

Nassau County, Florida
LDC Section 5.07 – Site Development Plan Review
Site Engineering Plan

Approval

Yulee RV Storage

SP23-002

9/6/2024
2/13/24
2/13/24
2/14/2024
2/13/24
2/11/2024

9/6/2024
2/13/24
2/13/24
2/14/2024
2/13/24
2/11/2024

APPROVAL FOR CONSTRUCTION APPROVAL TO YULEE
AND RED MOON DEVELOPMENT & CONSTRUCTION, INC.
HOW TO FUND PERMIT FROM FEDERAL, STATE OR OTHER AGENCIES

ENGINEERING PLANS

FOR

YULEE RV & BOAT STORAGE

FOR

RED MOON DEVELOPMENT & CONSTRUCTION, INC.

RELEASED FOR CONSTRUCTION BY

YULEE RV & BOAT STORAGE

FOR

RED MOON DEVELOPMENT & CONSTRUCTION, INC.

GILLETTE & ASSOCIATES, INC.

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

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

PERMITTING AGENCIES
JACKSONVILLE ELECTRIC AUTHORITY
ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT

G & A#

ISSUE DATE: JULY 26, 2023
REVISION DATE: JANUARY 25, 2024

G & A Project
No.: 22-10-14

SITE LOCATION MAP

1. Engineering Plans approval does not constitute permission to violate any adopted Federal, State, or Local law, code, or ordinance.

- Nassau County Stormwater Drainage Notes:**

3. All stormwater drainage facilities within Public Right-of-Way and paved areas, including but not limited to streets, parking lots, and other paved areas, shall be constructed to meet or exceed the design standards set forth in the Nassau County Right-of-Way Turn lanes, Residential roadways, drive aisles for multi-lane developments, and major drive aisles for commercial developments shall be asaster provided per DOT Section 430.
4. A builder cannot modify the County's storm water management system including the pipes, manholes, inlets, ditches and related elements typically within the street or right of way easement without the prior written approval of the County Engineer or his/her designee.
5. Draining easements and ditches should remain free of stumps, soil, sediment, mulch, debris, brush, rocks, etc., and all debris must be removed from the construction materials/easement, at certain all at times. Positive stormwater flow must be maintained throughout construction.
6. The contractor shall temporarily or permanently stabilize bare soil areas and the soils shall when the area is inactive for fourteen days or more and has reached finished grade.
7. Per Ordinance 99-17 Section 11.1.5.4, all gravelly flow pipe installations shall have a soil light joint performance unless specific site factors warrant lightweight joint performance.
8. Per Ordinance 99-17 Section 10.6.5.1, immediately install additional Erosion Protection Soilment Control measures if sediment is becoming a site issue. Failure to contain sediment may result in fines for excessive erosion, sedimentation, turbidity, channels, rills, gulches, and/or deep track impressions, ruts, wheel tracks, tire marks, etc.
9. Per Ordinance 10-2, use comprehensive management for a project shall not have adverse effects on adjacent properties, downstream structures, or rights of other landowners.

