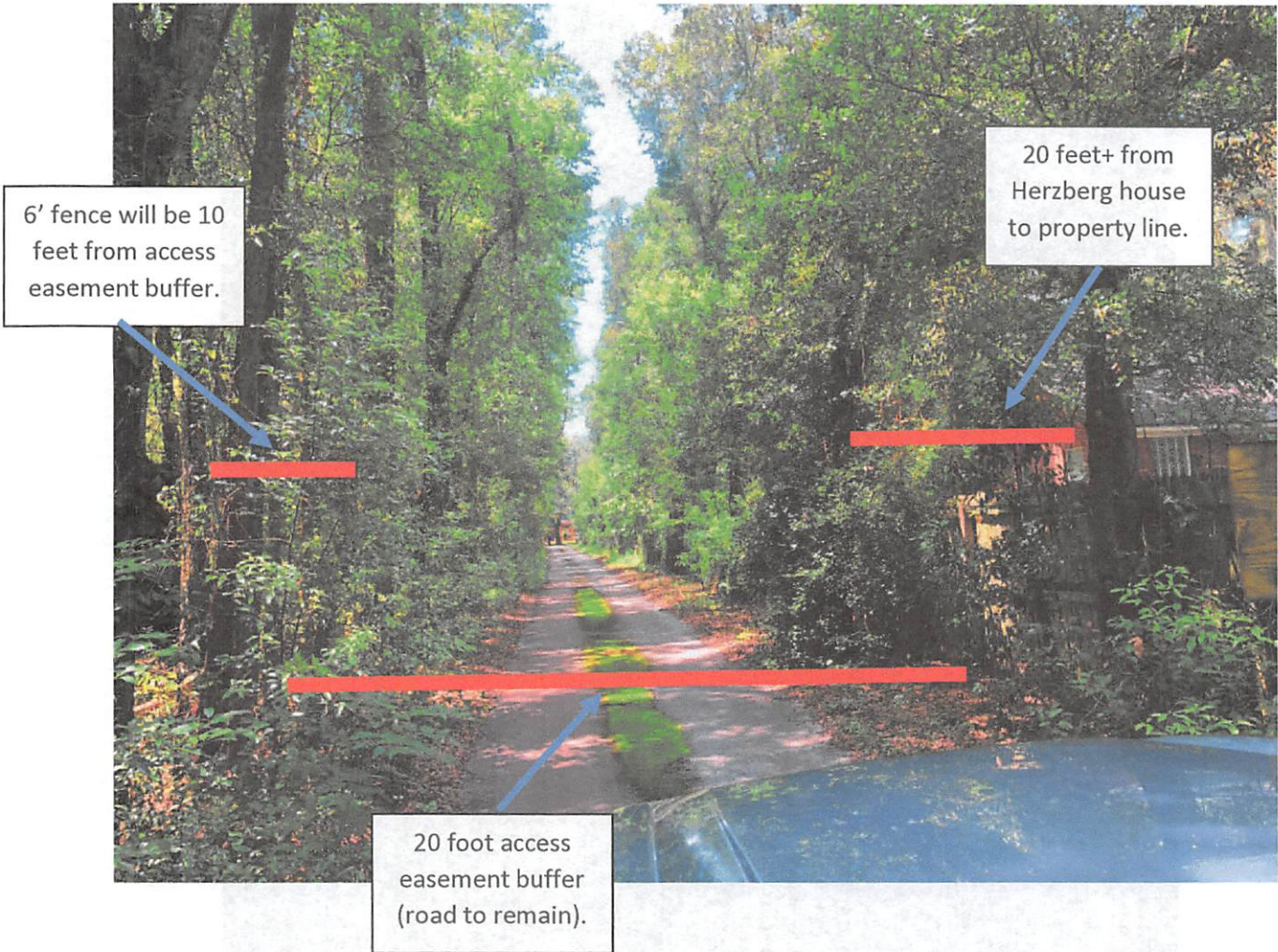


Cross Creek Buffer



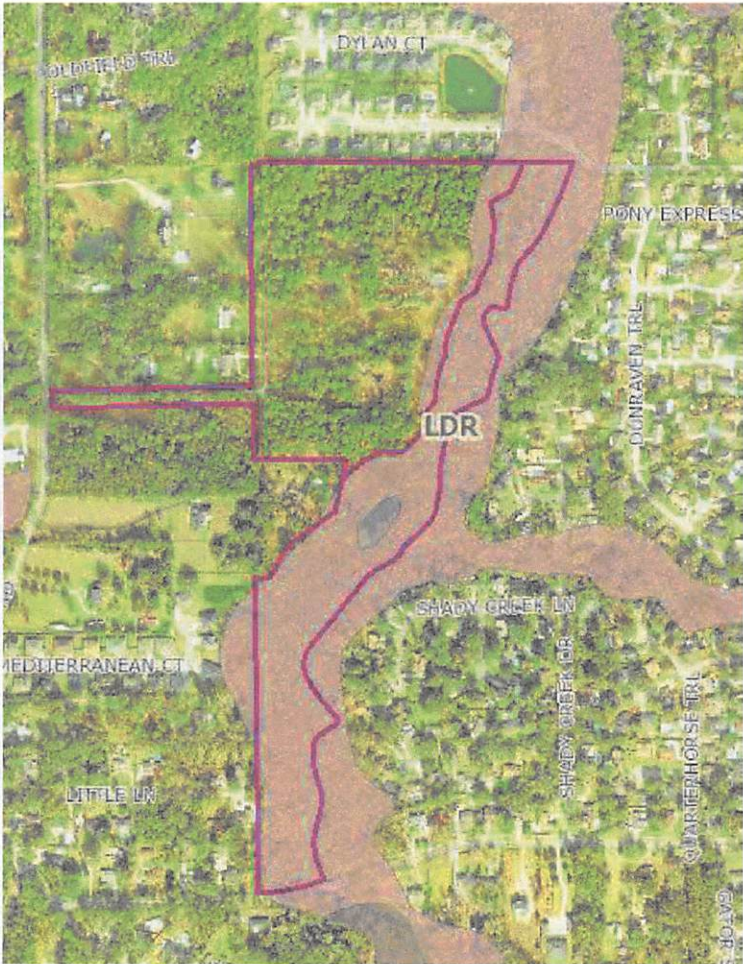
Redline depicts approximate location of fence. Pictures show typical tree and undergrowth covering within approx. 10' buffer (together with about 5'-6' of land on Cross Creek property).

Access Road Buffer



Over 50' of distance from Herzberg house to road, with two thick rows of trees, and a proposed additional 6' fence on our side of the 50'.

