS COUNTY AT TIME OF CONSTRUCTION.

11. ALL STORM DRAINS SHALL BE VIDEO INSPECTED AND RECORDED IN ACCORDANCE WITH ST. JOHNS COUNTY LDC. CONTRACTOR SHALL SUBMIT VIDEO TAPES TO ENGINEER OF RECORD PRIOR FOR REVIEW PRIOR TO INSTALLATION OF PAVEMENT.

12. A PRE-CONSTRUCTION/PRE PERMIT MEETING WITH ST. JOHNS COUNTY IS REQUIRED PRIOR TO STARTING ANY SITE ACTIVITIES. PRE CONSTRUCTION MEETING CAN BE HELD IN CONJUNCTION WITH SJCUD/JEA PRECONSTRUCTION CONFERENCE IF APPLICABLE. CONTACT CARL COLEE AT 904-209-0736 TO SCHEDULE A MEETING.

13. ALL DETECTABLE WARNING SURFACES FOR SIDEWALK AT CURB CUT HANDICAP RAMPS UNDER THE JURISDICTION OF ST. JOHNS COUNTY SHALL BE A COUNTY APPROVED YELLOW COLORED COMPOSITE MATERIAL ANCHORED IN THE CONCRETE SIDEWALK RAMP. ANCHORED COMPOSITE WARNING AREA INSERTS ARE TO BE COLORED "SAFETY YELLOW", ARE TO BE SET INTO THE CONCRETE AND ARE TO BE FLUSH WITH CONCRETE SURFACE ALONG ALL FOUR SIDES. DESIGN DIMENSIONS OF DETECTABLE WARNING AREA SHALL CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX 304, SHEETS 1 THROUGH 6, AND 28 CODE OF FEDERAL REGULATIONS (CFR) PART 36, APPENDIX A LATEST REVISION, AS WELL AS APPLICABLE COUNTY REQUIREMENTS. ACCEPTABLE PRODUCTS ARE CAST IN PLACE COMPOSITE TACTILE BY ADA SOLUTIONS, INC., AND CAST IN PLACE DETECTABLE WARNING PANEL BY ARMORCAST. THE STANDARD COLOR FOR THE DETECTABLE WARNING SURFACE SHALL BE YELLOW. A DIFFERENT CONTRASTING COLOR MAY BE APPROVED WHEN SUBMITTED AS PART OF A UNIFORM SIGNAGE PLAN FOR A DEVELOPMENT. ANY TYPE OF ADHESIVE OR GLUE DOWN MATS; STAMPED CONCRETE OR ANY VARIATION OTHER THAN WHAT IS SPECIFIED ABOVE WILL NOT BE ACCEPTED BY THE COUNTY. THE COUNTY WILL CONSIDER ALTERNATIVES THAT ARE EQUAL TO THE PRODUCTS SPECIFIED ABOVE. THE COUNTY ENGINEER AND THE CHIEF ENGINEER FOR DEVELOPMENT SERVICES WILL HAVE THE SOLE RESPONSIBILITY FOR DETERMINING THE PRODUCT ACCEPTABILITY.

14. ALL EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING SILT FENCE, HAY BALES. AND FILTER FABRIC INSIDE DRAINAGE STRUCTURES SHALL BE REMOVED PRIOR TO FINAL INSPECTION, UNLESS OTHERWISE DIRECTED BY THE OWNER OR THE ENGINEER.

WATER, REUSE, & SEWER REQUIREMENTS

1. ALL WATER, REUSE WATER, SANITARY SEWER AND STORM SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR, LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES. THE CONTRACTOR SHALL FURNISH A COPY OF THE CURRENT LICENSE AND QUALIFIERS TO THE DESIGN ENGINEER PRIOR TO START OF CONSTRUCTION. ALL WATER, REUSE WATER AND SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH JEA STANDARDS, DETAILS AND MATERIALS MANUAL (LATEST REVISIONS) UNLESS MORE STRINGENT STANDARDS ARE SPECIFIED.

2. FIRE PROTECTION MAINS (NON-JEA OWNED WATER SYSTEMS) SHALL BE C-900 PVC DR18 PIPE AND SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA REQUIREMENTS BY A FLORIDA LICENSED CONTRACTOR QUALIFIED TO INSTALL FIRE PROTECTION MAINS. LOCAL PERMITTING AND INSPECTION OF FIRE PROTECTION SYSTEM INSTALLATION, FLUSHING AND TESTING IS REQUIRED. CONTRACTOR IS RESPONSIBLE FOR LOCAL PERMIT, NOTICE, AND COMPLIANCE WITH PERMIT.

3. FINAL CONNECTION TO THE JEA SYSTEM MAY BE CONTINGENT UPON THE CONSTRUCTION DEDICATION AND FINAL ACCEPTANCE OF OFF-SITE SYSTEMS.

4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER (AND THE JEA IF REQUIRED) ON ALL STRUCTURES AND MATERIALS, FOR REVIEW AND APPROVAL PRIOR TO PURCHASE OR FABRICATION OF ANY UTILITY PIPE OR STRUCTURE.

5. UNSUITABLE MATERIALS UNDER UTILITY PIPES AND STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL, PROPERLY COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

6. MECHANICALLY RESTRAINED JOINTS ARE REQUIRED ON PRESSURE MAINS AT VALVES, FITTINGS AND DEAD ENDS IN ACCORDANCE WITH JEA STANDARDS.

7. CONTRACTOR SHALL FURNISH AND INSTALL LOCATE WIRING ON ALL PVC WATER MAINS, REUSE MAINS, FORCE MAINS, POLYETHYLENE AND PVC WATER SERVICES. INSTALLATION SHALL BE IN ACCORDANCE WITH JEA STANDARDS, DETAILS AND MATERIAL MANUAL, LATEST EDITION.

8. ALL POINTS OF CONNECTION FOR WATER, REUSE WATER AND SEWER MUST BE IN ACCORDANCE WITH THE AVAILABILITY RESPONSE FROM JEA.

9. F.D.E.P. PERMITS SUBMITTED THROUGH THE DEPARTMENT FOR PROCESSING SHALL BE IN CONFORMANCE WITH BOTH THE DESIGN PLANS AND THE WATER AND SEWER AVAILABILITY RESPONSE. ANY MINOR OR MAJOR DEVIATIONS BETWEEN THE PRELIMINARY DESIGN AND FINAL DESIGN SUBMITTAL SHALL REQUIRE REVISED F.D.E.P. PERMITS REFLECTING THESE CHANGES.

10. A JEA PRE-CONSTRUCTION CONFERENCE MUST BE HELD PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL CONTACT THE JEA NEW DEVELOPMENT PROJECT COORDINATION TO SCHEDULE THIS CONFERENCE.

11. A TAP APPLICATION FEE IS REQUIRED AND SHALL BE PAID @ 515 N. LAURA ST., 1ST FLOOR. THIS MUST BE ACCOMPLISHED PRIOR TO CONNECTION TO THE JEA'S SYSTEM (WATER, SEWER, REUSE). IN ADDITION, CAPACITY FEES MUST BE PAID AT TIME OF OR PRIOR TO THE TAP FEE AND WILL BE BASED ON THE TOTAL NUMBER OF FIXTURE UNITS AND OR AVERAGE DAILY FLOWS.

12. THE CONTRACTOR SHALL MINIMIZE SERVICE INTERRUPTIONS AND MAINTAIN ANY EXISTING WATER AND SEWER SERVICE TO MEET THE SYSTEM DEMANDS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF AFFECTED CUSTOMERS AND UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF ANY INTERRUPTION OF SERVICE.

13. CONTRACTOR SHALL OBTAIN A COPY OF THE F.D.E.P. OR JEA WATER AND SEWER PERMITS FROM THE ENGINEER PRIOR TO START OF CONSTRUCTION AND MUST COMPLY WITH ALL CONDITIONS OF PERMIT(S).

14. ALL JEA ELECTRICAL CONDUIT WORK SHALL BE COMPLETED PRIOR TO THE PRESSURE TESTING OF WATER MAINS, REUSE MAINS AND SEWAGE FORCE MAINS. ALL PRESSURE TESTING AND PUMP TESTING SHALL BE WITNESSED BY JEA AND THE ENGINEER.

WATER AND REUSE MAINS

15. UNLESS OTHERWISE INDICATED, ALL WATER MAINS AND REUSE MAINS WILL BE PVC DR18, C-900/C-905 (AS APPROPRIATE) PIPE. ALL 2" MAINS SHALL BE HDPE CTS SDR 9.

16. WATER MAINS AND REUSE MAINS SHALL HAVE A MINIMUM OF 30" COVER UNDER UNPAVED AREAS AND 36" MINIMUM COVER FROM FINISHED GRADE UNDER PAVED AREAS UNLESS OTHERWISE SHOWN. ADDITIONAL COVER IS REQUIRED FOR VALVE INSTALLATION CLEARANCE FOR PIPE GREATER THAN 8 INCHES IN DIAMETER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT INSTALLED PIPING UNTIL FINAL ACCEPTANCE BY F.D.E.P AND JEA.

17. ALL WATER MAINS AND REUSE MAINS SHALL BE FLUSHED IN ACCORDANCE WITH, AND UNDER THE DIRECTION OF THE JEA.

18. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATER MAINS AND REUSE MAINS AND HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATER MAINS AND REUSE MAINS TO OTHER UTILITIES SHALL BE IN ACCORDANCE WITH JEA AND F.D.E.P. REQUIREMENTS.

19. ALL GATE VALVES SHALL BE JEA STANDARD. VALVES SHALL BE MECHANICAL JOINT, CAST IRON, BRONZE FITTED WITH RESILIENT SEAT. ALL VALVES SHALL OPEN BY TURNING TO THE LEFT. VALVES SHALL BE RATED AT 250 PSI WORKING PRESSURE AND 500 PSI TEST PRESSURE.

20. ALL NEW AND / OR RELOCATED WATER MAIN AND REUSE MAIN PIPE AND FITTINGS SHALL NOT CONTAIN MORE THAN EIGHT PERCENT LEAD, AND ALL PACKING AND JOINT MATERIALS USED IN THE JOINTS SHALL CONFORM WITH ALL APPLICABLE AWWA STANDARDS. ALL NEW AND / OR RELOCATED SERVICES AND PLUMBING SHALL CONTAIN NO MORE THAN EIGHT PERCENT LEAD AND ALL SOLDERS AND FLUX SHALL CONTAIN NO MORE THAN 0.2 PERCENT LEAD.

21. ALL FIRE HYDRANTS SHALL BE JEA STANDARD. FIRE HYDRANTS LOCATED WITHIN JEA RIGHT OF WAYS OR EASEMENTS SHALL BE PAINTED YELLOW. ALL PRIVATE FIRE HYDRANTS SHALL BE PAINTED RED, OR IN ACCORDANCE WITH LOCAL REQUIREMENTS.

WATER, REUSE, & SEWER REQUIREMENTS

22. ALL FIRE HYDRANTS THAT ARE SUPPLIED BY A FIRE PUMP AND SUBJECT TO HIGH PRESSURE (IN EXCESS OF 60 P.S.I.) SHALL BE PAINTED GREEN WITH RED LETTERS "H.P." APPROXIMATELY 2" HIGH. THESE LETTERS SHALL BE STENCILED ON THE HYDRANT IN A CONSPICUOUS/ VISIBLE AREA.

23. ALL NEW FIRE HYDRANT INSTALLATIONS, PUBLIC AND PRIVATE, SHALL HAVE A BLUE F.D.O.T. TYPE REFLECTIVE PAVEMENT MARKER INSTALLED IN THE CENTER OF THE TRAFFIC LANE NEAREST THE NEW FIRE HYDRANT.

24. ALL WATER MAINS SHALL BE BACTERIOLOGICAL AND PRESSURE TESTED AT 150 PSI FOR 2 HOURS IN ACCORDANCE WITH AWWA STANDARDS AND JEA STANDARD REQUIREMENTS. NO CONNECTION TO THE EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER LINES HAVE BEEN PRESSURE TESTED, DISINFECTED, AND CLEARED FOR SERVICE. THE ENGINEER MUST BE NOTIFIED 48 HOURS PRIOR TO PERFORMING THE PRESSURE TEST. DISINFECTION SHALL BE IN ACCORDANCE WITH AWWA-C-651. REUSE MAINS REQUIRE PRESSURE TEST ONLY.

25. ALL BACKFLOW PREVENTORS SHALL BE IN ACCORDANCE WITH JEA CROSS CONNECTION CONTROL PROGRAM. BACKFLOW PREVENTORS MUST BE TESTED AFTER INSTALLATION BY A CERTIFIED TESTER AND ANNUALLY THEREAFTER. JEA CONTACT: BILL POUND AT 665-5787. BACKFLOW PREVENTORS ON FIRE LINES OR COMBINATION FIRE/POTABLE MAINS SHALL BE HAVE FREEZE PROTECTION.

26. THE WATER TAPS DEPICTED ON THESE DESIGN PLANS SHALL BE CONSTRUCTED AS FOLLOWS: ALL POTABLE, REUSE, AND IRRIGATION WATER TAPS, FIRE LINE SERVICES AND FIRE HYDRANT INSTALLATIONS SHALL BE PERFORMED BY A LICENSED MASTER PLUMBER OR UNDERGROUND UTILITY CONTRACTOR UNDER THE FOLLOWING CONDITIONS:
    1.) THE TAPS ARE TO BE SCHEDULED 48 HOURS IN ADVANCE WITH JEA.
    2.) TAPS REQUIRING METER INSTALLATIONS OF SIZE 2" AND BELOW MUST INCLUDE THE SERVICE PIPE, METER BOX, AND CORP. STOP SIZED READY TO ACCEPT THE METER INSTALLATION BY JEA FORCES.
    3.) JEA FORCES WILL INSTALL THE METER UPON APPLICATION AND PAYMENT BY LICENSED MASTER PLUMBER OR UTILITY CONTRACTOR AT JEA WATER AND SEWER, 515 N. LAURA ST., 1ST FLOOR.
    4.) ALL TAPS REQUIRING METER INSTALLATIONS OF SIZE 3" AND ABOVE SHALL TERMINATE SIZED READY FOR VAULT, METER AND BYPASS INSTALLATION. VAULT FURNISHED BY CONTRACTOR. INSTALLATION BY JEA FORCES. SPECIAL ESTIMATE REQUIRED.

27. WATER METERS SHALL NOT BE LOCATED WITHIN PAVEMENT, CURB AND GUTTER OR DRIVEWAYS.

28. IF SOLVENT CONTAMINATION IS FOUND IN THE PIPE TRENCH, WORK SHALL BE STOPPED 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 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.

SEWER

29. ALL SEWER MAINS SHALL BE PVC (ASTM-3034) SDR 26 UNLESS OTHERWISE INDICATED. FORCE MAINS SHALL BE PVC DR 18 PIPE UNLESS OTHERWISE INDICATED. FORCE MAINS SHALL BE PRESSURE TESTED THE SAME AS WATER AND REUSE MAINS.

30. SANITARY SEWER SERVICES SHALL BE 6" PVC WITH A MINIMUM SLOPE OF 0.01 FEET PER FOOT AND SHALL BE TERMINATED AT THE RIGHT-OF-WAY LINE WITH A DEPTH OF 30" TO 60" UNLESS OTHERWISE DETAILED OR RESTRICTED DUE TO DEPTH OF SEWER MAIN. FORCE MAINS SHALL HAVE A MINIMUM COVER OF 30 INCHES IN UNPAVED AREAS AND 36 INCHES IN PAVED AREAS UNLESS OTHERWISE INDICATED. SEE FORCE MAIN PROFILE SHEET(S).

31. SEWER LINES AND FORCE MAINS ARE DESIGNED TO FINISHED GRADES AND SHALL BE PROTECTED UNTIL WORK IS COMPLETED AND ACCEPTED BY F.D.E.P AND JEA.

32. PRIOR TO THE PLACEMENT OF THE LIMEROCK BASE COURSE, THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER A SCHEDULE OF INVERT ELEVATIONS OF ALL SANITARY MANHOLES. THIS SCHEDULE SHALL BE PROVIDED BY THE REGISTERED LAND SURVEYOR SUBMITTING THE "AS-BUILT" DRAWINGS FOR THIS PROJECT.

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

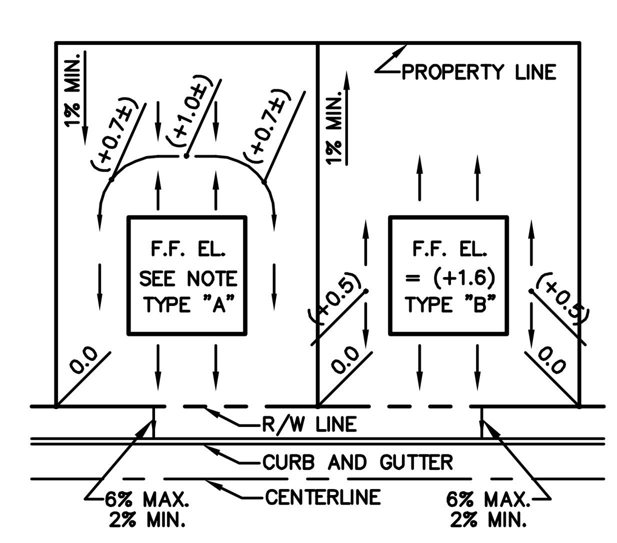
34. TELEVISION INSPECTION SHALL BE REQUIRED ON ALL GRAVITY SEWER MAINS. INSPECTION SHALL BE RECORDED ON VIDEO TAPE OR DVD. ALL LINES ARE TO BE CLEANED AND FLUSHED PRIOR TO INSPECTION. A FULL WRITTEN REPORT AS TO THE CONDITION OF THE PIPE WITH PERTINENT DATA SUCH AS DISTANCE BETWEEN MANHOLES, LOCATION OF SERVICES, ETC. SHALL BE SUBMITTED TO THE OWNER AND ENGINEER PRIOR TO ACCEPTANCE AND ONE COPY OF THE VIDEO INSPECTION SHALL BE SUBMITTED TO THE JEA. ALL DEFECTIVE AREAS AND ITEMS SHALL BE REPLACED OR REPAIRED PRIOR TO FINAL ACCEPTANCE. ALL REPAIRED SECTIONS MUST BE REINSPECTED PRIOR TO ACCEPTANCE. THE MAXIMUM DEFLECTION SHALL NOT EXCEED 7.5% OF THE NOMINAL DIAMETER IN ACCORDANCE WITH JEA STANDARDS. INFILTRATION AND/OR EXFILTRATION TESTING OF GRAVITY SEWERS MAY BE REQUIRED IF DEEMED NECESSARY BY THE ENGINEER. THE MAXIMUM ALLOWABLE INFILTRATION-EXFILTRATION RATE WILL BE 50 GALLONS PER INCH DIAMETER PER MILE PER DAY.

PAVING AND DRAINAGE LEGEND

EXISTING	PROPOSED	
25.5	25.5	SPOT ELEVATION
10	10	CONTOURS
	S 45°34'23" E	BOUNDARY
		DRAINAGE DIVIDE
ST		STORM SEWER AND SIZE
ST		STORM SEWER INLET
ST		STORM SEWER MANHOLE
ST		MITERED END SECTION
		DRAINAGE FLOW ARROWS
		DITCH FLOW ARROWS
	S-10	STRUCTURE NUMBERS
	1.8 AC.±	DRAINAGE AREA
	A1	SOIL BORING LOCATION
	UD	UNDERDRAIN
		CONCRETE SIDEWALK
		CONCRETE CURB AND GUTTER
		JURISDICTIONAL WETLANDS
		SILT FENCE
		COIR BALES

WATER AND SEWER LEGEND

EXISTING	PROPOSED	
SAN 8"		SANITARY SEWER LINE
SAN 8"	SAN	SANITARY SEWER SERVICE
SAN 8"		SANITARY SEWER MANHOLE
		CLEANOUT
FM 4"	FM 4"	FORCE MAIN
W 8"	W 8"	WATER MAIN
RW 8"	RW 8"	REUSE WATER MAIN
FP 8"	FP 8"	FIRE PROTECTION MAIN
W 8"	W 8"	FIRE HYDRANT
W 2"	W 2"	FLUSHING HYDRANT
W 8"	W 8"	GATE VALVE
W 8"	W 8"	REDUCER
W 8"	W 8"	TEE
W 8"	W 8"	BEND
W 2"	W 2"	WATER METER
W 8"	W 8"	BACKFLOW PREVENTER



TYPICAL PLAN VIEW - TYPE "A" AND "B" LOTS

NEIGHBORHOOD GRADING DETAIL

N.T.S.

NEIGHBORHOOD GRADING LEGEND

N.G.	NATURAL GRADE
25.1	PROPOSED SPOT ELEVATION
25.5	EXISTING SPOT ELEVATION
10	EXISTING TOPOGRAPHY
61	LOT NUMBER
S 45°34'23" E	SUBDIVISION BOUNDARY
	DRAINAGE FLOW ARROWS
	DITCH FLOW ARROWS

NEIGHBORHOOD DRAINAGE & GRADING NOTES

1. F.F. EL. = 11.8 TYPE "B" — FINISHED FLOOR ELEVATION AND APPROXIMATE BUILDING LOCATION AND LETTER DENOTES LOT TYPE GRADING

2. ALL PROPOSED LOT CORNERS SHALL BE AS FOLLOWS:
    A. BACK CORNER LOT ELEVATIONS ARE AT NATURAL GROUND UNLESS OTHERWISE NOTED OR WHERE FILLING IS REQUIRED TO OBTAIN 1% SLOPE.

3. "A OR B" DENOTES STD. LOT TYPE GRADING. EXACT LOCATION OF SWALES SHALL BE DETERMINED WHEN THE SIZE AND LOCATION OF BUILDING IS SET (BY OTHERS)

4. 25.1 PROPOSED GRADE AT LOT CORNERS

5. FINISHED FLOOR ELEVATIONS GIVEN ON PLAN ARE MINIMUM. EXACT ELEVATION SHALL BE DETERMINED WHEN THE SIZE AND LOCATION OF BUILDING IS SET (BY OTHERS).

6. CONTRACTOR TO REMOVE UNSUITABLE MATERIAL UNDER HOUSE PADS IN ACCORDANCE WITH PROJECT GEOTECHNICAL REPORT

7. FINISH FLOOR ELEVATION FOR TYPE "A" LOTS SHALL BE 1.1 FEET PLUS THE AVERAGE ELEVATION BETWEEN THE FRONT & REAR CORNER OF THE HIGH SIDE OF THE LOT

PLANS PREPARED UNDER THE DIRECTION OF:

PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 - 11:32 AM, BY: CAD Test

REVISIONS:
- - - -

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

ETM
VISION • EXPERIENCE • RESULTS
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

GENERAL NOTES & LEGEND

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER

2

t:\2018\18-155\LandDev\Design\Plots\18-155-Gen Notes.dwg

CONSTRUCTION PROTOCOL

1. A BALD EAGLE NEST TREE IS LOCATED ON THIS PROPERTY. THE BALD EAGLE IS A PROTECTED BIRD UNDER THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE, UNDER FEDERAL AND STATE LAW, AND PURSUANT TO RULES AND REGULATIONS PROMULGATED BY THE U.S. FISH AND WILDLIFE SERVICE AND BY THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION. ANY DISTURBANCE TO BALD EAGLES IS PROHIBITED PARTICULARLY DURING THE NESTING SEASON. THE NESTING SEASON IS OCTOBER 1ST THROUGH MAY 15TH OR DATE OF FLEDGING OF THE EAGLET(S), WHICHEVER IS THE LATEST DATE, OR WHEN EAGLES ARE PRESENT FOR NESTING PURPOSES.

2. A "BALD EAGLE HABITAT MANAGEMENT PLAN" HAS BEEN APPROVED FOR THE PROTECTION OF THESE BALD EAGLES AND THE NEST TREE. THIS DOCUMENT SHALL BE REVIEWED BY ALL CONSTRUCTION PERSONNEL, AND ALL CONSTRUCTION ACTIVITIES SHALL ADHERE TO THE PLAN. FAILURE OF ANY CONSTRUCTION COMPANY OR CONSTRUCTION PERSONNEL TO ADHERE TO THE PROTECTION MEASURES IN THE PLAN SHALL BE REASON FOR DISMISSAL.

3. A BALD EAGLE MONITOR HAS BEEN EMPLOYED TO MONITOR THE BALD EAGLES AND THE NEST TREE DURING THE NESTING SEASON TO DETERMINE IF THE CONSTRUCTION ACTIVITIES THAT MAY BE TAKING PLACE ARE DISTURBING THE BALD EAGLES.

4. THE BALD EAGLE MONITOR HAS WRITTEN AUTHORITY FROM THE OWNER TO STOP CONSTRUCTION AT ANY TIME THE BALD EAGLES BECOME DISTURBED. ONCE NOTIFICATION THAT THE BALD EAGLES ARE DISTURBED HAS BEEN GIVEN BY THE BALD EAGLE MONITOR, ALL CONSTRUCTION ACTIVITIES WITHIN THE PROTECTION ZONE MUST CEASE. VERBAL NOTIFICATION IS SUFFICIENT. ACTIVITIES MAY ONLY RESUME UPON THE BALD EAGLE MONITOR ISSUING A RESUME WORK NOTIFICATION.

5. NO PLAYING OF VEHICLE RADIOS, PORTABLE RADIOS, BOOM BOXES OR OTHER AUDIO EQUIPMENT SHALL BE PERMITTED AT ANY TIME WITHIN THE PROTECTION ZONE RESIDENTIAL AREA DURING THE NESTING SEASON.

6. NO DISCHARGING OF FIREARMS, FIREWORKS, EXPLOSIVES OR OTHER SIMILAR DEVICES SHALL BE PERMITTED AT ANY TIME WITHIN THE PROTECTION ZONE RESIDENTIAL AREA DURING THE NESTING SEASON.

7. VEHICLE PARKING IS PERMITTED ONLY WITHIN DESIGNATED AREAS AND NOT WITHIN CONSERVATION ZONE, PRESERVED VEGETATION AREAS OR GREEN SPACES.

8. CONSTRUCTION CREWS MUST CLEAN UP ALL DEBRIS ON THE SITE AT THE END OF EACH DAY AND PLACE IT IN A DUMPSTER. CREWS MUST ALSO BREAK DOWN ALL BOXES AND PLACE THEM IN A DUMPSTER.

9. PETS ARE PROHIBITED ON ALL CONSTRUCTION SITES.

10. NO CONSUMPTION OF ALCOHOLIC BEVERAGES OR ILLEGAL DRUGS SHALL BE PERMITTED AT ANY TIME.

11. NO SMOKING OR CONSUMPTION OF TOBACCO PRODUCTS SHALL BE PERMITTED AT ANY TIME

BALD EAGLE HABITAT MANAGEMENT PLAN

THE OWNER HAS DEVELOPED THIS PLAN IN ACCORDANCE WITH CODE SUBSECTIONS 4.01.10(C)(4) AND (5). THOSE SUBSECTIONS PROVIDE IF A NEW (NOT PREVIOUSLY OR HISTORICALLY DOCUMENTED) BALD EAGLE NEST IS IDENTIFIED ON UNDEVELOPED LAND WITHIN AN APPROVED DRI, DEVELOPMENT OF THE LAND SHALL PROCEED IN ACCORDANCE WITH EITHER: (I) THE STANDARDS AND GUIDELINES OF CODE SECTION 4.01.10; (II) AN ALTERNATIVE, SITE-SPECIFIC EAGLE MANAGEMENT PLAN APPROVED BY THE COUNTY COMMISSION; OR (III) A VESTING DETERMINATION. THE PLAN IS IN CONFORMANCE WITH THE SECOND PROVISION SET FORTH ABOVE.

THE OWNER HAS DEVELOPED THIS PLAN IN ACCORDANCE WITH THE MAY 2007 U.S. FISH AND WILDLIFE SERVICE ("USFWS") NATIONAL BALD EAGLE MANAGEMENT GUIDELINES, SEPTEMBER 2007 BALD EAGLE MONITORING GUIDELINES, AND THROUGH CONSULTATION WITH THE USFWS TO MAINTAIN AN ENVIRONMENT SUITABLE FOR JOINT USE BY EAGLES AND MAN. THE DETAILS OF THIS PLAN ARE OUTLINED IN THE FOLLOWING SECTIONS.

NEST LOCATION AND DESCRIPTION

BALD EAGLE NEST SJ-(TBD) HAS BEEN LOCATED BY GLOBAL POSITIONING SYSTEM. THE NEST IS LOCATED AT APPROXIMATE LATITUDE 30.1408 NORTH AND LONGITUDE 81.3918 WEST, APPROXIMATELY 120 FEET WEST OF THE SHORELINE OF THE ICW. THE NEST IS LOCATED IN A LIVE SLASH PINE (PINUS ELLIOTTII) TREE, APPROXIMATELY 120 FEET TALL AND 27 INCHES DIAMETER BREAST HEIGHT ("DBH"). THE NEST IS APPROXIMATELY FOUR (4) FEET IN DIAMETER AND THREE (3) FEET IN DEPTH. THE NEST IS DENSELY CONSTRUCTED OF SMALL HARDWOOD AND PINE BRANCHES AND IS LOCATED ABOUT 80 FEET ABOVE THE GROUND, BELOW THE CANOPY OF THE SLASH PINE. THE NEST IS LOCATED IN A MIXED PINE-MESIC HARDWOOD UPLAND AREA ADJACENT TO MIXED FORESTED WETLANDS ASSOCIATED WITH THE SHORELINE OF THE ICW. OTHER SLASH PINES IN THE VICINITY ARE OF THE SAME APPROXIMATE HEIGHT AS THE NEST TREE.

MANAGEMENT GUIDELINES

THE INTENT OF THIS SECITON IS TO OUTLINE MEASURES INTENDED TO MAINTAIN AND/OR IMPROVE THE ENVIRONMENTAL CONDITIONS FOR BALD EAGLE NEST SJ-(TBD) IN ST. JOHNS COUNTY BY MINIMIZING POTENTIAL DETRIMENTAL IMPACTS, PARTICULARLY DURING THE NESTING SEASON, DFINED AS BEGINNING ON OCTOBER 1ST OR WHEN EAGLES ARE PRESENT FOR NESTING PURPOSES, AND AS ENDING ON THE ARLIER OF MAY 15TH OR THE DATE OF FLEDGING ("NESTING SEASON"). BALD EAGLE NEST SJ-(TBD) WILL BE PROTECTED BY A PROTECTION ZONE, WHICH WILL HAVE SPECIFIC USE RESTRICTIONS AS SET FORTH BELOW.

A. PROTECTION ZONE

THE PROTECTION ZONE IS DEFINED AS THE APPROXIMATELY 31.4-ACRE AREA CONSISTING OF A CONSERVATION ZONE AND A RESIDENTIAL AREA LYING WITHIN A RADIUS OF 660 FEET FROM THE BASE OF THE BALD EAGLE NEST TREE. OF THE APPROXIMATELY 31.4 ACRES WITHIN THE PROTECTION ZONE, ONLY APPROXIMATELY 19.26 ACRES ARE CONTROLLED BY THE OWNER. APPROXIMATELY 11.24 ACRES OF THE PROTECTION ZONE ARE WITHIN THE ICW, AND APPROXIMATELY ONE (1) ACRE OF THE PROTECTION ZONE IS IN RESIDENTIAL DEVELOPMENT EAST OF THE ICW AND OUTSIDE THE OWNER'S CONTROL.

OF THE APPROXIMATELY 19.26 ACRES WITHIN THE PROTECTION ZONE CONTROLLED BY THE OWNER, APPROXIMATELY 5.67 ACRES OCCUR WITHIN THE CONSERVATION ZONE, WHICH LIES WITHIN A 330 FOOT RADIUS OF THE NEST TREE WHERE NO DEVELOPMENT OR CONSTRUCTION ACTIVITY IS PROPOSED. APPROXIMATELY 13.59 ACRES OCCUR WITHIN THE PROTECTION ZONE, WHICH LIES WITHIN A RADIUS OF 330 FEET TO 660 FEET FROM THE NEST TREE. WITHIN THE PROTECTION ZONE, APPROXIMATELY 9.21 ACRES OF SINGLE-FAMILY RESIDENTIAL DEVELOPMENT IS PROPOSED (THE "RESIDENTIAL AREA"). THIS RESIDENTIAL AREA WILL CONSIST OF ALL OR A PORTION OF APPROXIMATELY 17 RESIDENTIAL LOTS AND AN ACCESS ROAD SERVING THOSE LOTS AND ADDITIONAL LOTS TO THE SOUTH.

NO VEGETATION REMOVAL, OTHER THAN THE MINIMAL CLEARING NECESSARY TO CONSTRUCT ALL OR PORTIONS OF THE RESIDENTIAL LOTS, THE ASSOCIATED STORMWATER SYSTEM AND THE ACCESS ROAD WILL BE PERMITTED IN THE PROTECTION ZONE RESIDENTIAL AREA. APPROPRIATE COVENANTS AND CONDITIONS AND RESTRICTIONS SET FORTH IN THIS PLAN WILL BE RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY AND PROVIDED UPON THE SALE OR TRANSFER OF EACH LOT.

ADDITIONAL DEVELOPMENT STANDARDS

1. ONLY THE MINIMAL CLEARING NECESSARY FOR THE DEVELOPMENT OF RESIDENTIAL LOTS, A STORMWATER SYSTEM AND ACCESS ROAD WILL OCCUR IN THE RESIDENTIAL AREA. EACH LOT WILL BE ASSESSED PRIOR TO CLEARING TO IDENTIFY AND CLEARLY MARK ALL CANOPY TREES AND UNDERGROWTH VEGETATION THAT WILL REMAIN UNDISTURBED, AND NO LOT WILL BE ENTIRELY CLEARED OF TREES AND UNDERGROWTH VEGETATION. WITHIN THE RESIDENTIAL AREA, AT A MINIMUM, 50 PERCENT OF CANOPY VEGETATION AND 30 PERCENT OF UNDERSTORY VEGETATION SHALL BE PRESERVED ON THE LOTS IN THE AREA THAT LIES OUTSIDE OF THE BUILDING ENVELOPES. THIS REQUIREMENT WILL PROVIDE FOR LARGE TREES TO REMAIN, THEREBY ADDITIONALLY SHIELDING THE NEST TREE FROM RESIDENTIAL GROUND ACTIVITY AND PROVIDING AN EFFECTIVE VISUAL BUFFER FROM THE EXISTING AND PROPOSED DEVELOPMENT WITHIN THE PROTECTION ZONE.

2. THE OWNER WILL RECORD COVENANTS, CONDITIONS AND RESTRICTIONS OVER PORTIONS OF THE HYDRY PROPERTY WITHIN THE PROTECTION ZONE THAT REGULATE THE ACTIVITIES LISTED BELOW. SUCH COVENANTS, CONDITIONS AND RESTRICTIONS SHALL BE RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY AND SHALL BE PROVIDED TO EVERY HOMEOWNER WITHIN THE RESIDENTIAL AREA OF THE HYDRY PROJECT AREA, PRIOR TO SUCH OWNERS PURCHASING THEIR HOMES. THE OWNER OR A HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR ENFORCING THE PROVISIONS OF SUCH COVENANTS. THE REGULATED ACTIVITIES ARE THE FOLLOWING:
   a. HOMES WILL BE 45 FEET IN HEIGHT OR LESS; PROVIDED, HOWEVER, THAT THERE BE NO EXTERIOR ACCESS FROM ABOVE 35 FEET.
   b. HOMES CONSTRUCTED WITHIN THE RESIDENTIAL AREA MUST BE PAINTED WITH COLORS THAT BLEND INTO THE NATURAL ENVIRONMENT. ALL SUCH COLORS MUST BE APPROVED BY A HOMEOWNERS' ASSOCIATION ESTABLISHED BY THE OWNER PRIOR TO BEING APPLIED TO A RESIDENCE TO ENSURE COMPLIANCE WITH THIS REQUIREMENT.
   c. ACTIVITIES SUCH AS SETTING OFF FIREWORKS AND OTHER EXPLOSIVE DEVICES, PLAYING MUSIC LOUDER THAN PERMITTED BY ST. JOHNS COUNTY ORDINANCES, AND OTHER ACTIVITIES THAT CAUSE EXCESSIVE NOISE LEVELS SHALL BE PROHIBITED DURING THE NESTING SEASON.
   d. SIGNS NOTIFYING RESIDENTS OF THE PRESENCE OF THE EAGLE NEST WILL BE POSTED ON LANDS WITHIN THE PROTECTION ZONE, INCLUDING ALONG THE ACCESS ROAD. SUCH SIGNS SHALL ALSO BE POSTED ON A DECORATIVE FENCE THAT WILL BE INSTALLED ALONG THE ENTIRE EAST SIDE OF THE ACCESS ROAD (THE SIDE CLOSEST TO THE NEST) TO MINIMIZE ENTRY INTO THE AREA ADJACENT TO THE NEST.

3. THE NUMBER OF LIGHT FIXTURES PROPOSED FOR ROADWAYS SHALL BE THE MINIMUM FOR HUMAN SAFETY AND SHALL BE POSITIONED, MOUNTED AND DOWN-SHIELDED IN A MANNER SUCH THAT THE POINT SOURCE OF LIGHT OR ANY REFLECTIVE SURFACE OF THE LIGHT FIXTURE IS THE LEAST INTRUSIVE INTO THE PROTECTION ZONE.

4. PRIOR TO ANY CONSTRUCTION OCCURRING ON THE PROPERTY WITHIN THE PROTECTION ZONE DURING THE NESTING SEASON, THE OWNER OR ITS SUCCESSORS WILL ENSURE THAT: (1) CONSTRUCTION CREWS ARE BRIEFED ON METHODS TO MINIMIZE DISTURBANCE TO THE EAGLES; (2) CONSTRUCTION CREWS UNDERSTAND THAT THEY HAVE THE OBLIGATION TO STOP WORK IF AND WHEN THE EAGLES BECOME DISTURBED; AND (3) CONSTRUCTION CREWS UNDERSTAND THAT THE MONITOR SHALL HAVE WRITTEN AUTHORITY FROM THE OWNER TO STOP CONSTRUCTION AT ANY TIME THE EAGLES BECOME DISTURBED. THE OWNER SHALL REQUIRE ALL ON-SITE CONSTRUCTION PERSONNEL TO READ AND SHALL POST ON ALL CONSTRUCTION SITES WITHIN THE HYDRY EAST PROPERTY THE "CONSTRUCTION SITE PROTOCOL" ATTACHED AS ATTACHMENT A. FAILURE FOR ANY CONSTRUCTION COMPANY OR CONSTRUCTION PERSONNEL TO ADHERE TO THE PROTECTION MEASURES IN THIS PLAN SHALL BE REASON FOR DISMISSAL.

OTHER PROTECTION OPPORTUNITIES

1. THE OWNER DOES NOT OWN ALL OF THE PROPERTY WITHIN THE PROTECTION ZONE AND THUS CANNOT REQUIRE THE HOMEOWNERS LIVING EAST OF THE ICW TO COMPLY WITH THE PROTECTION STANDARDS SET FORTH ABOVE.

2. PURSUANT TO FEDERAL REGULATIONS AND IN ACCORDANCE WITH CODE SECTION 4.01.10(C)(3), THE USE RESTRICTIONS MAY BE RELEASED BY FWS AND THE COUNTY AT ANY TIME WITHIN A PERIOD OF FIVE (5) YEARS FOLLOWING ABANDONMENT OF THE NEST.

MONITORING PROTOCOL

BALD EAGLE ACTIVITIES WILL BE MONITORED WITHIN 660 FEET OF THE NEST TREE IN ACCORDANCE WITH STANDARD PROTOCOL AS DESCRIBED IN THE USFWS BALD EAGLE MONITORING GUIDELINES (USFWS, SEPTEMBER 2007) (ATTACHMENT B) WHILE CONSTRUCTION ACTIVITIES ARE OCCURRING DURING THE NESTING SEASON.

A. THE MONITORING PROTOCOL MUST BE ACTIVELY IMPLEMENTED DURING ANY NESTING SEASON IN WHICH CONSTRUCTION ACTIVITIES IN THE PROTECTION ZONE OCCUR DURING THE NESTING SEASON. MONITORING WILL BE CONDUCTED BY A BIOLOGIST THAT IS QUALIFIED TO RECOGNIZE KEY BEHAVIORAL ACTIVITIES OF BALD EAGLES AND TO PROPERLY RECORD THOSE OBSERVATIONS ON THE STANDARD FIELD FORM. THE NUMBER OF INDIVIDUAL MONITORS WILL BE KEPT TO A MINIMUM IN AN EFFORT TO MAINTAIN CONTINUITY.

B. MONITORING WILL BEGIN PRIOR TO EACH NESTING SEASON NO LATER THAN SEPTEMBER 15TH OF EACH YEAR AND CONTINUE THROUGH MAY 15TH OR DATE OF FLEDGING, WHICHEVER OCCURS FIRST. MONITORING WILL CONTINUE EACH NESTING SEASON UNTIL CONSTRUCTION IS COMPLETED; ALTHOUGH THE NEED FOR FURTHER MONITORING AND/OR INTENSITY OF MONITORING MAY BE RE-EVALUATED FOLLOWING ANY COMPLETE YEAR OF MONITORING UPON WRITTEN REQUEST TO THE USFWS, FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION ("FFWCC") AND THE COUNTY. THE INITIAL MONITORING SHOULD BE CONDUCTED A MINIMUM OF TWO (2) DAYS PER WEEK FOR TWO (2) HOURS EACH DAY, STARTING ONE-HALF HOUR BEFORE SUNRISE, TO DOCUMENT WHEN EAGLES RETURN TO THEIR TERRITORY AND RESUME NESTING BEHAVIOR. NESTING BALD EAGLES WILL BE MONITORED A MINIMUM OF THREE (3) DAYS EACH WEEK AND FOUR (4) HOURS EACH DAY FROM ONSET OF NESTING BEHAVIOR THROUGH FOURTH WEEK POST-HATCHLING. MONITORING IS NOT REQUIRED ON DAYS WHEN NO INFRASTRUCTURE DEVELOPMENT, EXTERIOR BUILDING CONSTRUCTION, OR OTHER HUMAN ACTIVITIES REFERENCED IN THIS PLAN OCCURS WITHIN THE PROTECTION ZONE. MONITORING FREQUENCY MAY BE REDUCED TO ONE (1) DAY EACH WEEK FOR FOUR (4) HOURS EACH DAY, STARTING ONE-HALF HOUR BEFORE SUNRISE, BEGINNING FIVE (5) WEEKS POST-HATCHING AND CONTINUE UNTIL FLEDGING OCCURS OR MAY 15TH, WHICHEVER OCCURS FIRST.

C. THE MONITOR SHALL BE POSITIONED TO OBSERVE THE NEST AND CONSTRUCTION ACTIVITIES AND NOISE, YET FAR ENOUGH FROM THE NEST (E.G., MORE THAN 660 FEET WHERE POSSIBLE) TO NOT CAUSE DISTURBANCE TO THE EAGLES. MONITORING WILL BE CONDUCTED FROM A STANDARD LOCATION THAT ALLOWS BOTH MONITORING OF BALD EAGLE ACTIVITIES ON THE TERRITORY AND CONSTRUCTION ACTIVITIES THAT COULD BE INTERPRETED AS CAUSATIVE FACTORS.

D. ADDITIONAL MONITORING MAY BE REQUIRED IF CHANGES IN FEEDING SCHEDULE, ALONG WITH OTHER BEHAVIORAL INDICATORS OF STRESS, ARE OBSERVED.

E. THE MONITORING AND CONSTRUCTION PLANS FOR ANY NESTING TERRITORY MAY BE RE-EVALUATED FOR MODIFICATIONS, POSSIBLY ELIMINATING MONITORING REQUIREMENTS AND PERMITTING ALL DEVELOPMENT ALLOWED BY THIS PLAN DURING THE NON-NESTING SEASON DURING ANY YEAR, IF EAGLES HAVE NOT BEEN OBSERVED USING THE TERRITORY BY FEBRUARY 1ST OF THAT YEAR OR IF GREAT HORNED OWLS (BUBO VIRGINIANUS) HAVE ASSUMED OCCUPANCY OF THE NEST.

F. THE MONITOR SHALL KEEP DAILY RECORDS ON THE APPROVED DATA SHEET AND SHOULD USE A SITE PLAN OF THE PROJECT TO PREPARE MONTHLY MAPS (EMAILED) TO FFWCC, USFWS AND THE COUNTY, ON WHICH TO DOCUMENT THE SPECIFIC CONSTRUCTION ACTIVITIES OCCURRING WITHIN 660 FEET OF THE NEST TREE.

G. THE MONITOR SHALL HAVE WRITTEN AUTHORITY FROM THE OWNER TO STOP CONSTRUCTION AT ANY TIME THE BALD EAGLES BECOME DISTURBED.

H. PURSUANT TO FEDERAL REGULATIONS AND IN ACCORDANCE WITH CODE SECTION 4.01.10(C)(3), THE USE RESTRICTIONS MAY BE RELEASED BY USFWS AND THE COUNTY AT ANY TIME WITHIN A PERIOD OF FIVE YEARS FOLLOWING ABANDONMENT OF THE NEST.
1.

REPORTING

1. THE MONITOR HAS THE OBLIGATION TO SUBMIT A CONFIRMATION OF NEST TERRITORY OCCUPANCY REPORT WITHIN ONE (1) WEEK OF FINDING POSITIVE EVIDENCE OF BALD EAGLE NEST TERRITORY OCCUPANCY. THE MONITOR WILL SEND MONITORING REPORTS BY E-MAIL TO FFWCC ON A MONTHLY BASIS AND TO THE COUNTY ON A WEEKLY BASIS, WHEN CONSTRUCTION IS OCCURRING WITHIN THE PROTECTION ZONE AND DURING THE NESTING SEASON. THE MONITOR WILL ARCHIVE DAILY MONITORING REPORTS FOR A PERIOD OF FIVE (5) YEARS. THE MONITOR HAS THE OBLIGATION TO IMMEDIATELY REPORT (WITHIN 24 HOURS) ANY SUSPENSION OF WORK ACTIVITIES AND/OR ANY DOCUMENTED ABNORMAL BEHAVIOR OF BALD EAGLES TO USFWS, FFWCC, THE COUNTY AND THE DEVELOPER. USFWS, FFWCC AND THE COUNTY WILL COORDINATE A REVIEW OF THE REPORTED BEHAVIOR AND CIRCUMSTANCES ASSOCIATED WITH ANY SUSPENSION OF WORK ACTIVITIES TO MAKE A VERBAL DETERMINATION WHETHER CONSTRUCTION SHOULD RESUME OR BE MODIFIED, OR IF MONITORING FREQUENCY SHOULD BE INCREASED, FOLLOWED UP BY A WRITTEN RECOMMENDATION.

MONITOR:
ENVIRONMENTAL SERVICE, INC.
ATTN: MR PATRICK PIERCE
7220 FINANCIAL WAY, SUITE 100
JACKSONVILLE, FL 32256
904-470-2200 (PHONE)
904-470-2112 (FAX)

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:32 AM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

ETM VISION • EXPERIENCE • RESULTS

BALD EAGLE MANAGEMENT PLAN

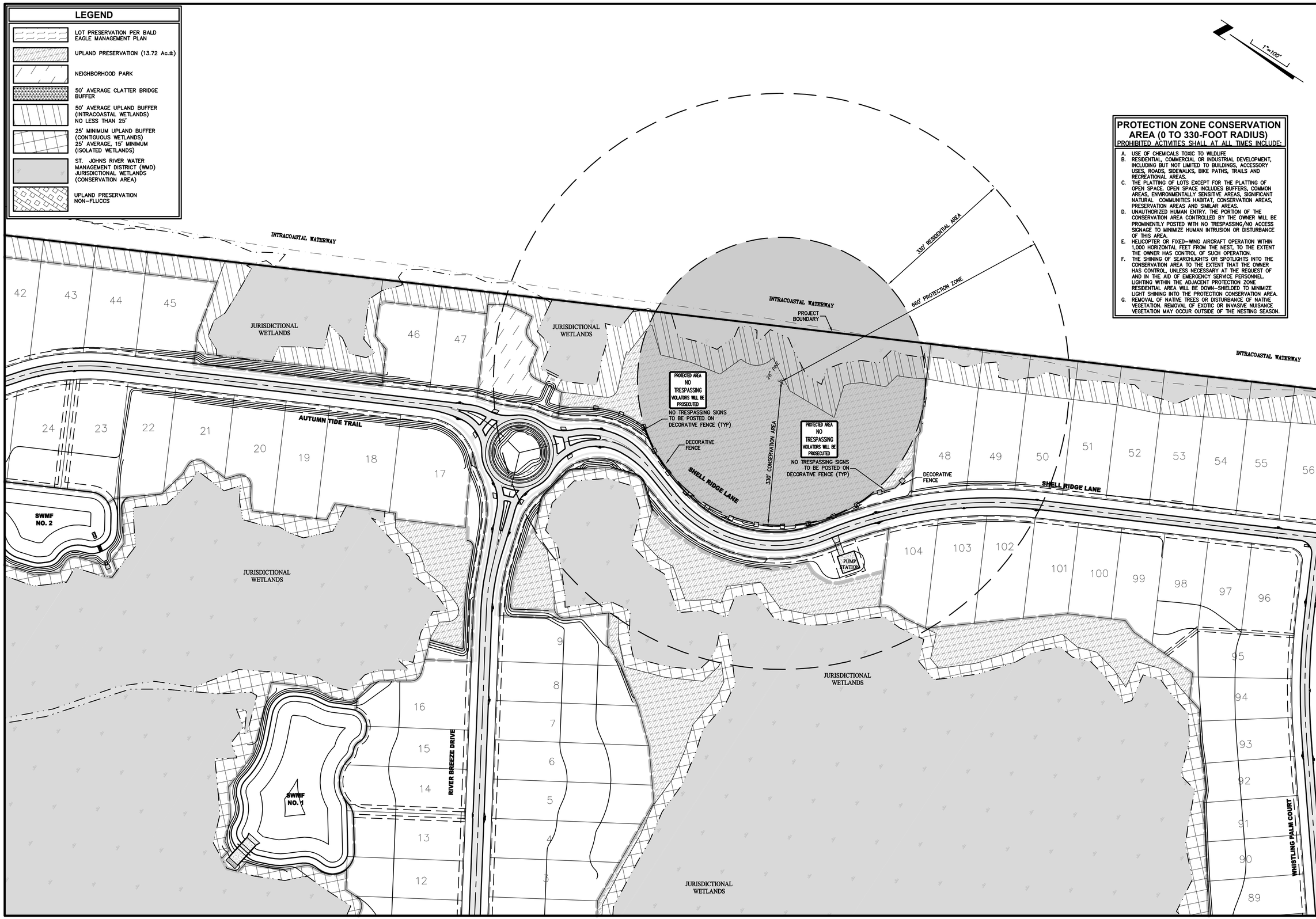
RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
3A

t:\2018\18-155\LandDev\Design\Plots\18-155-BE-MANG PLAN.dwg

LEGEND

- LOT PRESERVATION PER BALD EAGLE MANAGEMENT PLAN
- UPLAND PRESERVATION (13.72 Ac.±)
- NEIGHBORHOOD PARK
- 50' AVERAGE CLATTER BRIDGE BUFFER
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (WMD) JURISDICTIONAL WETLANDS (CONSERVATION AREA)
- UPLAND PRESERVATION NON-FLUCCS



PROTECTION ZONE CONSERVATION AREA (0 TO 330-FOOT RADIUS)

PROHIBITED ACTIVITIES SHALL AT ALL TIMES INCLUDE:

A. USE OF CHEMICALS TOXIC TO WILDLIFE
B. RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT, INCLUDING BUT NOT LIMITED TO BUILDINGS, ACCESSORY USES, ROADS, SIDEWALKS, BIKE PATHS, TRAILS AND RECREATIONAL AREAS.
C. THE PLATTING OF LOTS EXCEPT FOR THE PLATTING OF OPEN SPACE. OPEN SPACE INCLUDES BUFFERS, COMMON AREAS, ENVIRONMENTALLY SENSITIVE AREAS, SIGNIFICANT NATURAL COMMUNITIES HABITAT, CONSERVATION AREAS, PRESERVATION AREAS AND SIMILAR AREAS.
D. UNAUTHORIZED HUMAN ENTRY. THE PORTION OF THE CONSERVATION AREA CONTROLLED BY THE OWNER WILL BE PROMINENTLY POSTED WITH NO TRESPASSING/NO ACCESS SIGNAGE TO MINIMIZE HUMAN INTRUSION OR DISTURBANCE OF THIS AREA.
E. HELICOPTER OR FIXED-WING AIRCRAFT OPERATION WITHIN 1,000 HORIZONTAL FEET FROM THE NEST, TO THE EXTENT THE OWNER HAS CONTROL OF SUCH OPERATION.
F. THE SHINING OF SEARCHLIGHTS OR SPOTLIGHTS INTO THE CONSERVATION AREA TO THE EXTENT THAT THE OWNER HAS CONTROL, UNLESS NECESSARY AT THE REQUEST OF AND IN THE AID OF EMERGENCY SERVICE PERSONNEL. LIGHTING WITHIN THE ADJACENT PROTECTION ZONE RESIDENTIAL AREA WILL BE DOWN-SHIELDED TO MINIMIZE LIGHT SHINING INTO THE PROTECTION CONSERVATION AREA.
G. REMOVAL OF NATIVE TREES OR DISTURBANCE OF NATIVE VEGETATION. REMOVAL OF EXOTIC OR INVASIVE NUISANCE VEGETATION MAY OCCUR OUTSIDE OF THE NESTING SEASON.

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:32 AM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

BALD EAGLE MANAGEMENT PLAN CONSERVATION AREA

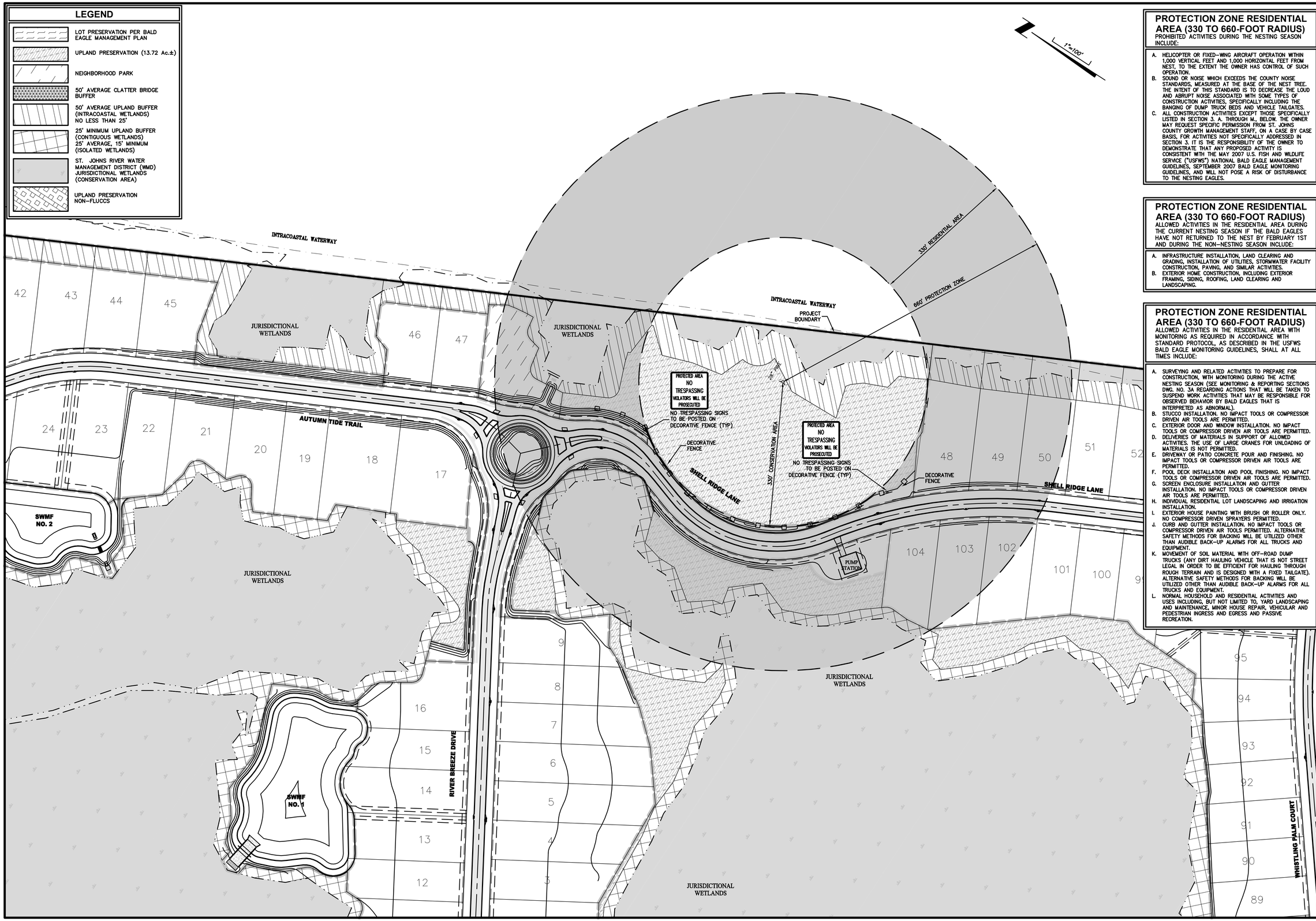
RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
3B

t:\2018\18-155\LandDev\Design\Plots\18-155-BE-MANG PLAN.dwg

LEGEND

- LOT PRESERVATION PER BALD EAGLE MANAGEMENT PLAN
- UPLAND PRESERVATION (13.72 Ac.±)
- NEIGHBORHOOD PARK
- 50' AVERAGE CLATTER BRIDGE BUFFER
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (WMD) JURISDICTIONAL WETLANDS (CONSERVATION AREA)
- UPLAND PRESERVATION NON-FLUCCS



PROTECTION ZONE RESIDENTIAL AREA (330 TO 660-FOOT RADIUS)

PROHIBITED ACTIVITIES DURING THE NESTING SEASON INCLUDE:

A. HELICOPTER OR FIXED-WING AIRCRAFT OPERATION WITHIN 1,000 VERTICAL FEET AND 1,000 HORIZONTAL FEET FROM NEST, TO THE EXTENT THE OWNER HAS CONTROL OF SUCH OPERATION.
B. SOUND OR NOISE WHICH EXCEEDS THE COUNTY NOISE STANDARDS, MEASURED AT THE BASE OF THE NEST TREE. THE INTENT OF THIS STANDARD IS TO DECREASE THE LOUD AND ABRUPT NOISE ASSOCIATED WITH SOME TYPES OF CONSTRUCTION ACTIVITIES, SPECIFICALLY INCLUDING THE BANGING OF DUMP TRUCK BEDS AND VEHICLE TAILGATES.
C. ALL CONSTRUCTION ACTIVITIES EXCEPT THOSE SPECIFICALLY LISTED IN SECTION 3. A. THROUGH M., BELOW. THE OWNER MAY REQUEST SPECIFIC PERMISSION FROM ST. JOHNS COUNTY GROWTH MANAGEMENT STAFF, ON A CASE BY CASE BASIS, FOR ACTIVITIES NOT SPECIFICALLY ADDRESSED IN SECTION 3. IT IS THE RESPONSIBILITY OF THE OWNER TO DEMONSTRATE THAT ANY PROPOSED ACTIVITY IS CONSISTENT WITH THE MAY 2007 U.S. FISH AND WILDLIFE SERVICE ("USFWS") NATIONAL BALD EAGLE MANAGEMENT GUIDELINES, SEPTEMBER 2007 BALD EAGLE MONITORING GUIDELINES, AND WILL NOT POSE A RISK OF DISTURBANCE TO THE NESTING EAGLES.

PROTECTION ZONE RESIDENTIAL AREA (330 TO 660-FOOT RADIUS)

ALLOWED ACTIVITIES IN THE RESIDENTIAL AREA DURING THE CURRENT NESTING SEASON IF THE BALD EAGLES HAVE NOT RETURNED TO THE NEST BY FEBRUARY 1ST AND DURING THE NON-NESTING SEASON INCLUDE:

A. INFRASTRUCTURE INSTALLATION, LAND CLEARING AND GRADING, INSTALLATION OF UTILITIES, STORMWATER FACILITY CONSTRUCTION, PAVING, AND SIMILAR ACTIVITIES.
B. EXTERIOR HOME CONSTRUCTION, INCLUDING EXTERIOR FRAMING, SIDING, ROOFING, LAND CLEARING AND LANDSCAPING.

PROTECTION ZONE RESIDENTIAL AREA (330 TO 660-FOOT RADIUS)

ALLOWED ACTIVITIES IN THE RESIDENTIAL AREA WITH MONITORING AS REQUIRED IN ACCORDANCE WITH STANDARD PROTOCOL, AS DESCRIBED IN THE USFWS BALD EAGLE MONITORING GUIDELINES, SHALL AT ALL TIMES INCLUDE:

A. SURVEYING AND RELATED ACTIVITIES TO PREPARE FOR CONSTRUCTION, WITH MONITORING DURING THE ACTIVE NESTING SEASON (SEE MONITORING & REPORTING SECTIONS DWG. NO. 3A REGARDING ACTIONS THAT WILL BE TAKEN TO SUSPEND WORK ACTIVITIES THAT MAY BE RESPONSIBLE FOR OBSERVED BEHAVIOR BY BALD EAGLES THAT IS INTERPRETED AS ABNORMAL).
B. STUCCO INSTALLATION. NO IMPACT TOOLS OR COMPRESSOR DRIVEN AIR TOOLS ARE PERMITTED.
C. EXTERIOR DOOR AND WINDOW INSTALLATION. NO IMPACT TOOLS OR COMPRESSOR DRIVEN AIR TOOLS ARE PERMITTED.
D. DELIVERIES OF MATERIALS IN SUPPORT OF ALLOWED ACTIVITIES. THE USE OF LARGE CRANES FOR UNLOADING OF MATERIALS IS NOT PERMITTED.
E. DRIVEWAY OR PATIO CONCRETE POUR AND FINISHING. NO IMPACT TOOLS OR COMPRESSOR DRIVEN AIR TOOLS ARE PERMITTED.
F. POOL DECK INSTALLATION AND POOL FINISHING. NO IMPACT TOOLS OR COMPRESSOR DRIVEN AIR TOOLS ARE PERMITTED.
G. SCREEN ENCLOSURE INSTALLATION AND GUTTER INSTALLATION. NO IMPACT TOOLS OR COMPRESSOR DRIVEN AIR TOOLS ARE PERMITTED.
H. INDIVIDUAL RESIDENTIAL LOT LANDSCAPING AND IRRIGATION INSTALLATION.
I. EXTERIOR HOUSE PAINTING WITH BRUSH OR ROLLER ONLY. NO COMPRESSOR DRIVEN SPRAYERS PERMITTED.
J. CURB AND GUTTER INSTALLATION. NO IMPACT TOOLS OR COMPRESSOR DRIVEN AIR TOOLS PERMITTED. ALTERNATIVE SAFETY METHODS FOR BACKING WILL BE UTILIZED OTHER THAN AUDIBLE BACK-UP ALARMS FOR ALL TRUCKS AND EQUIPMENT.
K. MOVEMENT OF SOIL MATERIAL WITH OFF-ROAD DUMP TRUCKS (ANY DIRT HAULING VEHICLE THAT IS NOT STREET LEGAL IN ORDER TO BE EFFICIENT FOR HAULING THROUGH ROUGH TERRAIN AND IS DESIGNED WITH A FIXED TAILGATE). ALTERNATIVE SAFETY METHODS FOR BACKING WILL BE UTILIZED OTHER THAN AUDIBLE BACK-UP ALARMS FOR ALL TRUCKS AND EQUIPMENT.
L. NORMAL HOUSEHOLD AND RESIDENTIAL ACTIVITIES AND USES INCLUDING, BUT NOT LIMITED TO, YARD LANDSCAPING AND MAINTENANCE, MINOR HOUSE REPAIR, VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND PASSIVE RECREATION.

PLANS PREPARED UNDER THE DIRECTION OF:

PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:32 AM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

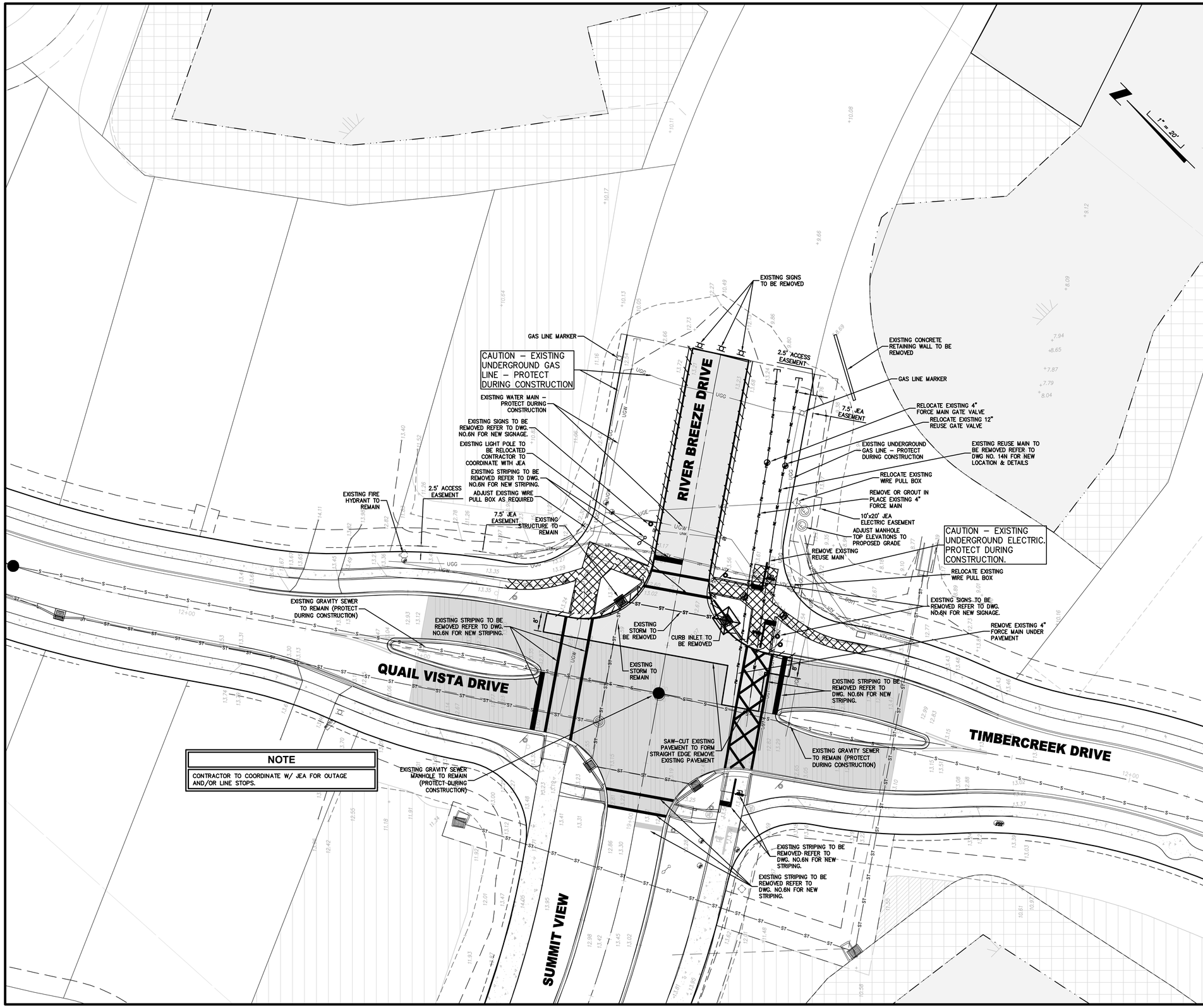
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 0000256 LC - 0000316
VISION • EXPERIENCE • RESULTS

BALD EAGLE MANAGEMENT PLAN RESIDENTIAL AREA

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
3C

t:\2018\18-155\LandDev\Design\Plots\18-155-BE-MANG PLAN.dwg



NOTE

CONTRACTOR TO COORDINATE W/ JEA FOR OUTAGE AND/OR LINE STOPS.

GENERAL NOTES:

1. SEE WATER AND SEWER PLANS FOR WATER, SEWER AND REUSE MODIFICATIONS.
2. ALL REMOVAL OF EXISTING UTILITIES, STRUCTURES, UNDERGROUND DEBRIS, CONCRETE & PAVEMENT TO BE PROPERLY DISPOSED OF OFFSITE.
3. ALL DEMOLITION TO MEET LOCAL, STATE & FEDERAL REGULATIONS.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS (LOCAL, STATE & FEDERAL) FOR ALL DEMOLITION ACTIVITIES.
5. CONTRACTOR TO COORDINATE WITH THE JEA PRIOR TO DISCONNECTING ELECTRICAL UTILITIES & FOR SERVICE AND RELOCATION OF EXISTING ELECTRICAL UTILITIES.
6. THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITY DOES NOT CONSTITUTE THE RESPONSIBILITY OF THE ENGINEER.
7. ALL TREES TO BE CLEARED IN ACCORDANCE WITH THE SITE CLEARING PERMIT.
8. REFER TO LANDSCAPE PLANS FOR REMOVAL AND/OR PRESERVATION OF ANY EXISTING LANDSCAPING.
9. ANY EXISTING UTILITIES (WATER, STORM SEWER & SANITARY SERVICE) NOT SHOWN TO BE REMOVED ARE TO BE PROTECTED DURING CONSTRUCTION.
10. ANY EXISTING WELL TO BE ABANDONED IS TO BE CAPPED & PLUGGED AND TO MEET ALL LOCAL, STATE & FEDERAL REGULATIONS FOR ABANDONMENT.
11. REFER TO ELECTRICAL PLANS FOR NEW TRANSFORMER PAD EXACT LOCATIONS, ELECTRICAL SERVICE LOCATIONS & ELECTRICAL DEMOLITION.
12. CONTRACTOR TO CALL SUNSHINE STATE ONE CALL AT LEAST TWO FULL BUSINESS DAYS PRIOR TO CONSTRUCTION. ALL EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO; GAS, TELEPHONE & ELECTRIC WITHIN THE LIMITS OF CONSTRUCTION TO BE LOCATED & CLEARLY MARKED PRIOR TO CONSTRUCTION.
13. ALL EROSION CONTROL MEASURES TO BE IN PLACE PRIOR TO CONSTRUCTION COMMENCEMENT.
14. CONTRACTOR TO COORDINATE WITH IRRIGATION DESIGNER FOR RELOCATION OF EXISTING SERVICE.
15. REFER TO LANDSCAPE PLANS FOR PLANT MATERIAL REMOVAL.
16. REFER TO MAINTENANCE OF TRAFFIC PLANS FOR MAINTENANCE OF VEHICLE AND PEDESTRIAN TRAFFIC DURING CONSTRUCTION.
17. CONTRACTOR TO COORDINATE WITH UTILITY OWNER/PROVIDER FOR THE RELOCATION OF ANY EXISTING UNDERGROUND UTILITY.

LEGEND

—W—W—W—	EXISTING WATER MAIN
—RE—RE—RE—	EXISTING REUSE MAIN
—S—S—S—	EXISTING GRAVITY SANITARY SEWER
—FM—FM—FM—	EXISTING FORCE MAIN
—ST—ST—ST—	EXISTING STORM PIPE

LEGEND

	DENOTES PAVEMENT DEMOLITION AND REMOVAL
	DENOTES SIDEWALK DEMOLITION
	DENOTES CURB & GUTTER DEMOLITION
	DENOTES STRUCTURE REMOVAL
	DENOTES MILL & RESURFACE (1" SP 9.5)

PLANS PREPARED UNDER THE DIRECTION OF:

PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:33 AM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

VISION • EXPERIENCE • RESULTS

DEMOLITION PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
4

t:\2018\18-155\LandDev\Design\Plots\18-155-DEMO.dwg

DEVELOPMENT CRITERIA

		VR
RESIDENTIAL DENSITY (NET DU/AC***)	104 SFU MAX.	MAX. 6
MAX BUILDING HEIGHT*		35'
MINIMUM FLOOR AREA (SF)		
ACCESSORY APARTMENTS		400
SINGLE FAMILY		
MINIMUM LOT SIZE		4,000 SF
MINIMUM LOT WIDTH		40'
SETBACKS**		
FRONT:	BUILDING	20'
	PORCH (MIN. HALF OF BLDG FRONTAGE IS PORCH****)	10'
	FRONT FACING GARAGE/CARPORT	25'
	ALLEY FRONT YARDS	5'
SIDE:	STREET SIDE/CORNER LOT	10'
	SIDES (TYPICAL)	5'
	ZERO LOTS (ZERO SIDE/OTHER SIDE)	2'/8'
REAR:	PRIMARY STRUCTURE	10'
	REAR GARAGES OR ACCESSORY STRUCTURES*****	5'
MAX LOT COVERAGE BY BUILDINGS		55%

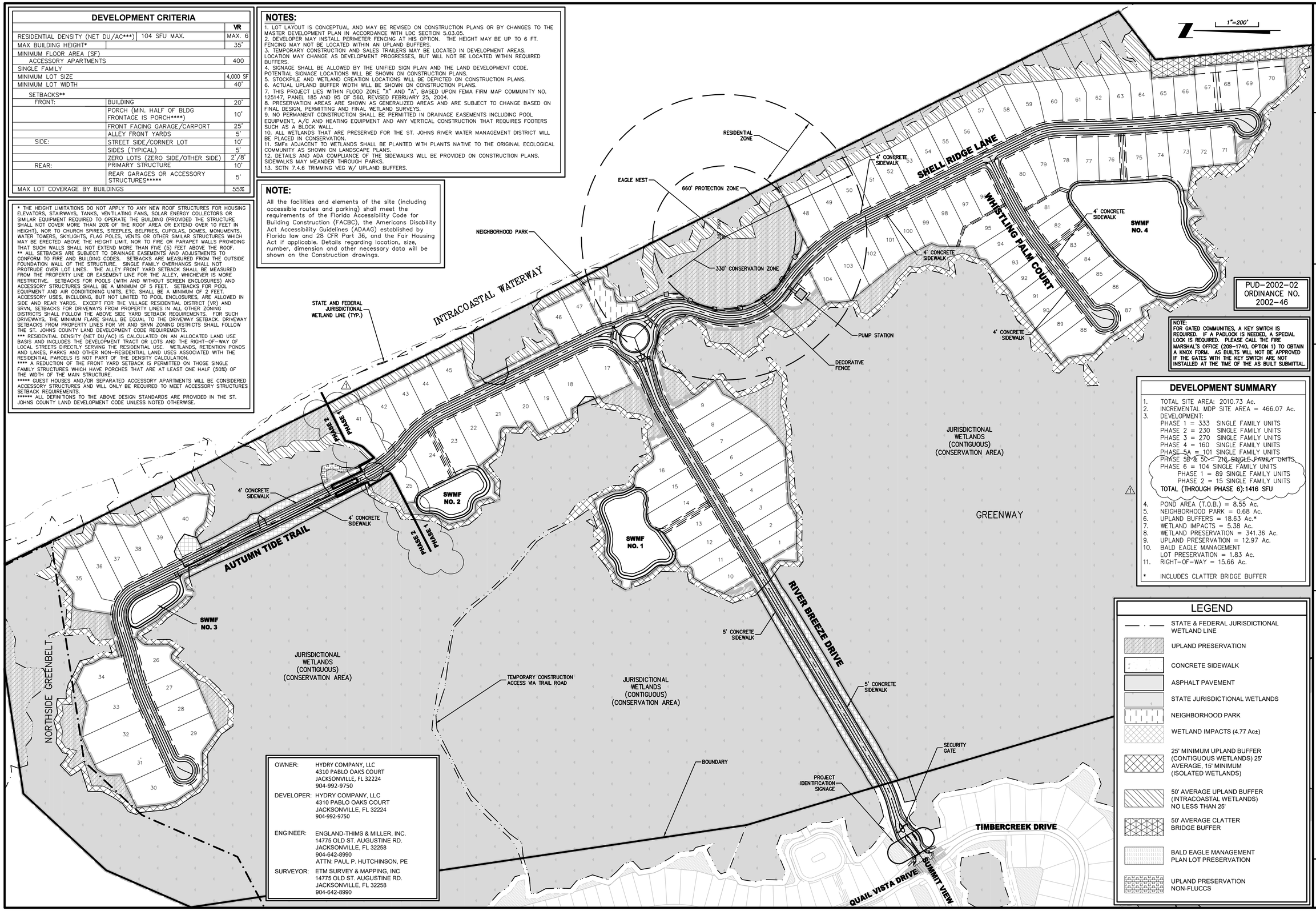
* THE HEIGHT LIMITATIONS DO NOT APPLY TO ANY NEW ROOF STRUCTURES FOR HOUSING ELEVATORS, STAIRWAYS, TANKS, VENTILATING FANS, SOLAR ENERGY COLLECTORS OR SIMILAR EQUIPMENT REQUIRED TO OPERATE THE BUILDING (PROVIDED THE STRUCTURE SHALL NOT COVER MORE THAN 20% OF THE ROOF AREA OR EXTEND OVER 10 FEET IN HEIGHT), NOR TO CHURCH SPIRES, STEEPLES, BELFRIES, CUPOLAS, DOMES, MONUMENTS, WATER TOWERS, SKYLIGHTS, FLAG POLES, VENTS OR OTHER SIMILAR STRUCTURES WHICH MAY BE ERECTED ABOVE THE HEIGHT LIMIT, NOR TO FIRE OR PARAPET WALLS PROVIDING THAT SUCH WALLS SHALL NOT EXTEND MORE THAN FIVE (5) FEET ABOVE THE ROOF.
** ALL SETBACKS ARE SUBJECT TO DRAINAGE EASEMENTS AND ADJUSTMENTS TO CONFORM TO FIRE AND BUILDING CODES. SETBACKS ARE MEASURED FROM THE OUTSIDE FOUNDATION WALL OF THE STRUCTURE. SINGLE FAMILY OVERHANGS SHALL NOT PROTRUDE OVER LOT LINES. THE ALLEY FRONT YARD SETBACK SHALL BE MEASURED FROM THE PROPERTY LINE OR EASEMENT LINE FOR THE ALLEY, WHICHEVER IS MORE RESTRICTIVE. SETBACKS FOR POOLS (WITH AND WITHOUT SCREEN ENCLOSURES) AND ACCESSORY STRUCTURES SHALL BE A MINIMUM OF 5 FEET. SETBACKS FOR POOL EQUIPMENT AND AIR CONDITIONING UNITS, ETC. SHALL BE A MINIMUM OF 2 FEET. ACCESSORY USES, INCLUDING, BUT NOT LIMITED TO POOL ENCLOSURES, ARE ALLOWED IN SIDE AND REAR YARDS. EXCEPT FOR THE VILLAGE RESIDENTIAL DISTRICT (VR) AND SRVN, SETBACKS FOR DRIVEWAYS FROM PROPERTY LINES IN ALL OTHER ZONING DISTRICTS SHALL FOLLOW THE ABOVE SIDE YARD SETBACK REQUIREMENTS. FOR SUCH DRIVEWAYS, THE MINIMUM FLARE SHALL BE EQUAL TO THE DRIVEWAY SETBACK. DRIVEWAY SETBACKS FROM PROPERTY LINES FOR VR AND SRVN ZONING DISTRICTS SHALL FOLLOW THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE REQUIREMENTS.
*** RESIDENTIAL DENSITY (NET DU/AC) IS CALCULATED ON AN ALLOCATED LAND USE BASIS AND INCLUDES THE DEVELOPMENT TRACT OR LOTS AND THE RIGHT-OF-WAY OF LOCAL STREETS DIRECTLY SERVING THE RESIDENTIAL USE. WETLANDS, RETENTION PONDS AND LAKES, PARKS AND OTHER NON-RESIDENTIAL LAND USES ASSOCIATED WITH THE RESIDENTIAL PARCELS IS NOT PART OF THE DENSITY CALCULATION.
**** A REDUCTION OF THE FRONT YARD SETBACK IS PERMITTED ON THOSE SINGLE FAMILY STRUCTURES WHICH HAVE PORCHES THAT ARE AT LEAST ONE HALF (50%) OF THE WIDTH OF THE MAIN STRUCTURE.
***** GUEST HOUSES AND/OR SEPARATED ACCESSORY APARTMENTS WILL BE CONSIDERED ACCESSORY STRUCTURES AND WILL ONLY BE REQUIRED TO MEET ACCESSORY STRUCTURES SETBACK REQUIREMENTS.
****** ALL DEFINITIONS TO THE ABOVE DESIGN STANDARDS ARE PROVIDED IN THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE UNLESS NOTED OTHERWISE.

NOTES:

1. LOT LAYOUT IS CONCEPTUAL AND MAY BE REVISED ON CONSTRUCTION PLANS OR BY CHANGES TO THE MASTER DEVELOPMENT PLAN IN ACCORDANCE WITH LDC SECTION 5.03.05.
2. DEVELOPER MAY INSTALL PERIMETER FENCING AT HIS OPTION. THE HEIGHT MAY BE UP TO 6 FT. FENCING MAY NOT BE LOCATED WITHIN AN UPLAND BUFFERS.
3. TEMPORARY CONSTRUCTION AND SALES TRAILERS MAY BE LOCATED IN DEVELOPMENT AREAS. LOCATION MAY CHANGE AS DEVELOPMENT PROGRESSES, BUT WILL NOT BE LOCATED WITHIN REQUIRED BUFFERS.
4. SIGNAGE SHALL BE ALLOWED BY THE UNIFIED SIGN PLAN AND THE LAND DEVELOPMENT CODE. POTENTIAL SIGNAGE LOCATIONS WILL BE SHOWN ON CONSTRUCTION PLANS.
5. STOCKPILE AND WETLAND CREATION LOCATIONS WILL BE DEPICTED ON CONSTRUCTION PLANS.
6. ACTUAL UPLAND BUFFER WIDTH WILL BE SHOWN ON CONSTRUCTION PLANS.
7. THIS PROJECT LIES WITHIN FLOOD ZONE "X" AND "A", BASED UPON FEMA FIRM MAP COMMUNITY NO. 125147, PANEL 185 AND 95 OF 560, REVISED FEBRUARY 25, 2004.
8. PRESERVATION AREAS ARE SHOWN AS GENERALIZED AREAS AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN, PERMITTING AND FINAL WETLAND SURVEYS.
9. NO PERMANENT CONSTRUCTION SHALL BE PERMITTED IN DRAINAGE EASEMENTS INCLUDING POOL EQUIPMENT, A/C AND HEATING EQUIPMENT AND ANY VERTICAL CONSTRUCTION THAT REQUIRES FOOTERS SUCH AS A BLOCK WALL.
10. ALL WETLANDS THAT ARE PRESERVED FOR THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT WILL BE PLACED IN CONSERVATION.
11. SMFs ADJACENT TO WETLANDS SHALL BE PLANTED WITH PLANTS NATIVE TO THE ORIGINAL ECOLOGICAL COMMUNITY AS SHOWN ON LANDSCAPE PLANS.
12. DETAILS AND ADA COMPLIANCE OF THE SIDEWALKS WILL BE PROVIDED ON CONSTRUCTION PLANS. SIDEWALKS MAY MEANDER THROUGH PARKS.
13. SCTN 7.4.6 TRIMMING VEG W/ UPLAND BUFFERS.

NOTE:

All the facilities and elements of the site (including accessible routes and parking) shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC), the Americans Disability Act Accessibility Guidelines (ADAAG) established by Florida law and 28 CFR Part 36, and the Fair Housing Act if applicable. Details regarding location, size, number, dimension and other necessary data will be shown on the Construction drawings.



PUD-2002-02
ORDINANCE NO.
2002-46

NOTE:
FOR GATED COMMUNITIES, A KEY SWITCH IS REQUIRED. IF A PADLOCK IS NEEDED, A SPECIAL LOCK IS REQUIRED. PLEASE CALL THE FIRE MARSHAL'S OFFICE (209-1740, OPTION 1) TO OBTAIN A KNOX FORM. AS BUILTS WILL NOT BE APPROVED IF THE GATES WITH THE KEY SWITCH ARE NOT INSTALLED AT THE TIME OF THE AS BUILT SUBMITTAL.

DEVELOPMENT SUMMARY

1. TOTAL SITE AREA: 2010.73 Ac.
2. INCREMENTAL MDP SITE AREA = 466.07 Ac.
3. DEVELOPMENT:
   PHASE 1 = 333 SINGLE FAMILY UNITS
   PHASE 2 = 230 SINGLE FAMILY UNITS
   PHASE 3 = 270 SINGLE FAMILY UNITS
   PHASE 4 = 160 SINGLE FAMILY UNITS
   PHASE 5A = 101 SINGLE FAMILY UNITS
   PHASE 5B & 5C = 218 SINGLE FAMILY UNITS
   PHASE 6 = 104 SINGLE FAMILY UNITS
   PHASE 1 = 89 SINGLE FAMILY UNITS
   PHASE 2 = 15 SINGLE FAMILY UNITS
   TOTAL (THROUGH PHASE 6):1416 SFU
4. POND AREA (T.O.B.) = 8.55 Ac.
5. NEIGHBORHOOD PARK = 0.68 Ac.
6. UPLAND BUFFERS = 18.63 Ac.*
7. WETLAND IMPACTS = 5.38 Ac.
8. WETLAND PRESERVATION = 341.36 Ac.
9. UPLAND PRESERVATION = 12.97 Ac.
10. BALD EAGLE MANAGEMENT LOT PRESERVATION = 1.83 Ac.
11. RIGHT-OF-WAY = 15.66 Ac.

* INCLUDES CLATTER BRIDGE BUFFER

LEGEND

- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- UPLAND PRESERVATION
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- WETLAND IMPACTS (4.77 Ac±)
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- BALD EAGLE MANAGEMENT PLAN LOT PRESERVATION
- UPLAND PRESERVATION NON-FLUCCS

OWNER: HYDRY COMPANY, LLC
4310 PABLO OAKS COURT
JACKSONVILLE, FL 32224
904-992-9750

DEVELOPER: HYDRY COMPANY, LLC
4310 PABLO OAKS COURT
JACKSONVILLE, FL 32224
904-992-9750

ENGINEER: ENGLAND-THIMS & MILLER, INC.
14775 OLD ST. AUGUSTINE RD.
JACKSONVILLE, FL 32258
904-642-8990
ATTN: PAUL P. HUTCHINSON, PE

SURVEYOR: ETM SURVEY & MAPPING, INC
14775 OLD ST. AUGUSTINE RD.
JACKSONVILLE, FL 32258
904-642-8990

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:33 AM, BY: CAD Test

REVISIONS:
1 4/21/2021 ADDED PHASE LINE / REVISED TABLE

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

ETM VISION • EXPERIENCE • RESULTS

MASTER SITE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
5

t:\2018\18-155\LandDev\Design\Plots\18-155-MSITE.dwg

LEGEND

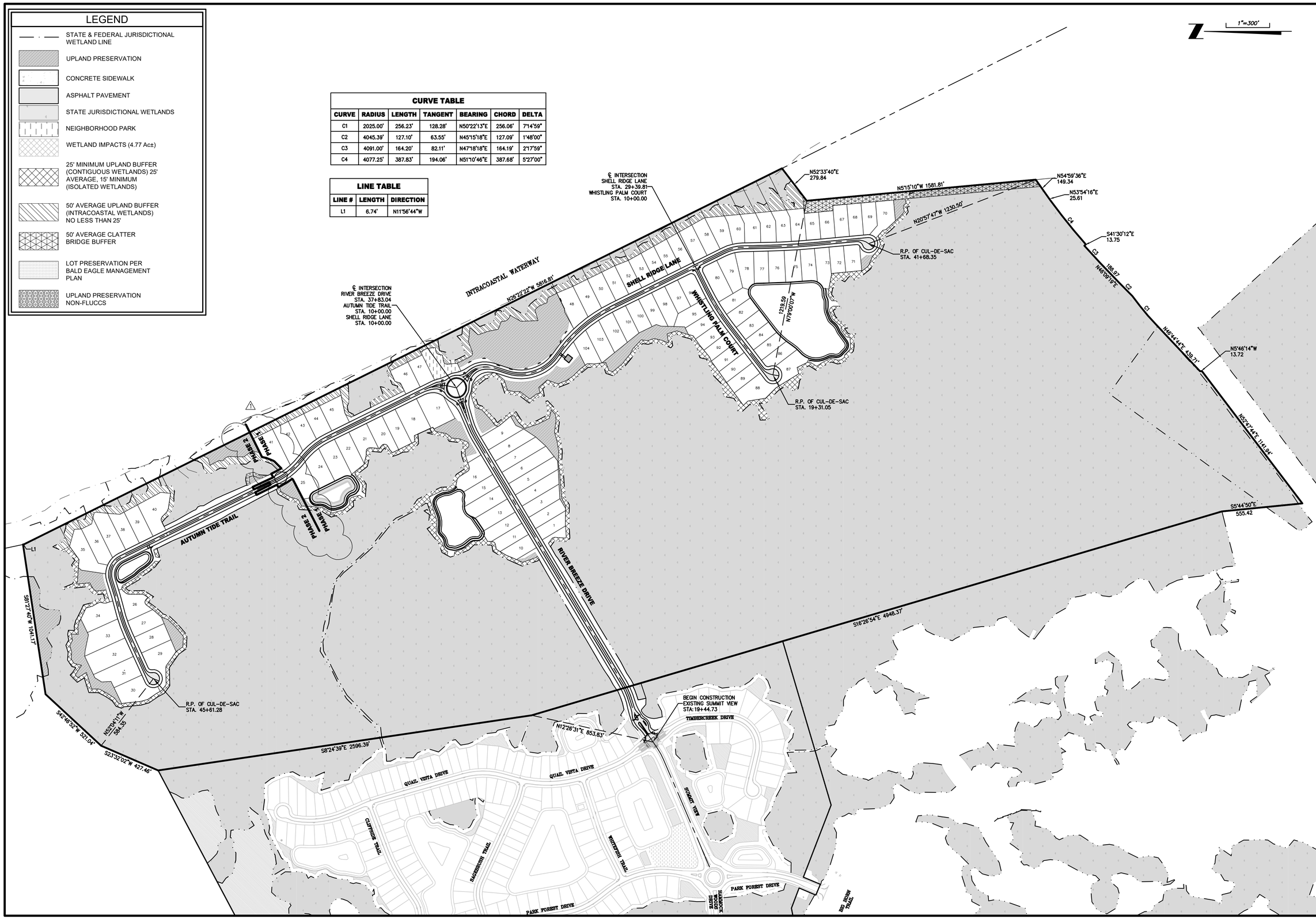
- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- UPLAND PRESERVATION
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- WETLAND IMPACTS (4.77 Ac±)
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- LOT PRESERVATION PER BALD EAGLE MANAGEMENT PLAN
- UPLAND PRESERVATION NON-FLUCCS

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	2025.00'	256.23'	128.28'	N50°22'13"E	256.06'	7°14'59"
C2	4045.39'	127.10'	63.55'	N45°15'18"E	127.09'	1°48'00"
C3	4091.00'	164.20'	82.11'	N47°18'18"E	164.19'	2°17'59"
C4	4077.25'	387.83'	194.06'	N51°10'46"E	387.68'	5°27'00"

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	6.74'	N11°56'44"W



PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:34 AM, BY: CAD Test

REVISIONS:
1 4/21/2021 ADDED PHASE LINE

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 0000264 LC - 0000316
VISION • EXPERIENCE • RESULTS

MASTER GEOMETRY PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
6

t:\2018\18-155\LandDev\Design\Plots\18-155-M-GEO.dwg

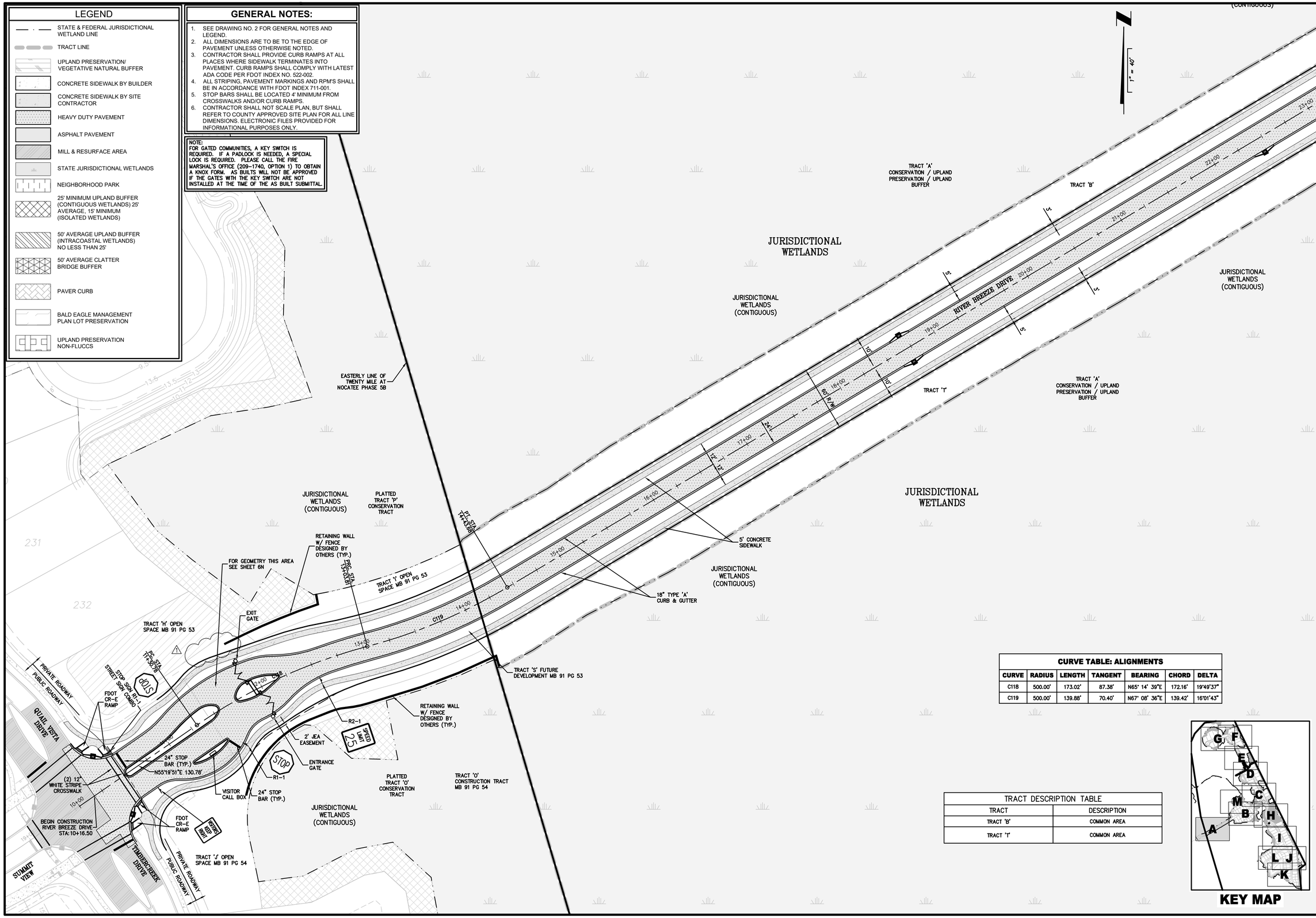
LEGEND

- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- TRACT LINE
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY BUILDER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- HEAVY DUTY PAVEMENT
- ASPHALT PAVEMENT
- MILL & RESURFACE AREA
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- PAVER CURB
- BALD EAGLE MANAGEMENT PLAN LOT PRESERVATION
- UPLAND PRESERVATION NON-FLUCCS

GENERAL NOTES:

1. SEE DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. ALL DIMENSIONS ARE TO BE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL PROVIDE CURB RAMPS AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMPS SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.
4. ALL STRIPING, PAVEMENT MARKINGS AND RPM'S SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001.
5. STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMPS.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO COUNTY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

NOTE:
FOR GATED COMMUNITIES, A KEY SWITCH IS REQUIRED. IF A PADLOCK IS NEEDED, A SPECIAL LOCK IS REQUIRED. PLEASE CALL THE FIRE MARSHAL'S OFFICE (209-1740, OPTION 1) TO OBTAIN A KNOX FORM. AS BUILTS WILL NOT BE APPROVED IF THE GATES WITH THE KEY SWITCH ARE NOT INSTALLED AT THE TIME OF THE AS BUILT SUBMITTAL.



CURVE TABLE: ALIGNMENTS						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C118	500.00'	173.02'	87.38'	N65° 14' 39"E	172.16'	19°49'37"
C119	500.00'	139.88'	70.40'	N67° 08' 36"E	139.42'	16°01'43"

TRACT DESCRIPTION TABLE	
TRACT	DESCRIPTION
TRACT 'B'	COMMON AREA
TRACT 'I'	COMMON AREA

KEY MAP

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

REVISIONS:
1 4/21/21 REVISED WALL LENGTH

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316
VISION • EXPERIENCE • RESULTS

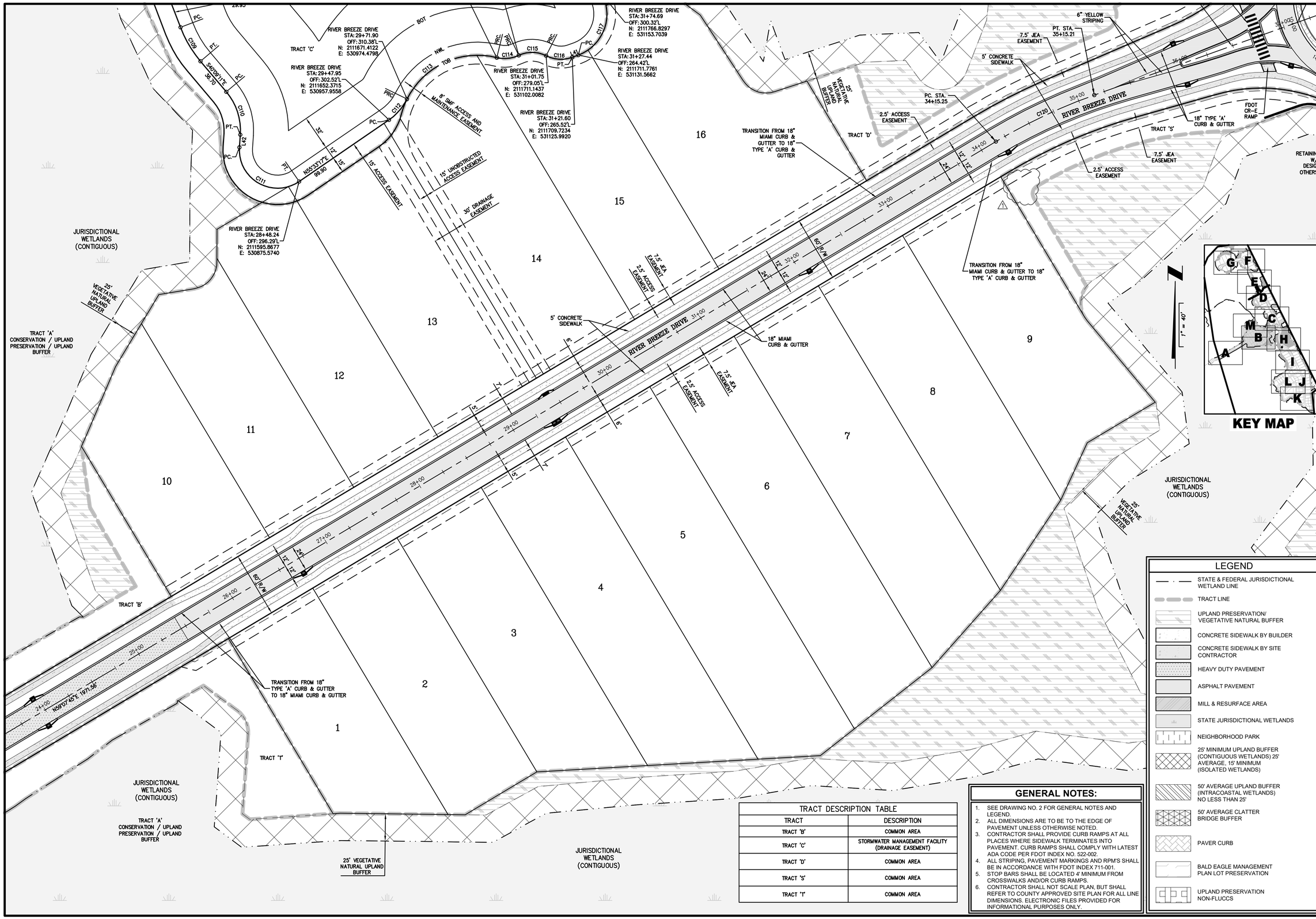
GEOMETRY SITE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
6A

PLOTTED: May 19, 2021 – 11:34 AM, BY: CAD Test

t:\2018\18-155\LandDev\Design\Plots\18-155-GEO.dwg



TRACT DESCRIPTION TABLE	
TRACT	DESCRIPTION
TRACT 'B'	COMMON AREA
TRACT 'C'	STORMWATER MANAGEMENT FACILITY (DRAINAGE EASEMENT)
TRACT 'D'	COMMON AREA
TRACT 'S'	COMMON AREA
TRACT 'T'	COMMON AREA

GENERAL NOTES:

1. SEE DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. ALL DIMENSIONS ARE TO BE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL PROVIDE CURB RAMPS AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMPS SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.
4. ALL STRIPING, PAVEMENT MARKINGS AND RPM'S SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001.
5. STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMPS.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO COUNTY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

LEGEND

- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- TRACT LINE
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY BUILDER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- HEAVY DUTY PAVEMENT
- ASPHALT PAVEMENT
- MILL & RESURFACE AREA
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- PAVER CURB
- BALD EAGLE MANAGEMENT PLAN LOT PRESERVATION
- UPLAND PRESERVATION NON-FLUCCS

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:35 AM, BY: CAD Test

REVISIONS:
1 4/21/21 REMOVED SIGN

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

VISION • EXPERIENCE • RESULTS

GEOMETRY SITE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
6B

t:\2018\18-155\LandDev\Design\Plots\18-155-GEO.dwg

TRACT DESCRIPTION TABLE

TRACT	DESCRIPTION
TRACT 'D'	COMMON AREA
TRACT 'J'	COMMON AREA
TRACT 'K'	RECREATION AREA
TRACT 'L'	COMMON AREA
TRACT 'S'	COMMON AREA

CURVE TABLE: ALIGNMENTS

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C121	225.00'	152.34'	79.22'	N6° 57' 33"W	149.44'	38°47'33"
C120	512.00'	99.96'	50.14'	N64° 43' 21"E	99.81'	11°11'12"

LEGEND

- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- TRACT LINE
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY BUILDER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- HEAVY DUTY PAVEMENT
- ASPHALT PAVEMENT
- MILL & RESURFACE AREA
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- PAVER CURB
- BALD EAGLE MANAGEMENT PLAN LOT PRESERVATION
- UPLAND PRESERVATION NON-FLUCCS

GENERAL NOTES:

1. SEE DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. ALL DIMENSIONS ARE TO BE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL PROVIDE CURB RAMPS AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMPS SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.
4. ALL STRIPING, PAVEMENT MARKINGS AND RPM'S SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001.
5. STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMPS.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO COUNTY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:35 AM, BY: CAD Test

REVISIONS:
1 4/21/21 REMOVED DRIVEWAY

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

VISION • EXPERIENCE • RESULTS

GEOMETRY SITE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
6C

t:\2018\18-155\LandDev\Design\Plots\18-155-GE0.dwg

CURVE TABLE: ALIGNMENTS						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C122	500.00'	230.38'	117.27'	N39° 33' 18"W	228.35'	26°23'59"
C123	500.00'	230.38'	117.27'	N39° 33' 18"W	228.35'	26°23'59"

LINE TABLE: SMF 2		
LINE #	LENGTH	DIRECTION
L15	230.75'	S26° 21' 18.89"E
L16	35.28'	S58° 08' 59.97"W
L17	8.27'	N18° 55' 59.07"W
L18	13.67'	N39° 02' 18.68"W
L19	30.94'	N15° 42' 59.44"W
L36	6.52'	N55° 53' 50.57"W

CURVE TABLE SWMF NO.2						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C56	50.00'	73.74'	45.42'	S15° 53' 51"W	67.24'	84°30'19"
C58	60.00'	73.41'	42.09'	N53° 59' 00"W	68.92'	70°06'03"
C59	30.00'	26.18'	13.99'	N64° 02' 10"W	25.35'	49°59'43"
C60	60.00'	24.42'	12.38'	N27° 22' 39"W	24.25'	23°19'19"
C61	60.00'	56.21'	30.36'	N11° 07' 24"E	54.18'	53°40'47"
C62	90.00'	73.07'	38.68'	N14° 42' 18"E	71.08'	46°30'59"
C63	46.04'	132.62'	351.24'	N74° 01' 02"E	91.29'	165°03'58"
C93	34.00'	21.94'	11.36'	N37° 24' 55"W	21.56'	36°57'52"
C94	39.00'	44.89'	25.30'	N88° 52' 25"W	42.45'	65°57'09"

TRACT DESCRIPTION TABLE	
TRACT	DESCRIPTION
TRACT 'E'	STORMWATER MANAGEMENT FACILITY (DRAINAGE EASEMENT)
TRACT 'F'	COMMON AREA
TRACT 'I'	COMMON AREA
TRACT 'J'	COMMON AREA

LEGEND

- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- TRACT LINE
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY BUILDER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- HEAVY DUTY PAVEMENT
- ASPHALT PAVEMENT
- MILL & RESURFACE AREA
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- PAVER CURB
- BALD EAGLE MANAGEMENT PLAN LOT PRESERVATION
- UPLAND PRESERVATION NON-FLUCCS

GENERAL NOTES:

1. SEE DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. ALL DIMENSIONS ARE TO BE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL PROVIDE CURB RAMPS AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMPS SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.
4. ALL STRIPING, PAVEMENT MARKINGS AND RPM'S SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001.
5. STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMPS.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO COUNTY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

REVISIONS:
1 4/21/21 REVISED SIDEWALK LOCATION WITHIN R/W, ADDED PHASE LINE, ADDED TEMPORARY CUL-DE-SAC AND SIGNAGE

PLOTTED: May 20, 2021 – 9:53 AM, BY: John Caston

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

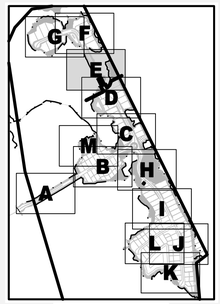
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316
VISION • EXPERIENCE • RESULTS

GEOMETRY SITE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
6D

T:\2018\18-155\LandDev\Design\Plots\18-155-GEO.dwg



KEY MAP

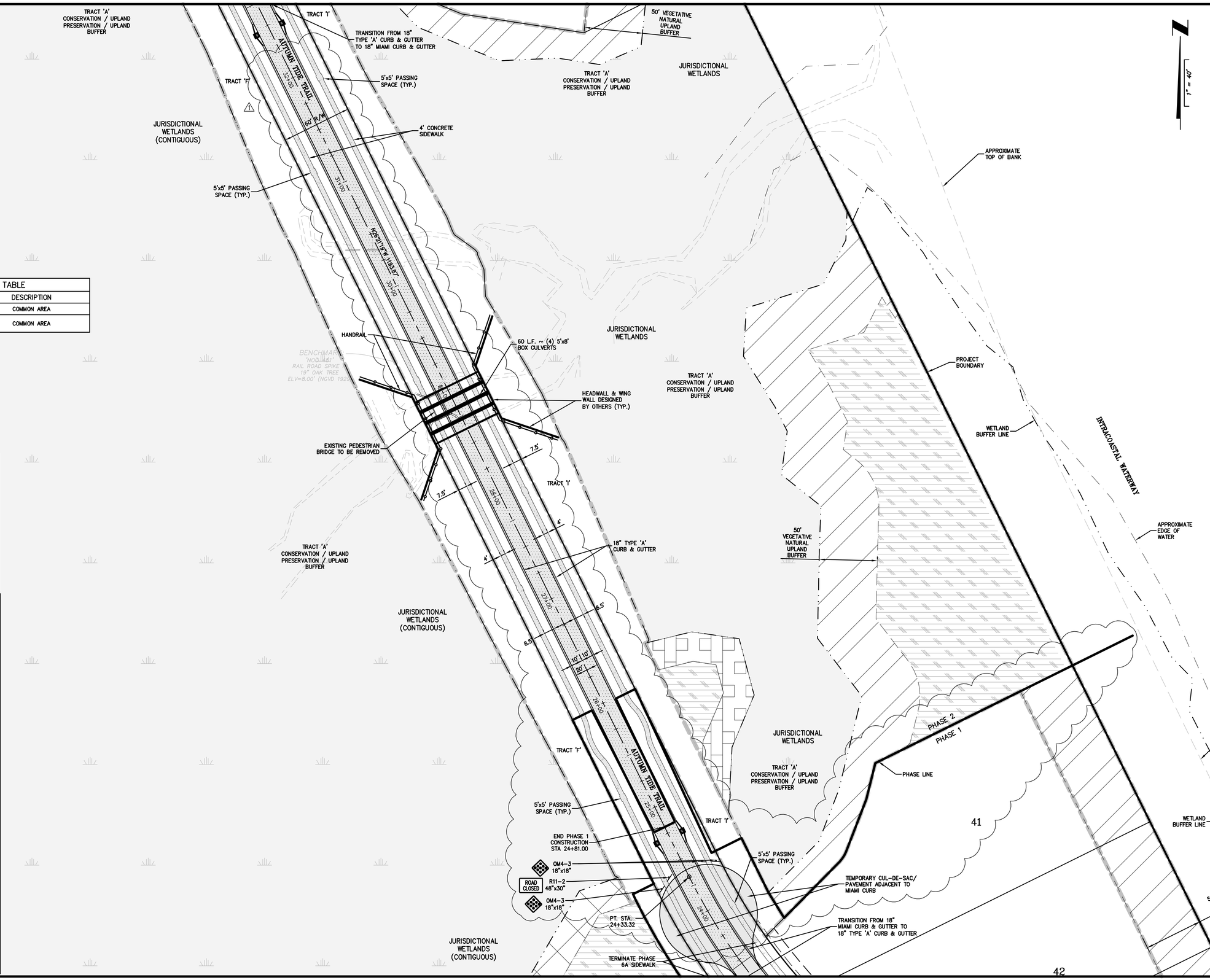
TRACT DESCRIPTION TABLE	
TRACT	DESCRIPTION
TRACT 'I'	COMMON AREA
TRACT 'F'	COMMON AREA

GENERAL NOTES:

1. SEE DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. ALL DIMENSIONS ARE TO BE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL PROVIDE CURB RAMPS AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMPS SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.
4. ALL STRIPING, PAVEMENT MARKINGS AND RPM'S SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001.
5. STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMPS.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO COUNTY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

LEGEND

- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- TRACT LINE
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY BUILDER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- HEAVY DUTY PAVEMENT
- ASPHALT PAVEMENT
- MILL & RESURFACE AREA
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- PAVER CURB
- BALD EAGLE MANAGEMENT PLAN LOT PRESERVATION
- UPLAND PRESERVATION NON-FLUCCS



1" = 40'

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:35 AM, BY: CAD Test

REVISIONS:
1 4/21/21 REVISED SIDEWALK LOCATION WITHIN R/W, ADDED PHASE LINE

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

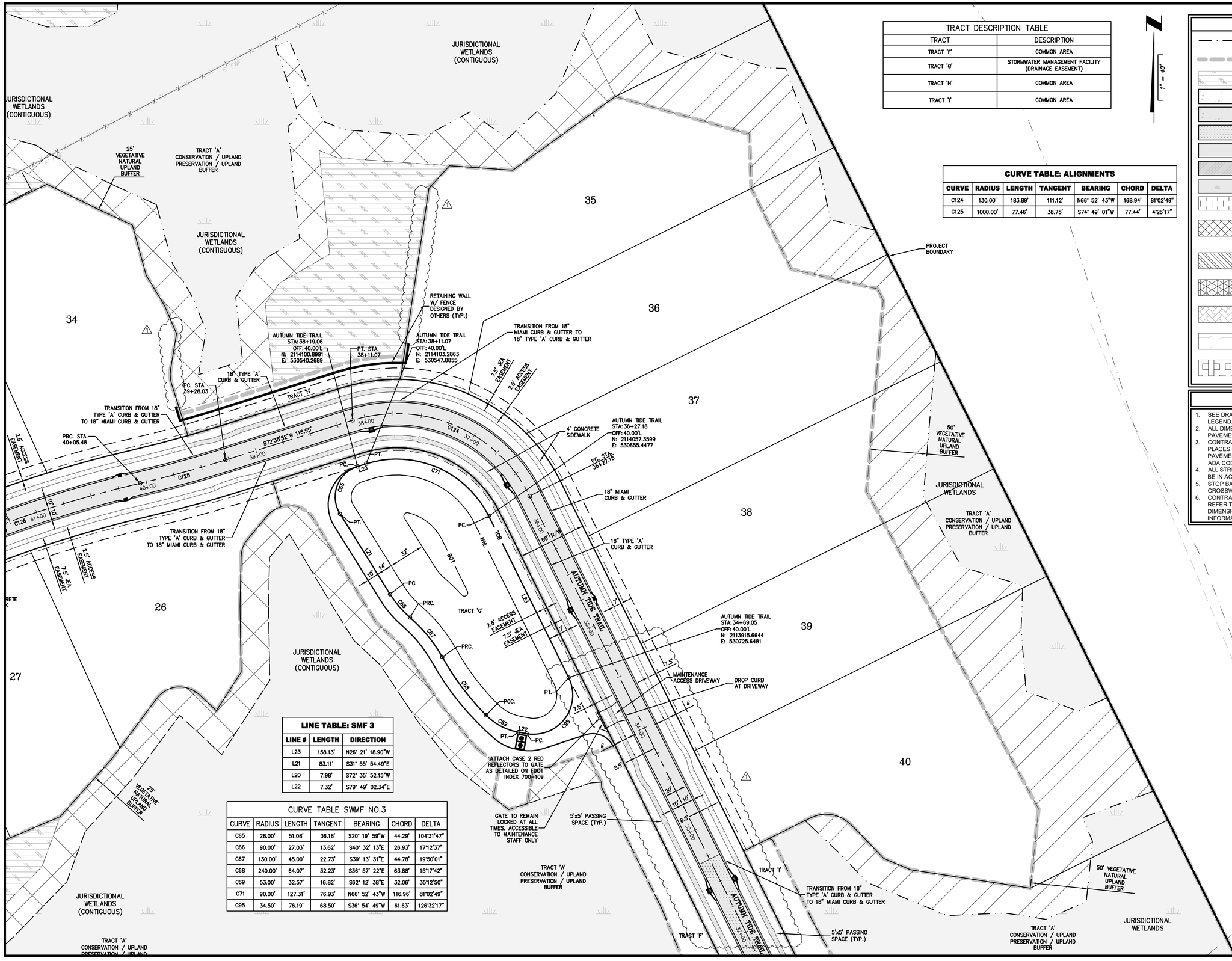
ETM VISION • EXPERIENCE • RESULTS

GEOMETRY SITE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
6E

t:\2018\18-155\LandDev\Design\Plots\18-155-GE0.dwg



TRACT DESCRIPTION TABLE	
TRACT	DESCRIPTION
TRACT 'F'	COMMON AREA
TRACT 'G'	STORMWATER MANAGEMENT FACILITY (DRAINAGE EASEMENT)
TRACT 'H'	COMMON AREA
TRACT 'I'	COMMON AREA

CURVE TABLE: ALIGNMENTS

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C124	130.00'	183.89'	111.12'	N66° 52' 43"W	168.94'	81°02'49"
C125	1000.00'	77.46'	38.75'	S74° 49' 01"W	77.44'	4°26'17"

LINE TABLE: SMF 3

LINE #	LENGTH	DIRECTION
L23	158.13'	N26° 21' 18.90"W
L21	83.11'	S31° 55' 54.49"E
L20	7.98'	S72° 35' 52.15"W
L22	7.32'	S79° 49' 02.34"E

CURVE TABLE SWMF NO.3

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C65	28.00'	51.08'	36.18'	S20° 19' 59"W	44.29'	104°31'47"
C66	90.00'	27.03'	13.62'	S40° 32' 13"E	26.93'	17°12'37"
C67	130.00'	45.00'	22.73'	S39° 13' 31"E	44.78'	19°50'01"
C68	240.00'	64.07'	32.23'	S36° 57' 22"E	63.88'	15°17'42"
C69	53.00'	32.57'	16.82'	S62° 12' 38"E	32.06'	35°12'50"
C71	90.00'	127.31'	76.93'	N66° 52' 43"W	116.96'	81°02'49"
C95	34.50'	76.19'	68.50'	S36° 54' 49"W	61.63'	126°32'17"

LEGEND

- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- TRACT LINE
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY BUILDER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- HEAVY DUTY PAVEMENT
- ASPHALT PAVEMENT
- MILL & RESURFACE AREA
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- PAVER CURB
- BALD EAGLE MANAGEMENT PLAN LOT PRESERVATION
- UPLAND PRESERVATION NON-FLUCCS

GENERAL NOTES:

1. SEE DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. ALL DIMENSIONS ARE TO BE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL PROVIDE CURB RAMPS AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMPS SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.
4. ALL STRIPING, PAVEMENT MARKINGS AND RPM'S SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001.
5. STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMPS.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO COUNTY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:35 AM, BY: CAD Test

REVISIONS:
1 4/21/21 REVISED SIDEWALK LOCATION WITHIN R/W AND REVISED WALLS

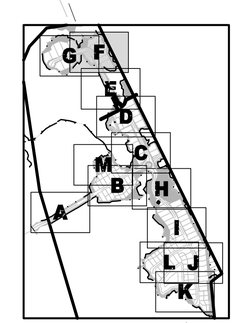
ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316

VISION • EXPERIENCE • RESULTS

GEOMETRY SITE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC



KEY MAP

DRAWING NUMBER
6F

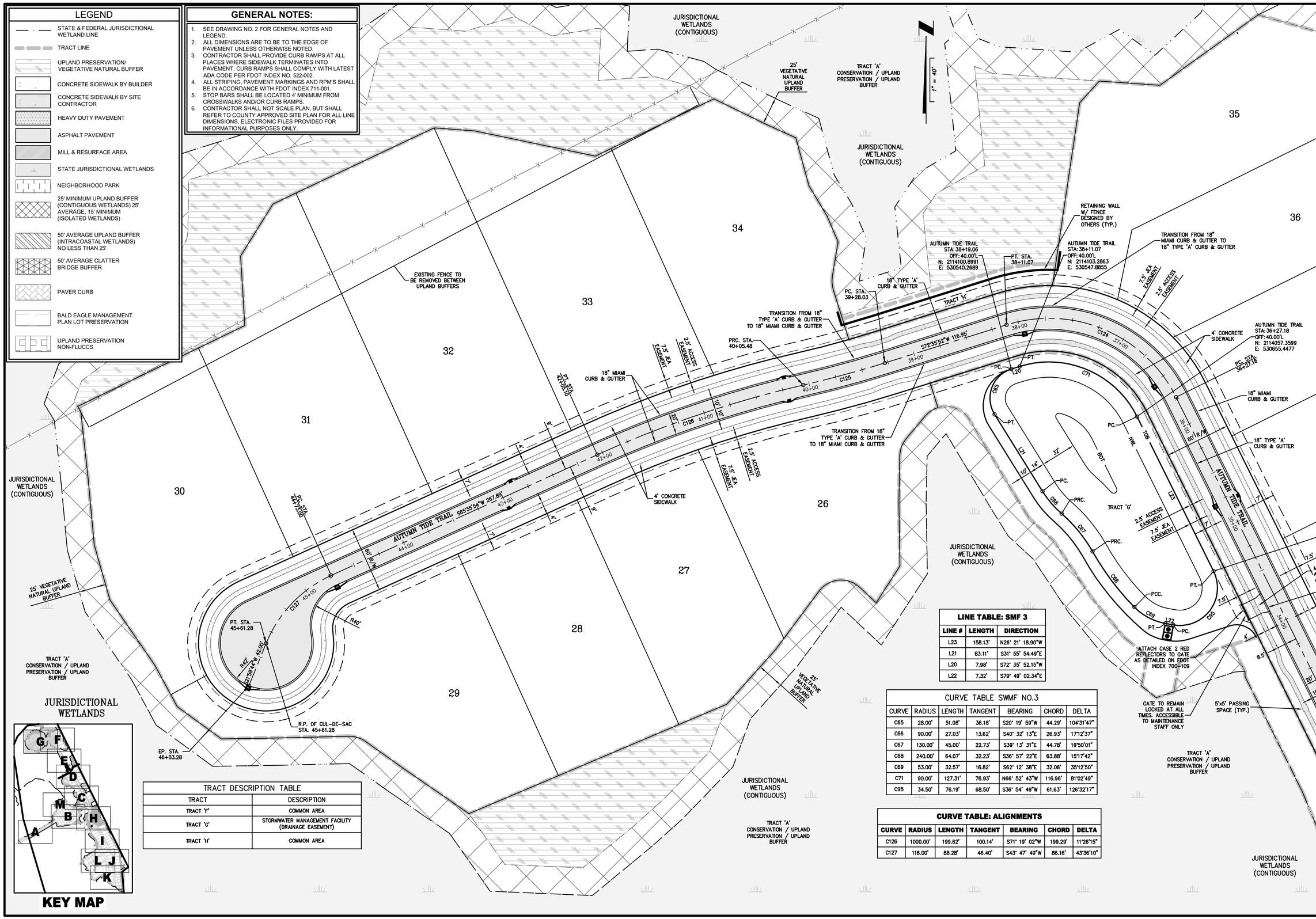
t:\2018\18-155\LandDev\Design\Plots\18-155-GEO.dwg

LEGEND

- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- TRACT LINE
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY BUILDER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- HEAVY DUTY PAVEMENT
- ASPHALT PAVEMENT
- MILL & RESURFACE AREA
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- PAVER CURB
- BALD EAGLE MANAGEMENT PLAN LOT PRESERVATION
- UPLAND PRESERVATION NON-FLUCCS

GENERAL NOTES:

1. SEE DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. ALL DIMENSIONS ARE TO BE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL PROVIDE CURB RAMPS AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMPS SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.
4. ALL STRIPING, PAVEMENT MARKINGS AND RPM'S SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001.
5. STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMPS.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO COUNTY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.



LINE TABLE: SMF 3		
LINE #	LENGTH	DIRECTION
L23	158.13'	N26° 21' 18.90"W
L21	83.11'	S31° 55' 54.49"E
L20	7.98'	S72° 35' 52.15"W
L22	7.32'	S79° 49' 02.34"E

CURVE TABLE SWMF NO.3						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C65	28.00'	51.08'	36.18'	S20° 19' 59"W	44.29'	104°31'47"
C66	90.00'	27.03'	13.62'	S40° 32' 13"E	26.93'	17°12'37"
C67	130.00'	45.00'	22.73'	S39° 13' 31"E	44.78'	19°50'01"
C68	240.00'	64.07'	32.23'	S36° 57' 22"E	63.88'	15°17'42"
C69	53.00'	32.57'	16.82'	S62° 12' 38"E	32.06'	35°12'50"
C71	90.00'	127.31'	76.93'	N66° 52' 43"W	116.96'	81°02'49"
C95	34.50'	76.19'	68.50'	S36° 54' 49"W	61.63'	126°32'17"

CURVE TABLE: ALIGNMENTS						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C126	1000.00'	199.62'	100.14'	S71° 19' 02"W	199.29'	11°26'15"
C127	116.00'	88.28'	46.40'	S43° 47' 49"W	86.16'	43°36'10"

TRACT DESCRIPTION TABLE	
TRACT	DESCRIPTION
TRACT 'F'	COMMON AREA
TRACT 'G'	STORMWATER MANAGEMENT FACILITY (DRAINAGE EASEMENT)
TRACT 'H'	COMMON AREA

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:36 AM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

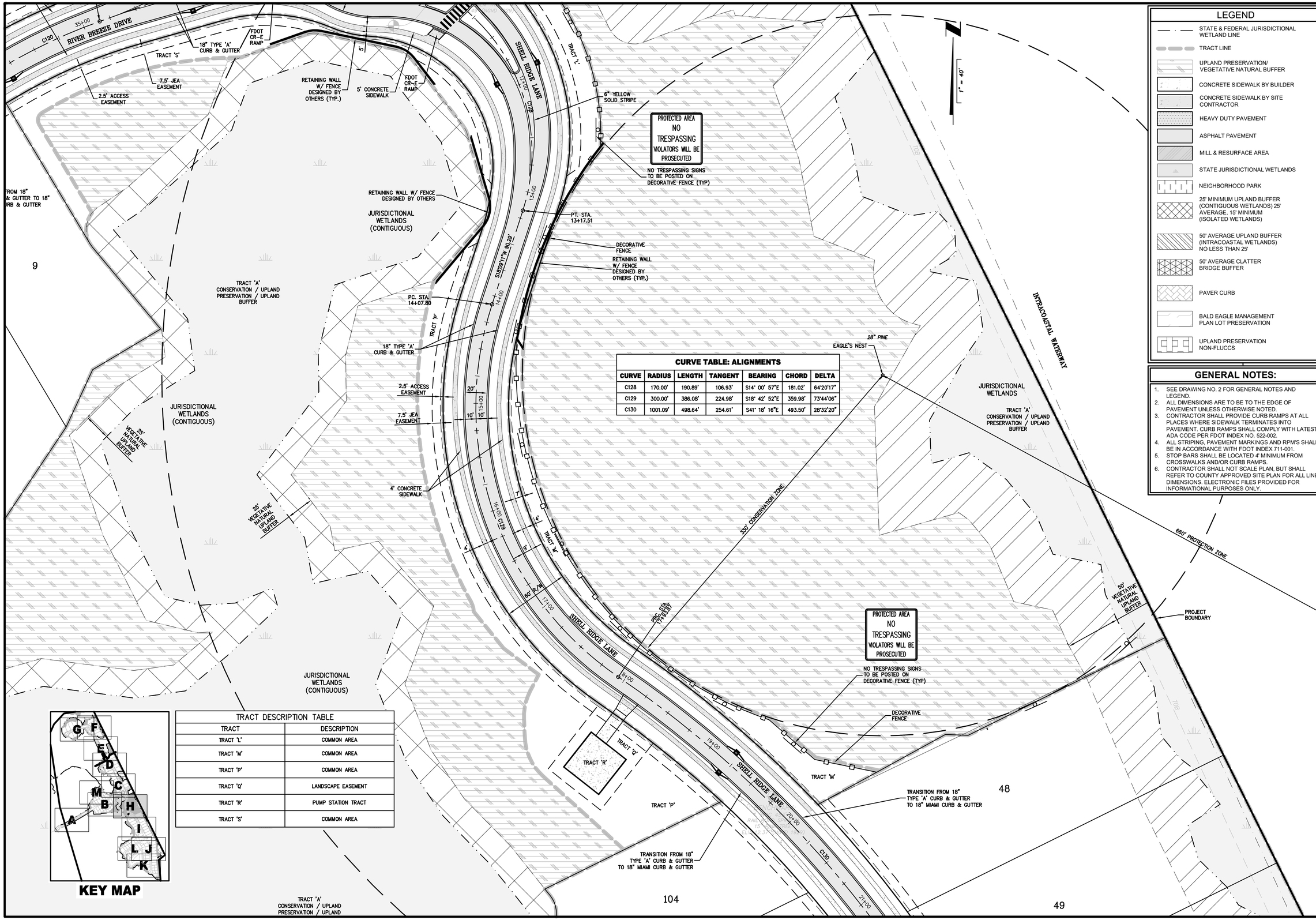
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

GEOMETRY SITE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
6G

t:\2018\18-155\LandDev\Design\Plots\18-155-GE0.dwg



CURVE TABLE: ALIGNMENTS

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C128	170.00'	190.89'	106.93'	S14° 00' 57"E	181.02'	64°20'17"
C129	300.00'	386.08'	224.98'	S18° 42' 52"E	359.98'	73°44'06"
C130	1001.09'	498.64'	254.61'	S41° 18' 16"E	493.50'	28°32'20"

TRACT DESCRIPTION TABLE

TRACT	DESCRIPTION
TRACT 'L'	COMMON AREA
TRACT 'M'	COMMON AREA
TRACT 'P'	COMMON AREA
TRACT 'Q'	LANDSCAPE EASEMENT
TRACT 'R'	PUMP STATION TRACT
TRACT 'S'	COMMON AREA

LEGEND

- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- TRACT LINE
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY BUILDER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- HEAVY DUTY PAVEMENT
- ASPHALT PAVEMENT
- MILL & RESURFACE AREA
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- PAVER CURB
- BALD EAGLE MANAGEMENT PLAN LOT PRESERVATION
- UPLAND PRESERVATION NON-FLUCCS

GENERAL NOTES:

1. SEE DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. ALL DIMENSIONS ARE TO BE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL PROVIDE CURB RAMPS AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMPS SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.
4. ALL STRIPING, PAVEMENT MARKINGS AND RPM'S SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001.
5. STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMPS.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO COUNTY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:36 AM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

GEOMETRY SITE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
6H

t:\2018\18-155\LandDev\Design\Plots\18-155-GEO.dwg

LEGEND

- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- TRACT LINE
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY BUILDER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- HEAVY DUTY PAVEMENT
- ASPHALT PAVEMENT
- MILL & RESURFACE AREA
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- PAVER CURB
- BALD EAGLE MANAGEMENT PLAN LOT PRESERVATION
- UPLAND PRESERVATION NON-FLUCCS

GENERAL NOTES:

1. SEE DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. ALL DIMENSIONS ARE TO BE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL PROVIDE CURB RAMPS AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMPS SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.
4. ALL STRIPING, PAVEMENT MARKINGS AND RPM'S SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001.
5. STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMPS.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO COUNTY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:36 AM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316
VISION • EXPERIENCE • RESULTS

GEOMETRY SITE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
6I

t:\2018\18-155\LandDev\Design\Plots\18-155-GEO.dwg

LEGEND

- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- TRACT LINE
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY BUILDER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- HEAVY DUTY PAVEMENT
- ASPHALT PAVEMENT
- MILL & RESURFACE AREA
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- PAVER CURB
- BALD EAGLE MANAGEMENT PLAN LOT PRESERVATION
- UPLAND PRESERVATION NON-FLUCCS

GENERAL NOTES:

1. SEE DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. ALL DIMENSIONS ARE TO BE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL PROVIDE CURB RAMPS AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMPS SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.
4. ALL STRIPING, PAVEMENT MARKINGS AND RPM'S SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001.
5. STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMPS.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO COUNTY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

TRACT DESCRIPTION TABLE

TRACT	DESCRIPTION
TRACT 'O'	STORMWATER MANAGEMENT FACILITY (DRAINAGE EASEMENT)

CURVE TABLE: ALIGNMENTS

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C131	300.00'	131.80'	66.98'	S13° 46' 10"E	130.74'	25°10'18"
C132	5000.00'	360.65'	180.40'	S3° 15' 00"E	360.57'	4°07'58"

KEY MAP

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:36 AM, BY: CAD Test

REVISIONS:
1 4/21/21 ADDED EASEMENT PER OWNER'S REQUEST

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

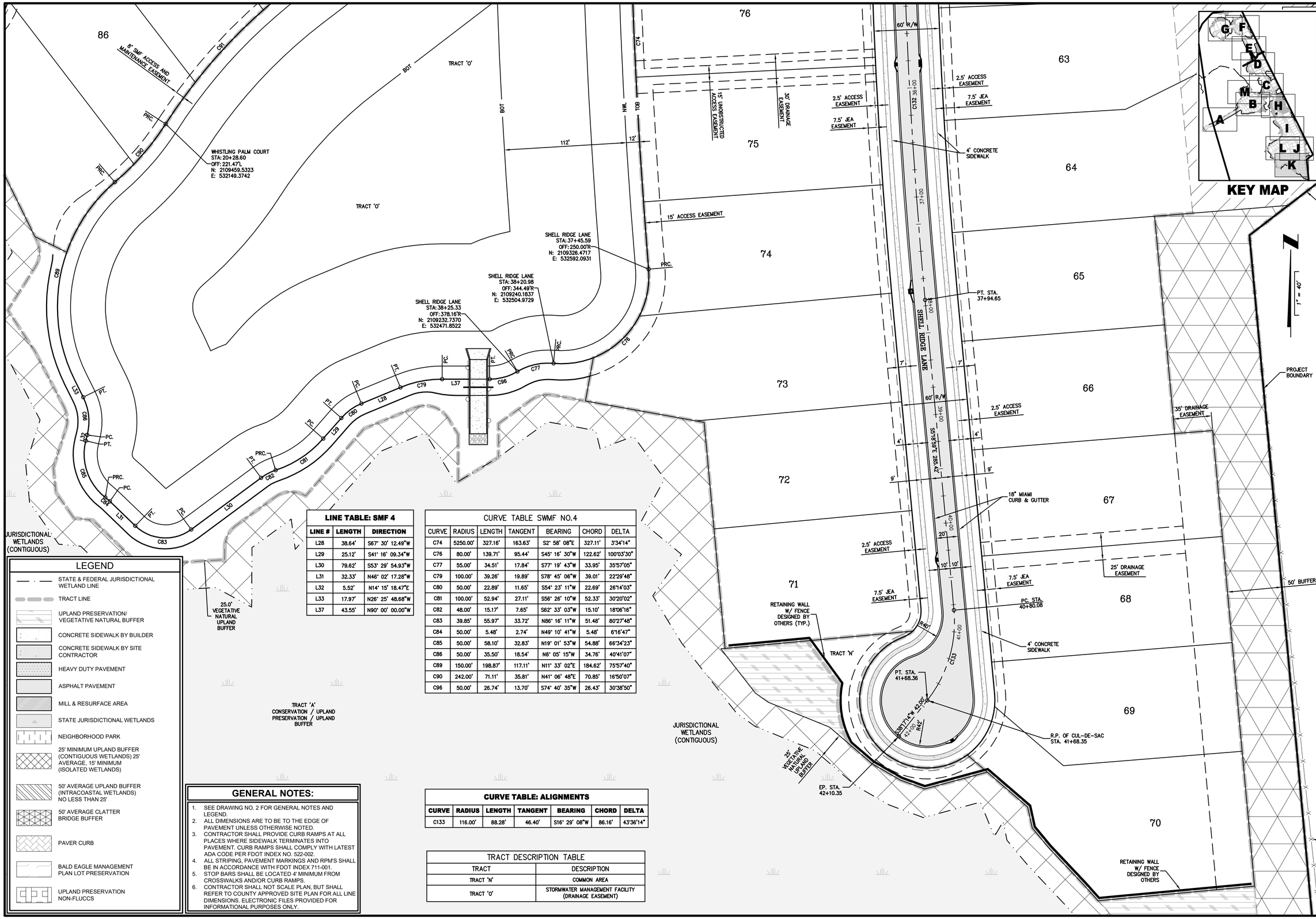
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

GEOMETRY SITE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
6J

t:\2018\18-155\LandDev\Design\Plots\18-155-GEO.dwg



LEGEND

- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- TRACT LINE
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY BUILDER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- HEAVY DUTY PAVEMENT
- ASPHALT PAVEMENT
- MILL & RESURFACE AREA
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- PAVER CURB
- BALD EAGLE MANAGEMENT PLAN LOT PRESERVATION
- UPLAND PRESERVATION NON-FLUCCS

GENERAL NOTES:

1. SEE DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. ALL DIMENSIONS ARE TO BE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL PROVIDE CURB RAMPS AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMPS SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.
4. ALL STRIPING, PAVEMENT MARKINGS AND RPM'S SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001.
5. STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMPS.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO COUNTY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

LINE TABLE: SMF 4

LINE #	LENGTH	DIRECTION
L28	38.64'	S67° 30' 12.49"W
L29	25.12'	S41° 16' 09.34"W
L30	79.62'	S53° 29' 54.93"W
L31	32.33'	N46° 02' 17.28"W
L32	5.52'	N14° 15' 18.47"E
L33	17.97'	N26° 25' 48.68"W
L37	43.55'	N90° 00' 00.00"W

CURVE TABLE SWMF NO.4

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C74	5250.00'	327.16'	163.63'	S2° 58' 08"E	327.11'	3°34'14"
C76	80.00'	139.71'	95.44'	S45° 16' 30"W	122.62'	100°03'30"
C77	55.00'	34.51'	17.84'	S77° 19' 43"W	33.95'	35°57'05"
C79	100.00'	39.26'	19.89'	S78° 45' 06"W	39.01'	22°29'48"
C80	50.00'	22.89'	11.65'	S54° 23' 11"W	22.69'	26°14'03"
C81	100.00'	52.94'	27.11'	S56° 26' 10"W	52.33'	30°20'02"
C82	48.00'	15.17'	7.65'	S62° 33' 03"W	15.10'	18°06'16"
C83	39.85'	55.97'	33.72'	N86° 16' 11"W	51.48'	80°27'48"
C84	50.00'	5.48'	2.74'	N49° 10' 41"W	5.48'	6°16'47"
C85	50.00'	58.10'	32.83'	N19° 01' 53"W	54.88'	66°34'23"
C86	50.00'	35.50'	18.54'	N6° 05' 15"W	34.76'	40°41'07"
C89	150.00'	198.87'	117.11'	N11° 33' 02"E	184.62'	75°57'40"
C90	242.00'	71.11'	35.81'	N41° 06' 48"E	70.85'	16°50'07"
C96	50.00'	26.74'	13.70'	S74° 40' 35"W	26.43'	30°38'50"

CURVE TABLE: ALIGNMENTS

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C133	116.00'	88.28'	46.40'	S16° 29' 08"W	86.16'	43°36'14"

TRACT DESCRIPTION TABLE

TRACT	DESCRIPTION
TRACT 'N'	COMMON AREA
TRACT 'O'	STORMWATER MANAGEMENT FACILITY (DRAINAGE EASEMENT)

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:36 AM, BY: CAD Test

REVISIONS:

ETM NO. 18-155	
DRAWN BY:	ESW
DESIGNED BY:	PPH
CHECKED BY:	PPH
DATE:	MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

GEOMETRY SITE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
6K

t:\2018\18-155\LandDev\Design\Plots\18-155-GEO.dwg

LEGEND

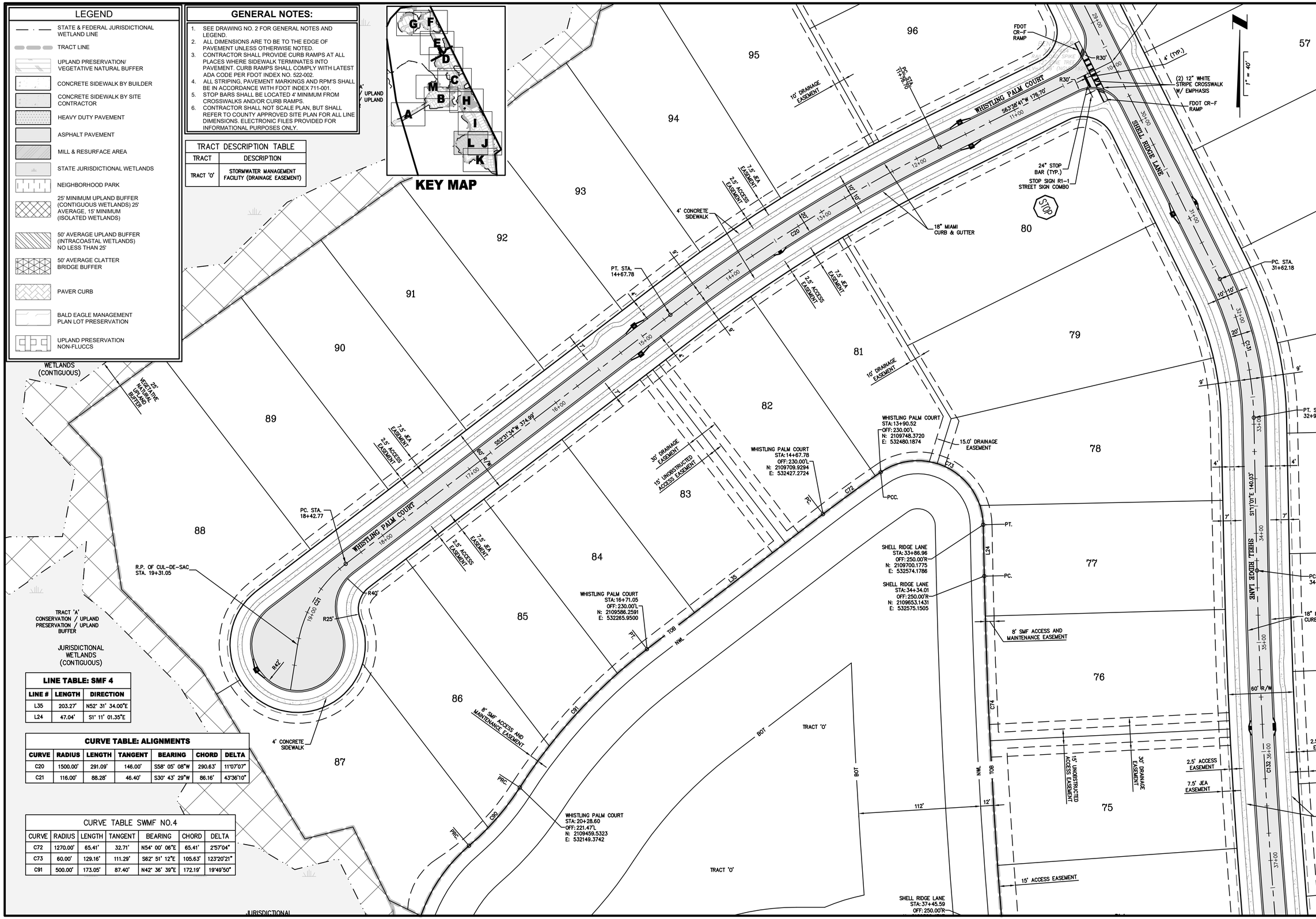
- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- TRACT LINE
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY BUILDER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- HEAVY DUTY PAVEMENT
- ASPHALT PAVEMENT
- MILL & RESURFACE AREA
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- PAVER CURB
- BALD EAGLE MANAGEMENT PLAN LOT PRESERVATION
- UPLAND PRESERVATION NON-FLUCCS

GENERAL NOTES:

1. SEE DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. ALL DIMENSIONS ARE TO BE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL PROVIDE CURB RAMPS AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMPS SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.
4. ALL STRIPING, PAVEMENT MARKINGS AND RPM'S SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001.
5. STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMPS.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO COUNTY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

TRACT DESCRIPTION TABLE	
TRACT	DESCRIPTION
TRACT 'O'	STORMWATER MANAGEMENT FACILITY (DRAINAGE EASEMENT)

KEY MAP



LINE TABLE: SMF 4		
LINE #	LENGTH	DIRECTION
L35	203.27'	N52° 31' 34.00"E
L24	47.04'	S1° 11' 01.35"E

CURVE TABLE: ALIGNMENTS						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C20	1500.00'	291.09'	146.00'	S58° 05' 08"W	290.63'	11°07'07"
C21	116.00'	88.28'	46.40'	S30° 43' 29"W	86.16'	43°36'10"

CURVE TABLE SWMF NO.4						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C72	1270.00'	65.41'	32.71'	N54° 00' 06"E	65.41'	2°57'04"
C73	60.00'	129.16'	111.29'	S62° 51' 12"E	105.63'	123°20'21"
C91	500.00'	173.05'	87.40'	N42° 36' 39"E	172.19'	19°49'50"

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:37 AM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

VISION • EXPERIENCE • RESULTS

GEOMETRY SITE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
6L

t:\2018\18-155\LandDev\Design\Plots\18-155-GEO.dwg

LEGEND

- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- TRACT LINE
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY BUILDER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- HEAVY DUTY PAVEMENT
- ASPHALT PAVEMENT
- MILL & RESURFACE AREA
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- PAVER CURB
- BALD EAGLE MANAGEMENT PLAN LOT PRESERVATION
- UPLAND PRESERVATION NON-FLUCCS

GENERAL NOTES:

1. SEE DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. ALL DIMENSIONS ARE TO BE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL PROVIDE CURB RAMPS AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMPS SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.
4. ALL STRIPING, PAVEMENT MARKINGS AND RPM'S SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001.
5. STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMPS.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO COUNTY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

TRACT DESCRIPTION TABLE

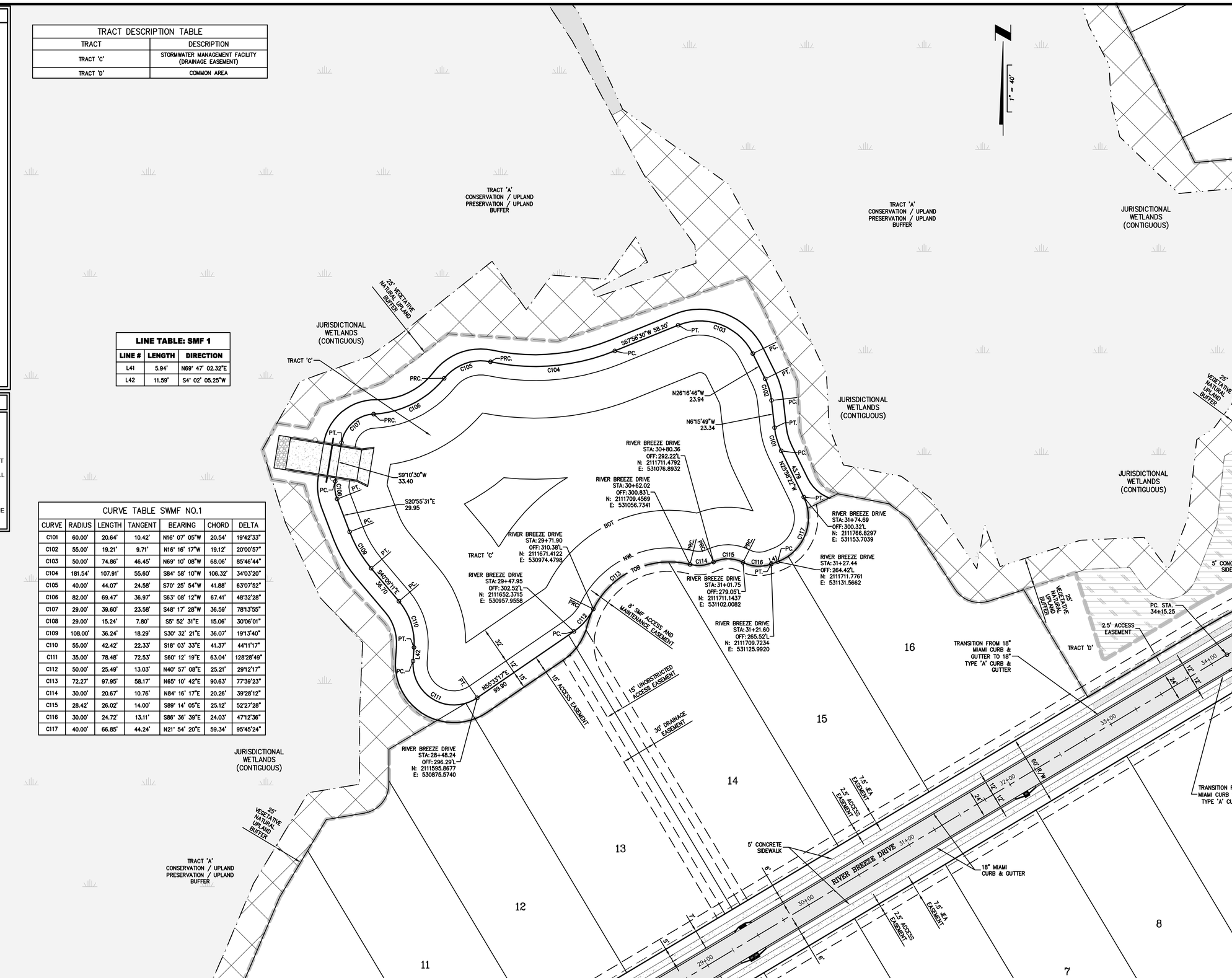
TRACT	DESCRIPTION
TRACT 'C'	STORMWATER MANAGEMENT FACILITY (DRAINAGE EASEMENT)
TRACT 'D'	COMMON AREA

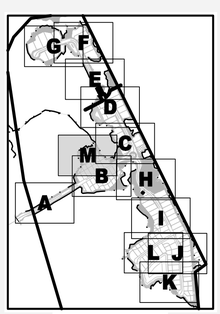
LINE TABLE: SMF 1

LINE #	LENGTH	DIRECTION
L41	5.94'	N69° 47' 02.32"E
L42	11.59'	S4° 02' 05.25"W

CURVE TABLE SWMF NO.1

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C101	60.00'	20.64'	10.42'	N16° 07' 05"W	20.54'	19°42'33"
C102	55.00'	19.21'	9.71'	N16° 16' 17"W	19.12'	20°00'57"
C103	50.00'	74.86'	46.45'	N69° 10' 08"W	68.06'	85°46'44"
C104	181.54'	107.91'	55.60'	S84° 58' 10"W	106.32'	34°03'20"
C105	40.00'	44.07'	24.58'	S70° 25' 54"W	41.88'	63°07'52"
C106	82.00'	69.47'	36.97'	S63° 08' 12"W	67.41'	48°32'28"
C107	29.00'	39.60'	23.58'	S48° 17' 28"W	36.59'	78°13'55"
C108	29.00'	15.24'	7.80'	S5° 52' 31"E	15.06'	30°06'01"
C109	108.00'	36.24'	18.29'	S30° 32' 21"E	36.07'	19°13'40"
C110	55.00'	42.42'	22.33'	S18° 03' 33"E	41.37'	44°11'17"
C111	35.00'	78.48'	72.53'	S60° 12' 19"E	63.04'	128°28'49"
C112	50.00'	25.49'	13.03'	N40° 57' 08"E	25.21'	29°12'17"
C113	72.27'	97.95'	58.17'	N65° 10' 42"E	90.63'	77°39'23"
C114	30.00'	20.67'	10.76'	N84° 16' 17"E	20.26'	39°28'12"
C115	28.42'	26.02'	14.00'	S89° 14' 05"E	25.12'	52°27'28"
C116	30.00'	24.72'	13.11'	S86° 36' 39"E	24.03'	47°12'36"
C117	40.00'	66.85'	44.24'	N21° 54' 20"E	59.34'	95°45'24"





KEY MAP

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:37 AM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 0000284 LC - 0000316
VISION • EXPERIENCE • RESULTS

GEOMETRY SITE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
6M

t:\2018\18-155\LandDev\Design\Plats\18-155-GEO.dwg

LEGEND

- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- UPLAND PRESERVATION
- CONCRETE SIDEWALK BY BUILDER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- HEAVY DUTY PAVEMENT
- ASPHALT PAVEMENT
- MILL & RESURFACE AREA
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- PAVER CURB

GENERAL NOTES:

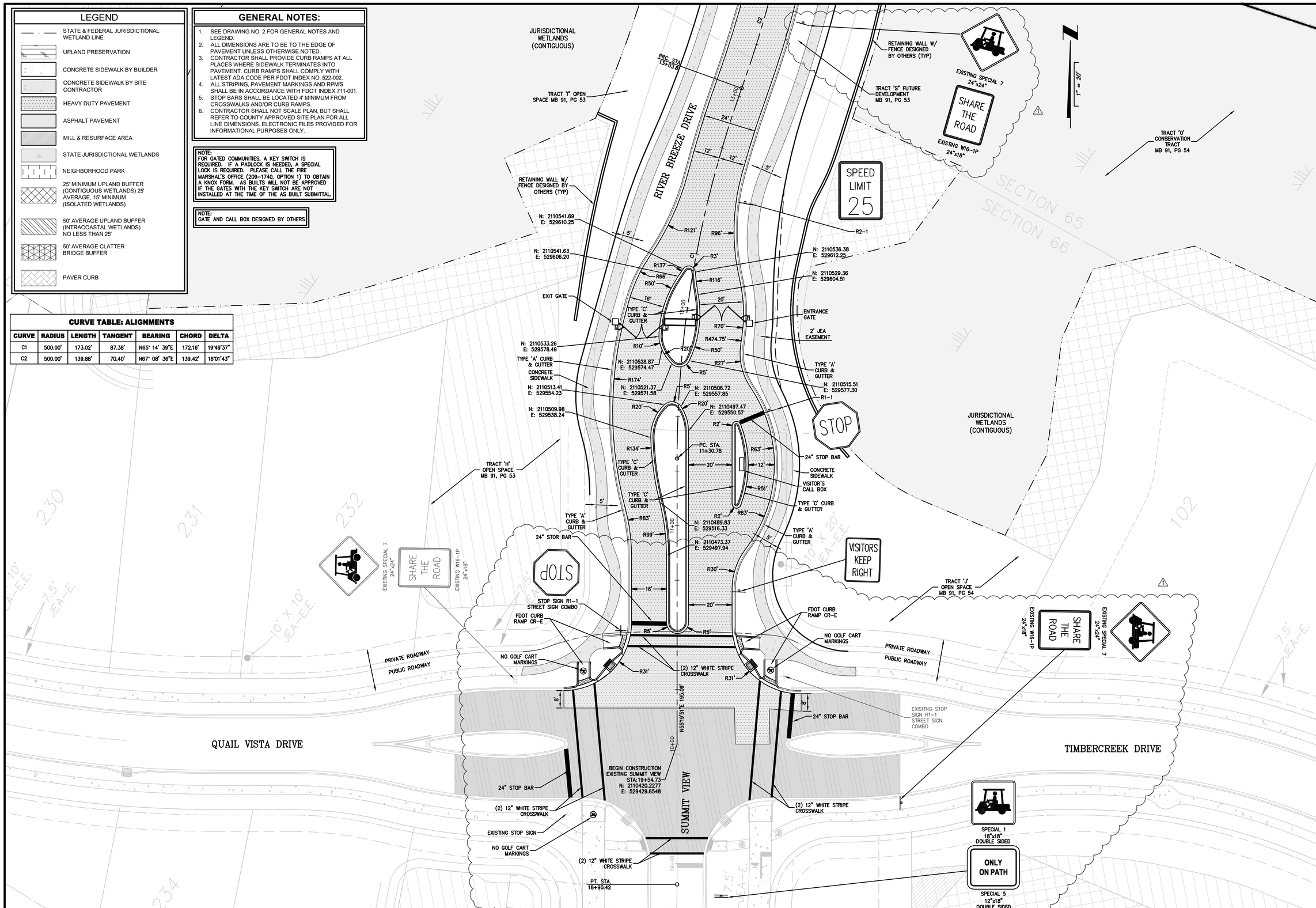
1. SEE DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. ALL DIMENSIONS ARE TO BE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL PROVIDE CURB RAMPS AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMPS SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.
4. ALL STRIPING, PAVEMENT MARKINGS AND RPM'S SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001.
5. STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMPS.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO COUNTY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

NOTE:
FOR GATED COMMUNITIES, A KEY SWITCH IS REQUIRED. IF A PADLOCK IS NEEDED, A SPECIAL LOCK IS REQUIRED. PLEASE CALL THE FIRE MARSHAL'S OFFICE (209-1740, OPTION 1) TO OBTAIN A KNOX FORM. AS BUILTS WILL NOT BE APPROVED IF THE GATES WITH THE KEY SWITCH ARE NOT INSTALLED AT THE TIME OF THE AS BUILT SUBMITTAL.