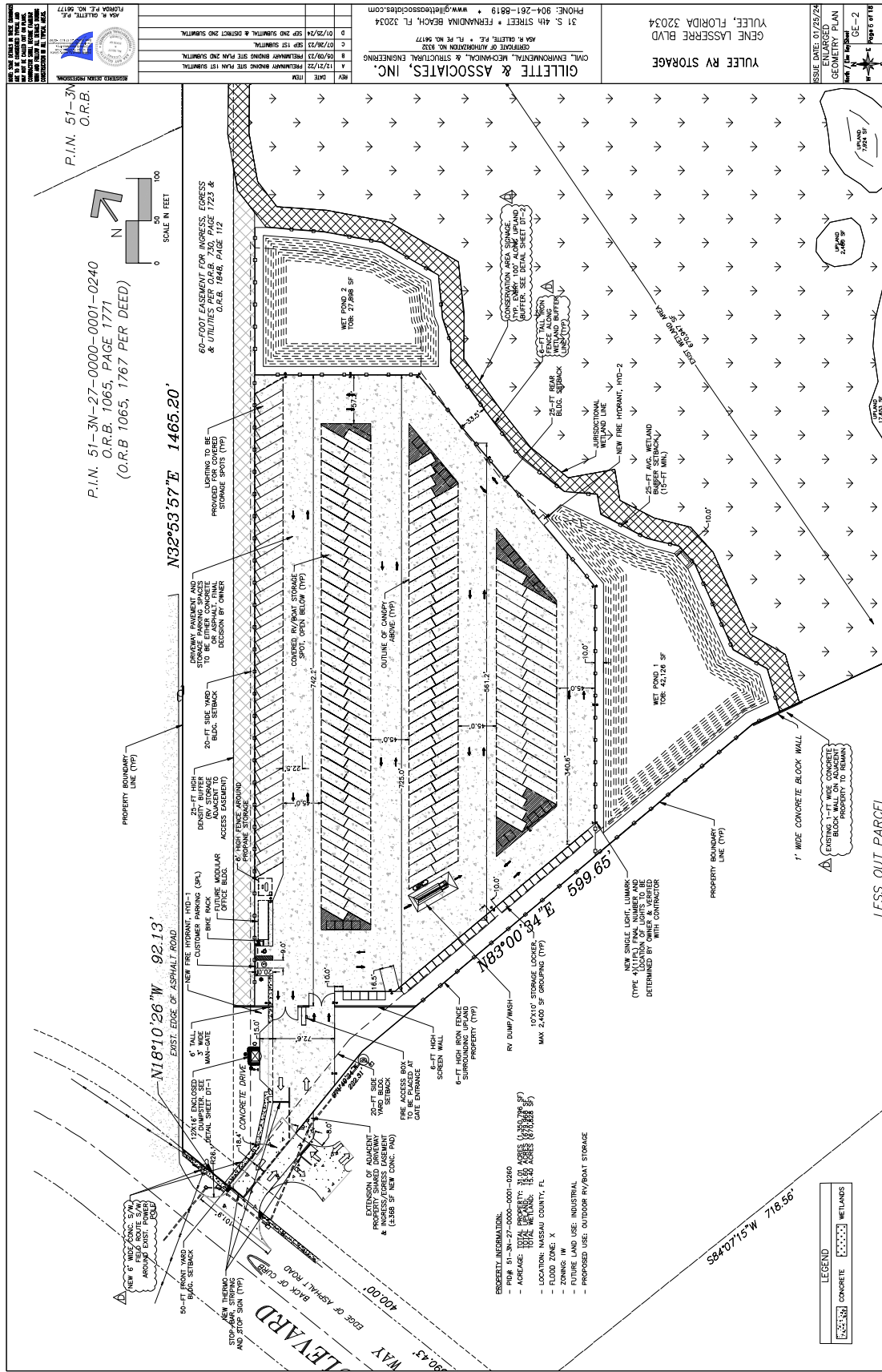
1. Per Nassau County Roadway and Drainage Standards, Ordinances 99-17 Section 12.1 and 12.2, a construction bond and 26-month maintenance bond will be required for all work within Nassau County Right-of-Way.
2. A pre-sowe meeting is required prior to any paving operations within Nassau County ROW, residential subdivisions, or multi-family developments.
3. Approved tax designs shall be provided to Nassau County Construction Inspector 48 hours prior to pre-paving meeting or placement of concrete.
4. Contractor is required to have a Certified CQ Asphalt Level II Technician during any asphalt operations within Nassau County ROW, residential subdivision, or multi-family developments.
5. All jobs shall be primed in accordance with Ordinances 99-17 Section 11.2.2.3, Nassau County Standard Details, and FDOT Standard Specifications.
6. Signing and pavement markings shall be in accordance with Nassau County ROW Manual on Uniform Traffic Control Devices (MUTCD), and FDOT Standard Plans.
7. Maintenance of Traffic (MOT) shall be in compliance with FDOT Standard Plan 600 Series.
8. All work, materials, and testing performed within Nassau County right-of-way and single-family, multi-family developments shall be in accordance with the current revision of Nassau County Ordinance 99-17 and all current Nassau County Standard Details.
9. Per Ordinance 99-17 Section 11.3.2, all pavement markings within Nassau County ROW shall be least five thermoplastic meeting Nassau County ROW and FDOT Standard Specification Latest Edition.
 - a. Grinding or hydro-blasting on wet/dried asphalt surface.
 - b. Hydro-blasting only on new asphalt surfaces.
 - c. Paint Blasting is prohibited.
10. Per Ordinance 99-17 Section 8.5.5, any damage to pavement resulting from construction or pavement marking removal outside Water/Pipe ROW not planned as part of the project shall be repaired and compensated for entire width of roadway and length of damage shall 59' in each direction.
11. All signs, traffic control devices, or appurtenant controls, that are to be installed under pavement must be installed prior to preparation of the subgrade for pavement.
12. All right-of-way structures shall have traffic bearing greater than or equal to Nassau County Ordinance 99-17 Section 12.2.
13. Single Vertical joints in roadway construction shall be avoided in Nassau County Right-of-Way using Nassau County Standard Detail 126.
14. All drainage structures shall have traffic bearing greater than or exceed the rating for the facilities expected traffic.
15. All concrete shall be a minimum of 3000 psi within Public Right-of-Way.

