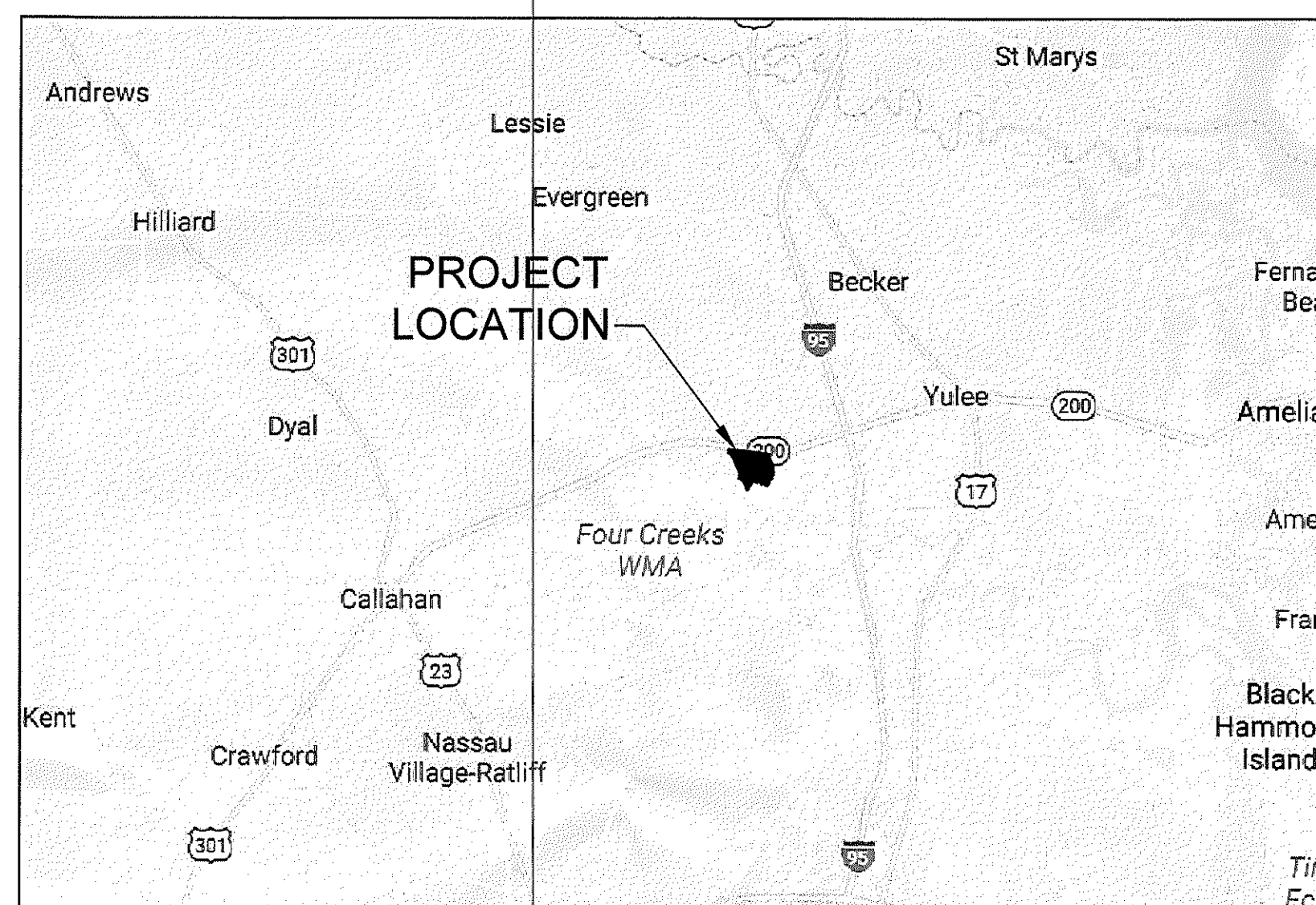


TRIBUTARY (F.K.A THREE RIVERS DRI) FINAL DEVELOPMENT PLAN PHASE 1A

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

Nassau County, Florida
APPROVAL OF:
PLAT SITE PLAN
Date: 3/10/2020
Department of Planning and Economic Opportunity
Date: 03/10/2020
Engineering Dept.
Date: 3/10/2020
Fire/Rescue Dept.
Date: 3/10/2020
Health Dept.
Date: 3/10/2020
Building Dept.
Date: 3/10/2020

NOTE: PLAN APPROVAL DOES NOT CONSTITUTE APPROVAL TO VIOLATE ANY ADOPTED FEDERAL, STATE OR LOCAL LAW, CODE OR ORDINANCE
A SEPARATE CONSTRUCTION PERMIT MAY BE REQUIRED BY THE NASSAU COUNTY BUILDING DEPARTMENT



LOCATION MAP
N.T.S.

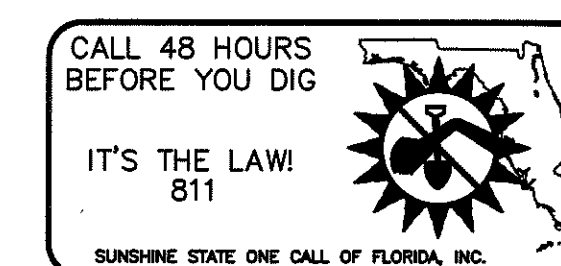
INDEX OF DRAWINGS

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 DEVELOPERS, LLC
7807 BAYMEADOWS ROAD EAST, SUITE 205
JACKSONVILLE, FL 32256
CONTACT: LIAM O'REILLY, P.E.
TEL: (904) 996-2485

ENGINEER: DOMINION ENGINEERING GROUP, INC.
4348 SOUTHPPOINT BLVD, SUITE 201
JACKSONVILLE, FLORIDA 32216
CONTACT: WILLIAM E. SCHAEFER, P.E.
TEL: (904) 854-4500 FAX: (904) 854-4505



REVISIONS	
FDP SUBMITTAL	08/30/2018
FDP SUBMITTAL	09/25/2018
FDP SUBMITTAL	10/13/2018
FDP SUBMITTAL	11/30/2018
FDP SUBMITTAL	10/17/2019
FDP MODCP SUBMITTAL	11/27/2019
FDP SUBMITTAL	02/20/2020
FDP SUBMITTAL	02/28/2020

W. E. Schaefer 3/10/20
WILLIAM E. SCHAEFER, P.E.
FLA. REGISTERED ENGINEER # 40229 T-1

DEG JOB No. 2106.004-TRIBUTARY (F.K.A. THREE RIVERS DRI)



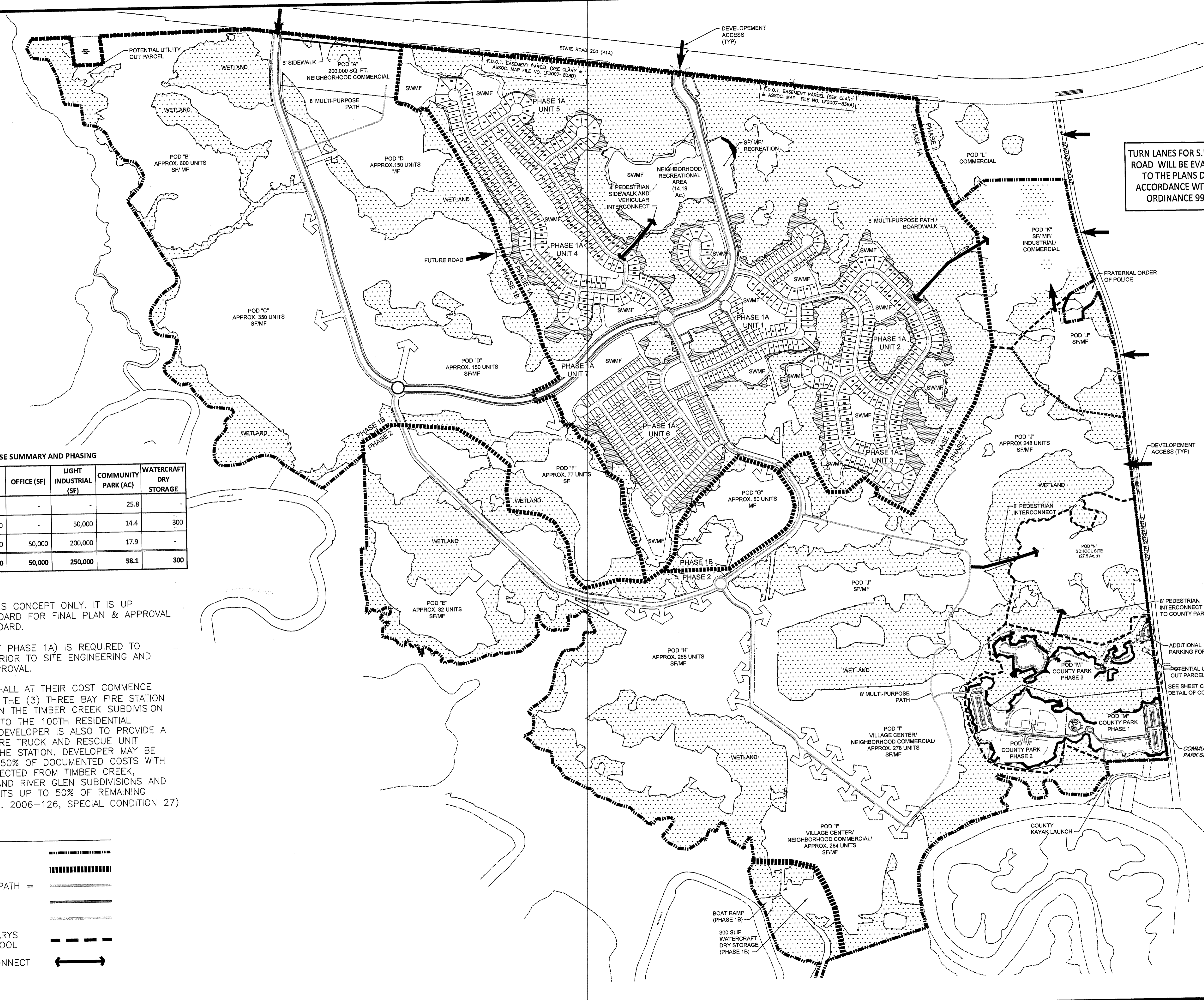
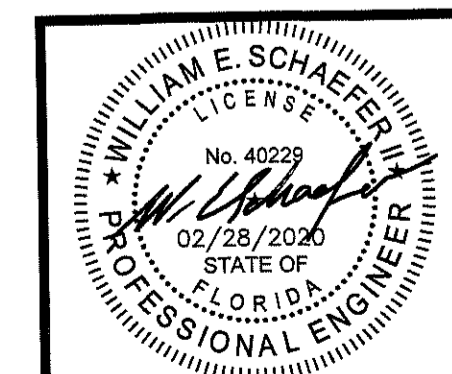
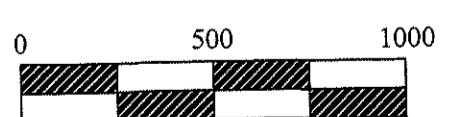
TURN LANES FOR S.R. 200 AND EDWARDS ROAD WILL BE EVALUATED AND ADDED TO THE PLANS DURING DESIGN, IN ACCORDANCE WITH NASSAU COUNTY ORDINANCE 99-17, SECTION 9.8.

DOMINION ENGINEERING GROUP, INC.
 PLANNERS AND ENGINEERS
 4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
 TEL: 904-854-4500 C.A. NUMBER: 26821 www.dem-eng.com
 FAX 904-854-4505

FINAL DEVELOPMENT PLAN
 FOR
 TRIBUTARY DRI (F.K.A. THREE RIVERS)
 INCREMENTAL FINAL DEVELOPMENT PLAN

REVISIONS

PLOT DATE:
 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	671	-	-	-	25.8	-
PHASE 1B	769	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

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	FRONTAGE /WIDTH	AREA SF	Acres	UNIT	LOT NBR	LOT TYPOLOGY	FRONTAGE /WIDTH	AREA SF	Acres	UNIT	LOT NBR	LOT TYPOLOGY	FRONTAGE /WIDTH	AREA SF	Acres	UNIT	LOT NBR	LOT TYPOLOGY	FRONTAGE /WIDTH	AREA SF	Acres	UNIT	LOT NBR	LOT TYPOLOGY	FRONTAGE /WIDTH	AREA SF	Acres	UNIT	LOT NBR	LOT TYPOLOGY	FRONTAGE /WIDTH	AREA SF	Acres						
1	1	SF COTTAGE	45	5485	0.13	1	61	SF COTTAGE	50	6000	0.14	2	124	SF COTTAGE	66	7831	0.18	2	184	SF COTTAGE	60	7200	0.17	3	232	SF COTTAGE	58	6552	0.15	4	285	SF COTTAGE	59	7635	0.18	4	345	SF COTTAGE	50	6000	0.14
1	2	SF COTTAGE	45	5400	0.12	1	62	SF COTTAGE	50	6000	0.14	2	125	SF COTTAGE	62	7228	0.17	2	185	SF COTTAGE	60	7200	0.17	3	233	SF COTTAGE	60	7200	0.17	4	286	SF COTTAGE	57	8033	0.18	4	346	SF COTTAGE	50	6000	0.14
1	3	SF COTTAGE	45	5400	0.12	1	63	SF COTTAGE	60	7200	0.17	2	126	SF COTTAGE	60	7200	0.17	2	186	SF COTTAGE	60	7200	0.17	3	234	SF COTTAGE	50	6000	0.14	4	287	SF COTTAGE	61	8699	0.2	4	347	SF COTTAGE	60	7200	0.17
1	4	SF COTTAGE	45	5400	0.12	1	64	SF COTTAGE	60	7200	0.17	2	127	SF COTTAGE	60	7200	0.17	2	187	SF COTTAGE	60	7200	0.17	3	235	SF COTTAGE	50	6000	0.14	4	288	SF COTTAGE	61	8699	0.2	4	348	SF COTTAGE	100	9602	0.22
1	5	SF COTTAGE	45	5400	0.12	1	65	SF COTTAGE	50	6000	0.14	2	128	SF COTTAGE	54	9097	0.21	2	188	SF COTTAGE	60	7200	0.17	3	236	SF COTTAGE	64	10539	0.24	4	289	SF COTTAGE	54	8604	0.2	4	349	SF COTTAGE	83	7540	0.17
1	6	SF COTTAGE	45	5400	0.12	1	66	SF COTTAGE	50	6000	0.14	2	129	SF COTTAGE	57	9675	0.22	2	189	SF COTTAGE	94	8901	0.2	3	237	SF COTTAGE	79	7590	0.17	4	290	SF COTTAGE	54	8604	0.2	4	350	SF COTTAGE	50	6000	0.14
1	7	SF COTTAGE	45	5400	0.12	1	67	SF COTTAGE	50	6000	0.14	2	130	SF COTTAGE	63	10158	0.23	2	190	SF COTTAGE	108	10016	0.23	3	238	SF COTTAGE	53	6711	0.15	4	291	SF COTTAGE	71	8768	0.2	4	351	SF COTTAGE	50	6000	0.14
1	8	SF COTTAGE	45	5400	0.12	1	68	SF COTTAGE	54	6328	0.15	2	131	SF COTTAGE	63	10909	0.25	2	191	SF COTTAGE	61	8252	0.19	3	239	SF COTTAGE	47	10179	0.23	4	292	SF COTTAGE	50	6000	0.14	4	352	SF COTTAGE	50	6000	0.14
1	9	SF COTTAGE	45	5400	0.12	1	69	SF COTTAGE	55	6461	0.15	2	132	SF COTTAGE	58	9451	0.22	2	192	SF COTTAGE	56	8161	0.19	3	240	SF COTTAGE	49	10461	0.24	4	293	SF COTTAGE	46	7253	0.17	4	353	SF COTTAGE	50	6000	0.14
1	10	SF COTTAGE	45	5400	0.12	1	70	SF COTTAGE	50	6000	0.14	2	133	SF COTTAGE	60	7200	0.17	2	193	SF COTTAGE	56	7842	0.18	3	241	SF COTTAGE	50	9381	0.22	4	294	SF COTTAGE	49	7715	0.18	4	354	SF COTTAGE	50	6000	0.14
1	11	SF COTTAGE	45	6185	0.14	1	71	SF COTTAGE	50	6000	0.14	2	134	SF COTTAGE	60	7200	0.17	2	194	SF COTTAGE	66	9124	0.21	3	242	SF COTTAGE	51	9698	0.22	4	295	SF COTTAGE	50	7890	0.18	4	355	SF COTTAGE	50	6000	0.14
1	12	SF COTTAGE	82	7219	0.17	1	72	SF COTTAGE	50	6000	0.14	2	135	SF COTTAGE	60	7200	0.17	2	195	SF COTTAGE	66	9254	0.21	3	243	SF COTTAGE	49	9313	0.21	4	296	SF COTTAGE	55	6989	0.16	4	356	SF COTTAGE	50	6000	0.14
1	13	SF COTTAGE	48	5567	0.13	1	73	SF COTTAGE	52	7066	0.16	2	136	SF COTTAGE	60	7200	0.17	2	196	SF COTTAGE	57	8555	0.2	3	244	SF COTTAGE	61	8065	0.19	4	297	SF COTTAGE	51	7606	0.17	4	357	SF COTTAGE	131	10427	0.24
1	14	SF COTTAGE	45	8470	0.19	1	74	SF COTTAGE	50	6748	0.15	2	137	SF COTTAGE	65	7800	0.18	2	197	SF COTTAGE	59	7371	0.17	3	245	SF COTTAGE	106	12782	0.29	4	298	SF COTTAGE	55	7962	0.18	4	358	SF COTTAGE	57	6823	0.16
1	15	SF COTTAGE	46	8641	0.20	1	75	SF COTTAGE	50	6904	0.16	2	138	SF COTTAGE	58	7984	0.18	2	198	SF COTTAGE	60	7200	0.17	3	246	SF COTTAGE	96	8825	0.2	4	299	SF COTTAGE	65	7144	0.16	4	359	SF COTTAGE	57	6810	0.16
1	16	SF COTTAGE	45	8558	0.20	1	76	SF COTTAGE	60	8492	0.19	2	139	SF COTTAGE	61	8494	0.19	2	199	SF COTTAGE	60	7200	0.17	3	247	SF COTTAGE	70	7204	0.17	4	300	SF COTTAGE	50	6000	0.14	4	360	SF COTTAGE	46	7050	0.16
1	17	SF COTTAGE	46	8693	0.20	1	77	SF COTTAGE	60	8717	0.20	2	140	SF COTTAGE	60	9171	0.21	2	200	SF COTTAGE	60	7200	0.17	3	248	SF COTTAGE	50	6000	0.14	4	301	SF COTTAGE	50	6010	0.14	4	361	SF COTTAGE	46	6975	0.16
1	18	SF COTTAGE	48	10410	0.24	1	78	SF COTTAGE	50	7436	0.17	2	141	SF COTTAGE	60	9231	0.21	2	201	SF COTTAGE	60	7200	0.17	3	249	SF COTTAGE	50	6000	0.14	4	302	SF COTTAGE	55	6617	0.15	4	362	SF COTTAGE	48	6718	0.15
1	19	SF COTTAGE	45	5408	0.12	1	79	SF COTTAGE	56	7727	0.18	2	142	SF COTTAGE	60	9165	0.21	2	202	SF COTTAGE	78	8265	0.19	3	250	SF COTTAGE	50	6000	0.14	4	303	SF COTTAGE	55	6626	0.15	4	363	SF COTTAGE	50	6000	0.14
1	20	SF COTTAGE	45	5400	0.12	1	80	SF COTTAGE	52	6315	0.14	2	143	SF COTTAGE	57	10714	0.25	2	203	SF COTTAGE	100	3389	0.08	3	251	SF COTTAGE	49	6389	0.15	4	304	SF COTTAGE	51	6197	0.14	4	364	SF COTTAGE	50	6000	0.14
1	21	SF COTTAGE	45	5400	0.12	1	81	SF COTTAGE	48	7450	0.17	2	144	SF COTTAGE	56	12757	0.29	2	204	SF COTTAGE	106	9931	0.23	3	252	SF COTTAGE	67	10833	0.25	4	305	SF COTTAGE	52	6563	0.15	4	365	SF COTTAGE	50	6000	0.14
1	22	SF COTTAGE	45	5645	0.13	1	82	SF COTTAGE	52	6155	0.14	2	145	SF COTTAGE	56	15669	0.36	2	205	SF COTTAGE	69	7734	0.18	3	253	SF COTTAGE	65	9867	0.23	4	306	SF COTTAGE	52	7074	0.16	4	366	SF COTTAGE	50	6000	0.14
1	23	SF COTTAGE	45	5400	0.12	1	83	SF COTTAGE	56	7052	0.16	2	146	SF COTTAGE	72	19390	0.45	2	206	SF COTTAGE	74	8207	0.19	3	254	SF COTTAGE	50	10466	0.24	4	307	SF COTTAGE	51	7317	0.17	4	367	SF COTTAGE	50	6000	0.14
1	24	SF COTTAGE	45	5400	0.12	1	84	SF COTTAGE	50	5964	0.14	2	147	SF COTTAGE	70	11658	0.27	2	207	SF COTTAGE	60	7736	0.18	3	255	SF COTTAGE	50	10466	0.24	4	308	SF COTTAGE	52	6688	0.15	4	368	SF COTTAGE	60	7200	0.17
1	25	SF COTTAGE	55	6600	0.15	1	85	SF COTTAGE	60	6615	0.15	2	148	SF COTTAGE	70	11480	0.26	2	208	SF COTTAGE	201	11739	0.27	3	256	SF COTTAGE	50	7029	0.16	4	309	SF COTTAGE	52	6175	0.14	4	369	SF COTTAGE	55	6600	0.15
1	26	SF COTTAGE	55	6600	0.15	1	86	SF COTTAGE	60	6615	0.15	2	149	SF COTTAGE	60	7200	0.17	2	209	SF COTTAGE	60	7200	0.17	3	257	SF COTTAGE	50	6920	0.16	4	310	SF COTTAGE	52	6175	0.14	4	370	SF COTTAGE	50	6000	0.14
1	27	SF COTTAGE	45	5400	0.12	1	87	SF COTTAGE	50	5513	0.13	2	150	SF COTTAGE	60	7200	0.17	2	210	SF COTTAGE	60	7200	0.17	3	258	SF COTTAGE	50	6920	0.16	4	311	SF COTTAGE	61	6785	0.16	4	371	SF COTTAGE	50	6000	0.14
1	28	SF COTTAGE	45	5550	0.13	1	88	SF COTTAGE	50	5706	0.13	2	151	SF COTTAGE	65	7610	0.17	2	211	SF COTTAGE	65	7800	0.18	3	259	SF COTTAGE	50	6812	0.16	4	312	SF COTTAGE	50	6138	0.14	4	372	SF COTTAGE	50	6000	0.14
1	29	SF COTTAGE	45	5400	0.12	1	89	SF COTTAGE	52	7066	0.16	2	152	SF COTTAGE	101	9474	0.22	2	212	SF COTTAGE	60	7200	0.17	3	260	SF COTTAGE	50	6703	0.15	4	313	SF COTTAGE	50	6315	0.14	4	373	SF COTTAGE	50	6000	0.14
1	30	SF COTTAGE	45	5400	0.12	1	90	SF COTTAGE	50	6000	0.14	2	153	SF COTTAGE	66	7470	0.17	2	213	SF COTTAGE	60	7200	0.17	3	261	SF COTTAGE	50	6595	0.15	4	314	SF COTTAGE	50	6490	0.15	4	374	SF COTTAGE	50	6000	0.14
1	31	SF COTTAGE	89	9388	0.22	1	91	SF COTTAGE	52	6747	0.15	2	154	SF COTTAGE	50	6000	0.14	2	214	SF COTTAGE	60	7200	0.17	3	262	SF COTTAGE	55	7129	0.16	4	315	SF COTTAGE	50	6890	0.16	4	375	SF COTTAGE	50	6000	0.14
1	32	SF COTTAGE	94	9610	0.22	1	92	SF COTTAGE	51	7243	0.17	2	155	SF COTTAGE	50	6000	0.14	2	215	SF COTTAGE	60	7200	0.17	3	263	SF COTTAGE	50	6370	0.15	4	316	SF COTTAGE	50	6498	0.15	4	376	SF COTTAGE	50	6000	0.14
1	33	SF COTTAGE	110	10417	0.24	1	93	SF COTTAGE	52	6747	0.15	2	156	SF COTTAGE	51	6001	0.14	2	216	SF COTTAGE	60	7200	0.17	3	264	SF COTTAGE	46	7872	0.18	4	317	SF COTTAGE	63	7632	0.18	4	377	SF COTTAGE	72	7005	0.16
1	34	SF COTTAGE	76	8415	0.19	1	94	SF COTTAGE	50	6000	0.14	2	157	SF COTTAGE	86	7766	0.18	2	217	SF COTTAGE	154	12496	0.29	3	265	SF COTTAGE	53	8984	0.21	4	318	SF COTTAGE	76	9154	0.21	4	378	SF COTTAGE	97	8279	0.19
1	35	SF COTTAGE	70	8400	0.19	1	95	SF COTTAGE	50	6000	0.14	2	158	SF COTTAGE	58	8281	0.19	2	218	SF COTTAGE	84	8654	0.2	3	266	SF COTTAGE	122	11588	0.27	4	319	SF COTTAGE	45	6649	0.15	4	379	SF COTTAGE	86	10520	0.24
1	36	SF COTTAGE	70	8452	0.19	1	96	SF COTTAGE	50</																																

