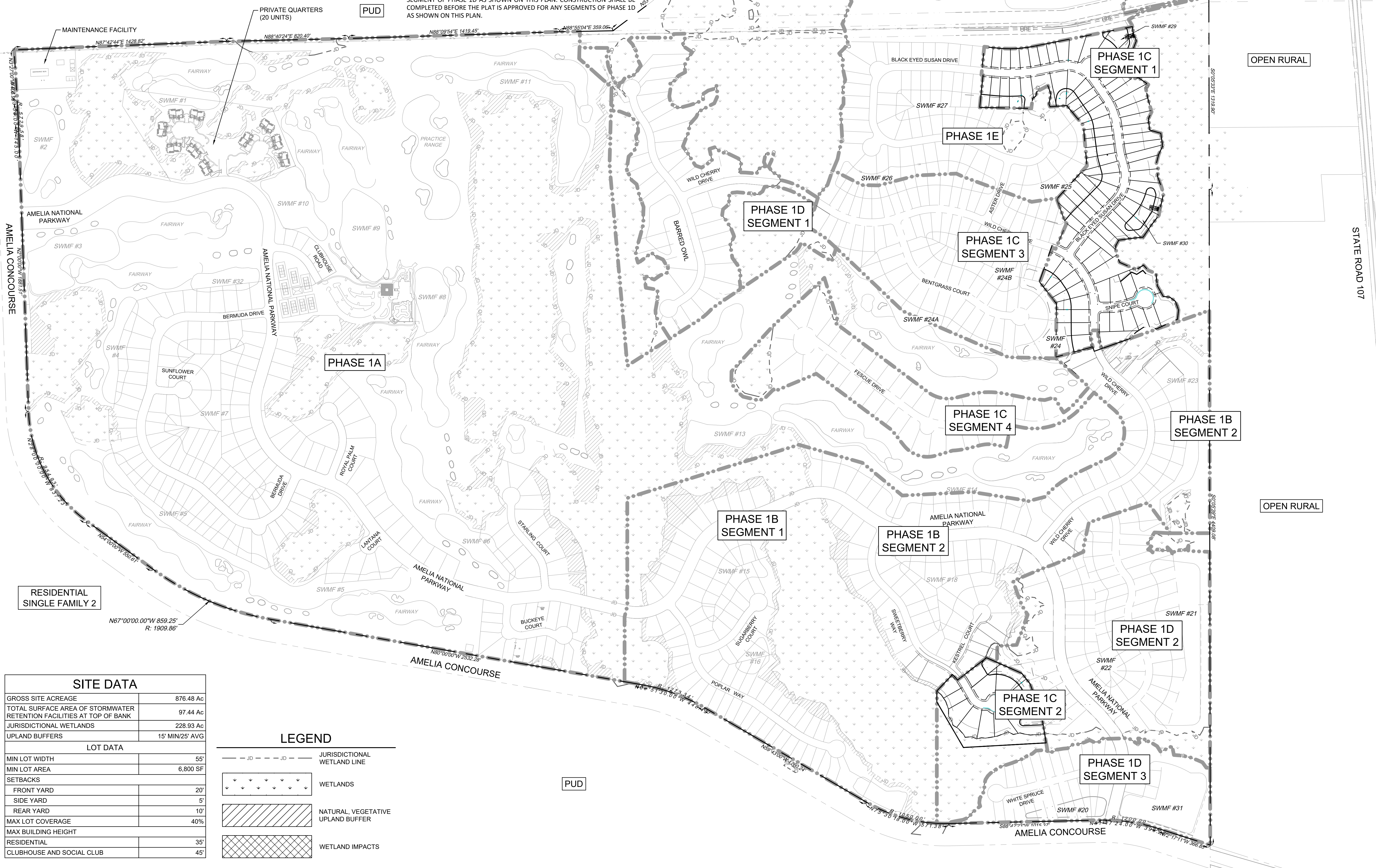


LOT SUMMARY											
Phase ID	60' Product	65' Product	70' Product	75' Product	80' Product	90' Product	Custom 100' Product	Club Homes*	Model Homes	Private Quarters	Total
1A (EXISTING)	0	65	0	0	35	31	19	0	9	20	179
1B (EXISTING)	0	55	0	0	63	54	0	0	0	0	172
1C	105	0	0	50	11	0	37	0	0	0	203
1D	0	25	31	0	23	42	0	0	0	0	121
1E	3	6	7	1	43	0	0	14	0	0	74
Total	108	151	38	51	175	127	56	14	9	20	749

