

ENGINEER: J. LUCAS & ASSOCIATES, INC.
SURVEYOR: MANZI & DRAKE LAND SURVEYING
DEVELOPER: PATRIOT RIDGE LLP

LEGEND

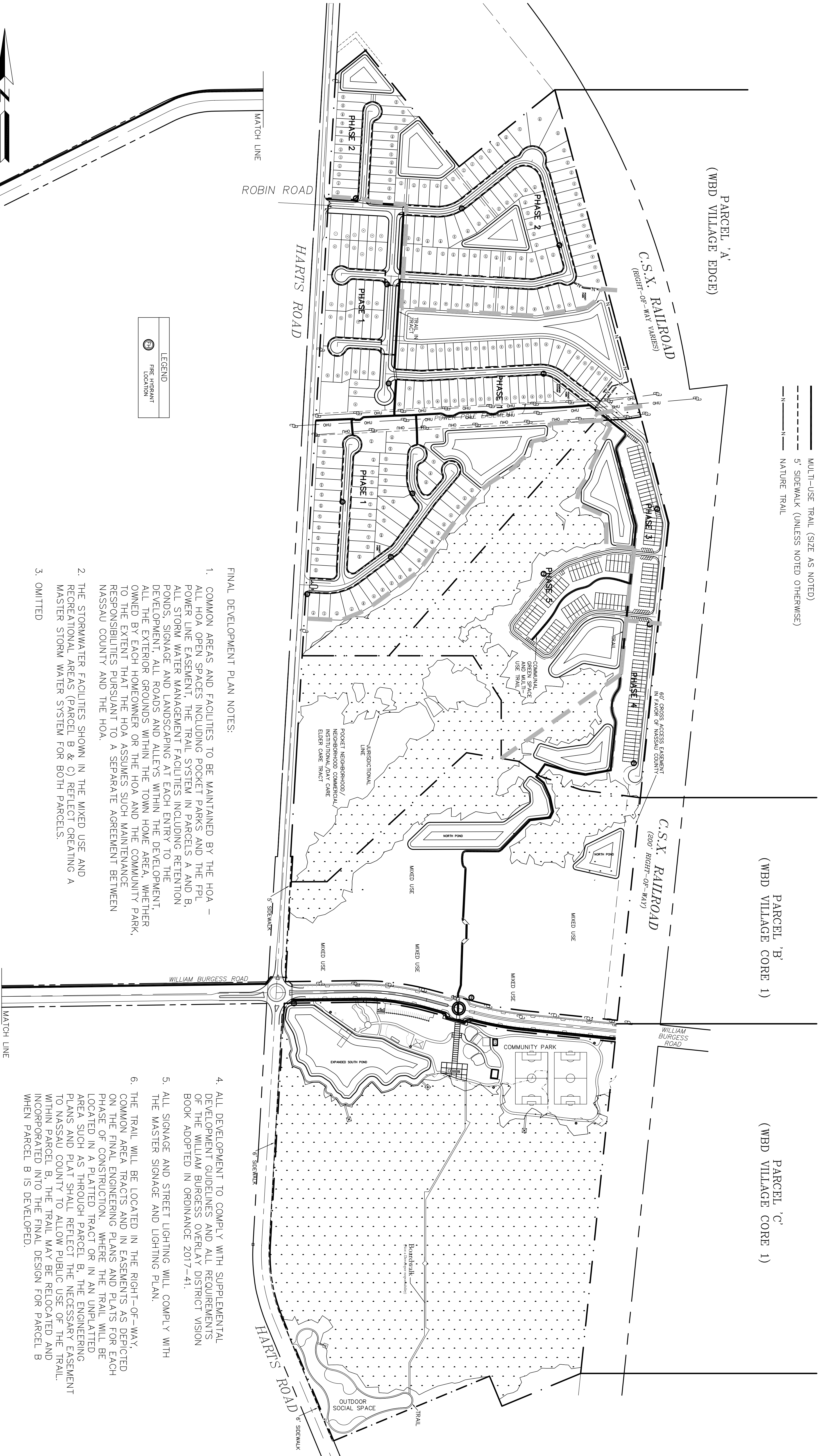
- PHASE LINE
- MULTI-USE TRAIL (SIZE AS NOTED)
- 5' SIDEWALK (UNLESS NOTED OTHERWISE)
- NATURE TRAIL

PARCEL 'A'
(WBD VILLAGE EDGE)

PARCEL 'B'
(WBD VILLAGE CORE 1)

PARCEL 'C'
(WBD VILLAGE CORE 1)

NOTE: FOR LOT SIZE TABLES AND LOT DIAGRAMS SEE SHEET 2



FINAL DEVELOPMENT PLAN NOTES:

- COMMON AREAS AND FACILITIES TO BE MAINTAINED BY THE HOA – ALL HOA OPEN SPACES INCLUDING POCKET PARKS AND THE FPL POWER LINE EASEMENT, THE TRAIL SYSTEM IN PARCELS A AND B, ALL STORM WATER MANAGEMENT FACILITIES INCLUDING RETENTION PONDS, SIGNAGE AND LANDSCAPING AT EACH ENTRY TO THE DEVELOPMENT, ALL ROADS AND ALLEYS WITHIN THE DEVELOPMENT, ALL THE EXTERIOR GROUNDS WITHIN THE TOWN HOME AREA, WHETHER OWNED BY EACH HOMEOWNER OR THE HOA AND THE COMMUNITY PARK, TO THE EXTENT THAT THE HOA ASSUMES SUCH MAINTENANCE RESPONSIBILITIES PURSUANT TO A SEPARATE AGREEMENT BETWEEN NASSAU COUNTY AND THE HOA.
- THE STORMWATER FACILITIES SHOWN IN THE MIXED USE AND RECREATIONAL AREAS (PARCEL B & C) REFLECT CREATING A MASTER STORM WATER SYSTEM FOR BOTH PARCELS.
- OMITTED
- ALL DEVELOPMENT TO COMPLY WITH SUPPLEMENTAL DEVELOPMENT GUIDELINES AND ALL REQUIREMENTS OF THE WILLIAM BURGESS OVERLAY DISTRICT VISION BOOK ADOPTED IN ORDINANCE 2017-41.
- ALL SIGNAGE AND STREET LIGHTING WILL COMPLY WITH THE MASTER SIGNAGE AND LIGHTING PLAN.
- THE TRAIL WILL BE LOCATED IN THE RIGHT-OF-WAY, COMMON AREA TRACTS AND IN EASEMENTS AS DEPICTED ON THE FINAL ENGINEERING PLANS AND PLATS FOR EACH PHASE OF CONSTRUCTION. WHERE THE TRAIL WILL BE LOCATED IN A PLATTED TRACT OR IN AN UNPLATTED AREA SUCH AS THROUGH PARCEL B, THE ENGINEERING PLANS AND PLAT SHALL REFLECT THE NECESSARY EASEMENT TO NASSAU COUNTY TO ALLOW PUBLIC USE OF THE TRAIL. WITHIN PARCEL B, THE TRAIL MAY BE RELOCATED AND INCORPORATED INTO THE FINAL DESIGN FOR PARCEL B WHEN PARCEL B IS DEVELOPED.

LEGEND
FIRE HYDRANT LOCATION

J. LUCAS & ASSOCIATES, INC.
CONSULTING AND DESIGN ENGINEERS
CERTIFICATE OF AUTHORIZATION NO. 3981
1305 CEDAR STREET - JACKSONVILLE, FL 32207
PH (904) 396-3060 FAX (904) 396-3456

NO.	REVISION	BY	DATE

VERSION: ACAD20
DRAWN BY: JML
DESIGNED BY: JML
APPROVED BY: JML
DATE: JULY 2018

OVERALL FINAL
DEVELOPMENT PLAN
NASSAU CROSSING

DRAWING NO. 1 OF 7
JOB NO. 1710
FILE: 1710FDP
SEAL & SIGNATURE: JAMES W. LUCAS, P.E. 18370

NASSAU CROSSING TIMELINE (PHASING)											
PHASE 1 (RESIDENTIAL SINGLE FAMILY)			PHASE 2 (RESIDENTIAL SINGLE FAMILY)			PHASE 3 (RESIDENTIAL TOWNHOUSES)		PHASE 4 (RESIDENTIAL TOWNHOUSES)		PHASE 5 (RESIDENTIAL TOWNHOUSES)	
No. LOTS LOT FRONTAGE LOT AREA			No. LOTS LOT FRONTAGE LOT AREA								
75 40 FT 4,000 SF			30 40 FT 4,000 SF								
57 50 FT 5,000 SF			70 50 FT 5,000 SF								
132 TOTAL CUMULATIVE LOTS			232 TOTAL CUMULATIVE LOTS								
PERCENT OF RESIDENTIAL DEVELOPMENT (SINGLE FAMILY)											
40' LOTS 71%			40' LOTS 29%								
50' LOTS 45%			50' LOTS 55%								
COMMENCE COMPLETE 11/1/2019			COMMENCE COMPLETE 1/1/2020 9/1/2020								
						LOT FRONTAGE LOT AREA		LOT FRONTAGE LOT AREA		LOT FRONTAGE LOT AREA	
						5 BUILDINGS		4 BUILDINGS		7 BUILDINGS	
						33 UNITS		32 UNITS		53 UNITS	
						TOTAL CUMULATIVE		TOTAL CUMULATIVE		TOTAL CUMULATIVE	
						265 UNITS		297 UNITS		350 UNITS	
						INTERIOR 18 FT 1,800 SF		18 FT 1,800 SF		18 FT 1,800 SF	
						EXTERIOR 28 FT 2,800 SF		28 FT 2,800 SF		28 FT 2,800 SF	
						PERCENT OF RESIDENTIAL DEVELOPMENT (TOWNHOUSES)					
						28%		27%		45%	
						COMMENCE COMPLETE 4/1/2019 10/1/2019		1/1/2020 7/1/2020		1/1/2021 7/1/2021	

- NOTES:
1. COMMENCEMENT AND COMPLETION DATES PROVIDED FOR EACH PHASE ARE FOR HORIZONTAL IMPROVEMENTS. HOME CONSTRUCTION ON INDIVIDUAL LOTS WILL PROCEED BASED ON MARKET CONDITIONS.
 2. FOR IMPROVEMENTS TO PARCELS 'C' AND OTHER IMPROVEMENTS NOT TIED TO A SPECIFIC PHASE, SEE THE TABLE OF IMPROVEMENTS FOR A SCHEDULE/TIMING.

