

LUMBER CREEK - PUD PHASE III
FINAL DEVELOPMENT PLAN

for

THE RESOURCE GROUP, LLC

Harts Road
Yulee, Florida

LUMBER CREEK-PUD PHASE III
FINAL DEVELOPMENT PLAN

FOR

THE RESOURCE
GROUP, LLC

BY

RELEASED FOR CONSTRUCTION

ADOPTION AND DEDICATION
THIS IS TO CERTIFY THAT TRG CFG PROJECT I,LLC ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THIS PLAN
HEREON KNOWN AS LUMBER CREEK PUD,PHASE 3,AND INTEND TO RECORD A PLAT WHICH WILL DEDICATE RIGHTS OF WAY
AND COMMON AREAS TO THE LUMBER CREEK HOMEOWNERS ASSOCIATION

WITNESS: _____

TRG CFG PROJECT I,LLC
PRESIDENT

TYPE OR PRINT NAME

WITNESS: _____

TYPE OR PRINT NAME

STATE OF _____ COUNTY OF _____

THIS IS TO CERTIFY THAT ON THIS DAY,PERSONALLY APPEARED BEFORE ME,AN OFFICER DULY
AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, TO ME WELL KNOWN AND
KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING ADOPTION AND
DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND
VOLUNTARILY FOR THE USE AND PURPOSE THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT THE CITY OF _____ IN THE COUNTY OF _____

AND THE STATE OF _____ THIS _____ DAY OF _____ A.D.2017

NOTARY PUBLIC STATE OF _____

MY COMMISSION EXPIRES _____

TYPE OR PRINT NAME

Gillette & Associates, Inc.

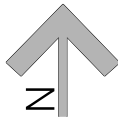
Civil & Environmental Engineering
Mechanical & Structural Engineering
Permitting & Construction Management

