

TRIBUTARY (AMENITY CENTER) FOR THREE RIVERS DEVELOPERS, LLC

S.R. 200 (A1A)

A PORTION OF SECTION 45 (ROBERT HARRIS GRANT), AND A PORTION
OF SECTIONS 22, 23, 26, AND 27, TOWNSHIP 2 NORTH, RANGE 26
EAST, ALL IN NASSAU COUNTY, FLORIDA.

PROJECT OWNER AND CONSULTANTS

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

ENGINEER: DOMINION ENGINEERING GROUP, INC.
4348 SOUTHPOINT BLVD, SUITE 201
JACKSONVILLE, FLORIDA 32216
CONTACT: WILLIAM E. SCHAEFER, P.E.
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

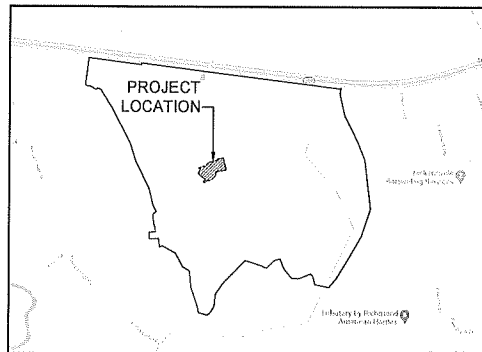
LANDSCAPE: ERVIN, LOVETT, MILLER, INC.
1035 KINGS AVENUE
JACKSONVILLE, FLORIDA 32207
CONTACT: DONNY PODANY
TEL: (904) 296-8066

UTILITY PROVIDERS

WATER & SEWER: JEA
21 WEST CHURCH STREET, T-4
JACKSONVILLE, FL 32207
CONTACT: KYLE WATSON, P.E.
TEL: (904) 665-6046

ELECTRIC: FLORIDA POWER & LIGHT
56905 GRIFFIN ROAD
CALLAHAN, FLORIDA 32011
CONTACT: DANIEL TERZA
TEL: (904) 225-3004

NATURAL GAS: FLORIDA PUBLIC UTILITIES COMPANY
780 AMELIA ISLAND PARKWAY
FERMANDINA BEACH, FLORIDA 32034
CONTACT: LINDA WINSTON
TEL: (904) 430-4718



LOCATION MAP
N.T.S.



INDEX OF DRAWINGS

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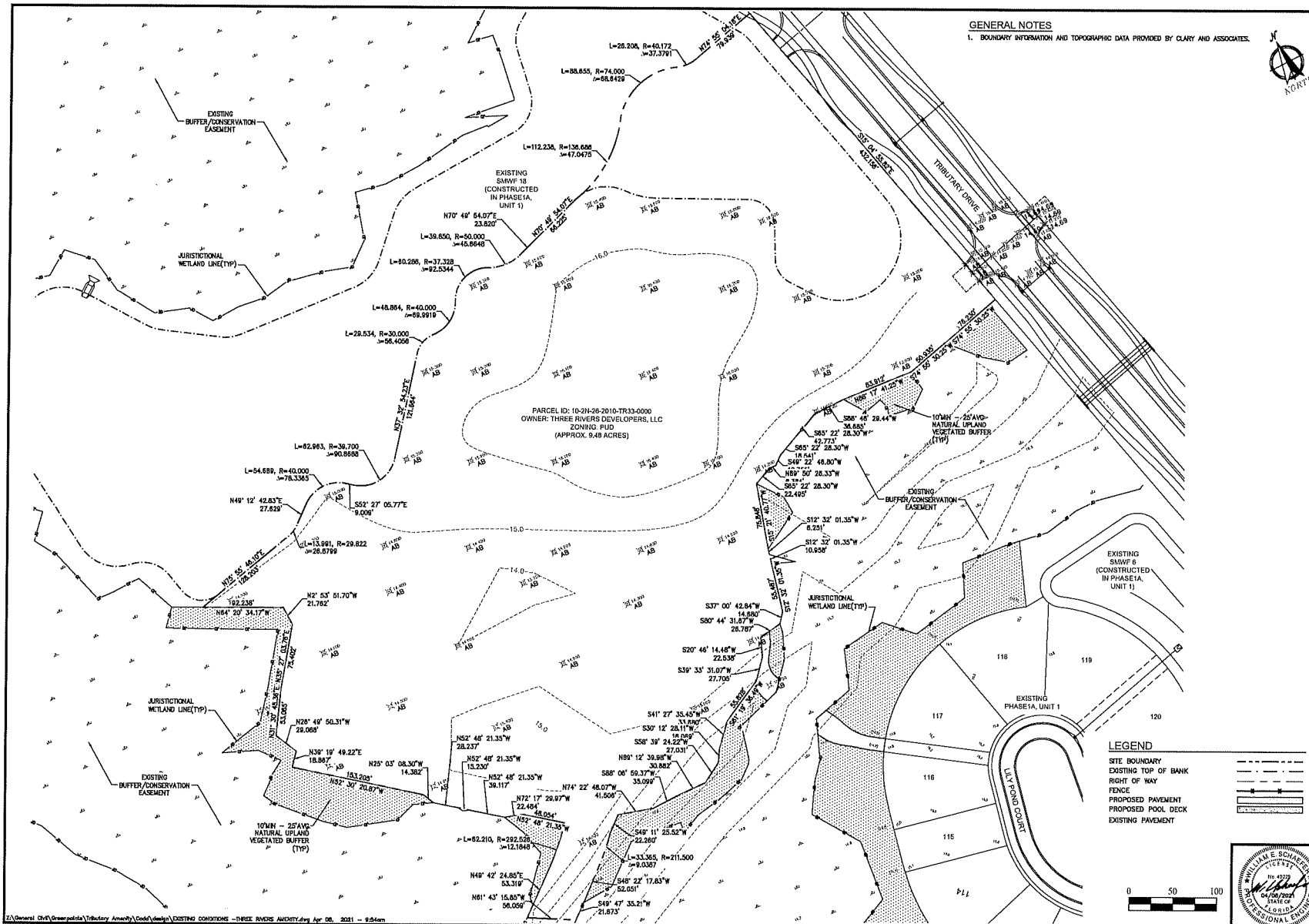