CSV Preservation Trees Saved

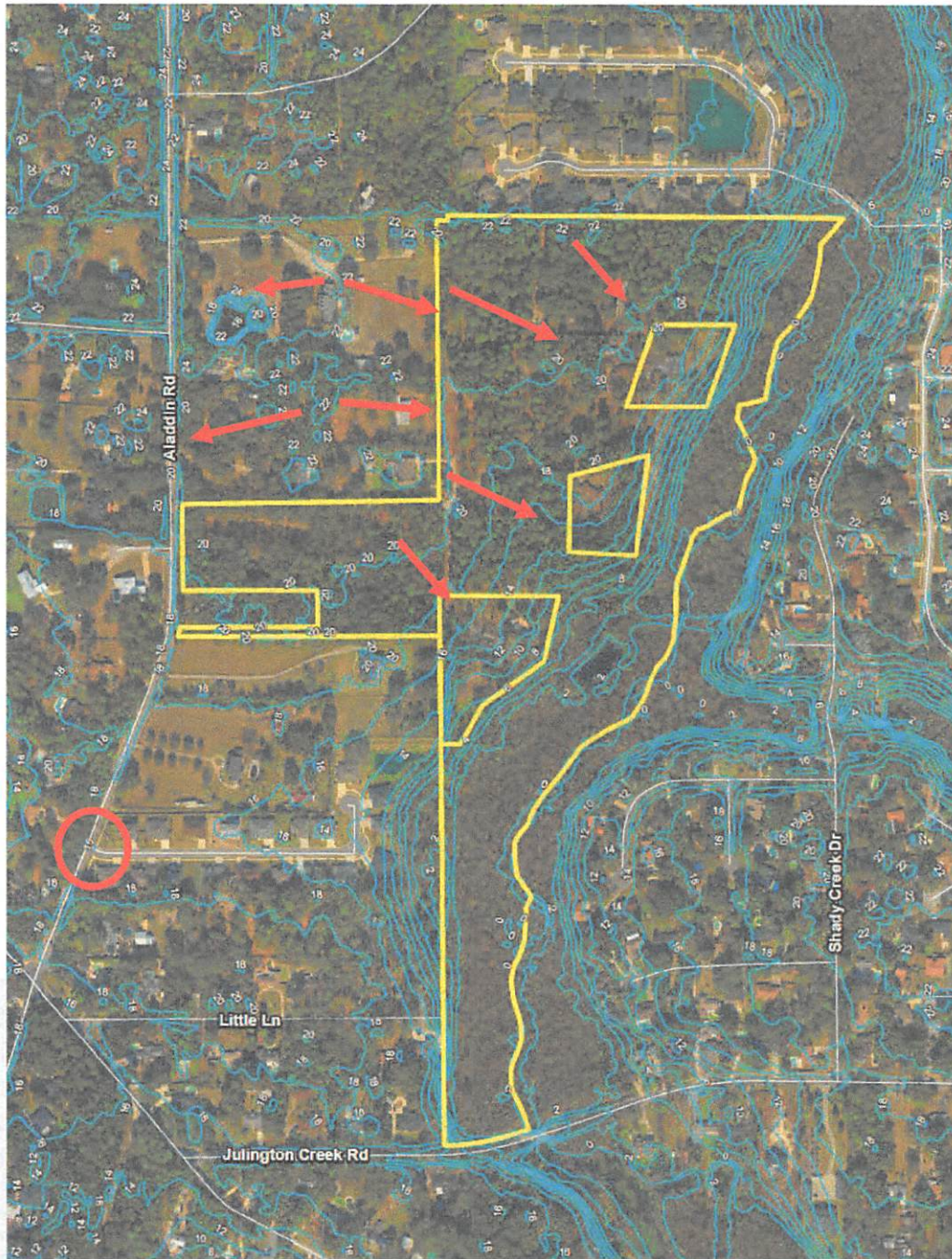


Over 16 acres of land being zoned CSV to be preserved.



View of proposed CSV land looking east from proposed lots (above) and looking north from Julington Creek Road (right).

