

THREE RIVERS DRI FINAL DEVELOPMENT PLAN PHASE 1A

S.R. 200 WEST of INTERSTATE 95
Nassau County, Florida



LOCATION MAP
N.T.S.

INDEX OF DRAWINGS

T-1	COVER SHEET
FDP	INCREMENTAL FINAL DEVELOPMENT PLAN
C1	OVERALL FINAL DEVELOPMENT PLAN - PHASE 1A
C1A-C1B	LOT DATA TABLES
C1C	FINAL DEVELOPMENT PLAN - COUNTY PARK
C2-C19	FINAL DEVELOPMENT PLAN - PHASE 1A
C20	TYPICAL ROADWAY CROSS SECTIONS

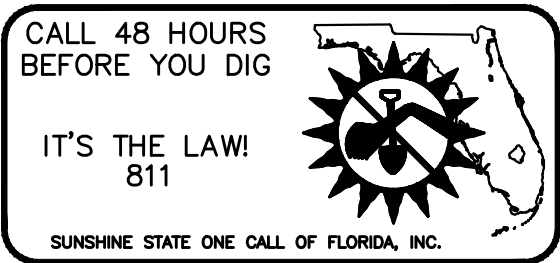
PROJECT OWNER AND CONSULTANTS

OWNER: THREE RIVERS TIMBER, LLC
4200 MARSH LANDING BLVD., SUITE 100
JACKSONVILLE BEACH, FL 32250
CONTACT: DOUG MAIER
TEL: (904) 904-482-1127

ENGINEER: DOMINION ENGINEERING GROUP, INC.
4348 SOUTHPPOINT BLVD, SUITE 204
JACKSONVILLE, FLORIDA 32216
CONTACT: MIKE BOWLES
TEL: (904) 854-4500 FAX: (904) 854-4505

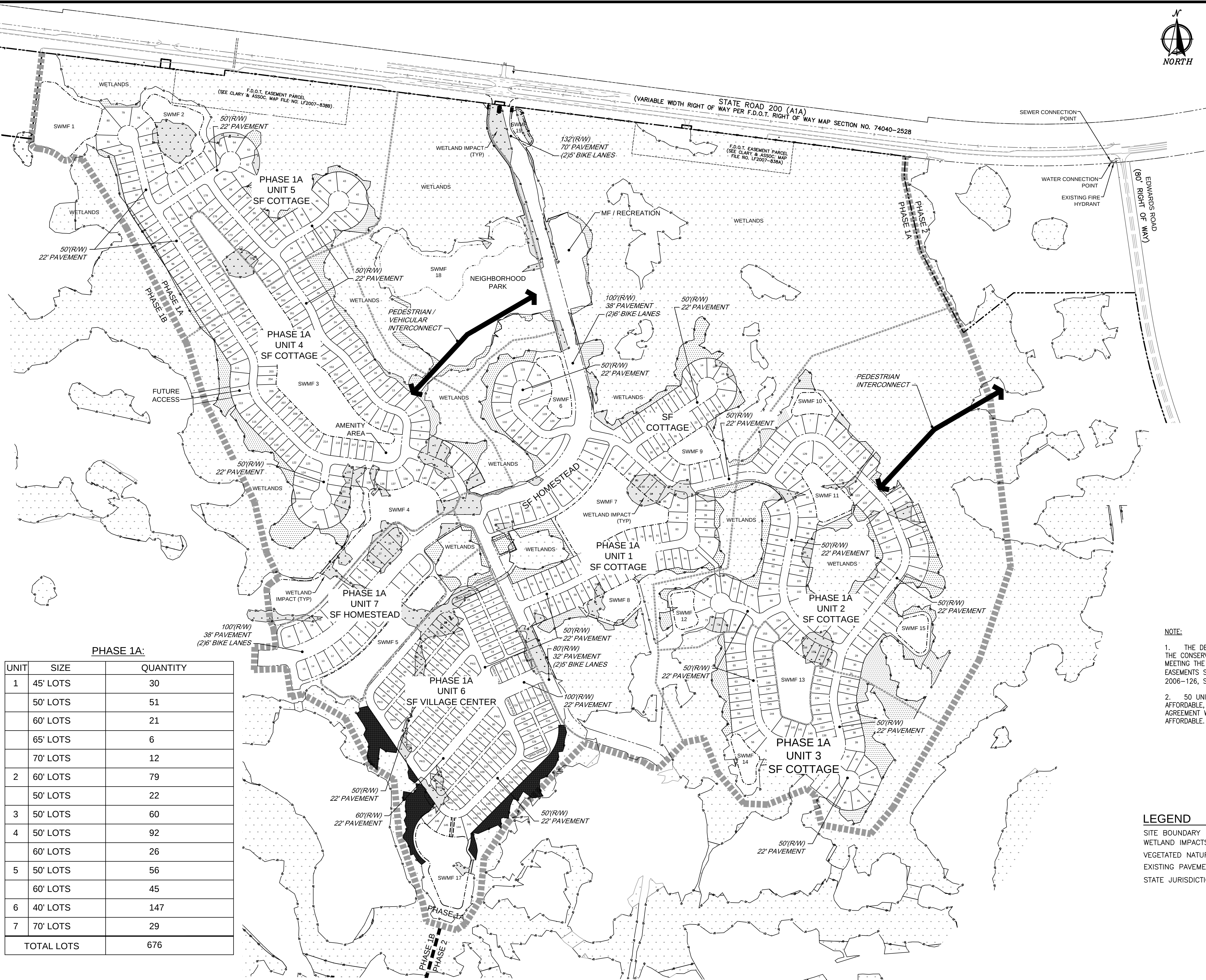
SURVEYOR: CLARY & ASSOCIATES
3830 CROWNE POINT ROAD
JACKSONVILLE, FLORIDA 32257
TEL: (904) 260-2703

ENVIRONMENTAL: BIO-TECH CONSULTING, INC.
1157 BEACH BLVD.
JACKSONVILLE BEACH, FLORIDA 32250
CONTACT: JASON MILTON
TEL: (877) 894-5696



REVISIONS
FDP SUBMITTAL 08/30/2018
FDP SUBMITTAL 09/25/2018
FDP SUBMITTAL 10/13/2018
FDP SUBMITTAL 11/30/2018

WILLIAM E. SCHAEFER, P.E.
FLA. REGISTERED ENGINEER # 40229



SETBACKS

*SINGLE FAMILY HOMESTEAD:

A. MINIMUM LOT DEPTH:	100 FEET
B. MINIMUM LOT WIDTH:	60 FEET
C. FRONT YARD:	15 FEET
D. SIDE STREET YARD:	5 FEET
E. SIDE YARD:	5 FEET
F. REAR YARD:	5 FEET
G. MIN. ACCESSORY BLDG. FRONT SET BACK:	45 FEET
H. MIN. ACCESSORY BLDG. SIDE SET BACK:	5 FEET
I. MAX. PRIMARY BUILDING HEIGHT:	45 FEET
J. MAX. ACCESSORY BUILDING HEIGHT:	35 FEET
K. MIN. LOT AREA:	6000 SQ. FT.
L. MAX. LOT COVERAGE:	75%

*SINGLE FAMILY COTTAGE:

A. MINIMUM LOT DEPTH:	100 FEET
B. MINIMUM LOT WIDTH:	45 FEET
C. FRONT YARD:	15 FEET
D. SIDE STREET YARD:	5 FEET
E. SIDE YARD:	5 FEET
F. REAR YARD:	5 FEET
G. MIN. ACCESSORY BLDG. FRONT SET BACK:	45 FEET
H. MIN. ACCESSORY BLDG. SIDE SET BACK:	5 FEET
I. MAX. PRIMARY BUILDING HEIGHT:	45 FEET
J. MAX. ACCESSORY BUILDING HEIGHT:	35 FEET
K. MIN. LOT AREA:	4500 SQ. FT.
L. MAX. LOT COVERAGE:	75%

*SINGLE FAMILY VILLAGE CENTER:

A. MINIMUM LOT DEPTH:	100 FEET
B. MINIMUM LOT WIDTH:	40 FEET
C. FRONT YARD:	10 FEET
D. SIDE STREET YARD:	5 FEET
E. SIDE YARD:	15 FEET
F. REAR YARD:	10 FEET
G. MIN. ACCESSORY BLDG. FRONT SET BACK:	45 FEET
H. MIN. ACCESSORY BLDG. SIDE SET BACK:	5 FEET
I. MAX. PRIMARY BUILDING HEIGHT:	45 FEET
J. MAX. ACCESSORY BUILDING HEIGHT:	35 FEET
K. MIN. LOT AREA:	4000 SQ. FT.
L. MAX. LOT COVERAGE:	75%

* - RESIDENTIAL STRUCTURES WITH GARAGES FACING THE STREET RIGHT-OF-WAY SHALL BE SETBACK A MINIMUM OF TWENTY (20) FEET.

DATA SUMMARY

GROSS AREA	
PHASE 1A RESIDENTIAL	= 435.8± Ac.
PHASE 1A COMMUNITY PARK	= 25.8± Ac.
TOTAL DEVELOPABLE	
UPLAND AREA	= 235.55 Ac.
CONSERVATION WETLANDS	= 185.81 Ac.
IMPACTED WETLANDS	= 15.14 Ac.
TOTAL RETENTION AREA	= 48.04 Ac.

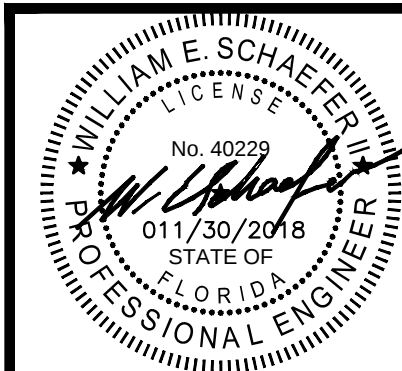
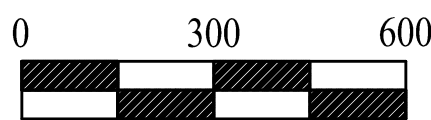
BUFFER REQUIRED - 539,451 SQ. FT.
BUFFER PROVIDED - 1,044,098 SQ. FT.

NOTE:

- THE DEVELOPER WILL RECORD CONSERVATION EASEMENTS COVERING THE CONSERVED WETLANDS AND UNDISTURBED UPLAND BUFFERS ON SITE MEETING THE REQUIREMENTS OF SEC.704.06 F.S. SUCH CONSERVATION EASEMENTS SHALL BE RECORDED AT THE TIME OF PLATTING. (SEE RESO. 2006-126, SPECIAL CONDITION 16)
- 50 UNITS WILL BE SET ASIDE IN PHASE 1A UNIT 6 AS AFFORDABLE, AS DEFINED IN THE DRI, AND WILL BE SUBJECT TO AN AGREEMENT WITH NASSAU COUNTY TO ENSURE THE UNITS REMAIN AFFORDABLE.

LEGEND

SITE BOUNDARY	---
WETLAND IMPACTS	-----
VEGETATED NATURAL BUFFER(15'MIN, 25'AVG)	
EXISTING PAVEMENT	----
STATE JURISDICTIONAL WETLAND LINE	----



Dominion Engineering Group, Inc.

PLANNERS AND ENGINEERS

4348 SOUTHPOINT BLVD, SUITE 204, JACKSONVILLE, FLORIDA 32216

TEL: 904-854-4500

C.A. NUMBER: 26821

FAX 904-854-4505

www.dom-eng.com

FINAL DEVELOPMENT PLAN

FOR

THREE RIVERS DRI

OVERALL FINAL DEVELOPMENT PLAN - PHASE 1A

REVISIONS

PLOT DATE:	
DRAWN BY: GWM	
DESIGNED BY: MSB	
CHECKED BY: WES	
SCALE: AS NOTED	
JOB NO.: 2106.001	
@ LATEST DATE HEREON	
SHEET NO.	

C1

OF 20

LOT TYPES IN PHASE 1A						LOT TYPES IN PHASE 1A						LOT TYPES IN PHASE 1A						LOT TYPES IN PHASE 1A						LOT TYPES IN PHASE 1A						LOT TYPES IN PHASE 1A					
UNIT	LOT NBR	LOT TYPOLOGY	FRONTAG E /WIDTH	AREA SF	Acres	UNIT	LOT NBR	LOT TYPOLOGY	FRONTAG E /WIDTH	AREA SF	Acres	UNIT	LOT NBR	LOT TYPOLOGY	FRONTAG E /WIDTH	AREA SF	Acres	UNIT	LOT NBR	LOT TYPOLOGY	FRONTAG E /WIDTH	AREA SF	Acres	UNIT	LOT NBR	LOT TYPOLOGY	FRONTAG E /WIDTH	AREA SF	Acres	UNIT	LOT NBR	LOT TYPOLOGY	FRONTAG E /WIDTH	AREA SF	Acres
1	1	SF COTTAGE	45	5485	0.13	1	61	SF COTTAGE	50	6000	0.14	2	1	SF COTTAGE	66	7831	0.18	2	98	SF COTTAGE	60	7200	0.17	3	32	SF COTTAGE	59	7635	0.18	4	133	SF COTTAGE	88	10334	0.24
1	2	SF COTTAGE	45	5400	0.12	1	62	SF COTTAGE	50	6000	0.14	2	2	SF COTTAGE	62	7228	0.17	2	99	SF COTTAGE	60	7200	0.17	3	33	SF COTTAGE	51	6001	0.14	4	134	SF COTTAGE	71	8520	0.2
1	3	SF COTTAGE	45	5400	0.12	1	63	SF COTTAGE	60	7200	0.17	2	3	SF COTTAGE	60	7200	0.17	2	100	SF COTTAGE	60	7200	0.17	3	34	SF COTTAGE	86	7766	0.18	4	135	SF COTTAGE	74	9194	0.21
1	4	SF COTTAGE	45	5400	0.12	1	64	SF COTTAGE	60	7200	0.17	2	4	SF COTTAGE	60	7200	0.17	2	101	SF COTTAGE	78	8265	0.19	3	35	SF COTTAGE	58	6552	0.15	4	136	SF COTTAGE	69	8714	0.2
1	5	SF COTTAGE	45	5400	0.12	1	65	SF COTTAGE	50	6000	0.14	2	5	SF COTTAGE	54	9097	0.21	2	102	SF COTTAGE	100	3389	0.08	3	36	SF COTTAGE	60	7200	0.17	4	5	SF COTTAGE	57	7871	0.18
1	6	SF COTTAGE	45	5400	0.12	1	66	SF COTTAGE	50	6000	0.14	2	6	SF COTTAGE	57	9675	0.22	2	103	SF COTTAGE	106	9931	0.23	3	37	SF COTTAGE	50	6000	0.14	4	6	SF COTTAGE	54	8604	0.2
1	7	SF COTTAGE	45	5400	0.12	1	67	SF COTTAGE	50	6000	0.14	2	7	SF COTTAGE	63	10158	0.23	2	104	SF COTTAGE	69	7734	0.18	3	38	SF COTTAGE	50	6000	0.14	4	7	SF COTTAGE	71	8768	0.2
1	8	SF COTTAGE	45	5400	0.12	1	68	SF COTTAGE	55	6328	0.15	2	8	SF COTTAGE	63	10909	0.25	2	105	SF COTTAGE	74	8207	0.19	3	39	SF COTTAGE	64	10539	0.24	4	8	SF COTTAGE	50	6000	0.14
1	9	SF COTTAGE	45	5400	0.12	1	69	SF COTTAGE	56	6461	0.15	2	9	SF COTTAGE	58	9451	0.22	2	106	SF COTTAGE	60	7736	0.18	3	40	SF COTTAGE	79	7590	0.17	4	9	SF COTTAGE	46	7253	0.17
1	10	SF COTTAGE	45	5400	0.12	1	70	SF COTTAGE	50	6000	0.14	2	10	SF COTTAGE	60	7200	0.17	2	107	SF COTTAGE	201	11739	0.27	3	41	SF COTTAGE	53	6711	0.15	4	10	SF COTTAGE	43	7715	0.18
1	11	SF COTTAGE	45	6185	0.14	1	71	SF COTTAGE	50	6000	0.14	2	11	SF COTTAGE	60	7200	0.17	2	108	SF COTTAGE	60	7200	0.17	3	42	SF COTTAGE	38	10179	0.23	4	11	SF COTTAGE	44	7890	0.18
1	12	SF COTTAGE	82	7219	0.17	1	72	SF COTTAGE	50	6045	0.14	2	12	SF COTTAGE	60	7200	0.17	2	109	SF COTTAGE	60	7200	0.17	3	43	SF COTTAGE	40	10461	0.24	4	12	SF COTTAGE	55	6989	0.16
1	13	SF COTTAGE	50	5567	0.13	1	73	SF COTTAGE	50	6000	0.14	2	13	SF COTTAGE	60	7200	0.17	2	110	SF COTTAGE	65	7800	0.18	3	44	SF COTTAGE	41	9381	0.22	4	13	SF COTTAGE	51	7606	0.17
1	14	SF COTTAGE	37	8470	0.19	1	74	SF COTTAGE	60	7200	0.17	2	14	SF COTTAGE	65	7800	0.18	2	111	SF COTTAGE	60	7200	0.17	3	45	SF COTTAGE	42	9698	0.22	4	14	SF COTTAGE	55	7962	0.18
1	15	SF COTTAGE	37	8641	0.2	1	75	SF COTTAGE	60	7200	0.17	2	15	SF COTTAGE	58	7984	0.18	2	112	SF COTTAGE	60	7200	0.17	3	46	SF COTTAGE	40	9313	0.21	4	15	SF COTTAGE	65	7144	0.16
1	16	SF COTTAGE	37	8558	0.2	1	76	SF COTTAGE	50	6000	0.14	2	16	SF COTTAGE	61	8494	0.19	2	113	SF COTTAGE	60	7200	0.17	3	47	SF COTTAGE	60	8065	0.19	4	16	SF COTTAGE	50	6005	0.14
1	17	SF COTTAGE	38	8693	0.2	1	77	SF COTTAGE	50	6747	0.15	2	17	SF COTTAGE	60	9171	0.21	2	114	SF COTTAGE	60	7200	0.17	3	48	SF COTTAGE	106	12782	0.29	4	17	SF COTTAGE	50	6010	0.14
1	18	SF COTTAGE	36	10410	0.24	1	78	SF COTTAGE	47	7243	0.17	2	18	SF COTTAGE	60	9231	0.21	2	115	SF COTTAGE	60	7200	0.17	3	49	SF COTTAGE	96	8825	0.2	4	18	SF COTTAGE	55	6617	0.15
1	19	SF COTTAGE	45	5400	0.12	1	79	SF COTTAGE	50	6000	0.14	2	19	SF COTTAGE	60	9165	0.21	2	116	SF COTTAGE	154	12496	0.29	3	50	SF COTTAGE	70	7204	0.17	4	19	SF COTTAGE	55	6626	0.15
1	20	SF COTTAGE	45	5400	0.12	1	80	SF COTTAGE	50	6000	0.14	2	20	SF COTTAGE	57	10714	0.25	2	117	SF COTTAGE	84	8654	0.2	3	51	SF COTTAGE	50	6000	0.14	4	20	SF COTTAGE	51	6197	0.14
1	21	SF COTTAGE	45	5400	0.12	1	81	SF COTTAGE	50	6000	0.14	2	21	SF COTTAGE	56	12757	0.29	2	118	SF COTTAGE	60	7200	0.17	3	52	SF COTTAGE	50	6000	0.14	4	21	SF COTTAGE	52	6563	0.15
1	22	SF COTTAGE	45	5645	0.13	1	82	SF COTTAGE	50	6010	0.14	2	22	SF COTTAGE	56	15669	0.36	2	119	SF COTTAGE	60	7200	0.17	3	53	SF COTTAGE	50	6000	0.14	4	22	SF COTTAGE	52	7074	0.16
1	23	SF COTTAGE	45	5400	0.12	1	83	SF COTTAGE	186	12253	0.28	2	23	SF COTTAGE	72	19390	0.45	2	120	SF COTTAGE	73	7808	0.18	3	54	SF COTTAGE	49	6369	0.15	4	23	SF COTTAGE	50	7570	0.17
1	24	SF COTTAGE	45	5400	0.12	1	84	SF COTTAGE	65	7849	0.18	2	24	SF COTTAGE	70	11658	0.27	2	121	SF COTTAGE	88	8706	0.2	3	55	SF COTTAGE	67	10833	0.25	4	24	SF COTTAGE	51	7317	0.17
1	25	SF COTTAGE	55	6600	0.15	1	85	SF COTTAGE	134	12656	0.29	2	25	SF COTTAGE	70	11480	0.26	2	122	SF COTTAGE	60	7216	0.17	3	56	SF COTTAGE	65	9867	0.23	4	25	SF COTTAGE	52	6688	0.15
1	26	SF COTTAGE	55	6600	0.15	1	86	SF COTTAGE	65	9540	0.22	2	26	SF COTTAGE	60	7200	0.17	2	123	SF COTTAGE	65	7989	0.18	3	57	SF COTTAGE	49	8183	0.19	4	26	SF COTTAGE	52	6175	0.14
1	27	SF COTTAGE	45	5400	0.12	1	87	SF COTTAGE	66	9438	0.22	2	27	SF COTTAGE	60	7200	0.17	2	124	SF COTTAGE	70	8400	0.19	3	58	SF COTTAGE	50	10466	0.24	4	27	SF COTTAGE	61	6785	0.16
1	28	SF COTTAGE	45	5550	0.13	1	88	SF COTTAGE	60	7200	0.17	2	28	SF COTTAGE	65	7610	0.17	2	125	SF COTTAGE	70	8400	0.19	3	59	SF COTTAGE	50	7137	0.16	4	28	SF COTTAGE	50	6138	0.14
1	29	SF COTTAGE	45	5400	0.12	1	89	SF COTTAGE	60	7200	0.17	2	29	SF COTTAGE	101	9474	0.22	2	126	SF COTTAGE	60	7200	0.17	3	60	SF COTTAGE	50	7029	0.16	4	29	SF COTTAGE	50	6315	0.14
1	30	SF COTTAGE	44	5400	0.12	1	90	SF COTTAGE	60	7200	0.17	2	30	SF COTTAGE	66	7470	0.17	2	127	SF COTTAGE	60	7200	0.17	3	61	SF COTTAGE	50	6920	0.16	4	30	SF COTTAGE	50	6490	0.15
1	31	SF COTTAGE	93	9388	0.22	1	91	SF COTTAGE	70	8420	0.19	2	31	SF COTTAGE	50	6000	0.14	2	128	SF COTTAGE	154	1396	0.03	3	62	SF COTTAGE	50	6812	0.16	4	31	SF COTTAGE	50	6890	0.16
1	32	SF COTTAGE	98	9610	0.22	1	92	SF COTTAGE	80	10180	0.23	2	32	SF COTTAGE	64	7977	0.18	2	129	SF COTTAGE	168	13500	0.31	3	63	SF COTTAGE	50	6703	0.15	4	32	SF COTTAGE	50	6468	0.15
1	33	SF COTTAGE	118	1041																															