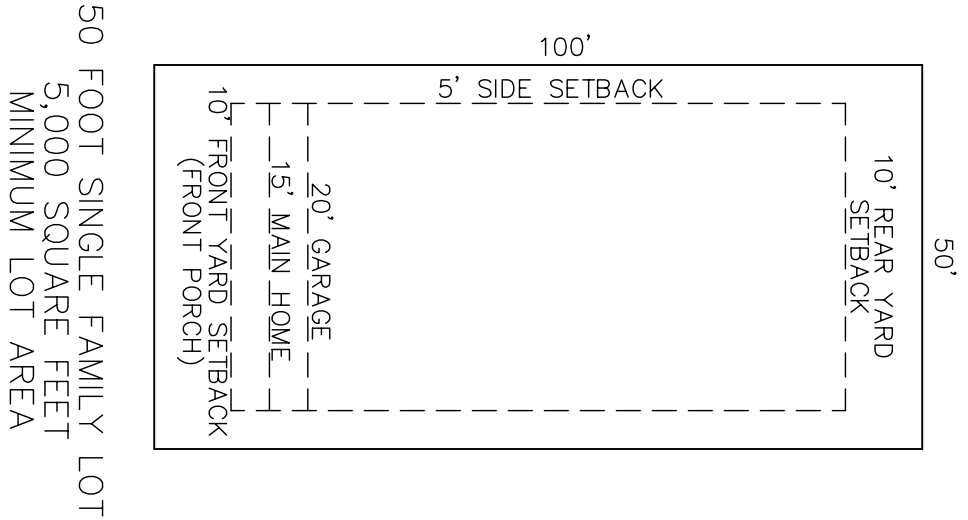
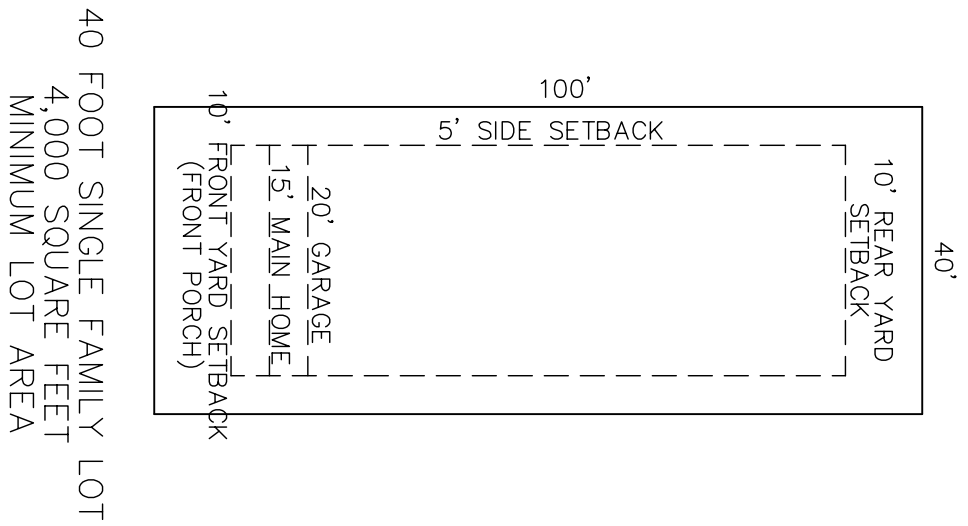
Phase	SINGLE FAMILY LOT SIZE TABLE			
	Lot #	Frontage (ft.)	Width (ft.)	Area (sq. ft.)
1	1	45	55	6593
	2	40	40	4800
	3	40	40	4800
	4	40	40	4800
	5	40	40	4800
	6	40	40	4800
	7	30	55	7050
	8	40	40	5200
	9	40	40	5200
	10	40	40	5199
	11	40	40	4907
	12	56	55	7931
	13	56	55	7931
	14	41	49	4917
	15	44	40	5531
	16	40	40	5400
	17	40	40	5400
	18	30	55	7291
	19	30	55	7291
	20	40	40	5400
	21	40	40	5400
	22	40	40	5400
	23	40	40	5400
	24	56	55	7931
	25	56	55	7931
	26	41	49	4917
	27	49	40	5670
	28	40	40	5600
	29	40	40	5600
	30	30	55	7566
	31	41	40	5532
	32	41	40	4900
	33	59	59	9840
	34	45	45	8862
	35	40	40	5250
	36	40	40	5937
	37	40	40	4991
	38	40	40	4990
	39	40	40	4990
	40	40	40	4988
	41	40	40	4987
	42	40	40	4987
	43	40	40	4987
	44	40	40	4987
	45	40	40	4986
	46	40	40	4985
	47	40	40	4984
	48	40	40	4983
	49	40	40	4982
	50	40	40	4928

Phase	SINGLE FAMILY LOT SIZE TABLE			
	Lot #	Frontage (ft.)	Area (sq. ft.)	
1	51	42	4675	
	52	40	4800	
	53	40	4800	
	54	40	4800	
	55	40	4800	
	56	40	4800	
	57	38	40	5618
	58	36	40	5705
	59	35	40	6046
	60	40	40	4800
	61	40	40	4800
	62	40	40	4800
	63	40	40	4800
	64	40	40	4800
	65	40	40	4800
	66	40	40	4800
	67	40	40	4800
	68	40	40	4800
	69	40	40	4800
	2	70	40	40
71		40	40	4800
72		40	40	4800
73		63	61	6783
74		40	40	4800
75		45	70	8266
76		45	70	8266
77		40	40	4800
78		50	50	6000
79		50	50	6000
80		50	50	6000
81		50	50	6000
82		50	50	6000
83		50	50	6000
84		50	50	6000
85		50	50	6000
86		45	45	5400
87		44	45	5400
88		54	32	1750
89		40	40	4800
90	40	40	4800	
91	54	50	8279	
92	28	50	8352	
93	44	50	5966	
94	50	50	6000	
95	50	50	6000	
96	50	50	6000	
97	50	50	6000	
98	50	50	6000	
99	50	50	6000	
100	50	50	6000	

Phase	SINCE FAMILY LOT SIZE TABLE			
	Lot #	Frontage (ft.)	Width (ft.)	Area (sq. ft.)
2	101	50	50	6000
2	102	50	50	6000
2	103	50	50	6028
2	104	50	50	6238
2	105	45	52	7170
2	106	38	53	13262
2	107	30	53	2522
2	108	50	50	10482
2	109	50	50	6134
2	110	50	50	6066
2	111	50	50	6000
2	112	50	50	6000
2	113	50	50	6000
2	114	50	50	6000
2	115	111	96	8224
2	116	50	50	5994
2	117	50	50	6000
2	118	50	50	6000
2	119	50	50	6000
2	120	45	70	9966
2	121	40	40	5200
2	122	50	50	6000
2	123	50	50	6000
2	124	50	50	6000
2	125	50	50	6000
2	126	50	50	6000
2	127	50	50	6000
2	128	55	55	6600
2	129	60	60	7200
2	130	50	50	6000
2	131	75	68	8828
2	132	50	50	6000
2	133	35	60	7066
2	134	50	50	6000
2	135	50	50	6000
2	136	50	50	6000
2	137	50	50	6000
2	138	35	55	6546
2	139	50	50	6000
2	140	50	52	6713
2	141	50	50	6011
2	142	50	50	6000
2	143	55	55	6600
2	144	55	55	6600
2	145	47	50	6695
2	146	46	50	7196
2	147	46	50	7392
2	148	46	50	8501
2	149	50	50	7000
2	150	40	40	5200

Phase	Single Family Lot Size Table			
	Lot #	Frontage (ft.)	Width (ft.)	Area (sq. ft.)
2	151	45	70	8966
2	152	25	50	5866
2	153	40	40	4800
2	154	40	40	4800
2	155	40	40	4800
2	156	40	40	4800
2	157	40	40	4800
2	158	40	40	4800
2	159	40	40	4800
2	160	40	40	4800
2	161	54	40	6486
2	162	41	40	6177
2	163	39	50	7413
2	164	30	40	6547
2	165	40	40	4934
2	166	40	40	4800
2	167	40	40	4800
2	168	40	40	4800
2	169	40	40	4800
2	170	40	40	4800
2	171	40	40	4800
2	172	40	40	4800
2	173	40	40	4800
2	174	40	40	4800
2	175	25	50	5869
1	176	50	50	5863
1	177	50	50	6019
1	178	44	50	7819
1	179	46	50	6963
1	180	46	50	6841
1	181	50	50	6000
1	182	50	50	6000
1	183	50	50	6000
1	184	50	50	6000
1	185	46	50	7036
1	186	48	50	6847
1	187	50	50	6000
1	188	50	50	6000
1	189	50	50	6000
1	190	50	50	6000
1	191	58	56	6511
1	192	50	50	6000
1	193	50	50	6000
1	194	50	50	6016
1	195	47	70	5920
1	196	50	60	6016
1	197	60	50	4853
1	198	60	60	7626
1	199	30	50	6358
1	200	38	60	5441

Single Family Lot Size Table				
Phase	Lot #	Frontage (ft.)	Width (ft.)	Area (sq. ft.)
1	201	50	50	6450
	202	50	50	6450
	203	51	50	6595
	204	37	50	5065
	205	55	80	10465
	206	50	50	8856
	207	50	50	7047
	208	56	60	6919
	209	75	100	8808
	210	50	50	6000
	211	50	50	6000
	212	50	50	6000
	213	50	50	6000
	214	50	50	6000
	215	50	50	6000
	216	50	50	6000
	217	50	50	6000
	218	68	64	7389
	219	82	90	11168
	220	74	60	7115
1	221	49	50	5983
1	222	50	50	6000
1	223	50	50	6000
1	224	50	50	6000
1	225	50	50	6000
1	226	50	50	6000
1	227	50	50	6000
1	228	50	50	6000
1	229	50	50	6000
1	230	50	50	6000
1	231	50	50	6000
1	232	32	60	7139