Aladdin Drainage Issues

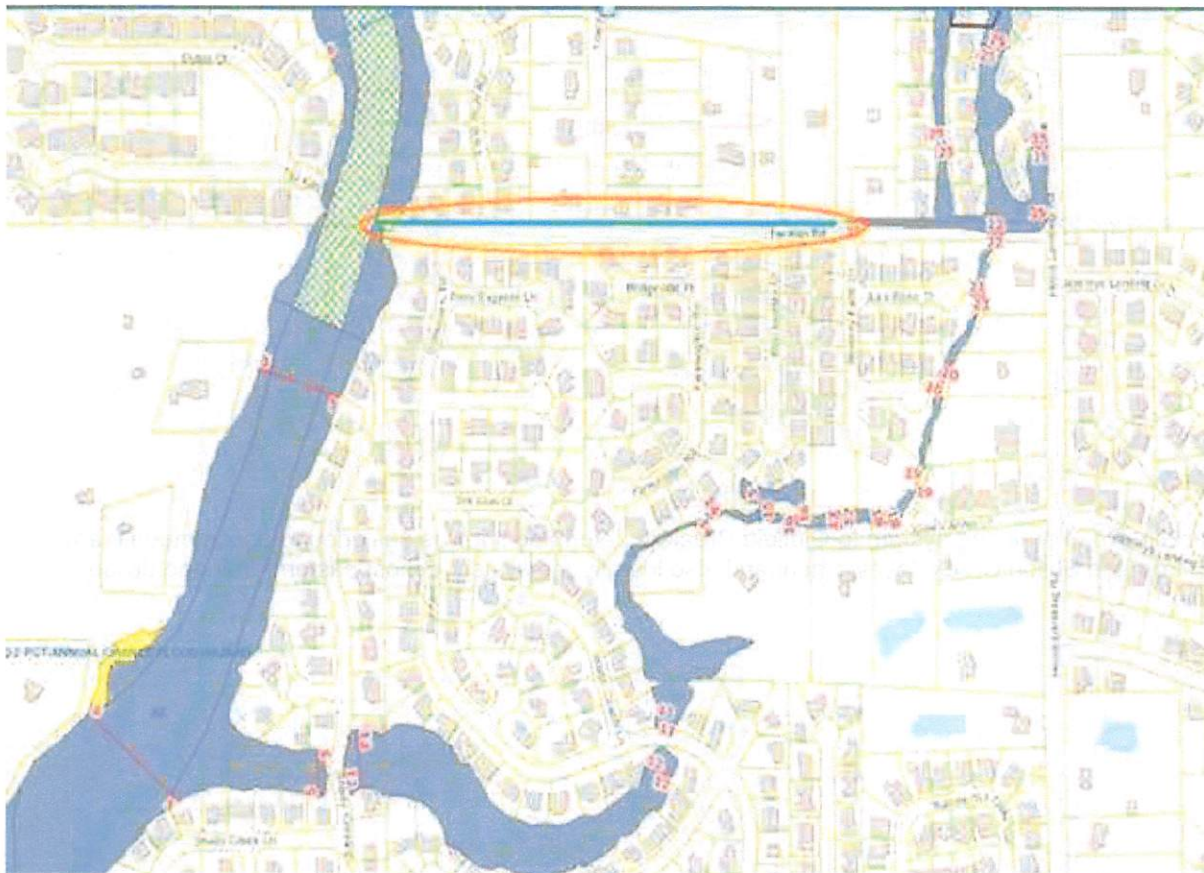


Topo shows that currently all of our water flows towards Oldfield Creek, where there is not a drainage issue. The issue on Aladdin Road exists roughly where the red circle is, and to the west of Aladdin Road. We will have to account for all of our pre development stormwater and store, attenuate and treat it onsite before letting it go back into the creek. We will not be sending any site water to Aladdin Road or to any neighboring properties.

From: Pappas, John
Sent: Saturday, August 15, 2020 8:42 AM
To: Boylan, Michael
Cc: Joyce, William; Smith, Robin; Long, Steve; Krieg, Leeann
Subject: FW: Shiloh Creek Homeowners should be made aware.....LUZ 2020-0098

Councilman Boylan,

Thank you for including me with this discussion. I do not know the proposed Aladdin Road development's future but believe we really need to address the Shiloh Creek development drainage issue separately. Consequently, I am directing Bill Joyce to work with appropriate staff to gain a better understanding of the flooding issues within the development and also to evaluate the current discharge route to Oldfield Creek. I continue to be unsupportive of simply increasing the flow capacity along Tar Kiln Road to Oldfield Creek (as shown in the exhibit below provided by Mr. Herron), as that would introduce increased stormwater upstream of the current flow pattern.



Bill...please proceed as follows:

1. Gain a very good understanding of the Shiloh Creek development's current drainage system and ensure that is functioning appropriately...identify where the flooding is occurring so that we have detail on the specific infrastructure being challenged.
2. Evaluate the Shiloh Creek development's discharge system to Oldfield Creek as follows:
 - a. Identify and address (if possible with City Crews) any restrictions to flow capacity

- b. Utilize any & all stormwater modeling information to determine/identify if there are any existing system upgrades necessary to address the flooding at the Shiloh Creek development or other developments that utilize the outfall system to Oldfield Creek.



