



INDEX OF DRAWINGS

VICINITY MAP

1" = 5000'

Prepared for

LIBERTY COVE NASSAU, LLC

Prepared By:

PROSSER

Creative Visionaries. Engineering Minds®

13901 Sutan Park Drive South, Suite 200

Knoxville, Florida 32

www.proseinc.com

Florida Certificate of Authorization Number: 00004050

DEVELOPER

ENGINEER/LANDSCAPE ARCHITECT:

ENVIRONMENTAL CONSULTANT:

GEOTECHNICAL ENGINEER:

SURVEYOR:

Manzie & Drake Land Surveying
Mike Manzie, PLS
117 South Ninth Street
Fernandina Beach, FL 32034
(904) 481-5700

ISSUED FOR REVIEW: 2022-05-02

[illegible]

JEA AVAILABILITY #: 2020-1140

LIBERTY COVE NASSAU, LLC

LIBERTY COVE PHASE 1

1

13301 Susan Park Drive South, Suite 200
Jacksonville, Florida 32224-0229
904.739.3655

Number 00004050

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Digitally signed by
Neal E. Dockmeier
Date: 2022.12.16
16:42:54-05'00'

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Timothy D O'Reilly

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112011200602.01 Liberty Cove Pk. Nfld Parks & Wildlife Cdn Natl 20060231042.01 Aug 112009.3.15C-6.3.112116/2027 + 10.37 AM Katie Weger

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AAOHN 2004 52:10

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LIBERTY COVE
NASSAU, LLCLIBERTY COVE
PHASE 1

DATE	2022-05-05
PROJECT NO.	120093.01
DESIGNED BY	GSL
DRAWN BY	GSL
SCALE	AS NOTED

[illegible]

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SHEET TITLE

SIGNATURE SHEET

G-0.01

NEAL BROCKMEIER
FL Lic. No. 54561
DATE

S.M.E.S.

1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROJECT IS LOCATED IN FLOOD ZONES "X" AND "AE" AS DETERMINED BY SCALE FROM FEDERAL INSURANCE RATE MAP (FIRM) PANELS 12031C0035J AND 12031C0055J DATED 2016/11/02.

2. ALL ROAD ALIGNMENTS AND STORMWATER MANAGEMENT PONDS ARE CONCEPTUAL AND ARE SUBJECT TO FINAL ENGINEERING APPROVALS.

3. FINAL SIGNAGE AND STREET LIGHTING DESIGN/POLE LOCATIONS ARE SUBJECT TO FPL ELECTRICAL DESIGN AND FINAL ENGINEERING. LIGHTING AND SIGNAGE SHALL COMPLY WITH THE WILLIAM BURGESS CONTEXT AND CONNECTIVITY BLUEPRINT (CCB) SECTION 4.14 APPENDIX I.

4. LANDSCAPE ISLAND LOCATION ARE SUBJECT TO FINAL ENGINEERING TO ACCOMMODATE ABOVEGROUND UTILITIES.

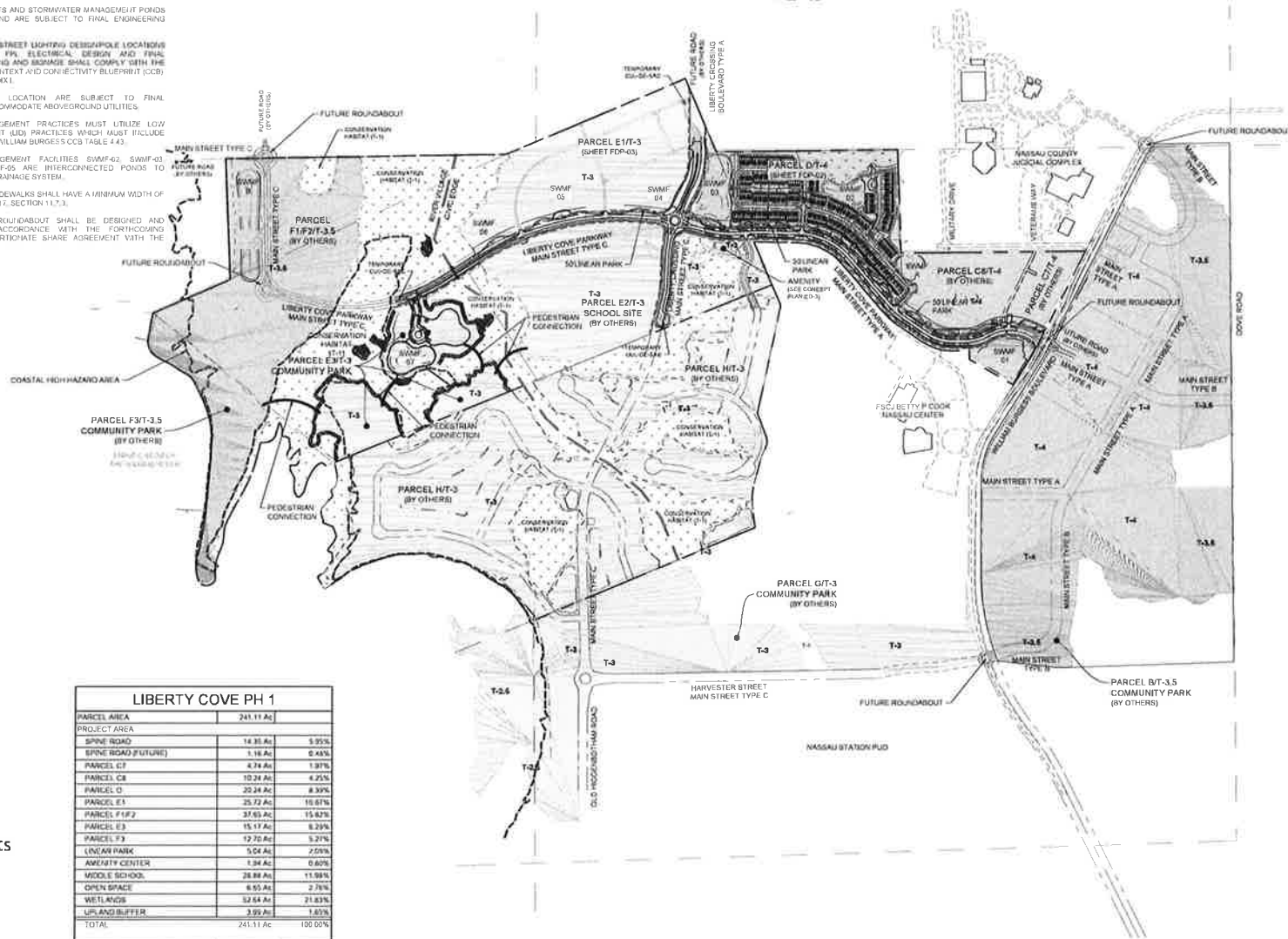
5. STORMWATER MANAGEMENT PRACTICES MUST UTILIZE LOW IMPACT DEVELOPMENT (LID) PRACTICES WHICH MUST INCLUDE

6. STORMWATER MANAGEMENT FACILITIES SWMF-02, SWMF-03, SWMF-04 AND SWMF-05 ARE INTERCONNECTED PONDS TO PROVIDE A SHARED DRAINAGE SYSTEM.

7. ALL COMMON AREA SIDEWALKS SHALL HAVE A MINIMUM WIDTH OF 5 PER ORDINANCE 39-17, SECTION 11.7.3.

8. WILLIAM BURGESS ROUNDABOUT SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FORTHCOMING DEVELOPER'S PROPORTIONATE SHARE AGREEMENT WITH THE COUNTY.

- PAYLOADS
- BENCHES
- SIDEWALKS



LIBERTY COVE PH 1		
PARCEL AREA	241.11 Ac	
PROJECT AREA		
SPINE ROAD	16.80 Ac	6.93%
SPINE ROAD (FUTURE)	1.16 Ac	0.48%
PARCELS C7	4.76 Ac	1.97%
PARCELS C8	10.24 Ac	4.25%
PARCELS D	20.34 Ac	8.43%
PARCELS E1	25.72 Ac	10.67%
PARCELS F1/F2	37.63 Ac	15.62%
PARCELS E3	15.17 Ac	6.29%
PARCELS F3	12.70 Ac	5.27%
LINEAR PARK	5.04 Ac	2.09%
AMENITY CENTER	1.94 Ac	0.80%
MIDDLE SCHOOL	28.88 Ac	11.98%
OPEN SPACE	6.50 Ac	2.70%
WETLANDS	52.64 Ac	21.83%
W/LAND BUFFER	3.99 Ac	1.65%
TOTAL	241.11 Ac	100.00%
TOTAL WETLANDS	56.63 Ac	
WETLAND IMPACTS	13.68 Ac	

Transects

Map Base

Transects

T-1

T-2.5

T-3

T-3.5

T-4

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LIBERTY COVE
NASSAU, LLC

LIBERTY COVE

DATE	
PROJECT NO.	12008101
DESIGNED BY	gal
DRAWN BY	gal
SCALE	AS NOTE

[illegible]

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Sheet Title

PBSP OVERALL
DEVELOPMENT SITE
PLAN

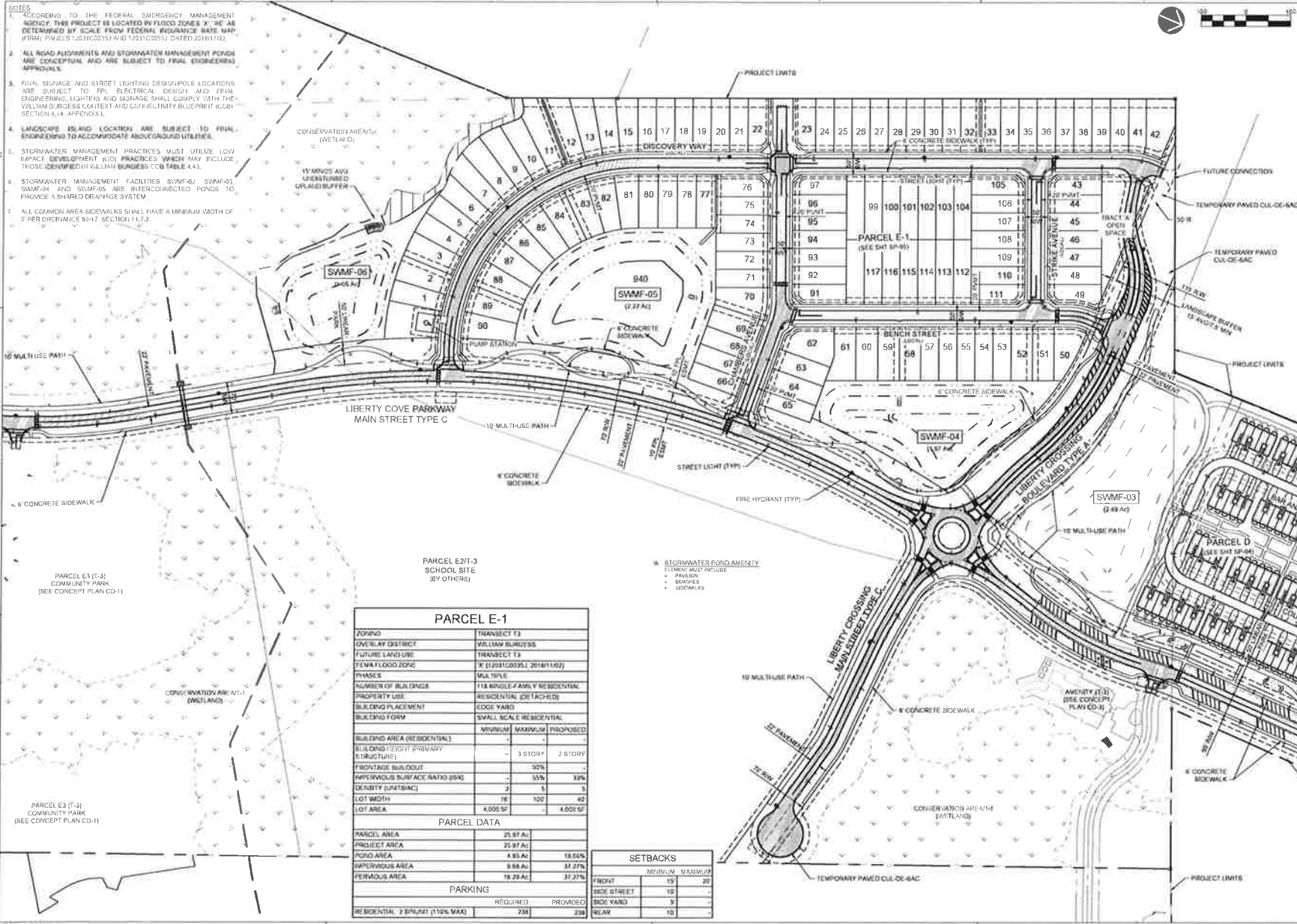
G-0.03

Neal Brockmeier/
FL Lic No 5456
DATE

SHEET

NOTES

1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROJECT IS LOCATED IN FLOOD ZONE 'X'. BE-ALL DETERMINED BY SCALE FROM FEDERAL INSURANCE RATE MAP (FIRM) PARCELS 12031C0035J AND 12031C0055J DATED 2018/11/03.
2. ALL ROAD ALIGNMENTS AND STORMWATER MANAGEMENT PONDS ARE CONCEPTUAL AND ARE SUBJECT TO FINAL ENGINEERING APPROVALS.
3. FINAL SIGNAGE AND STREET LIGHTING DESIGN/POLE LOCATIONS ARE SUBJECT TO PE, ELECTRICAL, DESIGN AND FINAL ENGINEERING. LIGHTING AND SIGNAGE SHALL COMPLY WITH THE WILLIAM BURGESS CONTEXT AND CLARITY BLUEPRINT (CCB) SECTION 4.1.4. (WPD035).
4. LANDSCAPE ISLAND LOCATIONS ARE SUBJECT TO FINAL ENGINEERING TO ACCOMMODATE ABOVEGROUND UTILITIES.
5. STORMWATER MANAGEMENT PRACTICES MUST UTILIZE LOW IMPACT DEVELOPMENT (LID) PRACTICES WHICH MAY INCLUDE THOSE IDENTIFIED IN WILLIAM BURGESS CCB TABLE 4.4.3.
6. STORMWATER MANAGEMENT FACILITIES SWMF-01, SWMF-02, SWMF-03, SWMF-04 AND SWMF-05 ARE INTERCONNECTED POND SYSTEMS TO PROVIDE A SHARED DRAINAGE SYSTEM.
7. ALL COMMON AREA SIDEWALKS SHALL HAVE A MINIMUM WIDTH OF 5' PER ORDINANCE 95-17, SECTION 11.7.3.



PARCEL E-1

ZONING	TRANSECT T3
OVERLAY DISTRICT	WILLIAM BURGESS
FUTURE LAND USE	TRANSECT T3
FEMA FLOOD ZONE	X (12031C0035J, 2018/11/03)
PHASES	MULTIPLE
NUMBER OF BUILDINGS	118 SINGLE-FAMILY RESIDENTIAL
PROPERTY USE	RESIDENTIAL (DETACHED)
BUILDING PLACEMENT	EDGE YARD
BUILDING FORM	SMALL SCALE RESIDENTIAL
BUILDING AREA (RESIDENTIAL)	MINIMUM MAXIMUM PROPOSED
BUILDING HEIGHT (PRIMARY STRUCTURE)	3 STORY 2 STORY
FRONTAGE BUILDOUT	50% 75%
IMPERVIOUS SURFACE RATIO (ISH)	35% 30%
DENSITY (UNITS/AC)	2 1 5
LOT WIDTH	16 100 40
LOT AREA	4,000 SF 4,000 SF
PARCEL DATA	
PARCEL AREA	25.97 AC
PROJECT AREA	25.97 AC
POND AREA	4.95 AC 18.00%
IMPERVIOUS AREA	9.88 AC 37.27%
PERVIOUS AREA	16.29 AC 62.73%
PARKING	
REQUIRED	238
PROVIDED	238
RESIDENTIAL 2 SP/UNIT (19% MAX)	238

- STORMWATER POND AMENITY
- ELEMENTARY SCHOOL
 - PAULSON
 - BORGES
 - SIDEWALKS

SETBACKS		
	MINIMUM	MAXIMUM
FRONT	5	20
SIDE STREET	10	-
SIDE YARD	5	-
REAR	10	-

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LIBERTY COVE
NASSAU, LLC

LIBERTY COVE

DATE
PROJECT NO. 12090.01
DESIGNED BY gl
DRAWN BY gl
SCALE AS NOTED

No.	Date	Revision

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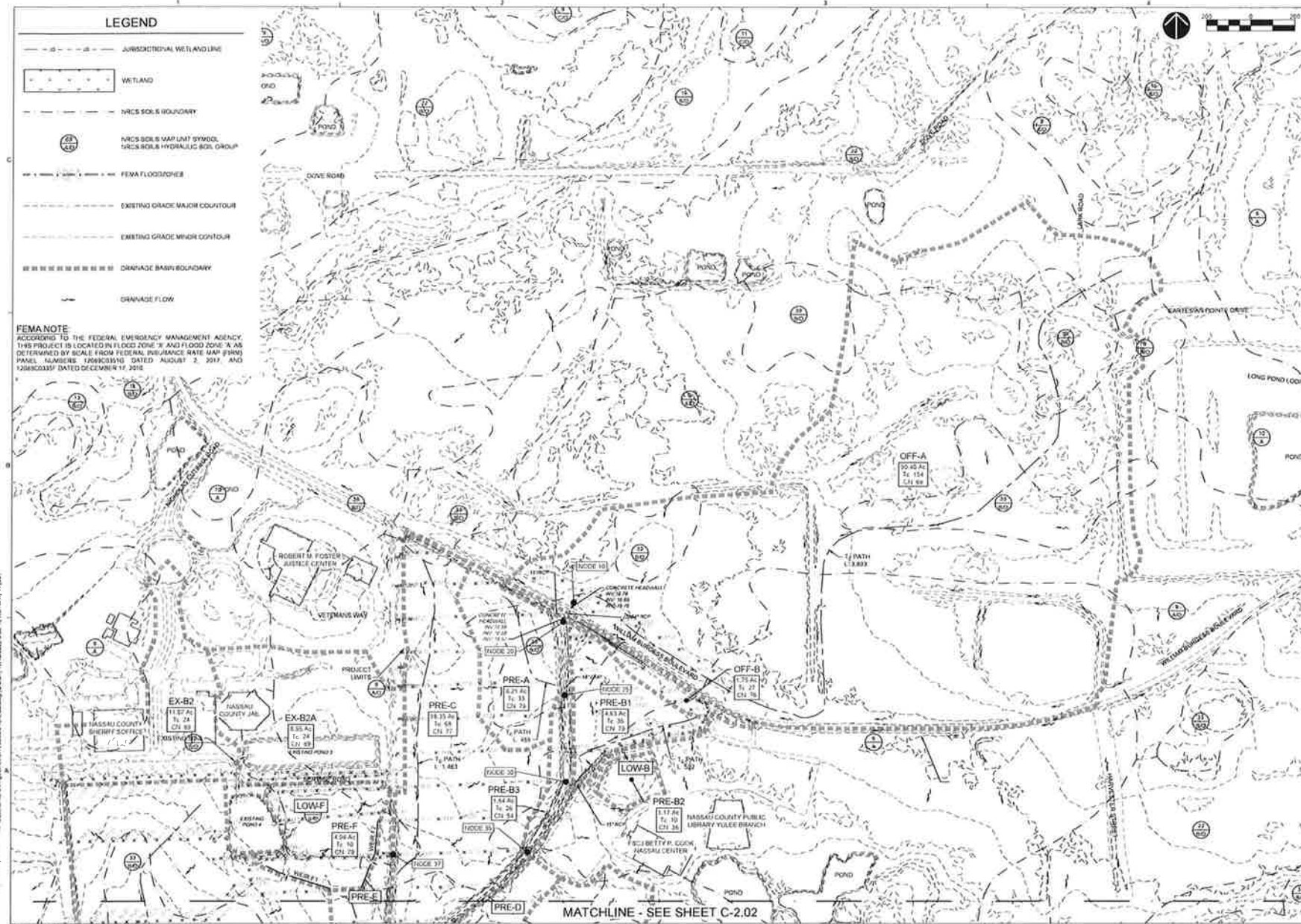
SHEET TITLE