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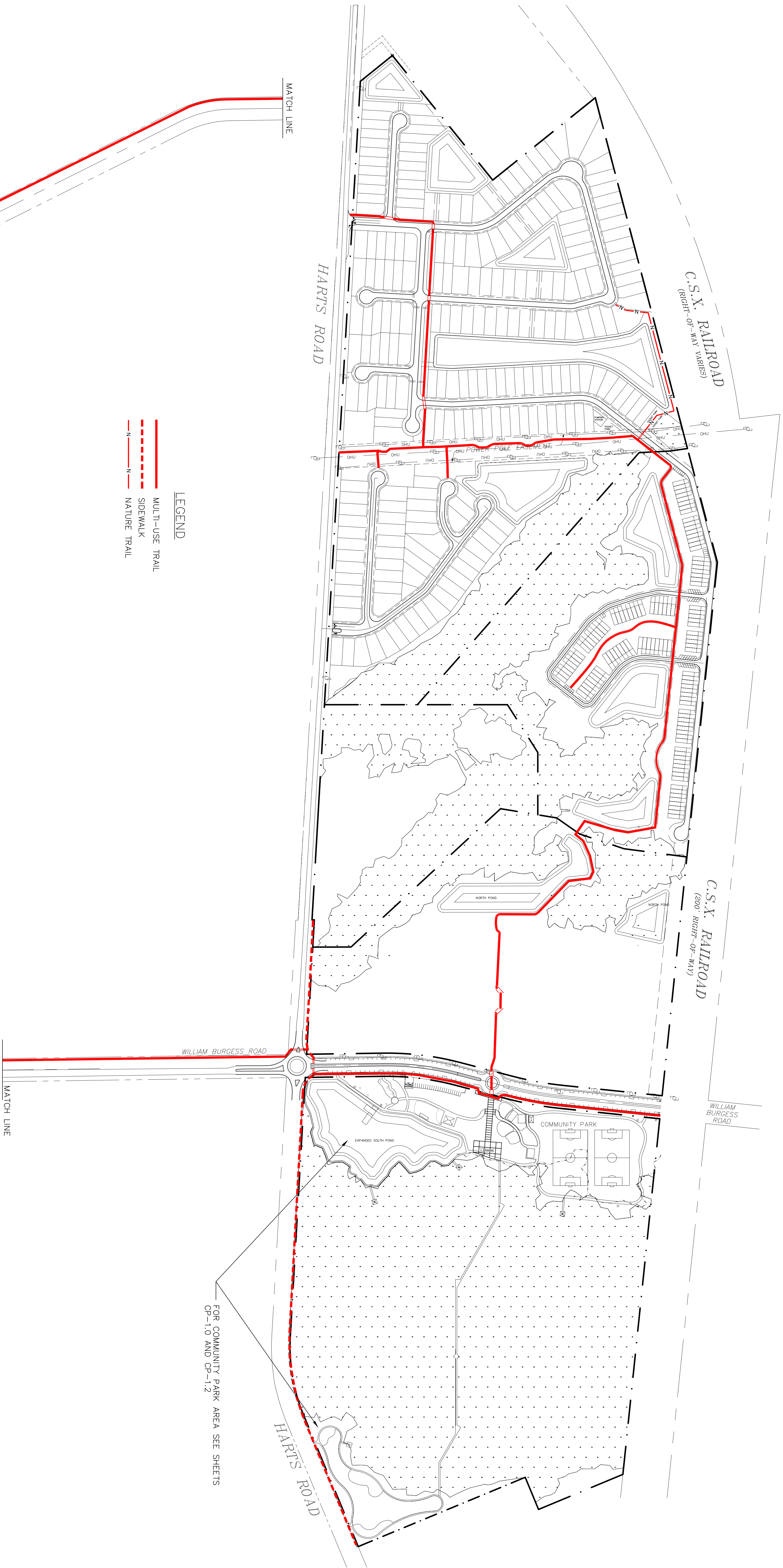
VERSION: ACAD 20
DRAWN BY: JML
DESIGNED BY: JML
APPROVED BY: JML
DATE: JULY 2018

LOT TABLES – FINAL
DEVELOPMENT PLAN
NASSAU CROSSING

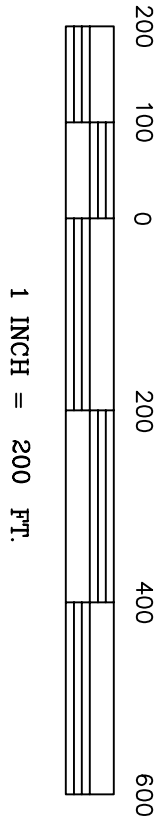
DRAWING NO. 2 OF 7
JOB NO. 1710
FILE: 1710FDP

SEAL & SIGNATURE:

JAMES M. LUCAS, P.E. 18370



- LEGEND**
- MULTI-USE TRAIL
 - SIDEWALK
 - NATURE TRAIL



1 INCH = 200 FT.

PHASE 3 TRAIL
TO COOK PROPERTY

FOR COMMUNITY PARK AREA SEE SHEETS
CP-1.0 AND CP-1.2

J. LUCAS & ASSOCIATES, INC.

CONSULTING AND DESIGN ENGINEERS

CERTIFICATE OF AUTHORIZATION NO. 3981

1305 CEDAR STREET - JACKSONVILLE, FL 32207

PH (904) 396-3060 FAX (904) 396-3456

NO.	REVISION	BY	DATE

VERSION: <u>ACAD 20</u>
DRAWN BY: <u>JML</u>
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APPROVED BY: <u>JML</u>
DATE: <u>JULY 2018</u>

TRAIL SYSTEM PLAN

FINAL DEVELOPMENT PLAN

NASSAU CROSSING

DRAWING NO. 3 OF 7

JOB NO. 1710

FILE: 1710DP

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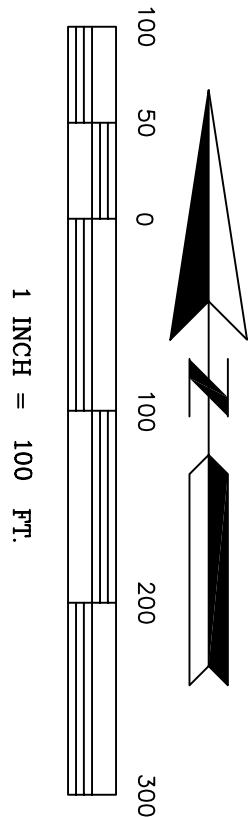
JAMES W. LUCAS, P.E. 18370

- LEGEND
- PHASE LINE
 - MULTI-USE TRAIL (SIZE AS NOTED)
 - 5' SIDEWALK (UNLESS NOTED OTHERWISE)
 - NATURE TRAIL

C.S.X. RAILROAD
(RIGHT-OF-WAY VARIES)

HARTS ROAD

- LEGEND
- FIRE HYDRANT LOCATION



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DRAWN BY: JML
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DATE: APRIL 2018

NORTHERN PORTION FINAL
DEVELOPMENT PLAN
NASSAU CROSSING

DRAWING NO. 4 OF 7
JOB NO. 1710
FILE: 1710PUD

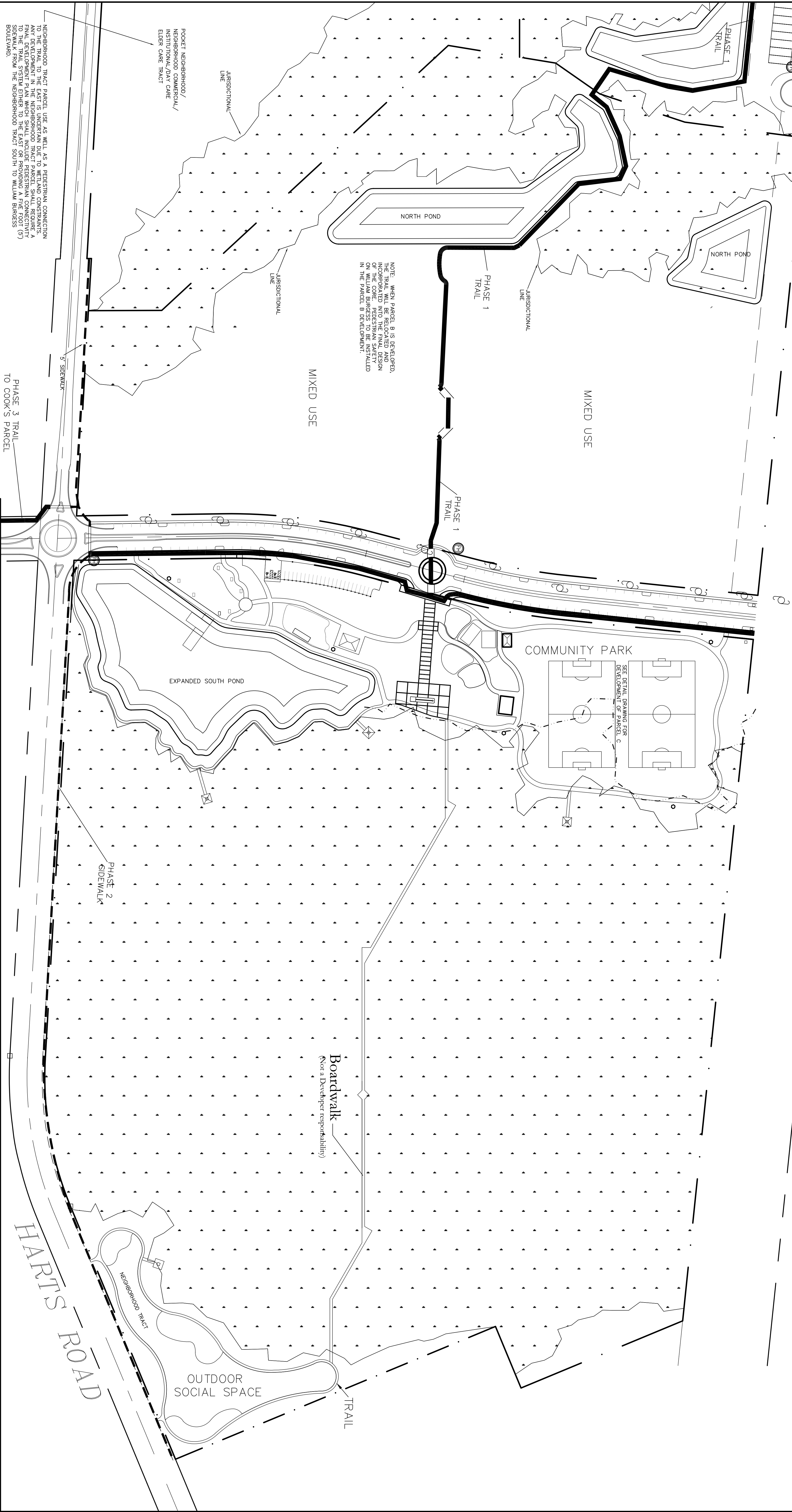
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C.S.X. RAILROAD
(200' RIGHT-OF-WAY)

WILLIAM
BURGESS
ROAD

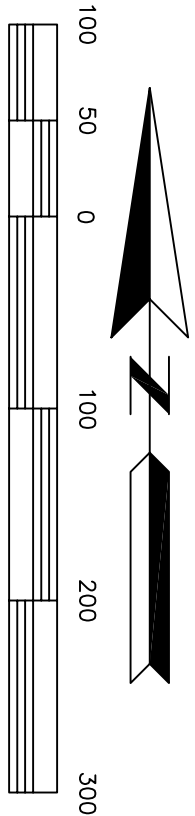
LEGEND	
	FIRE HYDRANT LOCATION

LEGEND	
	PHASE LINE
	MULTI-USE TRAIL (SIZE AS NOTED)
	5' SIDEWALK (UNLESS NOTED OTHERWISE)
	NATURE TRAIL



NOTE: WHEN PARCEL B IS DEVELOPED,
THE TRAIL WILL BE RELOCATED AND
INCORPORATED INTO THE FINAL DESIGN
ON THE COMPLETION OF THE DESIGN
ON WILLIAM BURGESS ROAD. THE TRAIL
WILL BE RELOCATED TO BE INSTALLED
IN THE PARCEL B DEVELOPMENT.