3. Evaluate the Tar Kiln Road drainage system to Oldfield Creek to determine if it was designed to accommodate any stormwater flow from the Shiloh Creek development and also identify the system's most eastern drainage divide.
4. Get back with me.

Thanks,

John



Nate Day <nday@hsmith-inc.com>

Stormwater Permitting

Bradley Weeber <WeeberB@etminc.com>

Tue, Aug 18, 2020 at 12:06 PM

To: Nate Day <nday@hsmith-inc.com>

Cc: Daniel Welch <WelchD@etminc.com>, Ann Newland <NewlandA@etminc.com>

Nate,

As discussed, we will be permitting through both the St. Johns River Water Management District (SJRMD) and City of Jacksonville (COJ) for stormwater. We will meet their stormwater criteria for the site. Below is a brief summary of the requirements, you can refer to both agency's codes for additional information.

SJRWMD: The development must meet or decrease post-development flows for the 25 year-24 Hour storm event. If the development is greater than 50% impervious then the development must meet or decrease post-development flows for the Mean Annual storm event.

COJ: The development must meet or decrease post-development flows for the 25 year-24 Hour storm event (SCS Method). Additionally, you would have to meet 3 yr SCS pre/post if you were discharging into a pipe system (which we are not).

In an abundance of caution, we will design the post development system to equal or reduce the predevelopment peak discharge on the mean annual SCS storm, 3-yr 24-hr SCS storm, and 25-yr 24-hr SCS storm even though not all 3 criteria would apply to the site from the code requirements.

Bradley Weeber, P.E., LEED AP BD+C

Vice President / Shareholder

d: 904.265.3192 | m: 904.497.3600



WeeberB@etminc.com

www.etminc.com

Exhibit "D"

Aladdin Road PUD – 2020-0098

Written Description

Date: ~~August 17~~September 1, 2020

SUMMARY OF CHANGES

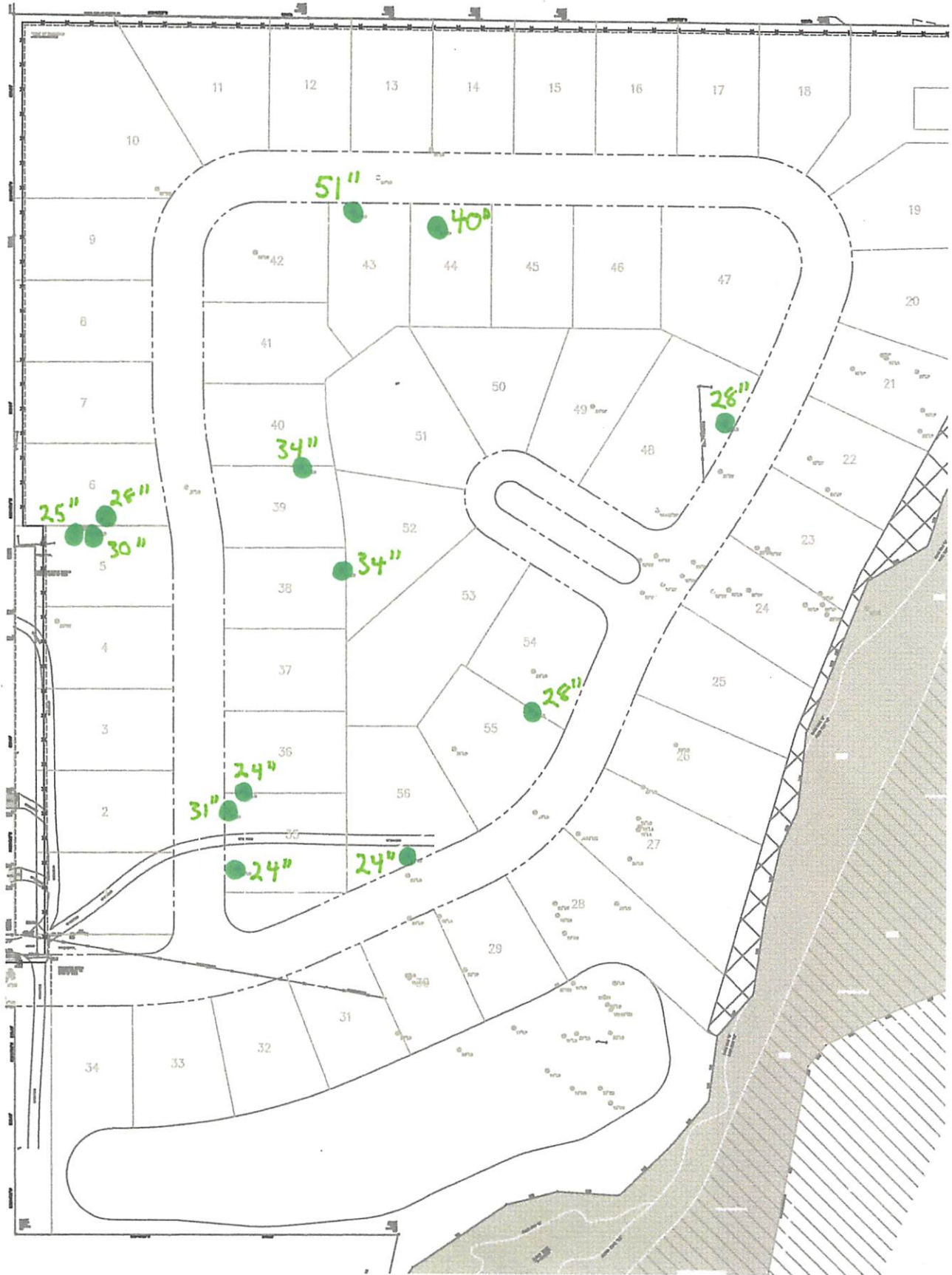
C. Minimum Lot and Building Requirements.