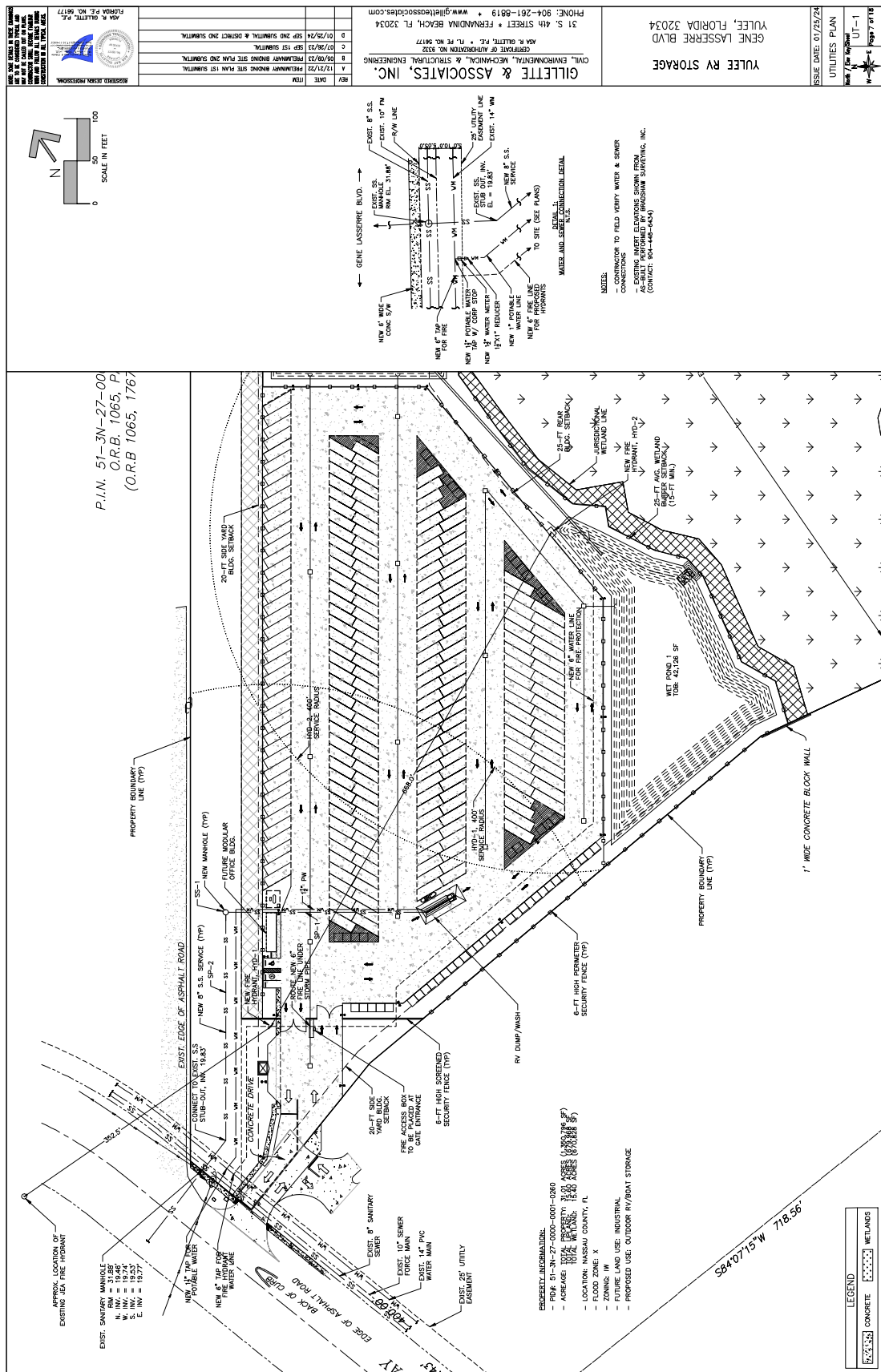
REV	DATE	ITEM
A	12/21/22	PRELIMINARY BRINDS SITE PLAN 1ST SUBMITTAL
B	06/09/23	PRELIMINARY BRINDS SITE PLAN 2ND SUBMITTAL
C	07/26/23	SEP 1ST SUBMITTAL
D	01/25/24	SEP 2ND SUBMITTAL & DISTRICT 2ND SUBMITTAL

