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CONTRACT PLANS

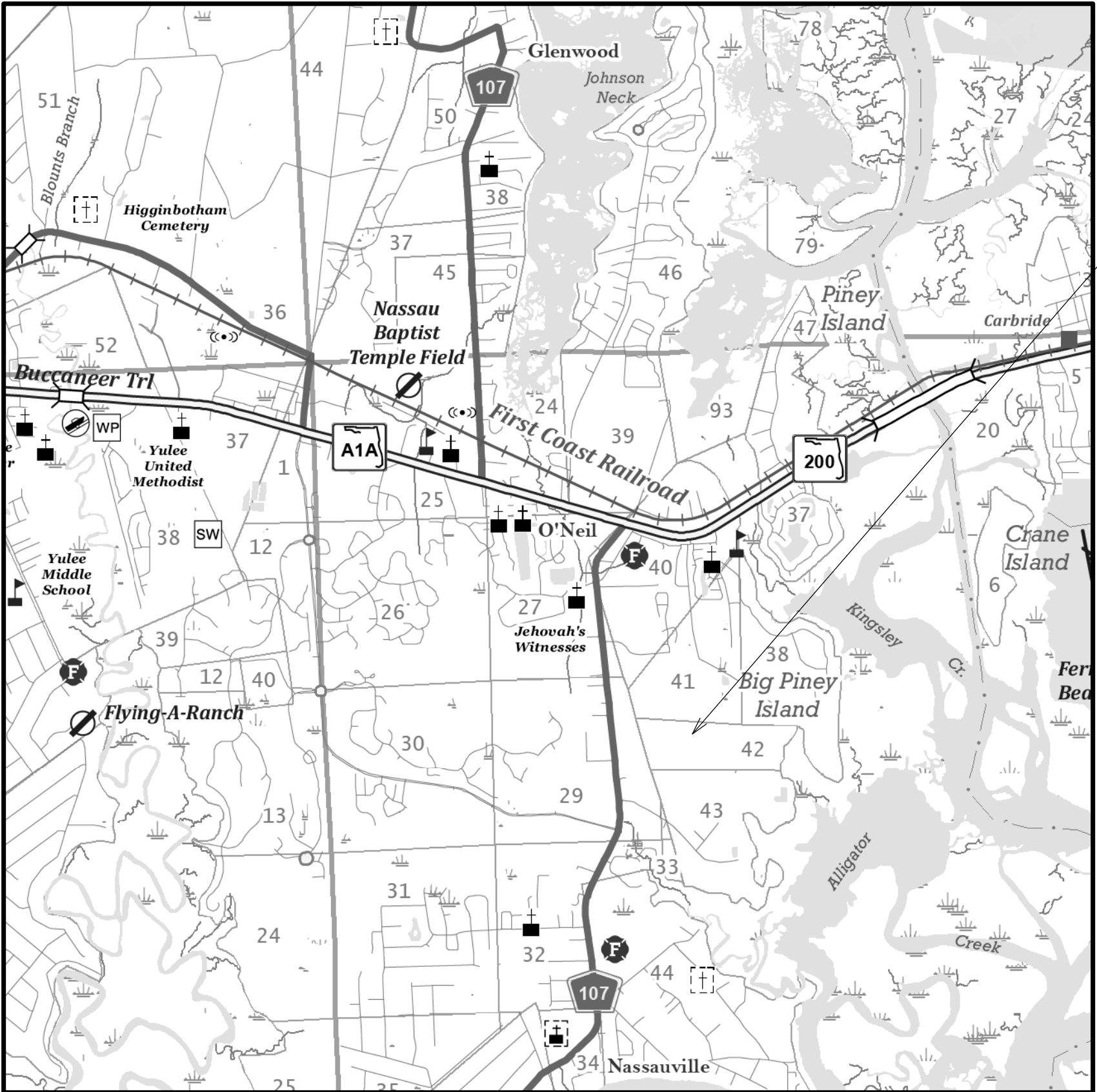
WOODBIDGE PUD
PHASE 5

FOR WOODBRIDGE NASSAU, LLC


95094 ARBOR LANE
FERNANDINA BEACH, FL. 32034
904.335.8685

INDEX OF ROADWAY PLANS

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SITE / GEOMETRY				WATER NOTES	
<p>1. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH O.S.H.A. REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTOR'S PRICE FOR PERFORMING THE WORK.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUBSURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR IS URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THIS PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO CONSTRUCTION OF THE PROJECT. ALL COSTS ASSOCIATED WITH PRELIMINARY INVESTIGATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.</p> <p>3. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER.</p> <p>4. ELEVATIONS ARE BASED ON U.S.C. & G. DATUM NAVD 1988.</p> <p>5. TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PROVIDED BY: MANZIE & DRAKE SURVEYORS.</p> <p>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING, RIGHT-OF-WAY PERMITS NOT PROVIDED , AND INSURANCE REQUIRED FOR THE PROJECT.</p> <p>7. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN COUNTY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION & REPAIR.</p> <p>8. THE CONTRACTOR SHALL ADVISE THE OWNER'S AUTHORIZED REPRESENTATIVE OF PLANNED WORK SCEDULE. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.</p> <p>9. "AS-BUILT" DRAWINGS - AS-BUILTS ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION, AND SUBMITTAL OF AS-BUILT DRAWINGS.</p> <p>10. "AS-BUILT" RECORD DATA AND INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR. RECORD DRAWINGS SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND NASSAU COUNTY. THE SUBMITTAL OF AS-BUILTS WILL BE IN ACCORDANCE WITH THE NASSAU COUNTY AS-BUILT REQUIREMENTS CHECKLIST.</p> <p>11. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.</p> <p>12. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR ON A DAILY BASIS.</p> <p>13. ALL EXCESS SUITABLE AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR RECORD.</p> <p>14. ALL EXISTING TREES LISTED TO REMAIN SHALL BE PRESERVED AND PROTECTED.</p> <p>15. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES, AND IMPROVEMENTS ON THE DRAWINGS ARE BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO ACTUAL FIELD LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THE DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITY IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR REPAIRS OR PAYMENTS FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS, AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH THEY SHALL CONNECT.</p> <p>16. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER OF RECORD ON ALL MATERIALS, FOR REVIEW AND APPROVAL, PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY OR STRUCTURE.</p> <p>17. UNSUITABLE MATERIALS UNDER WATER, SEWER, OR STORM PIPE AND/OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO 98% OF IT'S MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557).</p> <p>18. ALL WATER & SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES.</p> <p>19. WHEN DEWATERING CAPACITY REQUIRES A PERMIT (CUP), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.</p> <p>20. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY HAZARD. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. WHERE PARALLEL WATER AND SEWER MAINS HAVE LESS THAN 10 FOOT HORIZONTAL SEPARATION, 20 FOOT LENGTHS OF C900 (DR18) WATER QUALITY PIPE SHALL BE USED WITH THE JOINTS STAGGERED AT 10 FOOT INTERVALS. THE PIPES SHALL BE PLACED IN SEPARATE TRENCHES WITH THE WATER MAIN AT LEAST 18 INCHES ABOVE THE SEWER. 