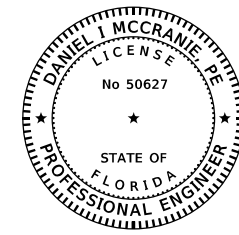


HAMPTON LAKES PUD AMELIA WALK PHASE 5 FINAL DEVELOPMENT PLAN



THIS DOCUMENT HAS BEEN DIGITALLY
SIGNED AND SEALED BY:

ON THE DATE ADJACENT TO THE SEAL
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

MCCRANIE & ASSOCIATES, INC.
301 CENTRE STREET, SUITE 200
FERNANDINA BEACH, FL 32034
DANIEL I. MCCRANIE, PE NO. 50627

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE
RESPONSIBLE FOR THE FOLLOWING SHEETS:

- 1 COVER SHEET
- 2 - 7 FINAL DEVELOPMENT PLANS

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, A.W. VENTURE II, LLC IS THE LAWFUL OWNER OF THE LAND.

ALL ALLEYS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC AREAS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR THE USES AND PURPOSES THEREON STATED AND REMAINS A MAINTENANCE OBLIGATION OF THE OWNER OR A RESPONSIBLE PROPERTY OWNERS' ASSOCIATION. NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON NASSAU COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS.

FLORIDA POWER & LIGHT COMPANY AND ITS SUCCESSORS AND ASSIGNS ARE HEREBY IRREVOCABLY DEDICATED A TEN FOOT EASEMENT ALONG THE FRONT OF EACH LOT AND TRACT FOR ITS USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

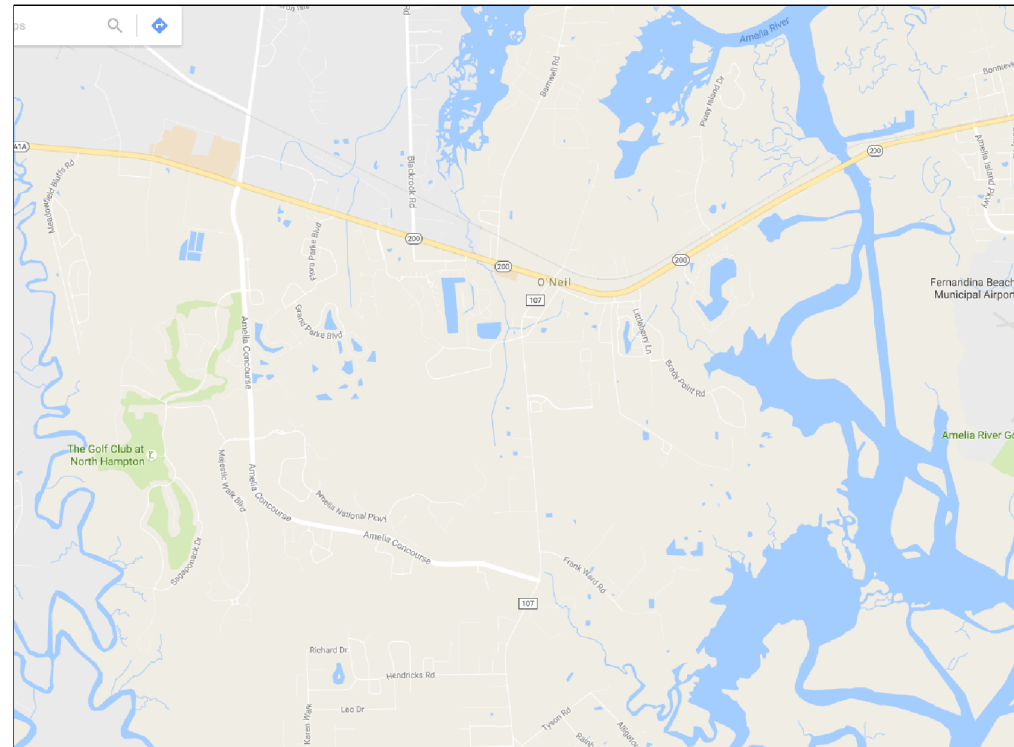
ALL DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE "AMELIA WALK CDD"

TRACTS "A" & "B" (RECREATION/OPEN SPACE/WETLANDS) ARE HEREBY DEDICATED TO THE "AMELIA WALK CDD"

TRACT "C" (PONDS/RECREATION/OPEN SPACE/WETLANDS) ARE HEREBY DEDICATED TO THE "AMELIA WALK CDD"

TRACT "D" (LIFT STATION) IS HEREBY DEDICATED TO THE "JEA"

TRACT "E" & "F" (RECREATION/OPEN SPACE) ARE HEREBY DEDICATED TO THE "AMELIA WALK CDD"



