

ENGINEERING PLANS

FOR

GARDEN CROSSING-3 LOT REDESIGN

FOR

BLACKROCK ROAD INVESTORS, LLC

GILLETTE & ASSOCIATES, INC.

CIVIL & ENVIRONMENTAL ENGINEERING
MECHANICAL & STRUCTURAL ENGINEERING
PERMITTING & CONSTRUCTION MANAGEMENT
20 SOUTH 4TH STREET AMELIA ISLAND, FLORIDA 32034
PHONE: 904/261-8819 FAX: 904/261-9905

PERMITTING AGENCIES

NASSAU COUNTY: 904-530-6300
SJRWMD: 904-730-6270

UTILITY PROVIDERS

ELECTRIC: FLORIDA POWER & LIGHT
CABLE: COMCAST
TELEPHONE: AT&T



Issue Date:
June 23, 2023

Revision Date: October 16, 2023

G&A Project
No.:22-10-08

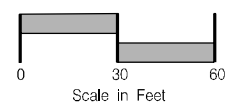
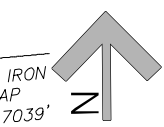
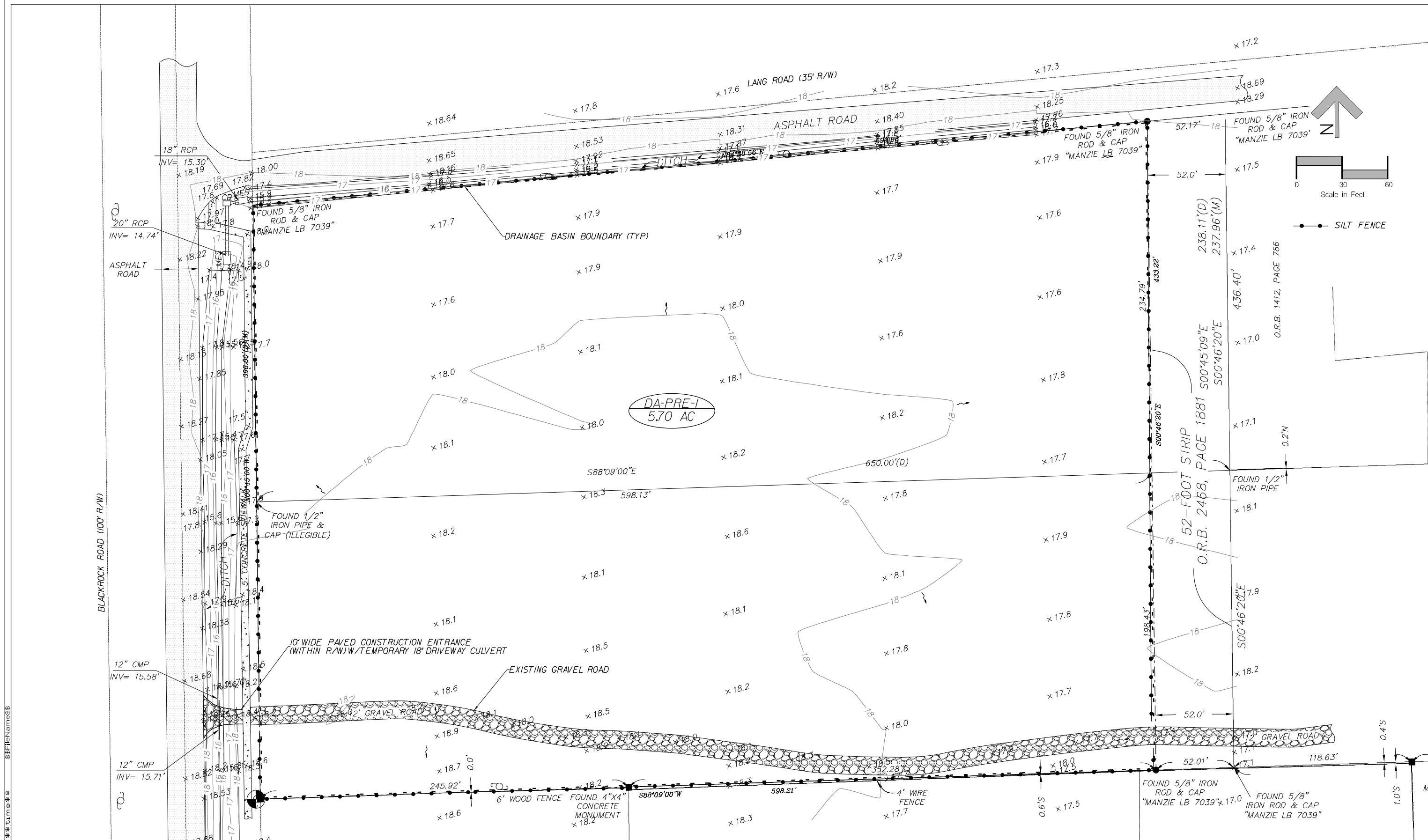
GARDEN CROSSING - 3 LOT REDESIGN

FOR

BLACKROCK ROAD INVESTORS, LLC

RELEASED FOR CONSTRUCTION BY





—●— SILT FENCE

1	K		
2	J		
3	I		
4	H		
5	G		
6	F		
7	E		
8	D		
9	C	NG 10-16-23	Revised to address Nassau County Comments
10	B	NG 9-21-23	Revised to address Nassau County Comments
11	A		
12			

Scale:	
Project Mgr:	NG
Designed by:	NG
Drawn by:	BM
QA/QC:	AG

Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034
Certificate of Authorization No. 9332
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"

