

**Nassau County Site Engineering Plan Application**

**Property Location**

Parcel Identification Number - 10-2N-26-2010-TR-33-0000

Project Name - Tributary Unit 4 Amenity Center

Location or Address - 0 Pond Side Lane

**Property Owner**

Name: Three Rivers Developers, LLC

Address: 7807 Baymeadows Road, Jacksonville, FL 32256

Telephone #: 904-299-6155

E-Mail: LOReilly@GreenPointeLLC.com

**Agent**

Name: Mike Bowles, Dominion Engineering Group, Inc

Address: 4348 Southpoint Blvd, Suite 201, Jacksonville, Florida 32216

Telephone #: 904-854-4500

E-Mail: mbowles@dom-eng.com

*(Owner Authorization Required, Separate Sheet)*

**Design Professional (If different from Agent)**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone #: \_\_\_\_\_

E-Mail: \_\_\_\_\_

**Brief Description of the Proposed Project**

Construct the first amenity center for the project consisting of a pool, fitness center, community gathering building, tennis courts, pickleball courts, bocce ball court, dumpster pad and parking.

Number of Acres: 3.30

Number of Structures: Existing: 0

Building Height: < 35 Feet

Number of Parking Spaces Provided: 66

Proposed: 2

Building Square Footage: 5434

May 5, 2020

## Nassau County Site Engineering Plan Application

**1. Attachments (this is a general list, other documents may be required, reference Chapter 29 Sections 4 and 5 and Section 5.07 LDC):**

- a. Application
- b. Fees
- c. Site Plans - with either 3 - 24"x36" and 5 - 11"x17", or 8 - 24"x36.
- d. Digital submittal of all documents
- e. Preliminary Plat submitted at the same time with its associated application, fees and documents

**2. Applicant must address review criteria beginning on page 5. Responses attached/depicted. ☐**

Signature of Owner:  \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

Signature of Agent: \_\_\_\_\_

Address: 7807 Baymeadows Road, Jacksonville, FL 32256

Telephone: 904-299-6155 \_\_\_\_\_

Email: LOReilly@GreenPointeLLC.com

**NOTE:** *If prepared or signed by an agent, a notarized Agent Authorization Form must be provided.*

## Development Plan Checklist

Ordinance 2010-08, Land Development Code, Section 5.07, Submission Requirements, sets forth the procedure for Site Engineering Plan review. **(8) Eight sets with minimum of 3 (Three) sets in 24" x 36" format of plans signed and sealed by Engineer of Record are required with the completed application, appropriate fees and required substantiating documents as listed in the Checklist.**

All items on this application and checklist must be addressed. Any items not addressed will cause the submittal package to be deemed incomplete. The County reserves the right to reject incomplete submittals. A determination of a complete submittal is not a reflection of compliance with applicable standards for review.

**Class II, III & IV** (for descriptions of Class, please see Sec. 5.07(A)2, LDC or inquire of DP&EO Staff)

**Included    Not Included**

- |                                     |                                     |   |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | PBSP approved in accordance with 5.07(C), included all necessary changes or corrections to comply with any conditions of approval. If another agency having jurisdiction over the development specifically requires, as a condition precedent for that agency's approval, modifications to the County-approved PBSP, they shall be so noted and evidence of the agency's specific direction provided. Such changes shall be considered in accordance with subsection B(5).  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Engineer or engineering company identified on each sheet of the site engineering plans together with executed certificate of completeness (signed and sealed statement by the engineer of record that the design complies with the requirements of the Nassau County Code). Improvements shall be designed in accordance with requirements of the utility company and approved by the county engineer or his/her designee.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Paving and grading plans showing plan views, profiles and detail sheets in accordance with Ordinance 99-17, as amended, and Section 29.13 of the Code of Ordinances as amended and the engineering services' technical review checklist. <b>Rural subdivisions are exempt, but only if no new roads are constructed. The roadway must meet the conditions set forth in Section 11.2.4 Roadway and Drainage Standards.</b>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Drainage and geotechnical reports meeting the criteria of Ordinance 99-17 and Section 29.13 of the Code of Ordinances as amended and engineering services' technical review checklist. <b>Rural subdivisions are exempt, but only if no new roads are constructed and no additional improvements are required in accordance with Sections 5.2 and 5.3.</b>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Sediment and erosion control measures.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Lighting plan conforming to Ordinance 2005-53, as same may be amended from time to time. <b>Lighting plans are optional for Rural Subdivisions.</b>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Water and wastewater plans and profiles as applicable to the franchised utility provider and FDEP.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Copies of SJRWMD permit or compliance letter; FDOT permit or notice of intent letter, and any other state and federal permits. An applicant may elect to defer all permits to the preconstruction meeting at the applicant's own risk. Should any permit(s) require any changes to the approved plans, the applicant shall have to get the plans re-approved through the site engineering plan approval process. No construction shall be allowed to commence until all permits have been obtained, and no preconstruction meeting shall occur prior to all necessary permits being obtained. |