4. *Maximum parcel coverage by all buildings.* ~~Fifty (50)~~Forty-Five percent. ~~(45%)~~.

J. **Landscaping/Fencing/Screening.** There is a twenty (20) foot wide access easement along the north side of the unloaded entrance road as depicted on the Site Plan. It is not part of this PUD and will be left in its current state and will function as additional setback for the neighborhood entrance road. All existing trees within the easement and along the boundary thereof will be preserved. Additionally, a six-foot (6') high vinyl fence with 95% opacity shall be installed by the developer within the northerly 10' of the entry right of way and within the 10' buffer easement behind lots 1-18. The fence will be a minimum of at least 5' away from the PUD boundary, and will be allowed to meander to accommodate existing and new trees. Construction of the fence shall not damage any tree greater than 4 inches in caliper, which are to be preserved. The fence shall be maintained by the Homeowners Association of the Development. The area along the entrance within the right of way that is north of the fence shall be planted with three-gallon evergreen shrubs (i.e. viburnum, or other evergreen drought tolerant, non-invasive plant that reaches a height of six feet (6') at maturity) a maximum four feet (4') apart anywhere where existing trees are more than ten feet (10') apart. Additionally, the Developer shall plant 2" caliper trees at 35' intervals, wherever existing trees of 4 inch caliper or more do not exist. Lots 1-18 will be required to plant two (2) two-inch oak trees equally spaced along the rear property line within the 10' buffer easement wherever existing trees of 4 inch caliper or more do not exist.

~~Any specimen~~The neighborhood will be designed to make every effort to save existing hardwood trees. A minimum of twenty-four (24) existing hardwoods totaling at least 200 inches (24") or greater that are will be preserved within on site next to the lots or right-of-way area of ways and down the PUD shall increase the maximum number of single family units allowed by one (1) unit for every tree preserved, not to exceed a ten percent (10%) increase in total allowed unitslot lines.

Tree Preservation



2020-98 Aladdin Road – Density of Neighboring Communities