OVERALL SITE PLAN
PARCEL E1

G-1.06

Neal Brockmeier
FL Lic. No. 54581
DATE

SHEET



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LIBERTY COVE
 NASSAU, LLC

LIBERTY COVE
 PHASE 1



KEY MAP
 1" = 1 MI

DATE: 2022-10-14
 PROJECT NO: 12000001
 DESIGNED BY: GBL
 DRAWN BY: GBL
 SCALE: 1" = 200'

No.	Date	Revision

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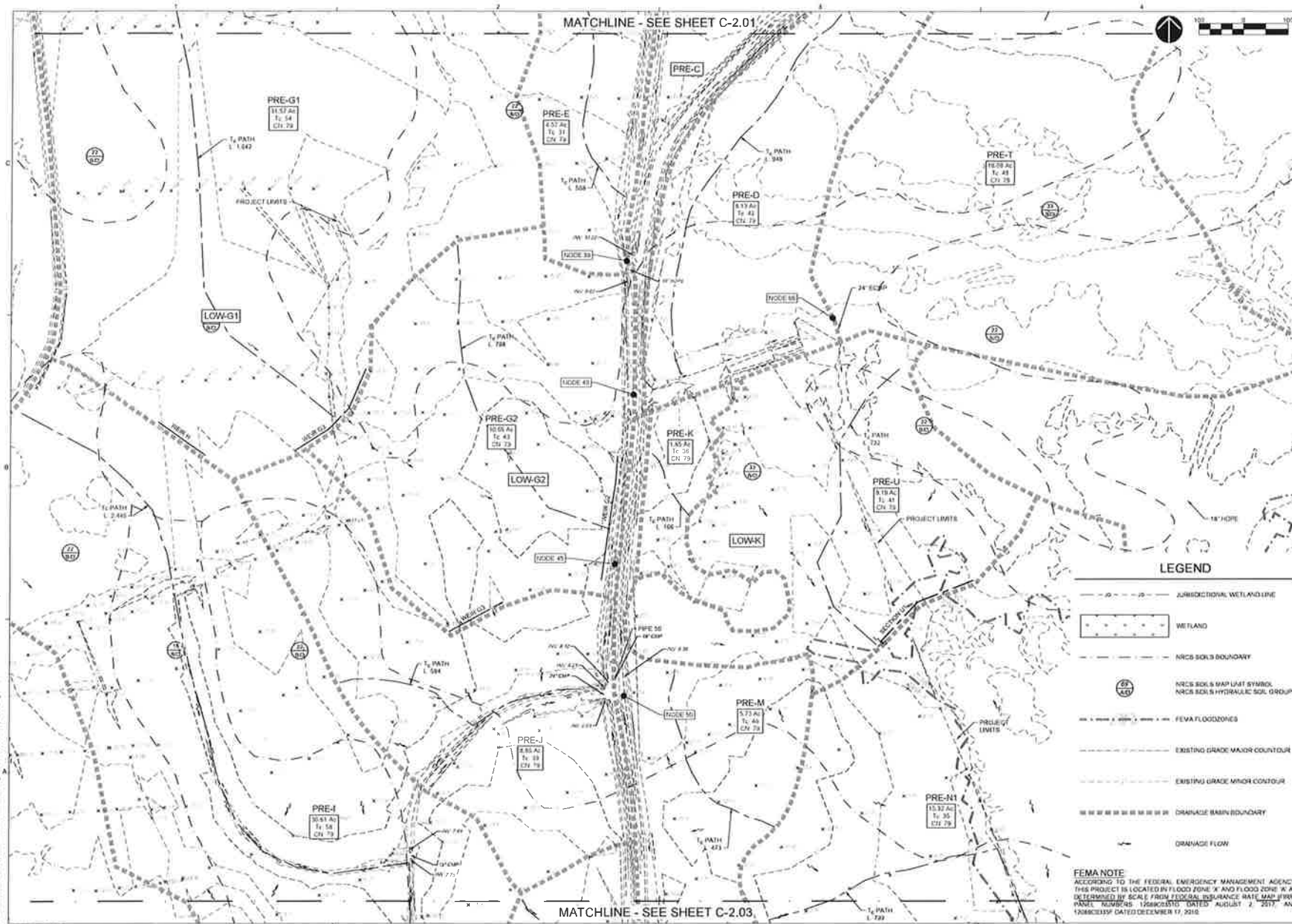
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PRE-DEVELOPMENT
 DRAINAGE PLAN

C-2.01

NEAL BROCKMEIER
 P.L.L.C. No. 54561
 DATE

SHEET

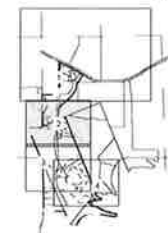


MATCHLINE - SEE SHEET C-2.01

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LIBERTY COVE
NASSAU, LLC

KEY MAP
13/14

DATE	2022-10-14
PROJECT NO.	12000101
DESIGNED BY	GIL
DRAWN BY	GIL
SCALE	1" = 100'

[illegible]

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SHEET TOTAL

PRE-DEVELOPMENT DRAINAGE PLAN

C-2.02

NEAL BROCKMEIER
FL Lic No. 54561
DATE _____

SHEET

MATCHLINE - SEE SHEET C-2.03



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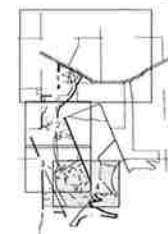
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LIBERTY COVE
NASSAU, LLC

LIBERTY COVE
PHASE 1



KEY MAP
1" = 2 MI

DATE: 2022-10-14
PROJECT NO: 12000301
DESIGNED BY: GSL
DRAWN BY: GSL
SCALE: 1" = 50'

Rev	Date	Revision

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SHEET TITLE

PRE-DEVELOPMENT
DRAINAGE PLAN

C-2.04

NEAL BROCKMEIER
FLC No. 34561
DATE

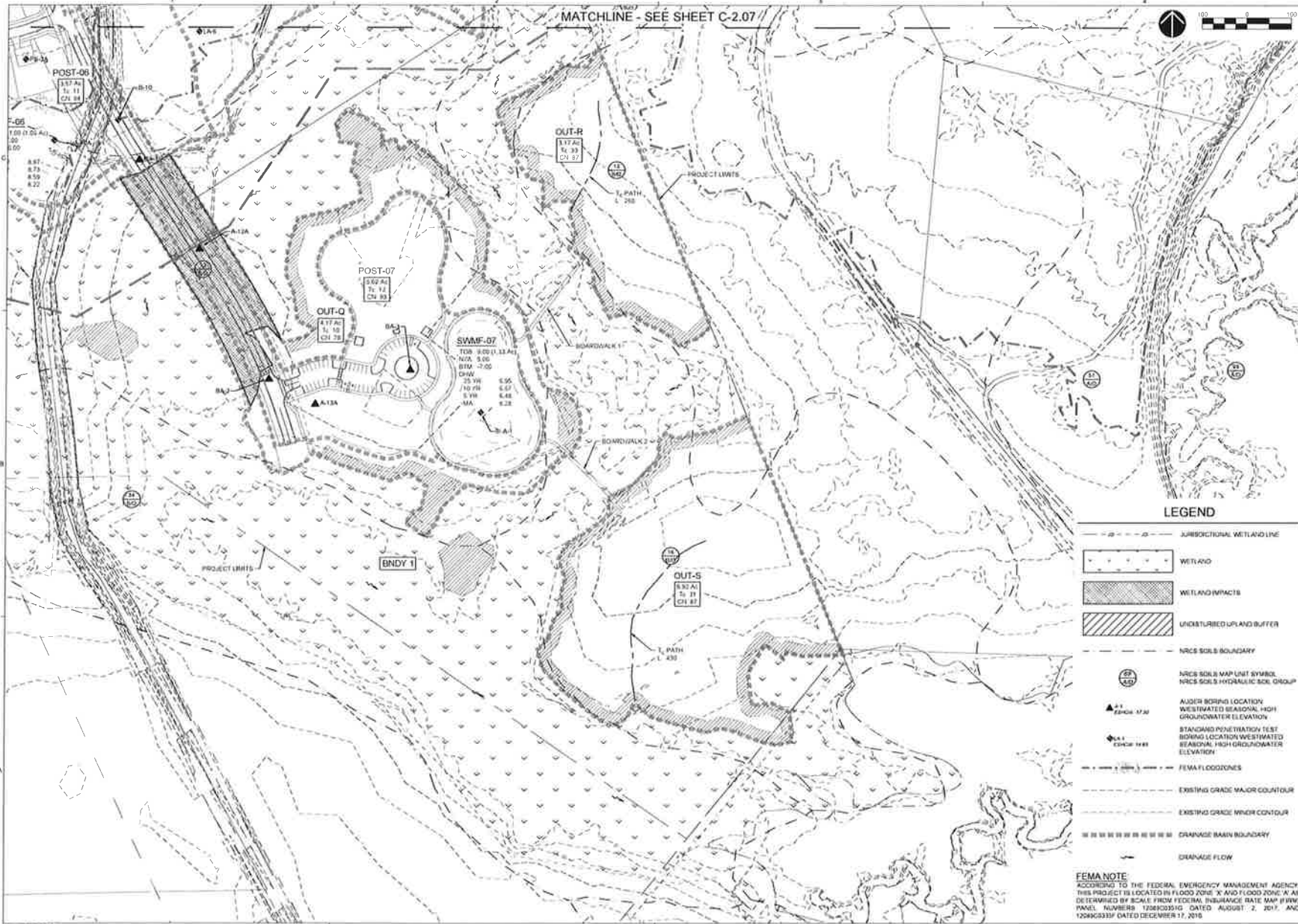
SHEET

LEGEND

- JURISDICTIONAL WETLAND LINE
- [Pattern] WETLAND
- NRCS SOILS BOUNDARY
- [Symbol] NRCS SOILS MAP UNIT SYMBOL
NRCS SOILS HYDRAIC SOIL GROUP
- FEMA FLOOD ZONES
- EXISTING GRADE MAJOR CONTOUR
- EXISTING GRADE MINOR CONTOUR
- DRAINAGE BASIN BOUNDARY
- DRAINAGE FLOW

FEMA NOTE
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY,
THIS PROJECT IS LOCATED IN FLOOD ZONE "X" AND FLOOD ZONE "A" AS
DETERMINED BY SCALE FROM FEDERAL INSURANCE RATE MAP (FIRM)
PANEL NUMBERS 126000310 DATED AUGUST 2, 2017, AND
126000330 DATED DECEMBER 11, 2019.

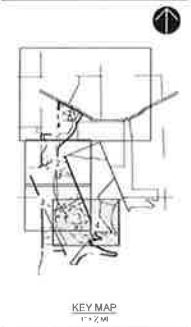
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**LIBERTY COVE
 NASSAU, LLC**

**LIBERTY COVE
 PHASE 1**



DATE: 2022-11-04
 PROJECT NO: 12060331
 DESIGNED BY: GBL
 DRAWN BY: GBL
 SCALE: 1" = 100'

Rev	Date	Revision

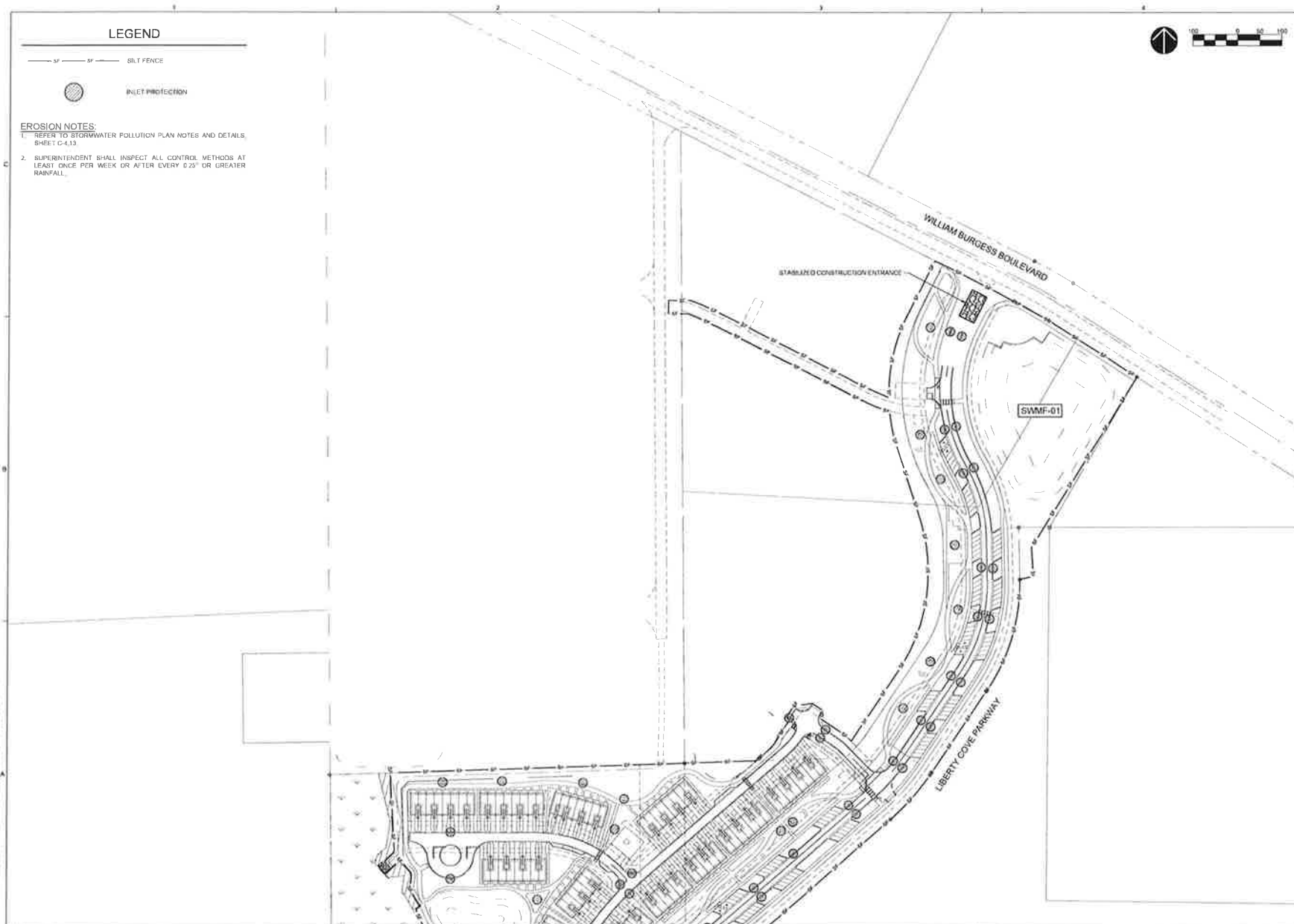
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**POST-DEVELOPMENT
 DRAINAGE PLAN**

C-2.08

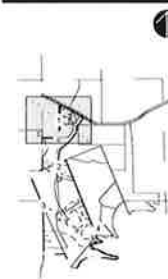
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 FL Lic. No. 54561
 DATE: 11/04/2022

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LIBERTY COVE
NASSAU, LLCLIBERTY COVE
PHASE 1

DATE	2022-11-04
PROJECT NO.	120093.01
DESIGNED BY	GSL
DRAWN BY	GSL
SCALE	AS NOTED

[illegible]

SHEET TITLE

EROSION CONTROL
PLAN

C-3.01

NEAL BROCKMEIER
FL Lic No. 54581
DATE

SHEE

LEGEND



EROSION NOTES:

1. REFER TO STORMWATER POLLUTION PLAN NOTES AND DETAILS, SHEET C-4.13.
2. SUPERINTENDENT SHALL INSPECT ALL CONTROL METHODS AT LEAST ONCE PER WEEK OR AFTER EVERY 0.25" OR GREATER RAINFALL.

SWMF-02

SWMF-03

SWMF-04

LIBERTY COVE PARKWAY

LIBERTY CROSSING



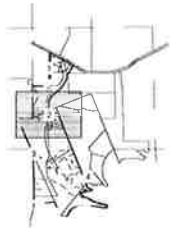
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LIBERTY COVE
NASSAU, LLC

LIBERTY COVE
PHASE 1



KEY MAP
1" = 2 MI

DATE: 2022-11-04
PROJECT NO: 120003.01
DESIGNED BY: GSL
DRAWN BY: GSL
SCALE: AS NOTED

Rev	Date	Revision

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SHEET TITLE

EROSION CONTROL
PLAN

C-3.02

NEAL BROCKMEIER
FL Lic No: 54581
DATE

SHEET



LEGEND

- JURISDICTIONAL WETLAND LINE
- WETLAND
- UPLAND BUFFER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- BUILDING
- POND DITCH TOP OF BANK
- POND FEATURE NORMAL WATER ELEVATION
- POND DITCH BOTTOM
- STREET LIGHT

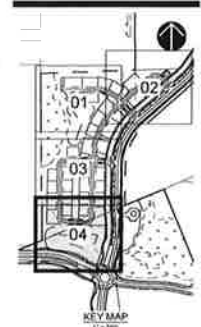
POND GEOMETRY SWMF-03

LINE/CURVE	BEARING/CHORD	LENGTH	RADIUS
C301	N85°29'20.78"E 87.81'	87.82'	156.00'
C302	S89°13'30.53"E 251.30'	251.83'	462.00'
C303	S88°29'54.41"E 116.26'	116.63'	223.00'
C304	S17°18'13.84"E 112.30'	131.34'	76.00'
C305	S27°27'53.38"W 95.74'	94.19'	100.00'
C306	S54°05'49.37"W 132.65'	174.99'	70.00'
C307	N72°12'12.01"W 315.17'	320.42'	518.00'
C308	N42°38'01.22"W 103.47'	116.43'	70.00'
C309	N80°01'40.85"E 34.75'	34.88'	200.00'
C310	N31°15'45.20"E 82.73'	88.51'	70.00'

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LIBERTY COVE
NASSAU, LLC

LIBERTY COVE
PHASE 1



DATE: 2/22/11-04
PROJECT NO: 120003-01
DESIGNED BY: GBL
DRAWN BY: GBL
SCALE: 1" = 30'

No.	Date	Revision

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SHEET TITLE

SITE LAYOUT PLAN
PARCEL D

CS1.04

NEAL BROCKMEIER
FL Lic No: 54551
DATE: 2/22/11
SHEET

L:\170103003-01 Liberty Cove PH1\MapSheet\Drawings\Parcel D\CS1.04.dwg (CS1.04) 1/16/2008 8:10:03 AM Kelly Wozniak



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**LIBERTY COVE
NASSAU, LLC**

**LIBERTY COVE
PHASE 1**

DATE: 2022-01-03
PROJECT NO.: 150003-01
DESIGNED BY: GBL
DRAWN BY: GBL
SCALE: AS NOTED

Rev.	Date	Revision

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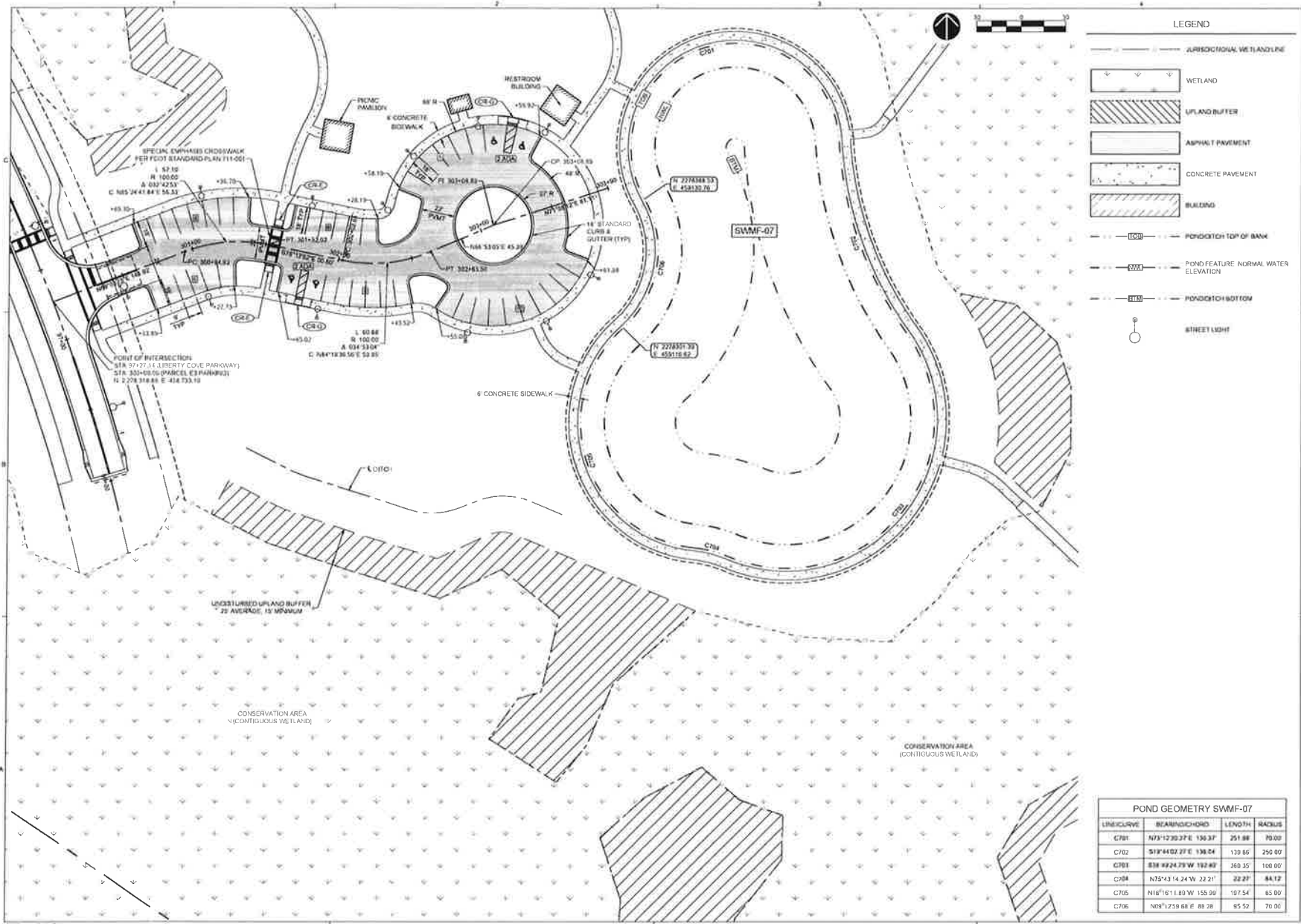
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**SITE LAYOUT PLAN
PARCEL E3 PARK**