**Nassau County Site Engineering Plan Application**

- ☒ ☐ Complete landscape plan and materials list pursuant to article 37, LDC, as same may be amended from time to time.
- ☐ ☒ Required legal documents (where applicable):
- (a) *Deed restrictions:* Any deed restrictions proposed by the developer of the PUD to preserve the character of the development's common open space and to establish compatible architectural and landscape design of structures.
- (b) *Property owner's association or nonprofit corporation:* If the developer elects this method of administering common open space, the proposed bylaws of the property owners association or the certificate of incorporate and the corporate bylaws of the nonprofit corporation shall be submitted for approval by the board of county commissioners.
- ☐ ☒ School Impact Analysis (Residential Only)
- ☐ ☒ For all projects over 10 Acres in size, and environmental assessment is required. The assessment may employ aerial photographs; land use and cover classifications per Florida Land Use Classification Codes (FNAI.org/gisdata.cfm); wetlands identified by the National Wetlands Inventory, SJRWMD (SJRWMD.com/gisdevelopment) or ground truthing; wildlife corridors and strategic habitat conservation areas identified by the Florida Fish and Wildlife Conservation Commission's Florida Natural Areas Inventory and Florida Department of Environmental Protection supplemented, as appropriate, by field surveys. Planning for proposed development should consider natural systems and developers are encouraged to use conservation design techniques such as clustering, density transfers, stem wall foundations, tree wells, and other techniques to produce marketable projects while protecting natural and historic resources. Site development plans impacting areas identified as potential habitat for endangered, threatened or species of special concern, as listed in Rule 68A-27, F.A.C., shall provide evidence of submittal to the Florida Fish and Wildlife Conservation Commission (FWCC) prior to receiving conceptual approval. Archaeological and historic resources shall be identified by reference to the Florida Master Site File.

**Checklist Acknowledgement**


**Explanation for items not included:**

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Signature (owner or agent)

  
Date

\_\_\_\_\_  
(Verified by DPEO Employee)

\_\_\_\_\_  
Date

**Nassau County Site Engineering Plan Application**  
**OWNERS AUTHORIZATION FOR AGENT**

Dominion Engineering Group, Inc is hereby authorized TO ACT ON BEHALF OF

Three Rivers Developers, LLC, the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to Nassau County, Florida, for an application related to Development Permit or other action pursuant to a:

- |  |  |
|--|--|
| <input type="checkbox"/> Rezoning/Modification | <input type="checkbox"/> Conditional Use                   |
| <input type="checkbox"/> Variance              | <input type="checkbox"/> Preliminary Binding Site Plan     |
| <input type="checkbox"/> Appeal                | <input checked="" type="checkbox"/> Final Engineering Plan |
| <input type="checkbox"/> Concurrency           | <input type="checkbox"/> Plat                              |
| <input type="checkbox"/> Minor Development     | <input type="checkbox"/> Rural Subdivision                 |

BY:

[Signature]  
Signature of Owner

Liam O'Reilly  
Print Name

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Telephone Number

State of Florida

County of Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online

notarization, this 26th day of August, 2021. By

Liam O'Reilly

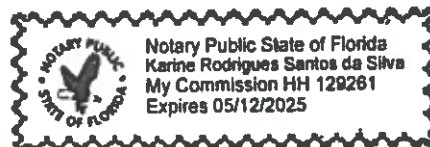
Identification verified: \_\_\_\_\_ Oath sworn:



Notary Signature

[Signature]

My Commission expires: 05/12/2025



**Nassau County Site Engineering Plan Application**  
**DEVELOPMENT REVIEW**  
**ENGINEERS CERTIFICATION OF COMPLETENESS & COMPLIANCE**

Project Name: Tributary Unit 4 Amenity Center

Development Permit Number: \_\_\_\_\_

I hereby certify that I am a licensed Professional Engineer in the State of Florida and that the plans presented for the aforementioned project have been prepared by me, or under my direct supervision in accordance with Florida Statutes. This document shall serve as my professional certification that the construction plans and drainage facilities therein (and required submittals) for the above referenced project have been completed and comply with or exceed all of the requirements as set forth in the Nassau County Land Development Code Section 5.07, and the Roadway and Drainage Standards, Ordinance 99-17, as amended, and any and all Federal, State and other standards applicable to the project. I also assert that this certification is being made in conformance with Rule 61G15-18.011(4), F.A.C.