REVISIONS		
NO.	DATE	DESCRIPTION
1	04/24/21	ISSUED FOR PERMIT
2	06/24/21	ISSUED FOR PERMIT
3	06/24/21	ISSUED FOR PERMIT

William E
Schaefer II

Digitally signed by William E
Schaefer II
Date: 2021.04.14 17:39:56 -0400

WILLIAM E SCHAEFER, P.E.
FLA. REGISTERED ENGINEER # 40229 T-1



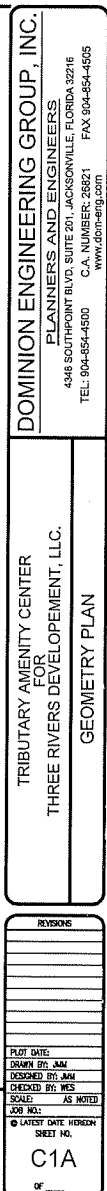
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PLANNERS AND ENGINEERS
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WWW.DOM-ENG.COM

TRIBUTARY AMENITY CENTER
FOR
THREE RIVERS DEVELOPMENT, LLC.
EXISTING CONDITIONS

REVISIONS

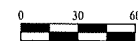
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2	04/08/2021	CHECKED BY: WCI
3	04/08/2021	SCALE: AS NOTED
4	04/08/2021	JOB NO.:
5	04/08/2021	LATEST DATE HEREON
6	04/08/2021	SHEET NO.
7	04/08/2021	EX1
8	04/08/2021	OF

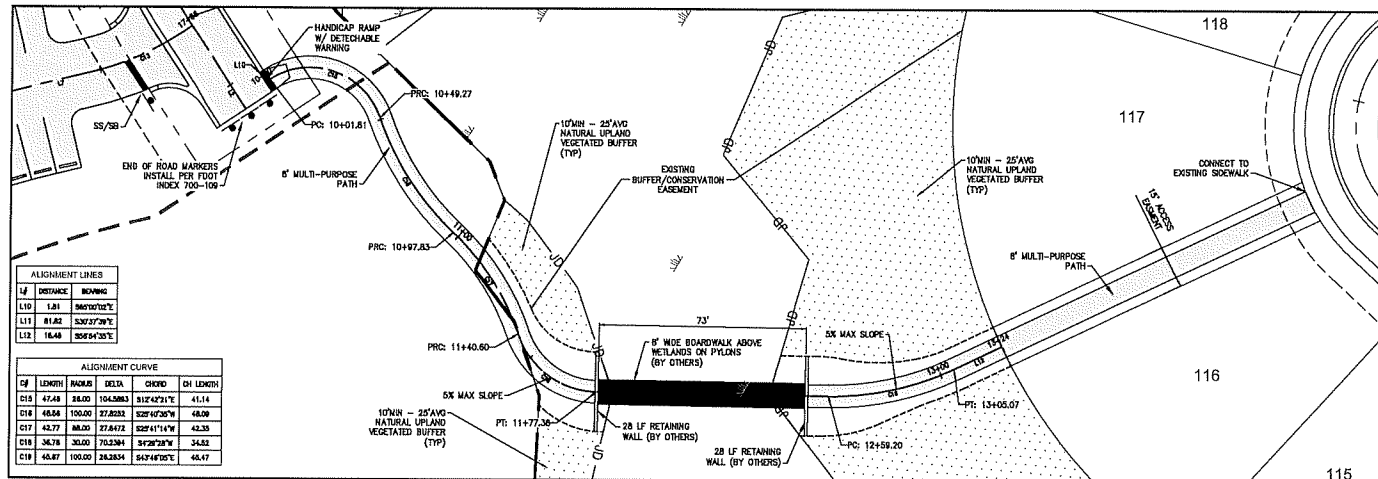
PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 12733
04/08/2021
WCI