CS3.01

NEAL BROCKMEIER
FL Lic. No. 54561
DATE

SHEET



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Florida Certificate of Authorization Number: 0005405

**LIBERTY COVE
NASSAU, LLC**

**LIBERTY COVE
PHASE 1**

DATE: 2/22/2022

PROJECT NO.: 120093-01

DESIGNED BY: GBL

DRAWN BY: GBL

SCALE: AS NOTED

Rev.	Date	Revision

THIS DRAWING NOT BE RELEASED FOR CONSTRUCTION UNLESS SO NOTED ABOVE

SHEET TITLE

**SITE LAYOUT PLAN
PARCEL E3 PARK**

CS3.02

NEAL BROCKMEIER
FILE No. 54501
DATE

SHEET

L:\2022\02093-01 Liberty Cove Ph 1\SiteLayout\Drawings\Parcel E3\CS3.02 17/02/2022 8:13:42 AM.dwg



LEGEND

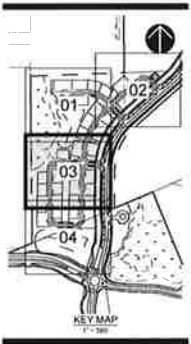
- JURISDICTIONAL WETLAND LINE
- WETLAND
- UPLAND BUFFER
- LOC - POND/DITCH TOP OF BANK
- FEZ - NORMAL WATER ELEVATION
- BTW - POND/DITCH BOTTOM
- MAJOR COUNTOUR (EXISTING)
- MAJOR COUNTOUR (PROPOSED)
- MINOR COUNTOUR (PROPOSED)
- EROSION BASIN DIVIDE
- SOIL BORING LOCATION (AUGER/SPIT)

- NOTES**
- PROJECT DATUM NAVD 1988
 - CONTRACTOR TO FIELD VERIFY EXISTING ELEVATIONS AT ALL TIE-INS AND COORDINATE WITH THE ENGINEER PRIOR TO CONSTRUCTION
 - UPLAND BUFFERS, UPLAND PRESERVATION, AND DEVELOPMENT EDGE SHALL REMAIN NATURAL VEGETATION, UNDISTURBED, AND PROTECTED BY STAKED SILT FENCE PRIOR TO LAND CLEARING
 - CONTRACTOR SHALL BE RESPONSIBLE IN THE EVENT THERE IS AN UNAUTHORIZED IMPACT TO AREAS DESCRIBED IN NOTE 3 ABOVE
 - CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCY BETWEEN PLANS AND FIELD CONDITIONS
 - FINAL DETERMINATION OF LIMITS OF UNDERDRAIN WILL BE MADE BY GEOTECHNICAL ENGINEER AND APPROVED BY NASSAU COUNTY AT TIME OF ROADWAY CONSTRUCTION
 - MITERED END SECTIONS SHALL MATCH THE SLOPES OF THE POND BANKS
- EROSION NOTES**
- REFER TO STORMWATER POLLUTION PLAN NOTES AND DETAILS, SHEET X
 - SUPERINTENDENT SHALL INSPECT ALL CONTROL METHODS AT LEAST ONCE PER WEEK OR AFTER EVERY 0.25" OR GREATER RAINFALL
- FEMA NOTE:**
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROJECT IS LOCATED IN FLOOD ZONE 'X' AND FLOOD ZONE 'A' AS DETERMINED BY SCALE FROM FEDERAL INSURANCE RATE MAP (FIRM) PANEL NUMBERS 170801010 DATED AUGUST 2, 2017 AND 120801010 DATED DECEMBER 17, 2010
- BENCHMARK NOTE:**
THE PROJECT BENCHMARK IS A NAIL & DISK (B 7038) LOCATED IN THE ASPHALT AT THE INTERSECTION OF VETERANS WAY AND SERVICE ROAD, APPROXIMATELY 50 WEST OF THE PROJECT BOUNDARY, AS DESCRIBED ON THE PROJECT SURVEY SHEET V-2.01, ELEVATION 17.85 NGVD 1988

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**LIBERTY COVE
NASSAU, LLC**

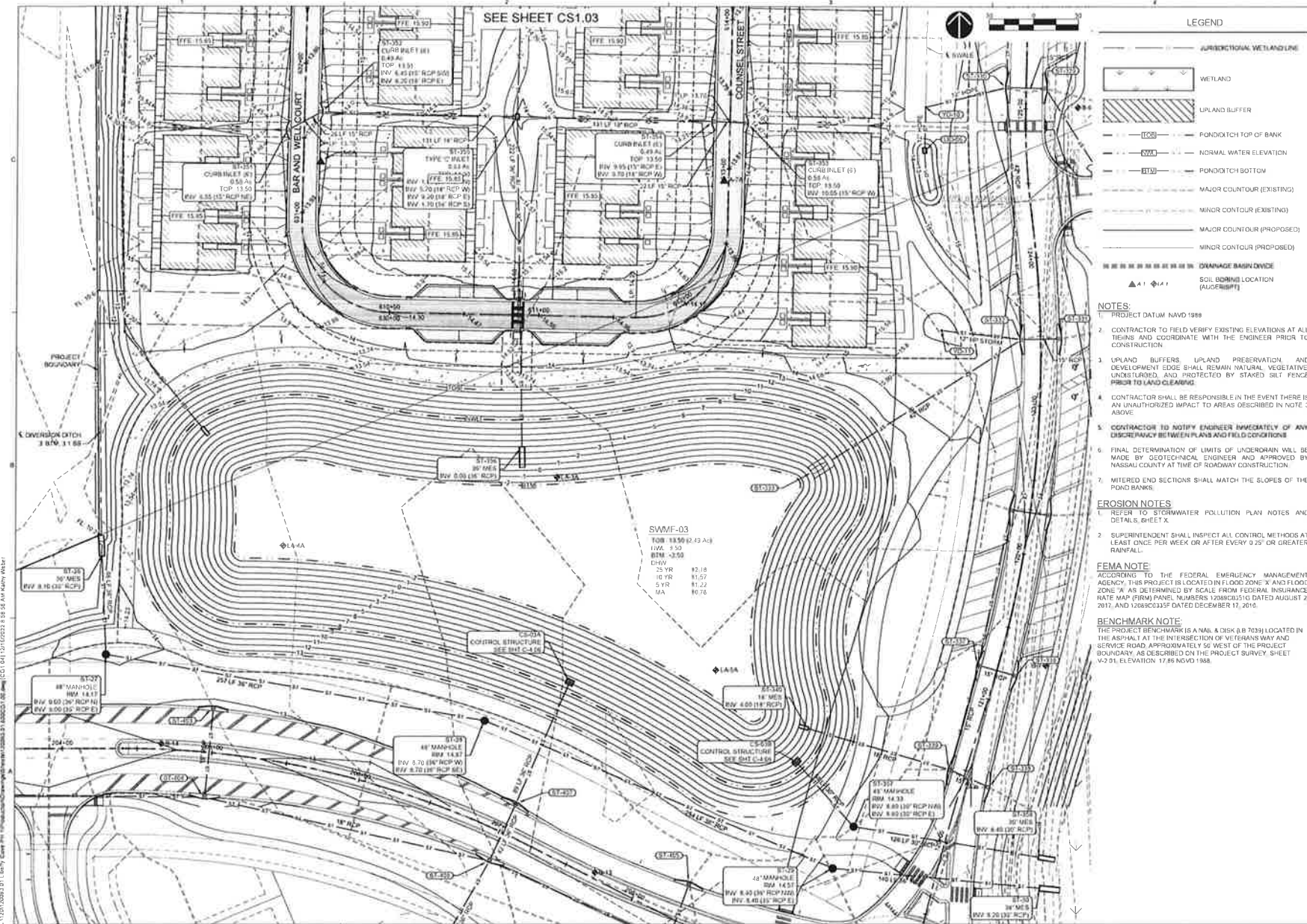
**LIBERTY COVE
PHASE 1**



DATE	2022-11-04	
PROJECT NO.	170003.01	
DESIGNED BY	GSL	
DRAWN BY	GSL	
SCALE	1" = 30'	
No.	Date	Revision

THIS DRAWING NOT RELEASED FOR CONSTRUCTION UNLESS SO NOTED ABOVE

**GRADING &
DRAINAGE PLAN
PARCEL D**



LEGEND

- ADDITIONAL WETLAND LINE
- WETLAND
- UPLAND BUFFER
- PODITCH TOP OF BANK
- NORMAL WATER ELEVATION
- PODITCH BOTTOM
- MAJOR CONTOUR (EXISTING)
- MAJOR CONTOUR (PROPOSED)
- MINOR CONTOUR (EXISTING)
- MINOR CONTOUR (PROPOSED)
- DRAINAGE BASIN DIVIDE
- SOIL BORING LOCATION (AUGUST 2011)

NOTES:

- PROJECT DATUM NAVD 1989
- CONTRACTOR TO FIELD VERIFY EXISTING ELEVATIONS AT ALL TIE-INS AND COORDINATE WITH THE ENGINEER PRIOR TO CONSTRUCTION.
- UPLAND BUFFERS, UPLAND PRESERVATION, AND DEVELOPMENT EDGE SHALL REMAIN NATURAL VEGETATION UNDISTURBED, AND PROTECTED BY STAKED SILT FENCE PRIOR TO LAND CLEARING.
- CONTRACTOR SHALL BE RESPONSIBLE IN THE EVENT THERE IS AN UNAUTHORIZED IMPACT TO AREAS DESCRIBED IN NOTE 3 ABOVE.
- CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCY BETWEEN PLANS AND FIELD CONDITIONS.
- FINAL DETERMINATION OF LIMITS OF UNDERDRAIN WILL BE MADE BY GEOTECHNICAL ENGINEER AND APPROVED BY NASSAU COUNTY AT TIME OF ROADWAY CONSTRUCTION.
- MITERED END SECTIONS SHALL MATCH THE SLOPES OF THE POND BANKS.

EROSION NOTES

- REFER TO STORMWATER POLLUTION PLAN NOTES AND DETAILS, SHEET X.
- SUPERINTENDENT SHALL INSPECT ALL CONTROL METHODS AT LEAST ONCE PER WEEK OR AFTER EVERY 0.25" OR GREATER RAINFALL.

FEMA NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROJECT IS LOCATED IN FLOOD ZONE X AND FLOOD ZONE Y, AS DETERMINED BY SCALE FROM FEDERAL INSURANCE RATE MAP (FIRM) PANEL NUMBERS 120802010 DATED AUGUST 2, 2011, AND 120802010 DATED DECEMBER 17, 2010.

BENCHMARK NOTE

THE PROJECT BENCHMARK IS A NAIL & DISK (B 7039) LOCATED IN THE ASPHALT AT THE INTERSECTION OF VETERANS WAY AND SERVICE ROAD APPROXIMATELY 50' WEST OF THE PROJECT BOUNDARY, AS DESCRIBED ON THE PROJECT SURVEY SHEET V-2.01, ELEVATION 17.85 NAVD 1989.

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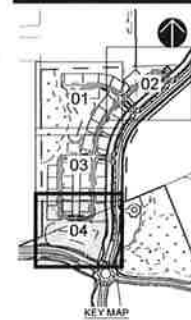
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904.730.3555

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Florida Certificate of Authorization Number: 00004201

LIBERTY COVE
NASSAU, LLC

LIBERTY COVE
PHASE 1



DATE: 2022-11-04
PROJECT NO: 12080201
DESIGNED BY: GBL
DRAWN BY: GBL
SCALE: 1" = 30'

Rev. Date Revision

Rev.	Date	Revision

THIS DRAWING NOT RELEASED FOR CONSTRUCTION UNLESS SO NOTED ABOVE

SHEET TITLE

GRADING &
DRAINAGE PLAN
PARCEL D

CG1.04

NEAL BROCKMEIER
FL Lic. No. 54951
DATE

SHEET



LEGEND

- JURISDICTIONAL WETLAND LINE
- WETLAND
- UPLAND BUFFER
- FENCE — POSITION TOP OF BANK
- 20X — NORMAL WATER ELEVATION
- BTM — POND/DITCH BOTTOM
- MAJOR CONTOUR (EXISTING)
- MAJOR CONTOUR (PROPOSED)
- MINOR CONTOUR (EXISTING)
- MINOR CONTOUR (PROPOSED)
- DRAINAGE BASIN DIVIDE
- SOL BORING LOCATION (AUGER/PILE)

NOTES:

- PROJECT DATUM: NAVD 1988
- CONTRACTOR TO FIELD VERIFY EXISTING ELEVATIONS AT ALL TIE-INS AND COORDINATE WITH THE ENGINEER PRIOR TO CONSTRUCTION.
- UPLAND BUFFERS, UPLAND PRESERVATION, AND DEVELOPMENT EDGE SHALL REMAIN NATURAL, VEGETATIVE, UNDISTURBED, AND PROTECTED BY STAKED, SILT FENCE PRIOR TO LAND CLEARING.
- CONTRACTOR SHALL BE RESPONSIBLE IN THE EVENT THERE IS AN UNAUTHORIZED IMPACT TO AREAS DESCRIBED IN NOTE 3 ABOVE.
- CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCY BETWEEN PLANS AND FIELD CONDITIONS.
- FINAL DETERMINATION OF LIMITS OF UNDERDRAIN WILL BE MADE BY GEOTECHNICAL ENGINEER AND APPROVED BY NASSAU COUNTY AT TIME OF ROADWAY CONSTRUCTION.
- WATERED END SECTIONS SHALL MATCH THE SLOPES OF THE POND BANKS.

EROSION NOTES:

- REFER TO STORMWATER POLLUTION PLAN NOTES AND DETAILS, SHEET X.
- SUPERINTENDENT SHALL INSPECT ALL CONTROL METHODS AT LEAST ONCE PER WEEK OR AFTER EVERY 0.25\"/>

FEMA NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROJECT IS LOCATED IN FLOOD ZONE 'X' AND FLOOD ZONE 'A' AS DETERMINED BY SCALE FROM FEDERAL INSURANCE RATE MAP (FIRM) PANEL NUMBERS 120803310 DATED AUGUST 2, 2017, AND 120803335F DATED DECEMBER 17, 2010.

BENCHMARK NOTE:

THE PROJECT BENCHMARK IS A NAIL & DISK (L.B. 7039) LOCATED IN THE ASPHALT AT THE INTERSECTION OF VETERANS WAY AND SERVICE ROAD, APPROXIMATELY 50' WEST OF THE PROJECT BOUNDARY, AS DESCRIBED ON THE PROJECT SURVEY, SHEET V-2.61. ELEVATION: 17.86 NAVD 1988.

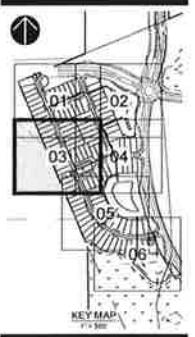
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LIBERTY COVE
NASSAU, LLC

LIBERTY COVE
PHASE 1



DATE: 2022-11-04
PROJECT NO.: 120803.01
DESIGNED BY: GSI
DRAWN BY: GSI
SCALE: 1\"/>

Rev	Date	Revision

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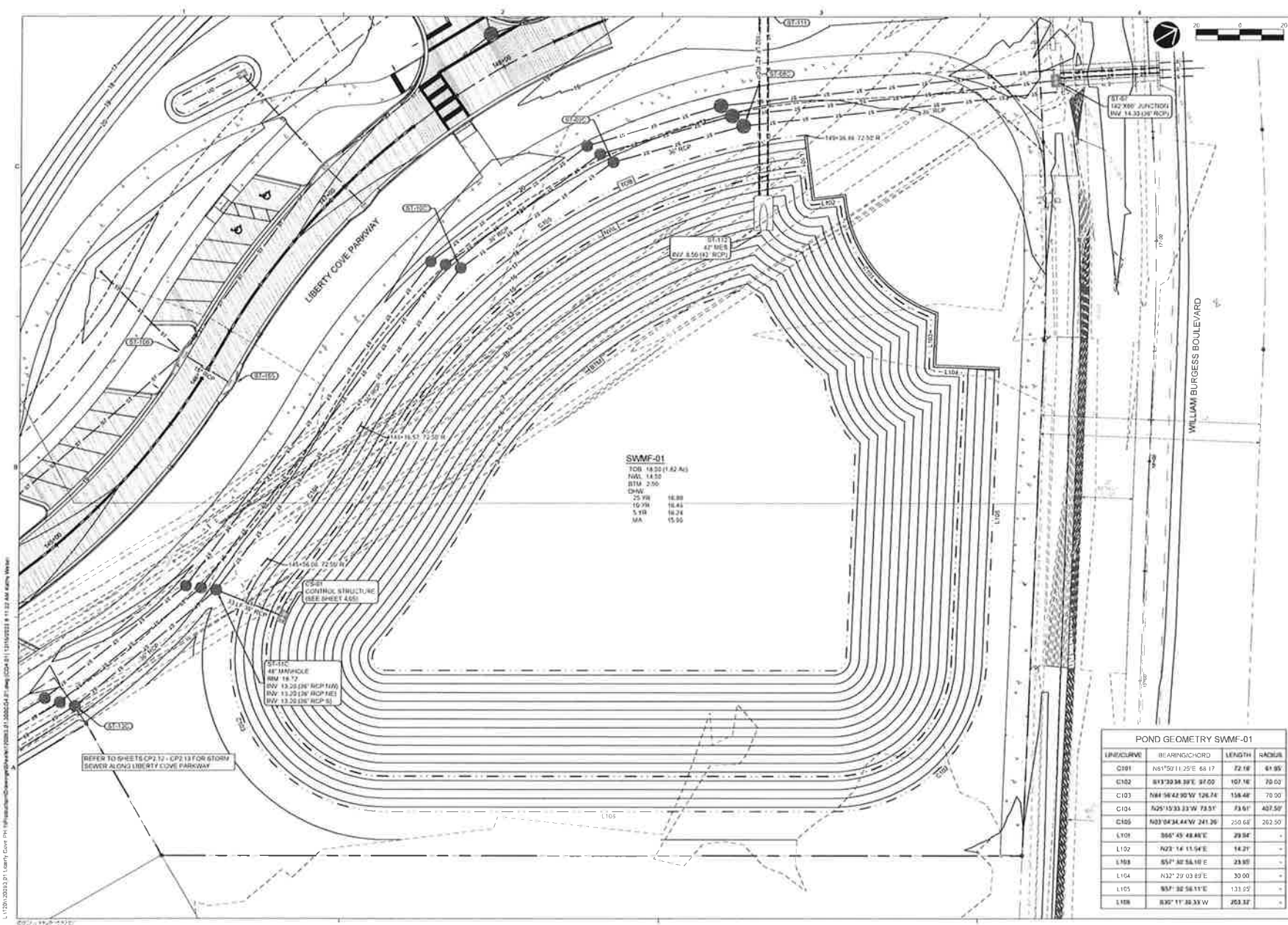
SHEET TITLE