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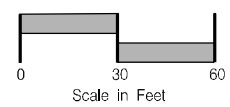
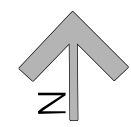
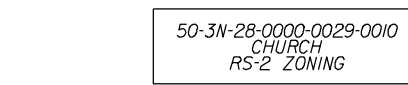
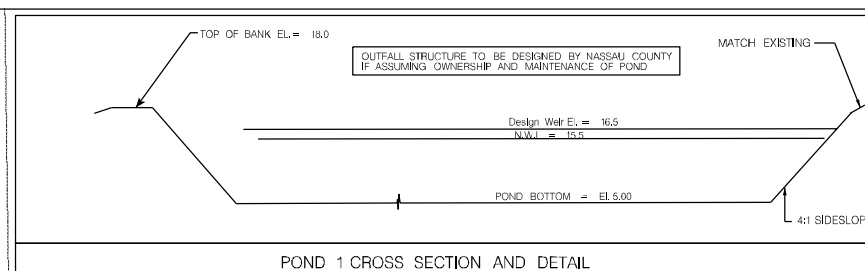
GARDEN CROSSING -3 LOT
REDESIGN

BLACKROCK ROAD
INVESTORS

PREDEVELOPMENT
DRAINAGE PLAN

Registered Professional






<u>LOT TABLE</u>		<u>* TREES REQ'D</u>
	<u>WIDTH</u>	<u>TO BE PLANTED</u>
	<u>AREA</u>	
LOT 1	124.69' SF	5
LOT 2	124.69 SF	5
LOT 3	125.56 SF	5



3 LOTS TOTAL
 PID 50-3N-28-0000-0029-0390
 ALL LOTS 1/2 ACRE USABLE
 ZONING: RS-2
 FRONT 25', SIDE 10', REAR 10'

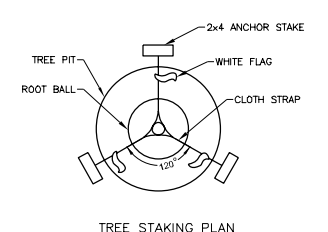
LOTS TO BE SERVED BY WELL AND SEPTIC

50-3N-28-0000-0029-0400
VACANT
RS-2 ZONING

- 4  FLORIDA ELM
(ULMUS AMERICANA)
DROUGHT TOLERANT
- 9  CREPE MYRTLE TREE
(LAGERSTROEMIA INDICA)
DROUGHT TOLERANT
- 9  EAST PALATKA HOLLY
(ILEX X ATTENUATA)
- 4  SOUTHERN MAGNOLIA
(MAGNOLIA GRANDIFLORA)
- 4  LIVE OAK
(QUERCUS VIRGINIANA)

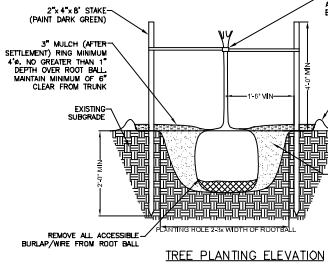
GENERAL NOTES

1. All trees planted shall be staked or guyed for a period of least six (6) months in accordance with the following planting details:
2. Plant material. All installed trees, shrubs and groundcovers shall conform to the standards for Florida Grade * or better according to the current edition of Grades and Standards for Nursery Plants published by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry. Synthetic or artificial trees, shrubs, groundcovers or vines are not acceptable substitutes. In choosing plant materials, consideration should be given to the amount of sun or shade, the wetness or dryness of the soil, the effects of salt spray (where applicable), the amount of irrigation required and the mature size and spatial needs of plants chosen.
3. Shrubs shall have a minimum height of eighteen (18) inches when planted. When planted as a hedge, the maximum spacing is 30 inches on center. All shrubs used for visual screening shall be of a plant species that is capable of reaching a height of four (4) feet within twenty-four (24) months under normal growing conditions. Shrubs used as accent ground cover and vines may vary in size depending on the type of plant material and the desired effect.
4. Groundcovers shall be planted in such manner as to present a finished appearance and complete coverage within one (1) year after planting.
5. Maintenance. The property owner is responsible for the maintenance of all landscape areas required by this section. Maintenance includes irrigating, mowing, trimming, fertilizing and carrying out those activities necessary to keep the plant material in a healthy and growing condition, maintain visual clearance and allow passage of vehicles and pedestrians on public roads and non-exclusive easement.
6. Upon determination by the county that a required tree or plant is dead or severely damaged or diseased, the tree or plant shall be replaced by the owner with plant material meeting the requirements of this section.
7. All buffer areas required as part of development plan, whether in common or private ownership, shall be the responsibility of that development's property owner's association (if necessary). Where there is no property owner's association, such landscaped areas shall be the responsibility of the property owner.
8. The perimeter buffer along Blackrock Road is subject to ELA provision of Sec. 37.05(D)(9) LDC (See Note Sheet 11-N)



Xeriscape Notes

1. Moisture Sensing Controller to be added (not rain switch) to all Irrigation
2. All plantings grouped based on water use
3. Compacted mulched planting beds to be used and to be at least 3" deep in all planting areas
4. Crepe Myrtle considered extremely drought tolerant (ref. USDA database)
5. Florida Elm is considered moderately drought tolerant (ref. USDA database)



50-3N-28-0000-0027-0000
SINGLE FAMILY
RS-2 ZONING

50-3N-28-0000-0027-0010
SINGLE FAMILY
RS-2 ZONING

L				
K				
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GARDEN CROSSING -3 LOT
REDESIGN

BLACKROCK ROAD
INVESTORS

LOT LAYOUT/LANDSCAPE PLAN



<p style="text-align: center;"><i>SHEET NO.</i> <i>LLP-1</i></p> <p style="text-align: center;"><u>4</u> of <u>4</u></p>	
Issue Date	June 2023
Project No.	21-10,56