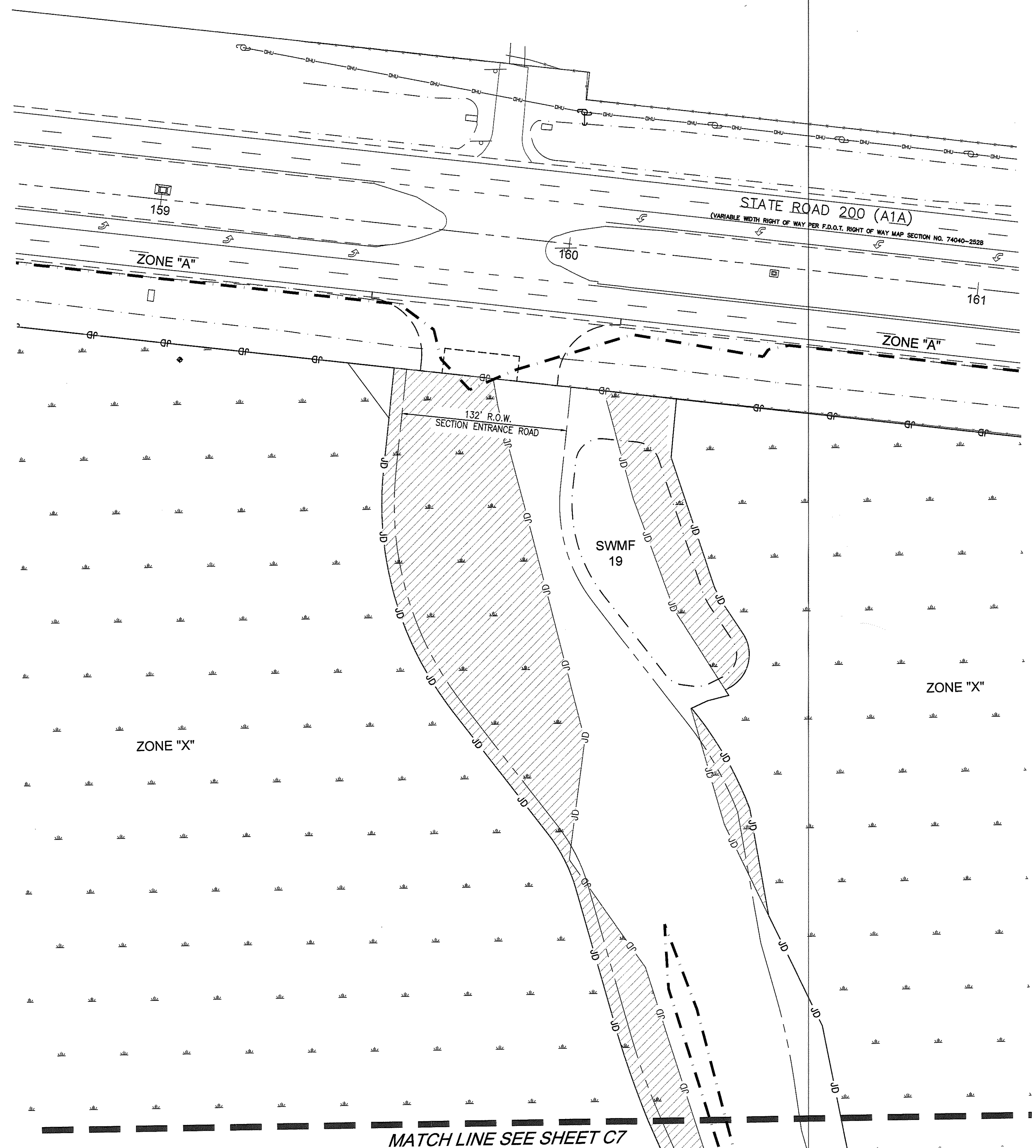
LOT TYPES IN PHASE 1A					
UNIT	LOT NBR	LOT TYPOLOGY	FRONTAGE /WIDTH	AREA SF	Acres
5	410	SF COTTAGE	50	6271	0.14
5	411	SF COTTAGE	77	10000	0.23
5	412	SF COTTAGE	62	7440	0.17
5	413	SF COTTAGE	60	7200	0.17
5	414	SF COTTAGE	59	7886	0.18
5	415	SF COTTAGE	60	8583	0.2
5	416	SF COTTAGE	60	7878	0.18
5	417	SF COTTAGE	73	7956	0.18
5	418	SF COTTAGE	51	10627	0.24
5	419	SF COTTAGE	59	13706	0.31
5	420	SF COTTAGE	57	13076	0.3
5	421	SF COTTAGE	51	11425	0.26
5	422	SF COTTAGE	73	7762	0.18
5	423	SF COTTAGE	61	8087	0.19
5	424	SF COTTAGE	95	9463	0.22
5	425	SF COTTAGE	60	7200	0.17
5	426	SF COTTAGE	60	7200	0.17
5	427	SF COTTAGE	55	8287	0.19
5	428	SF COTTAGE	67	7782	0.18
5	429	SF COTTAGE	50	6000	0.14
5	430	SF COTTAGE	50	6000	0.14
5	431	SF COTTAGE	50	6000	0.14
5	432	SF COTTAGE	50	6000	0.14
5	433	SF COTTAGE	50	6000	0.14
5	434	SF COTTAGE	50	6000	0.14
5	435	SF COTTAGE	50	5869	0.13
5	436	SF COTTAGE	76	8359	0.19
5	437	SF COTTAGE	103	9955	0.23
5	438	SF COTTAGE	63	106383	2.44
5	439	SF COTTAGE	50	11470	0.26
5	440	SF COTTAGE	50	11487	0.26
5	441	SF COTTAGE	51	11651	0.27
5	442	SF COTTAGE	68	10333	0.24
5	443	SF COTTAGE	70	8605	0.2
5	444	SF COTTAGE	70	8483	0.19
5	445	SF COTTAGE	70	8400	0.19
5	446	SF COTTAGE	65	7800	0.18
5	447	SF COTTAGE	104	11418	0.26
5	448	SF COTTAGE	91	9037	0.21
5	449	SF COTTAGE	77	9202	0.21
5	450	SF COTTAGE	93	8905	0.2
5	451	SF COTTAGE	70	8400	0.19
5	452	SF COTTAGE	70	8400	0.19
5	453	SF COTTAGE	57	7300	0.17
5	454	SF COTTAGE	54	9626	0.22
5	455	SF COTTAGE	49	11741	0.27
5	456	SF COTTAGE	55	14123	0.32
5	457	SF COTTAGE	55	16061	0.37
5	458	SF COTTAGE	65	11307	0.26
5	459	SF COTTAGE	91	8522	0.2
5	460	SF COTTAGE	60	7200	0.17
5	461	SF COTTAGE	60	7200	0.17
5	462	SF COTTAGE	60	7200	0.17
5	463	SF COTTAGE	60	7200	0.17
5	464	SF COTTAGE	59	8039	0.18
5	465	SF COTTAGE	58	8313	0.19
5	466	SF COTTAGE	61	7585	0.17
5	467	SF COTTAGE	50	6000	0.14
5	468	SF COTTAGE	50	6000	0.14
5	469	SF COTTAGE	50	6000	0.14

LOT TYPES IN PHASE 1A					
UNIT	LOT NBR	LOT TYPOLOGY	FRONTAGE /WIDTH	AREA SF	Acres
5	470	SF COTTAGE	50	6000	0.14
5	471	SF COTTAGE	50	6000	0.14
5	472	SF COTTAGE	50	6000	0.14
5	473	SF COTTAGE	50	6000	0.14
5	474	SF COTTAGE	50	6000	0.14
5	475	SF COTTAGE	50	6000	0.14
5	476	SF COTTAGE	50	6000	0.14
5	477	SF COTTAGE	50	6000	0.14
5	478	SF COTTAGE	50	6000	0.14
5	479	SF COTTAGE	55	6600	0.15
5	480	SF COTTAGE	60	7200	0.17
5	481	SF COTTAGE	50	6000	0.14
5	482	SF COTTAGE	50	6000	0.14
5	483	SF COTTAGE	50	6000	0.14
5	484	SF COTTAGE	50	6000	0.14
5	485	SF COTTAGE	50	6000	0.14
5	486	SF COTTAGE	50	6000	0.14
5	487	SF COTTAGE	50	6000	0.14
5	488	SF COTTAGE	50	6000	0.14
5	489	SF COTTAGE	70	8511	0.2
5	490	SF COTTAGE	76	7306	0.17
5	491	SF COTTAGE	60	7200	0.17
5	492	SF COTTAGE	70	8486	0.19
5	493	SF COTTAGE	70	8539	0.2
5	494	SF COTTAGE	84	7899	0.18
5	495	SF COTTAGE	63	7968	0.18
5	496	SF COTTAGE	50	5981	0.14
5	497	SF COTTAGE	50	5968	0.14
5	498	SF COTTAGE	50	5954	0.14
5	499	SF COTTAGE	50	5941	0.14
5	500	SF COTTAGE	50	5928	0.14
5	501	SF COTTAGE	50	5915	0.14
5	502	SF COTTAGE	50	5906	0.14
5	503	SF COTTAGE	50	5988	0.14

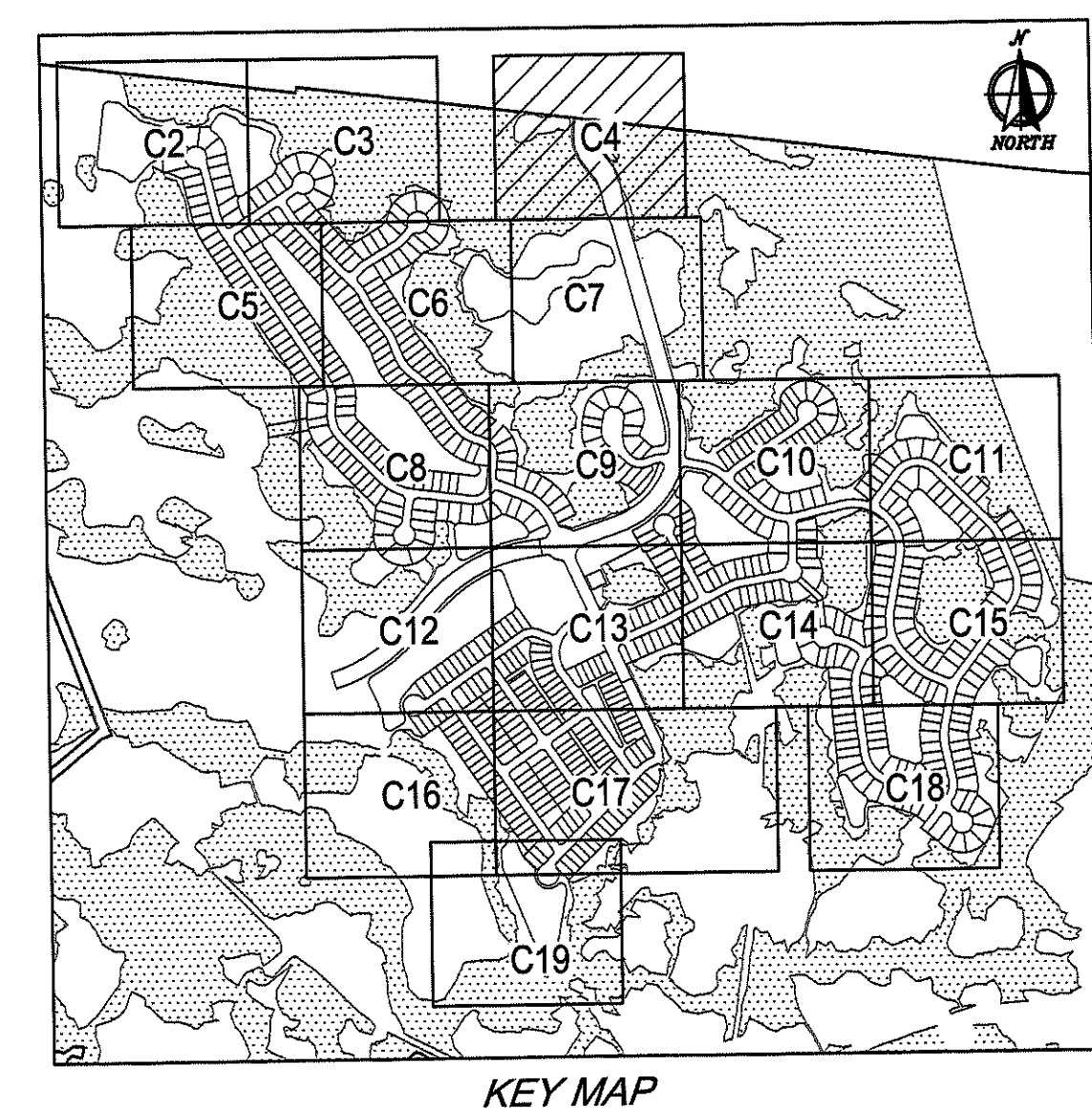
LOT TYPES IN PHASE 1A					
UNIT	LOT NBR	LOT TYPOLOGY	FRONTAGE /WIDTH	AREA SF	Acres
6	504	SF VILLAGE CENTER	44	6290	0.14
6	505	SF VILLAGE CENTER	40	5000	0.11
6	506	SF VILLAGE CENTER	40	5000	0.11
6	507	SF VILLAGE CENTER	40	5000	0.11
6	508	SF VILLAGE CENTER	40	5000	0.11
6	509	SF VILLAGE CENTER	51	6815	0.16
6	510	SF VILLAGE CENTER	40	5152	0.12
6	511	SF VILLAGE CENTER	40	5200	0.12
6	512	SF VILLAGE CENTER	40	5200	0.12
6	513	SF VILLAGE CENTER	40	5200	0.12
6	514	SF VILLAGE CENTER	40	5200	0.12
6	515	SF VILLAGE CENTER	40	5200	0.12
6	516	SF VILLAGE CENTER	40	5200	0.12
6	517	SF VILLAGE CENTER	40	5200	0.12
6	518	SF VILLAGE CENTER	40	5200	0.12
6	519	SF VILLAGE CENTER	50	6402	0.15
6	520	SF VILLAGE CENTER	54	6461	0.15
6	521	SF VILLAGE CENTER	40	4970	0.11
6	522	SF VILLAGE CENTER	45	6152	0.14
6	523	SF VILLAGE CENTER	40	5000	0.11
6	524	SF VILLAGE CENTER	40	5000	0.11
6	525	SF VILLAGE CENTER	40	5000	0.11
6	526	SF VILLAGE CENTER	40	5000	0.11
6	527	SF VILLAGE CENTER	40	5000	0.11
6	528	SF VILLAGE CENTER	40	5000	0.11
6	529	SF VILLAGE CENTER	45	6116	0.14
6	530	SF VILLAGE CENTER	45	6116	0.14
6	531	SF VILLAGE CENTER	40	5000	0.11
6	532	SF VILLAGE CENTER	40	5000	0.11
6	533	SF VILLAGE CENTER	40	5000	0.11
6	534	SF VILLAGE CENTER	40	5000	0.11
6	535	SF VILLAGE CENTER	40	5000	0.11
6	536	SF VILLAGE CENTER	40	5951	0.14
6	537	SF VILLAGE CENTER	40	6147	0.14
6	538	SF VILLAGE CENTER	40	6147	0.14
6	539	SF VILLAGE CENTER	40	6147	0.14
6	540	SF VILLAGE CENTER	43	8961	0.21
6	541	SF VILLAGE CENTER	40	5000	0.11
6	542	SF VILLAGE CENTER	40	5000	0.11
6	543	SF VILLAGE CENTER	40	5000	0.11
6	544	SF VILLAGE CENTER	45	6164	0.14
6	545	SF VILLAGE CENTER	50	6250	0.14
6	546	SF VILLAGE CENTER	40	5000	0.11
6	547	SF VILLAGE CENTER	40	5000	0.11
6	548	SF VILLAGE CENTER	40	5000	0.11
6	549	SF VILLAGE CENTER	40	5000	0.11
6	550	SF VILLAGE CENTER	40	5000	0.11
6	551	SF VILLAGE CENTER	40	5000	0.11
6	552	SF VILLAGE CENTER	40	5000	0.11
6	553	SF VILLAGE CENTER	45	6116	0.14
6	554	SF VILLAGE CENTER	45	6116	0.14
6	555	SF VILLAGE CENTER	40	5000	0.11
6	556	SF VILLAGE CENTER	40	5000	0.11
6	557	SF VILLAGE CENTER	40	5000	0.11
6	558	SF VILLAGE CENTER	40	5000	0.11
6	559	SF VILLAGE CENTER	40	5000	0.11
6	560	SF VILLAGE CENTER	50	6250	0.14
6	561	SF VILLAGE CENTER	48	7126	0.16
6	562	SF VILLAGE CENTER	40	4928	0.11
6	563	SF VILLAGE CENTER	40	4928	0.11