PROJECT LOCATION

VICINITY MAP

**PUD REQUIREMENTS
APPLICABLE TO PHASE 5**

- 1. NONE

A.W. Venture II, LLC

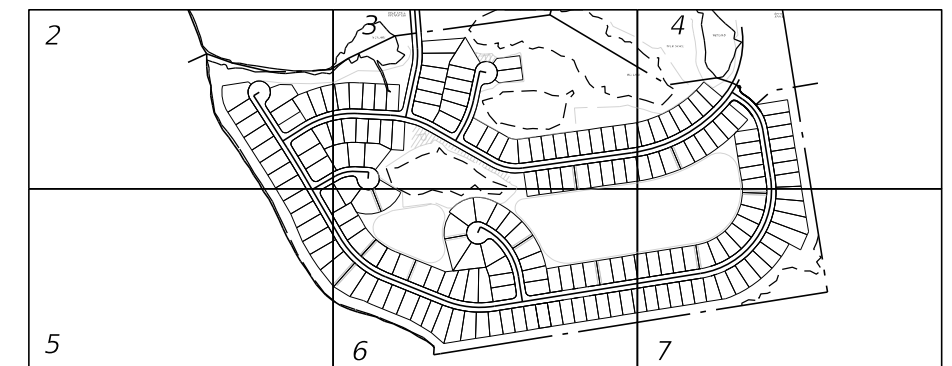
MIKE TAYLOR
MANAGING MEMBER

ZONING CERTIFICATION

I HEREBY CERTIFY THAT THIS FDP HAS BEEN EXAMINED BY ME AND IS IN COMPLIANCE WITH THE ZONING RULES AND REGULATIONS OF NASSAU COUNTY, FLORIDA, CURRENTLY IN EFFECT.

THIS _____ DAY OF _____, 2018.

COUNTY PLANNER



KEY MAP

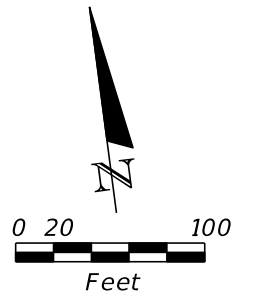
Project No. 4/6/2020 10:36:05 AM N:\Projects\Hampton Lakes\Phase5\FDP\A-WALK-FDP.dgn			McCranie & Associates, Inc. 3 South 2nd Street - Fernandina Beach, FL 32034 Land Development - Roadway Design - Permitting CA # 00008269	AW Venture II, LLC	Hampton Lakes PUD Phase V	Final Development Plan	Sheet No. 1 of 8 Issue Date December, 2019 Project No. 18005
Project Mgr: <u>D. McCranie</u> Designed by: <u>D. McCranie</u> Drawn by: <u>B. Manzie</u> QA/QC: <u>D. McCranie</u>	DIMENSIONS AND NOTES TAKE PREFERENCE.		Registered Professional				