NOTE:
GATE AND CALL BOX DESIGNED BY OTHERS

CURVE TABLE: ALIGNMENTS

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	500.00'	173.02'	87.38'	N65° 14' 39"E	172.16'	19°49'37"
C2	500.00'	139.88'	70.40'	N67° 08' 36"E	139.42'	16°01'43"



PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:37 AM, BY: CAD Test

REVISIONS:
1 4/21/21 ADDED GOLF CART SIGNAGE, REVISED NO GOLF CART MARKINGS

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

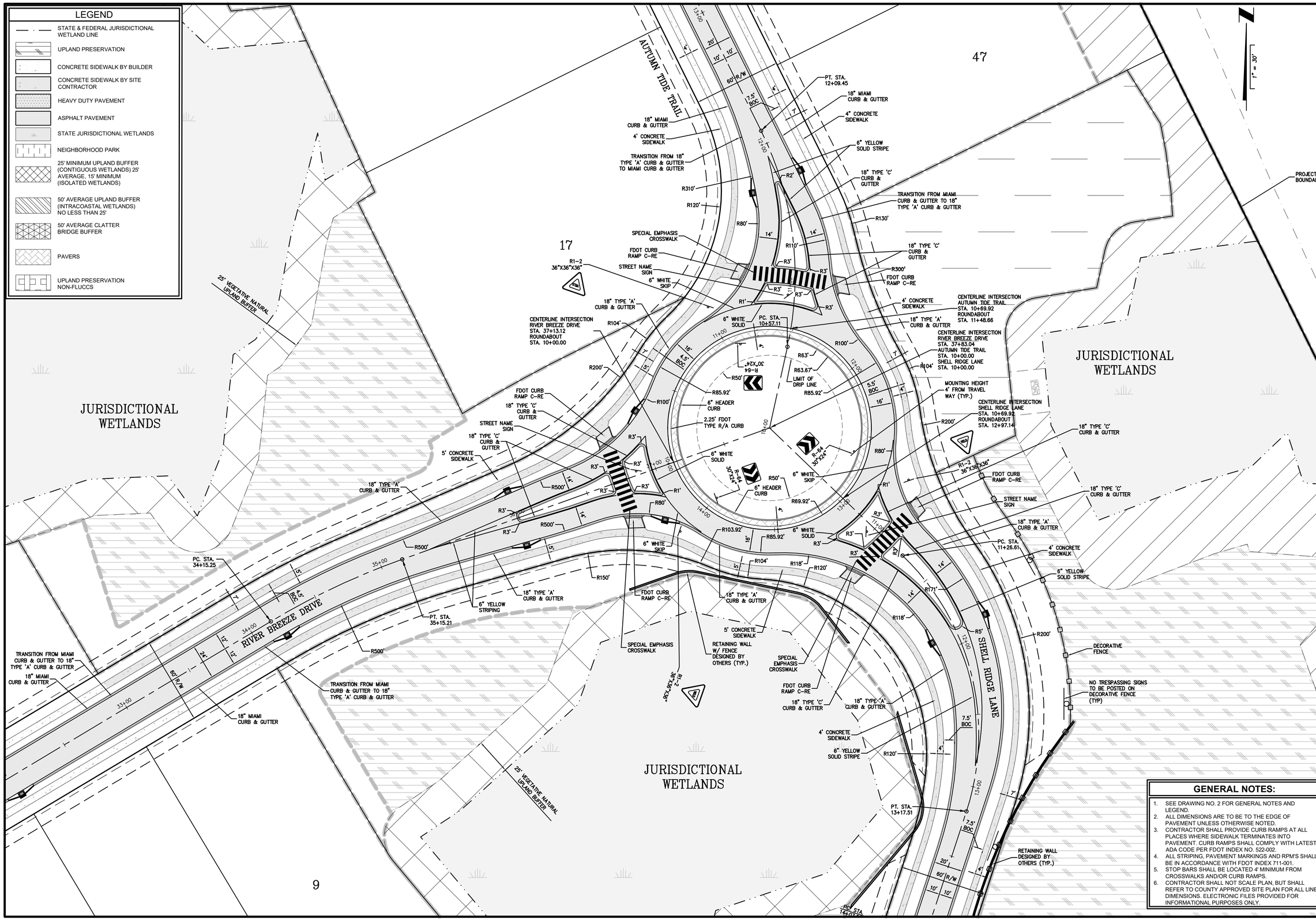
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

GEOMETRY ENTRANCE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
6N

t:\2018\18-155\LandDev\Design\Plots\18-155-GEO ENT.dwg



GENERAL NOTES:

1. SEE DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. ALL DIMENSIONS ARE TO BE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL PROVIDE CURB RAMPS AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMPS SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.
4. ALL STRIPING, PAVEMENT MARKINGS AND RPM'S SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001.
5. STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMPS.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO COUNTY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:38 AM, BY: CAD Test

REVISIONS:
1. 4/21/2021 REMOVED PEDESTRIAN SIGNAGE

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002554 LC - 0000316

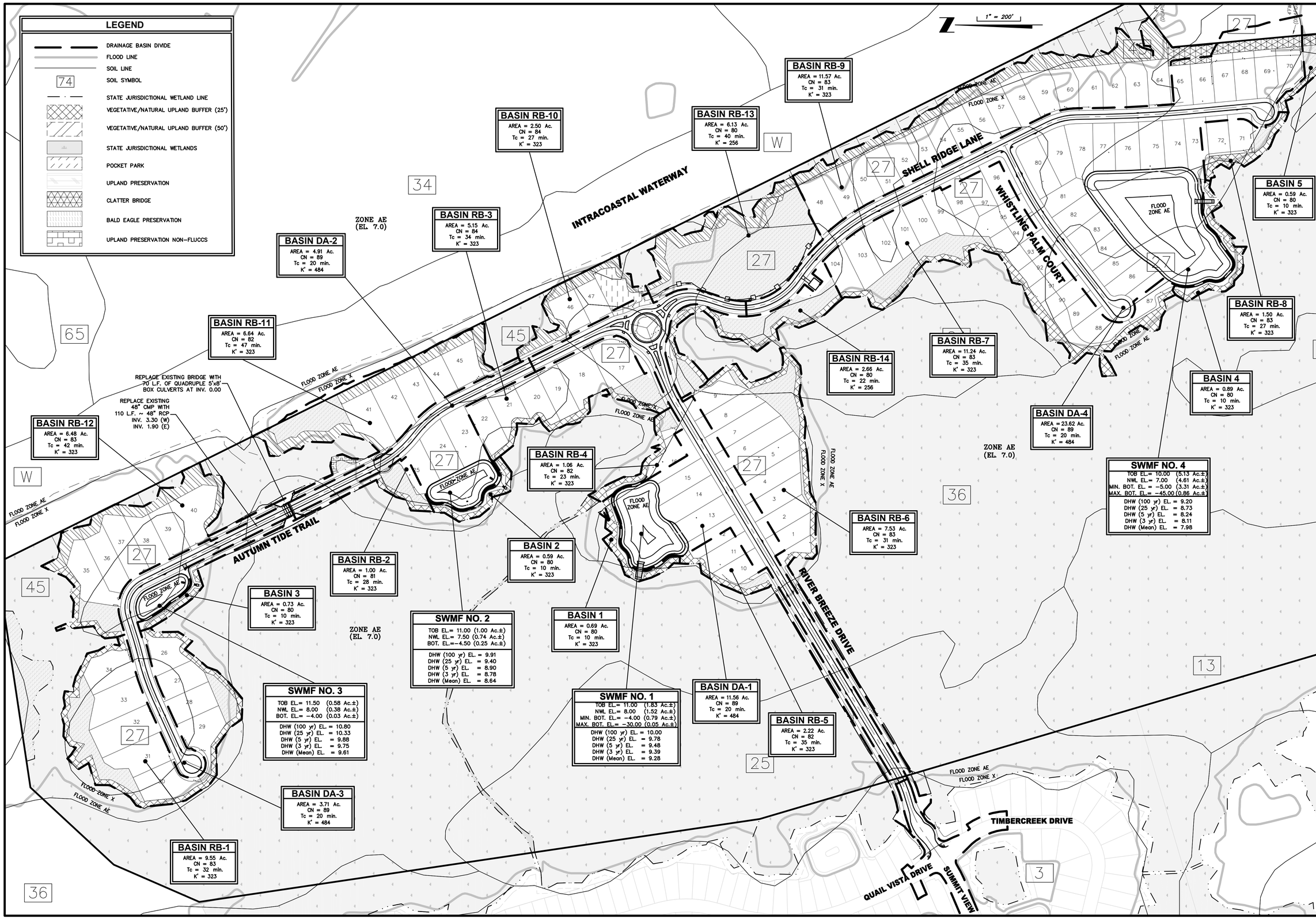
VISION • EXPERIENCE • RESULTS

GEOMETRY ROUND-A-BOUT PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
60

t:\2018\18-155\LandDev\Design\Plots\18-155-GEO-RAB.dwg



PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 20, 2021 – 9:53 AM, BY: John Caston

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

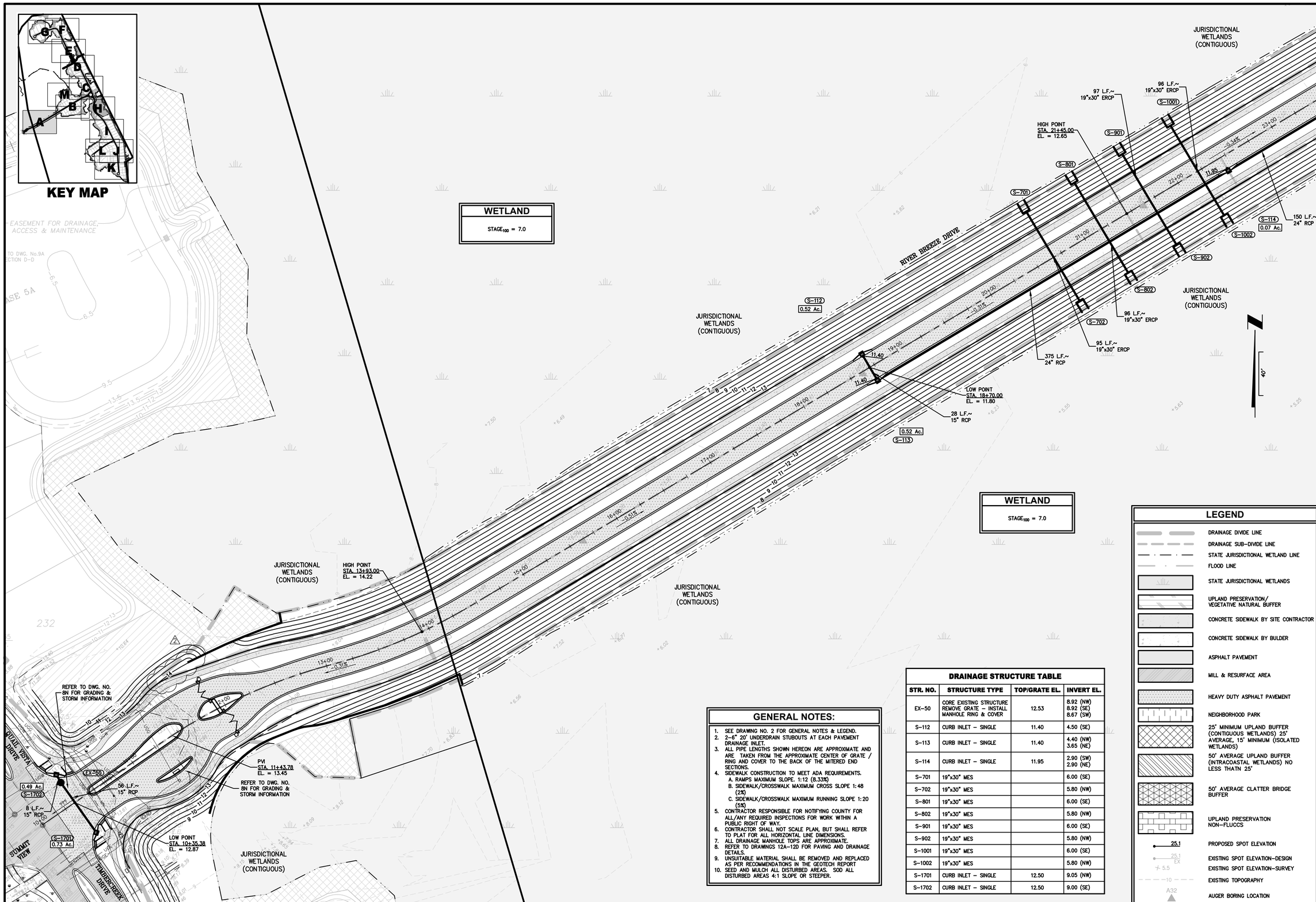
VISION • EXPERIENCE • RESULTS

POST DEVELOPMENT MASTER DRAINAGE MAP

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
7

T:\2018\18-155\LandDev\Design\Plots\18-155-POST.dwg



GENERAL NOTES:

1. SEE DRAWING NO. 2 FOR GENERAL NOTES & LEGEND.
2. 2-6" 20' UNDERDRAIN STUBOUTS AT EACH PAVEMENT DRAINAGE INLET.
3. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE AND ARE TAKEN FROM THE APPROXIMATE CENTER OF GRATE / RING AND COVER TO THE BACK OF THE MITERED END SECTIONS.
4. SIDEWALK CONSTRUCTION TO MEET ADA REQUIREMENTS.
   A. RAMPS MAXIMUM SLOPE 1:12 (8.33%)
   B. SIDEWALK/CROSSWALK MAXIMUM CROSS SLOPE 1:48 (2%)
   C. SIDEWALK/CROSSWALK MAXIMUM RUNNING SLOPE 1:20 (5%)
5. CONTRACTOR RESPONSIBLE FOR NOTIFYING COUNTY FOR ALL/ANY REQUIRED INSPECTIONS FOR WORK WITHIN A PUBLIC RIGHT OF WAY.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO PLAT FOR ALL HORIZONTAL LINE DIMENSIONS.
7. ALL DRAINAGE MANHOLE TOPS ARE APPROXIMATE.
8. REFER TO DRAWINGS 12A-12D FOR PAVING AND DRAINAGE DETAILS.
9. UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED AS PER RECOMMENDATIONS IN THE GEOTECH REPORT
10. SEED AND MULCH ALL DISTURBED AREAS. SOD ALL DISTURBED AREAS 4:1 SLOPE OR STEEPER.

DRAINAGE STRUCTURE TABLE

STR. NO.	STRUCTURE TYPE	TOP/GRATE EL.	INVERT EL.
EX-50	CORE EXISTING STRUCTURE REMOVE GRATE - INSTALL MANHOLE RING & COVER	12.53	8.92 (NW) 8.92 (SE) 8.67 (SW)
S-112	CURB INLET - SINGLE	11.40	4.50 (SE)
S-113	CURB INLET - SINGLE	11.40	4.40 (NW) 3.65 (NE)
S-114	CURB INLET - SINGLE	11.95	2.90 (SW) 2.90 (NE)
S-701	19"x30" MES		6.00 (SE)
S-702	19"x30" MES		5.80 (NW)
S-801	19"x30" MES		6.00 (SE)
S-802	19"x30" MES		5.80 (NW)
S-901	19"x30" MES		6.00 (SE)
S-902	19"x30" MES		5.80 (NW)
S-1001	19"x30" MES		6.00 (SE)
S-1002	19"x30" MES		5.80 (NW)
S-1701	CURB INLET - SINGLE	12.50	9.05 (NW)
S-1702	CURB INLET - SINGLE	12.50	9.00 (SE)

LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- STATE JURISDICTIONAL WETLAND LINE
- FLOOD LINE
- STATE JURISDICTIONAL WETLANDS
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- CONCRETE SIDEWALK BY BULDER
- ASPHALT PAVEMENT
- MILL & RESURFACE AREA
- HEAVY DUTY ASPHALT PAVEMENT
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THATN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS
- 25.1 PROPOSED SPOT ELEVATION
- 25.1 EX EXISTING SPOT ELEVATION-DESIGN
- 5.5 EXISTING SPOT ELEVATION-SURVEY
- 10 EXISTING TOPOGRAPHY
- A32 AUGER BORING LOCATION

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

REVISIONS:
1 4/21/2021 REVISED WALL LENGTH

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316

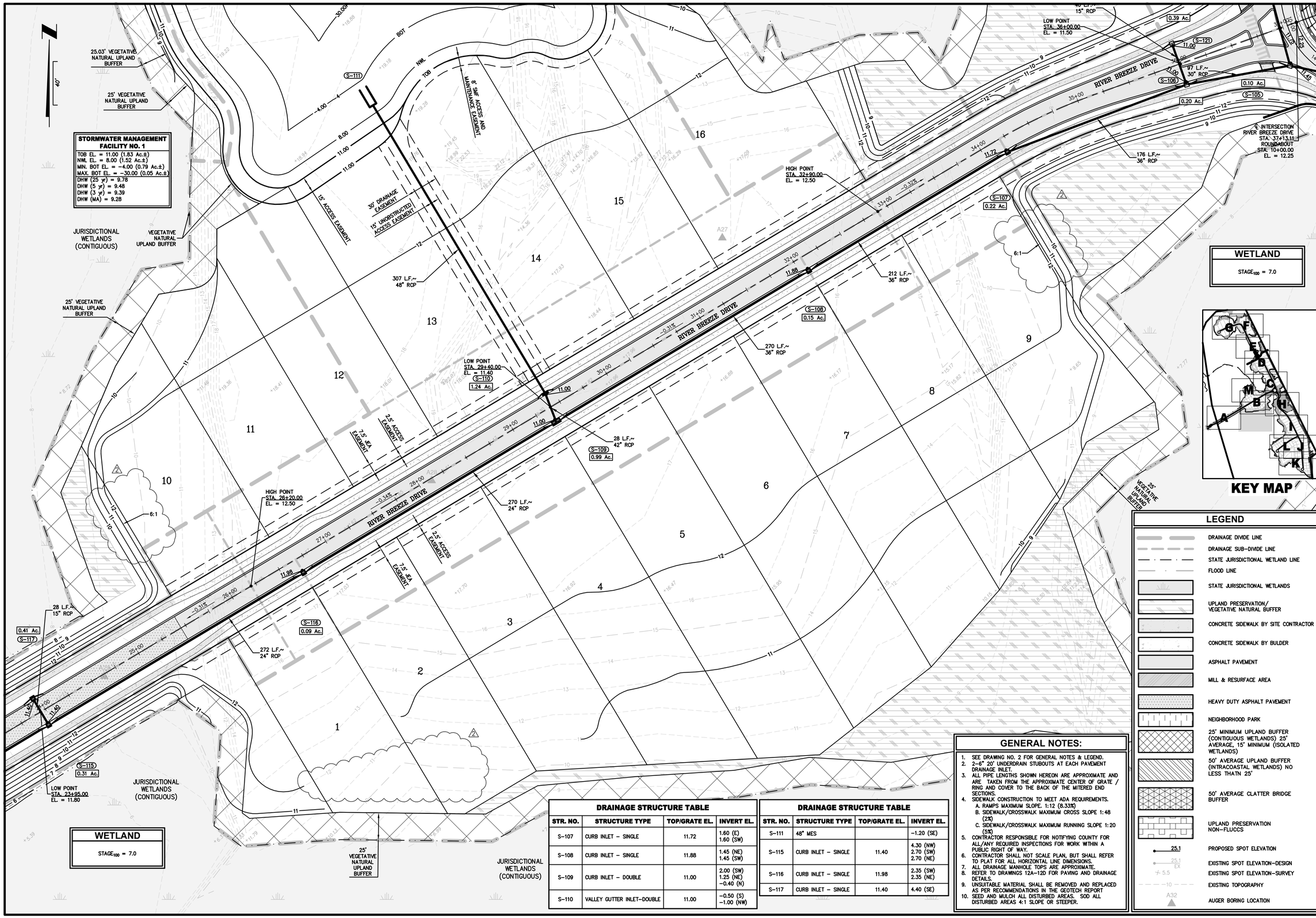
VISION • EXPERIENCE • RESULTS

PAVING AND DRAINAGE PLAN
RIVER LANDING (F.K.A. TMV PH6-HYDRY)
FOR
HYDRY COMPANY, LLC

DRAWING NUMBER
8A

PLOTTED: May 19, 2021 - 11:40 AM, BY: CAD Test

t:\2018\18-155\LandDev\Design\Plots\18-155-PD.dwg



GENERAL NOTES:

1. SEE DRAWING NO. 2 FOR GENERAL NOTES & LEGEND.
2. 2–6" 20' UNDERDRAIN STUBOUTS AT EACH PAVEMENT DRAINAGE INLET.
3. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE AND ARE TAKEN FROM THE APPROXIMATE CENTER OF GRATE / RING AND COVER TO THE BACK OF THE MITERED END SECTIONS.
4. SIDEWALK CONSTRUCTION TO MEET ADA REQUIREMENTS.
   A. RAMPS MAXIMUM SLOPE, 1:12 (8.33%)
   B. SIDEWALK/CROSSWALK MAXIMUM CROSS SLOPE 1:48 (2%)
   C. SIDEWALK/CROSSWALK MAXIMUM RUNNING SLOPE 1:20 (5%)
5. CONTRACTOR RESPONSIBLE FOR NOTIFYING COUNTY FOR ALL/ANY REQUIRED INSPECTIONS FOR WORK WITHIN A PUBLIC RIGHT OF WAY.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO PLAT FOR ALL HORIZONTAL LINE DIMENSIONS.
7. ALL DRAINAGE MANHOLE TOPS ARE APPROXIMATE.
8. REFER TO DRAWINGS 12A–12D FOR PAVING AND DRAINAGE DETAILS.
9. UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED AS PER RECOMMENDATIONS IN THE GEOTECH REPORT
10. SEED AND MULCH ALL DISTURBED AREAS. SOD ALL DISTURBED AREAS 4:1 SLOPE OR STEEPER.

DRAINAGE STRUCTURE TABLE

STR. NO.	STRUCTURE TYPE	TOP/GRATE EL.	INVERT EL.
S–107	CURB INLET – SINGLE	11.72	1.60 (E) 1.60 (SW)
S–108	CURB INLET – SINGLE	11.88	1.45 (NE) 1.45 (SW)
S–109	CURB INLET – DOUBLE	11.00	2.00 (SW) 1.25 (NE) −0.40 (N)
S–110	VALLEY GUTTER INLET–DOUBLE	11.00	−0.50 (S) −1.00 (NW)

DRAINAGE STRUCTURE TABLE

STR. NO.	STRUCTURE TYPE	TOP/GRATE EL.	INVERT EL.
S–111	48" MES		−1.20 (SE)
S–115	CURB INLET – SINGLE	11.40	4.30 (NW) 2.70 (SW) 2.70 (NE)
S–116	CURB INLET – SINGLE	11.98	2.35 (SW) 2.35 (NE)
S–117	CURB INLET – SINGLE	11.40	4.40 (SE)

LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB–DIVIDE LINE
- STATE JURISDICTIONAL WETLAND LINE
- FLOOD LINE
- STATE JURISDICTIONAL WETLANDS
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- CONCRETE SIDEWALK BY BULDER
- ASPHALT PAVEMENT
- MILL & RESURFACE AREA
- HEAVY DUTY ASPHALT PAVEMENT
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THATN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON–FLUCCS
- 25.1 PROPOSED SPOT ELEVATION
- 25.1 EX EXISTING SPOT ELEVATION–DESIGN
- 5.5 EXISTING SPOT ELEVATION–SURVEY
- 10 EXISTING TOPOGRAPHY
- A32 AUGER BORING LOCATION

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366
PLOTTED: May 19, 2021 – 11:40 AM, BY: CAD Test

REVISIONS:
1 4/21/2021 REVISED GRADING

ETM NO. 18–155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

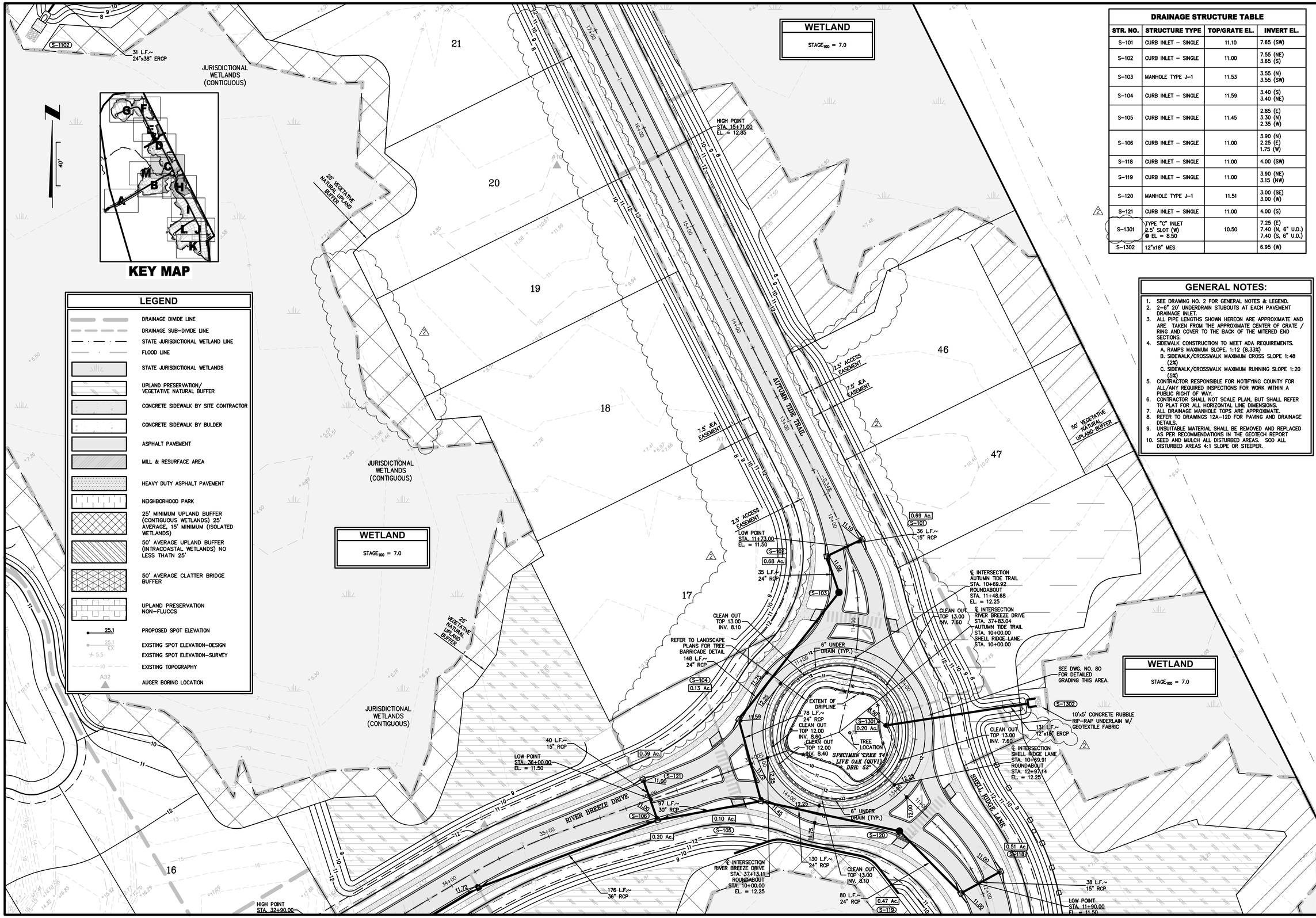
ETM
VISION • EXPERIENCE • RESULTS

PAVING AND DRAINAGE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
8B

t:\2018\18-155\LandDev\Design\Plots\18-155-PD.dwg



LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- STATE JURISDICTIONAL WETLAND LINE
- FLOOD LINE
- STATE JURISDICTIONAL WETLANDS
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- CONCRETE SIDEWALK BY BULDER
- ASPHALT PAVEMENT
- MILL & RESURFACE AREA
- HEAVY DUTY ASPHALT PAVEMENT
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THATN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS
- 25.1 PROPOSED SPOT ELEVATION
- 25.1 EX EXISTING SPOT ELEVATION-DESIGN
- 5.5 EXISTING SPOT ELEVATION-SURVEY
- 10 EXISTING TOPOGRAPHY
- A32 AUGER BORING LOCATION

DRAINAGE STRUCTURE TABLE

STR. NO.	STRUCTURE TYPE	TOP/GRATE EL.	INVERT EL.
S-101	CURB INLET – SINGLE	11.10	7.65 (SW)
S-102	CURB INLET – SINGLE	11.00	7.55 (NE) 3.65 (S)
S-103	MANHOLE TYPE J-1	11.53	3.55 (N) 3.55 (SW)
S-104	CURB INLET – SINGLE	11.59	3.40 (S) 3.40 (NE)
S-105	CURB INLET – SINGLE	11.45	2.85 (E) 3.30 (N) 2.35 (W)
S-106	CURB INLET – SINGLE	11.00	3.90 (N) 2.25 (E) 1.75 (W)
S-118	CURB INLET – SINGLE	11.00	4.00 (SW)
S-119	CURB INLET – SINGLE	11.00	3.90 (NE) 3.15 (NW)
S-120	MANHOLE TYPE J-1	11.51	3.00 (SE) 3.00 (W)
S-121	CURB INLET – SINGLE	11.00	4.00 (S)
S-1301	TYPE "C" INLET 2.5' SLOT (W) @ EL = 8.50	10.50	7.25 (E) 7.40 (N, 6" U.D.) 7.40 (S, 6" U.D.)
S-1302	12"x18" MES		6.95 (W)

GENERAL NOTES:

1. SEE DRAWING NO. 2 FOR GENERAL NOTES & LEGEND.
2. 2-6" 20' UNDERDRAIN STUBOUTS AT EACH PAVEMENT DRAINAGE INLET.
3. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE AND ARE TAKEN FROM THE APPROXIMATE CENTER OF GRATE / RING AND COVER TO THE BACK OF THE MITERED END SECTIONS.
4. SIDEWALK CONSTRUCTION TO MEET ADA REQUIREMENTS.
   A. RAMPS MAXIMUM SLOPE. 1:12 (8.33%)
   B. SIDEWALK/CROSSWALK MAXIMUM CROSS SLOPE 1:48 (2%)
   C. SIDEWALK/CROSSWALK MAXIMUM RUNNING SLOPE 1:20 (5%)
5. CONTRACTOR RESPONSIBLE FOR NOTIFYING COUNTY FOR ALL/ANY REQUIRED INSPECTIONS FOR WORK WITHIN A PUBLIC RIGHT OF WAY.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO PLAT FOR ALL HORIZONTAL LINE DIMENSIONS.
7. ALL DRAINAGE MANHOLE TOPS ARE APPROXIMATE.
8. REFER TO DRAWINGS 12A-12D FOR PAVING AND DRAINAGE DETAILS.
9. UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED AS PER RECOMMENDATIONS IN THE GEOTECH REPORT
10. SEED AND MULCH ALL DISTURBED AREAS. SOD ALL DISTURBED AREAS 4:1 SLOPE OR STEEPER.

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:41 AM, BY: CAD Test

REVISIONS:
2 4/21/2021 REVISED GRADING/ INCREASED BUFFERS REAR LOTS 18-20/ REMOVED WALL/ REVISED PIPE LENGTH

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

VISION • EXPERIENCE • RESULTS

PAVING AND DRAINAGE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
8C

t:\2018\18-155\LandDev\Design\Plots\18-155-PD.dwg

LEGEND

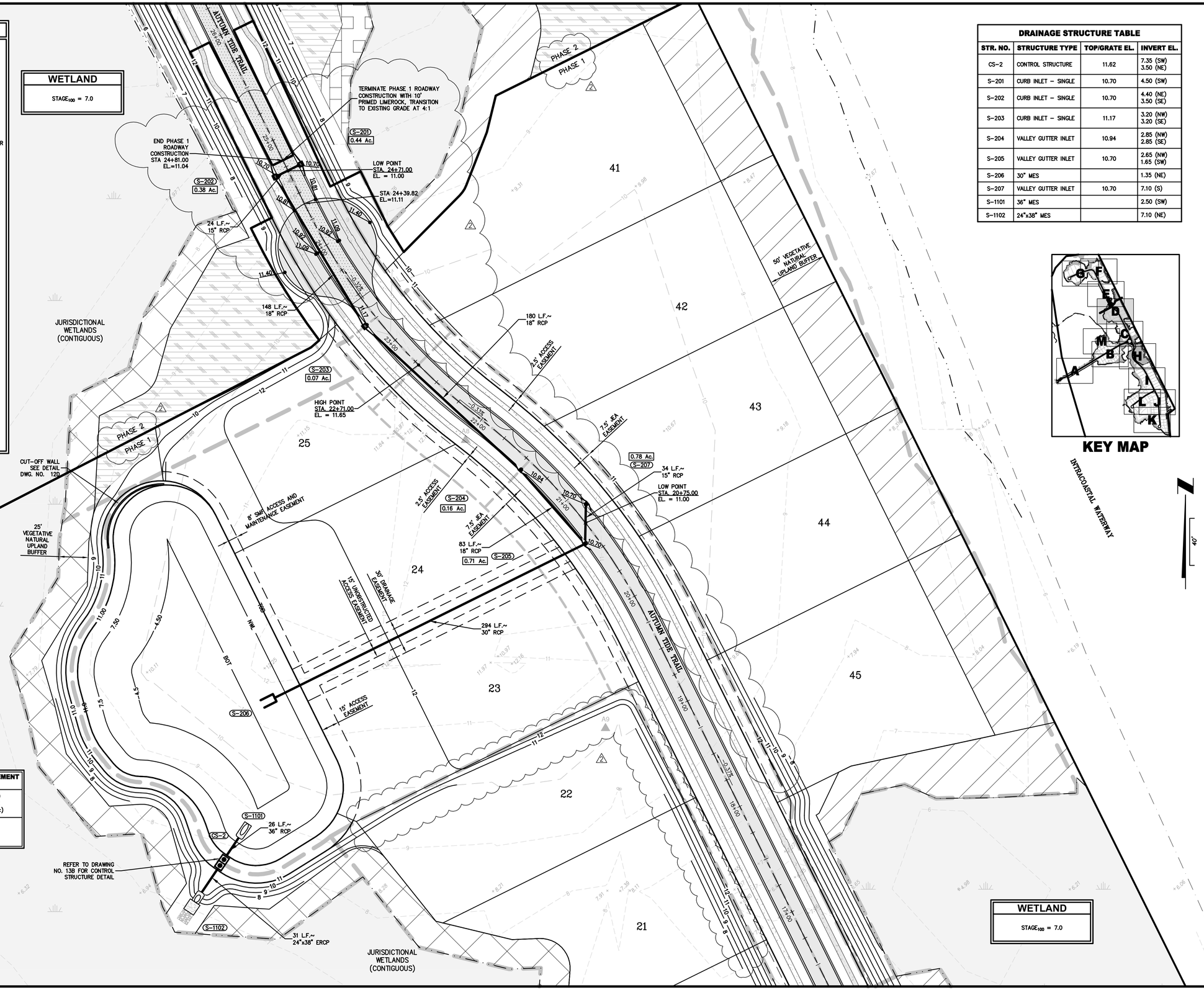
- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- STATE JURISDICTIONAL WETLAND LINE
- FLOOD LINE
- STATE JURISDICTIONAL WETLANDS
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- CONCRETE SIDEWALK BY BULDER
- ASPHALT PAVEMENT
- MILL & RESURFACE AREA
- HEAVY DUTY ASPHALT PAVEMENT
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THATN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS
- 25.1 PROPOSED SPOT ELEVATION
- 25.1 EX EXISTING SPOT ELEVATION-DESIGN
- 5.5 EXISTING SPOT ELEVATION-SURVEY
- 10 EXISTING TOPOGRAPHY
- A32 AUGER BORING LOCATION

GENERAL NOTES:

1. SEE DRAWING NO. 2 FOR GENERAL NOTES & LEGEND.
2. 2-6" 20' UNDERDRAIN STUBOUTS AT EACH PAVEMENT DRAINAGE INLET.
3. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE AND ARE TAKEN FROM THE APPROXIMATE CENTER OF GRATE / RING AND COVER TO THE BACK OF THE MITERED END SECTIONS.
4. SIDEWALK CONSTRUCTION TO MEET ADA REQUIREMENTS.
   A. RAMPS MAXIMUM SLOPE. 1:12 (8.33%)
   B. SIDEWALK/CROSSWALK MAXIMUM CROSS SLOPE 1:48 (2%)
   C. SIDEWALK/CROSSWALK MAXIMUM RUNNING SLOPE 1:20 (5%)
5. CONTRACTOR RESPONSIBLE FOR NOTIFYING COUNTY FOR ALL/ANY REQUIRED INSPECTIONS FOR WORK WITHIN A PUBLIC RIGHT OF WAY.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO PLAT FOR ALL HORIZONTAL LINE DIMENSIONS.
7. ALL DRAINAGE MANHOLE TOPS ARE APPROXIMATE.
8. REFER TO DRAWINGS 12A-12D FOR PAVING AND DRAINAGE DETAILS.
9. UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED AS PER RECOMMENDATIONS IN THE GEOTECH REPORT
10. SEED AND MULCH ALL DISTURBED AREAS. SOD ALL DISTURBED AREAS 4:1 SLOPE OR STEEPER.

WETLAND

$STAGE_{100}$ = 7.0



DRAINAGE STRUCTURE TABLE

STR. NO.	STRUCTURE TYPE	TOP/GRATE EL.	INVERT EL.
CS-2	CONTROL STRUCTURE	11.62	7.35 (SW) 3.50 (NE)
S-201	CURB INLET - SINGLE	10.70	4.50 (SW)
S-202	CURB INLET - SINGLE	10.70	4.40 (NE) 3.50 (SE)
S-203	CURB INLET - SINGLE	11.17	3.20 (NW) 3.20 (SE)
S-204	VALLEY GUTTER INLET	10.94	2.85 (NW) 2.85 (SE)
S-205	VALLEY GUTTER INLET	10.70	2.65 (NW) 1.65 (SW)
S-206	30" MES		1.35 (NE)
S-207	VALLEY GUTTER INLET	10.70	7.10 (S)
S-1101	36" MES		2.50 (SW)
S-1102	24"x38" MES		7.10 (NE)

STORMWATER MANAGEMENT FACILITY NO. 2

TOB EL. = 11.00 (1.00 Ac.±)
NWL EL. = 7.50 (0.74 Ac.±)
BOT EL. = -4.50 (0.25 Ac.±)

DHW (25 yr) = 9.40
DHW (5 yr) = 8.90
DHW (3 yr) = 8.78
DHW (MA) = 8.64

KEY MAP

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 20, 2021 – 9:54 AM, BY: John Coston

REVISIONS:
1 4/21/2021 REVISED GRADING, REVISED SIDEWALK LOCATION WITHIN R/W, ADDED PHASE LINE, ADDED TEMPORARY CUL-DE-SAC

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

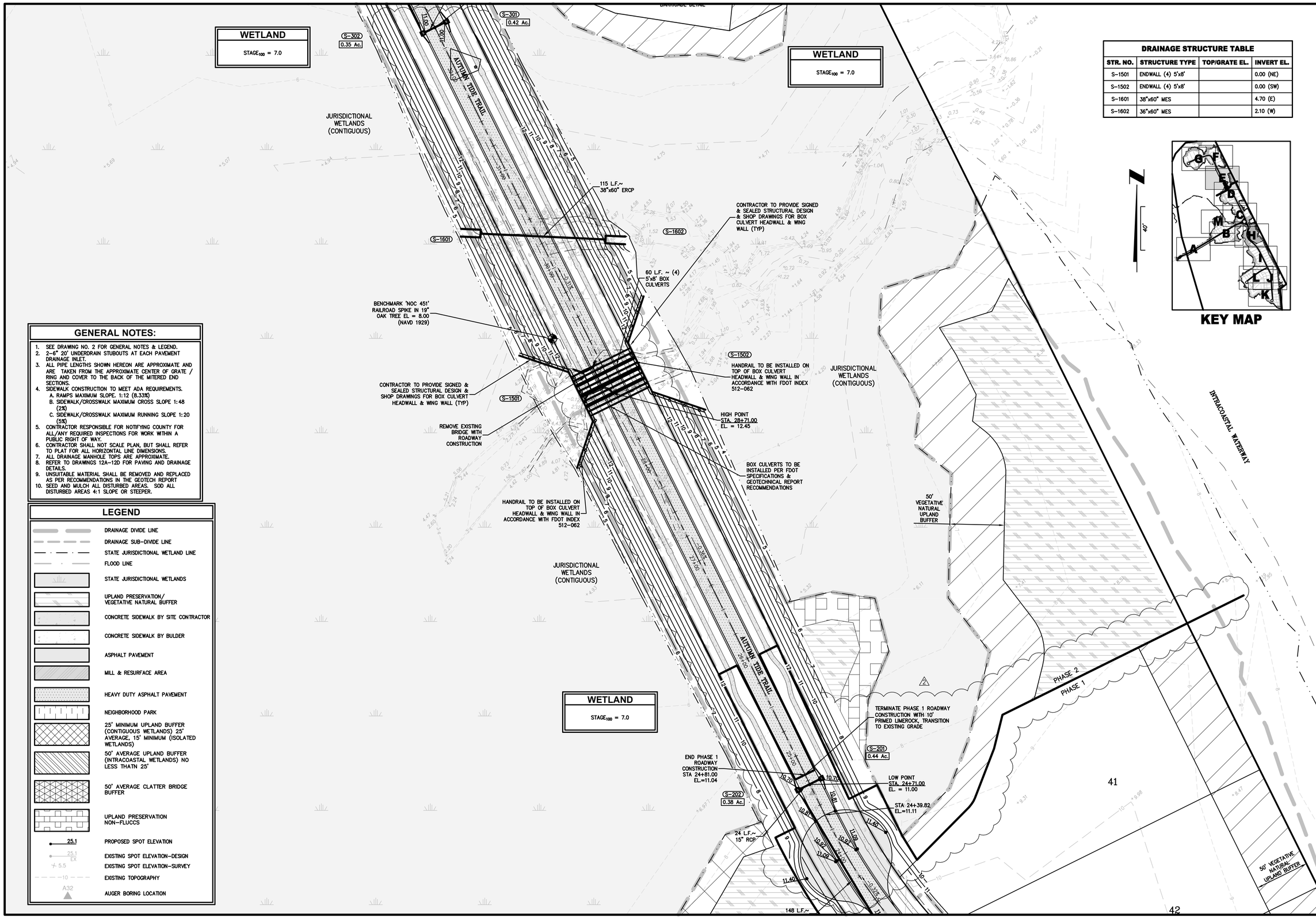
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

PAVING AND DRAINAGE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
8D

T:\2018\18-155\LandDev\Design\Plots\18-155-PD.dwg



DRAINAGE STRUCTURE TABLE

STR. NO.	STRUCTURE TYPE	TOP/GRATE EL.	INVERT EL.
S-1501	ENDWALL (4) 5'x8'		0.00 (NE)
S-1502	ENDWALL (4) 5'x8'		0.00 (SW)
S-1601	38"x60" MES		4.70 (E)
S-1602	36"x60" MES		2.10 (W)

GENERAL NOTES:

1. SEE DRAWING NO. 2 FOR GENERAL NOTES & LEGEND.
2. 2-6" 20' UNDERDRAIN STUBOUTS AT EACH PAVEMENT DRAINAGE INLET.
3. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE AND ARE TAKEN FROM THE APPROXIMATE CENTER OF GRATE / RING AND COVER TO THE BACK OF THE MITERED END SECTIONS.
4. SIDEWALK CONSTRUCTION TO MEET ADA REQUIREMENTS.
   A. RAMPS MAXIMUM SLOPE. 1:12 (8.33%)
   B. SIDEWALK/CROSSWALK MAXIMUM CROSS SLOPE 1:48 (2%)
   C. SIDEWALK/CROSSWALK MAXIMUM RUNNING SLOPE 1:20 (5%)
5. CONTRACTOR RESPONSIBLE FOR NOTIFYING COUNTY FOR ALL/ANY REQUIRED INSPECTIONS FOR WORK WITHIN A PUBLIC RIGHT OF WAY.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO PLAT FOR ALL HORIZONTAL LINE DIMENSIONS.
7. ALL DRAINAGE MANHOLE TOPS ARE APPROXIMATE.
8. REFER TO DRAWINGS 12A-12D FOR PAVING AND DRAINAGE DETAILS.
9. UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED AS PER RECOMMENDATIONS IN THE GEOTECH REPORT
10. SEED AND MULCH ALL DISTURBED AREAS. SOD ALL DISTURBED AREAS 4:1 SLOPE OR STEEPER.

LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- STATE JURISDICTIONAL WETLAND LINE
- FLOOD LINE
- STATE JURISDICTIONAL WETLANDS
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- CONCRETE SIDEWALK BY BULDER
- ASPHALT PAVEMENT
- MILL & RESURFACE AREA
- HEAVY DUTY ASPHALT PAVEMENT
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THATN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS
- 25.1 PROPOSED SPOT ELEVATION
- 25.1 EX EXISTING SPOT ELEVATION-DESIGN
- 5.5 EXISTING SPOT ELEVATION-SURVEY
- 10 EXISTING TOPOGRAPHY
- A32 AUGER BORING LOCATION

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:41 AM, BY: CAD Test

REVISIONS:
1 4/21/2021 REVISED GRADING; REVISED SIDEWALK LOCATION WITHIN R/W; ADDED PHASE LINE; ADDED TEMPORARY CUL-DE-SAC

KEY MAP

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

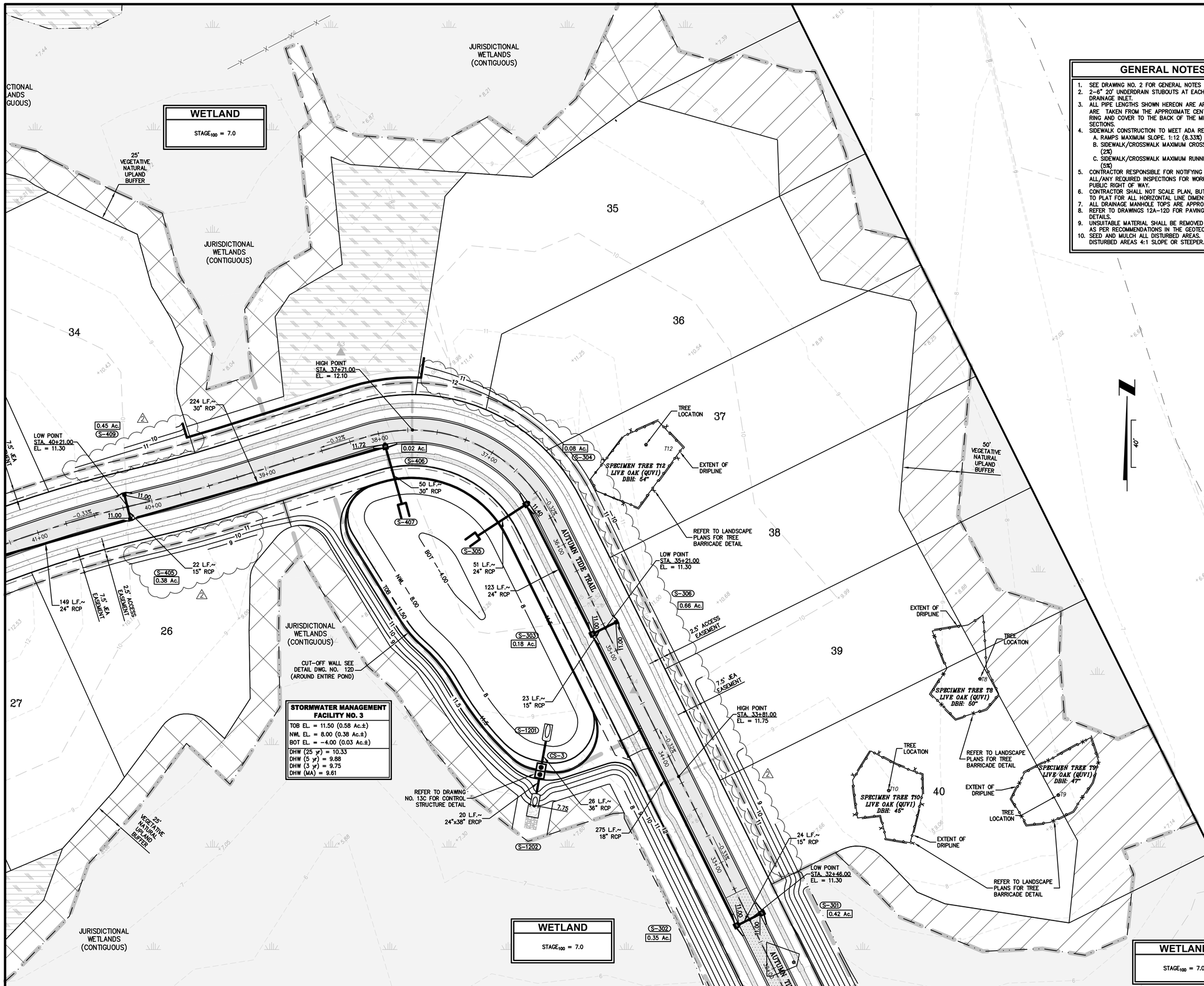
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

PAVING AND DRAINAGE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

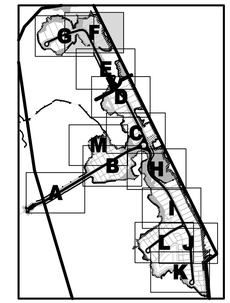
DRAWING NUMBER
8E

t:\2018\18-155\LandDev\Design\Plots\18-155-PD.dwg



GENERAL NOTES:

1. SEE DRAWING NO. 2 FOR GENERAL NOTES & LEGEND.
2. 2-6" 20' UNDERDRAIN STUBOUTS AT EACH PAVEMENT DRAINAGE INLET.
3. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE AND ARE TAKEN FROM THE APPROXIMATE CENTER OF GRATE / RING AND COVER TO THE BACK OF THE MITERED END SECTIONS.
4. SIDEWALK CONSTRUCTION TO MEET ADA REQUIREMENTS.
   A. RAMPS MAXIMUM SLOPE. 1:12 (8.33%)
   B. SIDEWALK/CROSSWALK MAXIMUM CROSS SLOPE 1:48 (2%)
   C. SIDEWALK/CROSSWALK MAXIMUM RUNNING SLOPE 1:20 (5%)
5. CONTRACTOR RESPONSIBLE FOR NOTIFYING COUNTY FOR ALL/ANY REQUIRED INSPECTIONS FOR WORK WITHIN A PUBLIC RIGHT OF WAY.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO PLAT FOR ALL HORIZONTAL LINE DIMENSIONS.
7. ALL DRAINAGE MANHOLE TOPS ARE APPROXIMATE.
8. REFER TO DRAWINGS 12A-12D FOR PAVING AND DRAINAGE DETAILS.
9. UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED AS PER RECOMMENDATIONS IN THE GEOTECH REPORT
10. SEED AND MULCH ALL DISTURBED AREAS. SOD ALL DISTURBED AREAS 4:1 SLOPE OR STEEPER.



KEY MAP

DRAINAGE STRUCTURE TABLE

STR. NO.	STRUCTURE TYPE	TOP/GRATE EL.	INVERT EL.
CS-3	CONTROL STRUCTURE	12.50	4.00 (N) 7.85 (S)
S-301	CURB INLET - SINGLE	11.00	4.80 (SW)
S-302	CURB INLET - SINGLE	11.00	4.70 (NE) 3.80 (NW)
S-303	CURB INLET - SINGLE	11.00	3.30 (SE) 7.40 (NE) 2.80 (NW)
S-304	CURB INLET - SINGLE	11.40	2.65 (SE) 2.65 (SW)
S-305	24" MES		2.55 (NE)
S-306	VALLEY GUTTER INLET	11.00	7.50 (SW)
S-1201	36" MES		3.00 (S)
S-1202	24"x38" MES		7.75 (N)

LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- STATE JURISDICTIONAL WETLAND LINE
- FLOOD LINE
- STATE JURISDICTIONAL WETLANDS
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- CONCRETE SIDEWALK BY BULDER
- ASPHALT PAVEMENT
- MILL & RESURFACE AREA
- HEAVY DUTY ASPHALT PAVEMENT
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THATN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS
- 25.1 PROPOSED SPOT ELEVATION
- 25.1 EX EXISTING SPOT ELEVATION-DESIGN
- 5.5 EXISTING SPOT ELEVATION-SURVEY
- 10 EXISTING TOPOGRAPHY
- A32 AUGER BORING LOCATION

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 - 11:42 AM, BY: CAD Test

REVISIONS:
1 4/21/2021 REVISED GRADING

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

ETM
VISION • EXPERIENCE • RESULTS

PAVING AND DRAINAGE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
8F

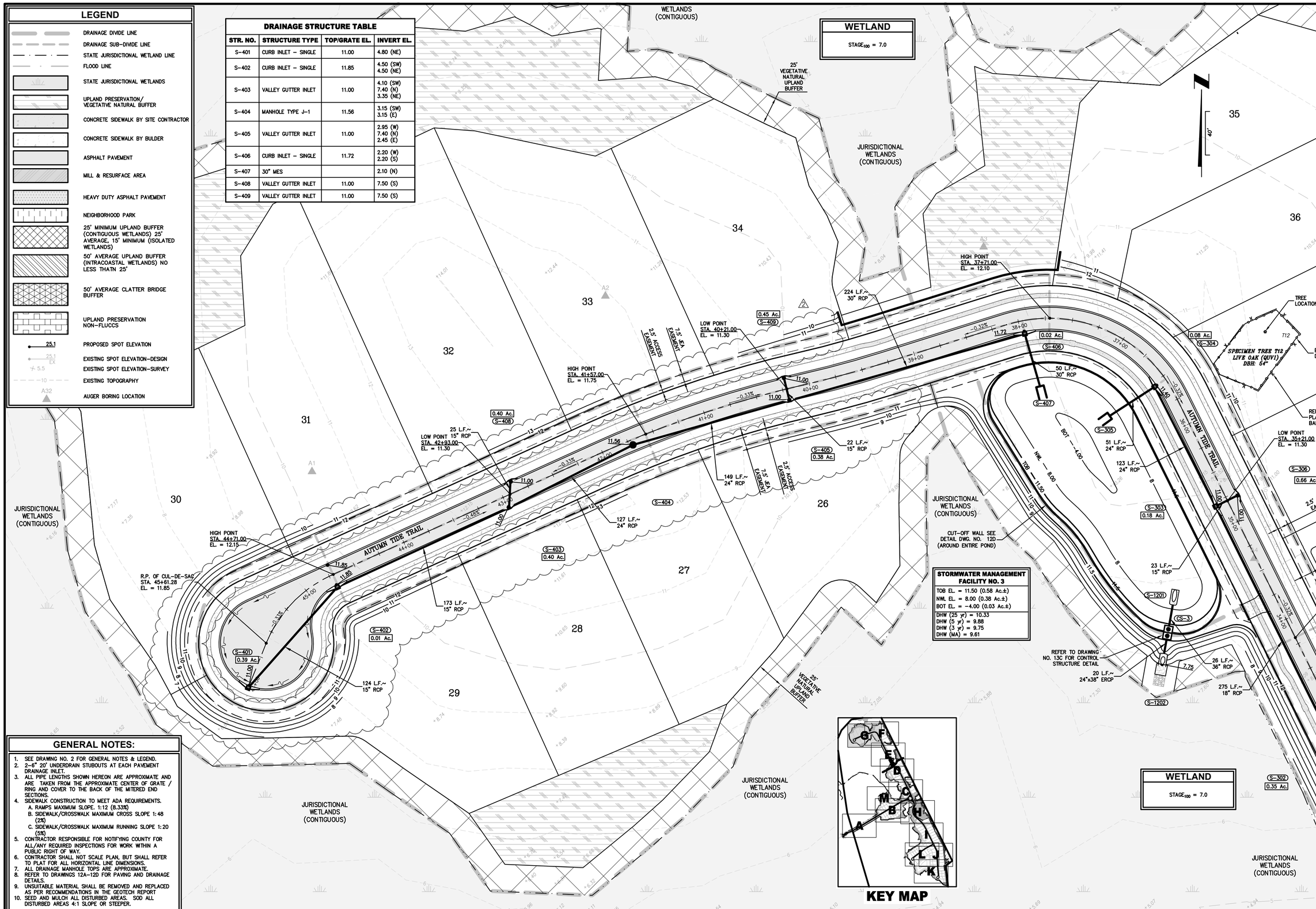
t:\2018\18-155\LandDev\Design\Plots\18-155-PD.dwg

LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- STATE JURISDICTIONAL WETLAND LINE
- FLOOD LINE
- STATE JURISDICTIONAL WETLANDS
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- CONCRETE SIDEWALK BY BULDER
- ASPHALT PAVEMENT
- MILL & RESURFACE AREA
- HEAVY DUTY ASPHALT PAVEMENT
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THATN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS
- 25.1 PROPOSED SPOT ELEVATION
- 25.1 EX EXISTING SPOT ELEVATION-DESIGN
- 5.5 EXISTING SPOT ELEVATION-SURVEY
- 10 EXISTING TOPOGRAPHY
- A32 AUGER BORING LOCATION

DRAINAGE STRUCTURE TABLE

STR. NO.	STRUCTURE TYPE	TOP/GRATE EL.	INVERT EL.
S-401	CURB INLET - SINGLE	11.00	4.80 (NE)
S-402	CURB INLET - SINGLE	11.85	4.50 (SW) 4.50 (NE)
S-403	VALLEY GUTTER INLET	11.00	4.10 (SW) 7.40 (N) 3.35 (NE)
S-404	MANHOLE TYPE J-1	11.56	3.15 (SW) 3.15 (E)
S-405	VALLEY GUTTER INLET	11.00	2.95 (W) 7.40 (N) 2.45 (E)
S-406	CURB INLET - SINGLE	11.72	2.20 (W) 2.20 (S)
S-407	30" MES		2.10 (N)
S-408	VALLEY GUTTER INLET	11.00	7.50 (S)
S-409	VALLEY GUTTER INLET	11.00	7.50 (S)



STORMWATER MANAGEMENT FACILITY NO. 3

TOB EL. = 11.50 (0.58 Ac.±)
NWL EL. = 8.00 (0.38 Ac.±)
BOT EL. = -4.00 (0.03 Ac.±)
DHW (25 yr) = 10.33
DHW (5 yr) = 9.88
DHW (3 yr) = 9.75
DHW (MA) = 9.61

GENERAL NOTES:

1. SEE DRAWING NO. 2 FOR GENERAL NOTES & LEGEND.
2. 2-6" 20' UNDERDRAIN STUBOUTS AT EACH PAVEMENT DRAINAGE INLET.
3. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE AND ARE TAKEN FROM THE APPROXIMATE CENTER OF GRATE / RING AND COVER TO THE BACK OF THE MITERED END SECTIONS.
4. SIDEWALK CONSTRUCTION TO MEET ADA REQUIREMENTS.
   A. RAMPS MAXIMUM SLOPE. 1:12 (8.33%)
   B. SIDEWALK/CROSSWALK MAXIMUM CROSS SLOPE 1:48 (2%)
   C. SIDEWALK/CROSSWALK MAXIMUM RUNNING SLOPE 1:20 (5%)
5. CONTRACTOR RESPONSIBLE FOR NOTIFYING COUNTY FOR ALL/ANY REQUIRED INSPECTIONS FOR WORK WITHIN A PUBLIC RIGHT OF WAY.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO PLAT FOR ALL HORIZONTAL LINE DIMENSIONS.
7. ALL DRAINAGE MANHOLE TOPS ARE APPROXIMATE.
8. REFER TO DRAWINGS 12A-12D FOR PAVING AND DRAINAGE DETAILS.
9. UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED AS PER RECOMMENDATIONS IN THE GEOTECH REPORT
10. SEED AND MULCH ALL DISTURBED AREAS. SOD ALL DISTURBED AREAS 4:1 SLOPE OR STEEPER.

KEY MAP

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:42 AM, BY: CAD Test

REVISIONS:
2 4/21/2021 REVISED GRADING

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

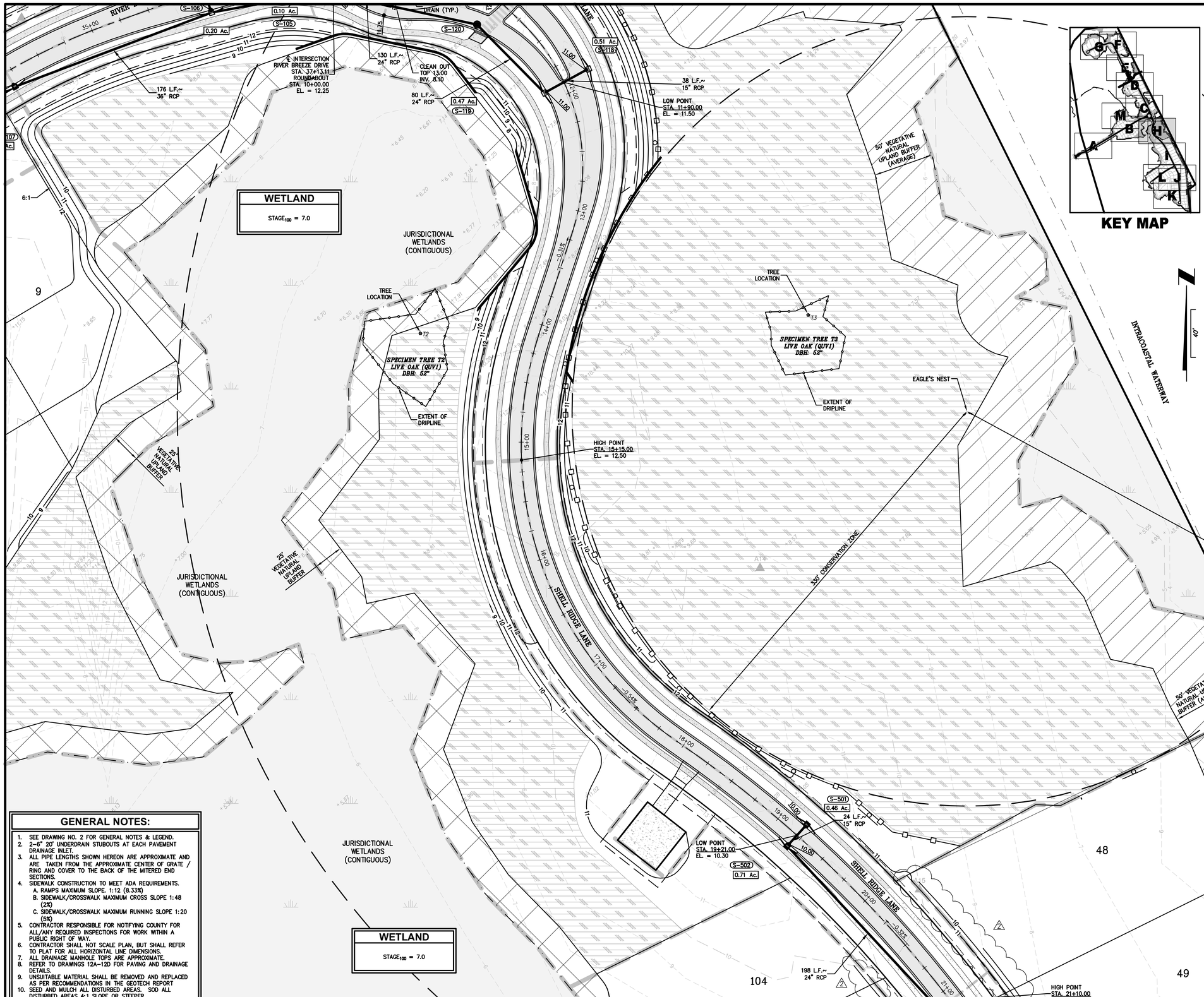
ETM VISION • EXPERIENCE • RESULTS

PAVING AND DRAINAGE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
8G

t:\2018\18-155\LandDev\Design\Plats\18-155-PD.dwg



KEY MAP

DRAINAGE STRUCTURE TABLE

STR. NO.	STRUCTURE TYPE	TOP/GRATE EL.	INVERT EL.
S-501	CURB INLET – SINGLE	10.00	6.50 (SW)
S-502	CURB INLET – SINGLE	10.00	6.40 (NE) 2.25 (SE)

LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- STATE JURISDICTIONAL WETLAND LINE
- FLOOD LINE
- STATE JURISDICTIONAL WETLANDS
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- CONCRETE SIDEWALK BY BULDER
- ASPHALT PAVEMENT
- MILL & RESURFACE AREA
- HEAVY DUTY ASPHALT PAVEMENT
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THATN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS
- 25.1 PROPOSED SPOT ELEVATION
- 25.1 EX EXISTING SPOT ELEVATION-DESIGN
- 5.5 EXISTING SPOT ELEVATION-SURVEY
- 10 EXISTING TOPOGRAPHY
- A32 AUGER BORING LOCATION

GENERAL NOTES:

1. SEE DRAWING NO. 2 FOR GENERAL NOTES & LEGEND.
2. 2-6" 20' UNDERDRAIN STUBOUTS AT EACH PAVEMENT DRAINAGE INLET.
3. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE AND ARE TAKEN FROM THE APPROXIMATE CENTER OF GRATE / RING AND COVER TO THE BACK OF THE MITERED END SECTIONS.
4. SIDEWALK CONSTRUCTION TO MEET ADA REQUIREMENTS.
   A. RAMPS MAXIMUM SLOPE. 1:12 (8.33%)
   B. SIDEWALK/CROSSWALK MAXIMUM CROSS SLOPE 1:48 (2%)
   C. SIDEWALK/CROSSWALK MAXIMUM RUNNING SLOPE 1:20 (5%)
5. CONTRACTOR RESPONSIBLE FOR NOTIFYING COUNTY FOR ALL/ANY REQUIRED INSPECTIONS FOR WORK WITHIN A PUBLIC RIGHT OF WAY.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO PLAT FOR ALL HORIZONTAL LINE DIMENSIONS.
7. ALL DRAINAGE MANHOLE TOPS ARE APPROXIMATE.
8. REFER TO DRAWINGS 12A-12D FOR PAVING AND DRAINAGE DETAILS.
9. UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED AS PER RECOMMENDATIONS IN THE GEOTECH REPORT.
10. SEED AND MULCH ALL DISTURBED AREAS. SOD ALL DISTURBED AREAS 4:1 SLOPE OR STEEPER.

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366
PLOTTED: May 19, 2021 – 11:43 AM, BY: CAD Test

REVISIONS:
2 4/21/2021 REVISED GRADING

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

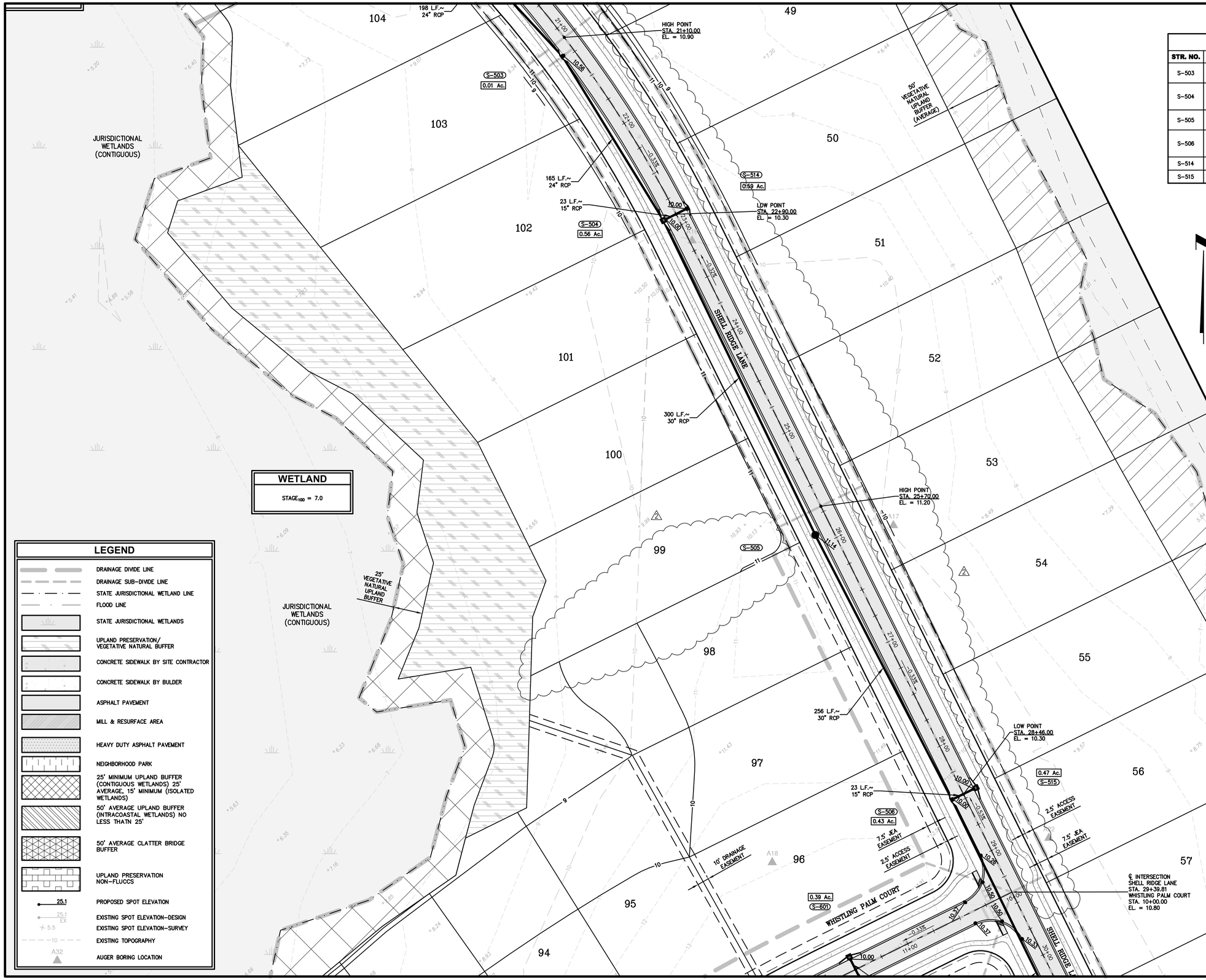
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

PAVING AND DRAINAGE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
8H

t:\2018\18-155\LandDev\Design\Plots\18-155-PD.dwg



DRAINAGE STRUCTURE TABLE

STR. NO.	STRUCTURE TYPE	TOP/GRATE EL.	INVERT EL.
S-503	VALLEY GUTTER INLET	10.56	2.00 (NW) 2.00 (SE)
S-504	CURB INLET – SINGLE	10.00	6.40 (NE) 1.75 (NW) 1.25 (SE)
S-505	MANHOLE TYPE J-1	11.14	0.95 (NW) 0.95 (SE)
S-506	VALLEY GUTTER INLET	10.00	6.40 (NE) 0.70 (NW) -2.45 (SE)
S-514	VALLEY GUTTER INLET	10.00	6.50 (SW)
S-515	CURB INLET – SINGLE	10.00	6.50 (SW)

KEY MAP

GENERAL NOTES:

1. SEE DRAWING NO. 2 FOR GENERAL NOTES & LEGEND.
2. 2-6" 20' UNDERDRAIN STUBOUTS AT EACH PAVEMENT DRAINAGE INLET.
3. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE AND ARE TAKEN FROM THE APPROXIMATE CENTER OF GRATE / RING AND COVER TO THE BACK OF THE MITERED END SECTIONS.
4. SIDEWALK CONSTRUCTION TO MEET ADA REQUIREMENTS.
   A. RAMPS MAXIMUM SLOPE. 1:12 (8.33%)
   B. SIDEWALK/CROSSWALK MAXIMUM CROSS SLOPE 1:48 (2%)
   C. SIDEWALK/CROSSWALK MAXIMUM RUNNING SLOPE 1:20 (5%)
5. CONTRACTOR RESPONSIBLE FOR NOTIFYING COUNTY FOR ALL/ANY REQUIRED INSPECTIONS FOR WORK WITHIN A PUBLIC RIGHT OF WAY.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO PLAT FOR ALL HORIZONTAL LINE DIMENSIONS.
7. ALL DRAINAGE MANHOLE TOPS ARE APPROXIMATE.
8. REFER TO DRAWINGS 12A-12D FOR PAVING AND DRAINAGE DETAILS.
9. UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED AS PER RECOMMENDATIONS IN THE GEOTECH REPORT
10. SEED AND MULCH ALL DISTURBED AREAS. SOD ALL DISTURBED AREAS 4:1 SLOPE OR STEEPER.

LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- STATE JURISDICTIONAL WETLAND LINE
- FLOOD LINE
- STATE JURISDICTIONAL WETLANDS
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- CONCRETE SIDEWALK BY BULDER
- ASPHALT PAVEMENT
- MILL & RESURFACE AREA
- HEAVY DUTY ASPHALT PAVEMENT
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THATN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS
- 25.1 PROPOSED SPOT ELEVATION
- 25.1 EX EXISTING SPOT ELEVATION-DESIGN
- 5.5 EXISTING SPOT ELEVATION-SURVEY
- 10 EXISTING TOPOGRAPHY
- A32 AUGER BORING LOCATION

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:43 AM, BY: CAD Test

REVISIONS:
1 4/21/2021 REVISED GRADING

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002554 LC - 0000316

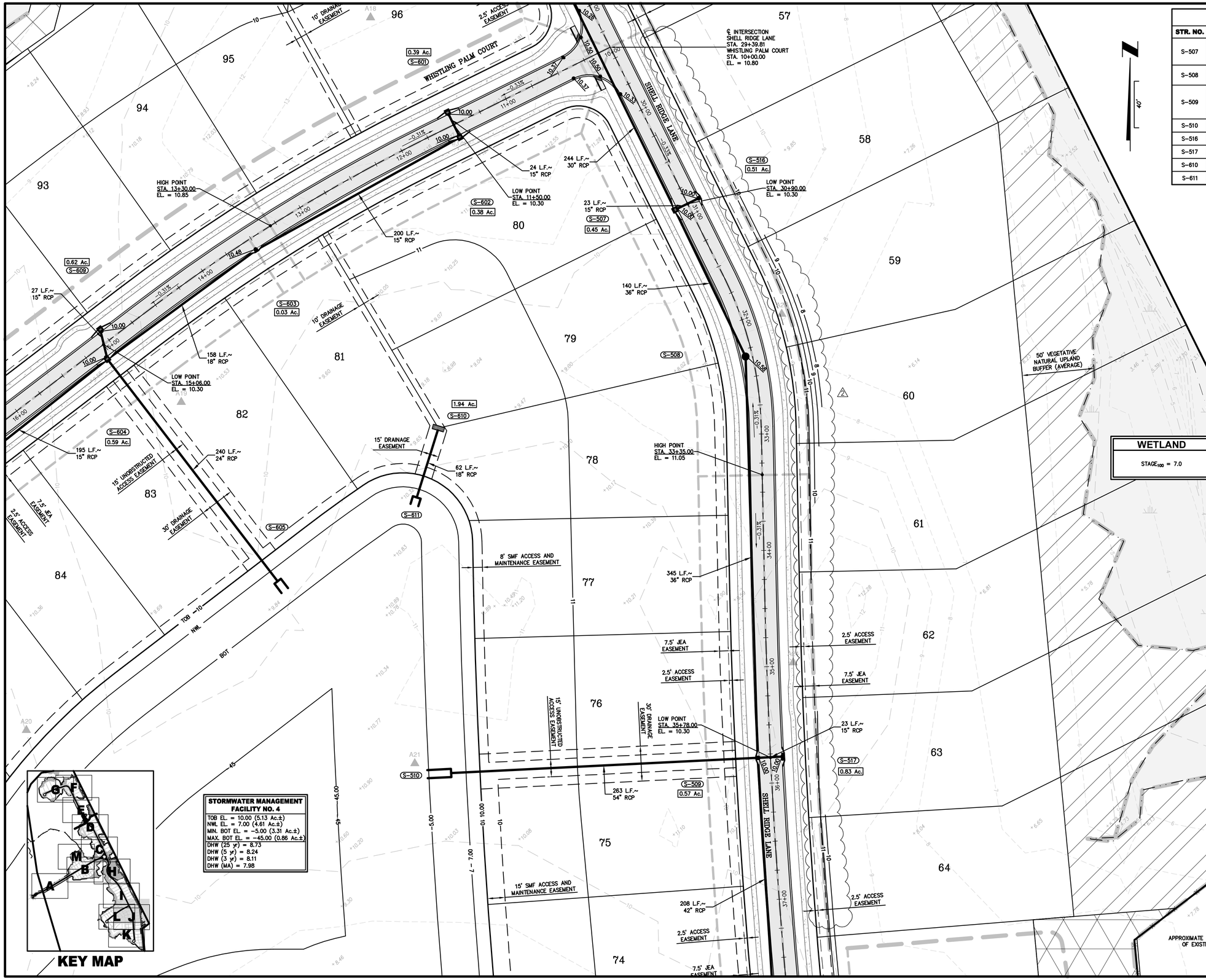
VISION • EXPERIENCE • RESULTS

PAVING AND DRAINAGE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
8I

t:\2018\18-155\LandDev\Design\Plots\18-155-PD.dwg



STORMWATER MANAGEMENT FACILITY NO. 4

TOB EL. = 10.00 (5.13 Ac.±)
NWL EL. = 7.00 (4.61 Ac.±)
MIN. BOT EL. = -5.00 (3.31 Ac.±)
MAX. BOT EL. = -45.00 (0.86 Ac.±)
DHW (25 yr) = 8.73
DHW (5 yr) = 8.24
DHW (3 yr) = 8.11
DHW (MA) = 7.98

DRAINAGE STRUCTURE TABLE

STR. NO.	STRUCTURE TYPE	TOP/GRATE EL.	INVERT EL.
S-507	CURB INLET – SINGLE	10.00	6.40 (NE) -2.70 (NW) -3.20 (SE)
S-508	MANHOLE TYPE J-1	10.56	-3.30 (NW) -3.30 (S)
S-509	VALLEY GUTTER INLET	10.00	6.40 (E) -3.55 (N) -1.05 (S) -4.35 (W)
S-510	54" MES		-4.50 (E)
S-516	VALLEY GUTTER INLET	10.00	6.50 (SW)
S-517	VALLEY GUTTER INLET – DOUBLE	10.00	6.50 (W)
S-610	TYPE "H" INLET	9.00	5.00 (S)
S-611	18" MES		4.50 (N)

GENERAL NOTES:

1. SEE DRAWING NO. 2 FOR GENERAL NOTES & LEGEND.
2. 2–6" 20' UNDERDRAIN STUBOUTS AT EACH PAVEMENT DRAINAGE INLET.
3. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE AND ARE TAKEN FROM THE APPROXIMATE CENTER OF GRATE / RING AND COVER TO THE BACK OF THE MITERED END SECTIONS.
4. SIDEWALK CONSTRUCTION TO MEET ADA REQUIREMENTS.
   A. RAMPS MAXIMUM SLOPE. 1:12 (8.33%)
   B. SIDEWALK/CROSSWALK MAXIMUM CROSS SLOPE 1:48 (2%)
   C. SIDEWALK/CROSSWALK MAXIMUM RUNNING SLOPE 1:20 (5%)
5. CONTRACTOR RESPONSIBLE FOR NOTIFYING COUNTY FOR ALL/ANY REQUIRED INSPECTIONS FOR WORK WITHIN A PUBLIC RIGHT OF WAY.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO PLAT FOR ALL HORIZONTAL LINE DIMENSIONS.
7. ALL DRAINAGE MANHOLE TOPS ARE APPROXIMATE.
8. REFER TO DRAWINGS 12A–12D FOR PAVING AND DRAINAGE DETAILS.
9. UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED AS PER RECOMMENDATIONS IN THE GEOTECH REPORT
10. SEED AND MULCH ALL DISTURBED AREAS. SOD ALL DISTURBED AREAS 4:1 SLOPE OR STEEPER.

LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- STATE JURISDICTIONAL WETLAND LINE
- FLOOD LINE
- STATE JURISDICTIONAL WETLANDS
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- CONCRETE SIDEWALK BY BULDER
- ASPHALT PAVEMENT
- MILL & RESURFACE AREA
- HEAVY DUTY ASPHALT PAVEMENT
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THATN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON–FLUCCS
- 25.1 PROPOSED SPOT ELEVATION
- 25.1 EX EXISTING SPOT ELEVATION–DESIGN
- 5.5 EXISTING SPOT ELEVATION–SURVEY
- 10 EXISTING TOPOGRAPHY
- A32 AUGER BORING LOCATION

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:43 AM, BY: CAD Test

REVISIONS:
1 4/21/2021 REVISED GRADING

ETM NO. 18–155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

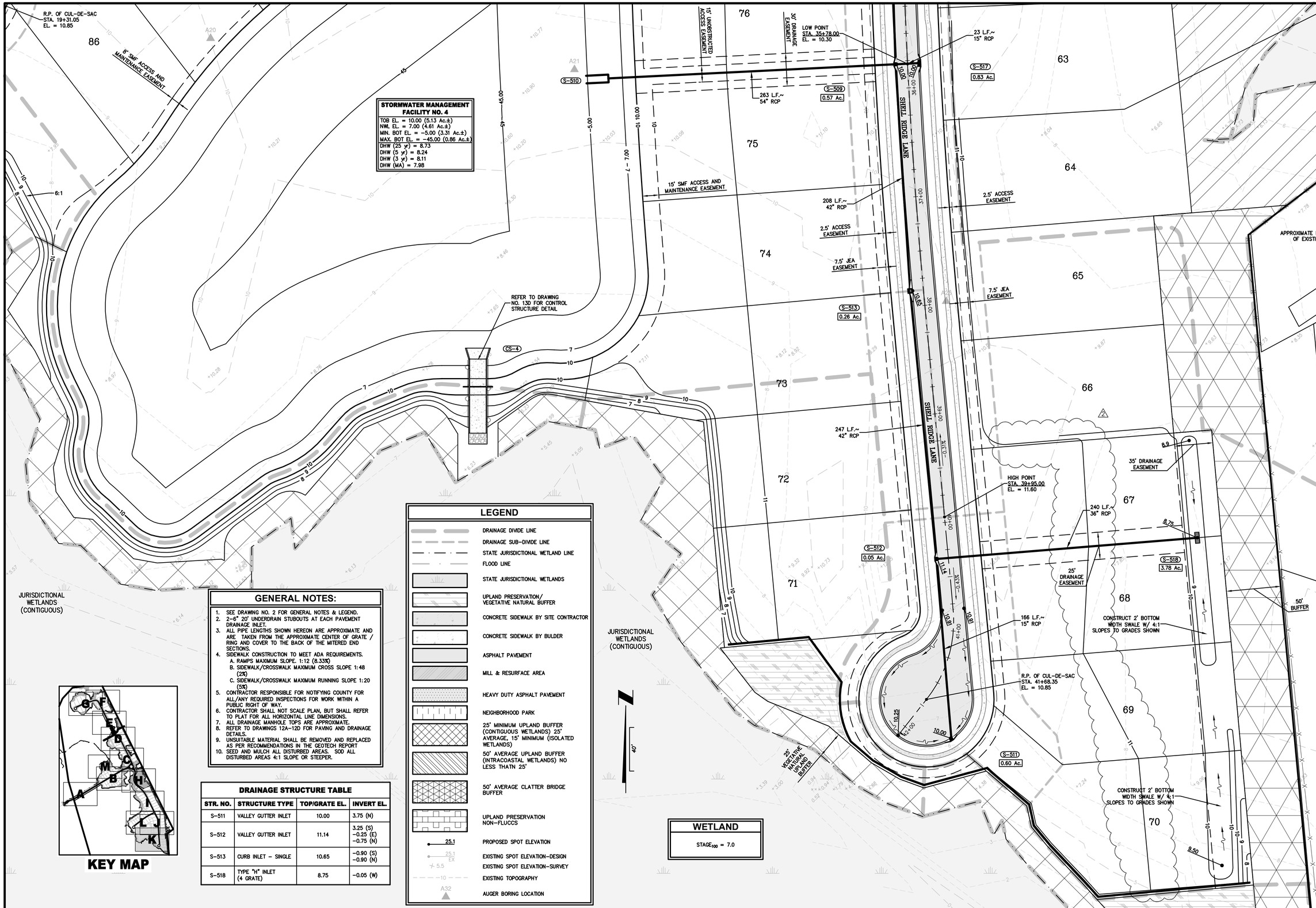
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
ETM VISION • EXPERIENCE • RESULTS

PAVING AND DRAINAGE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
8J

t:\2018\18-155\LandDev\Design\Plots\18-155-PD.dwg



GENERAL NOTES:

1. SEE DRAWING NO. 2 FOR GENERAL NOTES & LEGEND.
2. 2-6" 20' UNDERDRAIN STUBOUTS AT EACH PAVEMENT DRAINAGE INLET.
3. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE AND ARE TAKEN FROM THE APPROXIMATE CENTER OF GRATE / RING AND COVER TO THE BACK OF THE MITERED END SECTIONS.
4. SIDEWALK CONSTRUCTION TO MEET ADA REQUIREMENTS.
   A. RAMPS MAXIMUM SLOPE. 1:12 (8.33%)
   B. SIDEWALK/CROSSWALK MAXIMUM CROSS SLOPE 1:48 (2%)
   C. SIDEWALK/CROSSWALK MAXIMUM RUNNING SLOPE 1:20 (5%)
5. CONTRACTOR RESPONSIBLE FOR NOTIFYING COUNTY FOR ALL/ANY REQUIRED INSPECTIONS FOR WORK WITHIN A PUBLIC RIGHT OF WAY.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO PLAT FOR ALL HORIZONTAL LINE DIMENSIONS.
7. ALL DRAINAGE MANHOLE TOPS ARE APPROXIMATE.
8. REFER TO DRAWINGS 12A-12D FOR PAVING AND DRAINAGE DETAILS.
9. UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED AS PER RECOMMENDATIONS IN THE GEOTECH REPORT
10. SEED AND MULCH ALL DISTURBED AREAS. SOD ALL DISTURBED AREAS 4:1 SLOPE OR STEEPER.

DRAINAGE STRUCTURE TABLE

STR. NO.	STRUCTURE TYPE	TOP/GRATE EL.	INVERT EL.
S-511	VALLEY GUTTER INLET	10.00	3.75 (N)
S-512	VALLEY GUTTER INLET	11.14	3.25 (S) -0.25 (E) -0.75 (N)
S-513	CURB INLET - SINGLE	10.65	-0.90 (S) -0.90 (N)
S-518	TYPE "H" INLET (4 GRATE)	8.75	-0.05 (W)

LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- STATE JURISDICTIONAL WETLAND LINE
- FLOOD LINE
- STATE JURISDICTIONAL WETLANDS
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- CONCRETE SIDEWALK BY BULDER
- ASPHALT PAVEMENT
- MILL & RESURFACE AREA
- HEAVY DUTY ASPHALT PAVEMENT
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THATN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS
- 25.1 PROPOSED SPOT ELEVATION
- 25.1 EX EXISTING SPOT ELEVATION-DESIGN
- 5.5 EXISTING SPOT ELEVATION-SURVEY
- 10 EXISTING TOPOGRAPHY
- A32 AUGER BORING LOCATION

WETLAND

$STAGE_{100}$ = 7.0

KEY MAP

PLANS PREPARED UNDER THE DIRECTION OF:

PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:44 AM, BY: CAD Test

REVISIONS:
1. 7/17/2020 REVISED LOT GRADING
2. 4/21/2021 REVISED GRADING/ REMOVE/ REVISED WALL

ETM NO.	18-155
DRAWN BY:	ESW
DESIGNED BY:	PPH
CHECKED BY:	PPH
DATE:	MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316

ETM
VISION • EXPERIENCE • RESULTS

PAVING AND DRAINAGE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

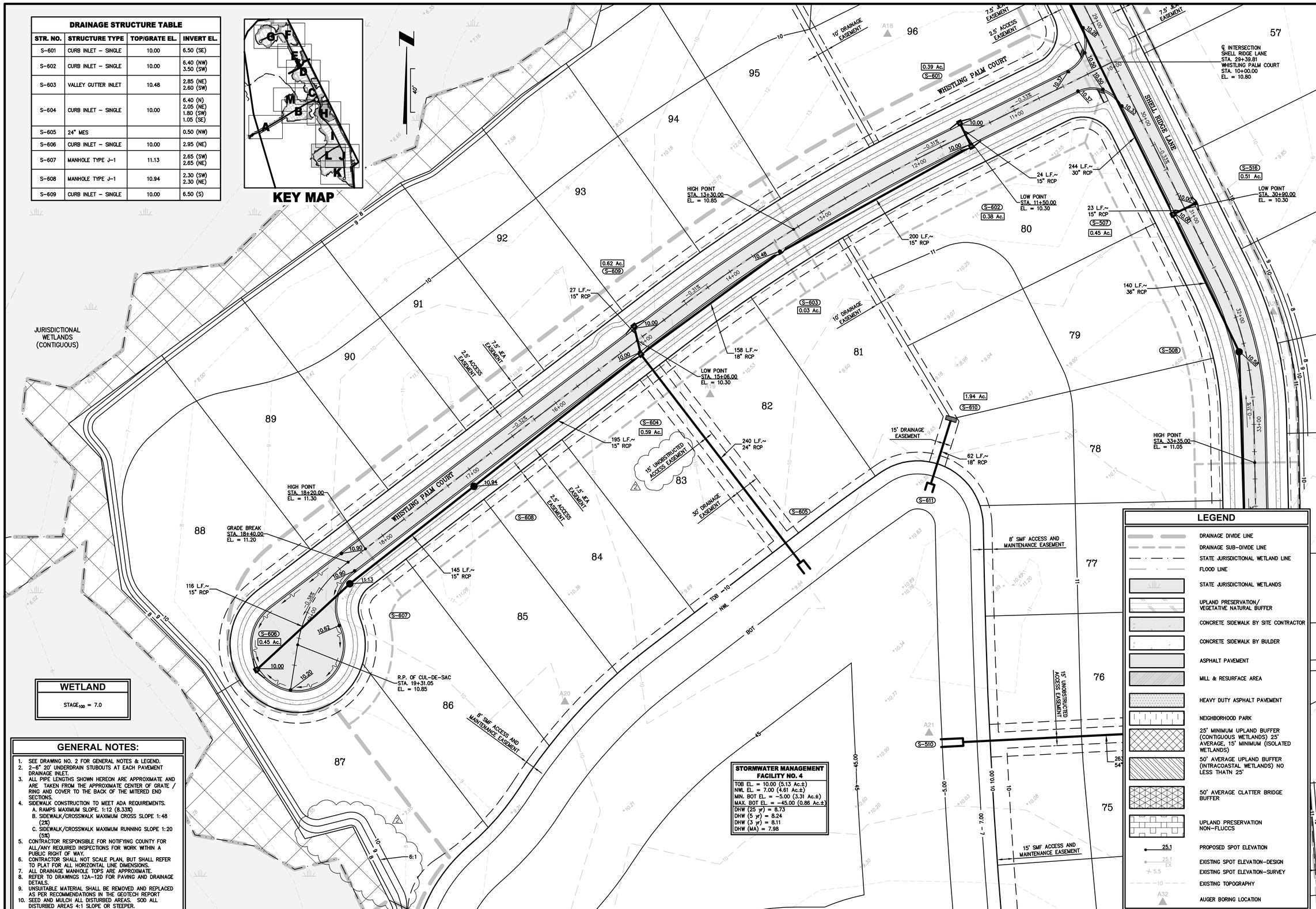
DRAWING NUMBER
8K

t:\2018\18-155\LandDev\Design\Plots\18-155-PD.dwg

DRAINAGE STRUCTURE TABLE

STR. NO.	STRUCTURE TYPE	TOP/GRATE EL.	INVERT EL.
S-601	CURB INLET – SINGLE	10.00	6.50 (SE)
S-602	CURB INLET – SINGLE	10.00	6.40 (NW) 3.50 (SW)
S-603	VALLEY GUTTER INLET	10.48	2.85 (NE) 2.60 (SW)
S-604	CURB INLET – SINGLE	10.00	6.40 (N) 2.05 (NE) 1.80 (SW) 1.05 (SE)
S-605	24" MES		0.50 (NW)
S-606	CURB INLET – SINGLE	10.00	2.95 (NE)
S-607	MANHOLE TYPE J-1	11.13	2.65 (SW) 2.65 (NE)
S-608	MANHOLE TYPE J-1	10.94	2.30 (SW) 2.30 (NE)
S-609	CURB INLET – SINGLE	10.00	6.50 (S)

KEY MAP



WETLAND

$STAGE_{100}$ = 7.0

GENERAL NOTES:

1. SEE DRAWING NO. 2 FOR GENERAL NOTES & LEGEND.
2. 2–6" 20' UNDERDRAIN STUBOUTS AT EACH PAVEMENT DRAINAGE INLET.
3. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE AND ARE TAKEN FROM THE APPROXIMATE CENTER OF GRATE / RING AND COVER TO THE BACK OF THE MITERED END SECTIONS.
4. SIDEWALK CONSTRUCTION TO MEET ADA REQUIREMENTS.
   A. RAMPS MAXIMUM SLOPE. 1:12 (8.33%)
   B. SIDEWALK/CROSSWALK MAXIMUM CROSS SLOPE 1:48 (2%)
   C. SIDEWALK/CROSSWALK MAXIMUM RUNNING SLOPE 1:20 (5%)
5. CONTRACTOR RESPONSIBLE FOR NOTIFYING COUNTY FOR ALL/ANY REQUIRED INSPECTIONS FOR WORK WITHIN A PUBLIC RIGHT OF WAY.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO PLAT FOR ALL HORIZONTAL LINE DIMENSIONS.
7. ALL DRAINAGE MANHOLE TOPS ARE APPROXIMATE.
8. REFER TO DRAWINGS 12A–12D FOR PAVING AND DRAINAGE DETAILS.
9. UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED AS PER RECOMMENDATIONS IN THE GEOTECH REPORT
10. SEED AND MULCH ALL DISTURBED AREAS. SOD ALL DISTURBED AREAS 4:1 SLOPE OR STEEPER.

STORMWATER MANAGEMENT FACILITY NO. 4

TOB EL. = 10.00 (5.13 Ac.±)
NWL EL. = 7.00 (4.61 Ac.±)
MIN. BOT EL. = –5.00 (3.31 Ac.±)
MAX. BOT EL. = –45.00 (0.86 Ac.±)
DHW (25 yr) = 8.73
DHW (5 yr) = 8.24
DHW (3 yr) = 8.11
DHW (MA) = 7.98

LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB–DIVIDE LINE
- STATE JURISDICTIONAL WETLAND LINE
- FLOOD LINE
- STATE JURISDICTIONAL WETLANDS
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- CONCRETE SIDEWALK BY BULDER
- ASPHALT PAVEMENT
- MILL & RESURFACE AREA
- HEAVY DUTY ASPHALT PAVEMENT
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THATN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON–FLUCCS
- 25.1 PROPOSED SPOT ELEVATION
- 25.1 EX EXISTING SPOT ELEVATION–DESIGN
- 5.5 EXISTING SPOT ELEVATION–SURVEY
- 10 EXISTING TOPOGRAPHY
- A32 AUGER BORING LOCATION

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366
PLOTTED: May 19, 2021 – 11:44 AM, BY: CAD Test

REVISIONS:
2 4/21/2021 REVISED GRADING/ REMOVED WALL/ ADDED EASEMENT

ETM NO. 18–155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

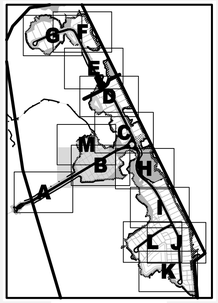
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316
VISION • EXPERIENCE • RESULTS

PAVING AND DRAINAGE PLAN

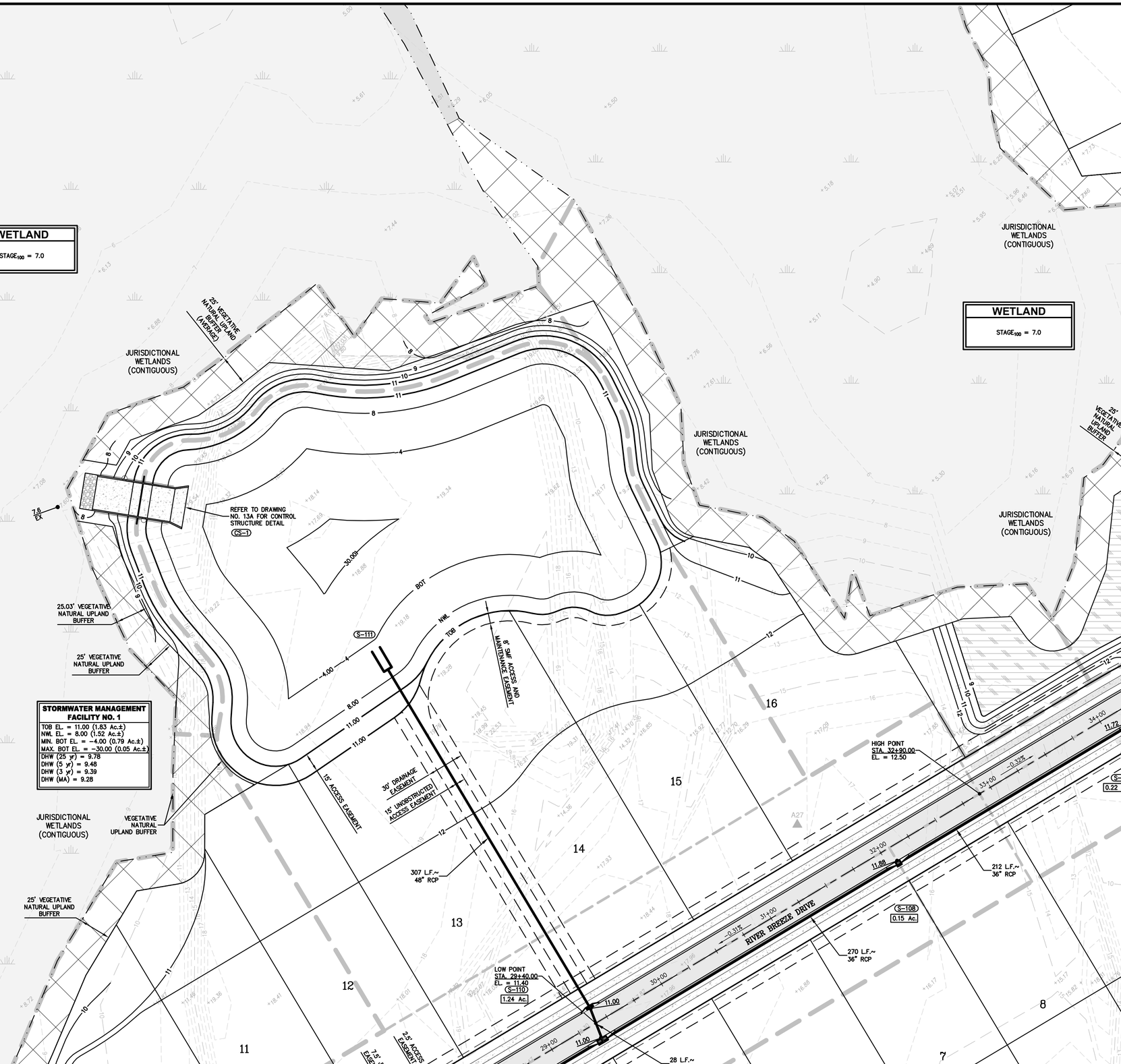
RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
8L

t:\2018\18-155\LandDev\Design\Plots\18-155-PD.dwg



KEY MAP



LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- STATE JURISDICTIONAL WETLAND LINE
- FLOOD LINE
- STATE JURISDICTIONAL WETLANDS
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- CONCRETE SIDEWALK BY BULDER
- ASPHALT PAVEMENT
- MILL & RESURFACE AREA
- HEAVY DUTY ASPHALT PAVEMENT
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THATN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS
- 25.1 PROPOSED SPOT ELEVATION
- 25.1 EX EXISTING SPOT ELEVATION-DESIGN
- 5.5 EXISTING SPOT ELEVATION-SURVEY
- 10 EXISTING TOPOGRAPHY
- A32 AUGER BORING LOCATION

GENERAL NOTES:

1. SEE DRAWING NO. 2 FOR GENERAL NOTES & LEGEND.
2. 2-6" 20' UNDERDRAIN STUBOUTS AT EACH PAVEMENT DRAINAGE INLET.
3. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE AND ARE TAKEN FROM THE APPROXIMATE CENTER OF GRATE / RING AND COVER TO THE BACK OF THE MITERED END SECTIONS.
4. SIDEWALK CONSTRUCTION TO MEET ADA REQUIREMENTS.
   A. RAMPS MAXIMUM SLOPE. 1:12 (8.33%)
   B. SIDEWALK/CROSSWALK MAXIMUM CROSS SLOPE 1:48 (2%)
   C. SIDEWALK/CROSSWALK MAXIMUM RUNNING SLOPE 1:20 (5%)
5. CONTRACTOR RESPONSIBLE FOR NOTIFYING COUNTY FOR ALL/ANY REQUIRED INSPECTIONS FOR WORK WITHIN A PUBLIC RIGHT OF WAY.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO PLAT FOR ALL HORIZONTAL LINE DIMENSIONS.
7. ALL DRAINAGE MANHOLE TOPS ARE APPROXIMATE.
8. REFER TO DRAWINGS 12A-12D FOR PAVING AND DRAINAGE DETAILS.
9. UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED AS PER RECOMMENDATIONS IN THE GEOTECH REPORT
10. SEED AND MULCH ALL DISTURBED AREAS. SOD ALL DISTURBED AREAS 4:1 SLOPE OR STEEPER.

STORMWATER MANAGEMENT FACILITY NO. 1

TOB EL. = 11.00 (1.83 Ac.±)
NWL EL. = 8.00 (1.52 Ac.±)
MIN. BOT EL. = -4.00 (0.79 Ac.±)
MAX. BOT EL. = -30.00 (0.05 Ac.±)
DHW (25 yr) = 9.78
DHW (5 yr) = 9.48
DHW (3 yr) = 9.39
DHW (MA) = 9.28

PLANS PREPARED UNDER THE DIRECTION OF:

PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 - 11:44 AM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

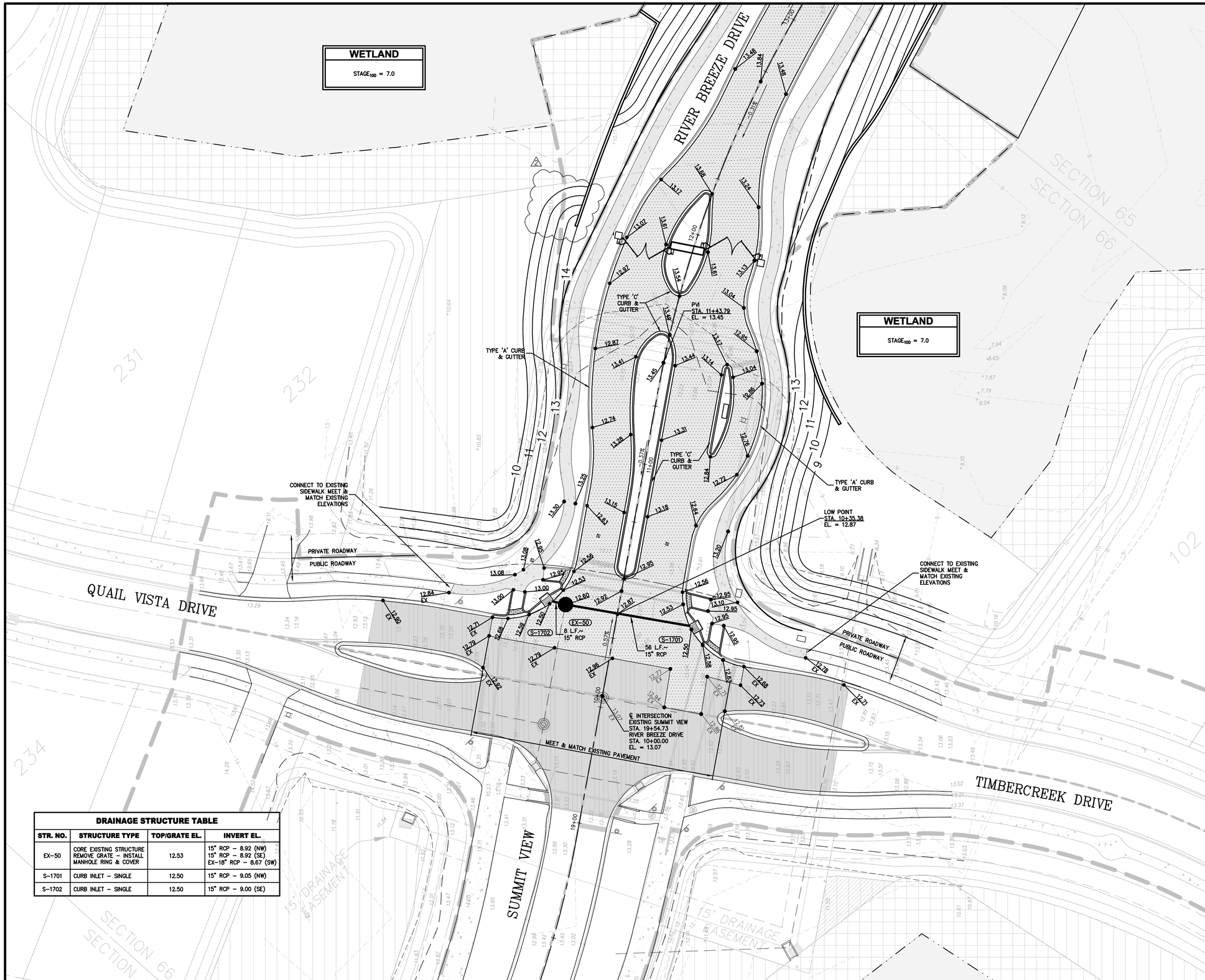
ETM
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

PAVING AND DRAINAGE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
8M

t:\2018\18-155\LandDev\Design\Plots\18-155-PD.dwg



NOTE

CONTRACTOR TO UTILIZE FLOWABLE FILL FOR OPEN CUT PIPE/CONDUIT CONSTRUCTION WITHIN COUNTY RIGHT-OF-WAY. SEE DETAIL DWG. NO. 12D.

LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- STATE JURISDICTIONAL WETLAND LINE
- FLOOD LINE
- STATE JURISDICTIONAL WETLANDS
- UPLAND PRESERVATION
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- CONCRETE SIDEWALK BY BULDER
- ASPHALT PAVEMENT
- MILL & RESURFACE AREA
- HEAVY DUTY ASPHALT PAVEMENT
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THATN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS
- 25.1 — PROPOSED SPOT ELEVATION
- 25.1 EX — EXISTING SPOT ELEVATION-DESIGN
- 5.5 — EXISTING SPOT ELEVATION-SURVEY
- 10 — EXISTING TOPOGRAPHY
- A32 — AUGER BORING LOCATION

DRAINAGE STRUCTURE TABLE

STR. NO.	STRUCTURE TYPE	TOP/GRATE EL.	INVERT EL.
EX-50	CORE EXISTING STRUCTURE REMOVE GRATE - INSTALL MANHOLE RING & COVER	12.53	15" RCP - 8.92 (NW) 15" RCP - 8.92 (SE) EX-18" RCP - 8.67 (SW)
S-1701	CURB INLET - SINGLE	12.50	15" RCP - 9.05 (NW)
S-1702	CURB INLET - SINGLE	12.50	15" RCP - 9.00 (SE)

PLANS PREPARED UNDER THE DIRECTION OF:

PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:46 AM, BY: CAD Test

REVISIONS:
1 4/21/2021 REVISED WALL

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

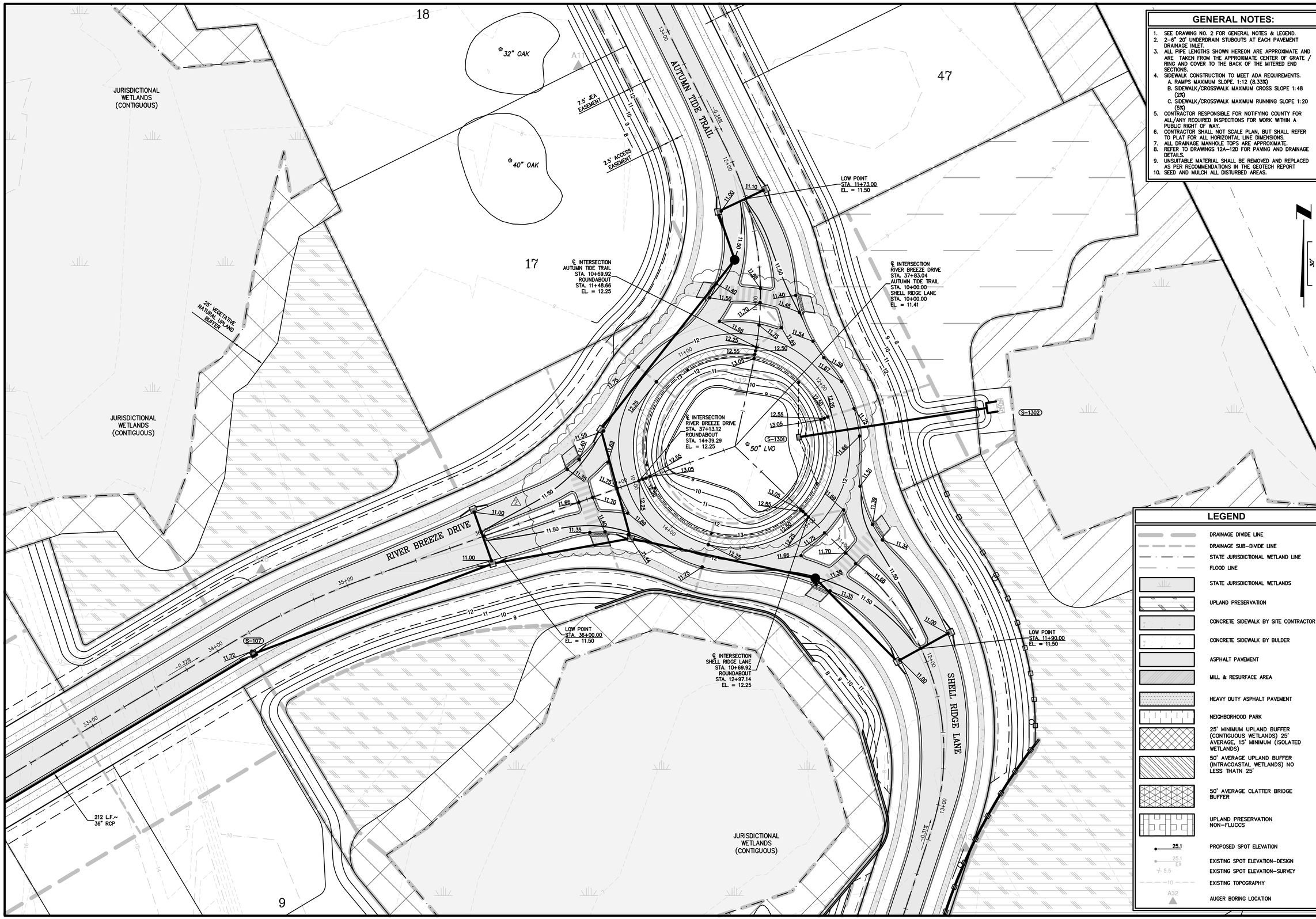
ETM
VISION • EXPERIENCE • RESULTS

PAVING AND DRAINAGE ENTRANCE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
8N

t:\2018\18-155\LandDev\Design\Plots\18-155-PD-Ent.dwg



GENERAL NOTES:

1. SEE DRAWING NO. 2 FOR GENERAL NOTES & LEGEND.
2. 2-6" 20' UNDERDRAIN STUBOUTS AT EACH PAVEMENT DRAINAGE INLET.
3. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE AND ARE TAKEN FROM THE APPROXIMATE CENTER OF GRATE / RING AND COVER TO THE BACK OF THE MITERED END SECTIONS.
4. SIDEWALK CONSTRUCTION TO MEET ADA REQUIREMENTS.
   A. RAMPS MAXIMUM SLOPE. 1:12 (8.33%)
   B. SIDEWALK/CROSSWALK MAXIMUM CROSS SLOPE 1:48 (2%)
   C. SIDEWALK/CROSSWALK MAXIMUM RUNNING SLOPE 1:20 (5%)
5. CONTRACTOR RESPONSIBLE FOR NOTIFYING COUNTY FOR ALL/ANY REQUIRED INSPECTIONS FOR WORK WITHIN A PUBLIC RIGHT OF WAY.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO PLAT FOR ALL HORIZONTAL LINE DIMENSIONS.
7. ALL DRAINAGE MANHOLE TOPS ARE APPROXIMATE.
8. REFER TO DRAWINGS 12A-12D FOR PAVING AND DRAINAGE DETAILS.
9. UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED AS PER RECOMMENDATIONS IN THE GEOTECH REPORT
10. SEED AND MULCH ALL DISTURBED AREAS.

LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- STATE JURISDICTIONAL WETLAND LINE
- FLOOD LINE
- STATE JURISDICTIONAL WETLANDS
- UPLAND PRESERVATION
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- CONCRETE SIDEWALK BY BULDER
- ASPHALT PAVEMENT
- MILL & RESURFACE AREA
- HEAVY DUTY ASPHALT PAVEMENT
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THATN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS
- 25.1 PROPOSED SPOT ELEVATION
- 25.1 EX EXISTING SPOT ELEVATION-DESIGN
- 5.5 EXISTING SPOT ELEVATION-SURVEY
- 10 EXISTING TOPOGRAPHY
- A32 AUGER BORING LOCATION

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:47 AM, BY: CAD Test

REVISIONS:
1 4/21/2021 REVISED GRADING

ETM NO.	18-155
DRAWN BY:	ESW
DESIGNED BY:	PPH
CHECKED BY:	PPH
DATE:	MARCH 2020

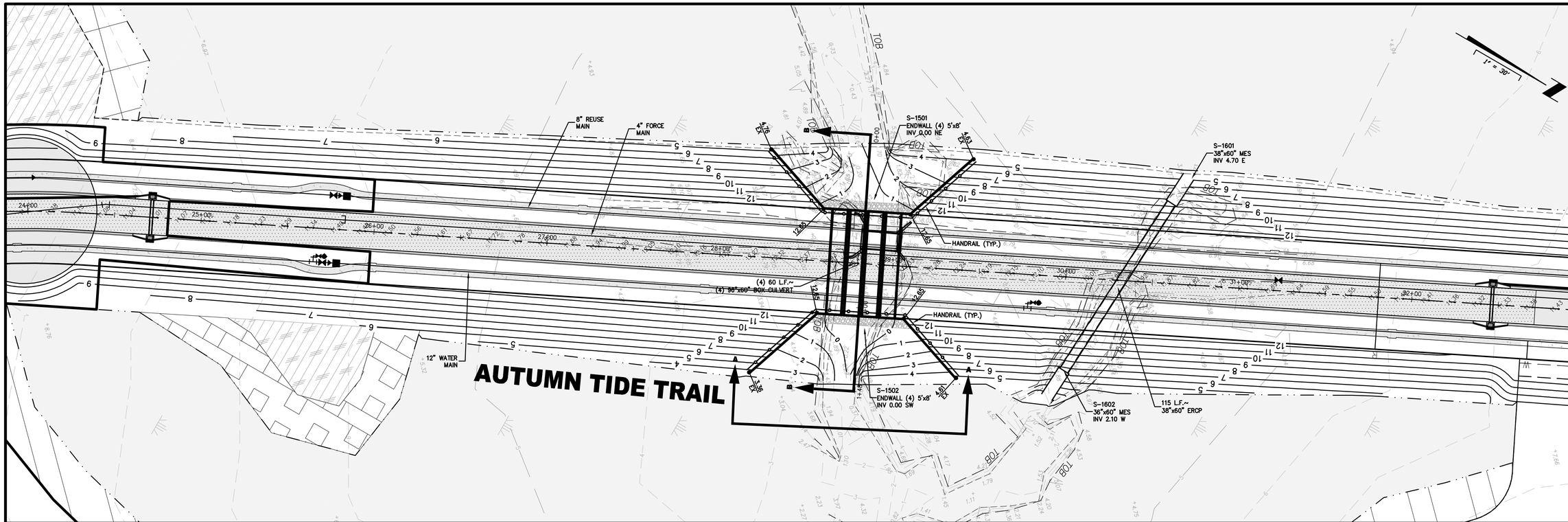
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316
VISION • EXPERIENCE • RESULTS

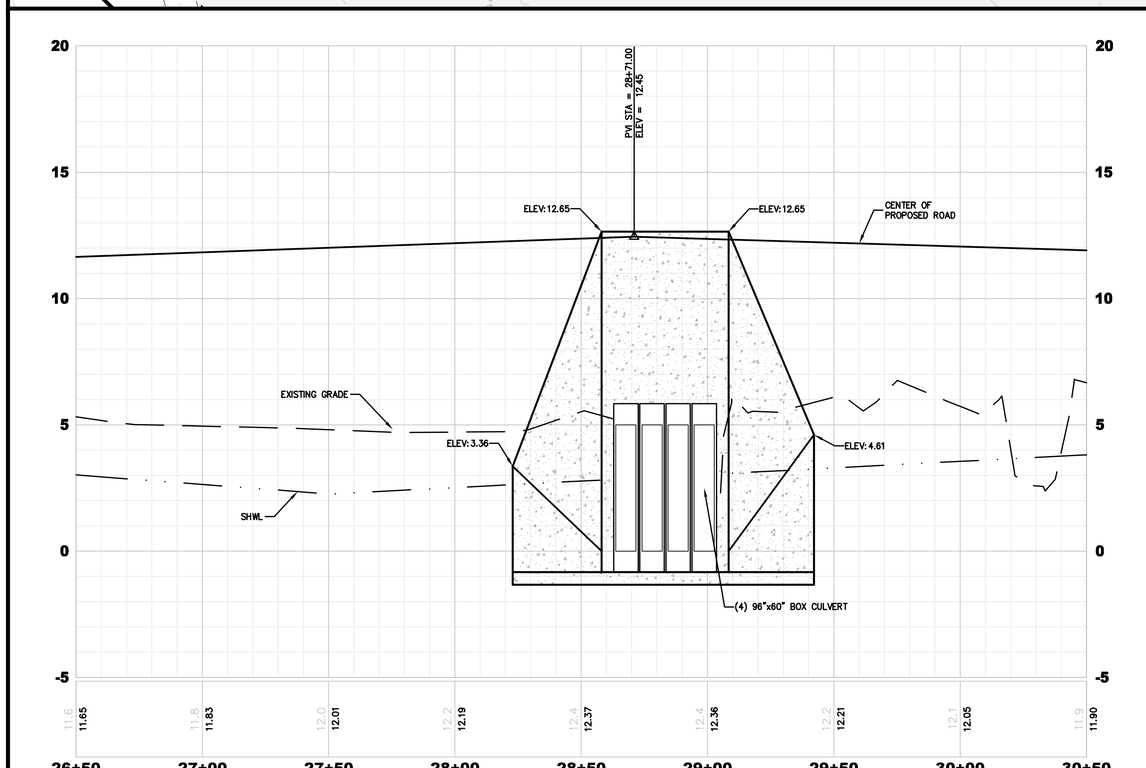
PAVING AND DRAINAGE ROUND-A-BOUT PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

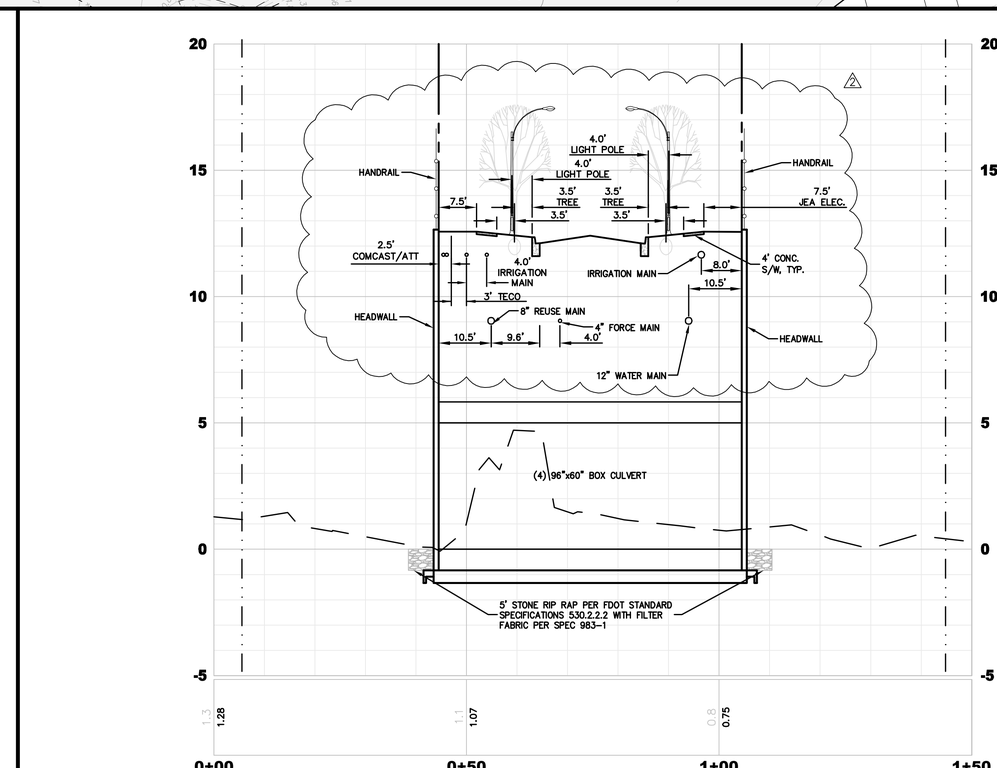
DRAWING NUMBER
80

t:\2018\18-155\LandDev\Design\Plots\18-155-PD-RAB.dwg





SECTION A-A
(26+50.00–30+50.00)



SECTION A-A
(0+00.00–1+50.00)

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

REVISIONS:
1 4/21/2021 REVISED SIDEWALK, REUSE & WATER MAIN LOCATIONS WITHIN RIGHT OF WAY

PLOTTED: May 19, 2021 – 11:48 AM, BY: CAD Test

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

BOX CULVERT CROSSING DETAILS

RIVER LANDING (F.K.A. TMV PH6-HYDRY)
HYDRY COMPANY, LLC
FLORIDA

DRAWING NUMBER
8P

t:\2018\18-155\LandDev\Design\Plots\18-155-WET CRSG PLN-PRO.dwg

GENERAL NOTES:

1. ALL PROPOSED CORNER ELEVATIONS SHALL BE AS FOLLOWS:
   A. BACK CORNER LOT ELEVATIONS ARE AT NATURAL GROUND UNLESS OTHERWISE NOTED OR WHERE FILLING IS REQUIRED TO OBTAIN 1% SLOPE.
2. CONTRACTOR TO REMOVE UNSUITABLE MATERIAL UNDER HOUSE PADS IN ACCORDANCE WITH SOILS REPORT.
3. ELEVATIONS FROM THE MIDPOINT ON THE HIGH SIDE OF EACH LOT SHALL BE FROM FINISHED GRADE (TOP OF SOD ELEVATION).
4. MINIMUM FINISHED FLOOR ELEVATIONS DETERMINED BY 1 FOOT PLUS 0.1' (LENGTH SIDING EXTENDS BELOW FINISHED FLOOR). IF SIDING LENGTH EXTENDS GREATER THAN 0.1' BELOW FINISHED FLOOR, ADJUST FINISHED FLOOR ELEVATION UP ACCORDINGLY.
5. ANY LOT FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING ONE FOOT AND COMPACTED TO A MINIMUM DRY DENSITY OF 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180)
6. REFER TO LANDSCAPE SHEETS FOR MINIMUM LOT PLANTING AND REQUIRED PUD PLANTING.
7. REFER TO ARCHITECTURAL/ STRUCTURAL DRAWINGS FOR BUILDING STEM WALL DESIGN/ DETAILS.
8. NO PERMANENT STRUCTURE (I.E. BUILDING, ETC.) CAN BE PLACED WITHIN THE AREA BETWEEN THE RETAINING WALL AND DEMARCATION LINE. REFER TO STRUCTURAL PLANS FOR EXTENT OF REINFORCEMENT AND FINAL DEMARCATION LINE LOCATION.
9. CONTRACTOR SHALL OBTAIN STRUCTURAL DESIGN FOR ALL RETAINING WALLS FROM A LICENSED STRUCTURAL ENGINEER IN THE STATE OF FLORIDA.
10. CONTRACTOR SHALL OBTAIN ALL PERMITS ASSOCIATED WITH RETAINING WALL. CONTRACTOR TO COORDINATE LOCATION PRIOR TO CONSTRUCTION. STRUCTURAL DESIGN TO BE SUBMITTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
11. FINISHED BUILDING PAD EARTH GRADES TO BE THE FOUNDATION THICKNESS BELOW THE FOUNDATION FORM BOARDS.
12. SEE SHEET NUMBER 2 FOR GENERAL NOTES AND LEGEND.
13. FINISHED FLOOR ELEVATIONS GIVEN ON PLANS ARE MINIMUM. EXACT ELEVATION SHALL BE DETERMINED WHEN THE SIZE AND LOCATION OF BUILDING IS SET. (BY OTHERS)
14. "A" & "B" DENOTE STD. LOT TYPE GRADING (REFER TO GENERAL NOTES ON SHEET NO. 2). EXACT LOCATION OF SWALES SHALL BE DETERMINED WHEN THE SIZE AND LOCATION OF BUILDING IS SET (BY OTHERS).
15. BACK CORNERS OF LOTS ADJACENT TO PROJECT BOUNDARY OR BUFFERS ARE AT NATURAL GRADE ELEVATION (UNLESS OTHERWISE SHOWN).
16. FLOOD ZONE INFORMATION TAKEN FROM FEMA FLOOD INSURANCE RATE MAP FOR ST. JOHNS COUNTY, FLORIDA MAP NUMBER 12109C0095J DATED 12/07/2018. ENTIRE PROJECT BOUNDARY IS WITHIN ZONE AE SEE DWG. NO.7 – POST DEVELOPMENT MASTER DRAINAGE MAP (RIVER LANDING (F.K.A. TMV PH6–HYDRY))
17. FINISHED FLOOR ELEVATIONS ARE PRESENTED IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD). THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD) IS APPROXIMATELY 1.06' LOWER IN ELEVATION. [IE. ELEVATION 59.00 (NGVD) ≈ 57.94 (NAVD)] ALL ELEVATIONS CONTAINED IN THESE PLANS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD). REFER TO GENERAL NOTES (SHEET 2).
18. 70% OF NEWLY PLANTED TREES NEED TO BE CANOPY TREES.
19. NO MORE THAN 50% OF NEWLY PLANTED TREES CAN BE OF THE SAME SPECIES.
20. IRRIGATION SOURCE SHALL BE REUSE WATER AND NOT INCLUDE ANY WATER WELLS.
21. ALL HOUSES LARGER 5,000 S.F. MUST HAVE SPRINKLED FIRE PROTECTION.
22. THE UPLAND BUFFER IS TO REMAIN A NATURAL AND UNDISTURBED VEGETATIVE BUFFER. NO ACTIVITY OR ACCESSORY USE IS TO TAKE PLACE IN THIS BUFFER.
23. ENCROACHMENTS INCLUDING EAVES, WITHIN ANY PUBLIC OR PRIVATE DRAINAGE OR UTILITY EASEMENT IS PROHIBITED SECTION 6.04.06.F.7.D.

DEVELOPMENT SUMMARY

1. TOTAL SITE AREA: 2010.73 Ac.
2. INCREMENTAL MDP SITE AREA = 466.07 Ac.
3. DEVELOPMENT:
   - PHASE 1 = 333 SINGLE FAMILY UNITS
   - PHASE 2 = 230 SINGLE FAMILY UNITS
   - PHASE 3 = 270 SINGLE FAMILY UNITS
   - PHASE 4 = 160 SINGLE FAMILY UNITS
   - PHASE 5A = 101 SINGLE FAMILY UNITS
   - PHASE 5B & 5C = 218 SINGLE FAMILY UNITS
   - PHASE 6 = 104 SINGLE FAMILY UNITS
     - PHASE 1 = 89 SINGLE FAMILY UNITS
     - PHASE 2 = 15 SINGLE FAMILY UNITS
   - TOTAL (THROUGH PHASE 6):1416 SFU
4. POND AREA (T.O.B.) = 8.55 Ac.
5. NEIGHBORHOOD PARK = 0.68 Ac.
6. UPLAND BUFFERS = 18.63 Ac.*
7. WETLAND IMPACTS = 5.38 Ac.
8. WETLAND PRESERVATION = 341.36 Ac.
9. UPLAND PRESERVATION = 12.97 Ac.
10. BALD EAGLE MANAGEMENT
    LOT PRESERVATION = 1.83 Ac.
11. RIGHT-OF-WAY = 15.66 Ac.

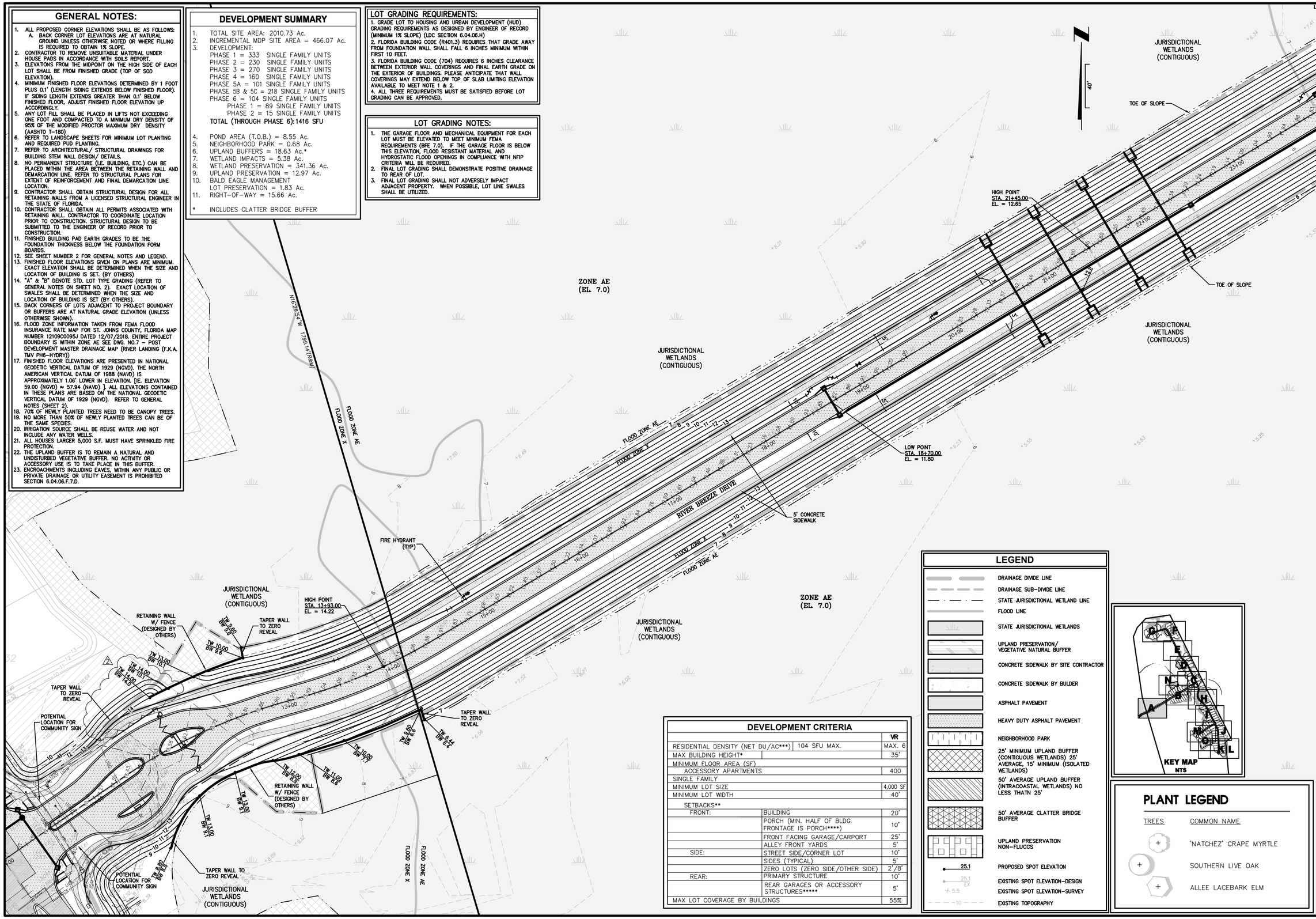
* INCLUDES CLATTER BRIDGE BUFFER

LOT GRADING REQUIREMENTS:

1. GRADE LOT TO HOUSING AND URBAN DEVELOPMENT (HUD) GRADING REQUIREMENTS AS DESIGNED BY ENGINEER OF RECORD (MINIMUM 1% SLOPE) (LDC SECTION 6.04.06.H)
2. FLORIDA BUILDING CODE (R401.3) REQUIRES THAT GRADE AWAY FROM FOUNDATION WALL SHALL FALL 6 INCHES MINIMUM WITHIN FIRST 10 FEET.
3. FLORIDA BUILDING CODE (704) REQUIRES 6 INCHES CLEARANCE BETWEEN EXTERIOR WALL COVERINGS AND FINAL EARTH GRADE ON THE EXTERIOR OF BUILDINGS. PLEASE ANTICIPATE THAT WALL COVERINGS MAY EXTEND BELOW TOP OF SLAB LIMITING ELEVATION AVAILABLE TO MEET NOTE 1 & 2.
4. ALL THREE REQUIREMENTS MUST BE SATISFIED BEFORE LOT GRADING CAN BE APPROVED.

LOT GRADING NOTES:

1. THE GARAGE FLOOR AND MECHANICAL EQUIPMENT FOR EACH LOT MUST BE ELEVATED TO MEET MINIMUM FEMA REQUIREMENTS (BFE 7.0). IF THE GARAGE FLOOR IS BELOW THIS ELEVATION, FLOOD RESISTANT MATERIAL AND HYDROSTATIC FLOOD OPENINGS IN COMPLIANCE WITH NFIP CRITERIA WILL BE REQUIRED.
2. FINAL LOT GRADING SHALL DEMONSTRATE POSITIVE DRAINAGE TO REAR OF LOT.
3. FINAL LOT GRADING SHALL NOT ADVERSELY IMPACT ADJACENT PROPERTY. WHEN POSSIBLE, LOT LINE SWALES SHALL BE UTILIZED.



DEVELOPMENT CRITERIA

			VR
RESIDENTIAL DENSITY (NET DU/AC***)	104 SFU MAX.		MAX. 6
MAX BUILDING HEIGHT*			35'
MINIMUM FLOOR AREA (SF)			
ACCESSORY APARTMENTS			400
SINGLE FAMILY			
MINIMUM LOT SIZE			4,000 SF
MINIMUM LOT WIDTH			40'
SETBACKS**			
FRONT:	BUILDING		20'
	PORCH (MIN. HALF OF BLDG FRONTAGE IS PORCH****)		10'
	FRONT FACING GARAGE/CARPORT		25'
	ALLEY FRONT YARDS		5'
SIDE:	STREET FRONT/CORNER LOT		10'
	SIDES (TYPICAL)		5'
	ZERO LOTS (ZERO SIDE/OTHER SIDE)		2'/8'
REAR:	PRIMARY STRUCTURE		10'
	REAR GARAGES OR ACCESSORY STRUCTURES*****		5'
MAX LOT COVERAGE BY BUILDINGS			55%

LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- STATE JURISDICTIONAL WETLAND LINE
- FLOOD LINE
- STATE JURISDICTIONAL WETLANDS
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- CONCRETE SIDEWALK BY BULDER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THATN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS
- 25.1 PROPOSED SPOT ELEVATION
- 25.1 EX EXISTING SPOT ELEVATION-DESIGN
- 5.5 EXISTING SPOT ELEVATION-SURVEY
- 10 EXISTING TOPOGRAPHY

PLANT LEGEND

TREES	COMMON NAME
	'NATCHEZ' CRAPE MYRTLE
	SOUTHERN LIVE OAK
	ALLEE LACEBARK ELM

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:49 AM, BY: CAD Test

REVISIONS:
1 4/21/2021 REVISED GRADING AND REMOVED PORTION OF NORTHERN ENTRY WALL

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

NEIGHBORHOOD SITE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
9A

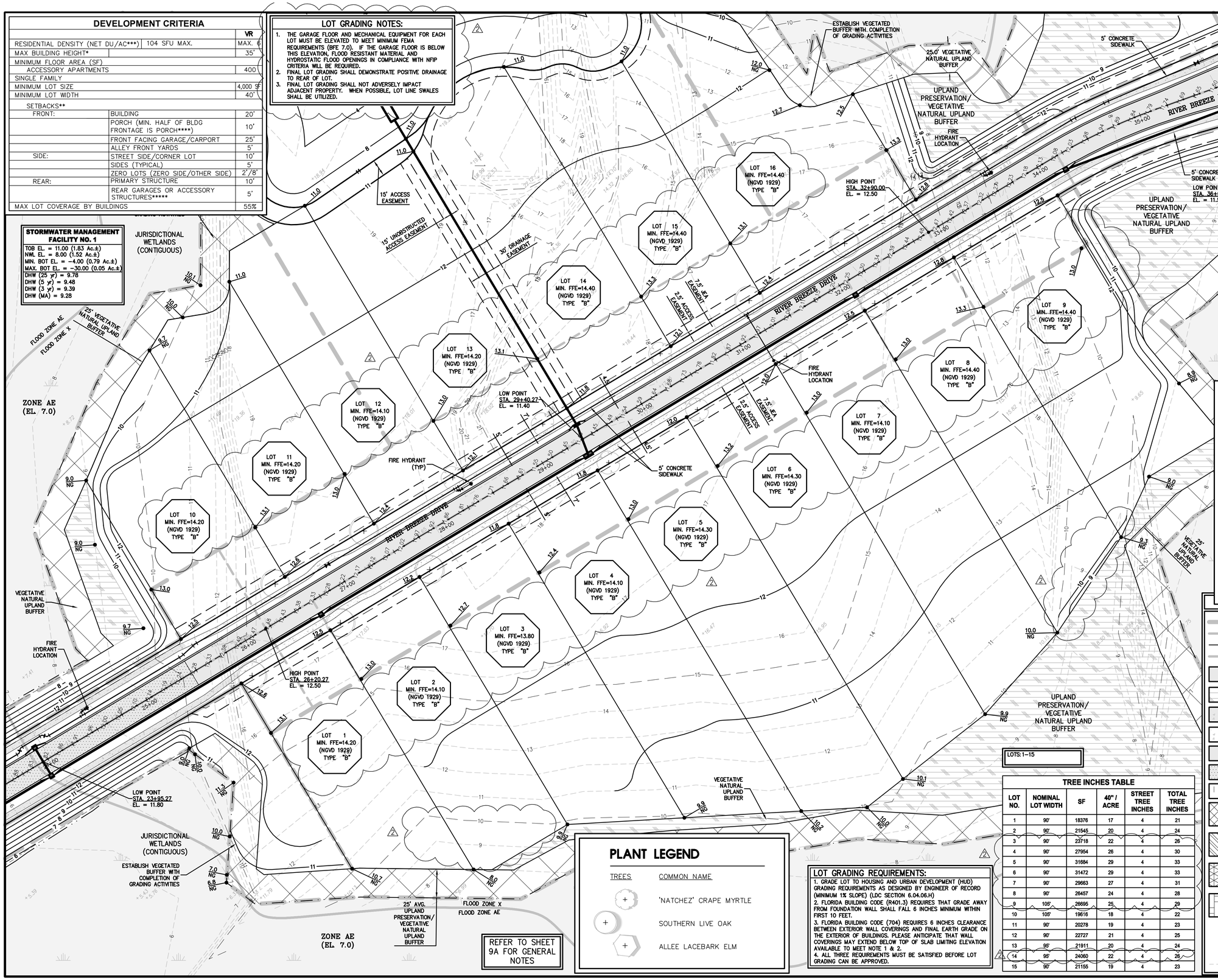
t:\2018\18-155\LandDev\Design\Plots\18-155-NG.dwg

DEVELOPMENT CRITERIA

		VR
RESIDENTIAL DENSITY (NET DU/AC***)	104 SFU MAX.	MAX. 6
MAX BUILDING HEIGHT*		35'
MINIMUM FLOOR AREA (SF)		
ACCESSORY APARTMENTS		400
SINGLE FAMILY		
MINIMUM LOT SIZE		4,000 SF
MINIMUM LOT WIDTH		40'
SETBACKS**		
FRONT:	BUILDING	20'
	PORCH (MIN. HALF OF BLDG FRONTAGE IS PORCH****)	10'
	FRONT FACING GARAGE/CARPORT	25'
	ALLEY FRONT YARDS	5'
SIDE:	STREET SIDE/CORNER LOT	10'
	SIDES (TYPICAL)	5'
	ZERO LOTS (ZERO SIDE/OTHER SIDE)	2'/8'
REAR:	PRIMARY STRUCTURE	10'
	REAR GARAGES OR ACCESSORY STRUCTURES*****	5'
MAX LOT COVERAGE BY BUILDINGS		55%

LOT GRADING NOTES:

1. THE GARAGE FLOOR AND MECHANICAL EQUIPMENT FOR EACH LOT MUST BE ELEVATED TO MEET MINIMUM FEMA REQUIREMENTS (BFE 7.0). IF THE GARAGE FLOOR IS BELOW THIS ELEVATION, FLOOD RESISTANT MATERIAL AND HYDROSTATIC FLOOD OPENINGS IN COMPLIANCE WITH NFIP CRITERIA WILL BE REQUIRED.
2. FINAL LOT GRADING SHALL DEMONSTRATE POSITIVE DRAINAGE TO REAR OF LOT.
3. FINAL LOT GRADING SHALL NOT ADVERSELY IMPACT ADJACENT PROPERTY. WHEN POSSIBLE, LOT LINE SWALES SHALL BE UTILIZED.



DEVELOPMENT SUMMARY

1. TOTAL SITE AREA: 2010.73 Ac.
2. INCREMENTAL MDP SITE AREA = 466.07 Ac.
3. DEVELOPMENT:
   - PHASE 1 = 333 SINGLE FAMILY UNITS
   - PHASE 2 = 230 SINGLE FAMILY UNITS
   - PHASE 3 = 270 SINGLE FAMILY UNITS
   - PHASE 4 = 160 SINGLE FAMILY UNITS
   - PHASE 5A = 101 SINGLE FAMILY UNITS
   - PHASE 5B & 5C = 218 SINGLE FAMILY UNITS
   - PHASE 6 = 104 SINGLE FAMILY UNITS
     - PHASE 1 = 89 SINGLE FAMILY UNITS
     - PHASE 2 = 15 SINGLE FAMILY UNITS
   - **TOTAL (THROUGH PHASE 6):1416 SFU**
4. POND AREA (T.O.B.) = 8.55 Ac.
5. NEIGHBORHOOD PARK = 0.68 Ac.
6. UPLAND BUFFERS = 18.63 Ac.*
7. WETLAND IMPACTS = 5.38 Ac.
8. WETLAND PRESERVATION = 341.36 Ac.
9. UPLAND PRESERVATION = 12.97 Ac.
10. BALD EAGLE MANAGEMENT
    LOT PRESERVATION = 1.83 Ac.
11. RIGHT-OF-WAY = 15.66 Ac.

* INCLUDES CLATTER BRIDGE BUFFER

PLANT LEGEND

TREES	COMMON NAME
+	'NATCHEZ' CRAPE MYRTLE
+	SOUTHERN LIVE OAK
+	ALLEE LACEBARK ELM

REFER TO SHEET 9A FOR GENERAL NOTES

LOT GRADING REQUIREMENTS:

1. GRADE LOT TO HOUSING AND URBAN DEVELOPMENT (HUD) GRADING REQUIREMENTS AS DESIGNED BY ENGINEER OF RECORD (MINIMUM 1% SLOPE) (LDC SECTION 6.04.06.H)
2. FLORIDA BUILDING CODE (R401.3) REQUIRES THAT GRADE AWAY FROM FOUNDATION WALL SHALL FALL 6 INCHES MINIMUM WITHIN FIRST 10 FEET.
3. FLORIDA BUILDING CODE (704) REQUIRES 6 INCHES CLEARANCE BETWEEN EXTERIOR WALL COVERINGS AND FINAL EARTH GRADE ON THE EXTERIOR OF BUILDINGS. PLEASE ANTICIPATE THAT WALL COVERINGS MAY EXTEND BELOW TOP OF SLAB LIMITING ELEVATION AVAILABLE TO MEET NOTE 1 & 2.
4. ALL THREE REQUIREMENTS MUST BE SATISFIED BEFORE LOT GRADING CAN BE APPROVED.