LOT TYPES IN PHASE 1A					
UNIT	LOT NBR	LOT TYPOLOGY	FRONTAGE /WIDTH	AREA SF	Acres
6	564	SF VILLAGE CENTER	40	4928	0.11
6	565	SF VILLAGE CENTER	40	4928	0.11
6	566	SF VILLAGE CENTER	66	7422	0.17
6	567	SF COTTAGE	52	7155	0.16
6	568	SF COTTAGE	45	5850	0.13
6	569	SF COTTAGE	45	5850	0.13
6	570	SF COTTAGE	45	5850	0.13
6	571	SF COTTAGE	45	5850	0.13
6	572	SF COTTAGE	45	5850	0.13
6	573	SF COTTAGE	45	5850	0.13
6	574	SF COTTAGE	50	7016	0.16
6	575	SF COTTAGE	55	7666	0.18
6	576	SF COTTAGE	45	5850	0.13
6	577	SF COTTAGE	45	5850	0.13
6	578	SF COTTAGE	45	5850	0.13
6	579	SF COTTAGE	45	5850	0.13
6	580	SF COTTAGE	45	5850	0.13
6	581	SF COTTAGE	45	5850	0.13
6	582	SF COTTAGE	45	5850	0.13
6	583	SF COTTAGE	45	5850	0.13
6	584	SF COTTAGE	55	7414	0.17
6	585	SF COTTAGE	45	5625	0.13
6	586	SF COTTAGE	45	5625	0.13
6	587	SF COTTAGE	45	5625	0.13
6	588	SF COTTAGE	60	8039	0.18
6	589	SF COTTAGE	45	5850	0.13
6	590	SF COTTAGE	45	5850	0.13
6	591	SF COTTAGE	45	5850	0.13
6	592	SF COTTAGE	45	5850	0.13
6	593	SF COTTAGE	45	5850	0.13
6	594	SF COTTAGE	45	5850	0.13
6	595	SF COTTAGE	45	5850	0.13
6	596	SF COTTAGE	45	5850	0.13
6	597	SF COTTAGE	55	7666	0.18
6	598	SF COTTAGE	50	7016	0.16
6	599	SF COTTAGE	45	5850	0.13
6	600	SF COTTAGE	45	5850	0.13
6	601	SF COTTAGE	45	5850	0.13
6	602	SF COTTAGE	45	5850	0.13
6	603	SF COTTAGE	45	5850	0.13
6	604	SF COTTAGE	45	5850	0.13
6	605	SF COTTAGE	85	9924	0.23
6	606	SF COTTAGE	55	7208	0.17
6	607	SF COTTAGE	45	5719	0.13
6	608	SF COTTAGE	45	5719	0.13
6	609	SF COTTAGE	45	5719	0.13
6	610	SF COTTAGE	60	8058	0.18
6	611	SF COTTAGE	45	5543	0.13
6	612	SF COTTAGE	45	5625	0.13
6	613	SF COTTAGE	45	5625	0.13
6	614	SF COTTAGE	45	5625	0.13
6	615	SF COTTAGE	45	5625	0.13
6	616	SF COTTAGE	45	5625	0.13
6	617	SF COTTAGE	50	6250	0.14
6	618	SF COTTAGE	50	6250	0.14
6	619	SF COTTAGE	45	5625	0.13
6	620	SF COTTAGE	45	5625	0.13
6	621	SF COTTAGE	45	5625	0.13
6	622	SF COTTAGE	45	5625	0.13
6	623	SF COTTAGE	45	5625	0.13

LOT TYPES IN PHASE 1A					
UNIT	LOT NBR	LOT TYPOLOGY	FRONTAGE /WIDTH	AREA SF	Acres
6	624	SF COTTAGE	45	5625	0.13
6	625	SF COTTAGE	45	5625	0.13
6	626	SF COTTAGE	45	5625	0.13
6	627	SF COTTAGE	49	6145	0.14
6	628	SF COTTAGE	45	5625	0.13
6	629	SF COTT			



- 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)

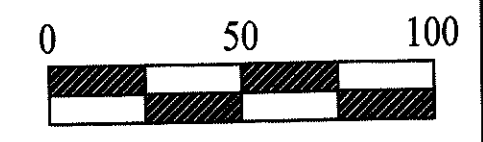
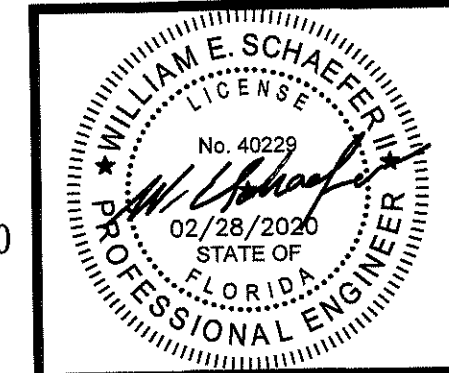


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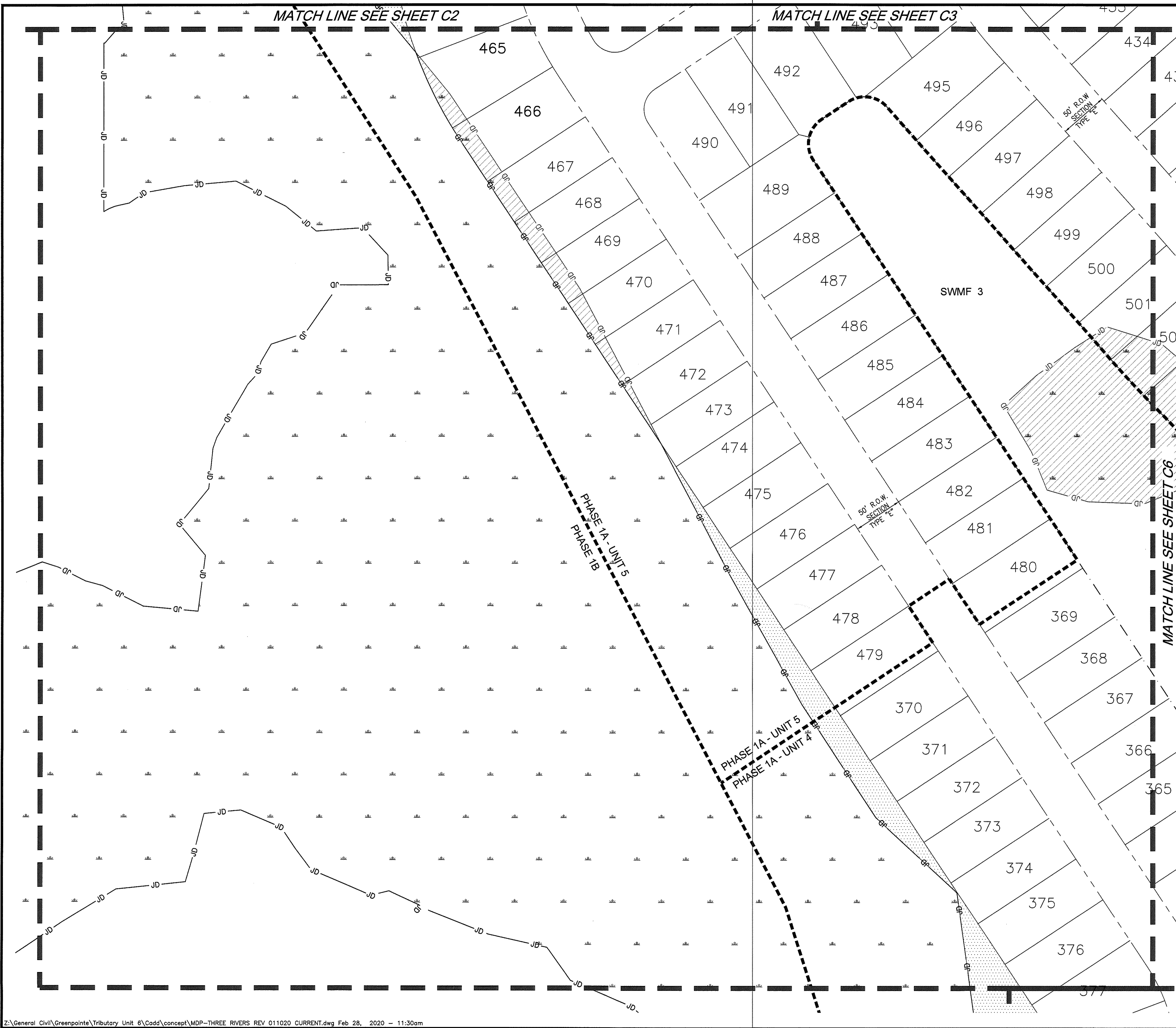
FINAL DEVELOPMENT PLAN
 FOR
 TRIBUTARY DRI (F.K.A. THREE RIVERS)
 FINAL DEVELOPMENT PLAN - PHASE 1A

REVISIONS

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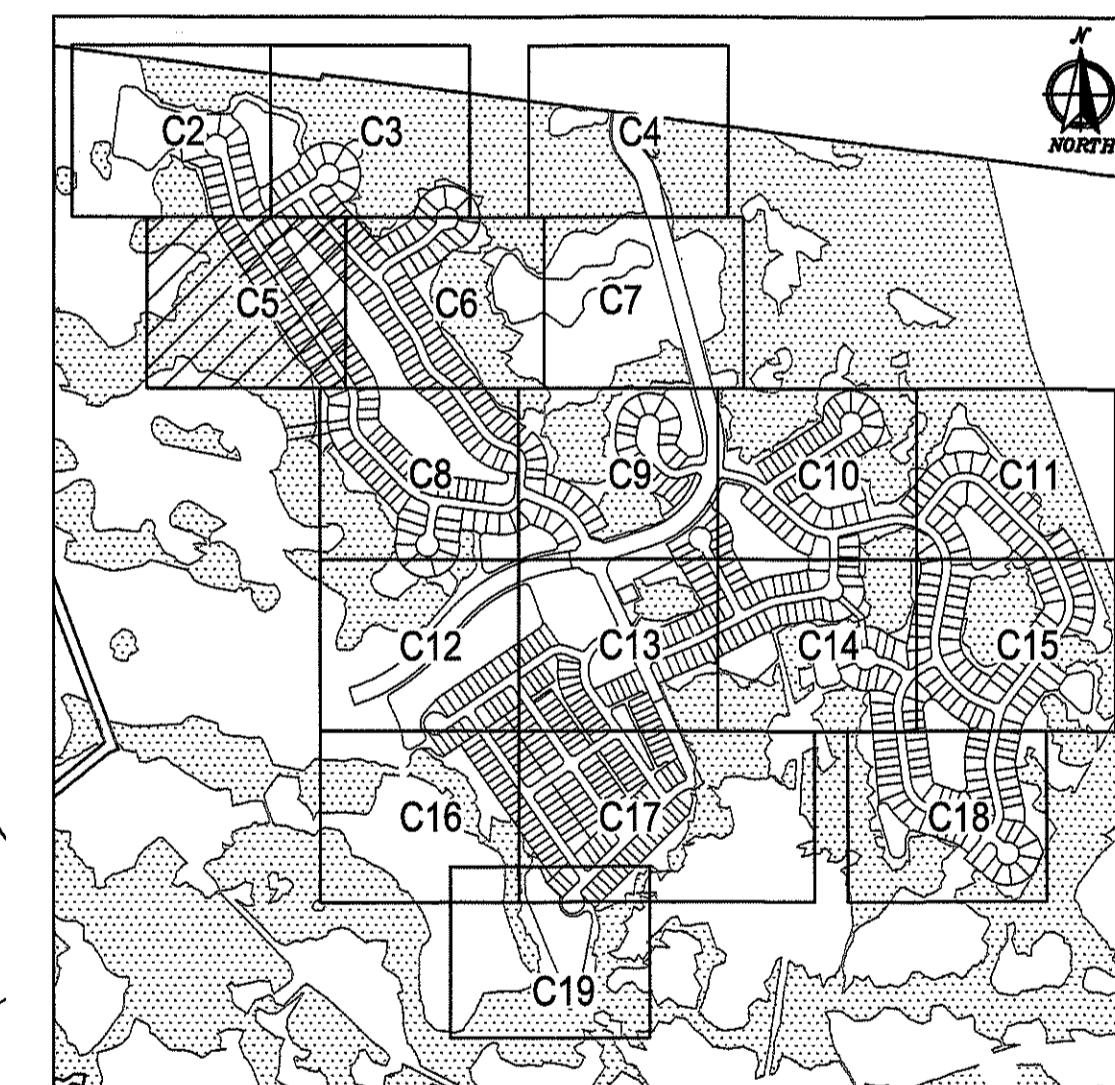


C4
 OF 20

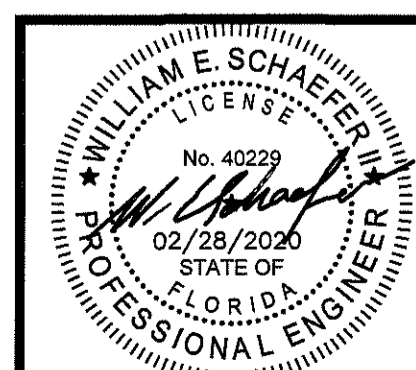
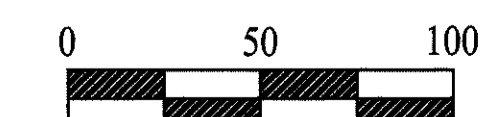


LEGEND

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



KEY MAP

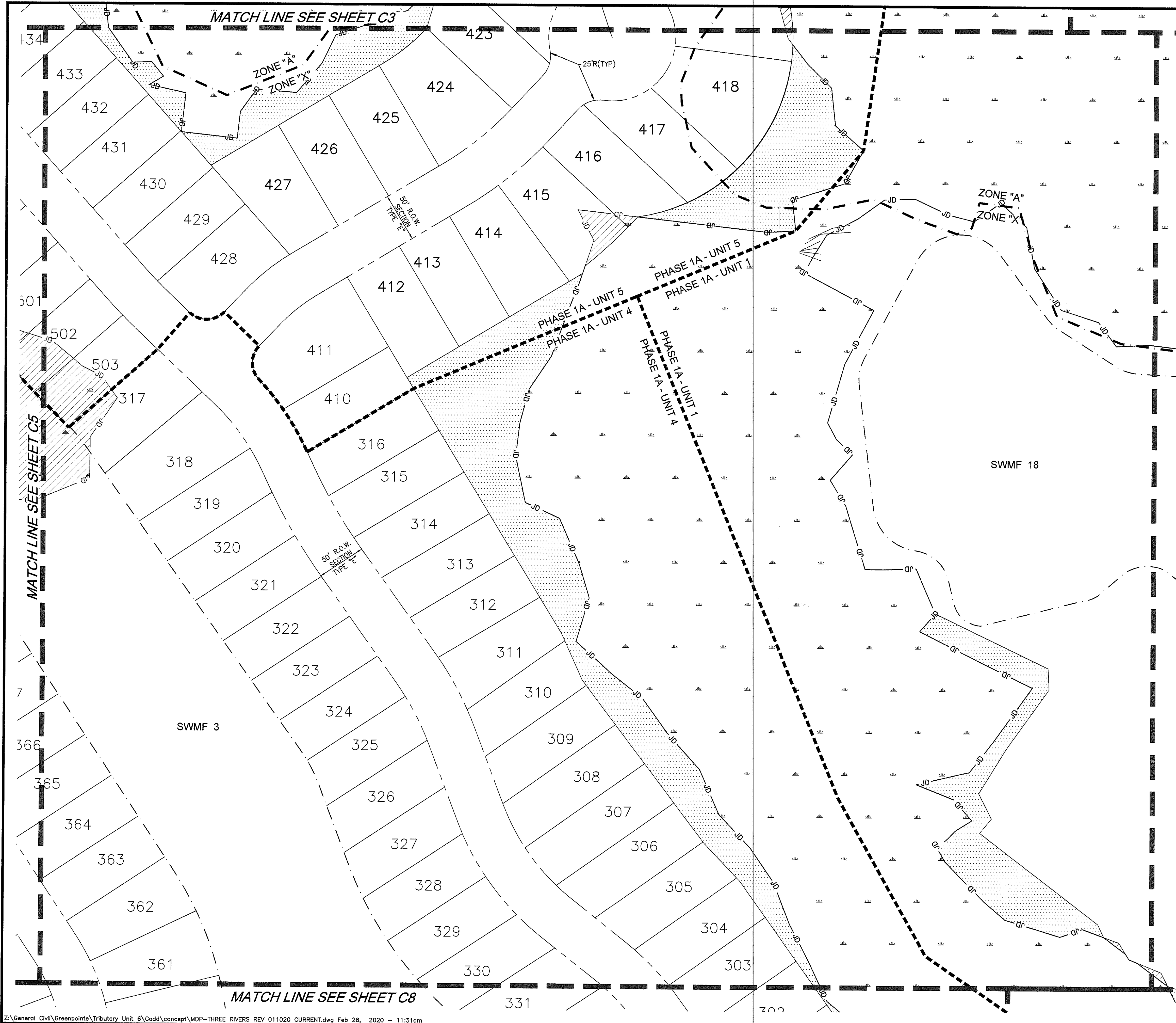


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FINAL DEVELOPMENT PLAN
 FOR
 TRIBUTARY DRI (F.K.A. THREE RIVERS)
 FINAL DEVELOPMENT PLAN - PHASE 1A

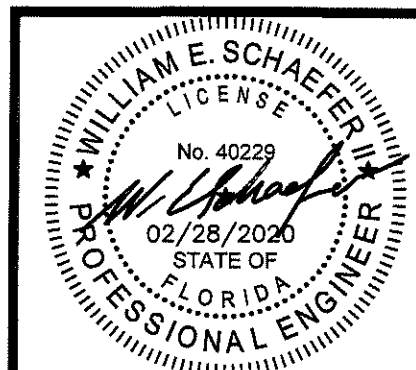
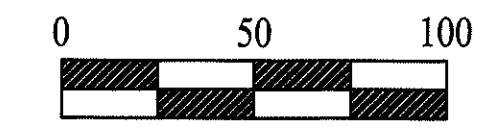
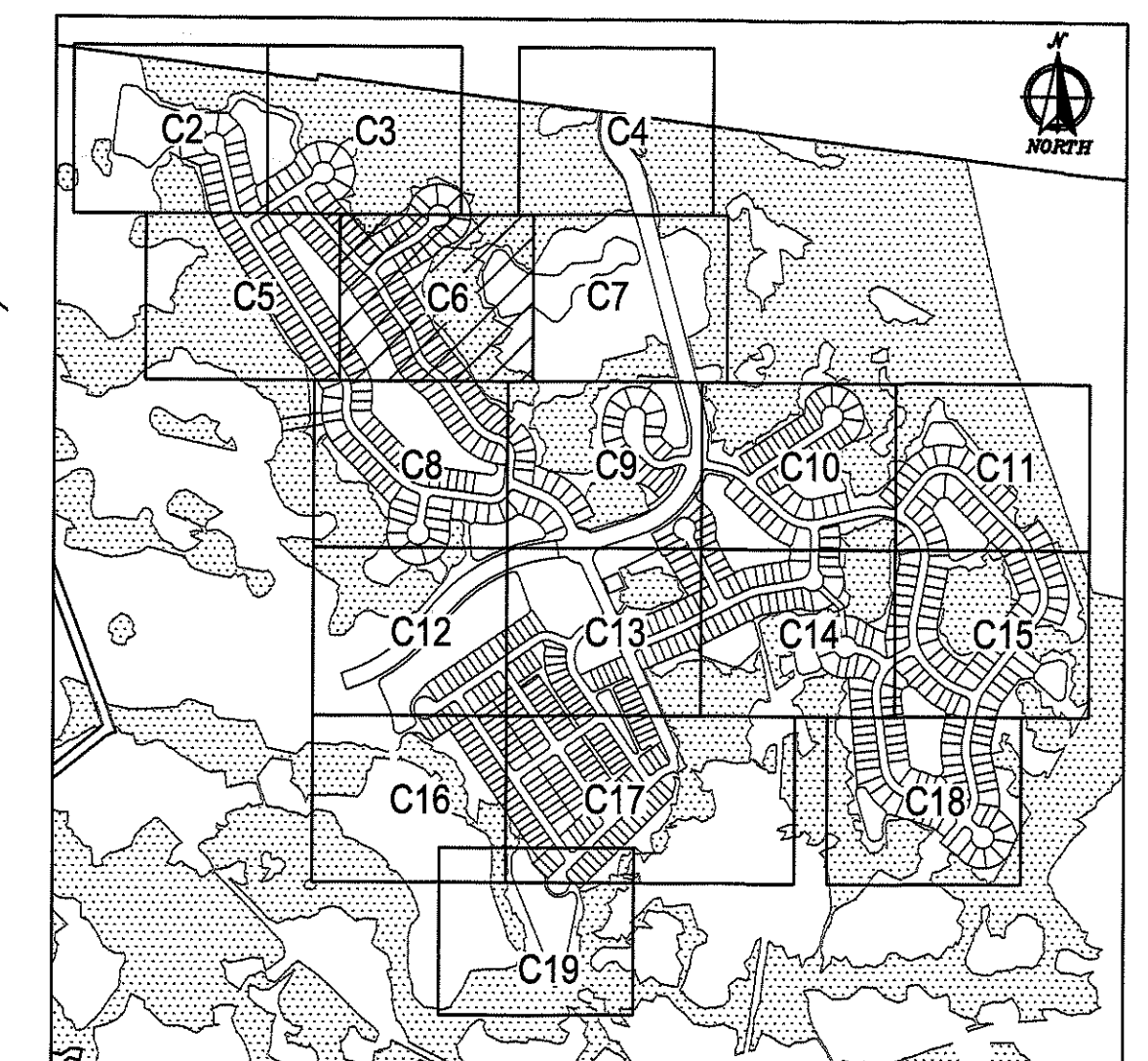
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C5
 OF 20



LEGEND

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



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FINAL DEVELOPMENT PLAN
 FOR
 TRIBUTARY DRI (F.K.A. THREE RIVERS)
 FINAL DEVELOPMENT PLAN - PHASE 1A