PHASE 5 - HAMPTON LAKES PUD

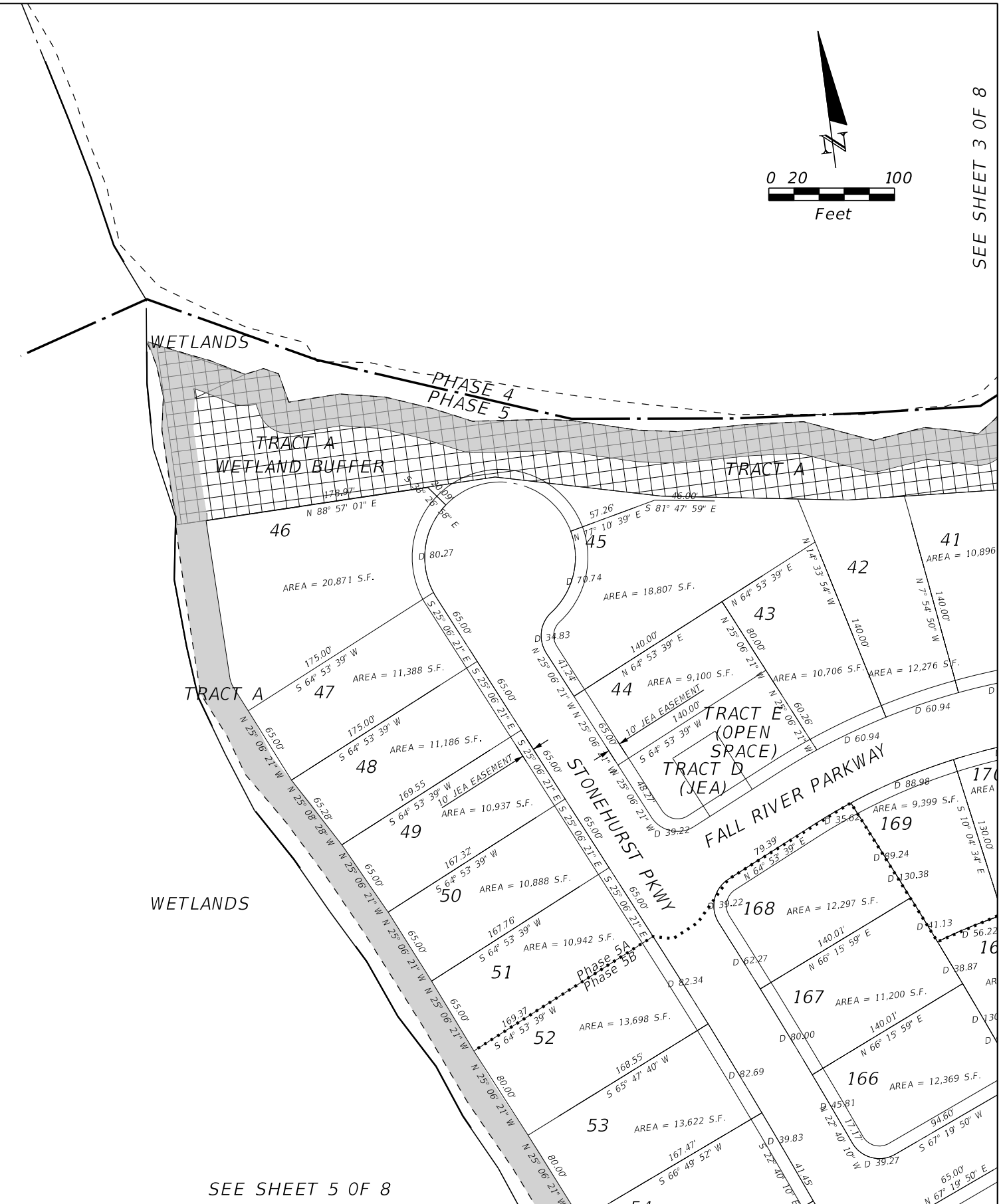
GROSS SITE ACREAGE - 96.56 AC.
 TOTAL SURFACE AREA OF STORMWATER SYSTEM (TOB) = 12.04 AC.
 JURISDICTIONAL WETLANDS - 9.72 AC.
 WETLAND BUFFER WIDTH - 25' AVE.
 SUBMERGED AREAS - 0.00 AC.
 FLOOR AREA RATIO - 0
 IMPERVIOUS SURFACE RATIO - 30.4%
 OPEN SPACE - 34.60 AC
 193 RESIDENTIAL LOTS
 MIN WIDTH = 40' (PER PUD)
 MIN LOT AREA 4,000 SF (PER PUD)
 SETBACKS (20' F, 5' S, 10' R)
 THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X, & AE (ELEVATION 7)" AS PER
 F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12089C 0358 G AND ORD. 2013-19 AS AMENDED.
 A 4' SIDEWALK SHALL BE INSTALLED ON BOTH SIDES OF THE ROADWAY.
 CONSTRUCTION SCHEDULE - JANUARY 2019 - NOVEMBER 2022 (OR SOONER)
 DEED RESTRICTIONS - ALL RESIDENTIAL LOTS SUBJECT TO THE AMELIA WALK COVENANTS & RESTRICTIONS.

THE LANDS SHOWN HEREON ARE LOCATED WITHIN STORM SURGE CATEGORY 3 & 4, AS SCALED FROM
 STORM SURGE ATLAS VOLUME 1, PLATE 5, NASSAU COUNTY, FLORIDA, AS PER S.L.O.S.H.
 (SEA, LAKE, AND OVERLAND SURGES FROM HURRICANES (CATEGORY 5)).

FIRE HYDRANT



SEE SHEET 3 OF 8



TRACT DESCRIPTIONS:

TRACT A:
 WETLANDS
 WETLAND BUFFER
 OPEN SPACE

TRACT E:
 OPEN SPACE

TRACT F:
 JEA LIFT STATION

SEE SHEET 5 OF 8

PROJECT NO.	5/11/2020	TIME	10:01:51 AM	FILE NAME	N:\Projects\Hampton Lakes\Phase5\FDP-A-WALK-FDP.dgn
NO.	BY	DATE	REVISION		



