

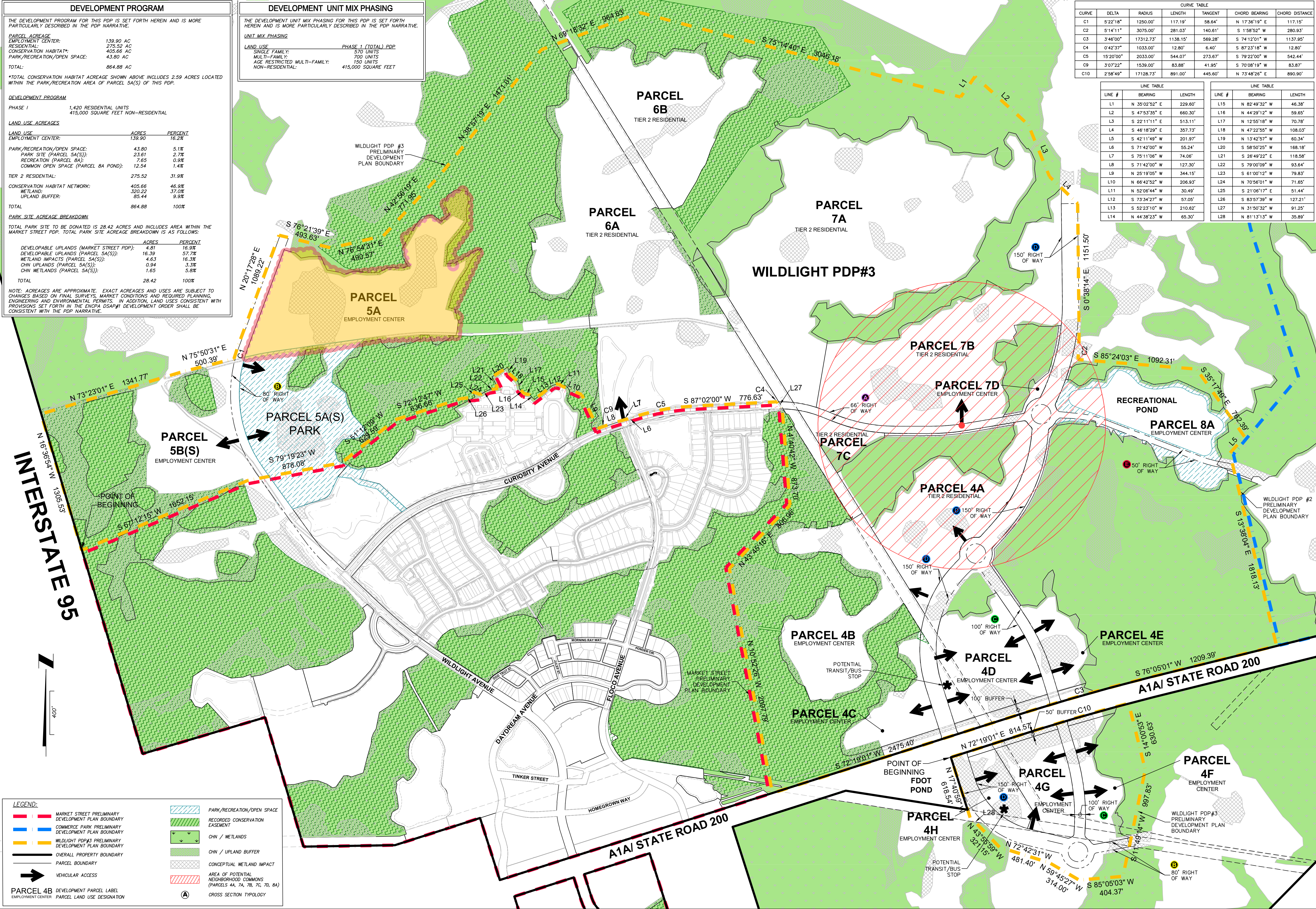
DEVELOPMENT PROGRAM		
THE DEVELOPMENT PROGRAM FOR THIS PDP IS SET FORTH HEREIN AND IS MORE PARTICULARLY DESCRIBED IN THE PDP NARRATIVE.		
PARCEL ACREAGE:	139.90 AC	
EMPLOYMENT CENTER:	275.52 AC	
CONSERVATION HABITAT:	405.66 AC	
PARK/RECREATION/OPEN SPACE:	43.80 AC	
TOTAL:	864.88 AC	
*TOTAL CONSERVATION HABITAT ACREAGE SHOWN ABOVE INCLUDES 2.59 ACRES LOCATED WITHIN THE PARK/RECREATION AREA OF PARCEL 5A(S) OF THIS PDP.		
DEVELOPMENT PROGRAM		
PHASE 1	1,420 RESIDENTIAL UNITS	
	415,000 SQUARE FEET NON-RESIDENTIAL	
LAND USE ACREAGES		
LAND USE	ACRES	PERCENT
EMPLOYMENT CENTER:	139.90	16.2%
PARK/RECREATION/OPEN SPACE:	43.80	5.1%
PARK SITE (PARCEL 5A(S)):	23.61	2.7%
RECREATION (PARCEL 8A):	7.65	0.9%
COMMON OPEN SPACE (PARCEL 8A POND):	12.54	1.4%
TIER 2 RESIDENTIAL:	275.52	31.9%
CONSERVATION HABITAT NETWORK:	405.66	46.9%
WETLAND:	320.22	37.0%
UPLAND BUFFER:	85.44	9.9%
TOTAL	864.88	100%
PARK SITE ACREAGE BREAKDOWN		
TOTAL PARK SITE TO BE DONATED IS 28.42 ACRES AND INCLUDES AREA WITHIN THE MARKET STREET PDP. TOTAL PARK SITE ACREAGE BREAKDOWN IS AS FOLLOWS:		
DEVELOPABLE UPLANDS (MARKET STREET PDP):	4.81	16.9%
DEVELOPABLE UPLANDS (PARCEL 5A(S)):	16.39	57.7%
WETLAND IMPACTS (PARCEL 5A(S)):	4.63	16.3%
CHN UPLANDS (PARCEL 5A(S)):	0.94	3.3%
CHN WETLANDS (PARCEL 5A(S)):	1.65	5.8%
TOTAL	28.42	100%
NOTE: ACREAGES ARE APPROXIMATE. EXACT ACREAGES AND USES ARE SUBJECT TO CHANGES BASED ON FINAL SURVEYS, MARKET CONDITIONS AND REQUIRED PLANNING, ENGINEERING AND ENVIRONMENTAL PERMITS. IN ADDITION, LAND USES CONSISTENT WITH PROVISIONS SET FORTH IN THE ENCPA DSAP#1 DEVELOPMENT ORDER SHALL BE CONSISTENT WITH THE PDP NARRATIVE.		