- NOTES:**
- ALL PROPOSED RIGHT-OF-WAYS SHALL BE PRIVATE.
 - WETLAND IMPACTS AND UPLAND BUFFERS PERMITTED BY SJRWMD PERMIT 4-089-65409-8.
 - A 20-FT. WIDE STABILIZED EMERGENCY ACCESS ROAD BETWEEN WILD CHERRY DRIVE AND AMELIA CONCOURSE SHALL BE CONSTRUCTED AS PART OF THE PHASE 1C SEGMENT 1 INFRASTRUCTURE IMPROVEMENTS AND COMPLETED BEFORE THE PLAT IS APPROVED FOR SEGMENTS 1 AND 2 OF PHASE 1C PER THE PROPOSED EMERGENCY ACCESS AND TEMPORARY CONSTRUCTION ACCESS ROAD AGREEMENT BETWEEN THE DEVELOPER AND NASSAU COUNTY.
 - THE DEVELOPER WILL COMMENCE THE CONSTRUCTION OF THE SECONDARY ACCESS ROAD AND GATE AT AMELIA CONCOURSE AT SUCH TIME AS THE EARLIER OF THE FOLLOWING: A) FOUR HUNDRED FORTY-NINE(449) HOMES HAVE BEEN SECURED A CERTIFICATE OF OCCUPANCY WITHIN AMELIA NATIONAL PUD; OR B) SITE ENGINEERING PLANS ARE APPROVED FOR ANY SEGMENT OF PHASE 1D AS SHOWN ON THIS PLAN. CONSTRUCTION SHALL BE COMPLETED BEFORE THE PLAT IS APPROVED FOR ANY SEGMENTS OF PHASE 1D AS SHOWN ON THIS PLAN.

FEMA NOTE:
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROJECT IS LOCATED IN FLOOD ZONE 'X' AND FLOOD ZONE 'AE' AS DETERMINED BY SCALE FROM FEDERAL INSURANCE RATE MAP (FIRM) MAP NUMBERS 12089C0356G, 12089C0357G, 12089C0358G, AND 12089C0359G DATED AUGUST 2, 2017.



SITE DATA	
GROSS SITE ACREAGE	876.48 Ac
TOTAL SURFACE AREA OF STORMWATER RETENTION FACILITIES AT TOP OF BANK	97.44 Ac
JURISDICTIONAL WETLANDS	228.93 Ac
UPLAND BUFFERS	15' MIN/25' AVG
LOT DATA	
MIN LOT WIDTH	55'
MIN LOT AREA	6,800 SF
SETBACKS	
FRONT YARD	20'
SIDE YARD	5'
REAR YARD	10'
MAX LOT COVERAGE	40%
MAX BUILDING HEIGHT	
RESIDENTIAL	35'
CLUBHOUSE AND SOCIAL CLUB	45'

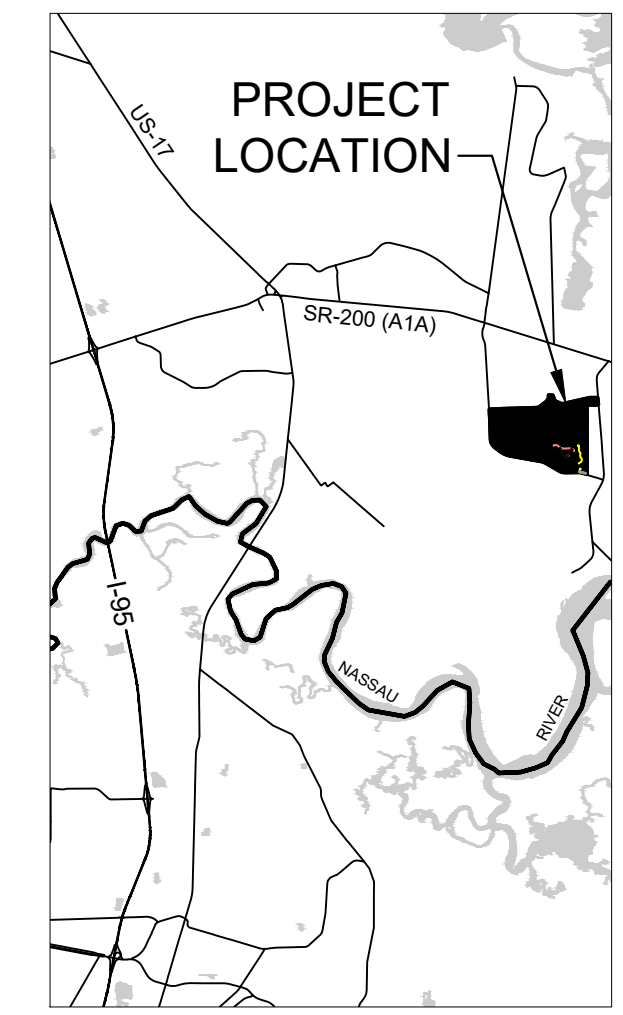
LEGEND	
--- JD --- JD ---	JURISDICTIONAL WETLAND LINE
▼ ▼ ▼ ▼ ▼	WETLANDS
▨ ▨ ▨ ▨ ▨	NATURAL, VEGETATIVE UPLAND BUFFER
▩ ▩ ▩ ▩ ▩	WETLAND IMPACTS