TREE INCHES TABLE

LOT NO.	NOMINAL LOT WIDTH	SF	40" / ACRE	STREET TREE INCHES	TOTAL TREE INCHES
1	90'	18376	17	4	21
2	90'	21545	20	4	24
3	90'	23718	22	4	26
4	90'	27954	26	4	30
5	90'	31684	29	4	33
6	90'	31472	29	4	33
7	90'	29863	27	4	31
8	90'	26457	24	4	28
9	105'	26695	25	4	29
10	105'	19616	18	4	22
11	90'	20278	19	4	23
12	90'	22727	21	4	25
13	95'	21911	20	4	24
14	95'	24060	22	4	26
15	90'	21155	19	4	23

DRAINAGE DIVIDE LINE
DRAINAGE SUB-DIVIDE LINE
STATE JURISDICTIONAL WETLAND LINE
FLOOD LINE
STATE JURISDICTIONAL WETLANDS
UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
CONCRETE SIDEWALK BY SITE CONTRACTOR
CONCRETE SIDEWALK BY BULDER
ASPHALT PAVEMENT
HEAVY DUTY ASPHALT PAVEMENT
NEIGHBORHOOD PARK
25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THATN 25'
50' AVERAGE CLATTER BRIDGE BUFFER
UPLAND PRESERVATION NON-FLUCCS
25.1 PROPOSED SPOT ELEVATION
25.1 EX EXISTING SPOT ELEVATION-DESIGN
5.5 EXISTING SPOT ELEVATION-SURVEY
10 EXISTING TOPOGRAPHY

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:49 AM, BY: CAD Test

REVISIONS:
2 ADDED NOTES/ REVISED TREE TABLE

ETM NO. 18-155	
DRAWN BY:	ESW
DESIGNED BY:	PPH
CHECKED BY:	PPH
DATE: MARCH 2020	

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

ETM VISION • EXPERIENCE • RESULTS

NEIGHBORHOOD SITE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
9B

t:\2018\18-155\LandDev\Design\Plots\18-155-NG.dwg

LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- STATE JURISDICTIONAL WETLAND LINE
- FLOOD LINE
- STATE JURISDICTIONAL WETLANDS
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- CONCRETE SIDEWALK BY BUILDER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THATN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS
- 25.1 PROPOSED SPOT ELEVATION
- 25.1 EX EXISTING SPOT ELEVATION-DESIGN
- 5.5 EXISTING SPOT ELEVATION-SURVEY
- 10 EXISTING TOPOGRAPHY

LOT GRADING REQUIREMENTS:

1. GRADE LOT TO HOUSING AND URBAN DEVELOPMENT (HUD) GRADING REQUIREMENTS AS DESIGNED BY ENGINEER OF RECORD (MINIMUM 1% SLOPE) (LDC SECTION 6.04.06.H)
2. FLORIDA BUILDING CODE (R401.3) REQUIRES THAT GRADE AWAY FROM FOUNDATION WALL SHALL FALL 6 INCHES MINIMUM WITHIN FIRST 10 FEET.
3. FLORIDA BUILDING CODE (704) REQUIRES 6 INCHES CLEARANCE BETWEEN EXTERIOR WALL COVERINGS AND FINAL EARTH GRADE ON THE EXTERIOR OF BUILDINGS. PLEASE ANTICIPATE THAT WALL COVERINGS MAY EXTEND BELOW TOP OF SLAB LIMITING ELEVATION AVAILABLE TO MEET NOTE 1 & 2.
4. ALL THREE REQUIREMENTS MUST BE SATISFIED BEFORE LOT GRADING CAN BE APPROVED.

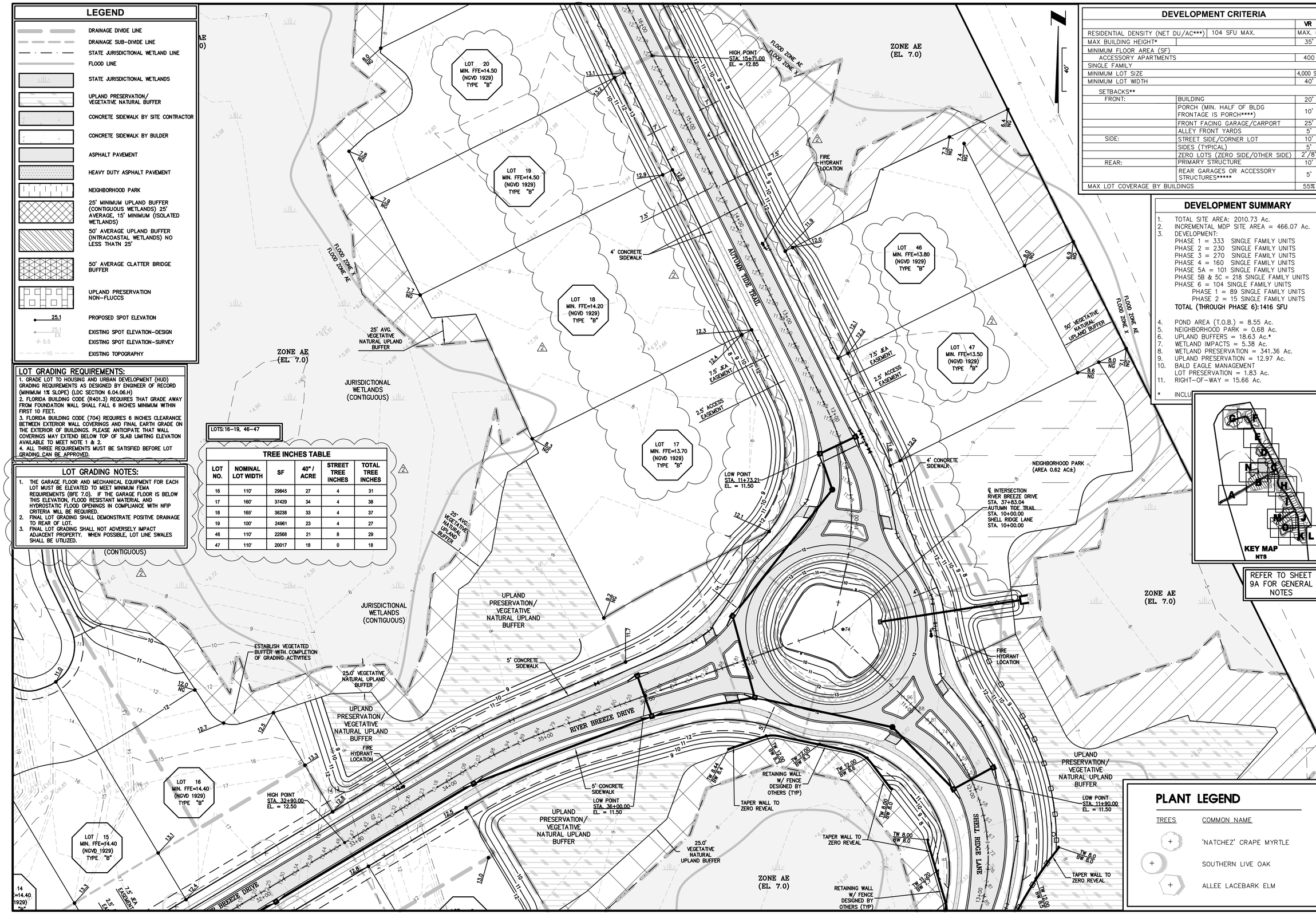
LOT GRADING NOTES:

1. THE GARAGE FLOOR AND MECHANICAL EQUIPMENT FOR EACH LOT MUST BE ELEVATED TO MEET MINIMUM FEMA REQUIREMENTS (BFE 7.0). IF THE GARAGE FLOOR IS BELOW THIS ELEVATION, FLOOD RESISTANT MATERIAL AND HYDROSTATIC FLOOD OPENINGS IN COMPLIANCE WITH NFIP CRITERIA WILL BE REQUIRED.
2. FINAL LOT GRADING SHALL DEMONSTRATE POSITIVE DRAINAGE TO REAR OF LOT.
3. FINAL LOT GRADING SHALL NOT ADVERSELY IMPACT ADJACENT PROPERTY. WHEN POSSIBLE, LOT LINE SWALES SHALL BE UTILIZED.

LOTS:16-19, 46-47

TREE INCHES TABLE

LOT NO.	NOMINAL LOT WIDTH	SF	40" / ACRE	STREET TREE INCHES	TOTAL TREE INCHES
16	110'	29845	27	4	31
17	160'	37429	34	4	38
18	165'	36238	33	4	37
19	100'	24961	23	4	27
46	110'	22568	21	8	29
47	110'	20017	18	0	18



PLANT LEGEND

TREES	COMMON NAME
+	'NATCHEZ' CRAPE MYRTLE
+	SOUTHERN LIVE OAK
+	ALLEE LACEBARK ELM

DEVELOPMENT CRITERIA

		VR
RESIDENTIAL DENSITY (NET DU/AC***)	104 SFU MAX.	MAX. 6
MAX BUILDING HEIGHT*		35'
MINIMUM FLOOR AREA (SF)		
ACCESSORY APARTMENTS		400
SINGLE FAMILY		
MINIMUM LOT SIZE		4,000 SF
MINIMUM LOT WIDTH		40'
SETBACKS**		
FRONT:	BUILDING	20'
	PORCH (MIN. HALF OF BLDG FRONTAGE IS PORCH****)	10'
	FRONT FACING GARAGE/CARPORT	25'
	ALLEY FRONT YARDS	5'
SIDE:	STREET SIDE/CORNER LOT	10'
	SIDES (TYPICAL)	5'
	ZERO LOTS (ZERO SIDE/OTHER SIDE)	2'/8'
REAR:	PRIMARY STRUCTURE	10'
	REAR GARAGES OR ACCESSORY STRUCTURES*****	5'
MAX LOT COVERAGE BY BUILDINGS		55%

DEVELOPMENT SUMMARY

1. TOTAL SITE AREA: 2010.73 Ac.
2. INCREMENTAL MDP SITE AREA = 466.07 Ac.
3. DEVELOPMENT:
   PHASE 1 = 333 SINGLE FAMILY UNITS
   PHASE 2 = 230 SINGLE FAMILY UNITS
   PHASE 3 = 270 SINGLE FAMILY UNITS
   PHASE 4 = 160 SINGLE FAMILY UNITS
   PHASE 5A = 101 SINGLE FAMILY UNITS
   PHASE 5B & 5C = 218 SINGLE FAMILY UNITS
   PHASE 6 = 104 SINGLE FAMILY UNITS
   PHASE 1 = 89 SINGLE FAMILY UNITS
   PHASE 2 = 15 SINGLE FAMILY UNITS
   TOTAL (THROUGH PHASE 6):1416 SFU
4. POND AREA (T.O.B.) = 8.55 Ac.
5. NEIGHBORHOOD PARK = 0.68 Ac.
6. UPLAND BUFFERS = 18.63 Ac.*
7. WETLAND IMPACTS = 5.38 Ac.
8. WETLAND PRESERVATION = 341.36 Ac.
9. UPLAND PRESERVATION = 12.97 Ac.
10. BALD EAGLE MANAGEMENT
    LOT PRESERVATION = 1.83 Ac.
11. RIGHT-OF-WAY = 15.66 Ac.

* INCLU

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:50 AM, BY: CAD Test

REVISIONS:
2 4/27/2021 REVISED GRADING / LOT BLOCKS/ ADDED NOTES/ REVISED TREE TABLE

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

ETM
VISION • EXPERIENCE • RESULTS

NEIGHBORHOOD SITE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
9C

t:\2018\18-155\LandDev\Design\Plots\18-155-NG.dwg

LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- STATE JURISDICTIONAL WETLAND LINE
- FLOOD LINE
- STATE JURISDICTIONAL WETLANDS
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- CONCRETE SIDEWALK BY BULDER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THATN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS
- 25.1 PROPOSED SPOT ELEVATION
- 25.1 EX EXISTING SPOT ELEVATION-DESIGN
- 5.5 EXISTING SPOT ELEVATION-SURVEY
- 10 EXISTING TOPOGRAPHY

REFER TO SHEET 9A FOR GENERAL NOTES

LOT GRADING REQUIREMENTS:

1. GRADE LOT TO HOUSING AND URBAN DEVELOPMENT (HUD) GRADING REQUIREMENTS AS DESIGNED BY ENGINEER OF RECORD (MINIMUM 1% SLOPE) (LDC SECTION 6.04.06.H)
2. FLORIDA BUILDING CODE (R401.3) REQUIRES THAT GRADE AWAY FROM FOUNDATION WALL SHALL FALL 6 INCHES MINIMUM WITHIN FIRST 10 FEET.
3. FLORIDA BUILDING CODE (704) REQUIRES 6 INCHES CLEARANCE BETWEEN EXTERIOR WALL COVERINGS AND FINAL EARTH GRADE ON THE EXTERIOR OF BUILDINGS. PLEASE ANTICIPATE THAT WALL COVERINGS MAY EXTEND BELOW TOP OF SLAB LIMITING ELEVATION AVAILABLE TO MEET NOTE 1 & 2.
4. ALL THREE REQUIREMENTS MUST BE SATISFIED BEFORE LOT GRADING CAN BE APPROVED.

DEVELOPMENT SUMMARY

1. TOTAL SITE AREA: 2010.73 Ac.
2. INCREMENTAL MDP SITE AREA = 466.07 Ac.
3. DEVELOPMENT:
   - PHASE 1 = 333 SINGLE FAMILY UNITS
   - PHASE 2 = 230 SINGLE FAMILY UNITS
   - PHASE 3 = 270 SINGLE FAMILY UNITS
   - PHASE 4 = 160 SINGLE FAMILY UNITS
   - PHASE 5A = 101 SINGLE FAMILY UNITS
   - PHASE 5B & 5C = 218 SINGLE FAMILY UNITS
   - PHASE 6 = 104 SINGLE FAMILY UNITS
     - PHASE 1 = 89 SINGLE FAMILY UNITS
     - PHASE 2 = 15 SINGLE FAMILY UNITS
   - **TOTAL (THROUGH PHASE 6):1416 SFU**
4. POND AREA (T.O.B.) = 8.55 Ac.
5. NEIGHBORHOOD PARK = 0.68 Ac.
6. UPLAND BUFFERS = 18.63 Ac.*
7. WETLAND IMPACTS = 5.38 Ac.
8. WETLAND PRESERVATION = 341.36 Ac.
9. UPLAND PRESERVATION = 12.97 Ac.
10. BALD EAGLE MANAGEMENT LOT PRESERVATION = 1.83 Ac.
11. RIGHT-OF-WAY = 15.66 Ac.

STORMWATER MANAGEMENT FACILITY NO. 2

TOB EL. = 11.00 (1.00 Ac.±)	
NWL EL. = 7.50 (0.74 Ac.±)	
BOT EL. = -4.50 (0.25 Ac.±)	
DHW (25 yr) = 9.40	
DHW (5 yr) = 8.90	
DHW (3 yr) = 8.78	
DHW (MA) = 8.64	

LOT GRADING NOTES:

1. THE GARAGE FLOOR AND MECHANICAL EQUIPMENT FOR EACH LOT MUST BE ELEVATED TO MEET MINIMUM FEMA REQUIREMENTS (BFE 7.0). IF THE GARAGE FLOOR IS BELOW THIS ELEVATION, FLOOD RESISTANT MATERIAL AND HYDROSTATIC FLOOD OPENINGS IN COMPLIANCE WITH NFIP CRITERIA WILL BE REQUIRED.
2. FINAL LOT GRADING SHALL DEMONSTRATE POSITIVE DRAINAGE TO REAR OF LOT.
3. FINAL LOT GRADING SHALL NOT ADVERSELY IMPACT ADJACENT PROPERTY. WHEN POSSIBLE, LOT LINE SWALES SHALL BE UTILIZED.

DEVELOPMENT CRITERIA

		VR
RESIDENTIAL DENSITY (NET DU/AC***)	104 SFU MAX.	MAX. 6
MAX BUILDING HEIGHT*		35'
MINIMUM FLOOR AREA (SF)		
ACCESSORY APARTMENTS		400
SINGLE FAMILY		
MINIMUM LOT SIZE		4,000 SF
MINIMUM LOT WIDTH		40'
SETBACKS**		
FRONT:	BUILDING	20'
	PORCH (MIN. HALF OF BLDG FRONTAGE IS PORCH****)	10'
	FRONT FACING GARAGE/CARPORT	25'
	ALLEY FRONT YARDS	5'
SIDE:	STREET SIDE/CORNER LOT	10'
	SIDES (TYPICAL)	5'
	ZERO LOTS (ZERO SIDE/OTHER SIDE)	2'/8'
REAR:	PRIMARY STRUCTURE	10'
	REAR GARAGES OR ACCESSORY STRUCTURES*****	5'
MAX LOT COVERAGE BY BUILDINGS		55%

PLANT LEGEND

TREES	COMMON NAME
	'NATCHEZ' CRAPE MYRTLE
	SOUTHERN LIVE OAK
	ALLEE LACEBARK ELM

LOTS: 20-25, 43-45

TREE INCHES TABLE

LOT NO.	NOMINAL LOT WIDTH	SF	40" / ACRE	STREET TREE INCHES	TOTAL TREE INCHES
20	120'	25175	23	4	27
21	135'	23540	22	4	26
22	110'	27062	25	4	29
23	110'	28111	24	4	28
24	110'	23431	22	4	26
25	120'	22571	21	4	25
43	120'	23879	22	4	26
44	120'	21903	20	4	24
45	135'	26388	24	4	28

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:50 AM, BY: CAD Test

REVISIONS:
4/21/2021 REVISED GRADING/ LOT BLOCKS/ PHASE LINES/ REVISED TREE TABLE/ ADDED PHASE LINE

ETM NO. 18-155	
DRAWN BY:	ESW
DESIGNED BY:	PPH
CHECKED BY:	PPH
DATE: MARCH 2020	

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

NEIGHBORHOOD SITE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
9D

t:\2018\18-155\LandDev\Design\Plots\18-155-NG.dwg

GENERAL NOTES:

1. ALL PROPOSED CORNER ELEVATIONS SHALL BE AS FOLLOWS:
   A. BACK CORNER LOT ELEVATIONS ARE AT NATURAL GROUND UNLESS OTHERWISE NOTED OR WHERE FILLING IS REQUIRED TO OBTAIN 1% SLOPE.
2. CONTRACTOR TO REMOVE UNSUITABLE MATERIAL UNDER HOUSE PADS IN ACCORDANCE WITH SOILS REPORT.
3. ELEVATIONS FROM THE MIDPOINT ON THE HIGH SIDE OF EACH LOT SHALL BE FROM FINISHED GRADE (TOP OF SOD ELEVATION).
4. MINIMUM FINISHED FLOOR ELEVATIONS DETERMINED BY 1 FOOT PLUS 0.1' (LENGTH SIDING EXTENDS BELOW FINISHED FLOOR). IF SIDING LENGTH EXTENDS GREATER THAN 0.1' BELOW FINISHED FLOOR, ADJUST FINISHED FLOOR ELEVATION UP ACCORDINGLY.
5. ANY LOT FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING ONE FOOT AND COMPACTED TO A MINIMUM DRY DENSITY OF 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180)
6. REFER TO LANDSCAPE SHEETS FOR MINIMUM LOT PLANTING AND REQUIRED PUD PLANTING.
7. REFER TO ARCHITECTURAL/ STRUCTURAL DRAWINGS FOR BUILDING STEM WALL DESIGN/ DETAILS.
8. NO PERMANENT STRUCTURE (I.E. BUILDING, ETC.) CAN BE PLACED WITHIN THE AREA BETWEEN THE RETAINING WALL AND DEMARCATION LINE. REFER TO STRUCTURAL PLANS FOR EXTENT OF REINFORCEMENT AND FINAL DEMARCATION LINE LOCATION.
9. CONTRACTOR SHALL OBTAIN STRUCTURAL DESIGN FOR ALL RETAINING WALLS FROM A LICENSED STRUCTURAL ENGINEER IN THE STATE OF FLORIDA.
10. CONTRACTOR SHALL OBTAIN ALL PERMITS ASSOCIATED WITH RETAINING WALL. CONTRACTOR TO COORDINATE LOCATION PRIOR TO CONSTRUCTION. STRUCTURAL DESIGN TO BE SUBMITTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
11. FINISHED BUILDING PAD EARTH GRADES TO BE THE FOUNDATION THICKNESS BELOW THE FOUNDATION FORM BOARDS.
12. SEE SHEET NUMBER 2 FOR GENERAL NOTES AND LEGEND.
13. FINISHED FLOOR ELEVATIONS GIVEN ON PLANS ARE MINIMUM. EXACT ELEVATION SHALL BE DETERMINED WHEN THE SIZE AND LOCATION OF BUILDING IS SET. (BY OTHERS)
14. "A" & "B" DENOTE STD. LOT TYPE GRADING (REFER TO GENERAL NOTES ON SHEET NO. 2). EXACT LOCATION OF SWALES SHALL BE DETERMINED WHEN THE SIZE AND LOCATION OF BUILDING IS SET (BY OTHERS).
15. BACK CORNERS OF LOTS ADJACENT TO PROJECT BOUNDARY OR BUFFERS ARE AT NATURAL GRADE ELEVATION (UNLESS OTHERWISE SHOWN).
16. FLOOD ZONE INFORMATION TAKEN FROM FEMA FLOOD INSURANCE RATE MAP FOR ST. JOHNS COUNTY, FLORIDA MAP NUMBER 12109C0095J DATED 12/07/2018. ENTIRE PROJECT BOUNDARY IS WITHIN ZONE AE SEE DWG. NO.7 – POST DEVELOPMENT MASTER DRAINAGE MAP (RIVER LANDING (F.K.A. TMV PH6–HYDRY))
17. FINISHED FLOOR ELEVATIONS ARE PRESENTED IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD). THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD) IS APPROXIMATELY 1.06' LOWER IN ELEVATION. [IE. ELEVATION 59.00 (NGVD) ≈ 57.94 (NAVD)] ALL ELEVATIONS CONTAINED IN THESE PLANS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD). REFER TO GENERAL NOTES (SHEET 2).
18. 70% OF NEWLY PLANTED TREES NEED TO BE CANOPY TREES.
19. NO MORE THAN 50% OF NEWLY PLANTED TREES CAN BE OF THE SAME SPECIES.
20. IRRIGATION SOURCE SHALL BE REUSE WATER AND NOT INCLUDE ANY WATER WELLS.
21. ALL HOUSES LARGER 5,000 S.F. MUST HAVE SPRINKLED FIRE PROTECTION.
22. THE UPLAND BUFFER IS TO REMAIN A NATURAL AND UNDISTURBED VEGETATIVE BUFFER. NO ACTIVITY OR ACCESSORY USE IS TO TAKE PLACE IN THIS BUFFER.
23. ENCROACHMENTS INCLUDING EAVES, WITHIN ANY PUBLIC OR PRIVATE DRAINAGE OR UTILITY EASEMENT IS PROHIBITED SECTION 6.04.06.F.7.D.

LOT GRADING REQUIREMENTS:

1. GRADE LOT TO HOUSING AND URBAN DEVELOPMENT (HUD) GRADING REQUIREMENTS AS DESIGNED BY ENGINEER OF RECORD (MINIMUM 1% SLOPE) (LDC SECTION 6.04.06.H)
2. FLORIDA BUILDING CODE (R401.3) REQUIRES THAT GRADE AWAY FROM FOUNDATION WALL SHALL FALL 6 INCHES MINIMUM WITHIN FIRST 10 FEET.
3. FLORIDA BUILDING CODE (704) REQUIRES 6 INCHES CLEARANCE BETWEEN EXTERIOR WALL COVERINGS AND FINAL EARTH GRADE ON THE EXTERIOR OF BUILDINGS. PLEASE ANTICIPATE THAT WALL COVERINGS MAY EXTEND BELOW TOP OF SLAB LIMITING ELEVATION AVAILABLE TO MEET NOTE 1 & 2.
4. ALL THREE REQUIREMENTS MUST BE SATISFIED BEFORE LOT GRADING CAN BE APPROVED.

LOT GRADING NOTES:

1. THE GARAGE FLOOR AND MECHANICAL EQUIPMENT FOR EACH LOT MUST BE ELEVATED TO MEET MINIMUM FEMA REQUIREMENTS (BFE 7.0). IF THE GARAGE FLOOR IS BELOW THIS ELEVATION, FLOOD RESISTANT MATERIAL AND HYDROSTATIC FLOOD OPENINGS IN COMPLIANCE WITH NFIP CRITERIA WILL BE REQUIRED.
2. FINAL LOT GRADING SHALL DEMONSTRATE POSITIVE DRAINAGE TO REAR OF LOT.
3. FINAL LOT GRADING SHALL NOT ADVERSELY IMPACT ADJACENT PROPERTY. WHEN POSSIBLE, LOT LINE SWALES SHALL BE UTILIZED.

DEVELOPMENT SUMMARY

1. TOTAL SITE AREA: 2010.73 Ac.
2. INCREMENTAL MDP SITE AREA = 466.07 Ac.
3. DEVELOPMENT:
   PHASE 1 = 333 SINGLE FAMILY UNITS
   PHASE 2 = 230 SINGLE FAMILY UNITS
   PHASE 3 = 270 SINGLE FAMILY UNITS
   PHASE 4 = 160 SINGLE FAMILY UNITS
   PHASE 5A = 101 SINGLE FAMILY UNITS
   PHASE 5B & 5C = 218 SINGLE FAMILY UNITS
   PHASE 6 = 104 SINGLE FAMILY UNITS
   PHASE 1 = 89 SINGLE FAMILY UNITS
   PHASE 2 = 15 SINGLE FAMILY UNITS
   TOTAL (THROUGH PHASE 6):1416 SFU
4. POND AREA (T.O.B.) = 8.55 Ac.
5. NEIGHBORHOOD PARK = 0.68 Ac.
6. UPLAND BUFFERS = 18.63 Ac.*
7. WETLAND IMPACTS = 5.38 Ac.
8. WETLAND PRESERVATION = 341.36 Ac.
9. UPLAND PRESERVATION = 12.97 Ac.
10. BALD EAGLE MANAGEMENT
    LOT PRESERVATION = 1.83 Ac.
11. RIGHT-OF-WAY = 15.66 Ac.

* INCLUDES CLATTER BRIDGE BUFFER

RIA

		VR
RESIDENTIAL DENSITY (NET DU/AC***)	104 SFU MAX.	MAX. 6
MAX BUILDING HEIGHT*		35'
MINIMUM FLOOR AREA (SF)		
ACCESSORY APARTMENTS		400
SINGLE FAMILY		
MINIMUM LOT SIZE		4,000 SF
MINIMUM LOT WIDTH		40'
SETBACKS**		
FRONT:	BUILDING	20'
	PORCH (MIN. HALF OF BLDG FRONTAGE IS PORCH****)	10'
	FRONT FACING GARAGE/CARPORT	25'
	ALLEY FRONT YARDS	5'
SIDE:	STREET SIDE/CORNER LOT	10'
	SIDES (TYPICAL)	5'
	ZERO LOTS (ZERO SIDE/OTHER SIDE)	2'/8'
REAR:	PRIMARY STRUCTURE	10'
	REAR GARAGES OR ACCESSORY STRUCTURES*****	5'
MAX LOT COVERAGE BY BUILDINGS		55%

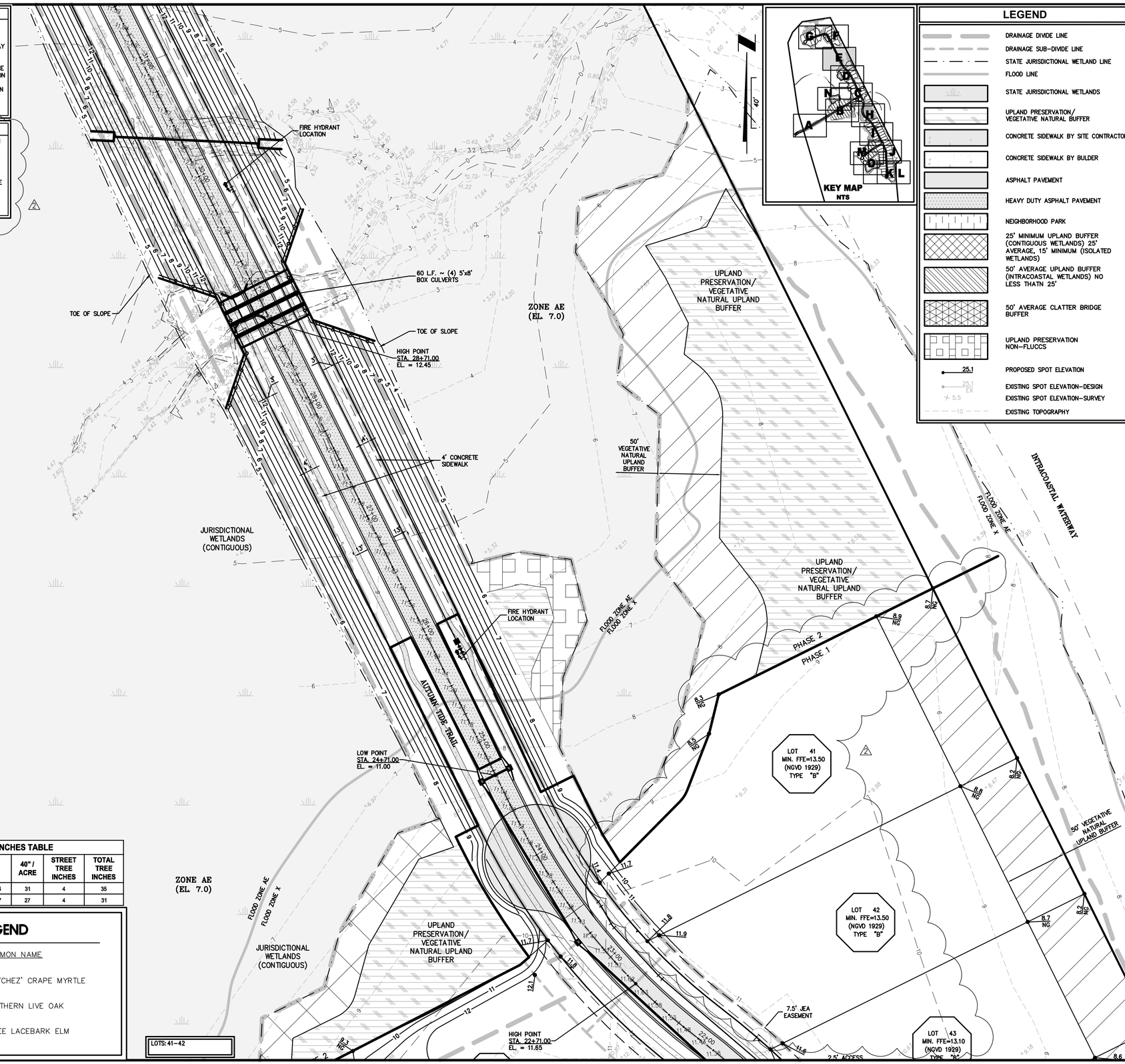
TREE INCHES TABLE

LOT NO.	NOMINAL LOT WIDTH	SF	40" / ACRE	STREET TREE INCHES	TOTAL TREE INCHES
41	120'	33684	31	4	35
42	120'	29087	27	4	31

PLANT LEGEND

TREES	COMMON NAME
	'NATCHEZ' CRAPE MYRTLE
	SOUTHERN LIVE OAK
	ALLEE LACEBARK ELM

LOTS: 41–42



LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- STATE JURISDICTIONAL WETLAND LINE
- FLOOD LINE
- STATE JURISDICTIONAL WETLANDS
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- CONCRETE SIDEWALK BY BULDER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THATN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS
- 25.1 PROPOSED SPOT ELEVATION
- 25.1 EX EXISTING SPOT ELEVATION–DESIGN
- 5.5 EXISTING SPOT ELEVATION–SURVEY
- EXISTING TOPOGRAPHY

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:50 AM, BY: CAD Test

REVISIONS:
2 ADDED 2021 REVISED GRADING / LOT BLOCKS/ ADDED NOTES/ ADDED PHASE LINE

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

ETM
VISION • EXPERIENCE • RESULTS

NEIGHBORHOOD SITE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
9E

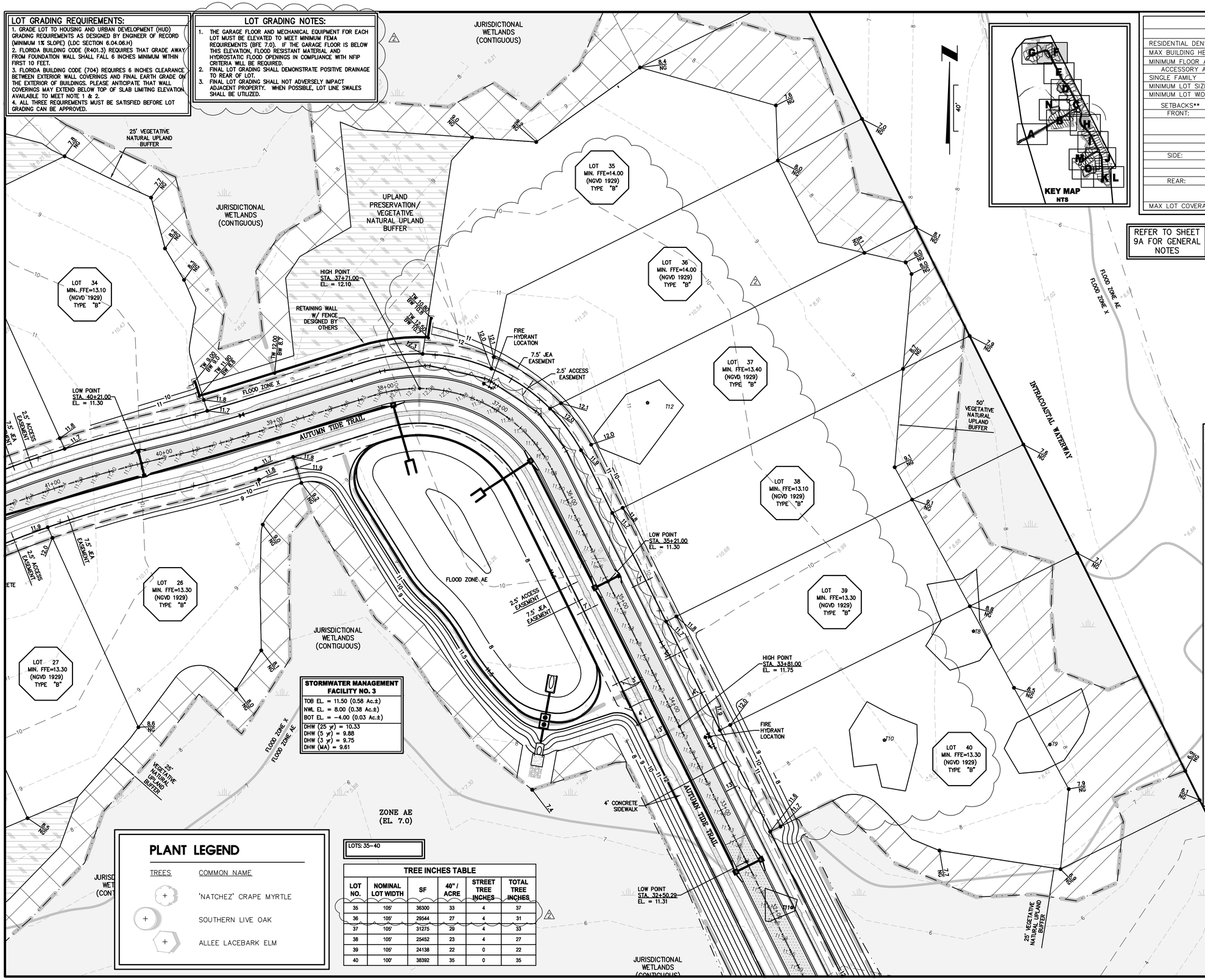
t:\2018\18-155\LandDev\Design\Plots\18-155-NG.dwg

LOT GRADING REQUIREMENTS:

1. GRADE LOT TO HOUSING AND URBAN DEVELOPMENT (HUD) GRADING REQUIREMENTS AS DESIGNED BY ENGINEER OF RECORD (MINIMUM 1% SLOPE) (LDC SECTION 6.04.06.H)
2. FLORIDA BUILDING CODE (R401.3) REQUIRES THAT GRADE AWAY FROM FOUNDATION WALL SHALL FALL 6 INCHES MINIMUM WITHIN FIRST 10 FEET.
3. FLORIDA BUILDING CODE (704) REQUIRES 6 INCHES CLEARANCE BETWEEN EXTERIOR WALL COVERINGS AND FINAL EARTH GRADE ON THE EXTERIOR OF BUILDINGS. PLEASE ANTICIPATE THAT WALL COVERINGS MAY EXTEND BELOW TOP OF SLAB LIMITING ELEVATION AVAILABLE TO MEET NOTE 1 & 2.
4. ALL THREE REQUIREMENTS MUST BE SATISFIED BEFORE LOT GRADING CAN BE APPROVED.

LOT GRADING NOTES:

1. THE GARAGE FLOOR AND MECHANICAL EQUIPMENT FOR EACH LOT MUST BE ELEVATED TO MEET MINIMUM FEMA REQUIREMENTS (BFE 7.0). IF THE GARAGE FLOOR IS BELOW THIS ELEVATION, FLOOD RESISTANT MATERIAL AND HYDROSTATIC FLOOD OPENINGS IN COMPLIANCE WITH NFIP CRITERIA WILL BE REQUIRED.
2. FINAL LOT GRADING SHALL DEMONSTRATE POSITIVE DRAINAGE TO REAR OF LOT.
3. FINAL LOT GRADING SHALL NOT ADVERSELY IMPACT ADJACENT PROPERTY. WHEN POSSIBLE, LOT LINE SWALES SHALL BE UTILIZED.



REFER TO SHEET 9A FOR GENERAL NOTES

DEVELOPMENT CRITERIA

		VR
RESIDENTIAL DENSITY (NET DU/AC***)	104 SFU MAX.	MAX. 6
MAX BUILDING HEIGHT*		35'
MINIMUM FLOOR AREA (SF)		
ACCESSORY APARTMENTS		400
SINGLE FAMILY		
MINIMUM LOT SIZE		4,000 SF
MINIMUM LOT WIDTH		40'
SETBACKS**		
FRONT:	BUILDING	20'
	PORCH (MIN. HALF OF BLDG FRONTAGE IS PORCH****)	10'
	FRONT FACING GARAGE/CARPORT	25'
	ALLEY FRONT YARDS	5'
SIDE:	STREET SIDE/CORNER LOT	10'
	SIDES (TYPICAL)	5'
	ZERO LOTS (ZERO SIDE/OTHER SIDE)	2'/8'
REAR:	PRIMARY STRUCTURE	10'
	REAR GARAGES OR ACCESSORY STRUCTURES*****	5'
MAX LOT COVERAGE BY BUILDINGS		55%

DEVELOPMENT SUMMARY

1. TOTAL SITE AREA: 2010.73 Ac.
2. INCREMENTAL MDP SITE AREA = 466.07 Ac.
3. DEVELOPMENT:
   PHASE 1 = 333 SINGLE FAMILY UNITS
   PHASE 2 = 230 SINGLE FAMILY UNITS
   PHASE 3 = 270 SINGLE FAMILY UNITS
   PHASE 4 = 160 SINGLE FAMILY UNITS
   PHASE 5A = 101 SINGLE FAMILY UNITS
   PHASE 5B & 5C = 218 SINGLE FAMILY UNITS
   PHASE 6 = 104 SINGLE FAMILY UNITS
   PHASE 1 = 89 SINGLE FAMILY UNITS
   PHASE 2 = 15 SINGLE FAMILY UNITS
   TOTAL (THROUGH PHASE 6):1416 SFU
4. POND AREA (T.O.B.) = 8.55 Ac.
5. NEIGHBORHOOD PARK = 0.68 Ac.
6. UPLAND BUFFERS = 18.63 Ac.*
7. WETLAND IMPACTS = 5.38 Ac.
8. WETLAND PRESERVATION = 341.36 Ac.
9. UPLAND PRESERVATION = 12.97 Ac.
10. BALD EAGLE MANAGEMENT
    LOT PRESERVATION = 1.83 Ac.
11. RIGHT-OF-WAY = 15.66 Ac.

* INCLUDES CLATTER BRIDGE BUFFER

STORMWATER MANAGEMENT FACILITY NO. 3

TOB EL. = 11.50 (0.58 Ac.±)
NWL EL. = 8.00 (0.38 Ac.±)
BOT EL. = -4.00 (0.03 Ac.±)
DHW (25 yr) = 10.33
DHW (5 yr) = 9.88
DHW (3 yr) = 9.75
DHW (MA) = 9.61

PLANT LEGEND

TREES	COMMON NAME
	'NATCHEZ' CRAPE MYRTLE
	SOUTHERN LIVE OAK
	ALLEE LACEBARK ELM

LOTS: 35-40

TREE INCHES TABLE

LOT NO.	NOMINAL LOT WIDTH	SF	40" / ACRE	STREET TREE INCHES	TOTAL TREE INCHES
35	105'	36300	33	4	37
36	105'	28544	27	4	31
37	105'	31275	29	4	33
38	105'	25452	23	4	27
39	105'	24138	22	0	22
40	100'	38392	35	0	35

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- STATE JURISDICTIONAL WETLAND LINE
- FLOOD LINE
- STATE JURISDICTIONAL WETLANDS
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- CONCRETE SIDEWALK BY BULDER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THATN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS
- 25.1 PROPOSED SPOT ELEVATION
- 25.1 EX EXISTING SPOT ELEVATION-DESIGN
- 5.5 EXISTING SPOT ELEVATION-SURVEY
- 10 EXISTING TOPOGRAPHY

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:51 AM, BY: CAD Test

REVISIONS:
2 4/27/2021 REVISED GRADING/ LOT BLOCKS/ ADDED NOTES/ REVISED TREE TABLE

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316
VISION • EXPERIENCE • RESULTS

NEIGHBORHOOD SITE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
9F

t:\2018\18-155\LandDev\Design\Plots\18-155-NG.dwg

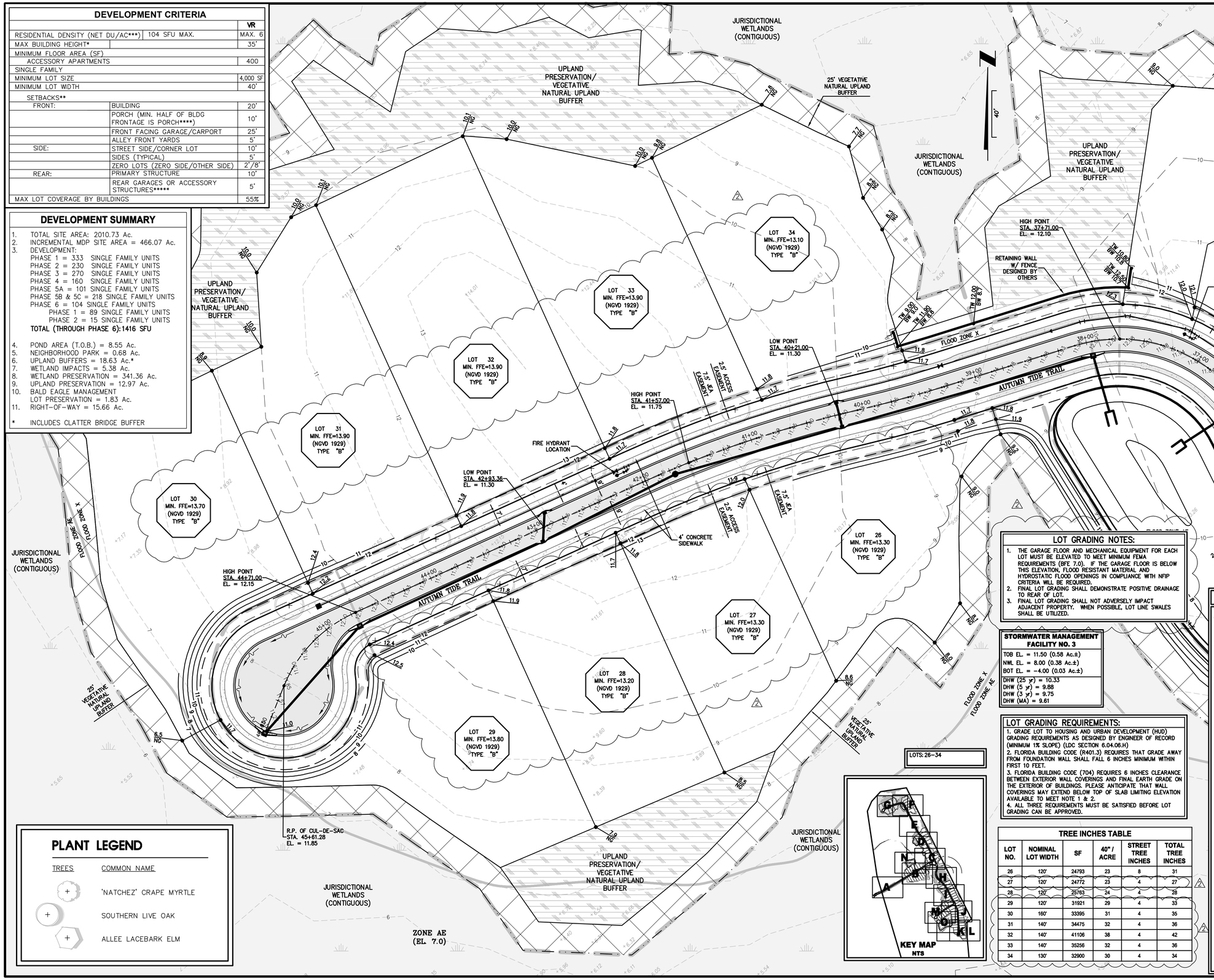
DEVELOPMENT CRITERIA

		VR
RESIDENTIAL DENSITY (NET DU/AC***)	104 SFU MAX.	MAX. 6
MAX BUILDING HEIGHT*		35'
MINIMUM FLOOR AREA (SF)		
ACCESSORY APARTMENTS		400
SINGLE FAMILY		
MINIMUM LOT SIZE		4,000 SF
MINIMUM LOT WIDTH		40'
SETBACKS**		
FRONT:	BUILDING	20'
	PORCH (MIN. HALF OF BLDG FRONTAGE IS PORCH****)	10'
	FRONT FACING GARAGE/CARPORT	25'
	ALLEY FRONT YARDS	5'
SIDE:	STREET SIDE/CORNER LOT	10'
	SIDES (TYPICAL)	5'
	ZERO LOTS (ZERO SIDE/OTHER SIDE)	2'/8'
REAR:	PRIMARY STRUCTURE	10'
	REAR GARAGES OR ACCESSORY STRUCTURES*****	5'
MAX LOT COVERAGE BY BUILDINGS		55%

DEVELOPMENT SUMMARY

1. TOTAL SITE AREA: 2010.73 Ac.
2. INCREMENTAL MDP SITE AREA = 466.07 Ac.
3. DEVELOPMENT:
   PHASE 1 = 333 SINGLE FAMILY UNITS
   PHASE 2 = 230 SINGLE FAMILY UNITS
   PHASE 3 = 270 SINGLE FAMILY UNITS
   PHASE 4 = 160 SINGLE FAMILY UNITS
   PHASE 5A = 101 SINGLE FAMILY UNITS
   PHASE 5B & 5C = 218 SINGLE FAMILY UNITS
   PHASE 6 = 104 SINGLE FAMILY UNITS
   PHASE 1 = 89 SINGLE FAMILY UNITS
   PHASE 2 = 15 SINGLE FAMILY UNITS
   TOTAL (THROUGH PHASE 6):1416 SFU
4. POND AREA (T.O.B.) = 8.55 Ac.
5. NEIGHBORHOOD PARK = 0.68 Ac.
6. UPLAND BUFFERS = 18.63 Ac.*
7. WETLAND IMPACTS = 5.38 Ac.
8. WETLAND PRESERVATION = 341.36 Ac.
9. UPLAND PRESERVATION = 12.97 Ac.
10. BALD EAGLE MANAGEMENT
    LOT PRESERVATION = 1.83 Ac.
11. RIGHT-OF-WAY = 15.66 Ac.

* INCLUDES CLATTER BRIDGE BUFFER



PLANT LEGEND

TREES	COMMON NAME
+	'NATCHEZ' CRAPE MYRTLE
+	SOUTHERN LIVE OAK
+	ALLEE LACEBARK ELM

GENERAL NOTES:

1. ALL PROPOSED CORNER ELEVATIONS SHALL BE AS FOLLOWS:
   A. BACK CORNER LOT ELEVATIONS ARE AT NATURAL GROUND UNLESS OTHERWSE NOTED OR WHERE FILLING IS REQUIRED TO OBTAIN 1% SLOPE.
2. CONTRACTOR TO REMOVE UNSUITABLE MATERIAL UNDER HOUSE PADS IN ACCORDANCE WITH SOILS REPORT.
3. ELEVATIONS FROM THE MIDPOINT ON THE HIGH SIDE OF EACH LOT SHALL BE FROM FINISHED GRADE (TOP OF SOD ELEVATION).
4. MINIMUM FINISHED FLOOR ELEVATIONS DETERMINED BY 1 FOOT PLUS 0.1' (LENGTH SIDING EXTENDS BELOW FINISHED FLOOR). IF SIDING LENGTH EXTENDS GREATER THAN 0.1' BELOW FINISHED FLOOR, ADJUST FINISHED FLOOR ELEVATION UP ACCORDINGLY.
5. ANY LOT FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING ONE FOOT AND COMPACTED TO A MINIMUM DRY DENSITY OF 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180)
6. REFER TO LANDSCAPE SHEETS FOR MINIMUM LOT PLANTING AND REQUIRED PUD PLANTING.
7. REFER TO ARCHITECTURAL/ STRUCTURAL DRAWINGS FOR BUILDING STEM WALL DESIGN/ DETAILS.
8. NO PERMANENT STRUCTURE (I.E. BUILDING, ETC.) CAN BE PLACED WITHIN THE AREA BETWEEN THE RETAINING WALL AND DEMARCATION LINE. REFER TO STRUCTURAL PLANS FOR EXTENT OF REINFORCEMENT AND FINAL DEMARCATION LINE LOCATION.
9. CONTRACTOR SHALL OBTAIN STRUCTURAL DESIGN FOR ALL RETAINING WALLS FROM A LICENSED STRUCTURAL ENGINEER IN THE STATE OF FLORIDA.
10. CONTRACTOR SHALL OBTAIN ALL PERMITS ASSOCIATED WITH RETAINING WALL. CONTRACTOR TO COORDINATE LOCATION PRIOR TO CONSTRUCTION. STRUCTURAL DESIGN TO BE SUBMITTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
11. FINISHED BUILDING PAD EARTH GRADES TO BE THE FOUNDATION THICKNESS BELOW THE FOUNDATION FORM BOARDS.
12. SEE SHEET NUMBER 2 FOR GENERAL NOTES AND LEGEND.
13. FINISHED FLOOR ELEVATIONS GIVEN ON PLANS ARE MINIMUM. EXACT ELEVATION SHALL BE DETERMINED WHEN THE SIZE AND LOCATION OF BUILDING IS SET. (BY OTHERS)
14. "A" & "B" DENOTE STD. LOT TYPE GRADING (REFER TO GENERAL NOTES ON SHEET NO. 2). EXACT LOCATION OF SWALES SHALL BE DETERMINED WHEN THE SIZE AND LOCATION OF BUILDING IS SET (BY OTHERS).
15. BACK CORNERS OF LOTS ADJACENT TO PROJECT BOUNDARY OR BUFFERS ARE AT NATURAL GRADE ELEVATION (UNLESS OTHERWSE SHOWN).
16. FLOOD ZONE INFORMATION TAKEN FROM FEMA FLOOD INSURANCE RATE MAP FOR ST. JOHNS COUNTY, FLORIDA MAP NUMBER 12109C0095J DATED 12/07/2018. ENTIRE PROJECT BOUNDARY IS WITHIN ZONE AE SEE DWG. NO.7 – POST DEVELOPMENT MASTER DRAINAGE MAP (RIVER LANDING (F.K.A. TMV PH6–HYDRY))
17. FINISHED FLOOR ELEVATIONS ARE PRESENTED IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD). THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD) IS APPROXIMATELY 1.06' LOWER IN ELEVATION. [IE. ELEVATION 59.00 (NGVD) ≈ 57.94 (NAVD)] ALL ELEVATIONS CONTAINED IN THESE PLANS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD). REFER TO GENERAL NOTES (SHEET 2).
18. 70% OF NEWLY PLANTED TREES NEED TO BE CANOPY TREES.
19. NO MORE THAN 50% OF NEWLY PLANTED TREES CAN BE OF THE SAME SPECIES.
20. IRRIGATION SOURCE SHALL BE REUSE WATER AND NOT INCLUDE ANY WATER WELLS.
21. ALL HOUSES LARGER 5,000 S.F. MUST HAVE SPRINKLED FIRE PROTECTION.
22. THE UPLAND BUFFER IS TO REMAIN A NATURAL AND UNDISTURBED VEGETATIVE BUFFER. NO ACTIVITY OR ACCESSORY USE IS TO TAKE PLACE IN THIS BUFFER.
23. ENCROACHMENTS INCLUDING EAVES, WITHIN ANY PUBLIC OR PRIVATE DRAINAGE OR UTILITY EASEMENT IS PROHIBITED SECTION 6.04.06.F.7.D.

LOT GRADING NOTES:

1. THE GARAGE FLOOR AND MECHANICAL EQUIPMENT FOR EACH LOT MUST BE ELEVATED TO MEET MINIMUM FEMA REQUIREMENTS (BFE 7.0). IF THE GARAGE FLOOR IS BELOW THIS ELEVATION, FLOOD RESISTANT MATERIAL AND HYDROSTATIC FLOOD OPENINGS IN COMPLIANCE WITH NFIP CRITERIA WILL BE REQUIRED.
2. FINAL LOT GRADING SHALL DEMONSTRATE POSITIVE DRAINAGE TO REAR OF LOT.
3. FINAL LOT GRADING SHALL NOT ADVERSELY IMPACT ADJACENT PROPERTY. WHEN POSSIBLE, LOT LINE SWALES SHALL BE UTILIZED.

STORMWATER MANAGEMENT FACILITY NO. 3

TOB EL. = 11.50 (0.58 Ac.±)
NWL EL. = 8.00 (0.38 Ac.±)
BOT EL. = -4.00 (0.03 Ac.±)
DHW (25 yr) = 10.33
DHW (5 yr) = 9.88
DHW (3 yr) = 9.75
DHW (MA) = 9.61

LOT GRADING REQUIREMENTS:

1. GRADE LOT TO HOUSING AND URBAN DEVELOPMENT (HUD) GRADING REQUIREMENTS AS DESIGNED BY ENGINEER OF RECORD (MINIMUM 1% SLOPE) (LDC SECTION 6.04.06.H)
2. FLORIDA BUILDING CODE (R401.3) REQUIRES THAT GRADE AWAY FROM FOUNDATION WALL SHALL FALL 6 INCHES MINIMUM WITHIN FIRST 10 FEET.
3. FLORIDA BUILDING CODE (704) REQUIRES 6 INCHES CLEARANCE BETWEEN EXTERIOR WALL COVERINGS AND FINAL EARTH GRADE ON THE EXTERIOR OF BUILDINGS. PLEASE ANTICIPATE THAT WALL COVERINGS MAY EXTEND BELOW TOP OF SLAB LIMITING ELEVATION AVAILABLE TO MEET NOTE 1 & 2.
4. ALL THREE REQUIREMENTS MUST BE SATISFIED BEFORE LOT GRADING CAN BE APPROVED.

TREE INCHES TABLE

LOT NO.	NOMINAL LOT WIDTH	SF	40" / ACRE	STREET TREE INCHES	TOTAL TREE INCHES
26	120'	24793	23	8	31
27	120'	24772	23	4	27
28	120'	25763	24	4	28
29	120'	31921	29	4	33
30	160'	33395	31	4	35
31	140'	34475	32	4	36
32	140'	41106	38	4	42
33	140'	35256	32	4	36
34	130'	32900	30	4	34

LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- STATE JURISDICTIONAL WETLAND LINE
- FLOOD LINE
- STATE JURISDICTIONAL WETLANDS
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- CONCRETE SIDEWALK BY BULDER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THATN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS
- 25.1 PROPOSED SPOT ELEVATION
- 25.1 EX EXISTING SPOT ELEVATION-DESIGN
- 5.5 EXISTING SPOT ELEVATION-SURVEY
- 10 EXISTING TOPOGRAPHY

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:51 AM, BY: CAD Test

REVISIONS:
2 – 05/19/2021 REVISED GRADING/ LOT BLOCKS/ ADDED NOTES,/ REVISED TREE TABLE

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002684 LC - 0000316
VISION • EXPERIENCE • RESULTS

NEIGHBORHOOD SITE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
9G

t:\2018\18-155\LandDev\Design\Plots\18-155-NG.dwg

DEVELOPMENT CRITERIA

		VR
RESIDENTIAL DENSITY (NET DU/AC***)	104 SFU MAX.	MAX. 6
MAX BUILDING HEIGHT*		35'
MINIMUM FLOOR AREA (SF)		
ACCESSORY APARTMENTS		400
SINGLE FAMILY		
MINIMUM LOT SIZE		4,000 SF
MINIMUM LOT WIDTH		40'
SETBACKS**		
FRONT:	BUILDING	20'
	PORCH (MIN. HALF OF BLDG FRONTAGE IS PORCH****)	10'
	FRONT FACING GARAGE/CARPORT	25'
	ALLEY FRONT YARDS	5'
SIDE:	STREET SIDE/CORNER LOT	10'
	SIDES (TYPICAL)	5'
	ZERO LOTS (ZERO SIDE/OTHER SIDE)	2'/8'
REAR:	PRIMARY STRUCTURE	10'
	REAR GARAGES OR ACCESSORY STRUCTURES*****	5'
MAX LOT COVERAGE BY BUILDINGS		55%

DEVELOPMENT SUMMARY

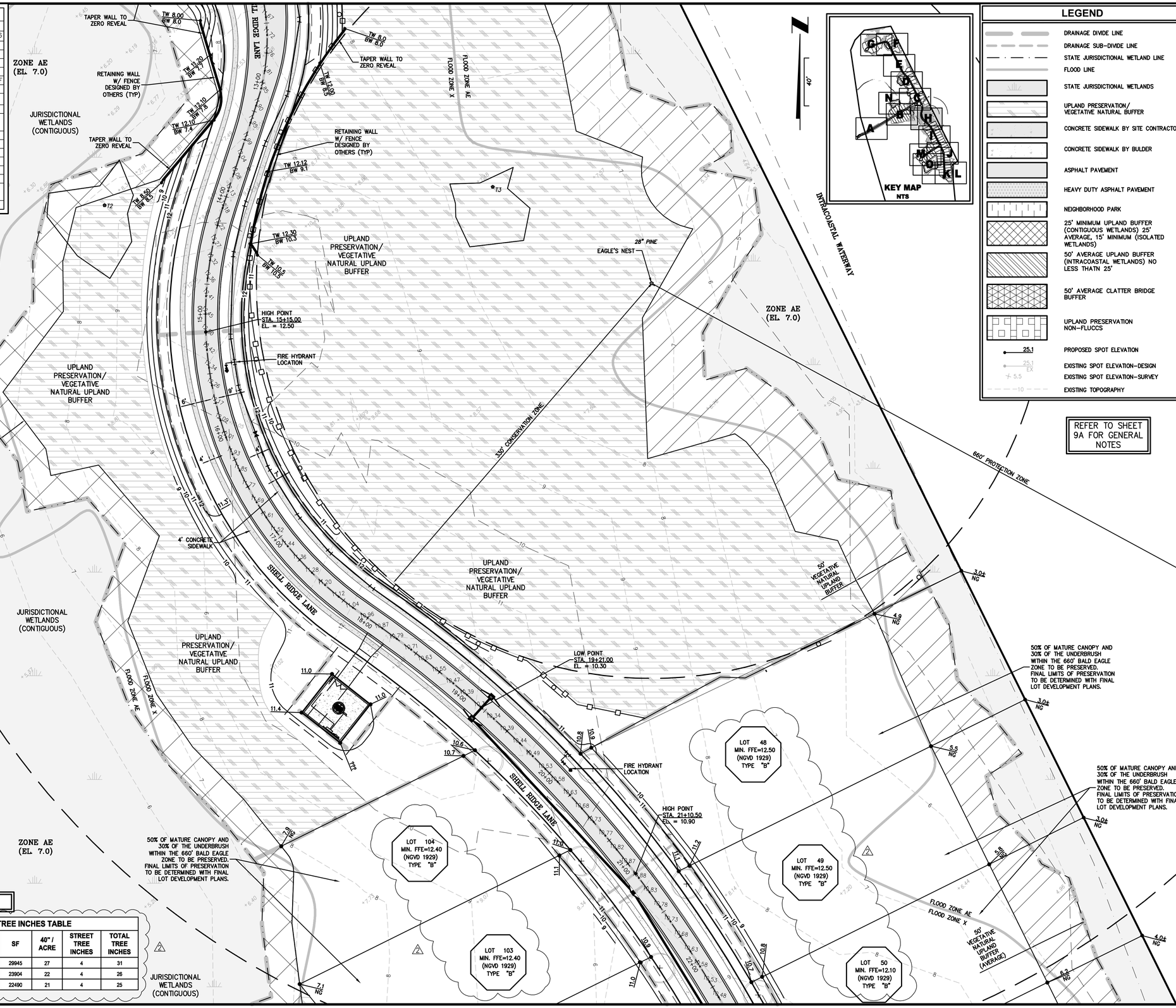
1. TOTAL SITE AREA: 2010.73 Ac.
2. INCREMENTAL MDP SITE AREA = 466.07 Ac.
3. DEVELOPMENT:
   PHASE 1 = 333 SINGLE FAMILY UNITS
   PHASE 2 = 230 SINGLE FAMILY UNITS
   PHASE 3 = 270 SINGLE FAMILY UNITS
   PHASE 4 = 160 SINGLE FAMILY UNITS
   PHASE 5A = 101 SINGLE FAMILY UNITS
   PHASE 5B & 5C = 218 SINGLE FAMILY UNITS
   PHASE 6 = 104 SINGLE FAMILY UNITS
   PHASE 1 = 89 SINGLE FAMILY UNITS
   PHASE 2 = 15 SINGLE FAMILY UNITS
   TOTAL (THROUGH PHASE 6):1416 SFU
4. POND AREA (T.O.B.) = 8.55 Ac.
5. NEIGHBORHOOD PARK = 0.68 Ac.
6. UPLAND BUFFERS = 18.63 Ac.*
7. WETLAND IMPACTS = 5.38 Ac.
8. WETLAND PRESERVATION = 341.36 Ac.
9. UPLAND PRESERVATION = 12.97 Ac.
10. BALD EAGLE MANAGEMENT LOT PRESERVATION = 1.83 Ac.
11. RIGHT-OF-WAY = 15.66 Ac.

* INCLUDES CLATTER BRIDGE BUFFER

1. GRADE LOT TO HOUSING AND URBAN DEVELOPMENT (HUD) GRADING REQUIREMENTS AS DESIGNED BY ENGINEER OF RECORD (MINIMUM 1% SLOPE) (LDC SECTION 6.04.06.H)
2. FLORIDA BUILDING CODE (R401.3) REQUIRES THAT GRADE AWAY FROM FOUNDATION WALL SHALL FALL 6 INCHES MINIMUM WITHIN FIRST 10 FEET.
3. FLORIDA BUILDING CODE (704) REQUIRES 6 INCHES CLEARANCE BETWEEN EXTERIOR WALL COVERINGS AND FINAL EARTH GRADE ON THE EXTERIOR OF BUILDINGS. PLEASE ANTICIPATE THAT WALL COVERINGS MAY EXTEND BELOW TOP OF SLAB LIMITING ELEVATION AVAILABLE TO MEET NOTE 1 & 2.
4. ALL THREE REQUIREMENTS MUST BE SATISFIED BEFORE LOT GRADING CAN BE APPROVED.

LOT GRADING NOTES:

1. THE GARAGE FLOOR AND MECHANICAL EQUIPMENT FOR EACH LOT MUST BE ELEVATED TO MEET MINIMUM FEMA REQUIREMENTS (BFE 7.0). IF THE GARAGE FLOOR IS BELOW THIS ELEVATION, FLOOD RESISTANT MATERIAL AND HYDROSTATIC FLOOD OPENINGS IN COMPLIANCE WITH NFIP CRITERIA WILL BE REQUIRED.
2. FINAL LOT GRADING SHALL DEMONSTRATE POSITIVE DRAINAGE TO REAR OF LOT.
3. FINAL LOT GRADING SHALL NOT ADVERSELY IMPACT ADJACENT PROPERTY. WHEN POSSIBLE, LOT LINE SWALES SHALL BE UTILIZED.



LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- STATE JURISDICTIONAL WETLAND LINE
- FLOOD LINE
- STATE JURISDICTIONAL WETLANDS
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- CONCRETE SIDEWALK BY BULDER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THATN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS
- 25.1 PROPOSED SPOT ELEVATION
- 25.1 EX EXISTING SPOT ELEVATION-DESIGN
- 5.5 EXISTING SPOT ELEVATION-SURVEY
- 10 EXISTING TOPOGRAPHY

PLANT LEGEND

TREES	COMMON NAME
	'NATCHEZ' CRAPE MYRTLE
	SOUTHERN LIVE OAK
	ALLEE LACEBARK ELM

LOTS: 48-49, 104

TREE INCHES TABLE

LOT NO.	NOMINAL LOT WIDTH	SF	40" / ACRE	STREET TREE INCHES	TOTAL TREE INCHES
48	115	29945	27	4	31
49	110	23904	22	4	26
104	105	22490	21	4	25

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:52 AM, BY: CAD Test

REVISIONS:
1 4/27/2021 REVISED GRADING / LOT BLOCKS/ ADDED NOTES/ REVISED TREE TABLE

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316
VISION • EXPERIENCE • RESULTS

NEIGHBORHOOD SITE PLAN

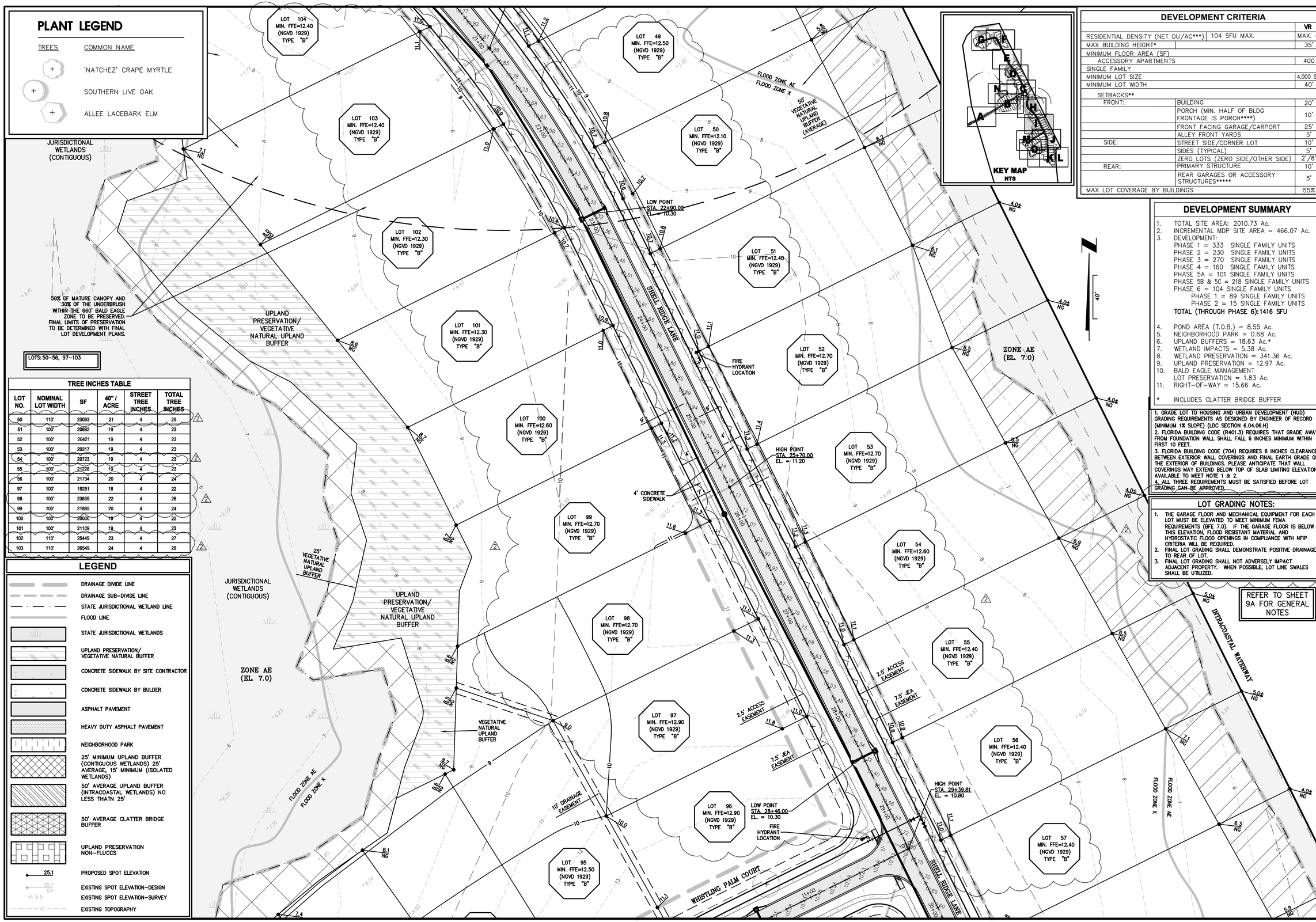
RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
9H

t:\2018\18-155\LandDev\Design\Plots\18-155-NG.dwg

PLANT LEGEND

TREES	COMMON NAME
+	'NATCHEZ' CRAPE MYRTLE
+	SOUTHERN LIVE OAK
+	ALLEE LACEBARK ELM



TREE INCHES TABLE

LOT NO.	NOMINAL LOT WIDTH	SF	40" / ACRE	STREET TREE INCHES	TOTAL TREE INCHES
50	110'	23063	21	4	25
51	100'	20892	19	4	23
52	100'	20421	19	4	23
53	100'	20217	19	4	23
54	100'	20723	19	4	23
55	100'	21228	19	4	23
56	100'	21734	20	4	24
97	100'	19251	18	4	22
98	100'	23639	22	4	26
99	100'	21885	20	4	24
100	100'	20000	18	4	22
101	100'	21109	19	4	23
102	110'	25449	23	4	27
103	110'	26549	24	4	28

LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- STATE JURISDICTIONAL WETLAND LINE
- FLOOD LINE
- STATE JURISDICTIONAL WETLANDS
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- CONCRETE SIDEWALK BY BULDER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THATN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS
- 25.1 PROPOSED SPOT ELEVATION
- 25.1 EX EXISTING SPOT ELEVATION-DESIGN
- 5.5 EXISTING SPOT ELEVATION-SURVEY
- 10 EXISTING TOPOGRAPHY

DEVELOPMENT CRITERIA

		VR
RESIDENTIAL DENSITY (NET DU/AC***)	104 SFU MAX.	MAX. 6
MAX BUILDING HEIGHT*		35'
MINIMUM FLOOR AREA (SF)		
ACCESSORY APARTMENTS		400
SINGLE FAMILY		
MINIMUM LOT SIZE		4,000 SF
MINIMUM LOT WIDTH		40'
SETBACKS**		
FRONT:	BUILDING	20'
	PORCH (MIN. HALF OF BLDG FRONTAGE IS PORCH****)	10'
	FRONT FACING GARAGE/CARPORT	25'
	ALLEY FRONT YARDS	5'
SIDE:	STREET SIDE/CORNER LOT	10'
	SIDES (TYPICAL)	5'
	ZERO LOTS (ZERO SIDE/OTHER SIDE)	2'/8'
REAR:	PRIMARY STRUCTURE	10'
	REAR GARAGES OR ACCESSORY STRUCTURES*****	5'
MAX LOT COVERAGE BY BUILDINGS		55%

DEVELOPMENT SUMMARY

1. TOTAL SITE AREA: 2010.73 Ac.
2. INCREMENTAL MDP SITE AREA = 466.07 Ac.
3. DEVELOPMENT:
   PHASE 1 = 333 SINGLE FAMILY UNITS
   PHASE 2 = 230 SINGLE FAMILY UNITS
   PHASE 3 = 270 SINGLE FAMILY UNITS
   PHASE 4 = 160 SINGLE FAMILY UNITS
   PHASE 5A = 101 SINGLE FAMILY UNITS
   PHASE 5B & 5C = 218 SINGLE FAMILY UNITS
   PHASE 6 = 104 SINGLE FAMILY UNITS
   PHASE 1 = 89 SINGLE FAMILY UNITS
   PHASE 2 = 15 SINGLE FAMILY UNITS
   TOTAL (THROUGH PHASE 6):1416 SFU
4. POND AREA (T.O.B.) = 8.55 Ac.
5. NEIGHBORHOOD PARK = 0.68 Ac.
6. UPLAND BUFFERS = 18.63 Ac.*
7. WETLAND IMPACTS = 5.38 Ac.
8. WETLAND PRESERVATION = 341.36 Ac.
9. UPLAND PRESERVATION = 12.97 Ac.
10. BALD EAGLE MANAGEMENT
    LOT PRESERVATION = 1.83 Ac.
11. RIGHT-OF-WAY = 15.66 Ac.

* INCLUDES CLATTER BRIDGE BUFFER

1. GRADE LOT TO HOUSING AND URBAN DEVELOPMENT (HUD) GRADING REQUIREMENTS AS DESIGNED BY ENGINEER OF RECORD (MINIMUM 1% SLOPE) (LDC SECTION 6.04.06.H)
2. FLORIDA BUILDING CODE (R401.3) REQUIRES THAT GRADE AWAY FROM FOUNDATION WALL SHALL FALL 6 INCHES MINIMUM WITHIN FIRST 10 FEET.
3. FLORIDA BUILDING CODE (704) REQUIRES 6 INCHES CLEARANCE BETWEEN EXTERIOR WALL COVERINGS AND FINAL EARTH GRADE ON THE EXTERIOR OF BUILDINGS. PLEASE ANTICIPATE THAT WALL COVERINGS MAY EXTEND BELOW TOP OF SLAB LIMITING ELEVATION AVAILABLE TO MEET NOTE 1 & 2.
4. ALL THREE REQUIREMENTS MUST BE SATISFIED BEFORE LOT GRADING CAN BE APPROVED.

LOT GRADING NOTES:

1. THE GARAGE FLOOR AND MECHANICAL EQUIPMENT FOR EACH LOT MUST BE ELEVATED TO MEET MINIMUM FEMA REQUIREMENTS (BFE 7.0). IF THE GARAGE FLOOR IS BELOW THIS ELEVATION, FLOOD RESISTANT MATERIAL AND HYDROSTATIC FLOOD OPENINGS IN COMPLIANCE WITH NFIP CRITERIA WILL BE REQUIRED.
2. FINAL LOT GRADING SHALL DEMONSTRATE POSITIVE DRAINAGE TO REAR OF LOT.
3. FINAL LOT GRADING SHALL NOT ADVERSELY IMPACT ADJACENT PROPERTY. WHEN POSSIBLE, LOT LINE SWALES SHALL BE UTILIZED.

REFER TO SHEET 9A FOR GENERAL NOTES

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:52 AM, BY: CAD Test

REVISIONS:
2 4/27/21 REVISED GRADING/ LOT BLOCKS/ ADDED NOTES/ REVISED TREE TABLE

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

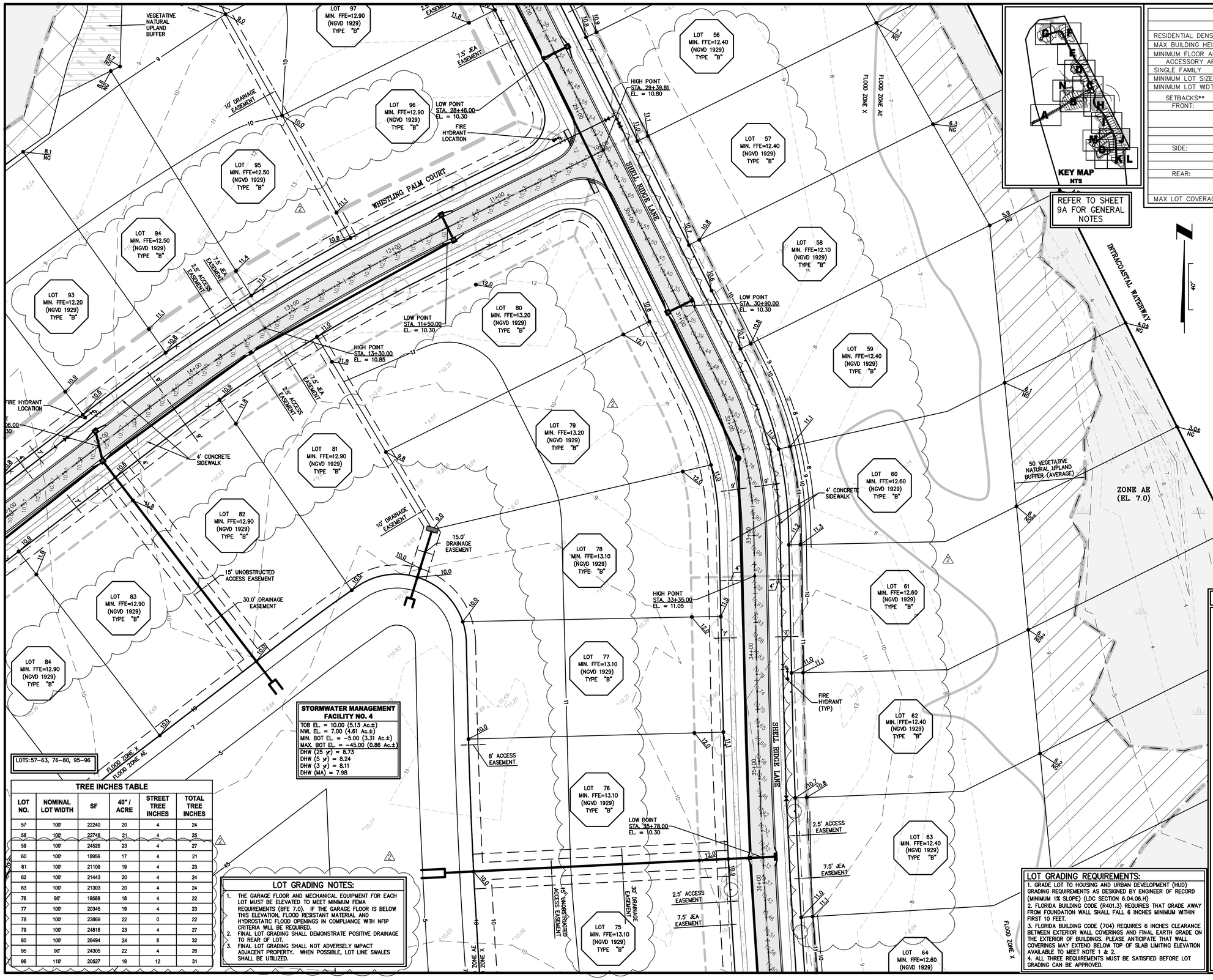
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

NEIGHBORHOOD SITE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
9I

t:\2018\18-155\LandDev\Design\Plots\18-155-NG.dwg



DEVELOPMENT CRITERIA

		VR
RESIDENTIAL DENSITY (NET DU/AC***)	104 SFU MAX.	MAX. 6
MAX BUILDING HEIGHT*		35'
MINIMUM FLOOR AREA (SF)		
ACCESSORY APARTMENTS		400
SINGLE FAMILY		
MINIMUM LOT SIZE		4,000 SF
MINIMUM LOT WIDTH		40'
SETBACKS**		
FRONT:	BUILDING	20'
	PORCH (MIN. HALF OF BLDG FRONTAGE IS PORCH****)	10'
	FRONT FACING GARAGE/CARPORT	25'
	ALLEY FRONT YARDS	5'
SIDE:	STREET SIDE/CORNER LOT	10'
	SIDES (TYPICAL)	5'
	ZERO LOTS (ZERO SIDE/OTHER SIDE)	2'/8'
REAR:	PRIMARY STRUCTURE	10'
	REAR GARAGES OR ACCESSORY STRUCTURES*****	5'
MAX LOT COVERAGE BY BUILDINGS		55%

DEVELOPMENT SUMMARY

1. TOTAL SITE AREA: 2010.73 Ac.
2. INCREMENTAL MDP SITE AREA = 466.07 Ac.
3. DEVELOPMENT:
   PHASE 1 = 333 SINGLE FAMILY UNITS
   PHASE 2 = 230 SINGLE FAMILY UNITS
   PHASE 3 = 270 SINGLE FAMILY UNITS
   PHASE 4 = 160 SINGLE FAMILY UNITS
   PHASE 5A = 101 SINGLE FAMILY UNITS
   PHASE 5B & 5C = 218 SINGLE FAMILY UNITS
   PHASE 6 = 104 SINGLE FAMILY UNITS
   PHASE 1 = 89 SINGLE FAMILY UNITS
   PHASE 2 = 15 SINGLE FAMILY UNITS
   TOTAL (THROUGH PHASE 6):1416 SFU
4. POND AREA (T.O.B.) = 8.55 Ac.
5. NEIGHBORHOOD PARK = 0.68 Ac.
6. UPLAND BUFFERS = 18.63 Ac.*
7. WETLAND IMPACTS = 5.38 Ac.
8. WETLAND PRESERVATION = 341.36 Ac.
9. UPLAND PRESERVATION = 12.97 Ac.
10. BALD EAGLE MANAGEMENT
    LOT PRESERVATION = 1.83 Ac.
11. RIGHT-OF-WAY = 15.66 Ac.

* INCLUDES CLATTER BRIDGE BUFFER

PLANT LEGEND

TREES	COMMON NAME
+	'NATCHEZ' CRAPE MYRTLE
+	SOUTHERN LIVE OAK
+	ALLEE LACEBARK ELM

LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- STATE JURISDICTIONAL WETLAND LINE
- FLOOD LINE
- STATE JURISDICTIONAL WETLANDS
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- CONCRETE SIDEWALK BY BULDER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THATN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS
- 25.1 PROPOSED SPOT ELEVATION
- 25.1 EX EXISTING SPOT ELEVATION-DESIGN
- 5.5 EXISTING SPOT ELEVATION-SURVEY
- 10 EXISTING TOPOGRAPHY

TREE INCHES TABLE

LOT NO.	NOMINAL LOT WIDTH	SF	40" / ACRE	STREET TREE INCHES	TOTAL TREE INCHES
57	100'	22240	20	4	24
58	100'	22746	21	4	25
59	100'	24526	23	4	27
60	100'	18956	17	4	21
61	100'	21109	19	4	23
62	100'	21443	20	4	24
63	100'	21303	20	4	24
76	95'	19588	18	4	22
77	100'	20346	19	4	23
78	100'	23869	22	0	22
79	100'	24816	23	4	27
80	100'	26494	24	8	32
95	90'	24305	22	4	26
96	110'	20527	19	12	31

LOT GRADING NOTES:

1. THE GARAGE FLOOR AND MECHANICAL EQUIPMENT FOR EACH LOT MUST BE ELEVATED TO MEET MINIMUM FEMA REQUIREMENTS (BFE 7.0). IF THE GARAGE FLOOR IS BELOW THIS ELEVATION, FLOOD RESISTANT MATERIAL AND HYDROSTATIC FLOOD OPENINGS IN COMPLIANCE WITH NFIP CRITERIA WILL BE REQUIRED.
2. FINAL LOT GRADING SHALL DEMONSTRATE POSITIVE DRAINAGE TO REAR OF LOT.
3. FINAL LOT GRADING SHALL NOT ADVERSELY IMPACT ADJACENT PROPERTY. WHEN POSSIBLE, LOT LINE SWALES SHALL BE UTILIZED.

LOT GRADING REQUIREMENTS:

1. GRADE LOT TO HOUSING AND URBAN DEVELOPMENT (HUD) GRADING REQUIREMENTS AS DESIGNED BY ENGINEER OF RECORD (MINIMUM 1% SLOPE) (LDC SECTION 6.04.06.H)
2. FLORIDA BUILDING CODE (R401.3) REQUIRES THAT GRADE AWAY FROM FOUNDATION WALL SHALL FALL 6 INCHES MINIMUM WITHIN FIRST 10 FEET.
3. FLORIDA BUILDING CODE (704) REQUIRES 6 INCHES CLEARANCE BETWEEN EXTERIOR WALL COVERINGS AND FINAL EARTH GRADE ON THE EXTERIOR OF BUILDINGS. PLEASE ANTICIPATE THAT WALL COVERINGS MAY EXTEND BELOW TOP OF SLAB LIMITING ELEVATION AVAILABLE TO MEET NOTE 1 & 2.
4. ALL THREE REQUIREMENTS MUST BE SATISFIED BEFORE LOT GRADING CAN BE APPROVED.

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366
PLOTTED: May 19, 2021 – 11:52 AM, BY: CAD Test

REVISIONS:
1 4/07/2021 REVISED GRADING/ LOT BLOCKS/ ADDED NOTES/ REVISED TREE TABLE

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

NEIGHBORHOOD SITE PLAN

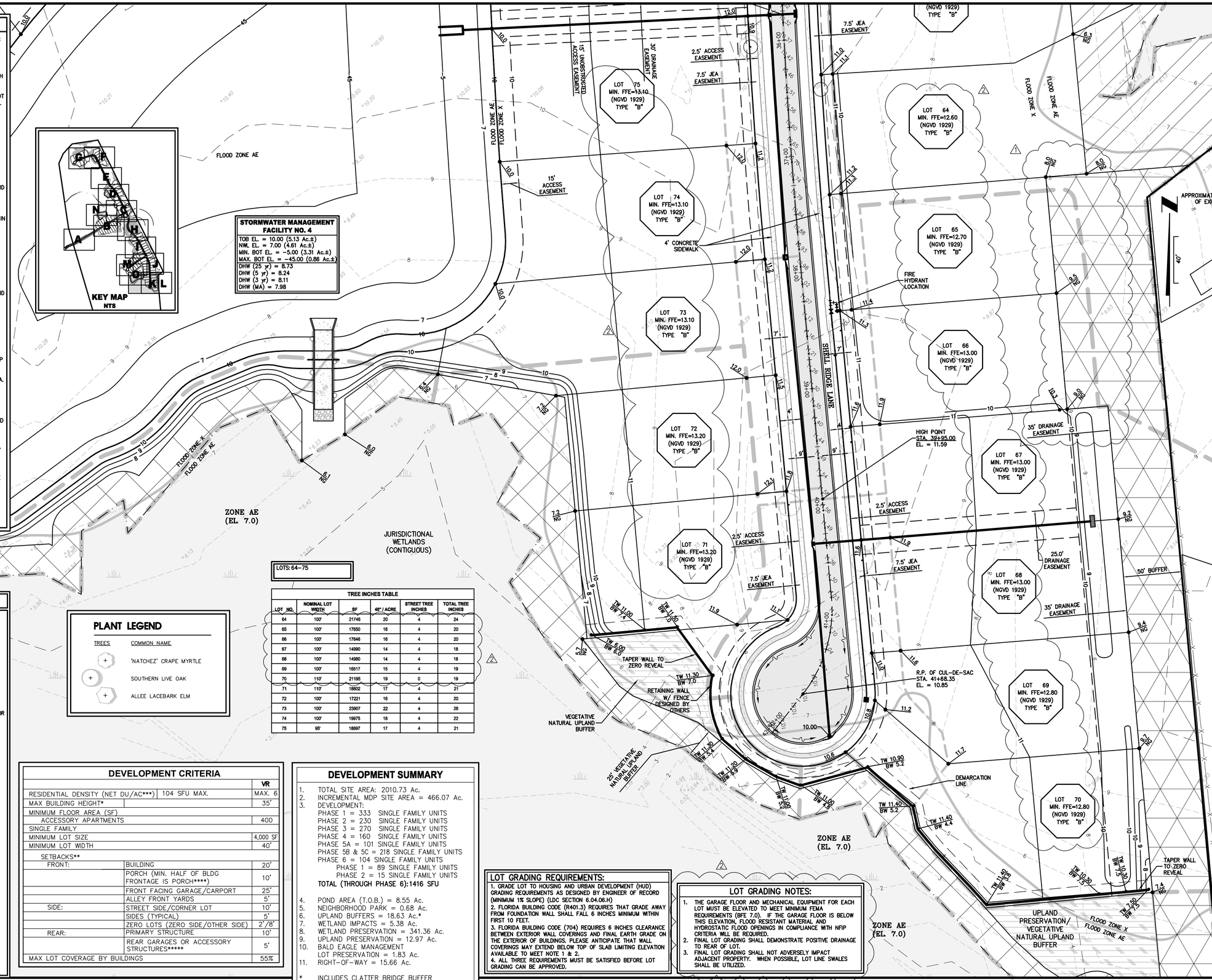
RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
9J

t:\2018\18-155\LandDev\Design\Plots\18-155-NG.dwg

GENERAL NOTES:

1. ALL PROPOSED CORNER ELEVATIONS SHALL BE AS FOLLOWS:
   A. BACK CORNER LOT ELEVATIONS ARE AT NATURAL GROUND UNLESS OTHERWISE NOTED OR WHERE FILLING IS REQUIRED TO OBTAIN 1% SLOPE.
2. CONTRACTOR TO REMOVE UNSUITABLE MATERIAL UNDER HOUSE PADS IN ACCORDANCE WITH SOILS REPORT.
3. ELEVATIONS FROM THE MIDPOINT ON THE HIGH SIDE OF EACH LOT SHALL BE FROM FINISHED GRADE (TOP OF SOD ELEVATION).
4. MINIMUM FINISHED FLOOR ELEVATIONS DETERMINED BY 1 FOOT PLUS 0.1' (LENGTH SIDING EXTENDS BELOW FINISHED FLOOR). IF SIDING LENGTH EXTENDS GREATER THAN 0.1' BELOW FINISHED FLOOR, ADJUST FINISHED FLOOR ELEVATION UP ACCORDINGLY.
5. ANY LOT FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING ONE FOOT AND COMPACTED TO A MINIMUM DRY DENSITY OF 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180)
6. REFER TO LANDSCAPE SHEETS FOR MINIMUM LOT PLANTING AND REQUIRED PUD PLANTING.
7. REFER TO ARCHITECTURAL/ STRUCTURAL DRAWINGS FOR BUILDING STEM WALL DESIGN/ DETAILS.
8. NO PERMANENT STRUCTURE (I.E. BUILDING, ETC.) CAN BE PLACED WITHIN THE AREA BETWEEN THE RETAINING WALL AND DEMARCATION LINE. REFER TO STRUCTURAL PLANS FOR EXTENT OF REINFORCEMENT AND FINAL DEMARCATION LINE LOCATION.
9. CONTRACTOR SHALL OBTAIN STRUCTURAL DESIGN FOR ALL RETAINING WALLS FROM A LICENSED STRUCTURAL ENGINEER IN THE STATE OF FLORIDA.
10. CONTRACTOR SHALL OBTAIN ALL PERMITS ASSOCIATED WITH RETAINING WALL. CONTRACTOR TO COORDINATE LOCATION PRIOR TO CONSTRUCTION. STRUCTURAL DESIGN TO BE SUBMITTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
11. FINISHED BUILDING PAD EARTH GRADES TO BE THE FOUNDATION THICKNESS BELOW THE FOUNDATION FORM BOARDS.
12. SEE SHEET NUMBER 2 FOR GENERAL NOTES AND LEGEND.
13. FINISHED FLOOR ELEVATIONS GIVEN ON PLANS ARE MINIMUM. EXACT ELEVATION SHALL BE DETERMINED WHEN THE SIZE AND LOCATION OF BUILDING IS SET. (BY OTHERS)
14. "A" & "B" DENOTE STD. LOT TYPE GRADING (REFER TO GENERAL NOTES ON SHEET NO. 2). EXACT LOCATION OF SWALES SHALL BE DETERMINED WHEN THE SIZE AND LOCATION OF BUILDING IS SET (BY OTHERS).
15. BACK CORNERS OF LOTS ADJACENT TO PROJECT BOUNDARY OR BUFFERS ARE AT NATURAL GRADE ELEVATION (UNLESS OTHERWISE SHOWN).
16. FLOOD ZONE INFORMATION TAKEN FROM FEMA FLOOD INSURANCE RATE MAP FOR ST. JOHNS COUNTY, FLORIDA MAP NUMBER 12109C0095J DATED 12/07/2018. ENTIRE PROJECT BOUNDARY IS WITHIN ZONE AE SEE DWG. NO.7 – POST DEVELOPMENT MASTER DRAINAGE MAP (RIVER LANDING (F.K.A. TMV PH6-HYDRY))
17. FINISHED FLOOR ELEVATIONS ARE PRESENTED IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD). THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD) IS APPROXIMATELY 1.06' LOWER IN ELEVATION. [IE. ELEVATION 59.00 (NGVD) ≈ 57.94 (NAVD)] ALL ELEVATIONS CONTAINED IN THESE PLANS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD). REFER TO GENERAL NOTES (SHEET 2).
18. 70% OF NEWLY PLANTED TREES NEED TO BE CANOPY TREES.
19. NO MORE THAN 50% OF NEWLY PLANTED TREES CAN BE OF THE SAME SPECIES.
20. IRRIGATION SOURCE SHALL BE REUSE WATER AND NOT INCLUDE ANY WATER WELLS.
21. ALL HOUSES LARGER 5,000 S.F. MUST HAVE SPRINKLED FIRE PROTECTION.
22. THE UPLAND BUFFER IS TO REMAIN A NATURAL AND UNDISTURBED VEGETATIVE BUFFER. NO ACTIVITY OR ACCESSORY USE IS TO TAKE PLACE IN THIS BUFFER.
23. ENCROACHMENTS INCLUDING EAVES, WITHIN ANY PUBLIC OR PRIVATE DRAINAGE OR UTILITY EASEMENT IS PROHIBITED SECTION 6.04.06.F.7.D.



LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- STATE JURISDICTIONAL WETLAND LINE
- FLOOD LINE
- STATE JURISDICTIONAL WETLANDS
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- CONCRETE SIDEWALK BY BULDER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THATN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS
- 25.1 PROPOSED SPOT ELEVATION
- 25.1 EX EXISTING SPOT ELEVATION-DESIGN
- 5.5 EXISTING SPOT ELEVATION-SURVEY
- 10 EXISTING TOPOGRAPHY

PLANT LEGEND

TREES	COMMON NAME
+	'NATCHEZ' CRAPE MYRTLE
+	SOUTHERN LIVE OAK
+	ALLEE LACEBARK ELM

LOTS: 64–75

TREE INCHES TABLE

LOT NO.	NOMINAL LOT WIDTH	SF	40" / ACRE	STREET TREE INCHES	TOTAL TREE INCHES
64	100'	21746	20	4	24
65	100'	17650	16	4	20
66	100'	17646	16	4	20
67	100'	14990	14	4	18
68	100'	14980	14	4	18
69	100'	16517	15	4	19
70	110'	21195	19	0	19
71	110'	18802	17	4	21
72	100'	17221	16	4	20
73	100'	23907	22	4	26
74	100'	19975	18	4	22
75	95'	18897	17	4	21

DEVELOPMENT CRITERIA

		VR
RESIDENTIAL DENSITY (NET DU/AC***)	104 SFU MAX.	MAX. 6
MAX BUILDING HEIGHT*		35'
MINIMUM FLOOR AREA (SF)		
ACCESSORY APARTMENTS		400
SINGLE FAMILY		
MINIMUM LOT SIZE		4,000 SF
MINIMUM LOT WIDTH		40'
SETBACKS**		
FRONT:	BUILDING	20'
	PORCH (MIN. HALF OF BLDG FRONTAGE IS PORCH****)	10'
	FRONT FACING GARAGE/CARPORT	25'
	ALLEY FRONT YARDS	5'
SIDE:	STREET SIDE/CORNER LOT	10'
	SIDES (TYPICAL)	5'
	ZERO LOTS (ZERO SIDE/OTHER SIDE)	2'/8'
REAR:	PRIMARY STRUCTURE	10'
	REAR GARAGES OR ACCESSORY STRUCTURES*****	5'
MAX LOT COVERAGE BY BUILDINGS		55%

DEVELOPMENT SUMMARY

1. TOTAL SITE AREA: 2010.73 Ac.
2. INCREMENTAL MDP SITE AREA = 466.07 Ac.
3. DEVELOPMENT:
   PHASE 1 = 333 SINGLE FAMILY UNITS
   PHASE 2 = 230 SINGLE FAMILY UNITS
   PHASE 3 = 270 SINGLE FAMILY UNITS
   PHASE 4 = 160 SINGLE FAMILY UNITS
   PHASE 5A = 101 SINGLE FAMILY UNITS
   PHASE 5B & 5C = 218 SINGLE FAMILY UNITS
   PHASE 6 = 104 SINGLE FAMILY UNITS
   PHASE 1 = 89 SINGLE FAMILY UNITS
   PHASE 2 = 15 SINGLE FAMILY UNITS
   TOTAL (THROUGH PHASE 6):1416 SFU
4. POND AREA (T.O.B.) = 8.55 Ac.
5. NEIGHBORHOOD PARK = 0.68 Ac.
6. UPLAND BUFFERS = 18.63 Ac.*
7. WETLAND IMPACTS = 5.38 Ac.
8. WETLAND PRESERVATION = 341.36 Ac.
9. UPLAND PRESERVATION = 12.97 Ac.
10. BALD EAGLE MANAGEMENT
    LOT PRESERVATION = 1.83 Ac.
11. RIGHT-OF-WAY = 15.66 Ac.

* INCLUDES CLATTER BRIDGE BUFFER

LOT GRADING REQUIREMENTS:

1. GRADE LOT TO HOUSING AND URBAN DEVELOPMENT (HUD) GRADING REQUIREMENTS AS DESIGNED BY ENGINEER OF RECORD (MINIMUM 1% SLOPE) (LDC SECTION 6.04.06.H)
2. FLORIDA BUILDING CODE (R401.3) REQUIRES THAT GRADE AWAY FROM FOUNDATION WALL SHALL FALL 6 INCHES MINIMUM WITHIN FIRST 10 FEET.
3. FLORIDA BUILDING CODE (704) REQUIRES 6 INCHES CLEARANCE BETWEEN EXTERIOR WALL COVERINGS AND FINAL EARTH GRADE ON THE EXTERIOR OF BUILDINGS. PLEASE ANTICIPATE THAT WALL COVERINGS MAY EXTEND BELOW TOP OF SLAB LIMITING ELEVATION AVAILABLE TO MEET NOTE 1 & 2.
4. ALL THREE REQUIREMENTS MUST BE SATISFIED BEFORE LOT GRADING CAN BE APPROVED.

LOT GRADING NOTES:

1. THE GARAGE FLOOR AND MECHANICAL EQUIPMENT FOR EACH LOT MUST BE ELEVATED TO MEET MINIMUM FEMA REQUIREMENTS (BFE 7.0). IF THE GARAGE FLOOR IS BELOW THIS ELEVATION, FLOOD RESISTANT MATERIAL AND HYDROSTATIC FLOOD OPENINGS IN COMPLIANCE WITH NFIP CRITERIA WILL BE REQUIRED.
2. FINAL LOT GRADING SHALL DEMONSTRATE POSITIVE DRAINAGE TO REAR OF LOT.
3. FINAL LOT GRADING SHALL NOT ADVERSELY IMPACT ADJACENT PROPERTY. WHEN POSSIBLE, LOT LINE SWALES SHALL BE UTILIZED.

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366
PLOTTED: May 19, 2021 – 11:53 AM, BY: CAD Test

REVISIONS:
1. 7/17/2020 REVISED LOT GRADING
2. 4/21/2021 REVISED GRADING/ LOT BLOCKS/ ADDED NOTES/ REVISED GRADING

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

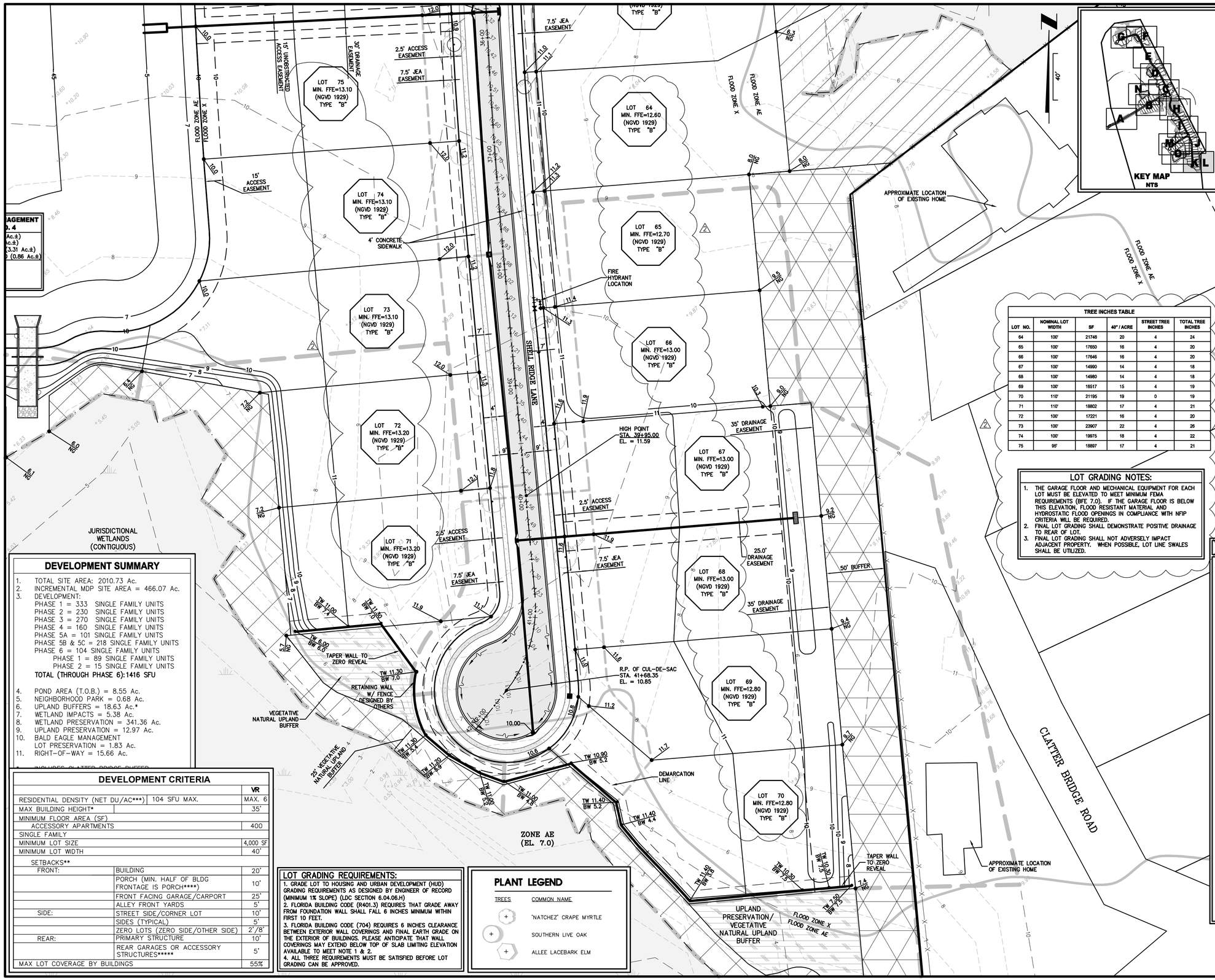
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

NEIGHBORHOOD SITE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
9K

t:\2018\18-155\LandDev\Design\Plots\18-155-NG.dwg



DEVELOPMENT SUMMARY

1. TOTAL SITE AREA: 2010.73 Ac.
2. INCREMENTAL MDP SITE AREA = 466.07 Ac.
3. DEVELOPMENT:
   - PHASE 1 = 333 SINGLE FAMILY UNITS
   - PHASE 2 = 230 SINGLE FAMILY UNITS
   - PHASE 3 = 270 SINGLE FAMILY UNITS
   - PHASE 4 = 160 SINGLE FAMILY UNITS
   - PHASE 5A = 101 SINGLE FAMILY UNITS
   - PHASE 5B & 5C = 218 SINGLE FAMILY UNITS
   - PHASE 6 = 104 SINGLE FAMILY UNITS
     - PHASE 1 = 89 SINGLE FAMILY UNITS
     - PHASE 2 = 15 SINGLE FAMILY UNITS
   - **TOTAL (THROUGH PHASE 6):1416 SFU**
4. POND AREA (T.O.B.) = 8.55 Ac.
5. NEIGHBORHOOD PARK = 0.68 Ac.
6. UPLAND BUFFERS = 18.63 Ac.*
7. WETLAND IMPACTS = 5.38 Ac.
8. WETLAND PRESERVATION = 341.36 Ac.
9. UPLAND PRESERVATION = 12.97 Ac.
10. BALD EAGLE MANAGEMENT LOT PRESERVATION = 1.83 Ac.
11. RIGHT-OF-WAY = 15.66 Ac.

DEVELOPMENT CRITERIA

		VR
RESIDENTIAL DENSITY (NET DU/AC***) 104 SFU MAX.		MAX. 6
MAX BUILDING HEIGHT*		35'
MINIMUM FLOOR AREA (SF)		
ACCESSORY APARTMENTS		400
SINGLE FAMILY		
MINIMUM LOT SIZE		4,000 SF
MINIMUM LOT WIDTH		40'
SETBACKS**		
FRONT:	BUILDING	20'
	PORCH (MIN. HALF OF BLDG FRONTAGE IS PORCH****)	10'
	FRONT FACING GARAGE/CARPORT	25'
	ALLEY FRONT YARDS	5'
SIDE:	STREET SIDE/CORNER LOT	10'
	SIDES (TYPICAL)	5'
	ZERO LOTS (ZERO SIDE/OTHER SIDE)	2'/8'
REAR:	PRIMARY STRUCTURE	10'
	REAR GARAGES OR ACCESSORY STRUCTURES*****	5'
MAX LOT COVERAGE BY BUILDINGS		55%

LOT GRADING REQUIREMENTS:

1. GRADE LOT TO HOUSING AND URBAN DEVELOPMENT (HUD) GRADING REQUIREMENTS AS DESIGNED BY ENGINEER OF RECORD (MINIMUM 1% SLOPE) (LDC SECTION 6.04.06.H)
2. FLORIDA BUILDING CODE (R401.3) REQUIRES THAT GRADE AWAY FROM FOUNDATION WALL SHALL FALL 6 INCHES MINIMUM WITHIN FIRST 10 FEET.
3. FLORIDA BUILDING CODE (704) REQUIRES 6 INCHES CLEARANCE BETWEEN EXTERIOR WALL COVERINGS AND FINAL EARTH GRADE ON THE EXTERIOR OF BUILDINGS. PLEASE ANTICIPATE THAT WALL COVERINGS MAY EXTEND BELOW TOP OF SLAB LIMITING ELEVATION AVAILABLE TO MEET NOTE 1 & 2.
4. ALL THREE REQUIREMENTS MUST BE SATISFIED BEFORE LOT GRADING CAN BE APPROVED.

PLANT LEGEND

TREES	COMMON NAME
+	'NATCHEZ' CRAPE MYRTLE
+	SOUTHERN LIVE OAK
+	ALLEE LACEBARK ELM

GENERAL NOTES:

1. ALL PROPOSED CORNER ELEVATIONS SHALL BE AS FOLLOWS:
   A. BACK CORNER LOT ELEVATIONS ARE AT NATURAL GROUND UNLESS OTHERWISE NOTED OR WHERE FILLING IS REQUIRED TO OBTAIN 1% SLOPE.
2. CONTRACTOR TO REMOVE UNSUITABLE MATERIAL UNDER HOUSE PADS IN ACCORDANCE WITH SOILS REPORT.
3. ELEVATIONS FROM THE MIDPOINT ON THE HIGH SIDE OF EACH LOT SHALL BE FROM FINISHED GRADE (TOP OF SOD ELEVATION).
4. MINIMUM FINISHED FLOOR ELEVATIONS DETERMINED BY 1 FOOT PLUS 0.1' (LENGTH SIDING EXTENDS BELOW FINISHED FLOOR). IF SIDING LENGTH EXTENDS GREATER THAN 0.1' BELOW FINISHED FLOOR, ADJUST FINISHED FLOOR ELEVATION UP ACCORDINGLY.
5. ANY LOT FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING ONE FOOT AND COMPACTED TO A MINIMUM DRY DENSITY OF 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180)
6. REFER TO LANDSCAPE SHEETS FOR MINIMUM LOT PLANTING AND REQUIRED PUD PLANTING.
7. REFER TO ARCHITECTURAL/ STRUCTURAL DRAWINGS FOR BUILDING STEM WALL DESIGN/ DETAILS.
8. NO PERMANENT STRUCTURE (I.E. BUILDING, ETC.) CAN BE PLACED WITHIN THE AREA BETWEEN THE RETAINING WALL AND DEMARCATION LINE. REFER TO STRUCTURAL PLANS FOR EXTENT OF REINFORCEMENT AND FINAL DEMARCATION LINE LOCATION.
9. CONTRACTOR SHALL OBTAIN STRUCTURAL DESIGN FOR ALL RETAINING WALLS FROM A LICENSED STRUCTURAL ENGINEER IN THE STATE OF FLORIDA.
10. CONTRACTOR SHALL OBTAIN ALL PERMITS ASSOCIATED WITH RETAINING WALL. CONTRACTOR TO COORDINATE LOCATION PRIOR TO CONSTRUCTION. STRUCTURAL DESIGN TO BE SUBMITTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
11. FINISHED BUILDING PAD EARTH GRADES TO BE THE FOUNDATION THICKNESS BELOW THE FOUNDATION FORM BOARDS.
12. SEE SHEET NUMBER 2 FOR GENERAL NOTES AND LEGEND.
13. FINISHED FLOOR ELEVATIONS GIVEN ON PLANS ARE MINIMUM. EXACT ELEVATION SHALL BE DETERMINED WHEN THE SIZE AND LOCATION OF BUILDING IS SET. (BY OTHERS)
14. "A" & "B" DENOTE STD. LOT TYPE GRADING (REFER TO GENERAL NOTES ON SHEET NO. 2). EXACT LOCATION OF SWALES SHALL BE DETERMINED WHEN THE SIZE AND LOCATION OF BUILDING IS SET (BY OTHERS).
15. BACK CORNERS OF LOTS ADJACENT TO PROJECT BOUNDARY OR BUFFERS ARE AT NATURAL GRADE ELEVATION (UNLESS OTHERWISE SHOWN).
16. FLOOD ZONE INFORMATION TAKEN FROM FEMA FLOOD INSURANCE RATE MAP FOR ST. JOHNS COUNTY, FLORIDA MAP NUMBER 12109C0095J DATED 12/07/2018. ENTIRE PROJECT BOUNDARY IS WITHIN ZONE AE SEE DWG. NO.7 – POST DEVELOPMENT MASTER DRAINAGE MAP (RIVER LANDING (F.K.A. TMV PH6-HYDRY))
17. FINISHED FLOOR ELEVATIONS ARE PRESENTED IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD). THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD) IS APPROXIMATELY 1.06' LOWER IN ELEVATION. [IE. ELEVATION 59.00 (NGVD) ≈ 57.94 (NAVD)]. ALL ELEVATIONS CONTAINED IN THESE PLANS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD). REFER TO GENERAL NOTES (SHEET 2).
18. 70% OF NEWLY PLANTED TREES NEED TO BE CANOPY TREES.
19. NO MORE THAN 50% OF NEWLY PLANTED TREES CAN BE OF THE SAME SPECIES.
20. IRRIGATION SOURCE SHALL BE REUSE WATER AND NOT INCLUDE ANY WATER WELLS.
21. ALL HOUSES LARGER 5,000 S.F. MUST HAVE SPRINKLED FIRE PROTECTION.
22. THE UPLAND BUFFER IS TO REMAIN A NATURAL AND UNDISTURBED VEGETATIVE BUFFER. NO ACTIVITY OR ACCESSORY USE IS TO TAKE PLACE IN THIS BUFFER.
23. ENCROACHMENTS INCLUDING EAVES, WITHIN ANY PUBLIC OR PRIVATE DRAINAGE OR UTILITY EASEMENT IS PROHIBITED SECTION 6.04.06.F.7.D.

TREE INCHES TABLE

LOT NO.	NOMINAL LOT WIDTH	SF	40"/ACRE	STREET TREE INCHES	TOTAL TREE INCHES
64	100'	21746	20	4	24
65	100'	17650	16	4	20
66	100'	17646	16	4	20
67	100'	14990	14	4	18
68	100'	14980	14	4	18
69	100'	16517	15	4	19
70	110'	21195	19	0	19
71	110'	18802	17	4	21
72	100'	17221	16	4	20
73	100'	23907	22	4	26
74	100'	19975	18	4	22
75	95'	18897	17	4	21

LOT GRADING NOTES:

1. THE GARAGE FLOOR AND MECHANICAL EQUIPMENT FOR EACH LOT MUST BE ELEVATED TO MEET MINIMUM FEMA REQUIREMENTS (BFE 7.0). IF THE GARAGE FLOOR IS BELOW THIS ELEVATION, FLOOD RESISTANT MATERIAL AND HYDROSTATIC FLOOD OPENINGS IN COMPLIANCE WITH NFIP CRITERIA WILL BE REQUIRED.
2. FINAL LOT GRADING SHALL DEMONSTRATE POSITIVE DRAINAGE TO REAR OF LOT.
3. FINAL LOT GRADING SHALL NOT ADVERSELY IMPACT ADJACENT PROPERTY. WHEN POSSIBLE, LOT LINE SWALES SHALL BE UTILIZED.

LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- STATE JURISDICTIONAL WETLAND LINE
- FLOOD LINE
- STATE JURISDICTIONAL WETLANDS
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- CONCRETE SIDEWALK BY BULDER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THATN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS
- 25.1 PROPOSED SPOT ELEVATION
- 25.1 EX EXISTING SPOT ELEVATION-DESIGN
- 5.5 EXISTING SPOT ELEVATION-SURVEY
- 10 EXISTING TOPOGRAPHY

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:53 AM, BY: CAD Test

REVISIONS:
1 4/07/2021 REVISED GRADING/ LOT BLOCKS/ ADDED NOTES/ REVISED TREE TABLE

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

ETM VISION • EXPERIENCE • RESULTS

NEIGHBORHOOD SITE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
9L

t:\2018\18-155\LandDev\Design\Plots\18-155-NG.dwg

DEVELOPMENT CRITERIA

		VR
RESIDENTIAL DENSITY (NET DU/AC***)	104 SFU MAX.	MAX. 6
MAX BUILDING HEIGHT*		35'
MINIMUM FLOOR AREA (SF)		
ACCESSORY APARTMENTS		400
SINGLE FAMILY		
MINIMUM LOT SIZE		4,000 SF
MINIMUM LOT WIDTH		40'
SETBACKS**		
FRONT:	BUILDING	20'
	PORCH (MIN. HALF OF BLDG FRONTAGE IS PORCH****)	10'
	FRONT FACING GARAGE/CARPORT	25'
	ALLEY FRONT YARDS	5'
SIDE:	STREET SIDE/CORNER LOT	10'
	SIDES (TYPICAL)	5'
	ZERO LOTS (ZERO SIDE/OTHER SIDE)	2'/8'
REAR:	PRIMARY STRUCTURE	10'
	REAR GARAGES OR ACCESSORY STRUCTURES*****	5'
MAX LOT COVERAGE BY BUILDINGS		55%

DEVELOPMENT SUMMARY

1. TOTAL SITE AREA: 2010.73 Ac.
2. INCREMENTAL MDP SITE AREA = 466.07 Ac.
3. DEVELOPMENT:
   PHASE 1 = 333 SINGLE FAMILY UNITS
   PHASE 2 = 230 SINGLE FAMILY UNITS
   PHASE 3 = 270 SINGLE FAMILY UNITS
   PHASE 4 = 160 SINGLE FAMILY UNITS
   PHASE 5A = 101 SINGLE FAMILY UNITS
   PHASE 5B & 5C = 218 SINGLE FAMILY UNITS
   PHASE 6 = 104 SINGLE FAMILY UNITS
   PHASE 1 = 89 SINGLE FAMILY UNITS
   PHASE 2 = 15 SINGLE FAMILY UNITS
   TOTAL (THROUGH PHASE 6):1416 SFU
4. POND AREA (T.O.B.) = 8.55 Ac.
5. NEIGHBORHOOD PARK = 0.68 Ac.
6. UPLAND BUFFERS = 18.63 Ac.*
7. WETLAND IMPACTS = 5.38 Ac.
8. WETLAND PRESERVATION = 341.36 Ac.
9. UPLAND PRESERVATION = 12.97 Ac.
10. BALD EAGLE MANAGEMENT LOT PRESERVATION = 1.83 Ac.
11. RIGHT-OF-WAY = 15.66 Ac.

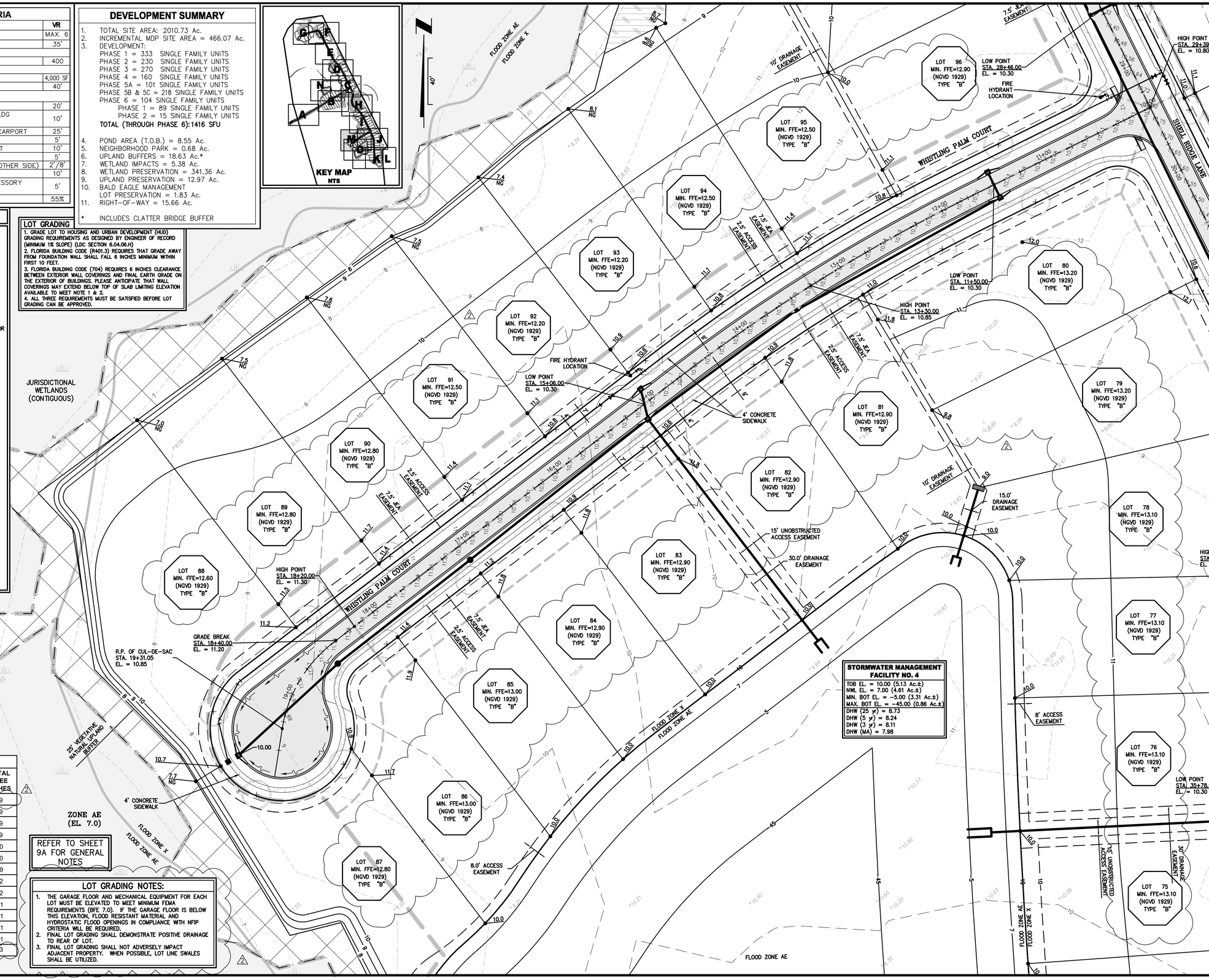
* INCLUDES CLATTER BRIDGE BUFFER

LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- STATE JURISDICTIONAL WETLAND LINE
- FLOOD LINE
- STATE JURISDICTIONAL WETLANDS
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- CONCRETE SIDEWALK BY BULDER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THATN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS
- 25.1 PROPOSED SPOT ELEVATION
- 25.1 EX EXISTING SPOT ELEVATION-DESIGN
- 5.5 EXISTING SPOT ELEVATION-SURVEY
- EXISTING TOPOGRAPHY

LOT GRADING

1. GRADE LOT TO HOUSING AND URBAN DEVELOPMENT (HUD) GRADING REQUIREMENTS AS DESIGNED BY ENGINEER OF RECORD (MINIMUM 1% SLOPE) (LDC SECTION 6.04.06.H)
2. FLORIDA BUILDING CODE (R401.3) REQUIRES THAT GRADE AWAY FROM FOUNDATION WALL SHALL FALL 6 INCHES MINIMUM WITHIN FIRST 10 FEET.
3. FLORIDA BUILDING CODE (704) REQUIRES 6 INCHES CLEARANCE BETWEEN EXTERIOR WALL COVERINGS AND FINAL EARTH GRADE ON THE EXTERIOR OF BUILDINGS. PLEASE ANTICIPATE THAT WALL COVERINGS MAY EXTEND BELOW TOP OF SLAB LIMITING ELEVATION AVAILABLE TO MEET NOTE 1 & 2.
4. ALL THREE REQUIREMENTS MUST BE SATISFIED BEFORE LOT GRADING CAN BE APPROVED.



PLANT LEGEND

TREES	COMMON NAME
	"NATCHEZ" CRAPE MYRTLE
	SOUTHERN LIVE OAK
	ALLEE LACEBARK ELM

LOTS: 81-93

TREE INCHES TABLE

LOT NO.	NOMINAL LOT WIDTH	SF	40" / ACRE	STREET TREE INCHES	TOTAL TREE INCHES
81	90'	16589	15	4	19
82	95'	16799	15	4	19
83	90'	16380	15	4	19
84	90'	16394	15	4	19
85	90'	17013	16	4	20
86	90'	17698	16	4	20
87	95'	22555	21	8	29
88	120'	30622	28	4	32
89	90'	19207	18	4	22
90	90'	18975	17	4	21
91	90'	18736	17	4	21
92	90'	18108	17	4	21
93	90'	18941	17	4	21
94	90'	20490	19	4	23

REFER TO SHEET 9A FOR GENERAL NOTES

LOT GRADING NOTES:

1. THE GARAGE FLOOR AND MECHANICAL EQUIPMENT FOR EACH LOT MUST BE ELEVATED TO MEET MINIMUM FEMA REQUIREMENTS (BFE 7.0). IF THE GARAGE FLOOR IS BELOW THIS ELEVATION, FLOOD RESISTANT MATERIAL AND HYDROSTATIC FLOOD OPENINGS IN COMPLIANCE WITH NFIP CRITERIA WILL BE REQUIRED.
2. FINAL LOT GRADING SHALL DEMONSTRATE POSITIVE DRAINAGE TO REAR OF LOT.
3. FINAL LOT GRADING SHALL NOT ADVERSELY IMPACT ADJACENT PROPERTY. WHEN POSSIBLE, LOT LINE SWALES SHALL BE UTILIZED.

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:54 AM, BY: CAD Test

REVISIONS: 1/ 05/ 2021 REVISED GRADING / LOT BLOCKS/ ADDED NOTES/ REVISED TREE TABLE

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

NEIGHBORHOOD SITE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
9M

t:\2018\18-155\LandDev\Design\Plots\18-155-NG.dwg

GENERAL NOTES:

1. ALL PROPOSED CORNER ELEVATIONS SHALL BE AS FOLLOWS:
   A. BACK CORNER LOT ELEVATIONS ARE AT NATURAL GROUND UNLESS OTHERWISE NOTED OR WHERE FILLING IS REQUIRED TO OBTAIN 1% SLOPE.
2. CONTRACTOR TO REMOVE UNSUITABLE MATERIAL UNDER HOUSE PADS IN ACCORDANCE WITH SOILS REPORT.
3. ELEVATIONS FROM THE MIDPOINT ON THE HIGH SIDE OF EACH LOT SHALL BE FROM FINISHED GRADE (TOP OF SOD ELEVATION).
4. MINIMUM FINISHED FLOOR ELEVATIONS DETERMINED BY 1 FOOT PLUS 0.1' (LENGTH SIDING EXTENDS BELOW FINISHED FLOOR). IF SIDING LENGTH EXTENDS GREATER THAN 0.1' BELOW FINISHED FLOOR, ADJUST FINISHED FLOOR ELEVATION UP ACCORDINGLY.
5. ANY LOT FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING ONE FOOT AND COMPACTED TO A MINIMUM DRY DENSITY OF 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180)
6. REFER TO LANDSCAPE SHEETS FOR MINIMUM LOT PLANTING AND REQUIRED PUD PLANTING.
7. REFER TO ARCHITECTURAL/ STRUCTURAL DRAWINGS FOR BUILDING STEM WALL DESIGN/ DETAILS.
8. NO PERMANENT STRUCTURE (I.E. BUILDING, ETC.) CAN BE PLACED WITHIN THE AREA BETWEEN THE RETAINING WALL AND DEMARCATION LINE. REFER TO STRUCTURAL PLANS FOR EXTENT OF REINFORCEMENT AND FINAL DEMARCATION LINE LOCATION.
9. CONTRACTOR SHALL OBTAIN STRUCTURAL DESIGN FOR ALL RETAINING WALLS FROM A LICENSED STRUCTURAL ENGINEER IN THE STATE OF FLORIDA.
10. CONTRACTOR SHALL OBTAIN ALL PERMITS ASSOCIATED WITH RETAINING WALL. CONTRACTOR TO COORDINATE LOCATION PRIOR TO CONSTRUCTION. STRUCTURAL DESIGN TO BE SUBMITTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
11. FINISHED BUILDING PAD EARTH GRADES TO BE THE FOUNDATION THICKNESS BELOW THE FOUNDATION FORM BOARDS.
12. SEE SHEET NUMBER 2 FOR GENERAL NOTES AND LEGEND.
13. FINISHED FLOOR ELEVATIONS GIVEN ON PLANS ARE MINIMUM. EXACT ELEVATION SHALL BE DETERMINED WHEN THE SIZE AND LOCATION OF BUILDING IS SET. (BY OTHERS)
14. "A" & "S" DENOTE STD. LOT TYPE GRADING (REFER TO GENERAL NOTES ON SHEET NO. 2). EXACT LOCATION OF SWALES SHALL BE DETERMINED WHEN THE SIZE AND LOCATION OF BUILDING IS SET (BY OTHERS).
15. BACK CORNERS OF LOTS ADJACENT TO PROJECT BOUNDARY OR BUFFERS ARE AT NATURAL GRADE ELEVATION (UNLESS OTHERWISE SHOWN).
16. FLOOD ZONE INFORMATION TAKEN FROM FEMA FLOOD INSURANCE RATE MAP FOR ST. JOHNS COUNTY, FLORIDA MAP NUMBER 12109C0095J DATED 12/07/2018. ENTIRE PROJECT BOUNDARY IS WITHIN ZONE AE SEE DWG. NO.7 – POST DEVELOPMENT MASTER DRAINAGE MAP (RIVER LANDING (F.K.A. TMV PH6-HYDRY))
17. FINISHED FLOOR ELEVATIONS ARE PRESENTED IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD). THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD) IS APPROXIMATELY 1.06' LOWER IN ELEVATION. [IE. ELEVATION 59.00 (NGVD) ≈ 57.94 (NAVD)] ALL ELEVATIONS CONTAINED IN THESE PLANS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD). REFER TO GENERAL NOTES (SHEET 2).
18. 70% OF NEWLY PLANTED TREES NEED TO BE CANOPY TREES.
19. NO MORE THAN 50% OF NEWLY PLANTED TREES CAN BE OF THE SAME SPECIES.
20. IRRIGATION SOURCE SHALL BE REUSE WATER AND NOT INCLUDE ANY WATER WELLS.
21. ALL HOUSES LARGER 5,000 S.F. MUST HAVE SPRINKLED FIRE PROTECTION.
22. THE UPLAND BUFFER IS TO REMAIN A NATURAL AND UNDISTURBED VEGETATIVE BUFFER. NO ACTIVITY OR ACCESSORY USE IS TO TAKE PLACE IN THIS BUFFER.
23. ENCROACHMENTS INCLUDING EAVES, WITHIN ANY PUBLIC OR PRIVATE DRAINAGE OR UTILITY EASEMENT IS PROHIBITED SECTION 6.04.06.F.7.D.

LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- STATE JURISDICTIONAL WETLAND LINE
- FLOOD LINE
- STATE JURISDICTIONAL WETLANDS
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- CONCRETE SIDEWALK BY BUILDER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THATN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS
- 25.1 PROPOSED SPOT ELEVATION
- 25.1 EX EXISTING SPOT ELEVATION-DESIGN
- 5.5 EXISTING SPOT ELEVATION-SURVEY
- 10 EXISTING TOPOGRAPHY

DEVELOPMENT CRITERIA

		VR
RESIDENTIAL DENSITY (NET DU/AC***)	104 SFU MAX.	MAX. 6
MAX BUILDING HEIGHT*		35'
MINIMUM FLOOR AREA (SF)		
ACCESSORY APARTMENTS		400
SINGLE FAMILY		
MINIMUM LOT SIZE		4,000 SF
MINIMUM LOT WIDTH		40'
SETBACKS**		
FRONT:	BUILDING	20'
	PORCH (MIN. HALF OF BLDG FRONTAGE IS PORCH****)	10'
	FRONT FACING GARAGE/CARPORT	25'
	ALLEY FRONT YARDS	5'
SIDE:	STREET SIDE/CORNER LOT	10'
	SIDES (TYPICAL)	5'
	ZERO LOTS (ZERO SIDE/OTHER SIDE)	2'/8'
REAR:	PRIMARY STRUCTURE	10'
	REAR GARAGES OR ACCESSORY STRUCTURES*****	5'
MAX LOT COVERAGE BY BUILDINGS		55%

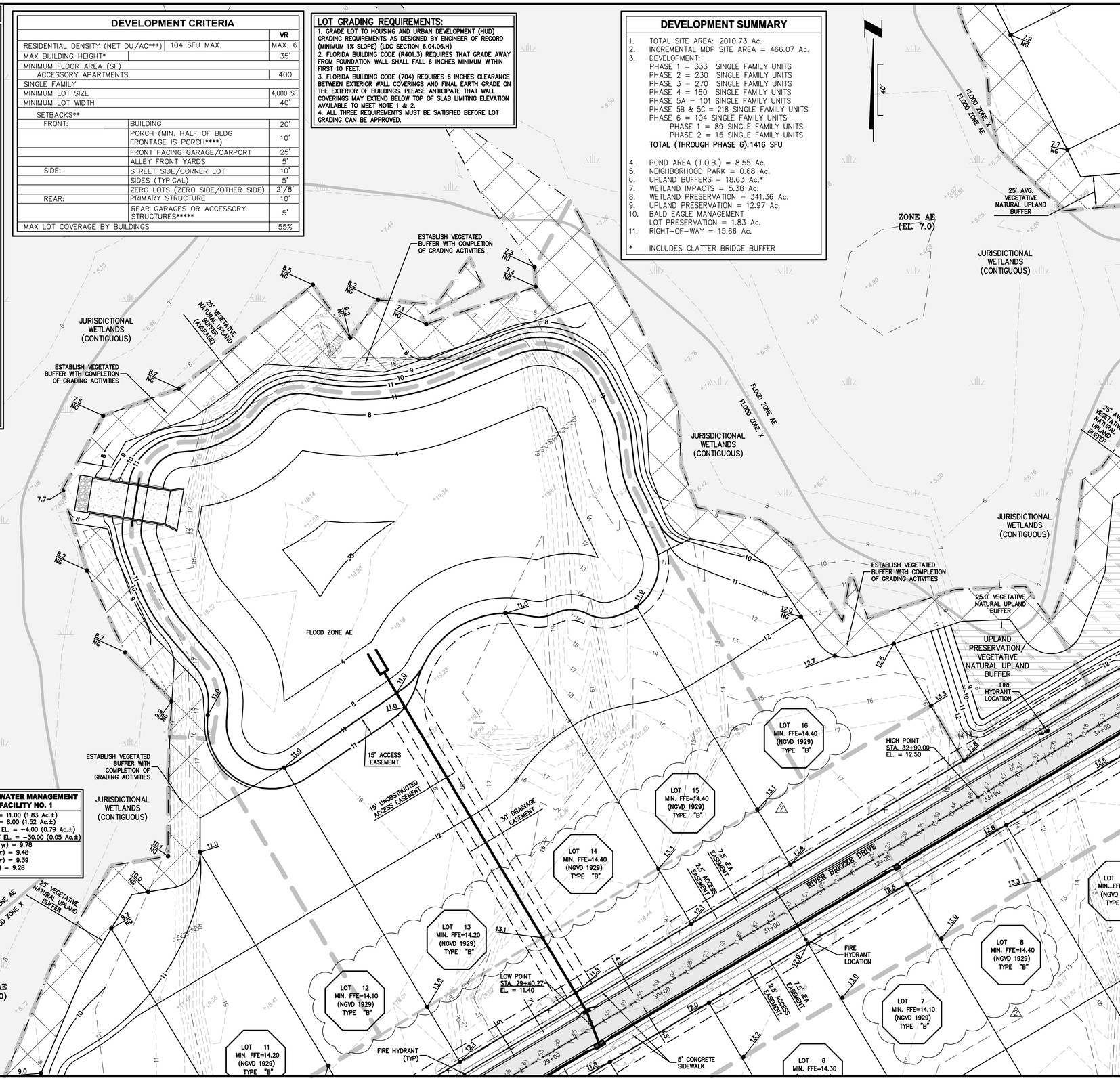
LOT GRADING REQUIREMENTS:

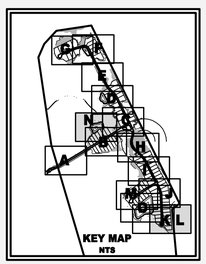
1. GRADE LOT TO HOUSING AND URBAN DEVELOPMENT (HUD) GRADING REQUIREMENTS AS DESIGNED BY ENGINEER OF RECORD (MINIMUM 1% SLOPE) (LDC SECTION 6.04.06.H)
2. FLORIDA BUILDING CODE (R401.3) REQUIRES THAT GRADE AWAY FROM FOUNDATION WALL SHALL FALL 6 INCHES MINIMUM WITHIN FIRST 10 FEET.
3. FLORIDA BUILDING CODE (704) REQUIRES 6 INCHES CLEARANCE BETWEEN EXTERIOR WALL COVERINGS AND FINAL EARTH GRADE ON THE EXTERIOR OF BUILDINGS. PLEASE ANTICIPATE THAT WALL COVERINGS MAY EXTEND BELOW TOP OF SLAB LIMITING ELEVATION AVAILABLE TO MEET NOTE 1 & 2.
4. ALL THREE REQUIREMENTS MUST BE SATISFIED BEFORE LOT GRADING CAN BE APPROVED.

DEVELOPMENT SUMMARY

1. TOTAL SITE AREA: 2010.73 Ac.
2. INCREMENTAL MDP SITE AREA = 466.07 Ac.
3. DEVELOPMENT:
   PHASE 1 = 333 SINGLE FAMILY UNITS
   PHASE 2 = 230 SINGLE FAMILY UNITS
   PHASE 3 = 270 SINGLE FAMILY UNITS
   PHASE 4 = 160 SINGLE FAMILY UNITS
   PHASE 5A = 101 SINGLE FAMILY UNITS
   PHASE 5B & 5C = 218 SINGLE FAMILY UNITS
   PHASE 6 = 104 SINGLE FAMILY UNITS
   PHASE 1 = 89 SINGLE FAMILY UNITS
   PHASE 2 = 15 SINGLE FAMILY UNITS
   TOTAL (THROUGH PHASE 6):1416 SFU
4. POND AREA (T.O.B.) = 8.55 Ac.
5. NEIGHBORHOOD PARK = 0.68 Ac.
6. UPLAND BUFFERS = 18.63 Ac.*
7. WETLAND IMPACTS = 5.38 Ac.
8. WETLAND PRESERVATION = 341.36 Ac.
9. UPLAND PRESERVATION = 12.97 Ac.
10. BALD EAGLE MANAGEMENT LOT PRESERVATION = 1.83 Ac.
11. RIGHT-OF-WAY = 15.66 Ac.

* INCLUDES CLATTER BRIDGE BUFFER





LOT GRADING NOTES:

1. THE GARAGE FLOOR AND MECHANICAL EQUIPMENT FOR EACH LOT MUST BE ELEVATED TO MEET MINIMUM FEMA REQUIREMENTS (BFE 7.0) IF THE GARAGE FLOOR IS BELOW THIS ELEVATION, FLOOD RESISTANT MATERIAL AND HYDROSTATIC FLOOD OPENINGS IN COMPLIANCE WITH NFIP CRITERIA WILL BE REQUIRED.
2. FINAL LOT GRADING SHALL DEMONSTRATE POSITIVE DRAINAGE TO REAR OF LOT.
3. FINAL LOT GRADING SHALL NOT ADVERSELY IMPACT ADJACENT PROPERTY. WHEN POSSIBLE, LOT LINE SWALES SHALL BE UTILIZED.

PLANT LEGEND

TREES	COMMON NAME
	'NATCHEZ' CRAPE MYRTLE
	SOUTHERN LIVE OAK
	ALLEE LACEBARK ELM

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:54 AM, BY: CAD Test

REVISIONS:
1 4/21/2021 REVISED GRADING/ LOT BLOCKS/ ADDED NOTES

ETM NO. 18-155	
DRAWN BY:	ESW
DESIGNED BY:	PPH
CHECKED BY:	PPH
DATE: MARCH 2020	

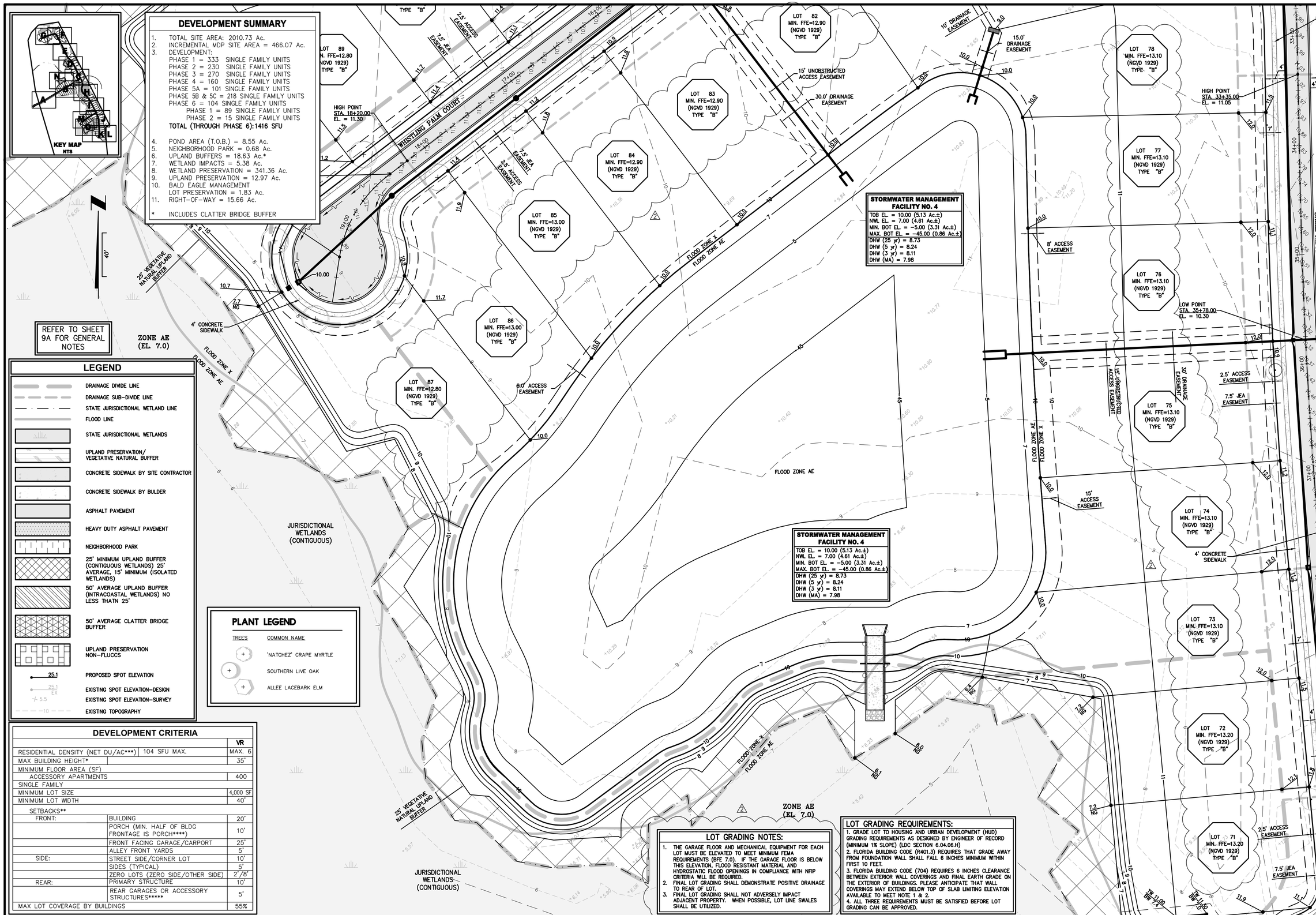
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316
VISION • EXPERIENCE • RESULTS

NEIGHBORHOOD SITE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
9N

t:\2018\18-155\LandDev\Design\Plots\18-155-NG.dwg



DEVELOPMENT SUMMARY

1. TOTAL SITE AREA: 2010.73 Ac.
2. INCREMENTAL MDP SITE AREA = 466.07 Ac.
3. DEVELOPMENT:
   - PHASE 1 = 333 SINGLE FAMILY UNITS
   - PHASE 2 = 230 SINGLE FAMILY UNITS
   - PHASE 3 = 270 SINGLE FAMILY UNITS
   - PHASE 4 = 160 SINGLE FAMILY UNITS
   - PHASE 5A = 101 SINGLE FAMILY UNITS
   - PHASE 5B & 5C = 218 SINGLE FAMILY UNITS
   - PHASE 6 = 104 SINGLE FAMILY UNITS
     - PHASE 1 = 89 SINGLE FAMILY UNITS
     - PHASE 2 = 15 SINGLE FAMILY UNITS
   - **TOTAL (THROUGH PHASE 6):1416 SFU**
4. POND AREA (T.O.B.) = 8.55 Ac.
5. NEIGHBORHOOD PARK = 0.68 Ac.
6. UPLAND BUFFERS = 18.63 Ac.*
7. WETLAND IMPACTS = 5.38 Ac.
8. WETLAND PRESERVATION = 341.36 Ac.
9. UPLAND PRESERVATION = 12.97 Ac.
10. BALD EAGLE MANAGEMENT LOT PRESERVATION = 1.83 Ac.
11. RIGHT-OF-WAY = 15.66 Ac.

* INCLUDES CLATTER BRIDGE BUFFER

LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- STATE JURISDICTIONAL WETLAND LINE
- FLOOD LINE
- STATE JURISDICTIONAL WETLANDS
- UPLAND PRESERVATION/ VEGETATIVE NATURAL BUFFER
- CONCRETE SIDEWALK BY SITE CONTRACTOR
- CONCRETE SIDEWALK BY BULDER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THATN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS
- 25.1 PROPOSED SPOT ELEVATION
- 25.1 EX EXISTING SPOT ELEVATION-DESIGN
- 5.5 EXISTING SPOT ELEVATION-SURVEY
- 10 EXISTING TOPOGRAPHY

PLANT LEGEND

TREES	COMMON NAME
+	'NATCHEZ' CRAPE MYRTLE
+	SOUTHERN LIVE OAK
+	ALLEE LACEBARK ELM

DEVELOPMENT CRITERIA

		VR
RESIDENTIAL DENSITY (NET DU/AC***) | 104 SFU MAX.		MAX. 6
MAX BUILDING HEIGHT*		35'
MINIMUM FLOOR AREA (SF)		
ACCESSORY APARTMENTS		400
SINGLE FAMILY		
MINIMUM LOT SIZE		4,000 SF
MINIMUM LOT WIDTH		40'
SETBACKS**		
FRONT:	BUILDING	20'
	PORCH (MIN. HALF OF BLDG FRONTAGE IS PORCH****)	10'
	FRONT FACING GARAGE/CARPORT	25'
	ALLEY FRONT YARDS	5'
SIDE:	STREET SIDE/CORNER LOT	10'
	SIDES (TYPICAL)	5'
	ZERO LOTS (ZERO SIDE/OTHER SIDE)	2'/8'
REAR:	PRIMARY STRUCTURE	10'
	REAR GARAGES OR ACCESSORY STRUCTURES*****	5'
MAX LOT COVERAGE BY BUILDINGS		55%

LOT GRADING NOTES:

1. THE GARAGE FLOOR AND MECHANICAL EQUIPMENT FOR EACH LOT MUST BE ELEVATED TO MEET MINIMUM FEMA REQUIREMENTS (BFE 7.0). IF THE GARAGE FLOOR IS BELOW THIS ELEVATION, FLOOD RESISTANT MATERIAL AND HYDROSTATIC FLOOD OPENINGS IN COMPLIANCE WITH NFIP CRITERIA WILL BE REQUIRED.
2. FINAL LOT GRADING SHALL DEMONSTRATE POSITIVE DRAINAGE TO REAR OF LOT.
3. FINAL LOT GRADING SHALL NOT ADVERSELY IMPACT ADJACENT PROPERTY. WHEN POSSIBLE, LOT LINE SWALES SHALL BE UTILIZED.

LOT GRADING REQUIREMENTS:

1. GRADE LOT TO HOUSING AND URBAN DEVELOPMENT (HUD) GRADING REQUIREMENTS AS DESIGNED BY ENGINEER OF RECORD (MINIMUM 1% SLOPE) (LDC SECTION 6.04.06.H)
2. FLORIDA BUILDING CODE (R401.3) REQUIRES THAT GRADE AWAY FROM FOUNDATION WALL SHALL FALL 6 INCHES MINIMUM WITHIN FIRST 10 FEET.
3. FLORIDA BUILDING CODE (704) REQUIRES 6 INCHES CLEARANCE BETWEEN EXTERIOR WALL COVERINGS AND FINAL EARTH GRADE ON THE EXTERIOR OF BUILDINGS. PLEASE ANTICIPATE THAT WALL COVERINGS MAY EXTEND BELOW TOP OF SLAB LIMITING ELEVATION AVAILABLE TO MEET NOTE 1 & 2.
4. ALL THREE REQUIREMENTS MUST BE SATISFIED BEFORE LOT GRADING CAN BE APPROVED.