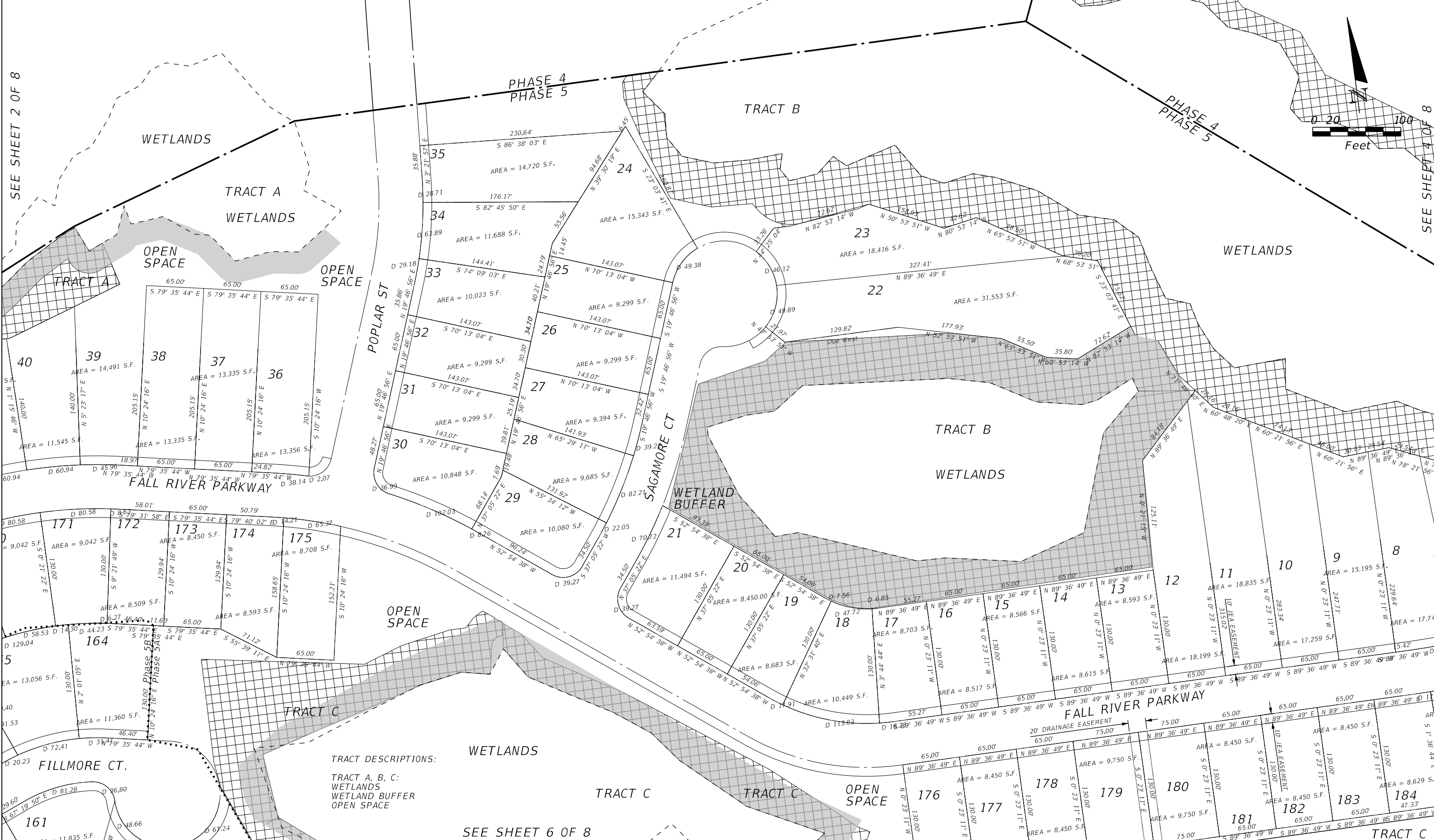
McCranie & Associates, Inc.
 3 South 2nd Street - Fernandina Beach, FL 32034
 Land Development - Roadway Design - Permitting
 CA # 00008269
 DIMENSIONS AND NOTES TAKE PREFFERENCE.

AW Venture II, LLC

**Hampton Lakes PUD
 Phase V**

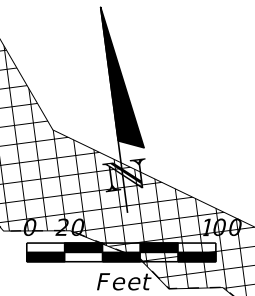
**Final Development
 Plan**

Sheet No. **2** of **8**
 Issue Date
 December, 2019
 Project No.
 18005
 Registered Professional



SEE SHEET 2 OF 8

SEE SHEET 4 OF 8



TRACT DESCRIPTIONS:
 TRACT A, B, C:
 WETLANDS
 WETLAND BUFFER
 OPEN SPACE

SEE SHEET 6 OF 8

Project No.	5/11/2020	10:00:52 AM	N:\Projects\Hampton Lakes\Phase5\FDP\A-WALK-FDP.dgn
Project Mgr:	D. McCranie		
Designed by:	D. McCranie		
Drawn by:	B. Manzie		
QA/QC:	D. McCranie		
No.	By	Date	Revision