6" MIN VERTICAL SEPARATION IS REQUIRED WITH50 FT JOINT (C-900 WATER MAIN) CENTERED AND MINIMUM 30" BURY IS REQUIRED.</p> <p>21. WATER MAINS CROSSING SANITARY HAZARDS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER MAIN. WHERE WATER AND SEWER MAINS CROSS WITH BETWEEN 18 INCHES AND 6 INCHES OF VERTICAL CLEARANCE, A 20 FOOT SECTION OF C900 (DR18) WATER QUALITY PIPE SHALL BE CENTERED ON THE POINT OF THE CROSSING. THE CONTRACTOR SHALL FIELD VERIFY THE VERTICAL SEPARATION. THE MINIMUM SEPARATION BETWEEN WATER AND SEWER PIPES IS TO BE 6 INCHES OUTSIDE DIAMETER TO OUTSIDE DIAMETER.</p>				<p>22. NO WATER MAIN PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER MANHOLE.</p> <p>23. TRACER WIRE SHALL BE PROVIDED ON ALL WATER MAINS AND FORCE MAINS. TRACER WIRE SHALL BE A MINIMUM OF 14 GUAGE SOLID COPPER WIRE, COATED, AND SUITABLE FOR BURIAL. WIRE SHALL BE ATTACHED DIRECTLY TO TOP OF PIPE AND BROUGHT INTO EACH VALVE BOX AND COILED TO ALLOW FOR EASY ACCESS AND EXTENSION ABOVE FINISHED GRADE FOR ATTACHMENT OF LOCATING EQUIPMENT.</p> <p>24. ALL PIPE LENGTHS ARE APPROXIMATE DIMENSIONS, ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM WITH TYPICAL SECTIONS AND DETAILS AS SHOWN ON THE MISCELLANEOUS DETAILS SHEET AND IN ACCORDANCE WITH THE SPECIFICATIONS.</p> <p>25. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.</p> <p>26. GRADES SHOWN ON PLANS ARE EDGE OF PAVEMENT FINISHED GRADES UNLESS OTHERWISE NOTED.</p> <p>27. SHOULD THE SURFACE OR SUBSURFACE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.</p> <p>28. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFICALLY STATED.</p> <p>29. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF SEDIMENT-LADEN RUNOFF RESULTING FROM STORM EVENTS DURING THE CONSTRUCTION PHASE. EROSION CONTROL FACILITIES SHOULD BE INSTALLED EARLY DURING THE CONSTRUCTION PERIOD SO AS TO PREVENT THE TRANSPORT OF SEDIMENT INTO SURFACE WATERS. RE-VEGETATION AND STABILIZATION OF DISTURBED AREAS SHOULD BE ACCOMPLISHED IMMEDIATELY TO REDUCE THE POTENTIAL FOR FURTHER SOIL EROSION.</p> <p>30. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD BEFORE COMMENCING WORK.</p> <p>31. MINIMUM COVER OVER ALL PIPES SHALL BE 36" UNLESS OTHERWISE INDICATED. IN COUNTY R/W MINIMUM COVER IS 42" UNDER PAVEMENT.</p> <p>32. ALL UNDERGROUND UTILITY COMPANIES SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.</p> <p>33. IN ADDITION TO THE SPECIFICATIONS AND DETAILS PROVIDED FOR THIS CONTRACT, THE NASSAU COUNTY ROADWAY AND DRAINAGE STANDARDS (LATEST REVISION) SHALL ALSO BE USED FOR ANY ITEMS NOT COVERED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A SET OF ROADWAY AND DRAINAGE STANDARDS FROM THE COUNTY.</p> <p>34. BACKFILL MATERIAL SHALL BE COMPACTED TO 100% (1 2%) PER NASSAU COUNTY REQUIREMENTS UNDER EXISTING AND PROPOSED ROADWAYS.</p> <p>35. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER OF RECORD.</p> <p>36. STATIONING REFERS TO THE CENTERLINE OF THE ROADWAY EXCEPT AS NOTED ON PLANS. WHERE PAVEMENT SPLITS, THE STATIONING FOLLOWS THE INSIDE EDGE OF PAVEMENT UNTIL ROADWAY TRANSITIONS BACK TO THE TYPICAL ROADWAY SECTION</p> <p>37. ALL CONSTRUCTION, MATERIAL, AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH JEA & NASSAU COUNTY STANDARDS.</p> <p>38. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS, LATEST EDITION.</p>	
SEWER NOTES					