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:54 AM, BY: CAD Test

REVISIONS:
1. 4/21/2021 REVISED GRADING/ LOT BLOCKS/ ADDED NOTES

ETM NO.	18-155
DRAWN BY:	ESW
DESIGNED BY:	PPH
CHECKED BY:	PPH
DATE:	MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

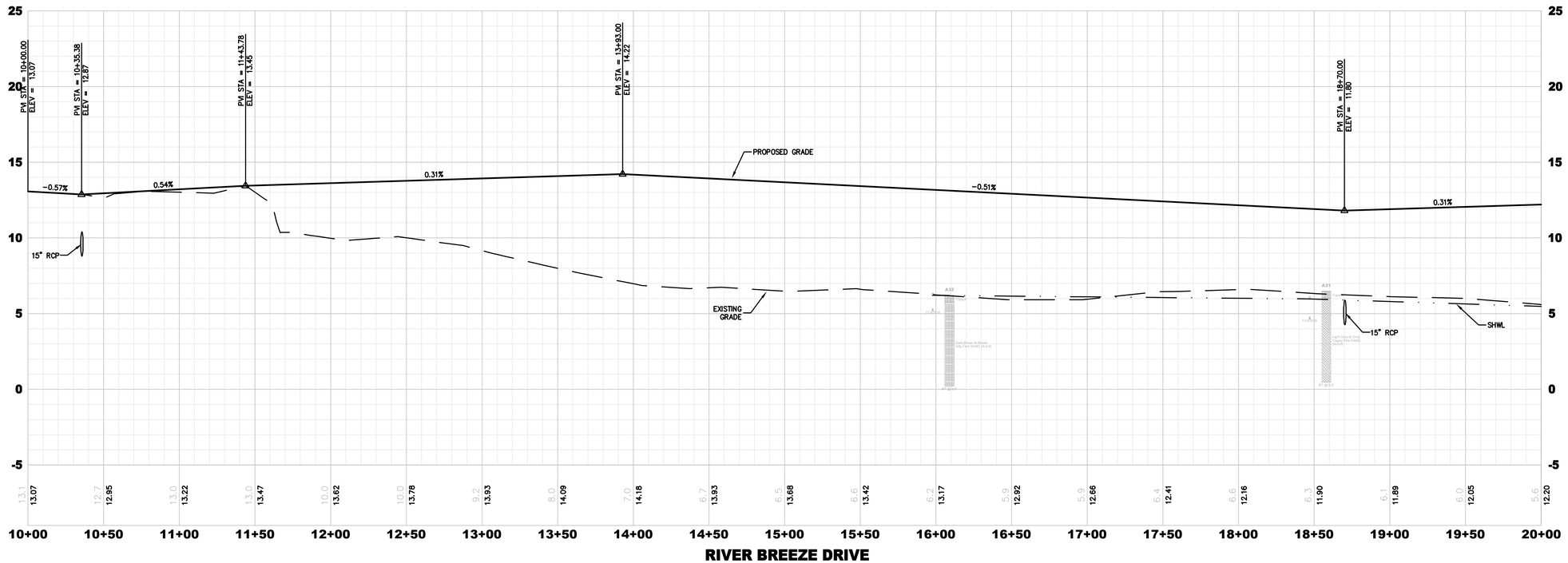
VISION • EXPERIENCE • RESULTS

NEIGHBORHOOD SITE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
90

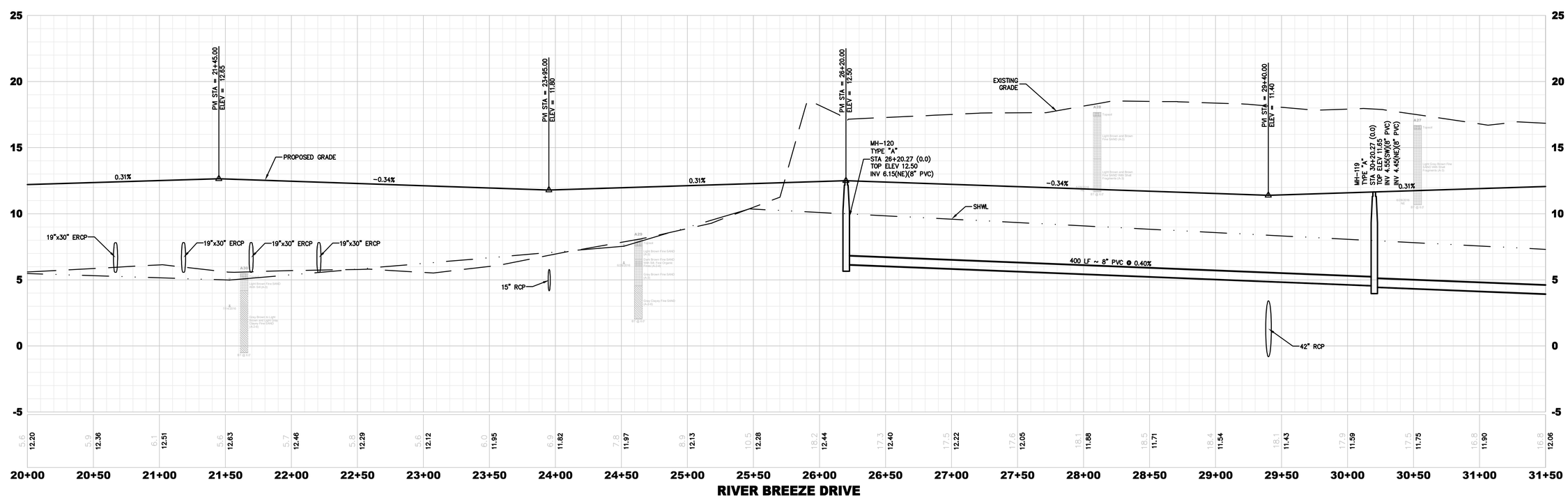
t:\2018\18-155\LandDev\Design\Plots\18-155-NG.dwg



RIVER BREEZE DRIVE

(10+00.00–20+00.00)

H. SCALE: 1"=40'
V. SCALE: 1"=4'



RIVER BREEZE DRIVE

(20+00.00–31+50.00)

H. SCALE: 1"=40'
V. SCALE: 1"=4'

PLANS PREPARED UNDER THE DIRECTION OF:

PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

REVISIONS:
1 4/21/2021 REVISED STATIONING

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

ETM
VISION • EXPERIENCE • RESULTS

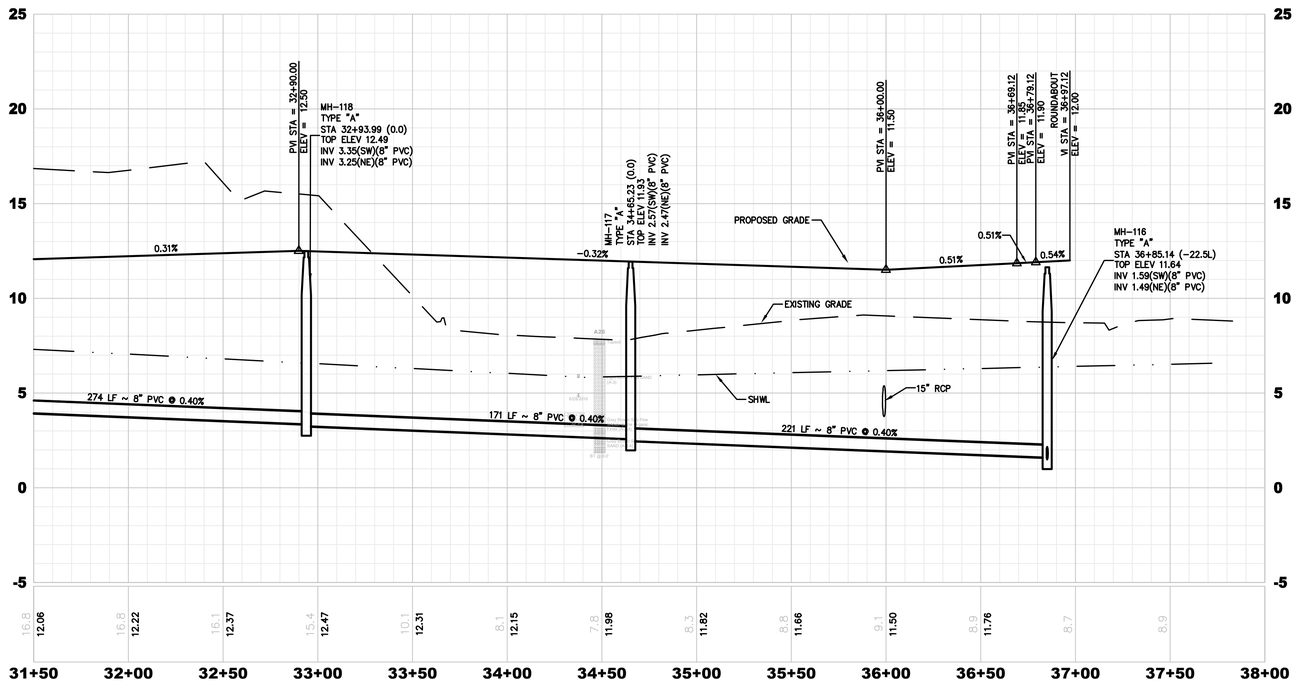
ROADWAY PROFILES

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
10A

PLOTTED: May 19, 2021 – 11:55 AM, BY: CAD Test

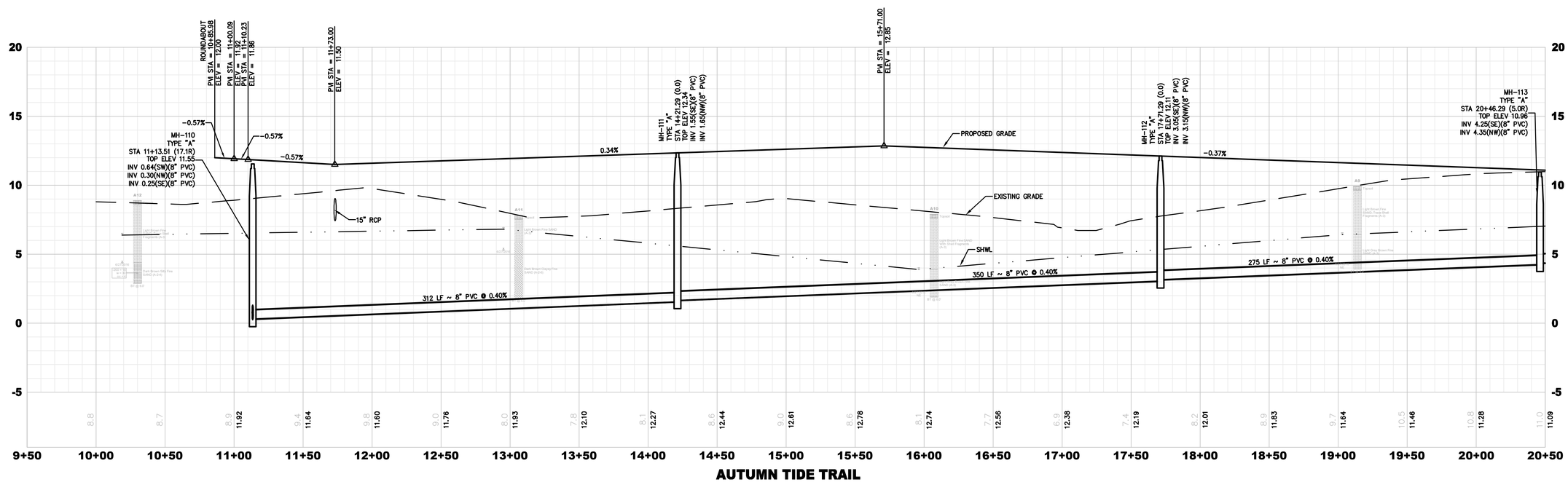
t:\2018\18-155\LandDev\Design\Plots\18-155-PR0.dwg



RIVER BREEZE DRIVE

(31+50.00–38+00.00)

H. SCALE: 1"=40'
V. SCALE: 1"=4'



AUTUMN TIDE TRAIL

(9+50.00–20+50.00)

H. SCALE: 1"=40'
V. SCALE: 1"=4'

H. SCALE: 1"=40'
V. SCALE: 1"=4'

PLANS PREPARED UNDER THE DIRECTION OF:

PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:55 AM, BY: CAD Test

REVISIONS:
2 4/21/2021 REVISED STATIONING

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

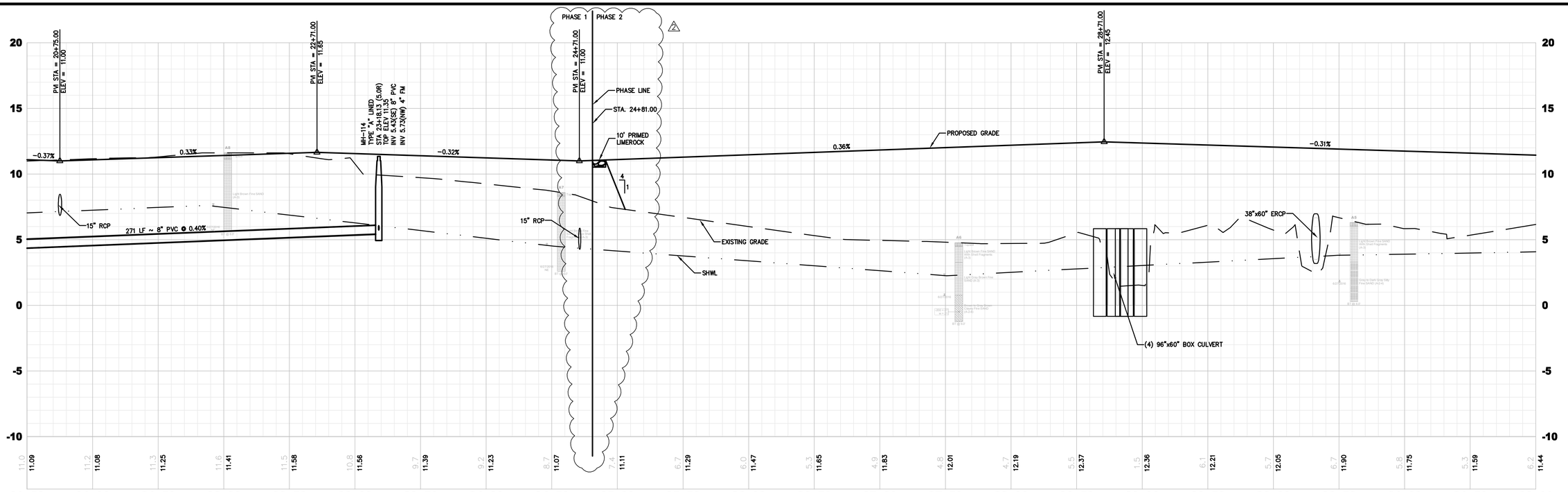
VISION • EXPERIENCE • RESULTS

ROADWAY PROFILES

RIVER LANDING (F.K.A. TMV PH6-HYDRY)
HYDRY COMPANY, LLC
FLORIDA

DRAWING NUMBER
10B

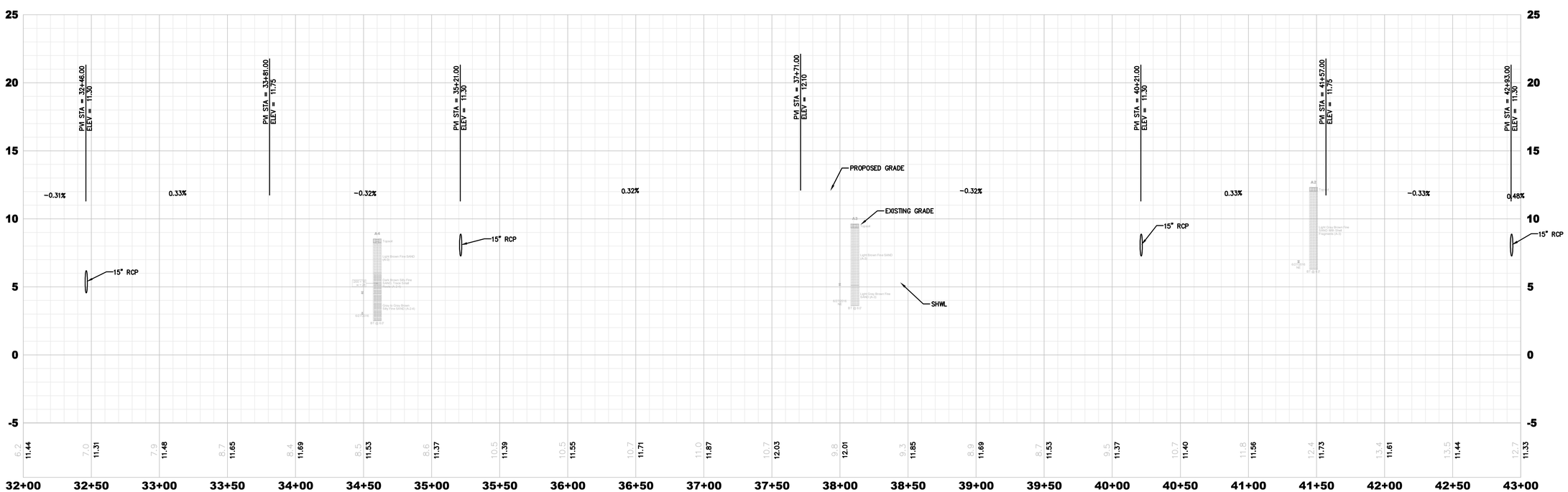
t:\2018\18-155\LandDev\Design\Plots\18-155-PR0.dwg



AUTUMN TIDE TRAIL

(20+50.00–32+00.00)

H. SCALE: 1"=40'
V. SCALE: 1"=4'



AUTUMN TIDE TRAIL

(32+00.00–43+00.00)

H. SCALE: 1"=40'
V. SCALE: 1"=4'

PLANS PREPARED UNDER THE DIRECTION OF:

PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 20, 2021 – 9:55 AM, BY: John Coston

REVISIONS:
1 4/21/2021 ADDED PHASE LINE

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
1475 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316

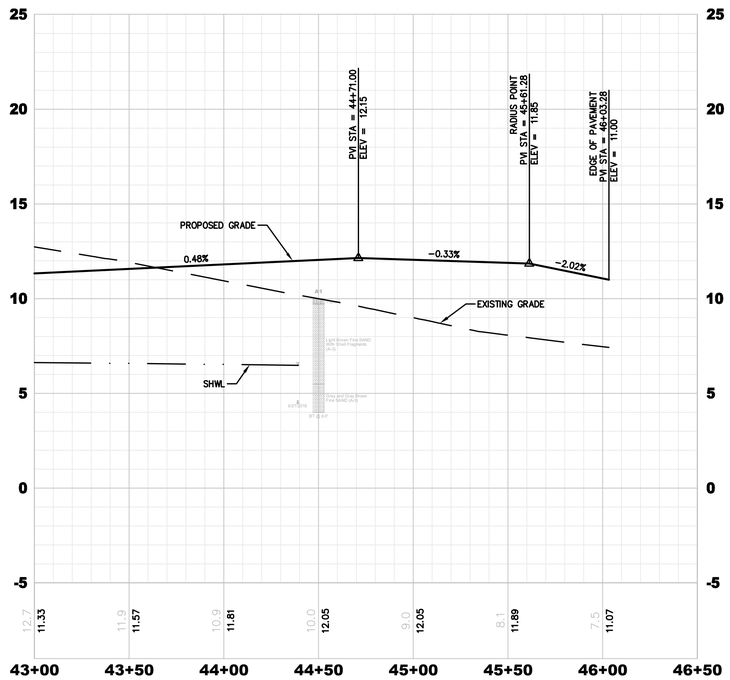
ETM
VISION • EXPERIENCE • RESULTS

ROADWAY PROFILES

RIVER LANDING (F.K.A. TMV PH6-HYDRY)
HYDRY COMPANY, LLC
FLORIDA

DRAWING NUMBER
10C

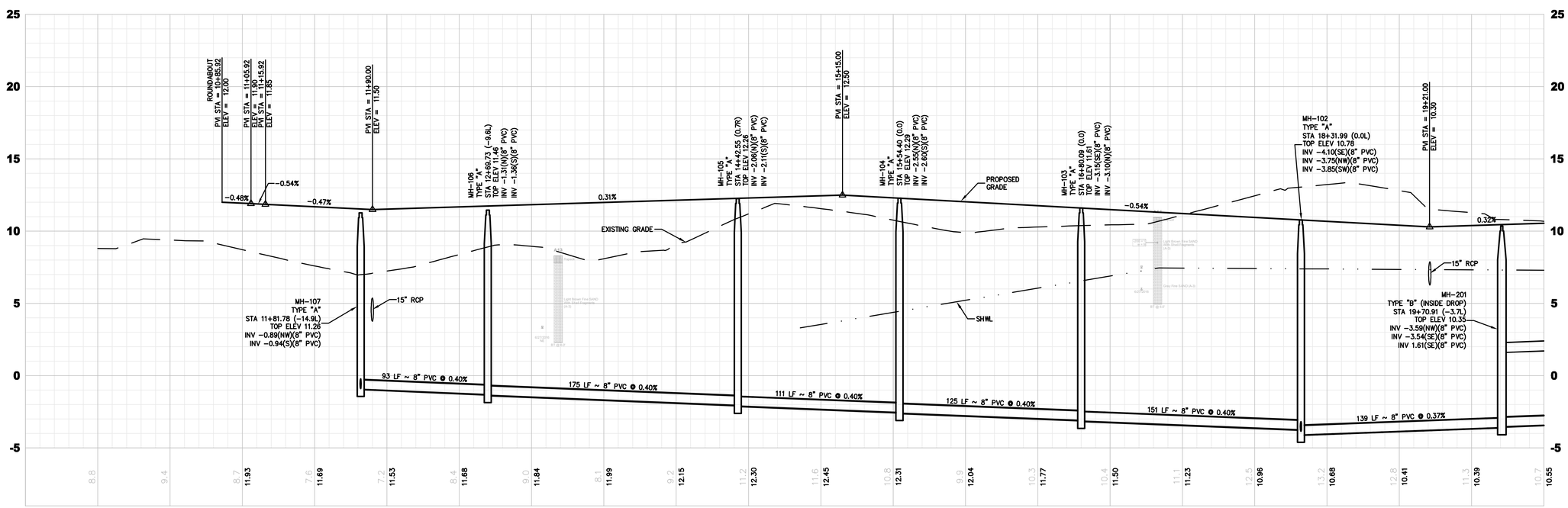
T:\2018\18-155\LandDev\Design\Plots\18-155-PR0.dwg



AUTUMN TIDE TRAIL

(43+00.00–46+50.00)

H. SCALE: 1"=40'
V. SCALE: 1"=4'



SHELL RIDGE LANE

(9+50.00–20+00.00)

H. SCALE: 1"=40'
V. SCALE: 1"=4'

PLANS PREPARED UNDER THE DIRECTION OF:

PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

VISION • EXPERIENCE • RESULTS

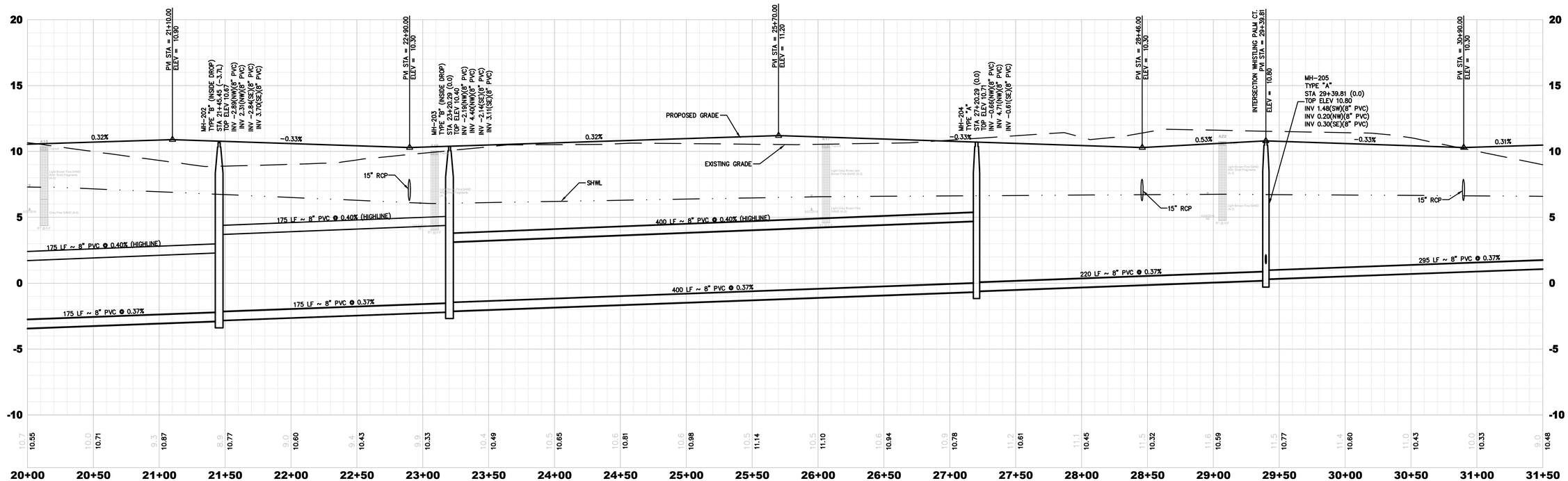
ROADWAY PROFILES

RIVER LANDING (F.K.A. TMV PH6-HYDRY)
HYDRY COMPANY, LLC
FLORIDA

DRAWING NUMBER
10D

PLOTTED: May 19, 2021 – 11:55 AM, BY: CAD Test

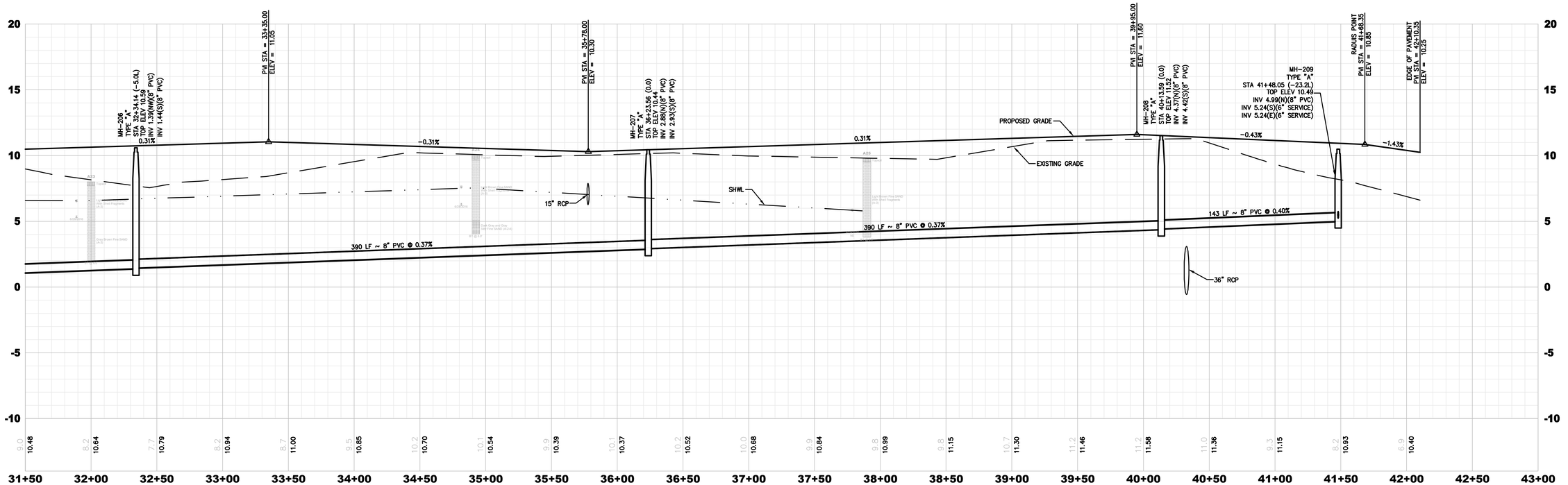
t:\2018\18-155\LandDev\Design\Plots\18-155-PR0.dwg



SHELL RIDGE LANE

(20+00.00–31+50.00)

H. SCALE: 1"=40'
V. SCALE: 1"=4'



SHELL RIDGE LANE

(31+50.00–43+00.00)

H. SCALE: 1"=40'
V. SCALE: 1"=4'

PLANS PREPARED UNDER THE DIRECTION OF:

PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:55 AM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
1477S Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

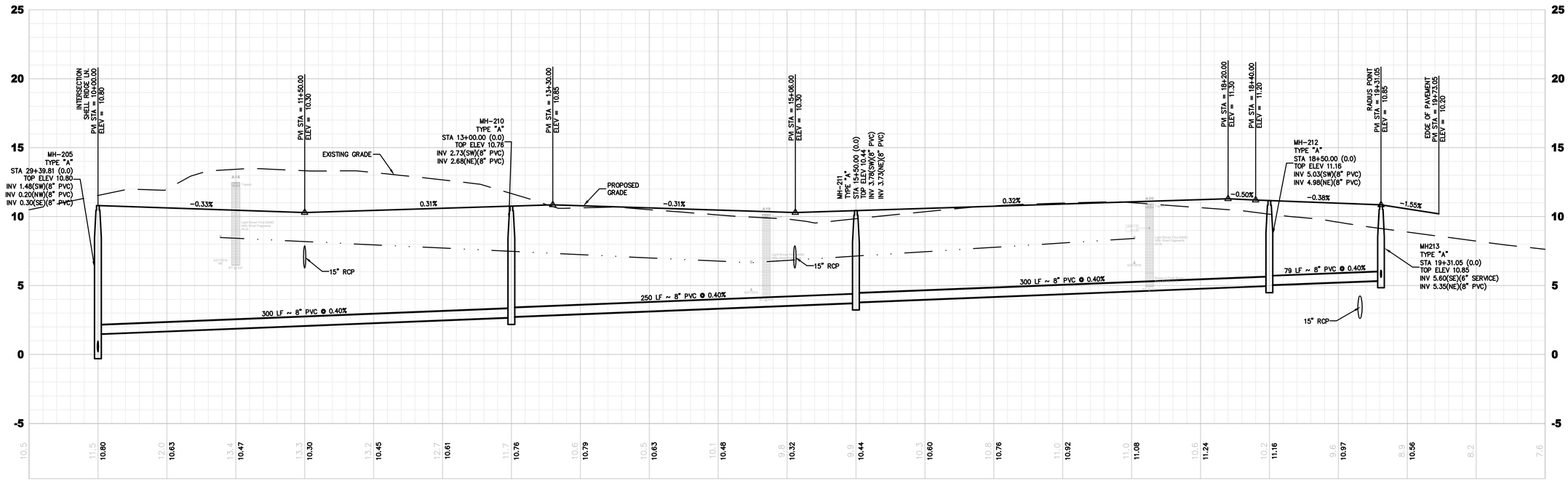
VISION • EXPERIENCE • RESULTS

ROADWAY PROFILES

RIVER LANDING (F.K.A. TMV PH6-HYDRY)
HYDRY COMPANY, LLC
FLORIDA

DRAWING NUMBER
10E

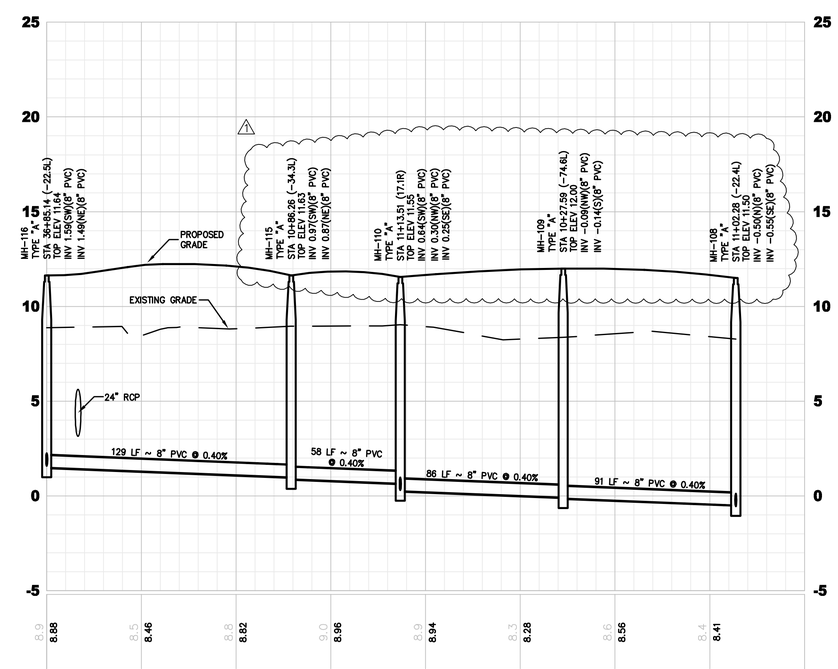
t:\2018\18-155\LandDev\Design\Plots\18-155-PR0.dwg



WHISTLING PALM COURT

(9+50.00–20+50.00)

H. SCALE: 1"=40'
V. SCALE: 1"=4'



ROUNDABOUT MANHOLES

(0+00.00–4+00.00)

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:56 AM, BY: CAD Test

REVISIONS:
1 4/21/21 REVISED MH TOPS

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

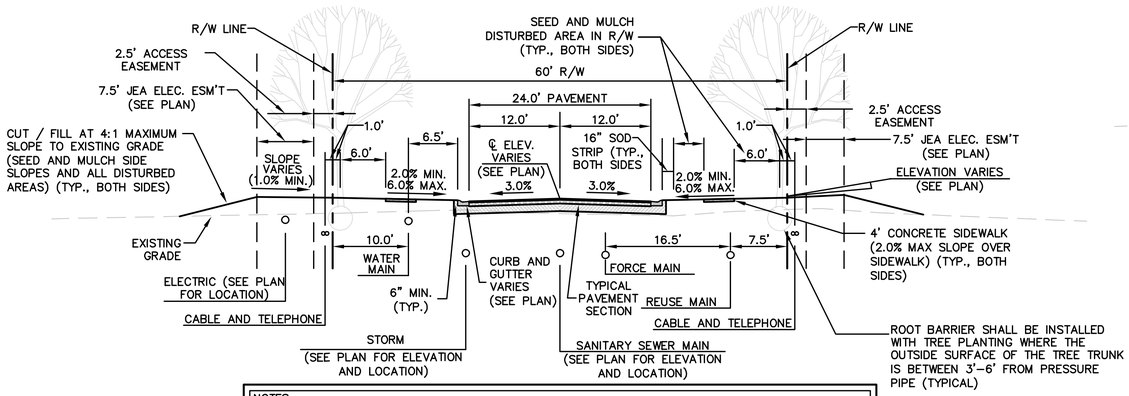
ETM
VISION • EXPERIENCE • RESULTS

ROADWAY PROFILES

RIVER LANDING (F.K.A. TMV PH6-HYDRY) HYDRY COMPANY, LLC FLORIDA

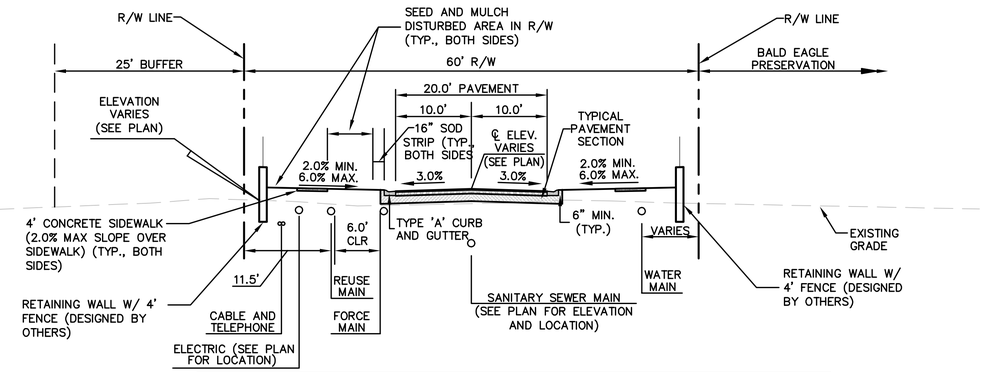
DRAWING NUMBER
10F

t:\2018\18-155\LandDev\Design\Plots\18-155-PRO.dwg



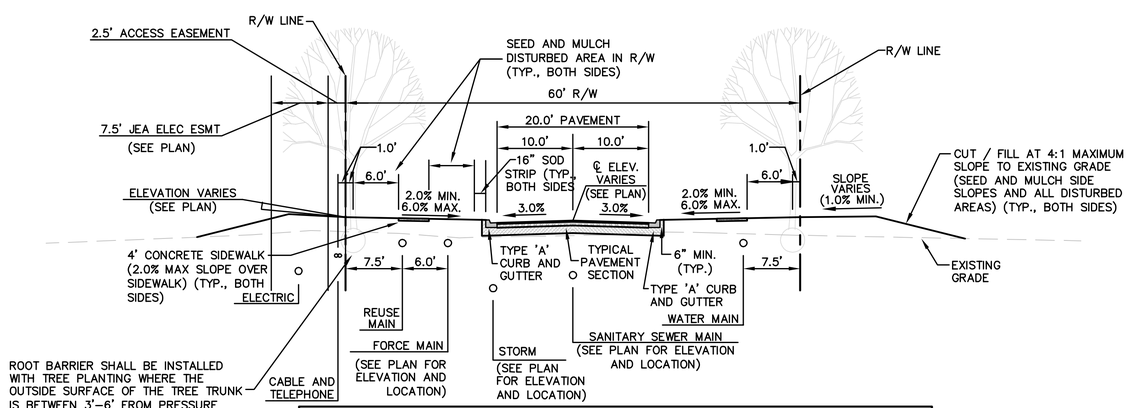
NOTES:
1. CONTRACTOR SHALL GRADE AND DRESS ALL LANDSCAPE AND R/W AREAS TO 0.1± FEET AND REMOVE ALL DEBRIS AND ROOTS 3/8" DIA. AND LARGER.
2. TREES EXISTING OR EXPECTED WITH DIAMETERS OF 4 INCHES OR GREATER (MEASURED 6" ABOVE GROUND) SHALL BE OUTSIDE OF CLEAR ZONE OR 6' MIN. FROM EDGE OF TRAVEL LANES (EDGE OF PAVEMENT)
3. CABLE / PHONE SHALL BE DESIGNED BY OTHERS (LOCATION SHOWN IS GENERAL GUIDELINE ONLY).
4. LANDSCAPING SHALL NOT EXCEED 2.5' HEIGHT FOR DISTANCE NECESSARY TO ASSURE CLEAR SIGHT DISTANCE FOR TRAFFIC.

TYPICAL CROSS-SECTION RIVER BREEZE DRIVE (STATION 25+50 THROUGH 36+00)



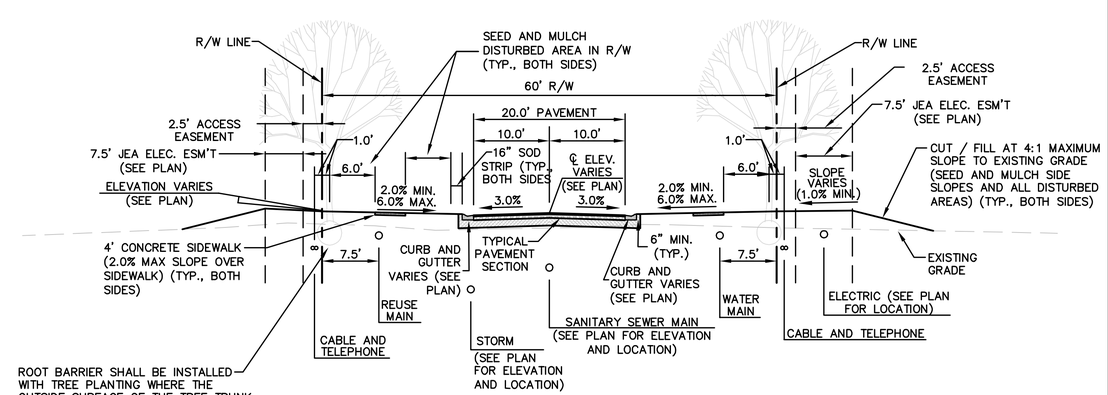
NOTES:
1. CONTRACTOR SHALL GRADE AND DRESS ALL LANDSCAPE AND R/W AREAS TO 0.1± FEET AND REMOVE ALL DEBRIS AND ROOTS 3/8" DIA. AND LARGER.
2. TREES EXISTING OR EXPECTED WITH DIAMETERS OF 4 INCHES OR GREATER (MEASURED 6" ABOVE GROUND) SHALL BE OUTSIDE OF CLEAR ZONE OR 6' MIN. FROM EDGE OF TRAVEL LANES (EDGE OF PAVEMENT)
3. CABLE / PHONE SHALL BE DESIGNED BY OTHERS (LOCATION SHOWN IS GENERAL GUIDELINE ONLY).
4. LANDSCAPING SHALL NOT EXCEED 2.5' HEIGHT FOR DISTANCE NECESSARY TO ASSURE CLEAR SIGHT DISTANCE FOR TRAFFIC.

TYPICAL CROSS-SECTION FOR SHELL RIDGE LANE (STATION 13+00 THROUGH 14+00)



NOTES:
1. CONTRACTOR SHALL GRADE AND DRESS ALL LANDSCAPE AND R/W AREAS TO 0.1± FEET AND REMOVE ALL DEBRIS AND ROOTS 3/8" DIA. AND LARGER.
2. TREES EXISTING OR EXPECTED WITH DIAMETERS OF 4 INCHES OR GREATER (MEASURED 6" ABOVE GROUND) SHALL BE OUTSIDE OF CLEAR ZONE OR 6' MIN. FROM EDGE OF TRAVEL LANES (EDGE OF PAVEMENT)
3. CABLE / PHONE SHALL BE DESIGNED BY OTHERS (LOCATION SHOWN IS GENERAL GUIDELINE ONLY).
4. LANDSCAPING SHALL NOT EXCEED 2.5' HEIGHT FOR DISTANCE NECESSARY TO ASSURE CLEAR SIGHT DISTANCE FOR TRAFFIC.

TYPICAL CROSS-SECTION FOR SHELL RIDGE LANE STA 14+00 THROUGH 19+50



NOTES:
1. CONTRACTOR SHALL GRADE AND DRESS ALL LANDSCAPE AND R/W AREAS TO 0.1± FEET AND REMOVE ALL DEBRIS AND ROOTS 3/8" DIA. AND LARGER.
2. TREES EXISTING OR EXPECTED WITH DIAMETERS OF 4 INCHES OR GREATER (MEASURED 6" ABOVE GROUND) SHALL BE OUTSIDE OF CLEAR ZONE OR 6' MIN. FROM EDGE OF TRAVEL LANES (EDGE OF PAVEMENT)
3. CABLE / PHONE SHALL BE DESIGNED BY OTHERS (LOCATION SHOWN IS GENERAL GUIDELINE ONLY).
4. LANDSCAPING SHALL NOT EXCEED 2.5' HEIGHT FOR DISTANCE NECESSARY TO ASSURE CLEAR SIGHT DISTANCE FOR TRAFFIC.

TYPICAL CROSS-SECTION FOR SHELL RIDGE LANE (STATION 19+50 THROUGH 42+00)

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:56 AM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316

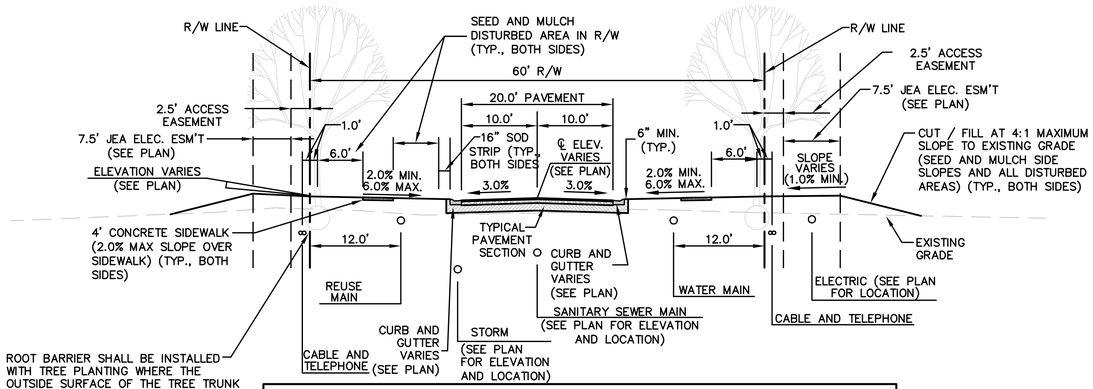
ETM VISION • EXPERIENCE • RESULTS

CROSS SECTIONS

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
11A

t:\2018\18-155\LandDev\Design\Plots\18-155-Cross Sect.dwg

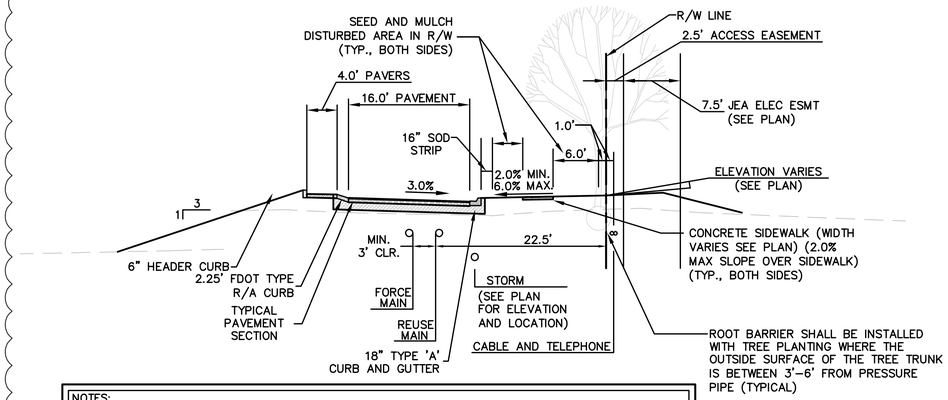


NOTES:
1. CONTRACTOR SHALL GRADE AND DRESS ALL LANDSCAPE AND R/W AREAS TO 0.1± FEET AND REMOVE ALL DEBRIS AND ROOTS 3/8" DIA. AND LARGER.
2. TREES EXISTING OR EXPECTED WITH DIAMETERS OF 4 INCHES OR GREATER (MEASURED 6" ABOVE GROUND) SHALL BE OUTSIDE OF CLEAR ZONE OR 6' MIN. FROM EDGE OF TRAVEL LANES (EDGE OF PAVEMENT)
3. CABLE / PHONE SHALL BE DESIGNED BY OTHERS (LOCATION SHOWN IS GENERAL GUIDELINE ONLY).
4. LANDSCAPING SHALL NOT EXCEED 2.5' HEIGHT FOR DISTANCE NECESSARY TO ASSURE CLEAR SIGHT DISTANCE FOR TRAFFIC.

TYPICAL CROSS-SECTION FOR AUTUMN TIDE TRAIL

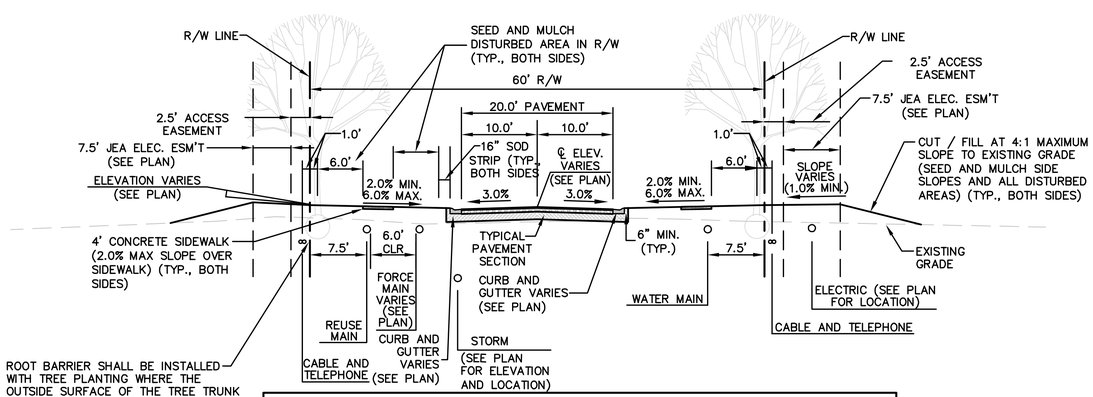
STA 12+00 THROUGH 23+50

2



NOTES:
1. CONTRACTOR SHALL GRADE AND DRESS ALL LANDSCAPE AND R/W AREAS TO 0.1± FEET AND REMOVE ALL DEBRIS AND ROOTS 3/8" DIA. AND LARGER.
2. TREES EXISTING OR EXPECTED WITH DIAMETERS OF 4 INCHES OR GREATER (MEASURED 6" ABOVE GROUND) SHALL BE OUTSIDE OF CLEAR ZONE OR 6' MIN. FROM EDGE OF TRAVEL LANES (EDGE OF PAVEMENT)
3. CABLE / PHONE SHALL BE DESIGNED BY OTHERS (LOCATION SHOWN IS GENERAL GUIDELINE ONLY).
4. LANDSCAPING SHALL NOT EXCEED 2.5' HEIGHT FOR DISTANCE NECESSARY TO ASSURE CLEAR SIGHT DISTANCE FOR TRAFFIC.

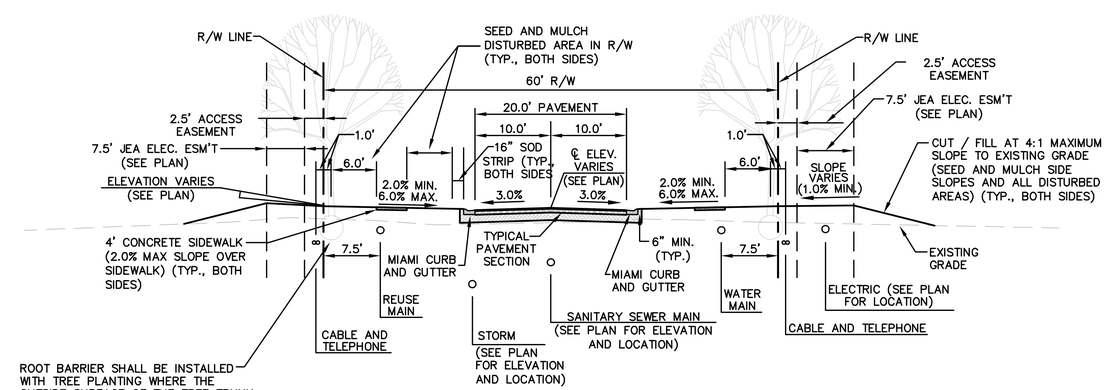
TYPICAL CROSS-SECTION ROUNDABOUT



NOTES:
1. CONTRACTOR SHALL GRADE AND DRESS ALL LANDSCAPE AND R/W AREAS TO 0.1± FEET AND REMOVE ALL DEBRIS AND ROOTS 3/8" DIA. AND LARGER.
2. TREES EXISTING OR EXPECTED WITH DIAMETERS OF 4 INCHES OR GREATER (MEASURED 6" ABOVE GROUND) SHALL BE OUTSIDE OF CLEAR ZONE OR 6' MIN. FROM EDGE OF TRAVEL LANES (EDGE OF PAVEMENT)
3. CABLE / PHONE SHALL BE DESIGNED BY OTHERS (LOCATION SHOWN IS GENERAL GUIDELINE ONLY).
4. LANDSCAPING SHALL NOT EXCEED 2.5' HEIGHT FOR DISTANCE NECESSARY TO ASSURE CLEAR SIGHT DISTANCE FOR TRAFFIC.

TYPICAL CROSS-SECTION FOR AUTUMN TIDE TRAIL

STA 32+75 THROUGH 46+00



NOTES:
1. CONTRACTOR SHALL GRADE AND DRESS ALL LANDSCAPE AND R/W AREAS TO 0.1± FEET AND REMOVE ALL DEBRIS AND ROOTS 3/8" DIA. AND LARGER.
2. TREES EXISTING OR EXPECTED WITH DIAMETERS OF 4 INCHES OR GREATER (MEASURED 6" ABOVE GROUND) SHALL BE OUTSIDE OF CLEAR ZONE OR 6' MIN. FROM EDGE OF TRAVEL LANES (EDGE OF PAVEMENT)
3. CABLE / PHONE SHALL BE DESIGNED BY OTHERS (LOCATION SHOWN IS GENERAL GUIDELINE ONLY).
4. LANDSCAPING SHALL NOT EXCEED 2.5' HEIGHT FOR DISTANCE NECESSARY TO ASSURE CLEAR SIGHT DISTANCE FOR TRAFFIC.

TYPICAL CROSS-SECTION FOR WHISTLING PALM COURT

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

REVISIONS:
2 4/21/2021 REVISED GRADING

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316

ETM VISION • EXPERIENCE • RESULTS

CROSS SECTIONS

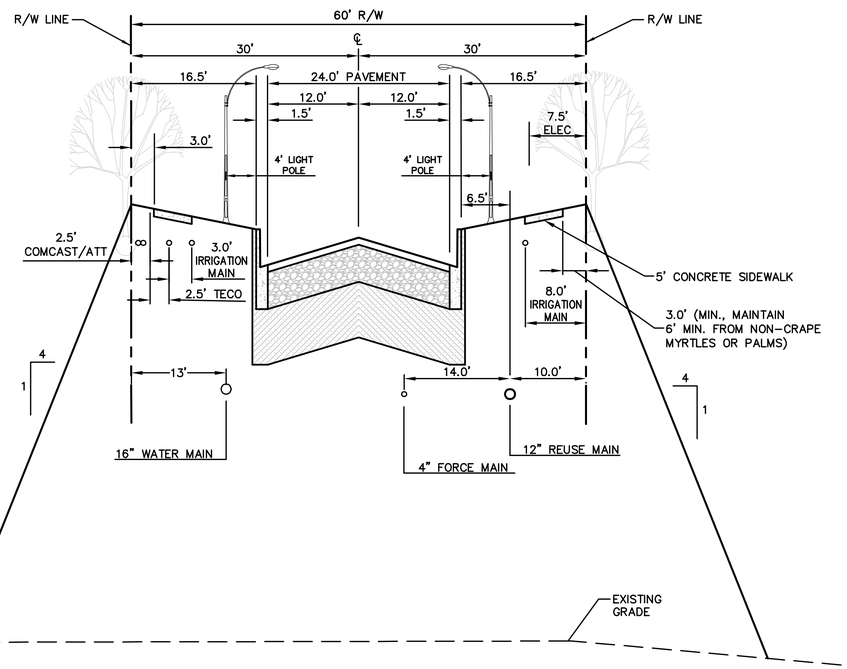
RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
11B

PLOTTED: May 19, 2021 – 11:56 AM, BY: CAD Test

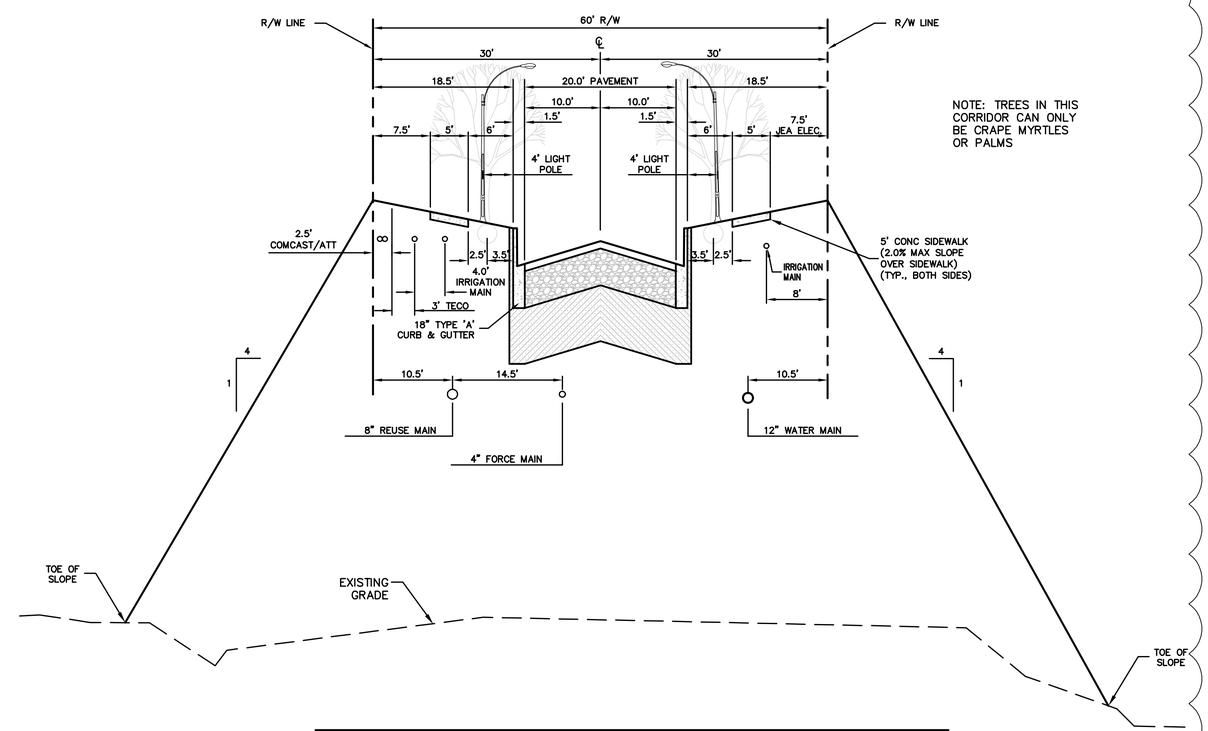
t:\2018\18-155\LandDev\Design\Plots\18-155-Cross Sect.dwg

2



NOTES:
1. CONTRACTOR SHALL GRADE AND DRESS ALL LANDSCAPE AND R/W AREAS TO 0.1± FEET AND REMOVE ALL DEBRIS AND ROOTS 3/8" DIA. AND LARGER.
2. TREES EXISTING OR EXPECTED WITH DIAMETERS OF 4 INCHES OR GREATER (MEASURED 6" ABOVE GROUND) SHALL BE OUTSIDE OF CLEAR ZONE OR 6' MIN. FROM EDGE OF TRAVEL LANES (EDGE OF PAVEMENT)
3. CABLE / PHONE SHALL BE DESIGNED BY OTHERS (LOCATION SHOWN IS GENERAL GUIDELINE ONLY).
4. LANDSCAPING SHALL NOT EXCEED 2.5' HEIGHT FOR DISTANCE NECESSARY TO ASSURE CLEAR SIGHT DISTANCE FOR TRAFFIC.

TYPICAL CROSS-SECTION RIVER BREEZE DRIVE (13+00 THROUGH 25+50)



NOTE: TREES IN THIS CORRIDOR CAN ONLY BE CRAPE MYRTLES OR PALMS

NOTES:
1. CONTRACTOR SHALL GRADE AND DRESS ALL LANDSCAPE AND R/W AREAS TO 0.1± FEET AND REMOVE ALL DEBRIS AND ROOTS 3/8" DIA. AND LARGER.
2. TREES EXISTING OR EXPECTED WITH DIAMETERS OF 4 INCHES OR GREATER (MEASURED 6" ABOVE GROUND) SHALL BE OUTSIDE OF CLEAR ZONE OR 6' MIN. FROM EDGE OF TRAVEL LANES (EDGE OF PAVEMENT)
3. CABLE / PHONE SHALL BE DESIGNED BY OTHERS (LOCATION SHOWN IS GENERAL GUIDELINE ONLY).
4. LANDSCAPING SHALL NOT EXCEED 2.5' HEIGHT FOR DISTANCE NECESSARY TO ASSURE CLEAR SIGHT DISTANCE FOR TRAFFIC.

TYPICAL CROSS-SECTION AUTUMN TIDE TRAIL (23+50 THROUGH 32+75)

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

REVISIONS:
2 4/27/2021 REVISED SECTIONS TO ACCOMMODATE LANDSCAPE

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

CROSS SECTIONS

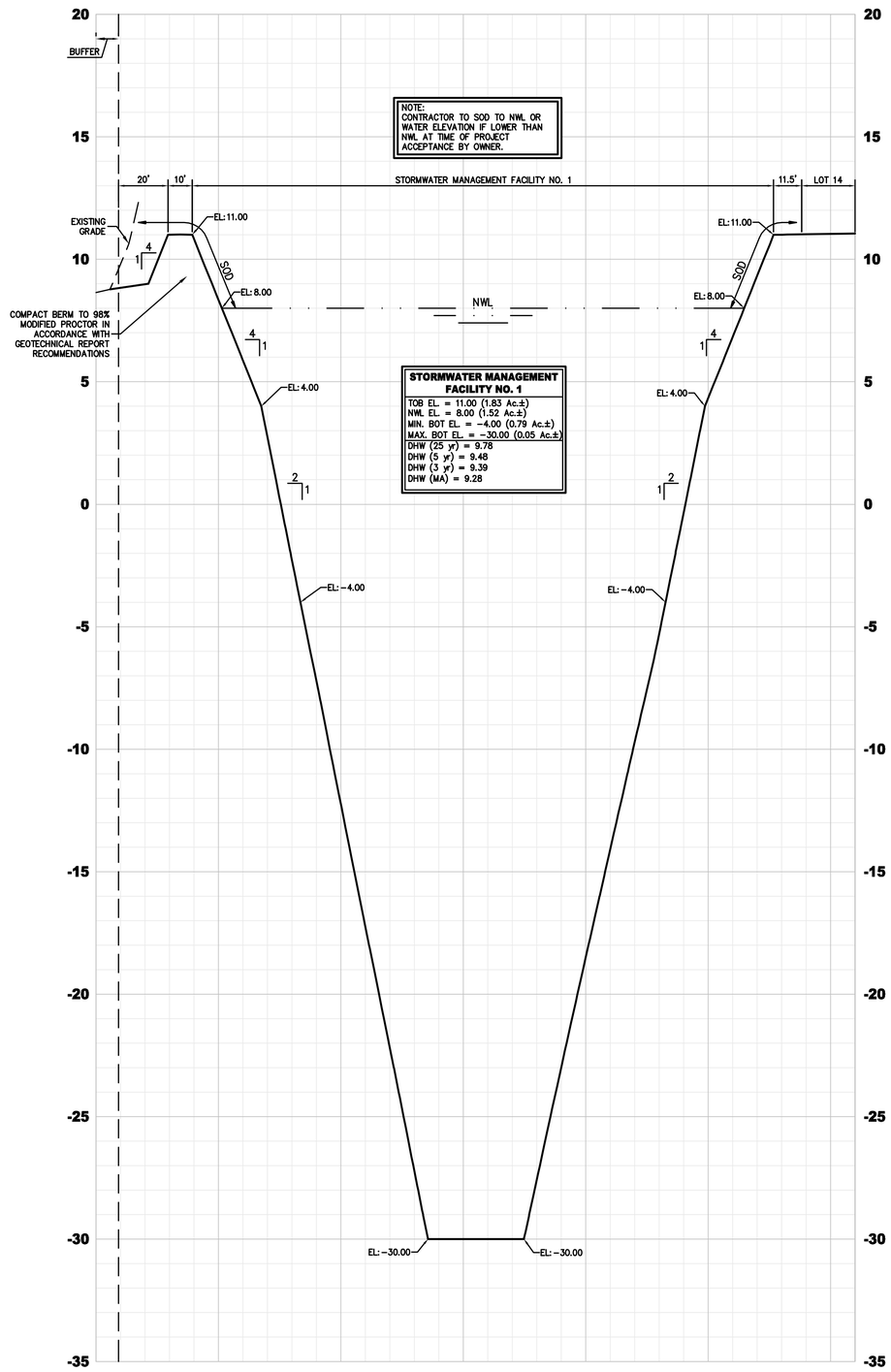
RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

2

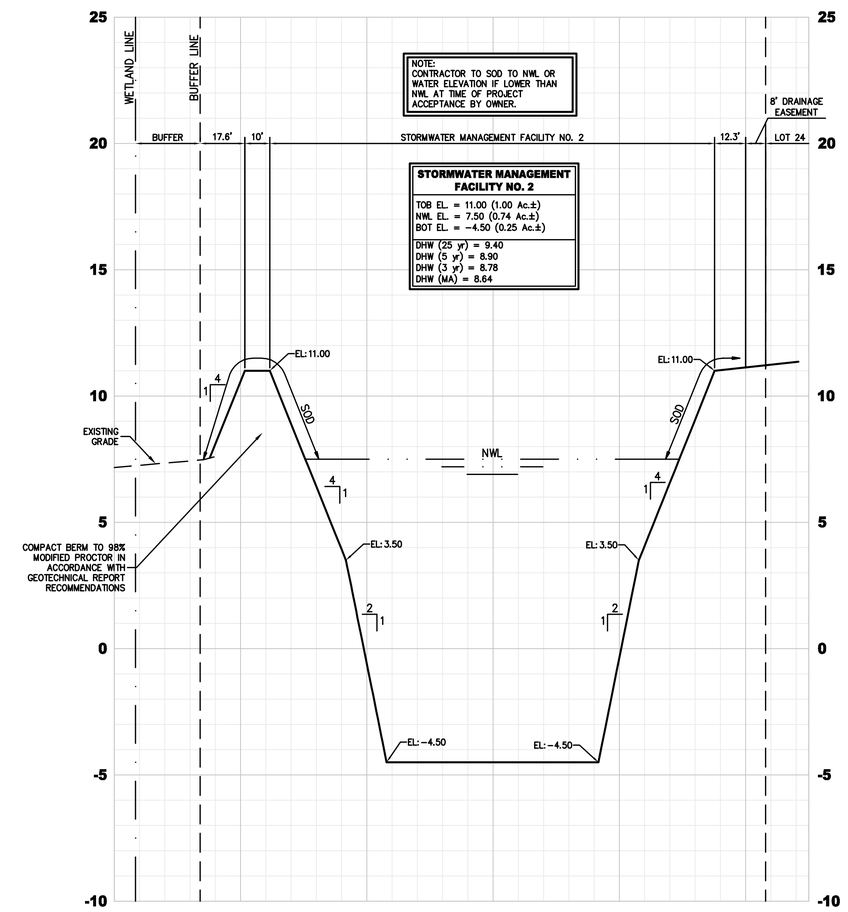
DRAWING NUMBER
11C

PLOTTED: May 19, 2021 – 11:56 AM, BY: CAD Test

t:\2018\18-155\LandDev\Design\Plots\18-155-Cross Sect.dwg



SMF 1
(0+00.00–3+10.00)



SMF 2
(0+00.00–2+75.00)

H. SCALE: 1"=30'
V. SCALE: 1"=3'

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:56 AM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

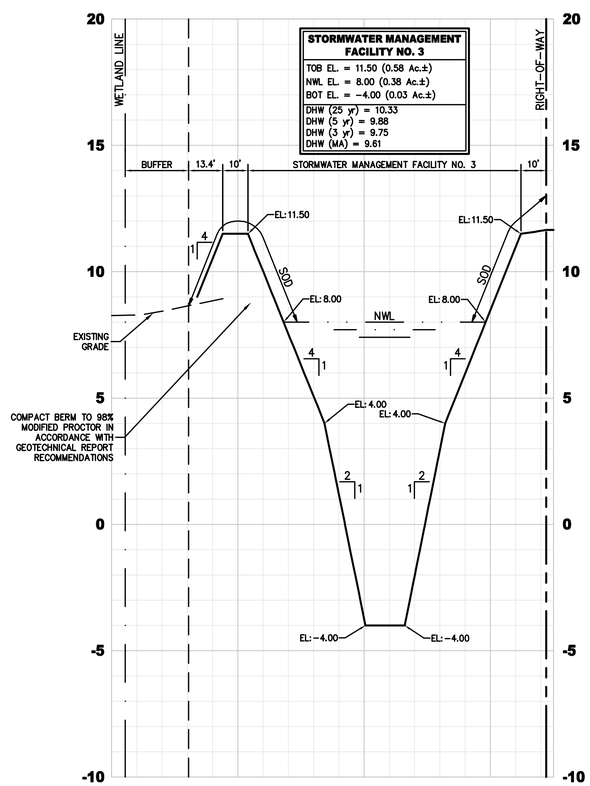
CROSS SECTIONS

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

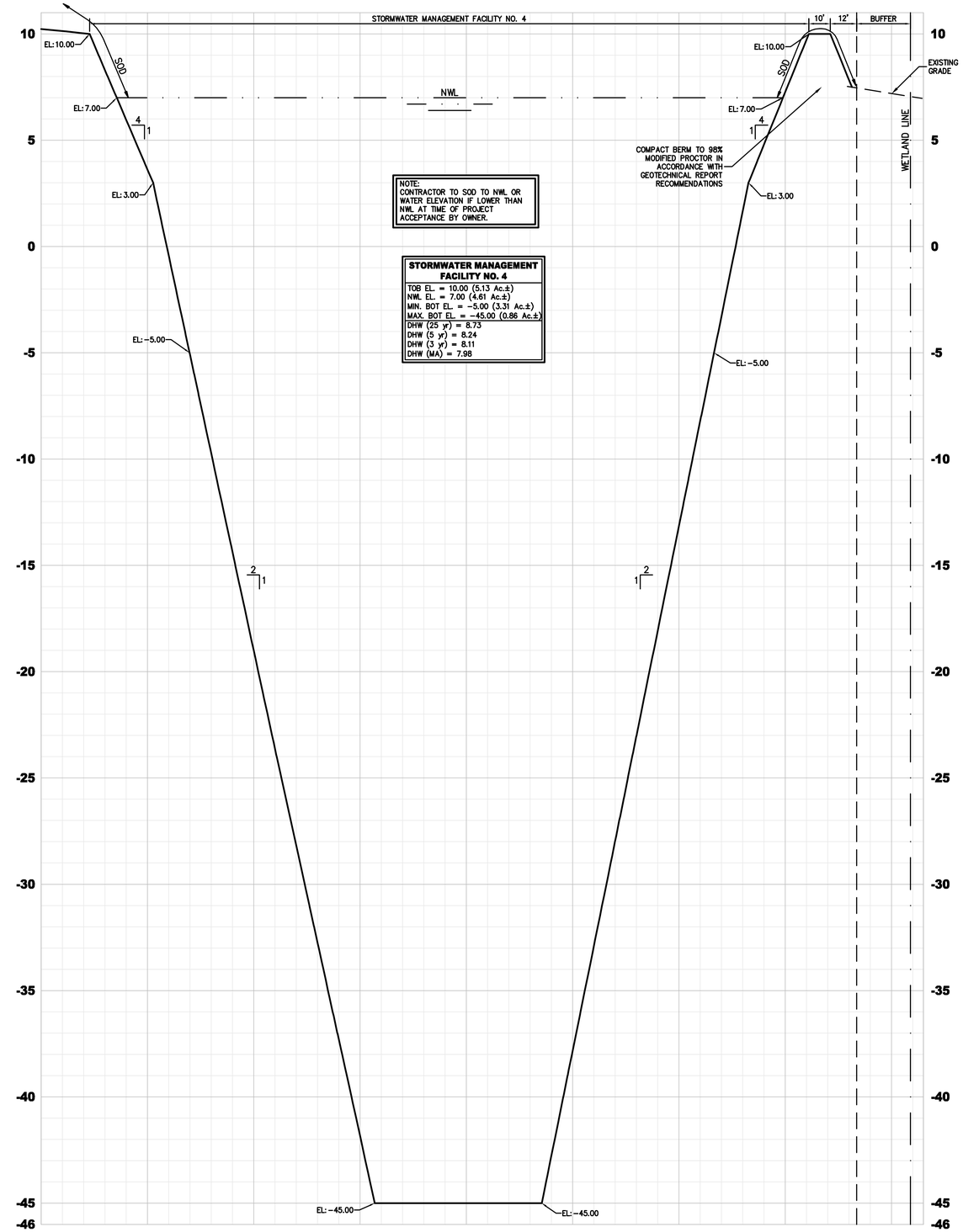
DRAWING NUMBER
11D

t:\2018\18-155\LandDev\Design\Plots\18-155-Cross Sect.dwg

NOTE:
CONTRACTOR TO SOD TO NWL OR WATER ELEVATION IF LOWER THAN NWL AT TIME OF PROJECT ACCEPTANCE BY OWNER.



SMF 3
(0+00.00–1+75.00)



NOTE:
CONTRACTOR TO SOD TO NWL OR WATER ELEVATION IF LOWER THAN NWL AT TIME OF PROJECT ACCEPTANCE BY OWNER.

STORMWATER MANAGEMENT FACILITY NO. 4
TOB EL. = 10.00 (5.13 Ac.±)
NWL EL. = 7.00 (4.61 Ac.±)
MIN. BOT EL. = −5.00 (3.31 Ac.±)
MAX. BOT EL. = −45.00 (0.86 Ac.±)
DHW (25 yr) = 8.73
DHW (5 yr) = 8.24
DHW (3 yr) = 8.11
DHW (MA) = 7.98

SMF 4
(0+00.00–4+15.00)

H. SCALE: 1"=30'
V. SCALE: 1"=3'

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:56 AM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

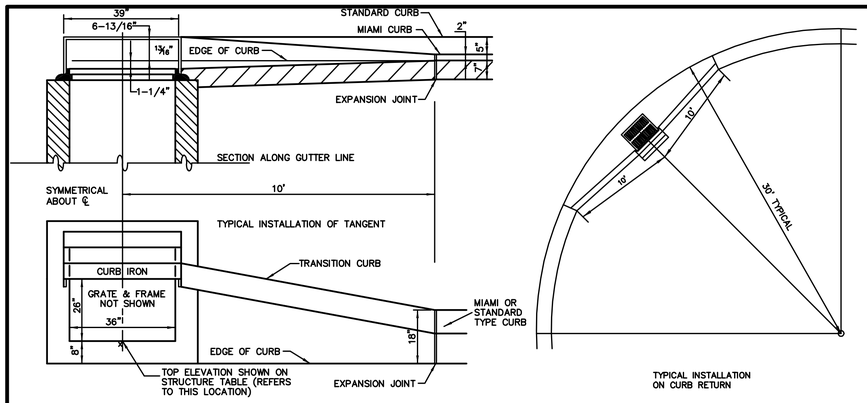
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

CROSS SECTIONS

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

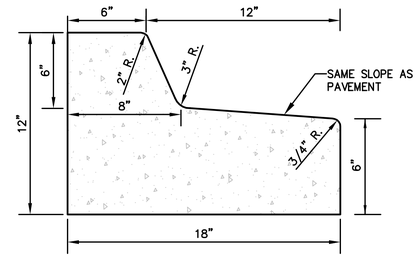
DRAWING NUMBER
11E

t:\2018\18-155\LandDev\Design\Plots\18-155-Cross Sect.dwg



RECESSED STORM SEWER CURB INLET

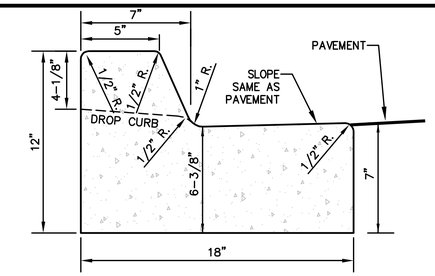
N.T.S.



18" TYPE 'C' CURB AND GUTTER

N.T.S.

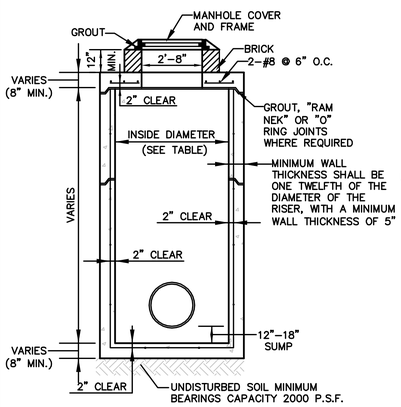
CURB AND CURB & GUTTER NOTES:
1. MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LATEST FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. CONCRETE SHALL BE CLASS 1 CONCRETE WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS OTHERWISE APPROVED BY THE ENGINEER OF RECORD.
3. WHEN USED ON THE HIGH SIDE OF ROADWAY SECTIONS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. WHERE THIS CONDITION IS ENCOUNTERED, THE FRONT FACE VERTICAL DIMENSION SHALL REMAIN AS SHOWN FOR NORMAL SECTIONS SHOWN HEREON.



18" TYPE 'A' CURB AND GUTTER

N.T.S.

CURB AND CURB & GUTTER NOTES:
1. MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LATEST FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. CONCRETE SHALL BE CLASS 1 CONCRETE WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS OTHERWISE APPROVED BY THE ENGINEER OF RECORD.
3. WHEN USED ON THE HIGH SIDE OF ROADWAY SECTIONS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. WHERE THIS CONDITION IS ENCOUNTERED, THE FRONT FACE VERTICAL DIMENSION SHALL REMAIN AS SHOWN FOR NORMAL SECTIONS SHOWN HEREON.

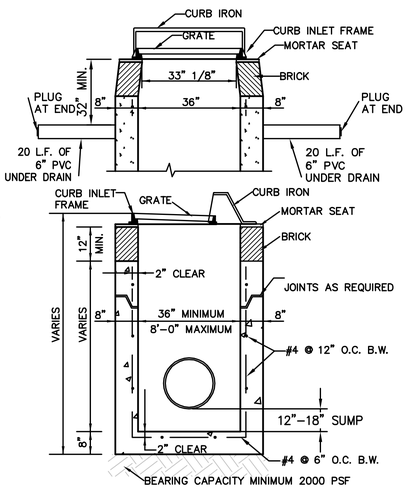


INSIDE DIAMETER TABLE						
J-1	J-1A	J-1B	J-1C	J-1D	J-1E	J-1F
4'-0"	5'-0"	6'-0"	7'-0"	8'-0"	9'-0"	10'-0"

NOTES:
1. CONCRETE DESIGN STRENGTH 4,000 PSI.
2. PRECAST IN ACCORDANCE WITH LATEST EDITIONS OF ASTM C 478.
3. PIPES SHALL BE FLUSH WITH INSIDE WALL.
4. IN PAVED AREAS FRAME AND GRATE MUST MATCH FINAL ASPHALT AND CROSS-SLOPE.
5. RING AND COVER SHALL BE TRAFFIC BEARING

STORM SEWER J-1 MANHOLE

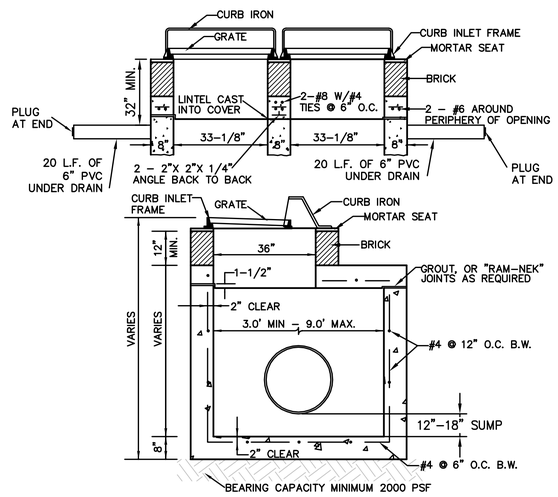
N.T.S.



NOTES :
1. PROVISION SHALL BE MADE AT THE TIME OF DRAINAGE STRUCTURE PRE- CASTING TO PROVIDE OPENINGS FOR UNDERDRAIN STUBOUTS ON EACH SIDE OF INLET.
2. CONCRETE DESIGN STRENGTH 4,000 PSI.
3. PIPE SHALL NOT BE IN CONSTRUCTION JOINT.

TYPE "A" CURB INLET

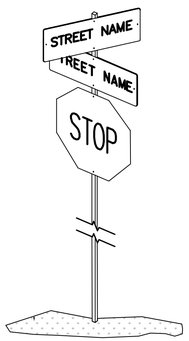
N.T.S.



NOTES :
1. PROVISION SHALL BE MADE AT THE TIME OF DRAINAGE STRUCTURE PRE- CASTING TO PROVIDE OPENINGS FOR UNDERDRAIN STUBOUTS ON EACH SIDE OF INLET.
2. CONCRETE DESIGN STRENGTH 4,000 PSI.
3. PIPE SHALL NOT BE IN CONSTRUCTION JOINT.

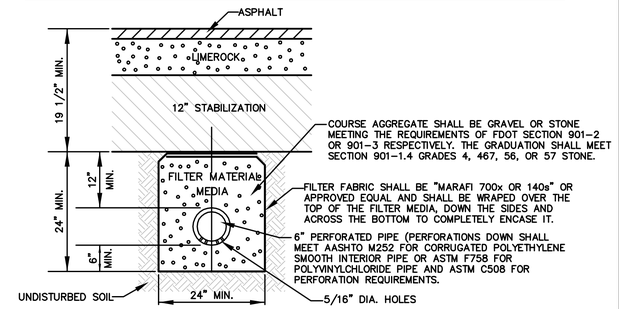
TYPE "B" DOUBLE CURB INLET

N.T.S.



STREET SIGN

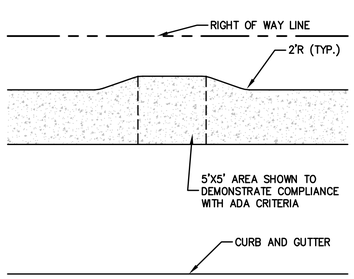
N.T.S.



NOTES:
1. PIPE USED FOR SUB SOIL DRAINS SHALL MEET A.S.T.M. D 3033 FOR POLYVINYL-CLORIDE PIPE.
2. CONTRACTOR SHALL PROVIDE MINIMUM 20' STUBOUTS ON EACH SIDE OF ALL DRAINAGE INLETS. STUBOUT LENGTHS IN EXCESS OF 20' MINIMUM SHALL BE AS SHOWN ON PAVING AND DRAINAGE SHEETS.
3. MINIMUM PIPE SLOPE OF 0.30%
4. CONTRACTOR SHALL PROVIDE CLEANOUTS AT EVERY 200 O.C. AND AT END OF PIPE.
5. THE CONTRACTOR SHALL CONTACT OWNER'S SOIL ENGINEER TO DETERMINE LIMITS OF ROADWAY UNDERDRAIN.

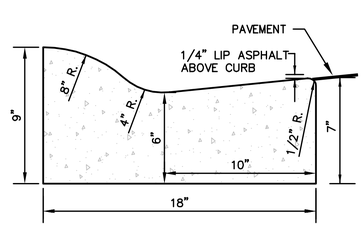
ROADWAY UNDERDRAIN DETAIL

N.T.S.



SIDEWALK PASSING SPACE

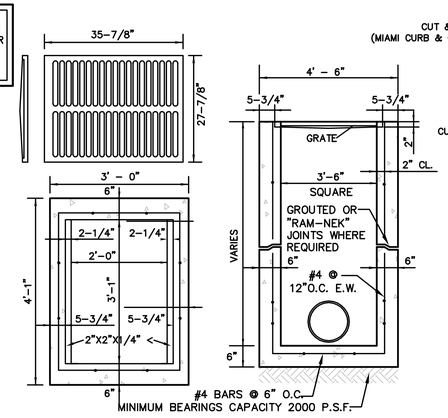
N.T.S.



MIAMI TYPE CURB AND GUTTER

N.T.S.

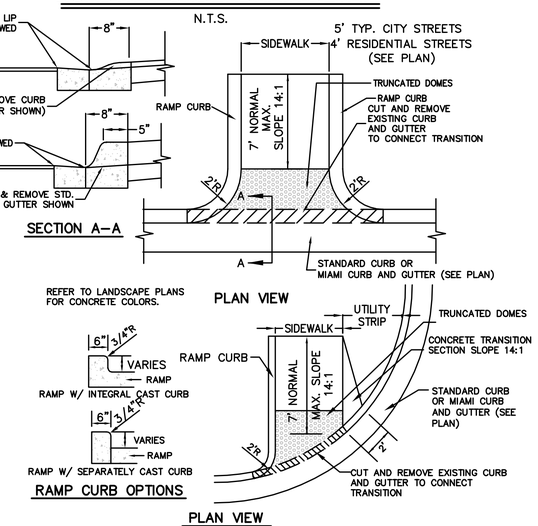
CURB AND CURB & GUTTER NOTES:
1. MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LATEST FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. CONCRETE SHALL BE CLASS 1 CONCRETE WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS OTHERWISE APPROVED BY THE ENGINEER OF RECORD.
3. WHEN USED ON THE HIGH SIDE OF ROADWAY SECTIONS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. WHERE THIS CONDITION IS ENCOUNTERED, THE FRONT FACE VERTICAL DIMENSION SHALL REMAIN AS SHOWN FOR NORMAL SECTIONS SHOWN HEREON.



NOTES:
1. CONCRETE DESIGN STRENGTH 4,000 PSI.
2. ALL GRATES TO BE TRAFFIC BEARING GRATE.
3. CONTRACTOR SHALL PLACE A 10' WIDE SOD COLLAR AROUND ALL INLETS (NOT IN PAVEMENT)

STORM SEWER TYPE "C" INLET

N.T.S.



NOTES:
1. HANDICAP RAMPS, SPACES AND SIGNAGE SHALL MEET AMERICAN NATIONAL STANDARD A117.1 AND ALL APPLICABLE COUNTY AND STATE REQUIREMENTS.
2. THE CONTRACTOR SHALL INSTALL DETECTABLE WARNING SURFACES IN ACCORDANCE WITH A.D.A. REQUIREMENTS. REFER TO FDOT STANDARD INDEX 522-002 SHEET 4 DETAIL CR-E FOR FURTHER INFORMATION.

STANDARD HANDICAP RAMP DETAILS

N.T.S.

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:57 AM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

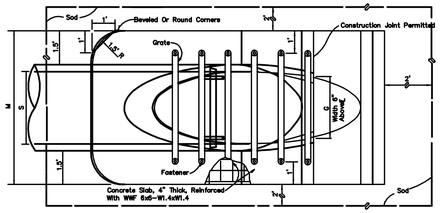
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

PAVING & DRAINAGE DETAILS

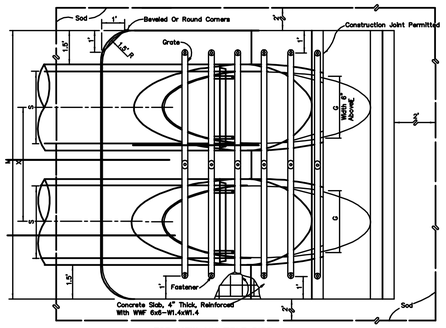
RIVER LANDING (F.K.A. TMV PH6-HYDRY)
FOR
HYDRY COMPANY, LLC

DRAWING NUMBER
12A

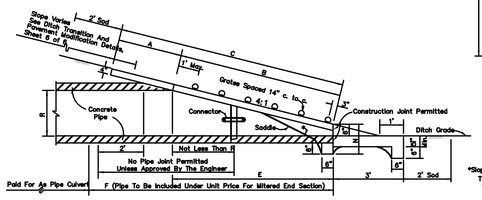
t:\2018\18-155\LandDev\Design\Plots\18-155-PD-DETS.dwg



TOP VIEW–SINGLE PIPE



TOP VIEW–MULTIPLE PIPE



SECTION

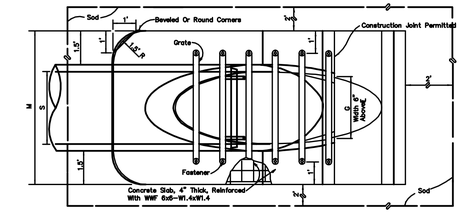
*Slope:
To Centerline of Pipe For Pipes 18" And Smaller.
1:2 For Pipes 24" And Larger

DIMENSIONS & QUANTITIES																											
										M					GRATE SIZES		CONCRETE (CU.YDS.)				SODDING (SQ. YDS.)			
RISE R	SPAN S	X	A	B	C	E	F	G	H	SINGLE PIPE	DOUBLE PIPE	TRIPLE PIPE	QUAD. PIPE	N	STANDARD WEIGHT PIPE	EXTRA STRONG PIPE	SINGLE PIPE	DOUBLE PIPE	TRIPLE PIPE	QUAD. PIPE	SINGLE PIPE	DOUBLE PIPE	TRIPLE PIPE	QUAD. PIPE
12"	18"	2'-10"	2.36'	3.06'	5.42'	3.03'	5'	1.50'	2.0'	4.92'	7.75'	10.58'	13.42'	1.21'			0.68	1.04	1.41	1.77	8	9	11	12
14"	23"	3'-4"	2.44'	3.75'	6.19'	3.70'	6'	1.90	2.3'	5.38'	8.71'	12.04'	15.38'	1.23'			0.78	1.19	1.63	2.05	9	10	12	13
19"	30"	4'-0"	2.62'	5.47'	8.09'	5.38'	8'	2.37'	2.6'	6.04'	10.04'	14.04'	18.04'	1.27'	2 3/8"	3"	0.95	1.52	2.09	2.65	10	12	13	15
24"	38"	5'-0"	2.79'	7.18'	9.97'	7.03'	10'	2.85'	3.0'	6.79'	11.79'	16.79'	21.79'	1.31'	2 3/8"	3"	1.18	1.95	2.74	3.53	11	13	15	18
29"	45"	5'-11"	3.05'	8.90'	11.95'	8.70'	12'	3.19'	3.3'	7.50'	13.42'	19.33'	25.25'	1.36'	2 3/8"	3 1/2"	1.41	2.42	3.44	4.45	12	15	18	20
34"	53"	7'-0"	3.22'	10.62'	13.84'	10.36'	13'	3.57'	2.6'	8.25'	15.25'	22.25'	29.25'	1.42'	3"	3 1/2"	1.63	2.92	4.22	5.52	13	17	20	23
38"	60"	7'-10"	3.39'	11.99'	15.38'	11.70'	15'	3.95'	3.3'	8.92'	16.75'	24.58'	32.42'	1.46'	3"	4"	1.83	3.36	4.89	6.41	14	18	21	25
43"	68"	8'-11"	3.56'	13.71'	17.27'	13.38'	17'	4.28'	3.6'	9.67'	18.58'	27.50'	36.42'	1.50'	3"	4"	2.09	3.95	5.80	7.65	16	20	23	27
48"	76"	9'-11"	3.73'	15.43'	19.16'	15.03'	19'	4.59'	4.0'	10.42'	20.33'	30.25'	40.17'	1.54'	SPECIAL	SPECIAL	2.37	4.54	6.73	8.92	17	21	26	30
53"	83"	10'-8"	3.91'	17.15'	21.06'	16.70'	20'	4.77'	3.3'	11.08'	21.75'	32.42'	43.08'	1.58'	SPECIAL	SPECIAL	2.61	5.09	7.56	10.03	18	23	27	32
58"	91"	11'-8"	4.08	18.87'	22.95'	18.36'	22'	5.01'	3.6'	11.83'	23.50'	35.17'	46.83'	1.63'	SPECIAL	SPECIAL	2.91	5.77	8.64	11.50	19	24	29	35

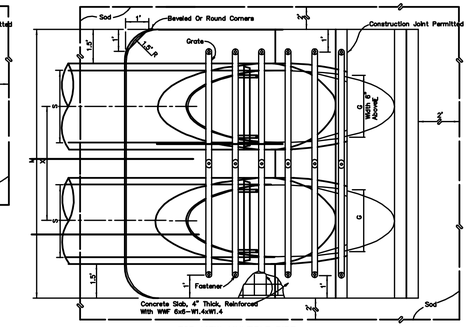
SINGLE AND MULTIPLE ELLIPTICAL CONCRETE PIPE

SIDE-DRAIN MITERED END SECTION

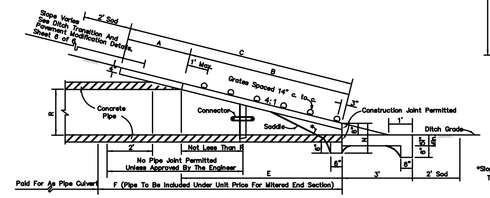
N.T.S.



TOP VIEW–SINGLE PIPE



TOP VIEW–MULTIPLE PIPE



SECTION

*Slope:
To Centerline of Pipe For Pipes 18" And Smaller.
1:2 For Pipes 24" And Larger

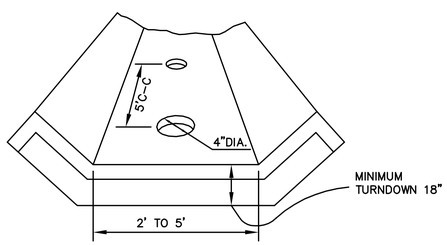
DIMENSIONS & QUANTITIES																							
									M					GRATE SIZES		CONCRETE (Cu. Yds.)				SODDING (Sq. Yds.)			
D	X	A	B	C	E	F	G	N	Single Pipe	Double Pipe	Triple Pipe	Quad Pipe		Standard Weight Pipe	Extra Strong Pipe	Single Pipe	Double Pipe	Triple Pipe	Quad Pipe	Single Pipe	Double Pipe	Triple Pipe	Quad Pipe
15"	2'-7"	2.27'	4.09'	6.36'	4.03'	8'	1.22'	1.21'	4.63'	7.41'	9.79'	12.37'	1.19'			0.78	1.16	1.54	1.94	8	10	11	12
18"	2'-10"	2.36'	5.12'	7.48'	5.03'	9'	1.41'	1.21'	4.92'	7.78'	10.58'	13.42'	1.21'			0.85	1.28	1.71	2.17	9	10	12	13
24"	3'-5"	2.53'	7.18'Δ	9.71'	7.03'Δ	11'	1.73'	5.50'	6.92'	12.33'	15.75'	1.25'				1.02	1.58	2.15	2.75	10	12	13	15
30"	3'-11"	2.70'	9.38'	11.90'	9.03'	13'	2.00'	6.08'	10.33'	14.58'	18.83'	1.32'	2 3/8"	3"		1.23	1.98	2.74	3.50	12	14	15	17
36"	4'-5"	2.87'	11.41'Δ	14.16'	11.03'Δ	15'	2.25'	6.67'	11.75'	16.83'	21.92'	1.38'	2 3/8"	3 1/2"		1.40	2.38	3.33	4.24	13	15	17	20
42"	5'-0"	3.05'	13.37'	16.42'	13.03'	17'	2.45'	7.25'	13.25'	19.25'	25.25'	1.38'	2 3/8"	3 3/8"		1.60	2.83	4.04	5.26	14	17	19	22
48"	5'-6"	3.22'	15.43'	18.69'	15.03'	19'	2.65'	7.83'	14.58'	21.33'	28.08'	1.42'	2 3/8"	3 3/8"		1.81	3.28	4.70	6.14	15	18	21	24
54"	6'-3"	3.39'	17.49'	20.88'	17.03'	21'	2.83'	8.42'	16.08'	23.75'	31.42'	1.46'	3"	4"		2.03	3.78	5.54	7.28	17	20	23	27
60"	6'-9"	3.56'	19.35'	23.11'	19.03'	23'	3.00'	9.00'	17.50'	26.00'	34.50'	1.50'	3"	4"		2.28	4.26	6.24	8.20	18	22	25	29

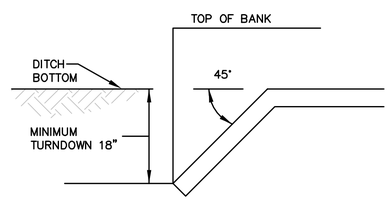
6.42' Δ 6.25' Δ DIMENSIONS PERMITTED TO ALLOW USE OF 8' STANDARD PIPE LENGTHS.
10.40'◇ 10.10'◇ DIMENSIONS PERMITTED TO ALLOW USE OF 12' STANDARD PIPE LENGTHS.
Δ ◇ CONCRETE SLAB SHALL BE DEEMED TO FORM BRIDGE ACROSS CROWN OF PIPE. SEE SECTION.

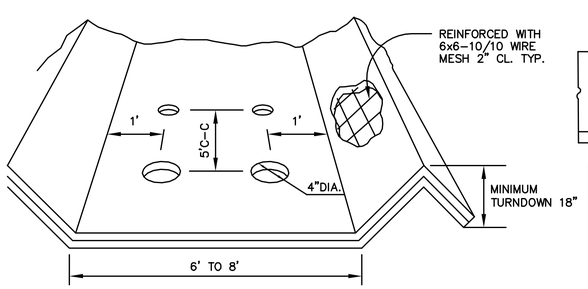
SINGLE AND MULTIPLE ROUND CONCRETE PIPE

SIDE-DRAIN MITERED END SECTION

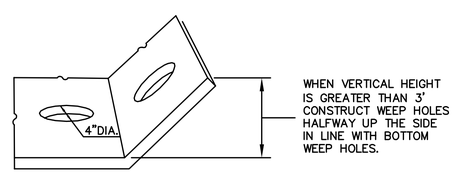
N.T.S.







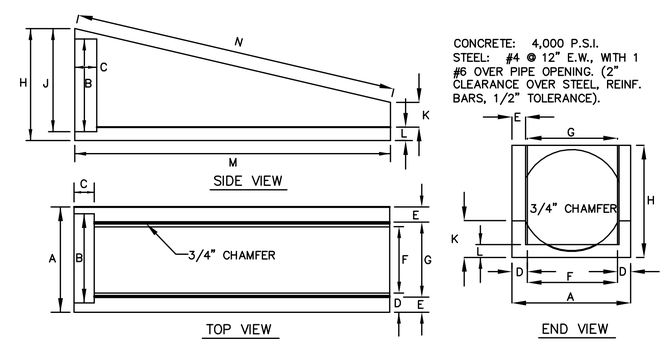
DITCH PVM'T.. SECTION



NOTES:
1. JOINTS SHALL BE OF EITHER THE OPEN TYPE OR THE TOOLED (DUMMY) TYPE AND NOT SPACED MORE THAN 10 FT. APART.
2. CONC. DESIGN STRENGTH 2500 P.S.I. MIN.
3. ONE CU.FT. OF #67 COARSE AGGREGATE AND 2" GALV. HARDWARE CLOTH BETWEEN GRAVEL AND UNDERSIDE OF THE DITCH PVM'T.. TO BE PLACED BENEATH EACH WEEP HOLE.
4. WEEP HOLE ARRANGEMENT MAY BE MODIFIED OR ADDITIONAL WEEP HOLES REQUIRED AT DIRECTION OF ENGINEER.

DITCH PAVEMENT DETAILS

N.T.S.



RCP/CMP	A	B	C	D	E	F	G	H	J	K	L	M	N
15" – 18"	2'–7"	2'–1"	6"	6"	6 3/4"	1'–6"	1'–7"	2'–10"	2'–4"	8"	6"	6'–10"	7'–0"
24"	2'–11"	2'–8"	6"	5"	4 1/2"	1'–11"	2'–0"	3'–6"	3'–1"	7 1/2"	5"	10'–0"	10'–3 1/2"
30"	3'–6"	3'–2"	6"	6"	5 1/2"	2'–5"	2'–6 1/2"	3'–9"	3'–5"	7"	5"	11'–5"	11'–8 1/4"
36"	4'–1"	3'–10"	6"	7"	5 1/2"	2'–9"	3'–0"	4'–6"	4'–0"	6"	6"	14'–0"	14'–4 1/2"

NOTES:
1. MITERED END SECTION SHALL MATCH SIDE SLOPE OF LAKE BANK.
2. PIPE LENGTH SHOWN ON PLANS ARE FROM BACK OF MITERED END SECTION TO CENTER OF STRUCTURE

STANDARD MITERED END SECTION

N.T.S.

PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

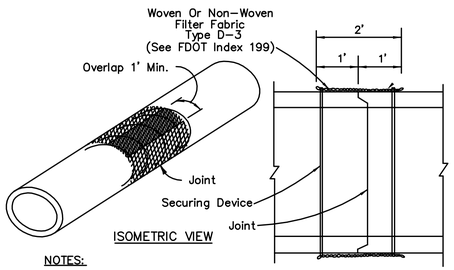
PAVING & DRAINAGE DETAILS

RIVER LANDING (F.K.A. TMV PH6-HYDRY)
FOR
HYDRY COMPANY, LLC

DRAWING NUMBER
12B

PLOTTED: May 19, 2021 – 11:57 AM, BY: CAD Test

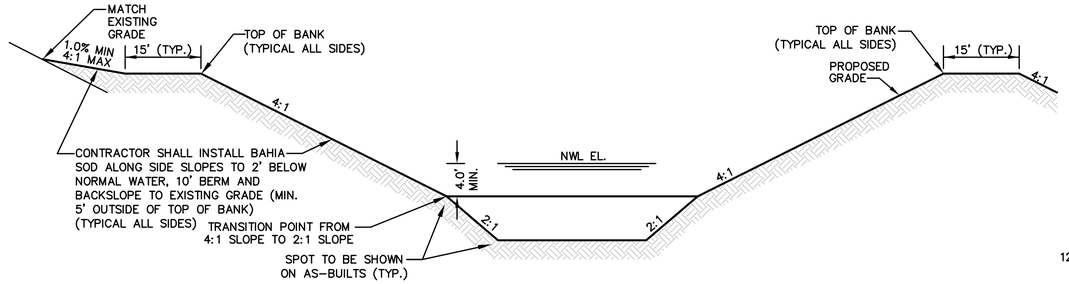
t:\2018\18-155\LandDev\Design\Plots\18-155-PD-DETS.dwg



NOTES:
1. ALL DRAINAGE PIPE TO BE WRAPPED AT JOINTS.
2. COST OF FILTER FABRIC JACKET TO BE INCLUDED IN COST OF PIPE CULVERTS.

FILTER FABRIC JACKET

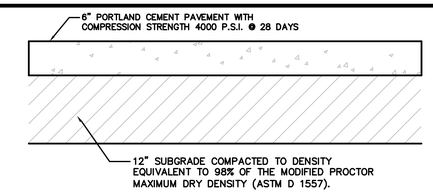
N.T.S.



NOTES:
1. SIDES SLOPES SHALL NOT BE STEEPER THAN 4:1 TO DEPTH SHOWN ABOVE (PER SJRWMD REQUIREMENTS). CONTRACTOR SHALL VERIFY SLOPES AND VOLUME ON RECORD DRAWINGS AT SPOTS SHOWN ABOVE AND AT 100' MAXIMUM INTERVALS AND AT ALL TURN POINTS.
2. CONTRACTOR SHALL FILL EMBANKMENTS (BERMS) THAT ARE ABOVE EXISTING GRADE IN LIFTS NOT EXCEEDING 8" IN THICKNESS. SURFACE OF FILL SHALL BE SCARIFIED BETWEEN SUCCESSIVE LIFTS TO PROVIDE BOND AND PRECLUDE SEEPAGE PATHS OR SLICK INTERFACES. FILL SOILS SHALL CONSIST OF CLAYEY FINE SANDS (SC) WITH A MIN. 15 PERCENT OF FINES PASSING THE NO. 200 SIEVE. EMBANKMENT SHALL BE COMPACTED TO 98% OF MODIFIED PROCTOR MAX. DRY DENSITY. WITH 2%± OF OPTIMUM MOISTURE CONTENT. CONTRACTOR SHALL PROVIDE DENSITY TEST ALONG POND EMBANKMENTS AT 200' INTERVALS.
3. CONTRACTOR MAY DISPOSE OF UNSUITABLE MATERIAL IN BOTTOM OF STORM WATER MANAGEMENT FACILITY PROVIDED THAT ALL UNSUITABLE MATERIAL DISPOSED OF IS COVERED WITH A MINIMUM OF 24" OF CLEAN FILL; HOWEVER, CONTRACTOR SHALL NOT DISPOSE OF UNSUITABLE MATERIAL IN SIDE SLOPES OR BERMS, FINAL DEPTH SHALL BE AS SHOWN ON PERMITTED CONSTRUCTION PLANS.
4. NO MOWED OR CUT VEGETATIVE MATERIAL SHALL BE DEPOSITED OR REMAIN IN THE LOW MAINTENANCE ZONE OR DEPOSITED IN THE WATER. CARE SHOULD BE TAKEN TO PREVENT THE OVER-SPRAY OF AQUATIC WEED PRODUCTS INTO THE LOW MAINTENANCE ZONE.
5. REFER TO SHEETS 8A-8M FOR CORRESPONDING PROPOSED STORMWATER MANAGEMENT FACILITY ELEVATIONS.

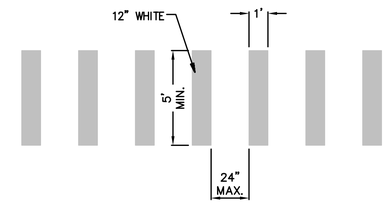
TYPICAL SECTION THRU STORMWATER MANAGEMENT FACILITY

N.T.S.



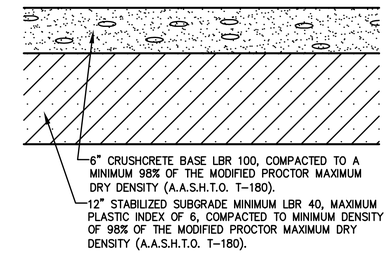
TYPICAL CONCRETE PAVEMENT SECTION

N.T.S.



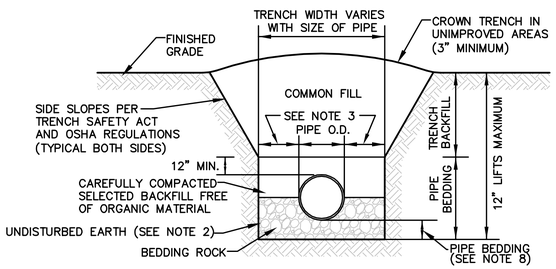
SPECIAL EMPHASIS CROSSWALK DETAIL

N.T.S.



STABILIZED ACCESS SECTION

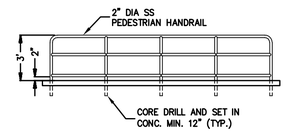
N.T.S.



NOTES:
1. TRENCH AND PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% MAX. DENSITY (AASHTO T-180).
2. USE TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE COUNTY.
3. 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
4. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
5. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
6. REFER TO MANUAL FOR SHEETING AND BRACING IN EXCAVATIONS.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES SURFACE RESTORATION WITHIN COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE COUNTY SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.

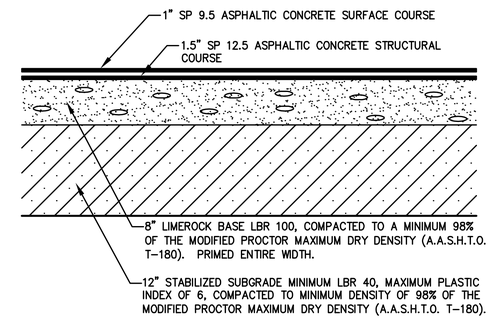
TYPE A BEDDING AND TRENCH DETAIL

N.T.S.



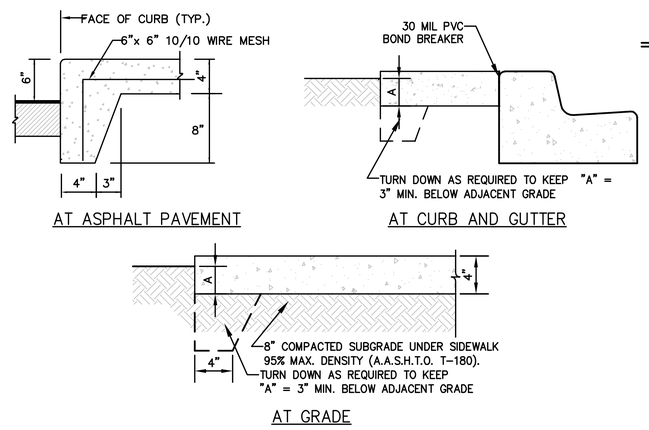
HANDRAIL DETAIL

N.T.S.



TYPICAL HEAVY DUTY PAVEMENT SECTION

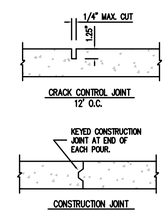
N.T.S.



NOTES:
1. CONSTRUCT STRAIGHT JOINTS WITH FACE PERPENDICULAR TO SURFACE OF CONCRETE. TRAVERSE JOINTS SHALL BE AT RIGHT ANGLES TO CENTERLINE UNLESS OTHERWISE INDICATED ON PLANS.
2. PROVIDE EXPANSION JOINTS AT 100' INTERVAL MAXIMUM SPACING ON CENTER.
3. PROVIDE EXPANSION JOINTS FILLER FOR JOINTS ABUTTING CURBS, CATCH BASINS, MANHOLES, INLETS STRUCTURES, WALKS AND OTHER FIXED OBJECTS UNLESS OTHERWISE INDICATED ON PLANS.
4. EXTEND JOINTS FILLER FULL WIDTH AND DEPTH OF JOINT, AND 1/2" BELOW FINISHED SURFACE. PLACE SEALANT OVER JOINT FILLER PER MANUFACTURERS RECOMMENDATIONS.
5. USE PREMOLDED ASPHALT-IMPREGNATED FIBERBOARD, 1/2" THICK CONFORMING TO ASTM D1751. CONTRACTION JOINT SHALL BE SAW CUT (1/4" WIDE BY 1" DEEP).
6. FINISHED SURFACE FOR CONCRETE SIDEWALK SHALL BE GRAY CONCRETE WITH LIGHT BROOM FINISH PERPENDICULAR TO LINE OF TRAFFIC (UNLESS OTHERWISE INDICATED ON PLANS).
7. PROVIDE CRACK CONTROL JOINTS @ (SAME AS WIDTH) O.C.
8. PROVIDE 16" STRIP SOD ADJACENT TO ALL EDGES OF SIDEWALK, CURB AND PAVEMENT AREAS.
9. CONCRETE COMPRESSION STRENGTH 3000 P.S.I. @ 28 DAYS UNLESS OTHERWISE APPROVED BY ENGINEER OF RECORD.
10. SIDEWALK TO BE CONSTRUCTED WITH SLOPES COMPLYING TO WITH LATEST ADA CODE AND FDOT INDEX 522-001. SIDEWALK MAX. VERTICAL SLOPE OF 5.0% AND MAX CROSS SLOPE OF 2.0%.

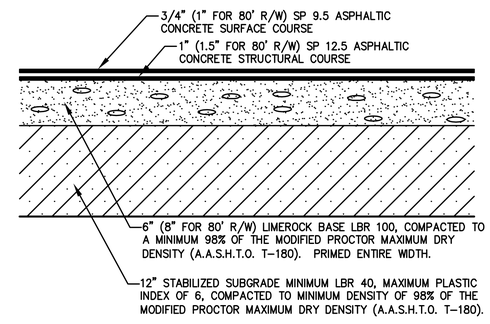
CONCRETE WALK

N.T.S.



CONCRETE JOINT DETAIL

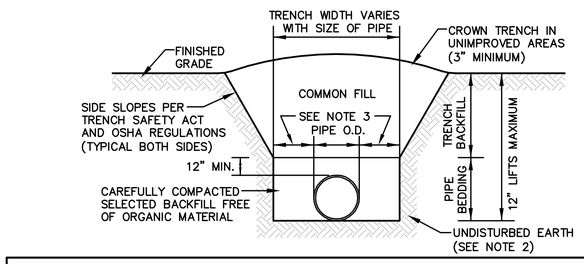
N.T.S.



NOTES:
1. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED.
2. SOIL ANALYSIS MAY INDICATE THE NEED FOR THICKER BASE COURSES THAN THOSE HEREIN. THE PAVEMENT THICKNESS SHOWN HEREIN ARE NOT INTENDED TO BE ABSOLUTE, BUT ARE PRELIMINARY CRITERIA AND MAY BE MODIFIED TO ACCOMMODATE THE BEARING CAPACITY OF VARIOUS SUBGRADES.
3. ALL ASPHALTIC CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 331 AND/OR 333, F.D.O.T. STANDARD SPECIFICATIONS, LATEST EDITION.
4. THE ASPHALTIC CONCRETE PAVEMENT CONSTRUCTION SHALL MEET THE REQUIREMENTS SPECIFIED IN THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE SECTION 6.04.07.F.3 AND THE APPLICATION OF THE SURFACE COURSE SHALL BE DELAYED UNTIL SUCH TIME AS OUTLINED IN SECTION 6.04.08 (BONDING).

TYPICAL PAVEMENT SECTION - SJC

N.T.S.



NOTES:
1. TRENCH AND PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% MAX. DENSITY (AASHTO T-180).
2. USE TYPE B BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE COUNTY.
3. 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
4. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
5. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
6. REFER TO MANUAL FOR SHEETING AND BRACING IN EXCAVATIONS.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES SURFACE RESTORATION WITHIN COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS

TYPE B BEDDING AND TRENCH DETAIL

N.T.S.

PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS: ----

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

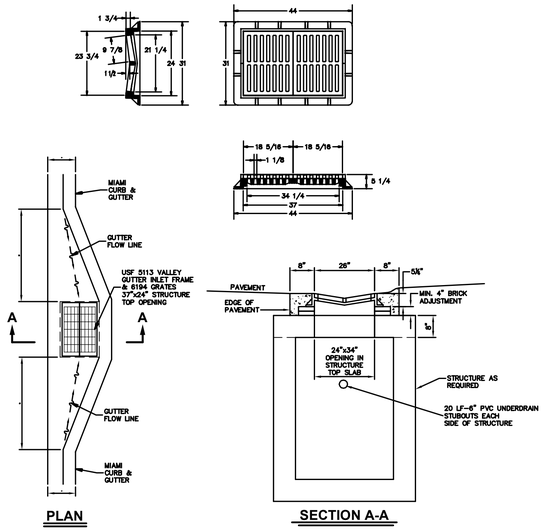
PAVING & DRAINAGE DETAILS

RIVER LANDING (F.K.A. TMV PH6-HYDRY)
FOR
HYDRY COMPANY, LLC

DRAWING NUMBER
12C

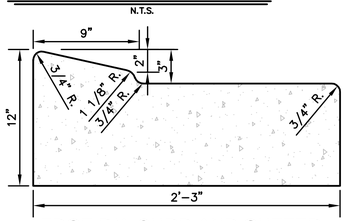
PLOTTED: May 19, 2021 – 11:57 AM, BY: CAD Test

t:\2018\18-155\LandDev\Design\Plots\18-155-PD-DETS.dwg



VALLEY GUTTER CURB INLET DETAIL

N.T.S.

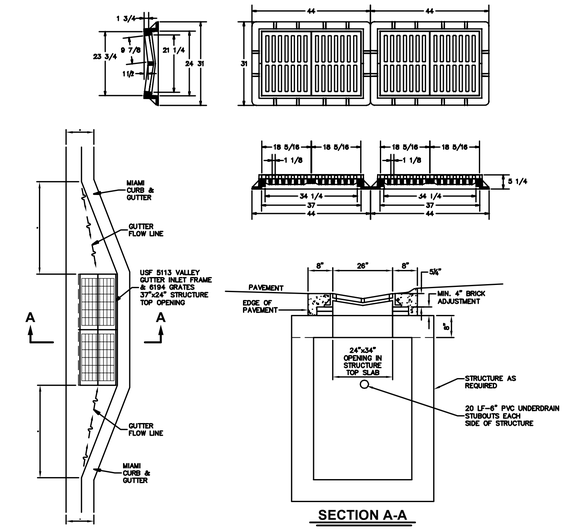


FDOT R/A CURB AND GUTTER AT CENTER ISLAND ROUND ABOUTS

N.T.S.

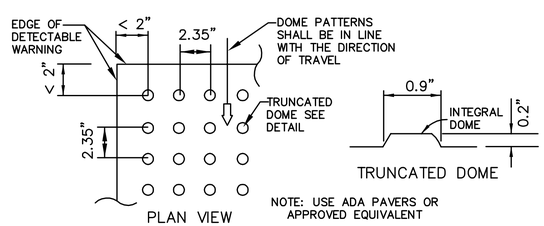
CURB AND CURB & GUTTER NOTES:

1. MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LATEST FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. CONCRETE SHALL BE CLASS 1 CONCRETE WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS OTHERWISE APPROVED BY THE ENGINEER OF RECORD.
3. WHEN USED ON THE HIGH SIDE OF ROADWAY SECTIONS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. WHERE THIS CONDITION IS ENCOUNTERED, THE FRONT FACE VERTICAL DIMENSION SHALL REMAIN AS SHOWN FOR NORMAL SECTIONS SHOWN HEREON.



DOUBLE VALLEY GUTTER CURB INLET DETAIL

N.T.S.

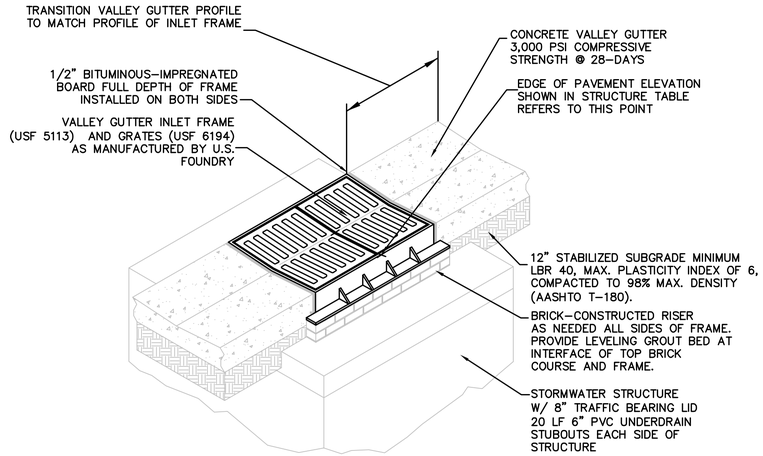


NOTE: USE ADA PAVERS OR APPROVED EQUIVALENT

ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24" FROM THE BACK OF CURB

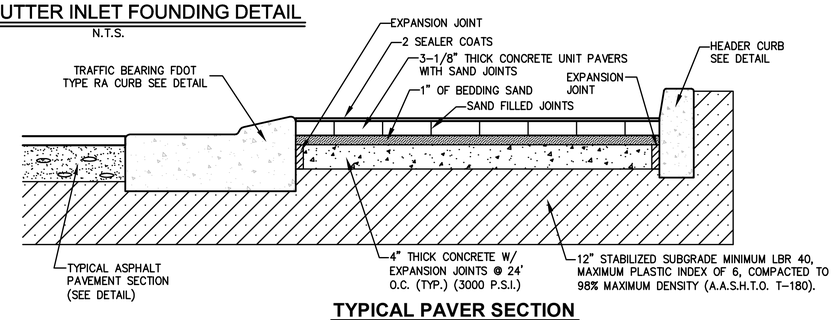
CURB RAMP DETECTABLE WARNING

N.T.S.



VALLEY GUTTER INLET FOUNDING DETAIL

N.T.S.



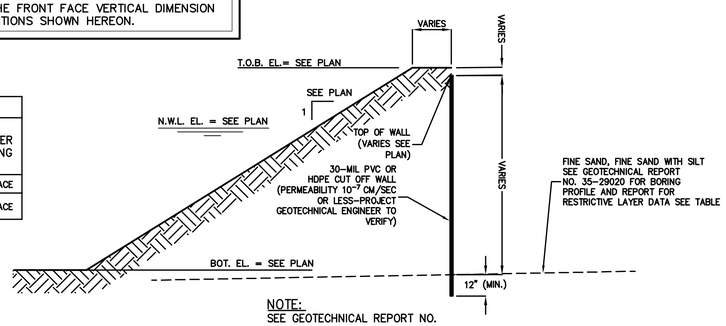
TYPICAL PAVER SECTION

N.T.S.

NOTES:

1. ADDITIONAL INFORMATION ABOUT PAVER TYPE AND LAYOUT SHALL BE PROVIDED BY THE OWNER AND ARCHITECT.
2. ALTERNATE: STAMPED ASPHALT MAY BE USED IN LIEU OF PAVERS, CONTRACTOR TO COORDINATE WITH OWNER AND ENGINEER PRIOR TO CONSTRUCTION.

DEPTH OF RESTRICTIVE LAYER TABLE		
POND	SOIL BORING	DEPTH OF RESTRICTIVE LAYER ENCOUNTERED IN THE BORING
SMF 2	LB3	6' BELOW EXISTING GROUND SURFACE
SMF 3	LB4	4' BELOW EXISTING GROUND SURFACE

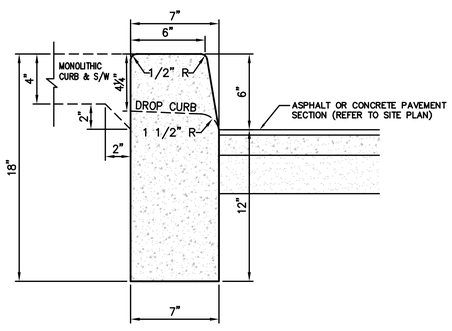


NOTE:
SEE GEOTECHNICAL REPORT NO. 35-29020, LATEST REVISION FOR FURTHER DETAIL.

NOTES:

1. FOR CUT OFF WALL LOCATION, SEE PAVING AND DRAINAGE PLANS.
2. ELEVATION OF CONFINING LAYER BASED ON FIELD EXPLORATION AT BORING LOCATION. IT SHOULD BE ANTICIPATED THAT THE CONFINING LAYER ELEVATION WILL VARY ACROSS SUBJECT SITE AND SHALL BE FIELD VERIFIED AT TIME OF CUT-OFF WALL INSTALLATION.
3. GEOTECHNICAL INFORMATION AND AUGER BORINGS TAKEN FROM PROJECT GEOTECHNICAL REPORT NO. 35-29020.
4. TEMPORARY DEWATERING METHODS SHOULD BE ANTICIPATED TO CONSTRUCT CUT-OFF WALL. EXCAVATION WORK WILL BE REQUIRED TO MEET OSHA REQUIREMENTS. TEMPORARY SLOPES CUT BACK AT A MIN. OF 1.5 TO 1 MAY BE USED.
5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL "AS-BUILT" DEPTH AND LOCATION AT 100' MAX. INTERVALS AND AT ENDS OF CUTOFF WALL.
7. PERMEABILITY RATE OF CLAY SOILS MUST BE LABORATORY VERIFIED AND COMPACTION EFFORTS MUST BE FIELD VERIFIED BY DENSITY TESTING DURING CUT-OFF WALL INSTALLATION.
8. THE APPLICANT MUST SUBMIT TO THE ST JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) WRITTEN CERTIFICATION THAT THE POND CUT-OFF WALLS ARE INSTALLED AS PER THE PLANS APPROVED BY THE SJRWMD PERMIT. THE CERTIFICATION MUST BE SIGNED, SEALED AND DATED BY A STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER AND MUST BE SUBMITTED TO THE SJRWMD WITHIN 30 DAYS OF THE COMPLETION OF THE CUT-OFF WALL (CHAPTER 62-330 F.A.C., PERMIT INFORMATION MANUAL SECTION 2.0).

CUT OFF WALL SECTION



PROPOSED HEADER CURB OR MONOLITHIC CURB & SIDEWALK

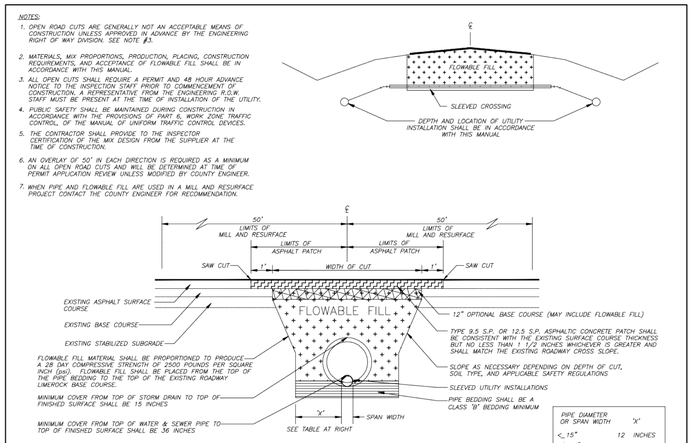
N.T.S.

CURB AND CURB & GUTTER NOTES:

1. MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LATEST FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. CONCRETE SHALL BE CLASS 1 CONCRETE WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS OTHERWISE APPROVED BY THE ENGINEER OF RECORD.
3. WHEN USED ON THE HIGH SIDE OF ROADWAY SECTIONS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. WHERE THIS CONDITION IS ENCOUNTERED, THE FRONT FACE VERTICAL DIMENSION SHALL REMAIN AS SHOWN FOR NORMAL SECTIONS SHOWN HEREON.

NOTES:

1. OPEN ROAD CUTS ARE GENERALLY NOT AN ACCEPTABLE MEANS OF CONSTRUCTION UNLESS APPROVED IN ADVANCE BY THE ENGINEERING RIGHT OF WAY DIVISION. SEE NOTE #3.
2. MATERIALS, MIX PROPORTIONS, PRODUCTION, PLACING, CONSTRUCTION REQUIREMENTS, AND ACCEPTANCE OF FLOWABLE FILL SHALL BE IN ACCORDANCE WITH THIS MANUAL.
3. ALL OPEN CUTS SHALL REQUIRE A PERMIT AND 48 HOUR ADVANCE NOTICE TO THE INSPECTION STAFF PRIOR TO COMMENCEMENT OF CONSTRUCTION. A REPRESENTATIVE FROM THE ENGINEERING R.O.W. STAFF MUST BE PRESENT AT THE TIME OF INSTALLATION OF THE UTILITY.
4. PUBLIC SAFETY SHALL BE MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH THE PROVISIONS OF PART 6, WORK ZONE TRAFFIC CONTROL, OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
5. THE CONTRACTOR SHALL PROVIDE TO THE INSPECTOR CERTIFICATION OF THE MIX DESIGN FROM THE SUPPLIER AT THE TIME OF CONSTRUCTION.
6. AN OVERLAY OF 50' IN EACH DIRECTION IS REQUIRED AS A MINIMUM ON ALL OPEN ROAD CUTS AND WILL BE DETERMINED AT TIME OF PERMIT APPLICATION REVIEW UNLESS MODIFIED BY COUNTY ENGINEER.
7. WHEN PIPE AND FLOWABLE FILL ARE USED IN A MILL AND RESURFACE PROJECT CONTACT THE COUNTY ENGINEER FOR RECOMMENDATION.



ST JOHNS COUNTY
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
2740 Industry Center Road
ST AUGUSTINE, FLORIDA 32084
Phone (904) 209-0110 • Fax. (904) 209-0140

REVISION
10/09

DESIGN DETAIL

OPEN ROAD CUTS/FLOWABLE FILL

EFFECTIVE DATE:
DETAIL NO. 200
APPROVED:
H.P. TOMPKINS, P.E.
COUNTY ENGINEER
FILE NAME: D200.DWG

PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002554 LC - 0000316
VISION • EXPERIENCE • RESULTS

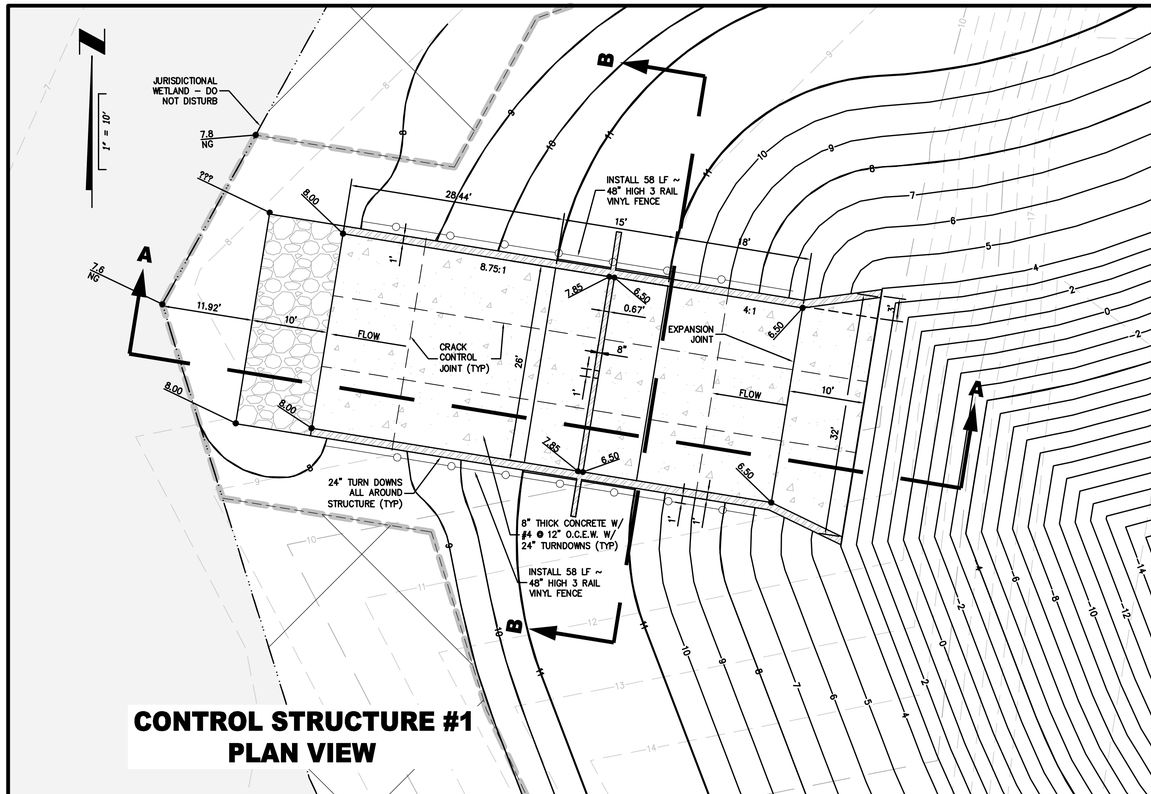
PAVING & DRAINAGE DETAILS

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

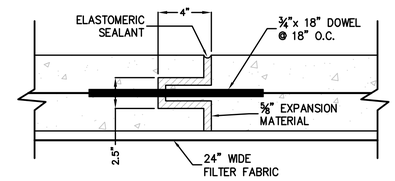
DRAWING NUMBER
12D

PLOTTED: May 19, 2021 – 11:57 AM, BY: CAD Test

t:\2018\18-155\LandDev\Design\Plots\18-155-PD-DETS.dwg

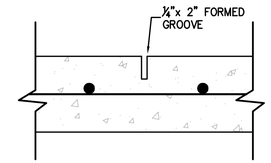


CONTROL STRUCTURE #1 PLAN VIEW



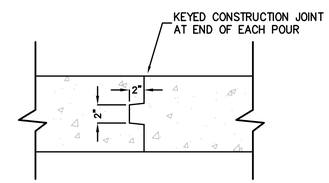
EXPANSION JOINT DETAIL

N.T.S.



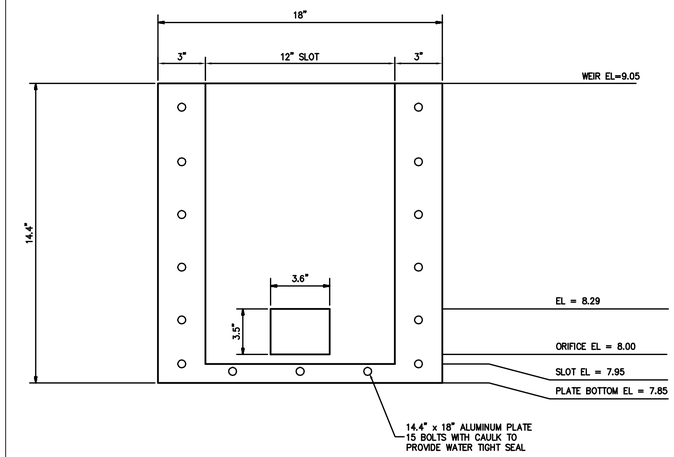
CRACK CONTROL JOINT DETAIL

N.T.S.



CONSTRUCTION JOINT DETAIL

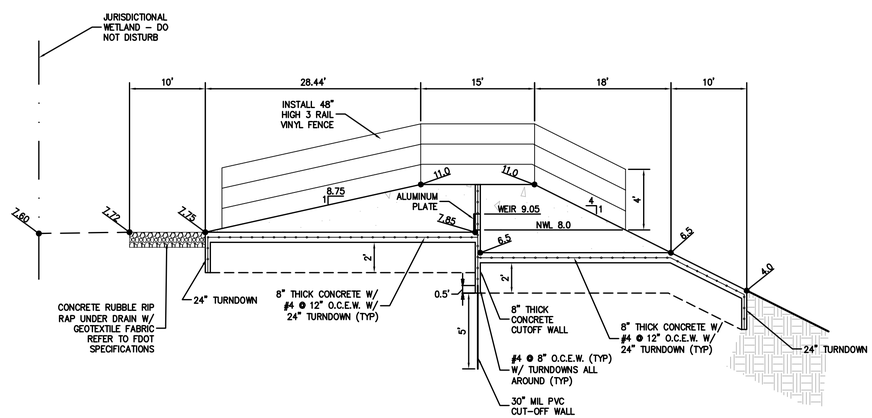
N.T.S.



ALUMINUM PLATE
NTS

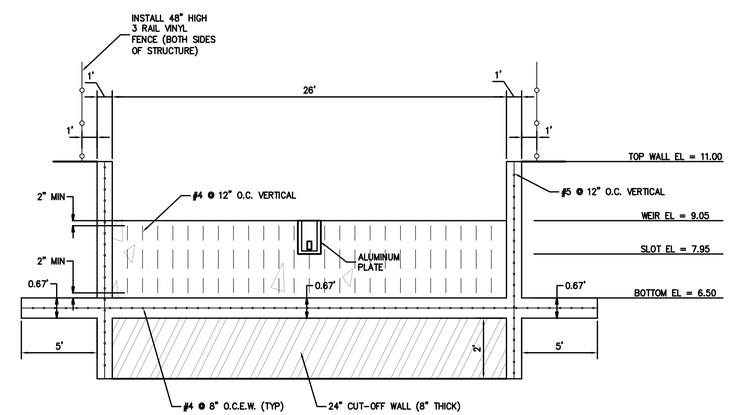
NOTES:
1. ¾" CHAMFER IN ALL CORNERS.
2. SOD ALL DISTURBED AREAS.
3. CONCRETE DESIGN STRENGTH 3000 PSI.
4. PROVIDE CRACK CONTROL JOINTS AS SHOWN

CONTRACTOR TO SUBMIT SIGNED/SEALED SHOP DRAWINGS BY A FLORIDA LICENSED STRUCTURAL ENGINEER TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.



SECTION A-A

NTS



SECTION B-B

NTS

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 11:59 AM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
1477 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

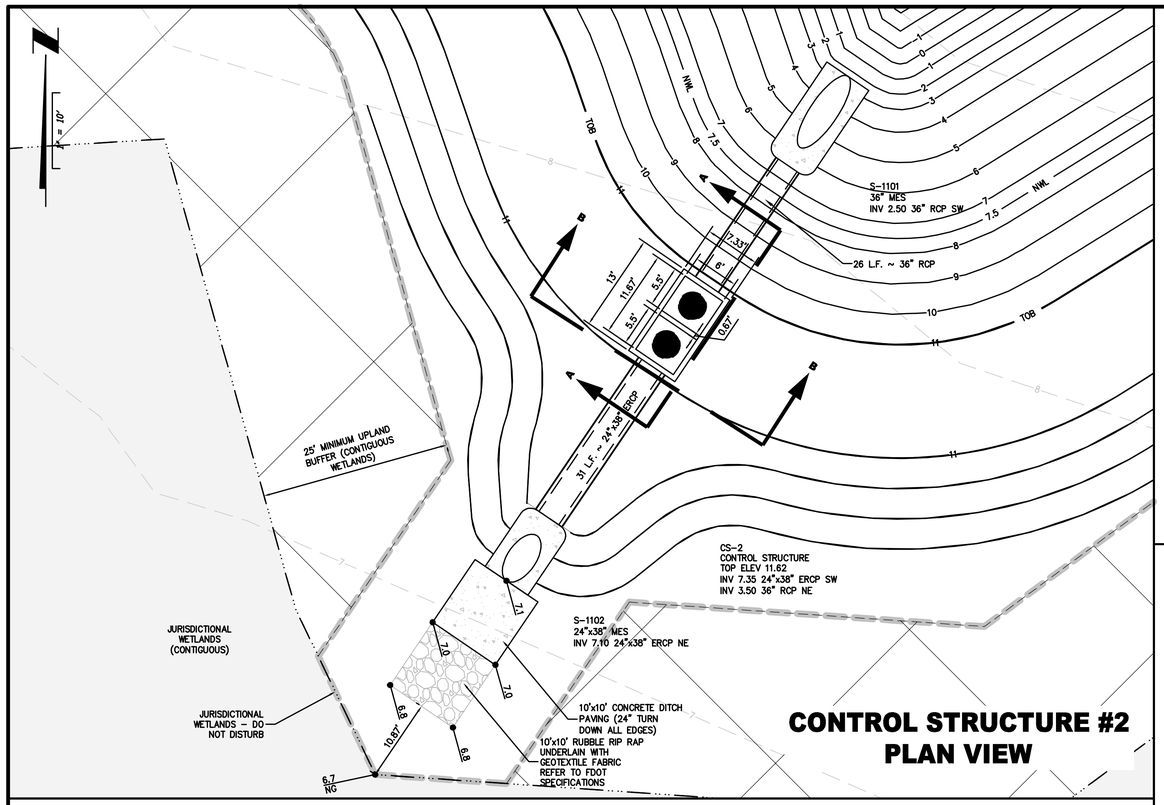
ETM
VISION • EXPERIENCE • RESULTS

CONTROL STRUCTURE #1 DETAIL

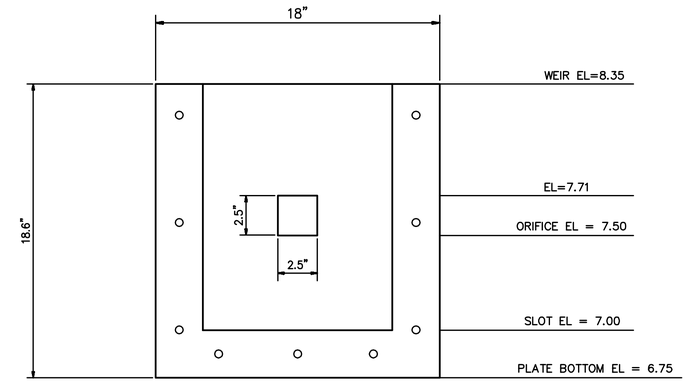
RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
13A

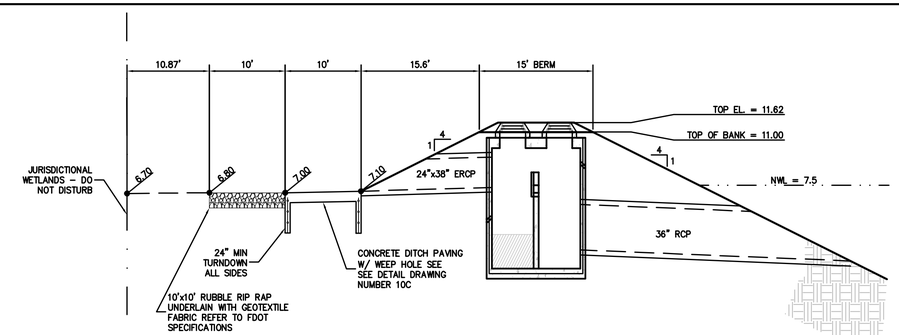
t:\2018\18-155\LandDev\Design\Plots\18-155-CS-DETS.dwg



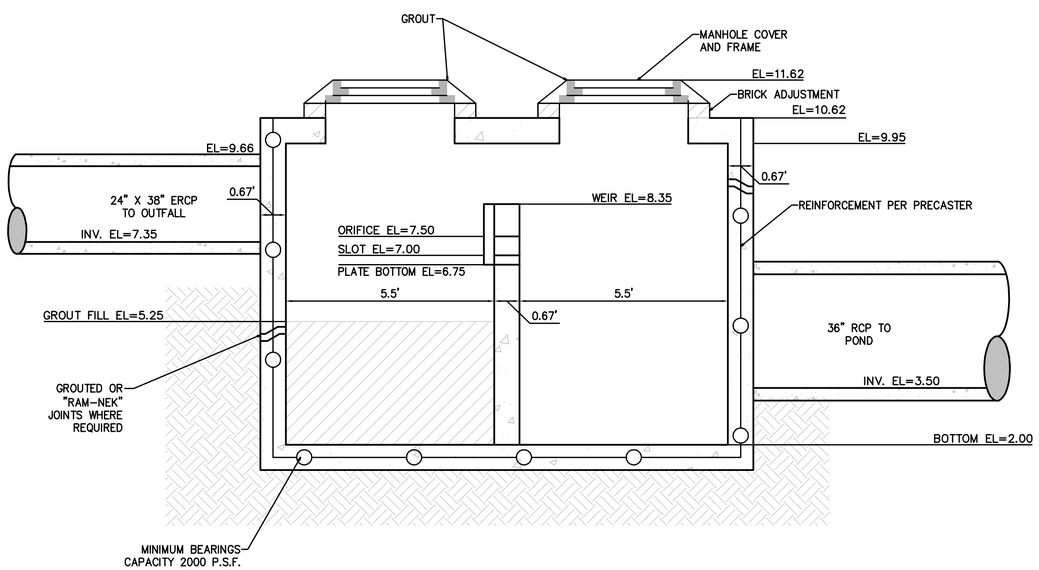
CONTROL STRUCTURE #2 PLAN VIEW



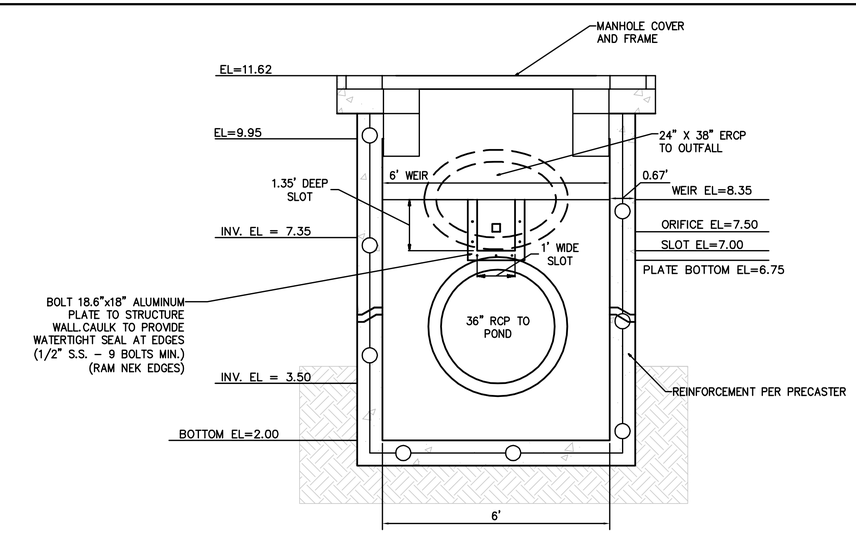
ALUMINUM PLATE
NTS



PROFILE
NTS



SECTION A-A
NTS



SECTION B-B
NTS

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 - 11:59 AM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316

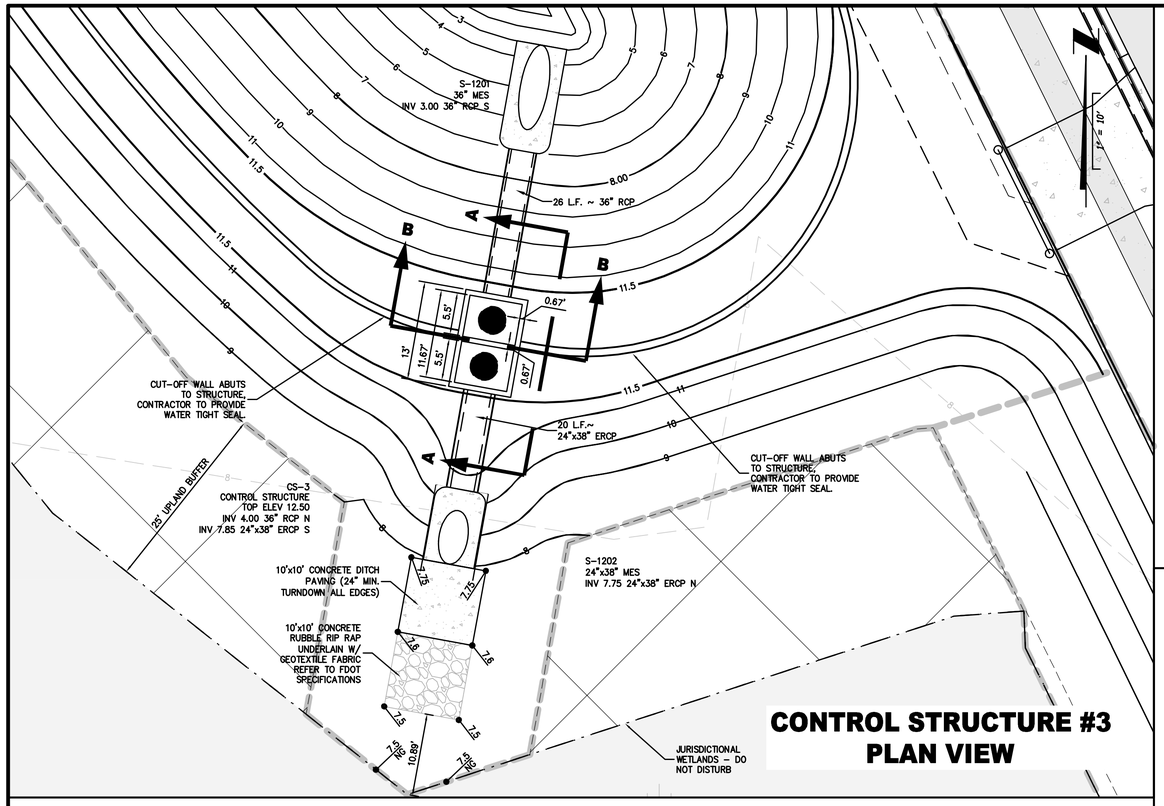
ETM
VISION • EXPERIENCE • RESULTS

CONTROL STRUCTURE #2 DETAIL

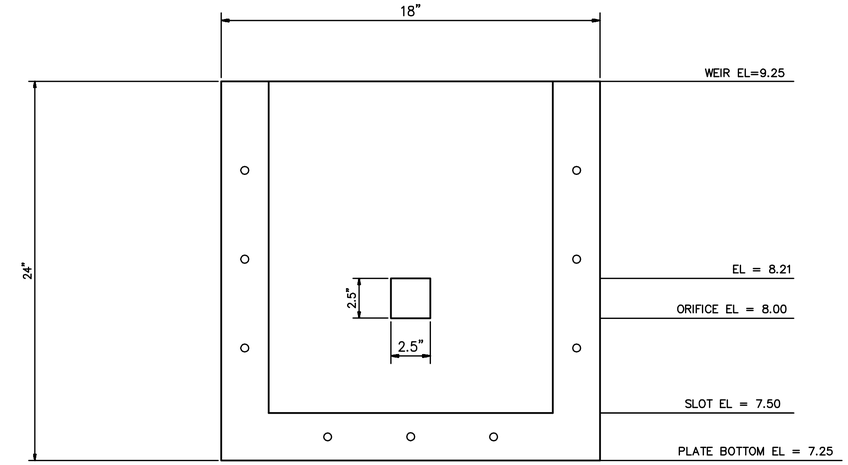
RIVER LANDING (F.K.A. TMV PH6-HYDRY)
FOR
HYDRY COMPANY, LLC

DRAWING NUMBER
13B

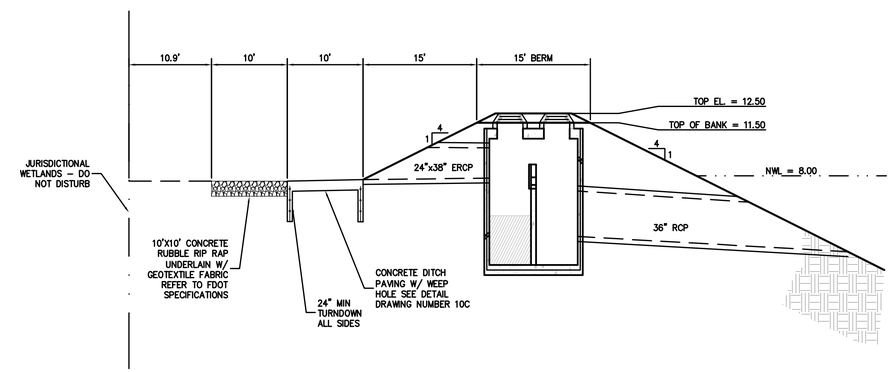
t:\2018\18-155\LandDev\Design\Plots\18-155-CS-DETS.dwg



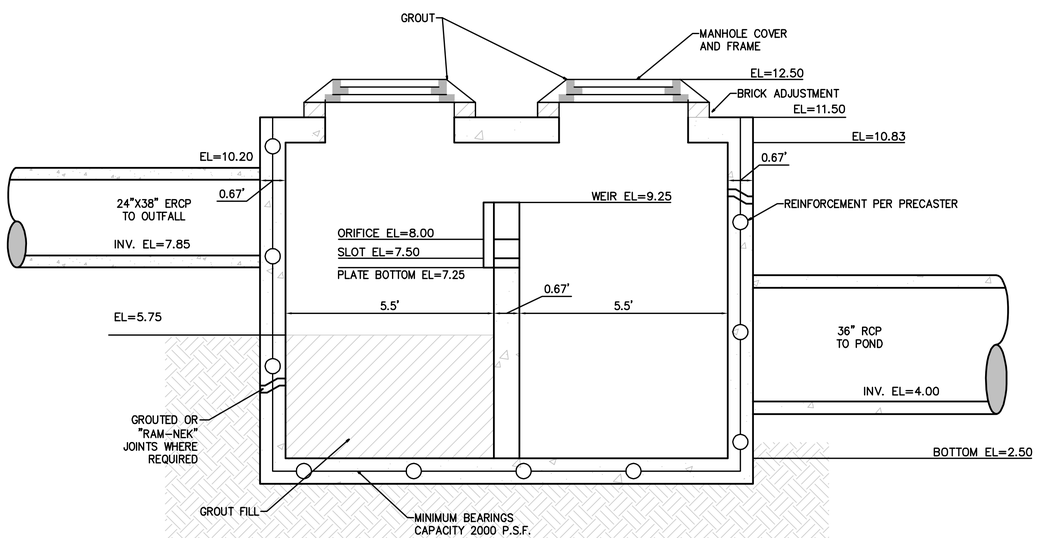
CONTROL STRUCTURE #3 PLAN VIEW



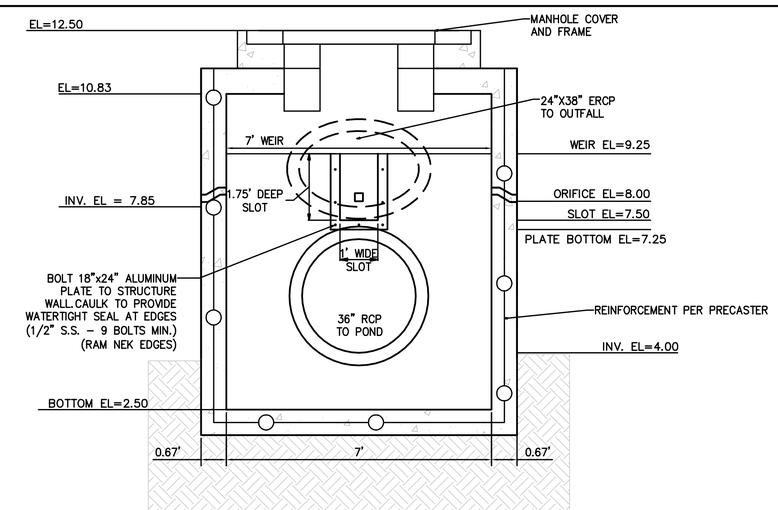
ALUMINUM PLATE
NTS



PROFILE
NTS



SECTION A-A
NTS



SECTION A-A
NTS

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 12:00 PM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316

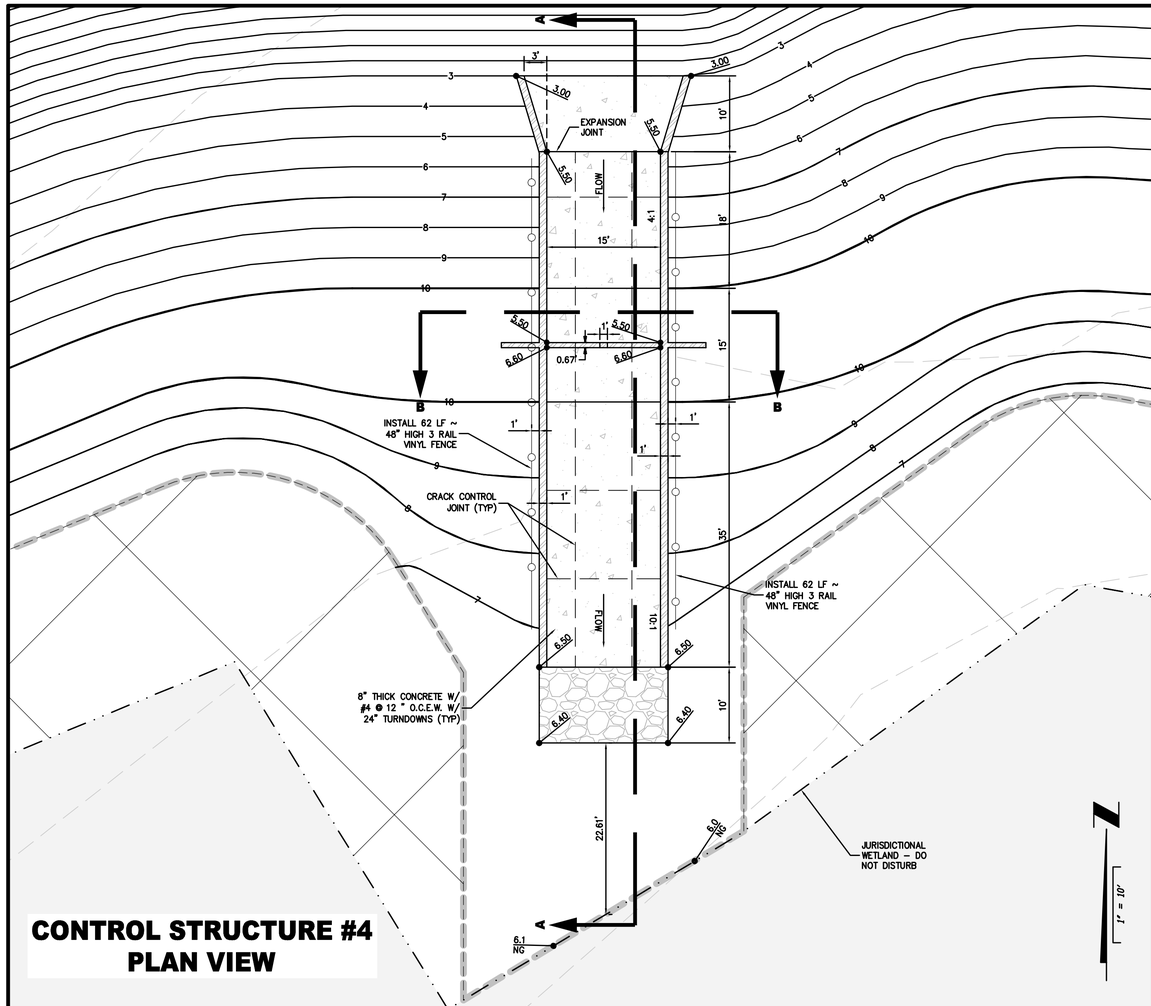
ETM
VISION • EXPERIENCE • RESULTS

CONTROL STRUCTURE #3 DETAIL

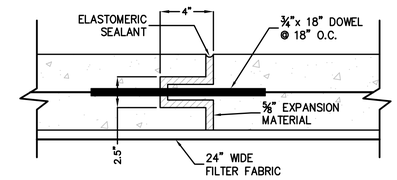
RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
13C

t:\2018\18-155\LandDev\Design\Plots\18-155-CS-DETS.dwg

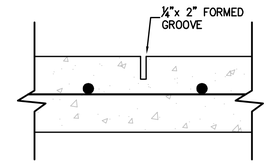


CONTROL STRUCTURE #4 PLAN VIEW



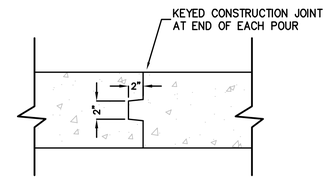
EXPANSION JOINT DETAIL

N.T.S.