NEIGHBORHOOD TRACT PARCEL USE AS WELL AS A PEDESTRIAN CONNECTION
TO THE TRAIL. TO THE EAST IS UNCERTAIN DUE TO WETLAND CONSTRAINTS.
ANY DEVELOPMENT IN THE NEIGHBORHOOD TRACT PARCEL SHALL REQUIRE A
FINAL DEVELOPMENT REVIEW AND APPROVAL BY THE NEIGHBORHOOD TRACT
TO THE TRAIL SYSTEM EITHER TO THE EAST OR PROVIDING A FIVE FOOT (5')
SIDEWALK FROM THE NEIGHBORHOOD TRACT SOUTH TO WILLIAM BURGESS
BOULEVARD.



1 INCH = 100 FT.

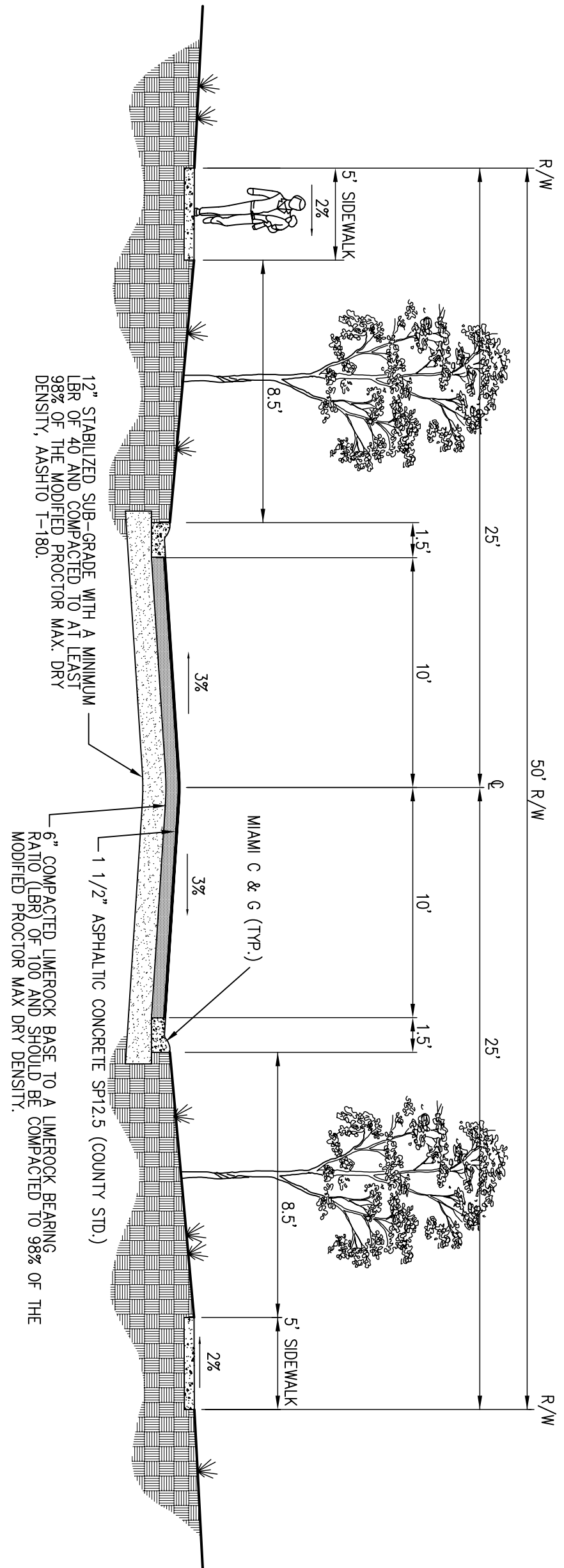
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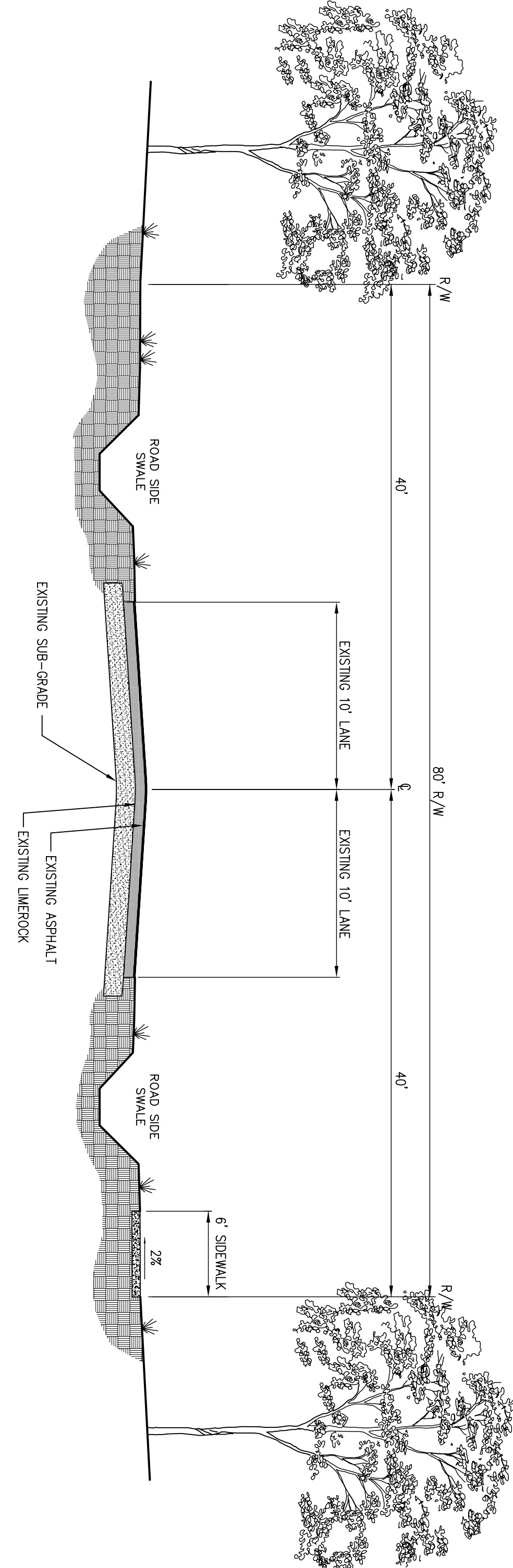
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SOUTHERN PORTION FINAL
DEVELOPMENT PLAN
NASSAU CROSSING

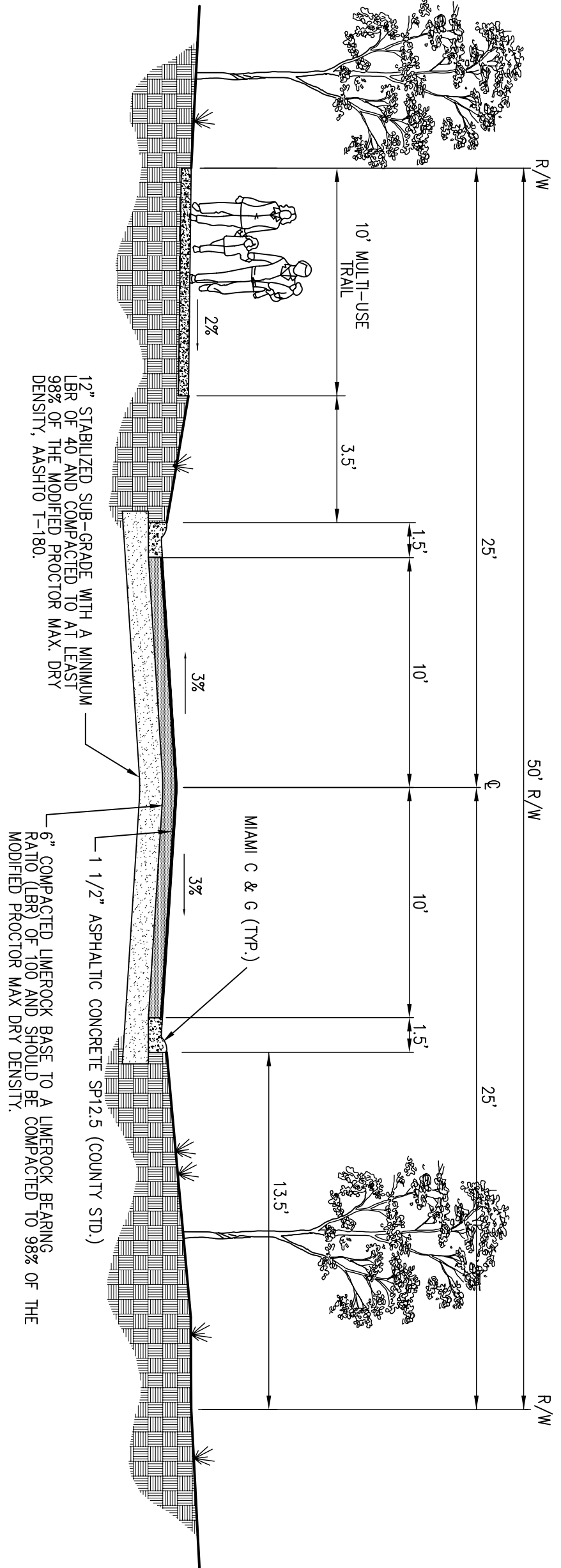
DRAWING NO. 5 OF 7
JOB NO. 1710
FILE: 1710FDP
SEAL & SIGNATURE:
JAMES W. LUCAS, P.E. (8370)



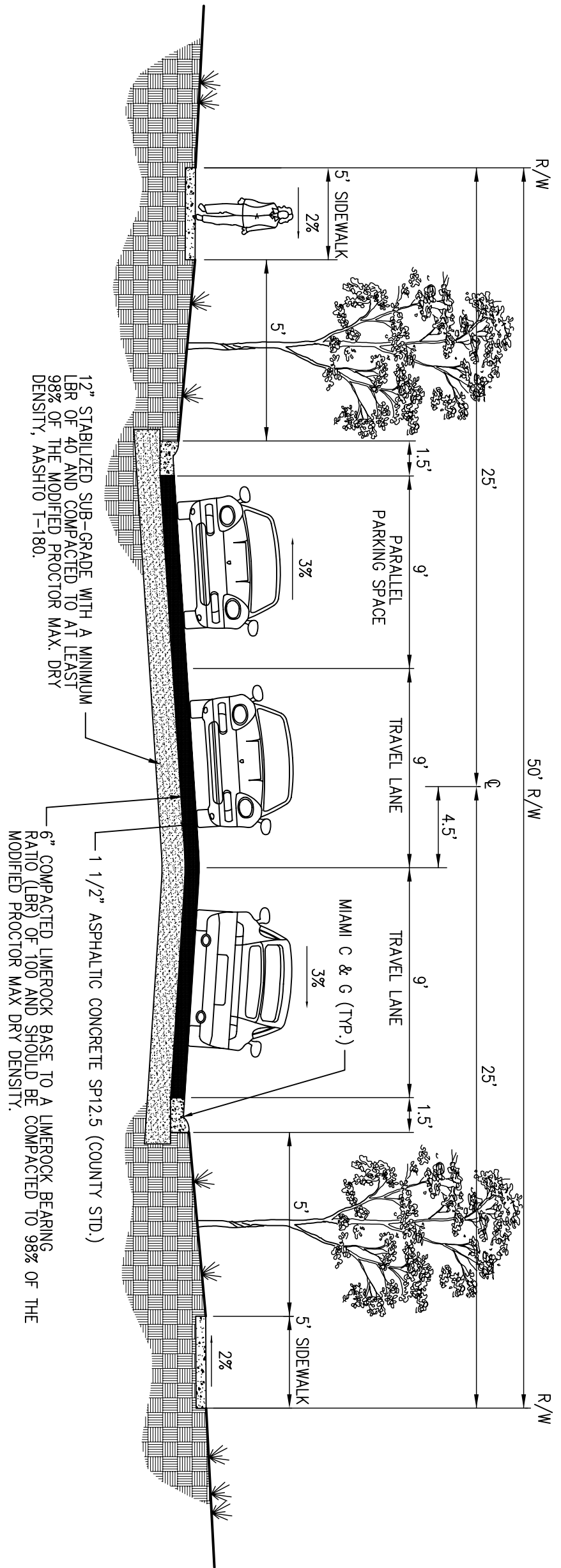
TYPICAL 50' RESIDENTIAL ROADWAY SECTION
N.T.S.