<p>1. THE CONTRACTOR SHALL PROVIDE, TO THE ENGINEER OF RECORD , A SCHEDULE OF INVERT ELEVATIONS OF ALL SANITARY MANHOLES PRIOR TO THE PLACEMENT OF THE LIME ROCK BASE COURSE. THIS SCHEDULE TO BE PROVIDED BY THE REGISTERED LAND SURVEYOR SUBMITTING THE "AS-BUILT" DRAWINGS FOR THIS PROJECT.</p> <p>2. SANITARY SEWER SERVICES SHALL BE 6"PVC WITH A MINIMUM SLOPE OF 0.01 FT/FT AND SHALL BE TERMINATED AT THE RIGHT-OF-WAY LINE WITH A DEPTH OF 30" TO 60" FROM THE FINAL FINISHED GRADE OF THE DEVELOPED LOTS. DEPTHS GREATER THAN 60" FROM FINAL FINISHED GRADE SHALL BE READJUSTED BY THE DEVELOPER AT HIS COST.</p> <p>3. ALL MANHOLE FRAMES AND COVERS TO BE ADJUSTED TO FINAL FINISHED GRADE.</p> <p>4. A SEPARATE SEWER SERVICE (6" MIN.) SHALL BE PROVIDED TO THE RIGHT-OF-WAY FOR EACH LOT BEING SERVED. AN "S" SHALL BE ETCHED INTO THE CURB DIRECTLY OVER EACH SERVICE LINE OR IN THE STREET SIDE OF A SIDEWALK IN LINE WITH THE CLEANOUT.</p> <p>5. GRAVITY SEWER TO BE GREEN IN COLOR</p> <p>6. NEW GRAVITY SEWER SYSTEM SHALL BE PLUGGED AT NEAREST EXISTING DOWNSTREAM MANHOLE AND SHALL NOT BE REMOVED WITHOUT AUTHORIZATION FROM THE JEA. EXISTING MANHOLES TO BE COREBORED AND ARRANGEMENTS MADE TO BE REFURBISHED WITH COMPATIBLE MATERIALS IF THE EXISTING MANHOLE IS ALLOWED TO BE USED.</p> <p>7. FINISHED FLOOR ELEVATIONS SHALL BE GREATER (HIGHER) THAN THE ELEVATION OF THE MANHOLE NEAREST THE SERVICE LATERAL IN ORDER TO AVOID A POTENTIAL BACKUP OF SEWERAGE IN THE HOUSE OR BUILDING.</p> <p>8. FORCE MAIN MUST PASS A PRESSURE TEST PRIOR TO ACCEPTANCE OF THE SYSTEM. THE PRESSURE TEST SHALL COMPLY WITH AWWA C-600 SECTION 41 STANDARD FOR HYDROSTATIC TESTING. PRESSURE TEST MUST BE WITNESSED AND APPROVED BY AN AUTHORIZED THE UTILITY COMPANY REPRESENTATIVE.</p> <p>9. ALL GRAVITY SEWER PIPE (WITH LATTERALS) TO A 12 FOOT DEPTH OF COVER SHALL BE ASTM D3034 SDR-26 PVC PIPE. GRAVITY SEWER PIPE WITH COVER OF 12 FEET (AND IN EASEMENTS) AND GREATER SHALL BE C900 - DR18. JOINT SHALL BE OF THE BELL AND SPIGOT TYPE AND MEET THE REQUIREMENTS OF THE PIPE REFERRED BEING USED. SEE JEA SEWER STANDARDS FOR MORE DETAIL.</p>				<p>10. WHEN A PROPERTY LINE CAN NOT BE DEFINED, THE SEWER CLEANOUT SHALL BE PLACED IN AN UNPAVED AREA AT A DISTANCE NO GREATER THAN 30 FEET FROM THE SEWER MAIN.</p> <p>11. ALL GRAVITY SEWER MAINS SHALL BE DEFLECTION TESTED WITH A 5% MANDREL AS SUPPLIED BY THE CONTRACTOR AND CERTIFIED TO ACCURACY EACH YEAR. CERTIFICATION OF ACCURACY SHALL BE PROVIDED TO JEA. THE SEWER LINES TO BE TV INSPECTED AND THE ALIGNMENT BETWEEN MANHOLES CHECKED BY USING LIGHTS, LASER BEAMS OR OTHER SUITABLE MEANS.</p> <p>12. FRAME AND COVER ADJUSTMENT RINGS SHALL BE MANUFACTURED OF THE SAME MATERIAL AS THE MANHOLES.</p> <p>13. SEWER PLUGS USED DURING THE CONSTRUCTION OR CONNECTION TO A SYSTEM SHALL HAVE THE CONTRACTOR'S NAME PERMANENTLY STAMPED.</p> <p>14. THE FRP MANHOLE LINER SHALL BE DESIGNED AND FABRICATED TO BE INSTALLED VERTICALLY INSIDE AN EXISTING MANHOLE, AND SHALL NOT BE LOAD BEARING STRUCTURE. THE ANNULAR SPACE BETWEEN THE OUTSIDE DIAMETER OF THE LINER AND INSIDE DIAMETER OF THE EXISTING MANHOLE WALL SHALL BE FILLED WITH CONCRETE GROUT.</p> <p>15. IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUIREMENTS, LEAKAGE TESTING SHALL BE PERFORMED ON ALL SEGMENTS OF THE SEWER SYSTEM. TESTING MAY INCLUDE APPROPRIATE WATER OR LOW PRESSURE AIR TESTING. TEST METHODS SHALL TAKE INTO CONSIDERATION THE RANGE IN GROUNDWATER ELEVATIONS DURING THE TEST AND ANTICIPATED DURING THE DESIGNED LIFE OF THE SEWER. LEAKAGE TESTING BASED ON THE WATER (HYDROSTATIC) TEST SHALL NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM USING A MINIMUM POSITIVE HEAD OF 2 FEET. LEAKAGE TESTING BASED ON THE LOW PRESSURE AIR TEST SHALL, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM F-3417.</p> <p>16. ALL LINED FORCE MAIN FITTINGS SHALL BE TESTED FOR DEFECTS PRIOR TO INSTALATION.</p>	
REVISIONS			WOODBRIDGE PUD PHASE 5		SHEET NO.
DATE	DESCRIPTION		PROJECT NUMBER	COUNTY	
			WB5	NASSAU	
GENERAL NOTES					
2					