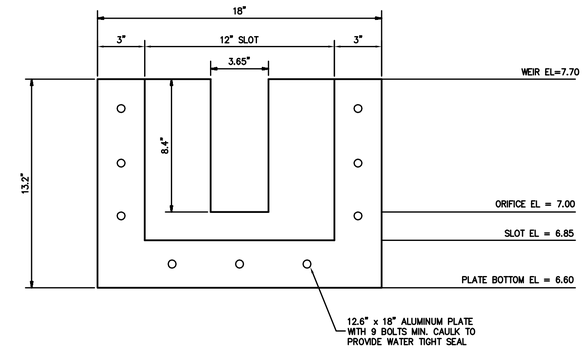
CRACK CONTROL JOINT DETAIL

N.T.S.



CONSTRUCTION JOINT DETAIL

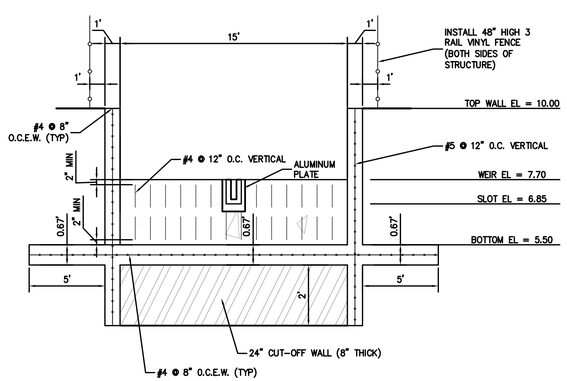
N.T.S.



ALUMINUM PLATE
NTS

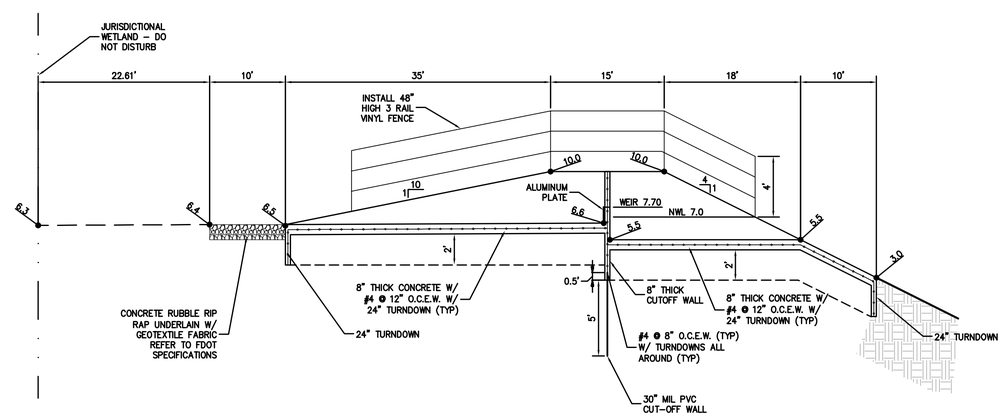
NOTES:
1. ¾" CHAMFER IN ALL CORNERS.
2. SOD ALL DISTURBED AREAS.
3. CONCRETE DESIGN STRENGTH 3000 PSI.
4. PROVIDE CRACK CONTROL JOINTS AS SHOWN

CONTRACTOR TO SUBMIT SIGNED/SEALED SHOP DRAWINGS BY A FLORIDA LICENSED STRUCTURAL ENGINEER TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.



SECTION B-B

NTS



SECTION A-A

NTS

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 12:00 PM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
1477S Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316

ETM
VISION • EXPERIENCE • RESULTS

CONTROL STRUCTURE #4 DETAIL

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

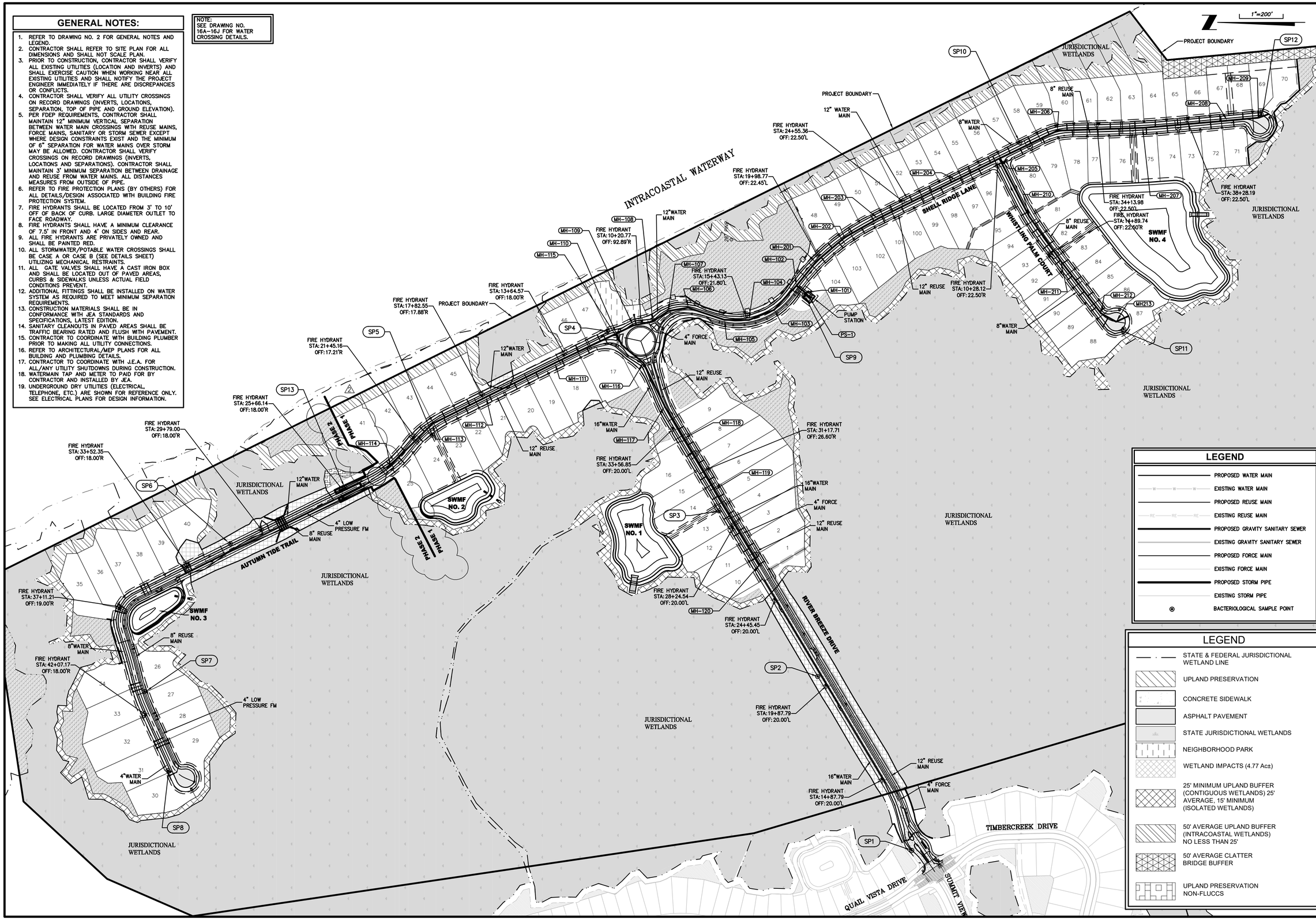
DRAWING NUMBER
13D

t:\2018\18-155\LandDev\Design\Plots\18-155-CS-DETS.dwg

GENERAL NOTES:

1. REFER TO DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. CONTRACTOR SHALL REFER TO SITE PLAN FOR ALL DIMENSIONS AND SHALL NOT SCALE PLAN.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES (LOCATION AND INVERTS) AND SHALL EXERCISE CAUTION WHEN WORKING NEAR ALL EXISTING UTILITIES AND SHALL NOTIFY THE PROJECT ENGINEER IMMEDIATELY IF THERE ARE DISCREPANCIES OR CONFLICTS.
4. CONTRACTOR SHALL VERIFY ALL UTILITY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS, SEPARATION, TOP OF PIPE AND GROUND ELEVATION).
5. PER FDEP REQUIREMENTS, CONTRACTOR SHALL MAINTAIN 12" MINIMUM VERTICAL SEPARATION BETWEEN WATER MAIN CROSSINGS WITH REUSE MAINS, FORCE MAINS, SANITARY OR STORM SEWER EXCEPT WHERE DESIGN CONSTRAINTS EXIST AND THE MINIMUM OF 6" SEPARATION FOR WATER MAINS OVER STORM MAY BE ALLOWED. CONTRACTOR SHALL VERIFY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS AND SEPARATIONS). CONTRACTOR SHALL MAINTAIN 3' MINIMUM SEPARATION BETWEEN DRAINAGE AND REUSE FROM WATER MAINS. ALL DISTANCES MEASURES FROM OUTSIDE OF PIPE.
6. REFER TO FIRE PROTECTION PLANS (BY OTHERS) FOR ALL DETAILS/DESIGN ASSOCIATED WITH BUILDING FIRE PROTECTION SYSTEM.
7. FIRE HYDRANTS SHALL BE LOCATED FROM 3' TO 10' OFF OF BACK OF CURB. LARGE DIAMETER OUTLET TO FACE ROADWAY.
8. FIRE HYDRANTS SHALL HAVE A MINIMUM CLEARANCE OF 7.5' IN FRONT AND 4' ON SIDES AND REAR.
9. ALL FIRE HYDRANTS ARE PRIVATELY OWNED AND SHALL BE PAINTED RED.
10. ALL STORMWATER/POTABLE WATER CROSSINGS SHALL BE CASE A OR CASE B (SEE DETAILS SHEET) UTILIZING MECHANICAL RESTRAINTS.
11. ALL GATE VALVES SHALL HAVE A CAST IRON BOX AND SHALL BE LOCATED OUT OF PAVED AREAS, CURBS & SIDEWALKS UNLESS ACTUAL FIELD CONDITIONS PREVENT.
12. ADDITIONAL FITTINGS SHALL BE INSTALLED ON WATER SYSTEM AS REQUIRED TO MEET MINIMUM SEPARATION REQUIREMENTS.
13. CONSTRUCTION MATERIALS SHALL BE IN CONFORMANCE WITH JEA STANDARDS AND SPECIFICATIONS, LATEST EDITION.
14. SANITARY CLEANOUTS IN PAVED AREAS SHALL BE TRAFFIC BEARING RATED AND FLUSH WITH PAVEMENT.
15. CONTRACTOR TO COORDINATE WITH BUILDING PLUMBER PRIOR TO MAKING ALL UTILITY CONNECTIONS.
16. REFER TO ARCHITECTURAL/MEP PLANS FOR ALL BUILDING AND PLUMBING DETAILS.
17. CONTRACTOR TO COORDINATE WITH J.E.A. FOR ALL/ANY UTILITY SHUTDOWNS DURING CONSTRUCTION.
18. WATERMAIN TAP AND METER TO PAID FOR BY CONTRACTOR AND INSTALLED BY JEA.
19. UNDERGROUND DRY UTILITIES (ELECTRICAL, TELEPHONE, ETC.) ARE SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL PLANS FOR DESIGN INFORMATION.

NOTE:
SEE DRAWING NO. 16A–16J FOR WATER CROSSING DETAILS.



LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED REUSE MAIN
- EXISTING REUSE MAIN
- PROPOSED GRAVITY SANITARY SEWER
- EXISTING GRAVITY SANITARY SEWER
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- BACTERIOLOGICAL SAMPLE POINT

LEGEND

- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- UPLAND PRESERVATION
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- WETLAND IMPACTS (4.77 Ac±)
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS

PLANS PREPARED UNDER THE DIRECTION OF:
NICOLE BOLATTE, PE
P.E. NUMBER: 74921

PLOTTED: May 20, 2021 – 12:42 PM, BY: John Coston

REVISIONS:
4/21/2021 ADDED PHASE LINE

ETM NO. 18–155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316

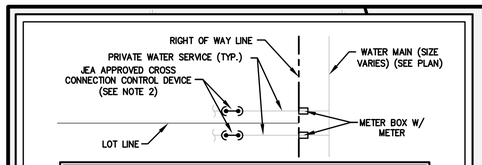
ETM
VISION • EXPERIENCE • RESULTS

MASTER UTILITY PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
14

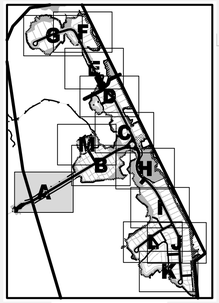
T:\2018\18-155\LandDev\Design\Plots\18-155-M-UTILITY.dwg



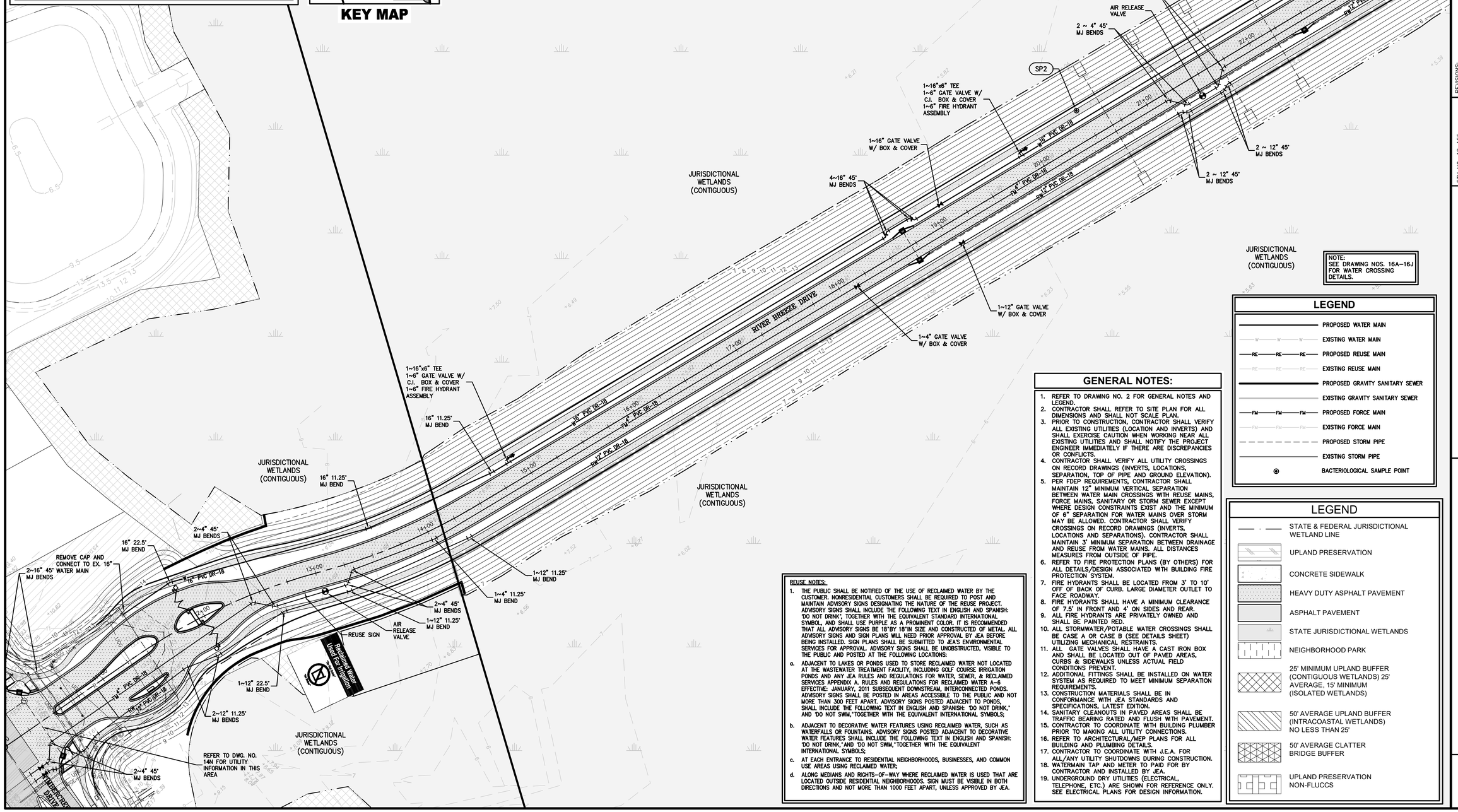
NOTES:
1. BACKFLOW PREVENTERS SHALL BE INSTALLED AT THE EXPENSE OF THE HOME BUILDER.
2. A LICENSED PLUMBER SHALL INSTALL BACKFLOW PREVENTER AND WATER SERVICE AFTER METER BOX FOR ALL WATER SERVICES (TYP.)
3. BACKFLOW PREVENTER SHALL EITHER BE INSTALLED ABOVE GROUND W/ FREEZE PROTECTION OR BELOW GROUND IN VAULT IN ACCORDANCE WITH JEA STANDARDS AND SPECIFICATIONS.
4. SEE ALSO JEA DETAIL W-15.

RESIDENTIAL BACKFLOW PREVENTER - WATER SERVICE

N.T.S.



KEY MAP



LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED REUSE MAIN
- EXISTING REUSE MAIN
- PROPOSED GRAVITY SANITARY SEWER
- EXISTING GRAVITY SANITARY SEWER
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- BACTERIOLOGICAL SAMPLE POINT

GENERAL NOTES:

1. REFER TO DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. CONTRACTOR SHALL REFER TO SITE PLAN FOR ALL DIMENSIONS AND SHALL NOT SCALE PLAN.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES (LOCATION AND INVERTS) AND SHALL EXERCISE CAUTION WHEN WORKING NEAR ALL EXISTING UTILITIES AND SHALL NOTIFY THE PROJECT ENGINEER IMMEDIATELY IF THERE ARE DISCREPANCIES OR CONFLICTS.
4. CONTRACTOR SHALL VERIFY ALL UTILITY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS, SEPARATION, TOP OF PIPE AND GROUND ELEVATION).
5. PER FDEP REQUIREMENTS, CONTRACTOR SHALL MAINTAIN 12" MINIMUM VERTICAL SEPARATION BETWEEN WATER MAIN CROSSINGS WITH REUSE MAINS, FORCE MAINS, SANITARY OR STORM SEWER EXCEPT WHERE DESIGN CONSTRAINTS EXIST AND THE MINIMUM OF 6" SEPARATION FOR WATER MAINS OVER STORM MAY BE ALLOWED. CONTRACTOR SHALL VERIFY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS AND SEPARATIONS). CONTRACTOR SHALL MAINTAIN 3' MINIMUM SEPARATION BETWEEN DRAINAGE AND REUSE FROM WATER MAINS. ALL DISTANCES MEASURES FROM OUTSIDE OF PIPE.
6. REFER TO FIRE PROTECTION PLANS (BY OTHERS) FOR ALL DETAILS/DESIGN. ASSOCIATED WITH BUILDING FIRE PROTECTION SYSTEM.
7. FIRE HYDRANTS SHALL BE LOCATED FROM 3' TO 10' OFF OF BACK OF CURB. LARGE DIAMETER OUTLET TO FACE ROADWAY.
8. FIRE HYDRANTS SHALL HAVE A MINIMUM CLEARANCE OF 7.5' IN FRONT AND 4' ON SIDES AND REAR.
9. ALL FIRE HYDRANTS ARE PRIVATELY OWNED AND SHALL BE PAINTED RED.
10. ALL STORMWATER/POTABLE WATER CROSSINGS SHALL BE CASE A OR CASE B (SEE DETAILS SHEET) UTILIZING MECHANICAL RESTRAINTS.
11. ALL GATE VALVES SHALL HAVE A CAST IRON BOX AND SHALL BE LOCATED OUT OF PAVED AREAS, CURBS & SIDEWALKS UNLESS ACTUAL FIELD CONDITIONS PREVENT.
12. ADDITIONAL FITTINGS SHALL BE INSTALLED ON WATER SYSTEM AS REQUIRED TO MEET MINIMUM SEPARATION REQUIREMENTS.
13. CONSTRUCTION MATERIALS SHALL BE IN CONFORMANCE WITH JEA STANDARDS AND SPECIFICATIONS, LATEST EDITION.
14. SANITARY CLEANOUTS IN PAVED AREAS SHALL BE TRAFFIC BEARING RATED AND FLUSH WITH PAVEMENT.
15. CONTRACTOR TO COORDINATE WITH BUILDING PLUMBER PRIOR TO MAKING ALL UTILITY CONNECTIONS.
16. REFER TO ARCHITECTURAL/MEP PLANS FOR ALL BUILDING AND PLUMBING DETAILS.
17. CONTRACTOR TO COORDINATE WITH J.E.A. FOR ALL/ANY UTILITY SHUTDOWNS DURING CONSTRUCTION.
18. WATERMAIN TAP AND METER TO PAID FOR BY CONTRACTOR AND INSTALLED BY JEA.
19. UNDERGROUND DRY UTILITIES (ELECTRICAL, TELEPHONE, ETC.) ARE SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL PLANS FOR DESIGN INFORMATION.

REUSE NOTES:

1. THE PUBLIC SHALL BE NOTIFIED OF THE USE OF RECLAIMED WATER BY THE CUSTOMER. NONRESIDENTIAL CUSTOMERS SHALL BE REQUIRED TO POST AND MAINTAIN ADVISORY SIGNS DESIGNATING THE NATURE OF THE REUSE PROJECT. ADVISORY SIGNS SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK", TOGETHER WITH THE EQUIVALENT STANDARD INTERNATIONAL SYMBOL, AND SHALL USE PURPLE AS A PROMINENT COLOR. IT IS RECOMMENDED THAT ALL ADVISORY SIGNS BE 18"BY 18"IN SIZE AND CONSTRUCTED OF METAL. ALL ADVISORY SIGNS AND SIGN PLANS WILL NEED PRIOR APPROVAL BY JEA BEFORE BEING INSTALLED. SIGN PLANS SHALL BE SUBMITTED TO JEA'S ENVIRONMENTAL SERVICES FOR APPROVAL. ADVISORY SIGNS SHALL BE UNOBSTRUCTED, VISIBLE TO THE PUBLIC AND POSTED AT THE FOLLOWING LOCATIONS:

a. ADJACENT TO LAKES OR PONDS USED TO STORE RECLAIMED WATER NOT LOCATED AT THE WASTEWATER TREATMENT FACILITY, INCLUDING GOLF COURSE IRRIGATION PONDS AND ANY JEA RULES AND REGULATIONS FOR WATER, SEWER, & RECLAIMED SERVICES APPENDIX A. RULES AND REGULATIONS FOR RECLAIMED WATER A-6 EFFECTIVE: JANUARY, 2011 SUBSEQUENT DOWNSTREAM, INTERCONNECTED PONDS. ADVISORY SIGNS SHALL BE POSTED IN AREAS ACCESSIBLE TO THE PUBLIC AND NOT MORE THAN 300 FEET APART. ADVISORY SIGNS POSTED ADJACENT TO PONDS, SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK," AND "DO NOT SWIM,"TOGETHER WITH THE EQUIVALENT INTERNATIONAL SYMBOLS;

b. ADJACENT TO DECORATIVE WATER FEATURES USING RECLAIMED WATER, SUCH AS WATERFALLS OR FOUNTAINS. ADVISORY SIGNS POSTED ADJACENT TO DECORATIVE WATER FEATURES SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK," AND "DO NOT SWIM,"TOGETHER WITH THE EQUIVALENT INTERNATIONAL SYMBOLS;

c. AT EACH ENTRANCE TO RESIDENTIAL NEIGHBORHOODS, BUSINESSES, AND COMMON USE AREAS USING RECLAIMED WATER;

d. ALONG MEDIANS AND RIGHTS-OF-WAY WHERE RECLAIMED WATER IS USED THAT ARE LOCATED OUTSIDE RESIDENTIAL NEIGHBORHOODS. SIGN MUST BE VISIBLE IN BOTH DIRECTIONS AND NOT MORE THAN 1000 FEET APART, UNLESS APPROVED BY JEA.

LEGEND

- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- UPLAND PRESERVATION
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT PAVEMENT
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS

PLANS PREPARED UNDER THE DIRECTION OF:
NICOLE BOLATTE, PE
P.E. NUMBER: 74921

PLOTTED: May 19, 2021 – 12:02 PM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316

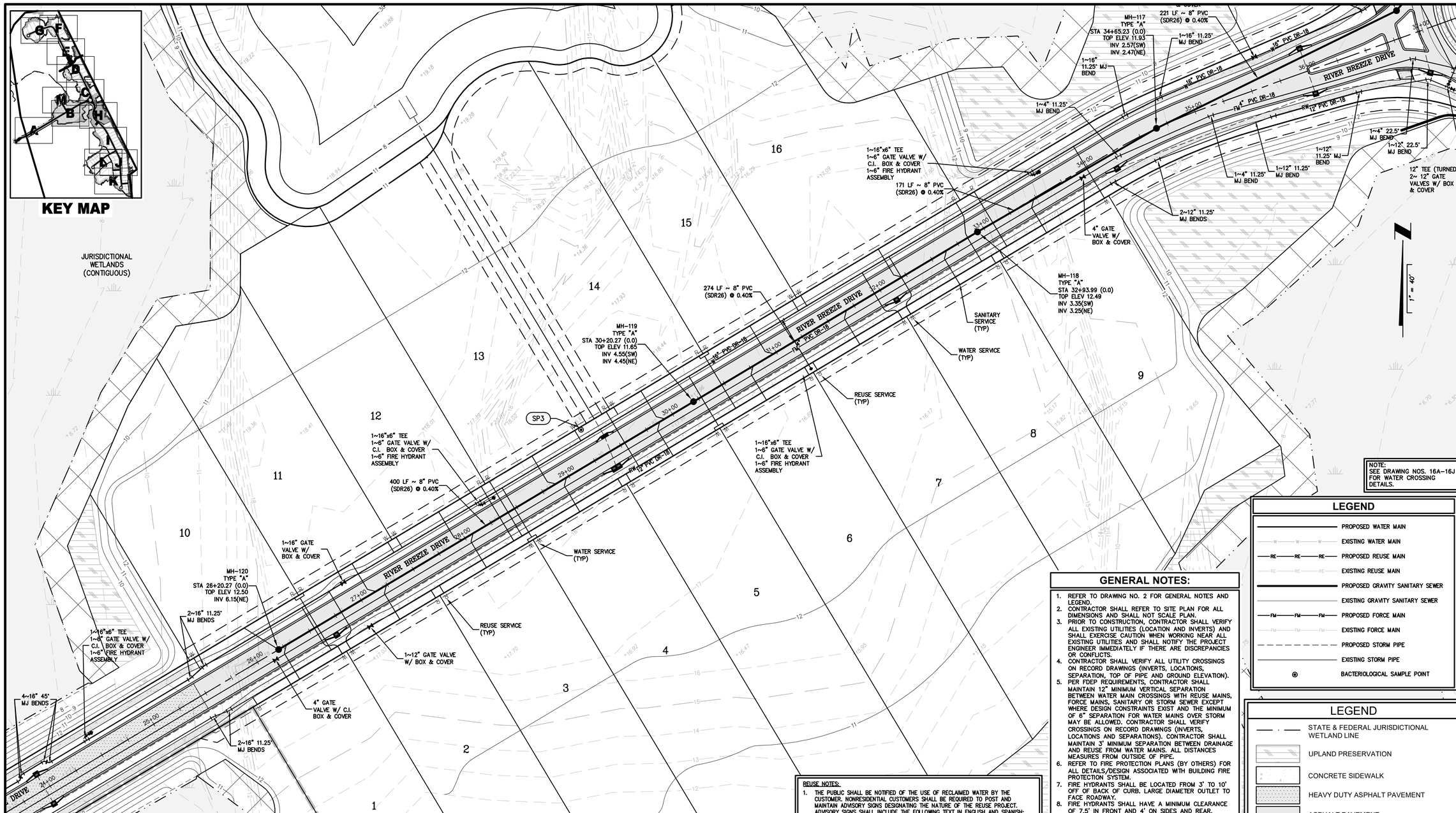
ETM
VISION • EXPERIENCE • RESULTS

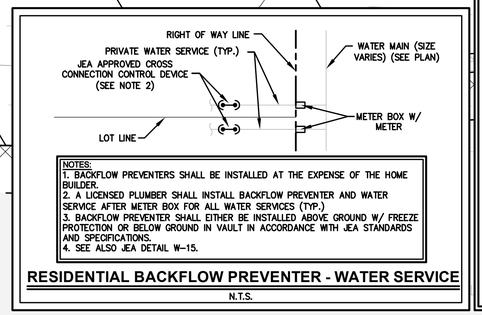
WATER, REUSE & SEWER PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
14A

t:\2018\18-155\LandDev\Design\Plots\18-155-WS.dwg





NOTES:
1. BACKFLOW PREVENTERS SHALL BE INSTALLED AT THE EXPENSE OF THE HOME BUILDER.
2. A LICENSED PLUMBER SHALL INSTALL BACKFLOW PREVENTER AND WATER SERVICE AFTER METER BOX FOR ALL WATER SERVICES (TYP.)
3. BACKFLOW PREVENTER SHALL EITHER BE INSTALLED ABOVE GROUND W/ FREEZE PROTECTION OR BELOW GROUND IN VAULT IN ACCORDANCE WITH JEA STANDARDS AND SPECIFICATIONS.
4. SEE ALSO JEA DETAIL W-15.

RESIDENTIAL BACKFLOW PREVENTER - WATER SERVICE

N.T.S.

REUSE NOTES:

1. THE PUBLIC SHALL BE NOTIFIED OF THE USE OF RECLAIMED WATER BY THE CUSTOMER. NONRESIDENTIAL CUSTOMERS SHALL BE REQUIRED TO POST AND MAINTAIN ADVISORY SIGNS DESIGNATING THE NATURE OF THE REUSE PROJECT. ADVISORY SIGNS SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: 'DO NOT DRINK', TOGETHER WITH THE EQUIVALENT STANDARD INTERNATIONAL SYMBOL, AND SHALL USE PURPLE AS A PROMINENT COLOR. IT IS RECOMMENDED THAT ALL ADVISORY SIGNS BE 18"BY 18"IN SIZE AND CONSTRUCTED OF METAL. ALL ADVISORY SIGNS AND SIGN PLANS WILL NEED PRIOR APPROVAL BY JEA BEFORE BEING INSTALLED. SIGN PLANS SHALL BE SUBMITTED TO JEA'S ENVIRONMENTAL SERVICES FOR APPROVAL. ADVISORY SIGNS SHALL BE UNOBSTRUCTED, VISIBLE TO THE PUBLIC AND POSTED AT THE FOLLOWING LOCATIONS:

a. ADJACENT TO LAKES OR PONDS USED TO STORE RECLAIMED WATER NOT LOCATED AT THE WASTEWATER TREATMENT FACILITY, INCLUDING GOLF COURSE IRRIGATION PONDS AND ANY JEA RULES AND REGULATIONS FOR WATER, SEWER, & RECLAIMED SERVICES APPENDIX A, RULES AND REGULATIONS FOR RECLAIMED WATER A-6 EFFECTIVE: JANUARY, 2011 SUBSEQUENT DOWNSTREAM, INTERCONNECTED PONDS. ADVISORY SIGNS SHALL BE POSTED IN AREAS ACCESSIBLE TO THE PUBLIC AND NOT MORE THAN 300 FEET APART. ADVISORY SIGNS POSTED ADJACENT TO PONDS, SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: 'DO NOT DRINK,' AND 'DO NOT SWIM,' TOGETHER WITH THE EQUIVALENT INTERNATIONAL SYMBOLS;

b. ADJACENT TO DECORATIVE WATER FEATURES USING RECLAIMED WATER, SUCH AS WATERFALLS OR FOUNTAINS. ADVISORY SIGNS POSTED ADJACENT TO DECORATIVE WATER FEATURES SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: 'DO NOT DRINK,' AND 'DO NOT SWIM,' TOGETHER WITH THE EQUIVALENT INTERNATIONAL SYMBOLS;

c. AT EACH ENTRANCE TO RESIDENTIAL NEIGHBORHOODS, BUSINESSES, AND COMMON USE AREAS USING RECLAIMED WATER;

d. ALONG MEDIANS AND RIGHTS-OF-WAY WHERE RECLAIMED WATER IS USED THAT ARE LOCATED OUTSIDE RESIDENTIAL NEIGHBORHOODS. SIGN MUST BE VISIBLE IN BOTH DIRECTIONS AND NOT MORE THAN 1000 FEET APART, UNLESS APPROVED BY JEA.

GENERAL NOTES:

1. REFER TO DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. CONTRACTOR SHALL REFER TO SITE PLAN FOR ALL DIMENSIONS AND SHALL NOT SCALE PLAN.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES (LOCATION AND INVERTS) AND SHALL EXERCISE CAUTION WHEN WORKING NEAR ALL EXISTING UTILITIES AND SHALL NOTIFY THE PROJECT ENGINEER IMMEDIATELY IF THERE ARE DISCREPANCIES OR CONFLICTS.
4. CONTRACTOR SHALL VERIFY ALL UTILITY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS, SEPARATION, TOP OF PIPE AND GROUND ELEVATION).
5. PER FDEP REQUIREMENTS, CONTRACTOR SHALL MAINTAIN 12" MINIMUM VERTICAL SEPARATION BETWEEN WATER MAIN CROSSINGS WITH REUSE MAINS, FORCE MAINS, SANITARY OR STORM SEWER EXCEPT WHERE DESIGN CONSTRAINTS EXIST AND THE MINIMUM OF 6" SEPARATION FOR WATER MAINS OVER STORM MAY BE ALLOWED. CONTRACTOR SHALL VERIFY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS AND SEPARATIONS). CONTRACTOR SHALL MAINTAIN 3' MINIMUM SEPARATION BETWEEN DRAINAGE AND REUSE FROM WATER MAINS. ALL DISTANCES MEASURES FROM OUTSIDE OF PIPE.
6. REFER TO FIRE PROTECTION PLANS (BY OTHERS) FOR ALL DETAILS/DESIGN ASSOCIATED WITH BUILDING FIRE PROTECTION SYSTEM.
7. FIRE HYDRANTS SHALL BE LOCATED FROM 3' TO 10' OFF OF BACK OF CURB. LARGE DIAMETER OUTLET TO FACE ROADWAY.
8. FIRE HYDRANTS SHALL HAVE A MINIMUM CLEARANCE OF 7.5' IN FRONT AND 4' ON SIDES AND REAR.
9. ALL FIRE HYDRANTS ARE PRIVATELY OWNED AND SHALL BE PAINTED RED.
10. ALL STORMWATER/POTABLE WATER CROSSINGS SHALL BE CASE A OR CASE B (SEE DETAILS SHEET) UTILIZING MECHANICAL RESTRAINTS.
11. ALL GATE VALVES SHALL HAVE A CAST IRON BOX AND SHALL BE LOCATED OUT OF PAVED AREAS, CURBS & SIDEWALKS UNLESS ACTUAL FIELD CONDITIONS PREVENT.
12. ADDITIONAL FITTINGS SHALL BE INSTALLED ON WATER SYSTEM AS REQUIRED TO MEET MINIMUM SEPARATION REQUIREMENTS.
13. CONSTRUCTION MATERIALS SHALL BE IN CONFORMANCE WITH JEA STANDARDS AND SPECIFICATIONS, LATEST EDITION.
14. SANITARY CLEANOUTS IN PAVED AREAS SHALL BE TRAFFIC BEARING RATED AND FLUSH WITH PAVEMENT.
15. CONTRACTOR TO COORDINATE WITH BUILDING PLUMBER PRIOR TO MAKING ALL UTILITY CONNECTIONS.
16. REFER TO ARCHITECTURAL/MEP PLANS FOR ALL BUILDING AND PLUMBING DETAILS.
17. CONTRACTOR TO COORDINATE WITH J.E.A. FOR ALL/ANY UTILITY SHUTDOWNS DURING CONSTRUCTION.
18. WATERMAIN TAP AND METER TO PAID FOR BY CONTRACTOR AND INSTALLED BY JEA.
19. UNDERGROUND DRY UTILITIES (ELECTRICAL, TELEPHONE, ETC.) ARE SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL PLANS FOR DESIGN INFORMATION.

NOTE:
SEE DRAWING NOS. 16A-16J FOR WATER CROSSING DETAILS.

LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED REUSE MAIN
- EXISTING REUSE MAIN
- PROPOSED GRAVITY SANITARY SEWER
- EXISTING GRAVITY SANITARY SEWER
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- BACTERIOLOGICAL SAMPLE POINT

LEGEND

- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- UPLAND PRESERVATION
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT PAVEMENT
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS

PLANS PREPARED UNDER THE DIRECTION OF:
NICOLE BOLATETE, PE
P.E. NUMBER: 74921

PLOTTED: May 19, 2021 – 12:02 PM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316

ETM
VISION • EXPERIENCE • RESULTS

WATER, REUSE & SEWER PLAN
RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
14B

t:\2018\18-155\LandDev\Design\Plots\18-155-WS.dwg

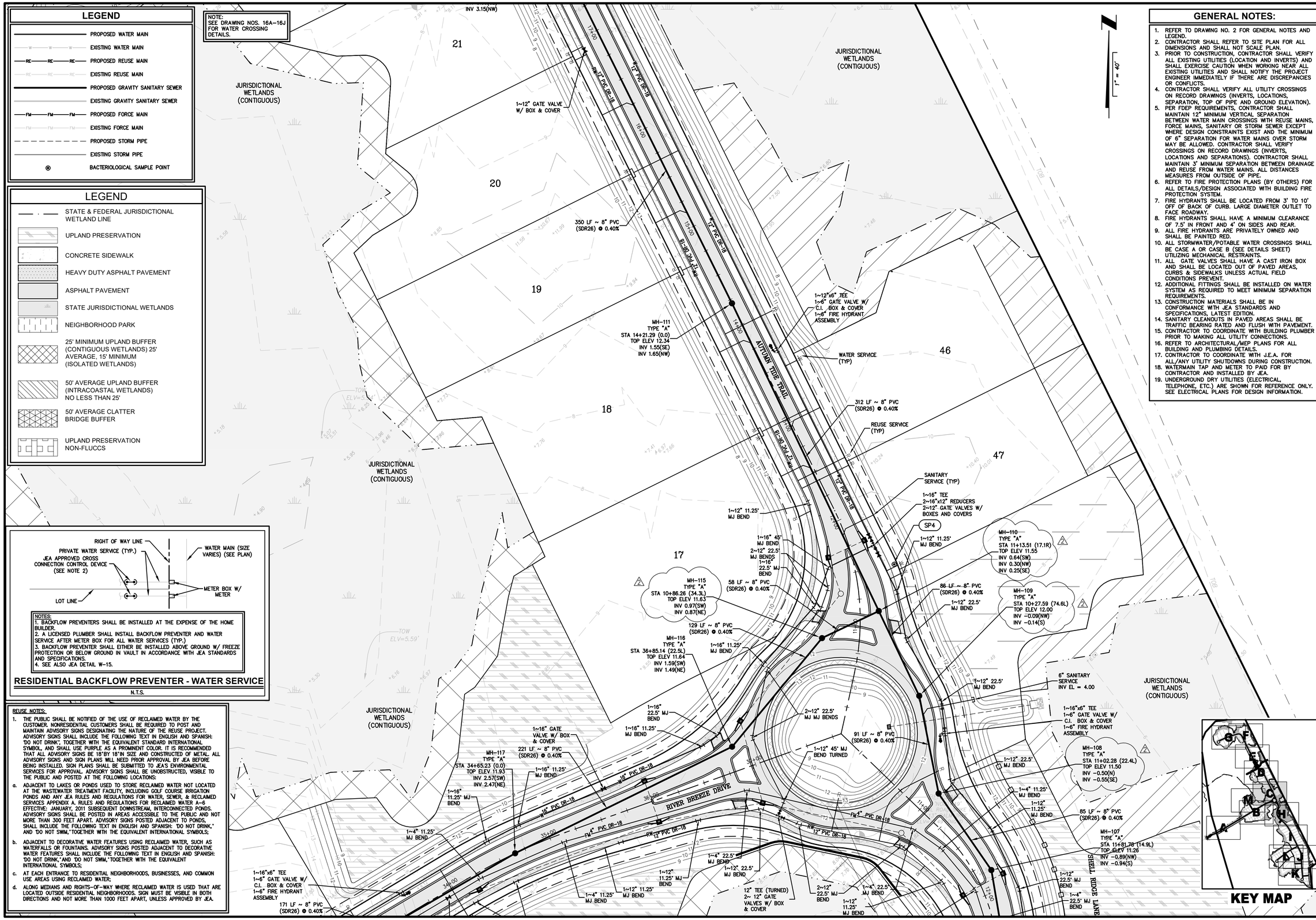
LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED REUSE MAIN
- EXISTING REUSE MAIN
- PROPOSED GRAVITY SANITARY SEWER
- EXISTING GRAVITY SANITARY SEWER
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- BACTERIOLOGICAL SAMPLE POINT

LEGEND

- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- UPLAND PRESERVATION
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT PAVEMENT
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS

NOTE:
SEE DRAWING NOS. 16A–16J FOR WATER CROSSING DETAILS.



NOTES:
1. BACKFLOW PREVENTERS SHALL BE INSTALLED AT THE EXPENSE OF THE HOME BUILDER.
2. A LICENSED PLUMBER SHALL INSTALL BACKFLOW PREVENTER AND WATER SERVICE AFTER METER BOX FOR ALL WATER SERVICES (TYP.)
3. BACKFLOW PREVENTER SHALL EITHER BE INSTALLED ABOVE GROUND W/ FREEZE PROTECTION OR BELOW GROUND IN VAULT IN ACCORDANCE WITH JEA STANDARDS AND SPECIFICATIONS.
4. SEE ALSO JEA DETAIL W–15.

RESIDENTIAL BACKFLOW PREVENTER - WATER SERVICE

N.T.S.

REUSE NOTES:

1. THE PUBLIC SHALL BE NOTIFIED OF THE USE OF RECLAIMED WATER BY THE CUSTOMER. NONRESIDENTIAL CUSTOMERS SHALL BE REQUIRED TO POST AND MAINTAIN ADVISORY SIGNS DESIGNATING THE NATURE OF THE REUSE PROJECT. ADVISORY SIGNS SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK", TOGETHER WITH THE EQUIVALENT STANDARD INTERNATIONAL SYMBOL, AND SHALL USE PURPLE AS A PROMINENT COLOR. IT IS RECOMMENDED THAT ALL ADVISORY SIGNS BE 18"BY 18"IN SIZE AND CONSTRUCTED OF METAL. ALL ADVISORY SIGNS AND SIGN PLANS WILL NEED PRIOR APPROVAL BY JEA BEFORE BEING INSTALLED. SIGN PLANS SHALL BE SUBMITTED TO JEA'S ENVIRONMENTAL SERVICES FOR APPROVAL. ADVISORY SIGNS SHALL BE UNOBSTRUCTED, VISIBLE TO THE PUBLIC AND POSTED AT THE FOLLOWING LOCATIONS:

a. ADJACENT TO LAKES OR PONDS USED TO STORE RECLAIMED WATER NOT LOCATED AT THE WASTEWATER TREATMENT FACILITY, INCLUDING GOLF COURSE IRRIGATION PONDS AND ANY JEA RULES AND REGULATIONS FOR WATER, SEWER, & RECLAIMED SERVICES APPENDIX A. RULES AND REGULATIONS FOR RECLAIMED WATER A–6 EFFECTIVE: JANUARY, 2011 SUBSEQUENT DOWNSTREAM, INTERCONNECTED PONDS. ADVISORY SIGNS SHALL BE POSTED IN AREAS ACCESSIBLE TO THE PUBLIC AND NOT MORE THAN 300 FEET APART. ADVISORY SIGNS POSTED ADJACENT TO PONDS, SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK," AND "DO NOT SWIM," TOGETHER WITH THE EQUIVALENT INTERNATIONAL SYMBOLS;

b. ADJACENT TO DECORATIVE WATER FEATURES USING RECLAIMED WATER, SUCH AS WATERFALLS OR FOUNTAINS. ADVISORY SIGNS POSTED ADJACENT TO DECORATIVE WATER FEATURES SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK," AND "DO NOT SWIM," TOGETHER WITH THE EQUIVALENT INTERNATIONAL SYMBOLS;

c. AT EACH ENTRANCE TO RESIDENTIAL NEIGHBORHOODS, BUSINESSES, AND COMMON USE AREAS USING RECLAIMED WATER;

d. ALONG MEDIANS AND RIGHTS–OF–WAY WHERE RECLAIMED WATER IS USED THAT ARE LOCATED OUTSIDE RESIDENTIAL NEIGHBORHOODS. SIGN MUST BE VISIBLE IN BOTH DIRECTIONS AND NOT MORE THAN 1000 FEET APART, UNLESS APPROVED BY JEA.

GENERAL NOTES:

1. REFER TO DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. CONTRACTOR SHALL REFER TO SITE PLAN FOR ALL DIMENSIONS AND SHALL NOT SCALE PLAN.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES (LOCATION AND INVERTS) AND SHALL EXERCISE CAUTION WHEN WORKING NEAR ALL EXISTING UTILITIES AND SHALL NOTIFY THE PROJECT ENGINEER IMMEDIATELY IF THERE ARE DISCREPANCIES OR CONFLICTS.
4. CONTRACTOR SHALL VERIFY ALL UTILITY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS, SEPARATION, TOP OF PIPE AND GROUND ELEVATION).
5. PER FDEP REQUIREMENTS, CONTRACTOR SHALL MAINTAIN 12" MINIMUM VERTICAL SEPARATION BETWEEN WATER MAIN CROSSINGS WITH REUSE MAINS, FORCE MAINS, SANITARY OR STORM SEWER EXCEPT WHERE DESIGN CONSTRAINTS EXIST AND THE MINIMUM OF 6" SEPARATION FOR WATER MAINS OVER STORM MAY BE ALLOWED. CONTRACTOR SHALL VERIFY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS AND SEPARATIONS). CONTRACTOR SHALL MAINTAIN 3' MINIMUM SEPARATION BETWEEN DRAINAGE AND REUSE FROM WATER MAINS. ALL DISTANCES MEASURES FROM OUTSIDE OF PIPE.
6. REFER TO FIRE PROTECTION PLANS (BY OTHERS) FOR ALL DETAILS/DESIGN ASSOCIATED WITH BUILDING FIRE PROTECTION SYSTEM.
7. FIRE HYDRANTS SHALL BE LOCATED FROM 3' TO 10' OFF OF BACK OF CURB. LARGE DIAMETER OUTLET TO FACE ROADWAY.
8. FIRE HYDRANTS SHALL HAVE A MINIMUM CLEARANCE OF 7.5' IN FRONT AND 4' ON SIDES AND REAR.
9. ALL FIRE HYDRANTS ARE PRIVATELY OWNED AND SHALL BE PAINTED RED.
10. ALL STORMWATER/POTABLE WATER CROSSINGS SHALL BE CASE A OR CASE B (SEE DETAILS SHEET) UTILIZING MECHANICAL RESTRAINTS.
11. ALL GATE VALVES SHALL HAVE A CAST IRON BOX AND SHALL BE LOCATED OUT OF PAVED AREAS, CURBS & SIDEWALKS UNLESS ACTUAL FIELD CONDITIONS PREVENT.
12. ADDITIONAL FITTINGS SHALL BE INSTALLED ON WATER SYSTEM AS REQUIRED TO MEET MINIMUM SEPARATION REQUIREMENTS.
13. CONSTRUCTION MATERIALS SHALL BE IN CONFORMANCE WITH JEA STANDARDS AND SPECIFICATIONS, LATEST EDITION.
14. SANITARY CLEANOUTS IN PAVED AREAS SHALL BE TRAFFIC BEARING RATED AND FLUSH WITH PAVEMENT.
15. CONTRACTOR TO COORDINATE WITH BUILDING PLUMBER PRIOR TO MAKING ALL UTILITY CONNECTIONS.
16. REFER TO ARCHITECTURAL/MEP PLANS FOR ALL BUILDING AND PLUMBING DETAILS.
17. CONTRACTOR TO COORDINATE WITH J.E.A. FOR ALL/ANY UTILITY SHUTDOWNS DURING CONSTRUCTION.
18. WATERMAIN TAP AND METER TO PAID FOR BY CONTRACTOR AND INSTALLED BY JEA.
19. UNDERGROUND DRY UTILITIES (ELECTRICAL, TELEPHONE, ETC.) ARE SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL PLANS FOR DESIGN INFORMATION.

PLANS PREPARED UNDER THE DIRECTION OF:
NICOLE BOLATTE, PE
P.E. NUMBER: 74921

PLOTTED: May 19, 2021 – 12:03 PM, BY: CAD Test

REVISIONS:
4/21/2021 REVISED MH TOPS: MH–108, MH–109, MH–110, MH–115

ETM NO. 18–155	
DRAWN BY:	ESW
DESIGNED BY:	PPH
CHECKED BY:	PPH
DATE: MARCH 2020	

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316

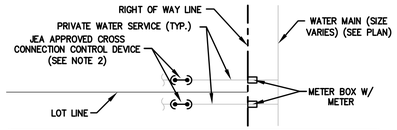
ETM VISION • EXPERIENCE • RESULTS

WATER, REUSE & SEWER PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
14C

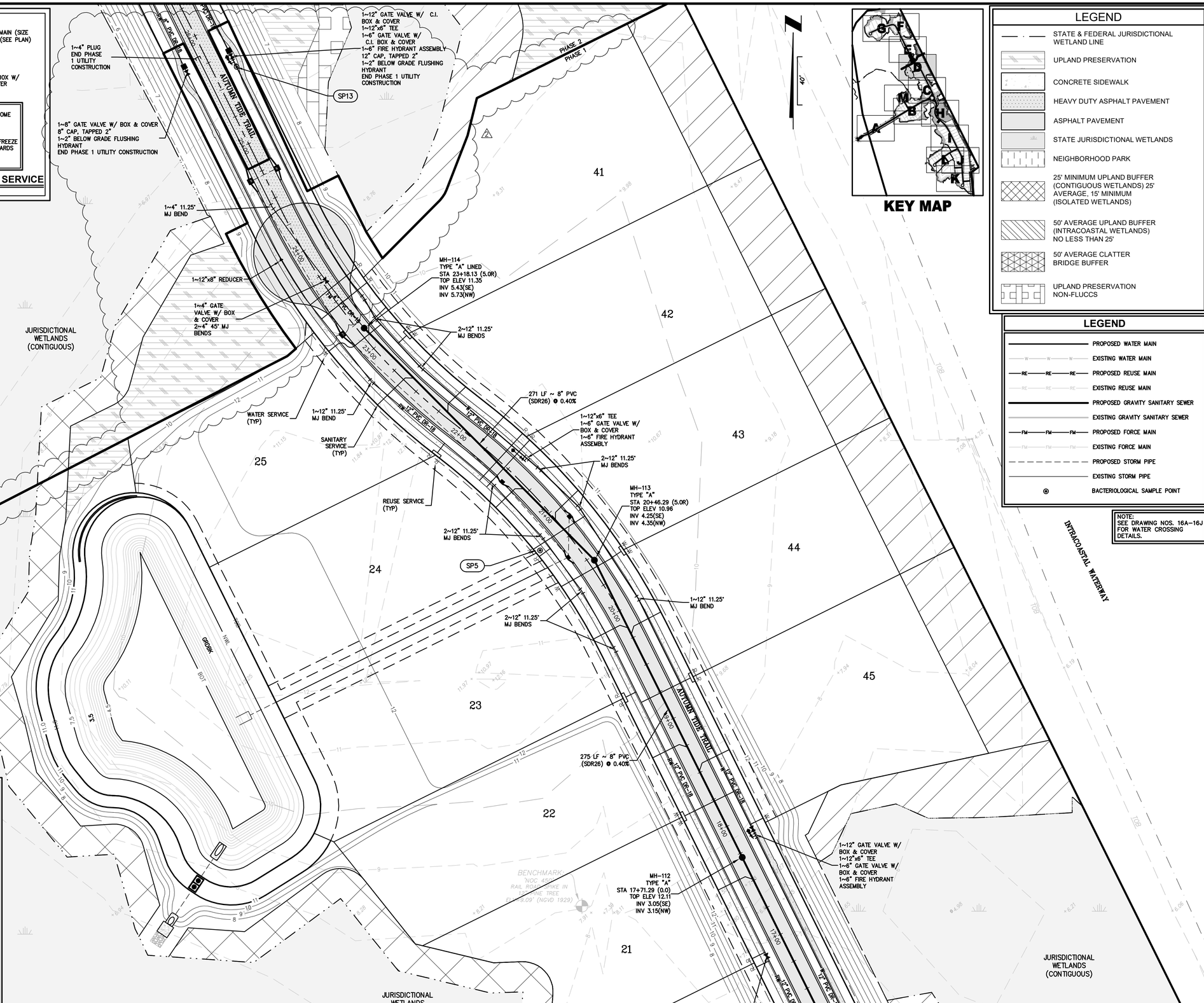
t:\2018\18–155\LandDev\Design\Plots\18–155–WS.dwg



NOTES:
1. BACKFLOW PREVENTERS SHALL BE INSTALLED AT THE EXPENSE OF THE HOME BUILDER.
2. A LICENSED PLUMBER SHALL INSTALL BACKFLOW PREVENTER AND WATER SERVICE AFTER METER BOX FOR ALL WATER SERVICES (TYP.)
3. BACKFLOW PREVENTER SHALL EITHER BE INSTALLED ABOVE GROUND W/ FREEZE PROTECTION OR BELOW GROUND IN VAULT IN ACCORDANCE WITH JEA STANDARDS AND SPECIFICATIONS.
4. SEE ALSO JEA DETAIL W-15.

RESIDENTIAL BACKFLOW PREVENTER - WATER SERVICE

N.T.S.



GENERAL NOTES:

1. REFER TO DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. CONTRACTOR SHALL REFER TO SITE PLAN FOR ALL DIMENSIONS AND SHALL NOT SCALE PLAN.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES (LOCATION AND INVERTS) AND SHALL EXERCISE CAUTION WHEN WORKING NEAR ALL EXISTING UTILITIES AND SHALL NOTIFY THE PROJECT ENGINEER IMMEDIATELY IF THERE ARE DISCREPANCIES OR CONFLICTS.
4. CONTRACTOR SHALL VERIFY ALL UTILITY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS, SEPARATION, TOP OF PIPE AND GROUND ELEVATION).
5. PER FDEP REQUIREMENTS, CONTRACTOR SHALL MAINTAIN 12" MINIMUM VERTICAL SEPARATION BETWEEN WATER MAIN CROSSINGS WITH REUSE MAINS, FORCE MAINS, SANITARY OR STORM SEWER EXCEPT WHERE DESIGN CONSTRAINTS EXIST AND THE MINIMUM OF 6" SEPARATION FOR WATER MAINS OVER STORM MAY BE ALLOWED. CONTRACTOR SHALL VERIFY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS AND SEPARATIONS). CONTRACTOR SHALL MAINTAIN 3' MINIMUM SEPARATION BETWEEN DRAINAGE AND REUSE FROM WATER MAINS. ALL DISTANCES MEASURES FROM OUTSIDE OF PIPE.
6. REFER TO FIRE PROTECTION PLANS (BY OTHERS) FOR ALL DETAILS/DESIGN ASSOCIATED WITH BUILDING FIRE PROTECTION SYSTEM.
7. FIRE HYDRANTS SHALL BE LOCATED FROM 3' TO 10' OFF OF BACK OF CURB. LARGE DIAMETER OUTLET TO FACE ROADWAY.
8. FIRE HYDRANTS SHALL HAVE A MINIMUM CLEARANCE OF 7.5' IN FRONT AND 4' ON SIDES AND REAR.
9. ALL FIRE HYDRANTS ARE PRIVATELY OWNED AND SHALL BE PAINTED RED.
10. ALL STORMWATER/POTABLE WATER CROSSINGS SHALL BE CASE A OR CASE B (SEE DETAILS SHEET) UTILIZING MECHANICAL RESTRAINTS.
11. ALL GATE VALVES SHALL HAVE A CAST IRON BOX AND SHALL BE LOCATED OUT OF PAVED AREAS, CURBS & SIDEWALKS UNLESS ACTUAL FIELD CONDITIONS PREVENT.
12. ADDITIONAL FITTINGS SHALL BE INSTALLED ON WATER SYSTEM AS REQUIRED TO MEET MINIMUM SEPARATION REQUIREMENTS.
13. CONSTRUCTION MATERIALS SHALL BE IN CONFORMANCE WITH JEA STANDARDS AND SPECIFICATIONS, LATEST EDITION.
14. SANITARY CLEANOUTS IN PAVED AREAS SHALL BE TRAFFIC BEARING RATED AND FLUSH WITH PAVEMENT.
15. CONTRACTOR TO COORDINATE WITH BUILDING PLUMBER PRIOR TO MAKING ALL UTILITY CONNECTIONS.
16. REFER TO ARCHITECTURAL/MEP PLANS FOR ALL BUILDING AND PLUMBING DETAILS.
17. CONTRACTOR TO COORDINATE WITH J.E.A. FOR ALL/ANY UTILITY SHUTDOWNS DURING CONSTRUCTION.
18. WATERMAIN TAP AND METER TO PAID FOR BY CONTRACTOR AND INSTALLED BY JEA.
19. UNDERGROUND DRY UTILITIES (ELECTRICAL, TELEPHONE, ETC.) ARE SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL PLANS FOR DESIGN INFORMATION.

REUSE NOTES:

1. THE PUBLIC SHALL BE NOTIFIED OF THE USE OF RECLAIMED WATER BY THE CUSTOMER. NONRESIDENTIAL CUSTOMERS SHALL BE REQUIRED TO POST AND MAINTAIN ADVISORY SIGNS DESIGNATING THE NATURE OF THE REUSE PROJECT. ADVISORY SIGNS SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK", TOGETHER WITH THE EQUIVALENT STANDARD INTERNATIONAL SYMBOL, AND SHALL USE PURPLE AS A PROMINENT COLOR. IT IS RECOMMENDED THAT ALL ADVISORY SIGNS BE 18"BY 18"IN SIZE AND CONSTRUCTED OF METAL. ALL ADVISORY SIGNS AND SIGN PLANS WILL NEED PRIOR APPROVAL BY JEA BEFORE BEING INSTALLED. SIGN PLANS SHALL BE SUBMITTED TO JEA'S ENVIRONMENTAL SERVICES FOR APPROVAL. ADVISORY SIGNS SHALL BE UNOBSTRUCTED, VISIBLE TO THE PUBLIC AND POSTED AT THE FOLLOWING LOCATIONS:

a. ADJACENT TO LAKES OR PONDS USED TO STORE RECLAIMED WATER NOT LOCATED AT THE WASTEWATER TREATMENT FACILITY, INCLUDING GOLF COURSE IRRIGATION PONDS AND ANY JEA RULES AND REGULATIONS FOR WATER, SEWER, & RECLAIMED SERVICES APPENDIX A. RULES AND REGULATIONS FOR RECLAIMED WATER A-6 EFFECTIVE: JANUARY, 2011 SUBSEQUENT DOWNSTREAM, INTERCONNECTED PONDS. ADVISORY SIGNS SHALL BE POSTED IN AREAS ACCESSIBLE TO THE PUBLIC AND NOT MORE THAN 300 FEET APART. ADVISORY SIGNS POSTED ADJACENT TO PONDS, SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK," AND "DO NOT SWIM,"TOGETHER WITH THE EQUIVALENT INTERNATIONAL SYMBOLS;

b. ADJACENT TO DECORATIVE WATER FEATURES USING RECLAIMED WATER, SUCH AS WATERFALLS OR FOUNTAINS. ADVISORY SIGNS POSTED ADJACENT TO DECORATIVE WATER FEATURES SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK,"AND "DO NOT SWIM,"TOGETHER WITH THE EQUIVALENT INTERNATIONAL SYMBOLS;

c. AT EACH ENTRANCE TO RESIDENTIAL NEIGHBORHOODS, BUSINESSES, AND COMMON USE AREAS USING RECLAIMED WATER;

d. ALONG MEDIANS AND RIGHTS-OF-WAY WHERE RECLAIMED WATER IS USED THAT ARE LOCATED OUTSIDE RESIDENTIAL NEIGHBORHOODS. SIGN MUST BE VISIBLE IN BOTH DIRECTIONS AND NOT MORE THAN 1000 FEET APART, UNLESS APPROVED BY JEA.

KEY MAP

LEGEND

- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- UPLAND PRESERVATION
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT PAVEMENT
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS

LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED REUSE MAIN
- EXISTING REUSE MAIN
- PROPOSED GRAVITY SANITARY SEWER
- EXISTING GRAVITY SANITARY SEWER
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- BACTERIOLOGICAL SAMPLE POINT

NOTE:
SEE DRAWING NOS. 16A-16J FOR WATER CROSSING DETAILS.

PLANS PREPARED UNDER THE DIRECTION OF:
NICOLE BOLATTE, PE
P.E. NUMBER: 74921

PLOTTED: May 20, 2021 – 12:42 PM, BY: John Coston

REVISIONS:
1 4/21/21 ADDED PHASE LINE/TERMINATED PHASE 1 UTILITY CONSTRUCTION

ETM NO.	18-155
DRAWN BY:	ESW
DESIGNED BY:	PPH
CHECKED BY:	PPH
DATE:	MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002554 LC - 0000316
VISION • EXPERIENCE • RESULTS

WATER, REUSE & SEWER PLAN

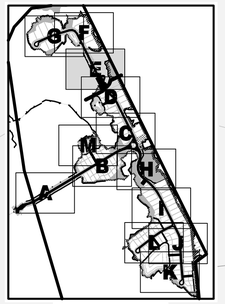
RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
14D

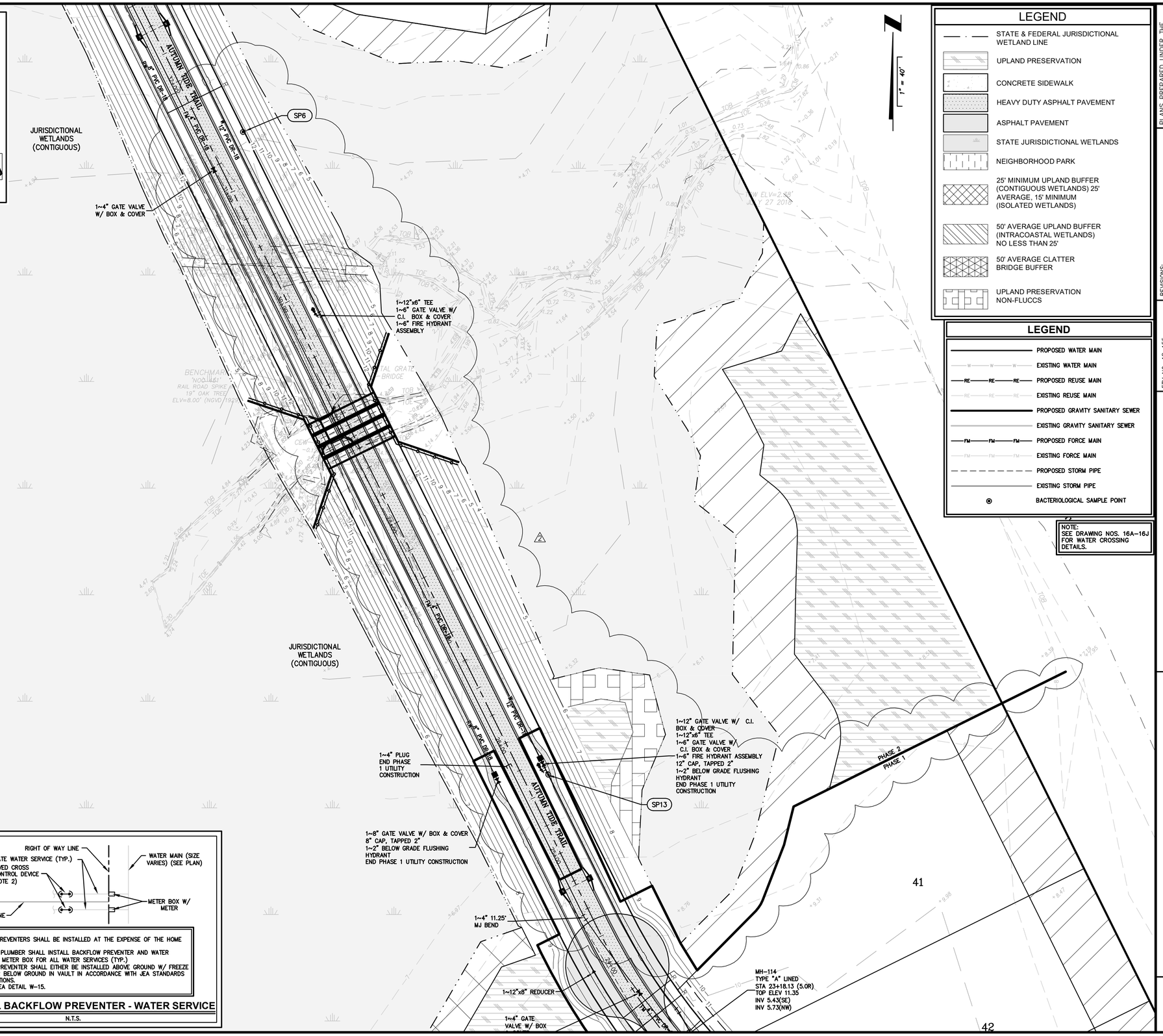
T:\2018\18-155\LandDev\Design\Plots\18-155-WS.dwg

GENERAL NOTES:

1. REFER TO DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. CONTRACTOR SHALL REFER TO SITE PLAN FOR ALL DIMENSIONS AND SHALL NOT SCALE PLAN.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES (LOCATION AND INVERTS) AND SHALL EXERCISE CAUTION WHEN WORKING NEAR ALL EXISTING UTILITIES AND SHALL NOTIFY THE PROJECT ENGINEER IMMEDIATELY IF THERE ARE DISCREPANCIES OR CONFLICTS.
4. CONTRACTOR SHALL VERIFY ALL UTILITY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS, SEPARATION, TOP OF PIPE AND GROUND ELEVATION).
5. PER FDEP REQUIREMENTS, CONTRACTOR SHALL MAINTAIN 12" MINIMUM VERTICAL SEPARATION BETWEEN WATER MAIN CROSSINGS WITH REUSE MAINS, FORCE MAINS, SANITARY OR STORM SEWER EXCEPT WHERE DESIGN CONSTRAINTS EXIST AND THE MINIMUM OF 6" SEPARATION FOR WATER MAINS OVER STORM MAY BE ALLOWED. CONTRACTOR SHALL VERIFY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS AND SEPARATIONS). CONTRACTOR SHALL MAINTAIN 3' MINIMUM SEPARATION BETWEEN DRAINAGE AND REUSE FROM WATER MAINS. ALL DISTANCES MEASURES FROM OUTSIDE OF PIPE.
6. REFER TO FIRE PROTECTION PLANS (BY OTHERS) FOR ALL DETAILS/DESIGN ASSOCIATED WITH BUILDING FIRE PROTECTION SYSTEM.
7. FIRE HYDRANTS SHALL BE LOCATED FROM 3' TO 10' OFF OF BACK OF CURB. LARGE DIAMETER OUTLET TO FACE ROADWAY.
8. FIRE HYDRANTS SHALL HAVE A MINIMUM CLEARANCE OF 7.5' IN FRONT AND 4' ON SIDES AND REAR.
9. ALL FIRE HYDRANTS ARE PRIVATELY OWNED AND SHALL BE PAINTED RED.
10. ALL STORMWATER/POTABLE WATER CROSSINGS SHALL BE CASE A OR CASE B (SEE DETAILS SHEET) UTILIZING MECHANICAL RESTRAINTS.
11. ALL GATE VALVES SHALL HAVE A CAST IRON BOX AND SHALL BE LOCATED OUT OF PAVED AREAS, CURBS & SIDEWALKS UNLESS ACTUAL FIELD CONDITIONS PREVENT.
12. ADDITIONAL FITTINGS SHALL BE INSTALLED ON WATER SYSTEM AS REQUIRED TO MEET MINIMUM SEPARATION REQUIREMENTS.
13. CONSTRUCTION MATERIALS SHALL BE IN CONFORMANCE WITH JEA STANDARDS AND SPECIFICATIONS, LATEST EDITION.
14. SANITARY CLEANOUTS IN PAVED AREAS SHALL BE TRAFFIC BEARING RATED AND FLUSH WITH PAVEMENT.
15. CONTRACTOR TO COORDINATE WITH BUILDING PLUMBER PRIOR TO MAKING ALL UTILITY CONNECTIONS.
16. REFER TO ARCHITECTURAL/MEP PLANS FOR ALL BUILDING AND PLUMBING DETAILS.
17. CONTRACTOR TO COORDINATE WITH J.E.A. FOR ALL/ANY UTILITY SHUTDOWNS DURING CONSTRUCTION.
18. WATERMAIN TAP AND METER TO PAID FOR BY CONTRACTOR AND INSTALLED BY JEA.
19. UNDERGROUND DRY UTILITIES (ELECTRICAL, TELEPHONE, ETC.) ARE SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL PLANS FOR DESIGN INFORMATION.



KEY MAP



LEGEND

- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- UPLAND PRESERVATION
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT PAVEMENT
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS

LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED REUSE MAIN
- EXISTING REUSE MAIN
- PROPOSED GRAVITY SANITARY SEWER
- EXISTING GRAVITY SANITARY SEWER
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- BACTERIOLOGICAL SAMPLE POINT

NOTE:
SEE DRAWING NOS. 16A–16J FOR WATER CROSSING DETAILS.

REUSE NOTES:

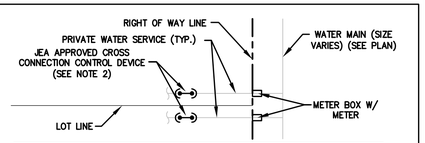
1. THE PUBLIC SHALL BE NOTIFIED OF THE USE OF RECLAIMED WATER BY THE CUSTOMER. NONRESIDENTIAL CUSTOMERS SHALL BE REQUIRED TO POST AND MAINTAIN ADVISORY SIGNS DESIGNATING THE NATURE OF THE REUSE PROJECT. ADVISORY SIGNS SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK", TOGETHER WITH THE EQUIVALENT STANDARD INTERNATIONAL SYMBOL, AND SHALL USE PURPLE AS A PROMINENT COLOR. IT IS RECOMMENDED THAT ALL ADVISORY SIGNS BE 18"8'Y 18"IN SIZE AND CONSTRUCTED OF METAL. ALL ADVISORY SIGNS AND SIGN PLANS WILL NEED PRIOR APPROVAL BY JEA BEFORE BEING INSTALLED. SIGN PLANS SHALL BE SUBMITTED TO JEA'S ENVIRONMENTAL SERVICES FOR APPROVAL. ADVISORY SIGNS SHALL BE UNOBSTRUCTED, VISIBLE TO THE PUBLIC AND POSTED AT THE FOLLOWING LOCATIONS:

a. ADJACENT TO LAKES OR PONDS USED TO STORE RECLAIMED WATER NOT LOCATED AT THE WASTEWATER TREATMENT FACILITY, INCLUDING GOLF COURSE IRRIGATION PONDS AND ANY JEA RULES AND REGULATIONS FOR WATER, SEWER, & RECLAIMED SERVICES APPENDIX A. RULES AND REGULATIONS FOR RECLAIMED WATER A–6 EFFECTIVE: JANUARY, 2011 SUBSEQUENT DOWNSTREAM, INTERCONNECTED PONDS. ADVISORY SIGNS SHALL BE POSTED IN AREAS ACCESSIBLE TO THE PUBLIC AND NOT MORE THAN 300 FEET APART. ADVISORY SIGNS POSTED ADJACENT TO PONDS, SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK," AND "DO NOT SWIM," TOGETHER WITH THE EQUIVALENT INTERNATIONAL SYMBOLS;

b. ADJACENT TO DECORATIVE WATER FEATURES USING RECLAIMED WATER, SUCH AS WATERFALLS OR FOUNTAINS. ADVISORY SIGNS POSTED ADJACENT TO DECORATIVE WATER FEATURES SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK," AND "DO NOT SWIM," TOGETHER WITH THE EQUIVALENT INTERNATIONAL SYMBOLS;

c. AT EACH ENTRANCE TO RESIDENTIAL NEIGHBORHOODS, BUSINESSES, AND COMMON USE AREAS USING RECLAIMED WATER;

d. ALONG MEDIANS AND RIGHTS–OF–WAY WHERE RECLAIMED WATER IS USED THAT ARE LOCATED OUTSIDE RESIDENTIAL NEIGHBORHOODS. SIGN MUST BE VISIBLE IN BOTH DIRECTIONS AND NOT MORE THAN 1000 FEET APART, UNLESS APPROVED BY JEA.



NOTES:
1. BACKFLOW PREVENTERS SHALL BE INSTALLED AT THE EXPENSE OF THE HOME BUILDER.
2. A LICENSED PLUMBER SHALL INSTALL BACKFLOW PREVENTER AND WATER SERVICE AFTER METER BOX FOR ALL WATER SERVICES (TYP.)
3. BACKFLOW PREVENTER SHALL EITHER BE INSTALLED ABOVE GROUND W/ FREEZE PROTECTION OR BELOW GROUND IN VAULT IN ACCORDANCE WITH JEA STANDARDS AND SPECIFICATIONS.
4. SEE ALSO JEA DETAIL W–15.

RESIDENTIAL BACKFLOW PREVENTER - WATER SERVICE

N.T.S.

PLANS PREPARED UNDER THE DIRECTION OF:
NICOLE BOLATTE, PE
P.E. NUMBER: 74921

PLOTTED: May 20, 2021 – 12:42 PM, BY: John Coston

REVISIONS:
1 4/21/2021 REVISED WATER MAIN & REUSE MAIN CROSSING WITHIN RIGHT OF WAY / ADDED PHASE LINE

ETM NO. 18–155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

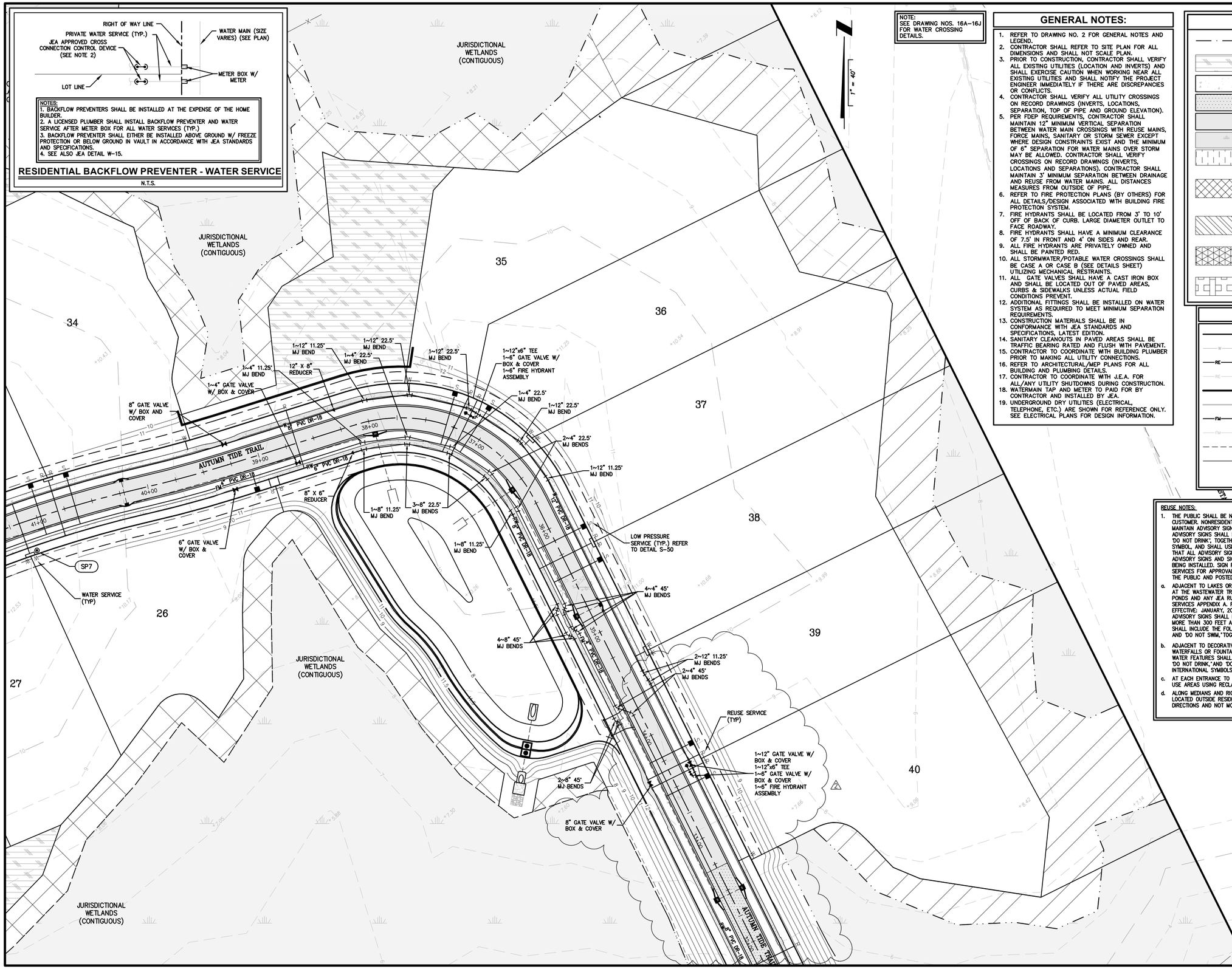
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

WATER, REUSE & SEWER PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
14E

T:\2018\18-155\LandDev\Design\Plots\18-155-WS.dwg



GENERAL NOTES:

1. REFER TO DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. CONTRACTOR SHALL REFER TO SITE PLAN FOR ALL DIMENSIONS AND SHALL NOT SCALE PLAN.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES (LOCATION AND INVERTS) AND SHALL EXERCISE CAUTION WHEN WORKING NEAR ALL EXISTING UTILITIES AND SHALL NOTIFY THE PROJECT ENGINEER IMMEDIATELY IF THERE ARE DISCREPANCIES OR CONFLICTS.
4. CONTRACTOR SHALL VERIFY ALL UTILITY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS, SEPARATION, TOP OF PIPE AND GROUND ELEVATION).
5. PER FDEP REQUIREMENTS, CONTRACTOR SHALL MAINTAIN 12" MINIMUM VERTICAL SEPARATION BETWEEN WATER MAIN CROSSINGS WITH REUSE MAINS, FORCE MAINS, SANITARY OR STORM SEWER EXCEPT WHERE DESIGN CONSTRAINTS EXIST AND THE MINIMUM OF 6" SEPARATION FOR WATER MAINS OVER STORM MAY BE ALLOWED. CONTRACTOR SHALL VERIFY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS AND SEPARATIONS). CONTRACTOR SHALL MAINTAIN 3' MINIMUM SEPARATION BETWEEN DRAINAGE AND REUSE FROM WATER MAINS. ALL DISTANCES MEASURES FROM OUTSIDE OF PIPE.
6. REFER TO FIRE PROTECTION PLANS (BY OTHERS) FOR ALL DETAILS/DESIGN ASSOCIATED WITH BUILDING FIRE PROTECTION SYSTEM.
7. FIRE HYDRANTS SHALL BE LOCATED FROM 3' TO 10' OFF OF BACK OF CURB. LARGE DIAMETER OUTLET TO FACE ROADWAY.
8. FIRE HYDRANTS SHALL HAVE A MINIMUM CLEARANCE OF 7.5' IN FRONT AND 4' ON SIDES AND REAR.
9. ALL FIRE HYDRANTS ARE PRIVATELY OWNED AND SHALL BE PAINTED RED.
10. ALL STORMWATER/POTABLE WATER CROSSINGS SHALL BE CASE A OR CASE B (SEE DETAILS SHEET) UTILIZING MECHANICAL RESTRAINTS.
11. ALL GATE VALVES SHALL HAVE A CAST IRON BOX AND SHALL BE LOCATED OUT OF PAVED AREAS, CURBS & SIDEWALKS UNLESS ACTUAL FIELD CONDITIONS PREVENT.
12. ADDITIONAL FITTINGS SHALL BE INSTALLED ON WATER SYSTEM AS REQUIRED TO MEET MINIMUM SEPARATION REQUIREMENTS.
13. CONSTRUCTION MATERIALS SHALL BE IN CONFORMANCE WITH JEA STANDARDS AND SPECIFICATIONS, LATEST EDITION.
14. SANITARY CLEANOUTS IN PAVED AREAS SHALL BE TRAFFIC BEARING RATED AND FLUSH WITH PAVEMENT.
15. CONTRACTOR TO COORDINATE WITH BUILDING PLUMBER PRIOR TO MAKING ALL UTILITY CONNECTIONS.
16. REFER TO ARCHITECTURAL/MEP PLANS FOR ALL BUILDING AND PLUMBING DETAILS.
17. CONTRACTOR TO COORDINATE WITH J.E.A. FOR ALL/ANY UTILITY SHUTDOWNS DURING CONSTRUCTION.
18. WATERMAIN TAP AND METER TO PAID FOR BY CONTRACTOR AND INSTALLED BY JEA.
19. UNDERGROUND DRY UTILITIES (ELECTRICAL, TELEPHONE, ETC.) ARE SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL PLANS FOR DESIGN INFORMATION.

LEGEND

- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- UPLAND PRESERVATION
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT PAVEMENT
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS

LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED REUSE MAIN
- EXISTING REUSE MAIN
- PROPOSED GRAVITY SANITARY SEWER
- EXISTING GRAVITY SANITARY SEWER
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- BACTERIOLOGICAL SAMPLE POINT

REUSE NOTES:

1. THE PUBLIC SHALL BE NOTIFIED OF THE USE OF RECLAIMED WATER BY THE CUSTOMER. NONRESIDENTIAL CUSTOMERS SHALL BE REQUIRED TO POST AND MAINTAIN ADVISORY SIGNS DESIGNATING THE NATURE OF THE REUSE PROJECT. ADVISORY SIGNS SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK", TOGETHER WITH THE EQUIVALENT STANDARD INTERNATIONAL SYMBOL, AND SHALL USE PURPLE AS A PROMINENT COLOR. IT IS RECOMMENDED THAT ALL ADVISORY SIGNS BE 18"BY 18"IN SIZE AND CONSTRUCTED OF METAL. ALL ADVISORY SIGNS AND SIGN PLANS WILL NEED PRIOR APPROVAL BY JEA BEFORE BEING INSTALLED. SIGN PLANS SHALL BE SUBMITTED TO JEA'S ENVIRONMENTAL SERVICES FOR APPROVAL. ADVISORY SIGNS SHALL BE UNOBSTRUCTED, VISIBLE TO THE PUBLIC AND POSTED AT THE FOLLOWING LOCATIONS:

a. ADJACENT TO LAKES OR PONDS USED TO STORE RECLAIMED WATER NOT LOCATED AT THE WASTEWATER TREATMENT FACILITY, INCLUDING GOLF COURSE IRRIGATION PONDS AND ANY JEA RULES AND REGULATIONS FOR WATER, SEWER, & RECLAIMED SERVICES APPENDIX A. RULES AND REGULATIONS FOR RECLAIMED WATER A-6 EFFECTIVE: JANUARY, 2011 SUBSEQUENT DOWNSTREAM, INTERCONNECTED PONDS. ADVISORY SIGNS SHALL BE POSTED IN AREAS ACCESSIBLE TO THE PUBLIC AND NOT MORE THAN 300 FEET APART. ADVISORY SIGNS POSTED ADJACENT TO PONDS, SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK," AND "DO NOT SWIM,"TOGETHER WITH THE EQUIVALENT INTERNATIONAL SYMBOLS;

b. ADJACENT TO DECORATIVE WATER FEATURES USING RECLAIMED WATER, SUCH AS WATERFALLS OR FOUNTAINS. ADVISORY SIGNS POSTED ADJACENT TO DECORATIVE WATER FEATURES SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK,"AND "DO NOT SWIM,"TOGETHER WITH THE EQUIVALENT INTERNATIONAL SYMBOLS;

c. AT EACH ENTRANCE TO RESIDENTIAL NEIGHBORHOODS, BUSINESSES, AND COMMON USE AREAS USING RECLAIMED WATER;

d. ALONG MEDIANS AND RIGHTS-OF-WAY WHERE RECLAIMED WATER IS USED THAT ARE LOCATED OUTSIDE RESIDENTIAL NEIGHBORHOODS. SIGN MUST BE VISIBLE IN BOTH DIRECTIONS AND NOT MORE THAN 1000 FEET APART, UNLESS APPROVED BY JEA.

PLANS PREPARED UNDER THE DIRECTION OF:
NICOLE BOLATTE, PE
P.E. NUMBER: 74921

PLOTTED: May 19, 2021 – 12:04 PM, BY: CAD Test

REVISIONS:
4/21/2021 REVISED WATER MAIN & REUSE MAIN LOCATIONS WITHIN RIGHT OF WAY

ETM NO.	18-155
DRAWN BY:	ESW
DESIGNED BY:	PPH
CHECKED BY:	PPH
DATE:	MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316
ETM VISION • EXPERIENCE • RESULTS

WATER, REUSE & SEWER PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

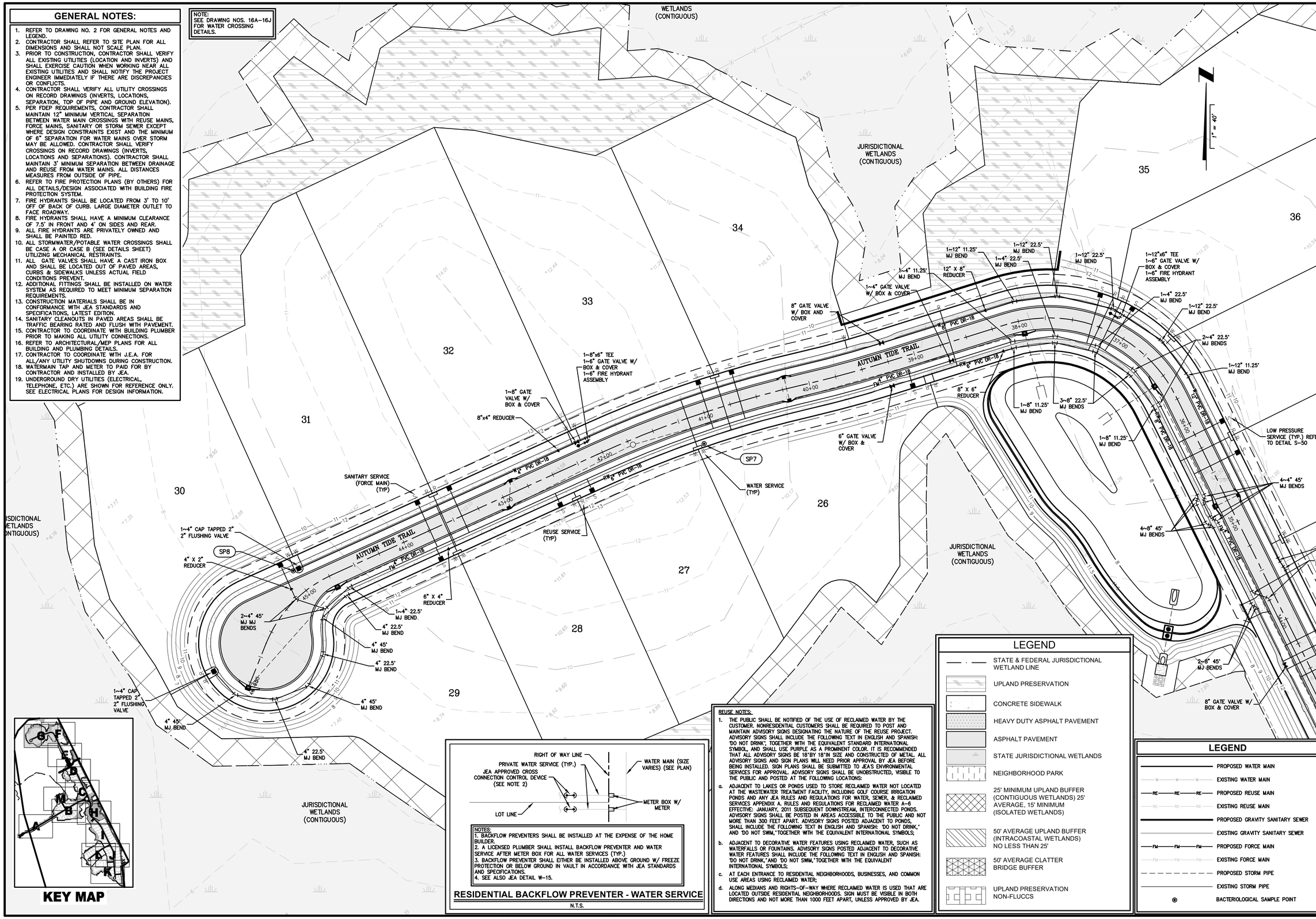
DRAWING NUMBER
14F

t:\2018\18-155\LandDev\Design\Plots\18-155-WS.dwg

GENERAL NOTES:

1. REFER TO DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. CONTRACTOR SHALL REFER TO SITE PLAN FOR ALL DIMENSIONS AND SHALL NOT SCALE PLAN.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES (LOCATION AND INVERTS) AND SHALL EXERCISE CAUTION WHEN WORKING NEAR ALL EXISTING UTILITIES AND SHALL NOTIFY THE PROJECT ENGINEER IMMEDIATELY IF THERE ARE DISCREPANCIES OR CONFLICTS.
4. CONTRACTOR SHALL VERIFY ALL UTILITY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS, SEPARATION, TOP OF PIPE AND GROUND ELEVATION).
5. PER FDEP REQUIREMENTS, CONTRACTOR SHALL MAINTAIN 12" MINIMUM VERTICAL SEPARATION BETWEEN WATER MAIN CROSSINGS WITH REUSE MAINS, FORCE MAINS, SANITARY OR STORM SEWER EXCEPT WHERE DESIGN CONSTRAINTS EXIST AND THE MINIMUM OF 6" SEPARATION FOR WATER MAINS OVER STORM MAY BE ALLOWED. CONTRACTOR SHALL VERIFY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS AND SEPARATIONS). CONTRACTOR SHALL MAINTAIN 3' MINIMUM SEPARATION BETWEEN DRAINAGE AND REUSE FROM WATER MAINS. ALL DISTANCES MEASURES FROM OUTSIDE OF PIPE.
6. REFER TO FIRE PROTECTION PLANS (BY OTHERS) FOR ALL DETAILS/DESIGN ASSOCIATED WITH BUILDING FIRE PROTECTION SYSTEM.
7. FIRE HYDRANTS SHALL BE LOCATED FROM 3' TO 10' OFF OF BACK OF CURB. LARGE DIAMETER OUTLET TO FACE ROADWAY.
8. FIRE HYDRANTS SHALL HAVE A MINIMUM CLEARANCE OF 7.5' IN FRONT AND 4' ON SIDES AND REAR.
9. ALL FIRE HYDRANTS ARE PRIVATELY OWNED AND SHALL BE PAINTED RED.
10. ALL STORMWATER/POTABLE WATER CROSSINGS SHALL BE CASE A OR CASE B (SEE DETAILS SHEET) UTILIZING MECHANICAL RESTRAINTS.
11. ALL GATE VALVES SHALL HAVE A CAST IRON BOX AND SHALL BE LOCATED OUT OF PAVED AREAS, CURBS & SIDEWALKS UNLESS ACTUAL FIELD CONDITIONS PREVENT.
12. ADDITIONAL FITTINGS SHALL BE INSTALLED ON WATER SYSTEM AS REQUIRED TO MEET MINIMUM SEPARATION REQUIREMENTS.
13. CONSTRUCTION MATERIALS SHALL BE IN CONFORMANCE WITH JEA STANDARDS AND SPECIFICATIONS, LATEST EDITION.
14. SANITARY CLEANOUTS IN PAVED AREAS SHALL BE TRAFFIC BEARING RATED AND FLUSH WITH PAVEMENT.
15. CONTRACTOR TO COORDINATE WITH BUILDING PLUMBER PRIOR TO MAKING ALL UTILITY CONNECTIONS.
16. REFER TO ARCHITECTURAL/MEP PLANS FOR ALL BUILDING AND PLUMBING DETAILS.
17. CONTRACTOR TO COORDINATE WITH J.E.A. FOR ALL/ANY UTILITY SHUTDOWNS DURING CONSTRUCTION.
18. WATERMAIN TAP AND METER TO PAID FOR BY CONTRACTOR AND INSTALLED BY JEA.
19. UNDERGROUND DRY UTILITIES (ELECTRICAL, TELEPHONE, ETC.) ARE SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL PLANS FOR DESIGN INFORMATION.

NOTE:
SEE DRAWING NOS. 16A–16J FOR WATER CROSSING DETAILS.



KEY MAP

NOTES:
1. BACKFLOW PREVENTERS SHALL BE INSTALLED AT THE EXPENSE OF THE HOME BUILDER.
2. A LICENSED PLUMBER SHALL INSTALL BACKFLOW PREVENTER AND WATER SERVICE AFTER METER BOX FOR ALL WATER SERVICES (TYP.)
3. BACKFLOW PREVENTER SHALL EITHER BE INSTALLED ABOVE GROUND W/ FREEZE PROTECTION OR BELOW GROUND IN VAULT IN ACCORDANCE WITH JEA STANDARDS AND SPECIFICATIONS.
4. SEE ALSO JEA DETAIL W-15.

RESIDENTIAL BACKFLOW PREVENTER - WATER SERVICE

N.T.S.

REUSE NOTES:

1. THE PUBLIC SHALL BE NOTIFIED OF THE USE OF RECLAIMED WATER BY THE CUSTOMER. NONRESIDENTIAL CUSTOMERS SHALL BE REQUIRED TO POST AND MAINTAIN ADVISORY SIGNS DESIGNATING THE NATURE OF THE REUSE PROJECT. ADVISORY SIGNS SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK", TOGETHER WITH THE EQUIVALENT STANDARD INTERNATIONAL SYMBOL, AND SHALL USE PURPLE AS A PROMINENT COLOR. IT IS RECOMMENDED THAT ALL ADVISORY SIGNS BE 18"BY 18"IN SIZE AND CONSTRUCTED OF METAL. ALL ADVISORY SIGNS AND SIGN PLANS WILL NEED PRIOR APPROVAL BY JEA BEFORE BEING INSTALLED. SIGN PLANS SHALL BE SUBMITTED TO JEA'S ENVIRONMENTAL SERVICES FOR APPROVAL. ADVISORY SIGNS SHALL BE UNOBSTRUCTED, VISIBLE TO THE PUBLIC AND POSTED AT THE FOLLOWING LOCATIONS:

a. ADJACENT TO LAKES OR PONDS USED TO STORE RECLAIMED WATER NOT LOCATED AT THE WASTEWATER TREATMENT FACILITY, INCLUDING GOLF COURSE IRRIGATION PONDS, AND ANY JEA RULES AND REGULATIONS FOR WATER, SEWER, & RECLAIMED SERVICES APPENDIX A. RULES AND REGULATIONS FOR RECLAIMED WATER A–6 EFFECTIVE: JANUARY, 2011 SUBSEQUENT DOWNSTREAM, INTERCONNECTED PONDS. ADVISORY SIGNS SHALL BE POSTED IN AREAS ACCESSIBLE TO THE PUBLIC AND NOT MORE THAN 300 FEET APART. ADVISORY SIGNS POSTED ADJACENT TO PONDS, SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK," AND "DO NOT SWIM,"TOGETHER WITH THE EQUIVALENT INTERNATIONAL SYMBOLS;

b. ADJACENT TO DECORATIVE WATER FEATURES USING RECLAIMED WATER, SUCH AS WATERFALLS OR FOUNTAINS. ADVISORY SIGNS POSTED ADJACENT TO DECORATIVE WATER FEATURES SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK," AND "DO NOT SWIM,"TOGETHER WITH THE EQUIVALENT INTERNATIONAL SYMBOLS;

c. AT EACH ENTRANCE TO RESIDENTIAL NEIGHBORHOODS, BUSINESSES, AND COMMON USE AREAS USING RECLAIMED WATER;

d. ALONG MEDIANS AND RIGHTS–OF–WAY WHERE RECLAIMED WATER IS USED THAT ARE LOCATED OUTSIDE RESIDENTIAL NEIGHBORHOODS. SIGN MUST BE VISIBLE IN BOTH DIRECTIONS AND NOT MORE THAN 1000 FEET APART, UNLESS APPROVED BY JEA.

LEGEND

- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- UPLAND PRESERVATION
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT PAVEMENT
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS

LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED REUSE MAIN
- EXISTING REUSE MAIN
- PROPOSED GRAVITY SANITARY SEWER
- EXISTING GRAVITY SANITARY SEWER
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- BACTERIOLOGICAL SAMPLE POINT

PLANS PREPARED UNDER THE DIRECTION OF:
NICOLE BOLATTE, PE
P.E. NUMBER: 74921

PLOTTED: May 19, 2021 – 12:05 PM, BY: CAD Test

REVISIONS:

ETM NO. 18–155	
DRAWN BY:	ESW
DESIGNED BY:	PPH
CHECKED BY:	PPH
DATE: MARCH 2020	

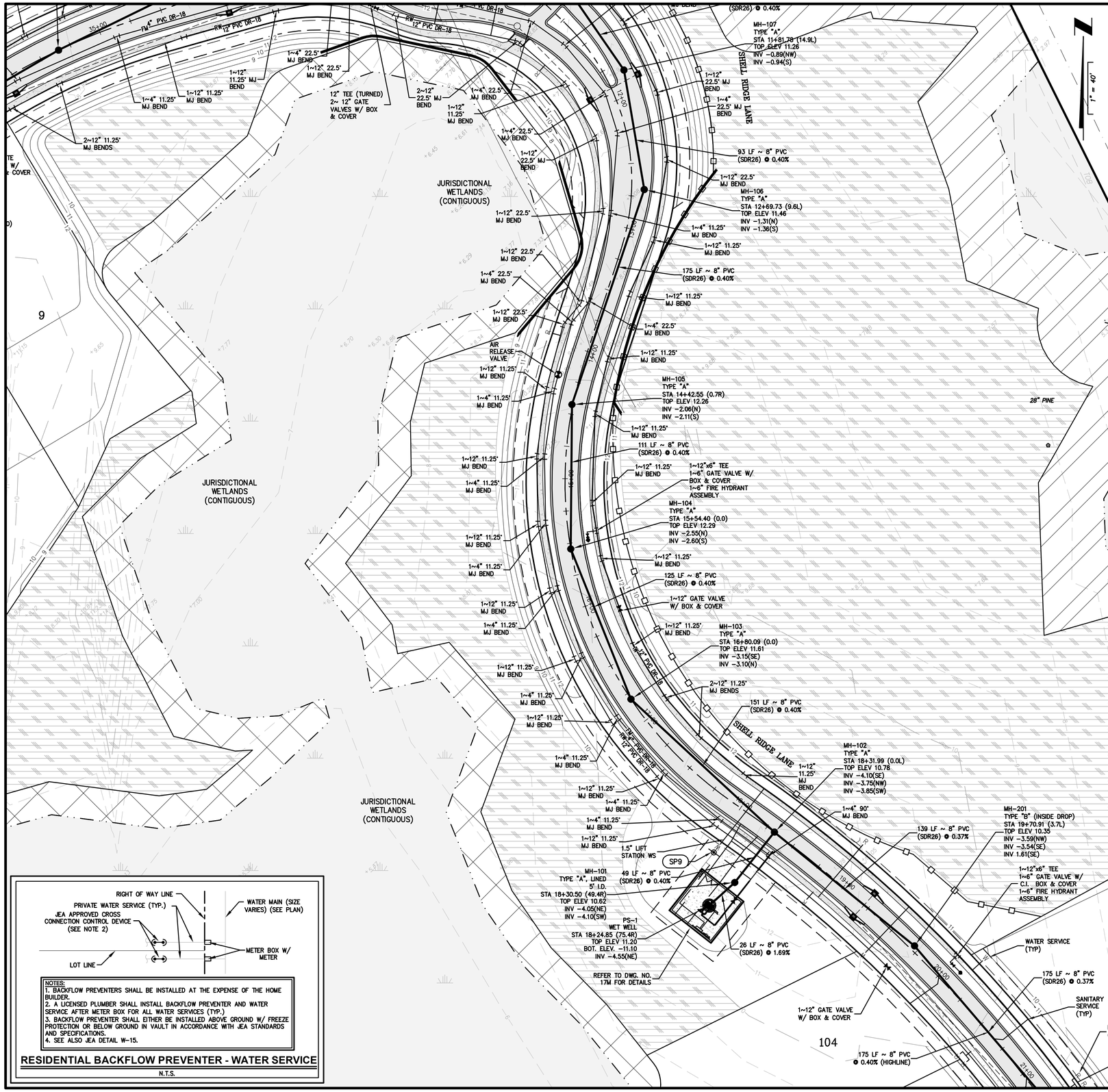
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002554 LC - 0000316
VISION • EXPERIENCE • RESULTS

WATER, REUSE & SEWER PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
14G

t:\2018\18–155\LandDev\Design\Plots\18–155–WS.dwg



GENERAL NOTES:

1. REFER TO DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. CONTRACTOR SHALL REFER TO SITE PLAN FOR ALL DIMENSIONS AND SHALL NOT SCALE PLAN.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES (LOCATION AND INVERTS) AND SHALL EXERCISE CAUTION WHEN WORKING NEAR ALL EXISTING UTILITIES AND SHALL NOTIFY THE PROJECT ENGINEER IMMEDIATELY IF THERE ARE DISCREPANCIES OR CONFLICTS.
4. CONTRACTOR SHALL VERIFY ALL UTILITY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS, SEPARATION, TOP OF PIPE AND GROUND ELEVATION).
5. PER FDEP REQUIREMENTS, CONTRACTOR SHALL MAINTAIN 12" MINIMUM VERTICAL SEPARATION BETWEEN WATER MAIN CROSSINGS WITH REUSE MAINS, FORCE MAINS, SANITARY OR STORM SEWER EXCEPT WHERE DESIGN CONSTRAINTS EXIST AND THE MINIMUM OF 6" SEPARATION FOR WATER MAINS OVER STORM MAY BE ALLOWED. CONTRACTOR SHALL VERIFY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS AND SEPARATIONS). CONTRACTOR SHALL MAINTAIN 3' MINIMUM SEPARATION BETWEEN DRAINAGE AND REUSE FROM WATER MAINS. ALL DISTANCES MEASURES FROM OUTSIDE OF PIPE.
6. REFER TO FIRE PROTECTION PLANS (BY OTHERS) FOR ALL DETAILS/DESIGN ASSOCIATED WITH BUILDING FIRE PROTECTION SYSTEM.
7. FIRE HYDRANTS SHALL BE LOCATED FROM 3' TO 10' OFF OF BACK OF CURB. LARGE DIAMETER OUTLET TO FACE ROADWAY.
8. FIRE HYDRANTS SHALL HAVE A MINIMUM CLEARANCE OF 7.5' IN FRONT AND 4' ON SIDES AND REAR.
9. ALL FIRE HYDRANTS ARE PRIVATELY OWNED AND SHALL BE PAINTED RED.
10. ALL STORMWATER/POTABLE WATER CROSSINGS SHALL BE CASE A OR CASE B (SEE DETAILS SHEET) UTILIZING MECHANICAL RESTRAINTS.
11. ALL GATE VALVES SHALL HAVE A CAST IRON BOX AND SHALL BE LOCATED OUT OF PAVED AREAS, CURBS & SIDEWALKS UNLESS ACTUAL FIELD CONDITIONS PREVENT.
12. ADDITIONAL FITTINGS SHALL BE INSTALLED ON WATER SYSTEM AS REQUIRED TO MEET MINIMUM SEPARATION REQUIREMENTS.
13. CONSTRUCTION MATERIALS SHALL BE IN CONFORMANCE WITH JEA STANDARDS AND SPECIFICATIONS, LATEST EDITION.
14. SANITARY CLEANOUTS IN PAVED AREAS SHALL BE TRAFFIC BEARING RATED AND FLUSH WITH PAVEMENT.
15. CONTRACTOR TO COORDINATE WITH BUILDING PLUMBER PRIOR TO MAKING ALL UTILITY CONNECTIONS.
16. REFER TO ARCHITECTURAL/MEP PLANS FOR ALL BUILDING AND PLUMBING DETAILS.
17. CONTRACTOR TO COORDINATE WITH J.E.A. FOR ALL/ANY UTILITY SHUTDOWNS DURING CONSTRUCTION.
18. WATERMAIN TAP AND METER TO PAID FOR BY CONTRACTOR AND INSTALLED BY JEA.
19. UNDERGROUND DRY UTILITIES (ELECTRICAL, TELEPHONE, ETC.) ARE SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL PLANS FOR DESIGN INFORMATION.

LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED REUSE MAIN
- EXISTING REUSE MAIN
- PROPOSED GRAVITY SANITARY SEWER
- EXISTING GRAVITY SANITARY SEWER
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- BACTERIOLOGICAL SAMPLE POINT

LEGEND

- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- UPLAND PRESERVATION
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT PAVEMENT
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS

REUSE NOTES:

1. THE PUBLIC SHALL BE NOTIFIED OF THE USE OF RECLAIMED WATER BY THE CUSTOMER. NONRESIDENTIAL CUSTOMERS SHALL BE REQUIRED TO POST AND MAINTAIN ADVISORY SIGNS DESIGNATING THE NATURE OF THE REUSE PROJECT. ADVISORY SIGNS SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK", TOGETHER WITH THE EQUIVALENT STANDARD INTERNATIONAL SYMBOL, AND SHALL USE PURPLE AS A PROMINENT COLOR. IT IS RECOMMENDED THAT ALL ADVISORY SIGNS BE 18"BY 18"IN SIZE AND CONSTRUCTED OF METAL. ALL ADVISORY SIGNS AND SIGN PLANS WILL NEED PRIOR APPROVAL BY JEA BEFORE BEING INSTALLED. SIGN PLANS SHALL BE SUBMITTED TO JEA'S ENVIRONMENTAL SERVICES FOR APPROVAL. ADVISORY SIGNS SHALL BE UNOBSTRUCTED, VISIBLE TO THE PUBLIC AND POSTED AT THE FOLLOWING LOCATIONS:

a. ADJACENT TO LAKES OR PONDS USED TO STORE RECLAIMED WATER NOT LOCATED AT THE WASTEWATER TREATMENT FACILITY, INCLUDING GOLF COURSE IRRIGATION PONDS AND ANY JEA RULES AND REGULATIONS FOR WATER, SEWER, & RECLAIMED SERVICES APPENDIX A. RULES AND REGULATIONS FOR RECLAIMED WATER A-6 EFFECTIVE: JANUARY, 2011 SUBSEQUENT DOWNSTREAM, INTERCONNECTED PONDS. ADVISORY SIGNS SHALL BE POSTED IN AREAS ACCESSIBLE TO THE PUBLIC AND NOT MORE THAN 300 FEET APART. ADVISORY SIGNS POSTED ADJACENT TO PONDS, SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK," AND "DO NOT SWIM," TOGETHER WITH THE EQUIVALENT INTERNATIONAL SYMBOLS;

b. ADJACENT TO DECORATIVE WATER FEATURES USING RECLAIMED WATER, SUCH AS WATERFALLS OR FOUNTAINS. ADVISORY SIGNS POSTED ADJACENT TO DECORATIVE WATER FEATURES SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK," AND "DO NOT SWIM," TOGETHER WITH THE EQUIVALENT INTERNATIONAL SYMBOLS;

c. AT EACH ENTRANCE TO RESIDENTIAL NEIGHBORHOODS, BUSINESSES, AND COMMON USE AREAS USING RECLAIMED WATER;

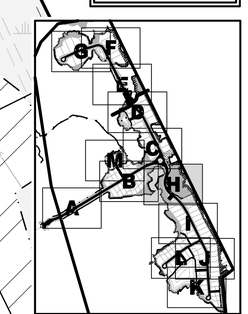
d. ALONG MEDIANS AND RIGHTS-OF-WAY WHERE RECLAIMED WATER IS USED THAT ARE LOCATED OUTSIDE RESIDENTIAL NEIGHBORHOODS. SIGN MUST BE VISIBLE IN BOTH DIRECTIONS AND NOT MORE THAN 1000 FEET APART, UNLESS APPROVED BY JEA.

NOTE:
SEE DRAWING NOS. 16A-16J FOR WATER CROSSING DETAILS.

NOTES:
1. BACKFLOW PREVENTERS SHALL BE INSTALLED AT THE EXPENSE OF THE HOME BUILDER.
2. A LICENSED PLUMBER SHALL INSTALL BACKFLOW PREVENTER AND WATER SERVICE AFTER METER BOX FOR ALL WATER SERVICES (TYP.)
3. BACKFLOW PREVENTER SHALL EITHER BE INSTALLED ABOVE GROUND W/ FREEZE PROTECTION OR BELOW GROUND IN VAULT IN ACCORDANCE WITH JEA STANDARDS AND SPECIFICATIONS.
4. SEE ALSO JEA DETAIL W-15.

RESIDENTIAL BACKFLOW PREVENTER - WATER SERVICE

N.T.S.



KEY MAP

PLANS PREPARED UNDER THE DIRECTION OF:
NICOLE BOLATTE, PE
P.E. NUMBER: 74921

PLOTTED: May 19, 2021 – 12:05 PM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 0000256 4 LC - 0000316
VISION • EXPERIENCE • RESULTS

WATER, REUSE & SEWER PLAN

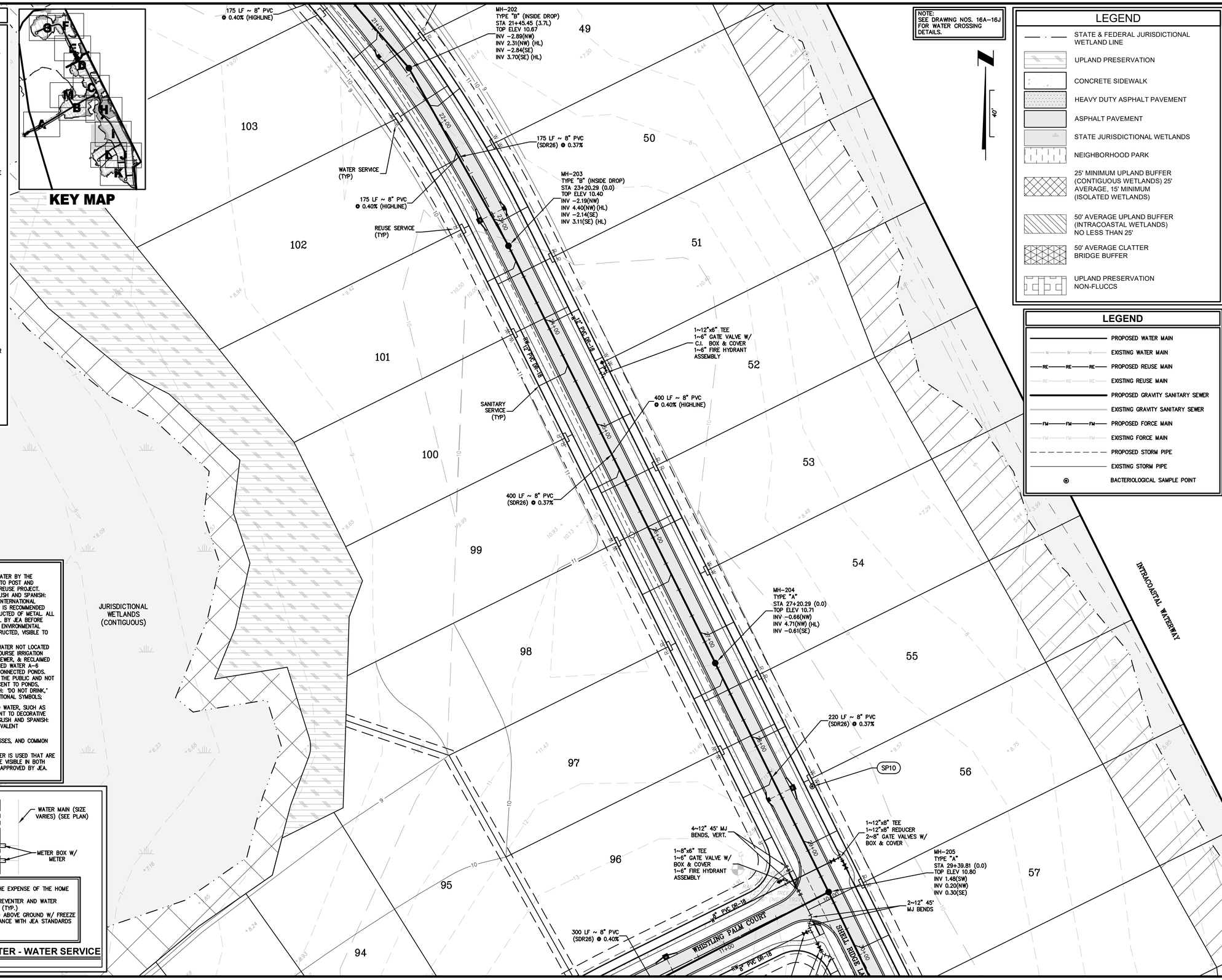
RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
14H

t:\2018\18-155\LandDev\Design\Plots\18-155-WS.dwg

GENERAL NOTES:

1. REFER TO DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. CONTRACTOR SHALL REFER TO SITE PLAN FOR ALL DIMENSIONS AND SHALL NOT SCALE PLAN.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES (LOCATIONS AND INVERTS) AND SHALL EXERCISE CAUTION WHEN WORKING NEAR ALL EXISTING UTILITIES AND SHALL NOTIFY THE PROJECT ENGINEER IMMEDIATELY IF THERE ARE DISCREPANCIES OR CONFLICTS.
4. CONTRACTOR SHALL VERIFY ALL UTILITY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS, SEPARATION, TOP OF PIPE AND GROUND ELEVATION).
5. PER FDEP REQUIREMENTS, CONTRACTOR SHALL MAINTAIN 12" MINIMUM VERTICAL SEPARATION BETWEEN WATER MAIN CROSSINGS WITH REUSE MAINS, FORCE MAINS, SANITARY OR STORM SEWER EXCEPT WHERE DESIGN CONSTRAINTS EXIST AND THE MINIMUM OF 6" SEPARATION FOR WATER MAINS OVER STORM MAY BE ALLOWED. CONTRACTOR SHALL VERIFY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS AND SEPARATIONS). CONTRACTOR SHALL MAINTAIN 3' MINIMUM SEPARATION BETWEEN DRAINAGE AND REUSE FROM WATER MAINS. ALL DISTANCES MEASURES FROM OUTSIDE OF PIPE.
6. REFER TO FIRE PROTECTION PLANS (BY OTHERS) FOR ALL DETAILS/DESIGN ASSOCIATED WITH BUILDING FIRE PROTECTION SYSTEM.
7. FIRE HYDRANTS SHALL BE LOCATED FROM 3' TO 10' OFF OF BACK OF CURB. LARGE DIAMETER OUTLET TO FACE ROADWAY.
8. FIRE HYDRANTS SHALL HAVE A MINIMUM CLEARANCE OF 7.5' IN FRONT AND 4' ON SIDES AND REAR.
9. ALL FIRE HYDRANTS ARE PRIVATELY OWNED AND SHALL BE PAINTED RED.
10. ALL STORMWATER/POTABLE WATER CROSSINGS SHALL BE CASE A OR CASE B (SEE DETAILS SHEET) UTILIZING MECHANICAL RESTRAINTS.
11. ALL GATE VALVES SHALL HAVE A CAST IRON BOX AND SHALL BE LOCATED OUT OF PAVED AREAS, CURBS & SIDEWALKS UNLESS ACTUAL FIELD CONDITIONS PREVENT.
12. ADDITIONAL FITTINGS SHALL BE INSTALLED ON WATER SYSTEM AS REQUIRED TO MEET MINIMUM SEPARATION REQUIREMENTS.
13. CONSTRUCTION MATERIALS SHALL BE IN CONFORMANCE WITH JEA STANDARDS AND SPECIFICATIONS, LATEST EDITION.
14. SANITARY CLEANOUTS IN PAVED AREAS SHALL BE TRAFFIC BEARING RATED AND FLUSH WITH PAVEMENT.
15. CONTRACTOR TO COORDINATE WITH BUILDING PLUMBER PRIOR TO MAKING ALL UTILITY CONNECTIONS.
16. REFER TO ARCHITECTURAL/MEP PLANS FOR ALL BUILDING AND PLUMBING DETAILS.
17. CONTRACTOR TO COORDINATE WITH J.E.A. FOR ALL/ANY UTILITY SHUTDOWNS DURING CONSTRUCTION.
18. WATERMAIN TAP AND METER TO PAID FOR BY CONTRACTOR AND INSTALLED BY JEA.
19. UNDERGROUND DRY UTILITIES (ELECTRICAL, TELEPHONE, ETC.) ARE SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL PLANS FOR DESIGN INFORMATION.



NOTE:
SEE DRAWING NOS. 16A–16J FOR WATER CROSSING DETAILS.

LEGEND

- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- UPLAND PRESERVATION
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT PAVEMENT
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS

LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED REUSE MAIN
- EXISTING REUSE MAIN
- PROPOSED GRAVITY SANITARY SEWER
- EXISTING GRAVITY SANITARY SEWER
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- BACTERIOLOGICAL SAMPLE POINT

REUSE NOTES:

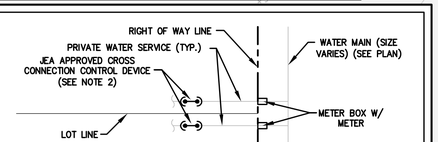
1. THE PUBLIC SHALL BE NOTIFIED OF THE USE OF RECLAIMED WATER BY THE CUSTOMER. NONRESIDENTIAL CUSTOMERS SHALL BE REQUIRED TO POST AND MAINTAIN ADVISORY SIGNS DESIGNATING THE NATURE OF THE REUSE PROJECT. ADVISORY SIGNS SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK", TOGETHER WITH THE EQUIVALENT STANDARD INTERNATIONAL SYMBOL, AND SHALL USE PURPLE AS A PROMINENT COLOR. IT IS RECOMMENDED THAT ALL ADVISORY SIGNS BE 18"BY 18"IN SIZE AND CONSTRUCTED OF METAL. ALL ADVISORY SIGNS AND SIGN PLANS WILL NEED PRIOR APPROVAL BY JEA BEFORE BEING INSTALLED. SIGN PLANS SHALL BE SUBMITTED TO JEA'S ENVIRONMENTAL SERVICES FOR APPROVAL. ADVISORY SIGNS SHALL BE UNOBSTRUCTED, VISIBLE TO THE PUBLIC AND POSTED AT THE FOLLOWING LOCATIONS:

a. ADJACENT TO LAKES OR PONDS USED TO STORE RECLAIMED WATER NOT LOCATED AT THE WASTEWATER TREATMENT FACILITY, INCLUDING GOLF COURSE IRRIGATION PONDS AND ANY JEA RULES AND REGULATIONS FOR WATER, SEWER, & RECLAIMED SERVICES APPENDIX A. RULES AND REGULATIONS FOR RECLAIMED WATER A–6 EFFECTIVE: JANUARY, 2011 SUBSEQUENT DOWNSTREAM, INTERCONNECTED PONDS. ADVISORY SIGNS SHALL BE POSTED IN AREAS ACCESSIBLE TO THE PUBLIC AND NOT MORE THAN 300 FEET APART. ADVISORY SIGNS POSTED ADJACENT TO PONDS, SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK," AND "DO NOT SWIM,"TOGETHER WITH THE EQUIVALENT INTERNATIONAL SYMBOLS;

b. ADJACENT TO DECORATIVE WATER FEATURES USING RECLAIMED WATER, SUCH AS WATERFALLS OR FOUNTAINS. ADVISORY SIGNS POSTED ADJACENT TO DECORATIVE WATER FEATURES SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK,"AND "DO NOT SWIM,"TOGETHER WITH THE EQUIVALENT INTERNATIONAL SYMBOLS;

c. AT EACH ENTRANCE TO RESIDENTIAL NEIGHBORHOODS, BUSINESSES, AND COMMON USE AREAS USING RECLAIMED WATER;

d. ALONG MEDIANS AND RIGHTS–OF–WAY WHERE RECLAIMED WATER IS USED THAT ARE LOCATED OUTSIDE RESIDENTIAL NEIGHBORHOODS. SIGN MUST BE VISIBLE IN BOTH DIRECTIONS AND NOT MORE THAN 1000 FEET APART, UNLESS APPROVED BY JEA.



NOTES:
1. BACKFLOW PREVENTERS SHALL BE INSTALLED AT THE EXPENSE OF THE HOME BUILDER.
2. A LICENSED PLUMBER SHALL INSTALL BACKFLOW PREVENTER AND WATER SERVICE AFTER METER BOX FOR ALL WATER SERVICES (TYP.)
3. BACKFLOW PREVENTER SHALL EITHER BE INSTALLED ABOVE GROUND W/ FREEZE PROTECTION OR BELOW GROUND IN VAULT IN ACCORDANCE WITH JEA STANDARDS AND SPECIFICATIONS.
4. SEE ALSO JEA DETAIL W–15.

RESIDENTIAL BACKFLOW PREVENTER - WATER SERVICE

N.T.S.

PLANS PREPARED UNDER THE DIRECTION OF:
NICOLE BOLATTE, PE
P.E. NUMBER: 74921

PLOTTED: May 19, 2021 – 12:06 PM, BY: CAD Test

REVISIONS:

ETM NO.	18–155
DRAWN BY:	ESW
DESIGNED BY:	PPH
CHECKED BY:	PPH
DATE:	MARCH 2020

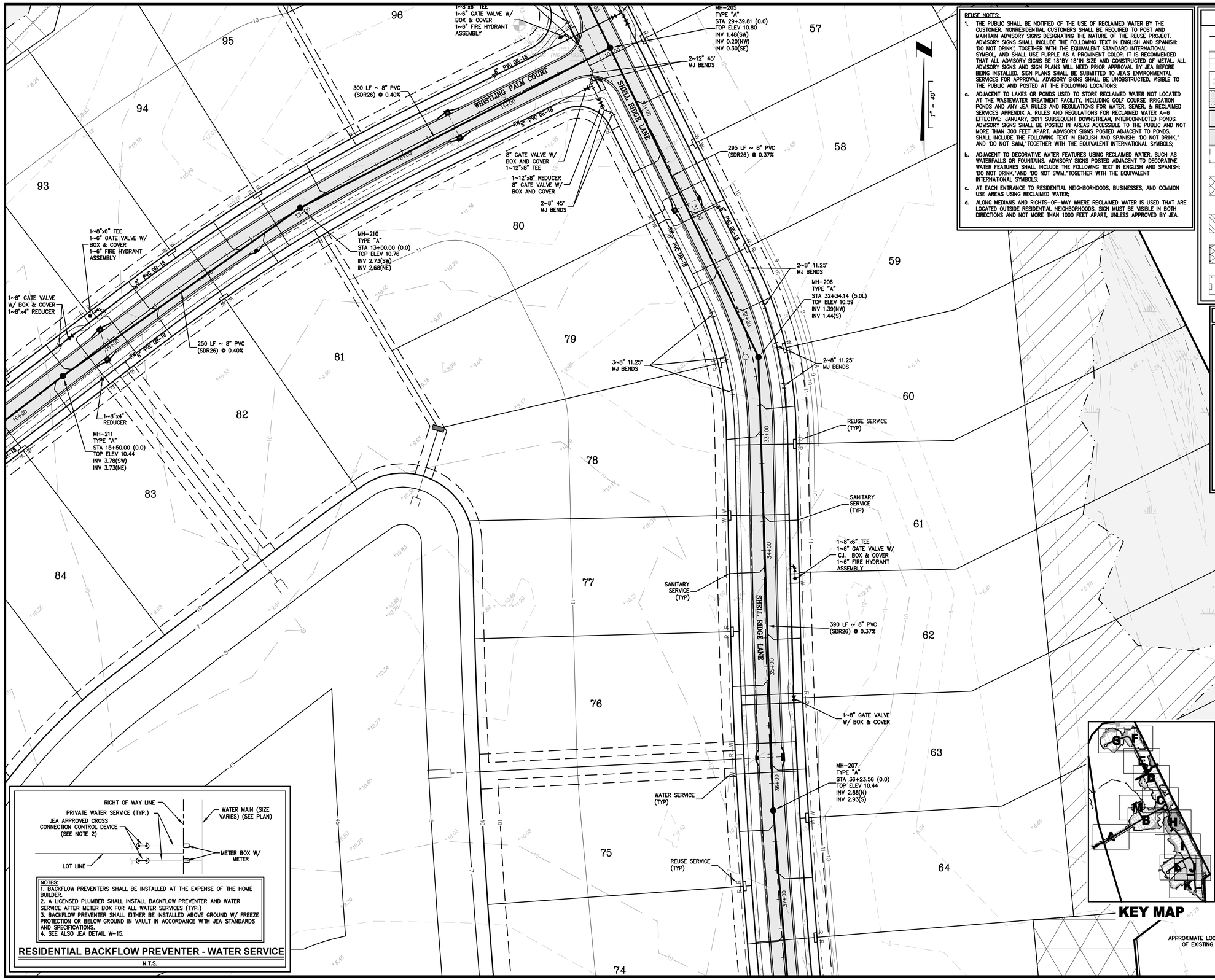
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 0000264 LC - 0000316
VISION • EXPERIENCE • RESULTS

WATER, REUSE & SEWER PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
14I

t:\2018\18-155\LandDev\Design\Plats\18-155-WS.dwg



NOTES:
1. BACKFLOW PREVENTERS SHALL BE INSTALLED AT THE EXPENSE OF THE HOME BUILDER.
2. A LICENSED PLUMBER SHALL INSTALL BACKFLOW PREVENTER AND WATER SERVICE AFTER METER BOX FOR ALL WATER SERVICES (TYP.)
3. BACKFLOW PREVENTER SHALL EITHER BE INSTALLED ABOVE GROUND W/ FREEZE PROTECTION OR BELOW GROUND IN VAULT IN ACCORDANCE WITH JEA STANDARDS AND SPECIFICATIONS.
4. SEE ALSO JEA DETAIL W-15.

RESIDENTIAL BACKFLOW PREVENTER - WATER SERVICE

N.T.S.

REUSE NOTES:

1. THE PUBLIC SHALL BE NOTIFIED OF THE USE OF RECLAIMED WATER BY THE CUSTOMER. NONRESIDENTIAL CUSTOMERS SHALL BE REQUIRED TO POST AND MAINTAIN ADVISORY SIGNS DESIGNATING THE NATURE OF THE REUSE PROJECT. ADVISORY SIGNS SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK", TOGETHER WITH THE EQUIVALENT STANDARD INTERNATIONAL SYMBOL, AND SHALL USE PURPLE AS A PROMINENT COLOR. IT IS RECOMMENDED THAT ALL ADVISORY SIGNS BE 18"BY 18"IN SIZE AND CONSTRUCTED OF METAL. ALL ADVISORY SIGNS AND SIGN PLANS WILL NEED PRIOR APPROVAL BY JEA BEFORE BEING INSTALLED. SIGN PLANS SHALL BE SUBMITTED TO JEA'S ENVIRONMENTAL SERVICES FOR APPROVAL. ADVISORY SIGNS SHALL BE UNOBSTRUCTED, VISIBLE TO THE PUBLIC AND POSTED AT THE FOLLOWING LOCATIONS:

a. ADJACENT TO LAKES OR PONDS USED TO STORE RECLAIMED WATER NOT LOCATED AT THE WASTEWATER TREATMENT FACILITY, INCLUDING GOLF COURSE IRRIGATION PONDS AND ANY JEA RULES AND REGULATIONS FOR WATER, SEWER, & RECLAIMED SERVICES APPENDIX A. RULES AND REGULATIONS FOR RECLAIMED WATER A-6 EFFECTIVE: JANUARY, 2011 SUBSEQUENT DOWNSTREAM, INTERCONNECTED PONDS. ADVISORY SIGNS SHALL BE POSTED IN AREAS ACCESSIBLE TO THE PUBLIC AND NOT MORE THAN 300 FEET APART. ADVISORY SIGNS POSTED ADJACENT TO PONDS, SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK," AND "DO NOT SWIM,"TOGETHER WITH THE EQUIVALENT INTERNATIONAL SYMBOLS;

b. ADJACENT TO DECORATIVE WATER FEATURES USING RECLAIMED WATER, SUCH AS WATERFALLS OR FOUNTAINS. ADVISORY SIGNS POSTED ADJACENT TO DECORATIVE WATER FEATURES SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK," AND "DO NOT SWIM," TOGETHER WITH THE EQUIVALENT INTERNATIONAL SYMBOLS;

c. AT EACH ENTRANCE TO RESIDENTIAL NEIGHBORHOODS, BUSINESSES, AND COMMON USE AREAS USING RECLAIMED WATER;

d. ALONG MEDIANS AND RIGHTS-OF-WAY WHERE RECLAIMED WATER IS USED THAT ARE LOCATED OUTSIDE RESIDENTIAL NEIGHBORHOODS. SIGN MUST BE VISIBLE IN BOTH DIRECTIONS AND NOT MORE THAN 1000 FEET APART, UNLESS APPROVED BY JEA.

LEGEND

- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- UPLAND PRESERVATION
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT PAVEMENT
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS

LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED REUSE MAIN
- EXISTING REUSE MAIN
- PROPOSED GRAVITY SANITARY SEWER
- EXISTING GRAVITY SANITARY SEWER
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- BACTERIOLOGICAL SAMPLE POINT

GENERAL NOTES:

1. REFER TO DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. CONTRACTOR SHALL REFER TO SITE PLAN FOR ALL DIMENSIONS AND SHALL NOT SCALE PLAN.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES (LOCATION AND INVERTS) AND SHALL EXERCISE CAUTION WHEN WORKING NEAR ALL EXISTING UTILITIES AND SHALL NOTIFY THE PROJECT ENGINEER IMMEDIATELY IF THERE ARE DISCREPANCIES OR CONFLICTS.
4. CONTRACTOR SHALL VERIFY ALL UTILITY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS, SEPARATION, TOP OF PIPE AND GROUND ELEVATION).
5. PER FDEP REQUIREMENTS, CONTRACTOR SHALL MAINTAIN 12" MINIMUM VERTICAL SEPARATION BETWEEN WATER MAIN CROSSINGS WITH REUSE MAINS, FORCE MAINS, SANITARY OR STORM SEWER EXCEPT WHERE DESIGN CONSTRAINTS EXIST AND THE MINIMUM OF 6" SEPARATION FOR WATER MAINS OVER STORM MAY BE ALLOWED. CONTRACTOR SHALL VERIFY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS AND SEPARATIONS). CONTRACTOR SHALL MAINTAIN 3' MINIMUM SEPARATION BETWEEN DRAINAGE AND REUSE FROM WATER MAINS. ALL DISTANCES MEASURES FROM OUTSIDE OF PIPE.
6. REFER TO FIRE PROTECTION PLANS (BY OTHERS) FOR ALL DETAILS/DESIGN ASSOCIATED WITH BUILDING FIRE PROTION SYSTEM.
7. FIRE HYDRANTS SHALL BE LOCATED FROM 3' TO 10' OFF OF BACK OF CURB. LARGE DIAMETER OUTLET TO FACE ROADWAY.
8. FIRE HYDRANTS SHALL HAVE A MINIMUM CLEARANCE OF 7.5' IN FRONT AND 4' ON SIDES AND REAR.
9. ALL FIRE HYDRANTS ARE PRIVATELY OWNED AND SHALL BE PAINTED RED.
10. ALL STORMWATER/POTABLE WATER CROSSINGS SHALL BE CASE A OR CASE B (SEE DETAILS SHEET) UTILIZING MECHANICAL RESTRAINTS.
11. ALL GATE VALVES SHALL HAVE A CAST IRON BOX AND SHALL BE LOCATED OUT OF PAVED AREAS, CURBS & SIDEWALKS UNLESS ACTUAL FIELD CONDITIONS PREVENT.
12. ADDITIONAL FITTINGS SHALL BE INSTALLED ON WATER SYSTEM AS REQUIRED TO MEET MINIMUM SEPARATION REQUIREMENTS.
13. CONSTRUCTION MATERIALS SHALL BE IN CONFORMANCE WITH JEA STANDARDS AND SPECIFICATIONS, LATEST EDITION.
14. SANITARY CLEANOUTS IN PAVED AREAS SHALL BE TRAFFIC BEARING RATED AND FLUSH WITH PAVEMENT.
15. CONTRACTOR TO COORDINATE WITH BUILDING PLUMBER PRIOR TO MAKING ALL UTILITY CONNECTIONS.
16. REFER TO ARCHITECTURAL/MEP PLANS FOR ALL BUILDING AND PLUMBING DETAILS.
17. CONTRACTOR TO COORDINATE WITH J.E.A. FOR ALL/ANY UTILITY SHUTDOWNS DURING CONSTRUCTION.
18. WATERMAIN TAP AND METER TO PAID FOR BY CONTRACTOR AND INSTALLED BY JEA.
19. UNDERGROUND DRY UTILITIES (ELECTRICAL, TELEPHONE, ETC.) ARE SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL PLANS FOR DESIGN INFORMATION.

NOTE:
SEE DRAWING NOS. 16A-16J FOR WATER CROSSING DETAILS.

PLANS PREPARED UNDER THE DIRECTION OF:
NICOLE BOLATTE, PE
P.E. NUMBER: 74921

PLOTTED: May 19, 2021 – 12:06 PM, BY: CAD Test

REVISIONS:

ETM NO.	18-155
DRAWN BY:	ESW
DESIGNED BY:	PPH
CHECKED BY:	PPH
DATE:	MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002554 LC - 0000316
VISION • EXPERIENCE • RESULTS

WATER, REUSE & SEWER PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
14J

t:\2018\18-155\LandDev\Design\Plots\18-155-WS.dwg

LEGEND

- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- UPLAND PRESERVATION
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT PAVEMENT
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS

LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED REUSE MAIN
- EXISTING REUSE MAIN
- PROPOSED GRAVITY SANITARY SEWER
- EXISTING GRAVITY SANITARY SEWER
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- BACTERIOLOGICAL SAMPLE POINT

GENERAL NOTES:

1. REFER TO DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. CONTRACTOR SHALL REFER TO SITE PLAN FOR ALL DIMENSIONS AND SHALL NOT SCALE PLAN.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES (LOCATION AND INVERTS) AND SHALL EXERCISE CAUTION WHEN WORKING NEAR ALL EXISTING UTILITIES AND SHALL NOTIFY THE PROJECT ENGINEER IMMEDIATELY IF THERE ARE DISCREPANCIES OR CONFLICTS.
4. CONTRACTOR SHALL VERIFY ALL UTILITY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS, SEPARATION, TOP OF PIPE AND GROUND ELEVATION).
5. PER FDEP REQUIREMENTS, CONTRACTOR SHALL MAINTAIN 12" MINIMUM VERTICAL SEPARATION BETWEEN WATER MAIN CROSSINGS WITH REUSE MAINS, FORCE MAINS, SANITARY OR STORM SEWER EXCEPT WHERE DESIGN CONSTRAINTS EXIST AND THE MINIMUM OF 6" SEPARATION FOR WATER MAINS OVER STORM MAY BE ALLOWED. CONTRACTOR SHALL VERIFY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS AND SEPARATIONS). CONTRACTOR SHALL MAINTAIN 3' MINIMUM SEPARATION BETWEEN DRAINAGE AND REUSE FROM WATER MAINS. ALL DISTANCES MEASURES FROM OUTSIDE OF PIPE.
6. REFER TO FIRE PROTECTION PLANS (BY OTHERS) FOR ALL DETAILS/DESIGN ASSOCIATED WITH BUILDING FIRE PROTECTION SYSTEM.
7. FIRE HYDRANTS SHALL BE LOCATED FROM 3' TO 10' OFF OF BACK OF CURB. LARGE DIAMETER OUTLET TO FACE ROADWAY.
8. FIRE HYDRANTS SHALL HAVE A MINIMUM CLEARANCE OF 7.5' IN FRONT AND 4' ON SIDES AND REAR.
9. ALL FIRE HYDRANTS ARE PRIVATELY OWNED AND SHALL BE PAINTED RED.
10. ALL STORMWATER/POTABLE WATER CROSSINGS SHALL BE CASE A OR CASE B (SEE DETAILS SHEET) UTILIZING MECHANICAL RESTRAINTS.
11. ALL GATE VALVES SHALL HAVE A CAST IRON BOX AND SHALL BE LOCATED OUT OF PAVED AREAS, CURBS & SIDEWALKS UNLESS ACTUAL FIELD CONDITIONS PREVENT.
12. ADDITIONAL FITTINGS SHALL BE INSTALLED ON WATER SYSTEM AS REQUIRED TO MEET MINIMUM SEPARATION REQUIREMENTS.
13. CONSTRUCTION MATERIALS SHALL BE IN CONFORMANCE WITH JEA STANDARDS AND SPECIFICATIONS, LATEST EDITION.
14. SANITARY CLEANOUTS IN PAVED AREAS SHALL BE TRAFFIC BEARING RATED AND FLUSH WITH PAVEMENT.
15. CONTRACTOR TO COORDINATE WITH BUILDING PLUMBER PRIOR TO MAKING ALL UTILITY CONNECTIONS.
16. REFER TO ARCHITECTURAL/MEP PLANS FOR ALL BUILDING AND PLUMBING DETAILS.
17. CONTRACTOR TO COORDINATE WITH J.E.A. FOR ALL/ANY UTILITY SHUTDOWNS DURING CONSTRUCTION.
18. WATERMAIN TAP AND METER TO PAID FOR BY CONTRACTOR AND INSTALLED BY JEA.
19. UNDERGROUND DRY UTILITIES (ELECTRICAL, TELEPHONE, ETC.) ARE SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL PLANS FOR DESIGN INFORMATION.

NOTES:
1. BACKFLOW PREVENTERS SHALL BE INSTALLED AT THE EXPENSE OF THE HOME BUILDER.
2. A LICENSED PLUMBER SHALL INSTALL BACKFLOW PREVENTER AND WATER SERVICE AFTER METER BOX FOR ALL WATER SERVICES (TYP.)
3. BACKFLOW PREVENTER SHALL EITHER BE INSTALLED ABOVE GROUND W/ FREEZE PROTECTION OR BELOW GROUND IN VAULT IN ACCORDANCE WITH JEA STANDARDS AND SPECIFICATIONS.
4. SEE ALSO JEA DETAIL W-15.

RESIDENTIAL BACKFLOW PREVENTER - WATER SERVICE

N.T.S.

NOTE:
SEE DRAWING NOS. 16A-16J FOR WATER CROSSING DETAILS.

REUSE NOTES:

1. THE PUBLIC SHALL BE NOTIFIED OF THE USE OF RECLAIMED WATER BY THE CUSTOMER. NONRESIDENTIAL CUSTOMERS SHALL BE REQUIRED TO POST AND MAINTAIN ADVISORY SIGNS DESIGNATING THE NATURE OF THE REUSE PROJECT. ADVISORY SIGNS SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK", TOGETHER WITH THE EQUIVALENT STANDARD INTERNATIONAL SYMBOL, AND SHALL USE PURPLE AS A PROMINENT COLOR. IT IS RECOMMENDED THAT ALL ADVISORY SIGNS BE 18"BY 18"IN SIZE AND CONSTRUCTED OF METAL. ALL ADVISORY SIGNS AND SIGN PLANS WILL NEED PRIOR APPROVAL BY JEA BEFORE BEING INSTALLED. SIGN PLANS SHALL BE SUBMITTED TO JEA'S ENVIRONMENTAL SERVICES FOR APPROVAL. ADVISORY SIGNS SHALL BE UNOBSTRUCTED, VISIBLE TO THE PUBLIC AND POSTED AT THE FOLLOWING LOCATIONS:

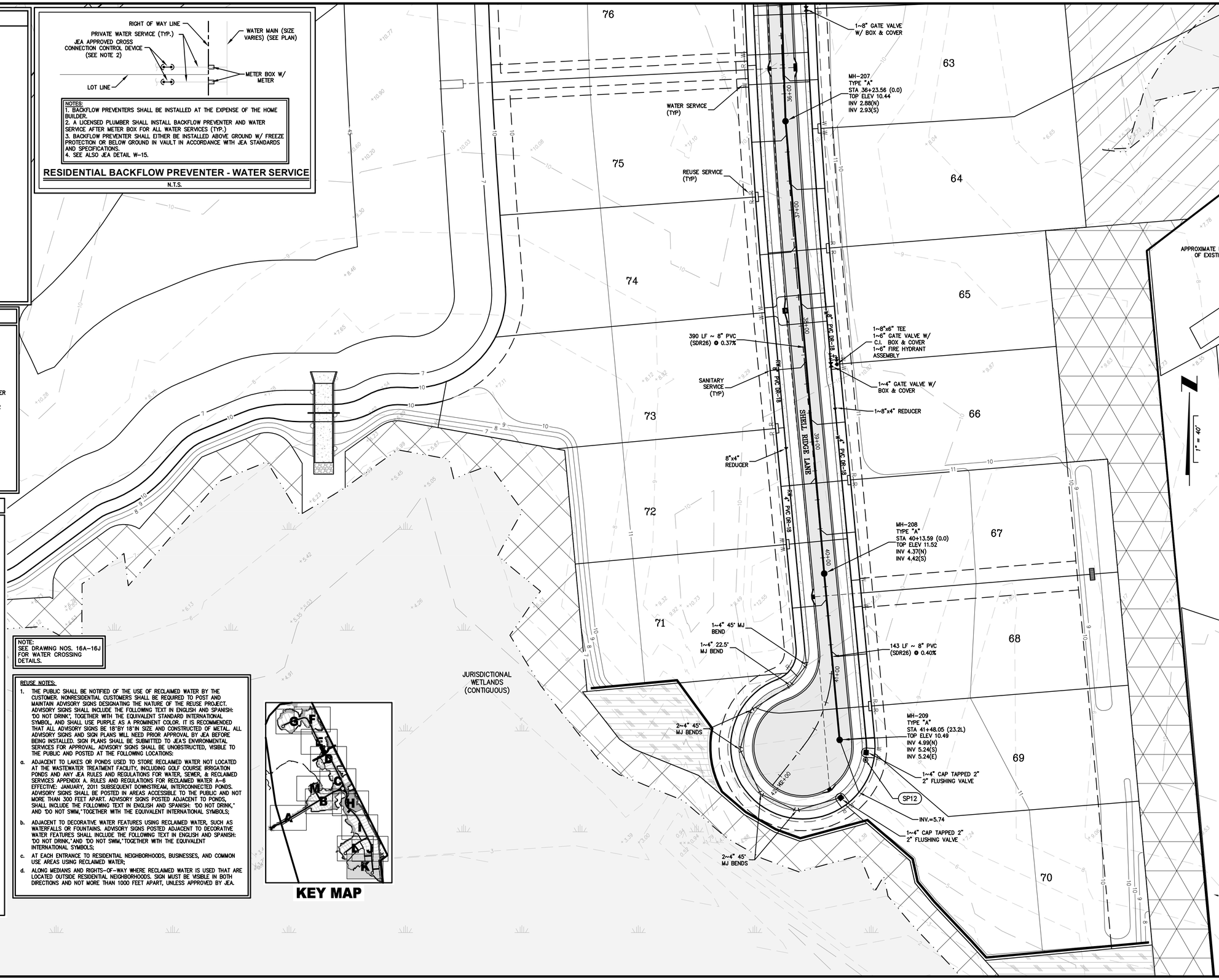
a. ADJACENT TO LAKES OR PONDS USED TO STORE RECLAIMED WATER NOT LOCATED AT THE WASTEWATER TREATMENT FACILITY, INCLUDING GOLF COURSE IRRIGATION PONDS AND ANY JEA RULES AND REGULATIONS FOR WATER, SEWER, & RECLAIMED SERVICES APPENDIX A. RULES AND REGULATIONS FOR RECLAIMED WATER A-6 EFFECTIVE: JANUARY, 2011 SUBSEQUENT DOWNSTREAM, INTERCONNECTED PONDS. ADVISORY SIGNS SHALL BE POSTED IN AREAS ACCESSIBLE TO THE PUBLIC AND NOT MORE THAN 300 FEET APART. ADVISORY SIGNS POSTED ADJACENT TO PONDS, SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK," AND "DO NOT SWIM,"TOGETHER WITH THE EQUIVALENT INTERNATIONAL SYMBOLS;

b. ADJACENT TO DECORATIVE WATER FEATURES USING RECLAIMED WATER, SUCH AS WATERFALLS OR FOUNTAINS. ADVISORY SIGNS POSTED ADJACENT TO DECORATIVE WATER FEATURES SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK," AND "DO NOT SWIM,"TOGETHER WITH THE EQUIVALENT INTERNATIONAL SYMBOLS;

c. AT EACH ENTRANCE TO RESIDENTIAL NEIGHBORHOODS, BUSINESSES, AND COMMON USE AREAS USING RECLAIMED WATER;

d. ALONG MEDIANS AND RIGHTS-OF-WAY WHERE RECLAIMED WATER IS USED THAT ARE LOCATED OUTSIDE RESIDENTIAL NEIGHBORHOODS. SIGN MUST BE VISIBLE IN BOTH DIRECTIONS AND NOT MORE THAN 1000 FEET APART, UNLESS APPROVED BY JEA.