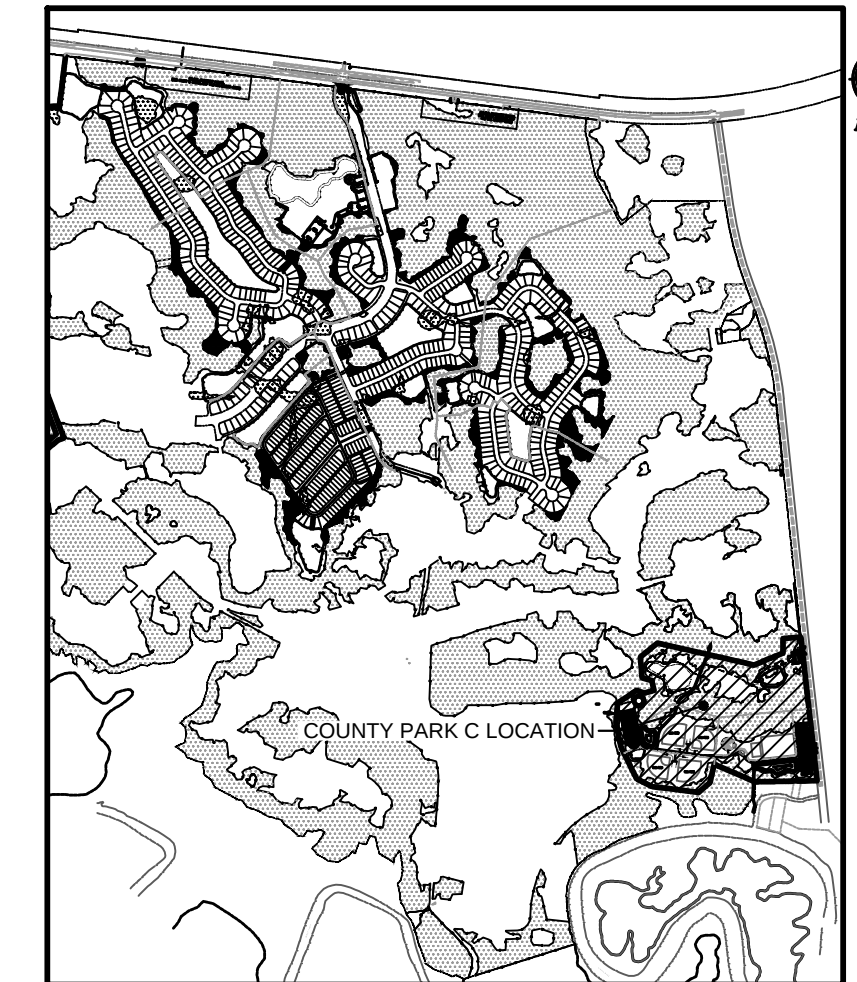
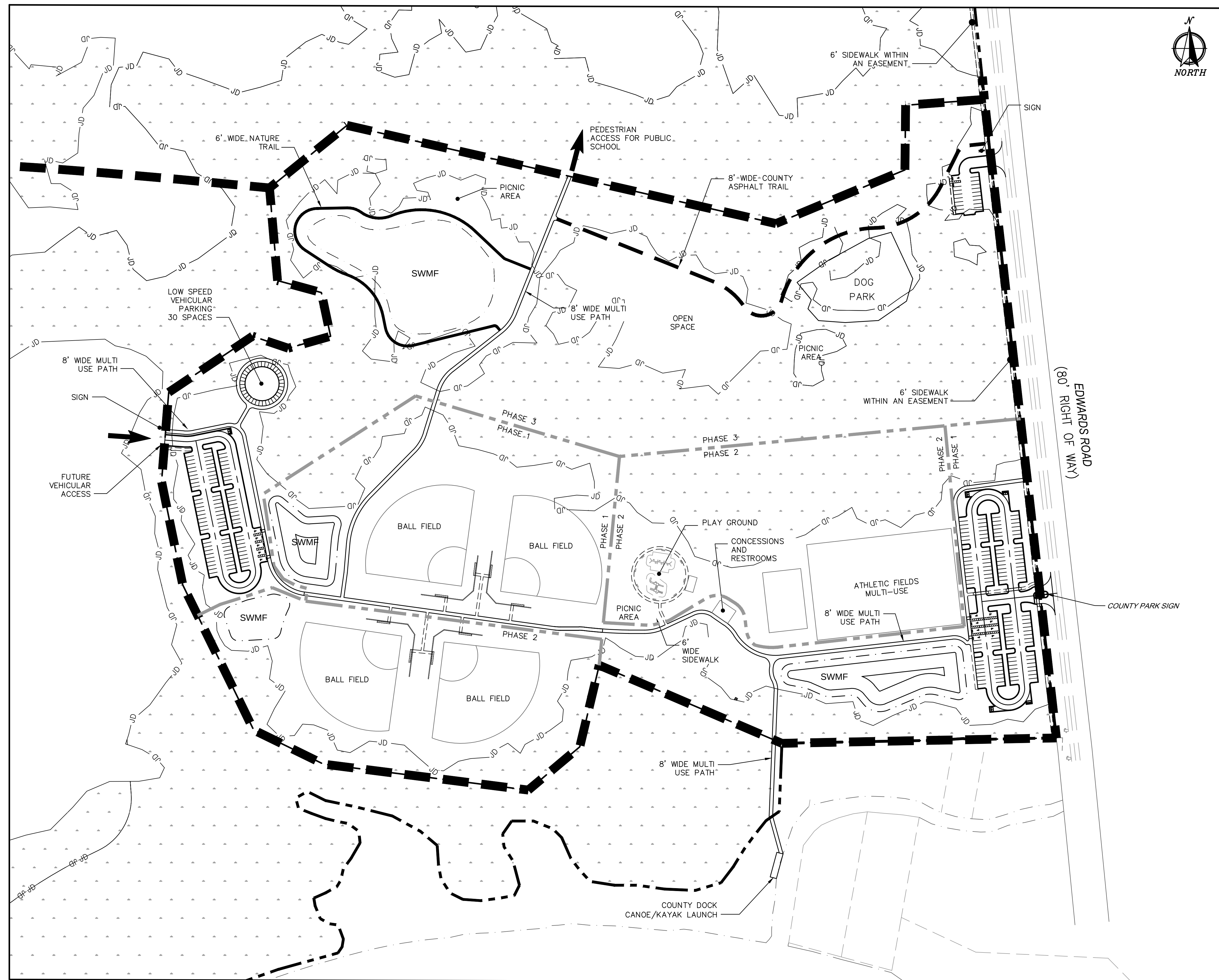
LOT TYPES IN PHASE 1A					
UNIT	LOT NBR	LOT TYPOLOGY	FRONTAG E /WIDTH	AREA SF	Acres
5	33	SF COTTAGE	50	6271	0.14
5	34	SF COTTAGE	77	10000	0.23
5	35	SF COTTAGE	62	7440	0.17
5	36	SF COTTAGE	60	7200	0.17
5	37	SF COTTAGE	59	7886	0.18
5	38	SF COTTAGE	60	8583	0.2
5	39	SF COTTAGE	60	7878	0.18
5	40	SF COTTAGE	73	7956	0.18
5	41	SF COTTAGE	51	10627	0.24
5	42	SF COTTAGE	59	13706	0.31
5	43	SF COTTAGE	57	13076	0.3
5	44	SF COTTAGE	51	11425	0.26
5	45	SF COTTAGE	73	7762	0.18
5	46	SF COTTAGE	61	8087	0.19
5	47	SF COTTAGE	95	9463	0.22
5	48	SF COTTAGE	60	7200	0.17
5	49	SF COTTAGE	60	7200	0.17
5	50	SF COTTAGE	55	8287	0.19
5	51	SF COTTAGE	67	7782	0.18
5	52	SF COTTAGE	50	6000	0.14
5	53	SF COTTAGE	50	6000	0.14
5	54	SF COTTAGE	50	6000	0.14
5	55	SF COTTAGE	50	6000	0.14
5	56	SF COTTAGE	50	6000	0.14
5	57	SF COTTAGE	50	6000	0.14
5	58	SF COTTAGE	50	5869	0.13
5	59	SF COTTAGE	76	8359	0.19
5	60	SF COTTAGE	103	9955	0.23
5	61	SF COTTAGE	63	106383	2.44
5	62	SF COTTAGE	50	11470	0.26
5	63	SF COTTAGE	50	11487	0.26
5	64	SF COTTAGE	51	11651	0.27
5	65	SF COTTAGE	68	10333	0.24
5	66	SF COTTAGE	70	8605	0.2
5	67	SF COTTAGE	70	8483	0.19
5	68	SF COTTAGE	70	8400	0.19
5	69	SF COTTAGE	65	7800	0.18
5	70	SF COTTAGE	104	11418	0.26
5	71	SF COTTAGE	91	9037	0.21
5	72	SF COTTAGE	77	9202	0.21
5	73	SF COTTAGE	93	8905	0.2
5	74	SF COTTAGE	70	8400	0.19
5	75	SF COTTAGE	70	8400	0.19
5	76	SF COTTAGE	57	7300	0.17
5	77	SF COTTAGE	54	9626	0.22
5	78	SF COTTAGE	49	11741	0.27
5	79	SF COTTAGE	55	14123	0.32
5	80	SF COTTAGE	55	16061	0.37
5	81	SF COTTAGE	65	11307	0.26
5	82	SF COTTAGE	91	8522	0.2
5	83	SF COTTAGE	60	7200	0.17
5	84	SF COTTAGE	60	7200	0.17
5	85	SF COTTAGE	60	7200	0.17
5	86	SF COTTAGE	60	7200	0.17
5	87	SF COTTAGE	59	8039	0.18
5	88	SF COTTAGE	58	8313	0.19
5	89	SF COTTAGE	61	7585	0.17
5	90	SF COTTAGE	50	6000	0.14
5	91	SF COTTAGE	50	6000	0.14
5	92	SF COTTAGE	50	6000	0.14

LOT TYPES IN PHASE 1A					
UNIT	LOT NBR	LOT TYPOLOGY	FRONTAG E /WIDTH	AREA SF	Acres
5	93	SF COTTAGE	50	6000	0.14
5	94	SF COTTAGE	50	6000	0.14
5	95	SF COTTAGE	50	6000	0.14
5	96	SF COTTAGE	50	6000	0.14
5	97	SF COTTAGE	50	6000	0.14
5	98	SF COTTAGE	50	6000	0.14
5	99	SF COTTAGE	50	6000	0.14
5	100	SF COTTAGE	50	6000	0.14
5	101	SF COTTAGE	50	6000	0.14
5	102	SF COTTAGE	55	6600	0.15
5	103	SF COTTAGE	55	6600	0.15
5	104	SF COTTAGE	50	6000	0.14
5	166	SF COTTAGE	45	6649	0.15
5	167	SF COTTAGE	76	9154	0.21
5	168	SF COTTAGE	63	7632	0.18
5	169	SF COTTAGE	50	5988	0.14
5	170	SF COTTAGE	50	5906	0.14
5	171	SF COTTAGE	50	5915	0.14
5	172	SF COTTAGE	50	5928	0.14
5	173	SF COTTAGE	50	5941	0.14
5	174	SF COTTAGE	50	5954	0.14
5	175	SF COTTAGE	50	5968	0.14
5	176	SF COTTAGE	50	5981	0.14
5	177	SF COTTAGE	63	7968	0.18
5	178	SF COTTAGE	84	7899	0.18
5	179	SF COTTAGE	70	8539	0.2
5	180	SF COTTAGE	70	8486	0.19
5	181	SF COTTAGE	60	7200	0.17
5	182	SF COTTAGE	76	7306	0.17
5	183	SF COTTAGE	70	8511	0.2
5	184	SF COTTAGE	50	6000	0.14
5	185	SF COTTAGE	50	6000	0.14
5	186	SF COTTAGE	50	6000	0.14
5	187	SF COTTAGE	50	6000	0.14
5	188	SF COTTAGE	50	6000	0.14
5	189	SF COTTAGE	50	6000	0.14
5	190	SF COTTAGE	50	6000	0.14
5	191	SF COTTAGE	50	6000	0.14
5	192	SF COTTAGE	60	7200	0.17
5	193	SF COTTAGE	60	7200	0.17
5	194	SF COTTAGE	50	6000	0.14