GRADING &
DRAINAGE PLAN
PARCEL E1

CG2.03

NEAL BROCKMEIER
FL Lic. No. 54561
DATE

SHEET



SWMF-01
 TOW 18.55 (1.62 AS)
 NAL 18.55
 BTM 2.50
 DWG 25 YR 18.80
 15 YR 18.45
 5 YR 18.24
 MA 15.55

CSB1
 CONTROL STRUCTURE
 (SEE SHEET 400)

CS1-102
 48" MANHOLE
 BVM 18.72
 BOW 13.25 (0' RCP MAX)
 BOW 13.25 (0' RCP MAX)
 BOW 13.25 (0' RCP MAX)

REFER TO SHEETS CP2.12 - CP2.13 FOR 610MM
 SEWER ALONG LIBERTY COVE PARKWAY

POND GEOMETRY SWMF-01			
LINE/CURVE	BEARING/CHORD	LENGTH	RADIUS
C101	N51°50'11.25"E 68.17	72.18	61.95'
C102	S13°33'34.38"E 97.00	107.16	78.03'
C103	N84°58'42.95"W 126.74	158.48	70.00'
C104	S25°15'33.33"W 73.51	73.61	107.50'
C105	S03°04'34.44"W 241.26	250.68	202.50'
L101	S66°43'48.88"E	29.54'	-
L102	S23°14'11.54"E	14.21'	-
L103	S51°30'58.18"E	23.85'	-
L104	N32°29'03.83"E	30.00'	-
L105	S51°30'58.18"E	131.92'	-
L106	S03°11'30.33"W	203.32'	-

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LIBERTY COVE
 NASSAU, LLC

LIBERTY COVE
 PHASE 1

DATE: 2022-05-02
 PROJECT NO.: 100003301
 DESIGNED BY: GBL
 DRAWN BY: GBL
 SCALE: 1" = 20'

Rev	Date	Revision

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 CONSTRUCTION UNLESS SO NOTED ABOVE

GRADING & DRAINAGE
 PLAN SWMF-01

CG4.01

NEAL BROCKMEIER
 P.L.L.C. No. 54551
 DATE

SHEET

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Process Development		Relative		Phase 1 (200 B)		Phase 2 (200 B)		Phase 3 (200 B)		Phase 4 (200 B)		Future (2025)		Total Demand
Period	Area	Quantity	Unit	Material	Process	Material	Process	Material	Process	Material	Process	Material	Process	
C1	Commercial Retail	45,000	Sq. Ft.	1.00	8.1%	10,000	Sq. Ft.					43,000	8.75%	8,125
C2	Commercial Retail	85,000	Sq. Ft.	1.50	8.1%	10,000	Sq. Ft.			85,000	1.70%	1,400		9,525
C3	Commercial Retail	210	Units	1.50						210	8.40%			4,000
C4	Residential - Multi-Family	140	Units	1.50				140	30.00%					40,000
C5	Residential - Multi-Family	210	Units	1.50				210	30.00%					40,000
C6	Residential - Multi-Family	210	Units	1.50				210	30.00%					40,000
C7	Residential - Single Family	140	Units	1.50				140	30.00%					40,000
C8	Residential - Single Family	140	Units	1.50				140	30.00%					40,000
C9	Residential - Single Family	140	Units	1.50				140	30.00%					40,000
C10	Residential - Single Family	140	Units	1.50				140	30.00%					40,000
C11	Residential - Single Family	140	Units	1.50				140	30.00%					40,000
C12	Residential - Single Family	140	Units	1.50				140	30.00%					40,000
C13	Residential - Single Family	140	Units	1.50				140	30.00%					40,000
C14	Residential - Single Family	140	Units	1.50				140	30.00%					40,000
C15	Residential - Single Family	140	Units	1.50				140	30.00%					40,000
C16	Residential - Single Family	140	Units	1.50				140	30.00%					40,000
C17	Residential - Single Family	140	Units	1.50				140	30.00%					40,000
C18	Residential - Single Family	140	Units	1.50				140	30.00%					40,000
C19	Residential - Single Family	140	Units	1.50				140	30.00%					40,000
C20	Residential - Single Family	140	Units	1.50				140	30.00%					40,000
C21	Residential - Single Family	140	Units	1.50				140	30.00%					40,000
C22	Residential - Single Family	140	Units	1.50				140	30.00%					40,000
C23	Residential - Single Family	140	Units	1.50				140	30.00%					40,000
C24	Residential - Single Family	140	Units	1.50				140	30.00%					40,000
C25	Residential - Single Family	140	Units	1.50				140	30.00%					40,000
C26	Residential - Single Family	140	Units	1.50				140	30.00%					40,000
C27	Residential - Single Family	140	Units	1.50				140	30.00%					40,000
C28	Residential - Single Family	140	Units	1.50				140	30.00%					40,000
C29	Residential - Single Family	140	Units	1.50				140	30.00%					40,000
C30	Residential - Single Family	140	Units	1.50				140	30.00%					40,000
C31	Residential - Single Family	140	Units	1.50				140	30.00%					40,000
C32	Residential - Single Family	140	Units	1.50				140	30.00%					40,000
C33														

MATCHLINE SEE SHEET CU2.01



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LIBERTY COVE
NASSAU, LLC

LIBERTY COVE
PHASE 1

DATE: 2022-05-02
PROJECT NO.: 120003-01
DESIGNED BY: GSL
DRAWN BY: GSL
SCALE: AS NOTED

Rev.	Date	Revision

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CONSTRUCTION UNLESS SO NOTED ABOVE

SHEET TITLE

UTILITY SLEEVING
PLAN

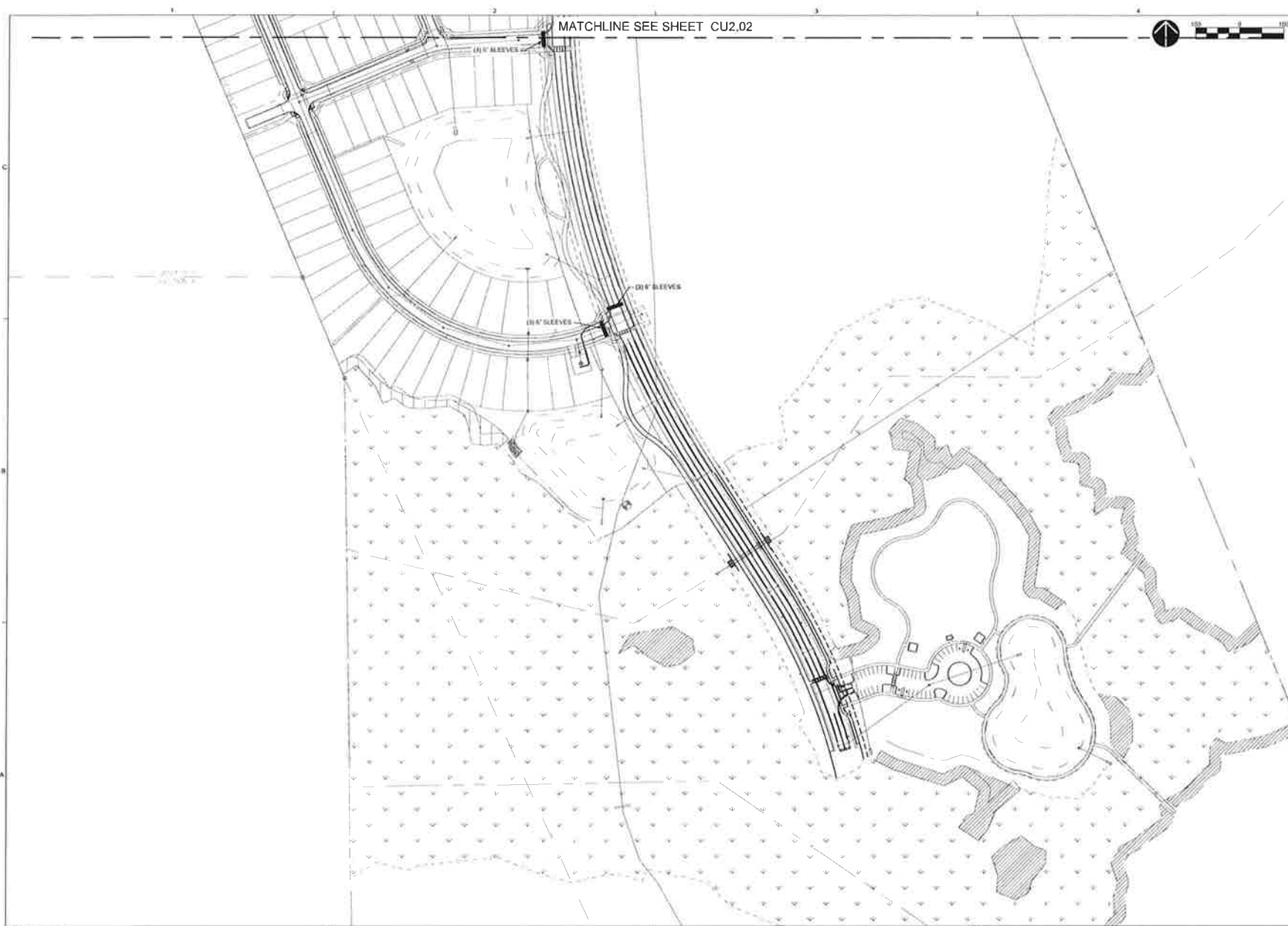
CU2.02

NEAL BROCKMEIER
FL Lic. No. 54561
DATE

SHEET

MATCHLINE SEE SHEET CU2.03

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MATCHLINE SEE SHEET CU2.02

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LIBERTY COVE
NASSAU, LLCLIBERTY COVE
PHASE 1

DATE	2022-05-02
PROJECT NO.	120093 01
DESIGNED BY	GSL
DRAWN BY	GSL
SCALE	AS NOTED

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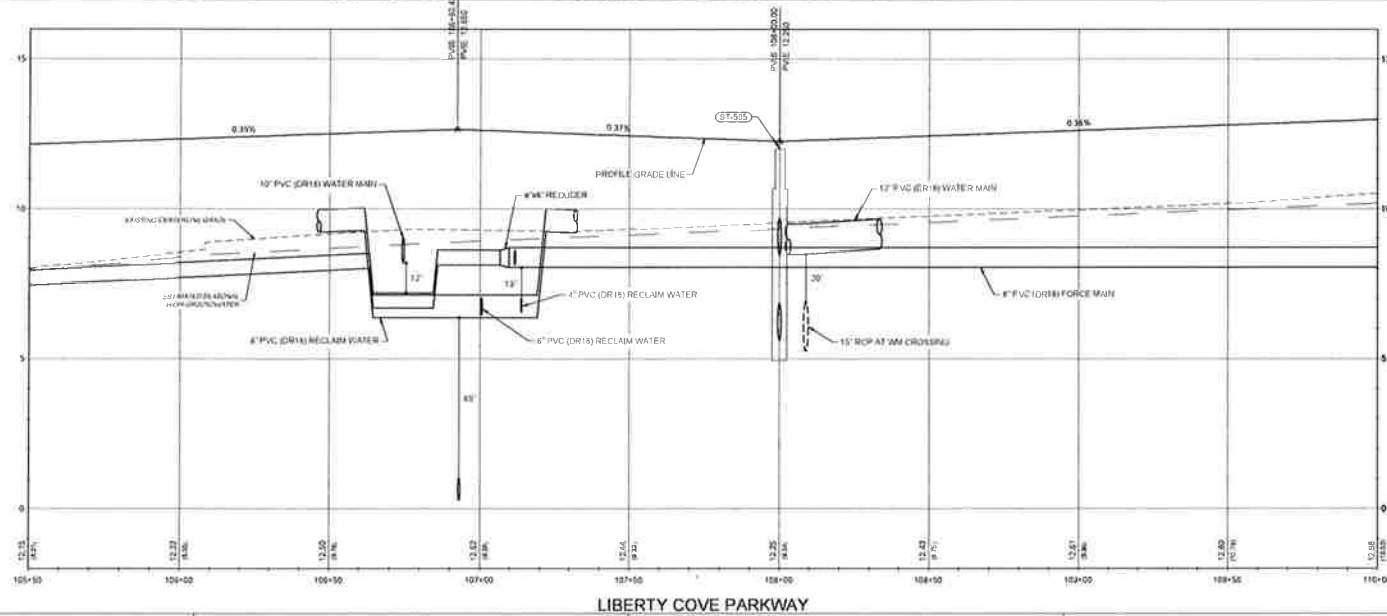
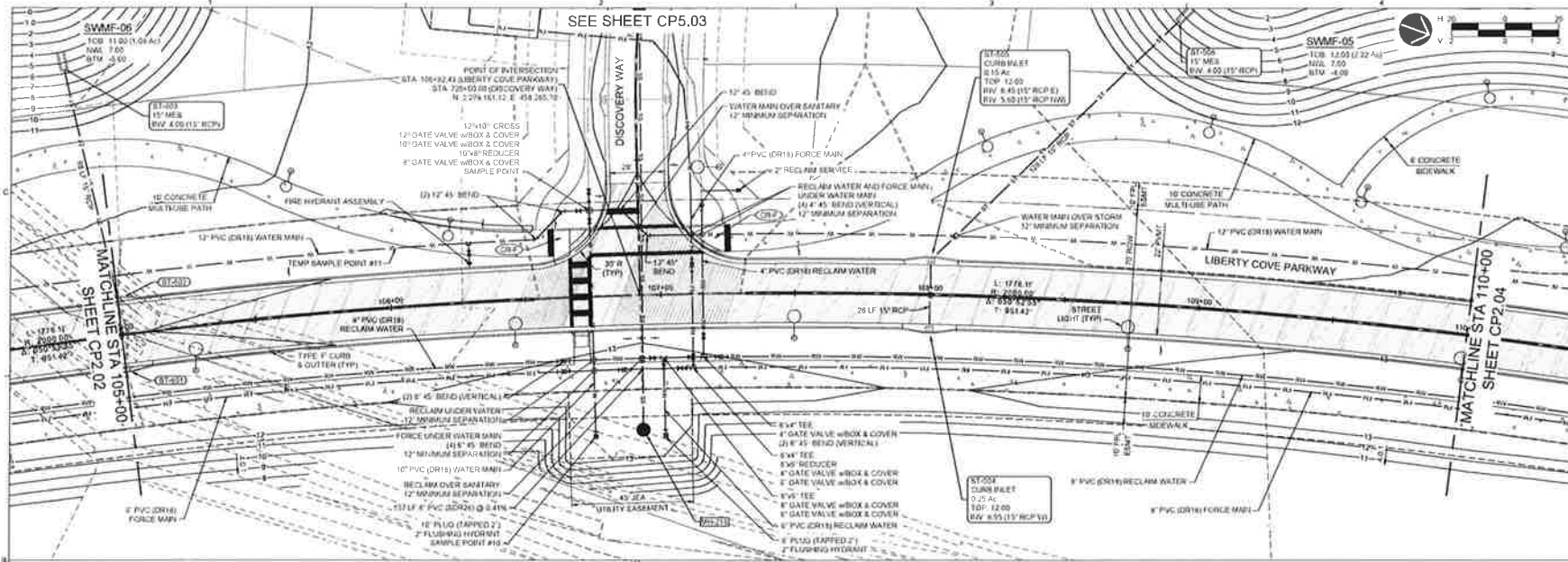
SHEET TITLE:

UTILITY SLEEVING PLAN

CU2.03

NEAL BROCKMEIER
FL Lic No 54561
DATE

SEE



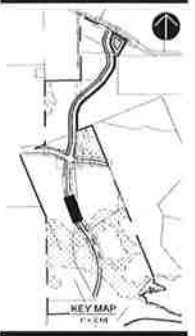
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Florida Certificate of Authorization Number 00024260

LIBERTY COVE
NASSAU, LLC

LIBERTY COVE
PHASE 1



DATE 2022-11-04
PROJECT NO. 120903 01
DESIGNED BY GSL
DRAWN BY GSL
SCALE AS NOTED

Rev.	Date	Revision

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SHEET TITLE

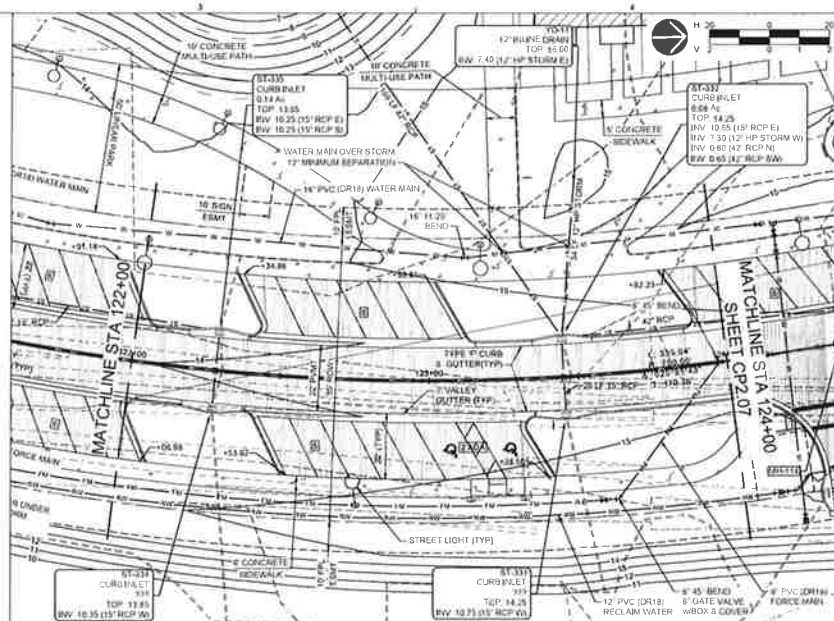
PLAN & PROFILE
LIBERTY COVE
PARKWAY

CP2.03

NEAL BRIDGEMAN
FL Lic. No. 54861
DATE

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Florida Certificate of Registration Number: 000080

LIBERTY COVE
NASSAU, LLCLIBERTY COVE
PHASE 1

DATE 2022-11-04

PROJECT NO. 13203.01

DESIGNED BY GBL

DRAWN BY: GIL

SCALE AS NOTED

[illegible]

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CONSTRUCTION UNLESS SO NOTED ABOVE

SHUFFY TAIL-F

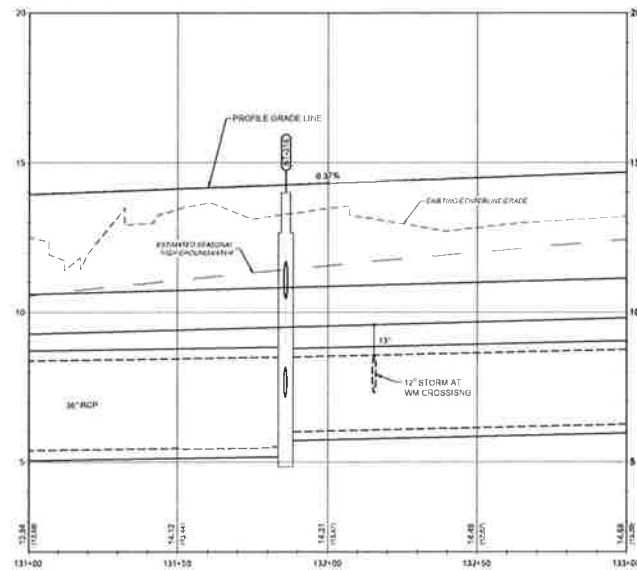
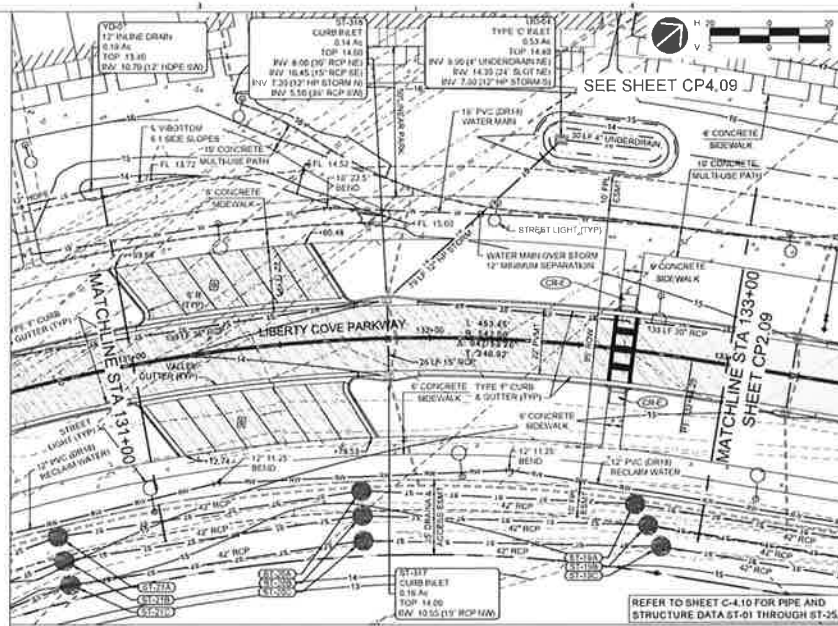
PLAN & PROFILE LIBERTY COVE PARKWAY