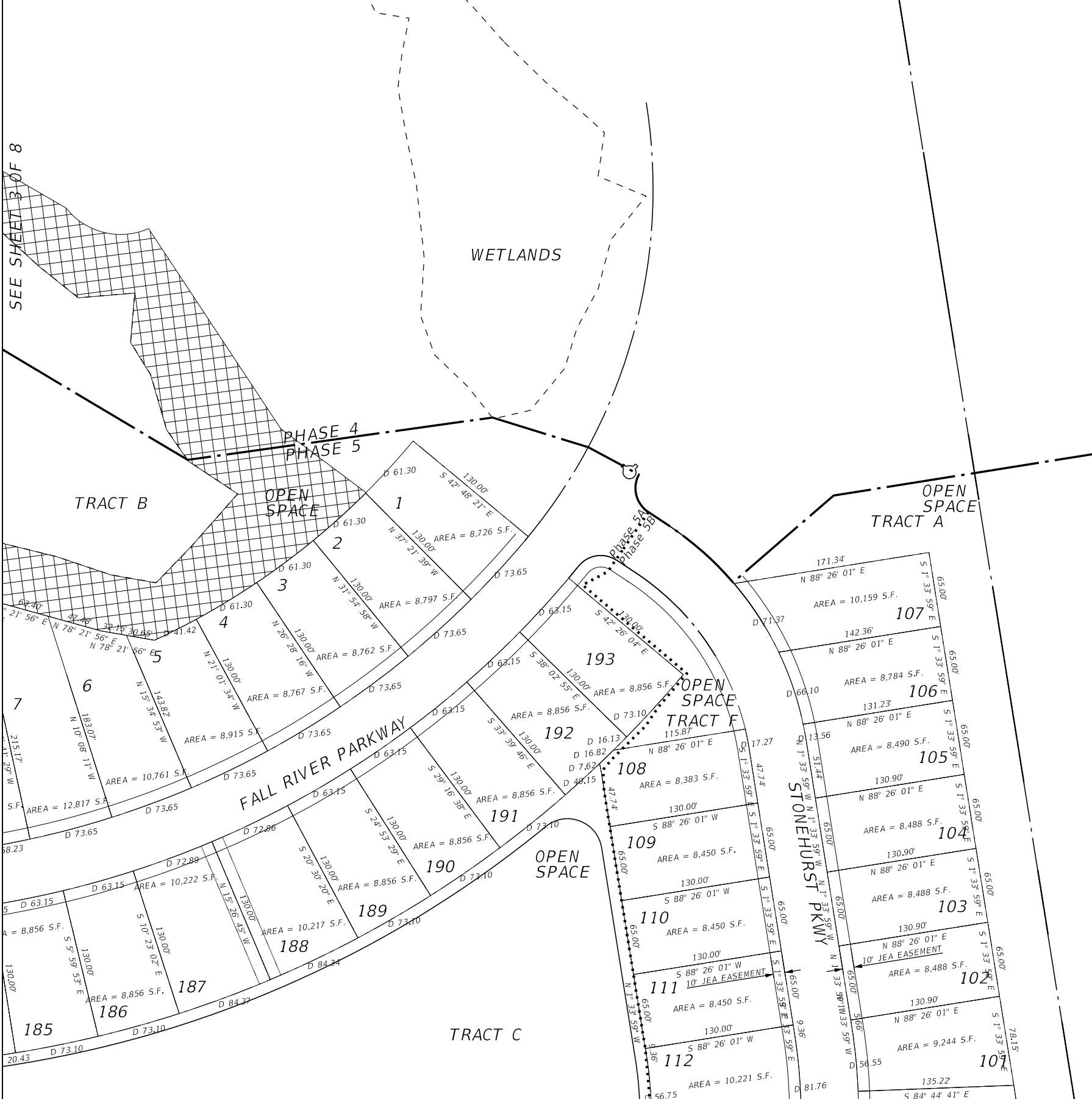
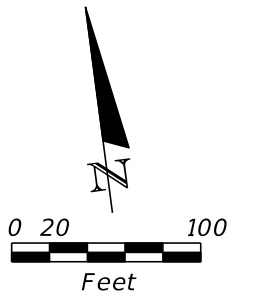
McCranie & Associates, Inc.
 3 South 2nd Street - Fernandina Beach, FL 32034
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 DIMENSIONS AND NOTES TAKE PREFFERENCE.

AW Venture II, LLC

**Hampton Lakes PUD
 Phase V**

**Final Development
 Plan**

Sheet No.
3 of **8**
 Issue Date
 December, 2019
 Project No.
 18005
 Registered Professional