LOT TYPES IN PHASE 1A					
UNIT	LOT NBR	LOT TYPOLOGY	FRONTAG E /WIDTH	AREA SF	Acres
6	1	SF VILLAGE CENTER	40	4978	0.11
6	2	SF VILLAGE CENTER	40	4800	0.11
6	3	SF VILLAGE CENTER	40	4800	0.11
6	4	SF VILLAGE CENTER	40	4800	0.11
6	5	SF VILLAGE CENTER	40	4800	0.11
6	6	SF VILLAGE CENTER	40	4800	0.11
6	7	SF VILLAGE CENTER	40	4800	0.11
6	8	SF VILLAGE CENTER	40	4800	0.11
6	9	SF VILLAGE CENTER	40	4800	0.11
6	10	SF VILLAGE CENTER	40	4800	0.11
6	11	SF VILLAGE CENTER	40	4800	0.11
6	12	SF VILLAGE CENTER	40	4752	0.11
6	13	SF VILLAGE CENTER	40	4800	0.11
6	14	SF VILLAGE CENTER	40	4800	0.11
6	15	SF VILLAGE CENTER	40	4800	0.11
6	16	SF VILLAGE CENTER	40	4800	0.11
6	17	SF VILLAGE CENTER	40	4800	0.11
6	18	SF VILLAGE CENTER	54	4618	0.11
6	19	SF VILLAGE CENTER	40	4800	0.11
6	20	SF VILLAGE CENTER	40	4800	0.11
6	21	SF VILLAGE CENTER	40	4800	0.11
6	22	SF VILLAGE CENTER	40	4800	0.11
6	23	SF VILLAGE CENTER	40	4800	0.11
6	24	SF VILLAGE CENTER	40	4800	0.11
6	25	SF VILLAGE CENTER	40	4800	0.11
6	26	SF VILLAGE CENTER	40	4815	0.11
6	27	SF VILLAGE CENTER	43	5122	0.12
6	28	SF VILLAGE CENTER	49	6020	0.14
6	29	SF VILLAGE CENTER	40	4784	0.11
6	30	SF VILLAGE CENTER	40	4800	0.11
6	31	SF VILLAGE CENTER	40	4800	0.11
6	32	SF VILLAGE CENTER	40	4800	0.11
6	33	SF VILLAGE CENTER	40	4800	0.11
6	34	SF VILLAGE CENTER	40	4800	0.11
6	35	SF VILLAGE CENTER	40	4800	0.11
6	36	SF VILLAGE CENTER	40	4800	0.11
6	37	SF VILLAGE CENTER	40	4800	0.11
6	38	SF VILLAGE CENTER	40	4800	0.11
6	39	SF VILLAGE CENTER	40	4800	0.11
6	40	SF VILLAGE CENTER	40	4800	0.11
6	41	SF VILLAGE CENTER	40	4800	0.11
6	42	SF VILLAGE CENTER	40	4800	0.11
6	43	SF VILLAGE CENTER	40	4800	0.11
6	44	SF VILLAGE CENTER	40	4778	0.11
6	45	SF VILLAGE CENTER	40	4800	0.11
6	46	SF VILLAGE CENTER	40	4800	0.11
6	47	SF VILLAGE CENTER	40	4800	0.11
6	48	SF VILLAGE CENTER	40	4800	0.11
6	49	SF VILLAGE CENTER	40	4800	0.11
6	50	SF VILLAGE CENTER	40	4800	0.11
6	51	SF VILLAGE CENTER	40	4800	0.11
6	52	SF VILLAGE CENTER	40	4800	0.11
6	53	SF VILLAGE CENTER	40	4800	0.11
6	54	SF VILLAGE CENTER	40	4800	0.11
6	55	SF VILLAGE CENTER	40	4800	0.11
6	56	SF VILLAGE CENTER	40	4800	0.11
6	57	SF VILLAGE CENTER	40	4800	0.11
6	58	SF VILLAGE CENTER	40	4800	0.11
6	59	SF VILLAGE CENTER	40	4806	0.11
6	60	SF VILLAGE CENTER	41	5016	0.12

LOT TYPES IN PHASE 1A					
UNIT	LOT NBR	LOT TYPOLOGY	FRONTAG E /WIDTH	AREA SF	Acres
6	61	SF VILLAGE CENTER	40	4800	0.11
6	62	SF VILLAGE CENTER	40	4800	0.11
6	63	SF VILLAGE CENTER	40	4800	0.11
6	64	SF VILLAGE CENTER	40	4800	0.11
6	65	SF VILLAGE CENTER	40	4800	0.11
6	66	SF VILLAGE CENTER	40	4800	0.11
6	67	SF VILLAGE CENTER	40	4800	0.11
6	68	SF VILLAGE CENTER	40	4800	0.11
6	69	SF VILLAGE CENTER	40	4800	0.11
6	70	SF VILLAGE CENTER	40	4800	0.11
6	71	SF VILLAGE CENTER	40	4800	0.11
6	72	SF VILLAGE CENTER	40	4800	0.11
6	73	SF VILLAGE CENTER	40	4800	0.11
6	74	SF VILLAGE CENTER	40	4800	0.11
6	75	SF VILLAGE CENTER	40	4800	0.11
6	76	SF VILLAGE CENTER	40	4800	0.11
6	77	SF VILLAGE CENTER	40	4800	0.11
6	78	SF VILLAGE CENTER	40	4800	0.11
6	79	SF VILLAGE CENTER	40	4800	0.11
6	80	SF VILLAGE CENTER	40	4800	0.11
6	81	SF VILLAGE CENTER	40	4800	0.11
6	82	SF VILLAGE CENTER	40	4800	0.11
6	83	SF VILLAGE CENTER	40	4800	0.11
6	84	SF VILLAGE CENTER	40	4800	0.11
6	85	SF VILLAGE CENTER	40	4800	0.11
6	86	SF VILLAGE CENTER	40	4800	0.11
6	87	SF VILLAGE CENTER	40	4800	0.11
6	88	SF VILLAGE CENTER	40	4800	0.11
6	89	SF VILLAGE CENTER	40	4800	0.11
6	90	SF VILLAGE CENTER	40	5322	0.12
6	91	SF VILLAGE CENTER	40	5285	0.12
6	92	SF VILLAGE CENTER	40	5249	0.12
6	93	SF VILLAGE CENTER	40	5212	0.12
6	94	SF VILLAGE CENTER	40	5175	0.12
6	95	SF VILLAGE CENTER	40	5138	0.12
6	96	SF VILLAGE CENTER	40	5101	0.12
6	97	SF VILLAGE CENTER	40	5064	0.12
6	98	SF VILLAGE CENTER	40	5027	0.12
6	99	SF VILLAGE CENTER	40	4991	0.11
6	100	SF VILLAGE CENTER	40	4954	0.11
6	101	SF VILLAGE CENTER	40	4917	0.11
6	102	SF VILLAGE CENTER	40	4880	0.11
6	103	SF VILLAGE CENTER	41	4872	0.11
6	104	SF VILLAGE CENTER	40	5000	0.11
6	105	SF VILLAGE CENTER	40	5094	0.12
6	106	SF VILLAGE CENTER	40	5187	0.12
6	107	SF VILLAGE CENTER	40	5281	0.12
6	108	SF VILLAGE CENTER	40	5374	0.12
6	109	SF VILLAGE CENTER	40	5468	0.13
6	110	SF VILLAGE CENTER	40	5561	0.13
6	111	SF VILLAGE CENTER	40	5654	0.13
6	112	SF VILLAGE CENTER	40	5748	0.13
6	113	SF VILLAGE CENTER	40	5841	0.13
6	114	SF VILLAGE CENTER	40	5916	0.14
6	115	SF VILLAGE CENTER	50	5495	0.13
6	116	SF VILLAGE CENTER	40	4800	0.11
6	117	SF VILLAGE CENTER	40	4800	0.11
6	118	SF VILLAGE CENTER	40	4800	0.11
6	119	SF VILLAGE CENTER	40	4800	0.11
6	120	SF VILLAGE CENTER	41	4800	0.11

LOT TYPES IN PHASE 1A					
UNIT	LOT NBR	LOT TYPOLOGY	FRONTAGE /WIDTH	AREA SF	Acres
6	121	SF VILLAGE CENTER	40	4752	0.11
6	122	SF VILLAGE CENTER	40	4800	0.11
6	123	SF VILLAGE CENTER	40	4800	0.11
6	124	SF VILLAGE CENTER	40	4800	0.11
6	125	SF VILLAGE CENTER	54	4618	0.11
6	126	SF VILLAGE CENTER	40	4800	0.11
6	127	SF VILLAGE CENTER	40	4800	0.11
6	128	SF VILLAGE CENTER	40	4805	0.11
6	129	SF VILLAGE CENTER	40	5037	0.12
6	130	SF VILLAGE CENTER	44	5755	0.13
6	131	SF VILLAGE CENTER	40	4050	0.09
6	132	SF VILLAGE CENTER	40	4042	0.09
6	133	SF VILLAGE CENTER	40	4042	0.09
6	134	SF VILLAGE CENTER	40	4042	0.09
6	135	SF VILLAGE CENTER	40	4042	0.09
6	136	SF VILLAGE CENTER	40	4042	0.09
6	137	SF VILLAGE CENTER	40	4042	0.09
6	138	SF VILLAGE CENTER	40	4042	0.09
6	139	SF VILLAGE CENTER	40	4042	0.09
6	140	SF VILLAGE CENTER	40	4042	0.09
6	141	SF VILLAGE CENTER	40	4042	0.09
6	142	SF VILLAGE CENTER	40	4056	0.09
6	143	SF VILLAGE CENTER	40	8327	0.19
6	144	SF VILLAGE CENTER	50	10193	0.23
6	145	SF VILLAGE CENTER	50	8616	0.2
6	146	SF VILLAGE CENTER	40	6638	0.15
6	147	SF VILLAGE CENTER	40	6406	0.15



OVERALL SITE MAP

SCALE: N.T.S.

NOTE:

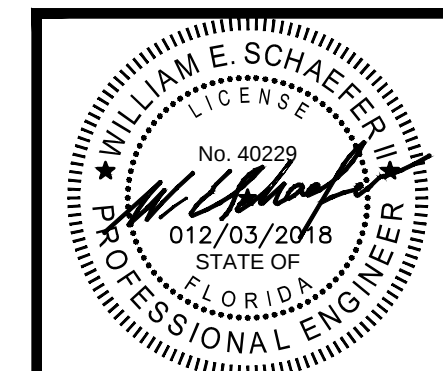
1. THE DEVELOPER WILL RECORD CONSERVATION EASEMENTS COVERING THE CONSERVED WETLANDS AND UNDISTURBED UPLAND BUFFERS ON SITE MEETING THE REQUIREMENTS OF SEC.704.06 F.S. SUCH CONSERVATION EASEMENTS SHALL BE RECORDED AT THE TIME OF PLATTING. (SEE RESO. 2006-126, SPECIAL CONDITION 16)
2. PHASING OF THE COMMUNITY PARK IS AS FOLLOWS:
PHASE 1 - AS REQUESTED AFTER APPROVAL OF FIRST FDP (PHASE 1A)
PHASE 2 - DUE PRIOR TO APPROVAL OF 432ND CO (PHASE1A)
PHASE 3 - DUE PRIOR TO APPROVAL OF 663RD CO (PHASE 1B)
3. SEE THE APPROVED DEVELOPMENT AGREEMENT APPROVED _____ BETWEEN NASSAU COUNTY AND _____ FOR ADDITIONAL INFORMATION RELATED TO PARK DEVELOPMENT AND TIMING.

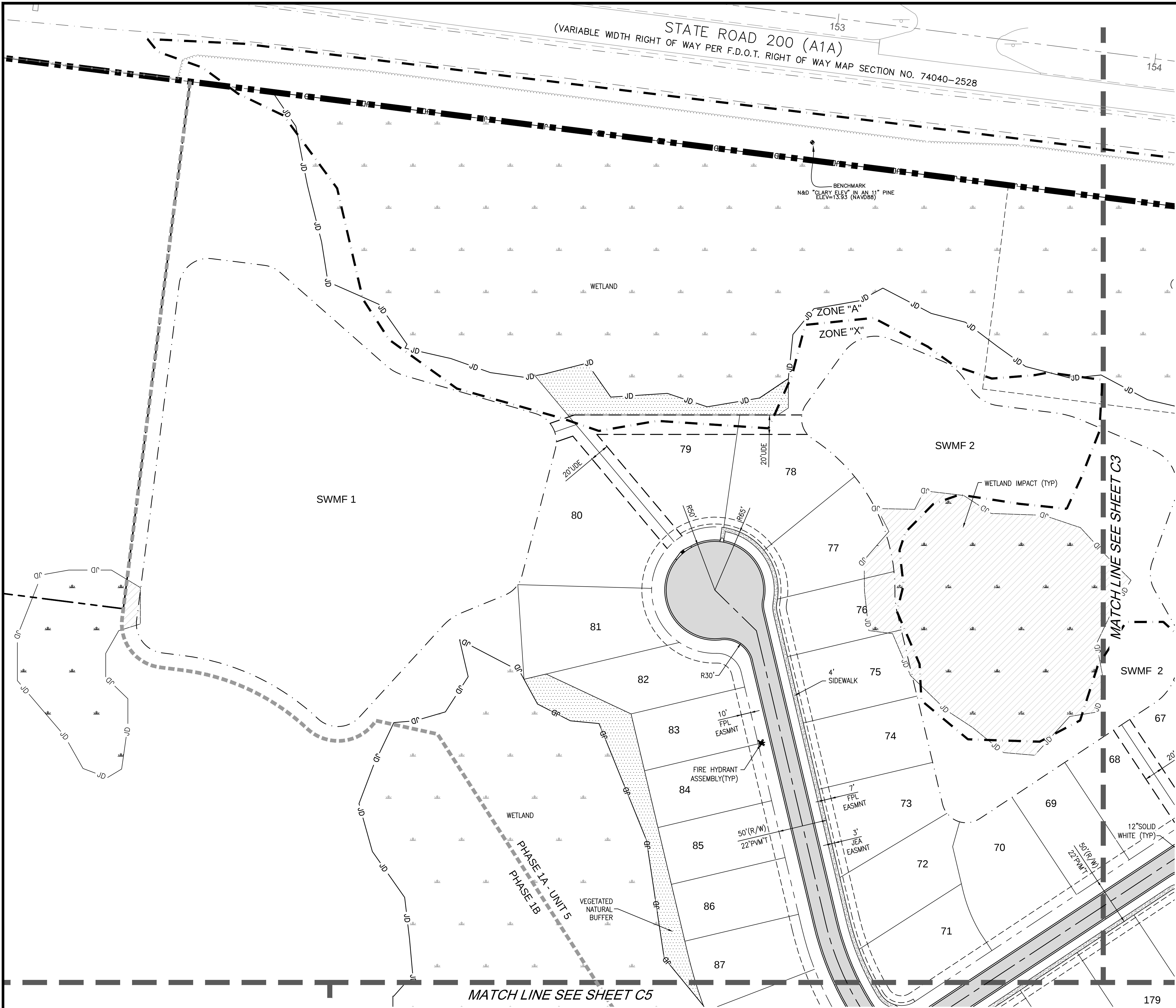
LEGEND

[illegible]

PLOT DATE:
DRAWN BY: GWM
DESIGNED BY: MsB
CHECKED BY: WES
SCALE: AS NOTED
JOB NO.: 2106.001
© LATEST DATE HEREON SHEET NO.

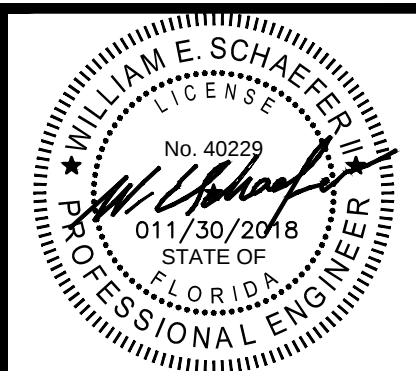
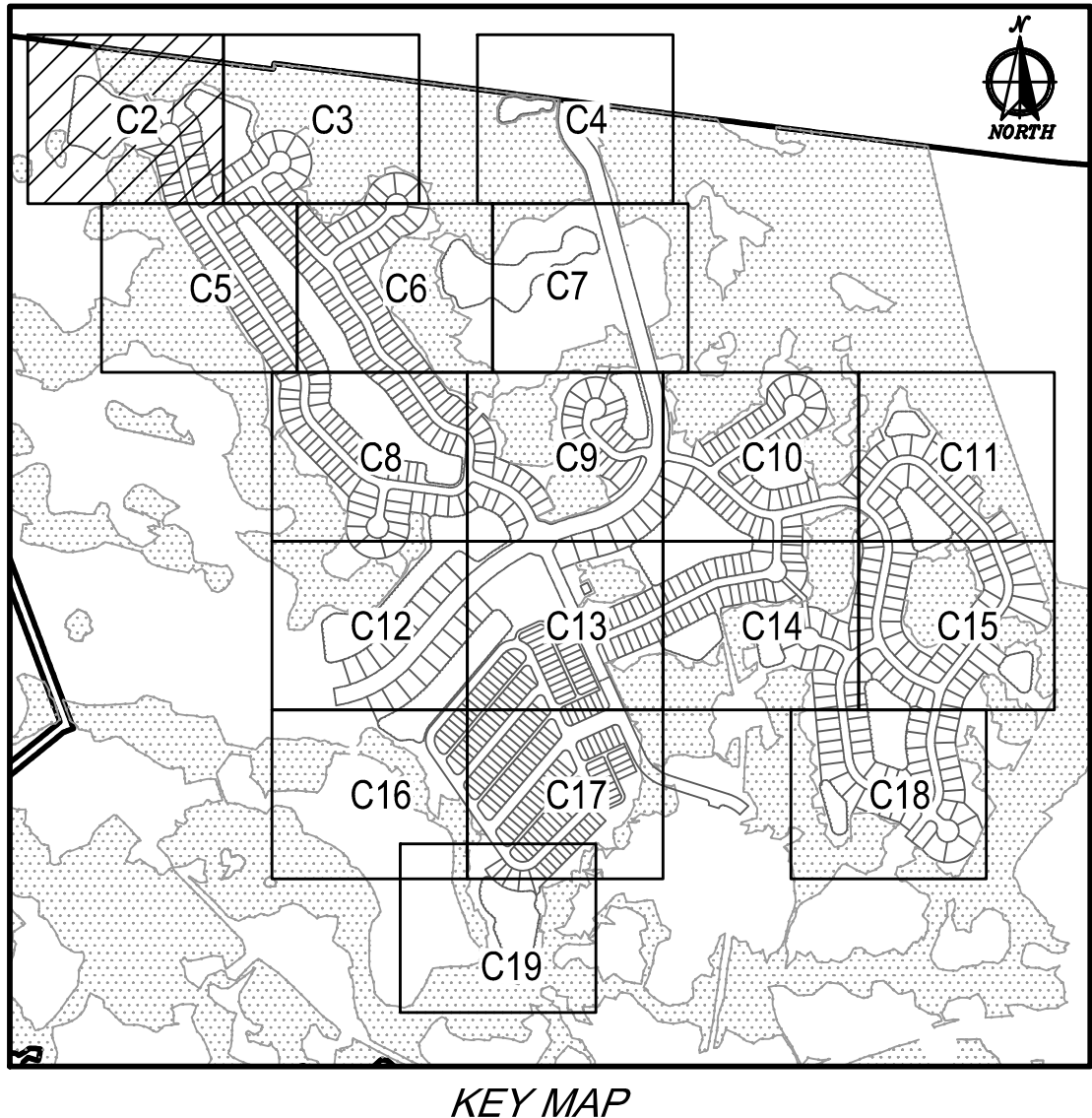
OF 20





LEGEND

SITE BOUNDARY	---
PHASE LINE	---
PROPOSED PAVEMENT	---
WETLAND IMPACTS	---
EXISTING PAVEMENT	---
PUBLIC UNOBSTRUCTED DRAINAGE EASEMENT	---
STOP SIGN & 24\"/>	
STATE JURISDICTIONAL WETLAND LINE	---
FEMA FLOOD PLANE LINE	---
UPLAND BUFFER (15'MIN, 25'AVG)	---