CP2.06

NEAL BROCKMEIER
FL Lic No 54561
DATE

SHEET





LIBERTY COVE PARKWAY

NEAL BROCKMEIER
FL Lic. No. 54561
DATE

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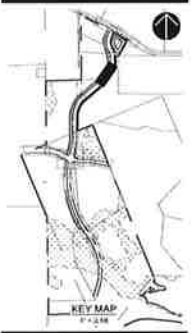
11901 Sutton Park Drive South, Suite 200
Jacksonville, Florida 32214-0223
904.739.3655

www.prosserinc.com

Florida Certificate of Authorization Number: 00009026

LIBERTY COVE
NASSAU, LLC

LIBERTY COVE
PHASE 1



DATE: 2022-11-04

PROJECT NO: 120003-01

DESIGNED BY: GEL

DRAWN BY: GEL

SCALE: AS NOTED

No.	Date	Revision

THIS DRAWING NOT RELEASED FOR
CONSTRUCTION UNLESS SO NOTED ABOVE

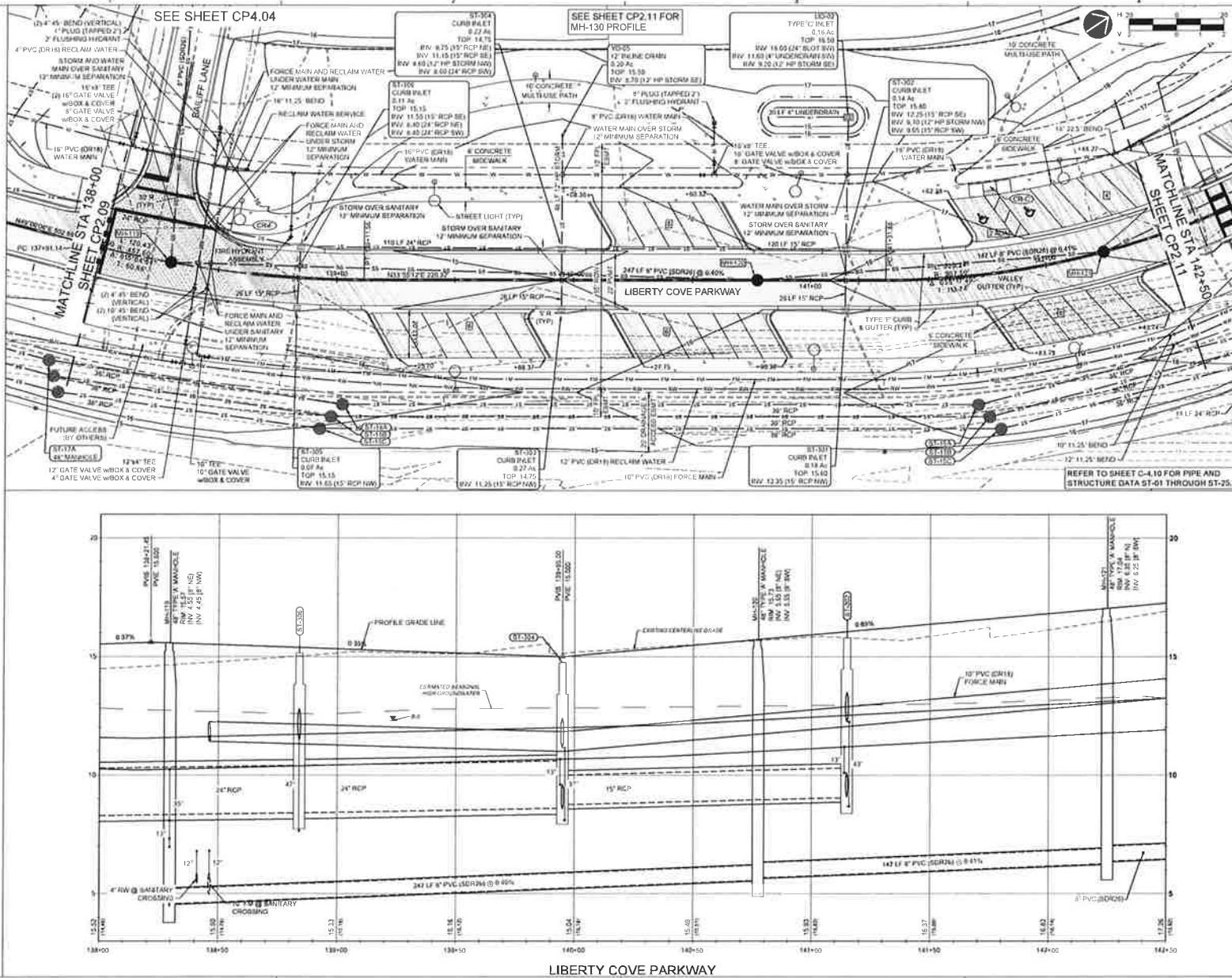
SHEET TITLE

PLAN & PROFILE
LIBERTY COVE
PARKWAY

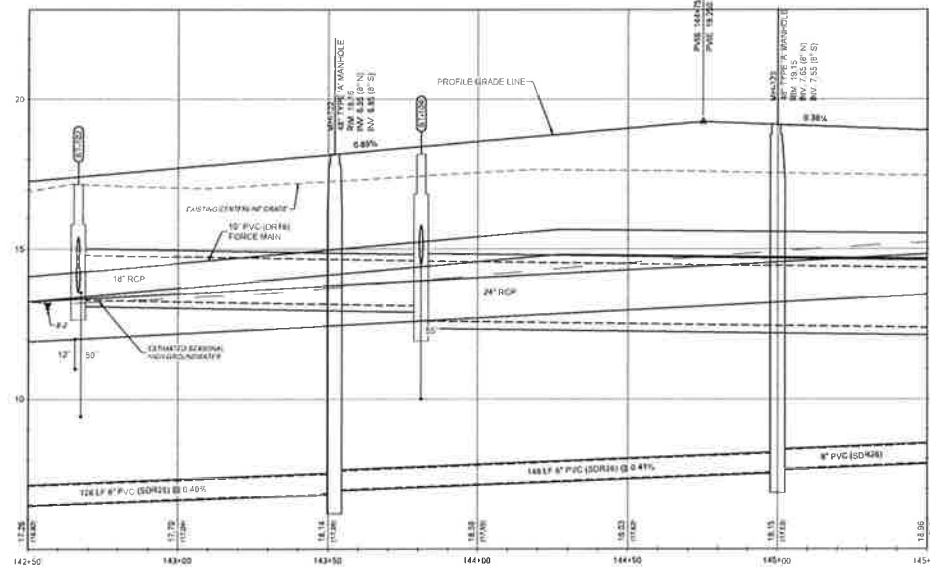
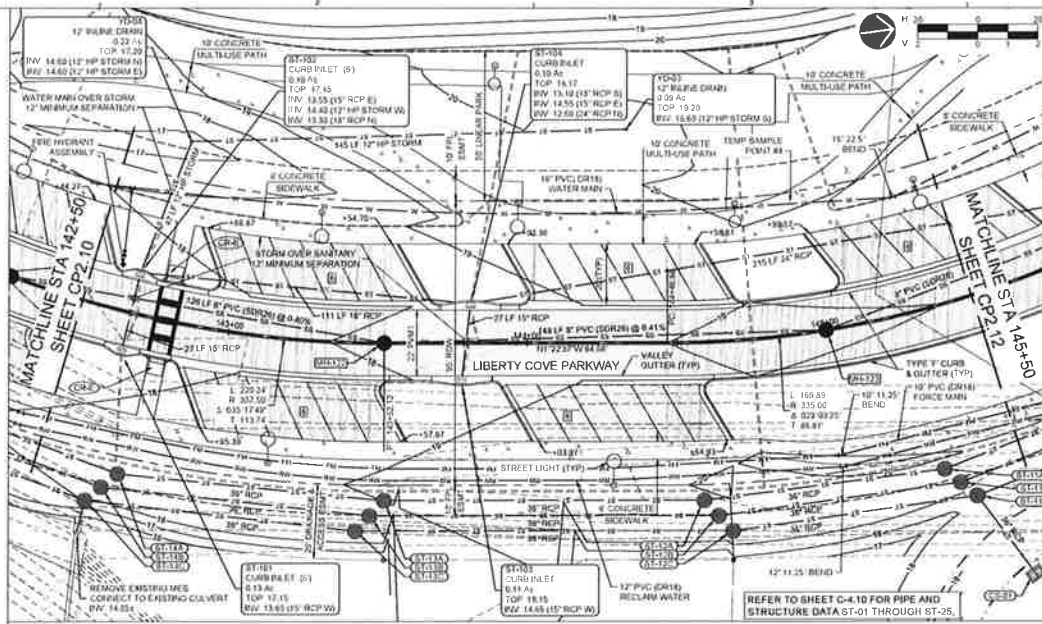
CP2.10

NEAL BROCKMEIER
FLC No. 54551
DATE

SHEET



L:\120003\01 Liberty Cove Ph 1\10\Drawings\Drawings\12003-01-10\CP2.10-12\120003-01-10-CP2.10.dwg (CP2.10) 12/16/2022 10:37:14 AM Arny Weiler



LIBERTY COVE PARKWAY

PROSSER

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Florida Certificate of Authorization Number: 00004262

LIBERTY COVE
NASSAU, LLC

LIBERTY COVE
PHASE 1



DATE: 2022-11-04
PROJECT NO.: 12009101
DESIGNED BY: CSL
DRAWN BY: GBL
SCALE: AS NOTED

No.	Date	Revision

THIS DRAWING NOT RELEASED FOR
CONSTRUCTION UNLESS SO NOTED ABOVE

SHEET TITLE

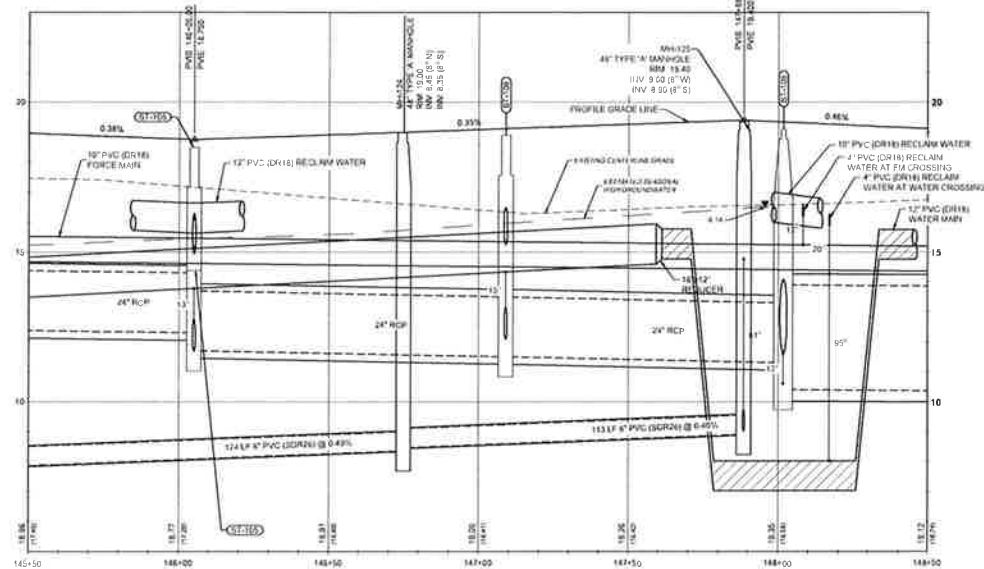
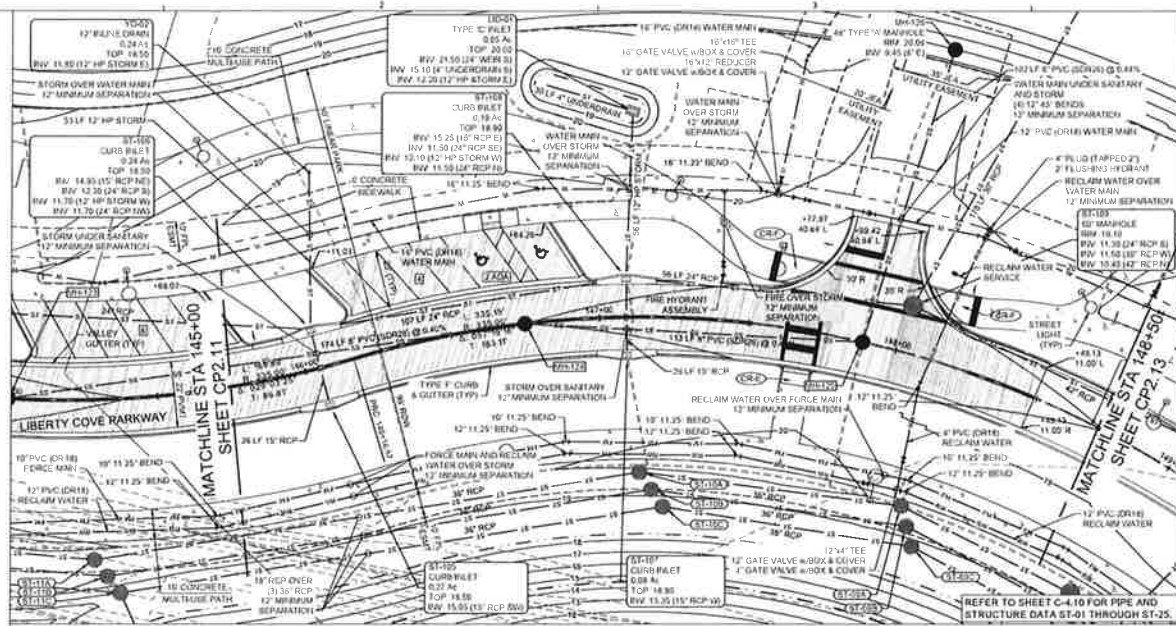
PLAN & PROFILE
LIBERTY COVE
PARKWAY

CP2.11

NEAL BROCKMEIER
FL Lic No: 54561
DATE

SHEET

U:\12012009\21 Liberty Cove Park Plan\ProductionDrawings\DWG\12009\21 30207\3 12.dwg (CP2.12) 12/16/2022 10:54:57 AM Kelly Nease



LIBERTY COVE PARKWAY



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Florida Certificate of Authorization Number: 00294260

LIBERTY COVE
NASSAU, LLC

LIBERTY COVE
PHASE 1



DATE 2022-11-04
PROJECT NO. 12009-01
DESIGNED BY GSL
DRAWN BY GSL
SCALE AS NOTED

Rev.	Date	Revision

THIS DRAWING NOT RELEASED FOR
CONSTRUCTION UNLESS SO NOTED ABOVE

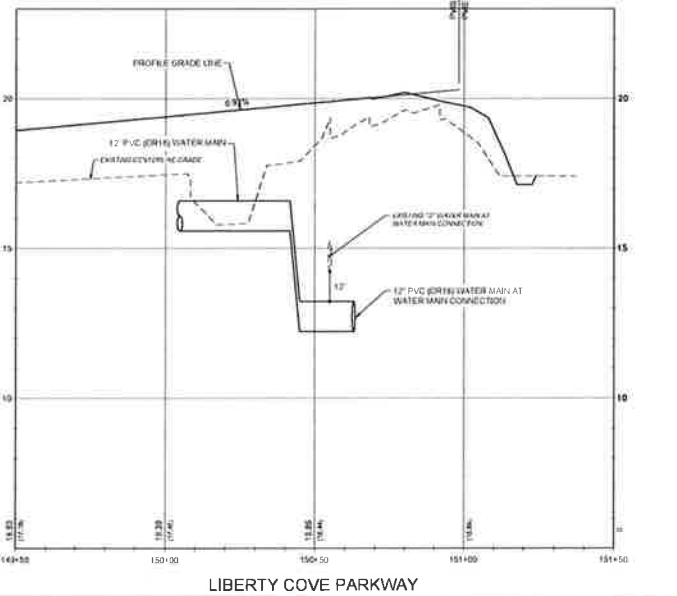
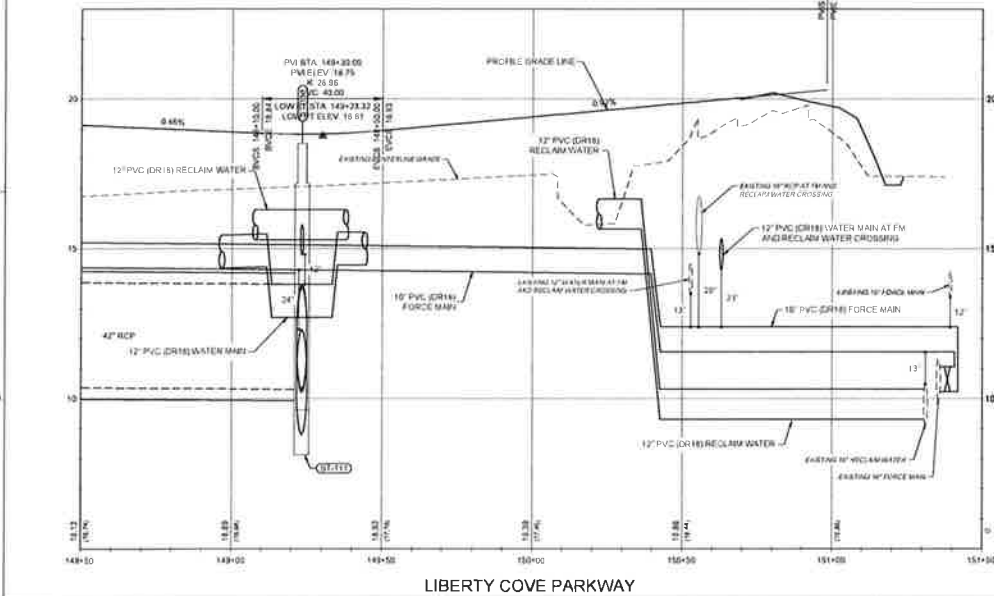
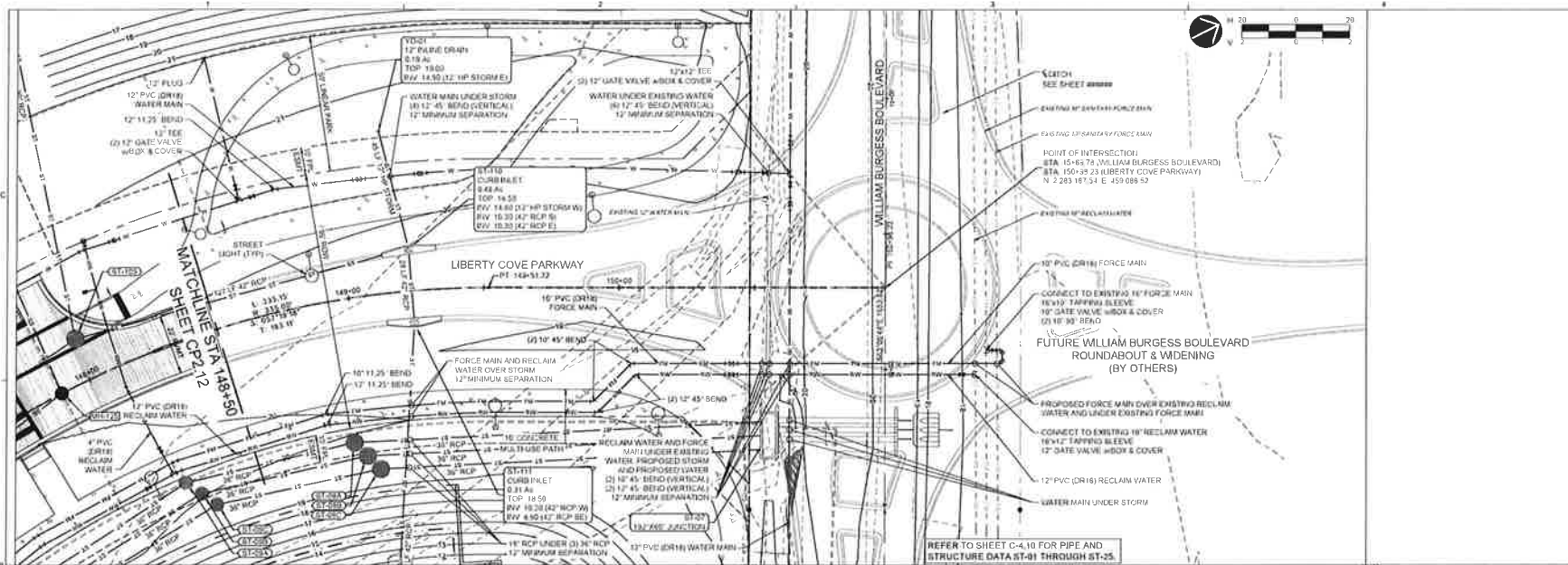
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PLAN & PROFILE
LIBERTY COVE
PARKWAY