REVISIONS

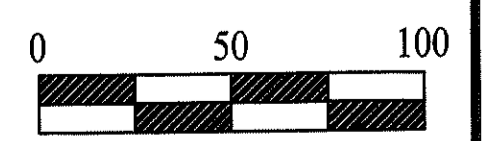
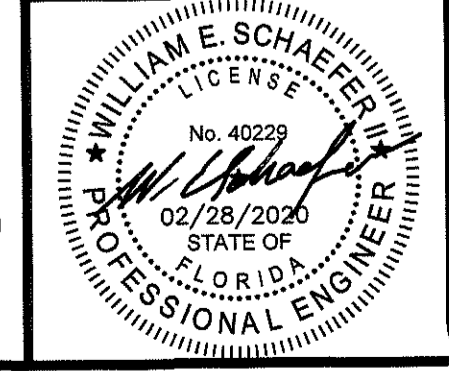
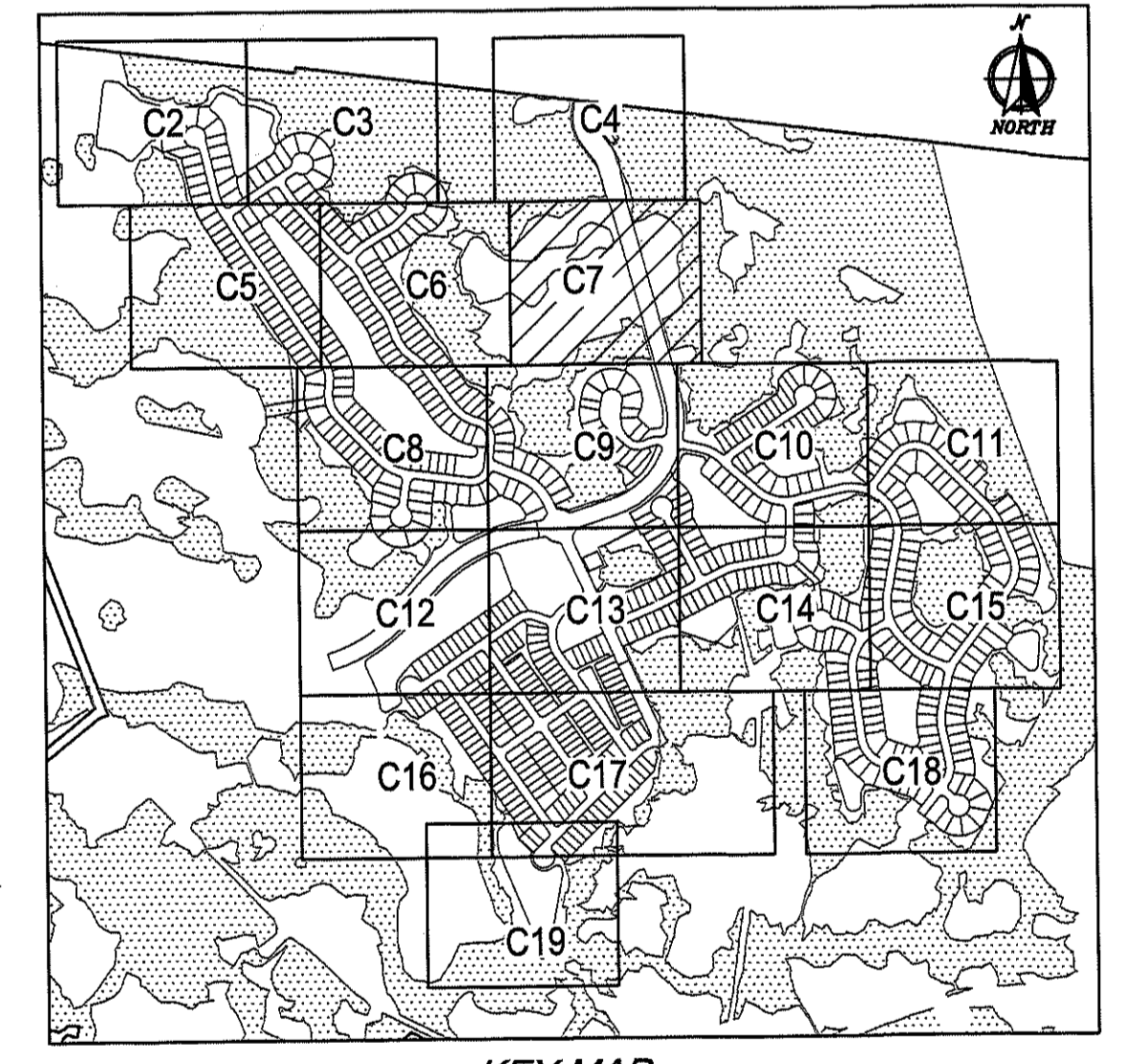
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 SCALE: AS NOTED
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 © LATEST DATE HEREON
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C6
 of 20



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)



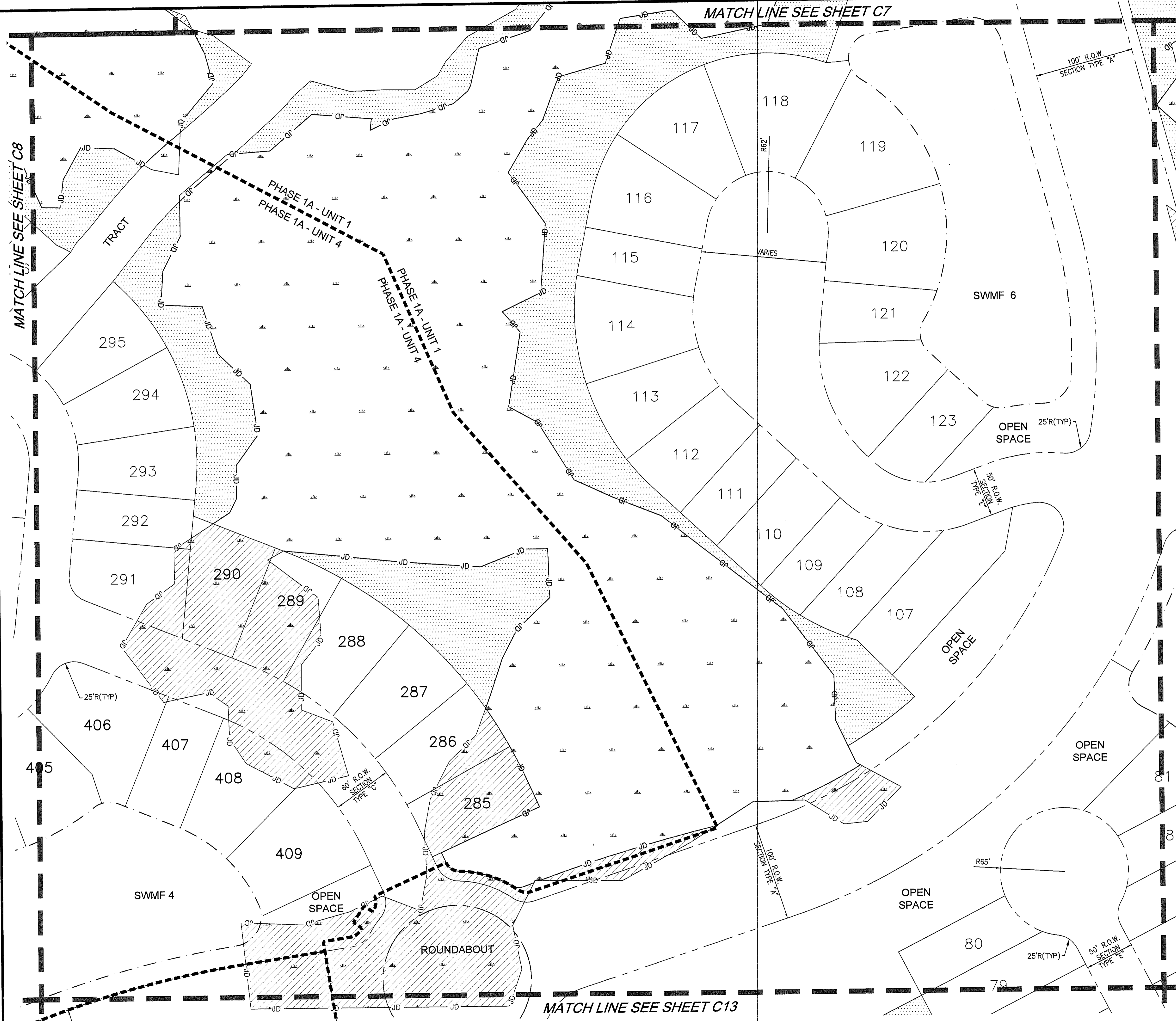
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FINAL DEVELOPMENT PLAN FOR TRIBUTARY DRI (F.K.A. THREE RIVERS)
FINAL DEVELOPMENT PLAN - PHASE 1A

REVISIONS

PLOT DATE:
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C7
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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)

100' R.O.W. SECTION TYPE "A"

50' R.O.W. SECTION TYPE "E"

80' R.O.W. SECTION TYPE "C"

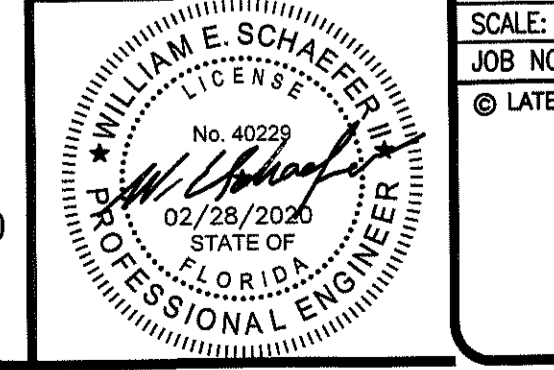
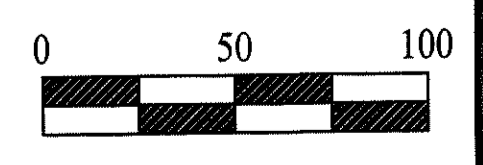
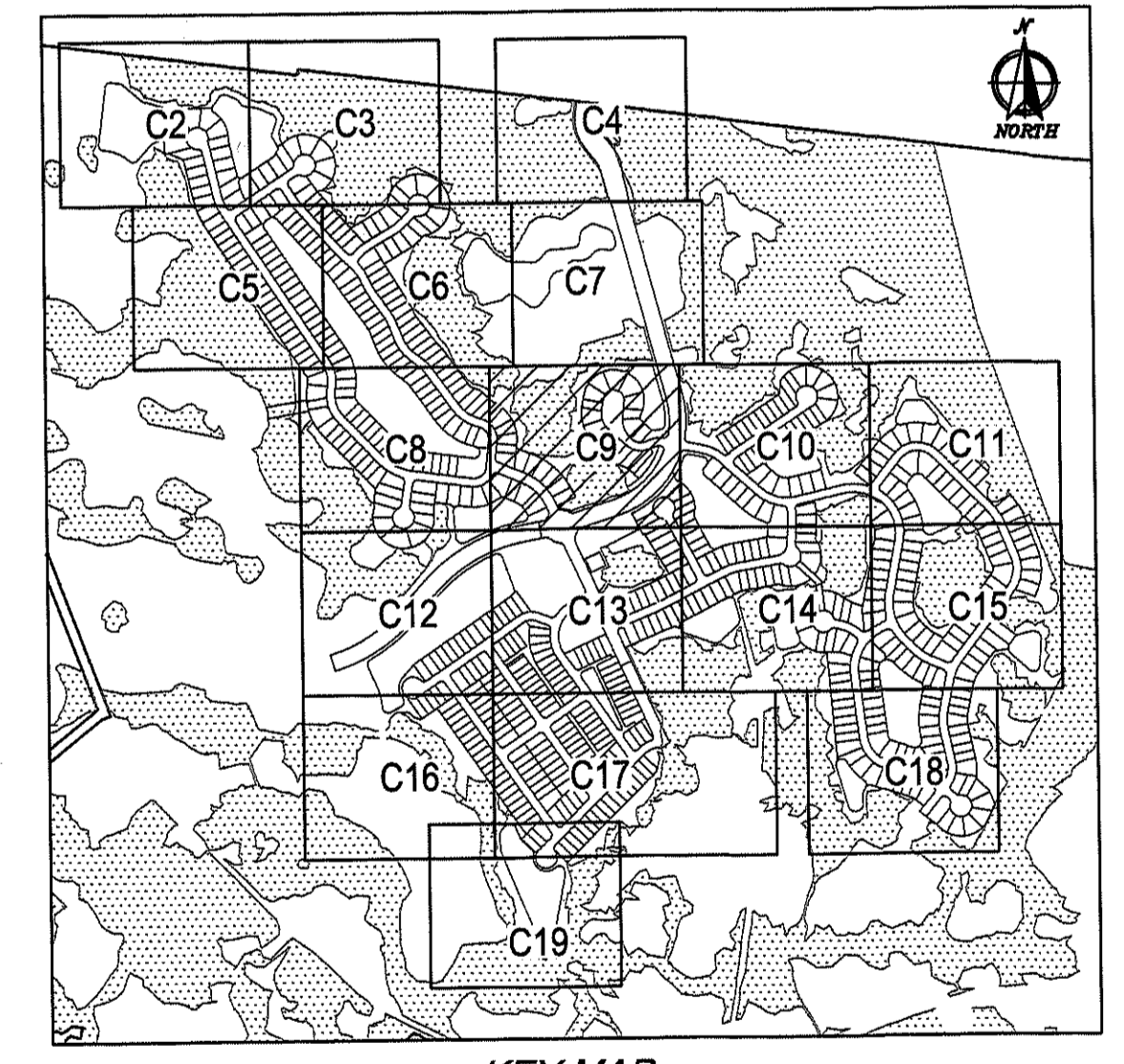
100' R.O.W. SECTION TYPE "A"

25' R(TYP)

60' R.O.W. SECTION TYPE "E"

50' R.O.W. SECTION TYPE "E"

25' R(TYP)

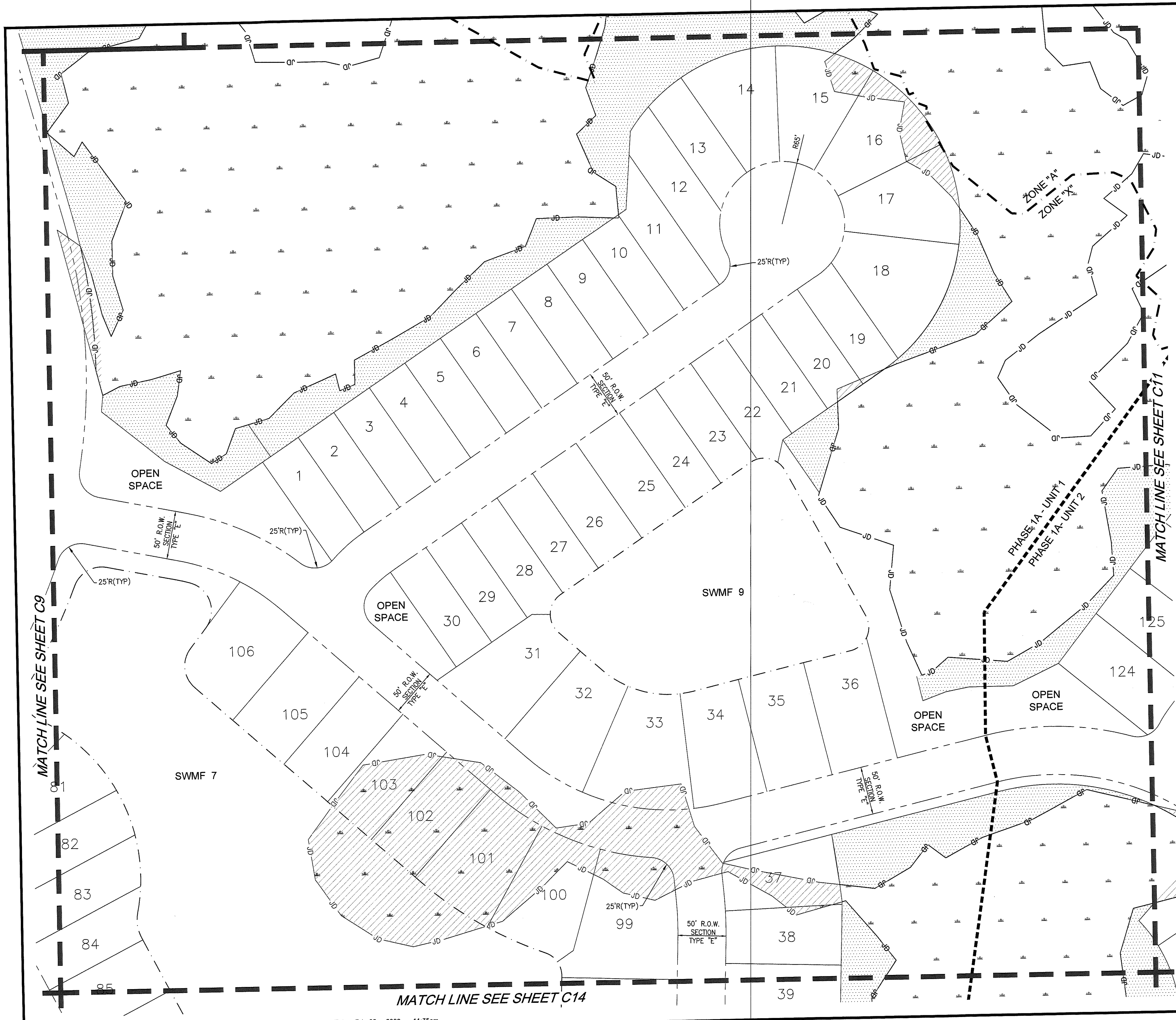


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FINAL DEVELOPMENT PLAN
 FOR
 TRIBUTARY DRI (F.K.A. THREE RIVERS)
 FINAL DEVELOPMENT PLAN - PHASE 1A

REVISIONS

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C9
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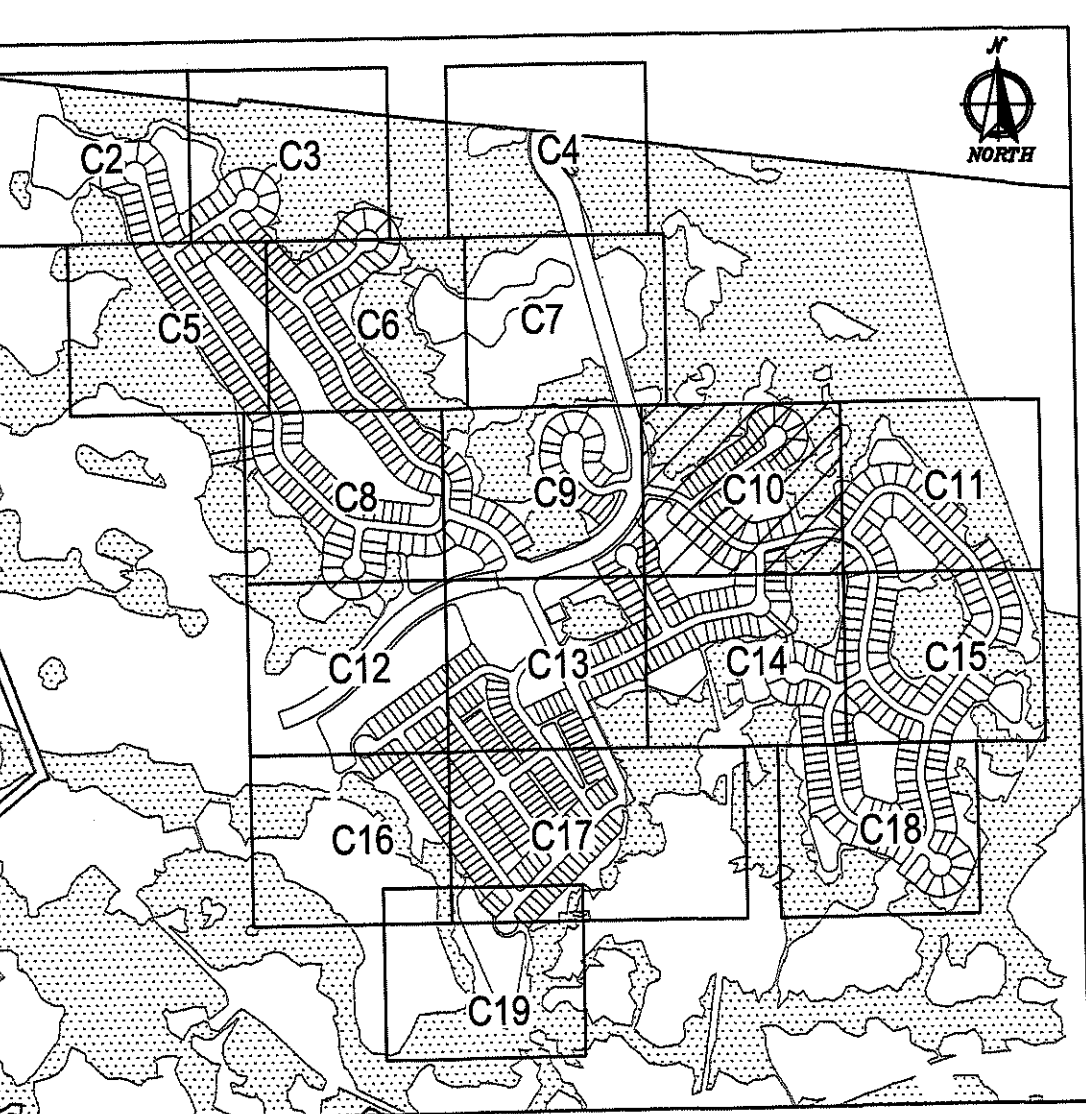


LEGEND

- SITE BOUNDARY: ————
- PHASE LINE: - · - · -
- PROPOSED PAVEMENT: [Solid Grey Box]
- WETLAND IMPACTS: [Hatched Box]
- EXISTING PAVEMENT: [Dotted Box]
- PUBLIC UNOBSTRUCTED DRAINAGE EASEMENT: [Line with 'JD']
- STOP SIGN & 24" STOP BAR: [Line with 'JD']
- STATE JURISDICTIONAL WETLAND LINE: [Line with 'JD']
- FEMA FLOOD PLANE LINE: [Line with 'JD']
- UPLAND BUFFER (15'MIN, 25'AVG): [Line with 'JD']
- UDE: [Line with 'SS/SB']