KEY MAP



PLANS PREPARED UNDER THE DIRECTION OF:
NICOLE BOLATTE, PE
P.E. NUMBER: 74921

PLOTTED: May 19, 2021 – 12:07 PM, BY: CAD Test

REVISIONS:

ETM NO.	18-155
DRAWN BY:	ESW
DESIGNED BY:	PPH
CHECKED BY:	PPH
DATE:	MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

WATER, REUSE & SEWER PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
14K

t:\2018\18-155\LandDev\Design\Plots\18-155-WS.dwg

LEGEND

- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- UPLAND PRESERVATION
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT PAVEMENT
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS

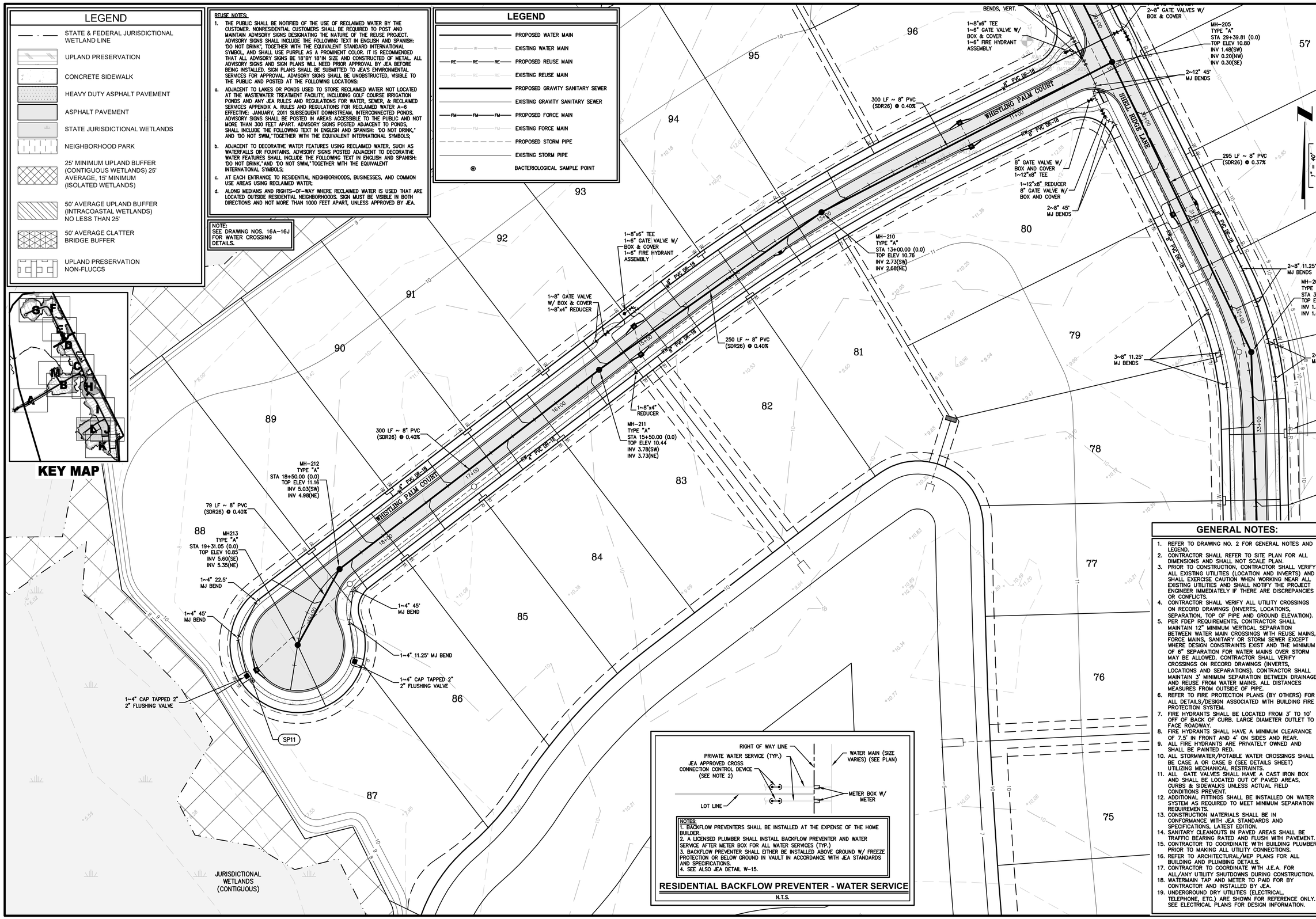
REUSE NOTES:

1. THE PUBLIC SHALL BE NOTIFIED OF THE USE OF RECLAIMED WATER BY THE CUSTOMER. NONRESIDENTIAL CUSTOMERS SHALL BE REQUIRED TO POST AND MAINTAIN ADVISORY SIGNS DESIGNATING THE NATURE OF THE REUSE PROJECT. ADVISORY SIGNS SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK", TOGETHER WITH THE EQUIVALENT STANDARD INTERNATIONAL SYMBOL, AND SHALL USE PURPLE AS A PROMINENT COLOR. IT IS RECOMMENDED THAT ALL ADVISORY SIGNS BE 18"BY 18"IN SIZE AND CONSTRUCTED OF METAL. ALL ADVISORY SIGNS AND SIGN PLANS WILL NEED PRIOR APPROVAL BY JEA BEFORE BEING INSTALLED. SIGN PLANS SHALL BE SUBMITTED TO JEA'S ENVIRONMENTAL SERVICES FOR APPROVAL. ADVISORY SIGNS SHALL BE UNOBSTRUCTED, VISIBLE TO THE PUBLIC AND POSTED AT THE FOLLOWING LOCATIONS:
   a. ADJACENT TO LAKES OR PONDS USED TO STORE RECLAIMED WATER NOT LOCATED AT THE WASTEWATER TREATMENT FACILITY, INCLUDING GOLF COURSE IRRIGATION PONDS AND ANY JEA RULES AND REGULATIONS FOR WATER, SEWER, & RECLAIMED SERVICES APPENDIX A. RULES AND REGULATIONS FOR RECLAIMED WATER A-6 EFFECTIVE: JANUARY, 2011 SUBSEQUENT DOWNSTREAM, INTERCONNECTED PONDS. ADVISORY SIGNS SHALL BE POSTED IN AREAS ACCESSIBLE TO THE PUBLIC AND NOT MORE THAN 300 FEET APART. ADVISORY SIGNS POSTED ADJACENT TO PONDS, SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK," AND "DO NOT SWIM," TOGETHER WITH THE EQUIVALENT INTERNATIONAL SYMBOLS;
   b. ADJACENT TO DECORATIVE WATER FEATURES USING RECLAIMED WATER, SUCH AS WATERFALLS OR FOUNTAINS. ADVISORY SIGNS POSTED ADJACENT TO DECORATIVE WATER FEATURES SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK," AND "DO NOT SWIM," TOGETHER WITH THE EQUIVALENT INTERNATIONAL SYMBOLS;
   c. AT EACH ENTRANCE TO RESIDENTIAL NEIGHBORHOODS, BUSINESSES, AND COMMON USE AREAS USING RECLAIMED WATER;
   d. ALONG MEDIANS AND RIGHTS-OF-WAY WHERE RECLAIMED WATER IS USED THAT ARE LOCATED OUTSIDE RESIDENTIAL NEIGHBORHOODS. SIGN MUST BE VISIBLE IN BOTH DIRECTIONS AND NOT MORE THAN 1000 FEET APART, UNLESS APPROVED BY JEA.

NOTE:
SEE DRAWING NOS. 16A-16J FOR WATER CROSSING DETAILS.

LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED REUSE MAIN
- EXISTING REUSE MAIN
- PROPOSED GRAVITY SANITARY SEWER
- EXISTING GRAVITY SANITARY SEWER
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- BACTERIOLOGICAL SAMPLE POINT



NOTES:
1. BACKFLOW PREVENTERS SHALL BE INSTALLED AT THE EXPENSE OF THE HOME BUILDER.
2. A LICENSED PLUMBER SHALL INSTALL BACKFLOW PREVENTER AND WATER SERVICE AFTER METER BOX FOR ALL WATER SERVICES (TYP.)
3. BACKFLOW PREVENTER SHALL EITHER BE INSTALLED ABOVE GROUND W/ FREEZE PROTECTION OR BELOW GROUND IN VAULT IN ACCORDANCE WITH JEA STANDARDS AND SPECIFICATIONS.
4. SEE ALSO JEA DETAIL W-15.

RESIDENTIAL BACKFLOW PREVENTER - WATER SERVICE

N.T.S.

GENERAL NOTES:

1. REFER TO DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. CONTRACTOR SHALL REFER TO SITE PLAN FOR ALL DIMENSIONS AND SHALL NOT SCALE PLAN.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES (LOCATION AND INVERTS) AND SHALL EXERCISE CAUTION WHEN WORKING NEAR ALL EXISTING UTILITIES AND SHALL NOTIFY THE PROJECT ENGINEER IMMEDIATELY IF THERE ARE DISCREPANCIES OR CONFLICTS.
4. CONTRACTOR SHALL VERIFY ALL UTILITY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS, SEPARATION, TOP OF PIPE AND GROUND ELEVATION).
5. PER FDEP REQUIREMENTS, CONTRACTOR SHALL MAINTAIN 12" MINIMUM VERTICAL SEPARATION BETWEEN WATER MAIN CROSSINGS WITH REUSE MAINS, FORCE MAINS, SANITARY OR STORM SEWER EXCEPT WHERE DESIGN CONSTRAINTS EXIST AND THE MINIMUM OF 6" SEPARATION FOR WATER MAINS OVER STORM MAY BE ALLOWED. CONTRACTOR SHALL VERIFY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS AND SEPARATIONS). CONTRACTOR SHALL MAINTAIN 3' MINIMUM SEPARATION BETWEEN DRAINAGE AND REUSE FROM WATER MAINS. ALL DISTANCES MEASURES FROM OUTSIDE OF PIPE.
6. REFER TO FIRE PROTECTION PLANS (BY OTHERS) FOR ALL DETAILS/DESIGN ASSOCIATED WITH BUILDING FIRE PROTECTION SYSTEM.
7. FIRE HYDRANTS SHALL BE LOCATED FROM 3' TO 10' OFF OF BACK OF CURB. LARGE DIAMETER OUTLET TO FACE ROADWAY.
8. FIRE HYDRANTS SHALL HAVE A MINIMUM CLEARANCE OF 7.5' IN FRONT AND 4' ON SIDES AND REAR.
9. ALL FIRE HYDRANTS ARE PRIVATELY OWNED AND SHALL BE PAINTED RED.
10. ALL STORMWATER/POTABLE WATER CROSSINGS SHALL BE CASE A OR CASE B (SEE DETAILS SHEET) UTILIZING MECHANICAL RESTRAINTS.
11. ALL GATE VALVES SHALL HAVE A CAST IRON BOX AND SHALL BE LOCATED OUT OF PAVED AREAS, CURBS & SIDEWALKS UNLESS ACTUAL FIELD CONDITIONS PREVENT.
12. ADDITIONAL FITTINGS SHALL BE INSTALLED ON WATER SYSTEM AS REQUIRED TO MEET MINIMUM SEPARATION REQUIREMENTS.
13. CONSTRUCTION MATERIALS SHALL BE IN CONFORMANCE WITH JEA STANDARDS AND SPECIFICATIONS, LATEST EDITION.
14. SANITARY CLEANOUTS IN PAVED AREAS SHALL BE TRAFFIC BEARING RATED AND FLUSH WITH PAVEMENT.
15. CONTRACTOR TO COORDINATE WITH BUILDING PLUMBER PRIOR TO MAKING ALL UTILITY CONNECTIONS.
16. REFER TO ARCHITECTURAL/MEP PLANS FOR ALL BUILDING AND PLUMBING DETAILS.
17. CONTRACTOR TO COORDINATE WITH J.E.A. FOR ALL/ANY UTILITY SHUTDOWNS DURING CONSTRUCTION.
18. WATERMAIN TAP AND METER TO PAID FOR BY CONTRACTOR AND INSTALLED BY JEA.
19. UNDERGROUND DRY UTILITIES (ELECTRICAL, TELEPHONE, ETC.) ARE SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL PLANS FOR DESIGN INFORMATION.

PLANS PREPARED UNDER THE DIRECTION OF:
NICOLE BOLATTE, PE
P.E. NUMBER: 74921

PLOTTED: May 19, 2021 – 12:07 PM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316
VISION • EXPERIENCE • RESULTS

WATER, REUSE & SEWER PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
14L

t:\2018\18-155\LandDev\Design\Plots\18-155-WS.dwg

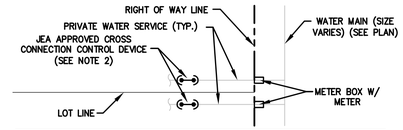
LEGEND

- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- UPLAND PRESERVATION
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT PAVEMENT
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS

LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED REUSE MAIN
- EXISTING REUSE MAIN
- PROPOSED GRAVITY SANITARY SEWER
- EXISTING GRAVITY SANITARY SEWER
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- BACTERIOLOGICAL SAMPLE POINT

NOTE:
SEE DRAWING NOS. 16A–16J FOR WATER CROSSING DETAILS.



NOTES:
1. BACKFLOW PREVENTERS SHALL BE INSTALLED AT THE EXPENSE OF THE HOME BUILDER.
2. A LICENSED PLUMBER SHALL INSTALL BACKFLOW PREVENTER AND WATER SERVICE AFTER METER BOX FOR ALL WATER SERVICES (TYP.)
3. BACKFLOW PREVENTER SHALL EITHER BE INSTALLED ABOVE GROUND W/ FREEZE PROTECTION OR BELOW GROUND IN VAULT IN ACCORDANCE WITH JEA STANDARDS AND SPECIFICATIONS.
4. SEE ALSO JEA DETAIL W–15.

RESIDENTIAL BACKFLOW PREVENTER - WATER SERVICE

N.T.S.

GENERAL NOTES:

1. REFER TO DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. CONTRACTOR SHALL REFER TO SITE PLAN FOR ALL DIMENSIONS AND SHALL NOT SCALE PLAN.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES (LOCATION AND INVERTS) AND SHALL EXERCISE CAUTION WHEN WORKING NEAR ALL EXISTING UTILITIES AND SHALL NOTIFY THE PROJECT ENGINEER IMMEDIATELY IF THERE ARE DISCREPANCIES OR CONFLICTS.
4. CONTRACTOR SHALL VERIFY ALL UTILITY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS, SEPARATION, TOP OF PIPE AND GROUND ELEVATION).
5. PER FDEP REQUIREMENTS, CONTRACTOR SHALL MAINTAIN 12" MINIMUM VERTICAL SEPARATION BETWEEN WATER MAIN CROSSINGS WITH REUSE MAINS, FORCE MAINS, SANITARY OR STORM SEWER EXCEPT WHERE DESIGN CONSTRAINTS EXIST AND THE MINIMUM OF 6" SEPARATION FOR WATER MAINS OVER STORM MAY BE ALLOWED. CONTRACTOR SHALL VERIFY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS AND SEPARATIONS). CONTRACTOR SHALL MAINTAIN 3" MINIMUM SEPARATION BETWEEN DRAINAGE AND REUSE FROM WATER MAINS. ALL DISTANCES MEASURES FROM OUTSIDE OF PIPE.
6. REFER TO FIRE PROTECTION PLANS (BY OTHERS) FOR ALL DETAILS/DESIGN ASSOCIATED WITH BUILDING FIRE PROTECTION SYSTEM.
7. FIRE HYDRANTS SHALL BE LOCATED FROM 3' TO 10' OFF OF BACK OF CURB. LARGE DIAMETER OUTLET TO FACE ROADWAY.
8. FIRE HYDRANTS SHALL HAVE A MINIMUM CLEARANCE OF 7.5' IN FRONT AND 4' ON SIDES AND REAR.
9. ALL FIRE HYDRANTS ARE PRIVATELY OWNED AND SHALL BE PAINTED RED.
10. ALL STORMWATER/POTABLE WATER CROSSINGS SHALL BE CASE A OR CASE B (SEE DETAILS SHEET) UTILIZING MECHANICAL RESTRAINTS.
11. ALL GATE VALVES SHALL HAVE A CAST IRON BOX AND SHALL BE LOCATED OUT OF PAVED AREAS, CURBS & SIDEWALKS UNLESS ACTUAL FIELD CONDITIONS PREVENT.
12. ADDITIONAL FITTINGS SHALL BE INSTALLED ON WATER SYSTEM AS REQUIRED TO MEET MINIMUM SEPARATION REQUIREMENTS.
13. CONSTRUCTION MATERIALS SHALL BE IN CONFORMANCE WITH JEA STANDARDS AND SPECIFICATIONS, LATEST EDITION.
14. SANITARY CLEANOUTS IN PAVED AREAS SHALL BE TRAFFIC BEARING RATED AND FLUSH WITH PAVEMENT.
15. CONTRACTOR TO COORDINATE WITH BUILDING PLUMBER PRIOR TO MAKING ALL UTILITY CONNECTIONS.
16. REFER TO ARCHITECTURAL/MEP PLANS FOR ALL BUILDING AND PLUMBING DETAILS.
17. CONTRACTOR TO COORDINATE WITH J.E.A. FOR ALL/ANY UTILITY SHUTDOWNS DURING CONSTRUCTION.
18. WATERMAIN TAP AND METER TO PAID FOR BY CONTRACTOR AND INSTALLED BY JEA.
19. UNDERGROUND DRY UTILITIES (ELECTRICAL, TELEPHONE, ETC.) ARE SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL PLANS FOR DESIGN INFORMATION.

REUSE NOTES:

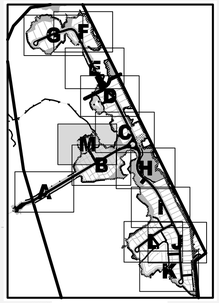
1. THE PUBLIC SHALL BE NOTIFIED OF THE USE OF RECLAIMED WATER BY THE CUSTOMER. NONRESIDENTIAL CUSTOMERS SHALL BE REQUIRED TO POST AND MAINTAIN ADVISORY SIGNS DESIGNATING THE NATURE OF THE REUSE PROJECT. ADVISORY SIGNS SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK", TOGETHER WITH THE EQUIVALENT STANDARD INTERNATIONAL SYMBOL, AND SHALL USE PURPLE AS A PROMINENT COLOR. IT IS RECOMMENDED THAT ALL ADVISORY SIGNS BE 18"BY 18"IN SIZE AND CONSTRUCTED OF METAL. ALL ADVISORY SIGNS AND SIGN PLANS WILL NEED PRIOR APPROVAL BY JEA BEFORE BEING INSTALLED. SIGN PLANS SHALL BE SUBMITTED TO JEA'S ENVIRONMENTAL SERVICES FOR APPROVAL. ADVISORY SIGNS SHALL BE UNOBSTRUCTED, VISIBLE TO THE PUBLIC AND POSTED AT THE FOLLOWING LOCATIONS:

a. ADJACENT TO LAKES OR PONDS USED TO STORE RECLAIMED WATER NOT LOCATED AT THE WASTEWATER TREATMENT FACILITY, INCLUDING GOLF COURSE IRRIGATION PONDS AND ANY JEA RULES AND REGULATIONS FOR WATER, SEWER, & RECLAIMED SERVICES APPENDIX A. RULES AND REGULATIONS FOR RECLAIMED WATER A–6 EFFECTIVE: JANUARY, 2011 SUBSEQUENT DOWNSTREAM, INTERCONNECTED PONDS. ADVISORY SIGNS SHALL BE POSTED IN AREAS ACCESSIBLE TO THE PUBLIC AND NOT MORE THAN 300 FEET APART. ADVISORY SIGNS POSTED ADJACENT TO PONDS, SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK," AND "DO NOT SWIM," TOGETHER WITH THE EQUIVALENT INTERNATIONAL SYMBOLS;

b. ADJACENT TO DECORATIVE WATER FEATURES USING RECLAIMED WATER, SUCH AS WATERFALLS OR FOUNTAINS. ADVISORY SIGNS POSTED ADJACENT TO DECORATIVE WATER FEATURES SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK," AND "DO NOT SWIM," TOGETHER WITH THE EQUIVALENT INTERNATIONAL SYMBOLS;

c. AT EACH ENTRANCE TO RESIDENTIAL NEIGHBORHOODS, BUSINESSES, AND COMMON USE AREAS USING RECLAIMED WATER;

d. ALONG MEDIANS AND RIGHTS–OF–WAY WHERE RECLAIMED WATER IS USED THAT ARE LOCATED OUTSIDE RESIDENTIAL NEIGHBORHOODS. SIGN MUST BE VISIBLE IN BOTH DIRECTIONS AND NOT MORE THAN 1000 FEET APART, UNLESS APPROVED BY JEA.



KEY MAP

1" = 40'

JURISDICTIONAL WETLANDS (CONTIGUOUS)

JURISDICTIONAL WETLANDS (CONTIGUOUS)

JURISDICTIONAL WETLANDS (CONTIGUOUS)

JURISDICTIONAL WETLANDS (CONTIGUOUS)

JURISDICTIONAL WETLANDS (CONTIGUOUS)

TOW ELV=5.59'

TOW ELV=5.59'

STA 34+
TOP
IN
IN

1~16" 11.25° MJ BEND

1~4" 11.25° MJ BEND

1~16"x6" TEE
1~6" GATE VALVE W/ C.I. BOX & COVER
1~6" FIRE HYDRANT ASSEMBLY

171 LF ~ 8" PVC (SDR26) @ 0.40%

4" GATE VALVE W BOX & C

MH–118
TYPE "A"
STA 32+93.99 (0.0)
TOP ELEV 12.49
INV 3.35(SW)
INV 3.25(NE)

SANITARY SERVICE (TYP)

WATER SERVICE (TYP)

REUSE SERVICE (TYP)

274 LF ~ 8" PVC (SDR26) @ 0.40%

RIVER BREEZE DRIVE

16" PVC DR–18

12" PVC DR–18

MH–119
TYPE "A"
STA 30+20.27 (0.0)
TOP ELEV 11.65
INV 4.55(SW)
INV 4.45(NE)

SP3

1~16"x6" TEE
1~6" GATE VALVE W/ C.I. BOX & COVER
1~6" FIRE HYDRANT ASSEMBLY

400 LF ~ 8" PVC (SDR26) @ 0.40%

1~16"x6" TEE
1~6" GATE VALVE W/ C.I. BOX & COVER
1~6" FIRE HYDRANT ASSEMBLY

16 15 14 13 12 11 8 7

PLANS PREPARED UNDER THE DIRECTION OF:

NICOLE BOLATETE, PE
P.E. NUMBER: 74921

PLOTTED: May 19, 2021 – 12:08 PM, BY: CAD Test

REVISIONS:

ETM NO. 18–155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316

ETM
VISION • EXPERIENCE • RESULTS

WATER, REUSE & SEWER PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
14M

t:\2018\18–155\LandDev\Design\Plots\18–155–WS.dwg

GENERAL NOTES:

1. REFER TO DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. CONTRACTOR SHALL REFER TO SITE PLAN FOR ALL DIMENSIONS AND SHALL NOT SCALE PLAN.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES (LOCATION AND INVERTS) AND SHALL EXERCISE CAUTION WHEN WORKING NEAR ALL EXISTING UTILITIES AND SHALL NOTIFY THE PROJECT ENGINEER IMMEDIATELY IF THERE ARE DISCREPANCIES OR CONFLICTS.
4. CONTRACTOR SHALL VERIFY ALL UTILITY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS, SEPARATION, TOP OF PIPE AND GROUND ELEVATION).
5. PER FDEP REQUIREMENTS, CONTRACTOR SHALL MAINTAIN 12" MINIMUM VERTICAL SEPARATION BETWEEN WATER MAIN CROSSINGS WITH REUSE MAINS, FORCE MAINS, SANITARY OR STORM SEWER EXCEPT WHERE DESIGN CONSTRAINTS EXIST AND THE MINIMUM OF 6" SEPARATION FOR WATER MAINS OVER STORM MAY BE ALLOWED. CONTRACTOR SHALL VERIFY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS AND SEPARATIONS). CONTRACTOR SHALL MAINTAIN 3' MINIMUM SEPARATION BETWEEN DRAINAGE AND REUSE FROM WATER MAINS. ALL DISTANCES MEASURES FROM OUTSIDE OF PIPE.
6. REFER TO FIRE PROTECTION PLANS (BY OTHERS) FOR ALL DETAILS/DESIGN ASSOCIATED WITH BUILDING FIRE PROTECTION SYSTEM.
7. FIRE HYDRANTS SHALL BE LOCATED FROM 3' TO 10' OFF OF BACK OF CURB. LARGE DIAMETER OUTLET TO FACE ROADWAY.
8. FIRE HYDRANTS SHALL HAVE A MINIMUM CLEARANCE OF 7.5' IN FRONT AND 4' ON SIDES AND REAR.
9. ALL FIRE HYDRANTS ARE PRIVATELY OWNED AND SHALL BE PAINTED RED.
10. ALL STORMWATER/POTABLE WATER CROSSINGS SHALL BE CASE A OR CASE B (SEE DETAILS SHEET) UTILIZING MECHANICAL RESTRAINTS.
11. ALL GATE VALVES SHALL HAVE A CAST IRON BOX AND SHALL BE LOCATED OUT OF PAVED AREAS, CURBS & SIDEWALKS UNLESS ACTUAL FIELD CONDITIONS PREVENT.
12. ADDITIONAL FITTINGS SHALL BE INSTALLED ON WATER SYSTEM AS REQUIRED TO MEET MINIMUM SEPARATION REQUIREMENTS.
13. CONSTRUCTION MATERIALS SHALL BE IN CONFORMANCE WITH JEA STANDARDS AND SPECIFICATIONS, LATEST EDITION.
14. SANITARY CLEANOUTS IN PAVED AREAS SHALL BE TRAFFIC BEARING RATED AND FLUSH WITH PAVEMENT.
15. CONTRACTOR TO COORDINATE WITH BUILDING PLUMBER PRIOR TO MAKING ALL UTILITY CONNECTIONS.
16. REFER TO ARCHITECTURAL/MEP PLANS FOR ALL BUILDING AND PLUMBING DETAILS.
17. CONTRACTOR TO COORDINATE WITH J.E.A. FOR ALL/ANY UTILITY SHUTDOWNS DURING CONSTRUCTION.
18. WATERMAIN TAP AND METER TO PAID FOR BY CONTRACTOR AND INSTALLED BY JEA.
19. UNDERGROUND DRY UTILITIES (ELECTRICAL, TELEPHONE, ETC.) ARE SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL PLANS FOR DESIGN INFORMATION.

REUSE NOTES:

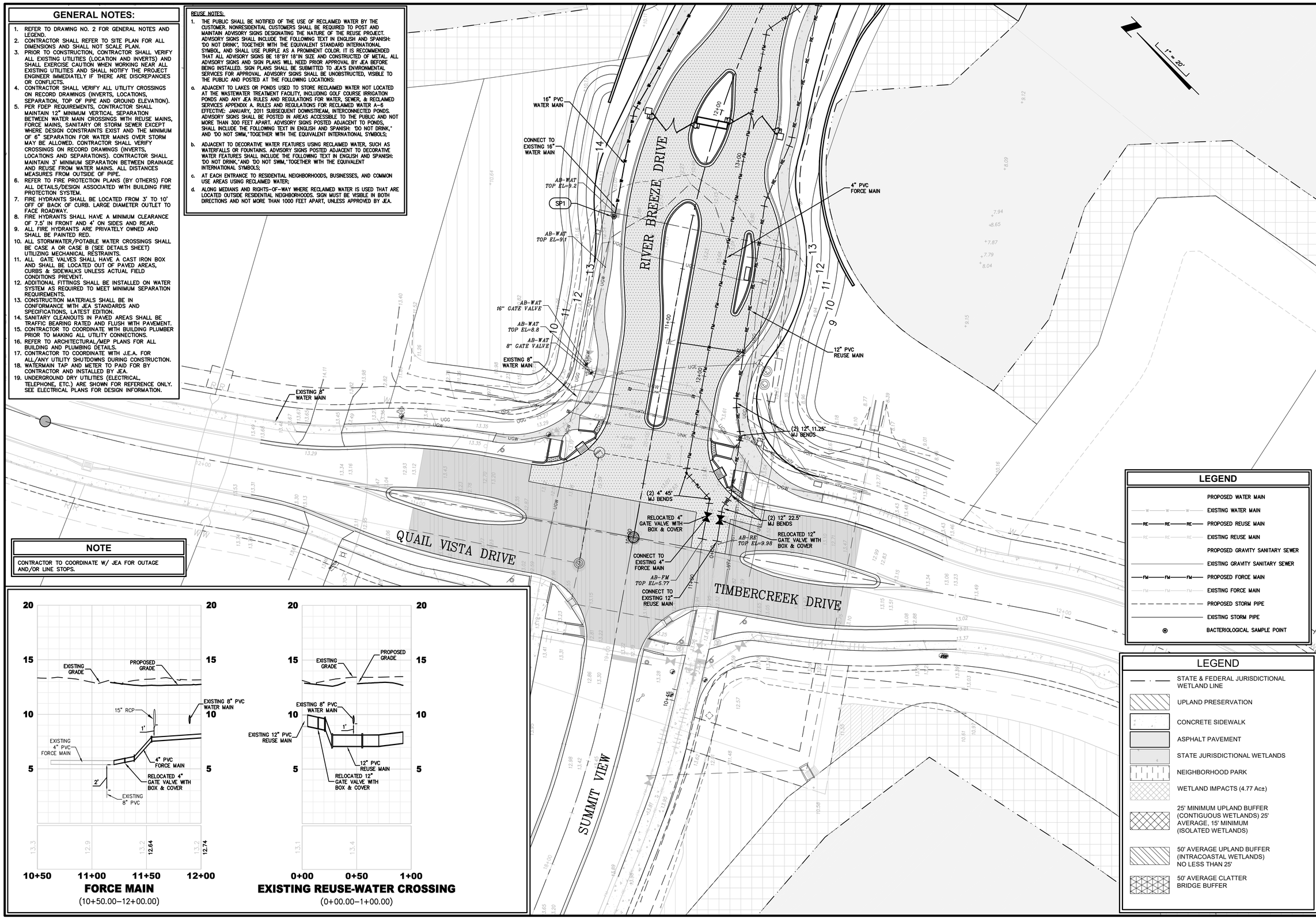
1. THE PUBLIC SHALL BE NOTIFIED OF THE USE OF RECLAIMED WATER BY THE CUSTOMER. NONRESIDENTIAL CUSTOMERS SHALL BE REQUIRED TO POST AND MAINTAIN ADVISORY SIGNS DESIGNATING THE NATURE OF THE REUSE PROJECT. ADVISORY SIGNS SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK", TOGETHER WITH THE EQUIVALENT STANDARD INTERNATIONAL SYMBOL, AND SHALL USE PURPLE AS A PROMINENT COLOR. IT IS RECOMMENDED THAT ALL ADVISORY SIGNS BE 18"BY 18"IN SIZE AND CONSTRUCTED OF METAL. ALL ADVISORY SIGNS AND SIGN PLANS WILL NEED PRIOR APPROVAL BY JEA BEFORE BEING INSTALLED. SIGN PLANS SHALL BE SUBMITTED TO JEA'S ENVIRONMENTAL SERVICES FOR APPROVAL. ADVISORY SIGNS SHALL BE UNOBSTRUCTED, VISIBLE TO THE PUBLIC AND POSTED AT THE FOLLOWING LOCATIONS:

a. ADJACENT TO LAKES OR PONDS USED TO STORE RECLAIMED WATER NOT LOCATED AT THE WASTEWATER TREATMENT FACILITY, INCLUDING GOLF COURSE IRRIGATION PONDS AND ANY JEA RULES AND REGULATIONS FOR WATER, SEWER, & RECLAIMED SERVICES APPENDIX A. RULES AND REGULATIONS FOR RECLAIMED WATER A-6 EFFECTIVE: JANUARY, 2011 SUBSEQUENT DOWNSTREAM, INTERCONNECTED PONDS. ADVISORY SIGNS SHALL BE POSTED IN AREAS ACCESSIBLE TO THE PUBLIC AND NOT MORE THAN 300 FEET APART. ADVISORY SIGNS POSTED ADJACENT TO PONDS, SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK," AND "DO NOT SWIM," TOGETHER WITH THE EQUIVALENT INTERNATIONAL SYMBOLS;

b. ADJACENT TO DECORATIVE WATER FEATURES USING RECLAIMED WATER, SUCH AS WATERFALLS OR FOUNTAINS. ADVISORY SIGNS POSTED ADJACENT TO DECORATIVE WATER FEATURES SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK," AND "DO NOT SWIM," TOGETHER WITH THE EQUIVALENT INTERNATIONAL SYMBOLS;

c. AT EACH ENTRANCE TO RESIDENTIAL NEIGHBORHOODS, BUSINESSES, AND COMMON USE AREAS USING RECLAIMED WATER;

d. ALONG MEDIANS AND RIGHTS-OF-WAY WHERE RECLAIMED WATER IS USED THAT ARE LOCATED OUTSIDE RESIDENTIAL NEIGHBORHOODS. SIGN MUST BE VISIBLE IN BOTH DIRECTIONS AND NOT MORE THAN 1000 FEET APART, UNLESS APPROVED BY JEA.



NOTE

CONTRACTOR TO COORDINATE W/ JEA FOR OUTAGE AND/OR LINE STOPS.

FORCE MAIN
(10+50.00–12+00.00)

EXISTING REUSE-WATER CROSSING
(0+00.00–1+00.00)

LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED REUSE MAIN
- EXISTING REUSE MAIN
- PROPOSED GRAVITY SANITARY SEWER
- EXISTING GRAVITY SANITARY SEWER
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- BACTERIOLOGICAL SAMPLE POINT

LEGEND

- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- UPLAND PRESERVATION
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- WETLAND IMPACTS (4.77 Ac±)
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER

PLANS PREPARED UNDER THE DIRECTION OF:
NICOLE BOLATTE, PE
P.E. NUMBER: 74921

PLOTTED: May 19, 2021 – 12:09 PM, BY: CAD Test

REVISIONS:

ETM NO. 18-155	
DRAWN BY:	ESW
DESIGNED BY:	PPH
CHECKED BY:	PPH
DATE: MARCH 2020	

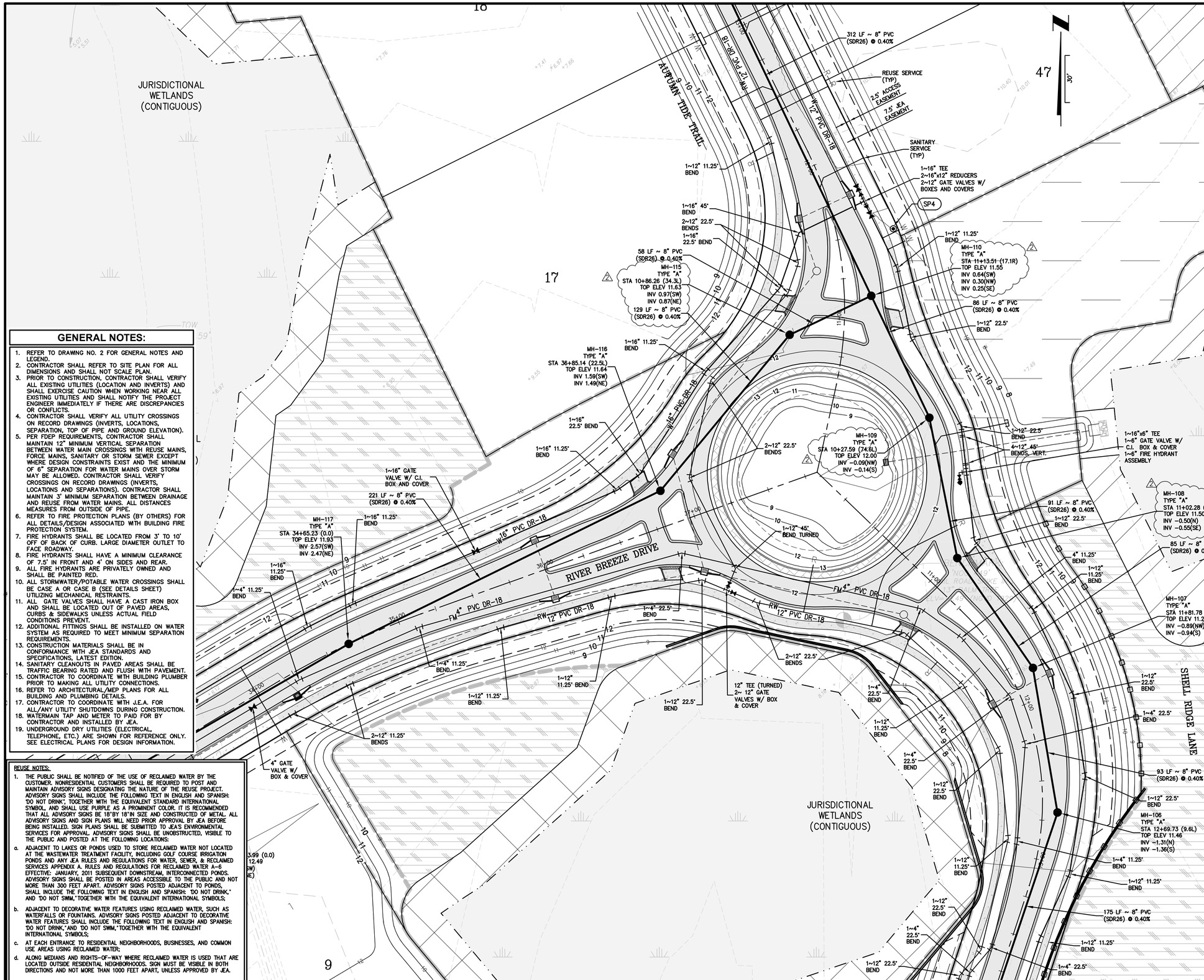
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 0000264 LC - 0000316
VISION • EXPERIENCE • RESULTS

WATER, REUSE & SEWER ENTRANCE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
14N

t:\2018\18-155\LandDev\Design\Plots\18-155-Utility Conn Detail.dwg



GENERAL NOTES:

1. REFER TO DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. CONTRACTOR SHALL REFER TO SITE PLAN FOR ALL DIMENSIONS AND SHALL NOT SCALE PLAN.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES (LOCATION AND INVERTS) AND SHALL EXERCISE CAUTION WHEN WORKING NEAR ALL EXISTING UTILITIES AND SHALL NOTIFY THE PROJECT ENGINEER IMMEDIATELY IF THERE ARE DISCREPANCIES OR CONFLICTS.
4. CONTRACTOR SHALL VERIFY ALL UTILITY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS, SEPARATION, TOP OF PIPE AND GROUND ELEVATION).
5. PER FDEP REQUIREMENTS, CONTRACTOR SHALL MAINTAIN 12" MINIMUM VERTICAL SEPARATION BETWEEN WATER MAIN CROSSINGS WITH REUSE MAINS, FORCE MAINS, SANITARY OR STORM SEWER EXCEPT WHERE DESIGN CONSTRAINTS EXIST AND THE MINIMUM OF 6" SEPARATION FOR WATER MAINS OVER STORM MAY BE ALLOWED. CONTRACTOR SHALL VERIFY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS AND SEPARATIONS). CONTRACTOR SHALL MAINTAIN 3' MINIMUM SEPARATION BETWEEN DRAINAGE AND REUSE FROM WATER MAINS. ALL DISTANCES MEASURES FROM OUTSIDE OF PIPE.
6. REFER TO FIRE PROTECTION PLANS (BY OTHERS) FOR ALL DETAILS/DESIGN ASSOCIATED WITH BUILDING FIRE PROTECTION SYSTEM.
7. FIRE HYDRANTS SHALL BE LOCATED FROM 3' TO 10' OFF OF BACK OF CURB. LARGE DIAMETER OUTLET TO FACE ROADWAY.
8. FIRE HYDRANTS SHALL HAVE A MINIMUM CLEARANCE OF 7.5' IN FRONT AND 4' ON SIDES AND REAR.
9. ALL FIRE HYDRANTS ARE PRIVATELY OWNED AND SHALL BE PAINTED RED.
10. ALL STORMWATER/POTABLE WATER CROSSINGS SHALL BE CASE A OR CASE B (SEE DETAILS SHEET) UTILIZING MECHANICAL RESTRAINTS.
11. ALL GATE VALVES SHALL HAVE A CAST IRON BOX AND SHALL BE LOCATED OUT OF PAVED AREAS, CURBS & SIDEWALKS UNLESS ACTUAL FIELD CONDITIONS PREVENT.
12. ADDITIONAL FITTINGS SHALL BE INSTALLED ON WATER SYSTEM AS REQUIRED TO MEET MINIMUM SEPARATION REQUIREMENTS.
13. CONSTRUCTION MATERIALS SHALL BE IN CONFORMANCE WITH JEA STANDARDS AND SPECIFICATIONS, LATEST EDITION.
14. SANITARY CLEANOUTS IN PAVED AREAS SHALL BE TRAFFIC BEARING RATED AND FLUSH WITH PAVEMENT.
15. CONTRACTOR TO COORDINATE WITH BUILDING PLUMBER PRIOR TO MAKING ALL UTILITY CONNECTIONS.
16. REFER TO ARCHITECTURAL/MEP PLANS FOR ALL BUILDING AND PLUMBING DETAILS.
17. CONTRACTOR TO COORDINATE WITH J.E.A. FOR ALL/ANY UTILITY SHUTDOWNS DURING CONSTRUCTION.
18. WATERMAIN TAP AND METER TO PAID FOR BY CONTRACTOR AND INSTALLED BY JEA.
19. UNDERGROUND DRY UTILITIES (ELECTRICAL, TELEPHONE, ETC.) ARE SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL PLANS FOR DESIGN INFORMATION.

REUSE NOTES:

1. THE PUBLIC SHALL BE NOTIFIED OF THE USE OF RECLAIMED WATER BY THE CUSTOMER. NONRESIDENTIAL CUSTOMERS SHALL BE REQUIRED TO POST AND MAINTAIN ADVISORY SIGNS DESIGNATING THE NATURE OF THE REUSE PROJECT. ADVISORY SIGNS SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: 'DO NOT DRINK', TOGETHER WITH THE EQUIVALENT STANDARD INTERNATIONAL SYMBOL, AND SHALL USE PURPLE AS A PROMINENT COLOR. IT IS RECOMMENDED THAT ALL ADVISORY SIGNS BE 18"BY 18"IN SIZE AND CONSTRUCTED OF METAL. ALL ADVISORY SIGNS AND SIGN PLANS WILL NEED PRIOR APPROVAL BY JEA BEFORE BEING INSTALLED. SIGN PLANS SHALL BE SUBMITTED TO JEA'S ENVIRONMENTAL SERVICES FOR APPROVAL. ADVISORY SIGNS SHALL BE UNOBSTRUCTED, VISIBLE TO THE PUBLIC AND POSTED AT THE FOLLOWING LOCATIONS:

a. ADJACENT TO LAKES OR PONDS USED TO STORE RECLAIMED WATER NOT LOCATED AT THE WASTEWATER TREATMENT FACILITY, INCLUDING GOLF COURSE IRRIGATION PONDS AND ANY JEA RULES AND REQULATIONS FOR WATER, SEWER, & RECLAIMED SERVICES APPENDIX A. RULES AND REGULATIONS FOR RECLAIMED WATER A-6 EFFECTIVE: JANUARY, 2011 SUBSEQUENT DOWNSTREAM, INTERCONNECTED PONDS. ADVISORY SIGNS SHALL BE POSTED IN AREAS ACCESSIBLE TO THE PUBLIC AND NOT MORE THAN 300 FEET APART. ADVISORY SIGNS POSTED ADJACENT TO PONDS, SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: 'DO NOT DRINK,' AND 'DO NOT SWIM,' TOGETHER WITH THE EQUIVALENT INTERNATIONAL SYMBOLS;

b. ADJACENT TO DECORATIVE WATER FEATURES USING RECLAIMED WATER, SUCH AS WATERFALLS OR FOUNTAINS. ADVISORY SIGNS POSTED ADJACENT TO DECORATIVE WATER FEATURES SHALL INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: 'DO NOT DRINK,' AND 'DO NOT SWIM,' TOGETHER WITH THE EQUIVALENT INTERNATIONAL SYMBOLS;

c. AT EACH ENTRANCE TO RESIDENTIAL NEIGHBORHOODS, BUSINESSES, AND COMMON USE AREAS USING RECLAIMED WATER;

d. ALONG MEDIANS AND RIGHTS-OF-WAY WHERE RECLAIMED WATER IS USED THAT ARE LOCATED OUTSIDE RESIDENTIAL NEIGHBORHOODS. SIGN MUST BE VISIBLE IN BOTH DIRECTIONS AND NOT MORE THAN 1000 FEET APART, UNLESS APPROVED BY JEA.

LEGEND

- STATE & FEDERAL JURISDICTIONAL WETLAND LINE
- UPLAND PRESERVATION
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- ASPHALT PAVEMENT
- STATE JURISDICTIONAL WETLANDS
- NEIGHBORHOOD PARK
- 25' MINIMUM UPLAND BUFFER (CONTIGUOUS WETLANDS) 25' AVERAGE, 15' MINIMUM (ISOLATED WETLANDS)
- 50' AVERAGE UPLAND BUFFER (INTRACOASTAL WETLANDS) NO LESS THAN 25'
- 50' AVERAGE CLATTER BRIDGE BUFFER
- UPLAND PRESERVATION NON-FLUCCS

LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED REUSE MAIN
- EXISTING REUSE MAIN
- PROPOSED GRAVITY SANITARY SEWER
- EXISTING GRAVITY SANITARY SEWER
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- BACTERIOLOGICAL SAMPLE POINT

NOTE:
SEE DRAWING NOS. 16A-16J FOR WATER CROSSING DETAILS.

PLANS PREPARED UNDER THE DIRECTION OF:
NICOLE BOLATTE, PE
P.E. NUMBER: 74921

PLOTTED: May 20, 2021 – 9:57 AM, BY: John Coston

REVISIONS:
1 4/21/2021 REVISED MH TOPS: MH-108, MH-109, MH-110, MH-115

ETM NO.	18-155
DRAWN BY:	ESW
DESIGNED BY:	PPH
CHECKED BY:	PPH
DATE:	MARCH 2020

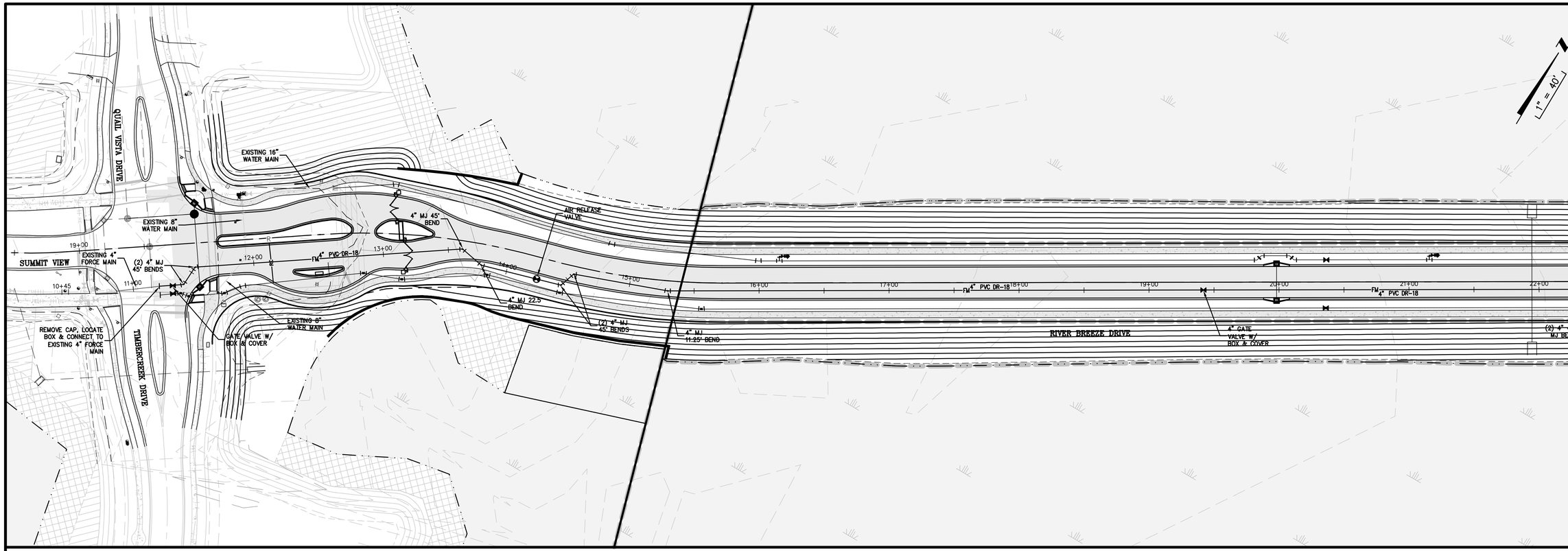
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

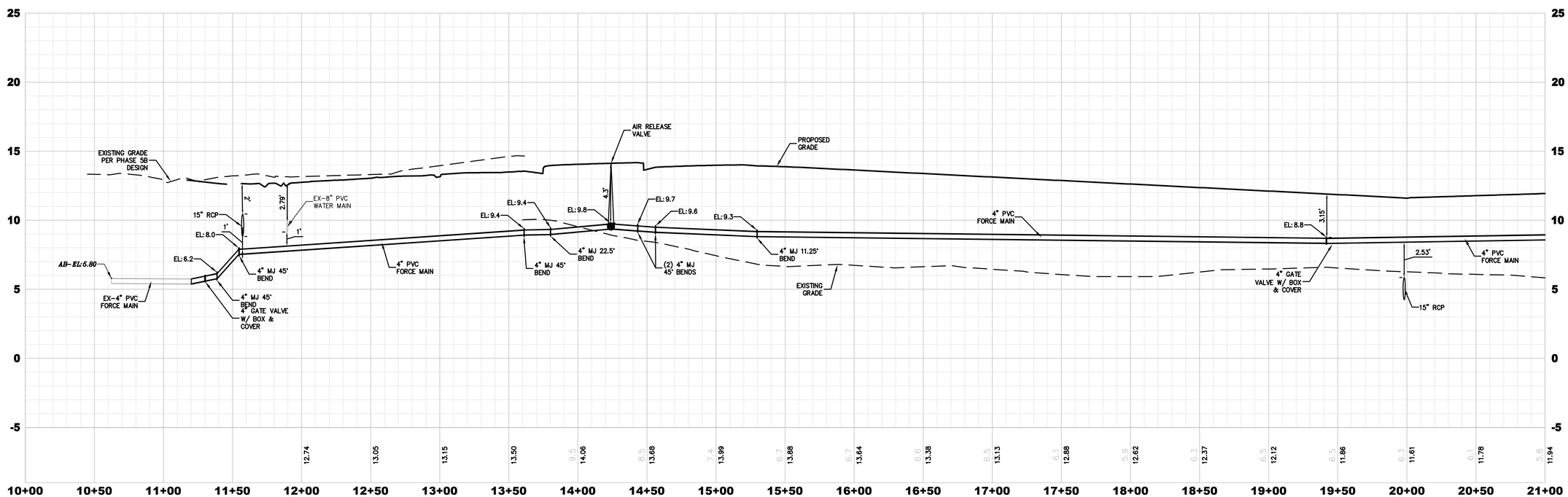
WATER, REUSE, & SEWER ROUND-A-BOUT PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
140

T:\2018\18-155\LandDev\Design\Plots\18-155-WS-RAB.dwg





PLANS PREPARED UNDER THE DIRECTION OF:

NICOLE BOLATTE, PE
P.E. NUMBER: 74921

PLOTTED: May 19, 2021 – 12:11 PM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002554 LC - 0000316

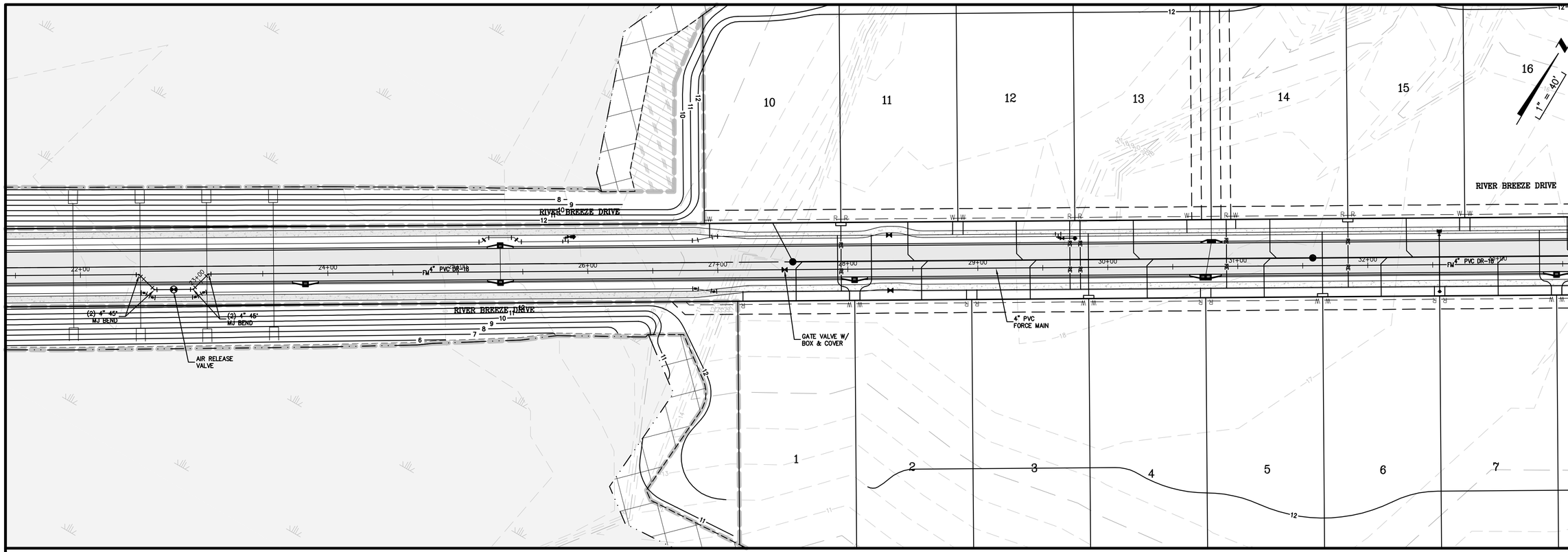
ETM
VISION • EXPERIENCE • RESULTS

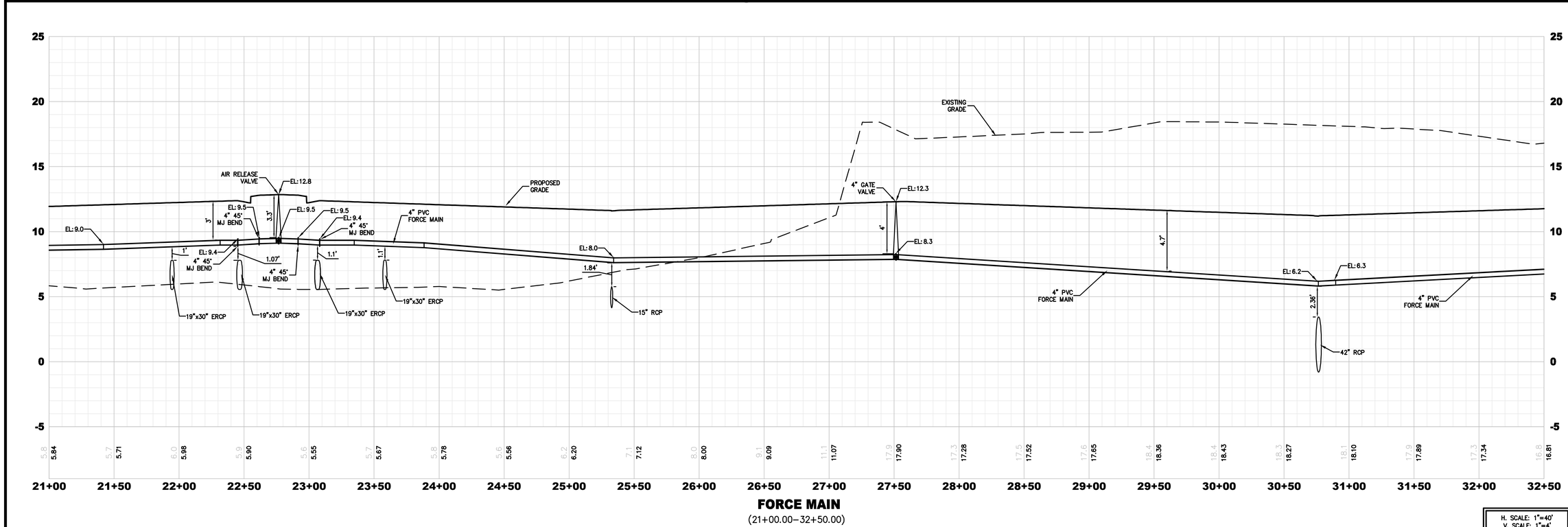
FORCE MAIN PLAN & PROFILE

RIVER LANDING (F.K.A. TMV PH6-HYDRY)
HYDRY COMPANY, LLC
FLORIDA

DRAWING NUMBER
15A

t:\2018\18-155\LandDev\Design\Plots\18-155-FM-PRO.dwg





FORCE MAIN

(21+00.00–32+50.00)

H. SCALE: 1"=40'
V. SCALE: 1"=4'

PLANS PREPARED UNDER THE DIRECTION OF:

NICOLE BOLATETE, PE
P.E. NUMBER: 74921

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316

VISION • EXPERIENCE • RESULTS

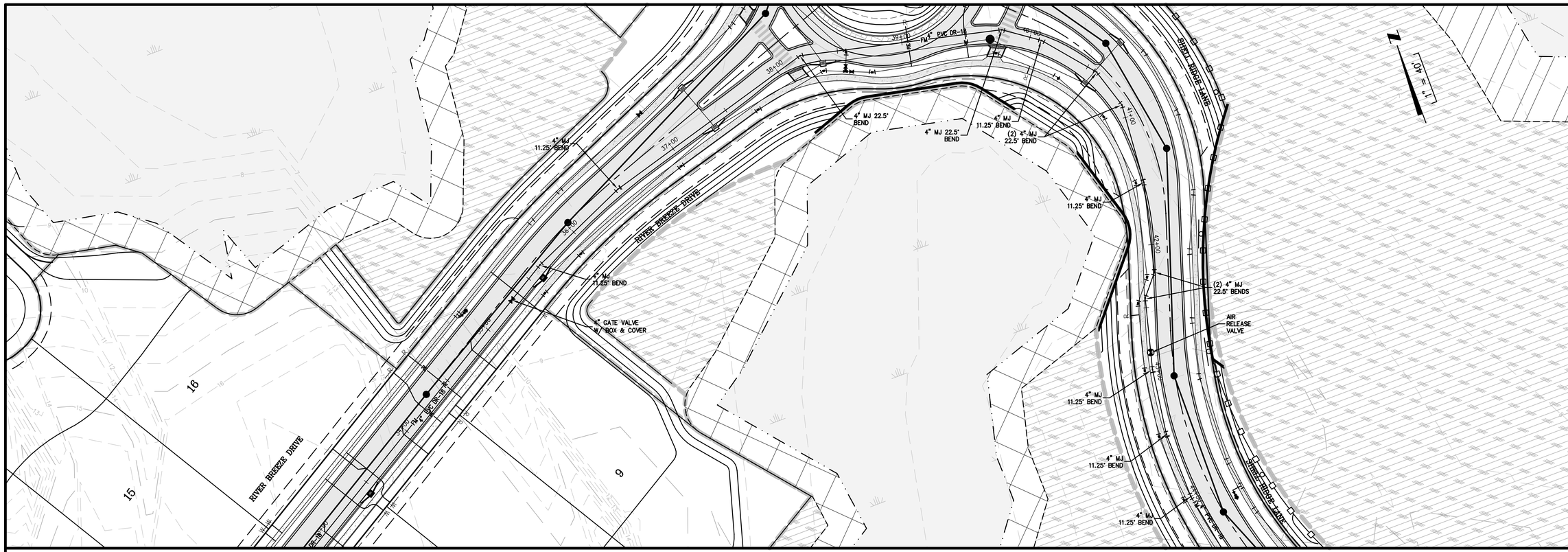
FORCE MAIN PLAN & PROFILE

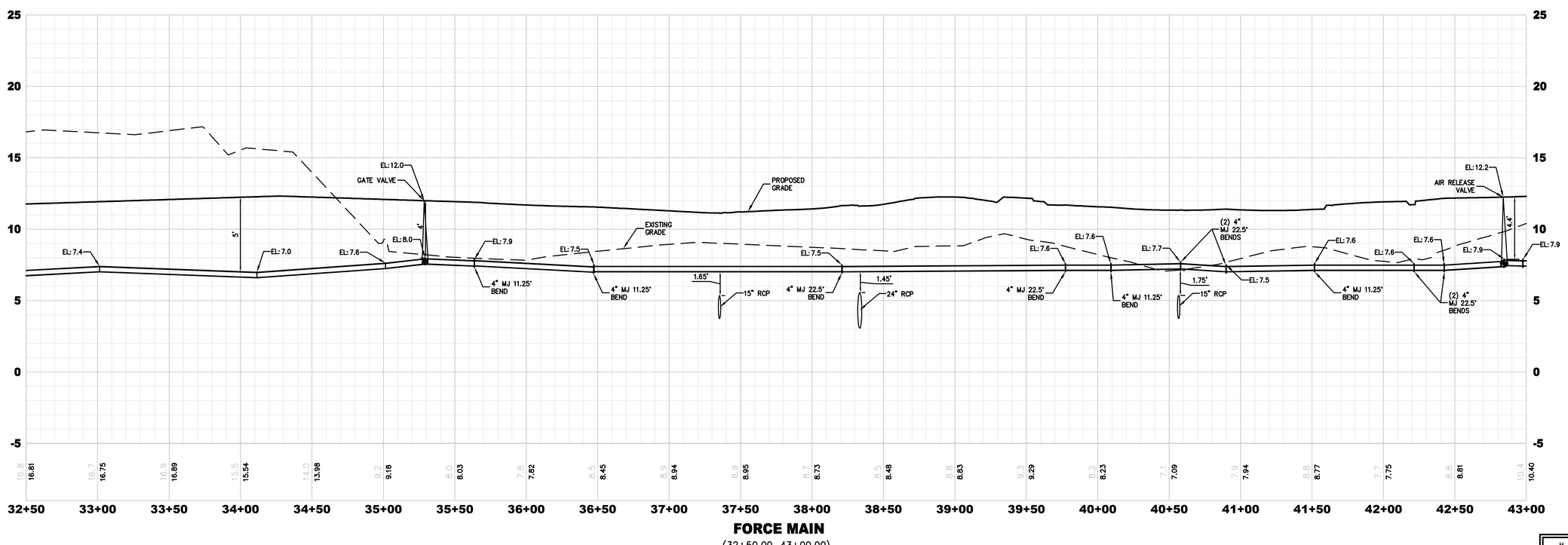
RIVER LANDING (F.K.A. TMV PH6-HYDRY)
HYDRY COMPANY, LLC
FLORIDA

DRAWING NUMBER
15B

PLOTTED: May 19, 2021 – 12:11 PM, BY: CAD Test

t:\2018\18-155\LandDev\Design\Plots\18-155-FM-PRO.dwg





PLANS PREPARED UNDER THE DIRECTION OF:

NICOLE BOLATTE, PE
P.E. NUMBER: 74921

PLOTTED: May 19, 2021 – 12:11 PM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

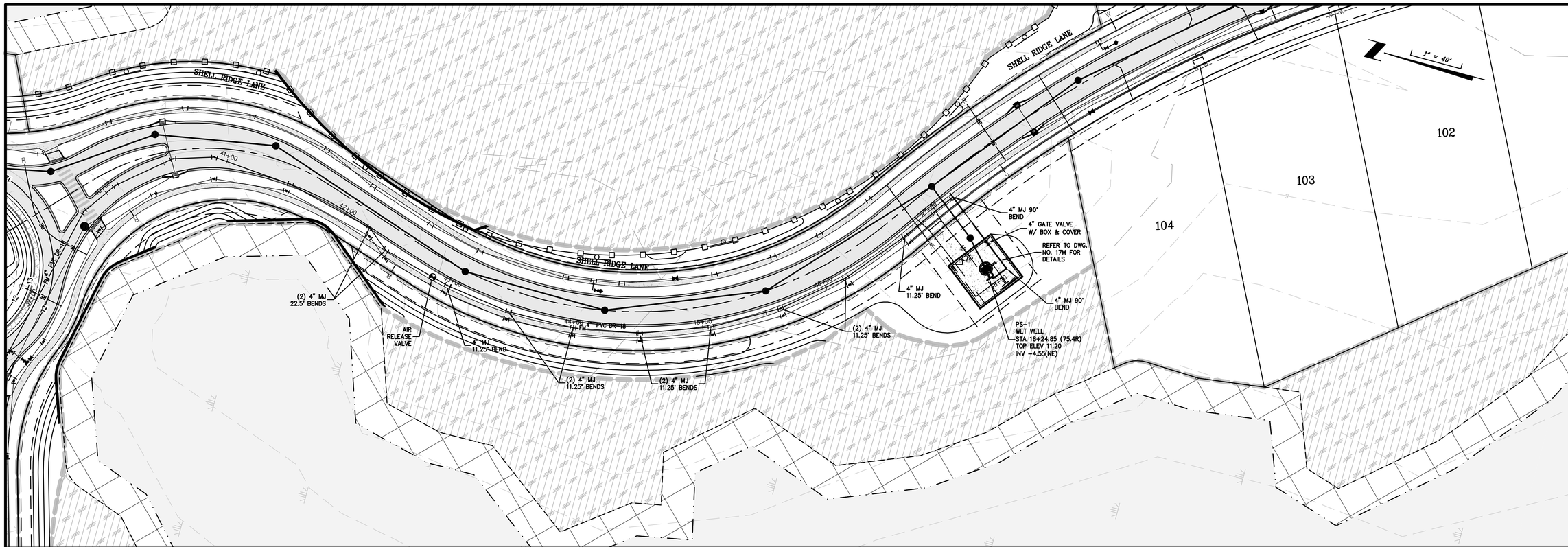
VISION • EXPERIENCE • RESULTS

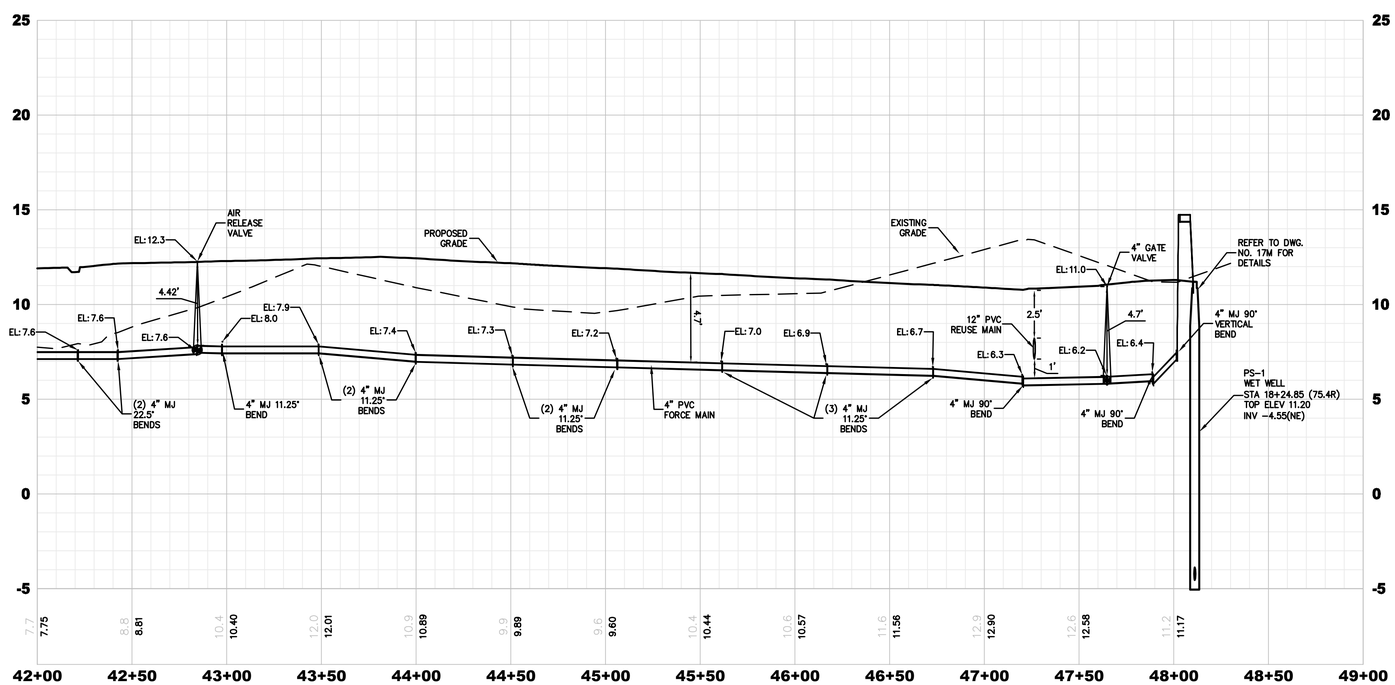
FORCE MAIN PLAN & PROFILE

RIVER LANDING (F.K.A. TMV PH6-HYDRY) HYDRY COMPANY, LLC FLORIDA

DRAWING NUMBER
15C

t:\2018\18-155\LandDev\Design\Plots\18-155-FM-PRO.dwg





FORCE MAIN
(42+00.00–49+00.00)

H. SCALE: 1"=40'
V. SCALE: 1"=4'

PLANS PREPARED UNDER THE DIRECTION OF:
NICOLE BOLATTE, PE
P.E. NUMBER: 74921

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316

VISION • EXPERIENCE • RESULTS

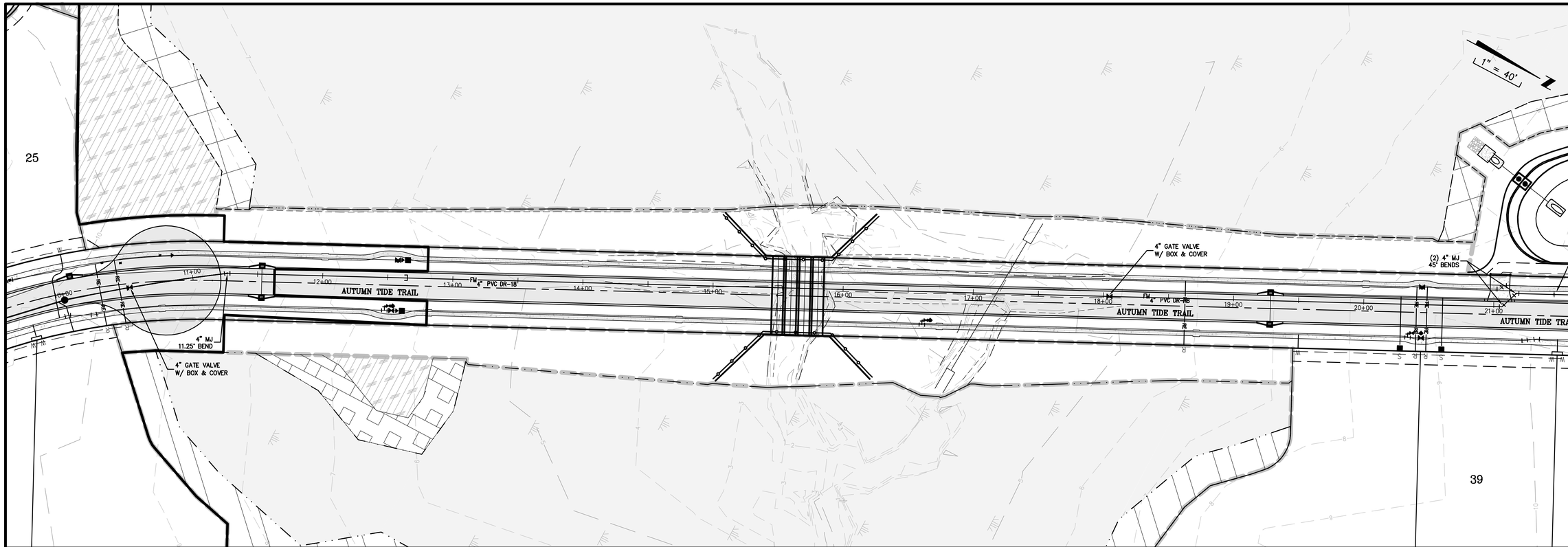
FORCE MAIN PLAN & PROFILE

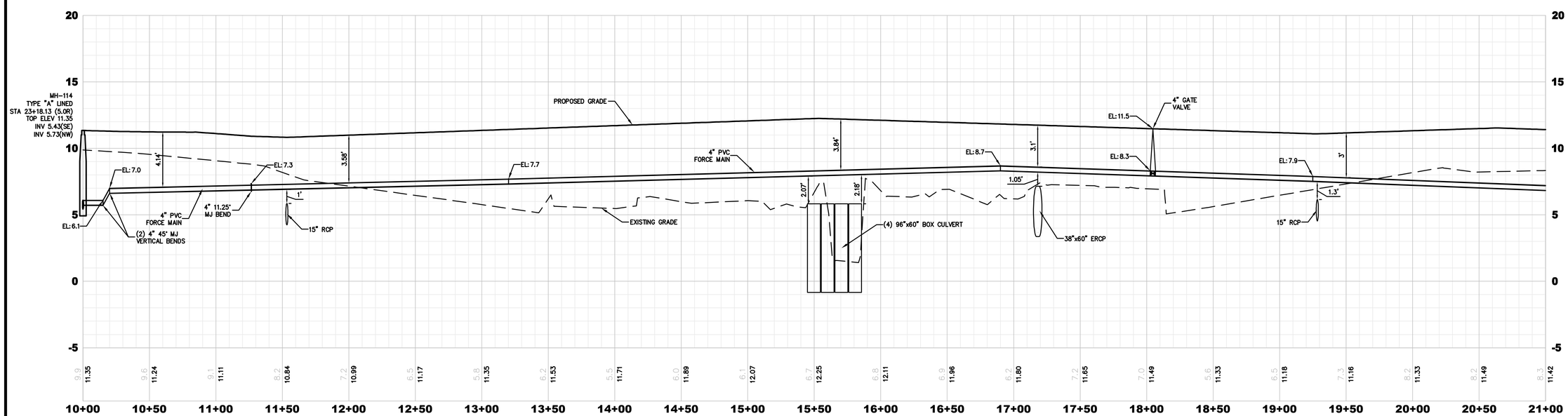
RIVER LANDING (F.K.A. TMV PH6-HYDRY)
HYDRY COMPANY, LLC
FLORIDA

DRAWING NUMBER
15D

PLOTTED: May 19, 2021 – 12:11 PM, BY: CAD Test

t:\2018\18-155\LandDev\Design\Plots\18-155-FM-PRO.dwg





LOW PRESSURE FORCE MAIN

(10+00.00–21+00.00)

H. SCALE: 1"=40'
V. SCALE: 1"=4'

PLANS PREPARED UNDER THE DIRECTION OF:

NICOLE BOLATTE, PE
P.E. NUMBER: 74921

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316

VISION • EXPERIENCE • RESULTS

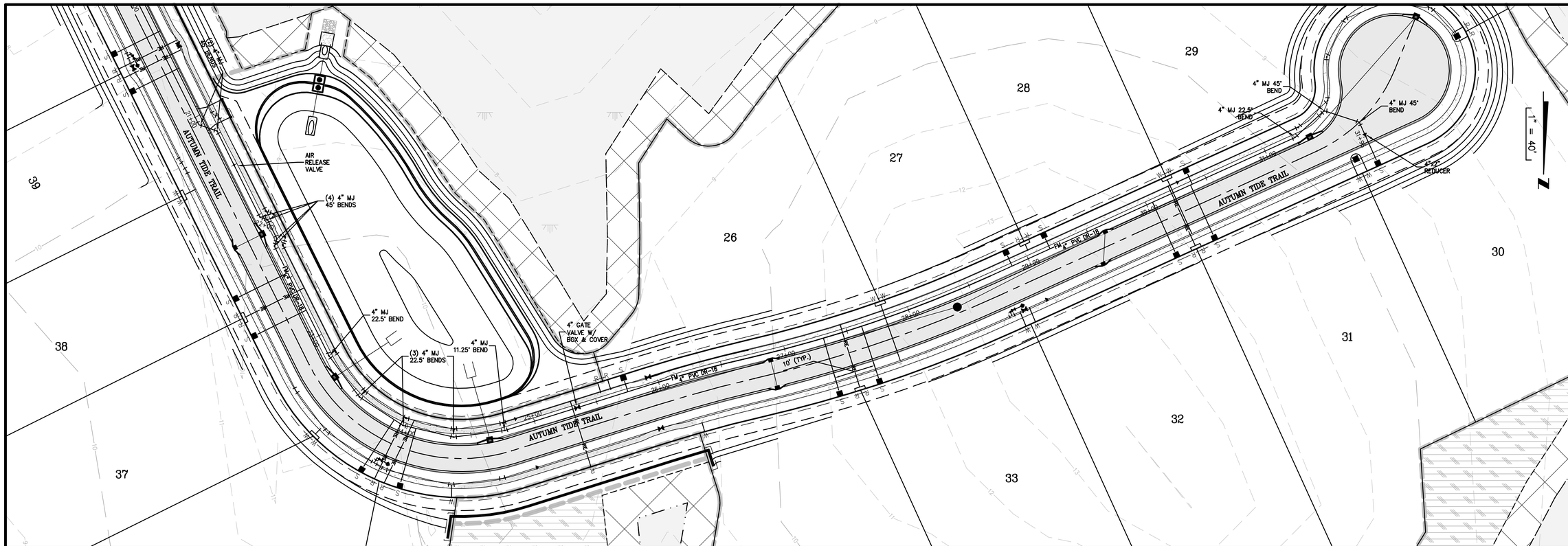
FORCE MAIN PLAN & PROFILE

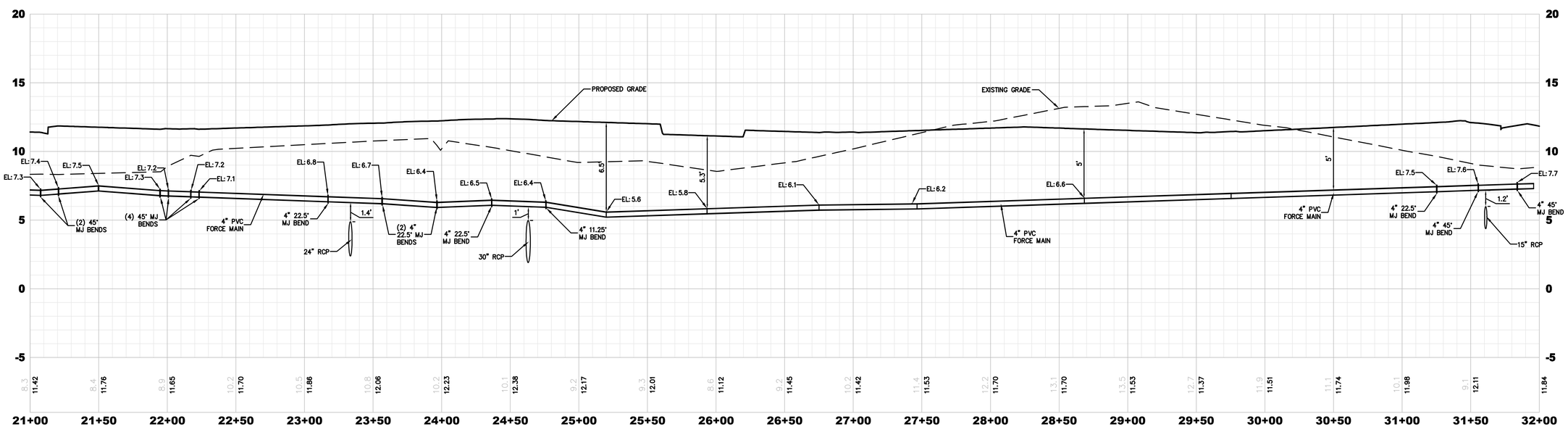
RIVER LANDING (F.K.A. TMV PH6-HYDRY)
HYDRY COMPANY, LLC
FLORIDA

DRAWING NUMBER
15E

PLOTTED: May 19, 2021 – 12:12 PM, BY: CAD Test

t:\2018\18-155\LandDev\Design\Plots\18-155-FM-PRO.dwg





LOW PRESSURE FORCE MAIN

(21+00.00–32+00.00)

H. SCALE: 1"=40'
V. SCALE: 1"=4'

PLANS PREPARED UNDER THE DIRECTION OF:

NICOLE BOLATTE, PE
P.E. NUMBER: 74921

PLOTTED: May 19, 2021 – 12:12 PM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002554 LC - 0000316

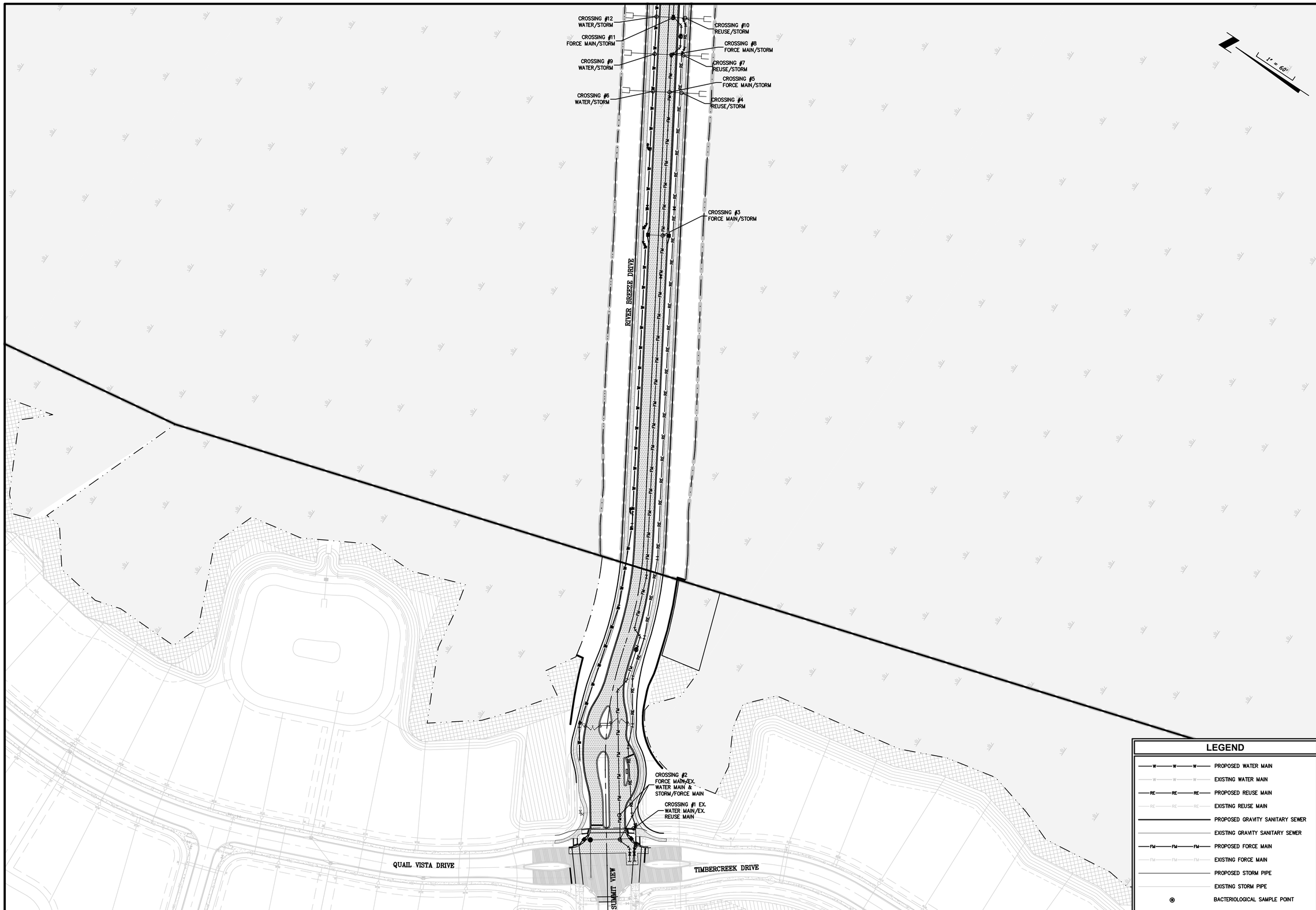
VISION • EXPERIENCE • RESULTS

FORCE MAIN PLAN & PROFILE

RIVER LANDING (F.K.A. TMV PH6-HYDRY)
HYDRY COMPANY, LLC
FLORIDA

DRAWING NUMBER
15F

t:\2018\18-155\LandDev\Design\Plots\18-155-FM-PRO.dwg



PLANS PREPARED UNDER THE DIRECTION OF:

NICOLE BOLATTE, PE
P.E. NUMBER: 74921

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

VISION • EXPERIENCE • RESULTS

UTILITY CROSSINGS

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
16A

PLOTTED: May 19, 2021 – 12:13 PM, BY: CAD Test

t:\2018\18-155\LandDev\Design\Plots\18-155-Utility Crossings.dwg

PLANS PREPARED UNDER THE DIRECTION OF:

NICOLE BOLATTE, PE
P.E. NUMBER: 74921

PLOTTED: May 19, 2021 – 12:13 PM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 0000264 LC - 0000316

VISION • EXPERIENCE • RESULTS

UTILITY CROSSINGS

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
16B

t:\2018\18-155\LandDev\Design\Plots\18-155-Utility Crossings.dwg

PLANS PREPARED UNDER THE DIRECTION OF:

NICOLE BOLATTE, PE
P.E. NUMBER: 74921

PLOTTED: May 19, 2021 – 12:13 PM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

VISION • EXPERIENCE • RESULTS

UTILITY CROSSINGS

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
16C

t:\2018\18-155\LandDev\Design\Plots\18-155-Utility Crossings.dwg

PLANS PREPARED UNDER THE DIRECTION OF:

NICOLE BOLATTE, PE
P.E. NUMBER: 74921

PLOTTED: May 19, 2021 – 12:13 PM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002554 LC - 0000316

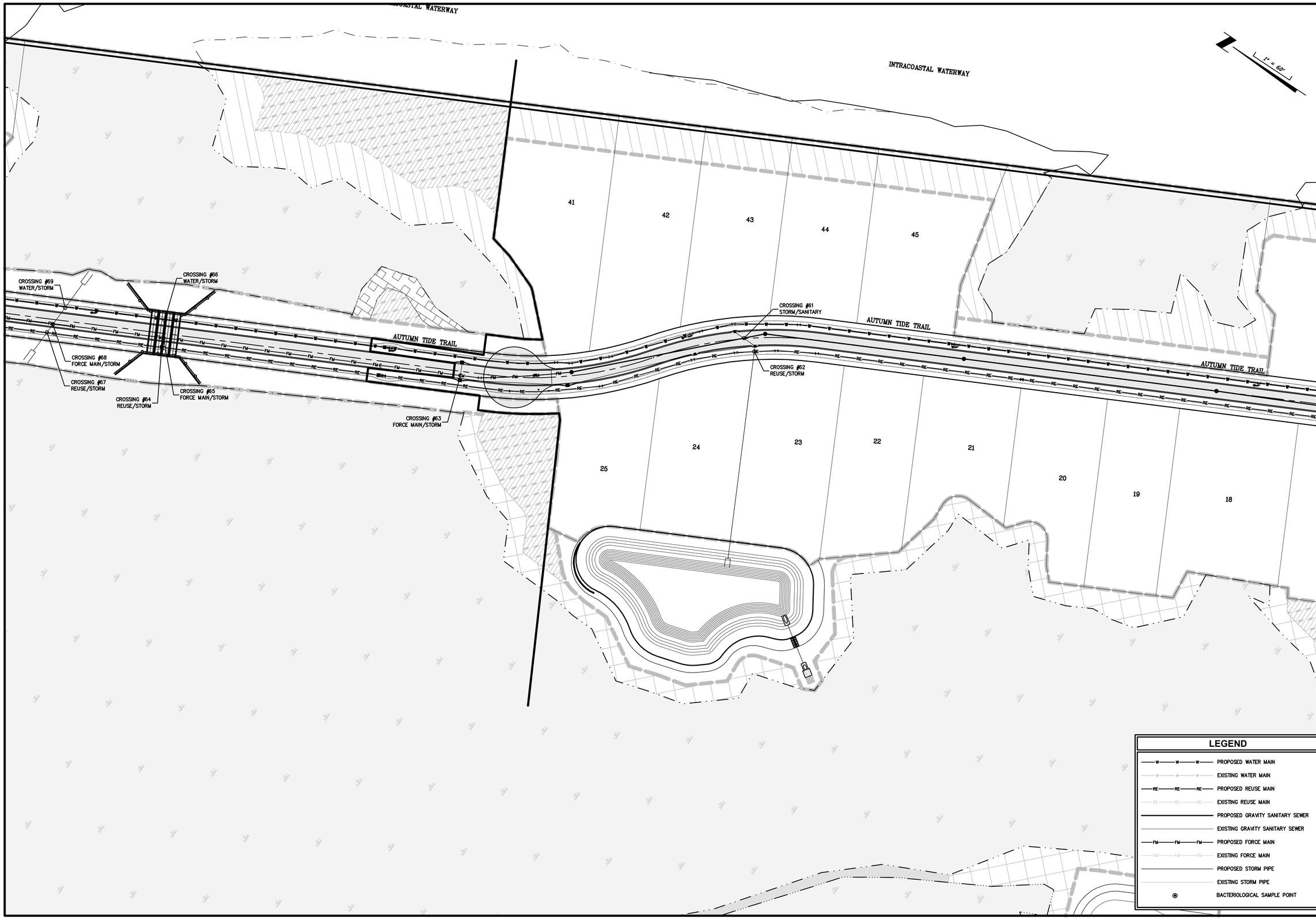
ETM
VISION • EXPERIENCE • RESULTS

UTILITY CROSSINGS

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
16D

t:\2018\18-155\LandDev\Design\Plots\18-155-Utility Crossings.dwg



PLANS PREPARED UNDER THE DIRECTION OF:

NICOLE BOLATTE, PE
P.E. NUMBER: 74921

PLOTTED: May 19, 2021 – 12:13 PM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

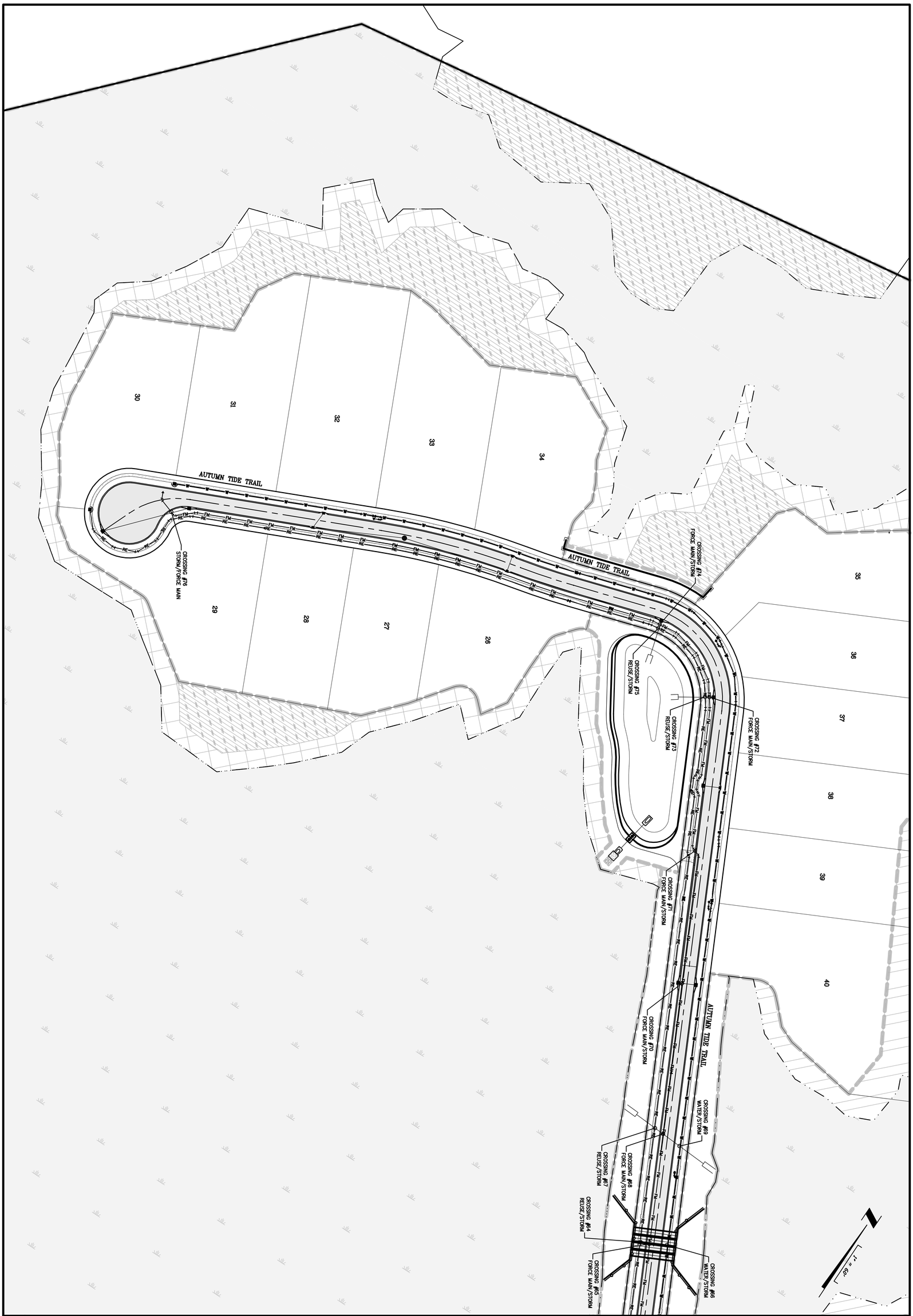
VISION • EXPERIENCE • RESULTS

UTILITY CROSSINGS

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
16E

t:\2018\18-155\LandDev\Design\Plots\18-155-Utility Crossings.dwg



DRAWING NUMBER
16F

UTILITY CROSSINGS

RIVER LANDING (F.K.A. TMV PH6-HYDRY)
FOR
HYDRY COMPANY, LLC

ETM
VISION ▪ EXPERIENCE ▪ RESULTS

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

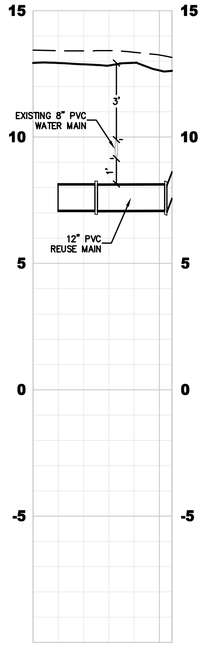
REVISIONS:

PLANS PREPARED UNDER THE DIRECTION OF:

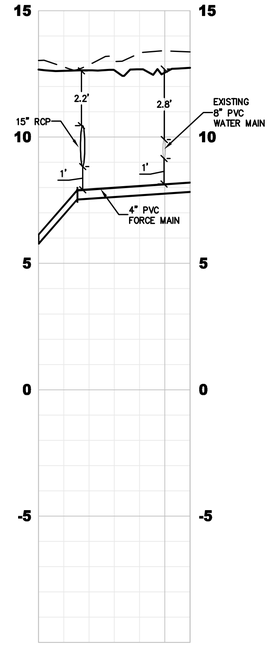
NICOLE BOLATETE, PE
P.E. NUMBER: 74921

t:\2018\18-155\LandDev\Design\Plots\18-155-Utility Crossings.dwg

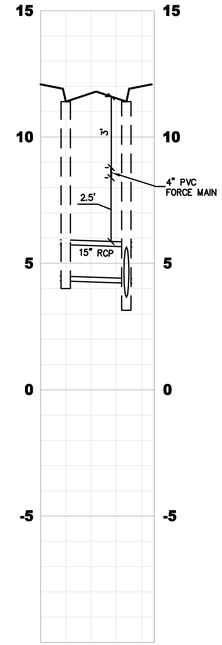
PLOTTED: May 19, 2021 – 12:14 PM, BY: CAD Test



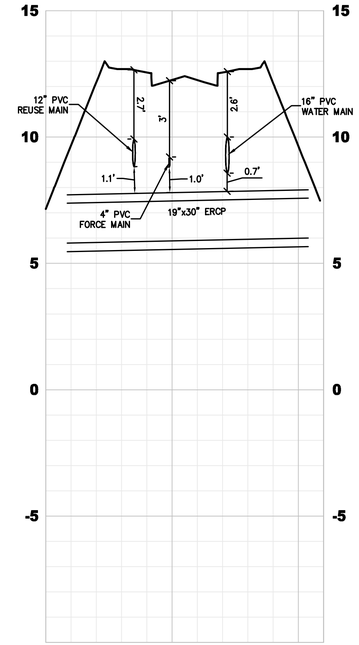
CROSSING 1
(0+00.00–0+55.00)



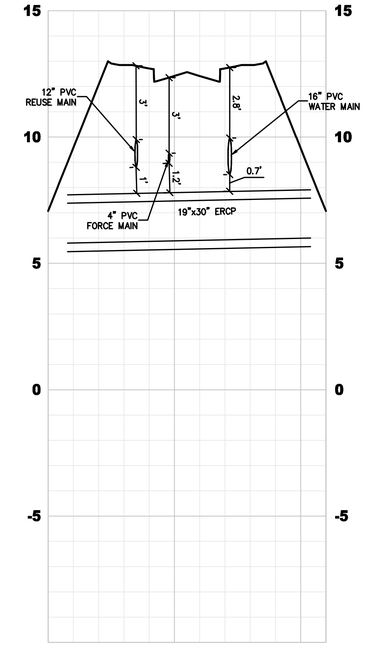
CROSSING 2
(0+00.00–0+60.00)



CROSSING 3
(0+00.00–0+45.00)

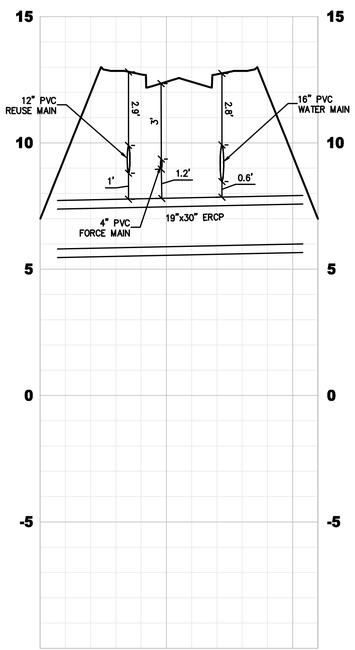


CROSSING 4-6
(0+00.00–1+10.00)

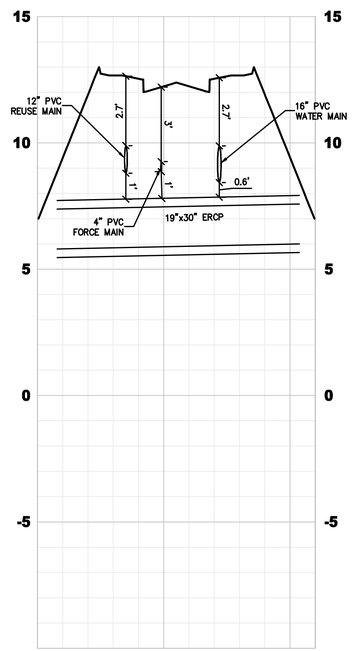


CROSSING 7-9
(0+00.00–1+10.00)

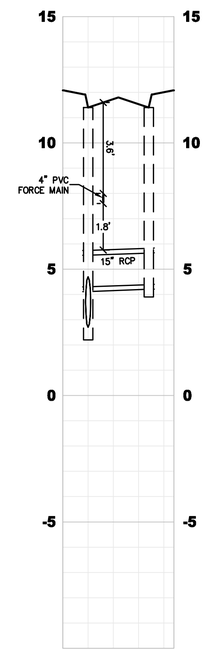
H. SCALE: 1"=30'
V. SCALE: 1"=3'



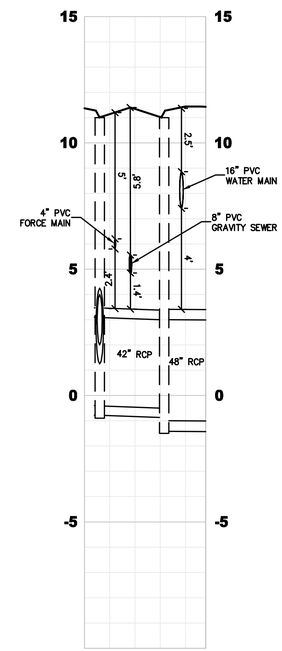
CROSSING 10-12
(0+00.00–1+10.00)



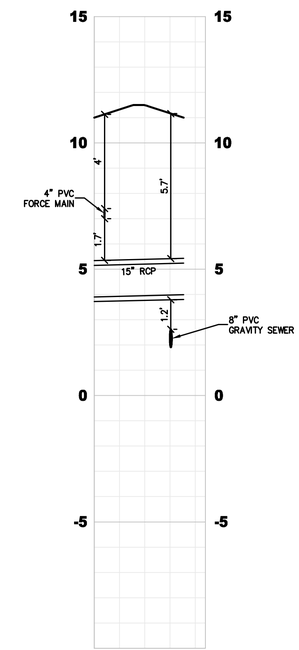
CROSSING 13-15
(0+00.00–1+10.00)



CROSSING 16
(0+00.00–0+44.00)



CROSSING 17-19
(0+00.00–0+48.00)



CROSSING 20-21
(0+00.00–0+44.00)

H. SCALE: 1"=30'
V. SCALE: 1"=3'

PLANS PREPARED UNDER THE DIRECTION OF:

NICOLE BOLATETE, PE
P.E. NUMBER: 74921

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 0000264 LC - 0000316

ETM
VISION • EXPERIENCE • RESULTS

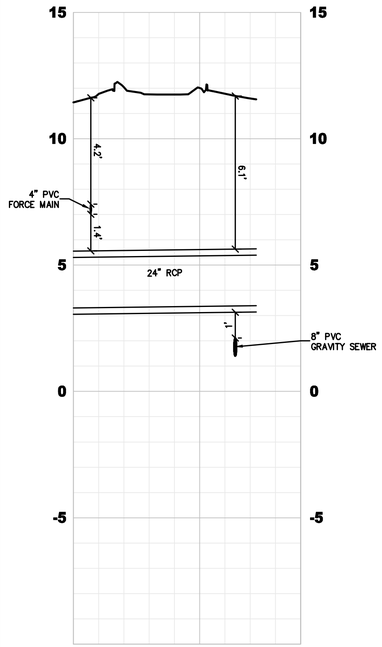
UTILITY CROSSINGS

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

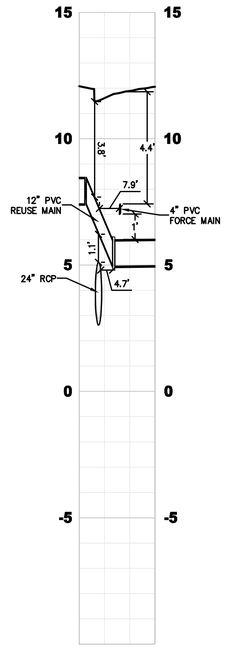
DRAWING NUMBER
16G

PLOTTED: May 19, 2021 – 12:14 PM, BY: CAD Test

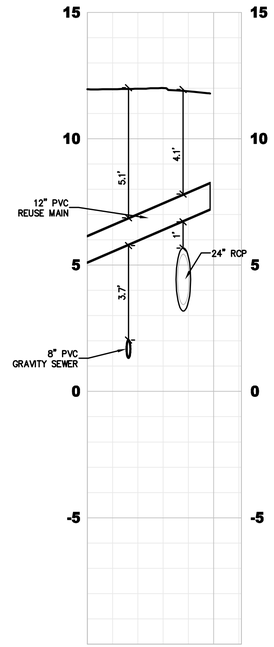
t:\2018\18-155\LandDev\Design\Plots\18-155-Utility Crossings.dwg



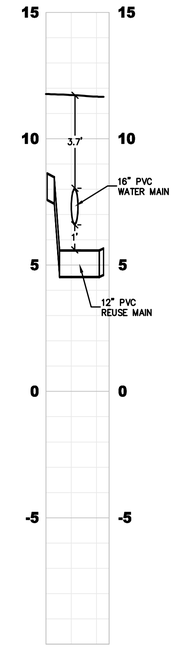
CROSSING 22-23
(0+00.00–0+90.00)



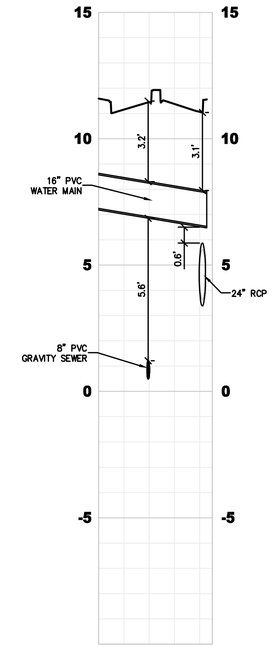
CROSSING 24 & 25
(0+00.00–0+30.00)



CROSSING 26 & 27
(0+00.00–0+61.00)

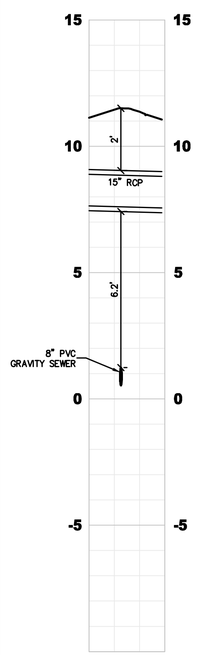


CROSSING 28
(0+00.00–0+25.00)

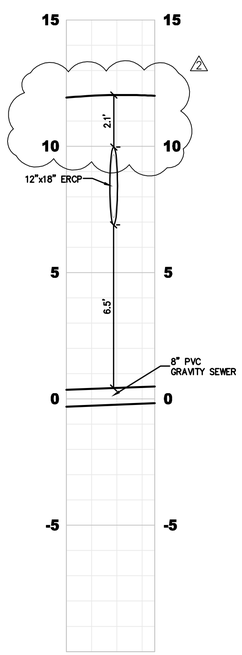


CROSSING 29 & 29A
(0+00.00–0+45.00)

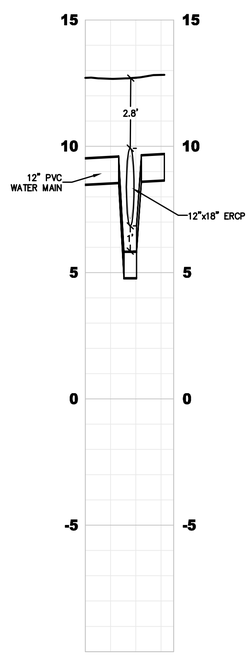
H. SCALE: 1"=30'
V. SCALE: 1"=3'



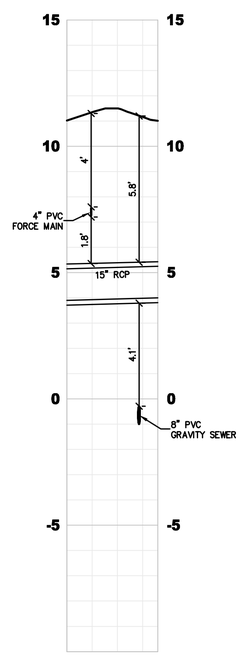
CROSSING 30
(0+00.00–0+30.00)



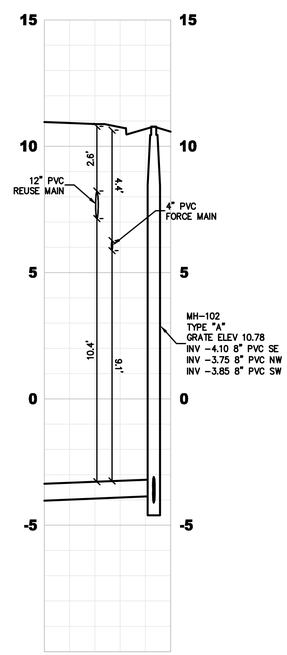
CROSSING 31
(0+00.00–0+35.00)



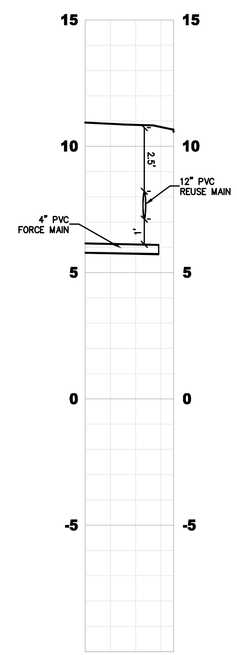
CROSSING 32
(0+00.00–0+35.00)



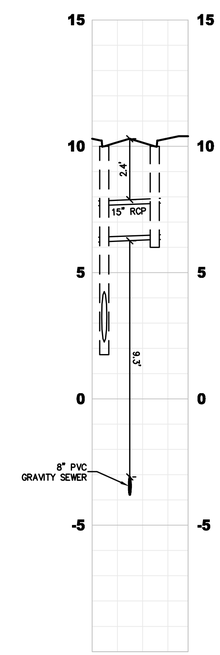
CROSSING 33 & 34
(0+00.00–0+36.00)



CROSSING 35 & 36
(0+00.00–0+50.00)



CROSSING 37
(0+00.00–0+35.00)



CROSSING 38
(0+00.00–0+38.00)

H. SCALE: 1"=30'
V. SCALE: 1"=3'

PLANS PREPARED UNDER THE DIRECTION OF:
NICOLE BOLATTE, PE
P.E. NUMBER: 74921

REVISIONS:
4/21/2021 REVISED GRADING

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316

ETM
VISION • EXPERIENCE • RESULTS

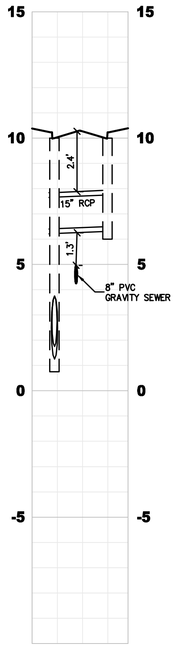
UTILITY CROSSINGS

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

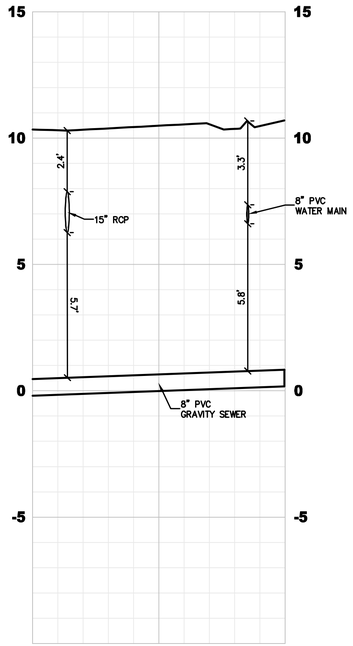
DRAWING NUMBER
16H

PLOTTED: May 19, 2021 – 12:14 PM, BY: CAD Test

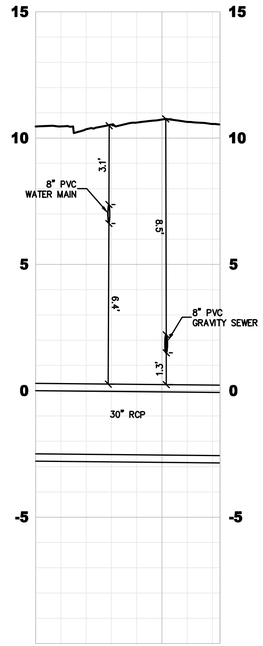
t:\2018\18-155\LandDev\Design\Plots\18-155-Utility Crossings.dwg



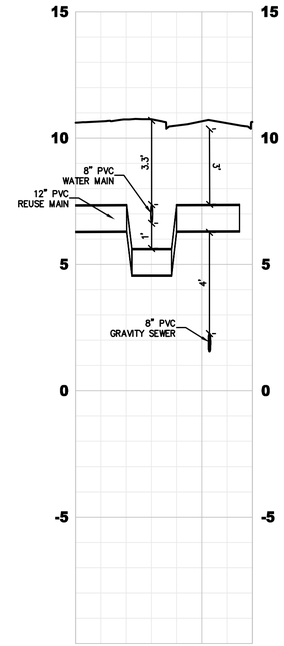
CROSSING 39
(0+00.00–0+38.00)



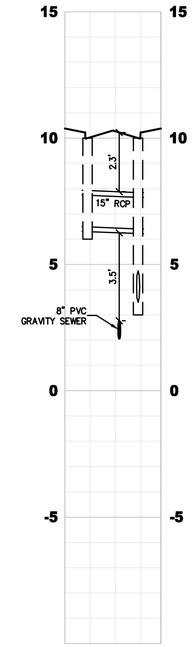
CROSSING 40 & 41
(0+00.00–1+00.00)



CROSSING 42 & 43
(0+00.00–0+73.00)

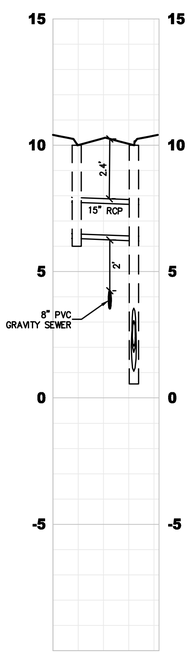


CROSSING 44 & 45
(0+00.00–0+70.00)

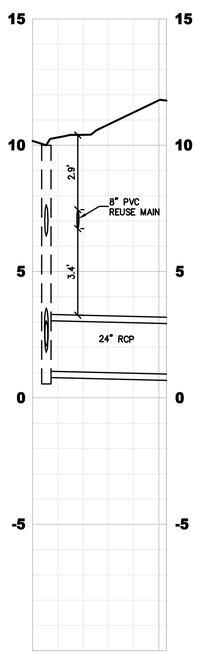


CROSSING 54
(0+00.00–0+38.00)

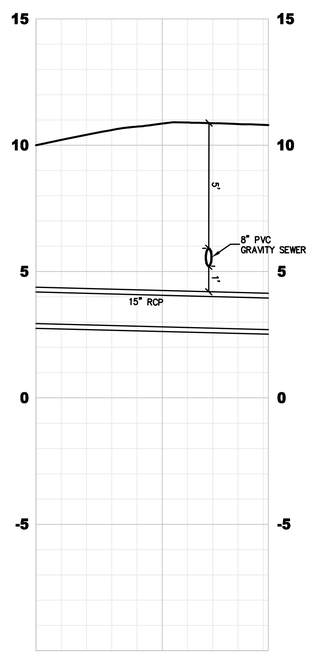
H. SCALE: 1"=30'
V. SCALE: 1"=3'



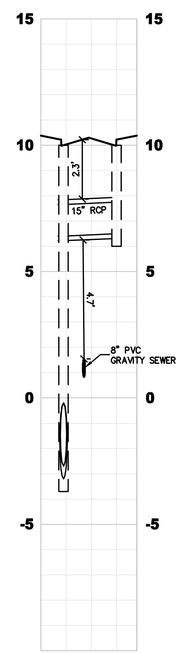
CROSSING 55
(0+00.00–0+42.00)



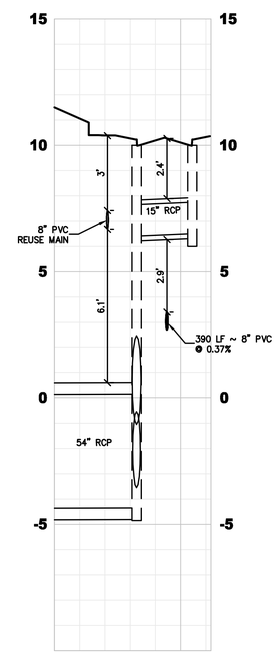
CROSSING 56
(0+00.00–0+53.00)



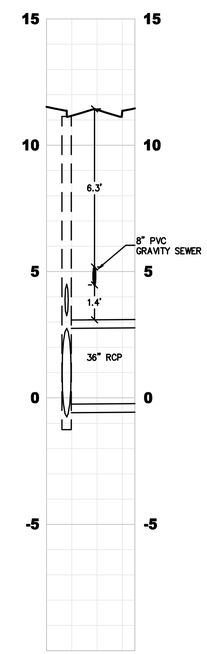
CROSSING 57
(0+00.00–0+92.00)



CROSSING 58
(0+00.00–0+38.00)



CROSSING 59 & 60
(0+00.00–0+62.00)



CROSSING 60A
(0+00.00–0+35.00)

H. SCALE: 1"=30'
V. SCALE: 1"=3'

PLANS PREPARED UNDER THE DIRECTION OF:

NICOLE BOLATETE, PE
P.E. NUMBER: 74921

PLOTTED: May 19, 2021 – 12:14 PM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

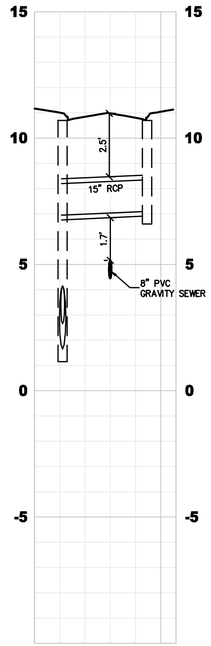
ETM
VISION • EXPERIENCE • RESULTS

UTILITY CROSSINGS

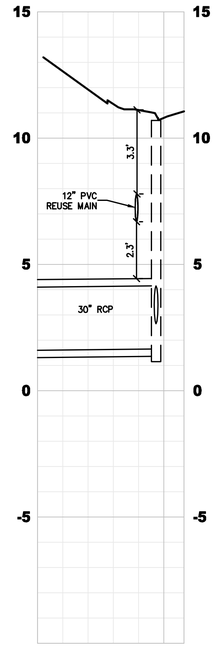
RIVER LANDING (F.K.A. TMV PH6-HYDRY)
FOR
HYDRY COMPANY, LLC

DRAWING NUMBER
16I

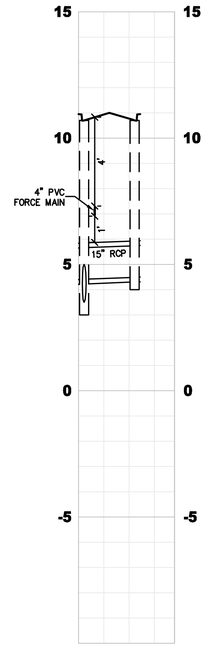
t:\2018\18-155\LandDev\Design\Plots\18-155-Utility Crossings.dwg



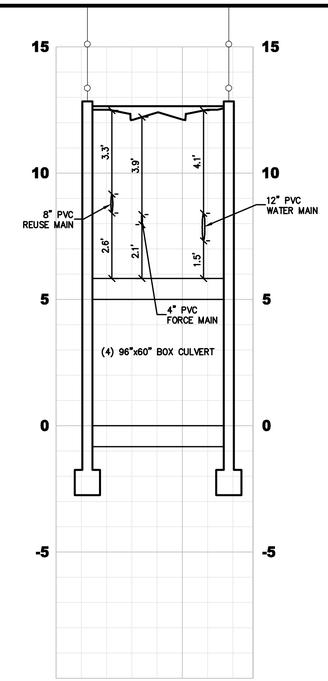
CROSSING 61
(0+00.00–0+56.00)



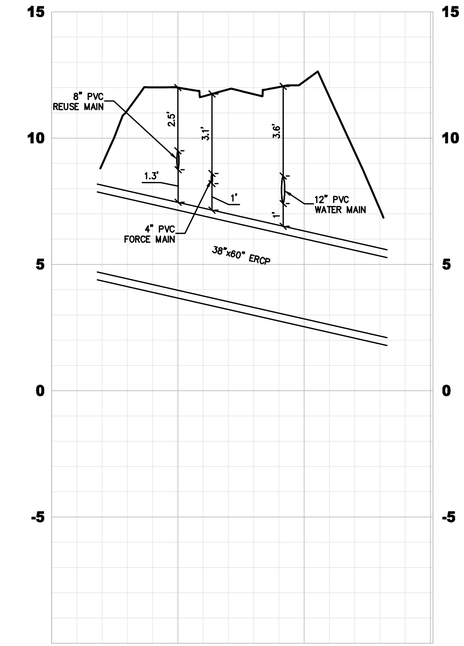
CROSSING 62
(0+00.00–0+58.00)



CROSSING 63
(0+00.00–0+38.00)

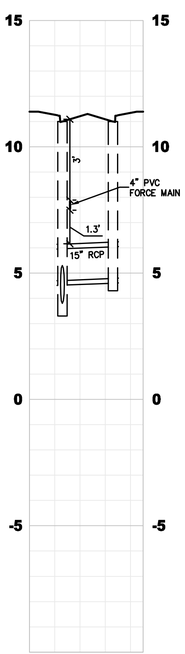


CROSSING 64-66
(0+00.00–0+78.00)

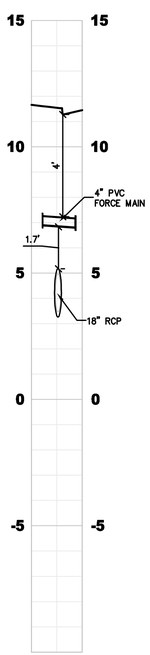


CROSSING 67-69
(0+00.00–1+51.00)

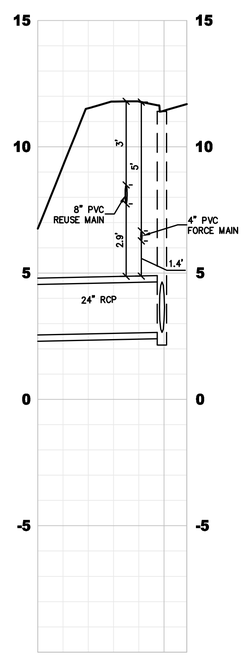
H. SCALE: 1"=30'
V. SCALE: 1"=3'



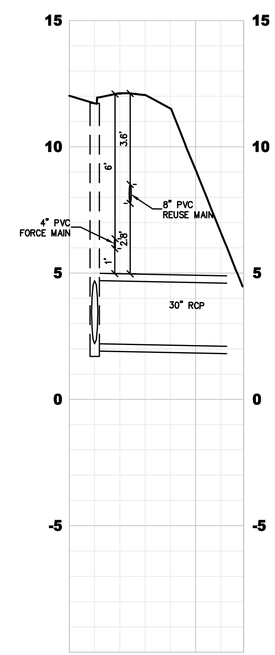
CROSSING 70
(0+00.00–0+45.00)



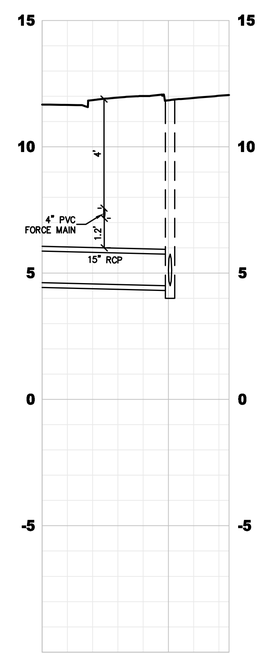
CROSSING 71
(0+00.00–0+20.07)



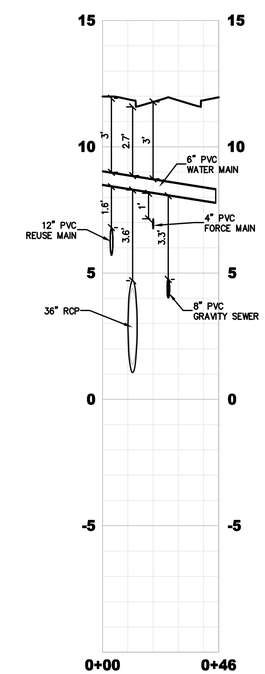
CROSSING 72 & 73
(0+00.00–0+59.00)



CROSSING 74 & 75
(0+00.00–0+69.00)



CROSSING 76
(0+00.00–0+74.00)



FIRE HYDRANT CROSSING
(0+00.00–0+46.00)

H. SCALE: 1"=30'
V. SCALE: 1"=3'

PLANS PREPARED UNDER THE DIRECTION OF:
NICOLE BOLATETE, PE
P.E. NUMBER: 74921

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

ETM
VISION • EXPERIENCE • RESULTS

UTILITY CROSSINGS

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
16J

PLOTTED: May 19, 2021 – 12:14 PM, BY: CAD Test

t:\2018\18-155\LandDev\Design\Plots\18-155-Utility Crossings.dwg

NOT APPLICABLE	APPLICABLE	
☐	☒	1. ALL ELEVATIONS ARE BASED ON U.S.C.&G.S. DATUM AND SHOWN IN FEET.
☐	☒	2. ELEVATIONS ARE BASED ON NGVD 1929.
☒	☐	3. LOCATION OF EXISTING UTILITIES OBTAINED BY SOFT DIG LOCATES WHERE SHOWN ON PLANS, OR INCLUDED WITH BID SPECS.
☐	☒	4. EXISTING WATER AND SEWER LINES ARE SHOWN AS PER FIELD LOCATES AND SUBDIVISION AS-BUILT PLANS.
☒	☐	5. UNDERGROUND UTILITIES WERE LOCATED UTILIZING GROUND PENETRATING RADAR (GPR) AND A DIGITAL LOCATOR. CONTRACTOR SHALL BE AWARE THAT IN SOME CASES UTILITIES HAVE BEEN LOCATED, AND SURVEY HAS BEEN COMPLETED ONLY ON ONE SIDE OF THE ROAD.
☐	☒	6. ALL PIPE LENGTHS SHOWN ON PLAN AND PROFILES ARE FROM CENTER TO CENTER OF MANHOLES, CATCH BASINS, INLETS ETC. OR ALONG THE CENTER LINE OF FORCE MAINS AND WATER MAINS.
☐	☒	7. INVERT ELEVATIONS SHOWN ON DRAWINGS REFER TO THE CENTERLINE OF MANHOLES, UNLESS OTHERWISE INDICATED.
☒	☐	8. THE LOCATION OF ALL EXISTING SEWER AND WATER SERVICE LINES MAY NOT BE INDICATED ON THESE PLANS. THE LOCATION OF NEW SERVICES SHALL BE VERIFIED IN THE FIELD.
☐	☒	BENCHMARK DATA: ***ROUND CONCRETE MONUMENT WITH DISK STAMPED "F 323 1970" LOCATED 31.5' ± SOUTHEAST OF THE CENTERLINE OF C.R. ROAD 210 AND 1.8 MILES ± NORTHEAST OF THE INTERSECTION OF U.S. HIGHWAY 1 AND C.R. ROAD 210. ELEVATION = 51.73 FEET. (N.G.V.D. 1929)***

SURVEY AND LOCATE DATA:

PERMIT REQUIREMENTS (NOT ALL INCLUSIVE):

☐	☒	1. CONTRACTOR TO OBTAIN ALL REQUIRED RIGHT-OF-WAY PERMITS.
☐	☒	2. CONTRACTOR SHALL NOT OPEN CUT STREETS IN THE PROJECT AREA UNLESS SPECIFICALLY SHOWN ON PLANS
☐	☒	3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CONSUMPTIVE USE PERMIT (C.U.P.) THROUGH THE ST. JOHNS WATER MANAGEMENT DISTRICT SHOULD DEWATERING ACTIVITIES BE REQUIRED.
☒	☐	4. THE DEPARTMENT OF TRANSPORTATION, RAILROAD COMPANIES AND C.O.J. ARE TO BE NOTIFIED IN ADVANCE OF CONSTRUCTION PER THEIR RESPECTIVE PERMIT CONDITIONS.
☐	☒	5. ALL WORK SHALL BE IN ACCORDANCE WITH BID DOCUMENTS, JEA WATER AND SEWER STANDARDS, DETAILS AND MATERIALS MANUAL, REV. 2018. AND CITY OF JACKSONVILLE STANDARD SPECIFICATIONS AND DETAILS AND ALL APPLICABLE STATE AND LOCAL REGULATIONS.
☐	☒	6. IF SOLVENT CONTAMINATION IS FOUND IN THE PIPE TRENCH, WORK SHALL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH APPROVAL OF THE PERMITTING AGENCY, DUCTILE IRON PIPE, FITTINGS AND SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE SHALL EXTEND AT LEAST 100 FEET BEYOND ANY SOLVENT NOTED.
☐	☒	7. THE CONTRACTOR SHALL NOTIFY APPLICABLE UTILITY CONTACT PERSONNEL NOT LESS THAN ONE WEEK PRIOR TO CONSTRUCTION OF FACILITIES IN THEIR RESPECTIVE AREAS.
☐	☒	8. TREE PROTECTION SHALL BE IN ACCORDANCE WITH JACKSONVILLE ORDINANCE CODE 656 AND/OR AS DETAILED ON SPECIFIC PLAN SHEETS. NO TRIMMING OF OVERHANGING TREE LIMBS WILL BE ALLOWED. USE SMALLER EQUIPMENT IF NECESSARY.
☒	☐	9. THE CONTRACTOR SHALL LOCATE THE DRAINAGE INLET STRUCTURES IN THE PROJECT AREA AND ERECT SEDIMENTATION CONTROL DEVICES AS NECESSARY PER THE CITY OF JACKSONVILLE STORMWATER POLLUTION PREVENTION PLAN.
☐	☒	10. CONTRACTOR TO COORDINATE WORK WITH OTHER UTILITIES DURING CONSTRUCTION.

EXISTING UTILITY PROTECTION:

1. IN ORDER TO REDUCE THE DISRUPTION AND COST OF UTILITY DAMAGES OCCURRING IN THE DUVAL COUNTY RIGHT-OF-WAY AND EASEMENTS, THE CONTRACTOR SHALL PREVENT DAMAGES TO EXISTING UTILITIES CAUSED BY HIS WORK THROUGH FIELD VERIFICATION OF THE LOCATION OF THE EXISTING UTILITIES. IN THE CASE OF OPEN EXCAVATION, VERIFICATION MAY BE PERFORMED DURING THE CONTRACTORS WORK. IN THE CASE OF DIRECTIONAL DRILLING, VERIFICATION SHALL TAKE PLACE PRIOR TO MOBILIZATION OF THE DRILLING EQUIPMENT.

2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES AS NEEDED TO AVOID CONTACT. EXISTING UTILITIES SHALL BE EXPOSED USING DETECTION EQUIPMENT OR OTHER ACCEPTABLE MEANS. SUCH METHODS MAY INCLUDE BUT SHALL NOT BE LIMITED TO "SOFT DIG" EQUIPMENT AND GROUND PENETRATING RADAR (GPR). THE EXCAVATOR SHALL BE HELD LIABLE FOR DAMAGES CAUSED TO THE CITY'S/JEA'S INFRASTRUCTURE AND THE EXISTING FACILITIES OF OTHER UTILITY COMPANIES.

3. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND AVOID ALL UTILITIES, OTHER STRUCTURES AND OBSTRUCTIONS BOTH ABOVE AND BELOW GROUND SURFACE. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S FAILURE TO COMPLY WITH THIS REQUIREMENT SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

RESTORATION NOTES:

1. THE CONTRACTOR SHALL EMPLOY A LAND SURVEYOR, REGISTERED IN THE STATE OF FLORIDA, TO REFERENCE AND RESTORE PROPERTY CORNERS AND LANDMARKS WHICH MAY BE DISTURBED BY CONSTRUCTION, KNOWN CORNER LOCATIONS ARE AVAILABLE FROM THE CITY OF JACKSONVILLE ENGINEERING DIVISION.

2. THE CONTRACTOR SHALL RESTORE/REPLACE ALL CULVERTS, HEADWALLS AND STORM DRAIN INLETS REMOVED OR DISTURBED BY THE CONSTRUCTION OPERATION.

3. TRAFFIC SIGNS AND PAVEMENT MARKINGS SHALL BE RESTORED TO THEIR PRE-CONSTRUCTION CONDITION IN ACCORDANCE WITH CITY OF JACKSONVILLE/FDOT STANDARD SPECIFICATIONS.

4. SIDEWALKS, DRIVEWAYS AND CURBING DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH JACKSONVILLE STANDARD SPECIFICATIONS. SIDEWALKS REMOVED AND REPLACED IN CURB AND GUTTER AREAS AT INTERSECTIONS SHALL HAVE HANDICAP RAMPS INSTALLED. DRIVEWAYS AND SIDEWALKS SHALL BE SAWCUT ALONG THE RIGHT-OF-WAY LINE OR NEAREST JOINT AND REMOVED AND REPLACED TO THE EDGE OF STREET.

5. GRASS SOD SHALL BE FURNISHED AND PLACED IN THE AREAS DISTURBED OR DAMAGED BY THE CONSTRUCTION OPERATION.

6. ALL PAVEMENT REPAIR SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSONVILLE/FDOT STANDARD DETAILS AND SPECIFICATIONS LATEST EDITION.

7. UNLESS OTHERWISE NOTED, REMOVE AND REPLACE EXISTING PAVEMENT AS PER C.O.J. CASE X (10) PAVEMENT REPLACEMENT DETAIL.

8. CONTRACTOR MUST MAINTAIN AND PRESERVE NEWLY GRADED AREAS AND REPAIR AREAS WHERE SETTLING AND EROSION HAVE OCCURRED.

UTILITY CONTACTS:

A. AT&T ~ GENERAL NUMBER — 904-519-2529
B. AT&T ~ ADAM DUGAN ~ NORTH DISTRICT — 904-781-0741
C. AT&T ~ BILL LAKE ~ SOUTH DISTRICT — 904-303-8754
D. CITY OF JACKSONVILLE ~ PUBLIC WORKS DEPT — 904-255-8762
E. CITY OF JACKSONVILLE ~ TRAFFIC OPERATIONS — 904-387-8861
F. FLORIDA DEPT. OF TRANSPORTATION — 904-360-5200
G. JEA ~ WATER COLLECTION & DISTRIBUTION ~ BOB ALLSBROOK — 904-665-7299
H. JEA ~ SEWER COLLECTION & DISTRIBUTION ~ BOB ALLSBROOK — 904-665-7299
I. JEA ~ GENERAL INFORMATION — 904-665-6000
J. JEA ~ PROJECT OUTREACH — 904-665-7500
K. JEA ~ POWER OUTAGES — 904-665-6000
L. JEA ~ SEWER PROBLEMS — 904-665-4802
M. JEA ~ WATER PROBLEMS — 904-665-4801
N. JEA ~ WATER & SEWER LOCATES — 904-665-8410
O. NASSAU COUNTY ~ PUBLIC WORKS ~ CHARLES HOUSTON — 904-491-7334
P. ST. JOHNS COUNTY ~ RIGHT-OF-WAY PERMITTING ~ RICK MAULDIN — 904-209-0134
Q. ST. JOHNS COUNTY ~ TRAFFIC SIGNALS ~ HANK MEIN — 904-209-0173
R. COMCAST ~ EMERGENCY HOTLINE — 904-380-6274
S. TECO/PEOPLES GAS ~ BEN MOBLEY — 904-545-8958
T. SUNSHINE ONE CALL — 811

NOT APPLICABLE	APPLICABLE	
☒	☐	1. CONTRACTOR TO REHABILITATE ALL MANHOLES ON PIPE BURST SEWERS VIA COATING/LINING PER JEA SPECIFICATION 446-2, UNLESS OTHERWISE NOTED ON THE PLANS.
☒	☐	2. CONTRACTOR TO RENEW, REHABILITATE, REPLACE OR REINSTALL AS APPLICABLE ALL SERVICE LATERALS TO R.O.W. LINE.
☐	☒	3. CONTRACTOR TO INSTALL SEWER SERVICE PIPING A MINIMUM OF 60 INCHES BELOW GRADE. WHERE NEW SANITARY SEWER MAIN IS LESS THAN 5 FEET DEEP, THE SEWER SERVICE PIPE SHALL BE INSTALLED AS DEEP AS POSSIBLE.
☒	☐	4. WHEN THE DISTANCE BETWEEN A POWER POLE AND THE TRENCH IS LESS THAN THE TRENCH DEPTH, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH JEA ELECTRICAL PERSONNEL TO SECURE POWER POLES. THE CONTACTS FOR JEA ARE AS FOLLOWS: NORTHSIDE-EAST of US-1 MIKE CORBITT @ 665-7991 (mobile 662-0635) NORTHSIDE-WEST of US-1 ANDY YEAGER @ 665-7998 (mobile 662-0622) NORTHSIDE-BACKUP ALAN AINSLEY @ 665-7303 (mobile 662-6557) SOUTHSIDE-SOUTH of BEACH BLVD. TOM KERNS @ 665-6847 (mobile 860-1687) SOUTHSIDE-NORTH of BEACH BLVD. DERYL BASFORD @ 665-6855 (mobile 662-0616) SOUTHSIDE-BACKUP EDDIE GALES @ 665-6855 (mobile 662-0616) A MINIMUM OF TWO (2) WORKING DAYS NOTICE IS REQUIRED FOR AN OUTSIDE MEETING WITH JEA ELECTRICAL TO DISCUSS THE REQUIRED WORK. ADDITIONAL TIME WILL BE REQUIRED BY JEA ELECTRICAL FOR ANY REQUIRED WORK TO BE ACCOMPLISHED.
☒	☐	5. ALL NEW STORM DRAIN PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.
☐	☒	6. THE DESIGN FOR THE PROJECT IS BASED UPON THE "OPEN-CUT" METHOD OF CONSTRUCTION. IF USING ALTERNATIVE MEANS OR METHODS, THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE STANDARDS FOR THAT MEANS OR METHOD.
☐	☒	7. THE CONTRACTOR SHALL MINIMIZE SERVICE INTERRUPTIONS AT SERVICE CONNECTIONS. THE MEANS AND METHODS SHALL BE LEFT TO THE DISCRETION OF THE CONTRACTOR, SUBJECT TO THE REQUIREMENTS OF THE CONTRACT SPECIFICATIONS. NO EXISTING ACTIVE SERVICE SHALL BE LEFT INTERRUPTED AT THE END OF THE WORK DAY.
☐	☒	8. CONTRACTOR SHALL PROVIDE ADDITIONAL CORPORATION STOPS FOR FILLING AND DRAINING PURPOSES DURING CONSTRUCTION AS NEEDED. CORPORATION STOPS ARE TO BE PLUGGED AND LEFT IN PLACE. INDICATE CORPORATION STOP LOCATIONS ON RECORD DRAWINGS (AS-BUILTS).
☐	☒	9. WATER AND SEWER SERVICES SHALL BE TRANSFERRED TO THE NEW MAIN UPON COMPLETION AND F.D.E.P./J.E.A. CERTIFICATION, AND PRIOR TO THE EXISTING MAINS BEING ABANDONED.
☒	☐	10. IF EXISTING VALVES ARE IN UNPAVED AREAS AND ARE TO BE TAKEN OUT OF SERVICE, THEY SHALL BE CLOSED AND THE VALVE BOX AND COVER SHALL BE REMOVED. IF THE VALVES ARE UNDER PAVED AREAS, THEY SHALL BE CLOSED, THE VALVE BOX GROUT FILLED AND THE COVER REMOVED.
☐	☒	11. CONTRACTOR SHALL REPLACE EXISTING WATER METER BOXES WHEN DEEMED NECESSARY BY THE JEA INSPECTOR.
☐	☒	12. CONTRACTOR TO PROVIDE ADDITIONAL DEPTH OF BURY VIA PIPE JOINT DEFLECTION TO ACCOMMODATE VALVE SELECTION PER JEA STANDARDS.
☒	☐	13. WATER METERS MAY REQUIRE RELOCATION FOR CONSTRUCTION, CONTRACTOR SHALL CONTACT JEA METER DEPARTMENT AND RELOCATE WATER METERS AS NECESSARY.
☐	☒	14. PRIOR TO COMMENCING ANY EXCAVATION OR GRADING, THE CONTRACTOR SHALL OBTAIN ALL GEOTECHNICAL AND TOPOGRAPHIC SURVEY DATA AND LOCATIONS OF ABOVE GROUND AND UNDERGROUND UTILITIES. SHOULD THE CONTRACTOR DISCOVER ANY INACCURACIES, ERRORS OR OMISSIONS IN THE SURVEY DATA, HE SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER IN ORDER THAT PROPER ADJUSTMENTS CAN BE ANTICIPATED AND ORDERED.
☒	☐	15. SHEET PILING WILL BE REQUIRED ON ALL EXCAVATIONS DEEPER THAN 16 FEET.

INSTALLATION NOTES:

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY THE J.E.A. WE TAKE NO EXCEPTION TO THE DESIGN

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TELEPHONE: (904) 642-1040
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

NO.	BY	DATE	REVISIONS
6.			
5.			
4.			
3.			
2.			
1.			

DESIGN ENGINEER: NICOLE BOLATETE, PE
FLORIDA REGISTRATION NO. 74921

DESIGNER:
DRAWN BY:
DATE:
CHECKED BY:
DATE:

JEA Building Community

JEA STANDARD
GENERAL NOTES LEGEND, AND SHEET INDEX
RIVER LANDING (F.K.A. TMV PH6-HYDRY)

PROJ. NO. 18-155
DATE: JANUARY 2017
SCALE: AS NOTED

NO. SHEETS 5
SHEET NO. 5
DRAWING NO. 17A

T:\2018\18-155\LandDev\Design\Plots\JEA Details\JEA_Title_Sheets_2017_18-155.dwg Current Layout Tab = 17A Wed May 19, 2021 - 12:15
t:\2018\18-155\LandDev\Design\Plots\JEA Details\JEA_Title_Sheets_2017_18-155.dwg PLOTTED: May. 19, 21 - 12:15 PM, BY: CAD Test

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

	PROPOSED UTILITY											
	POTABLE WATER			WASTEWATER GRAVITY AND FORCE MAIN			RECLAIMED WATER			VACUUM SEWERS		
CONFLICTING UTILITY	HORIZ.	VERT.	JOINT SPACING*	HORIZ.	VERT.	JOINT SPACING*	HORIZ.	VERT.	JOINT SPACING*	HORIZ.	VERT.	JOINT SPACING*
POTABLE WATER	3' NOTE 1	12"	3' NOTE 2	6' to 10'	12" NOTE 5	6' NOTE 2	3'	12"	6' NOTE 2	3' to 10'	12"	3' NOTE 2
RECLAIMED WATER	3'	12"	6' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3'	12"	6' NOTE 2	3' NOTE 1	12"	3' NOTE 2
WASTEWATER (GRAVITY AND FORCE MAIN)	6' to 10'	12"	6' NOTE 2	3' NOTE 1	12"	6"	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2
VACUUM SEWERS	3' to 10'	12"	3' NOTE 2	3' NOTE 1	12"	6"	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2
RIGHT OF WAYS	3' NOTE 1	N/A	N/A	3' NOTE 1	N/A	N/A	3' NOTE 1	N/A	N/A	3' NOTE 1	N/A	N/A
PERMANENT STRUCTURES (SIGNS, POLES, ETC.)	3' NOTE 1	N/A	N/A	3' NOTE 1	N/A	N/A	3' NOTE 1	N/A	N/A	3' NOTE 1	N/A	N/A
STORM SEWERS	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2
GAS	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2
TREES	3'-6' NOTE 6	N/A	N/A	3'-6' NOTE 6	N/A	N/A	3'-6' NOTE 6	N/A	N/A	3'-6' NOTE 6	N/A	N/A
ALL OTHER UTILITIES	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2

NOTES:

1. THIS SEPARATION REQUIREMENT IS TO PROVIDE ACCESSIBILITY FOR CONSTRUCTION AND MAINTENANCE. THREE FEET OF HORIZONTAL SEPARATION IS THE MINIMUM FOR PIPES WITH THREE FEET OF COVER. FOR PIPES INSTALLED AT GREATER DEPTH, PROVIDE AN ADDITIONAL FOOT OF SEPARATION FOR EACH ADDITIONAL FOOT OF DEPTH.
2. THE MINIMUM JOINT SPACING REQUIRED FROM CROSSING FROM OTHER UTILITIES WHILE STILL MAINTAINING MINIMUM VERTICAL SEPARATION.
3. DISTANCES GIVEN ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
4. NO WATER PIPE SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF SANITARY OR STORM WATER MANHOLE OR STRUCTURES.
5. WATER MAIN SHOULD CROSS ABOVE OTHER PIPES WHENEVER POSSIBLE. WHEN WATER MAIN MUST BE BELOW OTHER UTILITY PIPING, THE MINIMUM SEPARATION SHALL BE 12 INCHES.
6. REFER TO POTABLE WATER PIPING- SECTION 350, III.4.11.

SEPARATION REQUIREMENTS FOR WATER, WASTEWATER AND RECLAIMED WATER MAINS

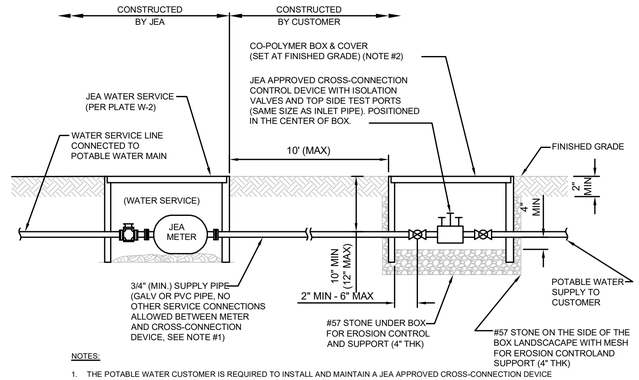
JANUARY 2019 PLATE W-10

WATER MAIN AND NON-WATER MAIN SEPARATION REQUIREMENTS - NOTES

1. IT IS REQUIRED THAT "WATER MAINS" BE INSTALLED, CLEANED, DISINFECTED AND HAVE A SATISFACTORY BACTERIOLOGICAL SURVEY PERFORMED IN ACCORDANCE WITH THE LATEST APPLICABLE AWWA STANDARDS, CHAPTER 62-555, F.A.C. AND LATEST JEA WATER AND SEWER STANDARDS. FOR THE PURPOSE OF THIS SECTION, THE PHRASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER; FIRE HYDRANT LEADS; AND SERVICE LINES THAT HAVE AN INSIDE DIAMETER OF THREE (3) INCHES OR GREATER. IN ADDITION, THE PHRASE "RECLAIMED WATER" REFERS TO THE WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
2. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE (3) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER.
3. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX (6) FEET, AND PREFERABLY TEN (10) FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS MAY BE REDUCED TO THREE (3) FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX (6) INCHES ABOVE THE TOP OF THE SEWER (SPECIAL CASE).
4. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING 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 SIX (6) INCHES, AND PREFERABLE TWELVE (12) INCHES, ABOVE OR AT LEAST TWELVE (12) INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
5. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS A LEAST TWELVE (12) INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
6. AT THE UTILITY CROSSINGS DESCRIBED IN NOTES 4 AND 5 ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE (3) FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER, AND AT LEAST SIX (6) FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINE CONVEYING RECLAIMED WATER.
7. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SO THAT THE HYDRANTS ARE AT LEAST THREE (3) FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER; AT LEAST THREE (3) FEET, AND PREFERABLY TEN (10) FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX (6) FEET, AND PREFERABLY TEN (10) FEET, FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER OR WASTEWATER FORCE MAIN.
8. WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN THE OTHER PIPELINE, THE CONTRACTOR SHALL CONSULT THE DESIGN ENGINEER TO OBTAIN APPROVAL OF ANY ALTERNATIVE CONSTRUCTION METHODS, PRIOR TO CONSTRUCTION.