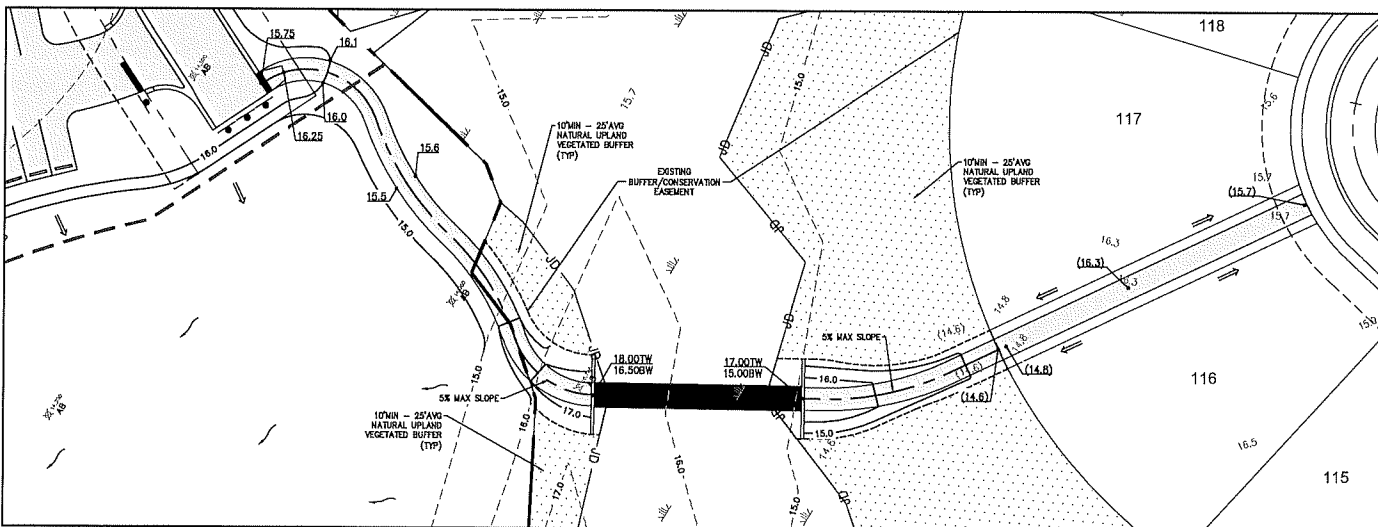
ALIGNMENT LINES		
LF	DISTANCE	BEARING
1.1	60.21	S75°00'00"W
1.2	81.88	S2°58'58"W
1.3	10.77	N86°28'20"W
1.4	24.88	N8°58'32"W
1.5	22.30	S85°49'11"W
1.7	21.40	S43°14'34"E
1.8	48.48	N24°48'10"W
1.9	7.08	N100°00'00"E

LEGEND	
SITE BOUNDARY	
RIGHT OF WAY	
FENCE	
PROPOSED PAVEMENT	
PROPOSED POOL DECK	
EXISTING PAVEMENT	
RADIUS	R
POINT OF CURVATURE	P.C.
POINT OF INTERSECTION	P.I.
POINT OF TANGENCY	P.T.
PUBLIC UNOBSTRUCTED DRAINAGE EASEMENT	UDE
PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT	PDE
STOP SIGN & 24" STOP BAR	SS/SB





GEOMETRY PLAN



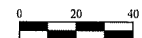
GRADING PLAN

GENERAL NOTES

1. BOUNDARY INFORMATION AND TOPOGRAPHIC DATA PROVIDED BY CLARY AND ASSOCIATES.
2. ALL HANDICAPPED RAMPS SHALL MEET NASSAU COUNTY STANDARDS AND SPECIFICATIONS.
3. SEE SHEET 07 FOR TYPICAL MULTI-PURPOSE PATH SECTIONS.