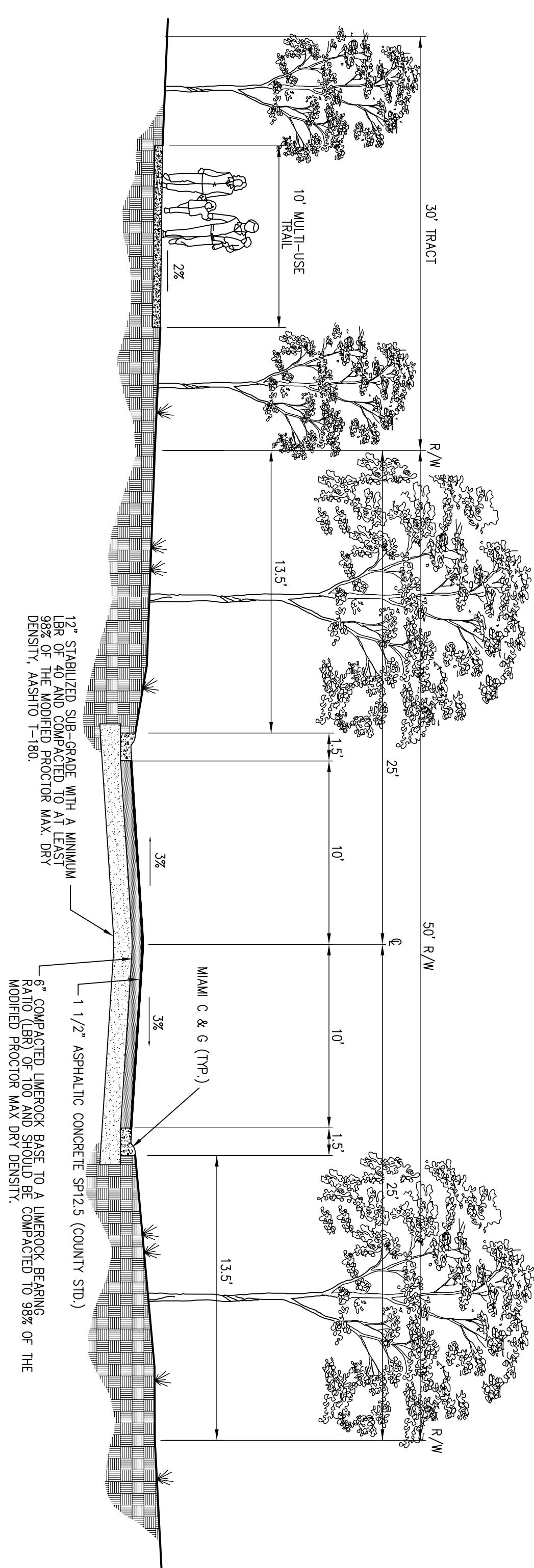
TYPICAL HARTS ROAD 80' ROADWAY SECTION
N.T.S.



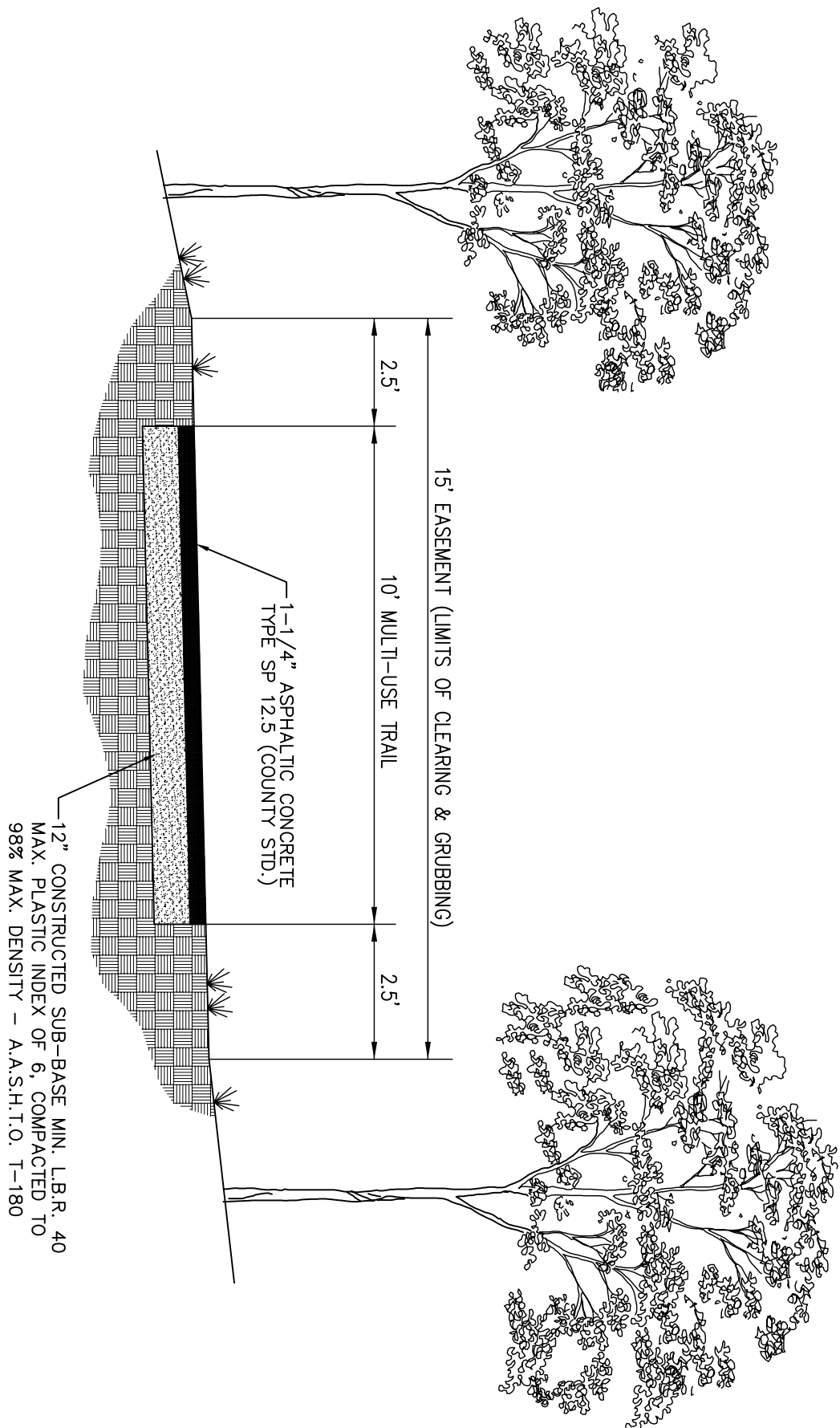
TYPICAL 50' RESIDENTIAL ROADWAY SECTION
WITH MULTI-USE TRAIL
N.T.S.



TYPICAL 50' RESIDENTIAL ROADWAY SECTION
WITH STREET PARKING
N.T.S.



TYPICAL 50' RESIDENTIAL ROADWAY SECTION
WITH MULTI-USE TRAIL TRACT
N.T.S.



TYPICAL SECTION 10' MULTI-USE TRAIL
OUTSIDE OF R/W
N.T.S.