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

YULEE RV STORAGE
GENE LASSERRE BLVD
YULEE, FLORIDA 32034

ISSUE DATE: 01/25/24
NASSAU COUNTY
NOTES

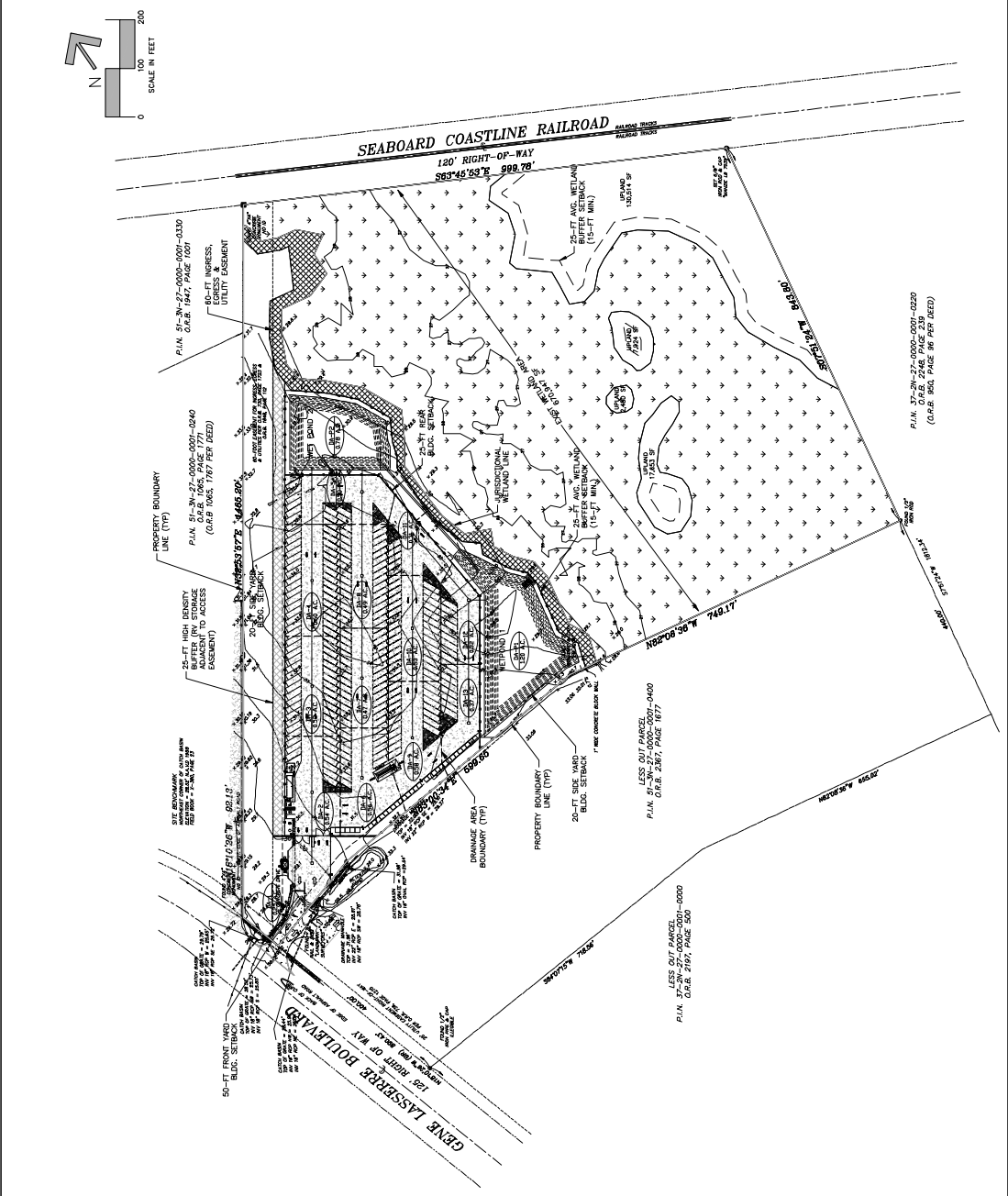




PROPERTY INFORMATION:
- PROJECT: 37-2N-27-0000-0001-0000
- ADDRESS: 1000 GENE LASSERRE BLVD
- LOCATION: NASSAU COUNTY, FL
- FLOOD ZONE: X

- ZONING: IM
- PROPOSED USE: INDUSTRIAL
- PROPOSED BUILDING HEIGHT: 45'-FEET
- PROPOSED BUILDING COVERAGE: 55%
- PROPOSED BUILDING HEIGHT: < 35'-FEET
- PROPOSED BUILDING COVERAGE: 75%
- PROPOSED IMPERVIOUS AREA: 8,278
- PROPOSED IMPERVIOUS AREA: 74,208

WETLANDS INFORMATION:
- TOTAL LOT AREA: 1,350,796 SF
- TOTAL WETLANDS AREA: 1,003,073 SF
- TOTAL IMPERVIOUS AREA: 1,003,073 SF
- TOTAL PREVIOUS AREA: 347,723 SF



YULEE RV STORAGE
GENE LASSERRE BLVD
YULEE, FLORIDA 32034

GILLETTE & ASSOCIATES, INC.
CIVIL, ENVIRONMENTAL, COASTAL & STRUCTURAL ENGINEERING
31 S. 4TH STREET * FERNANDINA BEACH, FL 32034
PHONE: 904-261-8819 * WWW.GILLETTESSOCIATES.COM
KIM R. GILLETTE, P.E. * P.L. NO. 58177
KIM R. GILLETTE, P.E. * P.L. NO. 58177