SEE SHEET 3 OF 8

SEE SHEET 7 OF 8

TRACT DESCRIPTIONS:
 TRACT A & C:
 WETLANDS
 WETLAND BUFFER
 OPEN SPACE

 TRACT B:
 WETLANDS
 WETLAND BUFFER

10		
9		
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No.	By	DATE



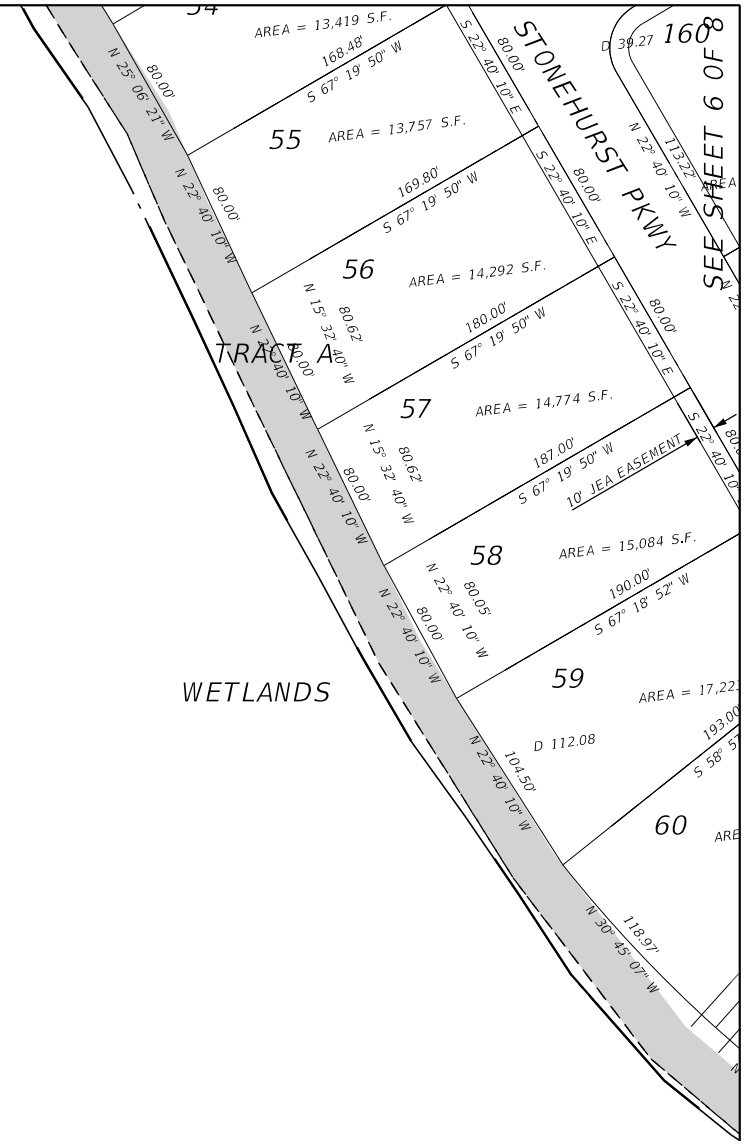
McCranie & Associates, Inc.
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 DIMENSIONS AND NOTES TAKE PREFFERENCE.

AW Venture II, LLC

**Hampton Lakes PUD
 Phase V**

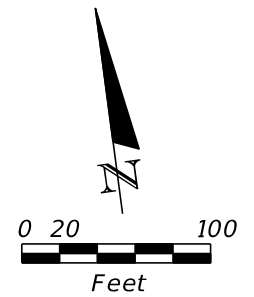
**Final Development
 Plan**

Registered Professional
 Sheet No. **4** of **8**
 Issue Date
 December, 2019
 Project No.
 18005



TRACT DESCRIPTIONS:

- TRACT A:
- WETLANDS
- WETLAND BUFFER
- OPEN SPACE



10			
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1			
NO.	BY	DATE	REVISION

Project Mgr: D. McCranie
 Designed by: D. McCranie
 Drawn by: B. Manzie
 QA/QC: D. McCranie



McCranie & Associates, Inc.
 3 South 2nd Street - Fernandina Beach, FL 32034
 Land Development - Roadway Design - Permitting
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 DIMENSIONS AND NOTES TAKE PREFERENCE.

AW Venture II, LLC

**Hampton Lakes PUD
 Phase V**

**Final Development
 Plan**

Registered Professional

Sheet No.
5 of 8
 Issue Date
 December, 2019
 Project No.
 18005



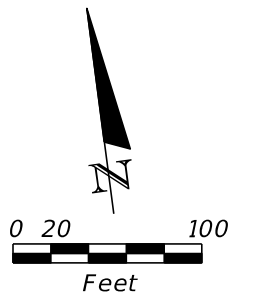
SEE SHEET 3 OF 8

SEE SHEET 5 OF 8

SEE SHEET 7 OF 8

TRACT DESCRIPTIONS:

- TRACT A, C:
- WETLANDS
- WETLAND BUFFER
- OPEN SPACE



No.	By	Date	REVISION

Project Mgr: D. McCranie
 Designed by: D. McCranie
 Drawn by: B. Manzie
 QA/QC: D. McCranie