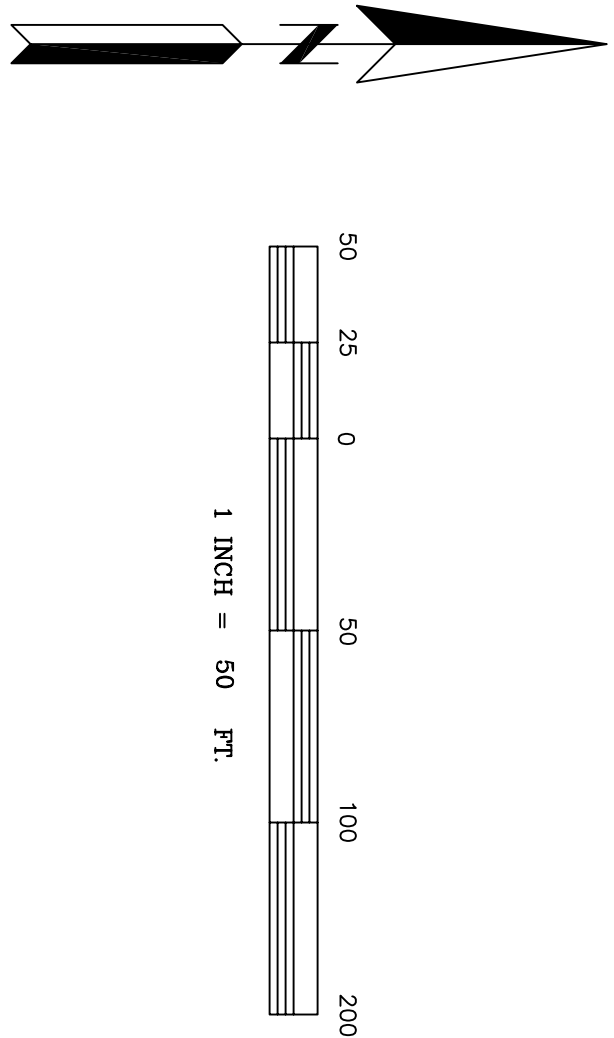
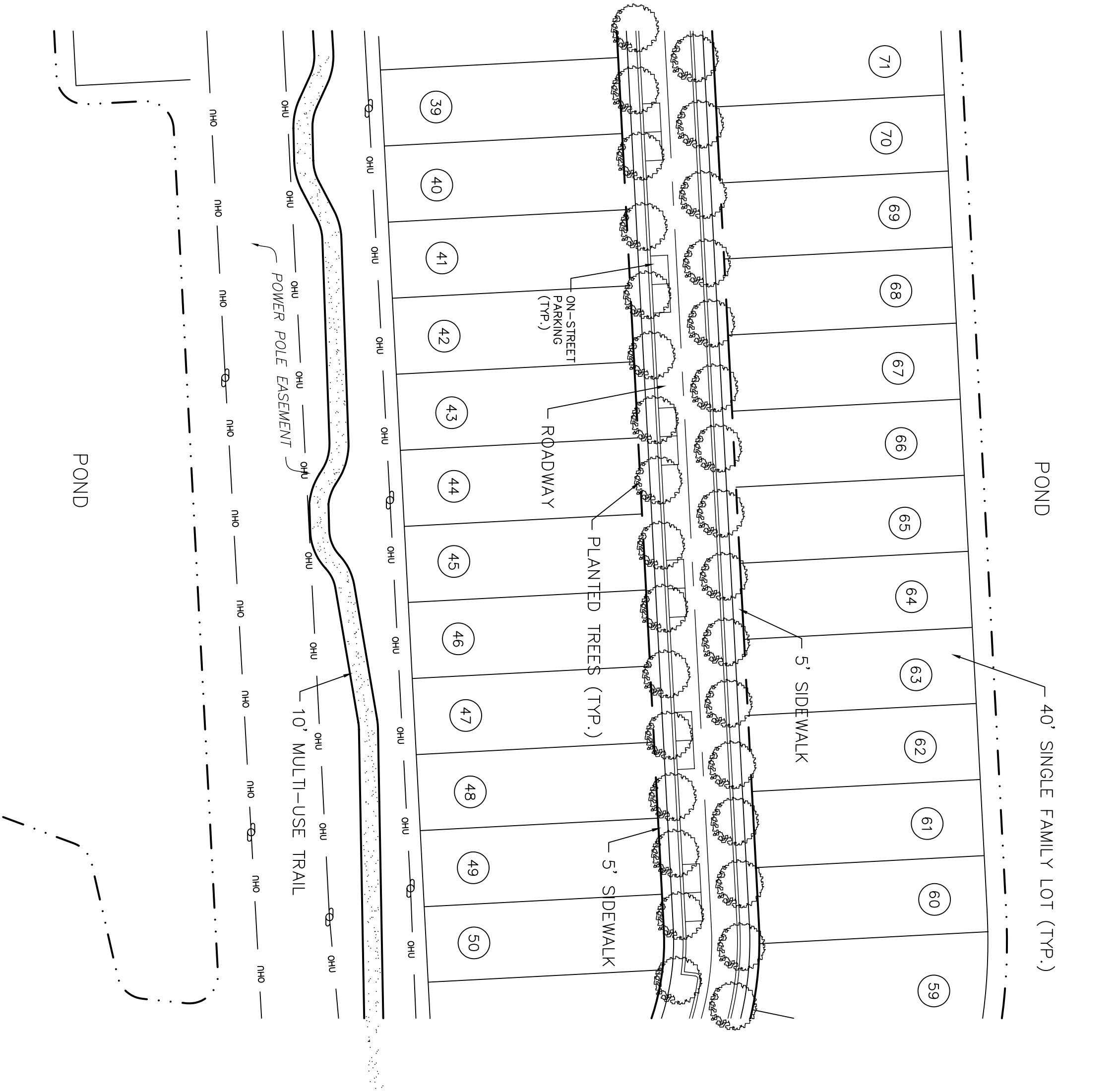
ROADWAY CROSS SECTIONS &
MULTI-USE TRAIL SECTION OF
NASSAU CROSSING
FOR
PATRIOT RIDGE, LLP.

NO.	REVISION	BY	DATE

VERSION: ACAD14
DRAWN BY: DAD
DESIGNED BY: JML
APPROVED BY: JML
DATE: JUNE 2018

J. LUCAS & ASSOCIATES, INC.
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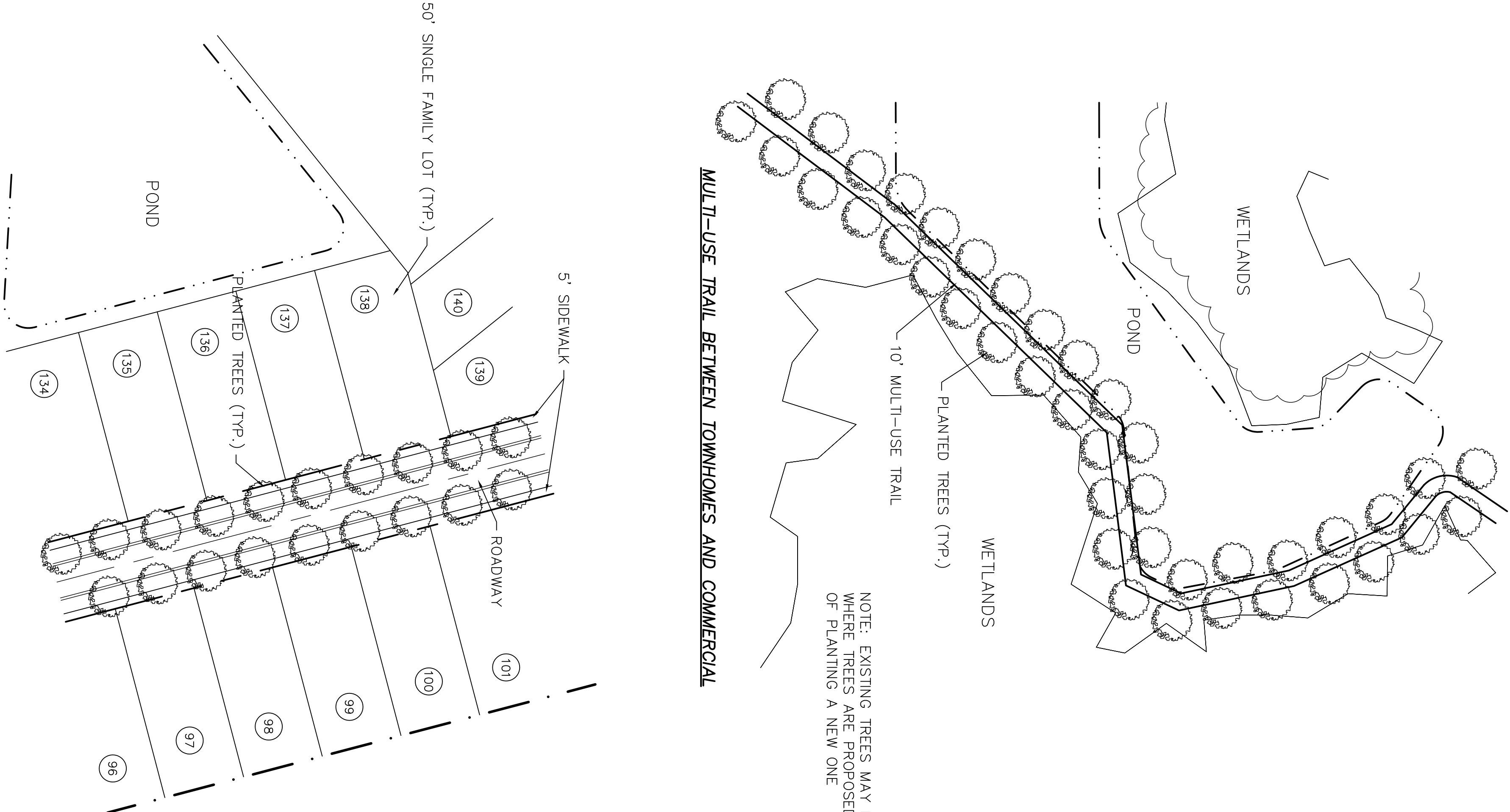
DRAWING NO. 6 OF 7
JOB NO. 1710
FILE: 1710SECTIONS
SEAL & SIGNATURE:



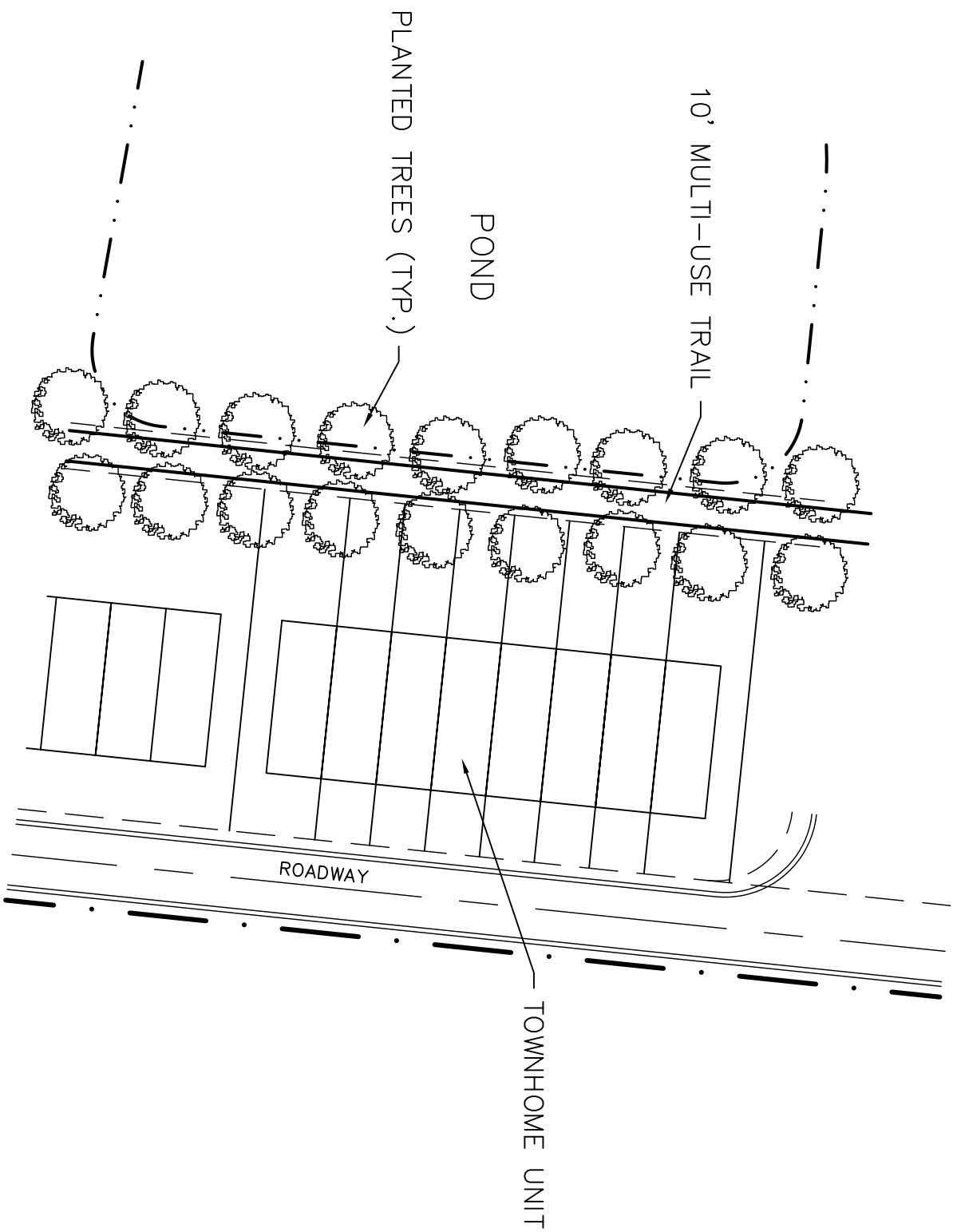
NOTES:

1. Street trees in front of lots, including irrigation, will be installed with the construction of each lot.
2. Trees shall be a minimum 2" dbh at the time of planting per Table 37-1.
3. Trees shall be selected from the list of approved trees per Table 37-1.
4. In the event that the multi-use trail is proposed to be constructed through an area that is not being developed simultaneously with the trail (such as from the single family area south through the proposed town home and mixed use area), then, provided that care is taken to ensure that the proposed trail is not constructed through an area that is being developed simultaneously with the trail, the multi-use trail may be constructed through the area.
5. Trees shown are planted at thirty (30) feet on-center. The thirty (30) foot spacing requirement may be modified to as much as forty (40) feet to accommodate driveways and other hard surfaces.