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FINAL DEVELOPMENT PLAN FOR TRIBUTARY DRI (F.K.A. THREE RIVERS) FINAL DEVELOPMENT PLAN - PHASE 1A



KEY MAP

0 50 100

WILLIAM E. SCHAEFER
 LICENSE No. 40229
 02/28/2020
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

REVISIONS

No.	Description

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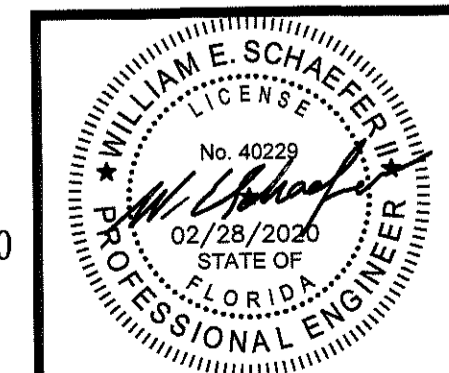
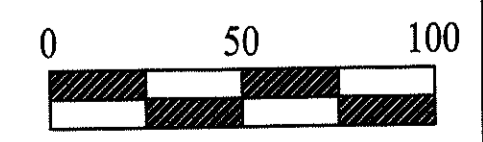
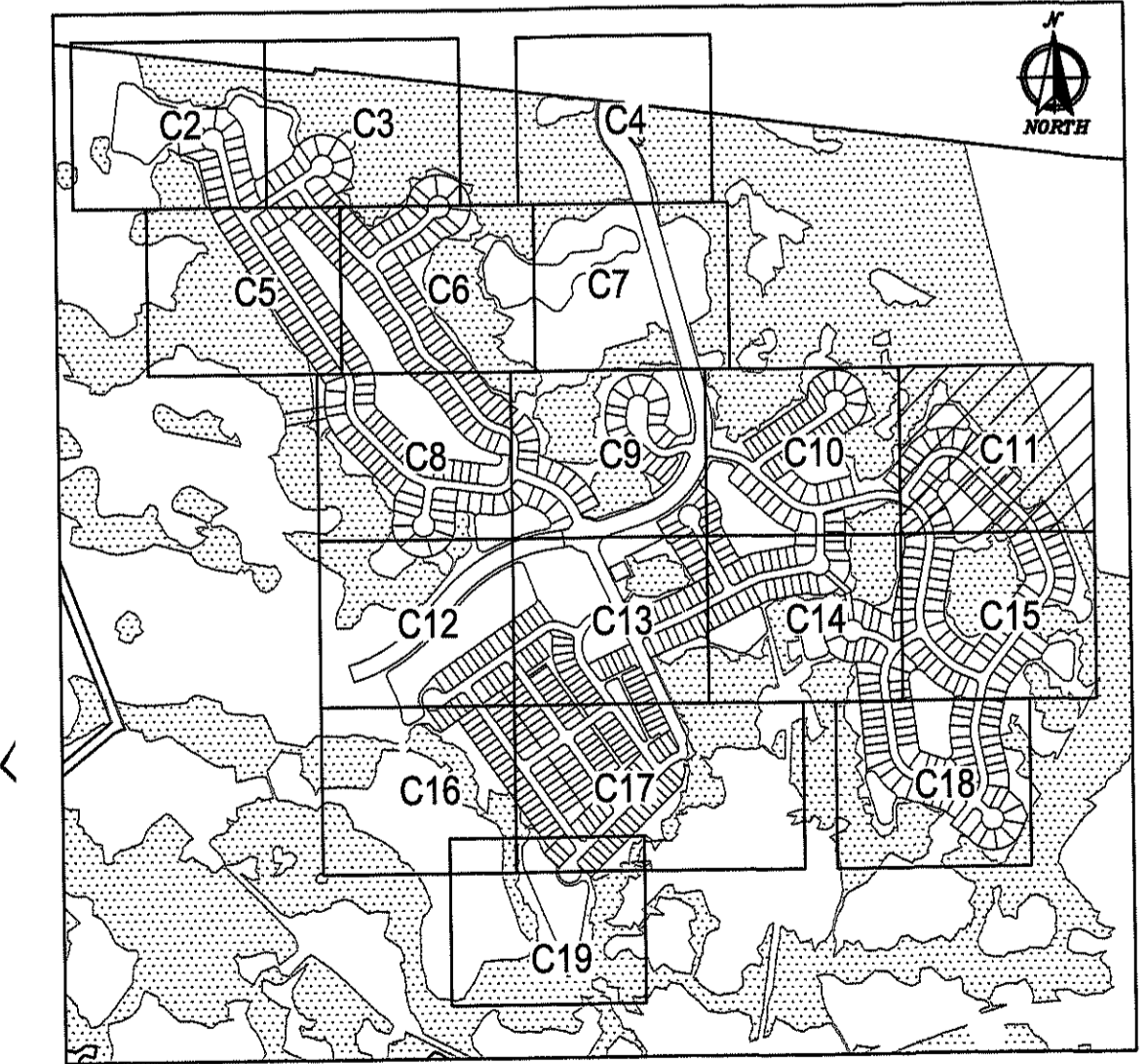
C10
 OF 20

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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)	

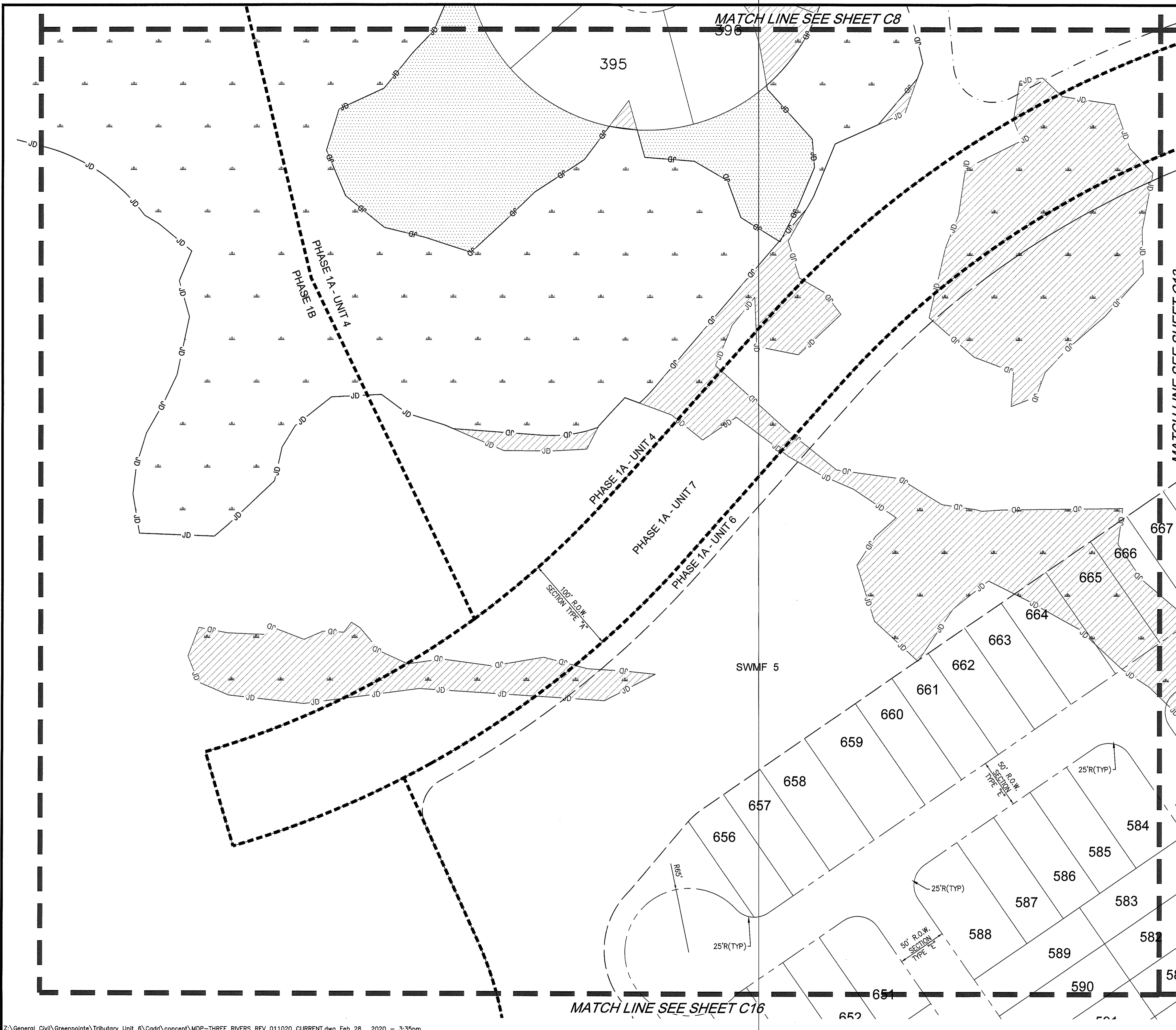


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FINAL DEVELOPMENT PLAN
FOR
TRIBUTARY DRI (F.K.A. THREE RIVERS)
FINAL DEVELOPMENT PLAN - PHASE 1A

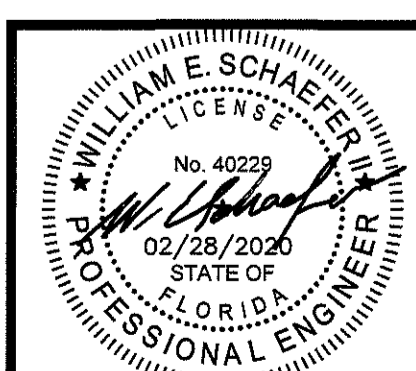
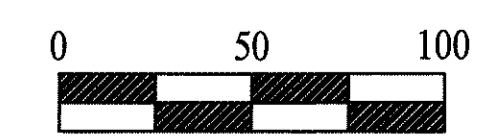
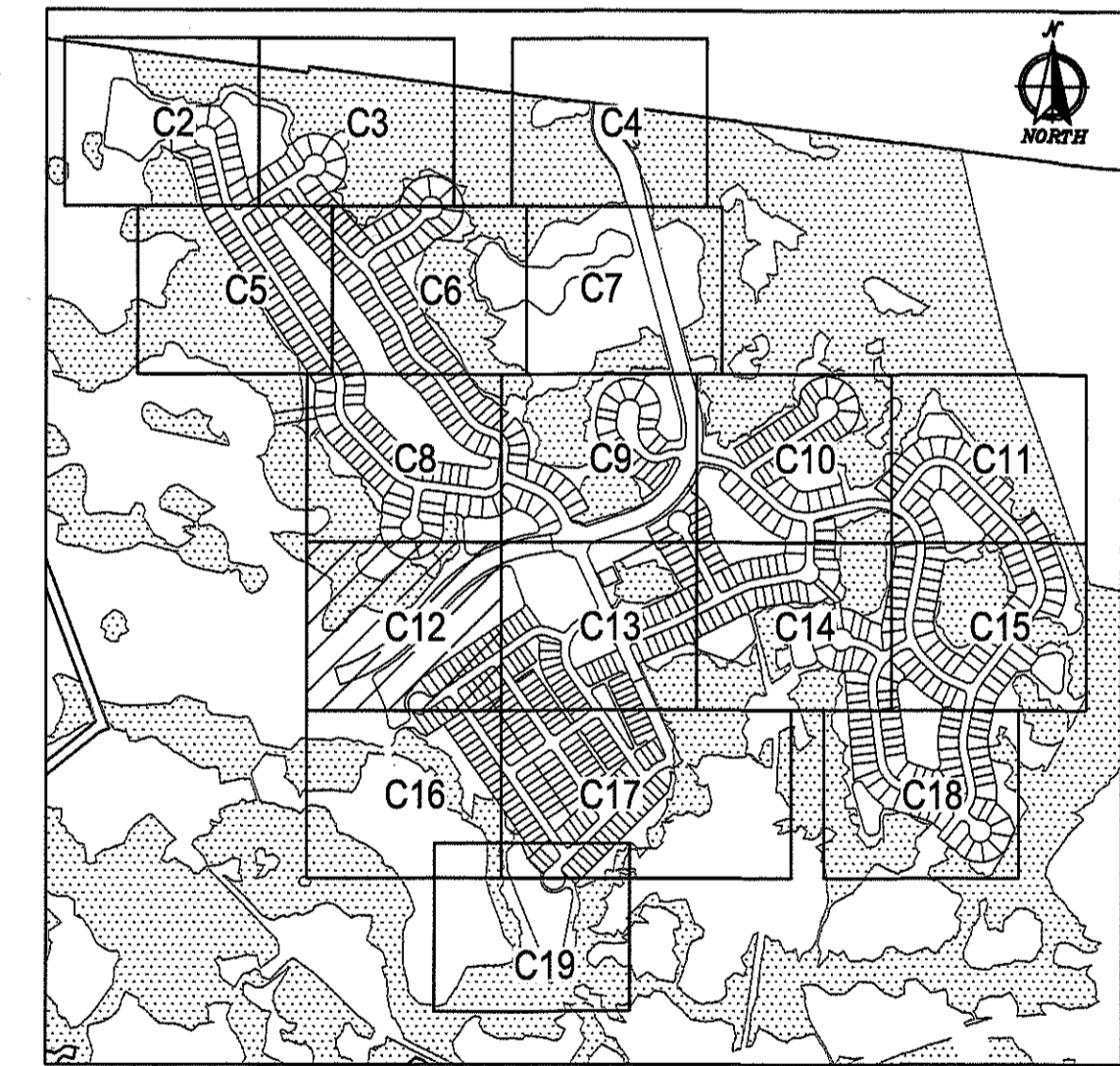
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PLOT DATE:
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C11
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- LEGEND**
- SITE BOUNDARY
 - PHASE LINE
 - PROPOSED PAVEMENT
 - WETLAND IMPACTS
 - EXISTING PAVEMENT
 - PUBLIC UNOBSTRUCTED DRAINAGE EASEMENT
 - STOP SIGN & 24" STOP BAR
 - STATE JURISDICTIONAL WETLAND LINE
 - FEMA FLOOD PLANE LINE
 - UPLAND BUFFER (15'MIN, 25'AVG)
 - UDE
 - SS/SB

MATCH LINE SEE SHEET C13



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 FAX 904-854-4505

FINAL DEVELOPMENT PLAN
 FOR
 TRIBUTARY DRI (F.K.A. THREE RIVERS)
 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. **C12**
 of 20

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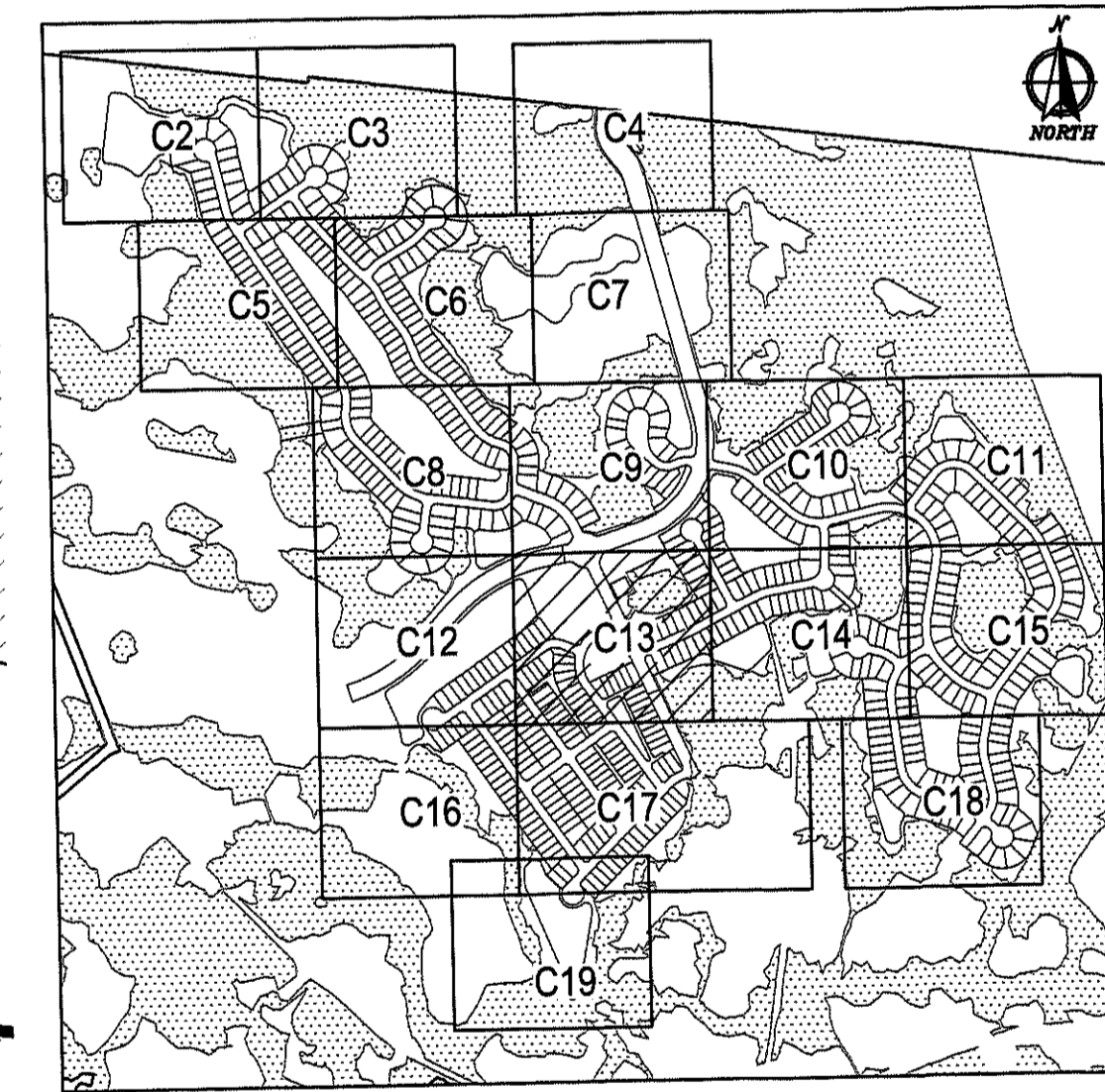
MATCH LINE SEE SHEET C9



LEGEND

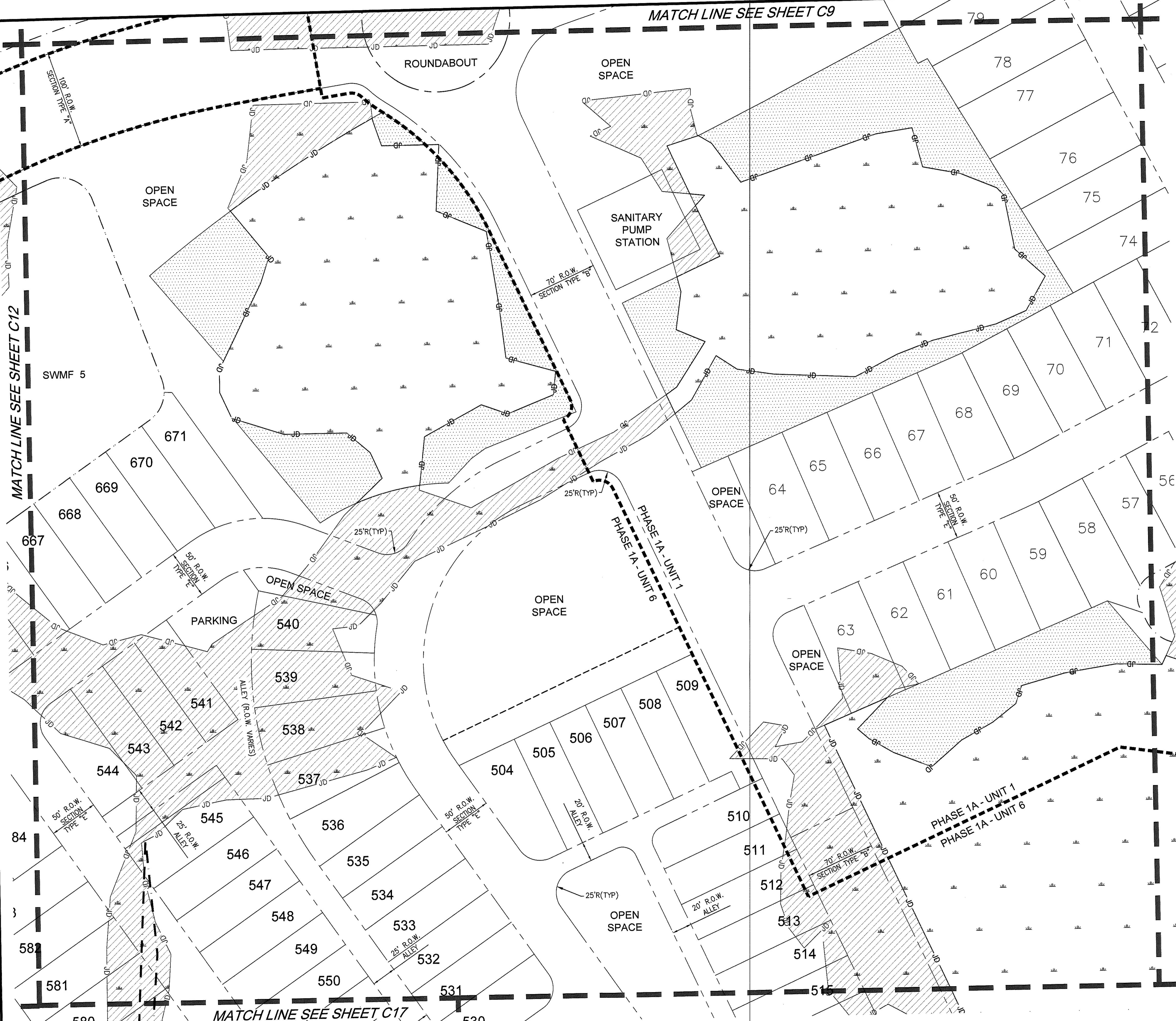
- SITE BOUNDARY
- PHASE LINE
- PROPOSED PAVEMENT
- WETLAND IMPACTS
- EXISTING PAVEMENT
- PUBLIC UNOBSTRUCTED DRAINAGE EASEMENT
- STOP SIGN & 24" STOP BAR
- STATE JURISDICTIONAL WETLAND LINE
- FEMA FLOOD PLANE LINE
- UPLAND BUFFER (15'MIN, 25'AVG)