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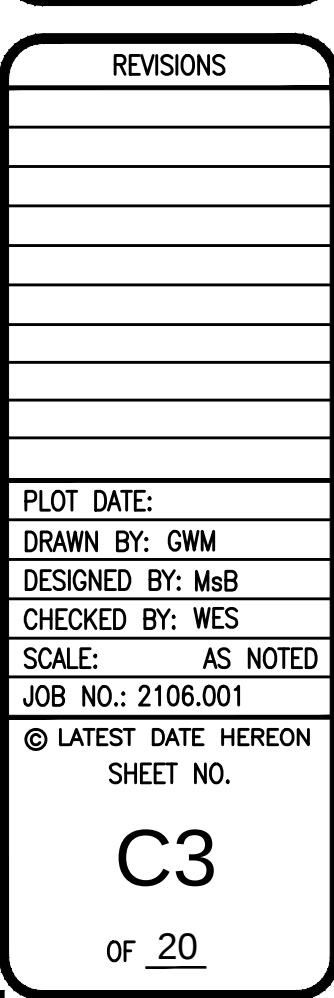
FINAL DEVELOPMENT PLAN
FOR
THREE RIVERS DRI

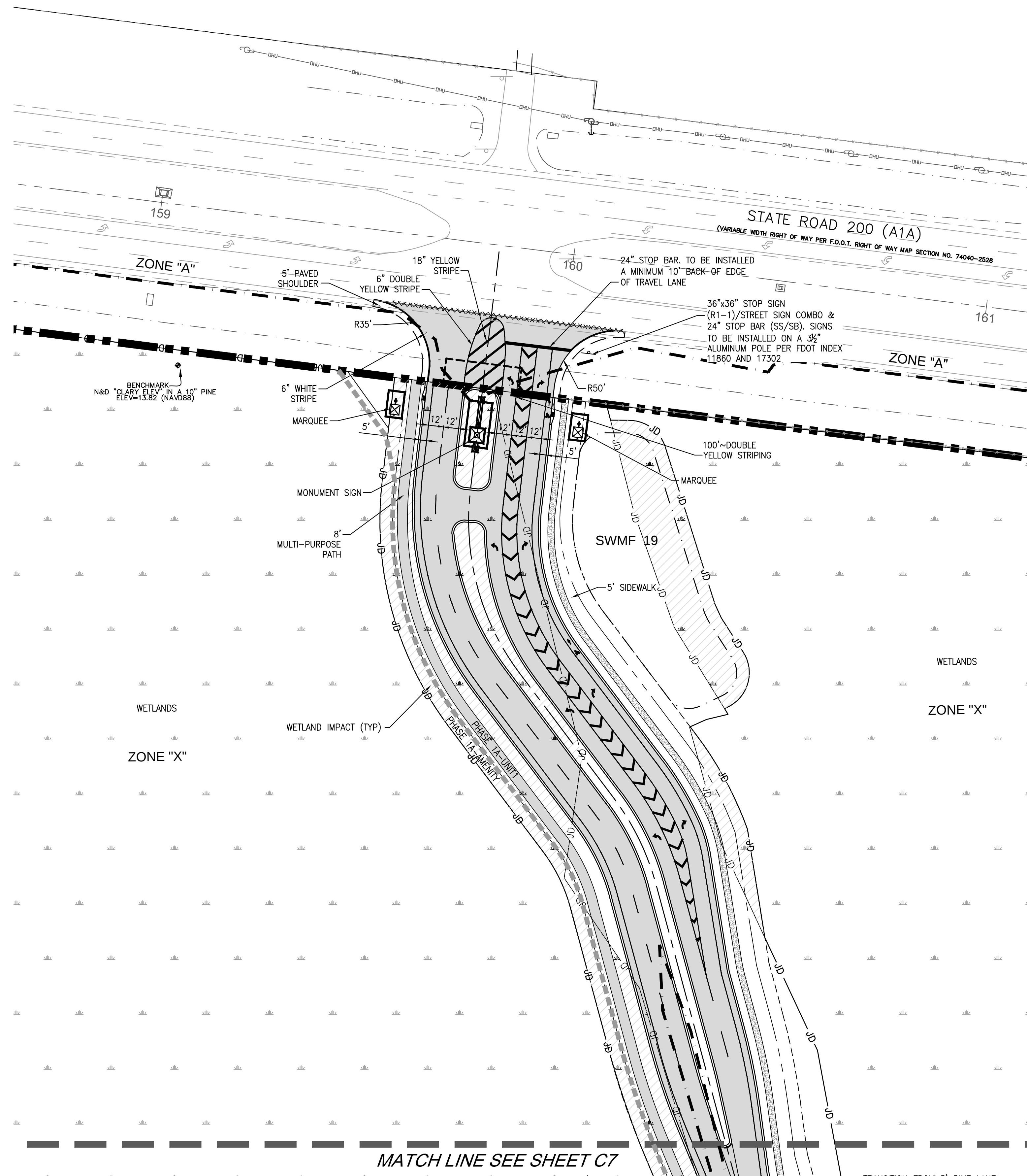
FINAL DEVELOPMENT PLAN - PHASE 1A

REVISIONS

PLOT DATE:
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CHECKED BY: WES
SCALE: AS NOTED
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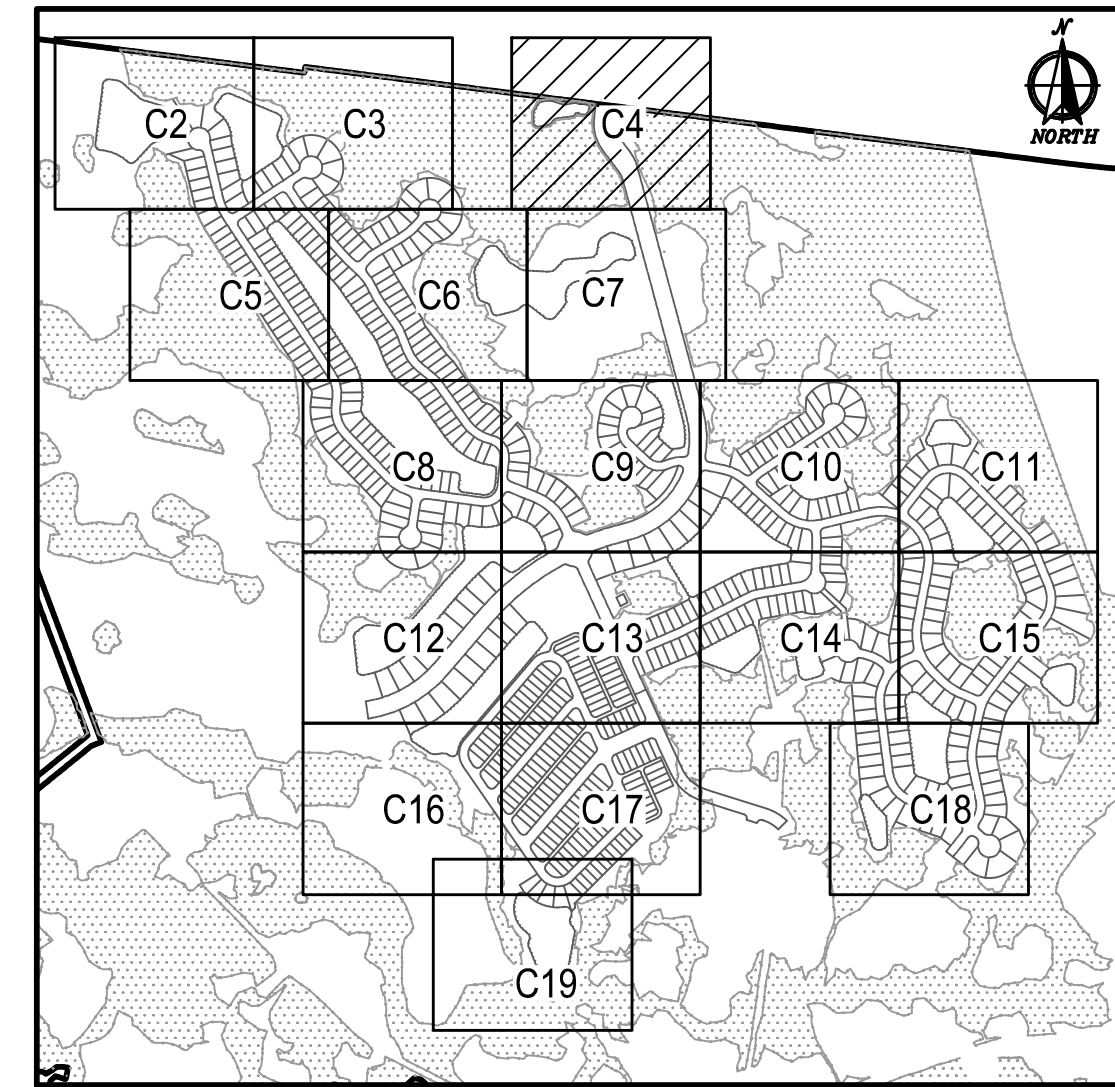
C2
OF 20





LEGEND

SITE BOUNDARY	
PHASE LINE	
PROPOSED PAVEMENT	
WETLAND IMPACTS	
EXISTING PAVEMENT	
PUBLIC UNOBSTRUCTED DRAINAGE EASEMENT	
STOP SIGN & 24" STOP BAR	
STATE JURISDICTIONAL WETLAND LINE	
FEMA FLOOD PLANE LINE	
UPLAND BUFFER (15' MIN, 25' AVG)	



KEY MAP



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FOR
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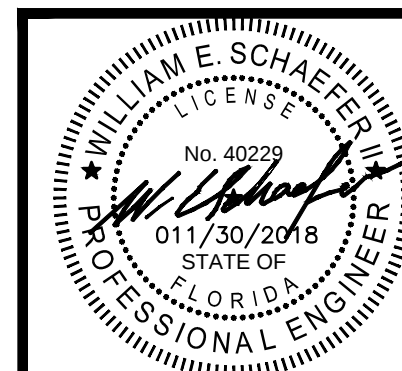
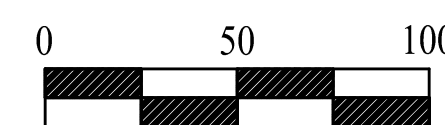
FINAL DEVELOPMENT PLAN - PHASE 1A

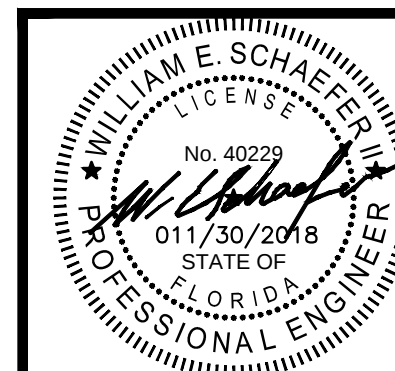
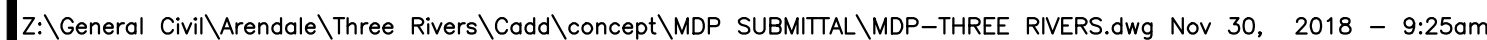
REVISIONS

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JOB NO.: 2106.001
© LATEST DATE HEREON
SHEET NO.

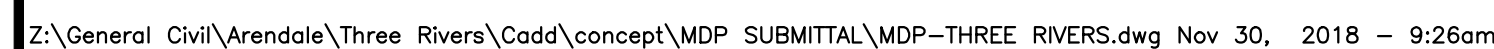
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OF 20





REVISIONS	
PLOT DATE:	
DRAWN BY:	GWM
DESIGNED BY:	MsbB
CHECKED BY:	WES
SCALE:	AS NOTED
JOB NO.:	2106.001
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C6	
OF <u>20</u>	



MATCH LINE SEE SHEET C9

— TRANSITION FROM 5' BIKE LANE
TO 6' BIKE LANE

6' BIKE LANE

10'
FPL

WETLAND IMPACT (TYP)

AMENITY SIGN—

ZONE "A"
ZONE "X"

SWMF 18

NEIGHBORHOOD
AMENITY CENTER

ZONE "A" ZONE "X"

ZONE "X"

ZONE "A"
ZONE "B"

ZONE "A"

— 5' SIDEWALK —

FIRE HYDRANT
ASSEMBLY(TYP)

MULTI-PURPOSE
PATH

PHASE 1A - AMENITY
PHASE 1A - UNIT 1

PHASE 1A - UNIT 1

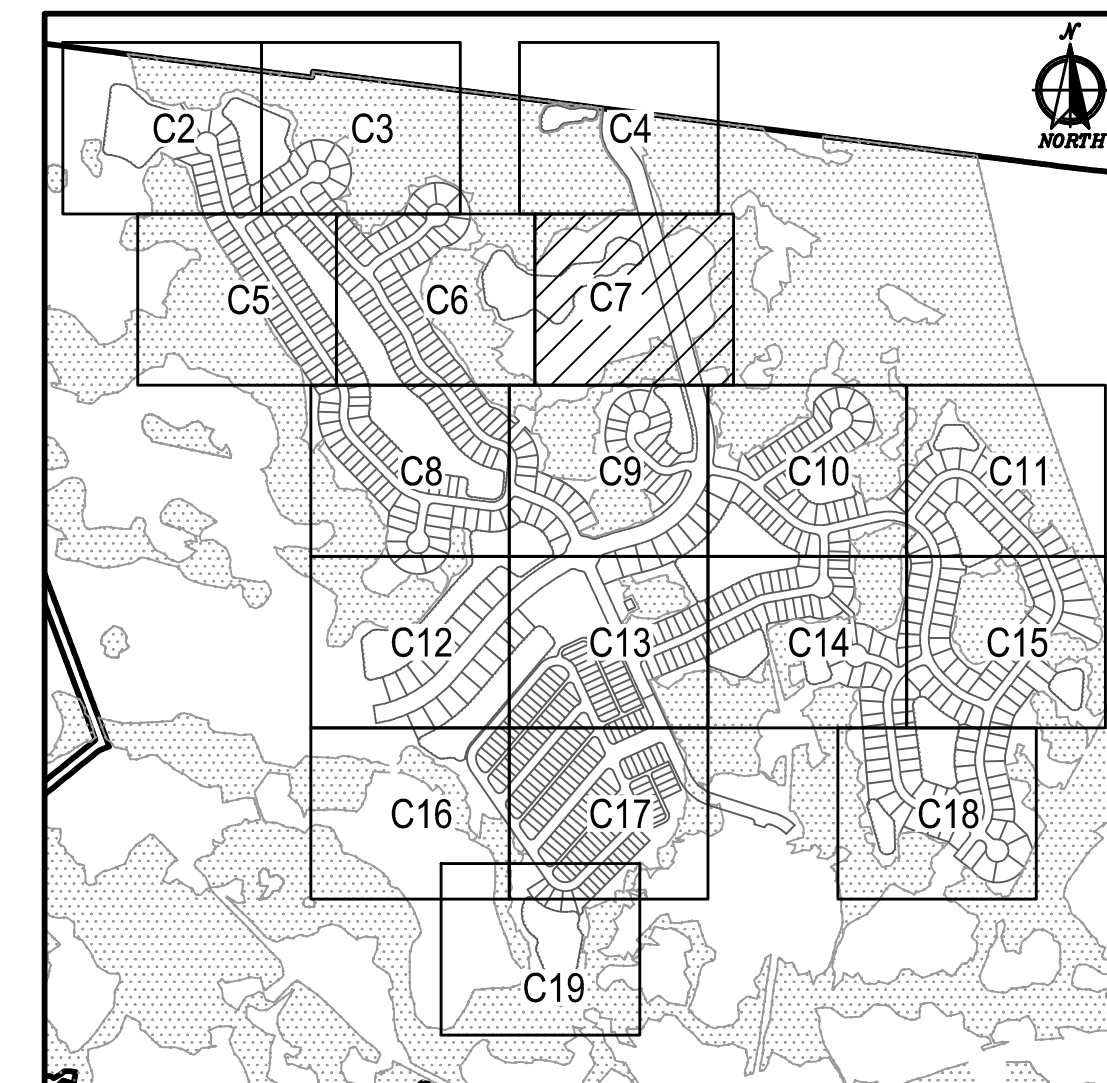
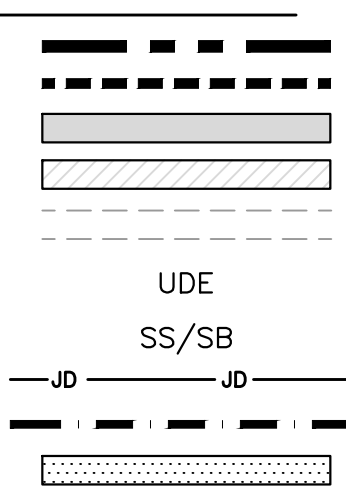
10'
FPL
EASMT

6' BIKE LANE

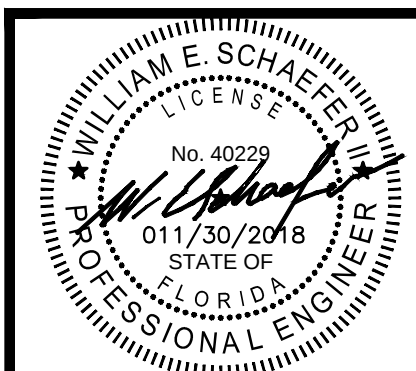
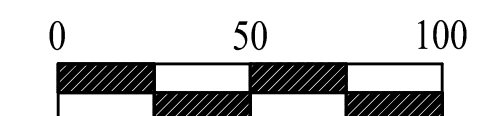
WETLAND

1

SITE BOUNDARY
 PHASE LINE
 PROPOSED PAVEMENT
 WETLAND IMPACTS
 EXISTING PAVEMENT
 PUBLIC UNOBSTRUCTED
 DRAINAGE EASEMENT
 STOP SIGN & 24"STOP BAR
 STATE JURISDICTIONAL WETLAND LINE
 FEMA FLOOD PLANE LINE
 UPLAND BUFFER (15'MIN, 25'AVG)