20 South 4th Street Amelia Island, Florida 32034
Phone: (904) 261-9905

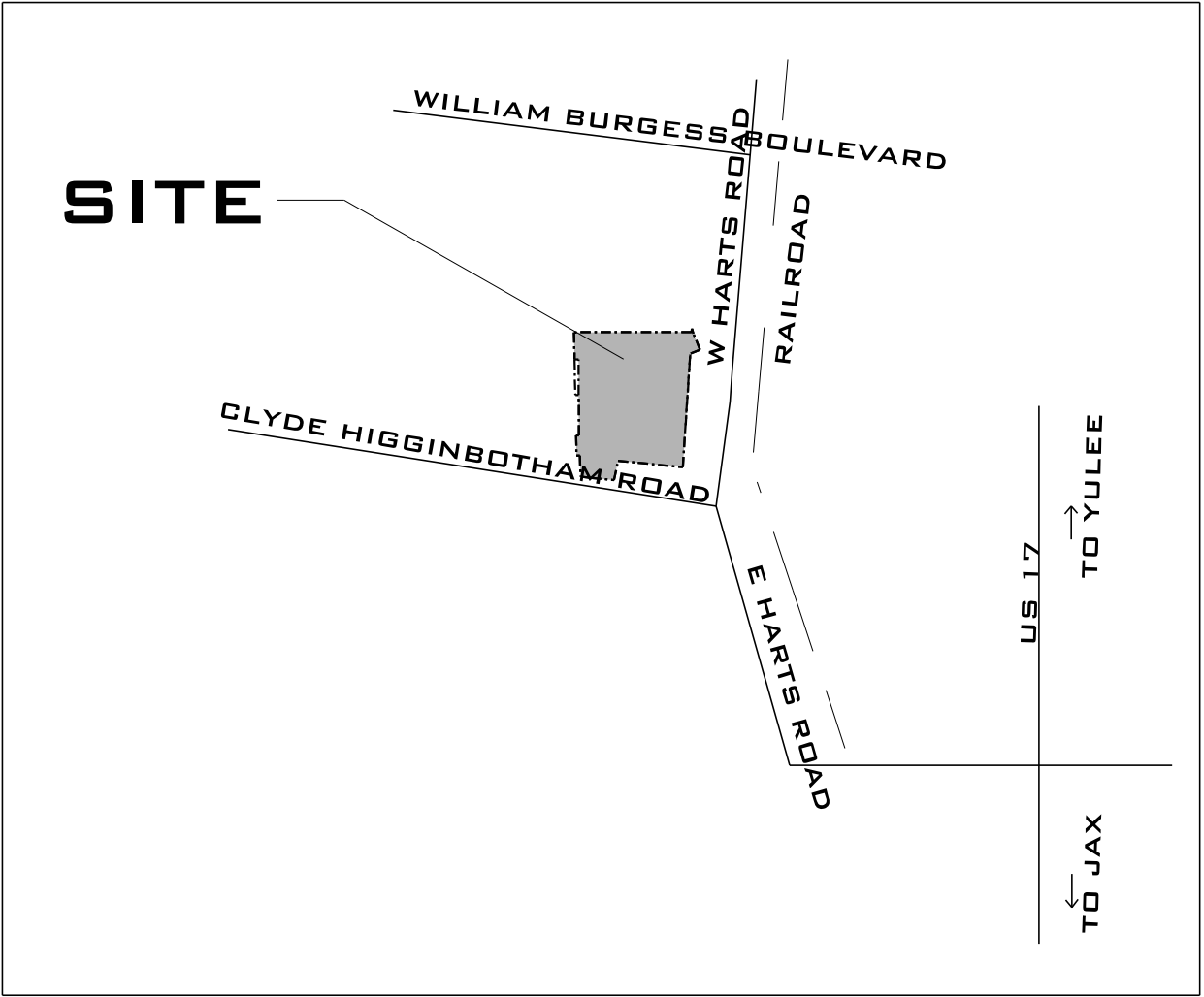
G & A

Issue Date:
May 22, 2017
Revision Date:
June 7, 2017

INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	OVERALL MASTER PLAN
3-5	GEOMETRY PLANS
6	OVERALL UTILITY PLAN



SITE LOCATION MAP



G&A PROJECT
No.:05-10.22

JEA AVAILABILITY #2016-0297

GENERAL NOTES

LUMBER CREEK PHASE III
PID#: 09-2N-27-0000-0002-0020
NASSAU COUNTY PROJECT NO.
PROPERTY IS ZONED: PUD
FLOOD ZONE: X & A (PANEL 12089C0351F)
PROPOSED USE: SINGLE FAMILY RESIDENTIAL

PHASE III (PROPOSED) = 59.04 ACRES
160 SINGLE FAMILY LOTS

MINIMUM LOT REQUIREMENTS:
MINIMUM LOT WIDTH = 50'
MINIMUM LOT AREA = 5,000 SF
MAXIMUM BUILDING HEIGHT = 35'
MAXIMUM LOT COVERAGE = 60%

MINIMUM YARD REQUIRED SETBACKS:
FRONT = 20'
REAR = 10'
SIDE = 5'

WETLANDS = 6.59 AC
WETLAND IMPACTS = 0.75 AC
WETLAND BUFFER WIDTH = 25' MIN.

OPEN SPACE CALCULATIONS
30% OF OPEN SPACE TOTAL REQUIRED
PHASE I = 24.38 AC OPEN SPACE
PHASE II = 12.60 AC OPEN SPACE
PHASE III = 13.10 AC OPEN SPACE
- 6.59 ACRES WETLANDS
- 1.79 ACRES WETLAND BUFFER
- 4.72 ACRES OPEN SPACE