CP2.12

NEAL BROCKMEIER
FL Lic. No. 54561
DATE

SHEET



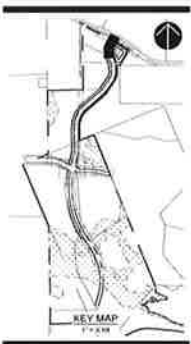
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LIBERTY COVE
NASSAU, LLC

LIBERTY COVE
PHASE 1



DATE: 2022-11-04

PROJECT NO: 19099.01

DESIGNED BY: GBL

DRAWN BY: GBL

SCALE: AS NOTED

No.	Date	Revision

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SHEET TITLE

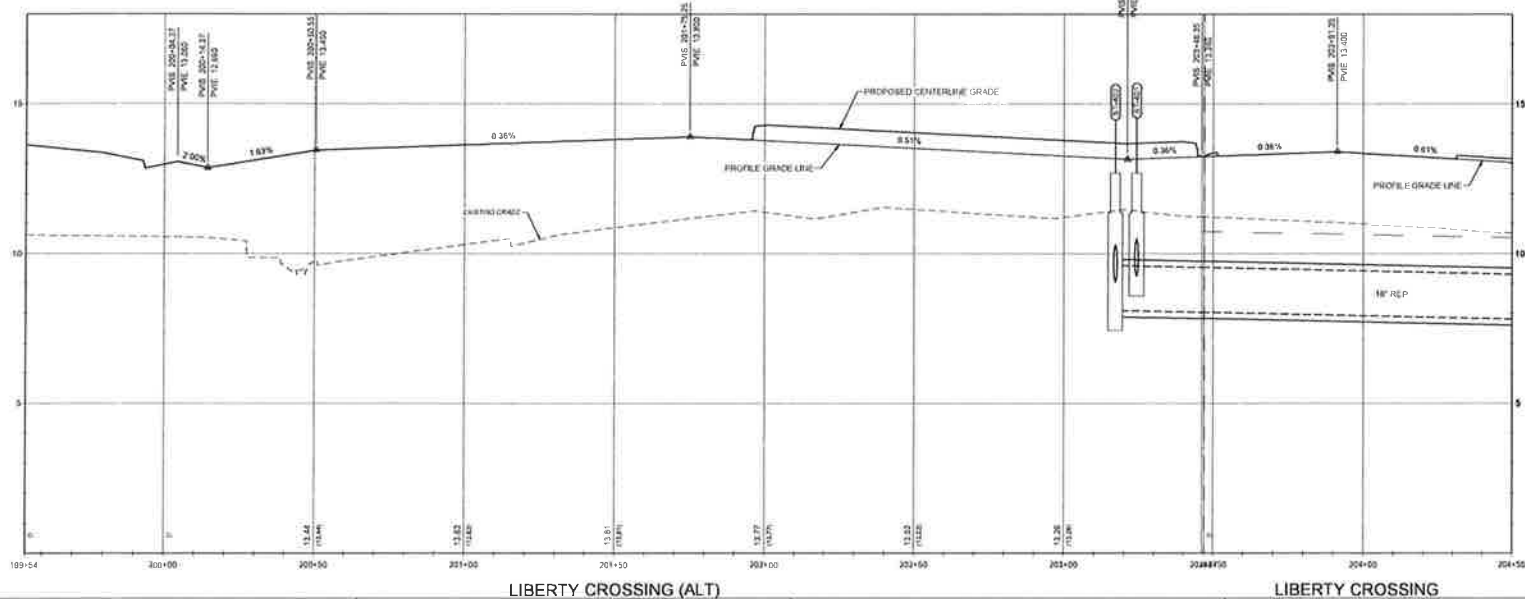
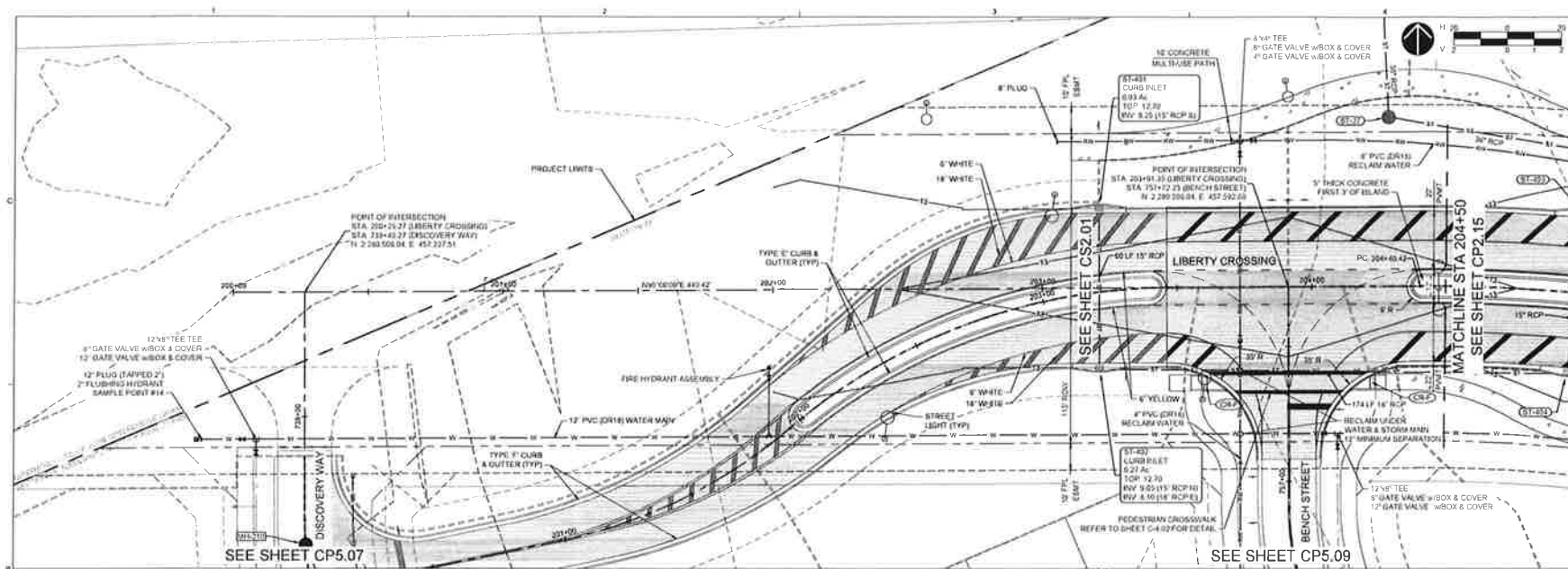
PLAN & PROFILE
LIBERTY COVE
PARKWAY

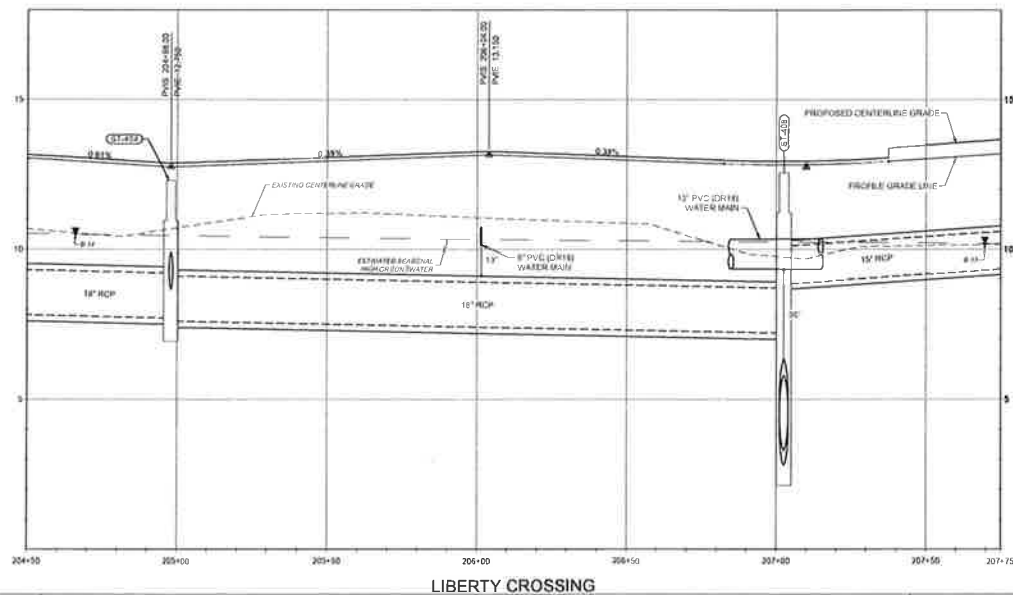
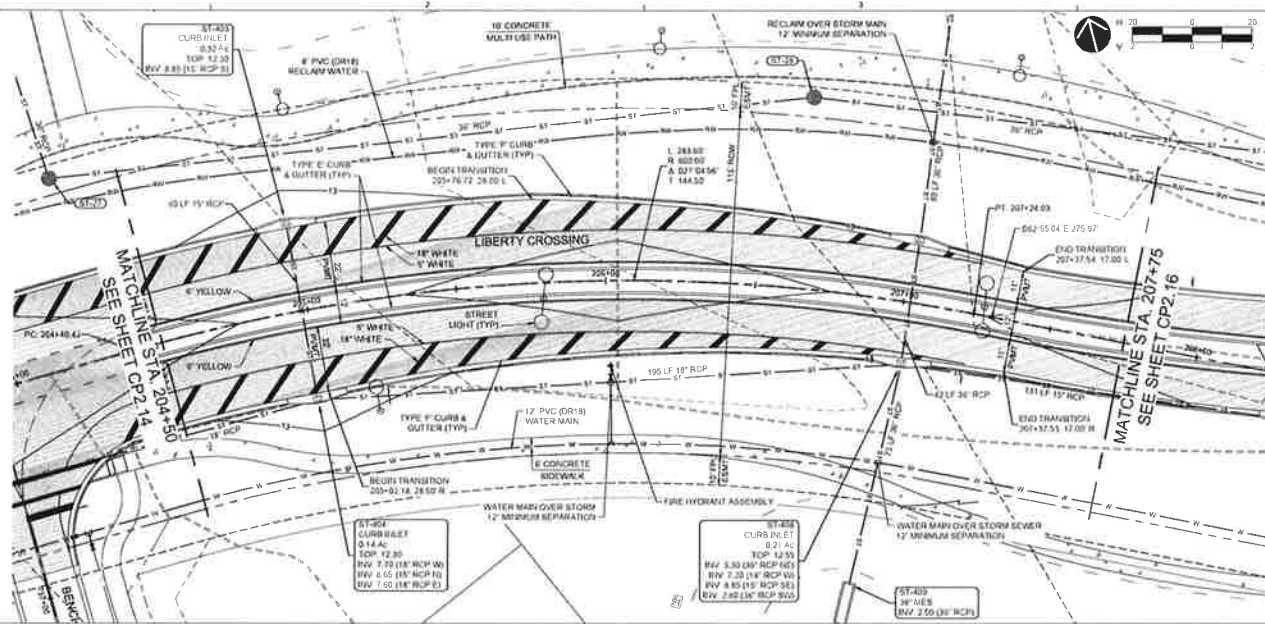
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NEAL BROCKMEIER
FILE No. 54561
DATE

SHEET

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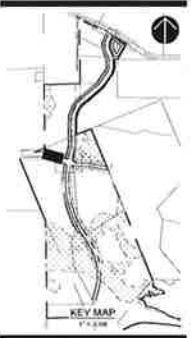
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Florida Certificate of Authorization Number: 00004056

LIBERTY COVE
NASSAU, LLCLIBERTY COVE
PHASE 1

DATE	2023-11-04
PROJECT NO.	120093.01
DESIGNED BY	GSL
DRAWN BY	GSL
SCALE	AS NOTED

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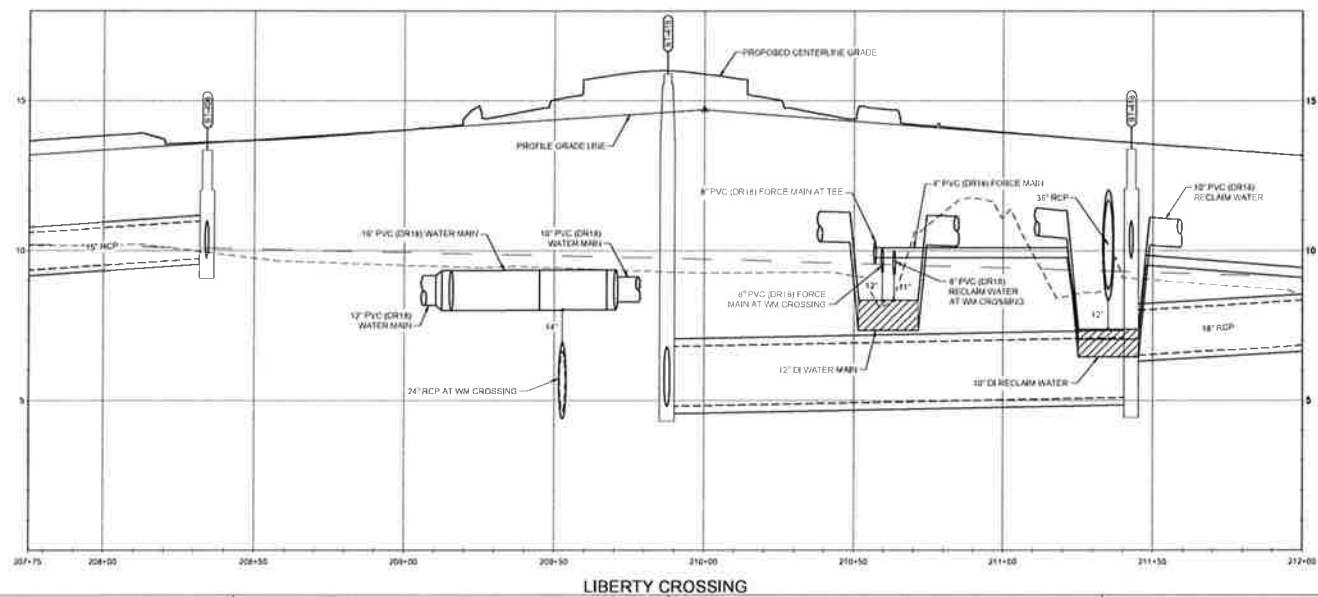
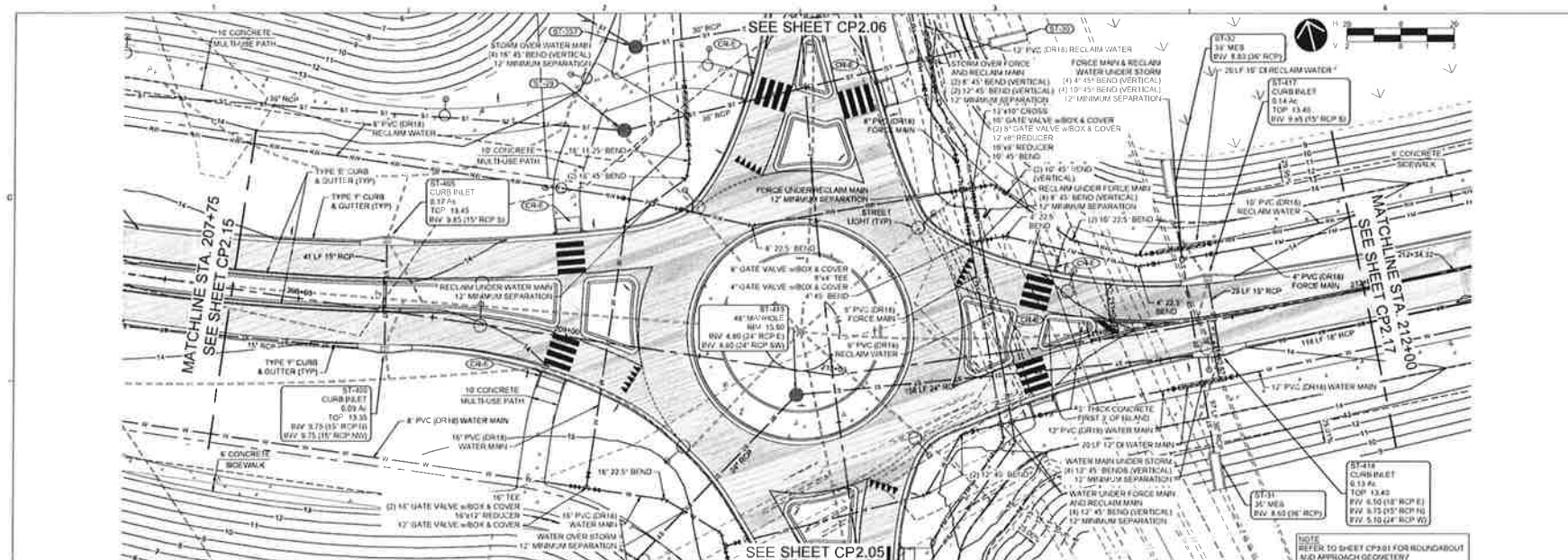
PLAN & PROFILE

LIBERTY CROSSING

CP2.15

NEAL BROCKMEIER
FL Lic No 54561
DATE

SHEET

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Florida Certificate of Authorization Number: 00004201

LIBERTY COVE
NASSAU, LLCLIBERTY COVE
PHASE 1

DATE	2022/11/04
PROJECT NO.	13009101
DESIGNED BY	GSL
DRAWN BY	GSL
SCALE	AS NOTED

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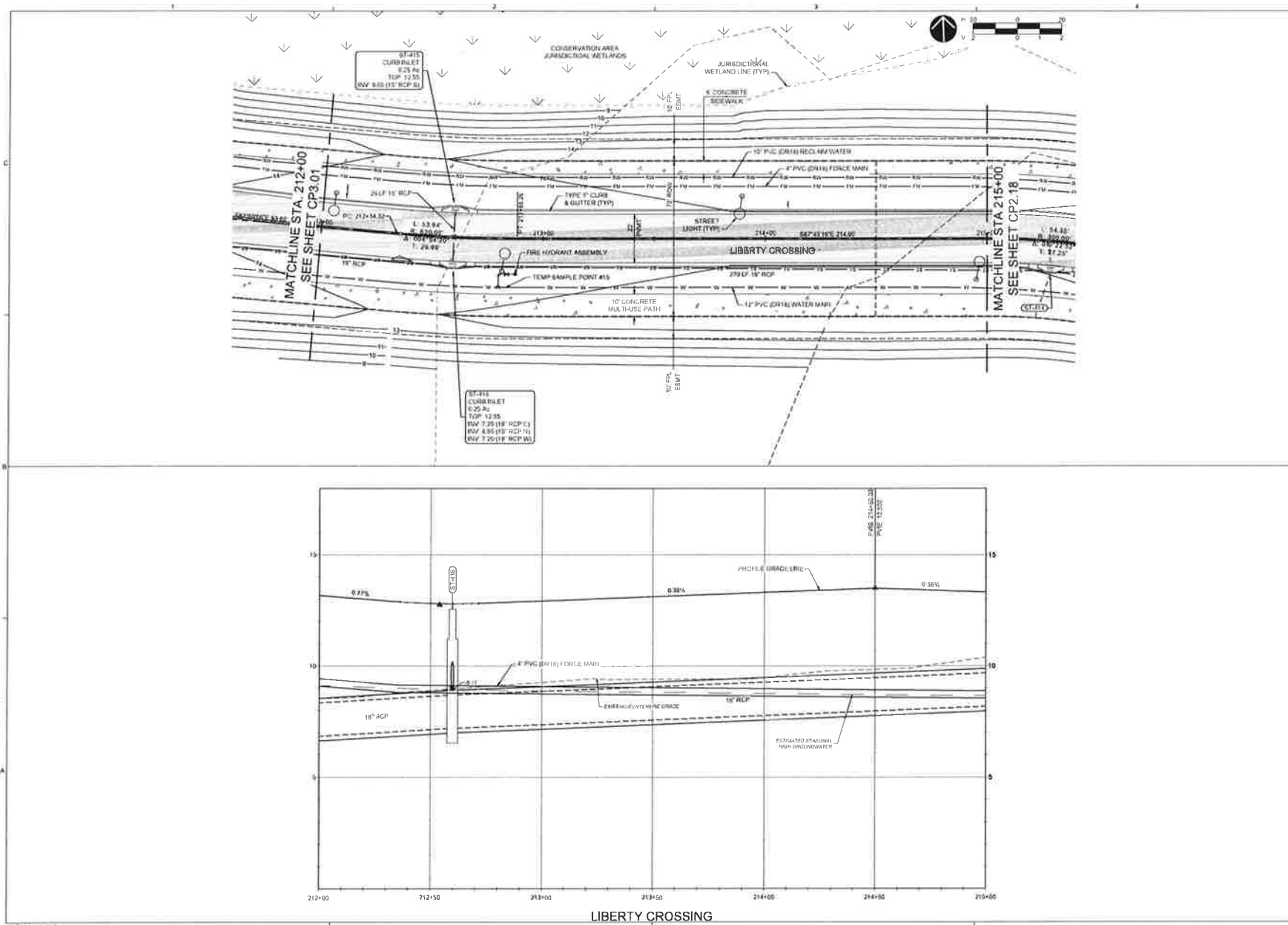
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LIBERTY CROSSING

