



TURN LANES FOR S.R. 200 AND EDWARDS ROAD WILL BE EVALUATED AND ADDED TO THE PLANS DURING DESIGN, IN ACCORDANCE WITH NASSAU COUNTY ORDINANCE 99-17, SECTION 9.8.

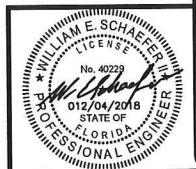
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FINAL DEVELOPMENT PLAN
FOR
THREE RIVERS DRI
INCREMENTAL FINAL DEVELOPMENT PLAN

REVISIONS

NO.	DESCRIPTION	DATE

PLOT DATE: 01/24/2018
DRAWN BY: GWM
DESIGNED BY: MSB
CHECKED BY: WES
SCALE: AS NOTED
JOB NO.: 2106.001
© LATEST DATE HEREON
SHEET NO.
FDP
OF 20



LAND USE SUMMARY AND PHASING						
	RESIDENTIAL (Du)	RETAIL (SF)	OFFICE (SF)	LIGHT INDUSTRIAL (SF)	COMMUNITY PARK (AC)	WATERCRAFT DRY STORAGE
PHASE 1A	676	-	-	-	25.8	-
PHASE 1B	764	200,000	-	50,000	14.4	300
PHASE 2	1,800	300,000	50,000	200,000	17.9	-
TOTAL	3,240	500,000	50,000	250,000	58.1	300

- NOTES:
1. THE SCHOOL SITE IS CONCEPT ONLY. IT IS UP TO THE SCHOOL BOARD FOR FINAL PLAN & APPROVAL BY THE SCHOOL BOARD.
 2. EACH POD (EXCEPT PHASE 1A) IS REQUIRED TO AMEND THE FDP PRIOR TO SITE ENGINEERING AND CONSTRUCTION APPROVAL.
 3. THE DEVELOPER SHALL AT THEIR COST COMMENCE CONSTRUCTION ON THE (3) THREE BAY FIRE STATION TO BE PROVIDED IN THE TIMBER CREEK SUBDIVISION (OFF-SITE) PRIOR TO THE 100TH RESIDENTIAL BUILDING PERMIT. DEVELOPER IS ALSO TO PROVIDE A 75-FOOT QUINT FIRE TRUCK AND RESCUE UNIT AMBULANCE FOR THE STATION. DEVELOPER MAY BE REFUNDED UP TO 50% OF DOCUMENTED COSTS WITH IMPACT FEES COLLECTED FROM TIMBER CREEK, PLUMMER CREEK AND RIVER GLEN SUBDIVISIONS AND RECEIVE FEE CREDITS UP TO 50% OF REMAINING COSTS. (SEE RESO. 2006-126, SPECIAL CONDITION 27)

- LEGEND
- PROPERTY LINE =
- PHASE LINE =
- 8' MULTI PURPOSE PATH =
- 5' SIDEWALKS =
- 4' SIDEWALKS =
- ANTICIPATED BOUNDARIES FOR PARK AND SCHOOL =
- PEDESTRIAN INTERCONNECT =