50.08 AC OF OPEN SPACE PROVIDED
33.00% OF TOTAL SITE OPEN SPACE

LUMBER CREEK PUD EXISTING DEVELOPMENT
TOTAL ACREAGE = 151.78 ACRES

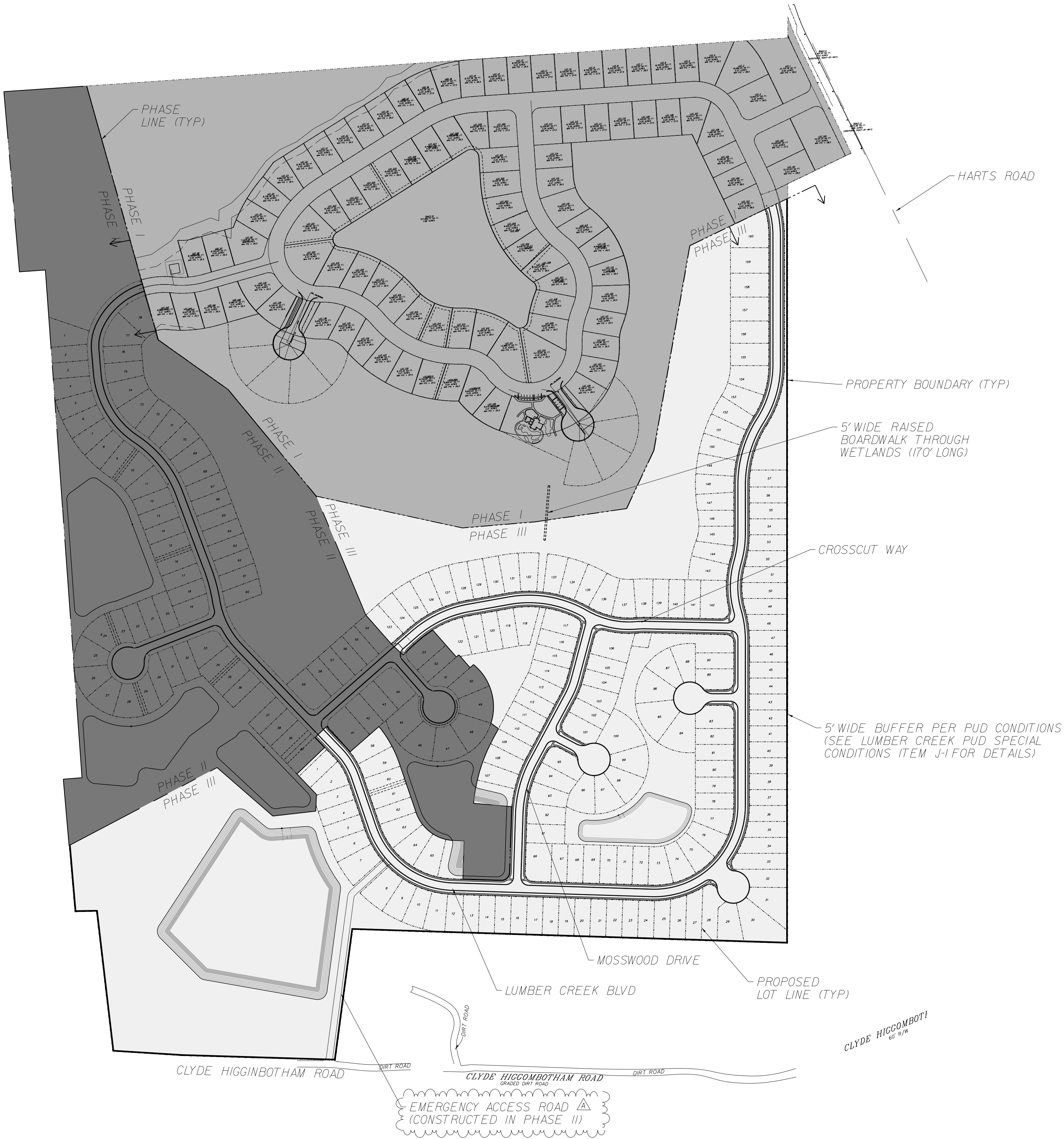
PHASE I (EXISTING) = 56.28 ACRES
113 SINGLE FAMILY LOTS WITH AMENITY CENTER

PHASE II (EXISTING) = 36.46 ACRES
78 SINGLE FAMILY LOTS

HYDROLOGIC STUDY FOR LOMR FLOOD MAP REVISION
INDICATED A BASE FLOOD ELEVATION OF 22.7 NAVD

NO EXISTING WELLS HAVE BEEN IDENTIFIED WITHIN
200' OF PROPOSED SEWER EXTENSION

PROPOSED STREET LAMPS SHALL MATCH STYLE AND
SHIELDING OF STREET LAMPS IN EXISTING PHASES



LEGEND

- PHASE I
- PHASE II
- PHASE III

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A	AG	6-7-17	Revised per Nassau County DRC Comments
No.	By	Date	Revision

Scale: 1" = 200'
Project Mgr: AG
Designed by: AG
Drawn by: BM
QAQC: NG

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"

G & A

GILLETTE & ASSOCIATES, INC.