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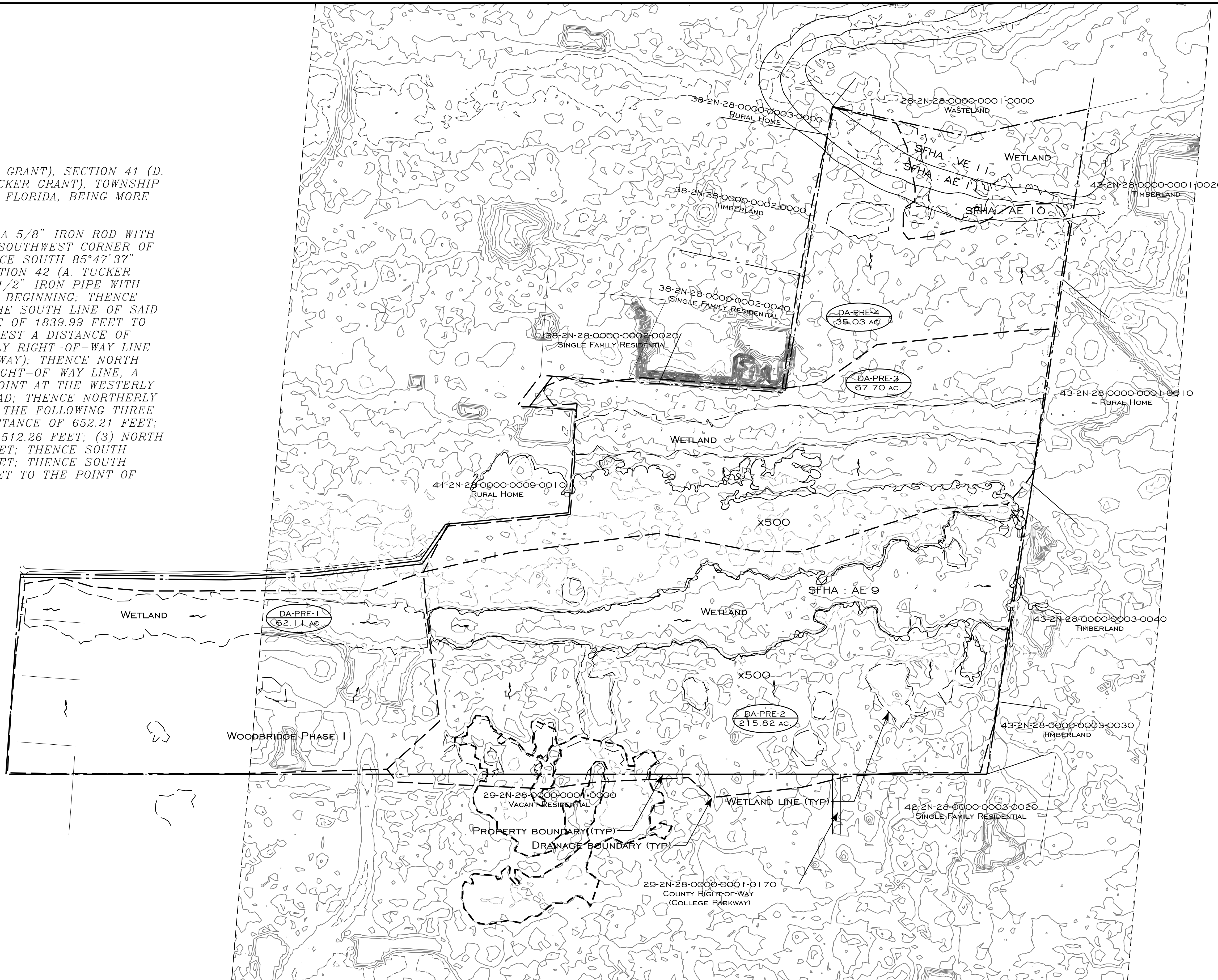
GENERAL NOTES