KEY MAP



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FINAL DEVELOPMENT PLAN FOR

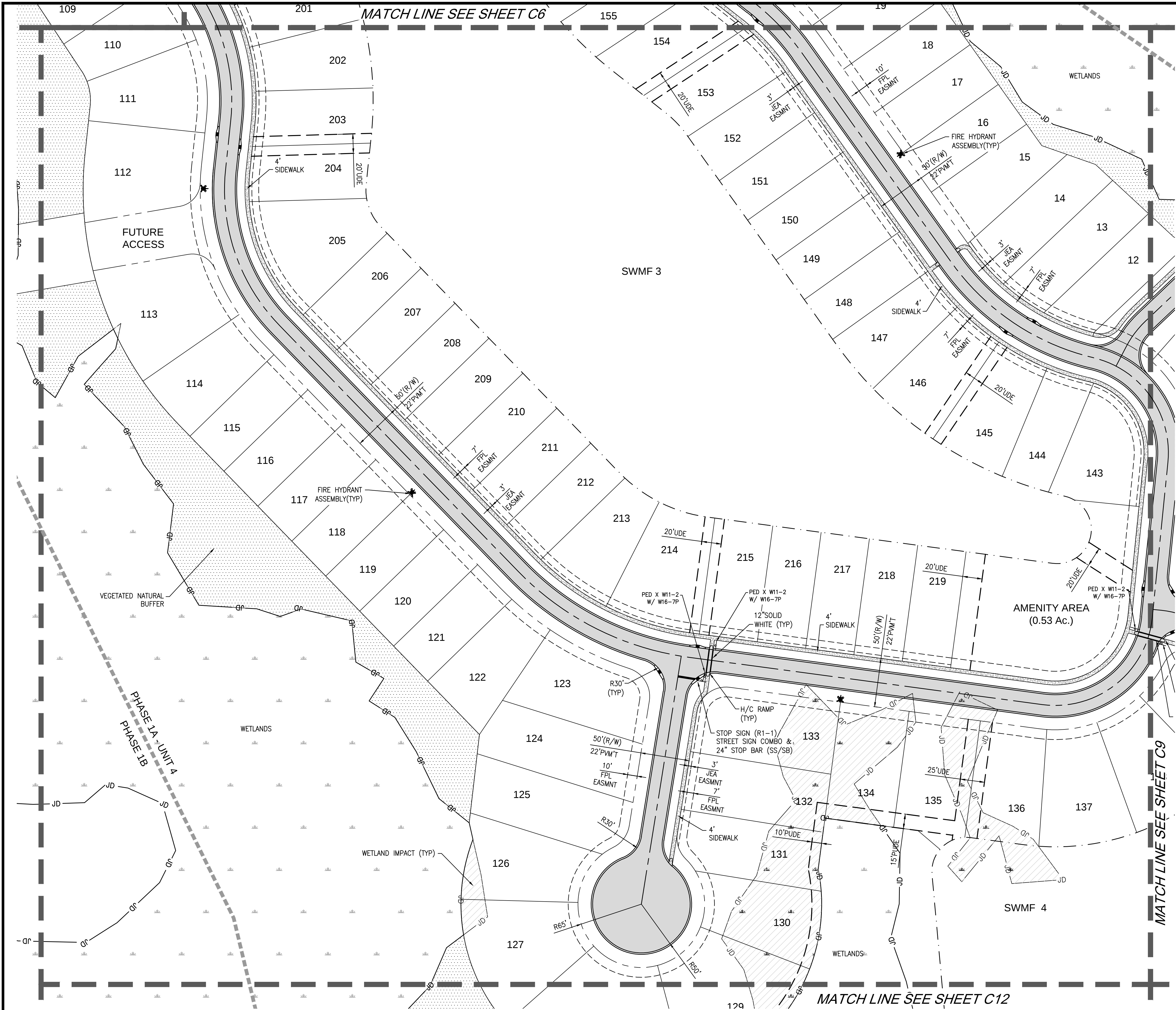
THREE RIVERS DRI

FINAL DEVELOPMENT PLAN - PHASE 1A

REVISIONS

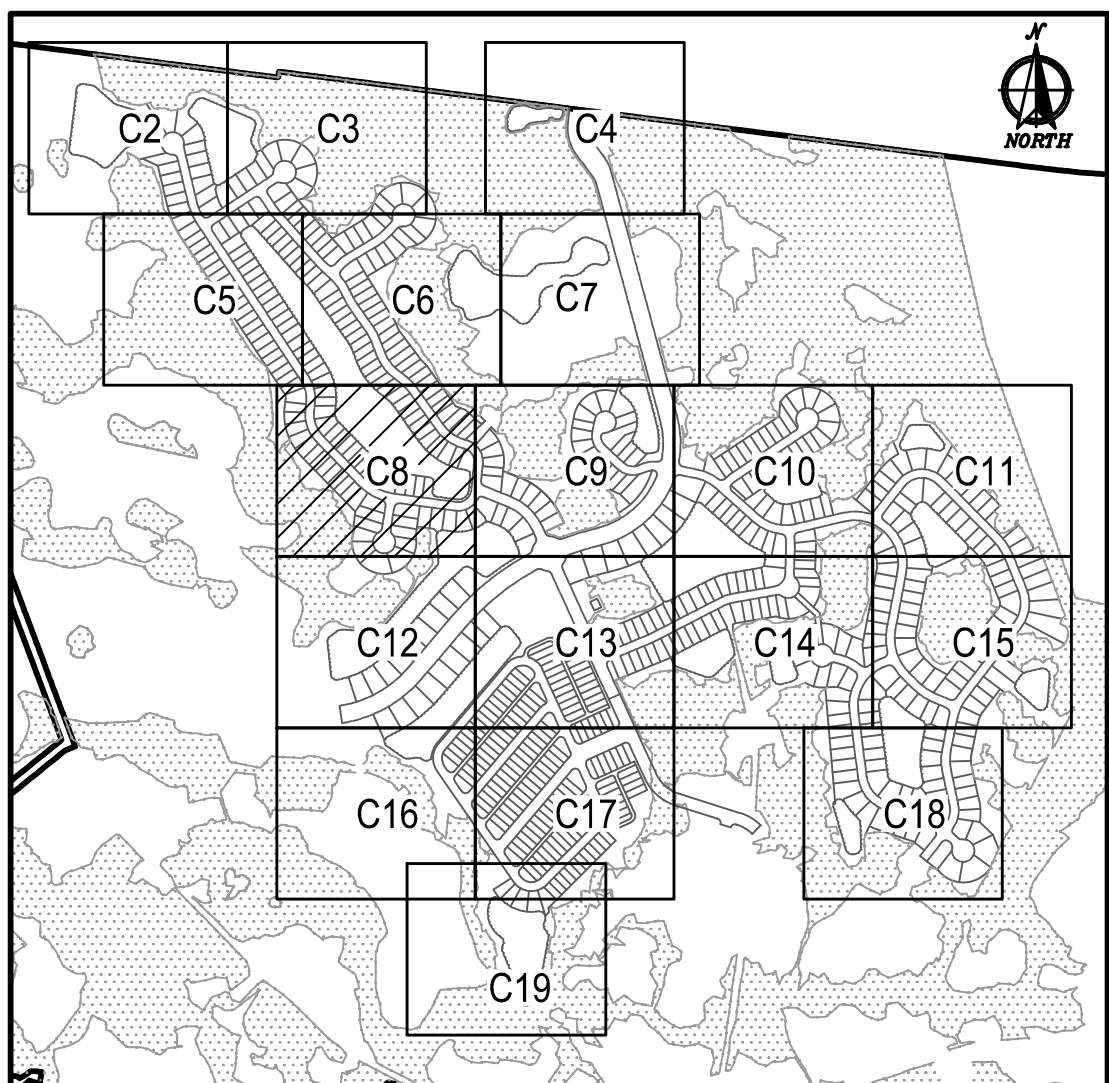
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JOB NO.: 2106.001
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C7
OF 20

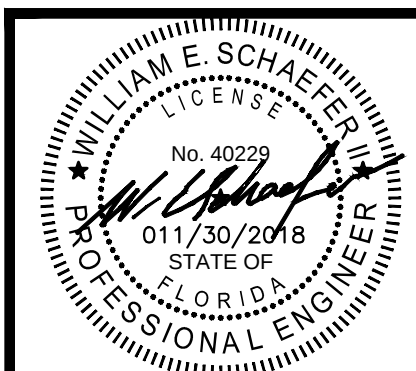
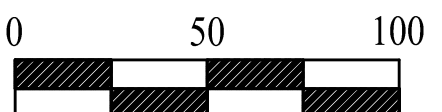


LEGEND

- SITE BOUNDARY
- PHASE LINE
- PROPOSED PAVEMENT
- WETLAND IMPACTS
- EXISTING PAVEMENT
- PUBLIC UNOBSTRUCTED DRAINAGE EASEMENT
- STOP SIGN & 24" STOP BAR
- STATE JURISDICTIONAL WETLAND LINE
- FEMA FLOOD PLANE LINE
- UPLAND BUFFER (15'MIN, 25'AVG)



KEY MAP



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FINAL DEVELOPMENT PLAN
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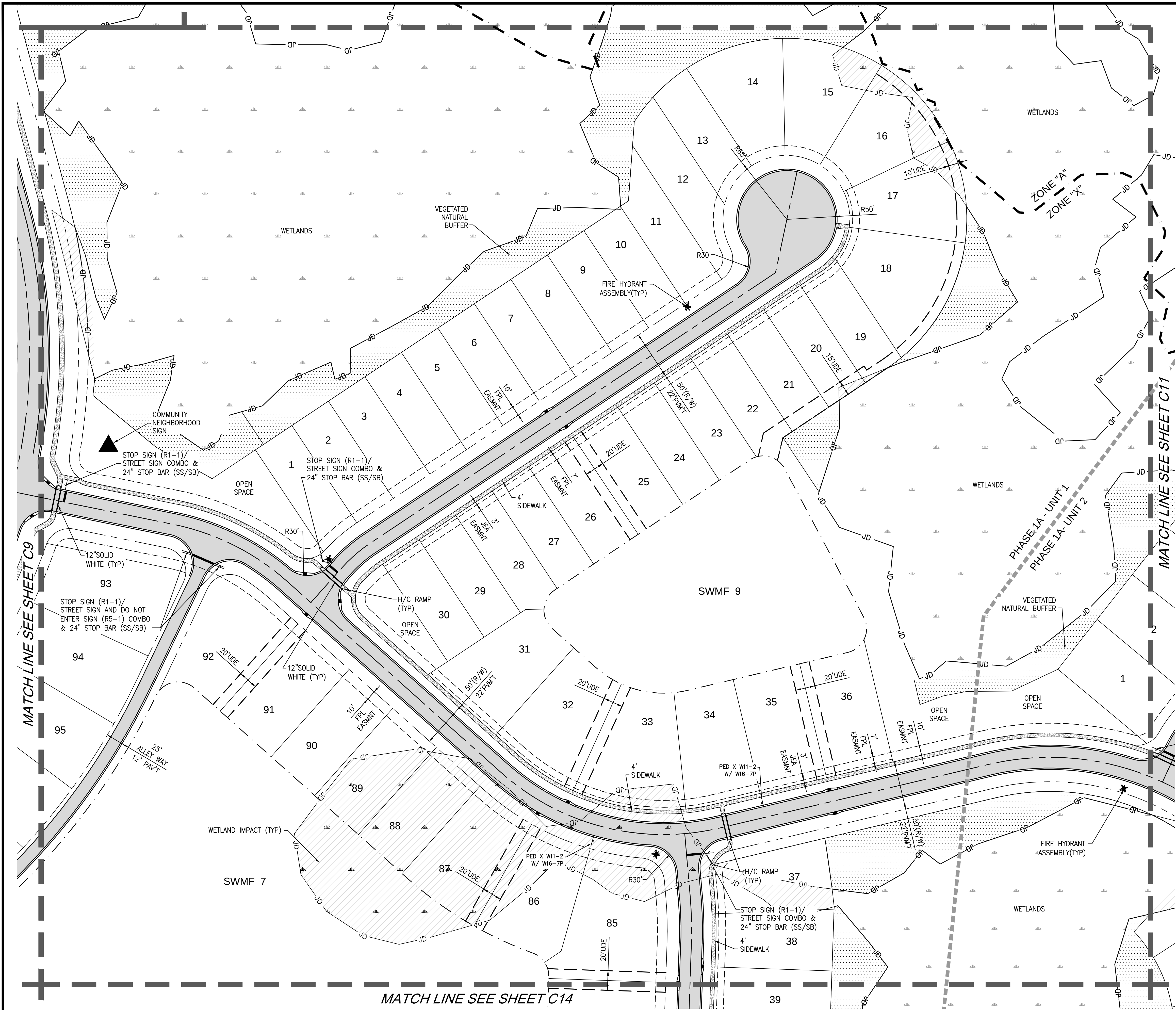
FINAL DEVELOPMENT PLAN - PHASE 1A

REVISIONS

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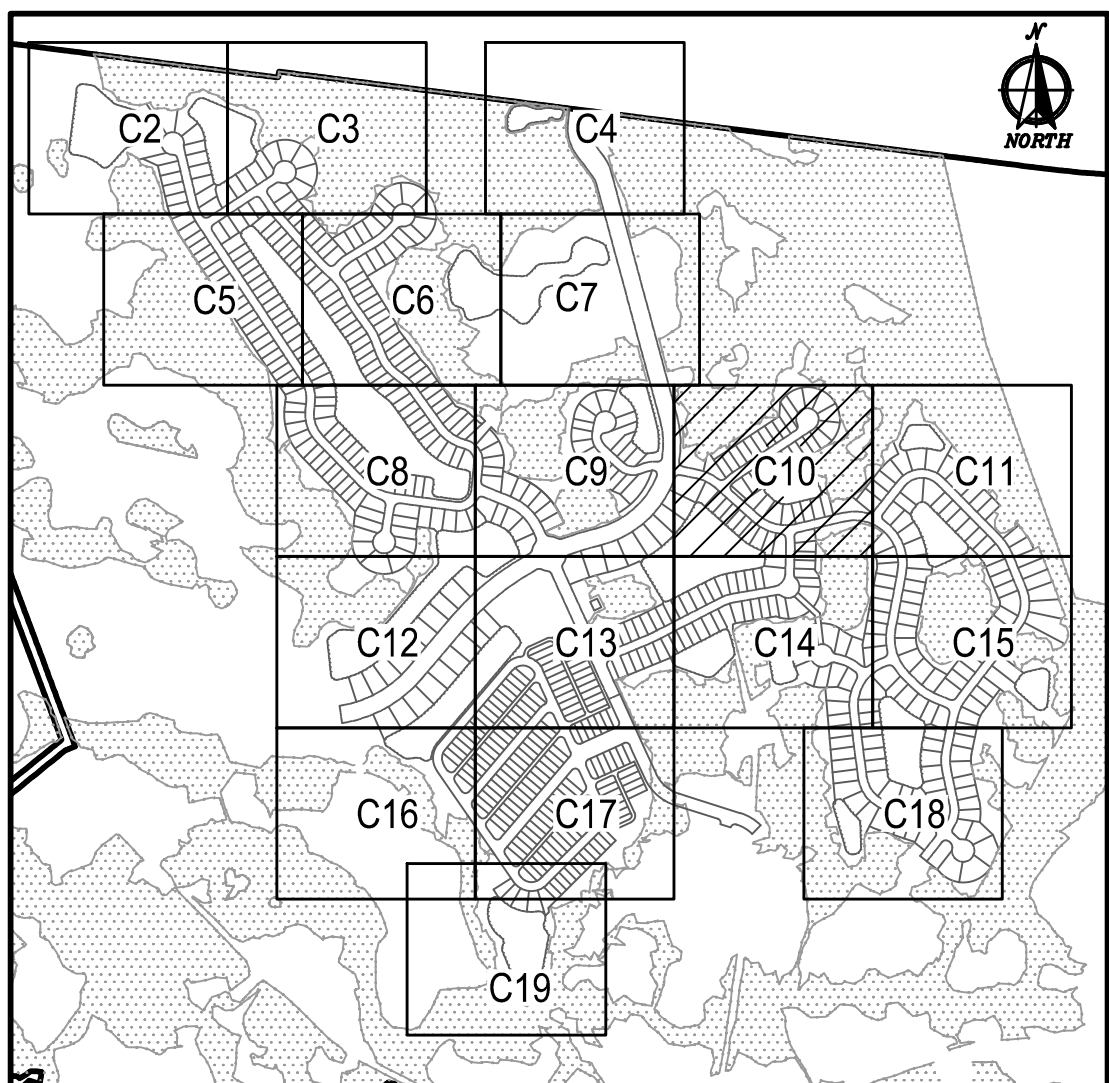
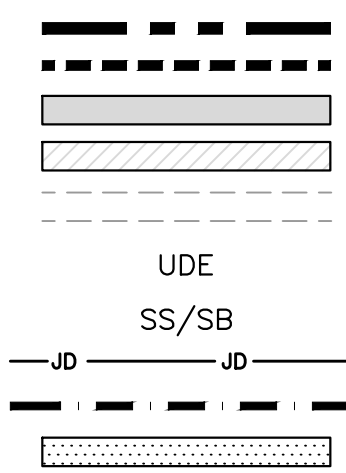
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OF 20

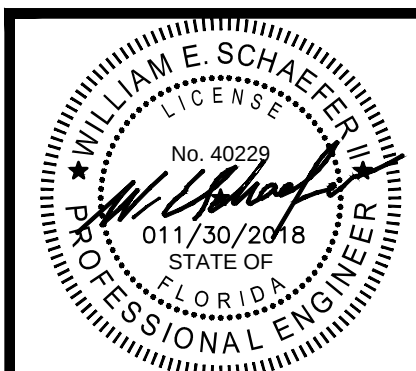
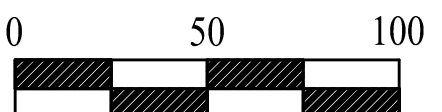


LEGEND

- SITE BOUNDARY
- PHASE LINE
- PROPOSED PAVEMENT
- WETLAND IMPACTS
- EXISTING PAVEMENT
- PUBLIC UNOBSTRUCTED DRAINAGE EASEMENT
- STOP SIGN & 24\"/>
- STATE JURISDICTIONAL WETLAND LINE
- FEMA FLOOD PLANE LINE
- UPLAND BUFFER (15'MIN, 25'AVG)



KEY MAP



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FINAL DEVELOPMENT PLAN
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FINAL DEVELOPMENT PLAN - PHASE 1A