P:\15115040-04-AMELIA NATIONAL PH 1C WILD CHERRY\Production\Drawings\Exhibits\15040-04-MDP.dwg (CP1.01) 7/9/2020 2:38:19 PM Neal Brockmeier

PROSSER
 Community - Management - Energy - Relationships
 13901 Sutton Park Drive South, Suite 200
 Jacksonville, Florida 32224-0229
 Office 904.739.3655
 Fax 904.730.3413
 www.prosserinc.com
 Florida Certificate of Authorization
 Number: 00004050

AMELIA NATIONAL ENTERPRISE, LLC

AMELIA NATIONAL PHASE 1C, 1D, 1E



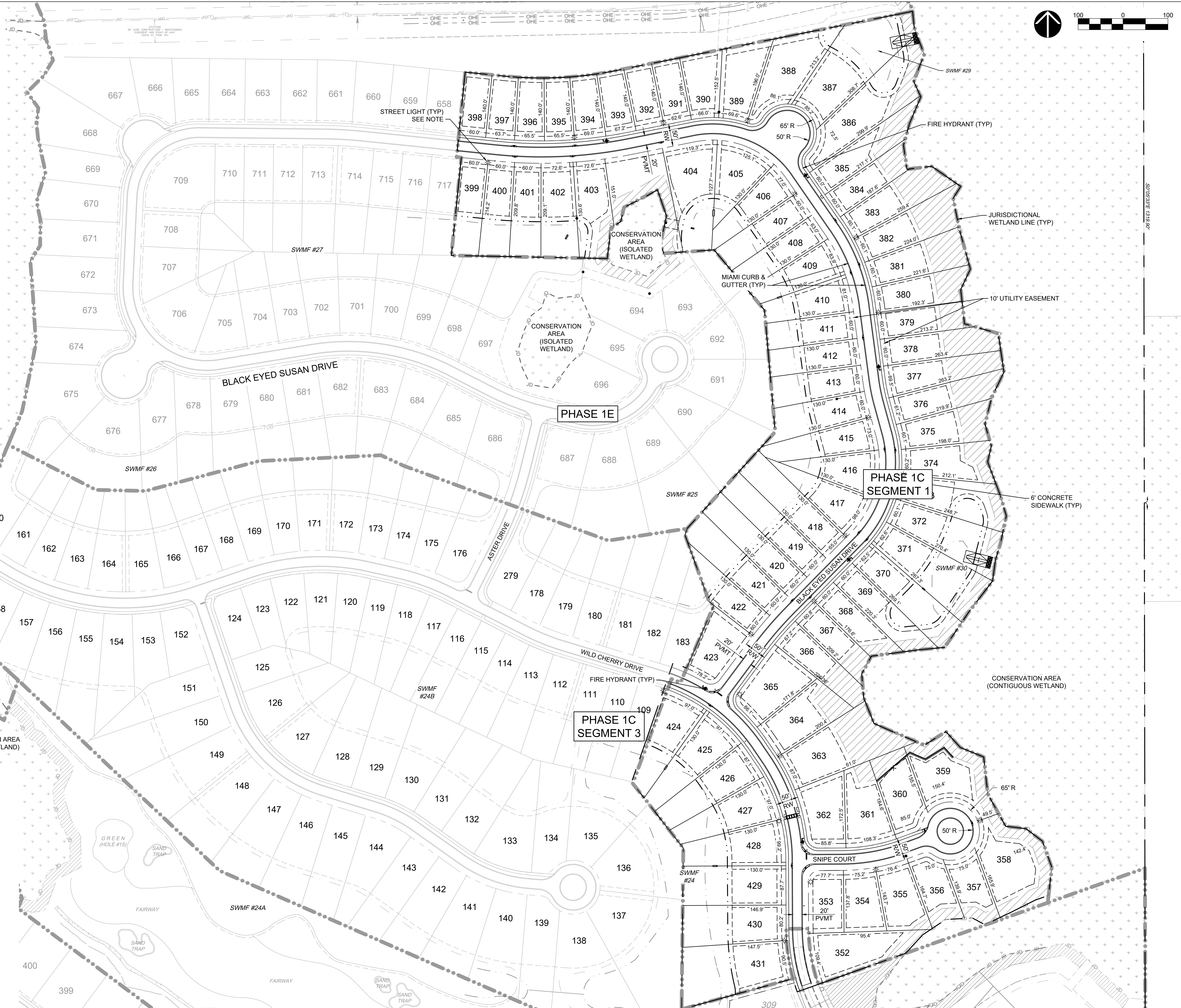
DATE : 2020-07-09
 PROJECT NO. : 115040.04
 DESIGNED BY : GSL
 DRAWN BY : KMDW
 SCALE : AS NOTED