FOR A POINT OF REFERENCE COMMENCE AT A 5/8" IRON ROD WITH PLASTIC CAP "PLS-1558" LOCATED AT THE SOUTHWEST CORNER OF SAID SECTION 42 (A. TUCKER GRANT); THENCE SOUTH 85°47'37" EAST, ALONG THE SOUTH LINE OF SAID SECTION 42 (A. TUCKER GRANT), A DISTANCE OF 607.85 FEET TO A 1/2" IRON PIPE WITH PLASTIC CAP "FL-3718" AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 85°47'37" EAST, ALONG THE SOUTH LINE OF SAID SECTION 42 (A. TUCKER GRANT), A DISTANCE OF 1839.99 FEET TO A 1&1/2" AXLE; THENCE NORTH 9°59'06" WEST A DISTANCE OF 3524.97 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF CLEMENTS ROAD (A 40 FOOT RIGHT-OF-WAY); THENCE NORTH 59°57'09" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 264.36 FEET TO AND ANGLE POINT AT THE WESTERLY RIGHT-OF-WAY LINE OF SAID CLEMENTS ROAD; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES; (1) NORTH 11°06'45" WEST A DISTANCE OF 652.21 FEET; (2) NORTH 06°59'16" WEST A DISTANCE OF 512.26 FEET; (3) NORTH 03°57'20" WEST A DISTANCE OF 1223.29 FEET; THENCE SOUTH 89°31'40" WEST A DISTANCE OF 1196.49 FEET; THENCE SOUTH 04°38'54" EAST A DISTANCE OF 5847.17 FEET TO THE POINT OF BEGINNING.

THE FORGONE DESCRIBED LANDS SUBJECT
TO A FLORIDA PUBLIC UTILITIES COMPANY
POWER LINE EASEMENT.

