



Environmental and Engineering Service

Hancock Place Affordable Housing Development

Client: *St. Johns Housing Partnership*
Project: *Development of Affordable Housing PUD*
Location: *Hancock Place, St. Augustine, Florida*
Timeline: *2004*



P&A CONSULTING ENGINEERS (P&A) Inc., contracted with the St. Johns Housing Partnership for environmental and engineering services in regard to development of a 10-acre site in West St. Augustine for affordable housing. The site, referred to as “Hancock Place,” is defined as bounded by South Holmes Blvd. on the west, Butler Avenue on the north, Hurst Street on the east, and Railroad Avenue on the south.

P&A’s first scope of work was to provide a Phase 1 Environmental Site Assessment (ESA) in the form of a report in accordance with American Society for Testing and Materials (ASTM) Standard Practice for ESAs. P&A’s second scope of work was to provide engineering services based on the site being developed as a single-family home subdivision with minimum lot sizes.

P&A prepared Construction Plans to depict limits of land clearing, tree removal, site grading, earthwork, stormwater drainage systems, and roadway paving. Plans were also prepared to describe clearly the scope of construction work to be completed by the selected contractor, including detailed specifications. The Construction Plans are supported by a Stormwater Management Design Report completed in conformance with St. Johns County’s (SJC’s) stormwater ordinances and the rules and regulations of the St. Johns River Water Management District (SJRWMD). P&A incorporated the survey data and plat information to develop a Subdivision Plan that depicts streets, stormwater management areas, and easements.

P&A prepared application forms and support information for the following approvals and permits: SJC Land Clearing and Tree Removal Permit; SJC Stormwater Management Permit; and SJRWMD Environmental Resource Permit. P&A also prepared Construction Plans and supporting documents in application for the following construction permit(s): SJC Development Review Commission (DRC) Plan Approval; SJRWMD Environmental Resource Permit (ERP) Approval.



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