MULTI-USE TRAIL BETWEEN TOWNHOMES AND COMMERCIAL



ROADWAY WITH STREET PARKING & 40' LOTS AND MULTI-USE TRAIL AT POWER LINE EASEMENT



MULTI-USE TRAIL AT TOWNHOMES ADJACENT TO POND

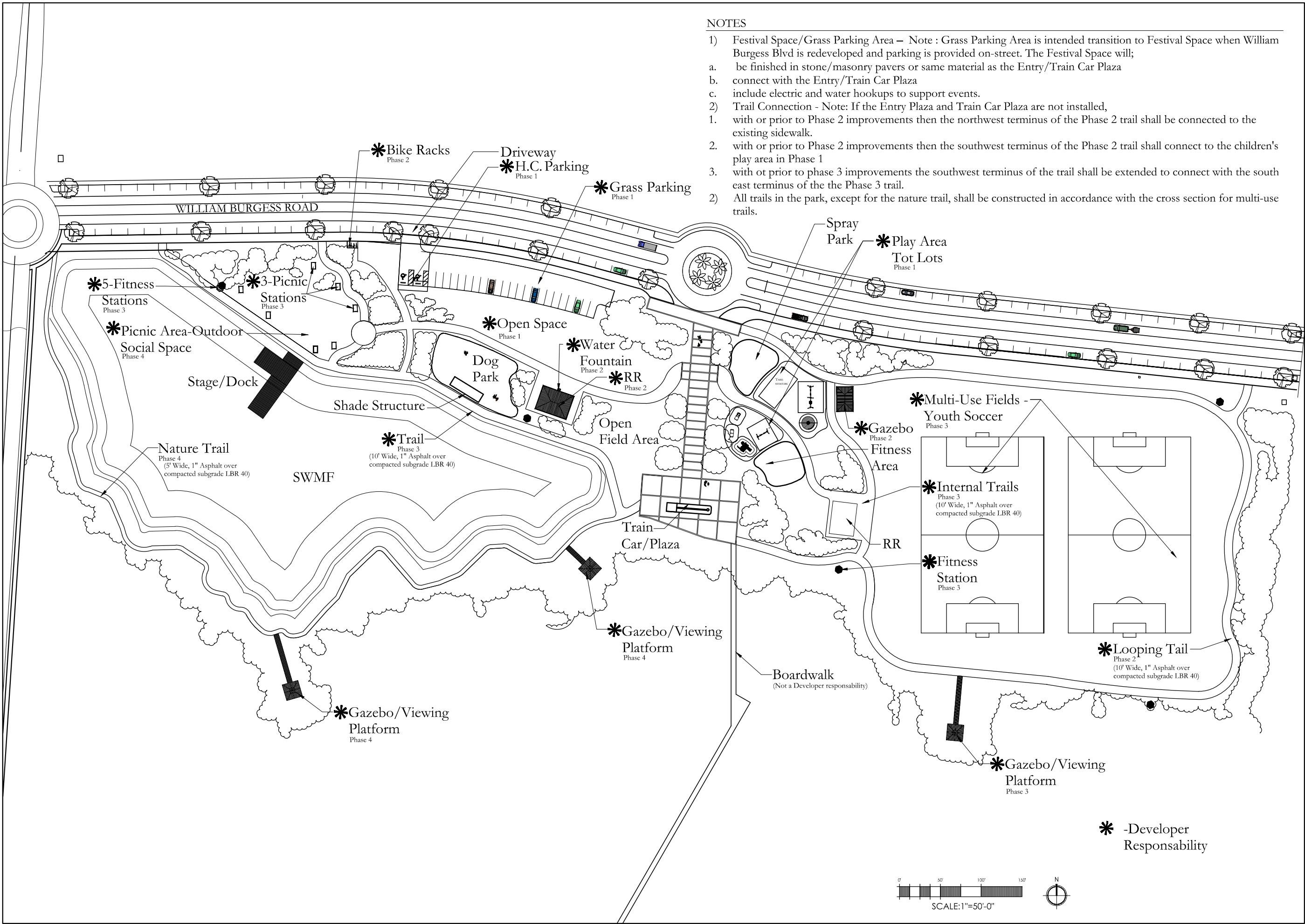
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STREETSCAPE PLANS
FOR
NASSAU CROSSING

DRAWING NO. 7 OF 7
JOB NO. 1710
FILE: 1710FDTREES
SEAL & SIGNATURE:
JAMES M. LUCAS, P.E. 18370



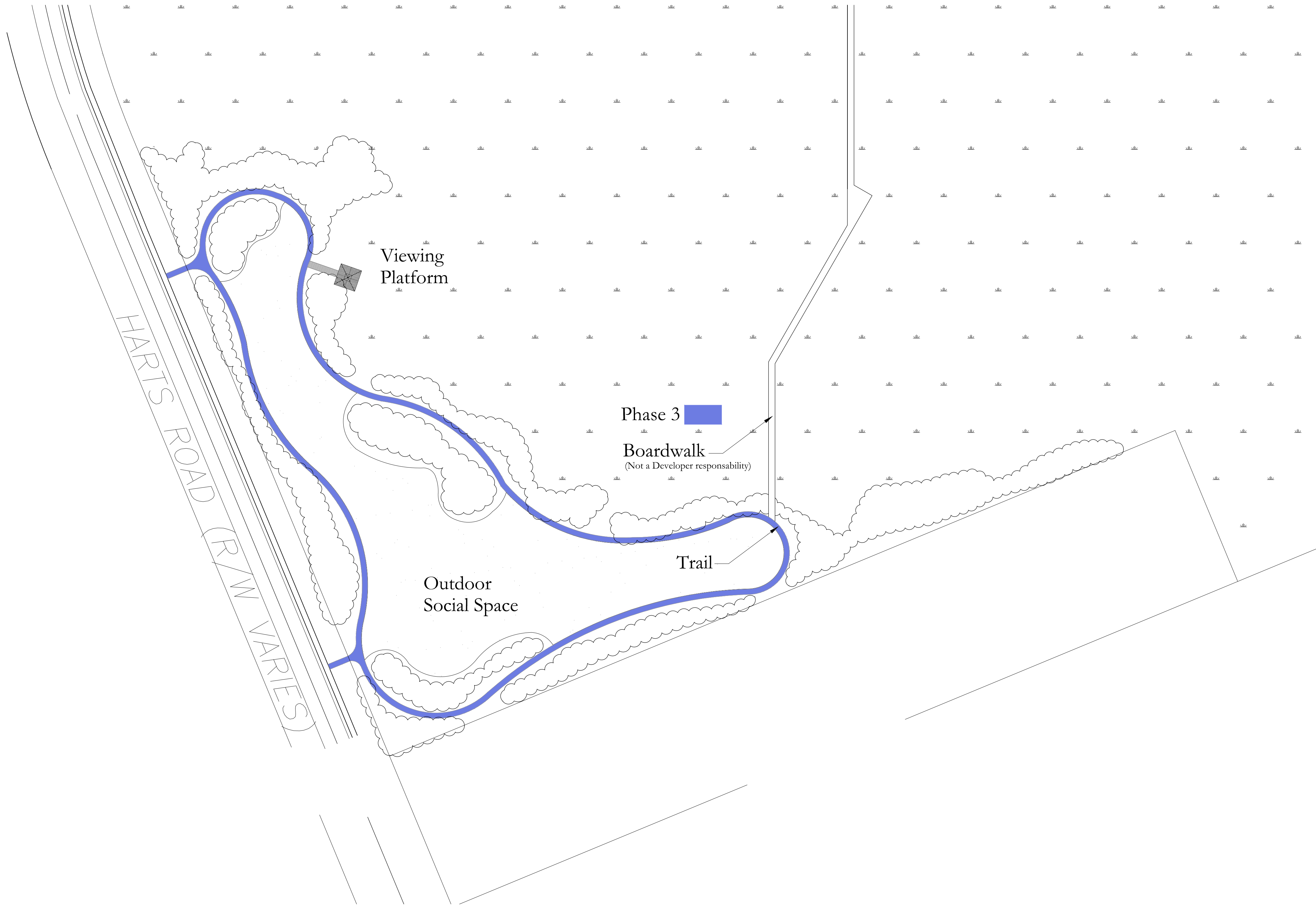
- NOTES
- 1) Festival Space/Grass Parking Area – Note : Grass Parking Area is intended transition to Festival Space when William Burgess Blvd is redeveloped and parking is provided on-street. The Festival Space will;
 - a. be finished in stone/masonry pavers or same material as the Entry/Train Car Plaza
 - b. connect with the Entry/Train Car Plaza
 - c. include electric and water hookups to support events.
 - 2) Trail Connection - Note: If the Entry Plaza and Train Car Plaza are not installed,
 1. with or prior to Phase 2 improvements then the northwest terminus of the Phase 2 trail shall be connected to the existing sidewalk.
 2. with or prior to Phase 2 improvements then the southwest terminus of the Phase 2 trail shall connect to the children's play area in Phase 1
 3. with or prior to phase 3 improvements the southwest terminus of the trail shall be extended to connect with the south east terminus of the the Phase 3 trail.
 - 2) All trails in the park, except for the nature trail, shall be constructed in accordance with the cross section for multi-use trails.