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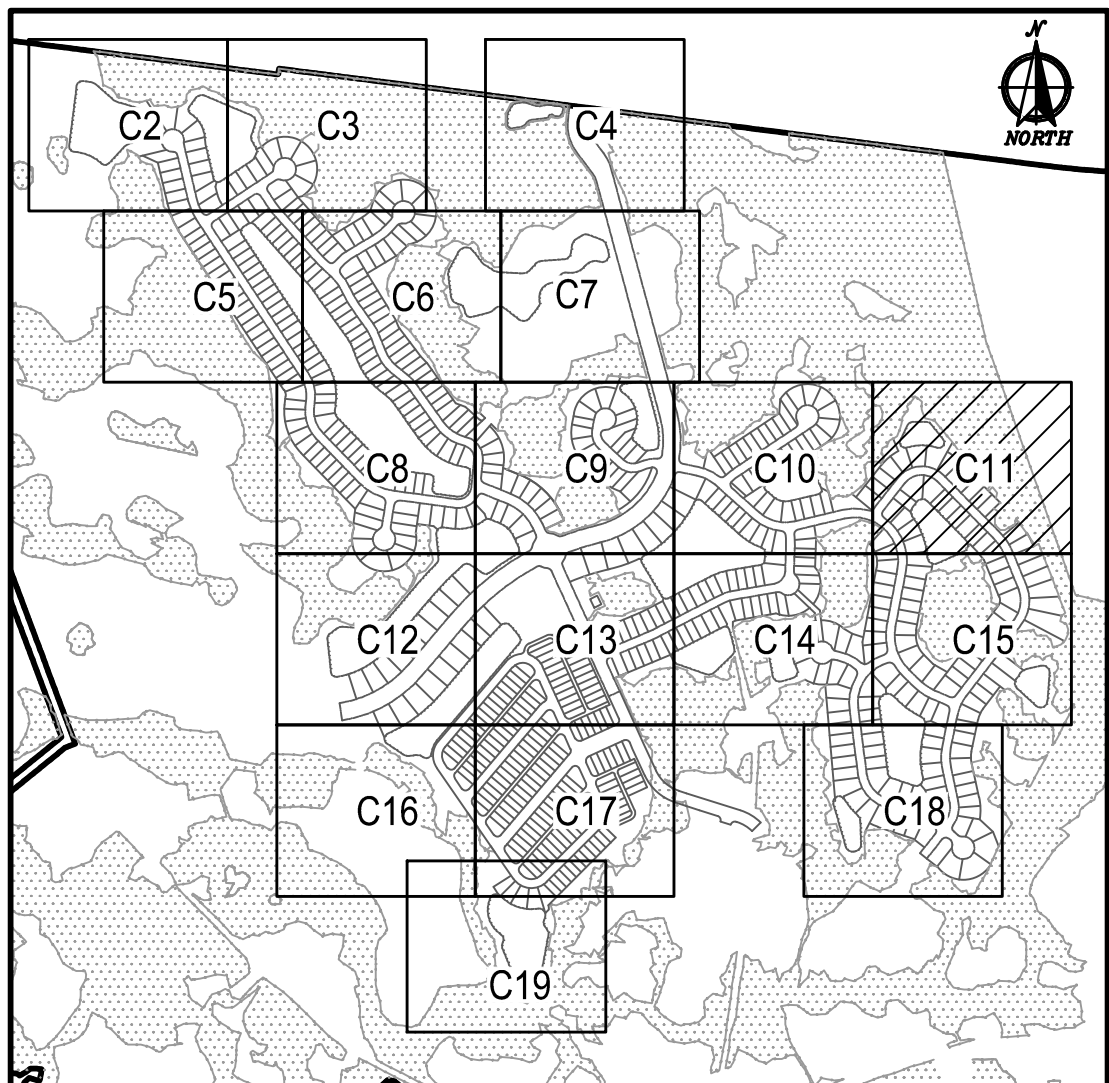
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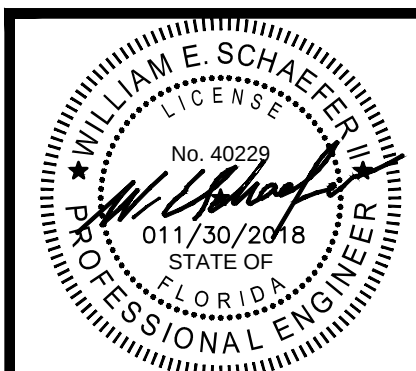
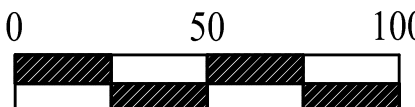


LEGEND

- SITE BOUNDARY
- PHASE LINE
- PROPOSED PAVEMENT
- WETLAND IMPACTS
- EXISTING PAVEMENT
- PUBLIC UNOBSTRUCTED DRAINAGE EASEMENT
- STOP SIGN & 24\"/>



KEY MAP



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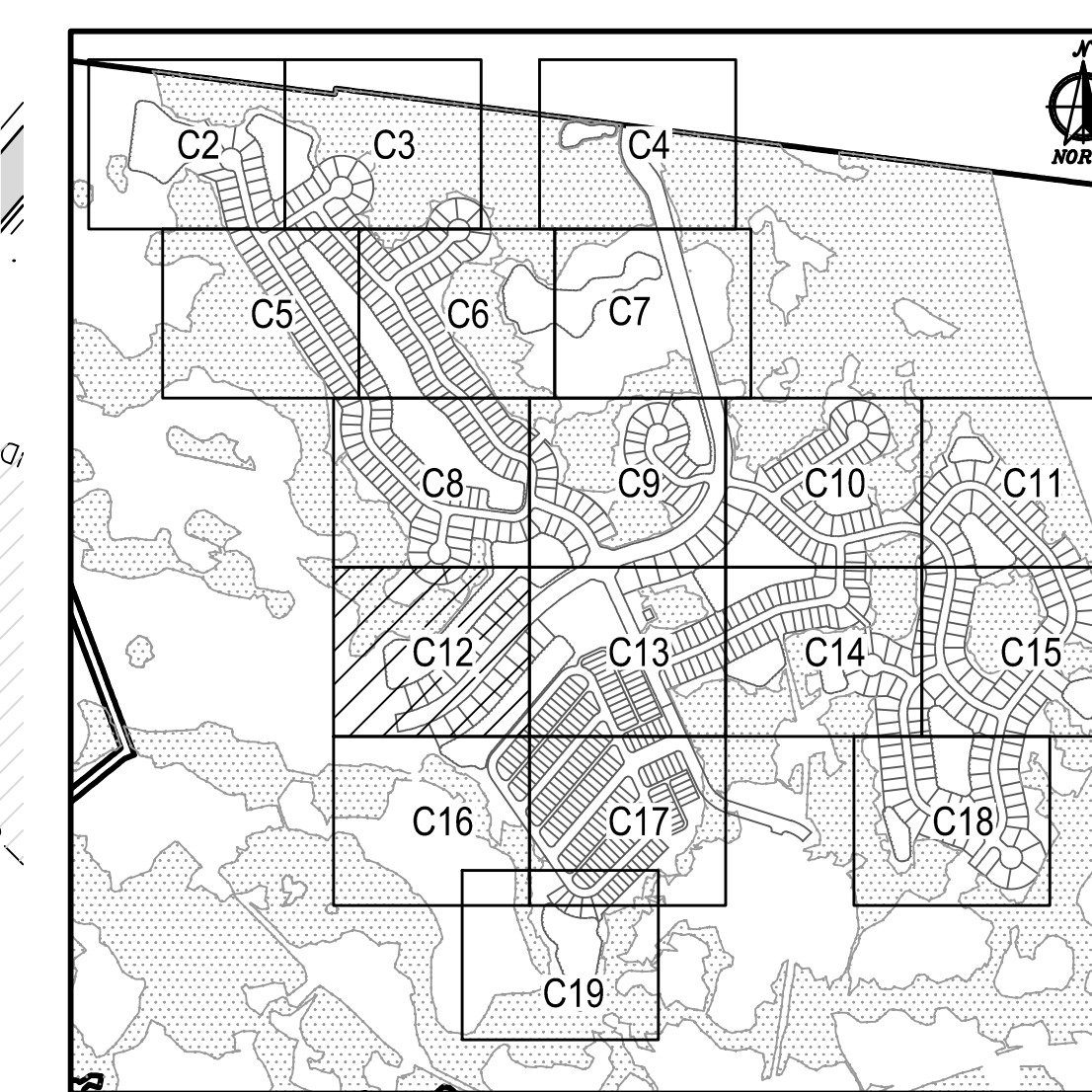
FINAL DEVELOPMENT PLAN - PHASE 1A

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© LATEST DATE HEREON
SHEET NO.

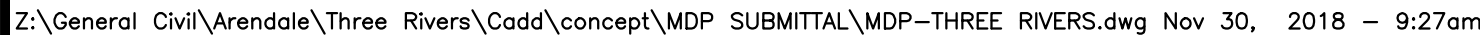
C11

OF 20



REVISIONS	
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DESIGNED BY: MsB	
CHECKED BY: WES	
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JOB NO.: 2106.001	
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C12	
OF <u>20</u>	

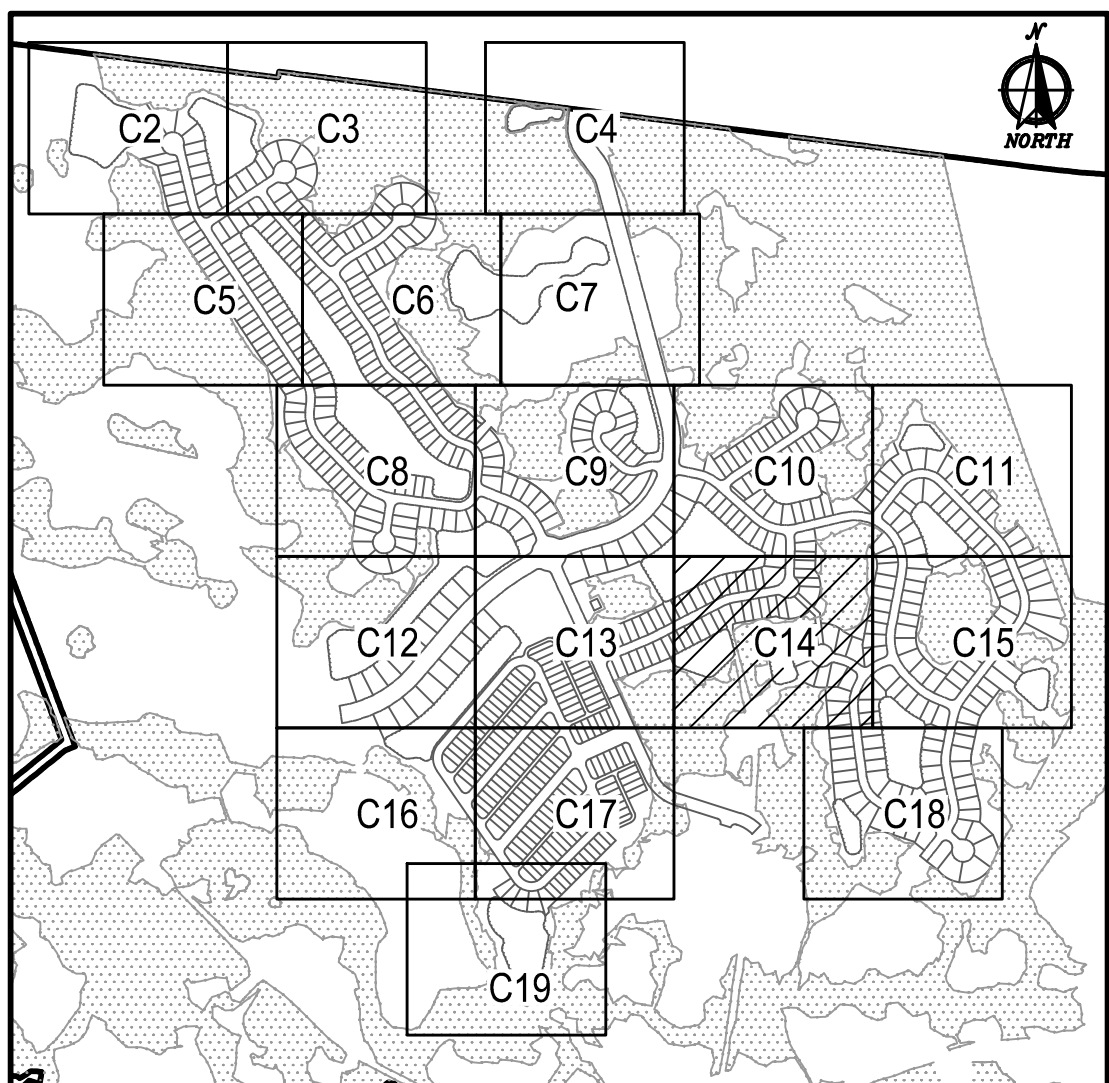
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MATCH LINE SEE SHEET C18

MATCH LINE SEE SHEET C15

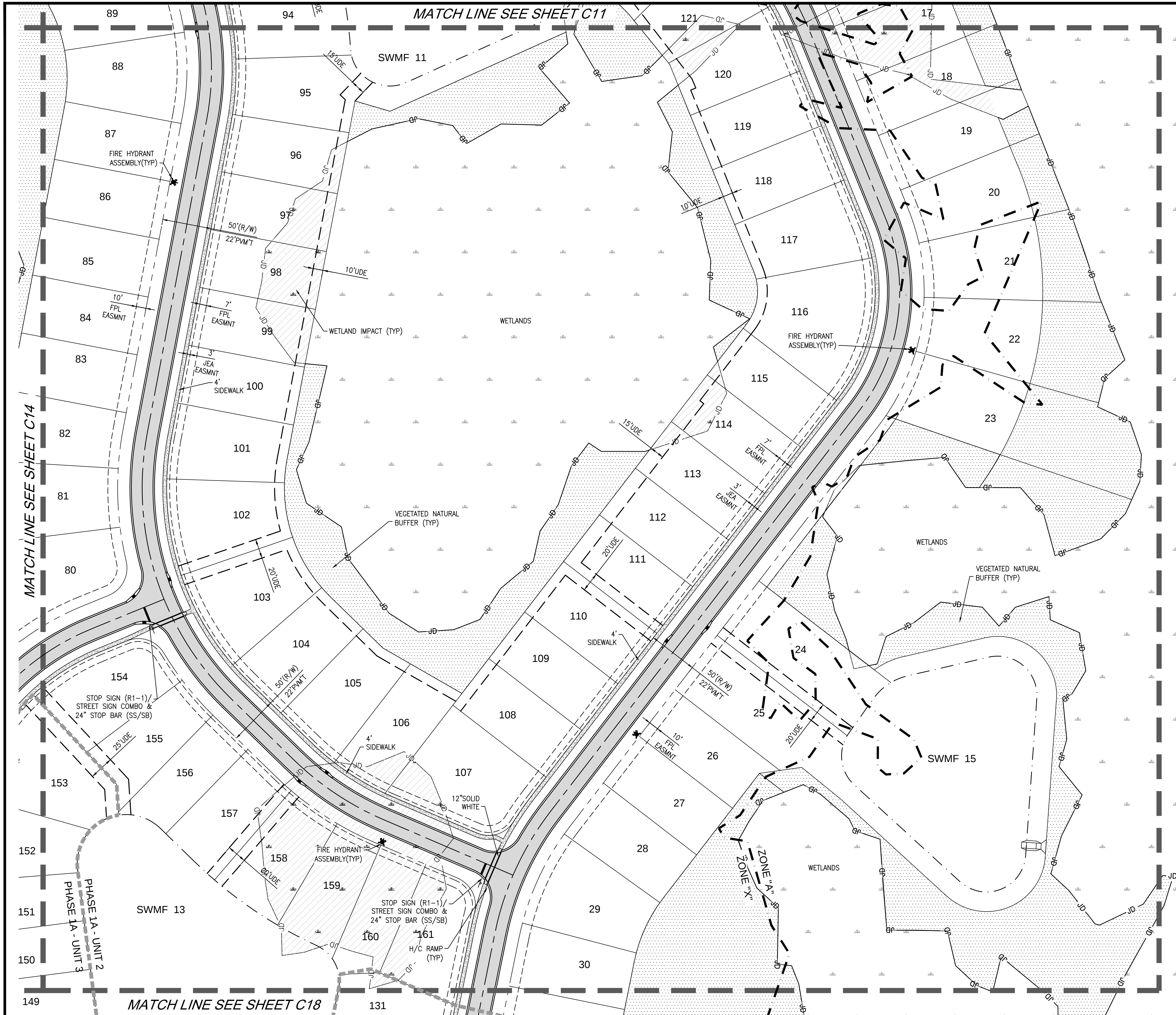
PHASE 1A - UNIT 3



KEY MAP

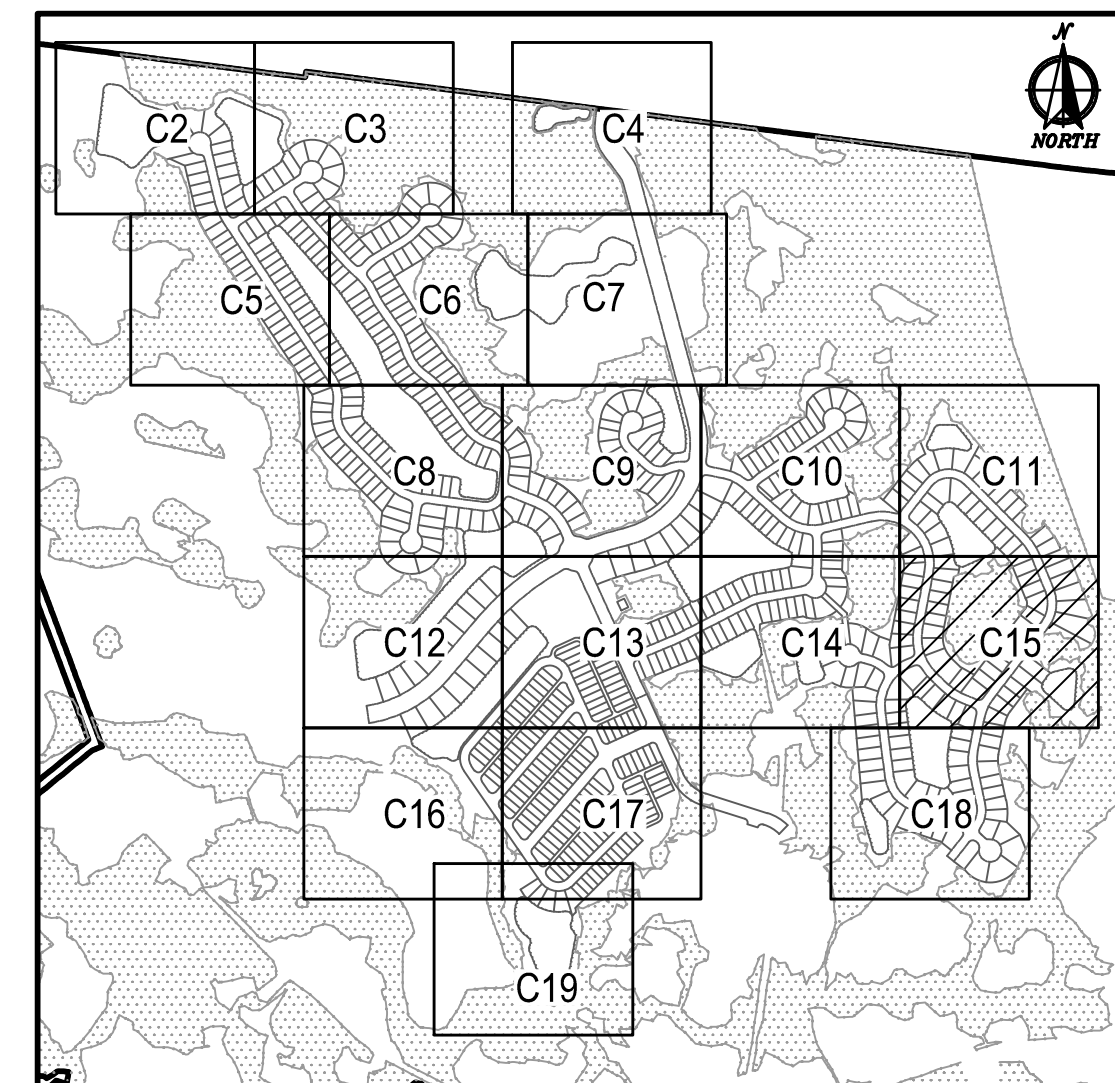
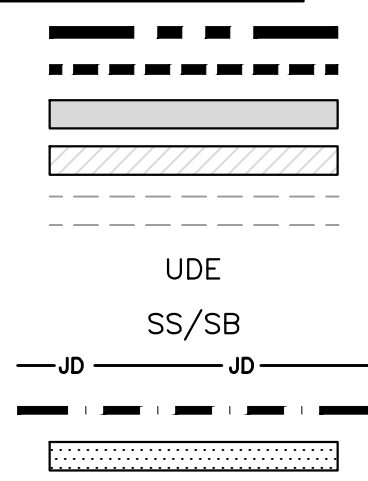
FINAL DEVELOPMENT PLAN - PHASE 1A