MATCH LINE SEE SHEET C14



KEY MAP

MATCH LINE SEE SHEET C12



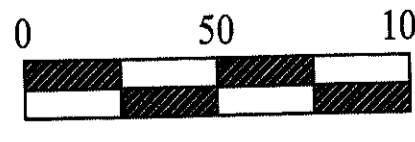
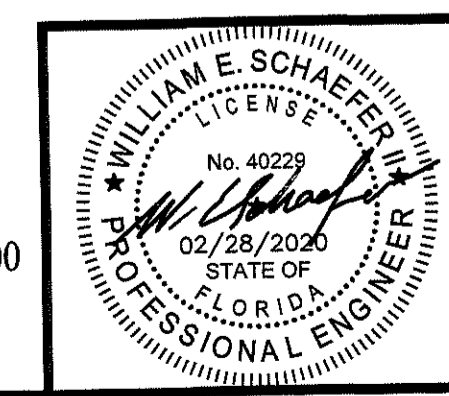
MATCH LINE SEE SHEET C17

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 PLANNERS AND ENGINEERS
 4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
 TEL: 904-854-4500 FAX: 904-854-4505
 C.A. NUMBER: 26821 www.dom-eng.com

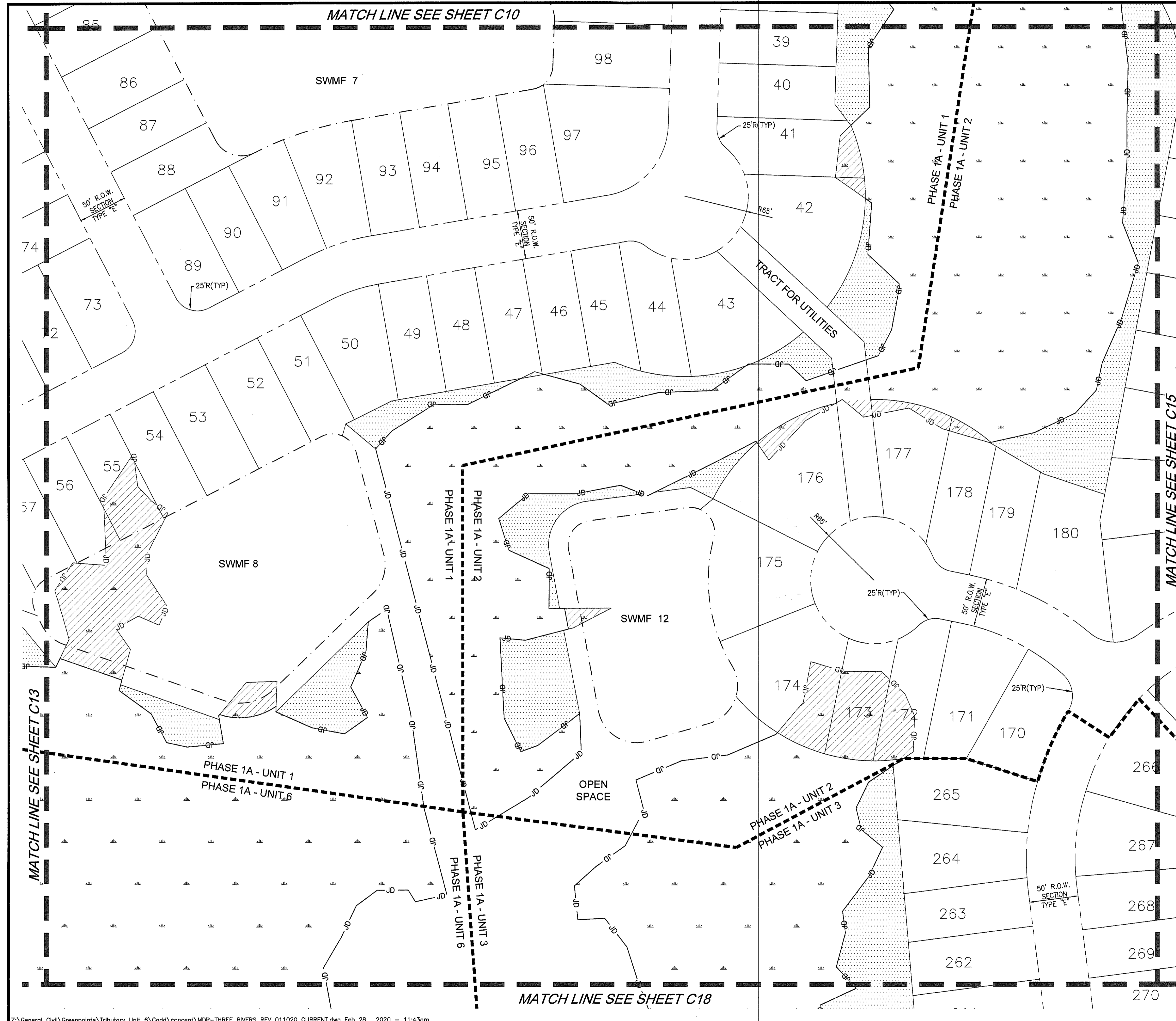
FINAL DEVELOPMENT PLAN
 FOR
 TRIBUTARY DRI (F.K.A. THREE RIVERS)
 FINAL DEVELOPMENT PLAN - PHASE 1A

REVISIONS

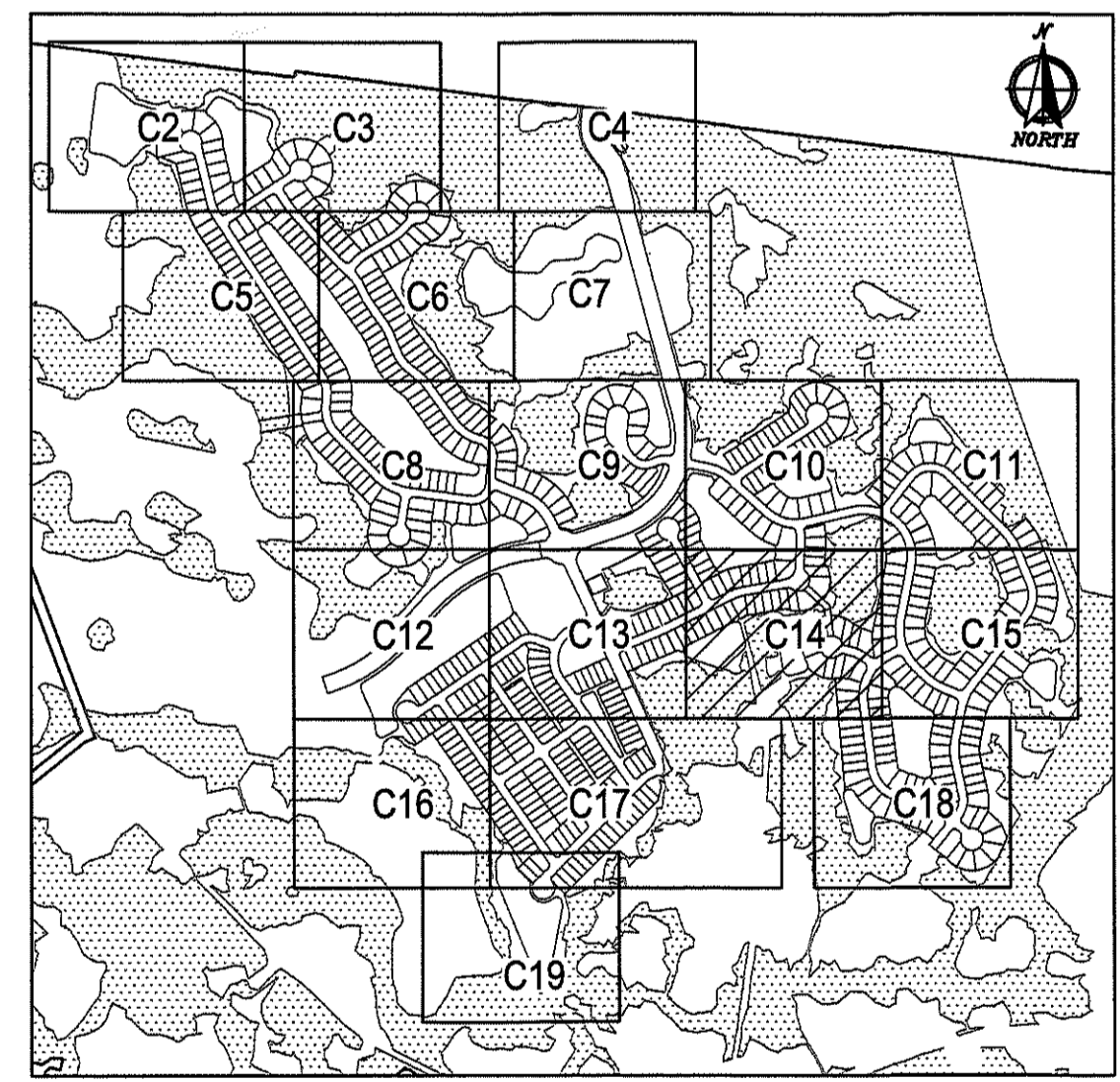
PLOT DATE:
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 SCALE: AS NOTED
 JOB NO.: 2106.001
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 SHEET NO.



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 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)

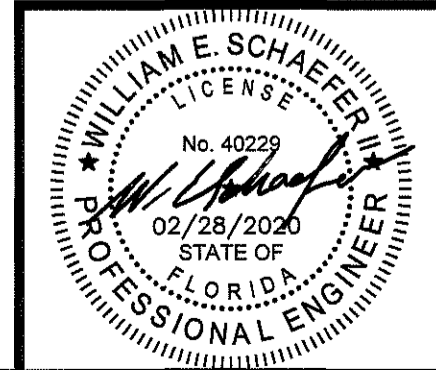


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**FINAL DEVELOPMENT PLAN
 FOR
 TRIBUTARY DRI (F.K.A. THREE RIVERS)
 FINAL DEVELOPMENT PLAN - PHASE 1A**

REVISIONS

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

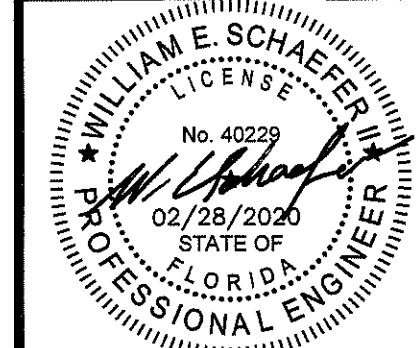
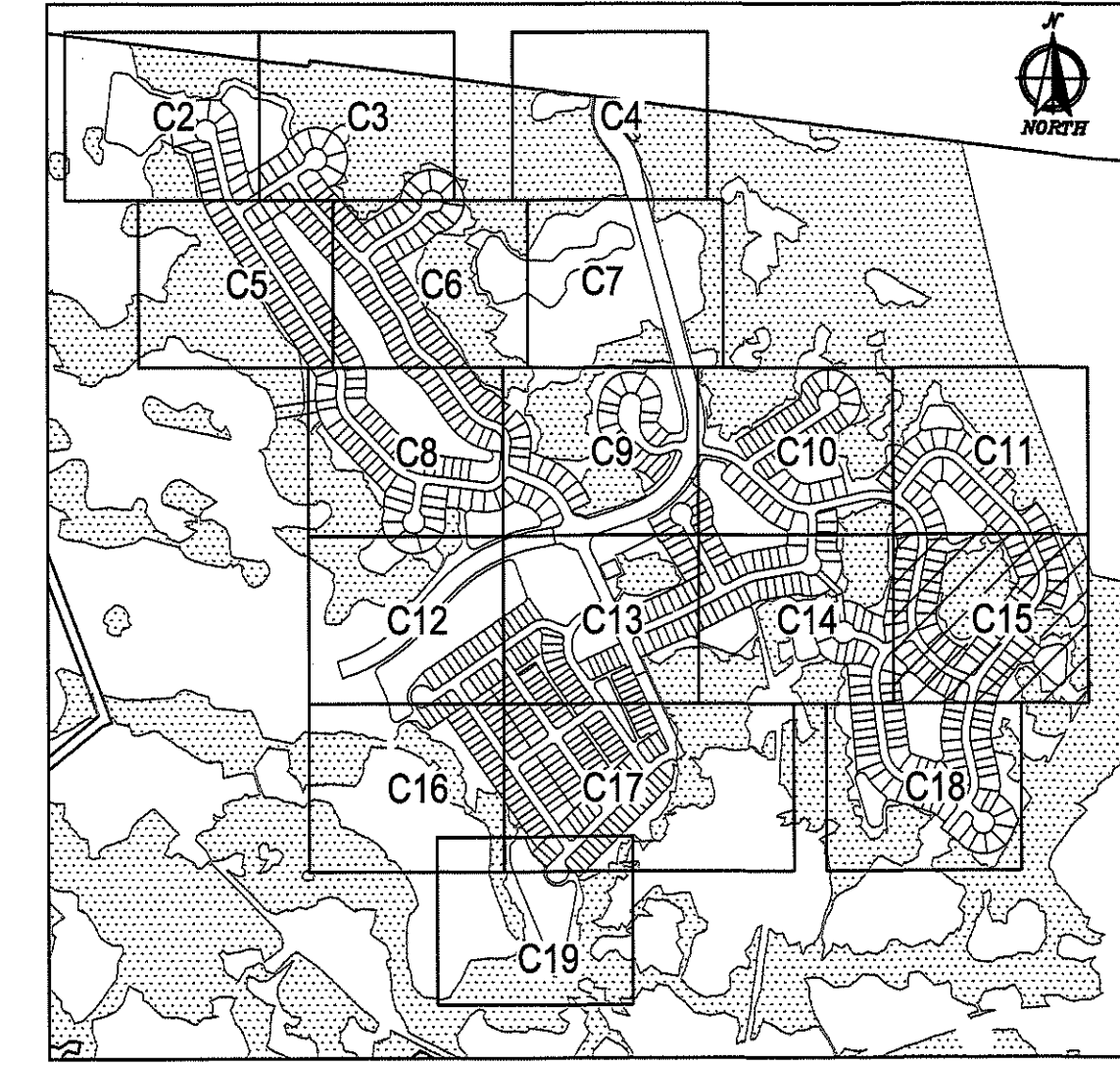


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LEGEND

- SITE BOUNDARY: Solid thick line
- PHASE LINE: Dashed line
- PROPOSED PAVEMENT: Solid thin line
- WETLAND IMPACTS: Stippled pattern
- EXISTING PAVEMENT: Dashed thin line
- PUBLIC UNOBSTRUCTED DRAINAGE EASEMENT: Dotted pattern
- STOP SIGN & 24" STOP BAR: Dashed line with 'JD' labels
- STATE JURISDICTIONAL WETLAND LINE: Dashed line with 'JD' labels
- FEMA FLOOD PLANE LINE: Dashed line with 'JD' labels
- UPLAND BUFFER (15'MIN, 25'AVG): Dotted pattern
- UDE: Dashed line
- SS/SB: Solid line



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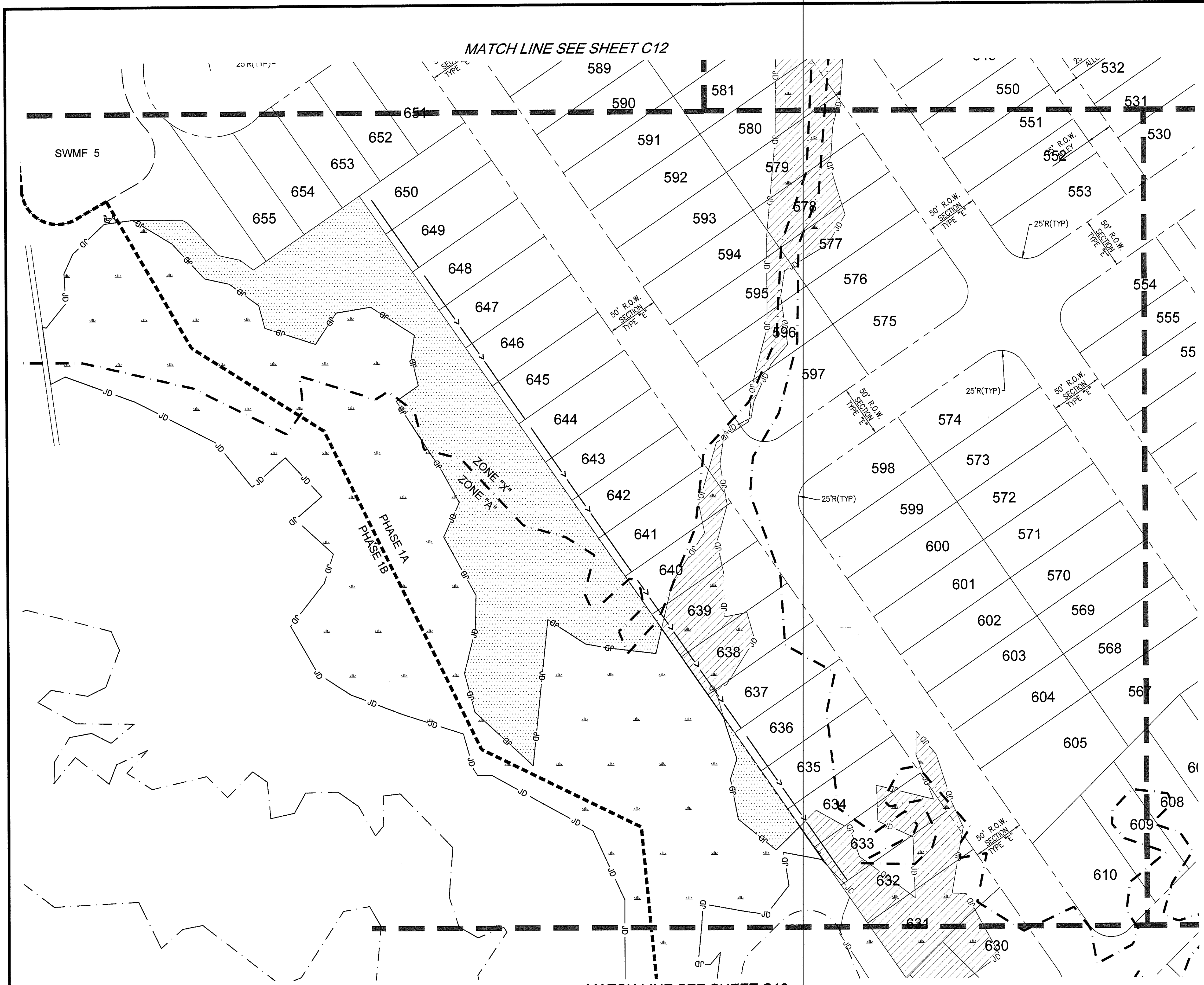
FINAL DEVELOPMENT PLAN
 FOR
 TRIBUTARY DRI (F.K.A. THREE RIVERS)
 FINAL DEVELOPMENT PLAN - PHASE 1A