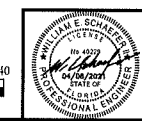
LEGEND

- SITE BOUNDARY
- RIGHT OF WAY
- PROPOSED ASPHALT
- EXISTING PAVEMENT
- RADIUS
- POINT OF CURVATURE
- POINT OF INTERSECTION
- POINT OF TANGENCY
- PUBLIC UNOBSTRUCTED DRAINAGE EASEMENT
- PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
- STOP SIGN & 24" STOP BAR



LEGEND

- EXISTING RIGHT OF WAY
- EXISTING PAVEMENT
- PROPOSED ASPHALT
- EXISTING SPOT ELEVATION
- PROPOSED ROAD ELEVATION
- EXISTING ELEVATION
- PROPOSED ELEVATION
- TOP OF WALL
- BOTTOM OF WALL
- TOP OF CURB
- EDGE OF PAVEMENT
- EXISTING TOP OF BANK
- PROPOSED DRAINAGE FLOW
- EXISTING DRAINAGE FLOW



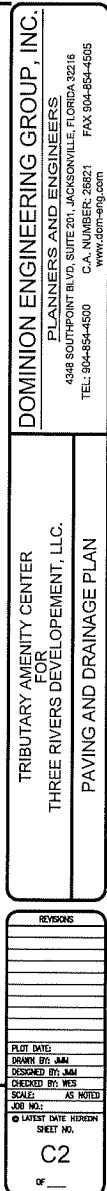
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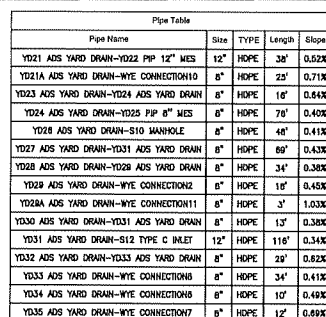
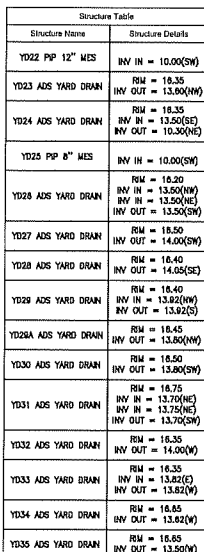
TRIBUTARY AMENITY CENTER FOR THREE RIVERS DEVELOPMENT, LLC.
BOARDWALK GEOMETRY/GRADING PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	04/18/2021	AS NOTED

PLOT DATE: 04/18/2021
DESIGNED BY: JAM
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LATEST DATE: 04/18/2021
SHEET NO.:
C1B
OF





1. FOR DRAINAGE STRUCTURES AND ASSOCIATED PIPES, SEE SHEET C2.
2. ALL 12" ADS MES'g AND SMALLER SHALL BE POURED IN PLACE. SEE DETAIL SHEET C7B
3. CONTRACTOR SHALL SUPPLY ENGINEER OF RECORD WITH SHOP DRAWINGS OF ADS YARD DRAINS AND ASSOCIATED PIPE AND FITTINGS.