F 20

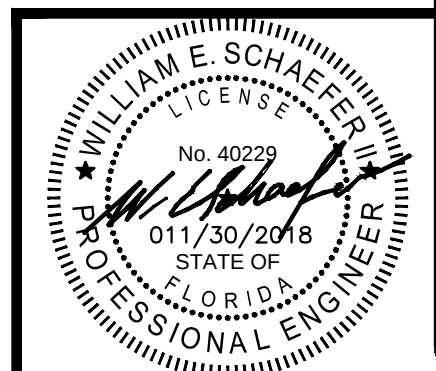
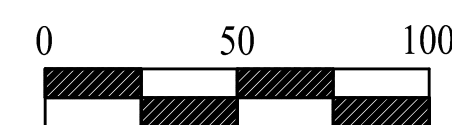


LEGEND

- SITE BOUNDARY
- PHASE LINE
- PROPOSED PAVEMENT
- WETLAND IMPACTS
- EXISTING PAVEMENT
- PUBLIC UNOBSTRUCTED DRAINAGE EASEMENT
- STOP SIGN & 24" STOP BAR
- STATE JURISDICTIONAL WETLAND LINE
- FEMA FLOOD PLANE LINE
- UPLAND BUFFER (15'MIN, 25'AVG)



KEY MAP



DOMINION ENGINEERING GROUP, INC.

PLANNERS AND ENGINEERS

4348 SOUTHPOINT BLVD, SUITE 204, JACKSONVILLE, FLORIDA 32216

TEL: 904-854-4500 C.A. NUMBER: 26821 FAX 904-854-4505

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FINAL DEVELOPMENT PLAN
FOR
THREE RIVERS DRI

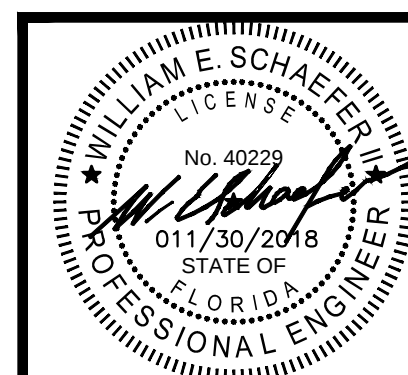
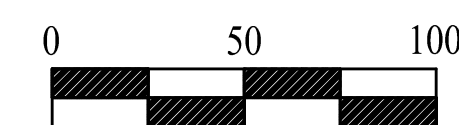
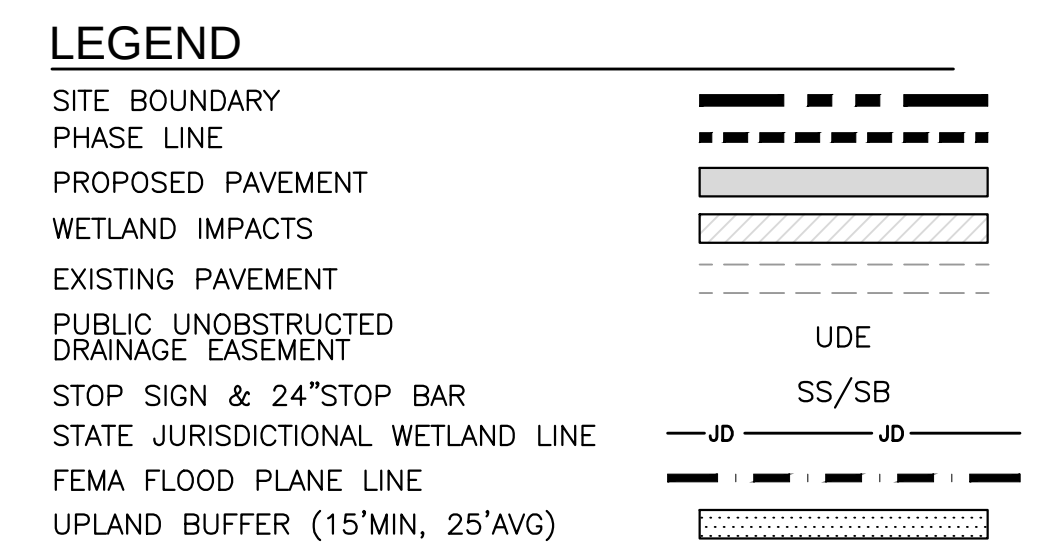
FINAL DEVELOPMENT PLAN - PHASE 1A

REVISIONS

PLOT DATE:
DRAWN BY: GWM
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SCALE: AS NOTED
JOB NO.: 2106.001
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C15

OF 20



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C16
OF 20

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FINAL DEVELOPMENT PLAN FOR

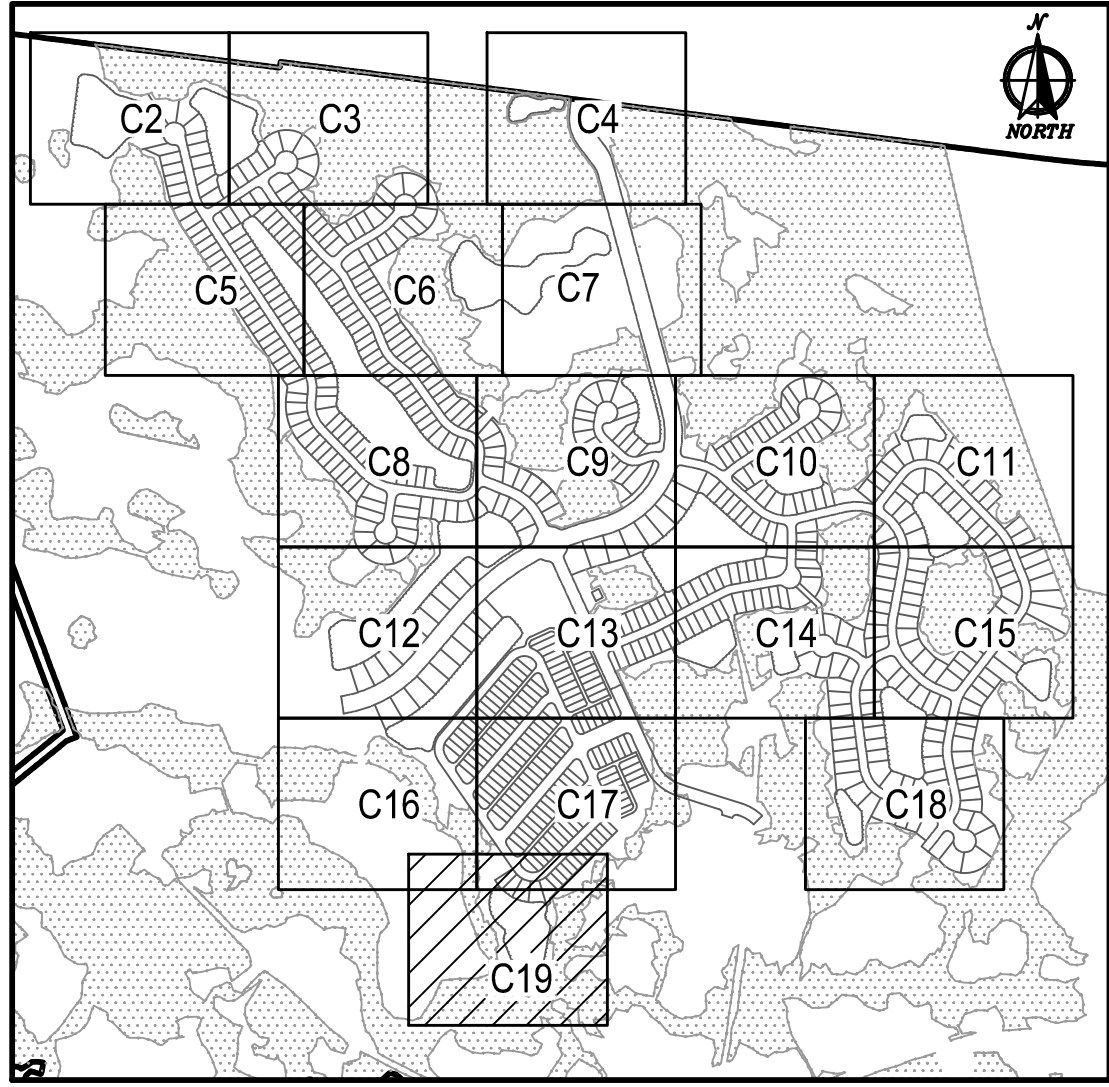
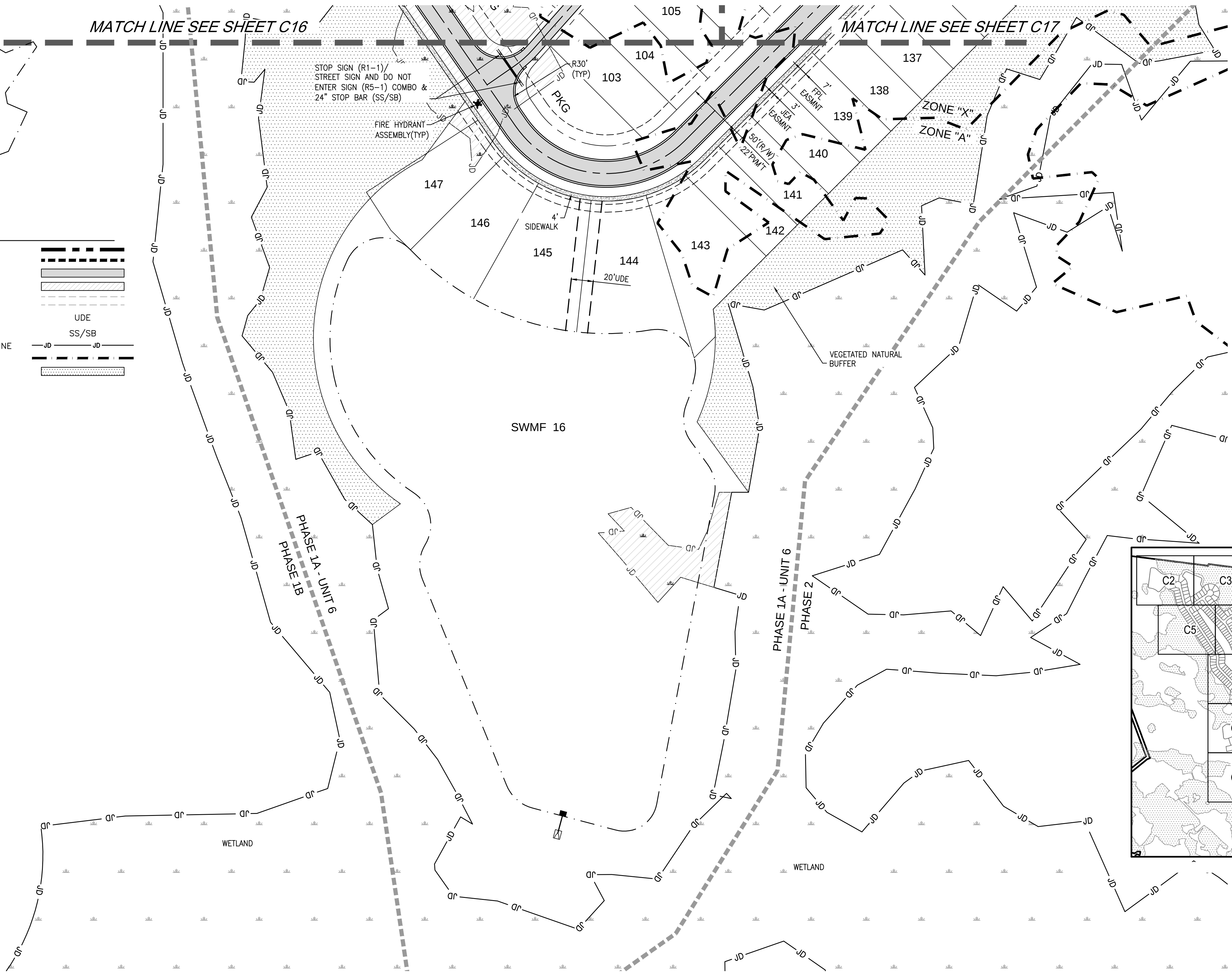
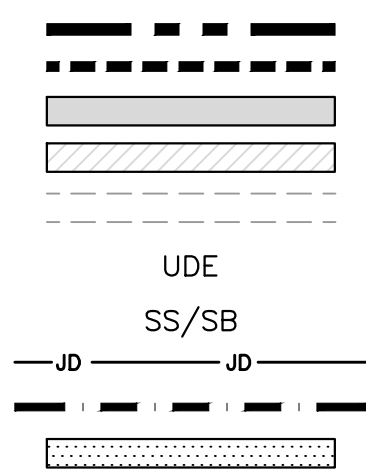
FOR
THREE RIVERS DRI

FINAL DEVELOPMENT PLAN - PHASE 1A

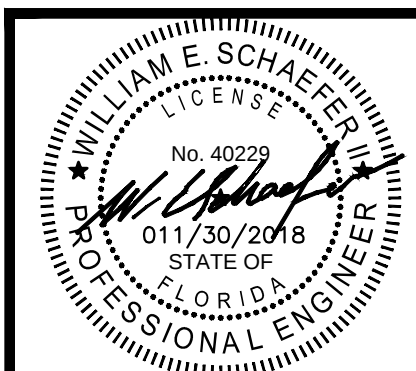
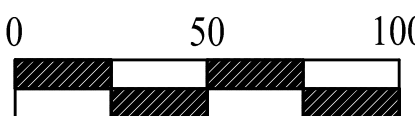


LEGEND

SITE BOUNDARY
PHASE LINE
PROPOSED PAVEMENT
WETLAND IMPACTS
EXISTING PAVEMENT
PUBLIC UNOBSTRUCTED
DRAINAGE EASEMENT
STOP SIGN & 24" STOP BAR
STATE JURISDICTIONAL WETLAND LINE
FEMA FLOOD PLANE LINE
UPLAND BUFFER (15'MIN, 25'AVG)



KEY MAP



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FINAL DEVELOPMENT PLAN - PHASE 1A

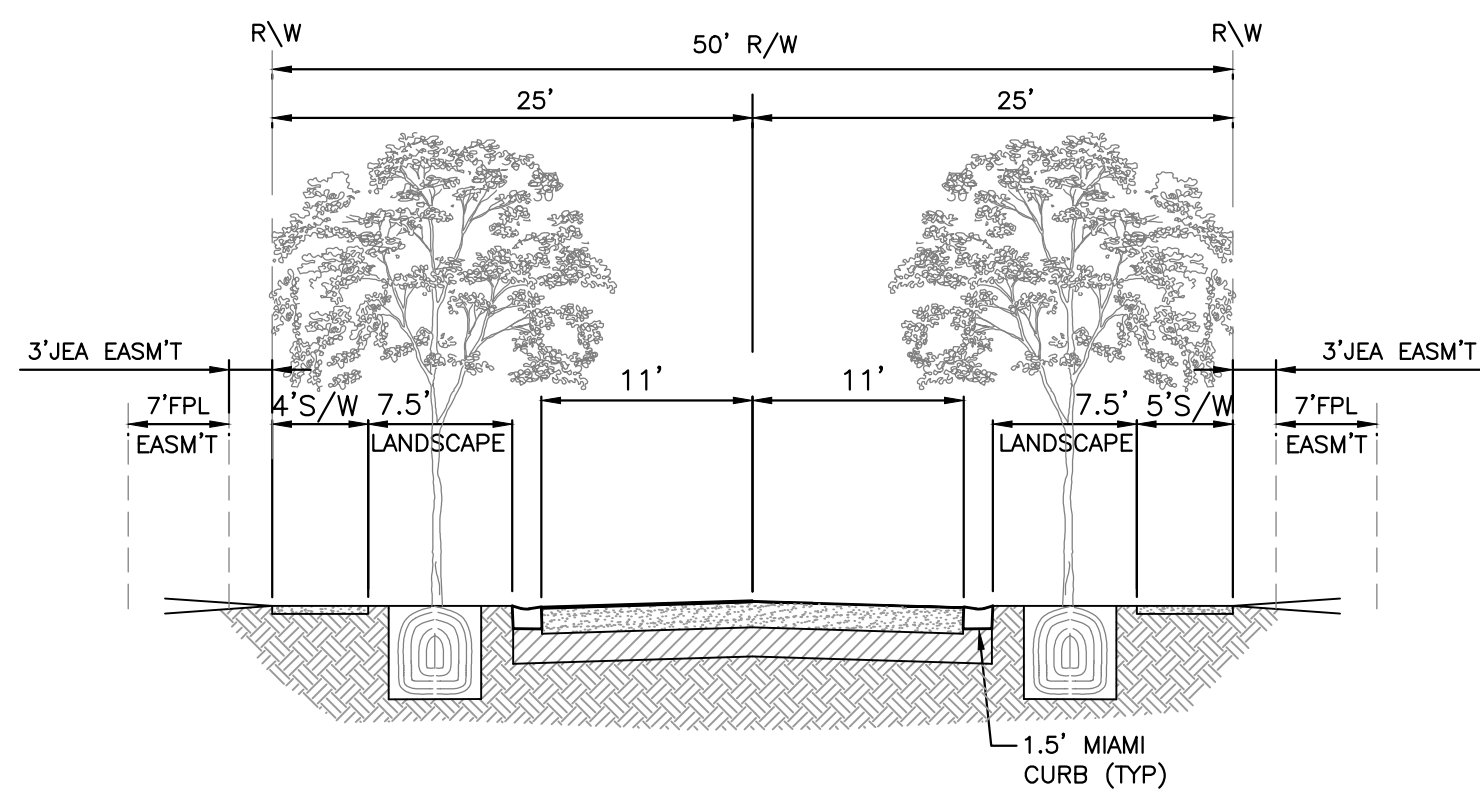
FINAL DEVELOPMENT PLAN
FOR
THREE RIVERS DRI