REVISIONS

NO.	DATE	DESCRIPTION

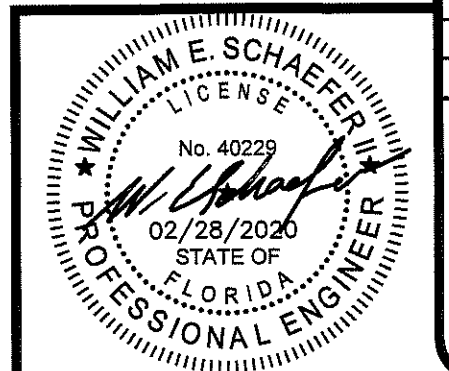
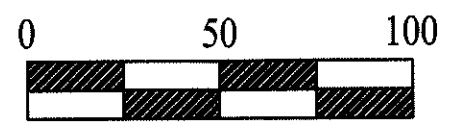
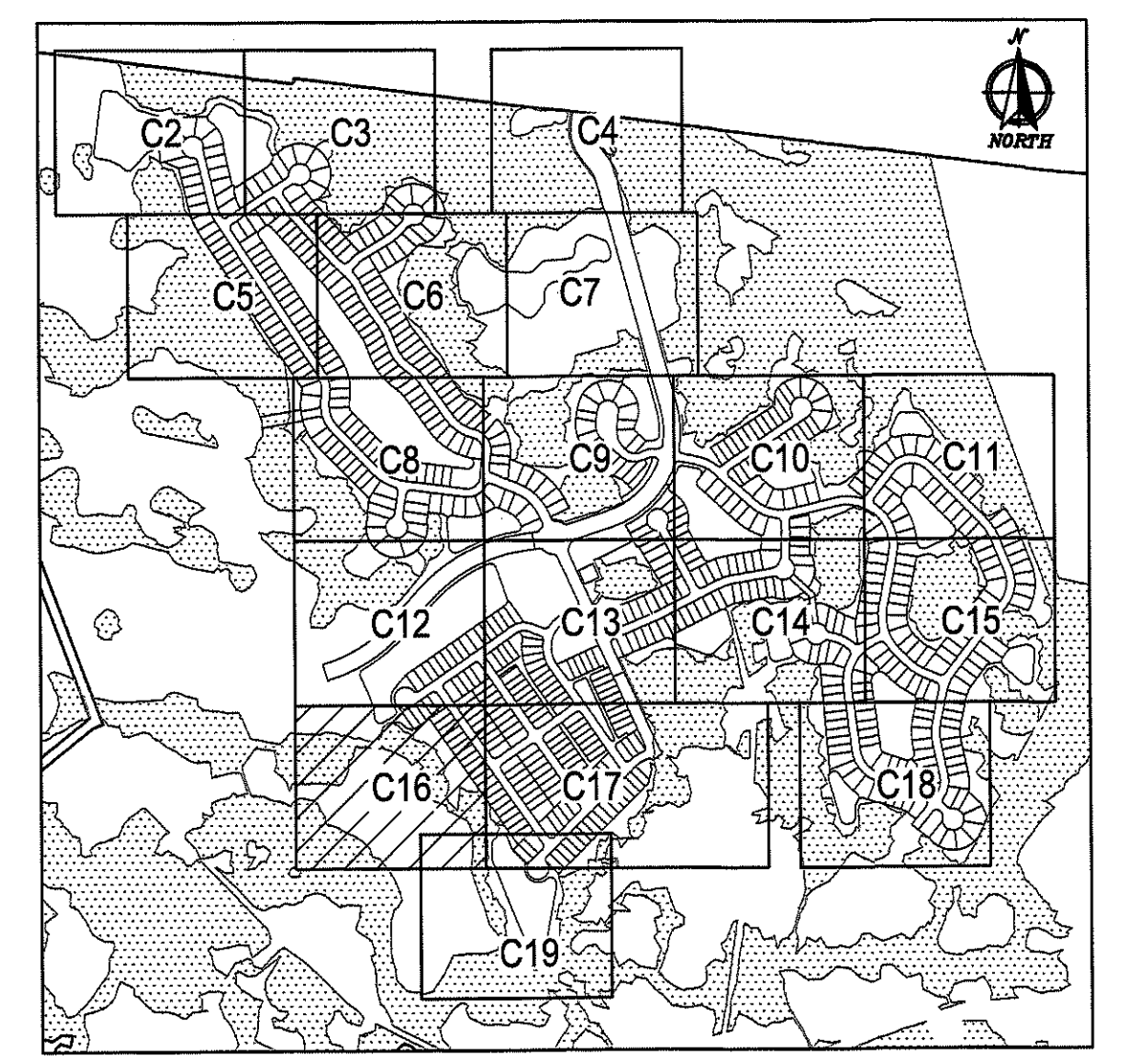
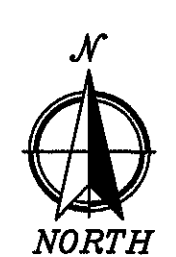
PLOT DATE:
 DRAWN BY: GWM
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 SCALE: AS NOTED
 JOB NO.: 2106.001
 © LATEST DATE HEREON
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LEGEND

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)	

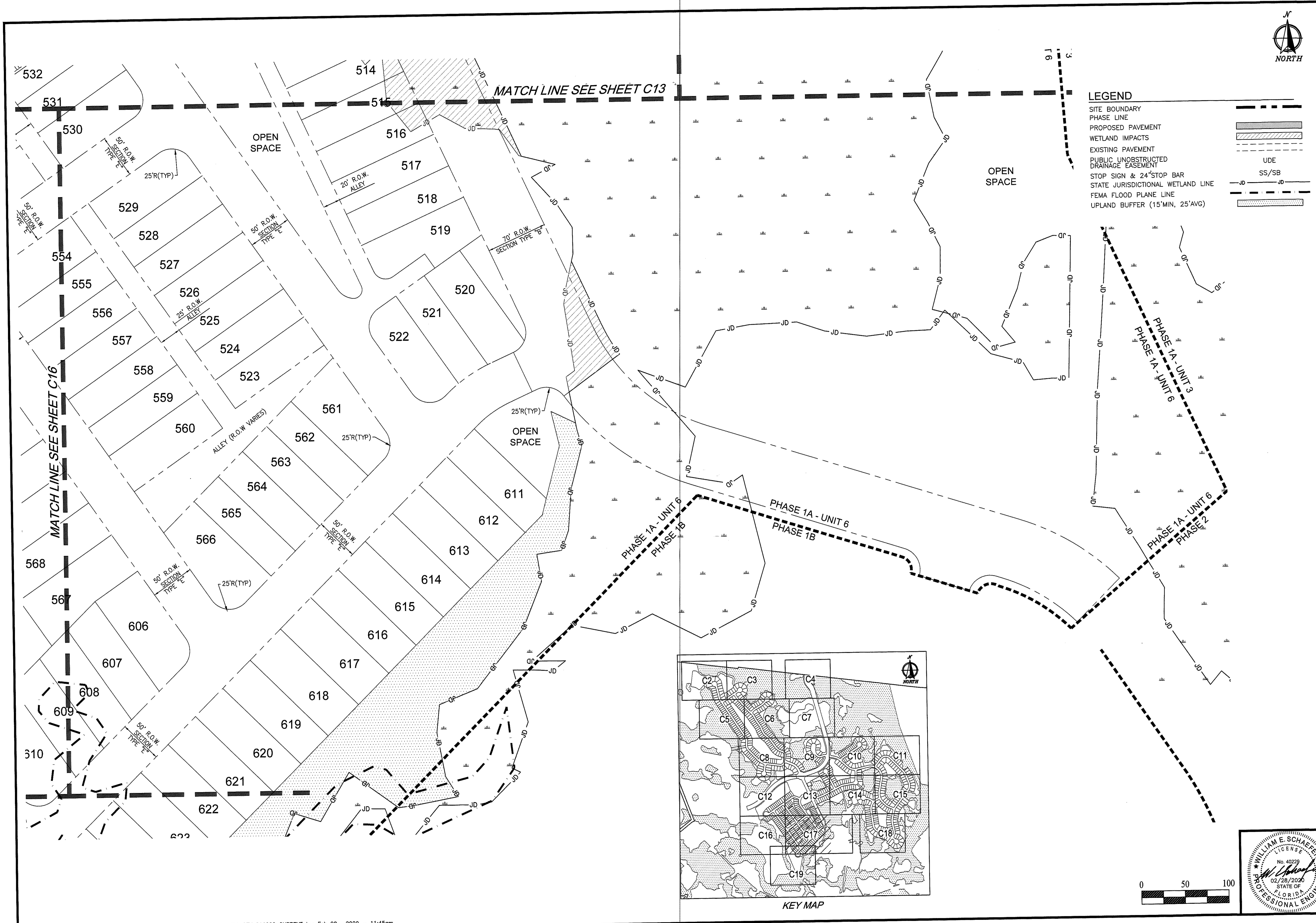


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FINAL DEVELOPMENT PLAN
 FOR
TRIBUTARY DRI (F.K.A. THREE RIVERS)
FINAL DEVELOPMENT PLAN - PHASE 1A

REVISIONS

PLOT DATE:
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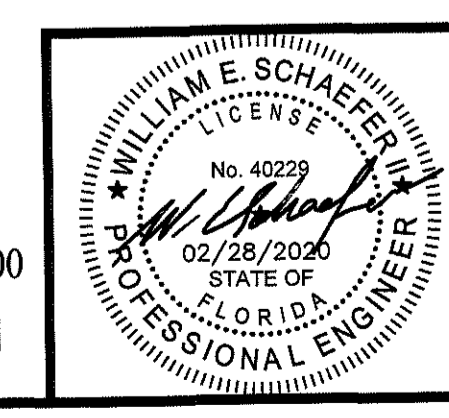
**FINAL DEVELOPMENT PLAN
 FOR
 TRIBUTARY DRI (F.K.A. THREE RIVERS)
 FINAL DEVELOPMENT PLAN - PHASE 1A**

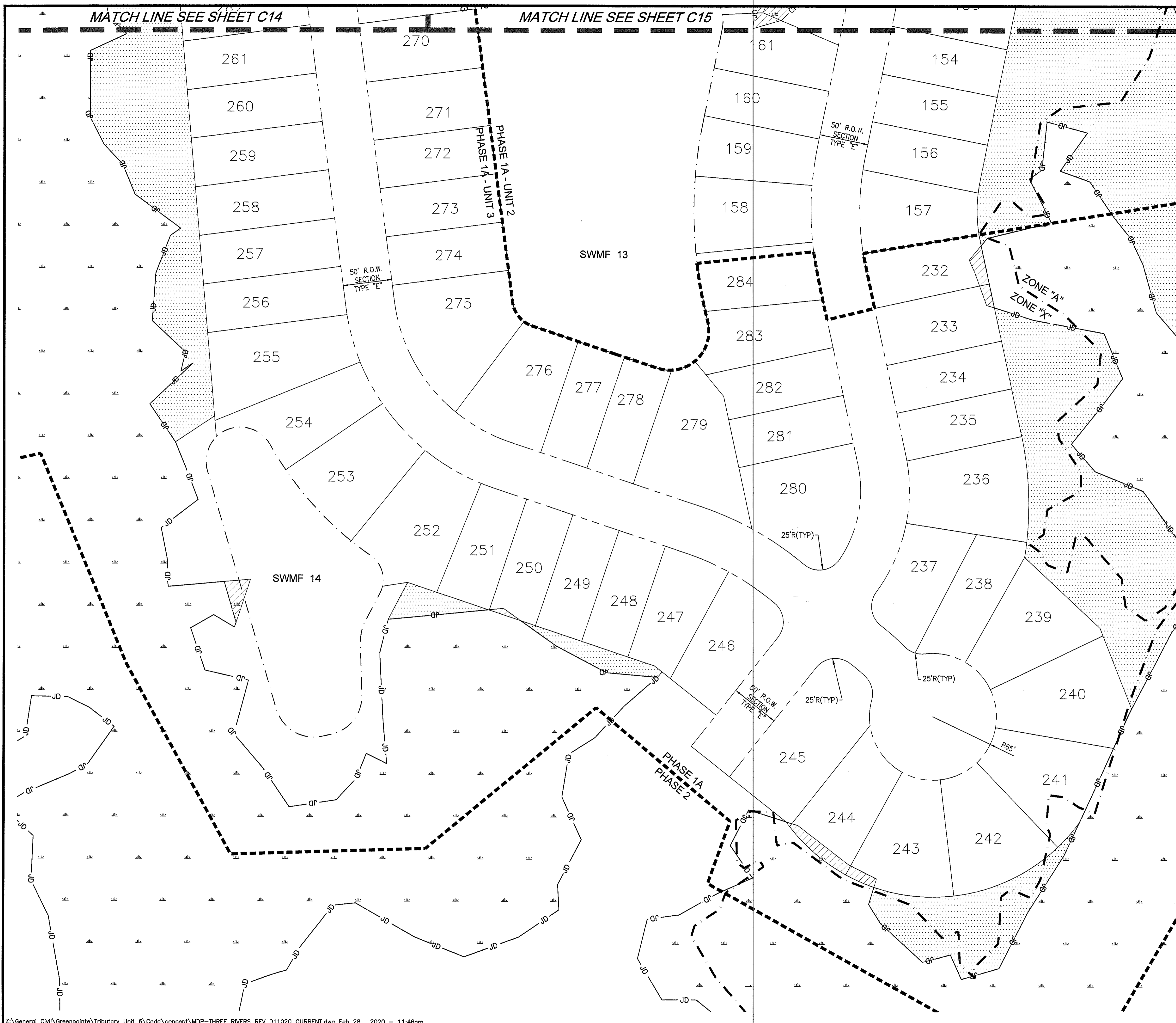
REVISIONS	

PLOT DATE:
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 CHECKED BY: WES
 SCALE: AS NOTED
 JOB NO.: 2106.001
 © LATEST DATE HEREON
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C17

OF 20





- ### LEGEND
- SITE BOUNDARY
 - PHASE LINE
 - PROPOSED PAVEMENT
 - WETLAND IMPACTS
 - EXISTING PAVEMENT
 - PUBLIC UNOBTSTRUCTED DRAINAGE EASEMENT
 - STOP SIGN & 24" STOP BAR
 - STATE JURISDICTIONAL WETLAND LINE
 - FEMA FLOOD PLANE LINE
 - UPLAND BUFFER (15'MIN, 25'AVG)
- 50' R.O.W. SECTION TYPE "E"

25'R(TYP)

R65'

50' R.O.W. SECTION TYPE "E"

25'R(TYP)

UPLAND BUFFER (15'MIN, 25'AVG)

UD

SS/SB

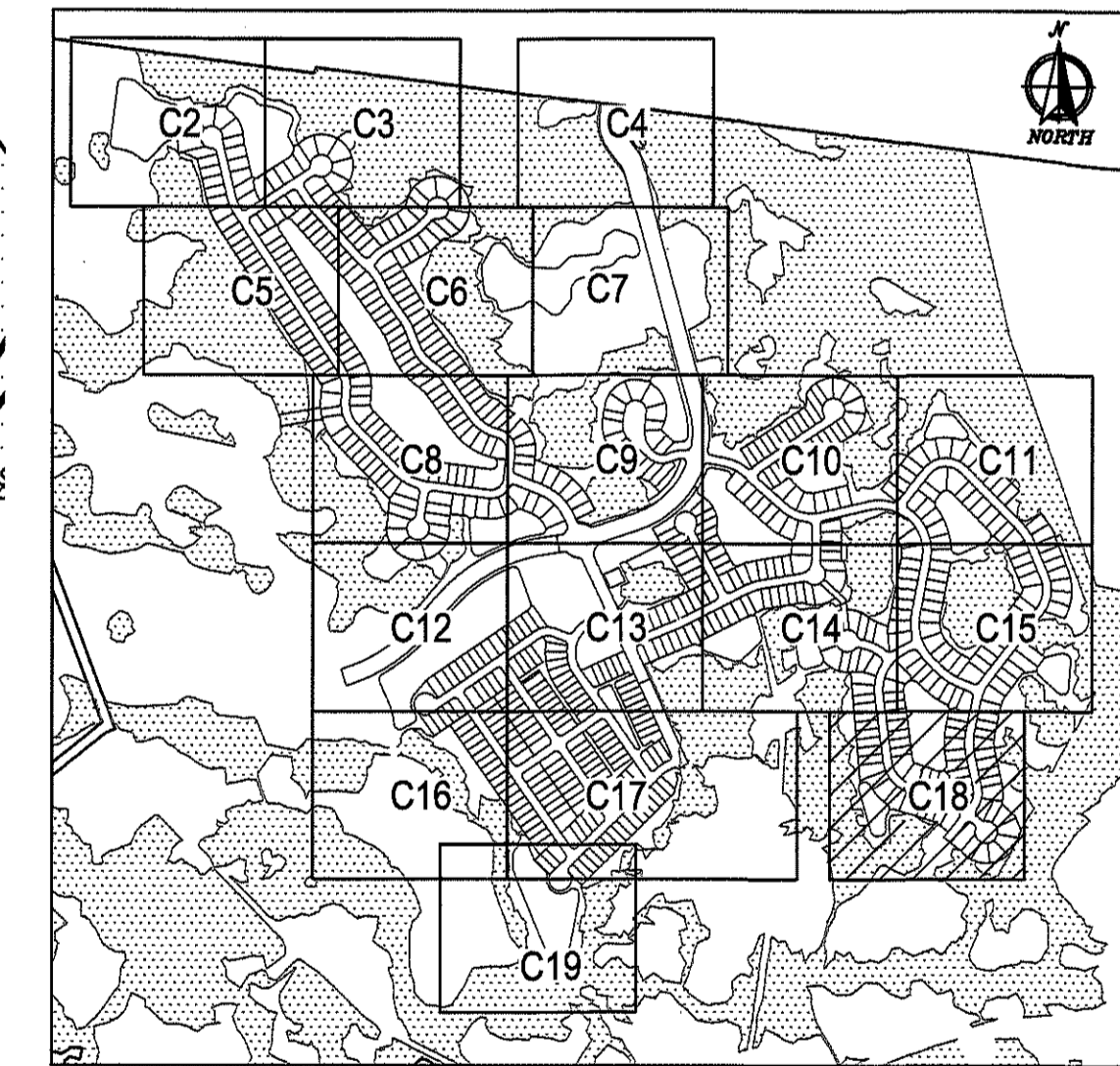
UD

UD

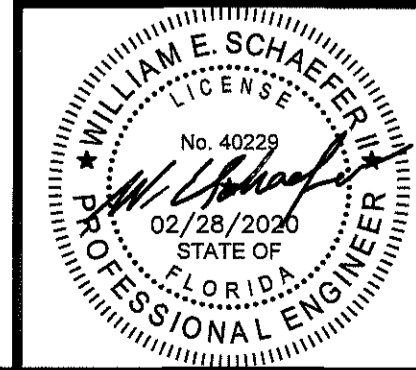
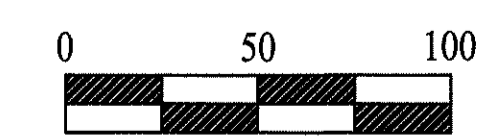
UD

ZONE "A"

ZONE "X"



KEY MAP



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FINAL DEVELOPMENT PLAN
 FOR
 TRIBUTARY DRI (F.K.A. THREE RIVERS)
 FINAL DEVELOPMENT PLAN - PHASE 1A

REVISIONS

NO.	DATE	DESCRIPTION

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MATCH LINE SEE SHEET C16

MATCH LINE SEE SHEET C17



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FINAL DEVELOPMENT PLAN
 FOR
 TRIBUTARY DRI (F.K.A. THREE RIVERS)

FINAL DEVELOPMENT PLAN - PHASE 1A

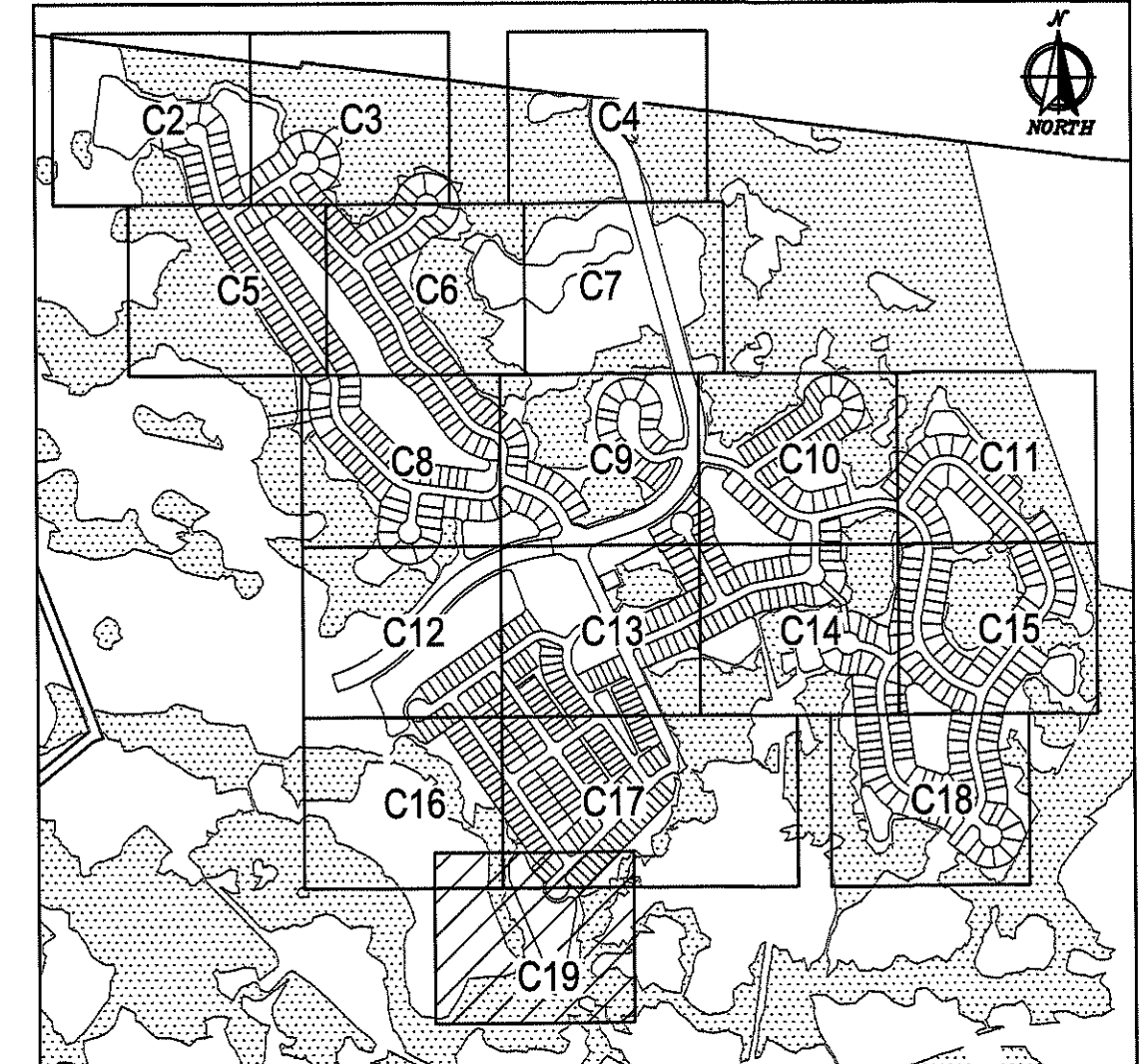
LEGEND

- 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)