William Schaefer, II, PE

Name (Please Print)

  
Signature

Dominion Engineering Group, INC

Company Name

40229

Florida Registration Number

\_\_\_\_\_  
Certificate of Authorization Number

\_\_\_\_\_  
Engineer of Record's License Number

4348 Southpoint Blvd, Suite 201

Company Address

Jacksonville, Florida 32216

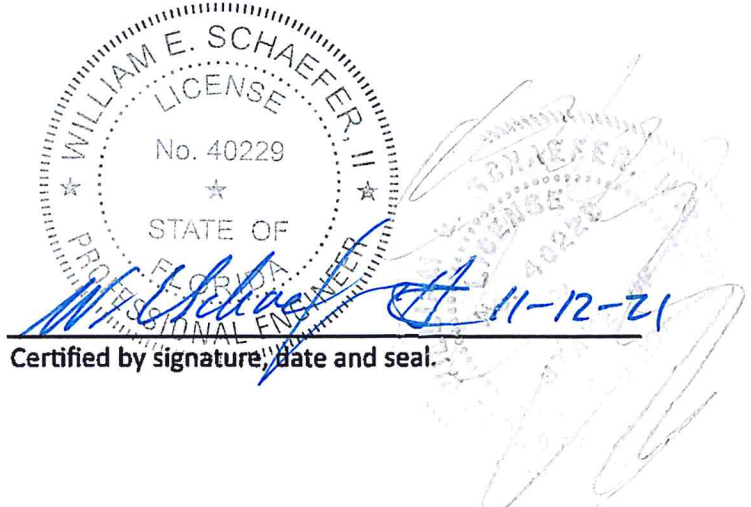
City, State, Zip Code

904-854-4500

Telephone Number

bschaefer@dom-eng.com

Email Address



Certified by signature, date and seal.



Nassau County Engineering Services Department  
96161 Nassau Place  
Yulee, Florida 32097  
(904) 530-6225

## Site Work Permit

DRC # \_\_\_\_\_  
Plan Approval Date \_\_\_\_\_  
Permit Issue/Pre-Con Date \_\_\_\_\_  
Permit Expiration Date \_\_\_\_\_  
Check # (if applicable) \_\_\_\_\_  
Amount Paid \_\_\_\_\_

[Please do not write above this line]

### Owner

Owner	Three Rivers Developers, LLC	Contact Person	Liam O'Reilly
Owner's Address	7807 Baymeadows Road, Jacksonville FL 32256	Phone	904-299-6115 <i>6115</i>
Email	LOReilly@GreenPointeLLC.com		

### Contractor / Agent

Contractor Business Name			
Name of Licensed Contractor		State Certification / Registration #	
Address		Phone	
Email			

### Engineer of Record

Engineering Firm	Dominion Engineering Group, Inc.	Contact Person	William Schaefer
Engineer of Record	William Schaefer	PE #	40229
Engineer's Address	4348 Southpoint Blvd, Suite 201, Jacksonville FL 32216	Phone	904-854-4500
Email	bschaefer@dom-eng.com		

### Bonding Company

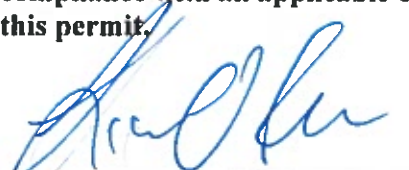
Bonding Company Name			
Bond Number		Bond Amount	
Bond Company Address		Phone	
Email			

### Project Description


Project Location	
Parcel Identification Number:	Property Address:
Directions to Site:	

- \* Construction bond and / or local municipality letter of approval may be required for the project. If required, they must be submitted prior to scheduling of pre-construction meeting.
- \* Approval of this permit does not exclude the applicant from obtaining approvals or exclude requirements based on PUD's, Building Department, DEP, SJRWMD, etc.
- \* Call Sunshine 48 hours before you dig at 1-800-432-4770. It's the law in Florida.
- \* Projects located on Amelia Island are required to conduct a site inspection with the Planning Department prior to any clearing to ensure tree protection barricades are in place.

By signing below, I certify that all the forgoing information is accurate and that all work will be done in compliance with all applicable ordinances and fully understand and agree to the General Conditions of this permit.

  
 Owners Name

  
 Signature

  
 Date

Contractors Name

Signature

Date



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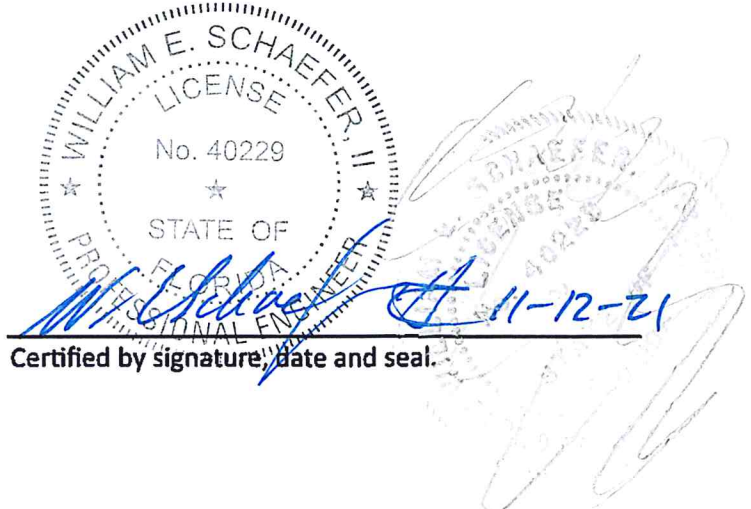
City, State, Zip Code

904-854-4500

Telephone Number

bschaefer@dom-eng.com

Email Address



Certified by signature, date and seal.