REVISIONS

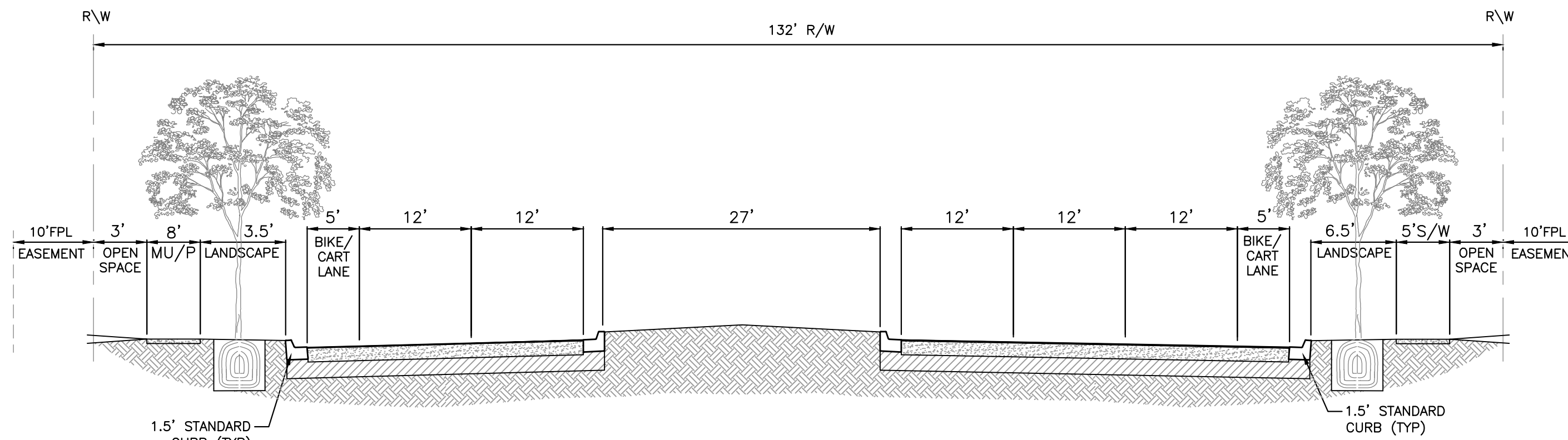
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DESIGNED BY: MsB
CHECKED BY: WES
SCALE: AS NOTED
JOB NO.: 2106.001
© LATEST DATE HEREON
SHEET NO.

C19

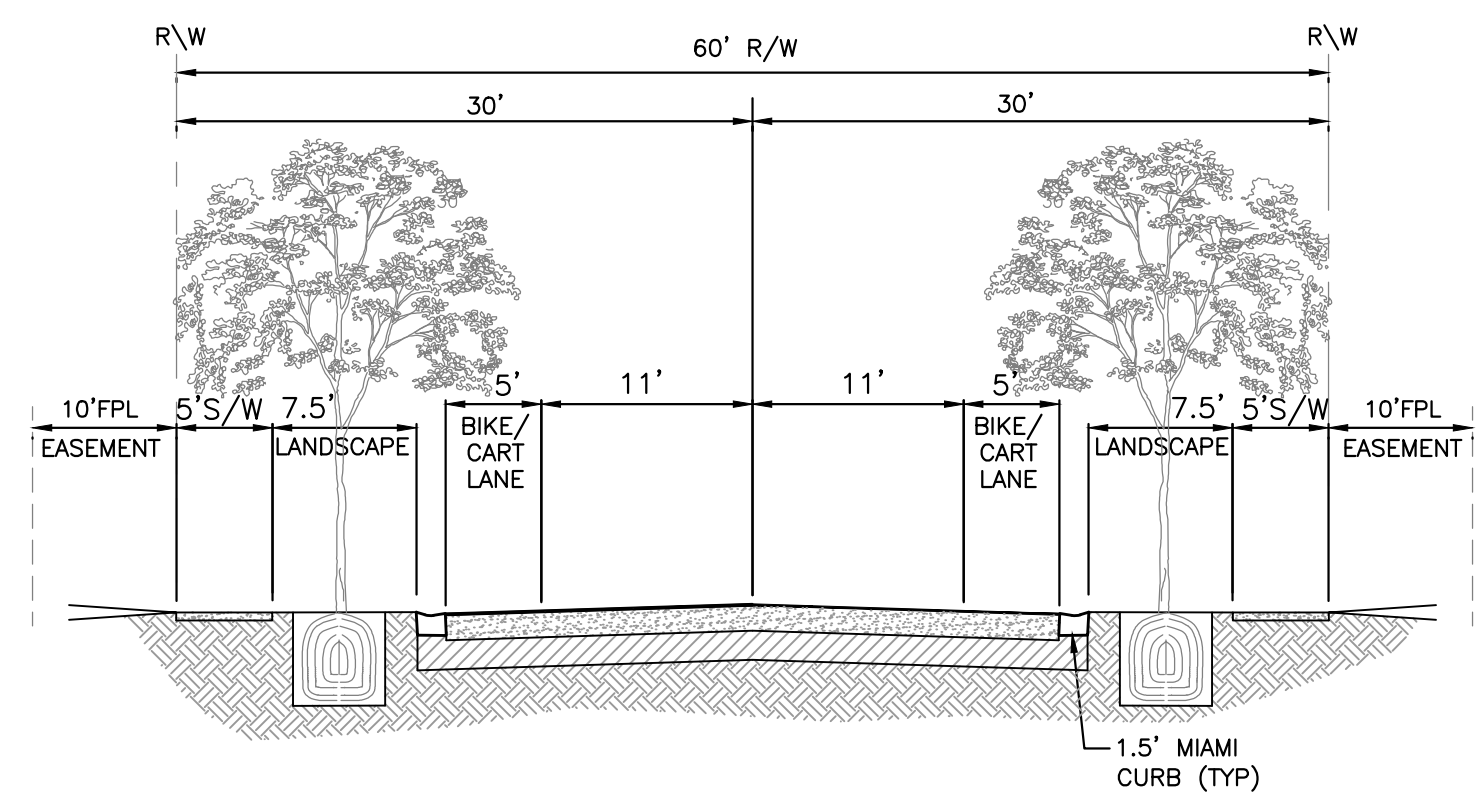
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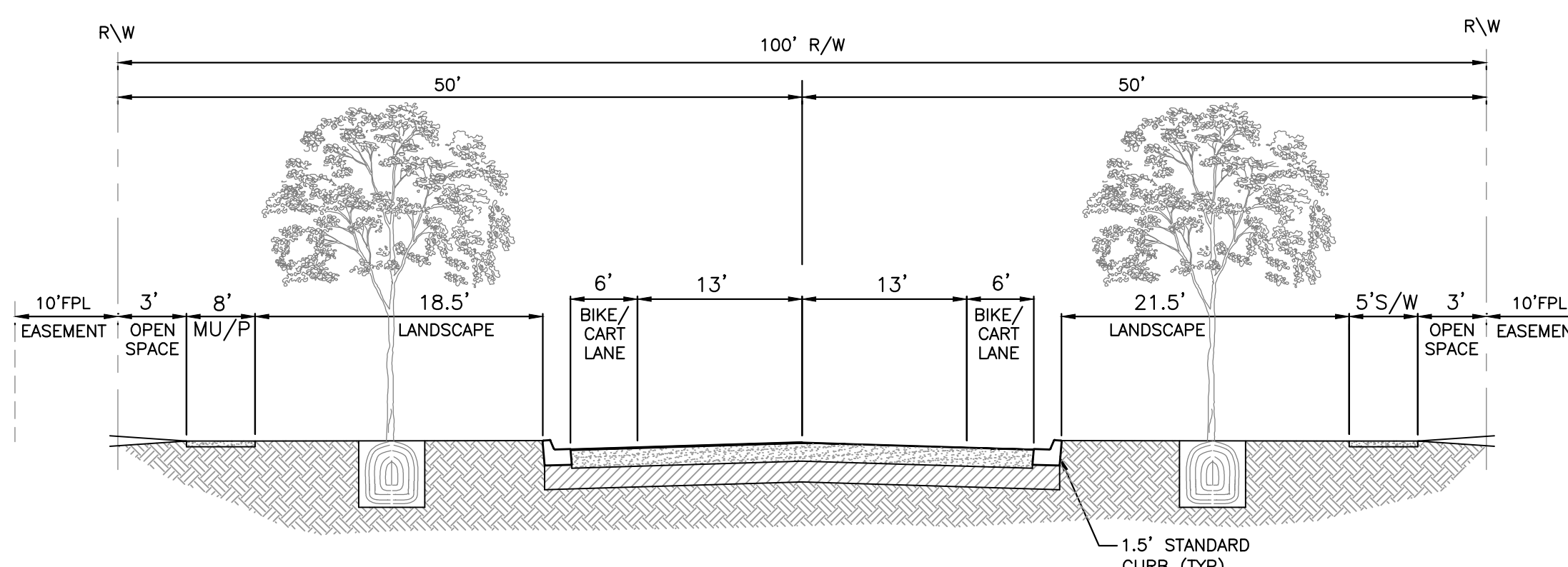
TYPICAL LOCAL ROAD SECTION (50'R/W)
ROAD TYPE "E"
N.T.S.



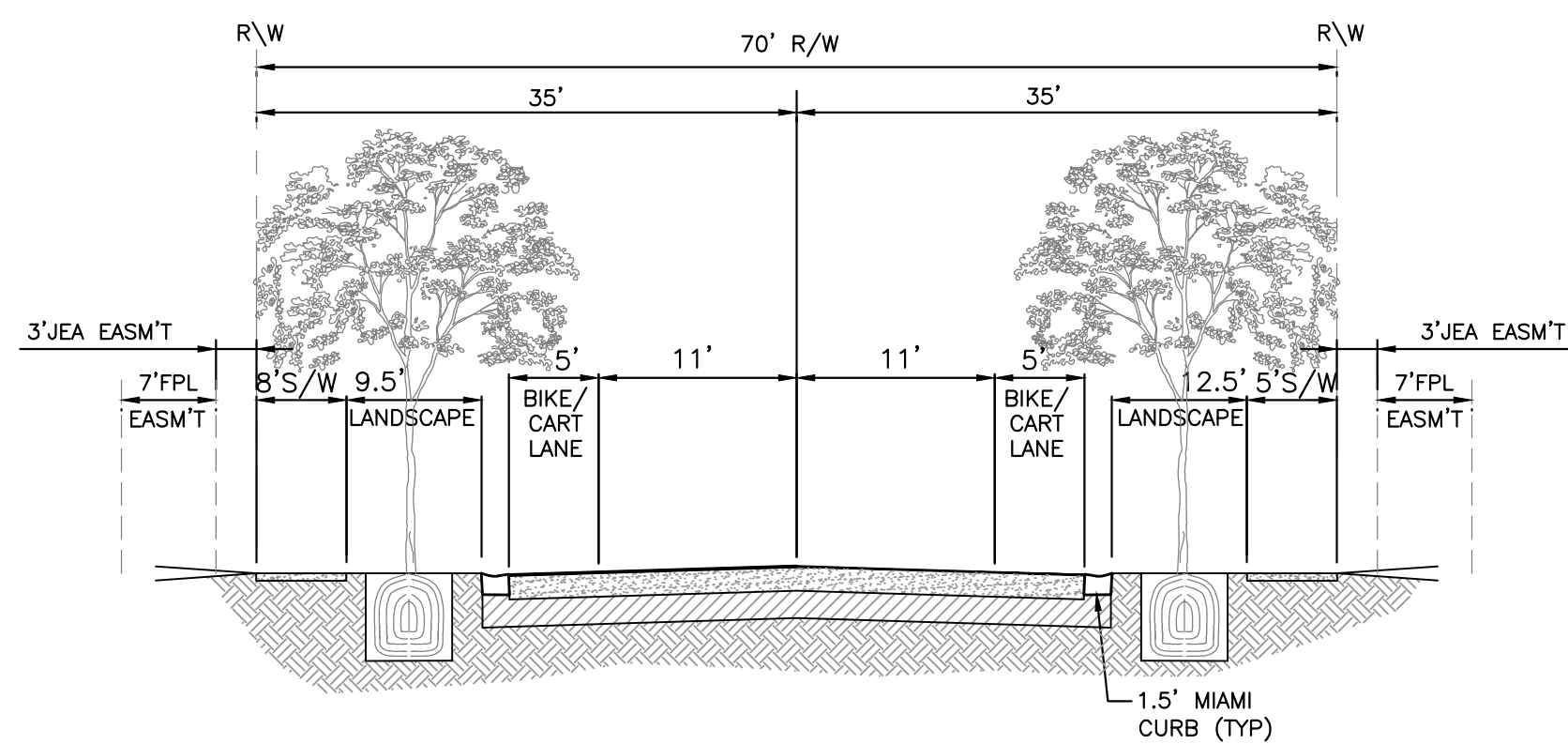
TYPICAL SPINE ROAD WITH MEDIAN SECTION
ENTRANCE ROAD
N.T.S.



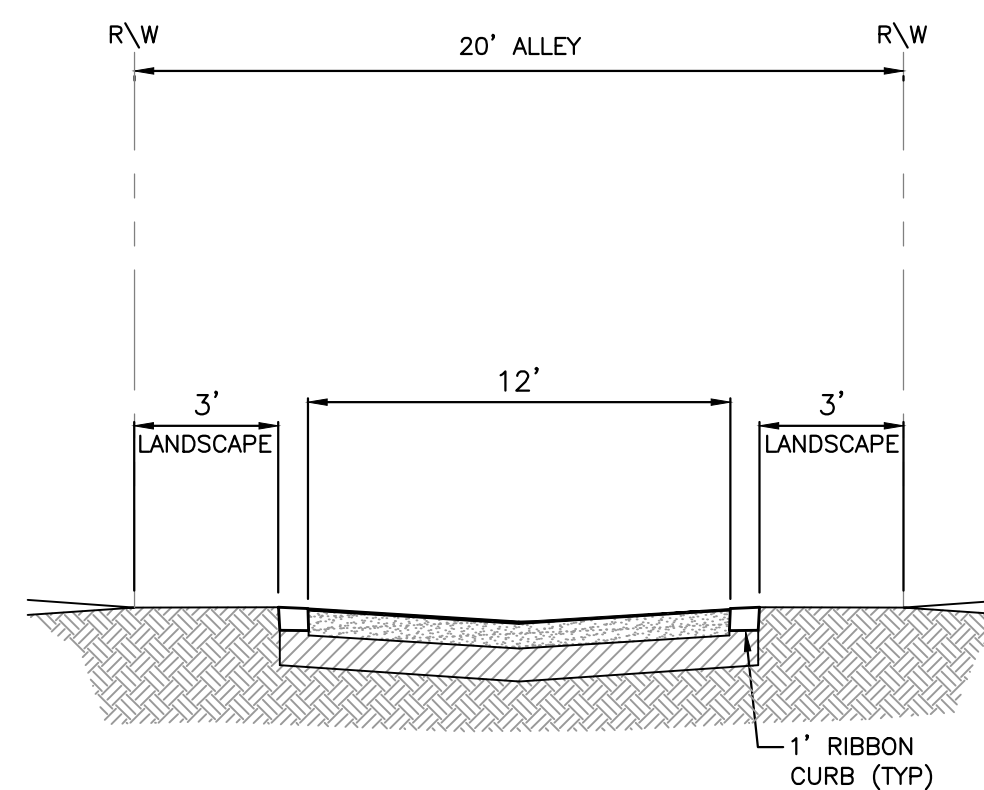
TYPICAL LOCAL ROAD SECTION (60'R/W)
ROAD TYPE "C"
N.T.S.



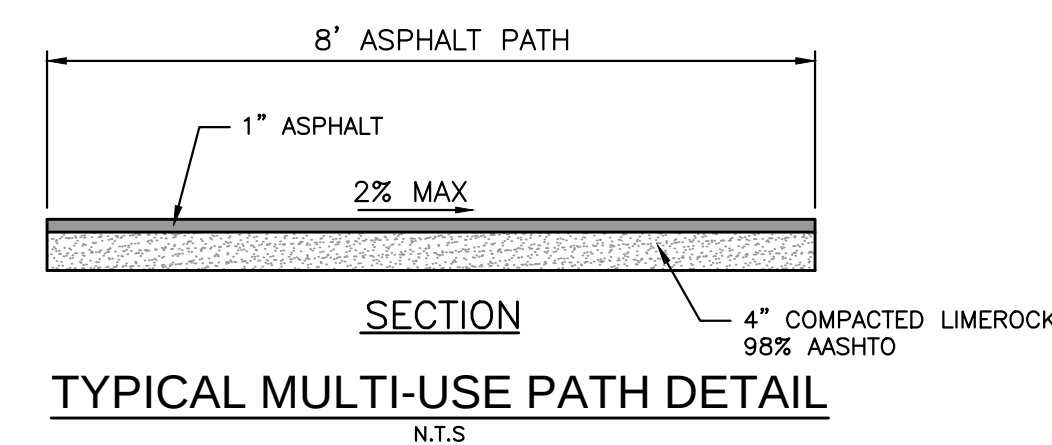
TYPICAL SPINE ROAD SECTION
ROAD TYPE "B"
N.T.S.



TYPICAL LOCAL ROAD SECTION (70'R/W)
ROAD TYPE "B"
N.T.S.



TYPICAL LOCAL ROAD SECTION (ALLEY)
ROAD TYPE "H"
N.T.S.



SECTION
TYPICAL MULTI-USE PATH DETAIL
N.T.S.

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FINAL DEVELOPMENT PLAN

FOR
THREE RIVERS DRI

ROADWAY CROSS SECTIONS AND DETAILS

REVISIONS

PLOT DATE:
DRAWN BY: GWM
DESIGNED BY: MSB
CHECKED BY: WES
SCALE: AS NOTED
JOB NO.: 2106.001
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SHEET NO.

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OF 20