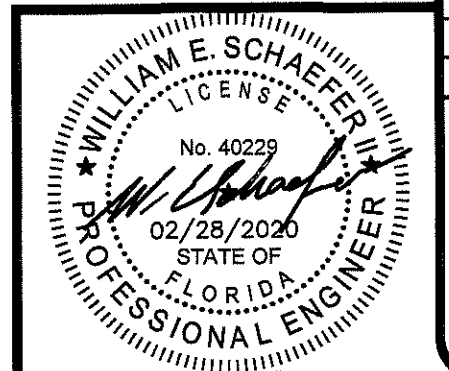
SWMF 16

PHASE 1A - UNIT 6
 PHASE 1B

ZONE "X"
 ZONE "A"

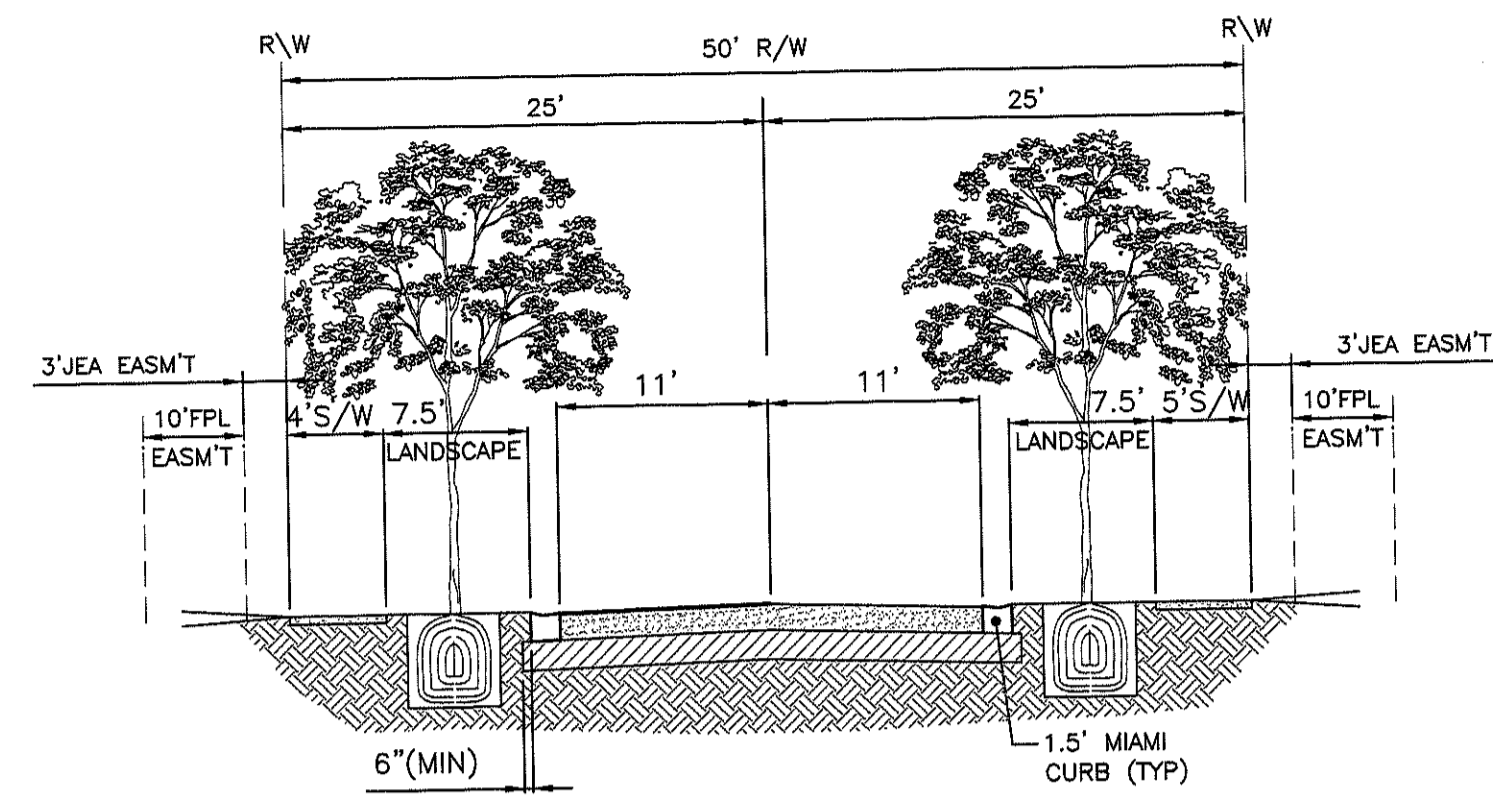


KEY MAP

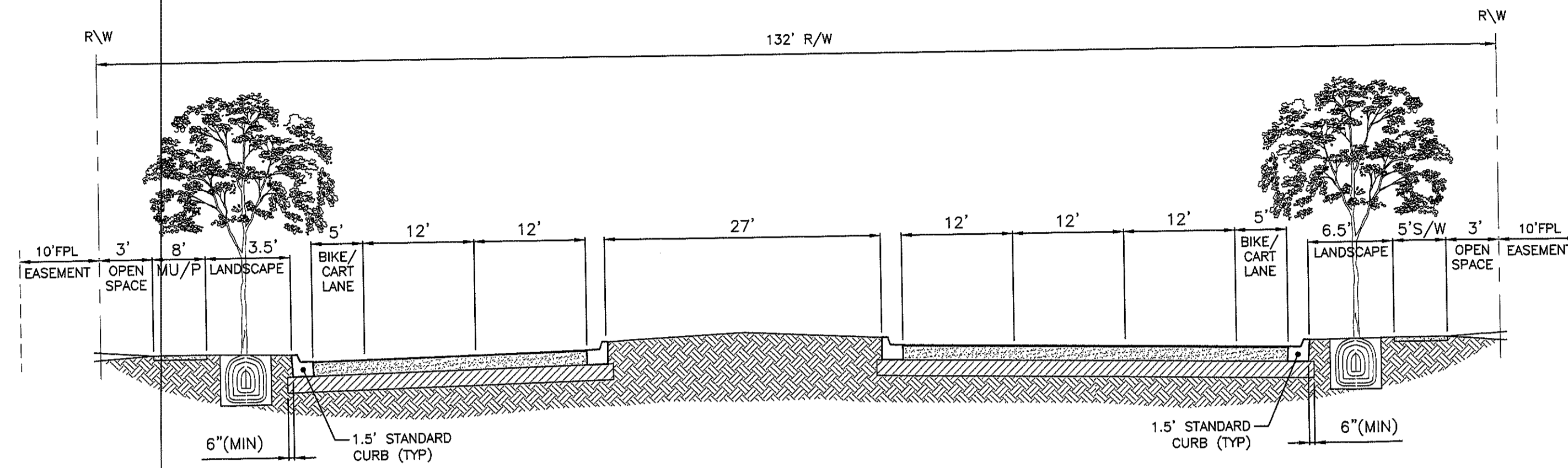


REVISIONS	

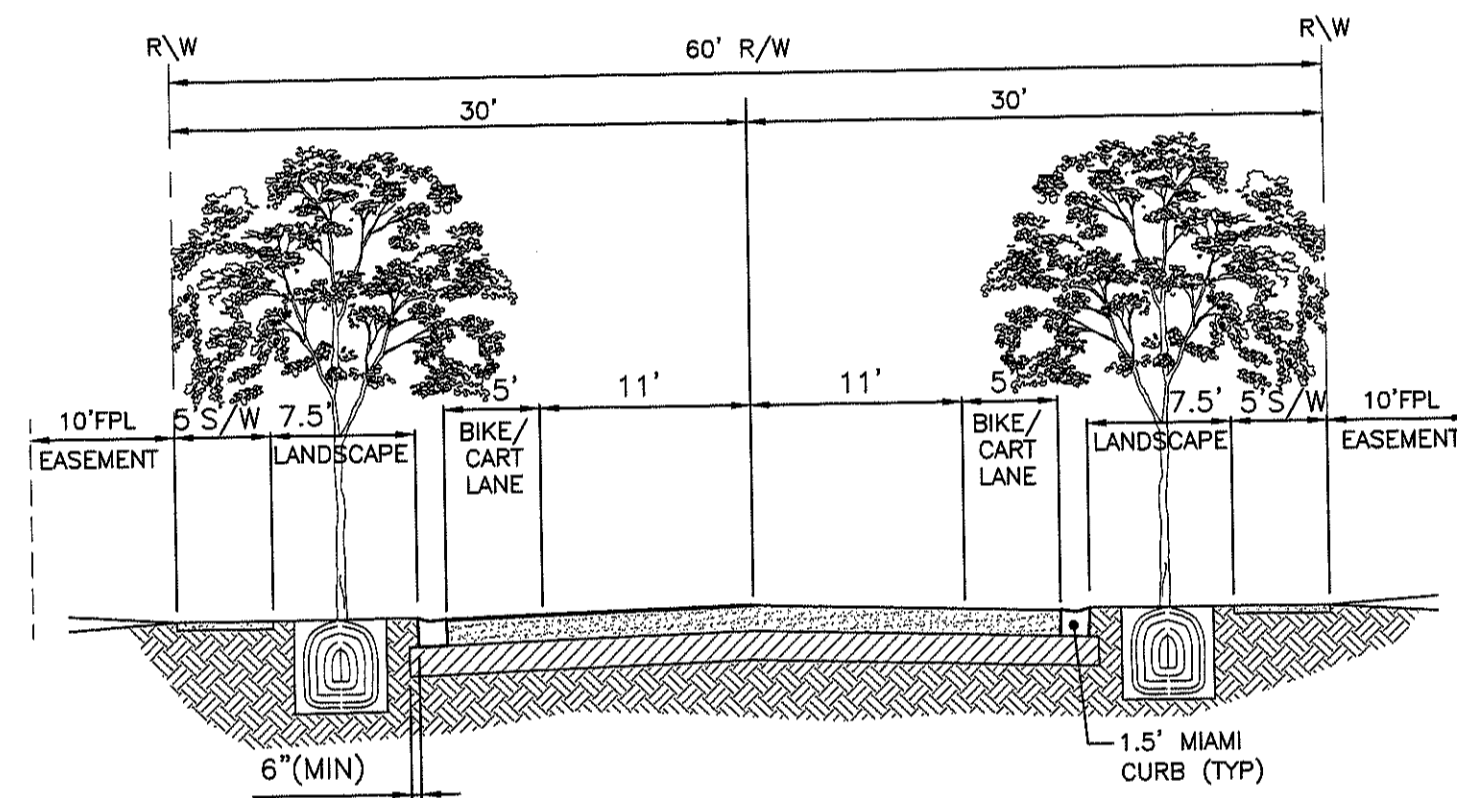
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C19
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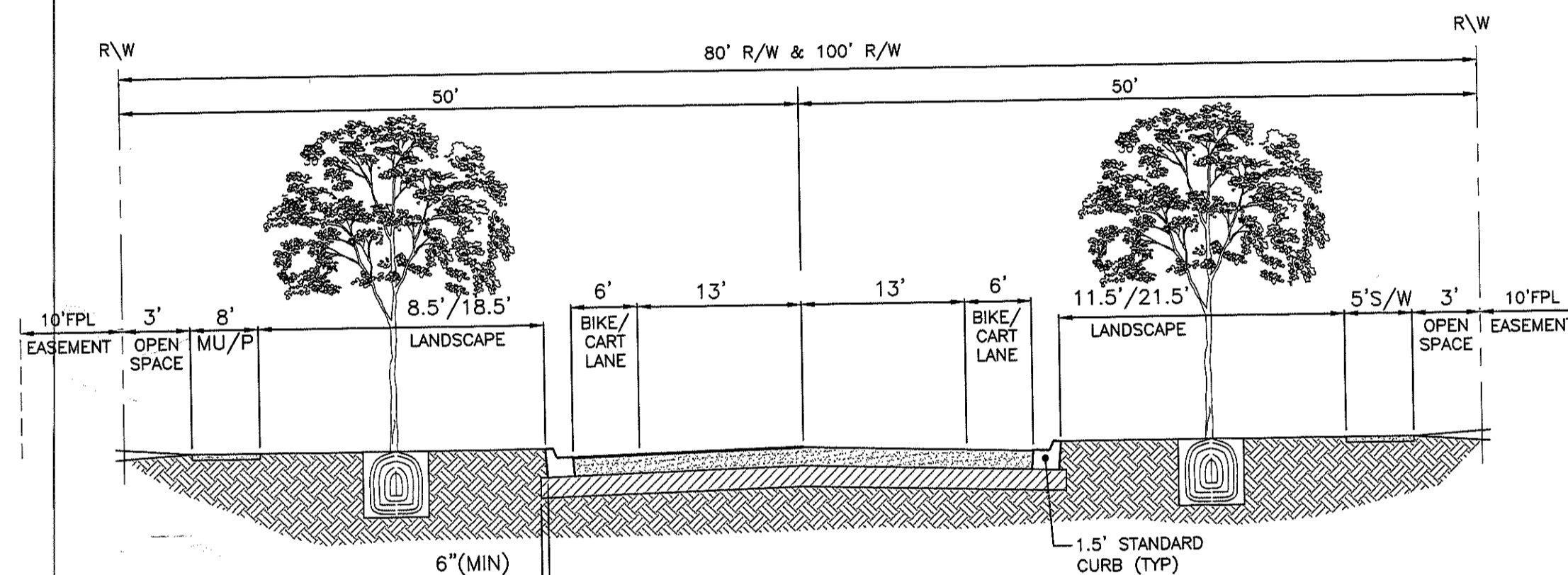
TYPICAL LOCAL ROAD SECTION (50'R/W)
ROAD TYPE "E"
N.T.S.



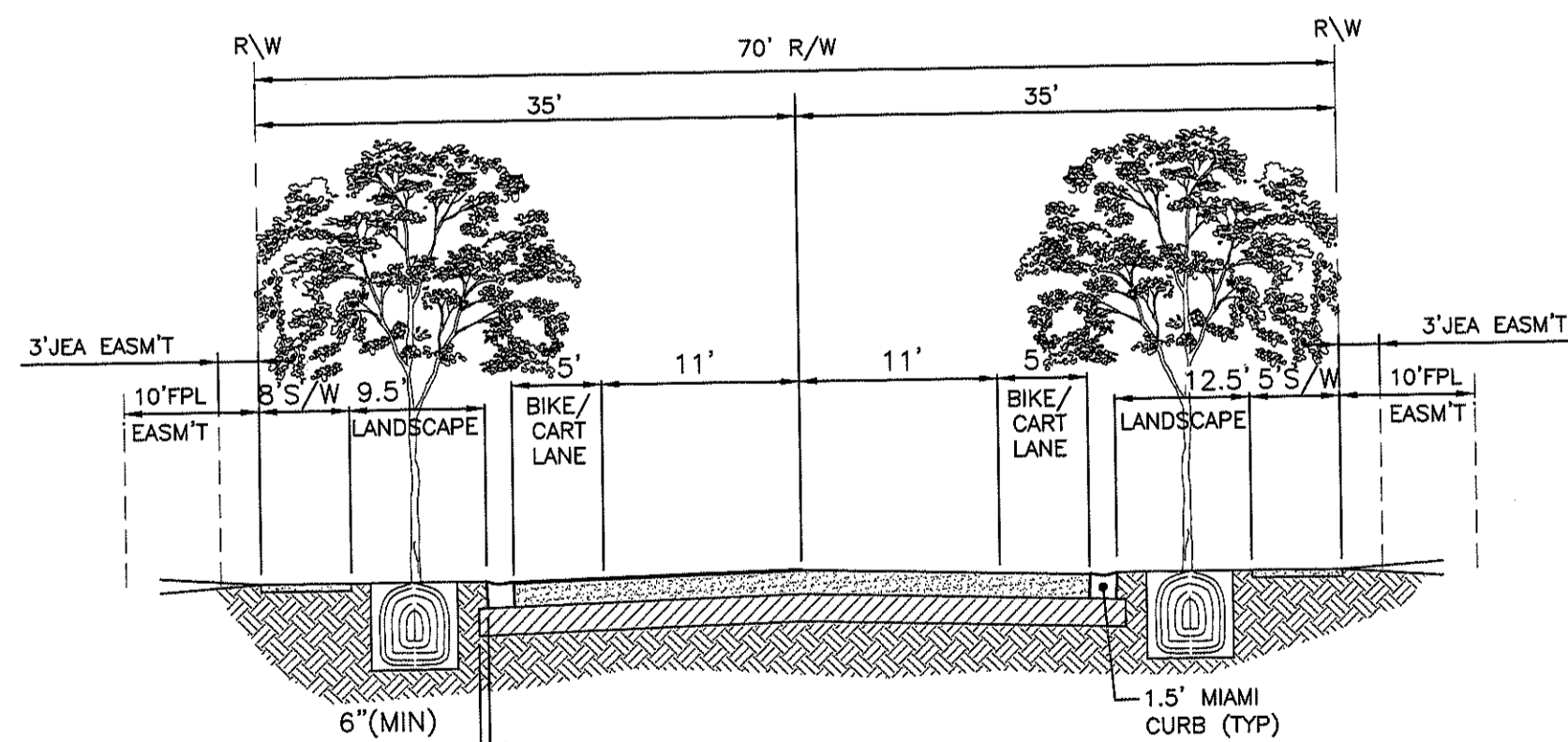
TYPICAL SPINE ROAD WITH MEDIAN SECTION
ENTRANCE ROAD
N.T.S.



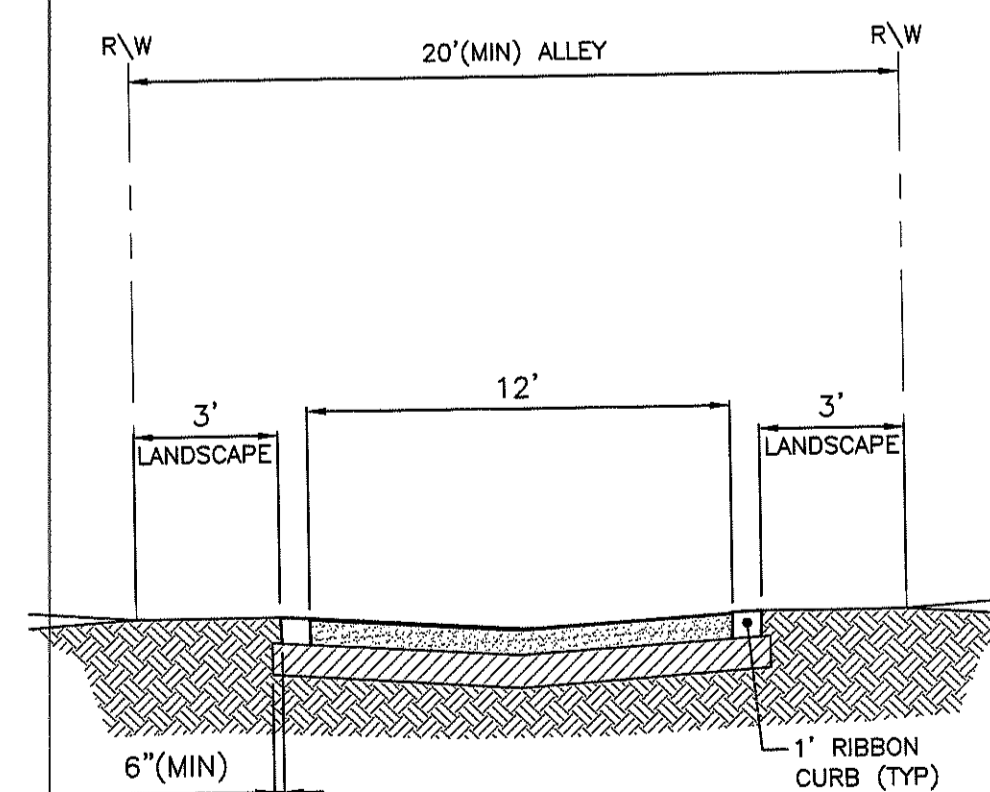
TYPICAL LOCAL ROAD SECTION (60'R/W)
ROAD TYPE "C"
N.T.S.



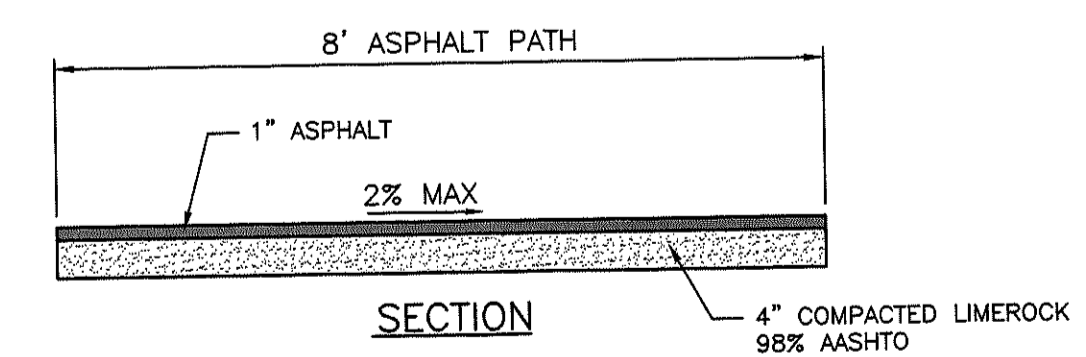
TYPICAL SPINE ROAD SECTION
ROAD TYPE "A"
N.T.S.



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



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



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

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FINAL DEVELOPMENT PLAN
FOR
TRIBUTARY DRI (F.K.A. THREE RIVERS)
ROADWAY CROSS SECTIONS AND DETAILS

REVISIONS

PLOT DATE:
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