20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034

PHONE: (904) 261-8819

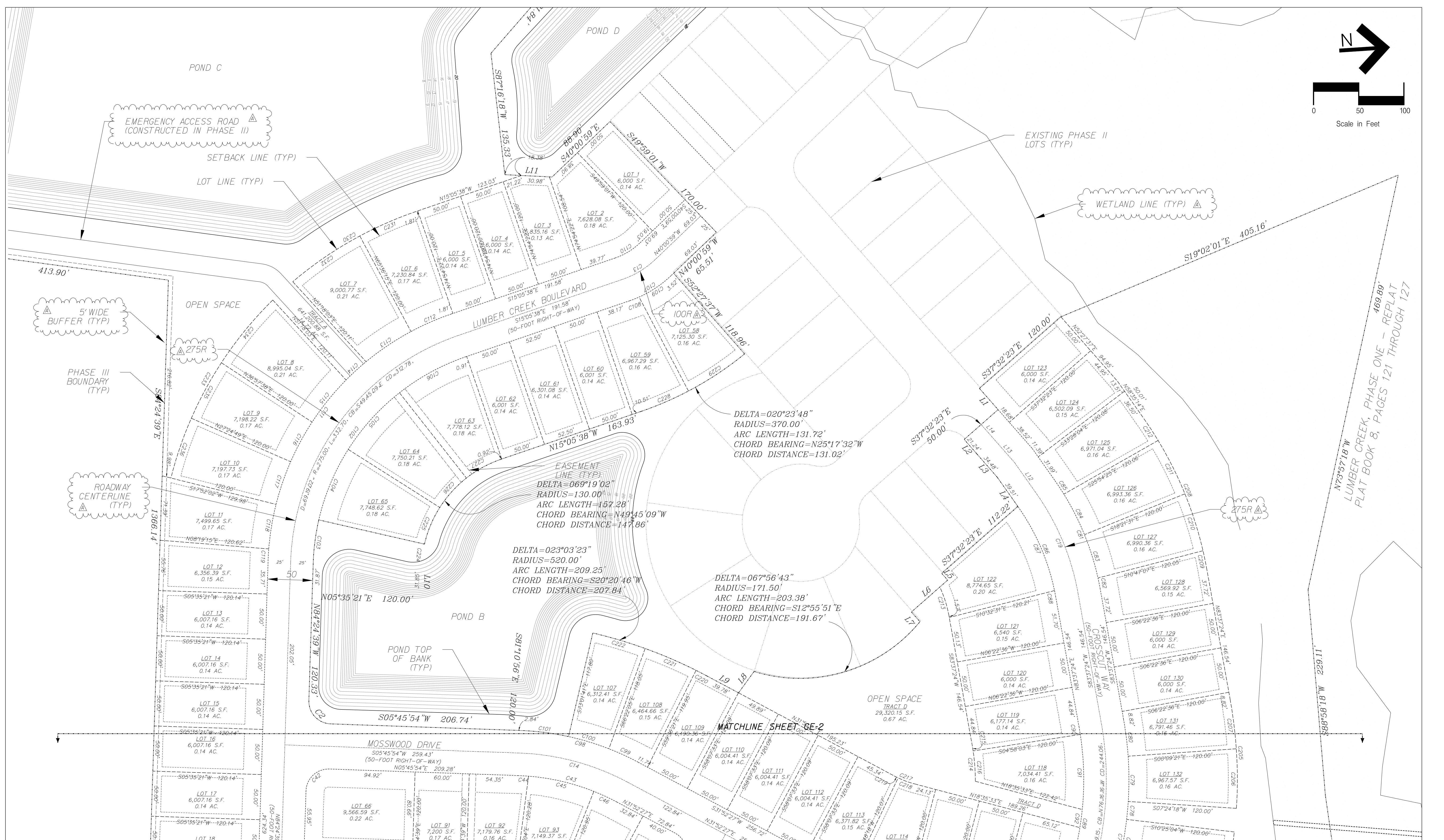
THE RESOURCE GROUP, LLC