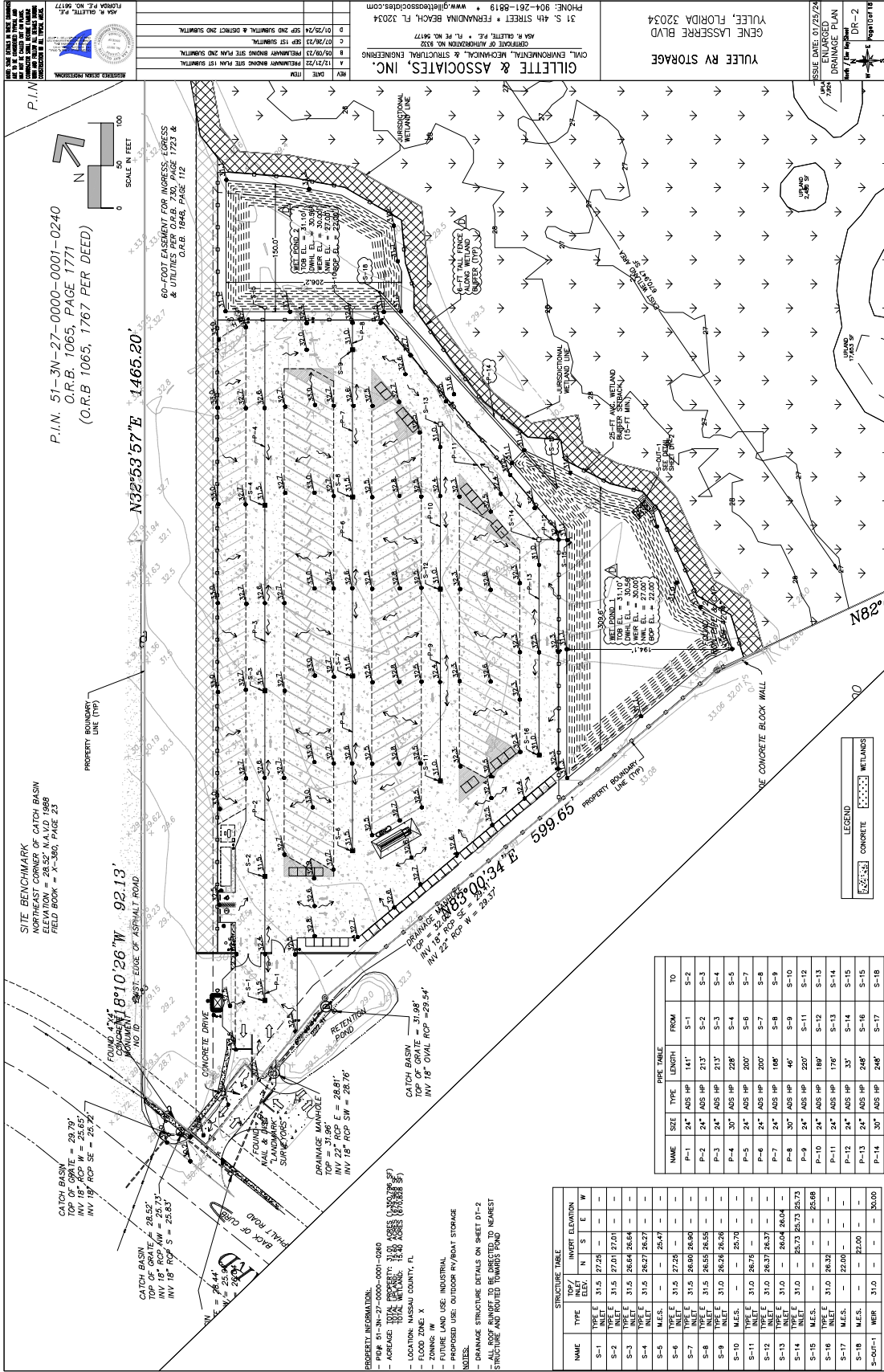
ISSUE DATE: 07/25/24
PROJECT: YULEE RV STORAGE
DRAWING: DR-1

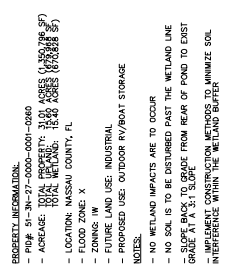
REV DATE ITEM
A 12/12/22 PRELIMINARY ENGINEERING SITE PLAN 1ST SUBMITTAL
B 05/09/23 PRELIMINARY ENGINEERING SITE PLAN AND SUBMITTAL
C 07/26/23 2ND SUBMITTAL
D 07/26/23 3RD SUBMITTAL & DISTRICT 2ND SUBMITTAL

FLORIDA P.E. NO. 68177
KIM R. GILLETTE, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
CIVIL ENGINEERING

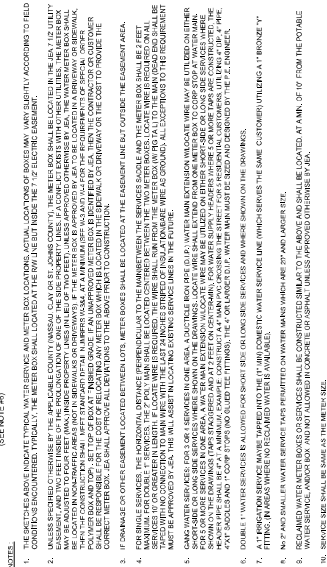
DRAINAGE AREA TABLE	
DRAINAGE AREA (AC)	DRAINAGE AREA (AC)
DA-1	0.29
DA-2	0.49
DA-3	0.53
DA-4	0.60
DA-5	0.50
DA-6	0.58
DA-7	0.49
DA-8	0.49
DA-9	0.58
DA-10	0.53
DA-11	0.31
DA-12	0.32
DA-13	0.37
DA-14	0.37
DA-15	1.20
DA-POND-1	1.20
DA-POND-2	0.78