NOTES ON UTILITY SEPARATION REQUIREMENTS

JANUARY 2019 PLATE W-11

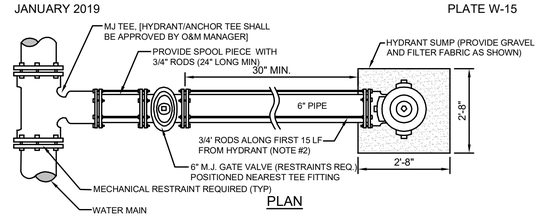


NOTES:

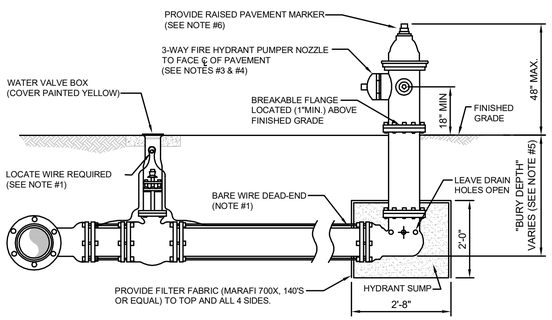
1. THE POTABLE WATER CUSTOMER IS REQUIRED TO INSTALL AND MAINTAIN A JEA APPROVED CROSS-CONNECTION DEVICE ON THEIR POTABLE WATER SERVICE LINE. OPERATION AND MAINTENANCE OF THIS CROSS-CONNECTION DEVICE SHALL COMPLY WITH JEA'S CROSS-CONNECTION CONTROL PROGRAM AND ASSOCIATED OPERATIONS POLICIES. ALL REDUCED PRESSURE ASSEMBLIES SHALL BE MOUNTED ABOVE GRADE.
2. ONLY DOUBLE CHECK VALVE ASSEMBLIES MAY BE INSTALLED BELOW GROUND. THESE DEVICES MAY BE INSTALLED IN A TYPICAL 1" (CO-POLYMER) METER BOX WITH SOLID LID (GENERIC LID WITH NO "JEA" LOGO, SEE ALSO W-3). THE SIZE OF BOX SHALL BE 12"x20", AT A MINIMUM. IT SHALL BE NOTED THAT IF THE HIGH MEAN GROUND WATER LEVEL FALLS INSIDE THIS BOX, THEN THE CROSS-CONNECTION CONTROL DEVICE MUST BE INSTALLED ABOVE GROUND. ACCEPTABLE DOUBLE CHECK VALVE ASSEMBLIES (BRONZE BODY WITH TWO CHECK VALVES, TWO BALL VALVES AND UNION CONNECTIONS BETWEEN BALL VALVES AND THE DEVICE). INCLUDE: WATTS U007MQQT, WILKINS 950XLTU OR JEA APPROVED EQUAL.
3. BACKFLOW PREVENTION DEVICES REQUIRED WHEN:
   IRRIGATION SYSTEMS - REQUIRED ON IRRIGATION SYSTEMS AT THE CONNECTION TO POTABLE SYATEM
   RESIDENTIAL SYSTEMS - REQUIRED ON WATER SERVICE IF RECLAIMED SERVICE WATER AVAILABLE TO SITE
   COMMERCIAL SITES - REQUIRED ON ALL WATER SERVICES
   INDUSTRIAL SITES - REQUIRED ON BOTH WATER AND RECLAIMED SERVICE ON, WATER SERVICE EVEN IF NO RECLAIMED
4. JEA IRRIGATION SERVICE CONNECTIONS REQUIRE ABOVE GRADE REDUCED PRESSURE BACKFLOW PREVENTERS. (SEE PLATE W-15A)

RECLAIM CROSS CONNECTION CONTROL DEVICE

JANUARY 2019 PLATE W-15



PLAN



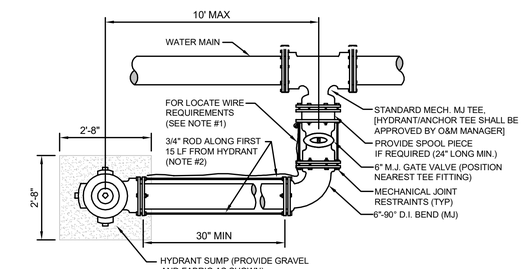
SECTION

NOTES:

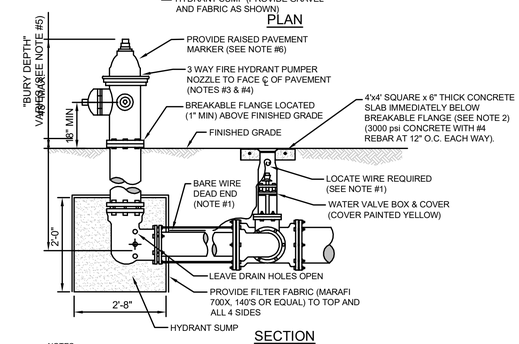
1. LOCATE WIRE SHALL BE ROUTED FROM THE VALVE TO THE HYDRANT AS SHOWN ABOVE. THE END OF THE WIRE SHALL BE SECURED TO THE PIPE MAIN. SEE SECTION 350, LOCATE WIRE INSTALLATION PARAGRAPH.
2. FIRE HYDRANTS SHALL BE INSTALLED BETWEEN BACK OF CURB AND FACE OF SIDEWALK AND NOT WITHIN SWALE/DITCH AREAS. THE DISTANCE RANGE FROM EDGE OF ADJACENT PAVEMENT, BACK OF CURB AND FACE OF SIDEWALK SHALL BE IN COMPLIANCE WITH LOCAL COUNTY FIRE DEPARTMENT RULES AND AS APPROVED BY JEA AND APPLICABLE PERMITTING AGENCIES. DISTANCE SHALL BE MEASURED TO THE CLOSEST PART OF THE FIRE HYDRANT (I.E. THE PUMPER NOZZLE). THE MAXIMUM DISTANCE (BACK OF CURB) SHALL BE IN COMPLIANCE WITH LOCAL COUNTY FIRE DEPARTMENT RULES AND AS APPROVED BY JEA. FOR OTHER LOCATION LIMITATIONS SEE PLATES W-10 AND W-11. IF PIPING BETWEEN TEE AND HYDRANT IS LONGER THAN 80 LF, AN ADDITIONAL 6" GATE VALVE IS REQUIRED AT THE HYDRANT LOCATION (PROVIDE 30" SEPARATION). ALL PIPING, VALVES AND FITTINGS ALONG THE HYDRANT BRANCH MAIN WHICH IS WITHIN 15 LF OF THE HYDRANT SHALL BE RESTRAINED UTILIZING ONLY TWO 3/4" DIA (THREADED ENDS) STEEL RODS AND EYE BOLTS (NO JOINT RESTRAINT DEVICES REQUIRED). A SPLIT SERRATED RING WITH RESTRAINT EARS (EBAA 15 PF06 or EQUAL) MAYBE USED IN THIS ASSEMBLY. ALL OTHER JOINTS ALONG THE HYDRANT BRANCH MAIN OUTSIDE OF THE FIRST 15 LF SHALL INCLUDE JOINT RESTRAINTS.
3. OPERATION OF THE FIRE HYDRANT SHALL BE EITHER FULL OPEN POSITION OR TOTALLY CLOSED POSITION. THE HYDRANT SHALL NOT BE UTILIZED TO THROTTLE OUTLET FLOW.
4. PRIOR TO PROJECT FINAL INSPECTION, THE HYDRANT AND ALL ABOVE GROUND PIPING SHALL BE RE-OILED, GREASED AND REPAINTED (RUS- KIL ENAMEL-INTERNATIONAL YELLOW OR EQUAL). PRIVATELY OWNED AND MAINTAINED FIRE HYDRANTS SHALL BE PAINTED RED.
5. FIRE HYDRANTS SHALL BE ORDERED WITH PROPER "BURY DEPTH" TO MEET ACTUAL FIELD CONDITIONS. THIS IS ESPECIALLY IMPORTANT FOR BRANCH LINES WHICH TEE-OFF A 12" OR LARGER WATER MAIN. UNLESS APPROVED OTHERWISE BY JEA, THE INSTALLATION OF (45°) BENDS IS NOT ACCEPTABLE WHEN UTILIZED TO CORRECT AN IMPROPERLY FURNISHED HYDRANT. THE USE OF HYDRANT EXTENSIONS SHOULD BE MINIMIZED.
6. BLUE REFLECTIVE MARKERS SHALL BE INSTALLED IN SUCH A MANNER THAT THE REFLECTIVE FACE OF THE MARKER IS PERPENDICULAR TO A LINE PARALLEL TO THE ROADWAY CENTERLINE. THE BLUE REFLECTIVE MARKERS SHALL BE PLACED IN THE CENTER OF THE TRAVEL LANE, DIRECTLY ACROSS FROM AND ADJACENT TO EACH FIRE HYDRANT.

FIRE HYDRANT INSTALLATION USING MECHANICAL JOINT TEE

JANUARY 2019 PLATE W-13



PLAN



SECTION

NOTES:

1. LOCATE WIRE SHALL BE ROUTED FROM THE VALVE TO THE HYDRANT AS SHOWN ABOVE. THE END OF THE WIRE SHALL BE SECURED TO THE PIPE MAIN. SEE SECTION 350, LOCATE WIRE INSTALLATION PARAGRAPH.
2. FIRE HYDRANTS SHALL BE INSTALLED BETWEEN BACK OF CURB AND FACE OF SIDEWALK. ALL HYDRANTS SHALL BE LOCATED NO LESS THAN THREE (3) FEET FROM THE EDGE OF PAVEMENT OR BACK OF CURB OF THE ADJACENT ROADWAY AND NO LESS THAN THREE (3) FEET FROM ANY PHYSICAL FEATURE WHICH MAY OBSTRUCT ACCESS OR VIEW OF ANY HYDRANT UNLESS OTHERWISE APPROVED BY THE JEA. THE MAXIMUM DISTANCE (BACK OF CURB) SHALL BE IN COMPLIANCE WITH LOCAL COUNTY FIRE DEPARTMENT RULES AND AS APPROVED BY JEA. FOR OTHER LOCATION LIMITATIONS SEE PLATES W-10 AND W-11. IF PIPING BETWEEN TEE AND HYDRANT IS LONGER THAN 80 LF, AN ADDITIONAL 6" GATE VALVE IS REQUIRED AT THE HYDRANT LOCATION (PROVIDE 30" SEPARATION). ALL PIPING, VALVES AND FITTINGS ALONG THE HYDRANT BRANCH MAIN WHICH IS WITHIN 15 LF OF THE HYDRANT SHALL BE RESTRAINED UTILIZING ONLY TWO 3/4" DIA (THREADED ENDS) STEEL RODS AND EYE BOLTS (NO JOINT RESTRAINT DEVICES REQUIRED). A SPLIT SERRATED RING WITH RESTRAINT EARS (EBAA 15 PF06 or EQUAL) MAYBE USED IN THIS ASSEMBLY. ALL OTHER JOINTS ALONG THE HYDRANT BRANCH MAIN OUTSIDE OF THE FIRST 15 LF SHALL INCLUDE JOINT RESTRAINTS.
3. OPERATION OF THE FIRE HYDRANT SHALL BE EITHER FULL OPEN POSITION OR TOTALLY CLOSED POSITION. THE HYDRANT SHALL NOT BE UTILIZED TO THROTTLE OUTLET FLOW.
4. PRIOR TO PROJECT FINAL INSPECTION, THE HYDRANT AND ALL ABOVE GROUND PIPING SHALL BE RE-OILED, GREASED AND REPAINTED (RUS- KIL ENAMEL-INTERNATIONAL YELLOW OR EQUAL). PRIVATELY OWNED AND MAINTAINED FIRE HYDRANTS SHALL BE PAINTED RED.
5. FIRE HYDRANTS SHALL BE ORDERED WITH PROPER "BURY DEPTH" TO MEET ACTUAL FIELD CONDITIONS. THIS IS ESPECIALLY IMPORTANT FOR BRANCH LINES WHICH TEE-OFF A 12" OR LARGER WATER MAIN. UNLESS APPROVED OTHERWISE BY JEA, THE INSTALLATION OF (45°) BENDS IS NOT ACCEPTABLE WHEN UTILIZED TO CORRECT AN IMPROPERLY FURNISHED HYDRANT. THE USE OF HYDRANT EXTENSIONS SHOULD BE MINIMIZED.
6. BLUE REFLECTIVE MARKERS SHALL BE INSTALLED IN SUCH A MANNER THAT THE REFLECTIVE FACE OF THE MARKER IS PERPENDICULAR TO A LINE PARALLEL TO THE ROADWAY CENTERLINE. THE BLUE REFLECTIVE MARKERS SHALL BE PLACED IN THE CENTER OF THE TRAVEL LANE, DIRECTLY ACROSS FROM AND ADJACENT TO EACH FIRE HYDRANT.

FIRE HYDRANT INSTALLATION LIMITED SPACE

JANUARY 2019 PLATE W-14

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
VISION • EXPERIENCE • RESULTS
CA - 00002594 LC - 0000316

NO.	BY	DATE	REVISIONS
4.			
3.			
2.			
1.			

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY THE J.E.A. WE TAKE NO EXCEPTION TO THE DESIGN

DESIGN ENGINEER
NICOLE BOLATETE, PE
FLORIDA REGISTRATION NO. 74921

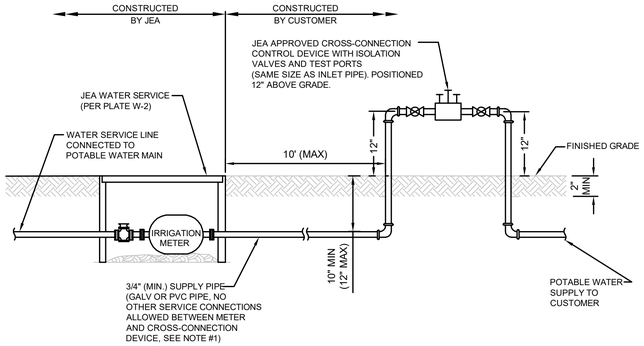
DESIGNER:
DRAWN BY:
DATE:
CHECKED BY:
DATE:

JEA Building Community

JEA STANDARD
WATER MAIN DETAILS
RIVER LANDING (F.K.A. TMV PH6-HYDRY)

NO. SHEETS 5
SHEET NO. 1
DRAWING NO. 17B
PROJ. NO. 18-155
DATE: JANUARY 2019
SCALE: AS NOTED

T:\2018\18-155\LandDev\Design\Plots\JEA Details\JEA_Wat-Reuse Details_2019_18-155.dwg Current Layout Tab = 17B Wed May 19, 2021 - 12:15



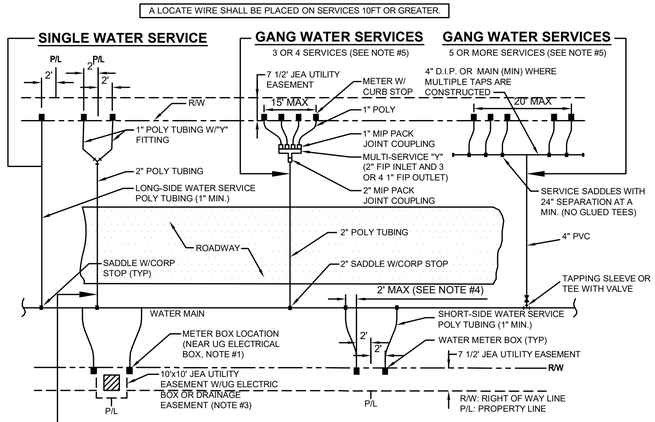
NOTES:

1. WATER SERVICE CONNECTIONS REQUIRE ABOVE GRADE REDUCED PRESSURE BACKFLOW PREVENTERS. (SEE PLATE W-15)
2. BACKFLOW PREVENTION DEVICES REQUIRED WHEN:
   IRRIGATION SYSTEMS - REQUIRED ON IRRIGATION SYSTEMS AT THE CONNECTION TO POTABLE SYSTEM
   RESIDENTIAL SYSTEMS - REQUIRED ON WATER SERVICE IF RECLAIMED SERVICE WATER AVAILABLE TO SITE
   COMMERCIAL SITES - REQUIRED ON ALL WATER SERVICES
   INDUSTRIAL SITES - REQUIRED ON BOTH WATER AND RECLAIMED SERVICE CONNECTIONS.
3. RESIDENTIAL IRRIGATION SERVICES MAY UTILIZE AN ALTERNATE BACKFLOW PREVENTER LOCATION IF THE FOLLOWING CONDITIONS EXITS:
   3.a. CUSTOMER HAS SUBMITTED A COMPLETED "CUSTOMER AFFIDAVIT" FORM AND
   3.b. THERE ARE NO ADDITIONAL CONNECTIONS BETWEEN THE METER AND THE BACKFLOW PREVENTER, AND
   3.c. THE ALTERNATE BACKFLOW LOCATION IS EASILY ACCESSIBLE TO JEA AND BACKFLOW TESTERS.

CROSS CONNECTION CONTROL DEVICE

JANUARY 2019 — JEA IRRIGATION SERVICE CONNECTIONS — PLATE W-15A

A LOCATE WIRE SHALL BE PLACED ON SERVICES 10FT OR GREATER.



DOUBLE 1" WATER SERVICE

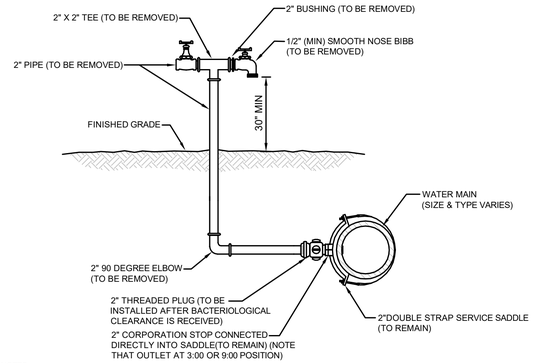
(SEE NOTE #6)

NOTES :

1. THE SKETCHES ABOVE INDICATE TYPICAL WATER SERVICE AND METER BOX LOCATIONS. ACTUAL LOCATIONS OF BOXES MAY VARY SLIGHTLY ACCORDING TO FIELD CONDITIONS ENCOUNTERED. TYPICALLY, THE METER BOX SHALL LOCATED AT THE R/W LINE BUT INSIDE THE 7 1/2' ELECTRIC EASEMENT.
2. UNLESS SPECIFIED OTHERWISE BY THE APPLICABLE COUNTY (NASSAU, CLAY OR ST. JOHNS COUNTY), THE METER BOX SHALL BE LOCATED IN THE JEA 7 1/2' UTILITY EASEMENT, AND TWO FEET INSIDE OF THE PROLONGATION OF ONE OF THE SIDE PROPERTY LINES. IF A CONFLICT EXISTS WITH OTHER UTILITIES, THE METER BOX MAY BE ADJUSTED TO FOUR FEET (MAX.) INSIDE PROPERTY LINES (IN LIEU OF TWO FEET). UNLESS APPROVED OTHERWISE BY JEA, THE WATER METER BOX SHALL BE LOCATED IN NON-TRAFFIC AREAS (NOT IN SIDEWALKS OR DRIVEWAYS). IF THE METER BOX IS APPROVED BY JEA TO BE LOCATED IN A DRIVEWAY OR SIDEWALK, THEN THE CONSTRUCTION SHALL MEET STANDARD DETAIL NUMBERS W-3&4, AT A MINIMUM (SEE W-3 AND W-4 FOR THE REQUIREMENTS OF SPECIAL ORDER POLYMER BOX AND TOP) . SET TOP OF BOX AT FINISHED GRADE. IF AN UNAPPROVED METER BOX IS IDENTIFIED BY JEA, THEN THE CONTRACTOR OR CUSTOMER SHALL BE RESPONSIBLE FOR THE COST OF RELOCATING ANY METER BOX WHICH IS LOCATED IN THE SIDEWALK OR DRIVEWAY OR THE COST TO PROVIDE THE CORRECT METER BOX. JEA SHALL APPROVE ALL DEVIATIONS TO THE ABOVE PRIOR TO CONSTRUCTION.
3. IF DRAINAGE OR OTHER EASEMENT LOCATED BETWEEN LOTS, METER BOXES SHALL BE LOCATED AT THE EASEMENT LINE BUT OUTSIDE THE EASEMENT AREA.
4. FOR SINGLE SERVICES, THE HORIZONTAL DISTANCE (PERPENDICULAR TO THE MAIN)BETWEEN THE SERVICES SADDLE AND THE METER BOX SHALL BE 2 FEET MAXIMUM. FOR DOUBLE 1" SERVICES, THE 2" POLY MAIN SHALL BE CENTERED BETWEEN THE TWO METER BOXES. LOCATE WIRE IS REQUIRED ON ALL SERVICES 10' OR GREATER IN LENGTH. IF LOCATE WIRE IS REQUIRED, THE WIRE SHALL RUN FROM THE METER BOX (W/ PIG TAIL) TO THE MAIN (DEAD END SHALL BE TAPED WITH NO CONNECTION TO MAIN WIRE WITH THE LAST 24 INCHES STRIPED OF INSULATION/BARE WIRE AS GROUND). ALL EXCEPTIONS TO THIS REQUIREMENT MUST BE APPROVED BY JEA. THIS WILL ASSIST IN LOCATING EXISTING SERVICE LINES IN THE FUTURE.
5. GANG WATER SERVICES: FOR 3 OR 4 SERVICES IN ONE AREA, A DUCTICLE IRON PIPE (D.I.P.) WATER MAIN EXTENSION W/LOCATE WIRE MAY BE UTILIZED ON EITHER SHORT-SIDE OR LONG SIDE SERVICES WHERE SHOWN ON THE DRAWINGS. LOCATE WIRE SHALL EXTEND FROM ONE METER BOX TO CORP STOP AT WATER MAIN. FOR 5 OR MORE SERVICES IN ONE AREA, A WATER MAIN EXTENSION W/LOCATE WIRE MAY BE UTILIZED ON EITHER SHORT-SIDE OR LONG SIDE SERVICES WHERE SHOWN ON THE DRAWINGS (TAPS SHOULD BE LOCATED AND AT 2 FEET ON CENTER-MIN). FOR WATER SUPPLY HEADERS WHERE 5 OR MORE TAPS ARE CONSTRUCTED, THE HEADER PIPE SHALL BE 4" AT A MINIMUM. EXAMPLE: CONSTRUCT A 4" MAIN PVC CROSSING THE STREET FOR 5 RESIDENTIAL CUSTOMERS, UTILIZING 4" DIP, 4" PIPE, 4"X1" SADDLES AND 1" CORP STOPS (NO GLUED TEE FITTINGS). THE 4" OR LARGER D.I.P. WATER MAIN MUST BE SIZED AND DESIGNED BY THE P.E. ENGINEER.
6. DOUBLE 1" WATER SERVICES IS ALLOWED FOR SHORT SIDE OR LONG SIDE SERVICES AND WHERE SHOWN ON THE DRAWINGS.
7. A 1" IRRIGATION SERVICE MAYBE TAPPED INTO THE (1" MIN) DOMESTIC WATER SERVICE LINE (WHICH SERVES THE SAME CUSTOMER) UTILIZING A 1" BRONZE "Y" FITTING. (IN AREAS WHERE NO RECLAIMED WATER IS AVAILABLE).
8. No 2" AND SMALLER WATER SERVICE TAPS PERMITTED ON WATER MAINS WHICH ARE 20" AND LARGER SIZE.
9. RECLAIMED WATER METER BOXES OR SERVICES SHALL BE CONSTRUCTED SIMILAR TO THE ABOVE AND SHALL BE LOCATED, AT A MIN. OF 10' FROM THE POTABLE WATER SERVICE, AND/OR BOX AND NOT ALLOWED IN CONCRETE OR ASPHALT UNLESS APPROVED OTHERWISE BY JEA.
10. SERVICE SIZE SHALL BE SAME AS THE METER SIZE.

WATER OR RECLAIM SERVICE INSTALLATIONS 2" AND SMALLER METER

January 2019 — PLATE W-1

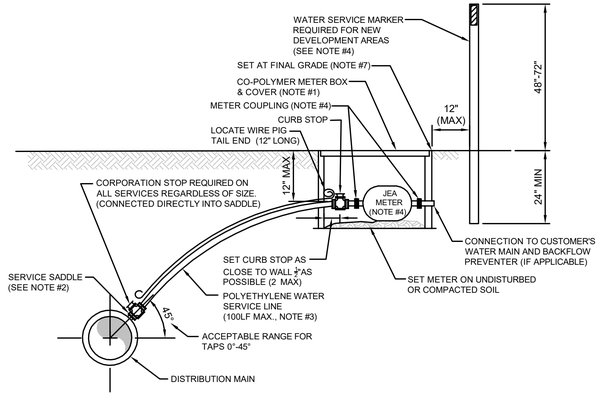


NOTES:

1. LOCATION OF SAMPLE POINT BIBB SHALL NOT BE WITHIN THE ROADWAY BUT ROUTED TO THE ROADWAY SHOULDERS (NON-TRAFFIC AREAS).
2. ALL PIPE & FITTING SHALL BE GALVANIZED MATERIAL OR PVC (S-40).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY PIPING & FITTING (AS NOTED) AFTER BACTERIOLOGICAL CLEARANCE IS RECEIVED
4. THE CONTRACTOR SHALL COMPLY WITH ALL JEA RULES AND POLICES AS OUTLINED BY THE JEA'S ENVIRONMENTAL RESPONSE COORDINATOR (ERC) AND OTHER ASSOCIATED JEA STANDARDS.

2" TEMPORARY SAMPLE TAP FOR STUB OUT

JANUARY 2019 — PLATE W-26

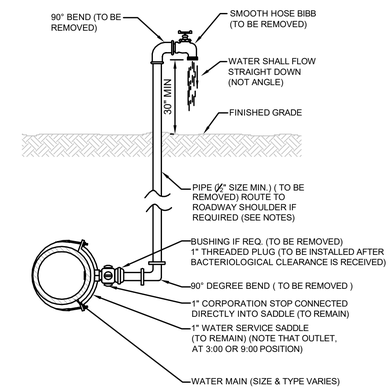


NOTES:

1. SEE PLATE W-1 FOR METER LOCATION REQUIREMENTS.
2. SINGLE BAND SADDLES MAYBE UTILIZED ON NEW 1" WATER SERVICES WHICH ARE INSTALLED ON A DRY 10" SIZE OR SMALLER WATER MAIN (NEW WATER MAIN CONSTRUCTION). FOR WET TAPS OR WATER MAINS 12" SIZE AND LARGER, A DOUBLE BAND SADDLE IS REQUIRED. BRASS SADDLES MAY BE UTILIZED ON NEW 1 INCH AND SMALLER WATER SERVICES WHICH ARE INSTALLED ON A DRY 10 INCH OR SMALLER PVC WATER MAIN.
3. NO OPEN CUT UNDER ROADWAY PAVING ALLOWED UNLESS THE ROADWAY IS BEING RECONSTRUCTED OR IF DIRECTED OTHERWISE BY J.E.A. CONSTRUCT POLY LINE WITH 24" (MIN.) COVER UNDER ROADWAYS. THE POLY WATER SERVICE LINE SHALL BE SAME SIZE AS THE METER (1" MINIMUM) AND BE INSTALLED PERPENDICULAR TO THE MAIN AND NOT EXCEED 100LF UNLESS APPROVED OTHERWISE BY JEA.
4. INSTALL PVC PLUG IN ALL CURB STOPS IF WATER SERVICE IS "NOT IN USE" (I.E.: IF NO METER IS INSTALLED). WATER SERVICES SERVING VACANT LOTS (SERVICE NOT IN USE), SHALL INCLUDE A "W" CUT INTO THE CURB (CLOSEST TO THE METER BOX), AND PAINTED BLUE (PAINTED PURPLE FOR RECLAIMED WATER). IN ADDITION, FOR NEW DEVELOPMENT AREAS WHERE THE WATER SERVICE IS "NOT IN USE", A LANDSCAPE TIMBER OR 3x3 MIN. P.T. POST (TOP PAINTED BLUE OR PURPLE FOR RECLAIMED WATER). THE REMOVAL OR TRANSFER OF A WATER SERVICE SHALL INCLUDE BRASS METER COUPLINGS (HEX ON BARREL TYPE).
5. NO 2" AND SMALLER WATER SERVICE TAPS PERMITTED ON WATER MAINS WHICH ARE 20" AND LARGER SIZE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF THE METER OR ELECTRONIC DEVICES IF DAMAGED BY THE CONTRACTOR DURING THE CONSTRUCTION PERIOD.
7. METER BOX AND TOP SHALL BE CLEAR OF ALL DEBRIS TO ALLOW FULL ACCESS TO BOX (i.e. NO DIRT, TRASH OR OTHER DEBRIS PLACED ON TOP OF BOX).
8. LOCATE WIRING REQUIRED ON ALL SERVICES 10' OR GREATER IN LENGTH. SEE PLATE W-44.

WATER SERVICE DETAIL- 2" AND SMALLER METER

JANUARY 2019 — PLATE W-2

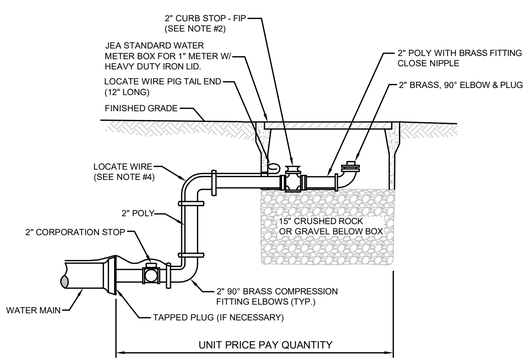


NOTES:

1. LOCATION OF SAMPLE POINT BIBB SHALL NOT BE WITHIN THE ROADWAY BUT ROUTED TO THE ROADWAY SHOULDERS (NON-TRAFFIC AREAS).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY PIPING & FITTINGS (AS NOTED), AFTER BACTERIOLOGICAL CLEARANCE IS RECEIVED.
3. PIPE AND FITTINGS SHALL BE PVC (SCH. 40) OR GALV. MATERIAL.
4. THE USE OF THE ABOVE CONSTRUCTION FOR A TEMPORARY SAMPLE POINT SHALL BE LIMITED TO AREAS WHERE A SAMPLE TAP BY ALTERNATIVE METHODS (SEE W-24) IS NOT FEASIBLE OR IF DIRECTED OTHERWISE BY JEA.
5. THE CONTRACTOR SHALL COMPLY WITH ALL JEA RULES AND POLICIES AS AS OUTLINED BY JEA'S ENVIRONMENTAL RESPONSE COORDINATOR (ERC) AND OTHER ASSOCIATED JEA STANDARDS.

TEMPORARY SAMPLE TAP

JANUARY 2019 — PLATE W-25



NOTES:

1. PIPE SHALL BE POLYETHYLENE. FITTINGS SHALL BE BRASS.
2. THE 2" CURB STOP SHALL BE ALL BRONZE. FITTINGS SHALL BE BRASS.
3. ANY RECLAIMED WATER VALVE SHALL HAVE RECLAIMED EMBLEM.
4. LOCATE WIRE FOR 10' OR GREATER IN LENGTH.
5. CANNOT BE PLACED UNDER CONCRETE OR PAVEMENT.
6. PLACE 2 FEET PAST LAST WATER MAIN SERVICE CONNECTION.

FLUSHING VALVE BELOW GRADE

JANUARY 2019 — PLATE W-28

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY THE J.E.A. WE TAKE NO EXCEPTION TO THE DESIGN

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
VISION • EXPERIENCE • RESULTS
CA - 00002594 LC - 0000316

NO.	BY	DATE	REVISIONS
4.			
3.			
2.			
1.			

DESIGN ENGINEER: NICOLE BOLATETE, PE
FLORIDA REGISTRATION NO. 74921

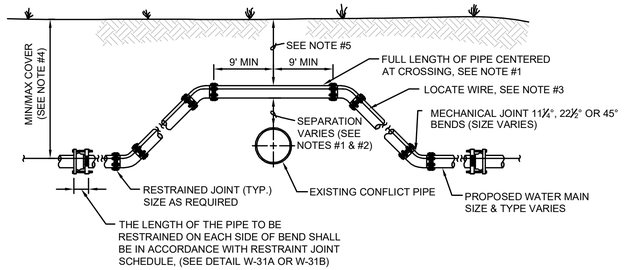
DESIGNER:
DRAWN BY:
DATE:
CHECKED BY:
DATE:

JEA STANDARD
WATER MAIN DETAILS
RIVER LANDING (F.K.A. TMV PH6-HYDRY)

PROJ. NO. 18-155
DATE: JANUARY 2019
SCALE: AS NOTED

NO. SHEETS 5
SHEET NO. 2
DRAWING NO. 17C

T:\2018\18-155\LondDev\Design\Plots\JEA Details\JEA_Wat-Reuse Details_2019_18-155.dwg Current Layout Tab = 17C Wed May 19, 2021 - 12:15



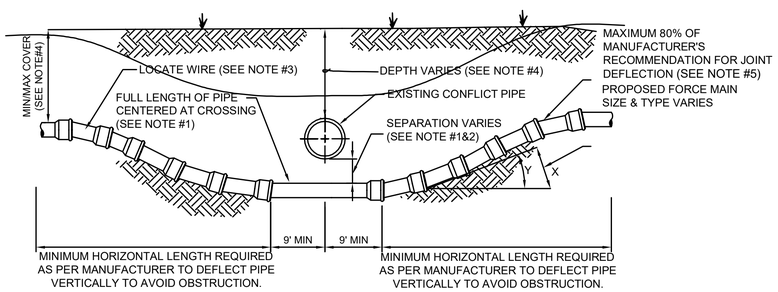
CASE "A" CROSSING

NOTES:

1. THE SOILS BETWEEN THE NEW MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST, ASTM D 1557.
2. FOR MINIMUM VERTICAL SEPARATION REQUIREMENTS SEE DETAIL (W-10 AND W-11).
3. LOCATING WIRE REQUIRED: SEE DETAIL W-44.
4. THE COVER FOR PIPING LESS THAN 24" SIZE SHALL BE 30" (MIN) IN UNPAVED AREAS, 36" (MIN) IN PAVED AREAS AND A MAXIMUM COVER OF 60", UNLESS APPROVED BY JEA. THE COVER FOR PIPING 24" SIZE AND LARGER SHALL BE 36" (MIN) IN PAVED AND UNPAVED AREAS AND A MAXIMUM COVER OF 84", UNLESS APPROVED BY JEA.
5. IF UTILITY CONFLICT IS LOCATED IN A NON-TRAFFIC AREA (NO TRAFFIC LOADS) AND THE NEW PIPE IS D.I.P., THEN THE MINIMUM COVER MAY BE REDUCED TO 24 INCHES (ONLY IN THE AREA OF THE CONFLICT).

ADJUSTMENT OVER EXISTING UTILITIES MECHANICAL RESTRAINTS

JANUARY 2019 PLATE W-32



CASE "B" CROSSING

NOTES:

1. IF EXISTING CONFLICT PIPE IS A WATER MAIN, 12-INCHES OF SEPARATION IS REQUIRED. A FULL LENGTH OF PIPE SHALL BE CENTERED OVER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR ALL CROSSING.
2. FOR OTHER LOCATION LIMITATIONS SEE DETAIL (W-10 & W-11).
3. LOCATING WIRE REQUIRED: SEE DETAIL W-44.
4. THE COVER OVER ALL PIPING LESS THAN 24" SIZE SHALL BE A MINIMUM OF 30" IN UNPAVED AREAS AND 36" IN PAVED AREAS WITH A MAXIMUM COVER OF 60" UNLESS APPROVED OTHERWISE BY JEA. COVER FOR PIPING 24" SIZE AND LARGER SHALL BE MINIMUM OF 36" (PAVED AND UNPAVED) AND MAXIMUM OF 84" UNLESS APPROVED OTHERWISE BY JEA. THE SOILS BETWEEN THE NEW MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST ASTM D 1557.
5. JEA ONLY ALLOWS 80% OF THE PIPE MANUFACTURER'S RECOMMENDATION FOR JOINT DEFLECTION. BENDING THE PIPE BARREL IS NOT ALLOWED. UNLESS OTHERWISE APPROVED BY JEA, THE MAXIMUM ARE LISTED IN TABLE BELOW. ONLY MANUAL FORCE CAN BE UTILIZED TO OBTAIN THESE JOINT DEFLECTION. ALL OFFSETS ARE BASED ON MINIMUM 20LF PIPE LENGTH.

MAXIMUM ALLOWED OFFSET FOR PIPE BY JOINT DEFLECTION

PVC PIPE

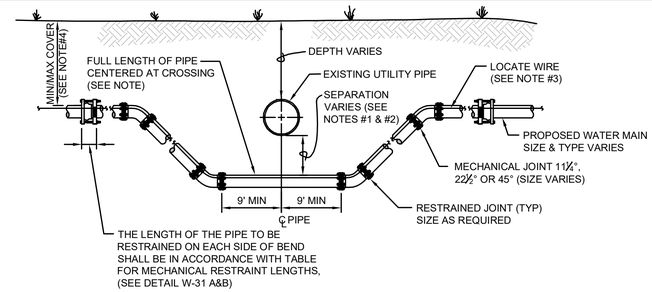
PIPE SIZE (IN.)	(X) MAX. OFFSET (IN.)	(Y) ANGLE AT ONE BELL	RESULTING RADIUS OF CURVE WITH 20FT. LENGTHS
2	30	7°	158 FT
4	10	2.4°	480 FT
6	10	2.4°	480 FT
8	10	2.4°	480 FT
10	10	2.4°	480 FT
12	8.5	2°	564 FT
14 - 24	5	1.2°	960 FT
30 - 48	3.25	0.8°	1477 FT

DUCTILE IRON PIPE (Mechanical Joint)

PIPE SIZE (IN.)	(X) MAX. OFFSET (IN.)	(Y) ANGLE AT ONE BELL	RESULTING RADIUS OF CURVE WITH 20FT. LENGTHS
-	-	-	-
4	27	6.5°	177 FT
6	24	5.7°	200 FT
8 - 12	17.5	4.2°	273 FT
14 - 16	12	2.9°	400 FT
18 - 20	10	2.4°	477 FT
24 - 30	8	1.9°	600 FT
36	7	1.7°	687 FT
42 - 48	6.7	1.6°	716 FT

ADJUSTMENT UNDER EXISTING UTILITIES PIPE JOINT DEFLECTION

JANUARY 2019 PLATE W-40



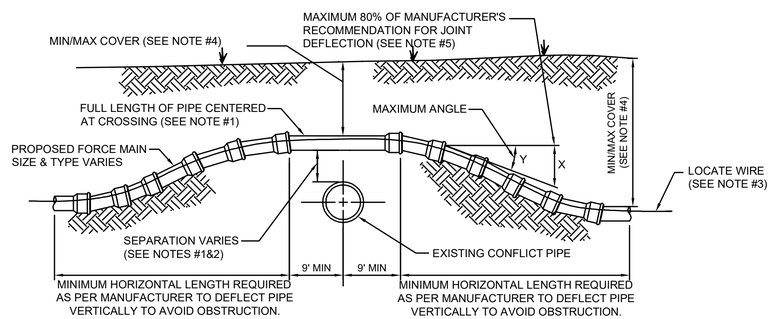
CASE "B" CROSSING

NOTES:

1. THE SOILS BETWEEN THE NEW MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST, ASTM D 1557
2. FOR MINIMUM VERTICAL SEPARATION REQUIREMENTS SEE DETAILS (W-10 AND W-11)
3. LOCATING WIRE REQUIRED: SEE DETAIL W-44.
4. THE COVER FOR PIPING LESS THAN 24" SIZE SHALL BE 30" (MIN) IN UNPAVED AREA, 36" (MIN) IN PAVED AREAS AND A MAXIMUM COVER OF 60", UNLESS APPROVED BY JEA. THE COVER FOR PIPING 24" SIZE AND LARGER SHALL BE 36" (MIN) IN PAVED AND UNPAVED AREAS AND A MAXIMUM COVER OF 84", UNLESS APPROVED BY JEA.

ADJUSTMENT UNDER EXISTING UTILITIES MECHANICAL RESTRAINTS

JANUARY 2019 PLATE W-34



CASE "A" CROSSING

NOTES:

1. IF EXISTING CONFLICT PIPE IS A WATER MAIN, 12-INCHES OF SEPARATION IS REQUIRED. A FULL LENGTH OF PIPE SHALL BE CENTERED OVER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR ALL CROSSING.
2. FOR OTHER LOCATION LIMITATIONS SEE DETAIL (S-10 & W-11).
3. LOCATING WIRE REQUIRED: SEE DETAIL W-44.
4. THE COVER OVER ALL PIPING LESS THAN 24" SIZE SHALL BE A MINIMUM OF 30" IN UNPAVED AREAS AND 36" IN PAVED AREAS WITH A MAXIMUM COVER OF 60" UNLESS APPROVED OTHERWISE BY JEA. COVER FOR PIPING 24" SIZE AND LARGER SHALL BE MINIMUM OF 36" (PAVED AND UNPAVED) AND MAXIMUM OF 84" UNLESS APPROVED OTHERWISE BY JEA. THE SOILS BETWEEN THE NEW MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST ASTM D 1557.
5. JEA ONLY ALLOWS 80% OF THE PIPE MANUFACTURER'S RECOMMENDATION FOR JOINT DEFLECTION. BENDING THE PIPE BARREL IS NOT ALLOWED. UNLESS OTHERWISE APPROVED BY JEA, THE MAXIMUM ARE LISTED IN TABLE BELOW. ONLY MANUAL FORCE CAN BE UTILIZED TO OBTAIN THESE JOINT DEFLECTION. ALL OFFSETS ARE BASED ON MINIMUM 20LF PIPE LENGTH.

MAXIMUM ALLOWED OFFSET FOR PIPE BY JOINT DEFLECTION

PVC PIPE

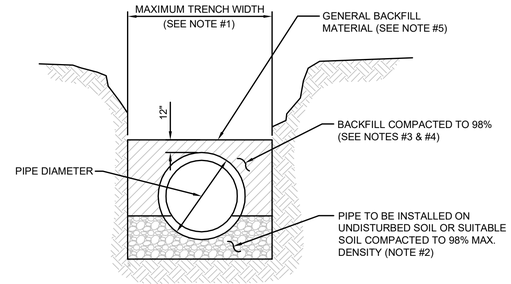
PIPE SIZE (IN.)	(X) MAX. OFFSET (IN.)	(Y) ANGLE AT ONE BELL	RESULTING RADIUS OF CURVE WITH 20FT. LENGTHS
2	30	7°	158 FT
4	10	2.4°	480 FT
6	10	2.4°	480 FT
8	10	2.4°	480 FT
10	10	2.4°	480 FT
12	8.5	2°	564 FT
14 - 24	5	1.2°	960 FT
30 - 48	3.25	0.8°	1477 FT

DUCTILE IRON PIPE (Mechanical Joint)

PIPE SIZE (IN.)	(X) MAX. OFFSET (IN.)	(Y) ANGLE AT ONE BELL	RESULTING RADIUS OF CURVE WITH 20FT. LENGTHS
-	-	-	-
4	27	6.5°	177 FT
6	24	5.7°	200 FT
8 - 12	17.5	4.2°	273 FT
14 - 16	12	2.9°	400 FT
18 - 20	10	2.4°	477 FT
24 - 30	8	1.9°	600 FT
36	7	1.7°	687 FT
42 - 48	6.7	1.6°	716 FT

ADJUSTMENT OVER EXISTING UTILITIES PIPE JOINT DEFLECTION

JANUARY 2019 PLATE W-41



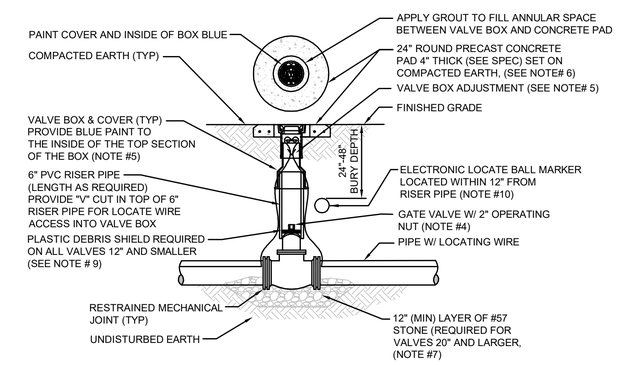
TYPICAL TRENCH

NOTES:

1. TRENCH SIDES SHALL BE APPROXIMATELY VERTICAL BETWEEN AN ELEVATION OF 1 FOOT ABOVE THE TOP OF THE PIPE AND THE CENTER LINE OF THE PIPE; OTHERWISE, TRENCH SIDES SHALL BE AS VERTICAL AS POSSIBLE OR AS REQUIRED BY OSHA STANDARDS. REFER TO THE MEASUREMENT AND PAYMENT SECTION (SECTION #801, PARAGRAPH #4)) TO DETERMINE MAXIMUM PAYLINE WIDTHS.
2. BELL HOLE SHALL BE DUG TO PERMIT THE ENTIRE STRAIGHT BARREL OF THE PIPE TO REST ON THE UNDISTURBED TRENCH BOTTOM. BOULDERS OR LOOSE ROCKS LARGER THAN 3/4 INCH IN SIZE WILL NOT BE PERMITTED IN BACKFILL UP TO 1 FOOT ABOVE THE TOP OF THE PIPE.
3. BACK FILL MATERIAL UP TO A LEVEL OF 1 FOOT OVER THE PIPE SHALL CONSIST OF AASHTO CLASS A-3 SOIL (SUITABLE SOIL) AND SHALL EXCLUDE CLAY MATERIALS AND LOOSE ROCKS LARGER THAN 3/4 INCH SIZE.
4. BACKFILL MATERIAL UP TO A LEVEL 1 FOOT OVER THE TOP OF PIPE OR BOTTOM OF STRUCTURES SHALL BE PLACED IN 6 INCH COMPACTED THICKNESS LAYERS AND SHALL BE COMPACTED TO 98% OF IT'S MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST, ASTM D1557.
5. SEE " EXCAVATION AND EARTHWORK", SECTION 408 FOR ADDITIONAL REQUIREMENTS INCLUDING REMOVAL AND REPLACEMENT OF UNSUITABLE SOILS, DEWATERING, COMPACTION REQUIREMENTS AND DENSITY TESTING OF COMPACTED SOILS.

OPEN CUT TRENCH FOR PRESSURE PIPE

JANUARY 2019 IN CITY RIGHT OF WAY PLATE W-42



NOTES:

1. FOR UNPAVED LOCATIONS, A PRECAST CONCRETE VALVE PAD SHALL BE PROVIDED AND INSTALLED FLUSH WITH GRADE. CONCRETE PAD IS NOT REQUIRED FOR VALVE LOCATED IN THE ROADWAY, UNLESS SHOWN OR NOTED OTHERWISE.
2. LOCATING WIRE IS REQUIRED ON ALL PRESSURE PIPING (SEE DETAILW-44).
3. A "V" CUT SHALL BE CARVED IN THE CURB CLOSEST/ADJACENT TO ALL BELOW GRADE VALVES. THE "V" CUT IS TO BE PAINTED GREEN.
4. IN PAVED AREAS, INSTALL VALVE AT A DEPTH TO ALLOW A 12" MIN. DISTANCE BETWEEN THE VALVE COVER PLATE AND THE TOP OF THE VALVE OPERATING NUT. OUTSIDE OF PAVED AREAS (GRASS), INSTALL VALVE AT A DEPTH TO ALLOW A 6" MINIMUM DISTANCE BETWEEN THE VALVE COVER AND THE TOP OF THE VALVE OPERATING NUT. OPERATING NUT/STEM EXTENSION SHALL BE PROVIDED (WHERE APPLICABLE) SO THAT THE OPERATING NUT WILL BE NO MORE THAN 30 INCHES BELOW FINISHED GRADE.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS. ROUTE LOCATE WIRES THRU A "V" CUT IN THE TOP OF THE 6" PVC RISER PIPE FOR LOCATE WIRE ACCESS INTO VALVE BOX. THE LOCATE WIRES WITH A 12" LONG PIG-TAIL AT THE TOP SHALL BE CONNECTED TOGETHER WITH A WIRE NUT.
6. BRASS IDENTIFICATION TAG INDICATING "WATER", VALVE SIZE, DIRECTION AND TURNS TO OPEN & VALVE TYPE. PROVIDE A ¼" HOLE IN BRASS TAG AND ATTACH TAG (TWIST WIRE AROUND TAG) TO THE END OF THE LOCATE WIRE. TAGS ARE NOT REQUIRED ON VALVES INSTALLED ON FIRE HYDRANT BRANCH LINES.
7. IN LIEU OF PRECAST CONCRETE PAD, A 6" THICK X 24" (ROUND OR SQUARE) POURED CONCRETE PAD W/2 - #4 REBAR AROUND PERIMETER, MAY BE USED.
8. GRAVEL SHALL BE PROVIDED UNDER ALL VALVES 20" AND LARGER. THE MINIMUM VERTICAL LIMIT OF GRAVEL IS 12" UNDER THE VALVE UP TO ⅓ THE OVERALL HEIGHT OF THE VALVE.
9. FOR VALVES 12 INCH AND SMALLER, PROVIDE A WHITE OR BLACK PLASTIC DEBRIS SHIELD WHICH INSTALLS BELOW THE OPERATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE OPERATING NUT AND MINIMIZE INFILTRATION. SHIELD SHALL BE BY AFC, BOXLOK OR APPROVED EQUAL.
10. ALL VALVES SHALL BE INSTALLED WITH AN ELECTRIC LOCATE MARKER. MARKER SHALL BE 4" DIA. COLOR CODED BALL MARKER (3M-1403XR FOR WATER AND 1408XR FOR RECLAIMED WATER).

WATER VALVE INSTALLATION DETAIL

JANUARY 2019 PLATE W-18

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TELEPHONE: (904) 642-8990
FAX: (904) 646-9485
CA - 00002594 LC - 0000316
VISION • EXPERIENCE • RESULTS

NO.	BY	DATE	REVISIONS
4.			
3.			
2.			
1.			

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY THE J.E.A. WE TAKE NO EXCEPTION TO THE DESIGN

DESIGN ENGINEER: NICOLE BOLATETE, PE
FLORIDA REGISTRATION NO. 74921

DESIGNER:
DRAWN BY:
DATE:
CHECKED BY:
DATE:

JEA Building Community

JEA STANDARD
WATER MAIN DETAILS
RIVER LANDING (F.K.A. TMV PH6-HYDRY)

PROJ. NO. 18-155
DATE: JANUARY 2019
SCALE: AS NOTED

NO. SHEETS 5
SHEET NO. 3
DRAWING NO. 17D

T:\2018\18-155\LandDev\Design\Plots\JEA Details\JEA_Wat-Reuse Details_2019_18-155.dwg Current Layout Tab = Details 3 Wed May 19, 2021 - 12:15

PVC PIPE RESTRAINT NOTES:

1. THIS SCHEDULE SHALL BE UTILIZED ON ALL WATER, SEWER FORCE MAIN OR RECLAIMED WATER SYSTEMS. ALL FITTINGS SHALL BE RESTRAINED TO LENGTHS INDICATED ON THE ABOVE SCHEDULE, AT A MINIMUM.
2. ASSUMPTIONS: PVC PIPE, SAFETY FACTOR=1.5, TEST PRESSURE=150PSI, SOIL=GM OR SM, TRENCH TYPE 3, DEPTH OF COVER=30 INCHES FOR 20" AND SMALLER PIPE SIZE OR 36 INCHES FOR 24" AND LARGER PIPE SIZE.
3. BENDS AND VALVES: SHALL BE RESTRAINED ON EACH SIDE OF FITTING.
4. VERTICAL OFFSETS: ARE APPROX. 3 FEET COVER ON TOP AND APPROX. 8 FEET COVER ON BOTTOM. PER THE DETAILS, Lu IS THE RESTRAINED LENGTH FOR THE UPPER (TOP) LEVEL. Li IS THE RESTRAINED LENGTH FOR THE LOWER (DEEPER) LEVEL. ASSUME 45 DEGREE BENDS.
5. TEES: TOTAL LENGTH BETWEEN FIRST JOINTS OR RESTRAINED LENGTH ON EITHER SIDE OF TEE (RUN) SHALL BE A TOTAL DISTANCE OF 30 FEET (MIN). SEE SCHEDULE ABOVE FOR RESTRAINT LENGTH ON TEE "BRANCH" LINE.
6. HDPE TO PVC TRANSITIONS: THE PVC PIPE SIDE SHALL BE RESTRAINED 35 FT (MIN).
7. THE INSTALLATION OF BELL HARNESS RESTRAINTS AT PVC JOINTS (DR-18 & 25 PIPE) SHALL BE COMPLETED PER THE MANUFACTURERS RECOMMENDATION, WHICH INCLUDES NOT OVER TIGHTENING THE PARALLEL RODS/NUTS. THESE NUTS SHOULD ONLY BE SNUG TIGHT. THE HOME MARKS ON THE PIPE SHOULD ALWAYS BE VISIBLE AFTER THE RESTRAINT IS INSTALLED. OVERHOMING THE JOINT MAY CAUSE A FAILURE AT THE BELL RESULTING IN A SERVICE OUTAGE.

LENGTH (L) TO BE RESTRAINED (SEE PLATE Nos. 38C & 38D FOR ADDITIONAL DETAILS)

NOMINAL PIPE SIZE (IN.)	HORIZONTAL BENDS 90° BENDS L (FT.)	45° BENDS L (FT.)	22.5° BENDS L (FT.)	11.25° BENDS L (FT.)	VERTICAL OFFSETS 45° BENDS (SEE NOTE 4) UPPER L (FT.)	LOWER L (FT.)	VALVES OR DEAD ENDS L (FT.)
4	21	9	5	3	17	3	47
6	30	13	6	3	23	4	66
8	38	16	8	4	30	6	86
10	45	19	9	5	36	7	103
12	53	22	11	6	43	8	121
14	61	26	13	6	50	9	140
16	66	28	14	7	55	10	154
18	73	30	15	8	60	11	170
20	79	33	16	8	66	12	186
24	79	33	16	8	77	15	185
30	93	39	19	10	97	17	222
36	106	39	21	11	107	20	257
42	117	49	24	12	120	24	289
48	144	53	26	13	133	26	321

REDUCERS

SIZE (IN.)	L (FT.)
6x4	34
8x6	36
8x4	62
10x8	35
10x6	63
12x10	36
12x8	64
16x12	66
16x10	92
20x18	35
20x16	66
20x12	117
24x20	56
24x18	80
24x16	101
30x24	78
30x20	121
36x30	78
36x24	141
42x36	75
42x30	140
48x42	75
48x36	139

TEES SEE NOTE 5

RUN SIZE (IN.)	BRANCH SIZE (IN.)	L (FT.)
4	4	F.O.
4	6 4 < LESS	10 F.O.
8	8 6 < LESS	29 F.O.
10	10 8 6 < LESS	45 13 F.O.
12	12 10 8 < LESS	62 32 F.O.
16	16 12 10 10 < LESS	94 39 5 F.O.
20	20 16 12 10 < LESS	125 76 14 F.O.
24	24 20 16 12 < LESS	124 84 36 F.O.
30	30 24 20 16 16 < LESS	159 104 60 5 F.O.
36	36 30 24 20 16 < LESS	192 142 83 33 F.O.
42	42 36 30 24 20 16 < LESS	223 178 124 59 5 F.O.
48	48 42 36 30 24 20 < LESS	253 209 162 104 34 F.O.

F.O. = FITTING ONLY

PVC PIPE RESTRAINT JOINT SCHEDULE

JANUARY 2019 PLATE W-31A

DUCTILE IRON PIPE RESTRAINT NOTES:

1. THIS SCHEDULE SHALL BE UTILIZED ON ALL WATER, SEWER FORCE MAIN OR RECLAIMED WATER SYSTEMS. ALL FITTINGS SHALL BE RESTRAINED TO LENGTHS INDICATED ON THE ABOVE SCHEDULE, AT A MINIMUM.
2. ASSUMPTIONS: DUCTILE IRON PIPE (WITHOUT POLY WRAP), SAFETY FACTOR=1.5, TEST PRESSURE=150PSI, SOIL=GM OR SM, TRENCH TYPE 3, DEPTH OF COVER=30 INCHES FOR 20" AND SMALLER PIPE SIZE OR 36 INCHES FOR 24" AND LARGER PIPE SIZE. FOR D.I.P. W/POLY WRAP, USE RESTRAINT JOINT SCHEDULE FOR PVC PIPE.
3. BENDS AND VALVES: SHALL BE RESTRAINED ON EACH SIDE OF FITTING.
4. VERTICAL OFFSETS: ARE APPROX. 3 FEET COVER ON TOP AND APPROX. 8 FEET COVER ON BOTTOM. PER THE DETAILS, Lu IS THE RESTRAINED LENGTH FOR THE UPPER (TOP) LEVEL. Li IS THE RESTRAINED LENGTH FOR THE LOWER (DEEPER) LEVEL. ASSUME 45 DEGREE BENDS.
5. TEES: TOTAL LENGTH BETWEEN FIRST JOINTS OR RESTRAINED LENGTH ON EITHER SIDE OF TEE (RUN) SHALL BE A TOTAL DISTANCE OF 30 FEET (MIN). SEE SCHEDULE ABOVE FOR RESTRAINT LENGTH ON TEE "BRANCH" LINE.
6. HDPE TO D.I.P. TRANSITIONS: THE D.I.P. PIPE SIDE SHALL BE RESTRAINED 35 FT (MIN).

LENGTH (L) TO BE RESTRAINED (SEE PLATE Nos. 38C & 38D FOR ADDITIONAL DETAILS)

NOMINAL PIPE SIZE (IN.)	HORIZONTAL BENDS 90° BENDS L (FT.)	45° BENDS L (FT.)	22.5° BENDS L (FT.)	11.25° BENDS L (FT.)	VERTICAL OFFSETS 45° BENDS (SEE NOTE 4) UPPER L (FT.)	LOWER L (FT.)	VALVES OR DEAD ENDS L (FT.)
4	17	7	4	2	11	3	30
6	24	10	5	3	15	4	42
8	31	13	6	3	20	5	55
10	36	15	8	4	23	6	65
12	42	18	9	5	27	7	77
14	48	20	10	5	31	7	87
16	53	22	11	6	35	8	97
18	58	24	12	6	39	9	107
20	63	27	13	6	42	10	118
24	63	27	13	7	49	12	118
30	75	31	15	8	59	14	141
36	86	36	17	9	68	17	163
42	95	40	19	10	76	19	183
48	117	43	21	11	84	21	203

REDUCERS

SIZE (IN.)	L (FT.)
6x4	22
8x6	23
8x4	39
10x8	22
10x6	40
12x10	23
12x8	41
16x12	42
16x10	58
20x18	22
20x16	42
20x12	74
24x20	36
24x18	51
24x16	64
30x24	50
30x20	77
36x30	50
36x24	89
42x36	48
42x30	89
48x42	48
48x36	88

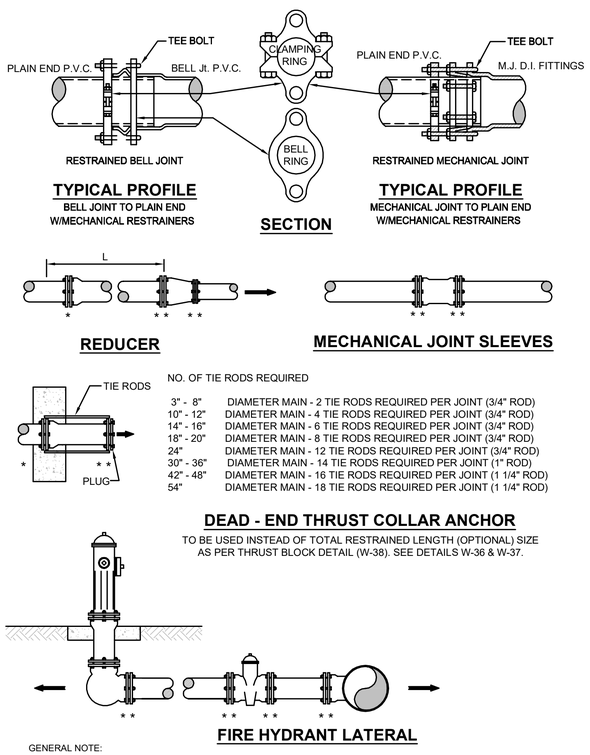
TEE SEE NOTE 5

RUN SIZE (IN.)	BRANCH SIZE (IN.)	L (FT.)
4	4	F.O.
4	6 4 < LESS	6 F.O.
8	8 6 < LESS	19 F.O.
10	10 8 6 < LESS	29 9 F.O.
12	12 10 8 < LESS	40 21 F.O.
16	16 12 10 8 < LESS	60 25 3 F.O.
20	20 16 12 10 < LESS	79 48 9 F.O.
24	24 20 16 12 < LESS	79 54 23 F.O.
30	30 24 20 16 12 < LESS	101 66 38 4 F.O.
36	36 30 24 20 16 12 < LESS	122 90 53 21 1 F.O.
42	42 36 30 24 20 16 12 < LESS	141 113 79 38 3 1 F.O.
48	48 42 36 30 24 20 < LESS	160 133 103 66 22 F.O.

F.O. = FITTING ONLY

DUCTILE IRON PIPE RESTRAINT JOINT SCHEDULE

JANUARY 2019 PLATE W -31B

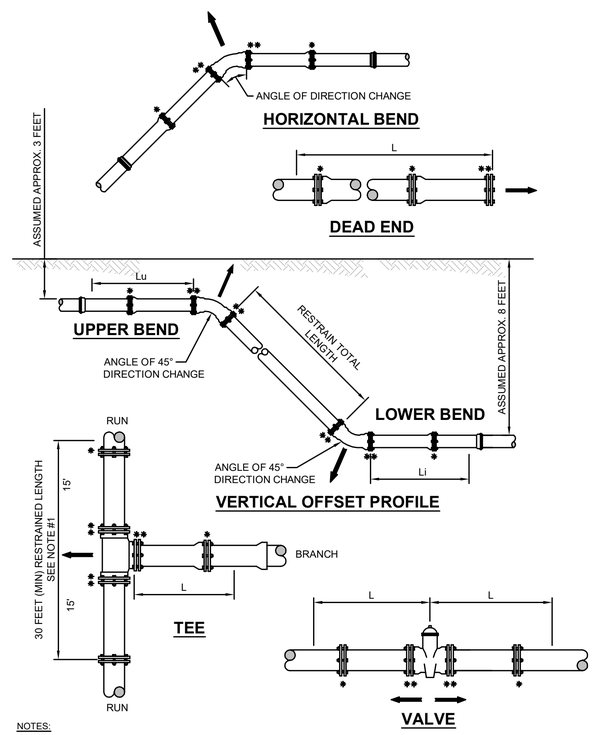


GENERAL NOTE:

1. PAY ITEM " * " DENOTES A RESTRAINT WHICH IS PAID FOR ON A PER EACH BASIS.
2. PAY ITEM " ** " DENOTES A RESTRAINT WHICH IS INCLUDED IN THE UNIT PRICE BID FOR FITTING OR VALVE.
3. ➡ INDICATES DIRECTION OF THRUST FORCE.

MECHANICAL RESTRAINT DETAILS - I

JANUARY 2019 PLATE W-31C



NOTES:

1. TOTAL LENGTH BETWEEN FIRST JOINTS OR RESTRAINED LENGTH ON EITHER SIDE OF TEE (RUN) SHALL BE A TOTAL DISTANCE OF 30 FEET (MIN.).
2. PAY ITEM *** DENOTES A RESTRAINT WHICH IS PAID FOR ON A PER EACH BASIC.
3. PAY ITEM **** DENOTES A RESTRAINT WHICH IS INCLUDED IN THE UNIT PRICE BID FOR FITTING OR VALVE.

MECHANICAL RESTRAINT DETAILS - II

JANUARY 2019 PLATE W-31D

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
PHONE: (904) 646-9960
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY THE J.E.A. WE TAKE NO EXCEPTION TO THE DESIGN

NO.	BY	DATE	REVISIONS
4.			
3.			
2.			
1.	BTH	10/16/2018	CHECKED TABLES

DESIGN ENGINEER: NICOLE BOLATETE, PE
FLORIDA REGISTRATION NO. 74921

DESIGNER:
DRAWN BY:
DATE:
CHECKED BY:
DATE:

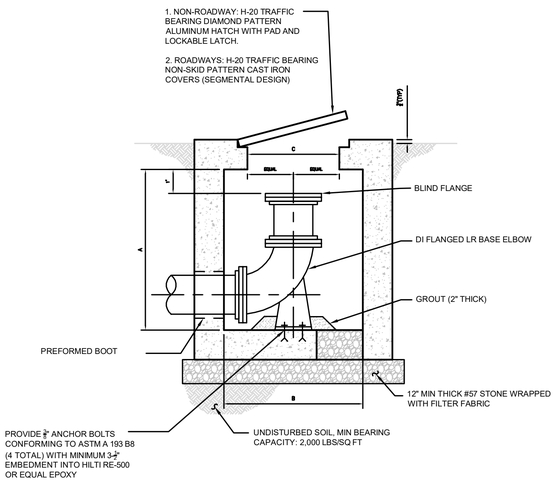
JEA Building Community

JEA STANDARD
WATER MAIN DETAILS
RIVER LANDING (F.K.A. TMV PH6-HYDRY)

PROJ. NO. 18-155
DATE: JANUARY 2019
SCALE: AS NOTED

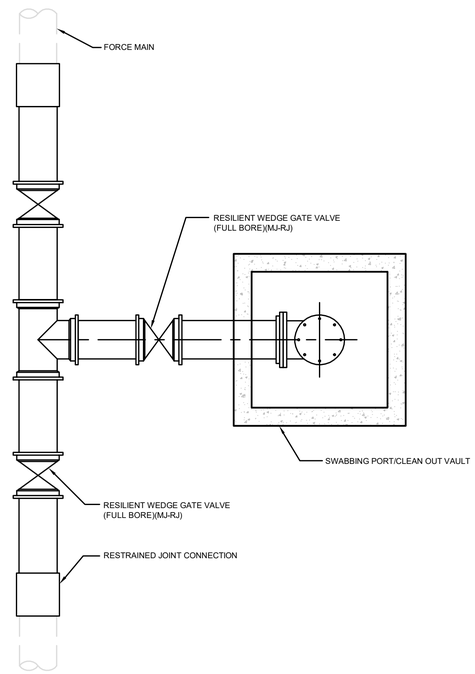
NO. SHEETS 5
SHEET NO. 4
DRAWING NO. 17E

T:\2018\18-155\LandDev\Design\Plots\JEA Details\JEA_Wat-Reuse Details_2019_18-155.dwg Current Layout Tab = 17E Wed May 19, 2021 - 12:15



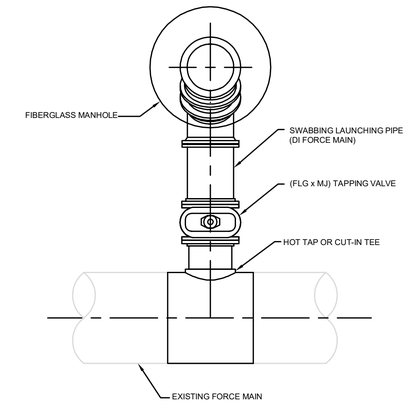
SWABBING PORT AND CLEAN OUT VAULT DETAIL - SECTION

JANUARY 2019 PLATE W-45



SWABBING LAUNCHING STATION DETAIL FOR NEW FORCE MAIN UP TO 24"

JANUARY 2019 PLATE W-45B

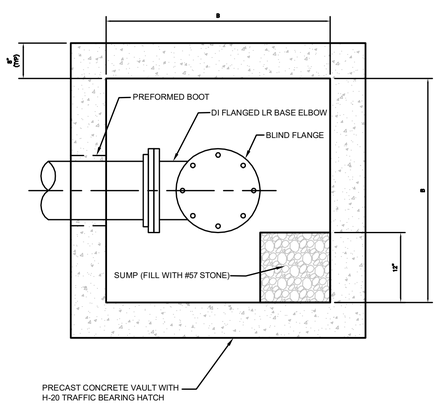


NOTES:

1. FOR HOT TAP CONNECTIONS ON EXISTING FORCE MAINS 10" DIAMETER AND GREATER, DIAMETER OF TAPPING VALVE AND PIG LAUNCHING PIPE SHALL BE ONE NOMINAL SIZE LESS THAN EXISTING FORCE MAIN.

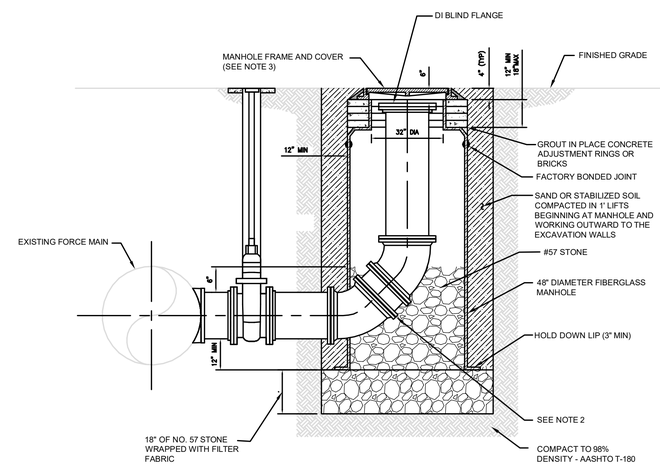
SWABBING PIG LAUNCHING STATION DETAIL FOR FORCE MAINS UP TO 24" - PLAN

JANUARY 2019 PLATE W-45C



SWABBING PORT AND CLEAN OUT VAULT DETAIL - - PLAN

JANUARY 2019 PLATE W-45A



NOTES:

1. PROVIDE ALL MATERIALS IN ACCORDANCE TO JEA WATER AND WASTEWATER STANDARD SPECIFICATIONS.
2. USE TWO VERTICAL 45 DEGREE MJ BENDS OR LONG RADIUS 90 DEGREE MJ BEND.
3. PROVIDE STANDARD JEA FRAME AND COVER.
4. RESTRAIN ALL JOINTS.

RETROFIT SWABBING LAUNCHING STATION DETAIL FOR FORCE MAINS UP TO 24" - SECTION

JANUARY 2019 PLATE W-45D

ETM
VISION • EXPERIENCE • RESULTS
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002594 LC - 0000316

NO.	BY	DATE	REVISIONS
4.			
3.			
2.			
1.			

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY THE J.E.A. WE TAKE NO EXCEPTION TO THE DESIGN

DESIGN ENGINEER: NICOLE BOLATETE, PE
FLORIDA REGISTRATION NO. 74921

DESIGNER:
DRAWN BY:
DATE:
CHECKED BY:
DATE:

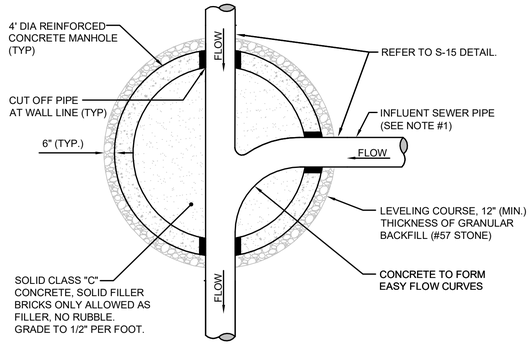
JEA Building Community

JEA STANDARD
WATER MAIN DETAILS
RIVER LANDING (F.K.A. TMV PH6-HYDRY)

PROJ. NO. 18-155
DATE: JANUARY 2019
SCALE: AS NOTED

NO. SHEETS 5
SHEET NO. 5
DRAWING NO. 17F

T:\2018\18-155\LandDev\Design\Plots\JEA Details\JEA_Wat-Reuse Details_2019_18-155.dwg Current Layout Tab = 17F Wed May 19, 2021 - 12:15

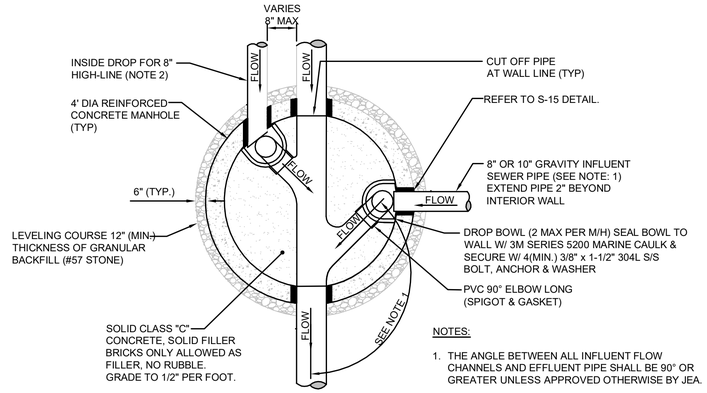


NOTES:

1. THE ANGLE BETWEEN ALL INFLUENT FLOW CHANNELS AND EFFLUENT PIPE SHALL BE BETWEEN 90° - 180° UNLESS OTHERWISE APPROVED BY JEA.

PLAN VIEW (S-3)

(FOR SECTION VIEW SEE S-2)

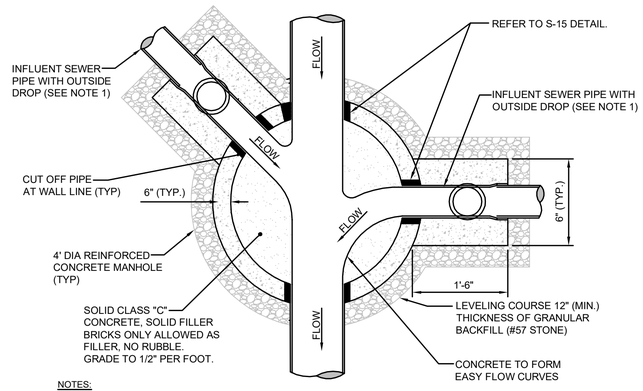


NOTES:

1. THE ANGLE BETWEEN ALL INFLUENT FLOW CHANNELS AND EFFLUENT PIPE SHALL BE 90° OR GREATER UNLESS APPROVED OTHERWISE BY JEA.
2. THE 8" HIGH-LINE, WHERE UTILIZED, SHALL ENTER THE MANHOLE ON-CENTER OR OFF-CENTER AS SHOWN ABOVE.

PLAN VIEW (S-5)

(FOR SECTION VIEW SEE S-4)

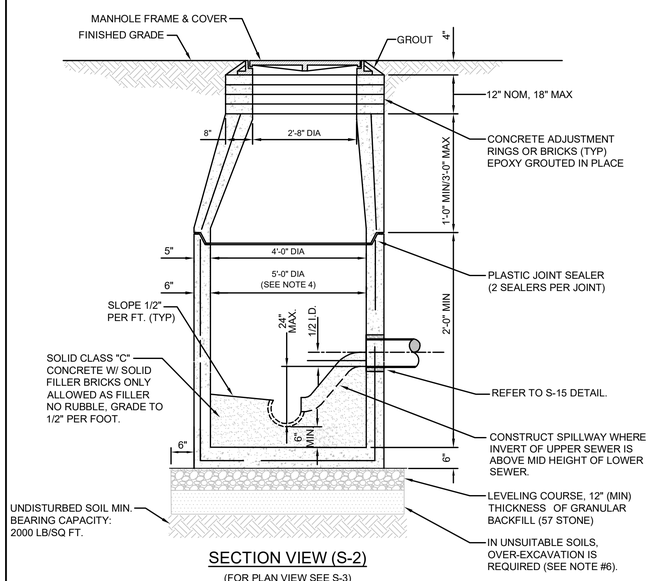


NOTES:

1. THE ANGLE BETWEEN ALL INFLUENT FLOW CHANNELS AND EFFLUENT PIPE SHALL BE 90° OR GREATER UNLESS APPROVED OTHERWISE BY JEA.
2. THE INTERIOR AND EXTERIOR OF THE MANHOLE AND THE INTERIOR OF THE ADJUSTMENT RINGS SHALL BE GIVEN 2 COATS OF BITUMINOUS WATERPROOFING MATERIAL.
3. IF SPECIALITY LINER IS TO BE INSTALLED ON INSIDE OF MANHOLE, THE BITUMINOUS WATERPROOFING MATERIAL SHALL BE OMITTED ON THE INSIDE.
4. TYPE "D" MANHOLES SHALL BE USED FOR 12" OR LARGER INFLUENT PIPES W/ 2' OR GREATER INFLUENT DROP.

PLAN VIEW (S-8)

(FOR SECTION VIEW SEE S-7)



SECTION VIEW (S-2)

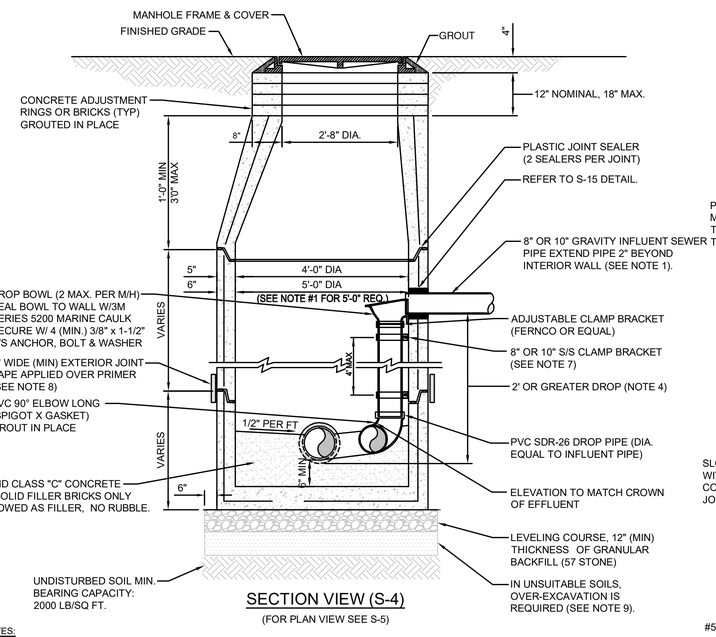
(FOR PLAN VIEW SEE S-3)

NOTES:

1. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITIONS OF A.S.T.M. C-478 WITH 4000 LB. CONC., TYPE II CEMENT. ALL LIFTING HOLES AND OUTSIDE INSERTS SHALL BE FILLED WITH NON-SHRINK GROUT AND COATED WITH BITUMINOUS WATERPROOFING MATERIAL.
2. THE INTERIOR AND EXTERIOR OF MANHOLE AND ADJUSTING RINGS SHALL BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING MATERIAL.
3. IF SPECIALTY LINER IS TO BE INSTALLED ON INSIDE SURFACE OF MANHOLE, THE BITUMINOUS WATERPROOFING MATERIAL SHALL BE OMITTED ON THE INSIDE.
4. JUNCTION MANHOLE (CLOSEST TO WETWELL) SHALL BE 5' DIA WITH SPECIALTY LINER.
5. ALL MANHOLE JOINTS BELOW THE TOP COVER SECTION SHALL INCLUDE A 6" WIDE (MIN) EXTERIOR JOINT TAPE (WITH PRIMER). TAPE ON THE CONE SECTION IS OPTIONAL. SEE PLATE S-17.
6. IN SILTS, CLAY OR HIGHLY ORGANIC SOILS (FINE-GRAINED SOILS INCLUDING SOIL GROUPS ML, CL, OL, MH, CH, OH AND PT) THE SOILS SHALL BE OVER-EXCAVATED AN ADDITIONAL 24" (AT A MIN.) AND BACKFILLED WITH AASHTO CLASS A-3 SOIL (COMPACTED TO 98%, ASTM D1557) OR OVER-EXCAVATE AN ADDITIONAL 12" (AT A MIN.) AND BACKFILL WITH GRANULAR BACKFILL (57 STONE).

SANITARY SEWER CONCRETE TYPE "A" MANHOLE 8"-21" SEWERS

JANUARY 2019 — PLATES S-2, S-3



SECTION VIEW (S-4)

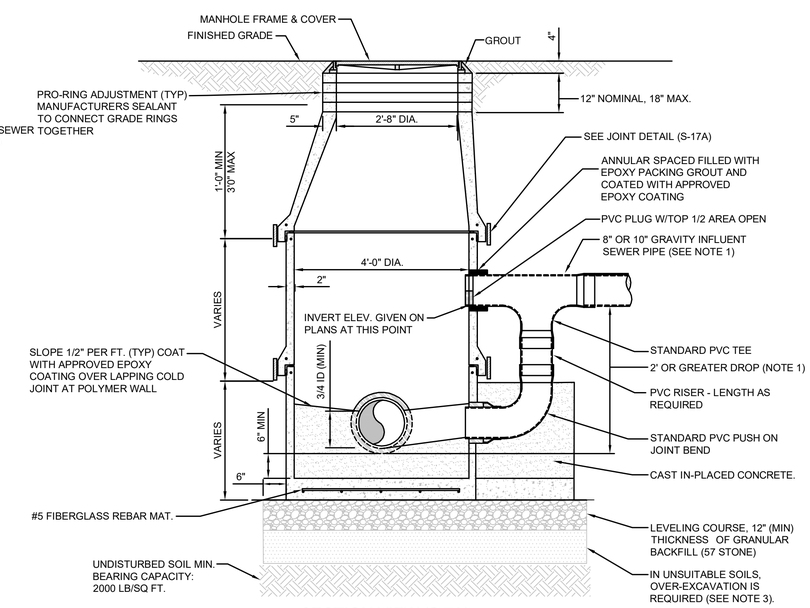
(FOR PLAN VIEW SEE S-5)

NOTES:

1. THIS ASSEMBLY IS FOR 8" OR 10" GRAVITY INFLUENT LINES ONLY. NEW CONSTRUCTION ONLY NO FORCE MAINS LARGER THAN 6". MAXIMUM OF 2 INSIDE DROP BOWLS PER MANHOLE. A 5'-0" DIA. MANHOLE (6" THICK WALLS) IS REQUIRED IF TWO INSIDE DROPS ARE CONSTRUCTED WITH ONE OR BOTH BEING 10" SIZE. DROP BOWL BY RELINER OR APPROVED EQUAL REQUIRED. THE INSIDE DROP FOR AN 8" HIGH-LINE SHALL BE CONSTRUCTED SIMILAR TO ABOVE (SEE PLATE S-5).
2. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITIONS OF A.S.T.M. C-478 WITH 4000 LB. CONC., TYPE II CEMENT. ALL LIFTING HOLES AND OUTSIDE INSERTS SHALL BE FILLED WITH NON-SHRINK GROUT AND COATED WITH BITUMINOUS WATERPROOFING MATERIAL.
3. THE INTERIOR AND EXTERIOR OF MANHOLE AND THE INTERIOR OF ADJUSTMENT RINGS SHALL BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING MATERIAL.
4. TYPE "B" MANHOLE MUST BE USED FOR 2' OR GREATER INFLUENT PIPE DROPS.
5. THE DROP BOWL ASSEMBLY SHALL BE INSTALLED PRIOR TO APPLICATION OF SPECIALTY LINING MATERIAL.
6. A TYPE "D" MANHOLE SHALL BE UTILIZED WHEN THREE OR MORE (2' OR GREATER) DROPS ARE INVOLVED OR WHEN INFLUENT PIPES AREA LARGER THAN 10" IN SIZE.
7. ADJUSTABLE CLAMPING BRACKET (MIN. 2 PER DROP BOWL ASSY). 1-1/2" WIDE, 11 GA. W/ 3/8" DIA. 18-8 PINCH BOLTS AND NUTS. SECURE TO M/H WALL WITH (2) 3/8" X 1" BOLT, ANCHOR & WASHER PER BRACKET ASSY. ALL 304 OR 316 STAINLESS STEEL MATERIALS.
8. ALL M/H JOINTS BELOW THE TOP CONE SECTION SHALL INCLUDE A 6" WIDE (MIN) EXTERIOR JOINT TAPE (W/PRIMER). TAPE ON THE CONE SECTION IS OPTIONAL.
9. IN SILTS, CLAY OR HIGHLY ORGANIC SOILS (FINE-GRAINED SOILS INCLUDING SOIL GROUPS ML, CL, OL, MH, CH, OH AND PT) THE SOILS SHALL BE OVER-EXCAVATED AN ADDITIONAL 24" (AT A MIN.) AND BACKFILLED WITH AASHTO CLASS A-3 SOIL (COMPACTED TO 98%, ASTM D1557) OR OVER-EXCAVATE AN ADDITIONAL 12" (AT A MIN.) AND BACKFILL WITH GRANULAR BACKFILL (57 STONE).

SANITARY SEWER CONCRETE TYPE "B" MANHOLE 8"-10" SEWERS

JANUARY 2019 — PLATES S-4, S-5



SECTION VIEW (S-7A)

(FOR PLAN VIEW SEE S-8)

NOTES:

1. TYPE "D" MANHOLE SHALL BE USED FOR 10" OR LARGER INFLUENT PIPES W/ 2' OR GREATER INFLUENT DROP.
2. ALL M/H JOINTS BELOW THE TOP CONE SECTION SHALL INCLUDE A 18" WIDE (MIN) EXTERIOR JOINT TAPE (W/PRIMER). TAPE ON THE CONE SECTION IS OPTIONAL.
3. IN SILTS, CLAY OR HIGHLY ORGANIC SOILS (FINE-GRAINED SOILS INCLUDING SOIL GROUPS ML, CL, OL, MH, CH, OH AND PT) THE SOILS SHALL BE OVER-EXCAVATED AN ADDITIONAL 24" (AT A MIN.) AND BACKFILLED WITH AASHTO CLASS A-3 SOIL (COMPACTED TO 98%, ASTM D1557) OR OVER-EXCAVATE AN ADDITIONAL 12" (AT A MIN.) AND BACKFILL WITH GRANULAR BACKFILL (57 STONE).

SANITARY SEWER POLYMER TYPE "D" MANHOLE 12"-21" SEWERS

JANUARY 2019 — PLATES S-7A, S-8

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
PHONE: (904) 646-9960
FAX: (904) 646-9485
CA - 00002594 LC - 0000316
VISION • EXPERIENCE • RESULTS

NO.	BY	DATE	REVISIONS
4.			
3.			
2.			
1.			

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY THE J.E.A. WE TAKE NO EXCEPTION TO THE DESIGN

DESIGN ENGINEER: NICOLE BOLATETE, PE
FLORIDA REGISTRATION NO. 74921

DESIGNER:
DRAWN BY:
DATE:
CHECKED BY:
DATE:

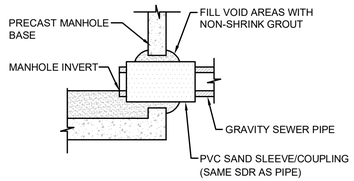
JEA Building Community

JEA STANDARD
SANITARY SEWER DETAILS
RIVER LANDING (F.K.A. TMV PH6-HYDRY)

PROJ. NO. 18-155
DATE: JANUARY 2019
SCALE: AS NOTED

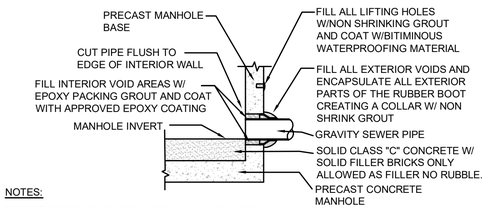
NO. SHEETS 5
SHEET NO. 1
DRAWING NO. 17G

T:\2018\18-155\LandDev\Design\Plots\JEA Details\JEA_San_Details_2019_18-155.dwg Current Layout Tab = 17G Wed May 19, 2021 - 12:16



PVC SAND SLEEVE

(FOR EXISTING AND NEW M/H CONSTRUCTION)

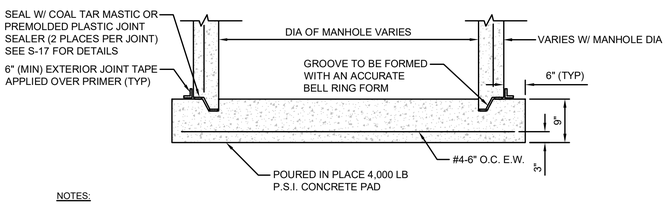


NOTES:

RUBBER BOOT, DOUBLE BANDED, 316 S/S CLAMPS, MEETING THE ASTM C923 STANDARD. Kor-N-Seal® I EX SERIES CONNECTOR WITH DOUBLE STAINLESS STEEL BANDS OR EQUAL.

RUBBER BOOT

(FOR NEW M/H CONSTRUCTION ONLY, MAXIMUM DEPTH 15FT)



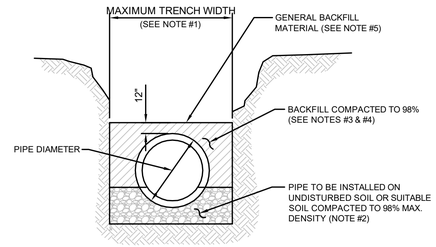
NOTES:

THE USE OF THE POURED IN PLACE MANHOLE BOTTOM SHALL BE MINIMIZED AND SHALL BE SPECIFICALLY APPROVED BY JEA PRIOR TO CONSTRUCTION.

MANHOLE BOTTOM

CONCRETE MANHOLE PIPE CONNECTION DETAIL

JANUARY 2019 PLATE S-15



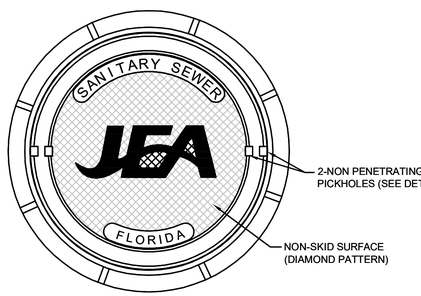
TYPICAL TRENCH

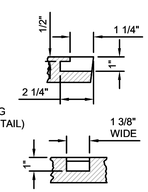
NOTES:

1. TRENCH SIDES SHALL BE APPROXIMATELY VERTICAL BETWEEN AN ELEVATION OF 1 FOOT ABOVE THE TOP OF THE PIPE AND THE CENTER LINE OF THE PIPE; OTHERWISE, TRENCH SIDES SHALL BE AS VERTICAL AS POSSIBLE OR AS REQUIRED BY OSHA STANDARDS. REFER TO THE MEASUREMENT AND PAYMENT SECTION (SECTION #801, PARAGRAPH #4)) TO DETERMINE MAXIMUM PAYLINE WIDTHS.
2. BELL HOLE SHALL BE DUG TO PERMIT THE ENTIRE STRAIGHT BARREL OF THE PIPE TO REST ON THE UNDISTURBED TRENCH BOTTOM. BOULDERS OR LOOSE ROCKS LARGER THAN 3/4 INCH IN SIZE WILL NOT BE PERMITTED IN BACKFILL UP TO 1 FOOT ABOVE THE TOP OF THE PIPE.
3. BACK FILL MATERIAL UP TO A LEVEL OF 1 FOOT OVER THE PIPE SHALL CONSIST OF AASHTO CLASS A-3 SOIL (SUITABLE SOIL) AND SHALL EXCLUDE CLAY MATERIALS AND LOOSE ROCKS LARGER THAN 3/4 INCH SIZE.
4. BACKFILL MATERIAL UP TO A LEVEL 1 FOOT OVER THE TOP OF PIPE OR BOTTOM OF STRUCTURES SHALL BE PLACED IN 6 INCH COMPACTED THICKNESS LAYERS AND SHALL BE COMPACTED TO 98% OF IT'S MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST, ASTM D1557.
5. SEE " EXCAVATION AND EARTHWORK", SECTION 408 FOR ADDITIONAL REQUIREMENTS INCLUDING REMOVAL AND REPLACEMENT OF UNSUITABLE SOILS, DEWATERING, COMPACTION REQUIREMENTS AND DENSITY TESTING OF COMPACTED SOILS.

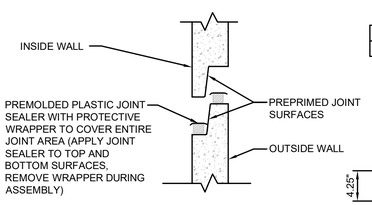
OPEN CUT TRENCH FOR PRESSURE PIPE

JANUARY 2019 IN CITY RIGHT -OF-WAY PLATE W-42



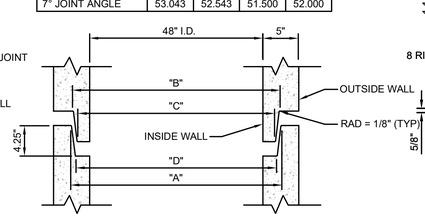


PICKHOLE DETAIL

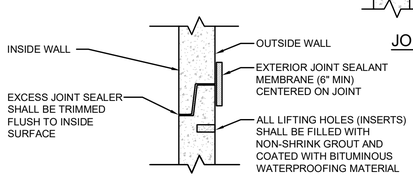


JOINT ASSEMBLY DETAIL

MANHOLE JOINT	"A"	"B"	"C"	"D
7° JOINT ANGLE	53.043	52.543	51.500	52.000



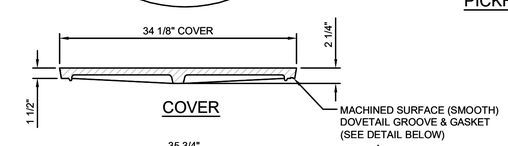
JOINT CONSTRUCTION DETAIL



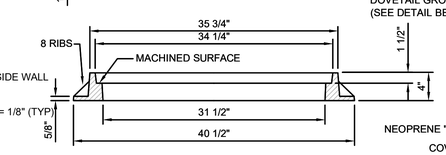
COMPLETED JOINT DETAIL

PRECAST CONCRETE SEWER MANHOLE JOINT DETAIL

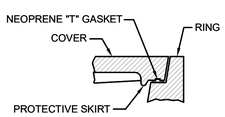
JANUARY 2019 PLATE S-17



COVER



RING



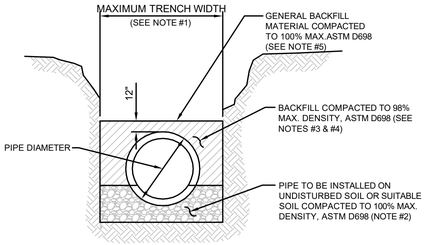
GROOVE & GASKET DETAIL

NOTES:

1. MATERIAL: ASTM A-48 CLASS 35B GRAY IRON.
2. RING WEIGHT 230 LBS APPROX.
3. COVER WEIGHT 230 LBS. APPROX.
4. ALL DIMENSIONS ARE SHOWN IN INCHES.
5. FOR MANHOLES WHICH WILL BE MAINTAINED BY JEA (INCLUDING UTILITY DEDICATION PROJECTS), THE COVER SHALL INCLUDE THE "JEA" LOGO AND A NEOPRENE GASKET.
6. FOR MANHOLES WHICH WILL BE MAINTAINED BY PARTIES OTHER THAN JEA (SUCH AS PRIVATE SEWER COLLECTION SYSTEMS, PRIVATE (FORCE MAIN) PUMP OUT BOX AND SYSTEMS NOT MAINTAINED BY JEA), THE COVER SHALL INCLUDE "SANITARY SEWER" GENERIC LETTERING (NO "JEA" LOGO OR NEOPRENE GASKET).

SANITARY SEWER MANHOLE FRAME AND COVER

JANUARY 2019 PLATE S-1



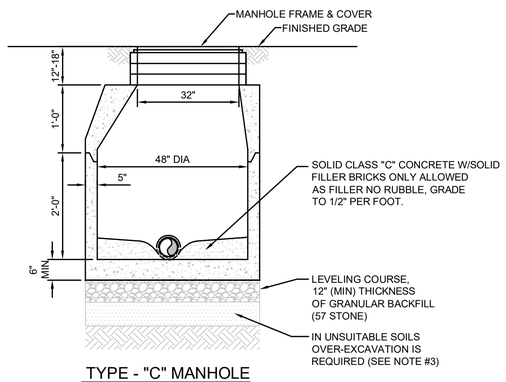
TYPICAL TRENCH

NOTES:

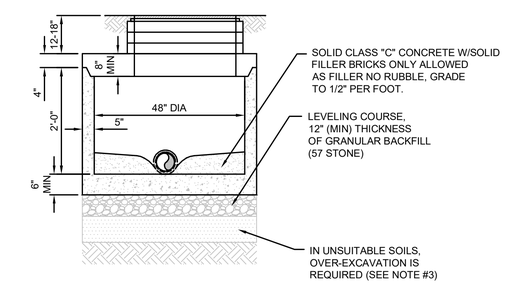
1. TRENCH SIDES SHALL BE APPROXIMATELY VERTICAL BETWEEN AN ELEVATION OF 1 FOOT ABOVE THE TOP OF THE PIPE AND THE CENTER LINE OF THE PIPE; OTHERWISE, TRENCH SIDES SHALL BE AS VERTICAL AS POSSIBLE OR AS REQUIRED BY OSHA STANDARDS. REFER TO THE MEASUREMENT AND PAYMENT SECTION (SECTION #801, PARAGRAPH #4)) TO DETERMINE MAXIMUM PAYLINE WIDTHS.
2. BELL HOLE SHALL BE DUG TO PERMIT THE ENTIRE STRAIGHT BARREL OF THE PIPE TO REST ON THE UNDISTURBED TRENCH BOTTOM. BOULDERS OR LOOSE ROCKS LARGER THAN 3/4 INCH IN SIZE WILL NOT BE PERMITTED IN BACKFILL UP TO 1 FOOT ABOVE THE TOP OF THE PIPE.
3. BACK FILL MATERIAL UP TO A LEVEL OF 1 FOOT OVER THE PIPE SHALL CONSIST OF AASHTO CLASS A-3 SOIL (SUITABLE SOIL) AND SHALL EXCLUDE CLAY MATERIALS AND LOOSE ROCKS LARGER THAN 3/4 INCH SIZE.
4. BACKFILL MATERIAL UP TO A LEVEL 1 FOOT OVER THE TOP OF PIPE OR BOTTOM OF STRUCTURES SHALL BE PLACED IN 6 INCH COMPACTED THICKNESS LAYERS AND SHALL BE COMPACTED TO 100% OF IT'S MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST, ASTM D698.
5. SEE " EXCAVATION AND EARTHWORK", SECTION 408 FOR ADDITIONAL REQUIREMENTS AND EXCEPTIONS INCLUDING REMOVAL AND REPLACEMENT OF UNSUITABLE SOILS, DEWATERING, COMPACTION REQUIREMENTS AND DENSITY TESTING OF COMPACTED SOILS.

OPEN CUT TRENCH FOR PRESSURE PIPE

JANUARY 2019 IN STATE ROAD RIGHT -OF-WAY PLATE W-42A



TYPE - "C" MANHOLE



TYPE - "C" MANHOLE WITH FLAT TOP

SECTION VIEWS

NOTES:

1. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITIONS OF A.S.T.M. C-478WITH 4000 LB. CONC., TYPE II CEMENT. ALL LIFTING HOLES AND OUTSIDE INSERTS SHALL BE FILLED WITH NON-SHRINK GROUT AND COATED WITH BITUMINOUS WATERPROOFING MATERIAL.
2. THE INTERIOR AND EXTERIOR OF MANHOLE AND INTERIOR OF ADJUSTMENT RINGS SHALL BE GIVEN TWO COAT OF BITUMINOUS WATERPROOFING MATERIAL.
3. IN SILTS, CLAY OR HIGHLY ORGANIC SOILS (FINE-GRAINED SOILS INCLUDING SOIL GROUPS ML, CL, OL, MH, CH, OH AND PT) THE SOILS SHALL BE OVER-EXCAVATED AN ADDITIONAL 24" (AT A MIN.) AND BACKFILLED WITH AASHTO CLASS A-3 SOIL (COMPACTED TO 98%, ASTM D1557) OR OVER-EXCAVATE AN ADDITIONAL 12" (AT A MIN.) AND BACKFILL WITH GRANULAR BACKFILL (57 STONE).

SANITARY SEWER CONCRETE TYPE "C" MANHOLE 8"-21" SEWERS

JANUARY 2019 PLATE S-6

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TELEPHONE: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

NO.	BY	DATE	REVISIONS
4.			
3.			
2.			
1.			

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY THE J.E.A. WE TAKE NO EXCEPTION TO THE DESIGN

DESIGN ENGINEER
NICOLE BOLATETE, PE
FLORIDA REGISTRATION NO. 74921

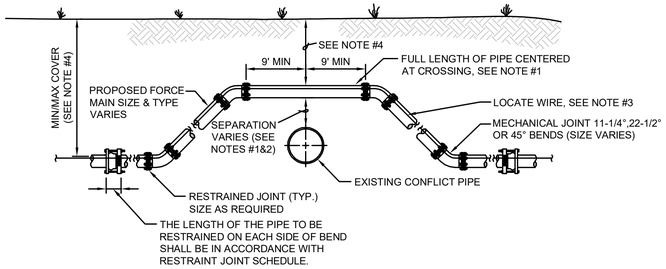
DESIGNER:
DRAWN BY:
DATE:
CHECKED BY:
DATE:

JEA Building Community

JEA STANDARD
SANITARY SEWER DETAILS
RIVER LANDING (F.K.A. TMV PH6-HYDRY)

PROJ. NO. 18-155	DATE: JANUARY 2019	SCALE: AS NOTED
NO. SHEETS 5	SHEET NO. 2	DRAWING NO. 17H

T:\2018\18-155\LandDev\Design\Plots\JEA Details\JEA_San_Details_2019_18-155.dwg Current Layout Tab = 17H Wed May 19, 2021 - 12:16



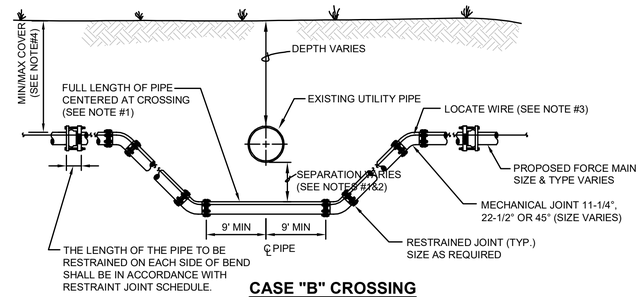
CASE "A" CROSSING

NOTES:

1. IF EXISTING CONFLICT PIPE IS A WATER OR RECLAIMED WATER MAIN, 12-INCHES OF SEPARATION IS REQUIRED. A FULL LENGTH OF PIPE SHALL BE CENTERED OVER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR ALL CROSSINGS.
2. FOR OTHER LOCATION LIMITATIONS SEE DETAIL (S-26 & S-27).
3. LOCATING WIRE REQUIRED: SEE DETAIL S-49.
4. THE COVER FOR PIPING LESS THAN 24" SIZE SHALL BE 30" (MIN) IN UNPAVED AREAS, 36" (MIN) IN PAVED AREAS AND A MAXIMUM COVER OF 60", UNLESS PRE-APPROVED BY JEA. THE COVER FOR PIPING 24" SIZE AND LARGER SHALL BE 36" (MIN) IN PAVED AND UNPAVED AREAS AND A MAXIMUM COVER OF 84", UNLESS APPROVED BY JEA.
5. THE SOILS BETWEEN THE MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST ASTM D 1557.

ADJUSTMENT OVER EXISTING UTILITIES MECHANICAL RESTRAINTS

JANUARY 2019 PLATE S-39



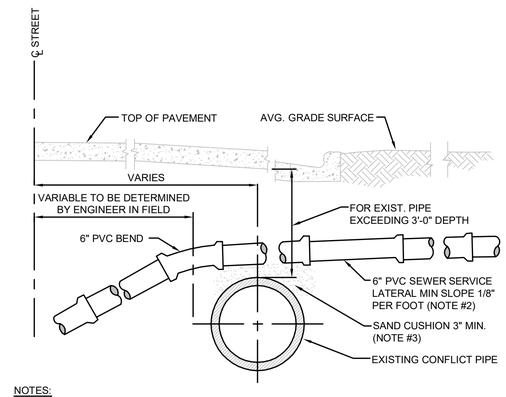
CASE "B" CROSSING

NOTES:

1. IF EXISTING CONFLICT PIPE IS A WATER OR RECLAIMED WATER MAIN, 12-INCHES OF SEPARATION IS REQUIRED.A FULL LENGTH OF PIPE SHALL BE CENTERED OVER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR ALL CROSSINGS.
2. FOR OTHER LOCATION LIMITATIONS SEE DETAIL (S-26 & S-27).
3. LOCATING WIRE REQUIRED: SEE DETAIL S-49.
4. THE COVER FOR PIPING LESS THAN 24" SIZE SHALL BE 30" (MIN) IN UNPAVED AREAS, 36" (MIN) IN PAVED AREAS AND A MAXIMUM COVER OF 60", UNLESS PRE-APPROVED BY JEA. THE COVER FOR PIPING 24" SIZE AND LARGER SHALL BE 36" (MIN) IN PAVED AND UNPAVED AREAS AND A MAXIMUM COVER OF 84", UNLESS APPROVED BY JEA.
5. THE SOILS BETWEEN THE MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST ASTM D 1557.

ADJUSTMENT UNDER EXISTING UTILITIES MECHANICAL RESTRAINTS

JANUARY 2019 PLATE S-41

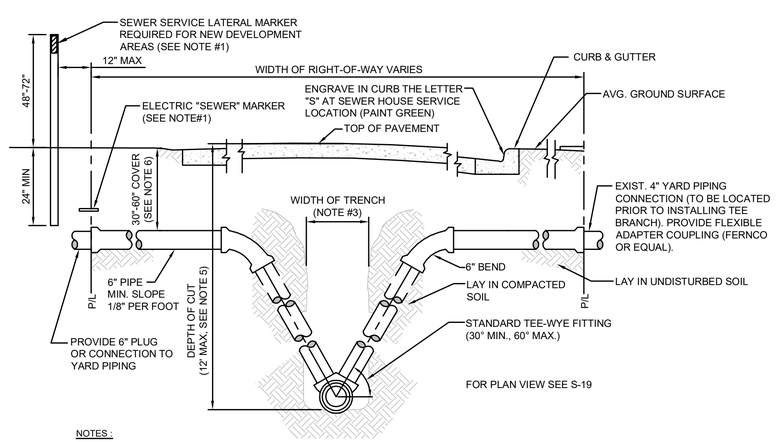


NOTES:

1. ALTERNATE GRADIENT FOR 6 INCH LATERAL SEWERS AT CONFLICTS WITH EXISTING UTILITIES.
2. FLATTER SLOPES MUST BE PRE-APPROVED BY JEA O&M MANAGER (ONLY) PRIOR TO CONSTRUCTION.
3. THE SOILS BETWEEN THE NEW MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST, ASTM D 1557.

HOUSE LATERAL OVER CONFLICT PIPE

JANUARY 2019 PLATE S-23

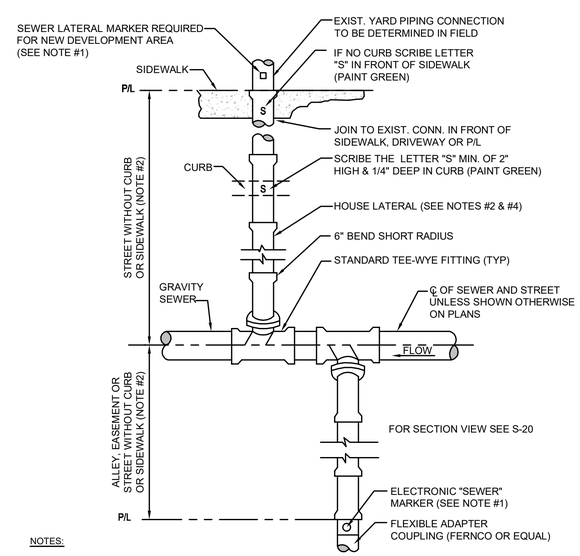


NOTES :

1. TO MARK THE LOCATION OF THE 6" PLUG FOR NEW SERVICE: FOR PROJECTS WHERE NO CONCRETE CURB EXIST, AN ELECTRONIC "SEWER" MARKER IS REQUIRED FOR ALL LATERALS WHICH ARE BEING INSTALL FOR FUTURE USE AT A MAX DEPTH OF 3' AT FINISH GRADE. FOR NEW DEVELOPMENT AREAS WHERE THE SEWER LATERAL IS "NOT IN USE", A LANDSCAPE TIMBER OR 3x3 MIN. P.T. POST (TOP PAINTED GREEN) SHALL BE INSTALLED. WHERE REQUIRED BY JEA OR NO CONCRETE CURB EXIST, AN ELECTRONIC "SEWER" MARKER SHALL BE INSTALLED TO MARKER SHALL ALSO BE INSTALLED.
2. THE MINIMUM SIZE OF ALL HOUSE LATERALS SHALL BE 6 INCHES. THE MAXIMUM LENGTH OF A HOUSE LATERAL SHALL BE 60 FEET (LENGTH BETWEEN SEWER MAIN OR MANHOLE TO CUSTOMERS PROPERTY LINE).
3. SEE MEASUREMENT AND PAYMENT SECTION FOR MAXIMUM PAYMENT WIDTHS.
4. ALL GRAVITY SEWER MAINS AND ASSOCIATED SEWER LATERAL PIPE AND FITTINGS (INCLUDING THE TEE-WYE FITTINGS) SHALL BE PVC SDR-26.
5. UNLESS APPROVED OTHERWISE BY A JEA O&M MANAGER, NO GRAVITY SEWER MAIN WITH SEWER SERVICE LATERALS SHALL BE CONSTRUCTED WITH A "DEPTH OF CUT" GREATER THAN 12 FEET.
6. SEWER SERVICE LATERALS ASSOCIATED WITH GRAVITY SEWER MAINS WHICH ARE DEEPER THAN 12 FEET, MUST BE ROUTED TO A GRAVITY SEWER HIGH-LINE, A MANHOLE OR OTHER JEA APPROVED METHOD.
7. THE SEWER SERVICE LATERAL SHALL BE CONSTRUCTED AT A DEPTH TO ALLOW A GRAVITY CONNECTION BY THE CUSTOMER, WHERE POSSIBLE (CONTINGENT UPON MEETING THE CUSTOMER'S ON-SITE CONDITIONS AND LOCAL CONSTRUCTION STANDARDS). A LATERAL REQUIRING MORE THAN 60" OF COVER MUST BE APPROVED, PRIOR TO CONSTRUCTION, BY JEA.

HOUSE LATERAL - SECTION VIEW

JANUARY 2019 PLATE S-20

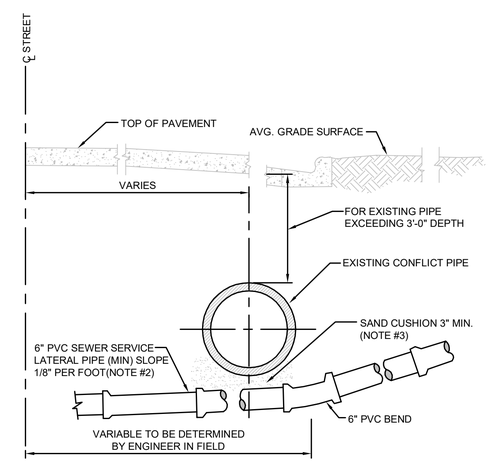


NOTES:

1. TO MARK THE LOCATION OF THE 6" PLUG FOR NEW SERVICE: FOR PROJECTS WHERE NO CONCRETE CURB EXIST, AN ELECTRONIC "SEWER" MARKER IS REQUIRED FOR ALL LATERALS WHICH ARE BEING INSTALL FOR FUTURE USE AT A MAX DEPTH OF 3' AT FINISH GRADE. FOR NEW DEVELOPMENT AREAS WHERE THE SEWER LATERAL IS "NOT IN USE", A LANDSCAPE TIMBER OR 3x3 MIN. P.T. POST (TOP PAINTED GREEN) SHALL BE INSTALLED. WHERE REQUIRED BY JEA OR NO CONCRETE CURB EXIST, AN ELECTRONIC "SEWER" MARKER SHALL BE INSTALLED TO MARKER SHALL ALSO BE INSTALLED..
2. THE MINIMUM SIZE OF ALL HOUSE LATERALS SHALL BE 6 INCHES. THE MAXIMUM LENGTH OF A HOUSE LATERAL SHALL BE 60 FEET (LENGTH BETWEEN SEWER MAIN OR MANHOLE TO CUSTOMERS PROPERTY LINE).
3. NO SEWER SERVICE CONNECTIONS PERMITTED ON GRAVITY SEWER PIPE WHICH ARE 16" AND LARGER.
4. ALL GRAVITY SEWER MAINS AND ASSOCIATED SEWER LATERAL PIPE AND FITTINGS (INCLUDING THE TEE-WYE FITTING) SHALL BE PVC SDR-26.

HOUSE LATERAL - PLAN VIEW

JANUARY 2019 PLATE S-19



NOTES :

1. ALTERNATE GRADIENT FOR 6 INCH LATERAL SEWERS AT CONFLICTS WITH EXISTING UTILITIES.
2. FLATTER SLOPE MUST BE PRE-APPROVED BY JEA O&M MANAGER (ONLY) PRIOR TO CONSTRUCTION
3. THE SOILS BETWEEN THE NEW MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST, ASTM D 1557.

HOUSE LATERAL UNDER CONFLICT PIPE

JANUARY 2019 PLATE S-24

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY THE J.E.A. WE TAKE NO EXCEPTION TO THE DESIGN

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8550
FAX: (904) 646-9485
CA - 00002594 LC - 0000316
VISION • EXPERIENCE • RESULTS

NO.	BY	DATE	REVISIONS
4.			
3.			
2.			
1.			

DESIGN ENGINEER
NICOLE BOLATETE, PE
FLORIDA REGISTRATION NO. 74921

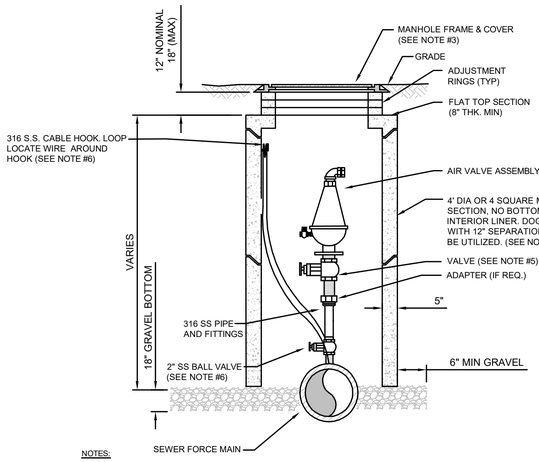
DESIGNER:
DRAWN BY:
DATE:
CHECKED BY:
DATE:

JEA Building Community

JEA STANDARD
SANITARY SEWER DETAILS
RIVER LANDING (F.K.A. TMV PH6-HYDRY)

PROJ. NO. 18-155		
DATE: JANUARY 2019		
SCALE: AS NOTED		
NO. SHEETS 5	SHEET NO. 3	DRAWING NO. 171

T:\2018\18-155\LandDev\Design\Plots\JEA Details\JEA_Son_Details_2019_18-155.dwg Current Layout Tab = 171 Wed May 19, 2021 - 12:16

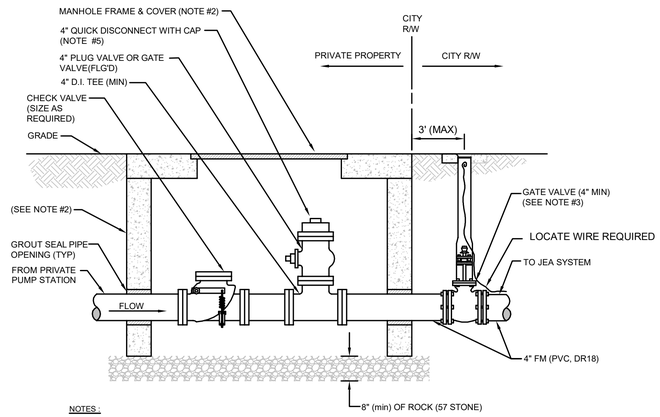


NOTES:

1. THE AIR ASSEMBLY MANHOLE SHALL BE LOCATED OUTSIDE OF THE ROADWAY PAVEMENT AREA (I.E. LOCATED IN NON-TRAFFIC AREAS).
2. THE CONCRETE MANHOLE SHALL INCLUDE A POLYURETHANE SPECIALTY LINER (PER SPEC SECTION 446) TO BE INSTALLED ON THE INTERIOR SURFACES INCLUDING THE RISER SECTION TOP AND THE ADJUSTMENT RINGS. A BITUMINOUS WATERPROOFING MATERIAL SHALL BE PROVIDED ON THE OUTSIDE SURFACES OF THE MANHOLE.
3. FRAME AND COVER SHALL BE JEA STANDARD. THE COVER SHALL HAVE NO GASKET TO ALLOW AIR TO EXIT VAULT (REMOVE GASKET IF NECESSARY FROM THE UNDER SIDE OF STANDARD JEA COVER). THE COVER (WHEN FLIPPED OPEN) MUST CLEAR THE AIR VALVE ASSEMBLY AT ALL TIMES OR A SQUARE TOP WITH ALUMINUM DOOR SHALL BE PROVIDED (NON-TRAFFIC LOCATIONS ONLY).
4. FOR PIPE SIZES 3 INCH AND SMALLER, PROVIDE A STAINLESS STEEL BALL VALVE (2" MIN). FOR PIPE SIZES 4 INCH AND LARGER, PROVIDE A FLANGE GATE VALVE (WHEEL OPERATOR) OR PLUG VALVE. (LEVER ARM OPERATOR) SEE SPECIFICATION FOR ADDITIONAL REQUIREMENTS.
5. FOR A 2" AIR VALVE, PROVIDE 2" STAINLESS STEEL BALL VALVE AT THE MAIN. FOR AIR VALVES LARGER THAN 2" SIZE, PROVIDE A TAPPING SLEEVE OR DUCTILE IRON TEE FITTING. ALSO, FOR OFF-SET PIPING LARGER THAN 2 INCH SIZE, PROVIDE A GATE VALVE (INSTALLED VERTICALLY NEAR MAIN). SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
6. LOCATE WIRE SHALL HAVE ENOUGH SLACK TO REACH 4' ABOVE FINAL GRADE.

AIR VALVE ASSEMBLY INSIDE MANHOLE IN ROW

JANUARY 2019 PLATE S-29B



NOTES :

1. SEWER PUMP-OUT BOX SHALL BE CONSTRUCTED ON PRIVATE PROPERTY AND LOCATED AT THE R/W LINE. THE PREFERRED CONSTRUCTION LAYOUT IS SHOWN ABOVE.
2. ASSEMBLY TO BE ENCLOSED WITHIN A 48"x48" (MIN) PRECAST CONCRETE BOX WITH OPEN BOTTOM W/H-20 TRAFFIC LOADING COVER OR TYPE "C" MANHOLE OPEN BOTTOM WITH FRAME AND COVER (NON-JEA LOGO TYPE COVER).
3. A JEA APPROVED GATE VALVE (4" MIN) SHALL BE PROVIDED AT THE R/W LINE FOR ALL FORCE MAIN PIPING WHICH EXCEEDS 15' LINEAR FEET WITHIN THE CITY R/W AREA. THE GATE VALVE AT THE R/W LINE IS NOT REQUIRED WHERE THE CONNECTION (CONNECTION AT JEA MAIN) IS LOCATED ON THE SAME SIDE OF THE STREET AS THE PUMP-OUT BOX (SHORT-SIDE SERVICE) AND CONSIST OF 15 LINEAR FEET OR LESS WITHIN THE CITY R/W AREA.
4. NO CONNECTIONS PERMITTED INTO JEA FORCE MAINS WHICH ARE GREATER THAN 12" WITHOUT PRIOR JEA APPROVAL.
5. QUICK DISCONNECT WITH CAP SHALL BE ALUMINUM AND BE POSITIONED DIRECTLY UNDER MANHOLE LID FOR ACCESS.

PRIVATE PUMP OUT ASSEMBLY

JANUARY 2019 PLATE S-46

LENGTH (L) TO BE RESTRAINED (SEE PLATE Nos. 38C & 38D FOR ADDITIONAL DETAILS)

NOMINAL PIPE SIZE (IN.)	HORIZONTAL BENDS 90° BENDS L (FT.)	45° BENDS L (FT.)	22.5° BENDS L (FT.)	11.25° BENDS L (FT.)	VERTICAL OFFSETS 45° BENDS (SEE NOTE 4) UPPER L (FT.)	LOWER L (FT.)	VALVES OR DEAD ENDS L (FT.)
4	21	9	5	3	17	3	47
6	30	13	6	3	23	4	66
8	38	16	8	4	30	6	86
10	45	19	9	5	36	7	103
12	53	22	11	6	43	8	121
14	61	26	13	6	50	9	140
16	66	28	14	7	55	10	154
18	73	30	15	8	60	11	170
20	79	33	16	8	66	12	186
24	79	33	16	8	77	15	185
30	93	39	19	10	97	17	222
36	106	39	21	11	107	20	257
42	117	49	24	12	120	24	289
48	144	53	26	13	133	26	321

REDUCERS SIZE (IN.)	L (FT.)
6x4	34
8x6	36
8x4	62
10x8	35
10x6	63
12x10	36
12x8	64
16x12	66
16x10	92
20x18	35
20x16	66
20x12	117
24x20	56
24x18	80
24x16	101
30x24	78
30x20	121
36x30	78
36x24	141
42x36	75
42x30	140
48x42	75
48x36	139

TEES SEE NOTE 5 RUN SIZE (IN.)	BRANCH SIZE (IN.)	L (FT.)
4	4	F.O.
4	6 4 < LESS	10 F.O.
8	8 6 < LESS	29 F.O.
10	10 8 6 < LESS	45 13 F.O.
12	12 10 8 < LESS	62 32 F.O.
16	16 12 10 10 < LESS	94 39 5 F.O.
20	20 16 12 10 < LESS	125 76 14 F.O.
24	24 20 16 12 < LESS	124 84 36 F.O.
30	30 24 20 16 16 < LESS	159 104 60 5 F.O.
36	36 30 24 20 16 < LESS	192 142 83 33 F.O.
42	42 36 30 24 20 16 < LESS	223 178 124 59 5 F.O.
48	48 42 36 30 24 20 < LESS	253 209 162 104 34 F.O.

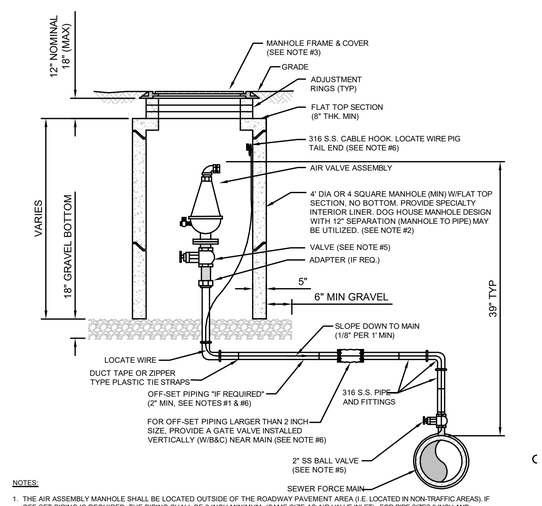
F.O. = FITTING ONLY

PVC PIPE RESTRAINT NOTES:

1. THIS SCHEDULE SHALL BE UTILIZED ON ALL WATER, SEWER FORCE MAIN OR RECLAIMED WATER SYSTEMS. ALL FITTINGS SHALL BE RESTRAINED TO LENGTHS INDICATED ON THE ABOVE SCHEDULE, AT A MINIMUM.
2. ASSUMPTIONS: PVC PIPE, SAFETY FACTOR=1.5, TEST PRESSURE=150PSI, SOIL=GM OR SM, TRENCH TYPE 3, DEPTH OF COVER=30 INCHES FOR 20" AND SMALLER PIPE SIZE OR 36 INCHES FOR 24" AND LARGER PIPE SIZE.
3. BENDS AND VALVES: SHALL BE RESTRAINED ON EACH SIDE OF FITTING.
4. VERTICAL OFFSETS: ARE APPROX. 3 FEET COVER ON TOP AND APPROX. 8 FEET COVER ON BOTTOM. PER THE DETAILS, Lu IS THE RESTRAINED LENGTH FOR THE UPPER (TOP) LEVEL. Li IS THE RESTRAINED LENGTH FOR THE LOWER (DEEPER) LEVEL. ASSUME 45 DEGREE BENDS.
5. TEES: TOTAL LENGTH BETWEEN FIRST JOINTS OR RESTRAINED LENGTH ON EITHER SIDE OF TEE (RUN) SHALL BE A TOTAL DISTANCE OF 30 FEET (MIN). SEE SCHEDULE ABOVE FOR RESTRAINT LENGTH ON TEE "BRANCH" LINE.
6. HDPE TO PVC TRANSITIONS: THE PVC PIPE SIDE SHALL BE RESTRAINED 35 FT (MIN).
7. THE INSTALLATION OF BELL HARNESS RESTRAINTS AT PVC JOINTS (DR-18 & 25 PIPE) SHALL BE COMPLETED PER THE MANUFACTURERS RECOMMENDATION, WHICH INCLUDES NOT OVER TIGHTENING THE PARALLEL RODS/NUTS. THESE NUTS SHOULD ONLY BE SNUG TIGHT. THE HOME MARKS ON THE PIPE SHOULD ALWAYS BE VISIBLE AFTER THE RESTRAINT IS INSTALLED. OVERHOMING THE JOINT MAY CAUSE A FAILURE AT THE BELL RESULTING IN A SERVICE OUTAGE.

PVC PIPE RESTRAINT JOINT SCHEDULE

JANUARY 2019 PLATE S-38A

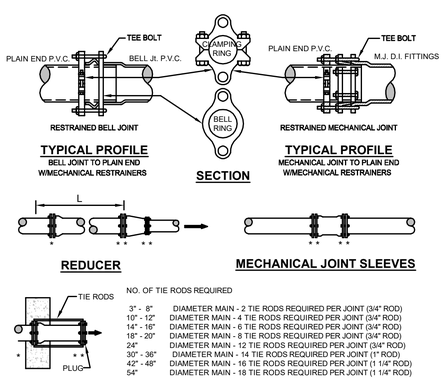


NOTES:

1. THE AIR ASSEMBLY MANHOLE SHALL BE LOCATED OUTSIDE OF THE ROADWAY PAVEMENT AREA (I.E. LOCATED IN NON-TRAFFIC AREAS). IF OFF-SET PIPING IS REQUIRED, THE PIPING SHALL BE 2 INCH MINIMUM, (SAME SIZE AS AIR VALVE INLET). FOR PIPE SIZES 3 INCH AND SMALLER: PIPING SHALL BE 316 STAINLESS STEEL SCH 40, STD GRADE, THREADED. FOR PIPE SIZES 4 INCH AND LARGER: PIPING SHALL BE 316 STAINLESS STEEL SCH. 10 (MIN), WELDED OR PVC DR-18 PIPE AND FITTINGS-RESTRAINED.
2. THE CONCRETE MANHOLE SHALL INCLUDE A POLYURETHANE SPECIALTY LINER (PER SPEC SECTION 446) TO BE INSTALLED ON THE INTERIOR SURFACES INCLUDING THE RISER SECTION TOP AND THE ADJUSTMENT RINGS. A BITUMINOUS WATERPROOFING MATERIAL SHALL BE PROVIDED ON THE OUTSIDE SURFACES OF THE MANHOLE.
3. FRAME AND COVER SHALL BE JEA STANDARD. THE COVER SHALL HAVE NO GASKET TO ALLOW AIR TO EXIT VAULT (REMOVE GASKET IF NECESSARY FROM THE UNDER SIDE OF STANDARD JEA COVER). THE COVER (WHEN FLIPPED OPEN) MUST CLEAR THE AIR VALVE ASSEMBLY AT ALL TIMES OR A SQUARE TOP WITH ALUMINUM DOOR SHALL BE PROVIDED (NON-TRAFFIC LOCATIONS ONLY).
4. FOR PIPE SIZES 3 INCH AND SMALLER, PROVIDE A STAINLESS STEEL BALL VALVE (2" MIN). FOR PIPE SIZES 4 INCH AND LARGER, PROVIDE A FLANGE GATE VALVE (WHEEL OPERATOR) OR PLUG VALVE. (LEVER ARM OPERATOR) SEE SPECIFICATION FOR ADDITIONAL REQUIREMENTS.
5. FOR A 2" AIR VALVE, PROVIDE 2" STAINLESS STEEL BALL VALVE AT THE MAIN. FOR AIR VALVES LARGER THAN 2" SIZE, PROVIDE A TAPPING SLEEVE OR DUCTILE IRON TEE FITTING. ALSO, FOR OFF-SET PIPING LARGER THAN 2 INCH SIZE, PROVIDE A GATE VALVE (INSTALLED VERTICALLY NEAR MAIN). SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
6. LOCATE WIRE SHALL HAVE ENOUGH SLACK TO REACH 4' ABOVE FINAL GRADE.

AIR VALVE ASSEMBLY INSIDE MANHOLE

JANUARY 2019 PLATE S-29



NO. OF TIE RODS REQUIRED

3" - 8"	DIAMETER MAIN - 2 TIE RODS REQUIRED PER JOINT (3/4" ROD)
10" - 12"	DIAMETER MAIN - 4 TIE RODS REQUIRED PER JOINT (3/4" ROD)
14" - 16"	DIAMETER MAIN - 6 TIE RODS REQUIRED PER JOINT (3/4" ROD)
18" - 20"	DIAMETER MAIN - 8 TIE RODS REQUIRED PER JOINT (3/4" ROD)
24"	DIAMETER MAIN - 12 TIE RODS REQUIRED PER JOINT (3/4" ROD)
30" - 36"	DIAMETER MAIN - 14 TIE RODS REQUIRED PER JOINT (1" ROD)
42" - 48"	DIAMETER MAIN - 16 TIE RODS REQUIRED PER JOINT (1 1/4" ROD)
54"	DIAMETER MAIN - 18 TIE RODS REQUIRED PER JOINT (1 1/4" ROD)

DEAD - END THRUST COLLAR ANCHOR

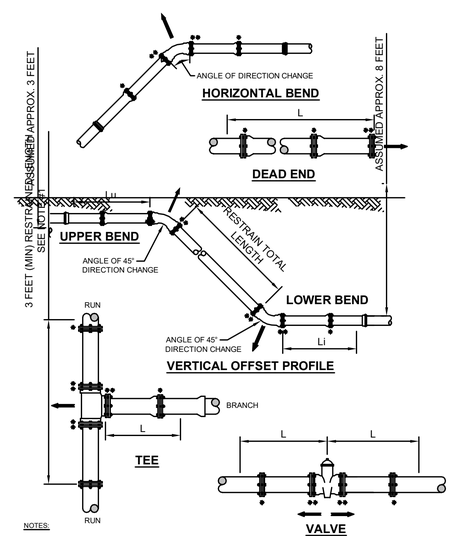
TO BE USED INSTEAD OF TOTAL RESTRAINED LENGTH (OPTIONAL) SIZE AS PER THRUST BLOCK DETAIL (W-38). SEE DETAILS W-36 & W-37.

GENERAL NOTE:

1. PAY ITEM * * * DENOTES A RESTRAINT WHICH IS PAID FOR ON A PER EACH BASIS.
2. PAY ITEM * * * DENOTES A RESTRAINT WHICH IS INCLUDED IN THE UNIT PRICE BID FOR FITTING OR VALVE.
3. ➡ INDICATES DIRECTION OF THRUST FORCE.

MECHANICAL RESTRAINT DETAILS - I

JANUARY 2019 PLATE S-38C

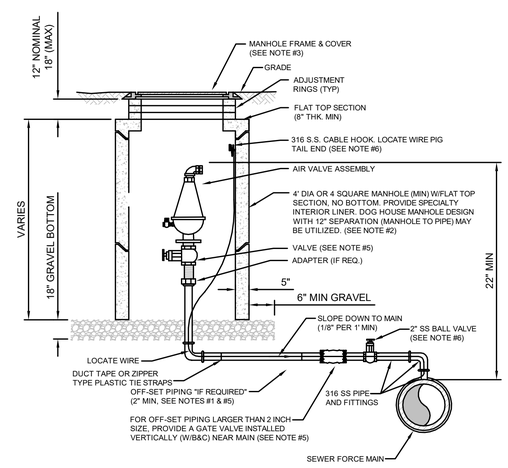


NOTES:

1. TOTAL LENGTH BETWEEN FIRST JOINTS OR RESTRAINED LENGTH ON EITHER SIDE OF TEE (RUN) SHALL BE A TOTAL DISTANCE OF 6 FEET (MIN.). THE PROJECT ENGINEER CAN INCREASE THIS LENGTH TO REDUCE THE NUMBER OF RESTRAINS REQUIRED. ANY CHANGES TO THIS TABLE MUST BE SUMMITTED TO JEA FOR APPROVAL.
2. PAY ITEM *** DENOTES A RESTRAINT WHICH IS PAID FOR ON A PER EACH BASIC.
3. PAY ITEM **** DENOTES A RESTRAINT WHICH IS INCLUDED IN THE UNIT PRICE BID FOR FITTING OR VALVE.

MECHANICAL RESTRAINT DETAILS - II

JANUARY 2019 PLATE S-38D



NOTES:

1. THE AIR ASSEMBLY MANHOLE SHALL BE LOCATED OUTSIDE OF THE ROADWAY PAVEMENT AREA (I.E. LOCATED IN NON-TRAFFIC AREAS). IF OFF-SET PIPING IS REQUIRED, THE PIPING SHALL BE 2 INCH MINIMUM, (SAME SIZE AS AIR VALVE INLET). FOR PIPE SIZES 3 INCH AND SMALLER: PIPING SHALL BE 316 STAINLESS STEEL SCH 40, STD GRADE, THREADED. FOR PIPE SIZES 4 INCH AND LARGER: PIPING SHALL BE 316 STAINLESS STEEL SCH. 10 (MIN), WELDED OR PVC DR-18 PIPE AND FITTINGS-RESTRAINED.
2. THE CONCRETE MANHOLE SHALL INCLUDE A POLYURETHANE SPECIALTY LINER (PER SPEC SECTION 446) TO BE INSTALLED ON THE INTERIOR SURFACES INCLUDING THE RISER SECTION TOP AND THE ADJUSTMENT RINGS. A BITUMINOUS WATERPROOFING MATERIAL SHALL BE PROVIDED ON THE OUTSIDE SURFACES OF THE MANHOLE.
3. FRAME AND COVER SHALL BE JEA STANDARD. THE COVER SHALL HAVE NO GASKET TO ALLOW AIR TO EXIT VAULT (REMOVE GASKET IF NECESSARY FROM THE UNDER SIDE OF STANDARD JEA COVER). THE COVER (WHEN FLIPPED OPEN) MUST CLEAR THE AIR VALVE ASSEMBLY AT ALL TIMES OR A SQUARE TOP WITH ALUMINUM DOOR SHALL BE PROVIDED (NON-TRAFFIC LOCATIONS ONLY).
4. FOR PIPE SIZES 3 INCH AND SMALLER, PROVIDE A STAINLESS STEEL BALL VALVE (2" MIN). FOR PIPE SIZES 4 INCH AND LARGER, PROVIDE A FLANGE GATE VALVE (WHEEL OPERATOR) OR PLUG VALVE. (LEVER ARM OPERATOR) SEE SPECIFICATION FOR ADDITIONAL REQUIREMENTS.
5. FOR A 2" AIR VALVE, PROVIDE 2" STAINLESS STEEL BALL VALVE AT THE MAIN. FOR AIR VALVES LARGER THAN 2" SIZE, PROVIDE A TAPPING SLEEVE OR DUCTILE IRON TEE FITTING. ALSO, FOR OFF-SET PIPING LARGER THAN 2 INCH SIZE, PROVIDE A GATE VALVE (INSTALLED VERTICALLY NEAR MAIN). SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
6. LOCATE WIRE SHALL HAVE ENOUGH SLACK TO REACH 4' ABOVE FINAL GRADE.

OPTIONAL LOW PROFILE AIR VALVE ASSEMBLY INSIDE MANHOLE

JANUARY 2019 PLATE S-29A

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TELEPHONE: (904) 642-8550
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

NO.	BY	DATE	REVISIONS
4.			
3.			
2.			
1.			

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY THE J.E.A. WE TAKE NO EXCEPTION TO THE DESIGN

DESIGN ENGINEER
NICOLE BOLATETE, PE
FLORIDA REGISTRATION NO. 74921

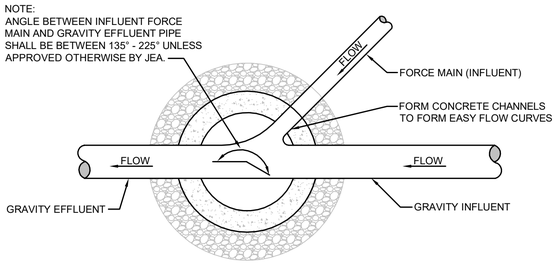
DESIGNER:
DRAWN BY:
DATE:
CHECKED BY:
DATE:

JEA Building Community

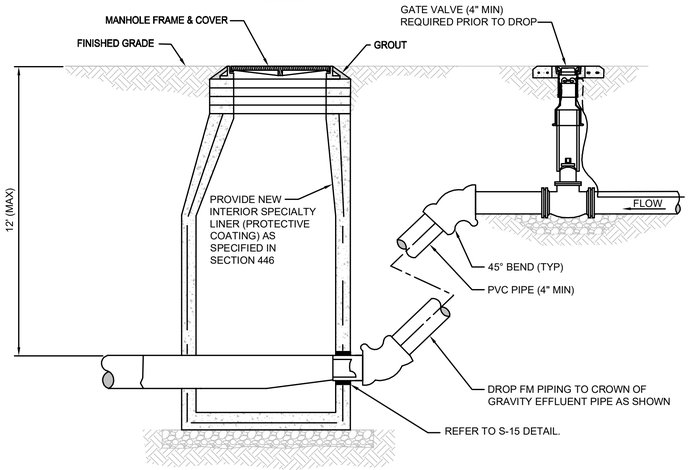
JEA STANDARD
SANITARY SEWER DETAILS
RIVER LANDING (F.K.A. TMV PH6-HYDRY)

NO. SHEETS 5	PROJ. NO. 18-155	
SHEET NO. 4	DATE: JANUARY 2019	
DRAWING NO. 17J	SCALE: AS NOTED	

T:\2018\18-155\LondDev\Design\Plots\JEA Details\JEA_Son_Details_2019_18-155.dwg Current Layout Tab = 17J Wed May 19, 2021 - 12:16



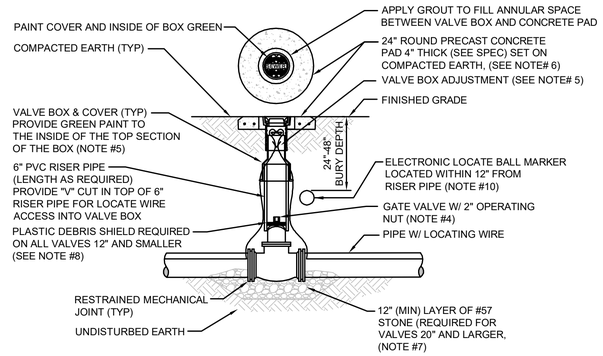
PLAN



SECTION

TYPICAL FORCE MAIN CONNECTION TO MANHOLE

JANUARY 2019 PLATE S-18

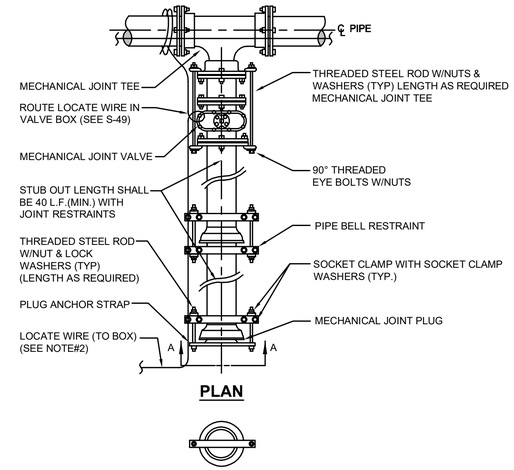


NOTES:

1. FOR UNPAVED LOCATIONS, A PRECAST CONCRETE VALVE PAD SHALL BE PROVIDED AND INSTALLED FLUSH WITH GRADE. CONCRETE PAD IS NOT REQUIRED FOR VALVE LOCATED IN THE ROADWAY, UNLESS SHOWN OR NOTED OTHERWISE.
2. LOCATING WIRE IS REQUIRED ON ALL PRESSURE PIPING (SEE DETAIL S-49).
3. A "V" CUT SHALL BE CARVED IN THE CURB CLOSEST/(ASPHALT IF NO CURB) ADJACENT TO ALL BELOW GRADE VALVES. THE "V" CUT IS TO BE PAINTED GREEN.
4. IN PAVED AREAS, INSTALL VALVE AT A DEPTH TO ALLOW A 12" MIN. DISTANCE BETWEEN THE VALVE COVER PLATE AND THE TOP OF THE VALVE OPERATING NUT. OUTSIDE OF PAVED AREAS (GRASS), INSTALL VALVE AT A DEPTH TO ALLOW A 6" MINIMUM DISTANCE BETWEEN THE VALVE COVER AND THE TOP OF THE VALVE OPERATING NUT. OPERATING NUT/STEM EXTENSION SHALL BE PROVIDED (WHERE APPLICABLE) SO THAT THE OPERATING NUT WILL BE NO MORE THAN 30 INCHES BELOW FINISHED GRADE.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS. ROUTE LOCATE WIRES THRU A "V" CUT IN THE TOP OF THE 6" PVC RISER PIPE FOR LOCATE WIRE ACCESS INTO VALVE BOX. THE LOCATE WIRES WITH A 24" LONG PIG-TAIL AT THE TOP SHALL BE CONNECTED TOGETHER WITH A WIRE NUT.
6. BRASS IDENTIFICATION TAG INDICATING "SEWER", VALVE SIZE, DIRECTION AND TURNS TO OPEN & VALVE TYPE. PROVIDE A 1/4" HOLE IN BRASS TAG AND ATTACH TAG (TWIST WIRE AROUND TAG) TO THE END OF THE LOCATE WIRE. TAGS ARE NOT REQUIRED ON VALVES INSTALLED ON FIRE HYDRANT BRANCH LINES.
7. IN LIEU OF PRECAST CONCRETE PAD, A 6" THICK X 24" (ROUND OR SQUARE) POURED CONCRETE PAD W/2 - #4 REBAR AROUND PERIMETER, MAY BE USED.
8. GRAVEL SHALL BE PROVIDED UNDER ALL VALVES 20" AND LARGER. THE MINIMUM VERTICAL LIMIT OF GRAVEL IS 12" UNDER THE VALVE UP TO 1/3 THE OVERALL HEIGHT OF THE VALVE.
9. FOR VALVES 12 INCH AND SMALLER, PROVIDE A WHITE OR BLACK PLASTIC DEBRIS SHIELD WHICH INSTALLS BELOW THE OPERATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE OPERATING NUT AND MINIMIZE INFILTRATION. SHIELD SHALL BE BY AFC, BOXLOK OR APPROVED EQUAL.
10. ALL VALVES SHALL BE INSTALLED WITH AN ELECTRIC LOCATE MARKER. MARKER SHALL BE 4" DIA. COLOR CODED BALL MARKER (3M-1404XR FOR SEWER).

SEWER VALVE DETAIL

JANUARY 2019 PLATE S-30



PLAN

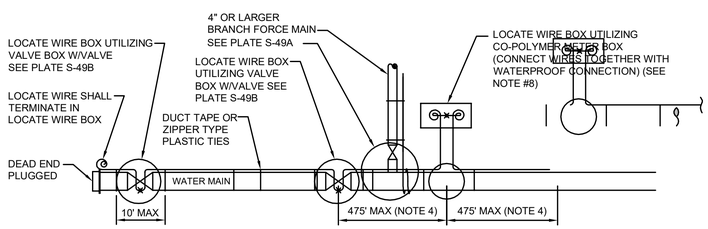
SECTION "A-A"

NOTES:

1. IN LIEU OF BELL/ROD RESTRAINTS, MECHANICAL JOINT RESTRAINTS MAY BE USED.
2. LOCATING WIRE REQUIRED, UTILIZING A LOCATE WIRE BOX INSTALLED AT PLUG LOCATION.
3. NUMBER OF TIE RODS REQUIRED IS AS FOLLOWS:
   - 3" - 8" DIAMETER MAIN - 2 TIE RODS REQUIRED PER JOINT (3/4" ROD)
   - 10" - 12" DIAMETER MAIN - 4 TIE RODS REQUIRED PER JOINT (3/4" ROD)
   - 14" - 16" DIAMETER MAIN - 6 TIE RODS REQUIRED PER JOINT (3/4" ROD)
   - 18" - 20" DIAMETER MAIN - 8 TIE RODS REQUIRED PER JOINT (3/4" ROD)
   - 24" DIAMETER MAIN -12 TIE RODS REQUIRED PER JOINT (3/4" ROD)
   - 30" - 36" DIAMETER MAIN -14 TIE RODS REQUIRED PER JOINT (1" ROD)
   - 42" - 48" DIAMETER MAIN -16 TIE RODS REQUIRED PER JOINT (1 1/4" ROD)
   - 54" DIAMETER MAIN -18 TIE RODS REQUIRED PER JOINT (1 1/4" ROD)
4. THE LOCATION OF THE DEAD END PLUG SHALL NOT BE UNDER PAVEMENT, IF POSSIBLE. THE STUB OUT SHALL EXTEND BEYOND THE INTERSECTION AREAS OR ROAD CROSSING BY 10 FEET (MIN.) WHERE POSSIBLE.

PLUGGED DEAD END USING MECHANICAL RESTRAINTS

JANUARY 2019 PLATE S-44



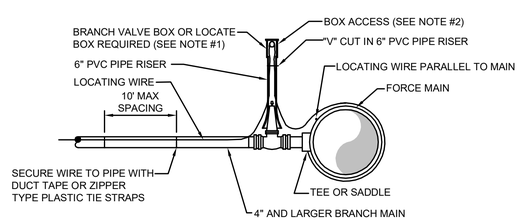
LOCATE WIRE SYSTEM

NOTES:

1. LOCATING WIRE TO BE INSTALLED IN EITHER THE ONE OR ELEVEN O'CLOCK POSITION ON ALL DUCTILE IRON 0R PVC (PRESSURE MAINS). LOCATE WIRE SHALL ALSO BE INSTALLED ON ALL (HDPE) POLY MAIN PIPING (1:00 OR 11:00 POSITION, IF POSSIBLE).
2. SECURE LOCATING WIRE TO PVC FORCE MAIN BY USE OF DUCT TAPE OR ZIPPER TYPE PLASTIC TIE STRAPS SPACED AT A MAXIMUM DISTANCE OF TEN (10') AND AT EACH SIDE OF BELL JOINT OR FITTING.
3. THE ENTIRE LOCATING SYSTEM SHALL BE SUBJECTED TO TESTING TO DETERMINE ITS RELIABILITY. WHERE INSTALLED UNDER PAVEMENT AREAS, TESTING SHALL BE DONE PRIOR TO THE PLACEMENT OF PAVEMENT, UNLESS APPROVED OTHERWISE BY JEA.
4. LOCATING WIRE SHALL TERMINATE WITHIN AN ACTIVE VALVE BOX (WITH A VALVE) OR A METER BOX (IF NO VALVE) AT 475' INTERVALS. SEE DETAIL PLATE S-49B. WIRE CONNECTIONS BELOW GROUND (OUTSIDE OF A BOX) SHALL BE AVOIDED.
5. LOCATING WIRE SHALL BE 12 GAUGE COPPER WIRE WITH .03 INCHES (MINUMUM) HDPE INSULATION THICKNESS, 0.141 INCHES (MINIMUN) O.D. RATED BREAK LOAD 250LBS., UF RATED (DIRECT BURIAL), GREEN COLOR. FOR HDD INSTALLATIONS, THE LOCATE WIRE SHALL BE COPPER CODED STEEL AS SPECIFIED IN SPEC. SECTION 750.
6. "X" INDICATES THAT THE WIRES ARE CONNECTED TOGETHER WITH WATERPROOF CONNECTION. (SEE DETAIL W-49B)
7. "◎" INDICATES A WIRE PIG-TAIL (24" LONG)
8. AN "LW" CUT SHALL BE CARVED IN THE CONCRETE CURB AND PAINTED AT ALL LOCATE WIRE BOXES.
9. FOUR LANES OF TRAFFIC (HAVING TWO LANES OF TRAFFIC IN EACH DIRECTION) OR GREATER THE LOCATE WIRE AND VALVE BOX SHALL BE OFF-SET TO THE RIGHT-OF-WAY.

LOCATE WIRE CONSTRUCTION FOR FORCE MAINS

JANUARY 2019 PLATE S-49



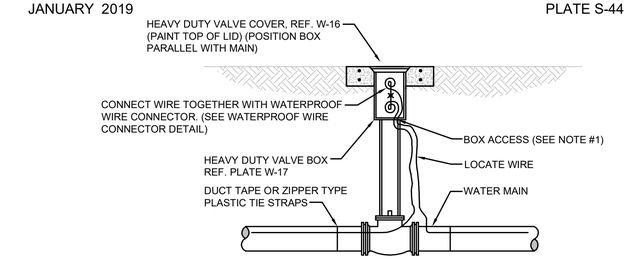
BRANCH FORCE MAIN
(4" AND LARGER SEWER MAIN)

NOTE:

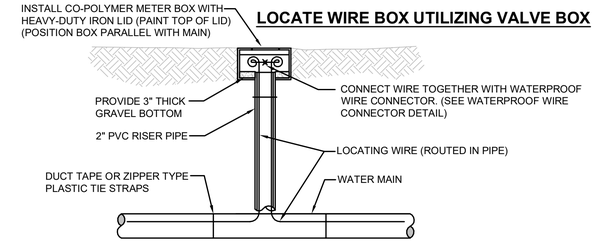
1. NOTE THAT THE BRANCH WIRE IS NOT CONNECTED TO THE MAIN WIRE.
2. LOCATE WIRE SHALL ENTER THE VALVE BOX THROUGH A "V" CUT IN THE 6" PVC RISER PIPE SECTION (SEE S-30).
3. LOCATE WIRE BOX SHALL BE INSTALLED OUTSIDE OF SIDEWALKS, DRIVEWAYS AND PAVEMENT.
4. "◎" INDICATES A WIRE PIG-TAIL (4' LONG)

LOCATE WIRE FOR BRANCH MAIN

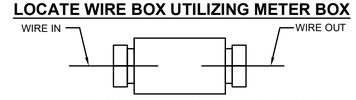
JANUARY 2019 PLATE S-49A



LOCATE WIRE BOX UTILIZING VALVE BOX



LOCATE WIRE BOX UTILIZING METER BOX



NOTES: **WATERPROOF WIRE CONNECTOR DETAIL**

1. LOCATE WIRE SHALL ENTER THE VALVE BOX THROUGH A "V" CUT IN THE 6" PVC RISER PIPE (SEE W-18).
2. LOCATE WIRE SHALL HAVE ENOUGH SLACK TO REACH 4' ABOVE FINAL GRADE AND LOCATE POINTS.
3. LOCATE WIRE CONNECTION SHALL ONLY BE A 2 WAY CONNECTION.

LOCATE WIRE BOX

JANUARY 2019 PLATE S-49B

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
PHONE: (904) 646-9220
FAX: (904) 646-9485
CA - 00002594 LC - 0000316
VISION • EXPERIENCE • RESULTS

NO.	BY	DATE	REVISIONS
4.			
3.			
2.			
1.			