LUMBER CREEK
FINAL DEVELOPMENT
PLAN

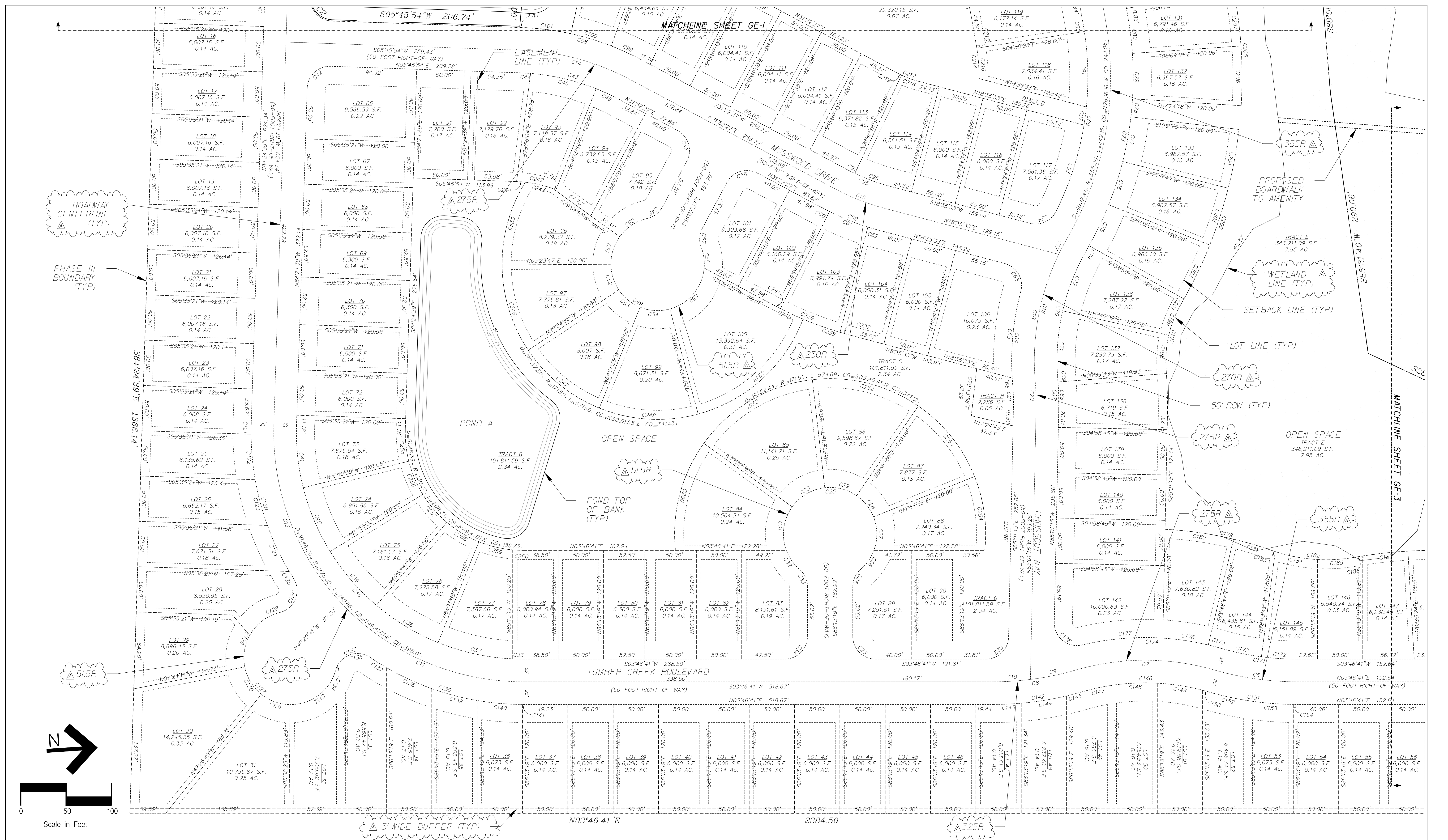
OVERALL MASTER
PLAN

Registered Professional