LEGEND	
[Symbol]	CONCRETE
[Symbol]	WETLANDS





<p>NOTE: PROVIDE ADDITIONAL STORAGE AT ALL LOCATIONS</p> <p>NOTE: 2.5" GALVANIZED STEEL PIPE STEEL PIPE COLLAR, PAINTED YELLOW FINISH PAVING CONCRETE SURROUND AROUND PIPE COLUMN</p>	<p>4" STRIPES - PAINT BLUE (15 MM MIN. THICKNESS)</p> <p>12" STRIPES PAINT WHITE (15 MM MIN. THICKNESS)</p> <p>4" STRIPES - PAINT WHITE (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FLOWERING DOWWOOD 3" CAL. MIN.</p> <p>LIVE OAK 3" CAL. MIN.</p> <p>SHEDWOOD SHRUB (TYP. 20 PL.) SCREENING HEDGE PLANTED AT 24" O.C. SHRUBS TO BE AT LEAST 18" TALL MAINTAINED AT 4' TALL ONCE GROWN</p> <p>RED MAPLE 3" CAL. MIN.</p> <p>WALL TO BE 100% OPAQUE</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p> <p>4" STRIPES PAINT YELLOW (15 MM MIN. THICKNESS)</p> <p>FACE OF CURB OR SIDEWALK</p>	<p>FACE OF CURB OR SIDEWALK</p>
---	--	---	--	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---------------------------------



JANUARY 2020 PLATE W-1

JANUARY 2020

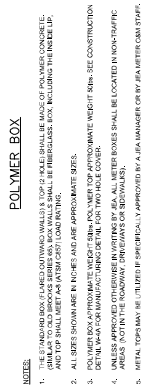


PLATE W-4

JANUARY 2020

North / Dar Key Sheet
WDT-1
Page 5 of 18

A	12/31/22	PRELIMINARY BIDDING SITE PLAN 1ST SUBMITTAL	
B	08/09/23	PRELIMINARY BIDDING SITE PLAN 2ND SUBMITTAL	
C	07/26/23	SEP 1ST SUBMITTAL	
D	01/25/24	SEP 2ND SUBMITTAL & DISTRICT 2ND SUBMITTAL	

GILLETTE & ASSOCIATES, INC.
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 94372
MSA R. GILLETTE, P.E. / R. P. NO. 96177
31 S. 4th STREET * FERNANDINA BEACH, FL 32034
PHONE: 904-261-6819 * www.gilletteassociates.com

YULEE RV STORAGE
GENE LASSERE BLVD
YULEE, FLORIDA 32034

[illegible]

PROPOSED UTILITY

[illegible]

PLATE S-26

3. NEW OR REPLACED UNDERGROUND WATER MAINS SHALL BE Laid TO PROVIDE A MINIMUM PROTECTION OF AT LEAST 18" OF COVER AND PROTECTIVE TRENCHES TO BE SET BACK 10' FROM THE OUTSIDE OF THE WATER MAIN AND 10' FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURIZED SANITARY SEWER. AFTER CHAPER 100 OF THE PLUMBING CODE BEING REQUIRED TO BE OBSERVED. THE TRENCHES SHALL BE BACKFILLED WITH A MINIMUM OF 18" OF COVER. THE TRENCHES MAY BE REDUCED TO 12" OF COVER WHERE THE WATER MAINS ARE Laid IN A TRENCH 18" DEEPER THAN THE TOP OF THE SLOPE-REINFORCED CASKS.
4. NEW OR REPLACED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM SANITARY SEWERS OR PRESSURIZED SANITARY SEWERS SHALL BE Laid SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 18" FROM THE EXISTING OR PROPOSED SANITARY SEWER. THE TRENCHES SHALL BE BACKFILLED WITH A MINIMUM OF 18" OF COVER. HOWEVER, IT IS RECOMMENDED TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

[illegible]

PLATE S-27

MAY 2021

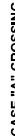
PLATE S - 47

JANUARY 2021



ADJUSTMENT UNDER EXISTING UTILITIES PIPE JOINT DEFLECTION

CASE "B" CROSSING



ADJUSTMENT OVER EXISTING UTILITIES PIPE JOINT DEFLECTION

CAGE "A" CROSSING

[illegible][illegible]