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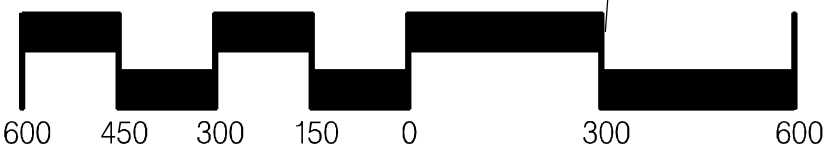


<div>REVISIONS</div>		<div></div>	<div>MCCRANIE & ASSOCIATES, INC. 301 CENTRE STREET, SUITE 200 FERNANDINA BEACH, FL 32034 904.533.8685</div>	<div>WOODBRIDGE PUD PHASE 5</div>		<div>PRE-DEVELOPMENT MASTER</div>	<div>SHEET NO.</div>
<div>DATE</div>	<div>DESCRIPTION</div>			<div>PROJECT NUMBER</div>	<div>COUNTY</div>		<div>3</div>
				<div>WB5</div>	<div>NASSAU</div>		

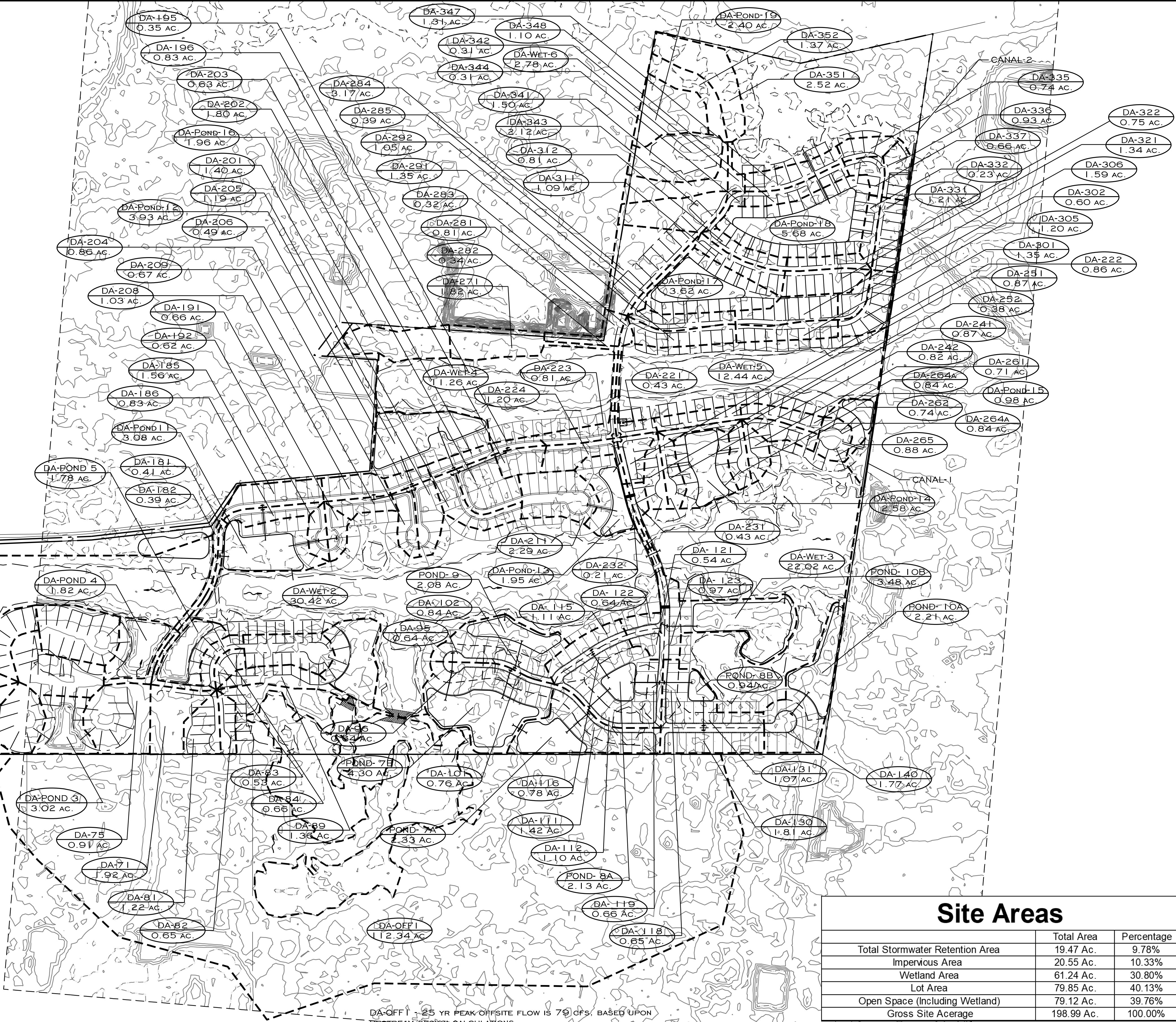
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Wetland Buffer Calculations