DEVELOPMENT UNIT MIX PHASING	
THE DEVELOPMENT UNIT MIX PHASING FOR THIS PDP IS SET FORTH HEREIN AND IS MORE PARTICULARLY DESCRIBED IN THE PDP NARRATIVE.	
UNIT MIX PHASING	
LAND USE	PHASE 1 (TOTAL) PDP
SINGLE FAMILY:	570 UNITS
MULTI-FAMILY:	700 UNITS
AGE RESTRICTED MULTI-FAMILY:	150 UNITS
NON-RESIDENTIAL:	415,000 SQUARE FEET

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	5°22'18"	1250.00'	117.19'	58.64'	N 17°36'19" E
C2	5°14'11"	3075.00'	281.03'	140.61'	S 1°58'52" W
C3	3°46'00"	17312.73'	1138.15'	569.28'	S 74°12'01" W
C4	0°42'37"	10333.00'	12.80'	6.40'	S 87°23'18" W
C5	15°20'00"	20333.00'	544.07'	273.67'	S 79°22'00" W
C9	3°07'22"	1539.00'	83.88'	41.95'	S 70°08'19" W
C10	2°58'49"	17128.73'	891.00'	445.60'	N 73°48'26" E

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 35°02'52" E	229.60'
L2	S 47°53'35" E	660.30'
L3	S 22°11'11" E	513.11'
L4	S 46°18'29" E	357.73'
L5	S 42°11'49" W	201.97'
L6	S 71°42'00" W	55.24'
L7	S 75°11'06" W	74.06'
L8	S 71°42'00" W	127.30'
L9	N 25°19'05" W	344.15'
L10	N 66°42'52" W	206.93'
L11	N 52°08'44" W	30.49'
L12	S 73°34'27" W	57.05'
L13	S 52°23'10" W	210.62'
L14	N 44°38'23" W	65.30'

LINE TABLE		
LINE #	BEARING	LENGTH
L15	N 82°49'32" W	46.38'
L16	N 44°29'12" W	59.65'
L17	N 12°55'18" W	70.78'
L18	N 47°22'55" W	108.03'
L19	N 13°42'57" W	60.34'
L20	S 58°50'25" W	168.18'
L21	S 26°49'22" E	118.58'
L22	S 79°00'09" W	93.64'
L23	S 61°00'12" W	79.83'
L24	N 70°56'01" W	71.65'
L25	S 21°06'17" E	51.44'
L26	S 83°57'39" W	127.21'
L27	N 31°50'32" W	91.25'
L28	N 81°13'13" W	35.89'



LEGEND:	
	MARKET STREET PRELIMINARY DEVELOPMENT PLAN BOUNDARY
	COMMERCE PARK PRELIMINARY DEVELOPMENT PLAN BOUNDARY
	WILDLIGHT PDP#3 PRELIMINARY DEVELOPMENT PLAN BOUNDARY
	OVERALL PROPERTY BOUNDARY
	VEHICULAR ACCESS
	PARK/RECREATION/OPEN SPACE
	RECORDED CONSERVATION EASEMENT
	CHN / WETLANDS
	CHN / UPLAND BUFFER
	CONCEPTUAL WETLAND IMPACT
	AREA OF POTENTIAL NEIGHBORHOOD COMMONS (PARCELS 4A, 7A, 7B, 7C, 7D, 8A)
	CROSS SECTION TYPOLOGY

PRELIMINARY DEVELOPMENT SITE PLAN

WILDLIGHT PDP#3

FOR RAYDIENT PLACES + PROPERTIES

England-Thms & Miller, Inc.

14775 Old St. Augustine Road

Jacksonville, FL 32256

TEL: (904) 642-8890

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ETM

VISION + EXPERIENCE + RESULTS

PRELIMINARY DEVELOPMENT SITE PLAN

WILDLIGHT PDP#3

FOR RAYDIENT PLACES + PROPERTIES

REVISIONS:

ETM NO. 19-239-01-08

DRAWN BY: L.O.L.

DESIGNED BY: J.Z.B.

CHECKED BY: J.Z.B.

DATE: SEPTEMBER 2020

DRAWING NUMBER

PDP-3

PLANS PREPARED UNDER THE DIRECTION OF:

JOHN ZACHARY BRECHT

P.E. NUMBER: 66559

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PLOTTED: November 16, 2020 - 2:23 PM BY: Zach Brecht