Pipe Table					
Pipe Name	Size	TYPE	Length	Slope	
ROOF DRAIN-Y028 ADS YARD DRAIN	8"	HDPE	37'	0.41%	
ROOF DRAIN-Y028 ADS YARD DRAIN	8"	HDPE	12'	0.41%	
ROOF DRAIN-Y021 ADS YARD DRAIN	8"	HDPE	30'	0.50%	
ROOF DRAIN-Y07 ADS YARD DRAIN	8"	HDPE	10'	0.52%	
ROOF DRAIN-Y05 ADS YARD DRAIN	10"	HDPE	63'	0.38%	
Y01 ADS YARD DRAIN-Y02 ADS YARD DRAIN	8"	HDPE	16'	0.43%	
Y02 ADS YARD DRAIN-Y03 ADS YARD DRAIN	8"	HDPE	22'	0.41%	
Y03 ADS YARD DRAIN-Y07 ADS YARD DRAIN	8"	HDPE	21'	0.42%	
Y04 ADS YARD DRAIN-Y05 ADS YARD DRAIN	8"	HDPE	18'	0.36%	
Y05 ADS YARD DRAIN-Y07 ADS YARD DRAIN	8"	HDPE	18'	0.41%	
Y06 ADS YARD DRAIN-WYE CONNECTION	8"	HDPE	10'	0.40%	
Y07 ADS YARD DRAIN-Y04 ADS YARD DRAIN	10"	HDPE	31'	0.36%	
Y06 ADS YARD DRAIN-Y05 ADS YARD DRAIN	8"	HDPE	11'	0.47%	
Y05 ADS YARD DRAIN-Y011 ADS YARD DRAIN	10"	HDPE	14'	0.43%	
Y010 ADS YARD DRAIN-Y011 ADS YARD DRAIN	8"	HDPE	17'	0.60%	
Y011 ADS YARD DRAIN-Y012 ADS YARD DRAIN	12"	HDPE	17'	0.42%	
Y012 ADS YARD DRAIN-Y013 12" 12" MES	12"	HDPE	19'	0.52%	
Y014 ADS YARD DRAIN-Y015 ADS YARD DRAIN	8"	HDPE	22'	0.45%	
Y015 ADS YARD DRAIN-Y016 ADS YARD DRAIN	8"	HDPE	23'	0.44%	
Y018 ADS YARD DRAIN-Y019 ADS YARD DRAIN	10"	HDPE	65'	0.37%	
Y017 ADS YARD DRAIN-WYE CONNECTIONS	8"	HDPE	20'	0.50%	
Y018 ADS YARD DRAIN-WYE CONNECTIONS	8"	HDPE	8'	0.40%	
Y019 ADS YARD DRAIN-WYE CONNECTIONS	8"	HDPE	10'	0.49%	
Y019 ADS YARD DRAIN-Y021 ADS YARD DRAIN	10"	HDPE	57'	0.53%	
Y020 ADS YARD DRAIN-WYE CONNECTIONS	8"	HDPE	6'	0.84%	

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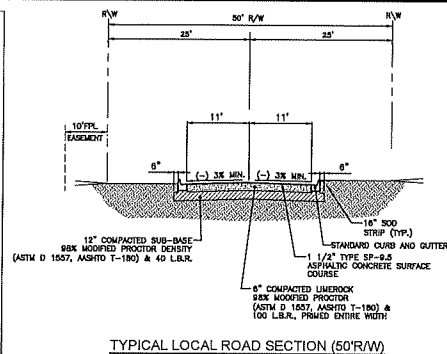
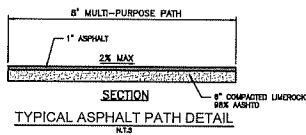
TRIBUTARY AMENITY CENTER
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PAVING AND DRAINAGE PLAN

REVISIONS

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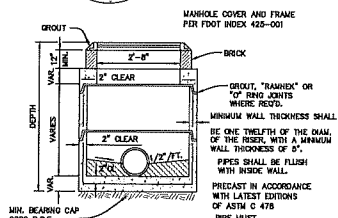
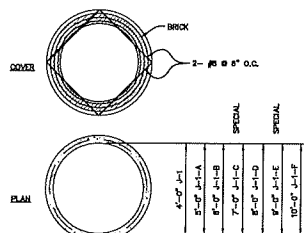
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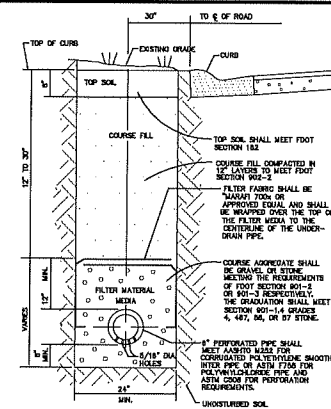


TYPICAL LOCAL ROAD SECTION (50' R/W)

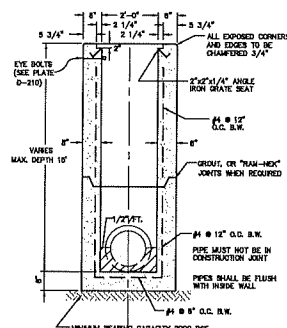
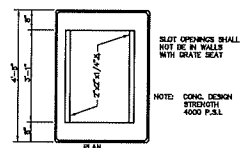
CRUSHED CONCRETE MAY BE
SUBSTITUTED FOR LIMEROCK IF
APPROVED BY NASSAU COUNTY.



STORM SEWER TYPE J-1 THRU J-1-F MANHOLE
(OR APPROVED FOOT EQUAL, SEE INDEX 438-010)
N.T.S.