CP2.16

NEAL BROCKMEIER
FL Lic. No. 54561
DATE _____

SHEET

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LIBERTY COVE
NASSAU, LLC

LIBERTY COVE
PHASE 1



DATE 2022-11-04
PROJECT NO. 120003.01
DESIGNED BY GSL
DRAWN BY GSL
SCALE AS NOTED

No.	Date	Revision

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SHEET TITLE

PLAN & PROFILE
LIBERTY CROSSING

CP2.17

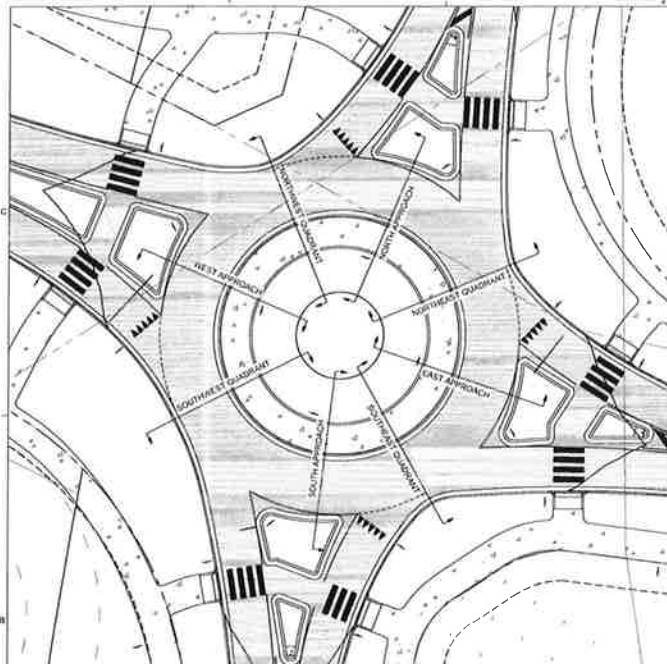
NEAL BROCKMEIER
FILE No. 54861
DATE

SHEET



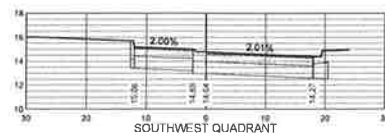
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FL Lic. No. 54561
DATE

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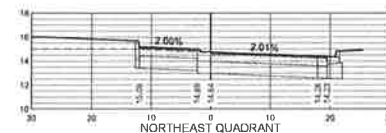


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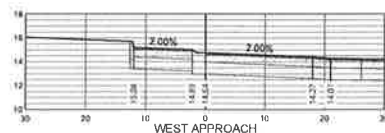
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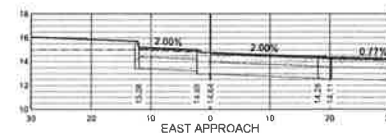
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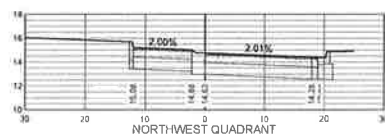
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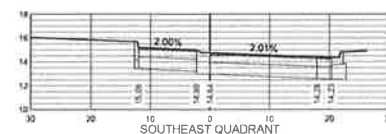
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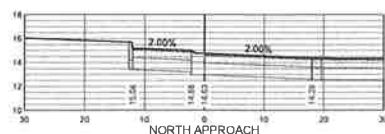
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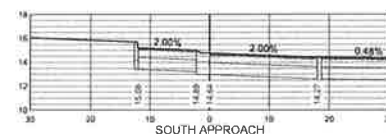
NORTHWEST QUADRANT



SOUTHEAST QUADRANT



NORTH APPROACH



SOUTH APPROACH

ROUNDABOUT CROSS-SECTIONS

H 1" = 10' V 1" = 5'

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LIBERTY COVE
NASSAU, LLC

LIBERTY COVE
PHASE 1

DATE: 2022-10-14
PROJECT NO.: 120093.01
DESIGNED BY: GSK
DRAWN BY: GSK
SCALE: AS NOTED

No.	Date	Revision

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SHEET TITLE

ROUNDABOUT
CROSS-SECTIONS

CP3.02

NEAL BROCKMEIER
FL Lic. No. 54951
DATE

SHEET

LIBERTY COVE
NASSAU, LLCLIBERTY COVE
PHASE 1

DATE	2023-05-02
PROJECT NO.	120003.01
DESIGNED BY	GSL
DRAWN BY	GSL
SCALE	AS NOTED

[illegible]

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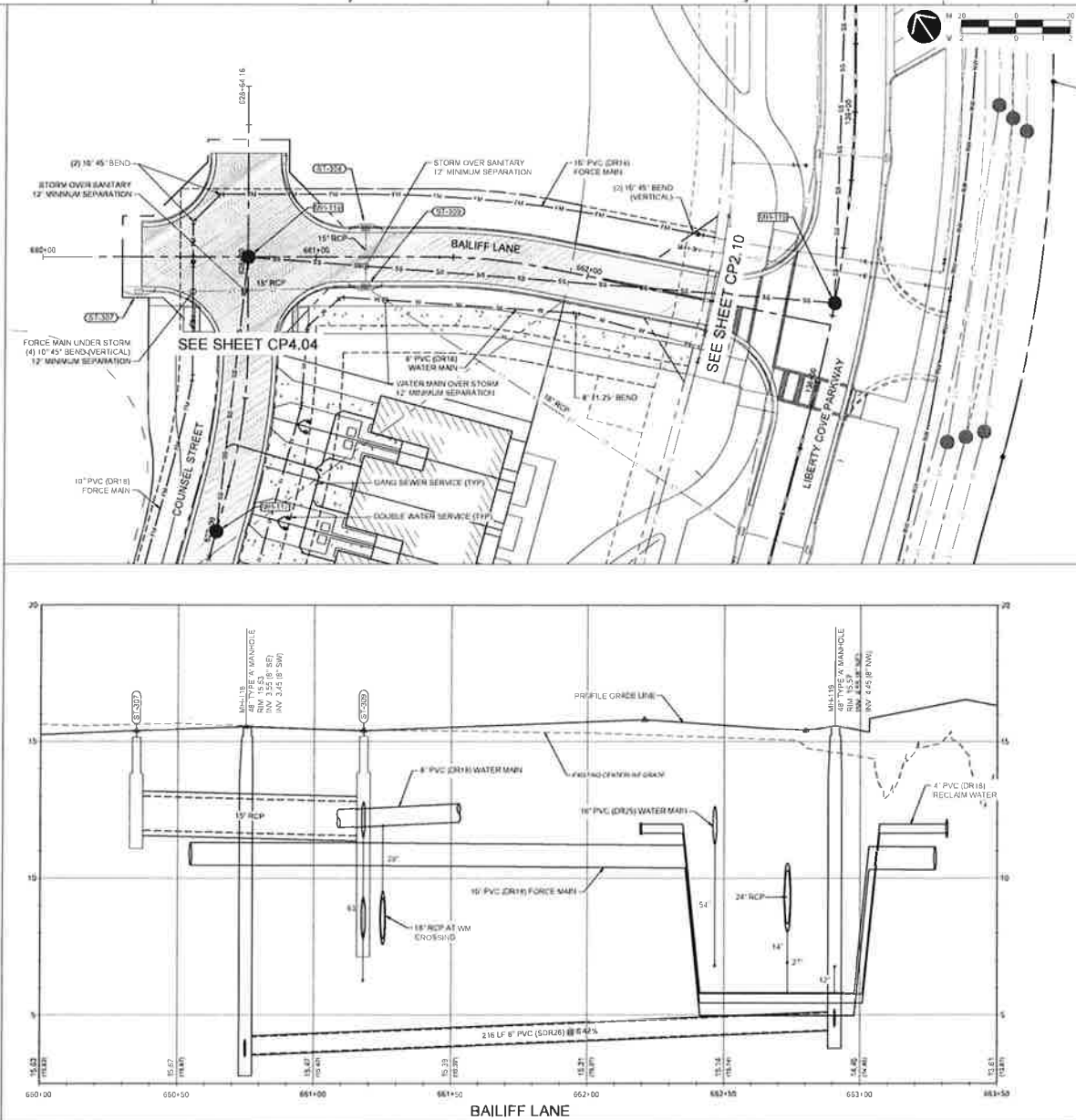
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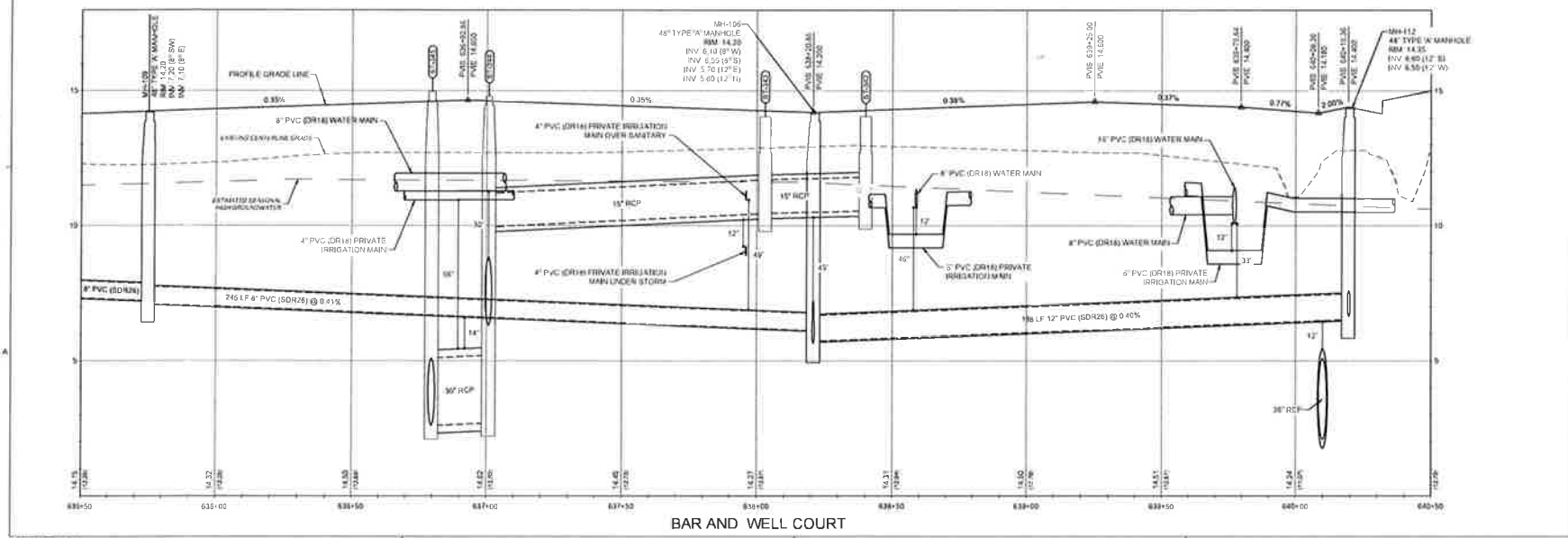
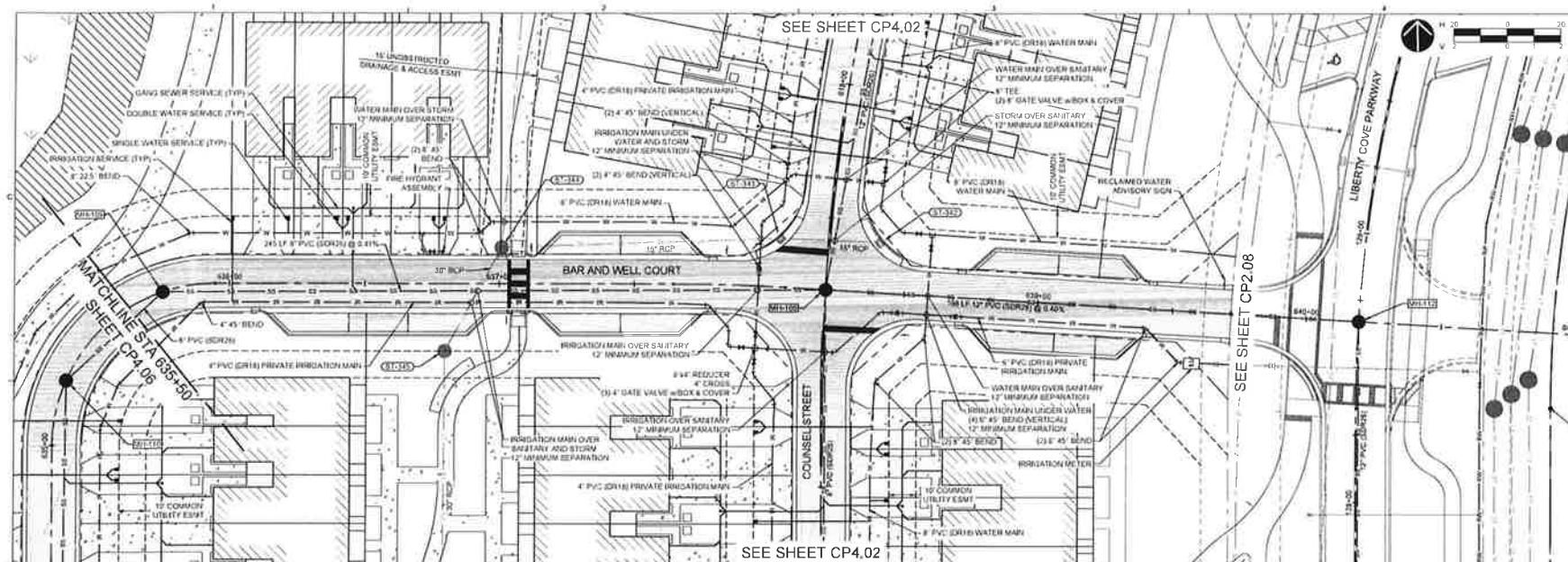
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CP4.05