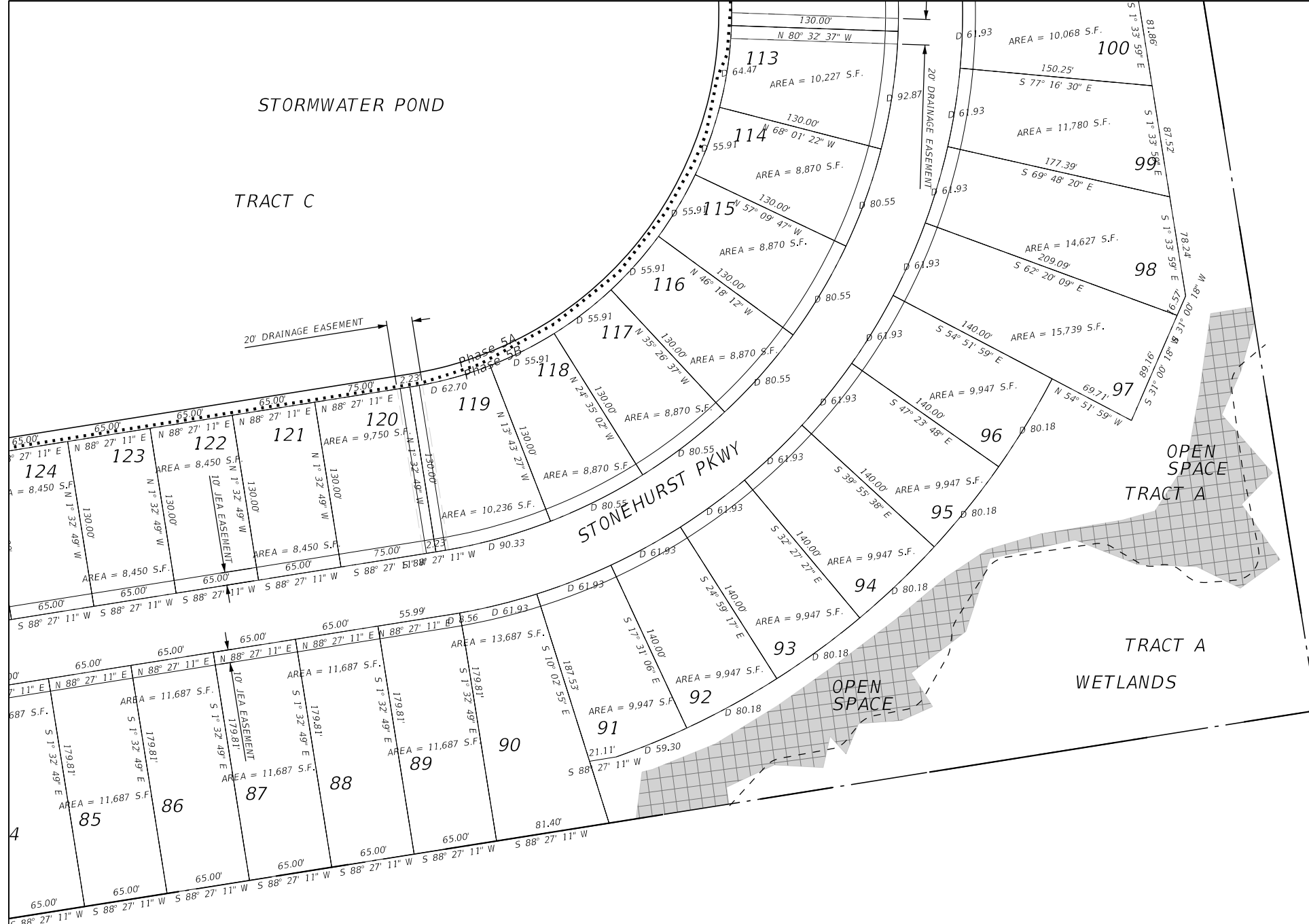
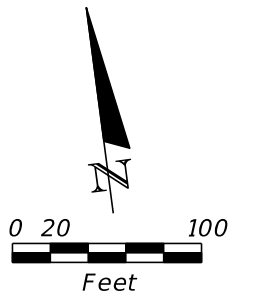
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AW Venture II, LLC

**Hampton Lakes PUD
 Phase V**

**Final Development
 Plan**

Sheet No. **6** of **8**
 Issue Date
 December, 2019
 Project No.
 18005
 Registered Professional



SEE SHEET 6 OF 8

TRACT DESCRIPTIONS:

TRACT A, C:
WETLANDS
WETLAND BUFFER
OPEN SPACE

No.	By	Date	REVISION

Project Mgr: D. McCranie
Designed by: D. McCranie
Drawn by: B. Manzie
QA/QC: D. McCranie