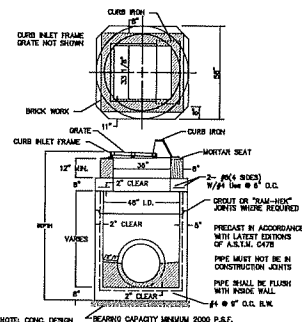


IS ANTICIPATED
UNDERDRAIN INSTALLATION TYPE II



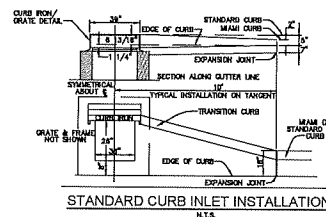
NOTE
INLETS WITH SLOTS GREATER THAN 6" SHALL BE CONSTRUCTED WITH HORIZONTAL BARS AT THE MAXIMUM VERTICAL SPACING OF 8-INCHES. 1" DIA. GALVANIZED PIPE IMBEDDED 2" IN PRECAST STRUCTURE OR OTHER APPROVED METHOD.

TYPE "C" INLET
PROVIDE FOOT EQUAL SIZE INLET 425-002)

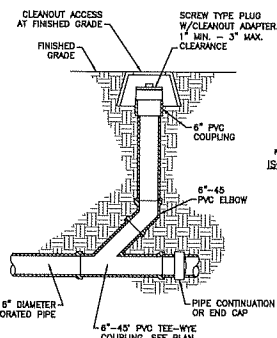


NOTE: CONC. DESIGN STRENGTH 4,000 PSI
BEARING CAPACITY MINIMUM 2000 P.S.F.
NOTE: 2" OF UNDERDRAIN SHALL BE INSTALLED ON BOTH SIDE OF ALL CURB INLETS.

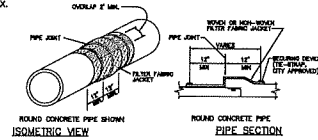
STORM SEWER 48" I.D. CURB INLET
(OR APPROVED FOOT EQUAL SEE INDEX 425-010)



STANDARD CURB INLET INSTALLATION



UNDERDRAIN CLEAN OUT



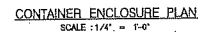
FILTER FABRIC JACKET DETAIL



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TRIBUTARY AMENITY CENTER
FOR
THREE RIVERS DEVELOPMENT, LLC.
PAVING AND DRAINAGE DETAILS

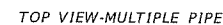
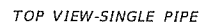
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PLOT DATE:
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DESIGNED BY: JWM
CHECKED BY: WES
SCALE: AS NOTED
JOB NO.:
© LATEST DATE HEREON SHEET NO. C7A



REMARKS	
	<i>These sizes are restricted to inlet and outlet treatment for water management systems or similar applications.</i> ■ <i>Values shown for estimating pipe quantities and are for information only.</i>



NOTE: See Sheets 6 and 7 for details and general notes.

SINGLE AND MULTIPLE ROUND CORRUGATED METAL PIPE

REVISION	DESCRIPTION.
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FY 2019-20
STANDARD PLANS

SIDE DRAIN MITERED END SECTION

INDEX
430-022

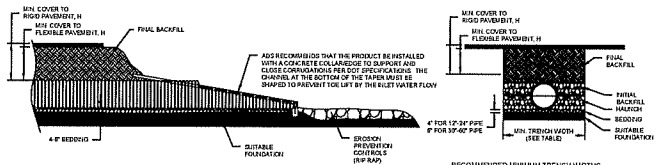
SHEET
2 of 7

TRIBUTARY AMENITY CENTER
FOR
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PAVING AND DRAINAGE DETAILS

REVISIONS

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© LATEST DATE HEREON SHEET NO.
C7B

Z:\General Civil\Oranpointe\Tributary Amenty\Cadd\design\PD DETAILS - THREE RIVERS AMENITY.dwg Apr 08, 2021 -- 10:48am