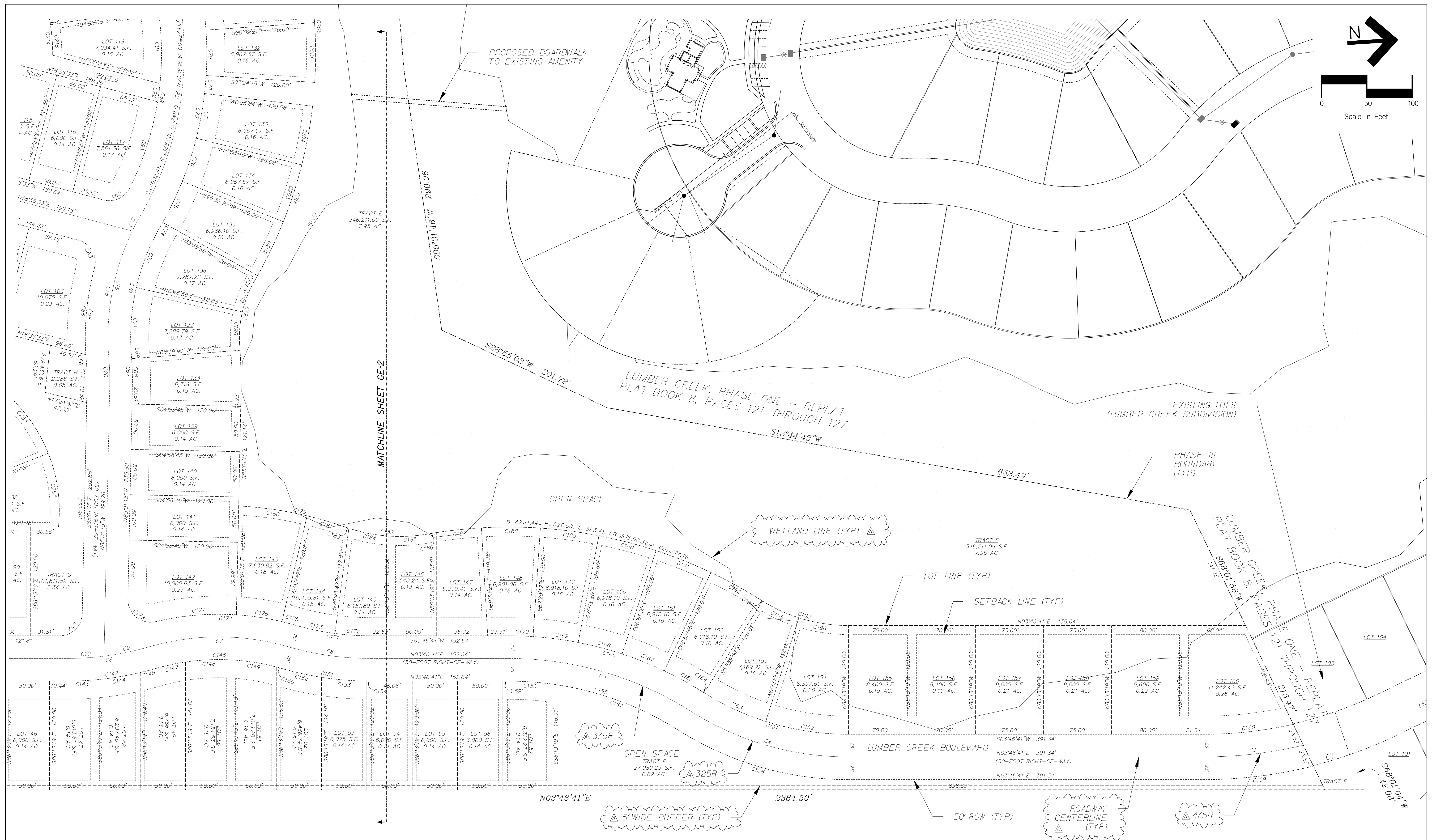
Sheet No.
OMP-1
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May 22, 2017
Project No.
05-10-22