NEAL BROCKMEIER
FL Lic No 54561
DATE

SECRET

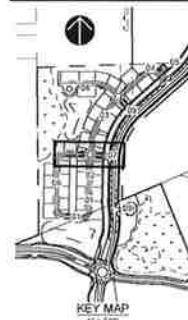


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LIBERTY COVE
NASSAU, LLCLIBERTY COVE
PHASE 1

DATE: 2022-05-02

PROJECT NO. 120003.09

DESIGNED BY GML

DRAWN BY: GSE

SCALE AS NOTED

No.	Date	Message
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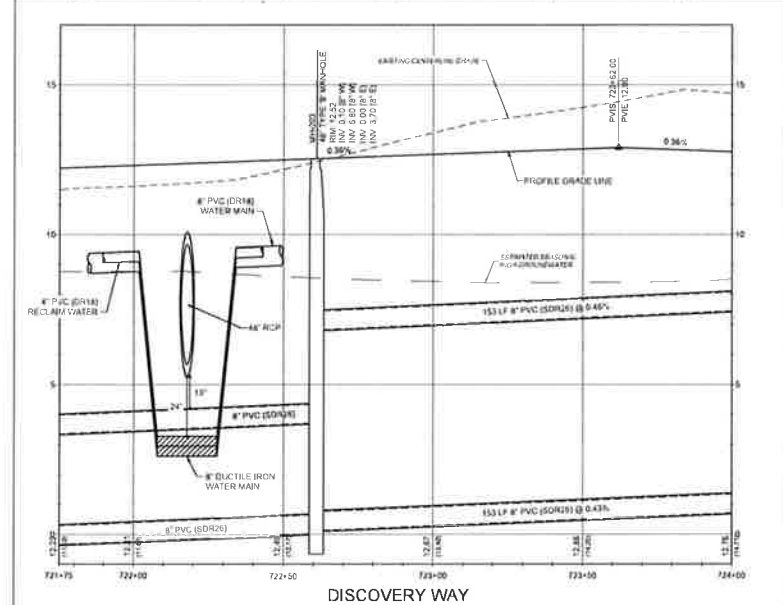
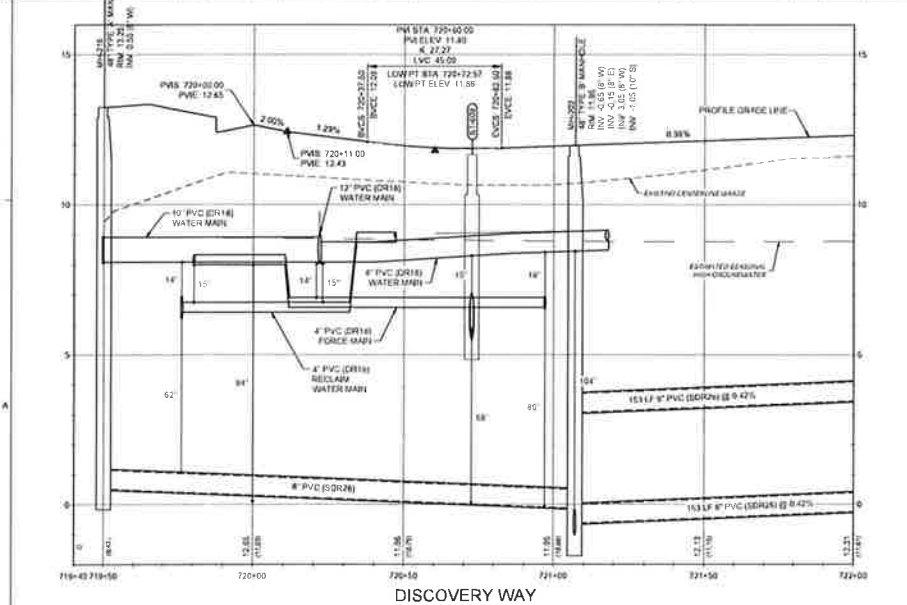
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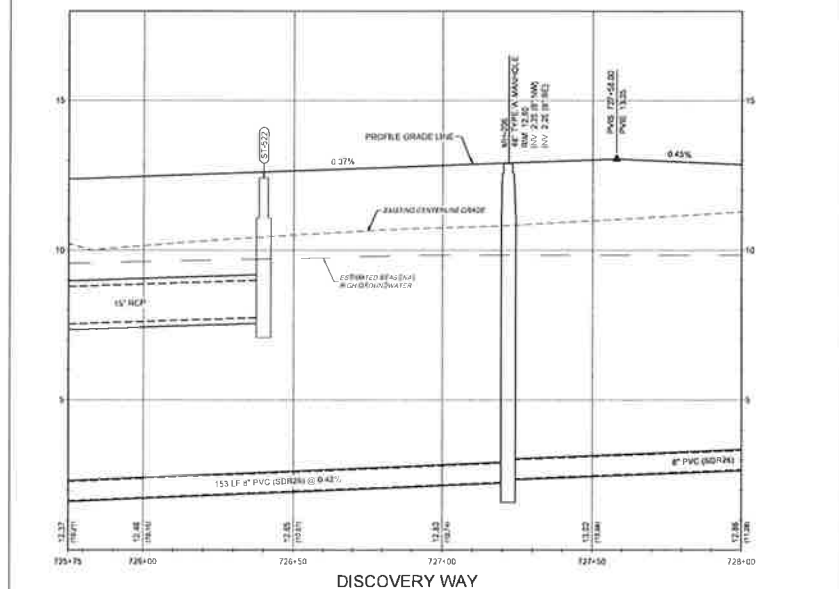
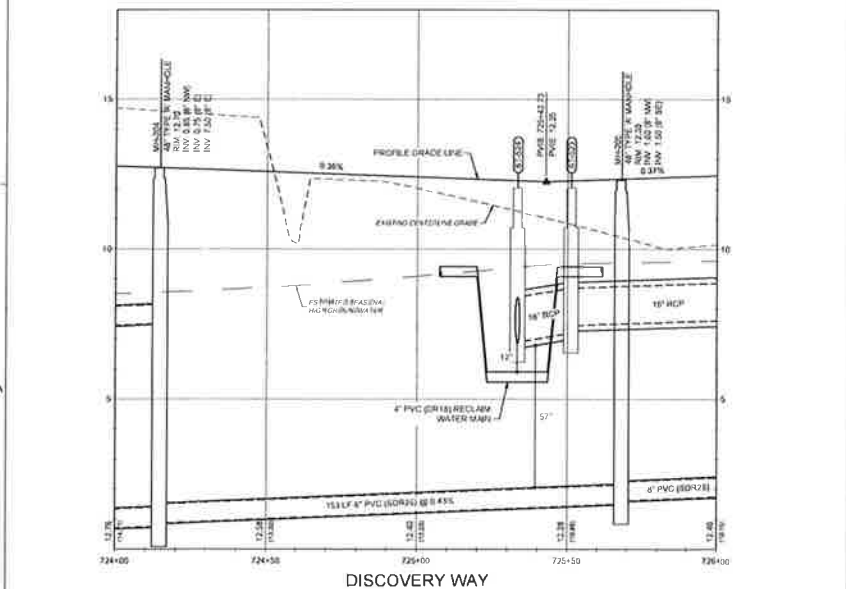
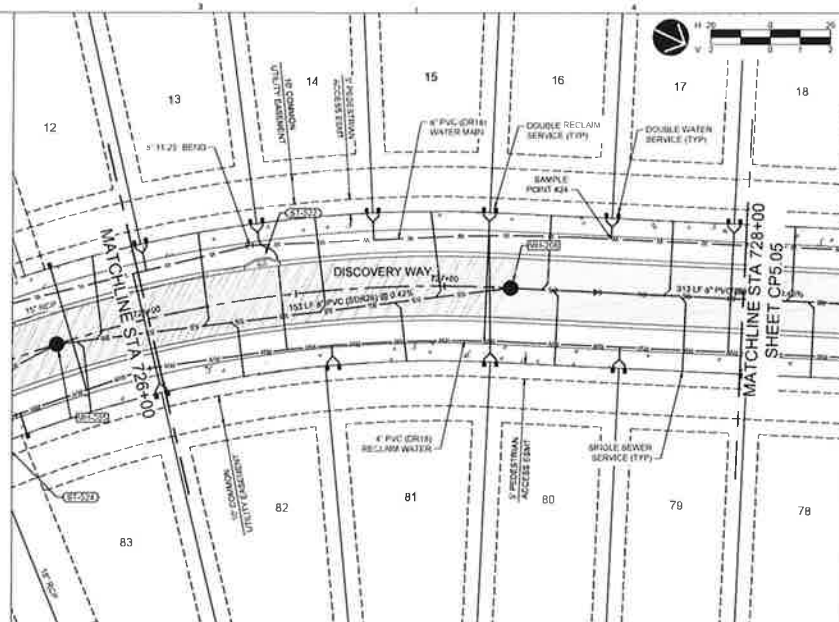
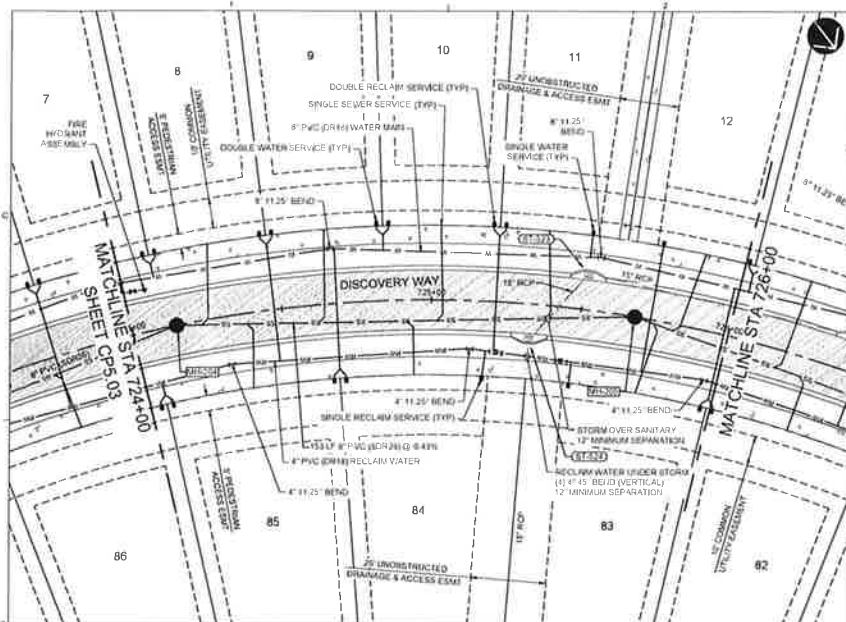
PLAN & PROFILE PARCEL D

CP4.07

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FL Lic. No. 54561
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PL. Lic. No. 34561
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LIBERTY COVE
NASSAU, LLC

LIBERTY COVE
PHASE 1



DATE: 2002-05-02
PROJECT NO.: 120003.01
DESIGNED BY: GSI
DRAWN BY: GSI
SCALE: AS NOTED

Rev.	Date	Revision

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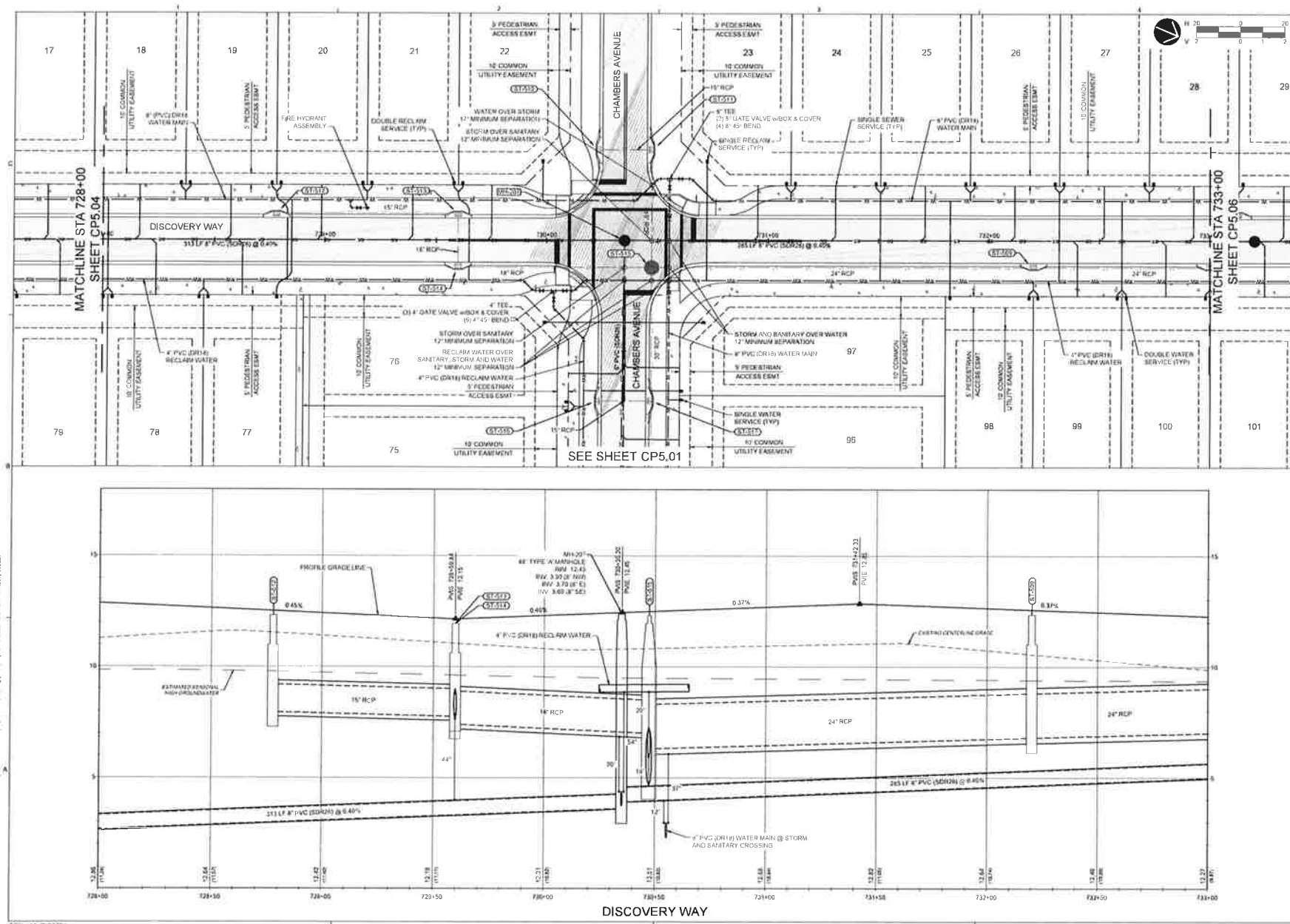
PLAN & PROFILE
PARCEL E1

CP5.04

NEAL BROCKMEIER
FLC No. 3451
DATE

SHEET

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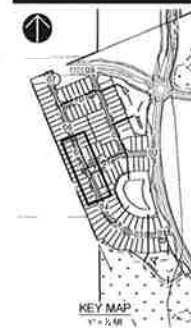
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111

LIBERTY COVE
NASSAU, LLCLIBERTY COVE
PHASE 1

DATE 2022-05-02

PROJECT NO.	120093 01
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DESIGNED BY GSL

DRAWN BY: GSL

SCALE AS NOTED

[illegible]

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PLAN & PROFILE
PARCEL E1

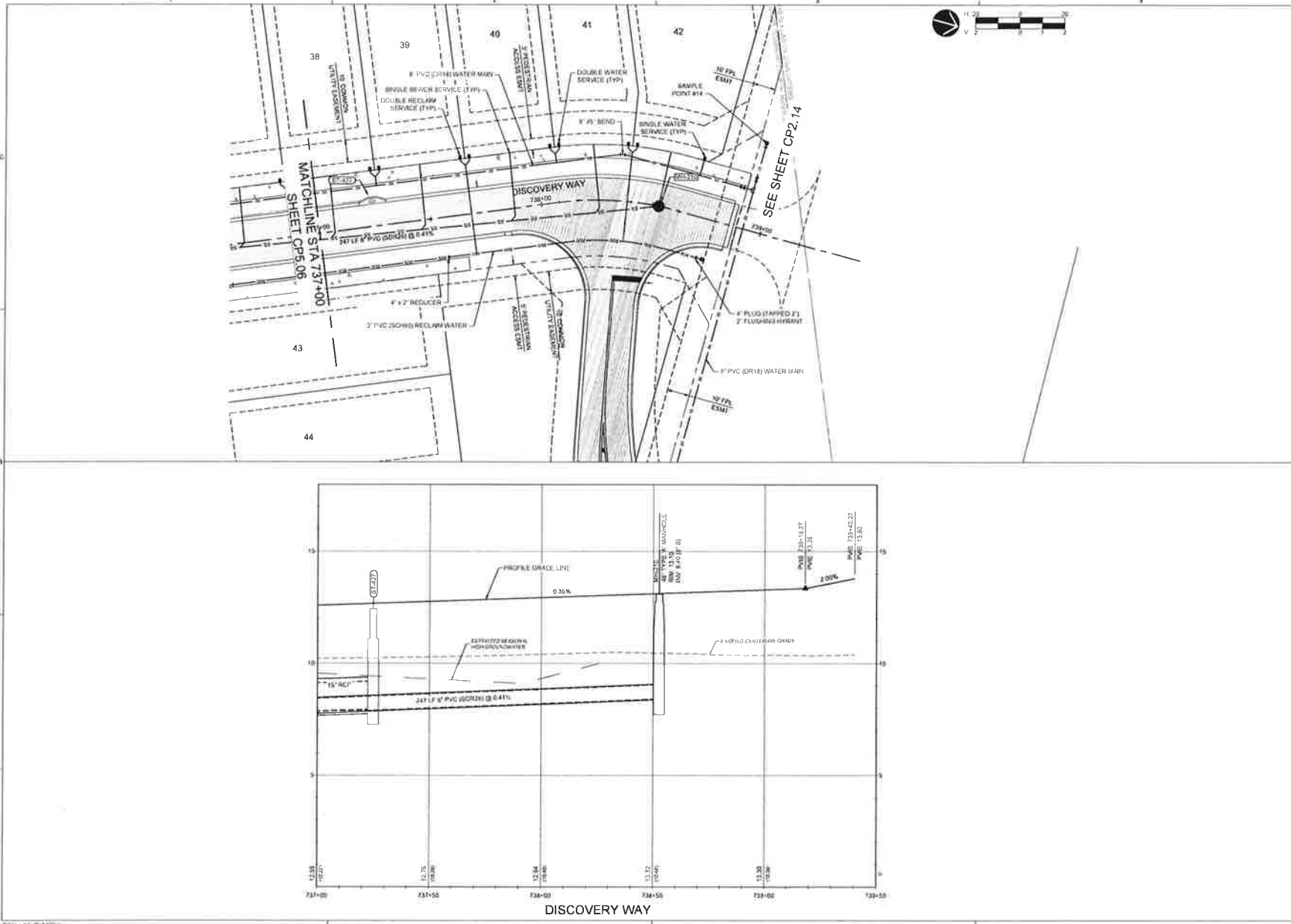
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FILE NO. 94581
DATE

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LIBERTY COVE
NASSAU, LLC

LIBERTY COVE
PHASE 1



DATE: 2022-05-02
PROJECT NO: 120093.01
DESIGNED BY: GSL
DRAWN BY: GSL
SCALE: AS NOTED

No.	Date	Revision

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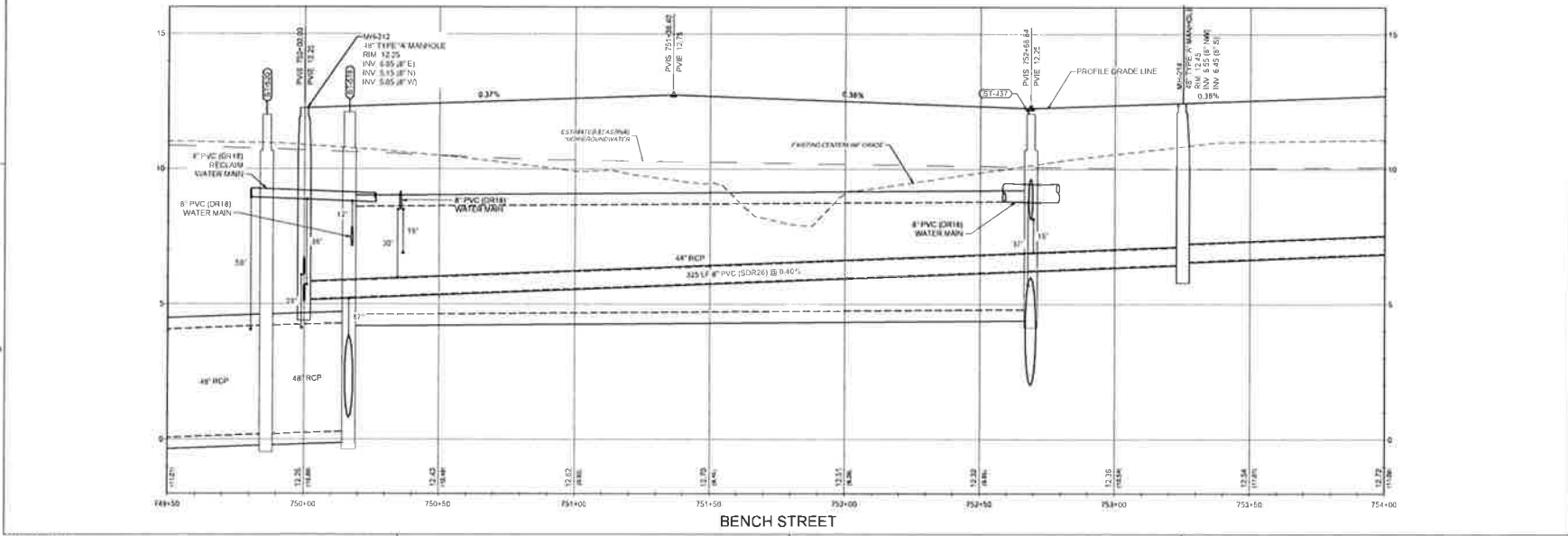
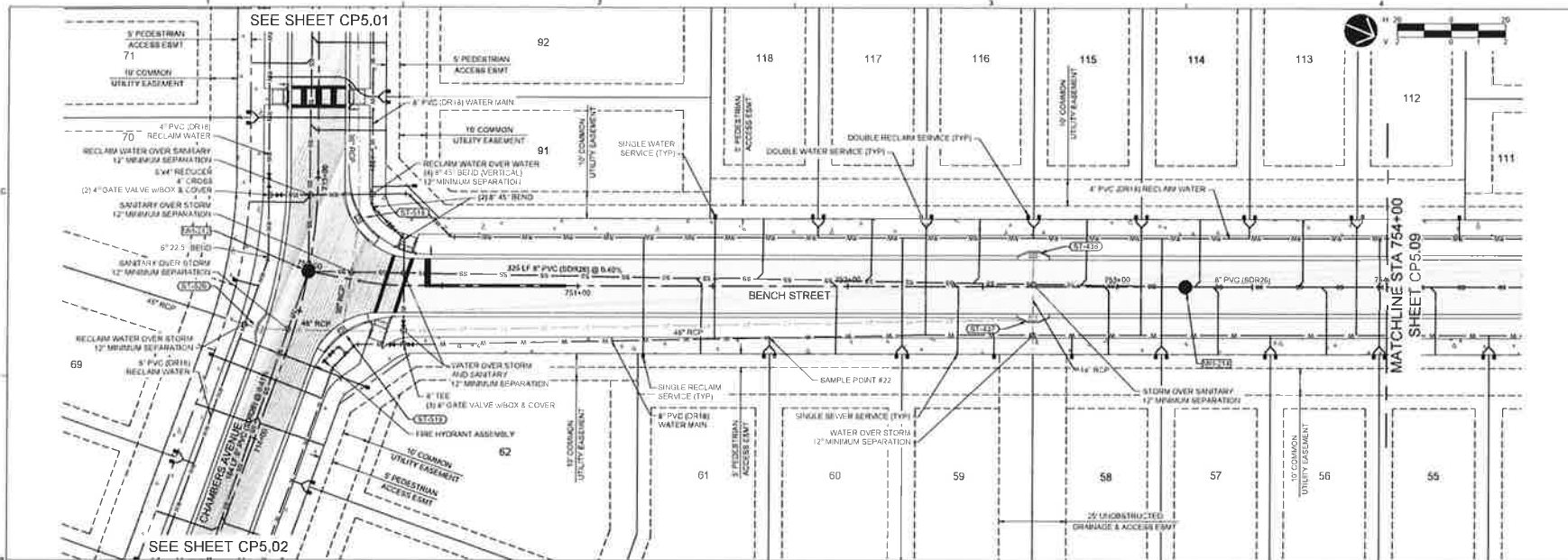
SHEET TITLE

PLAN & PROFILE
PARCEL E1

CP5.07

NEAL BROCKMEIER
FLUID No. 54581
DATE

SHEET



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LIBERTY COVE
NASSAU, LLC

LIBERTY COVE
PHASE 1



DATE	2022-05-02	
PROJECT NO.	12000-01	
DESIGNED BY	GSI	
DRAWN BY	GSI	
SCALE	AS NOTED	
No.	Date	Revision

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SHEET TITLE

PLAN & PROFILE
PARCEL E1

CP5.08

NEAL BROCKMEIER
P.L.L.C. No. 54551
DATE

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FL Lic. No. 54561
DATE

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