- NOTES:**
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS," LATEST EDITION.
 2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FIRES INTO BACKFILL MATERIAL, WHEN REQUIRED.
 3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND SURFACE WITH SUITABLE MATERIAL, AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS II OR III IN THE PIPE ZONE EXTENDING TO THE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm), 6" (150mm) FOR 24"-36" (600mm-900mm).
 5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS II OR III IN THE PIPE ZONE EXTENDING TO THE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER.
 6. MINIMUM COVER: MINIMUM COVER, H, IN HIGH TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLAOTON. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
12"	36"
18"	48"
24"	60"
30"	72"
36"	84"
42"	96"
48"	108"
54"	120"
60"	132"
66"	144"
72"	156"
78"	168"
84"	180"
90"	192"
96"	204"
102"	216"
108"	228"
114"	240"
120"	252"
126"	264"
132"	276"
138"	288"
144"	300"
150"	312"
156"	324"
162"	336"
168"	348"
174"	360"
180"	372"
186"	384"
192"	396"
198"	408"
204"	420"
210"	432"
216"	444"
222"	456"
228"	468"
234"	480"
240"	492"
246"	504"
252"	516"
258"	528"
264"	540"
270"	552"
276"	564"
282"	576"
288"	588"
294"	600"
300"	612"
306"	624"
312"	636"
318"	648"
324"	660"
330"	672"
336"	684"
342"	696"
348"	708"
354"	720"
360"	732"
366"	744"
372"	756"
378"	768"
384"	780"
390"	792"
396"	804"
402"	816"
408"	828"
414"	840"
420"	852"
426"	864"
432"	876"
438"	888"
444"	900"
450"	912"
456"	924"
462"	936"
468"	948"
474"	960"
480"	972"
486"	984"
492"	996"
498"	1008"
504"	1020"
510"	1032"
516"	1044"
522"	1056"
528"	1068"
534"	1080"
540"	1092"
546"	1104"
552"	1116"
558"	1128"
564"	1140"
570"	1152"
576"	1164"
582"	1176"
588"	1188"
594"	1200"
600"	1212"
606"	1224"
612"	1236"
618"	1248"
624"	1260"
630"	1272"
636"	1284"
642"	1296"
648"	1308"
654"	1320"
660"	1332"
666"	1344"
672"	1356"
678"	1368"
684"	1380"
690"	1392"
696"	1404"
702"	1416"
708"	1428"
714"	1440"
720"	1452"
726"	1464"
732"	1476"
738"	1488"
744"	1500"
750"	1512"
756"	1524"
762"	1536"
768"	1548"
774"	1560"
780"	1572"
786"	1584"
792"	1596"
798"	1608"
804"	1620"
810"	1632"
816"	1644"
822"	1656"
828"	1668"
834"	1680"
840"	1692"
846"	1704"
852"	1716"
858"	1728"
864"	1740"
870"	1752"
876"	1764"
882"	1776"
888"	1788"
894"	1800"
900"	1812"
906"	1824"
912"	1836"
918"	1848"
924"	1860"
930"	1872"
936"	1884"
942"	1896"
948"	1908"
954"	1920"
960"	1932"
966"	1944"
972"	1956"
978"	1968"
984"	1980"
990"	1992"
996"	2004"
1002"	2016"
1008"	2028"
1014"	2040"
1020"	2052"
1026"	2064"
1032"	2076"
1038"	2088"
1044"	2100"
1050"	2112"
1056"	2124"
1062"	2136"
1068"	2148"
1074"	2160"
1080"	2172"
1086"	2184"
1092"	2196"
1098"	2208"
1104"	2220"
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1116"	2244"
1122"	2256"
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1140"	2292"
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1152"	2316"
1158"	2328"
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1176"	2364"
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1188"	2388"
1194"	2400"
1200"	2412"
1206"	2424"
1212"	2436"
1218"	2448"
1224"	2460"
1230"	2472"
1236"	2484"
1242"	2496"
1248"	2508"
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1266"	2544"
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1302"	2616"
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1326"	2664"
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1344"	2700"
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1734"	3480"
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1752"	3516"
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1764"	3540"
1770"	3552"
1776"	3564"
1782"	3576"
1788"	3588"
1794"	3600"
1800"	3612"
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1824"	3660"
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1842"	3696"
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1866"	3744"
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1896"	3804"
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1908"	3828"
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1944"	3900"
1950"	3912"
1956"	3924"
1962"	3936"
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1980"	3972"
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1992"	3996"
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2004"	4020"
2010"	4032"
2016"	4044"
2022"	4056"
2028"	4068"
2034"	4080"
2040"	4092"
2046"	4104"
2052"	4116"
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2064"	4140"
2070"	4152"
2076"	4164"
2082"	4176"
2088"	4188"
2094"	4200"
2100"	4212"
2106"	4224"
2112"	4236"
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2154"	4320"
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2178"	4368"
2184"	4380"
2190"	4392"
2196"	4404"
2202"	4416"
2208"	4428"
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2238"	4488"
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2268"	4548"
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2292"	4596"
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2316"	4644"
2322"	4656"
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2592"	5196"
2598"	5208"
2604"	5220"
2610"	5232"
2616"	5244"
2622"	5256"
2628"	5268"