No.	Date	Revision

THIS DRAWING NOT RELEASED FOR CONSTRUCTION UNLESS SO NOTED ABOVE

SHEET TITLE
FINAL DEVELOPMENT PLAN

LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)
352	18883.97	379	11605.78	406	12566.20
353	10765.92	380	13802.08	407	13200.20
354	11619.31	381	16009.76	408	12823.16
355	13226.41	382	17389.14	409	13320.72
356	11682.94	383	16640.20	410	12878.42
357	11310.13	384	11792.41	411	11924.77
358	25721.00	385	15443.24	412	12085.14
359	23295.20	386	27462.17	413	13181.27
360	15075.13	387	30651.27	414	14572.81
361	15691.82	388	19996.42	415	14391.26
362	14436.27	389	14740.02	416	12154.84
363	25830.38	390	11297.60	417	13638.52
364	16841.77	391	8816.92	418	17786.09
365	16361.76	392	8847.22	419	16275.90
366	13348.39	393	9057.15	420	16141.60
367	11256.93	394	9150.56	421	17282.80
368	11828.25	395	8688.00	422	11836.95
369	14655.92	396	8688.00	423	13682.13
370	18929.89	397	8635.97	424	17096.76
371	22963.30	398	8400.00	425	17491.55
372	20952.74	399	13002.28	426	17504.02
373	18763.82	400	13484.15	427	16637.15
374	15127.02	401	13561.08	428	17527.63
375	14732.24	402	16543.69	429	20102.30
376	14547.44	403	16078.58	430	19863.58
377	14817.38	404	22569.99	431	26846.92
378	15242.66	405	13981.67		



PHASE 1D
SEGMENT 1

CONSERVATION AREA
(CONTIGUOUS WETLAND)

LEGEND

--- JD --- JD ---	JURISDICTIONAL WETLAND LINE
▼ ▼ ▼ ▼ ▼ ▼ ▼ ▼ ▼ ▼	WETLANDS
▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨	NATURAL VEGETATIVE UPLAND BUFFER
▩ ▩ ▩ ▩ ▩ ▩ ▩ ▩ ▩ ▩	WETLAND IMPACTS
*	STREET LIGHT

NOTE: FINAL LOCATION OF LIGHTING IS SUBJECT TO CHANGE BASED ON FPL ELECTRICAL DESIGN. THE PROPERTY OWNER IS RESPONSIBLE FOR SELECTING LIGHTING TYPE FROM APPROVED FPL CATALOG.

PROSSER
Community - Management - Energy - Relationships
13901 Sutton Park Drive South, Suite 200
Jacksonville, Florida 32224-0229
Office 904.739.3655
Fax 904.730.3413
www.prosserinc.com
Florida Certificate of Authorization
Number: 00004050

AMELIA NATIONAL
ENTERPRISE, LLC

AMELIA NATIONAL
PHASE 1C, 1D, 1E



DATE : 2020-07-09
PROJECT NO. : 115040.04
DESIGNED BY : GSL
DRAWN BY : KMDW
SCALE : AS NOTED

No.	Date	Revision

THIS DRAWING NOT RELEASED FOR CONSTRUCTION UNLESS SO NOTED ABOVE

SHEET TITLE
**FINAL DEVELOPMENT
PLAN - WILD CHERRY
DRIVE**

P:\115115040-04-AMELIA NATIONAL PH 1C WILD CHERRY Production\Drawings\Exhibits\115040-04-MDP.dwg (CP1.02) 7/9/2020 2:38:51 PM Neal Brockmeier

2018-04-24 pnr_infr-AcctD-Plan
2018-04-23 pnr_infr-AcctD-Plan