Wetland Buffer	Wetland Line Length (ft)	Required 25' Buffer Area (sf)	Provided Buffer Area (sf)	Provided Average Buffer Width (ft)
B-1	1,200	31,271	33,368	27.8
B-2	674	16,845	16,845	25.0
B-3	656	16,391	19,156	29.2
B-4	134	3,353	6,498	48.4
B-5	1,548	38,694	39,599	25.6
B-6	2,531	63,276	70,540	27.9
B-7	2,501	62,522	76,521	30.6
B-8	546	13,647	22,446	41.1
B-9	1,453	36,332	37,129	25.5
B-10	1,318	32,944	33,214	25.2
B-11	1,334	33,350	33,546	25.1
B-12	2,457	61,419	64,514	26.3
B-13	1,399	34,968	48,617	34.8
B-14	1,435	35,887	38,968	27.1
B-15	1,428	35,706	43,799	30.7
B-16	1,487	37,180	37,180	25.0
B-17	1,059	26,466	29,462	27.8
B-18	1,902	47,558	48,659	25.6
B-19	782	19,552	19,809	25.3



LEGEND	
	- WETLAND IMPACT



DA-OFF1 - 25 YR PEAK OFFSITE FLOW IS 79 CFS, BASED UPON UPSTREAM DESIGN CALCULATIONS

Site Areas

	Total Area	Percentage
Total Stormwater Retention Area	19.47 Ac.	9.78%
Impervious Area	20.55 Ac.	10.33%
Wetland Area	61.24 Ac.	30.80%
Lot Area	79.85 Ac.	40.13%
Open Space (Including Wetland)	79.12 Ac.	39.76%
Gross Site Acreage	198.99 Ac.	100.00%

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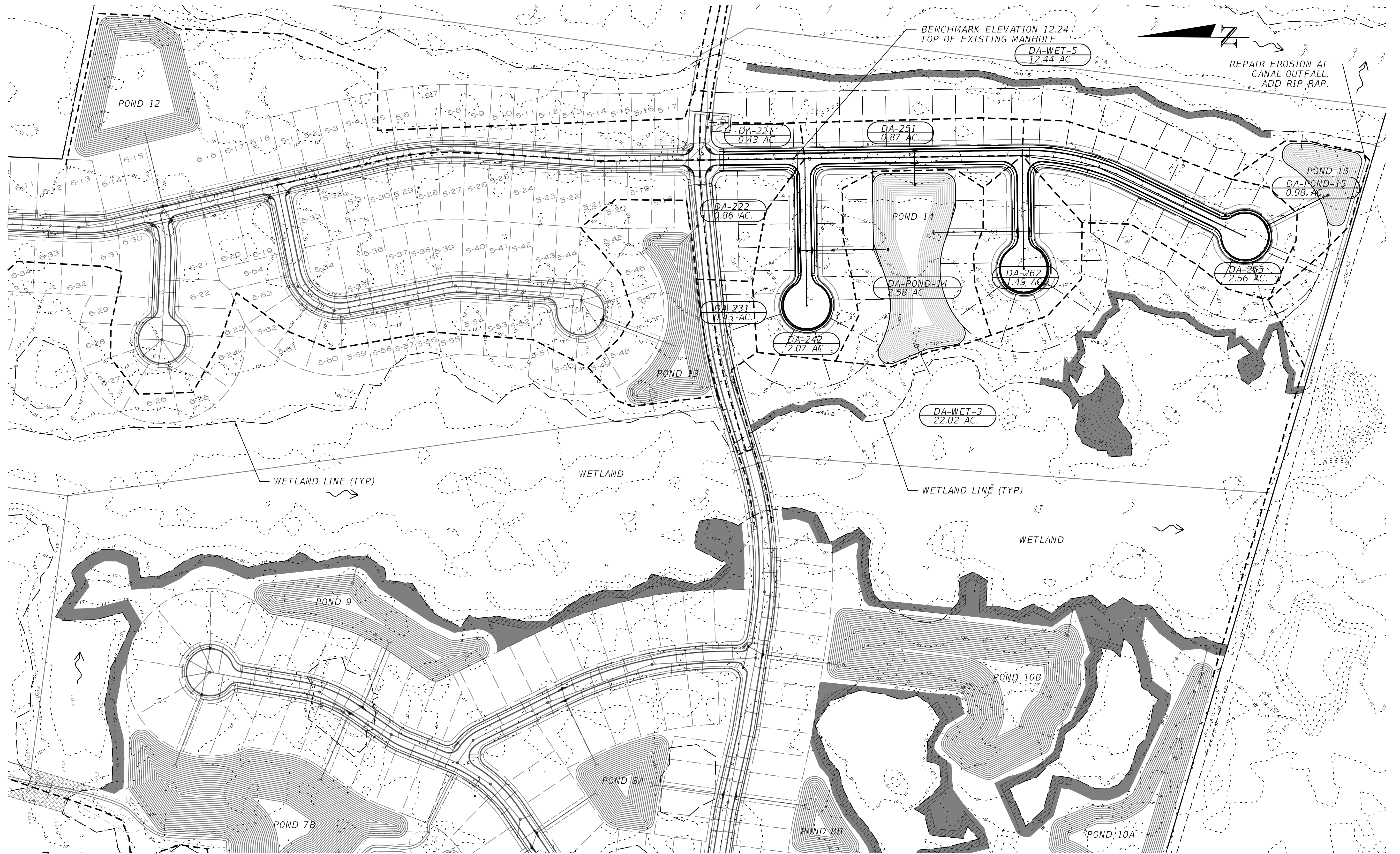
WOODBRIIDGE PUD PHASE 5	
PROJECT NUMBER	COUNTY
WB5	NASSAU

POST-DEVELOPMENT MASTER

SHEET NO.