[illegible]

THESE PLANS INDICATE THE MINIMUM EROSION & SEDIMENT CONTROL MEASURES REQUIRED FOR THE PROPOSED CONSTRUCTION. THE INFORMATION ON SEDIMENT AND EROSION CONTROL, REFER TO THE FLORIDA DEVELOPMENT PLAN, CHAPTER 62C, F.S., AND THE FLORIDA EROSION & SEDIMENT CONTROL ACT, CHAPTER 62C, F.S. THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (F.D.E.P.) CHAPTER 62C, F.S., AND THE FLORIDA DEVELOPMENT PLAN, CHAPTER 62C, F.S., REQUIRE THE CONTRACTOR TO INSURE COMPLIANCE TO STATE AND FEDERAL WATER QUALITY STANDARDS AND TO PREVENT ANY ADDITIONAL POLLUTANT LOADS FROM BEING DISCHARGED TO THE STATE'S WATER QUALITY VIOLATION ZONES. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO AVOID VIOLATING LEGAL FEES, COMPLAINTS, FINE, CONSTRUCTION COSTS AND FINES.

THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE EROSION AND SEDIMENT CONTROL MEASURES AND MAINTAINING THE EROSION AND SEDIMENT CONTROL MEASURES TO MEET THE MAINTAINED DISTRICT SPECIFICATIONS AND CRITERIA.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACED ADJACENT TO THE RATED WATER AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A PERMANENT STAND OF 500 FEET FROM THE PROPERTY COUNTOURS AND MEETING THE N.P.D.E.S. FINAL STABILIZATION REQUIREMENTS.

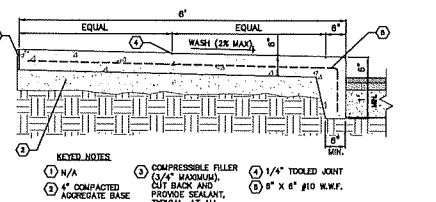
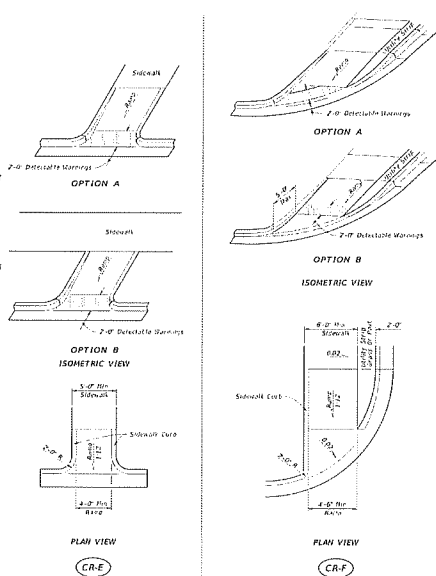
IF DETERMINING CAPACITIES REQUIRES A CONSUMPTIVE USE PERMIT (C.U.P.) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

PRIOR TO COMMENCEMENT OF CONSTRUCTION AND EXCAVATION ACTIVITIES, THE CONTRACTOR SHALL OBTAIN A CONSTRUCTION PERMIT FROM THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AGENCY FIELD OFFICE, PAGE 42736, PART 1A.3, TO DETERMINE PERMITTING REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE N.P.D.E.S. PERMIT, IF REQUIRED, IN ORDER TO DISCHARGE ANY GROUNDWATER ENCOUNTERED DURING CONSTRUCTION TO THE ST. JOHNS RIVER.

40 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR WILL SUBMIT A "STATE OF INTENT" TO THE EPA IN ACCORDANCE WITH NATIONAL POLLUTANT DISCHARGE DISCHARGE CONTROL ACT (NPDES).

[illegible]

- [illegible]



SECTION -TURNDOWN SIDEWALK
NTR

FREE RIVERS DEVELOPEMENT, LLC.
FOR
TRIBUTARY AMENITY CENTER

PLANNERS AND ENGINEERS
4346 SOUTHPPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 C.A. NUMBER: 25821 FAX 904-854-4505

GENERAL NOTES AND DETAILS

REVISIONS

NOT DATE:

DRAWN BY: JAM

SIGNED BY: JAM

CHECKED BY: WES

SCALE: AS NOTED

BY NO.:

LATEST DATE HEREON:

SHEET NO.

C8

OF