McCranie & Associates, Inc.
3 South 2nd Street - Fernandina Beach, FL 32034
Land Development - Roadway Design - Permitting
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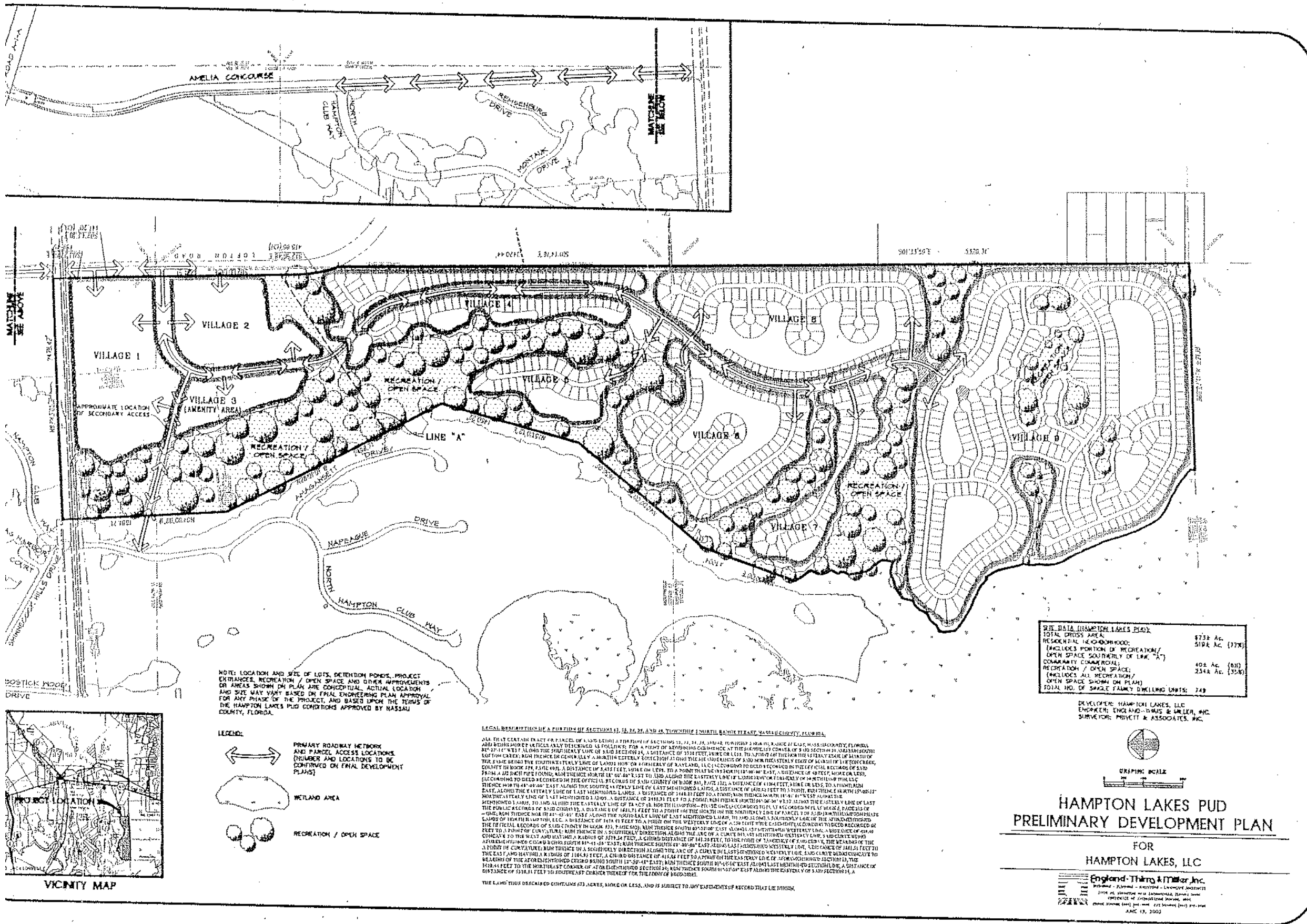
AW Venture II, LLC

**Hampton Lakes PUD
Phase V**

**Final Development
Plan**

Sheet No.
7 of **8**
Issue Date
December, 2019
Project No.
18005
Registered Professional

EXHIBIT B



SITE DATA (HAMPTON LAKES PUD)

TOTAL GROSS AREA	873± AC.
RESIDENTIAL NEIGHBORHOOD (INCLUDES PORTION OF RECREATION/ OPEN SPACE SOUTHWEST OF LINE "A")	519± AC. (59%)
COMMUNITY COMMONS (RECREATION / OPEN SPACE) (INCLUDES ALL RECREATION/ OPEN SPACE SHOWN ON PLAN)	402± AC. (46%)
TOTAL NO. OF SPACELY FAMILY DWELLING UNITS	249

DEVELOPER: HAMPTON LAKES, LLC
 ENGINEER: ENCINO-DUBIS & GIERLER, INC.
 SURVEYOR: PROSVET & ASSOCIATES, INC.



DRAWING SCALE

**HAMPTON LAKES PUD
 PRELIMINARY DEVELOPMENT PLAN**

FOR
 HAMPTON LAKES, LLC

Engelbrecht-Thrasher & Miller, Inc.
 2104 N.W. 15th Street, Suite 100, Ft. Lauderdale, Florida 33304
 PHONE: (954) 566-9800 FAX: (954) 566-9801
 JAN. 13, 2005

NOTE: LOCATION AND SIZE OF LOTS, DETENTION PONDS, PROJECT EXITS, RECREATION / OPEN SPACE AND OTHER IMPROVEMENTS OR AREAS SHOWN ON PLAN ARE CONCEPTUAL. ACTUAL LOCATION AND SIZE MAY VARY BASED ON FINAL ENGINEERING PLAN APPROVAL FOR ANY PHASE OF THE PROJECT, AND BASED UPON THE TERMS OF THE HAMPTON LAKES PUD CONDITIONS APPROVED BY HANSAU COUNTY, FLORIDA.

- LEGEND:**
- PRIMARY ROADWAY NETWORK AND PARCEL ACCESS LOCATIONS (NUMBER AND LOCATIONS TO BE CONFIRMED ON FINAL DEVELOPMENT PLANS)
 - WETLAND AREA
 - RECREATION / OPEN SPACE

LEGAL DESCRIPTION OF A PORTION OF SECTIONS 13, 14, 24, 25, AND 26, TOWNSHIP 4 NORTH, RANGE 18 EAST, MANALAPAN, FLORIDA

J.L.S. BEING CERTAIN IN ACT FOR PARCELS OF LAND WITHIN A TRACT OF LAND... (Detailed legal description text continues with precise bearings, distances, and lot specifications for various parcels within the subdivision.)

THE LAND THIS DESCRIBES DOES NOT CONTAIN ANY ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT MAY EXIST.

VICINITY MAP