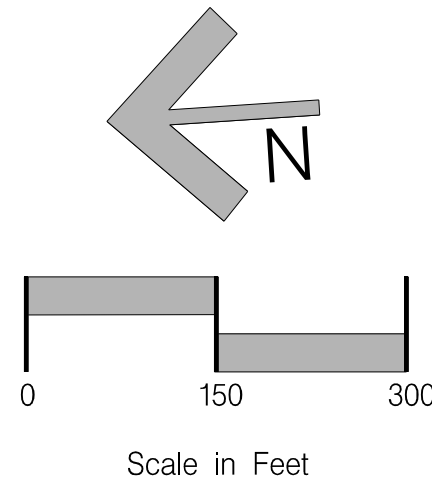
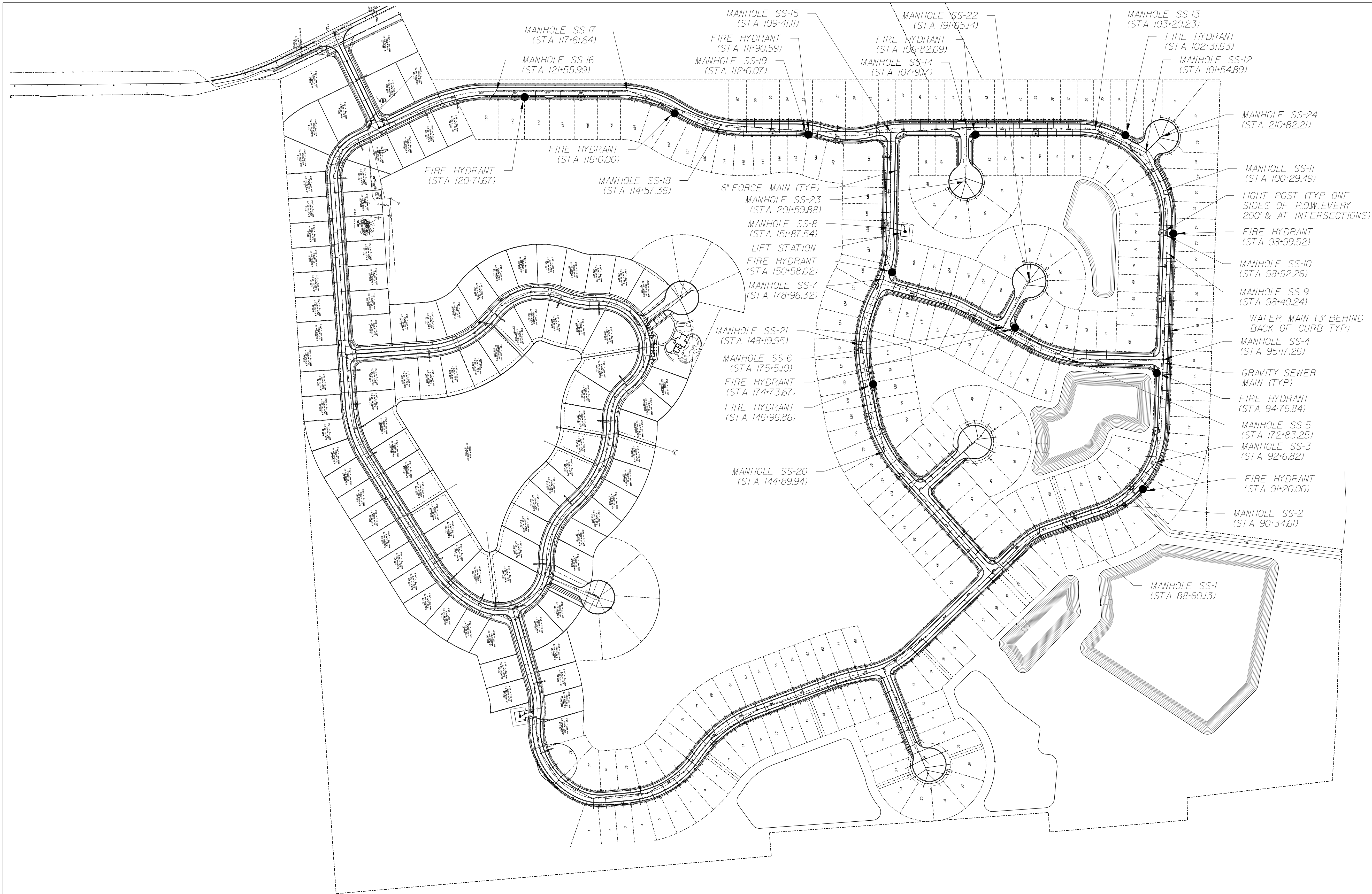
J I H G F E D C B A			No. By Date			Revised per Nassau County DRC Comments Revision			Scale: 1" = 50'			Project Mgr: AG			Designed by: AG			Drawn by: BM			QAQC: NG			Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034			Certificate of Authorization No. 9332			DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"			G & A [®] GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819			THE RESOURCE GROUP, LLC			LUMBER CREEK FINAL DEVELOPMENT PLAN			GEOMETRY PLAN			Sheet No. GE-1 3 of 6 Issue Date May 22, 2017 Project No. 05-10-22			Registered Professional		
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QA/QC:		NG				THE RESOURCE GROUP, LLC		LUMBER CREEK FINAL DEVELOPMENT PLAN	
								GEOMETRY PLAN	
								Registered Professional	
								Sheet No. GE-2	
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								Issue Date May 22, 2017	
								Project No. 05-10-22	



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Scale:	1" = 150'
Project Mgr:	AG
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THE RESOURCE GROUP, LLC

LUMBER CREEK FINAL DEVELOPMENT PLAN

OVERALL UTILITY PLAN

Registered Professional
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