**NASSAU CROSSING
COMMUNITY PARK**
NASSAU COUNTY, FLORIDA

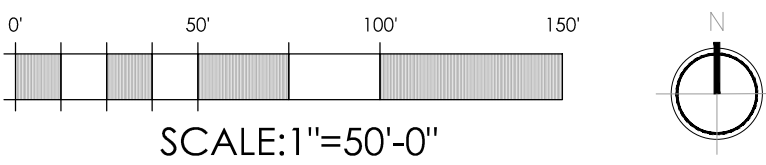
NO.	DESCRIPTION	DATE
	Rev. per Co. review	9-25-18

PROJ. #: _____
DATE: 7-18-18
DRAWN BY: JDV
CHECKED BY: _____
SCALE: AS NOTED

In lieu of completing the trail system in the southwest upland area of Parcel C, the Applicant may make improvements of equal value to the plaza area as depicted in Figure 12. The Planning and Economic Opportunity Department shall have the administrative discretion to approve the proposed improvements to the plaza area in lieu of improvements in the southwest upland portion of Parcel C



PARK AT SOUTH WEST CORNER OF PARCEL C



JDV
LANDSCAPE
ARCHITECT

J. DAVID VICKERS
LANDSCAPE ARCHITECT #596
6200 BROOKS CIRCLE SOUTH
JACKSONVILLE FLORIDA 32211
904 525 6976

FOR: Matovina and Company
2955 Hartley Road, Suite 108
Jacksonville, Florida 32257

J. DAVID VICKERS
RLA 596

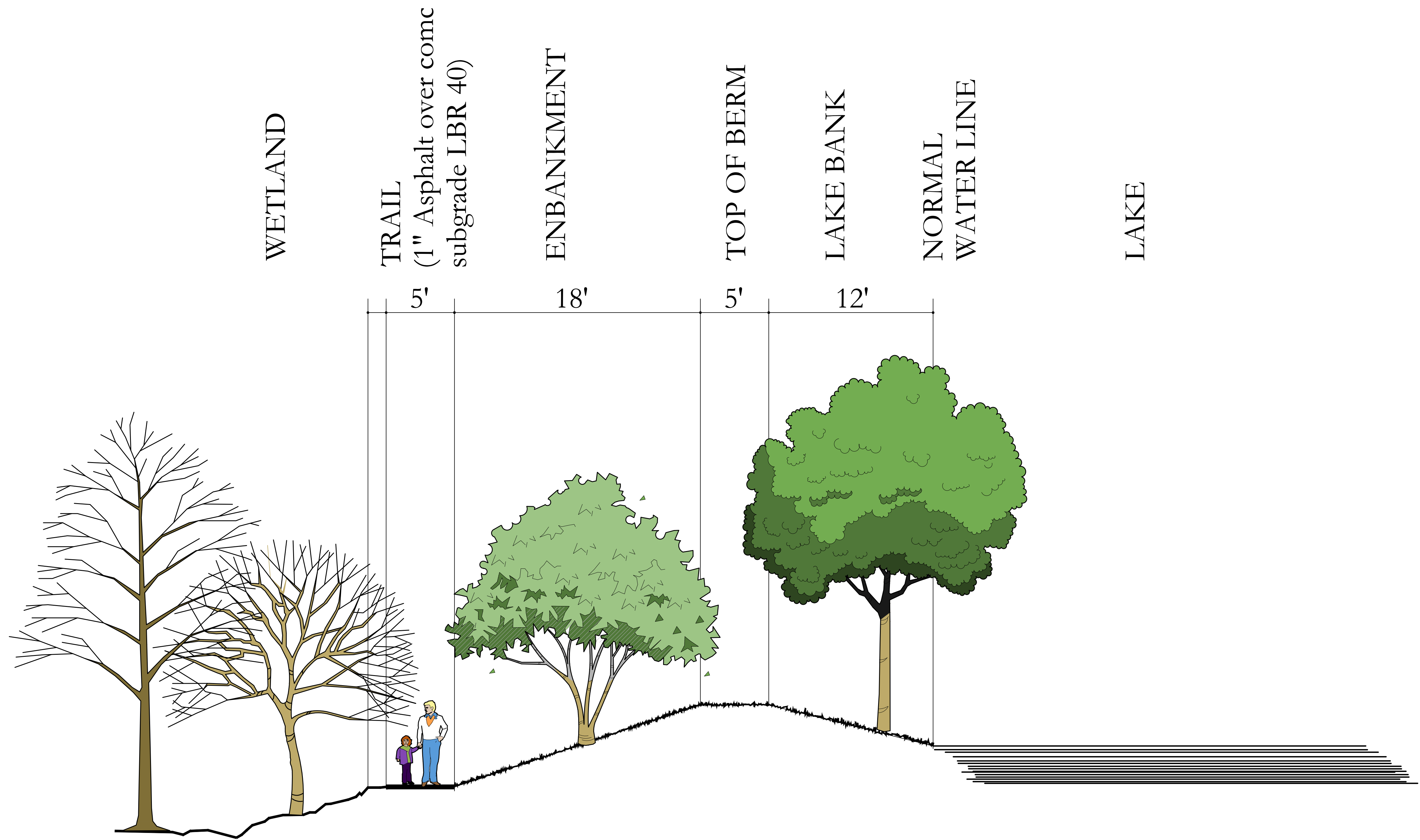
NASSAU CROSSING
SOUTH WEST PARK
NNASSAU COUNTY, FLORIDA

NO.	DESCRIPTION	DATE
1	Add phase color and note	10-22-18

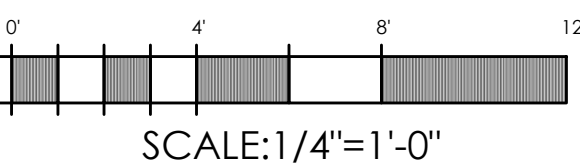
PROJ. #:
DATE: 7-18-18
DRAWN BY: JDV
CHECKED BY:
SCALE: AS NOTED

SITE PLAN

SHEET NUMBER
CP-1.2



CROSS SECTION @ TRAIL ALONG BACK OF LAKE
SCALE: 1/4"=1'-0"



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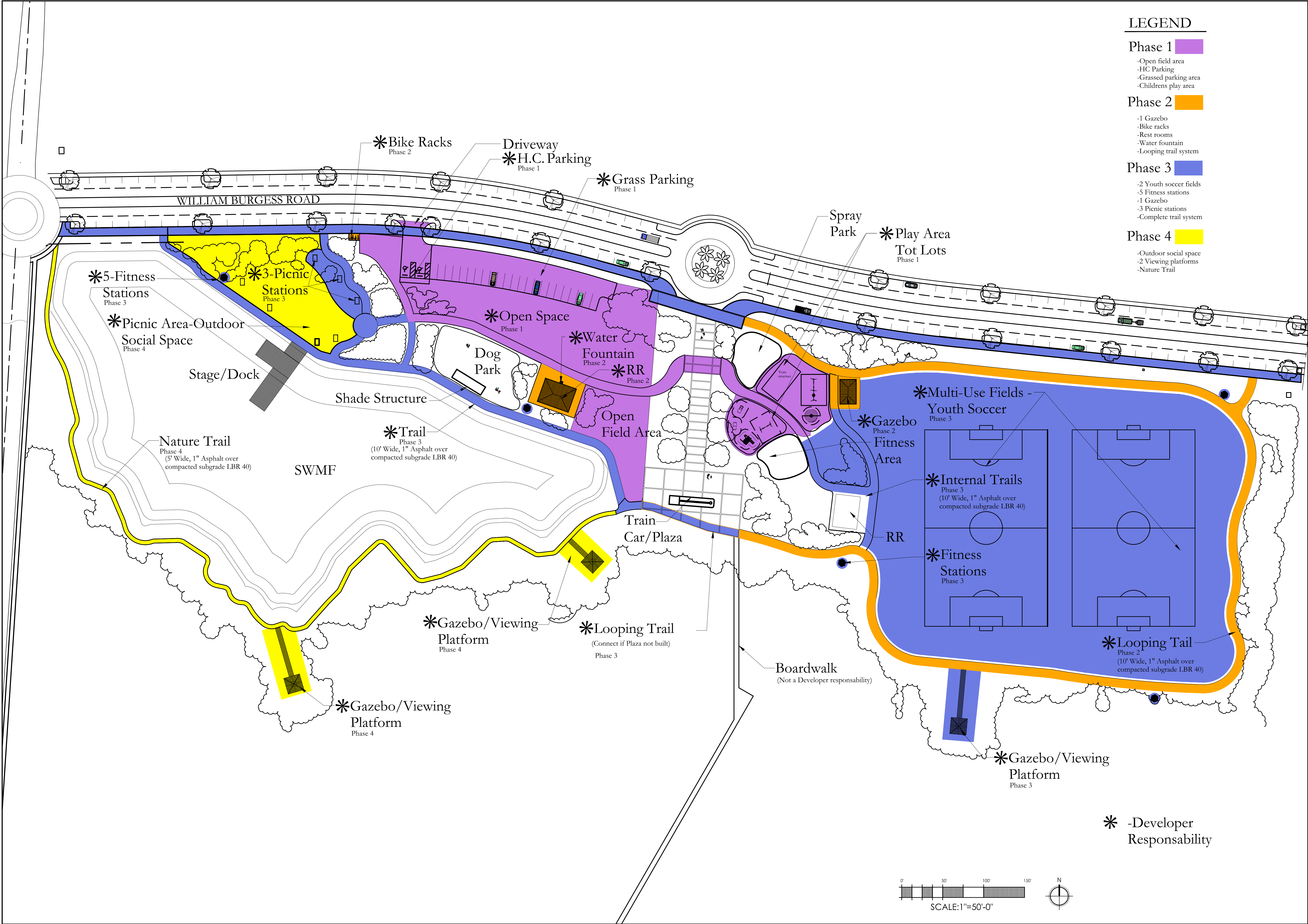
**NASSAU CROSSING
COMMUNITY PARK**
NNASSAU COUNTY, FLORIDA

NO.	DESCRIPTION	DATE

PROJ. #:
DATE: 7-18-18
DRAWN BY: JDV
CHECKED BY:
SCALE: AS NOTED

TRAIL CROSS
SECTION

SHEET NUMBER
CP-1.1



LEGEND

Phase 1

- Open field area
- H.C. Parking
- Grassed parking area
- Childrens play area

Phase 2

- 1 Gazebo
- Bike racks
- Rest rooms
- Water fountain
- Looping trail system

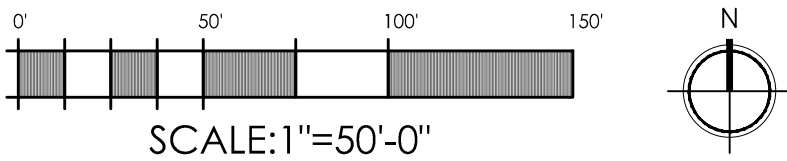
Phase 3

- 2 Youth soccer fields
- 5 Fitness stations
- 1 Gazebo
- 3 Picnic stations
- Complete trail system

Phase 4

- Outdoor social space
- 2 Viewing platforms
- Nature Trail

* -Developer Responsibility



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NASSAU CROSSING
COMMUNITY PARK

NNASSAU COUNTY, FLORIDA

NO.	DESCRIPTION	DATE
	Rev. per	Qs. review

PROJ. #:
DATE: 7-18-18
DRAWN BY: JDV
CHECKED BY:
SCALE: AS NOTED

PHASING
PLAN

SHEET NUMBER

PH-1.0