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY THE J.E.A. WE TAKE NO EXCEPTION TO THE DESIGN

DESIGN ENGINEER: NICOLE BOLATETE, PE
FLORIDA REGISTRATION NO. 74921

DESIGNER:
DRAWN BY:
DATE:
CHECKED BY:
DATE:

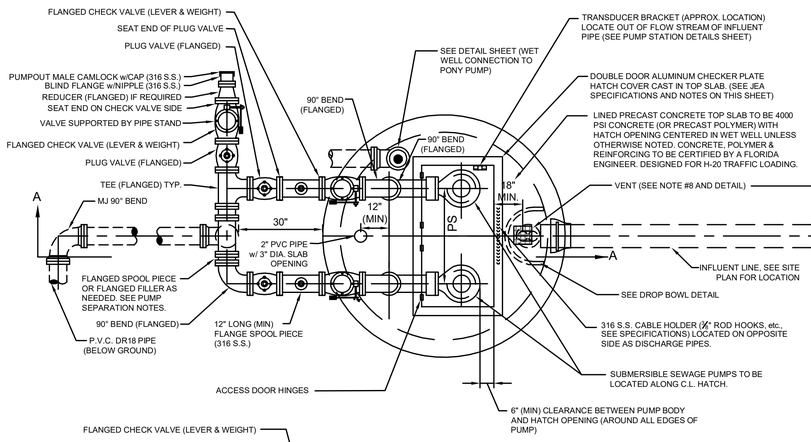
JEA Building Community

JEA STANDARD
SANITARY SEWER DETAILS
RIVER LANDING (F.K.A. TMV PH6-HYDRY)

PROJ. NO. 18-155
DATE: JANUARY 2019
SCALE: AS NOTED

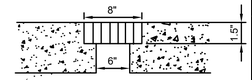
NO. SHEETS 5
SHEET NO. 5
DRAWING NO. 17K

T:\2018\18-155\LondDev\Design\Plots\JEA Details\JEA_Son_Details_2019_18-155.dwg Current Layout Tab = 17K Wed May 19, 2021 - 12:16

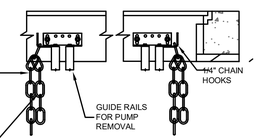


PLAN

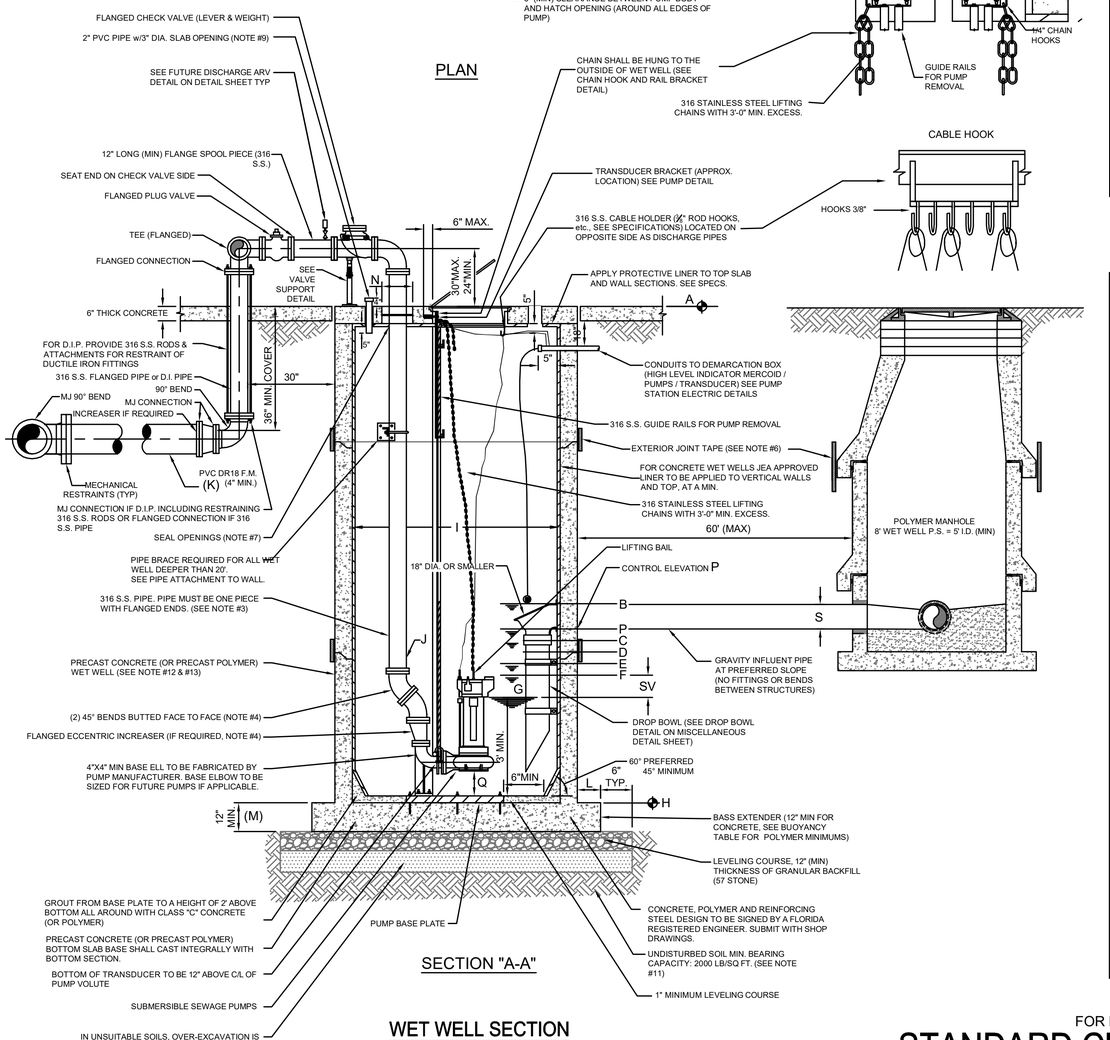
VENT DETAIL (NOTE # 8)



CHAIN HOOK AND RAIL BRACKET



CABLE HOOK



SECTION "A-A"

WET WELL SECTION

NOT TO SCALE

PUMP STATION INFORMATION

SCHEDULE OF ELEVATIONS

PUMP STATION STREET ADDRESS	TOP ELEV (NOTE 9)	MERCOID LEVEL	ALARM ELEVATION	LEFT BLANK	LAG PUMP ON ELEVATION	LEAD PUMP ON ELEVATION	PUMP OFF ELEVATION (NOTE #1)	BOTTOM ELEVATION (NOTE #5)	WET WELL DIA.	DISCHARGE PIPE DIA.	DISCHARGE F.M. DIA.	BASE EXTENDER	BOTTOM SLAB THICKNESS (INCHES)	PER HOLE DIA. (SEE NOTES)	CONTROL ELEVATION	PUMP SUCTION CLEARANCE (INCHES)	SITE FLOOD ELEVATION (DESIGN NOTE 10)	INFLUENT SIZE	HATCH SIZE (SEE TABLE BELOW)
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	P	Q	R	S	
	R + 1.0	P + 0.5'	P - 0.5'	---	P - 1.0'	P - 1.5'	F - SV	G - 3'	---	---	---	---	---	---	---	---	---	---	42" x 54"
	11.20	-4.06	-5.06	---	-5.56	-6.06	-8.06	-11.10	8'	4"	4"	12"	12"	10"	-4.56	3 X"	10.00	8"	

	ALL PUMPS			
PUMP MANUFACTURER	WILO/EMU	FLYGT	HYDROMATIC	KSB
MODEL	---	CP 3127 HT3-485	---	---
IMPELLER	---	200MM	---	---
PUMP DISCHARGE	---	4"	---	---
MOTOR (RPM)	---	1750	---	---
HORSEPOWER (HP)	---	7.5	---	---
PHASE/VOLT/AMPS (NOTE#3)	---	3/230/22	---	---
AIC (SEE NOTE #4)	---	---	---	---
DESIGN POINT (GPM) @ TDH (FT)	---	109 @ 56'	---	---
RUNOUT POINT (GPM) @ TDH (FT)	---	115 @ 55'	---	---
EMERGENCY MAIN	---	200	---	---
NORMAL SERVICE MAIN	---	200	---	---
CB #1 TO PUMP NO. 1	---	50	---	---
CB #2 TO PUMP NO. 2	---	50	---	---
CONTROL PANEL MCB	---	200	---	---
MANUAL TRANSFER SWITCH	---	JTD364SSMCQC	---	---
STARTER (SIZE & TYPE)	---	NEMA 1	---	---
ELECTRIC SERVICE (TYPE & SIZE)	---	240V 3PH 200A	---	---

PUMP STATION INFORMATION NOTES:

1. "SV" = STORAGE VOLUME PER DESIGN ENGINEER AND SHALL BE DESIGNED FOR 12 MINUTE CYCLE TIME, MINIMUM STORAGE DEPTH SHALL BE 24".
2. IF PUMP MANUFACTURER REQUIRES A GREATER SEPARATION, THAT SEPARATION SHALL BE USED WITH THE ADDITION OF FLANGED FILLERS OR SPOOL PIECES. THE DIFFERENT SEPARATION MUST BE APPROVED BY JEA PRIOR TO CONSTRUCTION AND SHALL BE PROVIDED AT NO ADDITIONAL COST TO JEA.
3. ALL PUMP MOTORS SHALL BE 3 PHASE.
4. AMPERE INTERRUPTING CAPACITY (AIC): CONTACT THE ELECTRICAL UTILITY COMPANY FOR THIS DATA IF AVAILABLE.
5. A MANUAL TRANSFER SWITCH SHALL BE PROVIDED.

POLYMER CONCRETE FLOATATION COLLARS

	DEPTH 0-10FT		DEPTH 11-15FT		DEPTH 16-20FT		DEPTH 21-30FT	
WET WELL I.D.	MIN BASE EXTENDER (IN)	MIN WEIGHT OF TOTAL STRUCTURE (LBS)	MIN BASE EXTENDER (IN)	MIN WEIGHT OF TOTAL STRUCTURE (LBS)	MIN BASE EXTENDER (IN)	MIN WEIGHT OF TOTAL STRUCTURE (LBS)	MIN BASE EXTENDER (IN)	MIN WEIGHT OF TOTAL STRUCTURE (LBS)
8'-0"	3	35600	3	37600	2	46000	—	5200
10'-0"	5	57580	5	75000	5	78700	3	91100
12'-0"	8	82900	8	113200	8	134500	7	139000

DISCHARGE PIPE DATA (WITHIN WET WELL)

PIPE SIZE	PIPE HOLE DIA.	PUMP SEPARATION	MIN PUMPOUT SIZE	HATCH SIZE (MIN.)
(J)	(N)	(PS)	(PO)	
4"	10"	26"	4"	42"x48"
6"	12"	32"	6"	42"x60"
FREE STANDING PUMP OUT FOR PIPE SIZES GREATER THAN 6"				
8"	15"	36"	8"	---
10"	17"	44"	10"	---
12"	20"	48"	12"	---
14" & LARGER	-	-	14" & LARGER	---

CONCRETE WET WELL DIMENSIONS

WET WELL I.D.	WALL THICKNESS (MIN)	TOP SLAB THICKNESS (MIN)
8'-0"	0'-9"	0'-10"
10'-0"	1'-0"	1'-0"
12'-0"	1'-0"	1'-0"

POLYMER WET WELL DIMENSIONS

WET WELL I.D.	WALL THICKNESS (MIN)	TOP SLAB THICKNESS (MIN)
8'-0"	0'-6"	0'-10"
10'-0"	0'-6 1/2"	0'-10"
12'-0"	0'-7"	1'-0"

MCC PANEL

THE COMBINED MOTOR CONTROL AND RTV PANEL SHALL BE AS NOTED BELOW. CONTRACTOR SHALL SUBMIT APPLICABLE SHOP DRAWING PACKAGE.SEE JEA.COM FOR DETAILS.

- [X] FIXED SPEED PANEL:: 240/120 VOLT, 3 PHASE, OPEN DELTA, FULL VOLTAGE MOTOR STARTING, 15 STARTS PER HOUR
- [ ] FIXED SPEED PANEL:: 480 VOLT, 3 PHASE, FULL VOLTAGE MOTOR STARTING, 15 STARTS PER HOUR
- [ ] 1P-3P VFD PANEL:: 480/277 VOLT, 3 PHASE, WYE, FULL VOLTAGE MOTOR STARTING, 15 STARTS PER HOUR
- [ ] 3P VFD PANEL:: 480/277 VOLT, 3 PHASE, WYE, REDUCED VOLTAGE MOTOR STARTING, 10 STARTS PER HOUR

MANUAL TRANSFER SWITCH

JTD364SSMCQC	200 AMP
JTD365SSMCQC	400 AMP

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH SPECIFICATIONS, SECTION 433, "SUBMERSIBLE SEWAGE PUMPING STATIONS" IN JEA WATER AND SEWER STANDARDS MANUAL.
2. PENETRATION SOIL BORING INFORMATION, TAKEN AT WET WELL LOCATION, SHALL BE SUBMITTED PRIOR TO DESIGN SUBMITTAL. SOIL BORING SHALL BE A MINIMUM OF 15' DEEPER THAN WET WELL BOTTOM OR UNTIL SUITABLE SOIL IS LOCATED UP TO A MAXIMUM OF 25' BELOW WET WELL BOTTOM.
3. ALL PIPING WITHIN AND EXTERNAL OF THE WET WELL SHALL BE FLANGED SCHEDULE 40, 316 STAINLESS STEEL. BUTT WELDING OF ANY PIPING (EXCEPT FOR THE EMERGENCY SUCTION PIPE IN THE WET WELL) IS NOT ALLOWED.
4. ALL DUCTILE IRON FITTINGS (90s, 45s, TEES ETC.) WITHIN AND EXTERNAL OF THE WET WELL SHALL BE FLANGED EPOXY LINED.
5. ALL NUTS, BOLTS AND ACCESSORIES WITHIN AND EXTERNAL OF THE WET WELL SHALL BE 316 STAINLESS STEEL AND SHALL BE COATED WITH A "NEVER SEIZE" TYPE COATING.
6. ALL EXTERIOR JOINTS OF PRECAST CONCRETE AND PRECAST POLYMER WET WELLS AND MANHOLES SHALL BE SEALED WITH A 18" WIDE RUBBERIZED ASPHALT MEMBRANE TAPE. (SEE JEA SPEC).
7. THE VOID AREAS BETWEEN TOP SLAB AND FORCE MAIN PIPE SHALL BE SEALED W/EUCOLASTIC BY EUCLID CITEM CO. OR APPROVED EQUAL SEAL. ALL OTHER OPENINGS IN CONCRETE TOP WITH NON-SHRINK GROUT, EXCEPT AS DESCRIBED IN NOTE #6. PROVIDE INSECT SCREEN SECURED TO TOP.
8. PROVIDE 6" x 6" OPENING THROUGH THE CONCRETE TOP OF THE WET WELL AND INSERT 8" x 8" x 1 $\frac{1}{2}$" THICK ALUMINUM GRATE VENT CONSTRUCTED OF 1 $\frac{1}{2}$" WIDE x $\frac{1}{8}$" MATERIAL. .
9. PROVIDE 2" PIPE (PVC, SCH. 80) THROUGH CONCRETE TOP WITH CAPPED TOP AD OPEN END BOTTOM. SEAL AROUND CONCRETE TOP WITH NON-SHRINK GROUT. IN THE FUTURE, THIS PIPE WILL BE UTILIZED FOR THE CONSTRUCTION OF THE AIR-RELEASE VALVE PIPING. EXTEND 6" ABOVE THE TOP OF WET WELL.
10. SITE GRADE IS 6" (MIN) BELOW TOP ELEVATION OF PUMP STATION SLAB.
11. IN SILTS, CLAY OR HIGHLY ORGANIC SOILS (FINE-GRAINED SOILS INCLUDING SOIL GROUPS ML, CL, OL, MH, CH, OH AND PT) THE SOILS SHALL BE OVER-EXCAVATED AN ADDITIONAL 12" (AT A MIN.) AND BACKFILL WITH GRANULAR BACKFILL (57 STONE).
12. PRECAST CONCRETE WET WELL SHALL MEET A.S.T.M. C-478 STANDARD, ENTIRE INSIDE SURFACE OF WET WELL & TOP SLAB SHALL BE LINED WITH APPROVED LINER. LINER INSTALLER MUST BE CERTIFIED BY LINER MANUFACTURER. SUBMIT CERTIFICATION WITH SHOP DRAWING SUBMITTAL. SEE SPECIFICATIONS. THE EXCAVATED HOLE SHALL BE DRY (DE-WATERED) DURING THE WET WELL INSTALLATION. (SEE WET WELL DIMENSIONS TABLE)
13. PRECAST POLYMER CONCRETE WET WELL SHALL MEET JEA POLYMER PRECAST STANDARD. THE EXCAVATED HOLE SHALL BE DRY (DE-WATERED) DURING THE WET WELL INSTALLATION. (SEE WET WELL DIMENSIONS TABLE)
14. SEE REFERENCE FACILITIES STANDARDS FOR GENERATOR, ATS, BACKFLOW, BOLLARDS AND PAVEMENT SPECIFICATIONS. (HTTPS://WWW.JEA.COM/ENGIGNEERING_AND_CONSTRUCTION/FACILITIES/)
15. SEE JEA STANDARD SHEETS (AVAILABLE AT JEA.COM) FOR CONSTRUCTION DETAILS OF SPECIFIC COMPONENTS, INCLUDING ELECTRICAL.

CONSTRUCTION NOTES:

1. SLOPE SITE CONCRETE 1" PER 8' TO DRAIN TOWARDS STREET OR OTHER ADJACENT CITY OR JEA OWNED DRAINAGE FACILITY.
2. CONTRACTOR MUST MAINTAIN LANDSCAPING UNTIL FINAL ACCEPTANCE AND SUPPLY ONE (1) YEAR WARRANTY FROM NURSERY SUPPLYING PLANTS FROM DATE OF ACCEPTANCE.
3. DEMARCATION BOX SHALL BE PLACED AS CLOSE AS POSSIBLE TO WET WELL. IT SHALL BE PLACED SO AS NOT TO INTERFERE WITH ACCESS TO THE WET WELL OR DISCHARGE APPARATUS, AND DOOR SHALL FACE AWAY FROM WET WELL.
4. SEE GROUNDING PLAN FOR ELECTRICAL SERVICE GROUNDING REQUIREMENTS (SEE GROUNDING DETAIL SHEET).
5. CONTRACTOR MUST KEEP COMPANY SIGN AND PHONE NUMBER ON FENCE UNTIL STATION ACCEPTED.
6. TRANSFORMERS SHALL BE LOCATED ON THE SAME SIDE OF PROPERTY AS METER CAN AND ELECTRICAL PANELS.
7. WET WELL LID SHALL UTILIZE STAPLE ASSEMBLY FOR LOCKING THE WET WELL.

FOR PEAK FLOWS BETWEEN 0 TO 440 GPM

STANDARD CLASS ONE PUMP STATION #1

NO.	BY	DATE	REVISIONS
4.			
3.			
2.			
1.			

DESIGN ENGINEER: NICOLE BOLATETE, PE
FLORIDA REGISTRATION NO. 74921

DESIGNER:
DRAWN BY:
DATE:
CHECKED BY:
DATE:

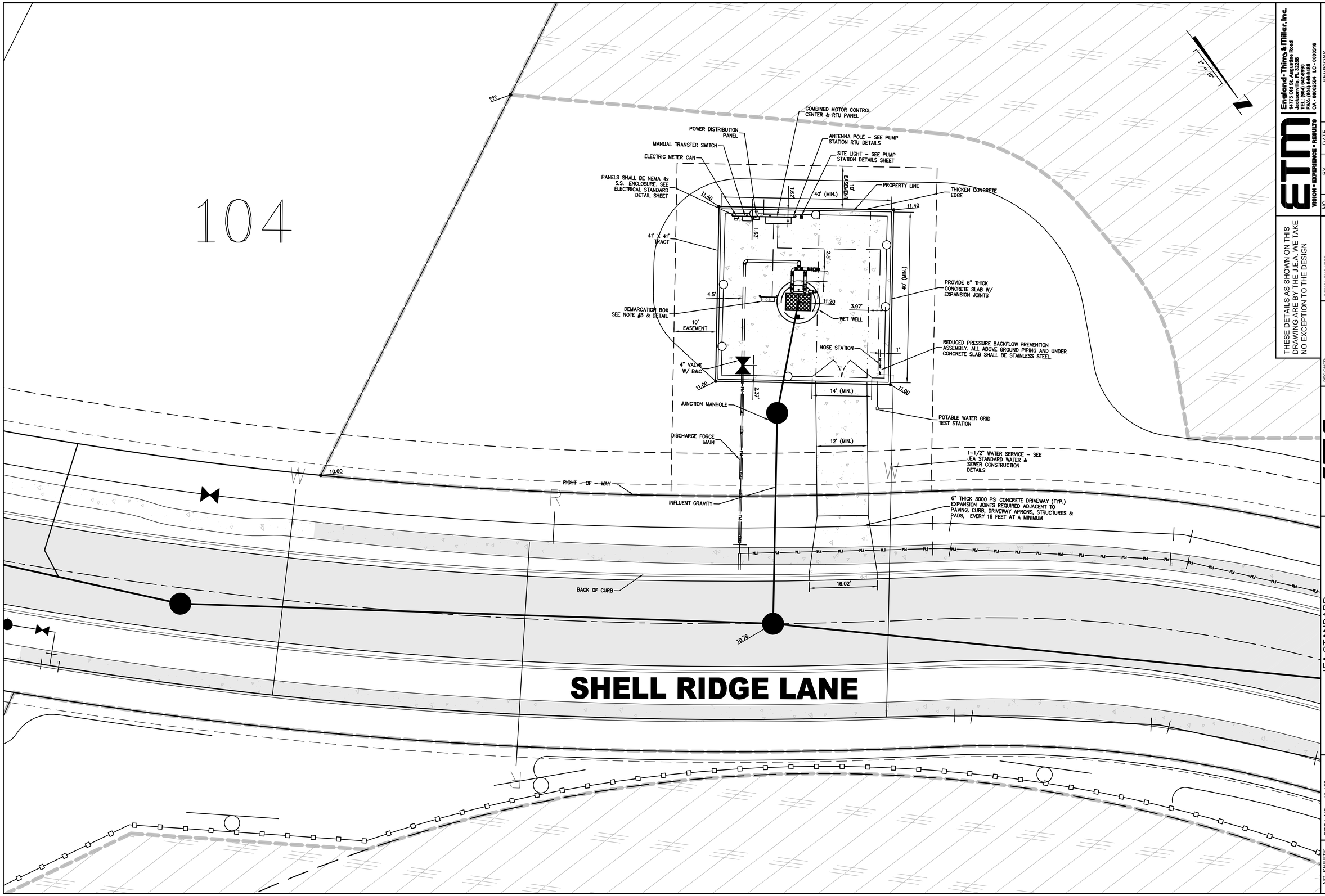
JEA Building Community

JEA STANDARD
CLASS ONE PUMP STATION W/PONY PUMP
FOR PEAK FLOWS BETWEEN 0 TO 440 GPM
PLAN AND SECTION

PROJ. NO. 18-155
DATE: JANUARY 2019
SCALE: AS NOTED

NO. SHEETS
SHEET NO.
DRAWING NO. 17L

T:\2018\18-155\LandDev\Design\Plots\JEA Details\JEA_PS Class 1 Dets_2019_18-155.dwg Current Layout Tab = 17L Wed May 19, 2021 - 12:17



T:\2018\18-155\LandDev\Design\Plots\JEA Details\JEA_PS_Site_Specific_2019_18-155.dwg Current Layout Tab = 17M Wed May 19, 2021 - 12:17

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY THE J.E.A. WE TAKE NO EXCEPTION TO THE DESIGN

ETM
VISION • EXPERIENCE • RESULTS
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

NO.	BY	DATE	REVISIONS
4.			
3.			
2.			
1.	LLOYD HENRY		

DESIGN ENGINEER
NICOLE BOLATETE, PE
FLORIDA REGISTRATION NO.
59366

DESIGNER:
DRAWN BY:
DATE:
CHECKED BY:
DATE:

JEA Building Community

JEA STANDARD
CLASS ONE PUMP STATION #1
SITE PLAN
FOR PEAK FLOWS BETWEEN 0 TO 440 GPM

PROJ. NO. 18-155
DATE: JANUARY 2019
SCALE: AS NOTED

NO. SHEETS
SHEET NO.
DRAWING NO. 17M

NOTES

1. SEE DRAWING NO. 2 FOR GENERAL NOTES.
2. REFER TO DRAWING NO. 18E FOR SEDIMENT AND EROSION CONTROL NOTES AND DETAILS
3. COIR BALES TO BE INSTALLED AROUND EACH INLET STRUCTURE BY CONTRACTOR.
4. CONTRACTOR SHALL PROVIDE COIR BALES AT ALL DEWATERING SUMPS.
5. FILTER BARRIER TO BE PLACED A MINIMUM OF 6' FROM ANY TREE TO REMAIN.
6. FILTER BARRIER SHOWN IS FOR GRAPHICAL PURPOSES ONLY. CONTRACTOR SHALL COORDINATE INSTALLATION OF FILTER BARRIER TO ENSURE NEIGHBORHOOD GRADING PLAN CAN BE COMPLETED IN ITS ENTIRETY.
7. COIR BALES TO BE REMOVED AFTER CONSTRUCTION AND STABILIZATION COMPLETE.

LEGEND

- COIR BALE
- SINGLE ROW FILTER BARRIER
- DOUBLE ROW FILTER BARRIER
- DOUBLE ROW FILTER BARRIER BACKED WITH COIR BALES
- LIMITS OF CLEARING 64.47 Ac
- STABILIZED CONSTRUCTION ENTRANCE

PLANS PREPARED UNDER THE DIRECTION OF:

PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 12:17 PM, BY: CAD Test

REVISIONS:
1 4/21/2021 REVISED GRADING

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316

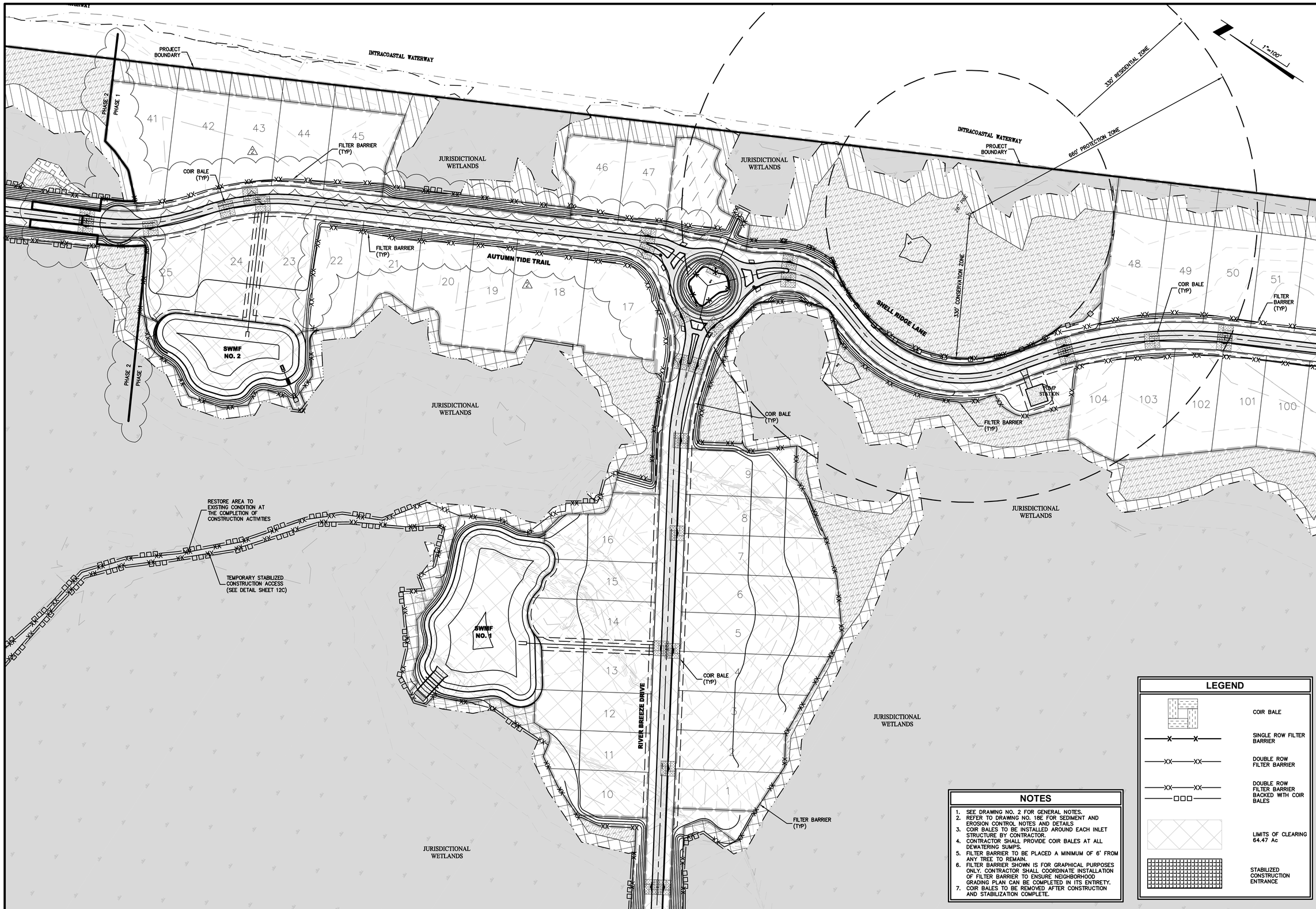
ETM
VISION • EXPERIENCE • RESULTS

SEDIMENT & EROSION CONTROL PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
18A

t:\2018\18-155\LandDev\Design\Plots\18-155-SEC PLAN.dwg



NOTES

1. SEE DRAWING NO. 2 FOR GENERAL NOTES.
2. REFER TO DRAWING NO. 18E FOR SEDIMENT AND EROSION CONTROL NOTES AND DETAILS
3. COIR BALES TO BE INSTALLED AROUND EACH INLET STRUCTURE BY CONTRACTOR.
4. CONTRACTOR SHALL PROVIDE COIR BALES AT ALL DEWATERING SUMPS.
5. FILTER BARRIER TO BE PLACED A MINIMUM OF 6' FROM ANY TREE TO REMAIN.
6. FILTER BARRIER SHOWN IS FOR GRAPHICAL PURPOSES ONLY. CONTRACTOR SHALL COORDINATE INSTALLATION OF FILTER BARRIER TO ENSURE NEIGHBORHOOD GRADING PLAN CAN BE COMPLETED IN ITS ENTIRETY.
7. COIR BALES TO BE REMOVED AFTER CONSTRUCTION AND STABILIZATION COMPLETE.

LEGEND

- COIR BALE
- SINGLE ROW FILTER BARRIER
- DOUBLE ROW FILTER BARRIER
- DOUBLE ROW FILTER BARRIER BACKED WITH COIR BALES
- LIMITS OF CLEARING 64.47 Ac
- STABILIZED CONSTRUCTION ENTRANCE

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

REVISIONS:
2 4/21/2021 REVISED SILT FENCE LOCATION/ADDED PHASE LINE

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316
VISION • EXPERIENCE • RESULTS

SEDIMENT & EROSION CONTROL PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
18B

PLOTTED: May 20, 2021 – 12:42 PM, BY: John Coston

T:\2018\18-155\LandDev\Design\Plots\18-155-SEC PLAN.dwg

NOTES

1. SEE DRAWING NO. 2 FOR GENERAL NOTES.
2. REFER TO DRAWING NO. 18E FOR SEDIMENT AND EROSION CONTROL NOTES AND DETAILS
3. COIR BALES TO BE INSTALLED AROUND EACH INLET STRUCTURE BY CONTRACTOR.
4. CONTRACTOR SHALL PROVIDE COIR BALES AT ALL DEWATERING SUMPS.
5. FILTER BARRIER TO BE PLACED A MINIMUM OF 6' FROM ANY TREE TO REMAIN.
6. FILTER BARRIER SHOWN IS FOR GRAPHICAL PURPOSES ONLY. CONTRACTOR SHALL COORDINATE INSTALLATION OF FILTER BARRIER TO ENSURE NEIGHBORHOOD GRADING PLAN CAN BE COMPLETED IN ITS ENTIRETY.
7. COIR BALES TO BE REMOVED AFTER CONSTRUCTION AND STABILIZATION COMPLETE.

LEGEND

- COIR BALE
- SINGLE ROW FILTER BARRIER
- DOUBLE ROW FILTER BARRIER
- DOUBLE ROW FILTER BARRIER BACKED WITH COIR BALES
- LIMITS OF CLEARING 64.47 Ac
- STABILIZED CONSTRUCTION ENTRANCE

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 20, 2021 – 12:42 PM, BY: John Caston

REVISIONS:
4/21/2021 REVISED SILT FENCE LOCATION/ADDED PHASE LINE

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

SEDIMENT & EROSION CONTROL PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
18C

T:\2018\18-155\LandDev\Design\Plots\18-155-SEC PLAN.dwg

NOTES

1. SEE DRAWING NO. 2 FOR GENERAL NOTES.
2. REFER TO DRAWING NO. 18E FOR SEDIMENT AND EROSION CONTROL NOTES AND DETAILS
3. COIR BALES TO BE INSTALLED AROUND EACH INLET STRUCTURE BY CONTRACTOR.
4. CONTRACTOR SHALL PROVIDE COIR BALES AT ALL DEWATERING SUMPS.
5. FILTER BARRIER TO BE PLACED A MINIMUM OF 6' FROM ANY TREE TO REMAIN.
6. FILTER BARRIER SHOWN IS FOR GRAPHICAL PURPOSES ONLY. CONTRACTOR SHALL COORDINATE INSTALLATION OF FILTER BARRIER TO ENSURE NEIGHBORHOOD GRADING PLAN CAN BE COMPLETED IN ITS ENTIRETY.
7. COIR BALES TO BE REMOVED AFTER CONSTRUCTION AND STABILIZATION COMPLETE.

LEGEND

- COIR BALE
- SINGLE ROW FILTER BARRIER
- DOUBLE ROW FILTER BARRIER
- DOUBLE ROW FILTER BARRIER BACKED WITH COIR BALES
- LIMITS OF CLEARING 64.47 Ac
- STABILIZED CONSTRUCTION ENTRANCE

PLANS PREPARED UNDER THE DIRECTION OF:

PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

REVISIONS:
1 7/17/2020 REVISED LOT GRADING
2 4/21/2021 REVISED SILT FENCE LOCATION

ETM NO.	18-155
DRAWN BY:	ESW
DESIGNED BY:	PPH
CHECKED BY:	PPH
DATE:	MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

SEDIMENT & EROSION CONTROL PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

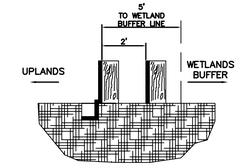
DRAWING NUMBER
18D

PLOTTED: May 19, 2021 – 12:18 PM, BY: CAD Test

t:\2018\18-155\LandDev\Design\Plots\18-155-SEC PLAN.dwg

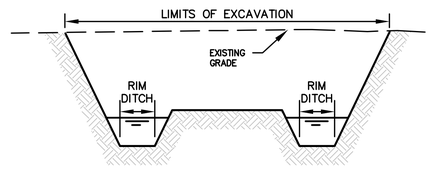
SEDIMENT AND EROSION CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION – ON-SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENINGS SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS REQUIRED, THE STRIPS SHALL BE OVERLAPPED.
6. FDOT NO. 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON SEDIMENT FILTER DETAIL (SEE DETAIL THIS SHEET). THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONES MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
9. BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
12. LOOSE COIR SHOULD BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.
13. COIR BALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
14. CLOSE ATTENTION SHALL BE GIVEN TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. IT MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE, AFTER THE COIR BALE OR FILTER BARRIERS, AND OR SILT FENCES ARE NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED IMMEDIATELY.
20. STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS REQUIRED.
21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT RULES AND REGULATIONS.
23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL – A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (F.D.E.P.) CHAPTER 6.
24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION. SEE DETAILS (THIS SHEET) FOR TYPICAL CONSTRUCTION.
25. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
26. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
27. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
28. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED AND MULCHED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED. CONTRACTOR SHALL USE ADDITIONAL MEASURES TO STABILIZE DISTURBED AREAS THROUGH COMPACTION, SILT SCREENS, COIR BALES, AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
29. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL AFTER COMPLETION OF CONSTRUCTION, AND REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.
30. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
31. THE CONTRACTOR SHALL BE REQUIRED TO RESPOND TO ALL WATER MANAGEMENT DISTRICT INQUIRIES, RELATIVE TO COMPLIANCE OF SJRWMD FOR EROSION AND SEDIMENTATION CONTROL. THE COST OF THIS COMPLIANCE SHALL BE PART OF THE CONTRACT.
32. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS AND PRESERVATION EASEMENTS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A PERMANENT STAND OF SOD AND/OR GRASS PER THE CONTRACT DOCUMENTS AND MEETING THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, AND NPDES FINAL STABILIZATION REQUIREMENTS.
34. THESE PLANS INCLUDING THE POLLUTION PREVENTION PLAN INDICATE THE MINIMUM EROSION & SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL – A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (F.D.E.P.) CHAPTER 6. CONTRACTOR SHALL PROVIDE EROSION PROTECTION AND TURBIDITY CONTROL AS REQUIRED TO INSURE CONFORMANCE TO STATE AND FEDERAL WATER QUALITY STANDARDS AND MAY NEED TO INSTALL ADDITIONAL CONTROLS TO CONFORM TO AGENCIES REQUIREMENTS. IF A WATER QUALITY VIOLATION OCCURS, THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ALL DAMAGE AND ALL COSTS WHICH MAY RESULT INCLUDING LEGAL FEES, CONSULTANT FEES, CONSTRUCTION COSTS, AND FINES.
35. 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR WILL SUBMIT A "NOTICE OF INTENT" TO THE EPA IN ACCORDANCE WITH NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM RULES AND REGULATIONS. (FOR ANY CONSTRUCTION NOT COVERED BY THE OWNER'S "NOTICE OF INTENT" PERMIT)

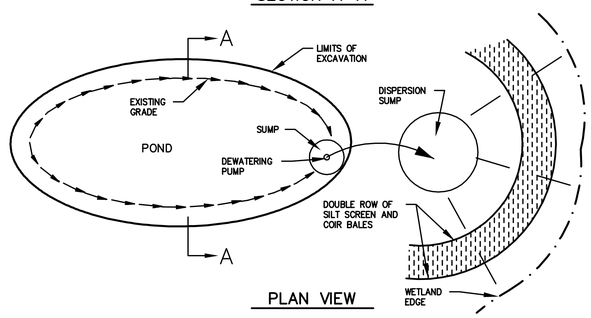


DOUBLE ROW FILTER BARRIER PLACEMENT

N.T.S.



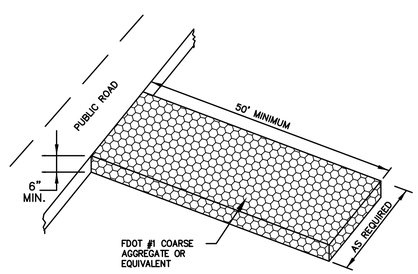
SECTION A–A



PLAN VIEW

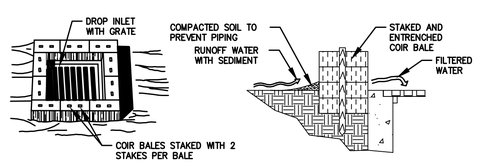
TEMPORARY DEWATERING DETAIL

N.T.S.



STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

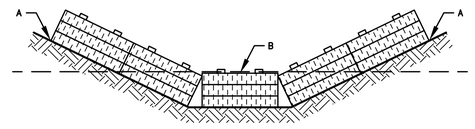


SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 cfs) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

COIR BALE DROP INLET SEDIMENT FILTER

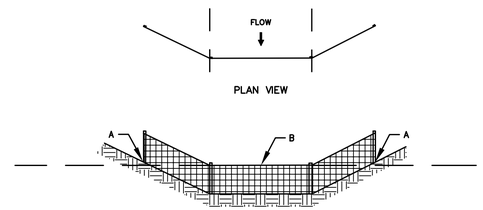
N.T.S.



POINTS A SHOULD BE HIGHER THAN POINT B

PROPER PLACEMENT OF COIR BALE IN A DRAINAGE WAY

N.T.S.

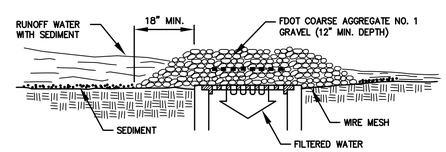


SECTION VIEW

POINTS A SHOULD BE HIGHER THAN POINT B

PROPER PLACEMENT OF A FILTER BARRIER IN DRAINAGE WAY

N.T.S.

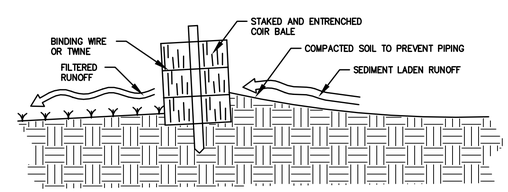


SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

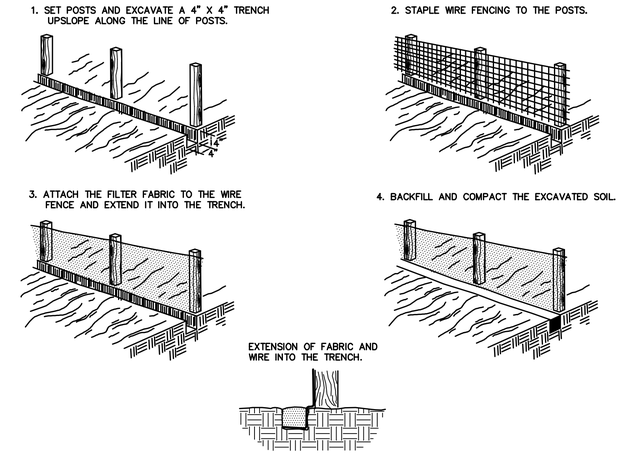
GRAVEL AND WIRE MESH DROP INLET SEDIMENT FILTER

N.T.S.



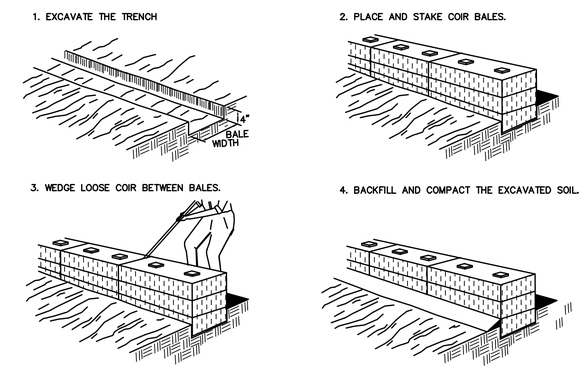
CROSS-SECTION OF A PROPERLY INSTALLED COIR BALE

N.T.S.



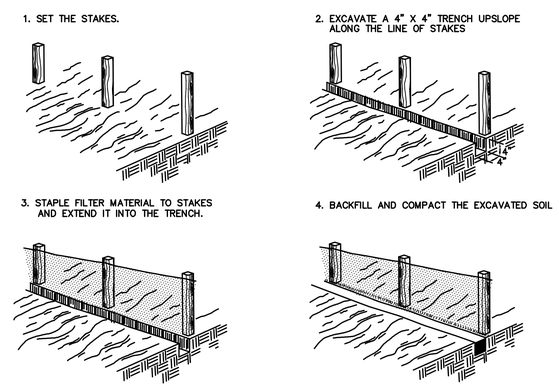
CONSTRUCTION OF SILT FENCE

N.T.S.



CONSTRUCTION OF A COIR BALE BARRIER

N.T.S.



CONSTRUCTION OF A FILTER BARRIER

N.T.S.

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

PLOTTED: May 19, 2021 – 12:18 PM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316
VISION • EXPERIENCE • RESULTS

SEDIMENT & EROSION CONTROL DETAILS

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
18E

t:\2018\18-155\LandDev\Design\Plots\18-155-SEC PLAN.dwg

OWNER'S REQUIREMENTS

SITE DESCRIPTION

PROJECT NAME AND LOCATION:
RIVER LANDING (F.K.A. TMV PH6-HYDRY)
ST. JOHNS COUNTY, FLORIDA

OWNER/DEVELOPER NAME AND ADDRESS:

HYDRY COMPANY, LLC
4310 PABLO OAKS COURT
JACKSONVILLE, FL 32224
904-992-9750

DESCRIPTION:

THIS PROJECT WILL CONSIST OF:

CONSTRUCTION OF A 104 LOT SINGLE FAMILY DEVELOPMENT. CONSTRUCTION WILL CONSIST OF INSTALLATION OF UNDERGROUND UTILITIES, CLEARING, GRADING, STORMWATER MANAGEMENT FACILITIES, ROADWAYS, AND ASSOCIATED CONSTRUCTION.

SOIL DISTURBING ACTIVITIES WILL INCLUDE:
CLEARING AND GRUBBING; INSTALLING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS; GRADING; EXCAVATION FOR THE SEDIMENTATION POND, STORM SEWER, UTILITIES, AND BUILDING FOUNDATION; CONSTRUCTION OF CURB AND GUTTER, ROAD, AND PARKING AREAS; AND PREPARATION FOR FINAL PLANTING AND SEEDING.

GENERALIZED RUNOFF CURVE NUMBERS (REFER TO DRAINAGE CALCULATIONS FOR ACTUAL CURVE NUMBER FOR EACH BASIN)

1. PRE-CONSTRUCTION = 80±
2. DURING CONSTRUCTION = 85±
3. POST-CONSTRUCTION = 89±

SOILS:
SEE ATTACHED FOR SOILS DATA

SITE MAPS:
* SEE ATTACHED DWG. No. 7A – 7N FOR POST DEVELOPMENT GRADES, AREAS OF SOILS, DISTURBANCE, LOCATION OF SURFACE WATERS, WETLANDS, PROTECTED AREAS, MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS AND STORM WATER DISCHARGE POINTS.
* SEE ATTACHED DWG. No. 17A – 17D FOR LOCATION OF TEMPORARY STABILIZATION PRACTICES, AND TURBIDITY BARRIERS

SITE AREA:
1. TOTAL AREA OF SITE = 466.07 AC±
2. TOTAL AREA TO BE DISTURBED = 64.47 Ac ⚠1

NAME OF RECEIVING WATERS: HEADWATERS OF TOLOMATO RIVER/INTRACOASTAL WATERWAY

CONTROLS

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN OFF. DWG. No. 18A–18E HAVE BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS AS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "CONTRACTORS REQUIREMENTS" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.

AREAS WHICH ARE NOT DEVELOPED BUT WILL BE REGRADED SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE.

REFER TO " CONTRACTORS REQUIREMENTS" FOR THE TIMING OF CONTROL/MEASURES.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

IN AN EFFORT TO ENSURE COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS REGARDING EROSION AND TURBIDITY CONTROLS, THE FOLLOWING PERMITS HAVE BEEN OBTAINED.

D.E.P. DREDGE/FILL PERMIT #
C.O.E. DREDGE/FILL PERMIT #SAJ-2010-03676
S.J.R.W.M.D. M.S.S.W. PERMIT #87432-347

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: _____

TITLE: _____
CORPORATE OFFICER, GENERAL PARTNER, PROPRIETOR, EXECUTIVE OFFICER, OR RANKING ELECTED OFFICIAL

DATE: _____

CONTRACTOR'S REQUIREMENTS

GENERAL

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

SEQUENCE OF MAJOR ACTIVITIES:

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND HAY BALES AS REQUIRED
3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN
4. CONSTRUCT SEDIMENTATION BASIN
5. CONTINUE CLEARING AND GRUBBING
6. STOCK PILE TOP SOIL IF REQUIRED
7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED
8. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE
9. INSTALL UTILITIES, STORM SEWER, CURBS & GUTTER.
10. APPLY BASE TO PARKING AREAS
11. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING
12. COMPLETE FINAL PAVING
13. REMOVE ACCUMULATED SEDIMENT FROM BASINS
14. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED

NOTE: VERTICAL CONSTRUCTION OF THE BUILDING WILL BE TAKING PLACE DURING ALL THE SEQUENCE STEPS LISTED ABOVE

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND HAY BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE PAVING AND DRAINAGE PLAN (DRAWING NO. 7A – 7N).

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED , MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED,TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE EROSION AND SEDIMENT CONTROL PLAN AND AS REQUIRED TO MEET THE SEDIMENT AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

EROSION AND SEDIMENT CONTROLS
STABILIZATION PRACTICES

1. STRAW BALE BARRIER: STRAW BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
   D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE.
5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT -LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 7 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.
9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
11. TEMPORARY REGRASSING : IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

STRUCTURAL PRACTICES

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP IS USUALLY INSTALLED IN AN DRAINAGEWAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA WITH THE FOLLOWING LIMITATIONS:
   A. THE SEDIMENT TRAP MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE.
3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE VELOCITY OF FLOW AT DESIGN CAPACITY OF THE OUTLET WILL EXCEED THE PERMISSIBLE VELOCITY OF THE RECEIVING CHANNEL OR AREA.
4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME, THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE. THE 3,600 CUBIC FEET OF STORAGE AREA PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

OTHER CONTROLS

WASTE DISPOSAL

WASTE MATERIALS
ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS,WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

INVENTORY FOR POLLUTION PREVENTION PLAN

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

Concrete	Fertilizers	Wood
Asphalt	Petroleum Based Products	Masonry Blocks
Tar	Cleaning Solvents	Roofing Materials
Detergents	Paints	Metal Studs

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

* AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
* ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
* PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
* SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
* WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
* MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
* THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

* PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
* ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
* IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS

CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL

INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (i.e. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

MAINTENANCE/INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

* NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
* ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.
* ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
* BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
* SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
* THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB.
* DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
* TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
* A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM SHALL BE COMPLETED BY THE INSPECTOR
  THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS.
  THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED. THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
* THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
* PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE. SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES

* IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:
* WATER FROM WATER LINE FLUSHING
* PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
* UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

DEWATERING

PRIOR TO ANY DISCHARGE OF GROUND WATER (DEWATERING) FROM CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT TO WATERS OF THE STATE (INCLUDING, BUT NOT LIMITED TO, WETLANDS, SWALES AND MUNICIPAL STORM SEWERS), THE CONTRACTOR SHALL TEST THE EFFLUENT (WATER TO BE DISCHARGED) IN ACCORDANCE WITH RULE 62-621.300(2), F.A.C. IF THE TEST RESULTS ON THE EFFLUENT ARE BELOW THE SCREENING VALUES OF RULE 62-621.300(2), F.A.C., THE CONTRACTOR SHALL SUBMIT A SUMMARY OF THE PROPOSED CONSTRUCTION ACTIVITY AND THE TEST RESULTS TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION DISTRICT OFFICE, WITHIN ONE (1) WEEK AFTER DISCHARGE BEGINS. THE CONTRACTOR SHALL CONTINUE TO SAMPLE THE EFFLUENT AS REQUIRED THROUGHOUT THE PROJECT AND COMPLY WITH ALL CONDITIONS OF RULE 62-621.300(2), F.A.C. IF THE GROUND WATER EXCEEDS THE SCREENING VALUES OF RULE 62-621.300(2), F.A.C., THE CONTRACTOR SHALL COMPLY WITH OTHER APPLICABLE RULES AND REGULATIONS PRIOR TO DISCHARGE OF THE EFFLUENT (GROUND WATER) TO SURFACE WATERS OF THE STATE.

SIGNATURE	BUSINESS NAME AND ADDRESS OF CONTRACTOR & ALL SUBS	RESPONSIBLE FOR/DUTIES
		GENERAL CONTRACTOR
		SUB-CONTRACTOR
		SUB-CONTRACTOR
		SUB-CONTRACTOR
		SUB-CONTRACTOR

PLANS PREPARED UNDER THE DIRECTION OF:
PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366

REVISIONS:
⚠1 04/21/2021 REVISED DISTURBED AREA

PLOTTED: May 19, 2021 – 12:18 PM, BY: CAD Test

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

STORMWATER POLLUTION PREVENTION PLAN
RIVER LANDING (F.K.A. TMV PH6-HYDRY)
FOR
HYDRY COMPANY, LLC

DRAWING NUMBER
19A

t:\2018\18-155\LandDev\Design\Plots\18-155-SEC PLAN.dwg

RIVER LANDING (F.K.A. TMV PH6-HYDRY)

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM

THIS IS THE CONTRACTORS CERTIFICATION REQUIRED BY THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES), STORM WATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION SITES OVER 5 ACRES. THIS CERTIFICATION MUST BE COMPLETED WEEKLY AND AFTER EVERY RAINFALL EVENT OVER 0.25 INCHES

INSPECTOR: _____

INSPECTOR'S QUALIFICATIONS:

DAYS SINCE LAST RAINFALL: _____ AMOUNT OF LAST RAINFALL _____ INCHES

STABILIZATION MEASURES

INSPECTION AREA (DESCRIPTION OF LOCATION)	DATE SINCE LAST DISTURBED	DATE OF NEXT DISTURBANCE	STABILIZED ? (YES/NO)	STABILIZED WITH	CONDITION

STABILIZATION REQUIRED:

TO BE PERFORMED BY: _____ ON OR BEFORE _____

PAGE 1 OF 4

RIVER LANDING (F.K.A. TMV PH6-HYDRY)

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM

STRUCTURAL CONTROLS

DATE: _____

EARTH DIKES/SWALES

DIKE OR SWALE	FROM	TO	IS DIKE/SWALE STABILIZED ?	IS THERE EVIDENCE OF WASHOUT OR OVERTOPPING

MAINTENANCE REQUIRED FOR EARTH DIKE/SWALE:

TO BE PERFORMED BY: _____ ON OR BEFORE _____

CATCH BASIN/CURB INLET/OUTFALL TURBIDITY CONTROLS

STRUCTURE/ OUTFALL	ARE TURBIDITY CONTROLS IN PLACE	ANY EVIDENCE OF CLOGGING/WASHOUT OR BYPASSING ?	ARE TURBIDITY CONTROLS IN NEED OF REPLACING	DOES SILT NEED TO BE REMOVED FROM AROUND CONTROL

MAINTENANCE REQUIRED FOR CATCH BASIN/CURB INLETS/OUTFALLS TURBIDITY CONTROLS:

TO BE PERFORMED BY: _____ ON OR BEFORE _____

PAGE 2 OF 4

RIVER LANDING (F.K.A. TMV PH6-HYDRY)

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM

SEDIMENT BASIN

DEPTH OF SEDIMENT IN BASIN	DEPTH OF SEDIMENT SIDE BASIN	ANY EVIDENCE OF OVERTOPPING OF THE EMBANKMENT ?	CONDITION OF OUTFALL FROM SEDIMENT BASIN

MAINTENANCE REQUIRED FOR SEDIMENT BASIN:

TO BE PERFORMED BY: _____ ON OR BEFORE _____

OTHER CONTROLS

STABILIZED CONSTRUCTION ENTRANCE

DOES MUCH SEDIMENT GET TRACKED ON TO ROAD ?	IS THE GRAVEL CLEAN OR IS IT FILLED WITH SEDIMENT?	DOES ALL TRAFFIC USE THE STABILIZED ENTRANCE TO LEAVE THE SITE ?	IS THE CULVERT BENEATH THE ENTRANCE WORKING? (IF APPLICABLE)

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION ENTRANCE:

TO BE PERFORMED BY: _____ ON OR BEFORE _____

PAGE 3 OF 4

RIVER LANDING (F.K.A. TMV PH6-HYDRY)

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM

CHANGES REQUIRED TO THE POLLUTION PREVENTION PLAN:

REASONS FOR CHANGES:

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNATURE: _____

DATE: _____

PAGE 4 OF 4

DRAWING NUMBER **19B**

STORMWATER POLLUTION PREVENTION - CONTRACTOR CERTIFICATION

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

ETM VISION ▪ EXPERIENCE ▪ RESULTS

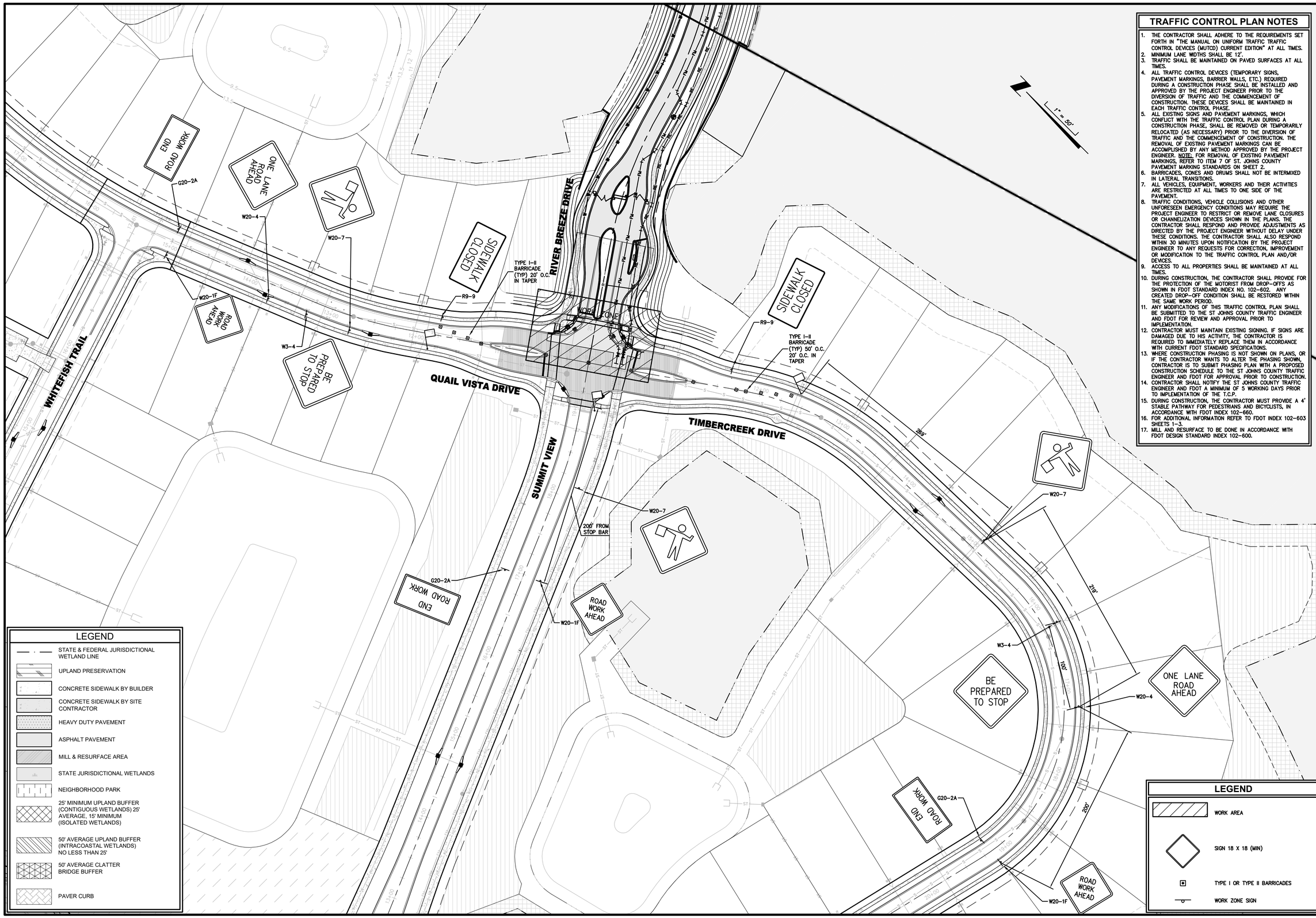
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

REVISIONS:

PLANS PREPARED UNDER THE DIRECTION OF:

PAUL P. HUTCHINSON, PE
P.E. NUMBER: 59366



TRAFFIC CONTROL PLAN NOTES

1. THE CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN "THE MANUAL ON UNIFORM TRAFFIC TRAFFIC CONTROL DEVICES (MUTCD) CURRENT EDITION" AT ALL TIMES.
2. MINIMUM LANE WIDTHS SHALL BE 12'.
3. TRAFFIC SHALL BE MAINTAINED ON PAVED SURFACES AT ALL TIMES.
4. ALL TRAFFIC CONTROL DEVICES (TEMPORARY SIGNS, PAVEMENT MARKINGS, BARRIER WALLS, ETC.) REQUIRED DURING A CONSTRUCTION PHASE SHALL BE INSTALLED AND APPROVED BY THE PROJECT ENGINEER PRIOR TO THE DIVERSION OF TRAFFIC AND THE COMMENCEMENT OF CONSTRUCTION. THESE DEVICES SHALL BE MAINTAINED IN EACH TRAFFIC CONTROL PHASE.
5. ALL EXISTING SIGNS AND PAVEMENT MARKINGS, WHICH CONFLICT WITH THE TRAFFIC CONTROL PLAN DURING A CONSTRUCTION PHASE, SHALL BE REMOVED OR TEMPORARILY RELOCATED (AS NECESSARY) PRIOR TO THE DIVERSION OF TRAFFIC AND THE COMMENCEMENT OF CONSTRUCTION. THE REMOVAL OF EXISTING PAVEMENT MARKINGS CAN BE ACCOMPLISHED BY ANY METHOD APPROVED BY THE PROJECT ENGINEER. NOTE: FOR REMOVAL OF EXISTING PAVEMENT MARKINGS, REFER TO ITEM 7 OF ST. JOHNS COUNTY PAVEMENT MARKING STANDARDS ON SHEET 2.
6. BARRICADES, CONES AND DRUMS SHALL NOT BE INTERMIXED IN LATERAL TRANSITIONS.
7. ALL VEHICLES, EQUIPMENT, WORKERS AND THEIR ACTIVITIES ARE RESTRICTED AT ALL TIMES TO ONE SIDE OF THE PAVEMENT.
8. TRAFFIC CONDITIONS, VEHICLE COLLISIONS AND OTHER UNFORESEEN EMERGENCY CONDITIONS MAY REQUIRE THE PROJECT ENGINEER TO RESTRICT OR REMOVE LANE CLOSURES OR CHANNELIZATION DEVICES SHOWN IN THE PLANS. THE CONTRACTOR SHALL RESPOND AND PROVIDE ADJUSTMENTS AS DIRECTED BY THE PROJECT ENGINEER WITHOUT DELAY UNDER THESE CONDITIONS. THE CONTRACTOR SHALL ALSO RESPOND WITHIN 30 MINUTES UPON NOTIFICATION BY THE PROJECT ENGINEER TO ANY REQUESTS FOR CORRECTION, IMPROVEMENT OR MODIFICATION TO THE TRAFFIC CONTROL PLAN AND/OR DEVICES.
9. ACCESS TO ALL PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.
10. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE FOR THE PROTECTION OF THE MOTORIST FROM DROP-OFFS AS SHOWN IN FDOT STANDARD INDEX NO. 102-602. ANY CREATED DROP-OFF CONDITION SHALL BE RESTORED WITHIN THE SAME WORK PERIOD.
11. ANY MODIFICATIONS OF THIS TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE ST JOHNS COUNTY TRAFFIC ENGINEER AND FDOT FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION.
12. CONTRACTOR MUST MAINTAIN EXISTING SIGNING. IF SIGNS ARE DAMAGED DUE TO HIS ACTIVITY, THE CONTRACTOR IS REQUIRED TO IMMEDIATELY REPLACE THEM IN ACCORDANCE WITH CURRENT FDOT STANDARD SPECIFICATIONS.
13. WHERE CONSTRUCTION PHASING IS NOT SHOWN ON PLANS, OR IF THE CONTRACTOR WANTS TO ALTER THE PHASING SHOWN, CONTRACTOR IS TO SUBMIT PHASING PLAN WITH A PROPOSED CONSTRUCTION SCHEDULE TO THE ST JOHNS COUNTY TRAFFIC ENGINEER AND FDOT FOR APPROVAL PRIOR TO CONSTRUCTION.
14. CONTRACTOR SHALL NOTIFY THE ST JOHNS COUNTY TRAFFIC ENGINEER AND FDOT A MINIMUM OF 5 WORKING DAYS PRIOR TO IMPLEMENTATION OF THE T.C.P.
15. DURING CONSTRUCTION, THE CONTRACTOR MUST PROVIDE A 4' STABLE PATHWAY FOR PEDESTRIANS AND BICYCLISTS, IN ACCORDANCE WITH FDOT INDEX 102-660.
16. FOR ADDITIONAL INFORMATION REFER TO FDOT INDEX 102-603 SHEETS 1-3.
17. MILL AND RESURFACE TO BE DONE IN ACCORDANCE WITH FDOT DESIGN STANDARD INDEX 102-600.

PLANS PREPARED UNDER THE DIRECTION OF:

JEFFERY A. GRAMMOND PE, PTOE, PTP
P.E. NUMBER: 35761

PLOTTED: May 19, 2021 – 12:20 PM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: ESW
DESIGNED BY: PPH
CHECKED BY: PPH
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

MAINTENANCE OF TRAFFIC PLAN

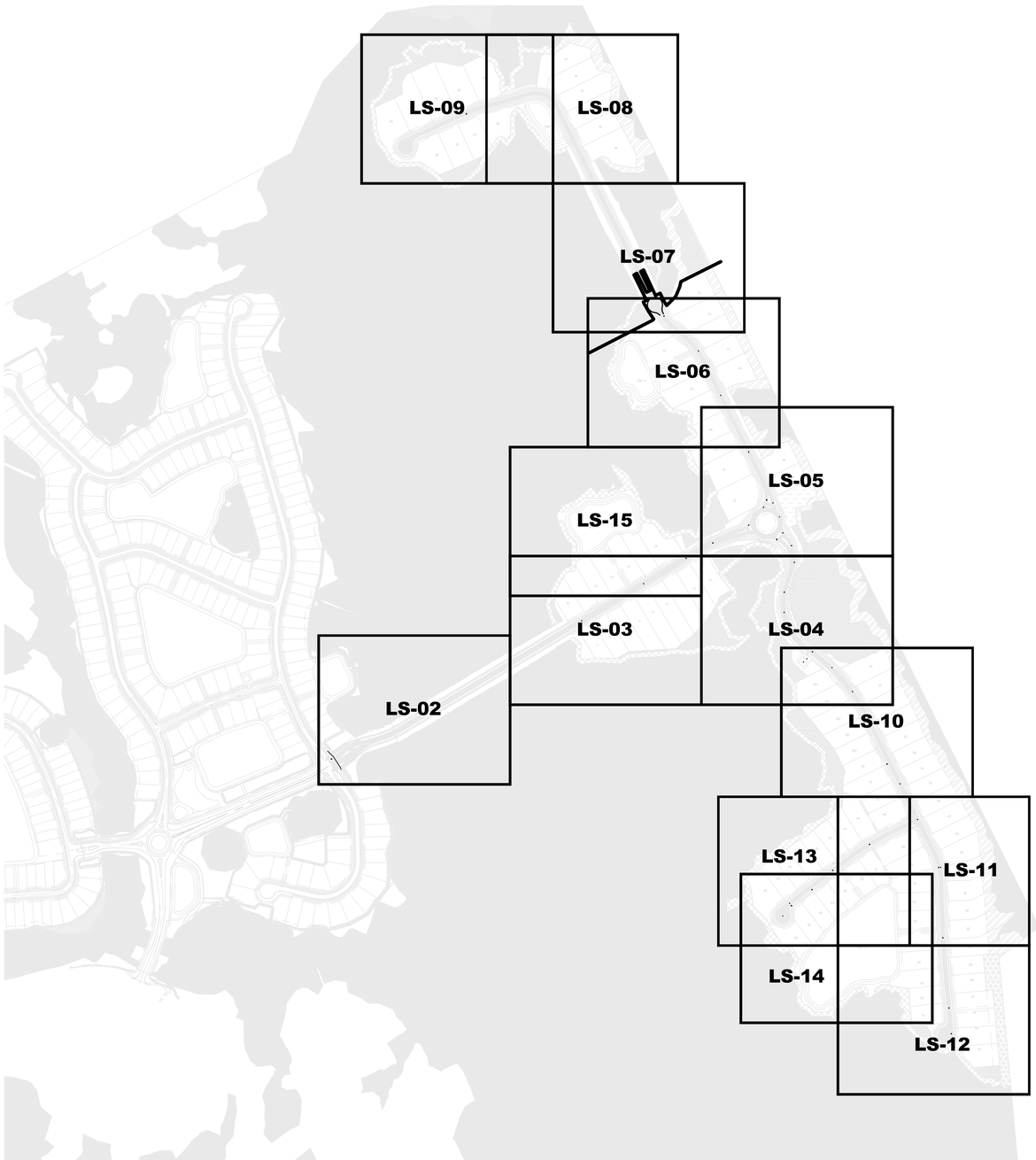
RIVER LANDING (F.K.A. TMV PH6-HYDRY)
FOR
HYDRY COMPANY, LLC

DRAWING NUMBER
20

t:\2018\18-155\LandDev\Design\Plots\18-155-MOT.dwg

RIVER LANDING

LANDSCAPE ARCHITECTURE DOCUMENTS



INDEX PLAN

LANDSCAPE SHEET INDEX:

SHEET NO.:	DRAWING DESCRIPTION
LS–0	LANDSCAPE COVER SHEET
LS–1	LANDSCAPE CODE CALCULATIONS AND NOTES
LS–2 – LS–15	LANDSCAPE PLAN
LS–16	LANDSCAPE SPECIFICATIONS AND DETAILS

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

PLANS PREPARED UNDER THE DIRECTION OF:

RYAN M. CLARK, RLA
L.A. NUMBER: LA666/053

PLOTTED: May 19, 2021 – 12:21 PM, BY: CAD Test

REVISIONS:

ETM NO. 18–155
DRAWN BY: RC
DESIGNED BY: RC
CHECKED BY: KS
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002554 LC - 0000316
VISION • EXPERIENCE • RESULTS

LANDSCAPE COVER SHEET

RIVER LANDING (F.K.A. TMV PH6-HYDRY)
FOR
HYDRY COMPANY, LLC

DRAWING NUMBER
LS-0

t:\2018\18–155\Landscape\Plot\18–155_LS–00.dwg

LANDSCAPE CODE SUMMARY

ARTICLE IV – NATURAL RESOURCES

REFERENCE	DESCRIPTION	NOTES/ COMPLIANCE?
SEC. 4.01.05 – TREES AND OTHER VEGETATION		
4.01.05.E.Note 2	A stand of ten (10) or more preserved protected in cluster of one (1) continuous drip line shall earn double Tree inch value	N/A
4.01.05.E.Note 5	All planted Palm trees six (6) to fifteen (15) feet clear trunk shall earn three (3) inches of Tree inch credit. Trees over fifteen (15) feet clear trunk shall receive six (6) inches of Tree inch credit.	YES
4.01.05.E.Note 6(a)	Seventy percent (70%) of replacement trees shall be canopy trees, including parking areas, unless canopy trees are not suitable	YES
4.01.05.E.Note 6(b)	No one species shall constitute more than fifty percent (50%) of the total replacement planting	YES
4.01.05.E.Note 6(c)	All replacement trees shall be a minimum two (2) inch caliper	YES
4.01.05.E.Note 6(d)	Non–canopy trees shall not be planted closer than ten (10) feet from other trees and canopy trees shall be planted no closer than twenty (20) feet from other trees unless approved by County Administrator	YES
4.01.05.E.Note 6(e)	All landscape plans shall include all lighting structures, electrical overhead lines, and other objects so as not to interfere with plantings	YES
4.01.05.E.Note 9	Utility easements areas shall be deducted from the acreage calculation when determining required tree inches per acre	YES
4.01.05.F.1.a(2)	The site plan shall include a tally of tree inches lost	YES
4.01.05.F.1.a(3)	All trees of specimen size as defined by 4.01.05.D shall be identified by tree location method	N/A
4.01.05.F.1.a(4)	A minimum of eighty (80) tree inches per acre (or prorated portion) shall exist after completion of construction based on the development (non–lot) area.	YES
4.01.05.F.1.b(2)	the balance of trees to be removed shall be paid into the tree fund at a rate of twenty–five dollars ($25) per lost Tree inch	YES
4.01.05.F.1.b(6)	A minimum of forty (40) tree inches per acre (or prorated portion) shall exist after completion of construction based on the net lot area.	YES

ARTICLE VI – DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS

REFERENCE	DESCRIPTION	NOTES/ COMPLIANCE?
SEC 6.06.02 – GENERAL STANDARDS AND GUIDELINES		
6.06.02.A.3	A minimum fifty (50) percent of the required materials shall be native species, this requirement shall be met individually for trees and shrubs	YES
6.06.02.A.4	Vegetation that exceeds twenty-five (25) feet in height should not be planted closer than fifteen (15) feet to an existing powerline	YES
6.06.02.C.1	Plant material shall be Florida Grade #1 or better	YES
6.06.02.C.2.a	Mulch shall be provided at a minimum two (2) to three (3) inches in depth	YES
6.06.02.C.3	A mulch ring five (5) feet in diameter shall be provided for newly planted trees	YES
6.06.02.C.4	Trees shall have a minimum height of eight (8) feet and two (2) inches caliper	YES
6.06.02.C.5	When used for screening, shrubs shall have a minimum height of twenty-four (24) inches at time of planting and shall be spaced at a maximum of three (3) feet on center	YES
6.06.02.D.3.a	High volume irrigation shall be limited to no more than fifty percent (50%) of the total irrigated area	N/A – RECLAIMED WATER PROPOSED
6.06.02.G.2.a	Scenic Edge shall consist of native evergreen canopy trees every thirty (30) feet on center	YES
6.06.02.G.2.b	Scenic edge shall consist of native non-canopy trees planted every twenty (20) feet on center	YES
6.06.02.G.2.c	Scenic edge shall have native shrubs spaced fifteen (15) feet on center	YES
6.06.02.G.2.d	Scenic edge groundcover shall be native and planted every five (5) feet on center	YES
6.06.04.B.6	Residential development adjacent to arterials or major collectors shall consist of landscaping as required per Screening Standard 'B'	YES

TREE INCHES PLANTED

QUANTITY	COMMON NAME	TYPE	INCHES CREDITED	TOTAL INCHES	PERCENT OF TREES
52	Allee Elm	Canopy	4"	208"	28%
82	Southern Live Oak	Canopy	4"	328"	46%
28	Southern Magnolia	Canopy	4"	112"	16%
19	Date Palm	Non–Canopy	3"	57"	10%
TOTAL INCHES PLANTED				705"	100%

CANOPY TREE CALCULATIONS

TYPE	QUANTITY	PERCENTAGE
Canopy Trees	162	89%
Non–Canopy Trees	19	11%

INCHES PER ACRE CALCULATIONS

PROJECT ACREAGE	INCHES REQUIRED PER ACRE	INCHES PRESERVED	INCHES PLANTED	TOTAL INCHES
Development Area*: 30.05 Ac.	2,404"	1,699"	705"	2,404"
Lot Area: 56.90 Ac.	2,276"	153"	2,276"	2,429"
Preservation Area Used For Inch Credit: 1.28 Ac.	103"	142"	0"	142"
Utility Easements Area: 4.33 Ac.	0"	0"	0"	0"
Preservation Area**: 373.51 Ac.	0"	0"	0"	0"
TOTAL ACREAGE: 466.07 Ac.	4,783"	1,994"	2,981"	4,975"

* Includes Right of Ways, Ponds, Parks, Disturbed Areas & Tree Inventory Area.
** Upland Buffer, Upland Preservation, Undisturbed Open Space, Undisturbed Open Tract, Wetland Preservation

NATIVE MATERIALS CALCULATIONS

TYPE	QUANTITY	PERCENTAGE
Trees	110	62%

STREET TREE CALCULATIONS

TYPE	LINEAL FEET
Total Linear Feet of Road Frontage:	7,045'
Both Sides:	6,525'
One Sides:	520'
Lots Fronting Street:	104 Lots

	REQUIRED	PROVIDED
Street Trees:	181 Trees	181 Trees

UPLAND BUFFER IMPACT CALCULATIONS

TYPE	SQUARE FOOTAGE	REQUIRED	PROVIDED
Total Upland Buffer Area Impacted:	32,573 SF.		
Trees (32,573/500):		66	66
Shrubs (32,573/50):		652	652
Grasses (32,573/25):		1,303	1,303

GENERAL LANDSCAPE NOTES: (St. Johns County)

1. Vegetation that exceeds twenty–five (25) feet in height at maturity should not be planted closer than fifteen (15) feet of the vertical plane of an existing power line, excluding service wires.
2. Trees shall not be planted closer than ten (10) feet from other Trees unless approved by the County Administrator. Canopy trees shall not be planted closer than twenty (20) feet of another canopy tree unless approved by the County Administrator.
3. Balled and burlapped strapping wire, and any synthetic material shall be removed prior to final inspection. Wire baskets should be pulled away from the trunk.
4. Plant material shall conform to the standards for Grade #1 or better as given in the latest "Grades and Standards for Nursery Plants, Parts I and II," Florida Department of Agriculture and Consumer Services or to the standards as given in the latest "American Standard for Nursery Stock," American National Standards Institute.
5. A mulch ring for all newly planted Trees shall be provided at least five (5) feet in diameter and not closer than six (6) inches from the tree trunk.
6. Irrigation will be provided with either an automatic irrigation system or hose bibs within 50 feet of all newly planted material, unless approved alternate means for establishment of planted material is provided.
7. Trees shall have a minimum height of (8) eight to (10) feet and (2) two inches of caliper.
8. Shrub lines are a to be planted at the required minimum height, not by container size.
9. Soil in Tree Islands shall have at least 12" of suitable soil for tree plantings, and be void of any construction debris or unsuitable materials.
10. Trees shall not be planted closer than 6' from the centerline of JEA underground utilities and 7.5' from the centerline of all other underground utilities.
11. Trees shall not be planted closer than 4' of a curb or hardscape element unless otherwise noted.
12. All Bald Eagle requirements will be met on the site.

TREE MITIGATION FOR PRESERVED TREES DEVELOPMENT AREA INVENTORY

SPECIES COMMON NAME	D.B.H. PER TRUNK					TOTAL CALIPER
Palm	6					6
Palm	6					6
Palm	6					6
Oak	46					46
Palm	6					6
Oak	22					22
Palm	6					6
Palm	6					6
Sycamore	9					9
Hackberry	6					6
Palm	6					6
Oak	12					12
Oak	14					14
Hackberry	7					7
Palm	6					6
Palm	6					6
Hackberry	11					11
Palm	6					6
Hackberry	5					5
Palm	6					6
Palm	6					6
Palm	6					6
Palm	6					6
Oak	12					12
Palm	6					6
Palm	6					6
Palm	6					6
Palm	6					6
Hackberry	7					7
Oak	10					10
Oak	14					14
Palm	6					6
Palm	6					6
Palm	6					6
Oak	31					31
Palm	6					6
Hackberry	9					9
Palm	6					6
Palm	6					6
Hackberry	8					8
Cypress	24					24
Hackberry	8					8
Cypress	18					18
Palm	6					6
Pine	17					17
Pine	26					26
Oak	34					34
Oak	20					20
Pine	13					13
Pine	21					21
Pine	21					21
Pine	28					28

TREE MITIGATION FOR PRESERVED TREES DEVELOPMENT AREA INVENTORY

SPECIES COMMON NAME	D.B.H. PER TRUNK					TOTAL CALIPER
Oak	21					21
Cypress	10					10
Oak	8					8
Hackberry	17					17
Palm	6					6
Cypress	14					14
Palm	6					6
Oak	29					29
Cypress	12					12
Palm	6					6
Hackberry	17					17
Palm	6					6
Sweetbay	11					11
Oak	21					21
Oak	23					23
Pine	22					22
Pine	14					14
Oak	36					36
Oak	23					23
Hackberry	14					14
Oak	62					62
Pine	16					16
Pine	25					25
Pine	34					34
Oak	38					38
Pine	17					17
Sweetbay	19					19
Oak	14					14
Pine	18					18
Oak	23					23
Pine	23					23
Pine	19					19
Pine	21					21
Oak	13					13
Oak	17					17
Pine	19					19
Oak	14					14
Hackberry	13					13
Hackberry	11					11
Pine	16					16
Pine	16					16
Pine	17					17
Oak	72					72
Pine	22					22
Oak	22					22
Oak	30					30
Oak	33					33
Oak	26					26
Oak	19					19
Oak	14					14
Oak	18					18
					Total	1,640

TREE MITIGATION FOR TREES PRESERVED DEVELOPMENT AREA

TREE NO	SPECIES COMMON NAME	D.B.H. PER TRUNK				MITIGATED INCHES
2	Live Oak	51				51
3	Live Oak	52				52
4	Live Oak	51				51
9	Live Oak	47				47
					Total	201

TREE MITIGATION FOR TREES PRESERVED LOT AREA

TREE NO	SPECIES COMMON NAME	D.B.H. PER TRUNK				MITIGATED INCHES
8	Live Oak	54				54
10	Live Oak	45				45
12	Live Oak	54				54
					Total	153

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE		REMARKS
MG	28	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	SIZE AS NEEDED	4"CAL	12' HT. X 6' SPD		
PP	66	PINUS PALUSTRIS	LONGLEAF PINE	5 GAL				
QV	82	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	SIZE AS NEEDED	4"CAL	12' HT. X 6' SPD		
LARGE TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE		REMARKS
UPA–4	52	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	SIZE AS NEEDED	4"CAL	16–18' HT X 7' SPD		
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE		REMARKS
PMD	19	PHOENIX DACTYLIFERA 'MEDJOOL'	DATE PALM	FG		12' CT		DIAMOND CUT
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT			SPACING	REMARKS
MC	652	MYRICA CERIFERA	WAX MYRTLE	1 GAL., 5' O.C.			60" o.c.	
SB	1,303	SPARTINA BAKERI	SAND CORD GRASS	1 GAL., 3' O.C.			36" o.c.	
MULCH		PINE STRAW						

PLANS PREPARED UNDER THE DIRECTION OF:
RYAN M. CLARK, RLA
L.A. NUMBER: LA666/053

PLOTTED: May 19, 2021 – 12:21 PM, BY: CAD Test

REVISIONS:
1. 04–21–21 – Revised per Basham's Plans

ETM NO. 18–155
DRAWN BY: RC
DESIGNED BY: RC
CHECKED BY: KS
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316

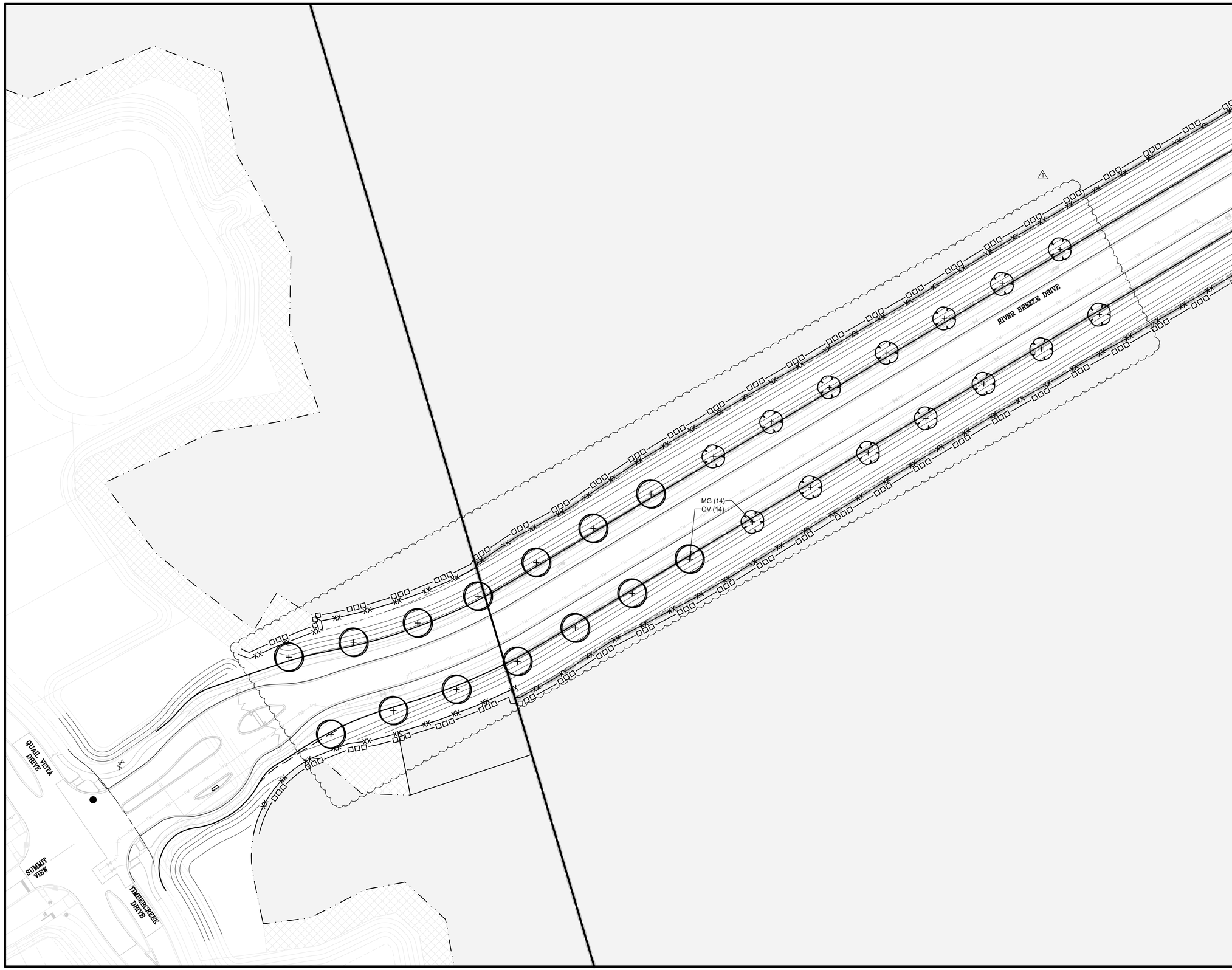
ETM VISION • EXPERIENCE • RESULTS

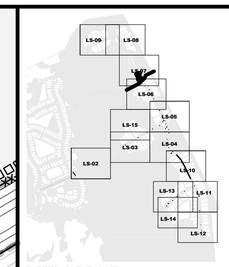
LANDSCAPE CODE CALCULATIONS & NOTES

RIVER LANDING (F.K.A. TMV PH6-HYDRY)
FOR
HYDRY COMPANY, LLC

DRAWING NUMBER
LS-1

t:\2018\18–155\Landscape\Plot\18–155_LS–00.dwg





KEY MAP

N.T.S.

PLANT LEGEND

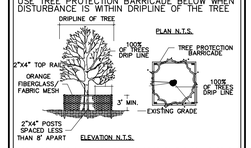
TREES	COMMON NAME
	SOUTHERN MAGNOLIA
	LONGLEAF PINE
	SOUTHERN LIVE OAK
LARGE TREES	**COMMON NAME**
	ALLEE LACEBARK ELM
PALM TREES	**COMMON NAME**
	DATE PALM

NOTE: ALL BALD EAGLE REQUIREMENTS WILL BE MET ON THE SITE.

TREE MITIGATION LEGEND

- PROTECTED TREE TO REMAIN WITH BARRICADE
- PROTECTED TREE TO BE REMOVED
- SILT FENCE TREE PROTECTION

USE TREE PROTECTION BARRICADE BELOW WHEN DISTURBANCE IS WITHIN DRIPLINE OF THE TREE



TREE BARRICADES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE WORK AND SHALL REMAIN IN PLACE THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.

0' 20' 40' 80'
1"=40'-0"

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

PLANS PREPARED UNDER THE DIRECTION OF:
RYAN M. CLARK, RLA
L.A. NUMBER: LA6667053

REVISIONS:
1. 04-21-21 – Revised per Basham's Plans

ETM NO. 18-155
DRAWN BY: RC
DESIGNED BY: RC
CHECKED BY: KS
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316

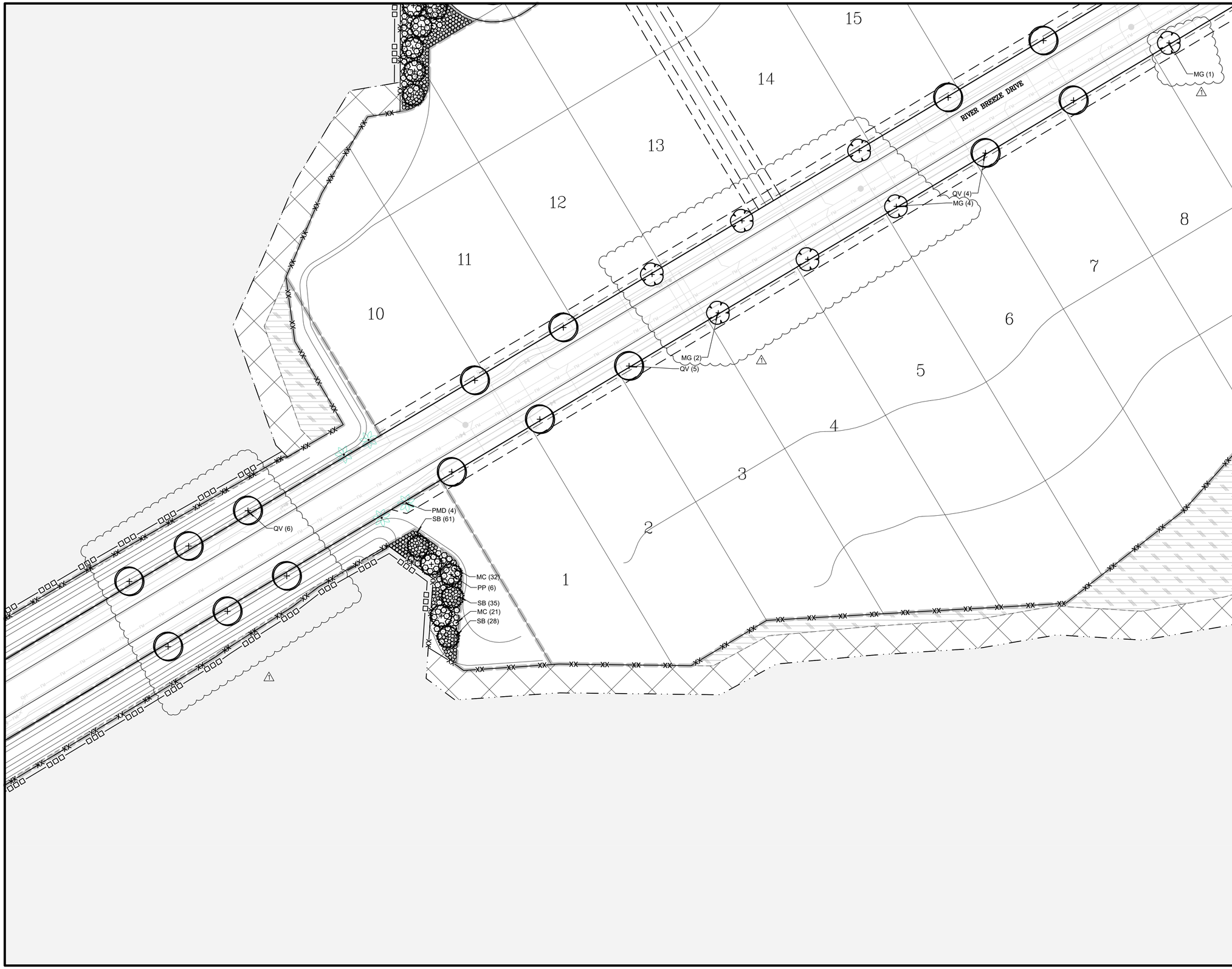
ETM VISION • EXPERIENCE • RESULTS

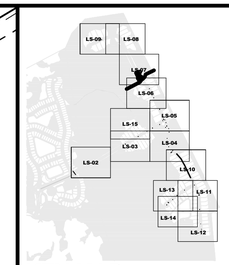
LANDSCAPE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
LS-2

PLOTTED: May 19, 2021 – 12:22 PM, BY: CAD Test
t:\2018\18-155\Landscape\Plot\18-155_LS-00.dwg





KEY MAP

N.T.S.

PLANT LEGEND

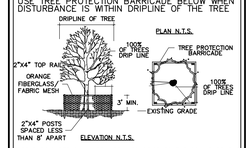
TREES	COMMON NAME
	SOUTHERN MAGNOLIA
	LONGLEAF PINE
	SOUTHERN LIVE OAK
LARGE TREES	**COMMON NAME**
	ALLEE LACEBARK ELM
PALM TREES	**COMMON NAME**
	DATE PALM

NOTE: ALL BALD EAGLE REQUIREMENTS WILL BE MET ON THE SITE.

TREE MITIGATION LEGEND

- PROTECTED TREE TO REMAIN WITH BARRICADE
- PROTECTED TREE TO BE REMOVED
- SILT FENCE TREE PROTECTION

USE TREE PROTECTION BARRICADE BELOW WHEN DISTURBANCE IS WITHIN DRIPLINE OF THE TREE



TREE BARRICADES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE WORK AND SHALL REMAIN IN PLACE THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.

0' 20' 40' 80'
1"=40'-0"

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

PLANS PREPARED UNDER THE DIRECTION OF:
RYAN M. CLARK, RLA
L.A. NUMBER: LA6667053

REVISIONS:
1. 04-21-21 – Revised per Basham's Plans

ETM NO. 18-155
DRAWN BY: RC
DESIGNED BY: RC
CHECKED BY: KS
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

ETM
VISION • EXPERIENCE • RESULTS

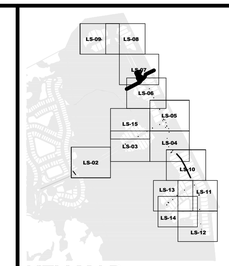
LANDSCAPE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
LS-3

PLOTTED: May 19, 2021 – 12:22 PM, BY: CAD Test

t:\2018\18-155\Landscape\Plot\18-155_LS-00.dwg



KEY MAP

N.T.S.

PLANT LEGEND

TREES	COMMON NAME
	SOUTHERN MAGNOLIA
	LONGLEAF PINE
	SOUTHERN LIVE OAK
LARGE TREES	**COMMON NAME**
	ALLEE LACEBARK ELM
PALM TREES	**COMMON NAME**
	DATE PALM

NOTE: ALL BALD EAGLE REQUIREMENTS WILL BE MET ON THE SITE.

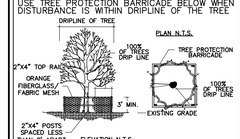
TREE MITIGATION LEGEND

PROTECTED TREE TO REMAIN WITH BARRICADE

PROTECTED TREE TO BE REMOVED

SILT FENCE TREE PROTECTION

USE TREE PROTECTION BARRICADE BELOW WHEN DISTURBANCE IS WITHIN DRIPLINE OF THE TREE



TREE BARRICADES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE WORK AND SHALL REMAIN IN PLACE THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.

0' 20' 40' 80'

1"=40'-0"

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

It's fast. It's free. It's the law.

www.callsunshine.com

PLANS PREPARED UNDER THE DIRECTION OF:

RYAN M. CLARK, RLA
L.A. NUMBER: LA666/053

REVISIONS:
1. 04-21-21 – Revised per Basham's Plans

ETM NO. 18-155
DRAWN BY: RC
DESIGNED BY: RC
CHECKED BY: KS
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

VISION • EXPERIENCE • RESULTS

LANDSCAPE PLAN

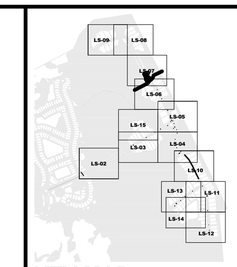
RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER

LS-4

PLOTTED: May 19, 2021 – 12:22 PM, BY: CAD Test

t:\2018\18-155\Landscape\Plot\18-155_LS-00.dwg



KEY MAP

N.T.S.

PLANT LEGEND

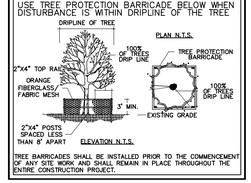
TREES	COMMON NAME
	SOUTHERN MAGNOLIA
	LONGLEAF PINE
	SOUTHERN LIVE OAK
LARGE TREES	**COMMON NAME**
	ALLEE LACEBARK ELM
PALM TREES	**COMMON NAME**
	DATE PALM

NOTE: ALL BALD EAGLE REQUIREMENTS WILL BE MET ON THE SITE.

TREE MITIGATION LEGEND

- PROTECTED TREE TO REMAIN WITH BARRICADE
- PROTECTED TREE TO BE REMOVED
- SILT FENCE TREE PROTECTION

USE TREE PROTECTION BARRICADE BELOW WHEN DISTURBANCE IS WITHIN DRIPLINE OF THE TREE



TREE BARRICADES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE WORK AND SHALL REMAIN IN PLACE THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.

0' 20' 40' 80'
1"=40'-0"

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

PLANS PREPARED UNDER THE DIRECTION OF:
RYAN M. CLARK, RLA
L.A. NUMBER: LA666/053

REVISIONS:
1. 04-21-21 – Revised per Basham's Plans

ETM NO. 18-155
DRAWN BY: RC
DESIGNED BY: RC
CHECKED BY: KS
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 0000264 LC - 0000316
VISION • EXPERIENCE • RESULTS

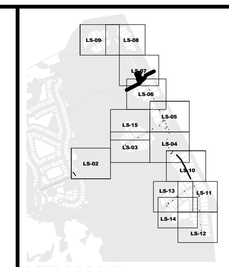
LANDSCAPE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
LS-5

PLOTTED: May 19, 2021 – 12:23 PM, BY: CAD Test

t:\2018\18-155\Landscape\Plot\18-155_LS-00.dwg



KEY MAP

N.T.S.

PLANT LEGEND

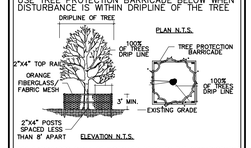
TREES	COMMON NAME
	SOUTHERN MAGNOLIA
	LONGLEAF PINE
	SOUTHERN LIVE OAK
LARGE TREES	**COMMON NAME**
	ALLEE LACEBARK ELM
PALM TREES	**COMMON NAME**
	DATE PALM

NOTE: ALL BALD EAGLE REQUIREMENTS WILL BE MET ON THE SITE.

TREE MITIGATION LEGEND

- PROTECTED TREE TO REMAIN WITH BARRICADE
- PROTECTED TREE TO BE REMOVED
- SILT FENCE TREE PROTECTION

USE TREE PROTECTION BARRICADE BELOW WHEN DISTURBANCE IS WITHIN DRIPLINE OF THE TREE



TREE BARRICADES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE WORK AND SHALL REMAIN IN PLACE THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.

0' 20' 40' 80'
1"=40'-0"

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

PLANS PREPARED UNDER THE DIRECTION OF:
RYAN M. CLARK, RLA
L.A. NUMBER: LA666/053

REVISIONS:
1. 04-21-21 – Revised per Basham's Plans

ETM NO. 18-155
DRAWN BY: RC
DESIGNED BY: RC
CHECKED BY: KS
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002554 LC - 0000316
VISION • EXPERIENCE • RESULTS

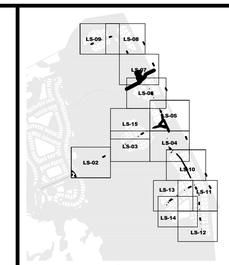
LANDSCAPE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
LS-6

PLOTTED: May 19, 2021 – 12:23 PM, BY: CAD Test

t:\2018\18-155\Landscape\Plot\18-155_LS-00.dwg



KEY MAP

N.T.S.

PLANT LEGEND

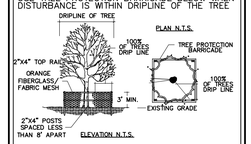
TREES	COMMON NAME
	SOUTHERN MAGNOLIA
	LONGLEAF PINE
	SOUTHERN LIVE OAK
LARGE TREES	**COMMON NAME**
	ALLEE LACEBARK ELM
PALM TREES	**COMMON NAME**
	DATE PALM

NOTE: ALL BALD EAGLE REQUIREMENTS WILL BE MET ON THE SITE.

TREE MITIGATION LEGEND

- PROTECTED TREE TO REMAIN WITH BARRICADE
- PROTECTED TREE TO BE REMOVED
- —x— SILT FENCE TREE PROTECTION

USE TREE PROTECTION BARRICADE BELOW WHEN DISTURBANCE IS WITHIN DRIPLINE OF THE TREE



TREE BARRICADES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE WORK AND SHALL REMAIN IN PLACE THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.

0' 20' 40' 80'
1"=40'-0"

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

PLANS PREPARED UNDER THE DIRECTION OF:
RYAN M. CLARK, RLA
L.A. NUMBER: LA666/053

REVISIONS:
1. 04-21-21 – Revised per Basham's Plans

ETM NO. 18-155
DRAWN BY: RC
DESIGNED BY: RC
CHECKED BY: KS
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 0000264 LC - 0000316

ETM VISION • EXPERIENCE • RESULTS

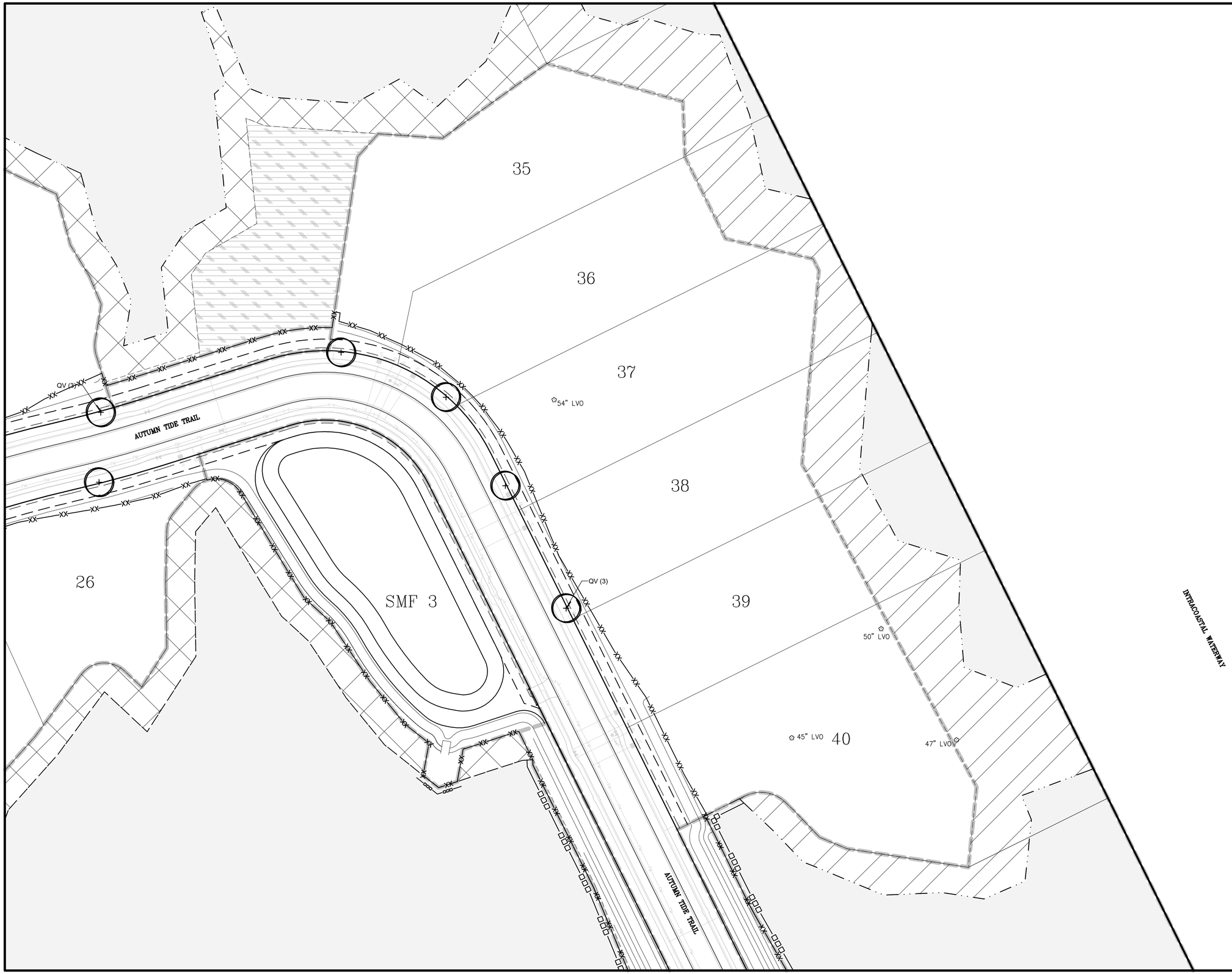
LANDSCAPE PLAN

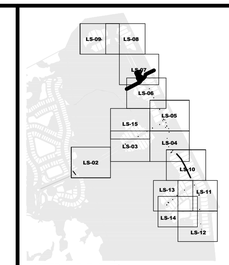
RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
LS-7

PLOTTED: May 19, 2021 – 12:23 PM, BY: CAD Test

t:\2018\18-155\Landscape\Plot\18-155_LS-00.dwg





KEY MAP

N.T.S.

PLANT LEGEND

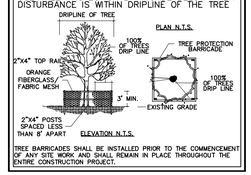
TREES	COMMON NAME
	SOUTHERN MAGNOLIA
	LONGLEAF PINE
	SOUTHERN LIVE OAK
LARGE TREES	**COMMON NAME**
	ALLEE LACEBARK ELM
PALM TREES	**COMMON NAME**
	DATE PALM

NOTE: ALL BALD EAGLE REQUIREMENTS WILL BE MET ON THE SITE.

TREE MITIGATION LEGEND

- PROTECTED TREE TO REMAIN WITH BARRICADE
- PROTECTED TREE TO BE REMOVED
- SILT FENCE TREE PROTECTION

USE TREE PROTECTION BARRICADE BELOW WHEN DISTURBANCE IS WITHIN DRIPLINE OF THE TREE



TREE BARRICADES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE WORK AND SHALL REMAIN IN PLACE THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.

0' 20' 40' 80'
1"=40'-0"

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

PLANS PREPARED UNDER THE DIRECTION OF:
RYAN M. CLARK, RLA
L.A. NUMBER: LA666/053

REVISIONS:

ETM NO. 18-155
DRAWN BY: RC
DESIGNED BY: RC
CHECKED BY: KS
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 0000254 LC - 0000316

ETM
VISION • EXPERIENCE • RESULTS

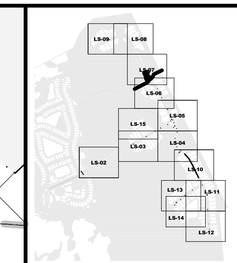
LANDSCAPE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
LS-8

PLOTTED: May 19, 2021 – 12:24 PM, BY: CAD Test

t:\2018\18-155\Landscape\Plot\18-155_LS-00.dwg



KEY MAP

N.T.S.

PLANT LEGEND

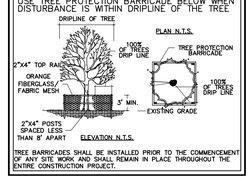
TREES	COMMON NAME
	SOUTHERN MAGNOLIA
	LONGLEAF PINE
	SOUTHERN LIVE OAK
LARGE TREES	**COMMON NAME**
	ALLEE LACEBARK ELM
PALM TREES	**COMMON NAME**
	DATE PALM

NOTE: ALL BALD EAGLE REQUIREMENTS WILL BE MET ON THE SITE.

TREE MITIGATION LEGEND

- PROTECTED TREE TO REMAIN WITH BARRICADE
- PROTECTED TREE TO BE REMOVED
- SILT FENCE TREE PROTECTION

USE TREE PROTECTION BARRICADE BELOW WHEN DISTURBANCE IS WITHIN DRIPLINE OF THE TREE



TREE BARRICADES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE WORK AND SHALL REMAIN IN PLACE THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.

0' 20' 40' 80'
1"=40'-0"

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

PLANS PREPARED UNDER THE DIRECTION OF:
RYAN M. CLARK, RLA
L.A. NUMBER: LA666/053

PLOTTED: May 19, 2021 – 12:24 PM, BY: CAD Test

REVISIONS:

ETM NO. 18-155
DRAWN BY: RC
DESIGNED BY: RC
CHECKED BY: KS
DATE: MARCH 2020

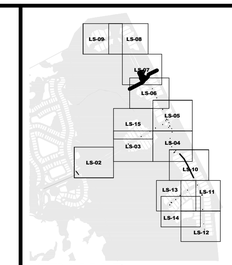
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 0000264 LC - 0000316
VISION • EXPERIENCE • RESULTS

LANDSCAPE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
LS-9

t:\2018\18-155\Landscape\Plot\18-155_LS-00.dwg



KEY MAP

N.T.S.

PLANT LEGEND

TREES	COMMON NAME
	SOUTHERN MAGNOLIA
	LONGLEAF PINE
	SOUTHERN LIVE OAK
LARGE TREES	**COMMON NAME**
	ALLEE LACEBARK ELM
PALM TREES	**COMMON NAME**
	DATE PALM

NOTE: ALL BALD EAGLE REQUIREMENTS WILL BE MET ON THE SITE.

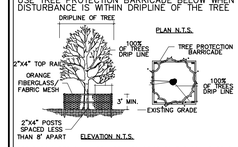
TREE MITIGATION LEGEND

PROTECTED TREE TO REMAIN WITH BARRICADE

PROTECTED TREE TO BE REMOVED

SILT FENCE TREE PROTECTION

USE TREE PROTECTION BARRICADE BELOW WHEN DISTURBANCE IS WITHIN DRIPLINE OF THE TREE



TREE BARRICADES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE WORK AND SHALL REMAIN IN PLACE THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.

0' 20' 40' 80'
1"=40'-0"

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

PLANS PREPARED UNDER THE DIRECTION OF:
RYAN M. CLARK, RLA
L.A. NUMBER: LA666/053

REVISIONS:
1. 04-21-21 – Revised per Basham's Plans

ETM NO. 18-155
DRAWN BY: RC
DESIGNED BY: RC
CHECKED BY: KS
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 0000264 LC - 0000316
VISION • EXPERIENCE • RESULTS

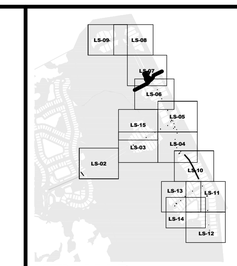
LANDSCAPE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
LS-10

PLOTTED: May 19, 2021 – 12:25 PM, BY: CAD Test

t:\2018\18-155\Landscape\Plot\18-155_LS-00.dwg



KEY MAP

N.T.S.

PLANT LEGEND

TREES	COMMON NAME
	SOUTHERN MAGNOLIA
	LONGLEAF PINE
	SOUTHERN LIVE OAK
LARGE TREES	**COMMON NAME**
	ALLEE LACEBARK ELM
PALM TREES	**COMMON NAME**
	DATE PALM

NOTE: ALL BALD EAGLE REQUIREMENTS WILL BE MET ON THE SITE.

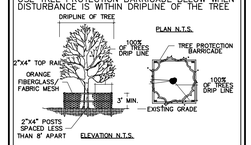
TREE MITIGATION LEGEND

PROTECTED TREE TO REMAIN WITH BARRICADE

PROTECTED TREE TO BE REMOVED

SILT FENCE TREE PROTECTION

USE TREE PROTECTION BARRICADE BELOW WHEN DISTURBANCE IS WITHIN DRIPLINE OF THE TREE



TREE BARRICADES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE WORK AND SHALL REMAIN IN PLACE THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.

0' 20' 40' 80'
1"=40'-0"

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

PLANS PREPARED UNDER THE DIRECTION OF:
RYAN M. CLARK, RLA
L.A. NUMBER: LA666/053

REVISIONS:
1. 04-21-21 – Revised per Basham's Plans

ETM NO. 18-155
DRAWN BY: RC
DESIGNED BY: RC
CHECKED BY: KS
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316
VISION • EXPERIENCE • RESULTS

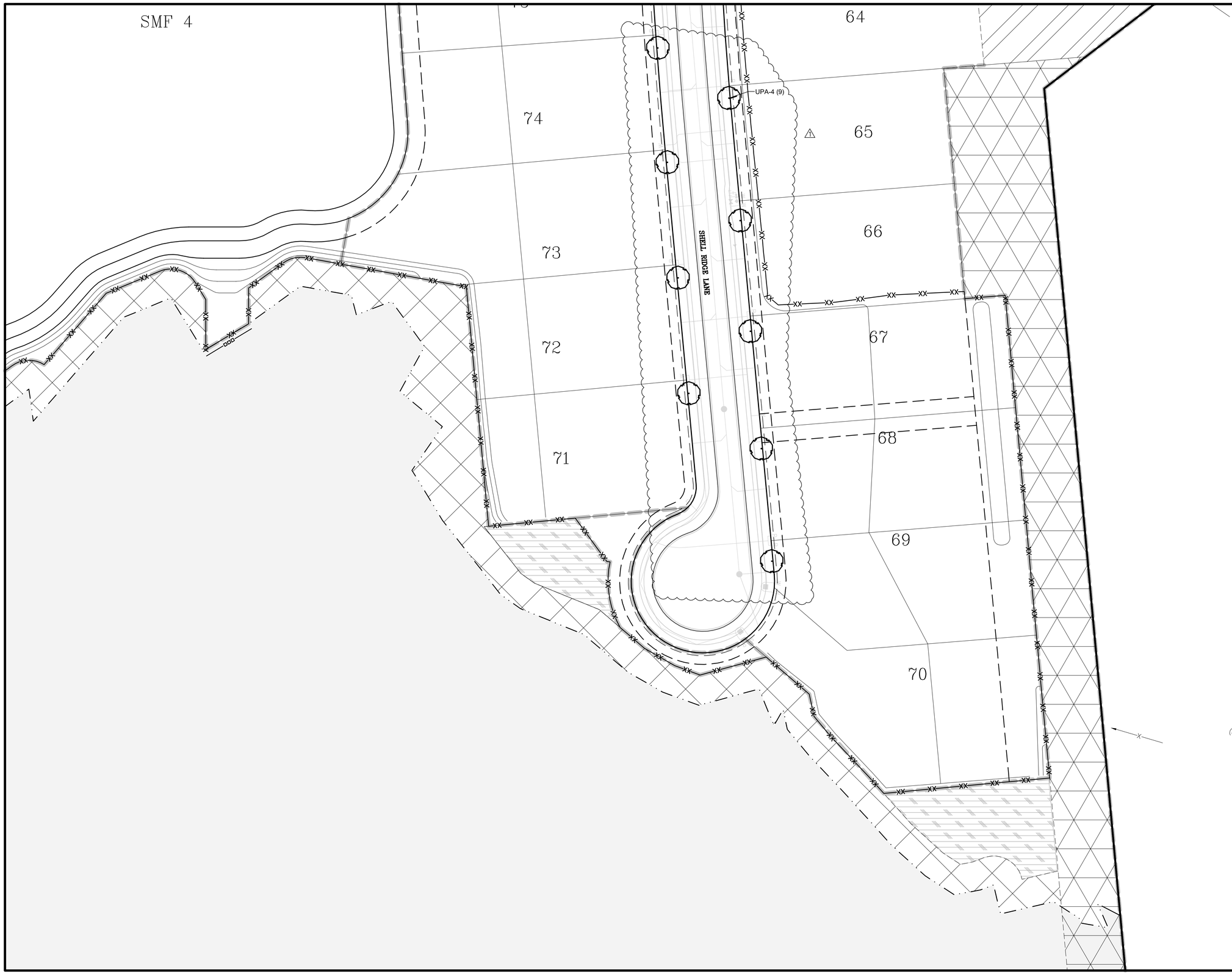
LANDSCAPE PLAN

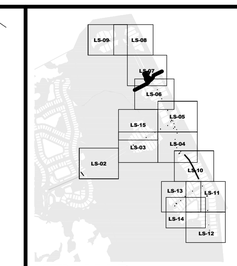
RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
LS-11

PLOTTED: May 19, 2021 – 12:25 PM, BY: CAD Test

t:\2018\18-155\Landscape\Plot\18-155_LS-00.dwg





KEY MAP

N.T.S.

PLANT LEGEND

TREES	COMMON NAME
	SOUTHERN MAGNOLIA
	LONGLEAF PINE
	SOUTHERN LIVE OAK
LARGE TREES	**COMMON NAME**
	ALLEE LACEBARK ELM
PALM TREES	**COMMON NAME**
	DATE PALM

NOTE: ALL BALD EAGLE REQUIREMENTS WILL BE MET ON THE SITE.

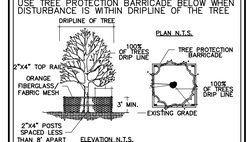
TREE MITIGATION LEGEND

PROTECTED TREE TO REMAIN WITH BARRICADE

PROTECTED TREE TO BE REMOVED

SILT FENCE TREE PROTECTION

USE TREE PROTECTION BARRICADE BELOW WHEN DISTURBANCE IS WITHIN DRIPLINE OF THE TREE



TREE BARRICADES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE WORK AND SHALL REMAIN IN PLACE THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.

0' 20' 40' 80'

1"=40'-0"

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

It's fast. It's free. It's the law.

www.callsunshine.com

PLANS PREPARED UNDER THE DIRECTION OF:

RYAN M. CLARK, RLA
L.A. NUMBER: LA666/053

REVISIONS:
1. 04-21-21 – Revised per Basham's Plans

ETM NO. 18-155
DRAWN BY: RC
DESIGNED BY: RC
CHECKED BY: KS
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316

ETM
VISION • EXPERIENCE • RESULTS

LANDSCAPE PLAN

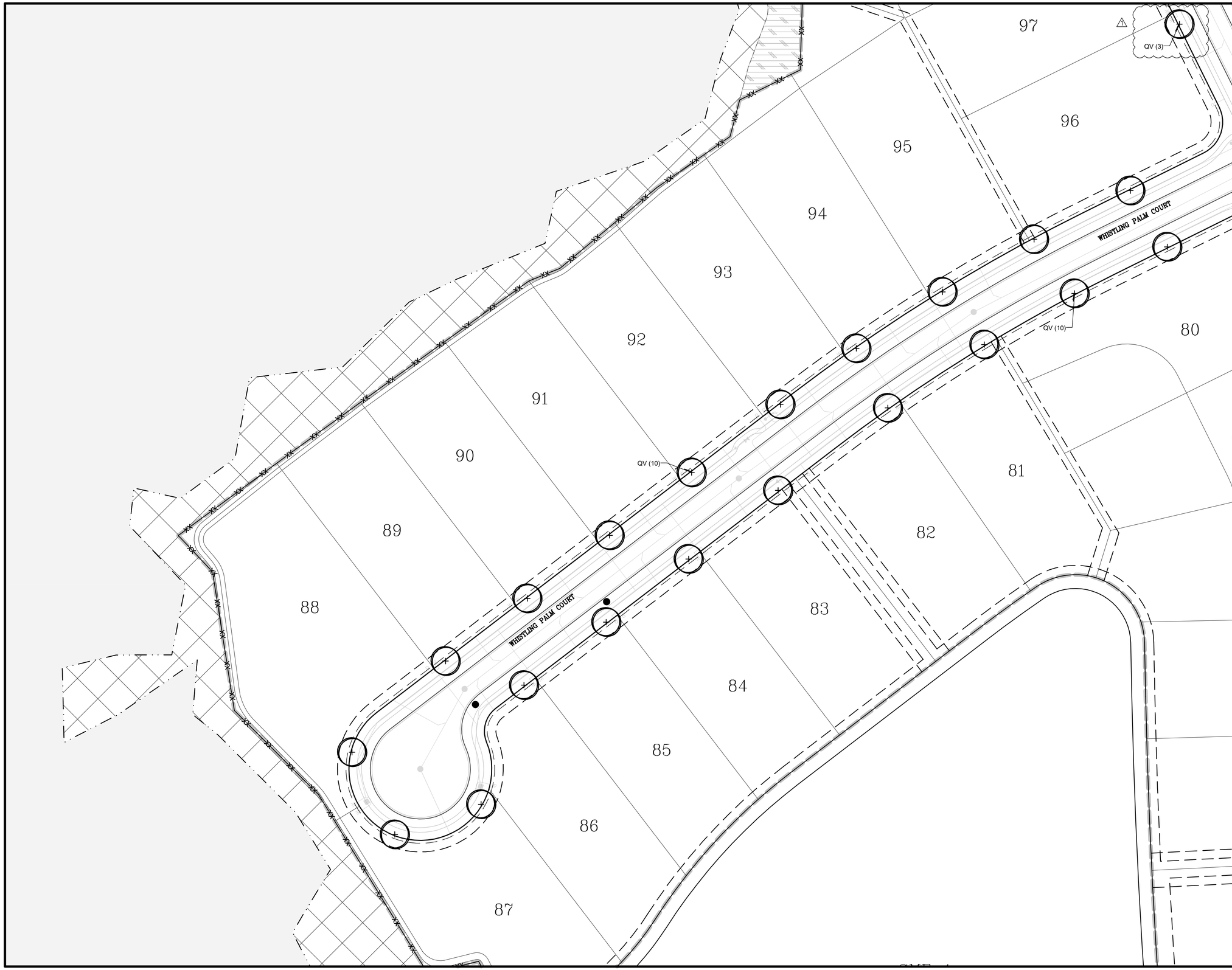
RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

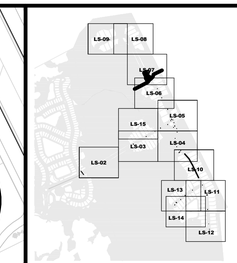
DRAWING NUMBER

LS-12

PLOTTED: May 19, 2021 – 12:25 PM, BY: CAD Test

t:\2018\18-155\Landscape\Plot\18-155_LS-00.dwg





KEY MAP

N.T.S.

PLANT LEGEND

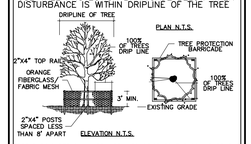
TREES	COMMON NAME
	SOUTHERN MAGNOLIA
	LONGLEAF PINE
	SOUTHERN LIVE OAK
LARGE TREES	**COMMON NAME**
	ALLEE LACEBARK ELM
PALM TREES	**COMMON NAME**
	DATE PALM

NOTE: ALL BALD EAGLE REQUIREMENTS WILL BE MET ON THE SITE.

TREE MITIGATION LEGEND

- PROTECTED TREE TO REMAIN WITH BARRICADE
- PROTECTED TREE TO BE REMOVED
- SILT FENCE TREE PROTECTION

USE TREE PROTECTION BARRICADE BELOW WHEN DISTURBANCE IS WITHIN DRIPLINE OF THE TREE.



TREE BARRICADES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE WORK AND SHALL REMAIN IN PLACE THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.

0' 20' 40' 80'
1"=40'-0"

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

PLANS PREPARED UNDER THE DIRECTION OF:
RYAN M. CLARK, RLA
L.A. NUMBER: LA666/053

REVISIONS:
1. 04-21-21 – Revised per Basham's Plans

ETM NO. 18-155
DRAWN BY: RC
DESIGNED BY: RC
CHECKED BY: KS
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316
VISION • EXPERIENCE • RESULTS

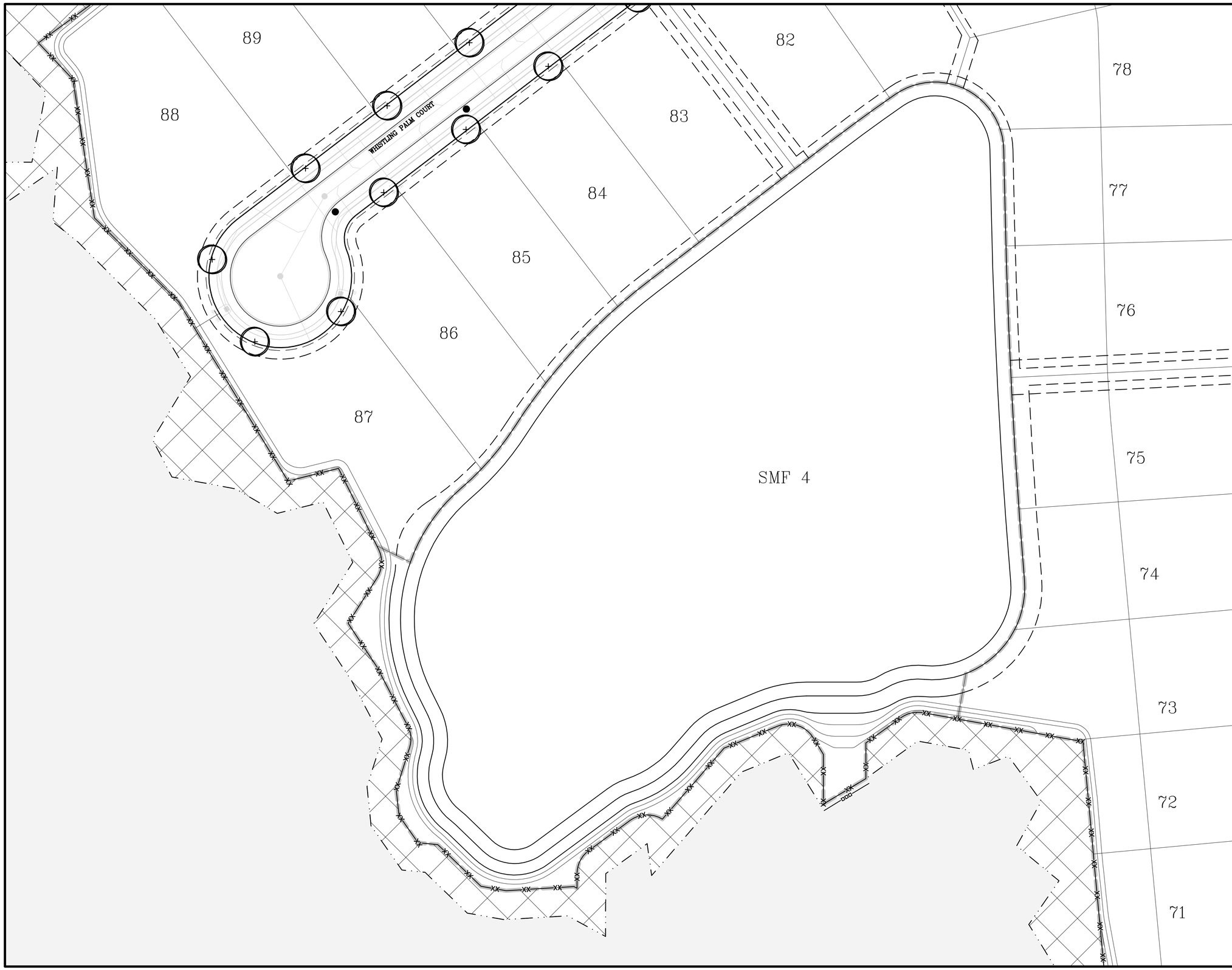
LANDSCAPE PLAN

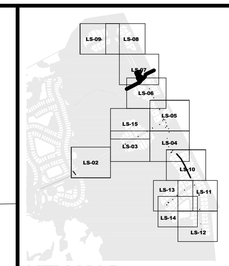
RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
LS-13

PLOTTED: May 19, 2021 – 12:26 PM, BY: CAD Test

t:\2018\18-155\Landscape\Plot\18-155_LS-00.dwg





KEY MAP

N.T.S.

PLANT LEGEND

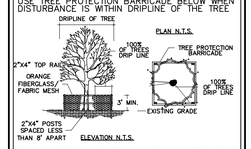
TREES	COMMON NAME
	SOUTHERN MAGNOLIA
	LONGLEAF PINE
	SOUTHERN LIVE OAK
LARGE TREES	**COMMON NAME**
	ALLEE LACEBARK ELM
PALM TREES	**COMMON NAME**
	DATE PALM

NOTE: ALL BALD EAGLE REQUIREMENTS WILL BE MET ON THE SITE.

TREE MITIGATION LEGEND

- PROTECTED TREE TO REMAIN WITH BARRICADE
- PROTECTED TREE TO BE REMOVED
- SILT FENCE TREE PROTECTION

USE TREE PROTECTION BARRICADE BELOW WHEN DISTURBANCE IS WITHIN DRIPLINE OF THE TREE



TREE BARRICADES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE WORK AND SHALL REMAIN IN PLACE THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.

0' 20' 40' 80'
1"=40'-0"

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

PLANS PREPARED UNDER THE DIRECTION OF:
RYAN M. CLARK, RLA
L.A. NUMBER: LA666/053

REVISIONS:

ETM NO. 18-155
DRAWN BY: RC
DESIGNED BY: RC
CHECKED BY: KS
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002564 LC - 0000316
VISION • EXPERIENCE • RESULTS

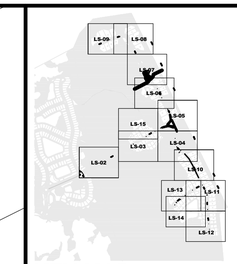
LANDSCAPE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
LS-14

PLOTTED: May 19, 2021 – 12:26 PM, BY: CAD Test

t:\2018\18-155\Landscape\Plot\18-155_LS-00.dwg



KEY MAP

N.T.S.

PLANT LEGEND

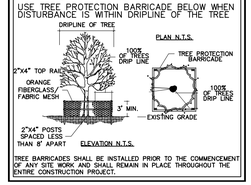
TREES	COMMON NAME
	SOUTHERN MAGNOLIA
	LONGLEAF PINE
	SOUTHERN LIVE OAK
LARGE TREES	**COMMON NAME**
	ALLEE LACEBARK ELM
PALM TREES	**COMMON NAME**
	DATE PALM

NOTE: ALL BALD EAGLE REQUIREMENTS WILL BE MET ON THE SITE.

TREE MITIGATION LEGEND

- PROTECTED TREE TO REMAIN WITH BARRICADE
- PROTECTED TREE TO BE REMOVED
- SILT FENCE TREE PROTECTION

USE TREE PROTECTION BARRICADE BELOW WHEN DISTURBANCE IS WITHIN DRIPLINE OF THE TREE



TREE BARRICADES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE WORK AND SHALL REMAIN IN PLACE THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.

0' 20' 40' 80'
1"=40'-0"

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

PLANS PREPARED UNDER THE DIRECTION OF:
RYAN M. CLARK, RLA
L.A. NUMBER: LA666705.3

REVISIONS:
1. 04-21-21 – Revised per Basham's Plans

ETM NO. 18-155
DRAWN BY: RC
DESIGNED BY: RC
CHECKED BY: KS
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 0000254 LC - 0000316
VISION • EXPERIENCE • RESULTS

LANDSCAPE PLAN

RIVER LANDING (F.K.A. TMV PH6-HYDRY) FOR HYDRY COMPANY, LLC

DRAWING NUMBER
LS-15

PLOTTED: May 19, 2021 – 12:26 PM, BY: CAD Test

t:\2018\18-155\Landscape\Plot\18-155_LS-00.dwg

LANDSCAPE SPECIFICATIONS:

PART 1 GENERAL NOTES

1.1 Scope. This section includes all planting of shrubs, trees, ground covers, and other supplementary work shown on the drawings and specified herein, complete.

1.2 Applicable Documents. The following publications, specifications, and standards of the issues listed in this paragraph (including the amendments and addenda designated), but referred to hereinafter by basic designation only, form a part of this specification to the extent required by the references thereto.

1.3 Publication of Reference. Publications as herein listed shall be held in basic reference:
- 1.3.1 Grades and Standards for Nursery Plants, Parts I and II, State Department of Agriculture and/or State Plant Board of Florida, Seagle Building, Gainesville, Florida.
- 1.3.2 State of Florida Fertilizer Law, Office of the Secretary of State, Tallahassee, Florida.
- 1.3.3 American Standard for Nursery Stock (ANSI Z60.1–), American Association of Nurserymen.
- 1.3.4 Tree Care Operations (ANSI Z133.1–)
- 1.3.5 Guideline Specifications to Sodding, America Sod Producers Association (ASPA).

1.4 Substitutions of Plant Material. If a plant is found to be unavailable, submit proof of non–availability and a proposal for use of equivalent material. When authorized, adjustment of contract amount will be made. No substitutions will otherwise be authorized. To prove non–availability, The Contractor must provide at least five (5) letters from growers or dealers from the States of Florida and Georgia explaining the non–availability of the plant material. Substitutions made without prior approval may be rejected after planting and any replacement of materials will be at the contractors expense.

1.5 On–Site Conditions and Adjustments. The locations of plants, as shown on the plans, are approximate. Planting shall be adjusted to fit actual as–built conditions on the site, including but not limited to separation from hardscapes and utilities as governed by municipal codes. Any changes in locations caused thereby shall be made without additional cost to the Owner, Owner's Representative, or Landscape Architect. The Contractor shall immediately notify the Owner's Representative when conditions detrimental to plant growth are encountered, such as rubble fill, lime rock, or obstructions; and when field conditions are different than portrayed on the plans prior to planting. The Owner or Owner's Representative may adjust the layout or location of specified plant materials to avoid these areas without additional costs.

1.6 Coordination of Plantings. Coordinate all landscape work with the Owner's Representative and other contractors. Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise directed by the Owners Representative.

1.7 Fine Grading. Provide fine grading necessary to establish finish grade in all landscape areas. Fine grading shall include only minor grading to correct random or infrequent grade irregularities of 12" or less; unless otherwise noted on plans.

1.8 Liability of Contractor. The contractor shall be liable for any and all damages to property that result from his performance, including damage to preserved trees. He shall, without extra cost, mitigate or restore to original condition any areas and/or construction damaged, defaced, disturbed, or destroyed by him or his workmen.

1.9 Tree Tagging. A tree tagging trip may be requested by Owner's Representative prior to approval of plant material. Landscape contractor shall be responsible for providing transportation and accommodations if necessary.

1.10 Inferior Materials. Contractor shall be responsible for rejecting inferior materials. Materials in a damaged or unhealthy state may be rejected by the Owners Representative if necessary.

1.11 Onsite Debris. Contractor shall be responsible for removing and disposing of offsite all stones over 1" in diameter, sticks, roots, and other extraneous matter in planted areas to a depth of 2'. If debris is excessive and results from construction waste please contact owners representative for appropriate actions.

PART 2 SUBMITTALS

2.1 Soil Testing for Plant Material. The Contractor shall be responsible for testing soils in planted areas to confirm that soil is suitable for healthy plant growth.

2.2 Seed Certification. All seed must comply with regulatory agencies for fertilizer and herbicide composition.

2.3 Inspection Certificates, Manufacturer's Data. Upon request of Owners representative copies of inspection certificates or manufacturer's data shall be provided for any material used onsite; in addition to existing materials found onsite.

PART 3 MATERIALS

3.1 General Plant Materials Requirements. Provide state inspected, nursery grown plants, unless otherwise specified. Conform to the plant schedule, "Florida Department of Agriculture Grades and Standards for Nursery Plants", local landscape ordinance, and, where applicable, to ANSI Z60.1 All plant materials shall be nursery grown, Florida No.1 stock. Any material not consistent with Florida Number 1 standards may be rejected after planting and replacement of materials will be at the contractors expense. All materials shall be healthy, vigorous, free of diseases and insects, pruned for best shape without appearance of "de–horning", and without symptoms of nutritional deficiency. Furnish plants grown under climatic conditions similar to those in the locality of the project. All plants must be true of variety, cultivars, and/or species. Plants must measure according to sizing requirements detailed on the drawings. Plants must be naturally bushy, dense, in good foliage, well branched, and of good appearance. The nursery/nurseries from which they are derived shall be under regulatory inspection by the Florida State Department of Agriculture and/or the Florida State Plant Board or an equivalent agency, if derived from outside the State of Florida. Plants entering from outside the State of Florida must bear the entry certificate of the State Department of Agriculture of the State of Florida. All plant materials will be subject to approval of the Owner or Owner's Representative for quality, size and color.

3.2 Soil Additives. Contractor shall be responsible for adding peat, humus, fertilizer, manure, pH adjusters or any other commercially accepted soil additive to insure normal, healthy plant growth.

3.3 Balled and Burlapped Trees. Ensure that field grown material follows local industry standards for root pruning, digging, balling and burlapping, etc. All balled and burlapped materials must be hardened off before shipment. All materials are subject to approval by the Owners Representative prior to shipping to project site.

3.4 Spaded Trees. Trees shall have been spaded from a commercial nursery field that has been inspected by The Department of Agriculture and Consumer Services within the last 9 months. The Contractor shall provide a copy of the most recent Nursery, Stock dealer and Special Inspection Report for verification upon Owners Representative request. Ball size shall be at least one size greater than recommended by ANSI Z60.1, American Standard for Nursery Stock, unless otherwise specified. Spaded material is subject to approval and tagging by the Owner's Representative prior to shipping to project site.

3.5 Container Plants. Provide container grown plants with sufficient roots to hold the container soil together after removal from the container. Root bound plants and plants with inadequate root systems are not acceptable.

3.6 Surface Mulch. Plans shall specify mulch type. Mulch shall be in a non–decomposed state; not more than one (1) season old.

3.7 Herbicides, Insecticides. Chemical sprays, dusts, or gaseous compounds used on or around plant materials, including but not limited to trees, shall be approved for such uses by the environmental protection agency and the Florida department of agriculture and consumer services. Such materials as may be used shall not constitute a hazard to human health or interfere with site working conditions and habitation.

3.8 General Seed Requirements. Where seeding may be required on the plans, the seed required shall comply with all minimum provisions of the Florida seed certification and testing law. Noxious weed seeds shall be non–existent and foreign materials shall not exceed two percent. All disturbed areas not shown as sodded shall be seeded.

3.9 General Sod Requirements. See plan for specified sod. All sod shall be healthy, strongly rooted and not less than two (2) years old, free of weeds and undesirable native grasses in 16" x 24" pads, 1–1/2" thick. Sod shall conform to "nursery grown" grade as established by American Sod Producers Association (ASPA). Sod shall be considered free of weeds if less than 5 weeds are found per 100 square feet of area. Brown, dry, irregularly smooth, and/or un–fresh sod will be rejected.

PART 4 PLANTING PROCEDURES

4.1 General. Prior to commencement of any work, the landscape contractor shall inspect the site, locate planting areas, placement of guying devices, locate electrical cables, conduits, and other underground and above utilities so that proper precautions and procedures may be followed during and throughout construction. The contractor shall become familiar with other job trade activity which has an impact upon his work or upon which his work has an impact and shall arrange to carefully coordinate his work with other trades through the owner's representative on–site. All planting practices listed herein shall insure healthy plant growth.

4.2 Layout. The location of plants and planting beds, as shown on these plans, are approximate. The locations and bed lines shall be staked on the project site by the contractor and approved by the owner's representative before any plant pits or beds are dug. The contractor is responsible for verifying that proper setbacks, as defined by local codes and rules, are provided between trees and their proximity to utilities and hardscapes. Unless otherwise noted, no tree shall be planted closer than four feet to a hardscape surface. The owner's representative may adjust plant material locations to meet field conditions. Contractor shall make minor adjustments without additional cost to the owner.

4.3 Finish Grades. The landscape contractor is responsible for all fine grading and preparation for planting. Finish grades (top of soil) for all sod areas after settlement shall be one–half inch below the top of abutting curbs, walks, walls and abutments. The finish grade of all plant beds prior to mulching shall be three inches below finish grade of sod, abutting curbs, walks and walls. Three inches of mulch shall be added after planting.

4.4 Planting Seasons/Times. The planting of plant materials and lawns may proceed at any time, period, or season agreed upon by the contractor and the owner or owner's representative.

4.5 Plant Pits. The contractor shall excavate plant pits, unless otherwise approved, according to the drawings.

4.6 Setting Plants. Each plant shall be established in a manner consistent with plant details. All plants shall be set plumb and straight. Plants shall be established to a depth that is not greater than that at which they grew when in the nursery container or field. All back fill shall be tamped and worked firmly under and around the root ball to fill all voids.

4.7 Soil Preparation for Trees, Shrubs and Groundcover. All areas to be planted shall be prepared in a manner to insure normal, vigorous and healthy growth of plant material.

4.8 Staking. All trees are to be staked unless otherwise instructed by owner or owner's representative. Refer general staking details on the drawings. Materials used shall insure healthy plant growth.

4.9 Mulching. All plant beds and plant saucers shall be uniformly covered with a four–inch (4") layer of mulch. Hedges shall be mulched the full width of the hedge bed. Contain mulch within landscape borders.

4.10 Sod. All areas to be either seeded, sprigged, or sodded shall be prepared in a manner to insure normal, vigorous and healthy growth.
- 4.10.1 Fine grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll, rake and drag lawn areas, remove ridges and fill depressions with topsoil as required to meet finish grades. In areas to be sodded, allow for sod thickness.
- 4.10.2 Sod Installation. Lay sod in straight, parallel rows to form a solid mass with tightly fitted joints, without overlap. Stagger strips to offset joints. Work topsoil into minor cracks. On 1:3 slopes or greater, lay sod with long dimension of pads parallel to contours and stake sod as necessary to stabilize. Drive sod stakes flush with top of sod.
- 4.10.3 Sprigging and Seeding. Sprigging/seeding shall be done in a manner to insure a quick grow in period achieving a uniform green lawn prior to final acceptance.

PART 5 MAINTENANCE

5.1 Plant Material. Maintain all plant materials until final acceptance. Maintenance shall include all required watering, cultivation, weeding, mowing, pruning, wound dressing, immediate replacement of dead and unacceptable material, straightening plants which lean or sag, adjustments of plants which are planted too low, and any other procedure consistent with good horticultural practice necessary to insure normal, vigorous and healthy growth of all planting under this contract.

5.2 Lawn. Maintain lawns until final acceptance. Reset settled or eroded sod areas to proper grade. Fill open joints with topsoil. Keep sod free of insects and disease.

PART 6 FINAL INSPECTION AND ACCEPTANCE

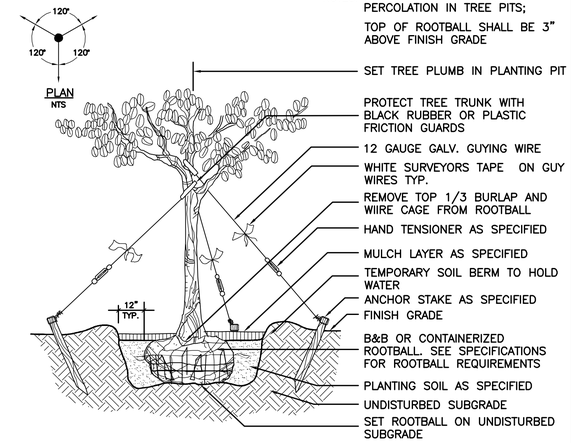
6.1 Final Cleanup. Upon final completion of work and before inspection and acceptance, all aspects of the project site shall be thoroughly and completely cleaned of debris, stains, materials, defacements, and temporary facilities. Likewise, any repairs, which are the obligation of this contractor, shall be completed.

6.2 Initial Inspection and Acceptance. Inspection shall be made by the owner or owner's representative within (10) ten days of written notification from the contractor that installation is complete. If all work and materials meet specifications project will be accepted as is. Materials and work not in compliance with specifications shall be rejected by owners representative and replaced by the contractor within (15) fifteen days of notification by owner's representative. Notification will graphically depict all rejected material on plans. Upon replacement of all rejected work and materials by the contractor the owner's representative shall conduct a final inspection within ten (10) days of written notification from the contractor that all rejected work has been replaced according to specifications. Approval will be granted upon the acceptance of all replaced material noted on plans. After final acceptance, the landscape contractor will not be responsible for damage to work resulting from:neglect by owner, damage by others; abnormal weather conditions such as floods, excessive wind, severe freezing or abnormal rains; or other activities clearly beyond the landscape contractor's control.

PART 7 GUARANTEE

7.1 Guarantee. All plant materials and trees installed by the contractor shall be guaranteed for 365 days from the date of final inspection and acceptance. The contractor shall replace at no additional cost to the owner, all plant materials which die and/or which are not healthy and in a good growing condition during the guarantee period. Replacement of such material shall occur within ten (10) days from owner's written notification to the contractor. The 365 day guarantee period for replaced plant materials shall commence on the date of acceptance of the replaced item or items of plant material. The contractor shall not be required to replace, repair, or restore any portion of the work that is damaged, defaced, disturbed, and/or destroyed by others after final acceptance.

NOTE: IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY WITH THE LANDSCAPE ARCHITECT THAT THEY ARE USING THE MOST CURRENT PLAN SET FOR BIDDING AND INSTALLATION. FAILURE TO VERIFY CURRENT PLAN SET COULD RESULT IN CORRECTIVE WORK, INCLUDING DESIGN REVISIONS AND PERMITTING FEES TO BE PERFORMED AT THE CONTRACTORS EXPENSE.

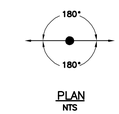


NOTES: CONTRACTOR TO ASSURE PERCOLATION IN TREE PITS;
TOP OF ROOTBALL SHALL BE 3" ABOVE FINISH GRADE

- SET TREE PLUMB IN PLANTING PIT
- PROTECT TREE TRUNK WITH BLACK RUBBER OR PLASTIC FRICTION GUARDS
- 12 GAUGE GALV. GUYING WIRE
- WHITE SURVEYORS TAPE ON GUY WIRES TYP.
- REMOVE TOP 1/3 BURLAP AND WIIRE CAGE FROM ROOTBALL
- HAND TENSIONER AS SPECIFIED
- MULCH LAYER AS SPECIFIED
- TEMPORARY SOIL BERM TO HOLD WATER
- ANCHOR STAKE AS SPECIFIED
- FINISH GRADE
- B&B OR CONTAINERIZED ROOTBALL. SEE SPECIFICATIONS FOR ROOTBALL REQUIREMENTS
- PLANTING SOIL AS SPECIFIED
- UNDISTURBED SUBGRADE
- SET ROOTBALL ON UNDISTURBED SUBGRADE

LARGE TREE PLANTING DETAIL (4" CALIPER AND LARGER)

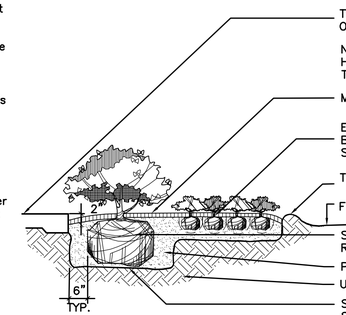
SCALE: NTS



NOTE:
USE 1 1/4" x 1 1/4" x 4' STAKES FOR TREES 1/2" TO 1 1/4" CALIPER. OTHER TREE STAKING SYSTEMS MAY BE ACCEPTABLE IF APPROVED.

NOTE:
WHEN GROUNDCOVER AND SHRUBS ARE USED IN MASS, PREPARE ENTIRE BED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL AS SPECIFIED.

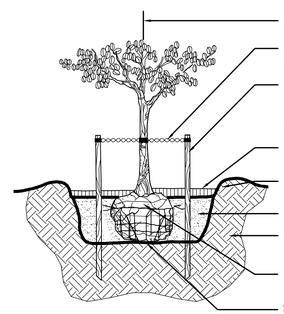
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



- TYP. FINISH GRADE @ PAVEMENT, SOD OR MULCH BED
- NOTE: PLANTS SHALL BE PLANTED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF THE ROOT BALL
- MULCH LAYER AS SPECIFIED
- EXCAVATE INDIVIDUAL PLANT PITS AND BACKFILL WITH PLANTING SOIL AS SPECIFIED
- TEMPORY SOIL BERM TO HOLD WATER
- FINISH GRADE
- SEE SPECIFICATIONS FOR ROOTBALL REQUIREMENTS
- PLANTING SOIL AS SPECIFIED
- UNDISTURBED SUBGRADE
- SET ROOT BALL ON UNDISTURBED SUBGRADE

SHRUB AND GROUNDCOVER PLANTING DETAIL

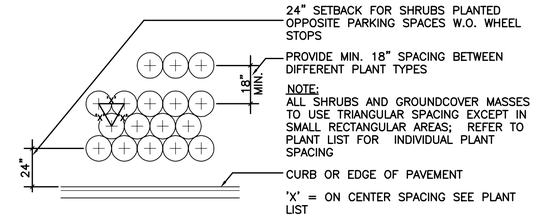
SCALE: NTS



- SET TREE PLUMB IN PLANTING PIT
- APPROVED PLASTIC OR RUBBER GUYS
- 1 1/4" x 2 1/2" x 10" STAKES DRIVEN AT 120° ANGLE, THEN TIGHTENED TO VERTCAL. (MIN. 2 STAKES, OPTIONAL 3 STAKES)
- MULCH LAYER AS SPECIFIED
- TEMPORARY SOIL BERM TO HOLD WATER
- PLANTING SOIL AS SPECIFIED
- UNDISTURBED SUBGRADE
- SEE SPECIFICATIONS FOR ROOTBALL REQUIREMENTS
- SET ROOTBALL ON UNDISTURBED SUBGRADE.

SMALL TREE PLANTING DETAIL (1" TO 3–1/2" CALIPER)

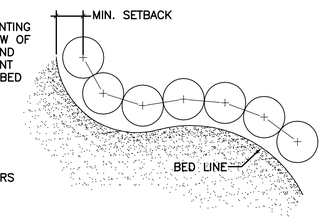
SCALE: NTS



- 24" SETBACK FOR SHRUBS PLANTED OPPOSITE PARKING SPACES W.O. WHEEL STOPS
- PROVIDE MIN. 18" SPACING BETWEEN DIFFERENT PLANT TYPES
- NOTE: ALL SHRUBS AND GROUNDCOVER MASSES TO USE TRIANGULAR SPACING EXCEPT IN SMALL RECTANGULAR AREAS; REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING
- CURB OR EDGE OF PAVEMENT
- 'X' = ON CENTER SPACING SEE PLANT LIST

NOTE:
THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL ABOVE.

NOTE:
18" MIN. SETBACK FOR SHRUBS
12" MIN. SETBACK FOR GROUNDCOVERS



SHRUB AND GROUNDCOVER SPACING DETAIL

SCALE: NTS

PLANS PREPARED UNDER THE DIRECTION OF:
RYAN M. CLARK, RLA
L.A. NUMBER: LA666/053

PLOTTED: May 19, 2021 – 12:27 PM, BY: CAD Test

REVISIONS:

ETM NO. 18–155
DRAWN BY: RC
DESIGNED BY: RC
CHECKED BY: KS
DATE: MARCH 2020

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION • EXPERIENCE • RESULTS

LANDSCAPE SPECIFICATIONS & DETAILS

RIVER LANDING (F.K.A. TMV PH6-HYDRY)
FOR
HYDRY COMPANY, LLC

DRAWING NUMBER
LS-16

t:\2018\18-155\Landscape\Plat\18-155_LS-00.dwg