4

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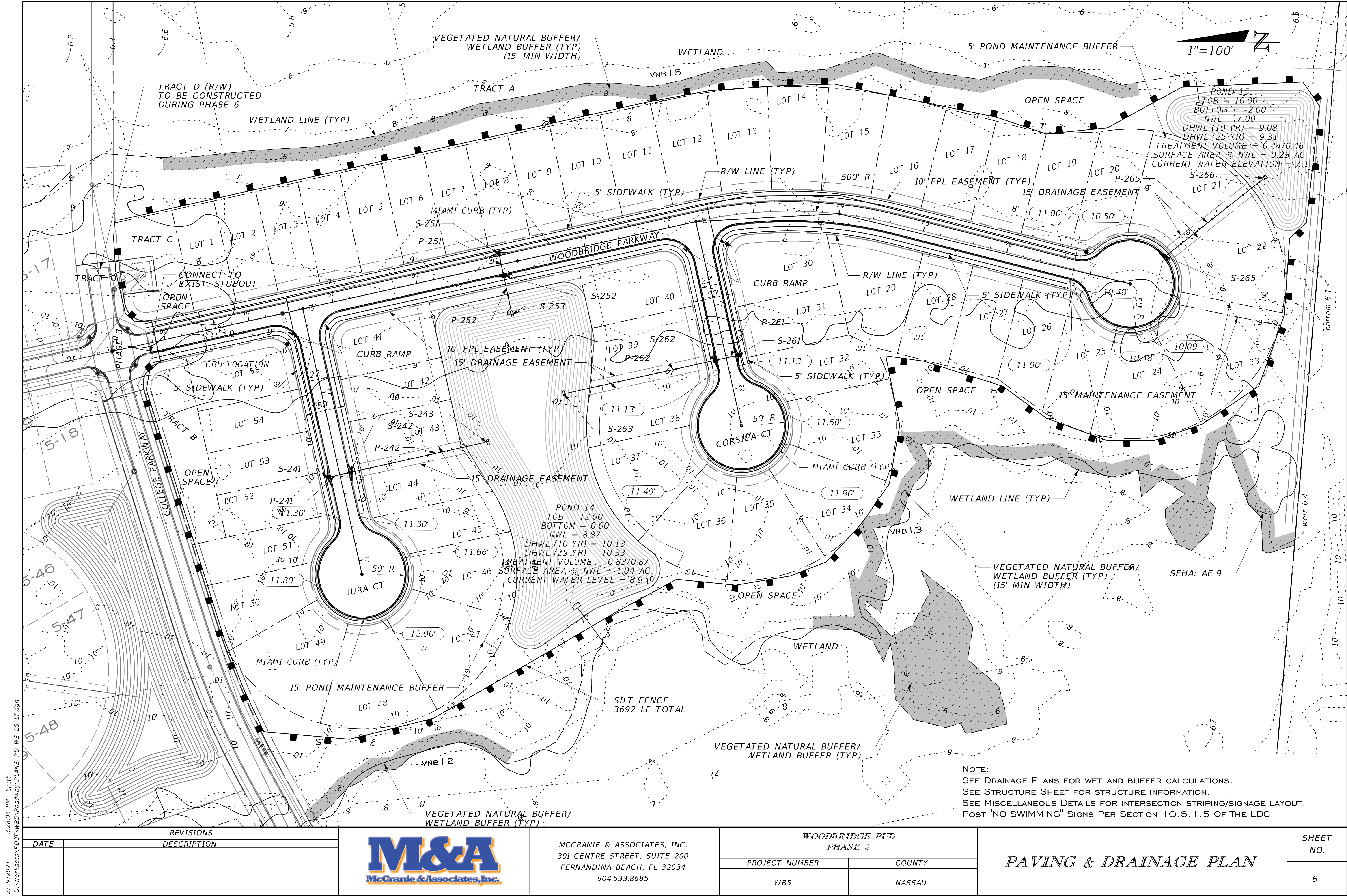


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WOODBRIDGE PUD PHASE 5	
PROJECT NUMBER	COUNTY

PHASE 5 DRAINAGE SHEET

SHEET
NO.
5



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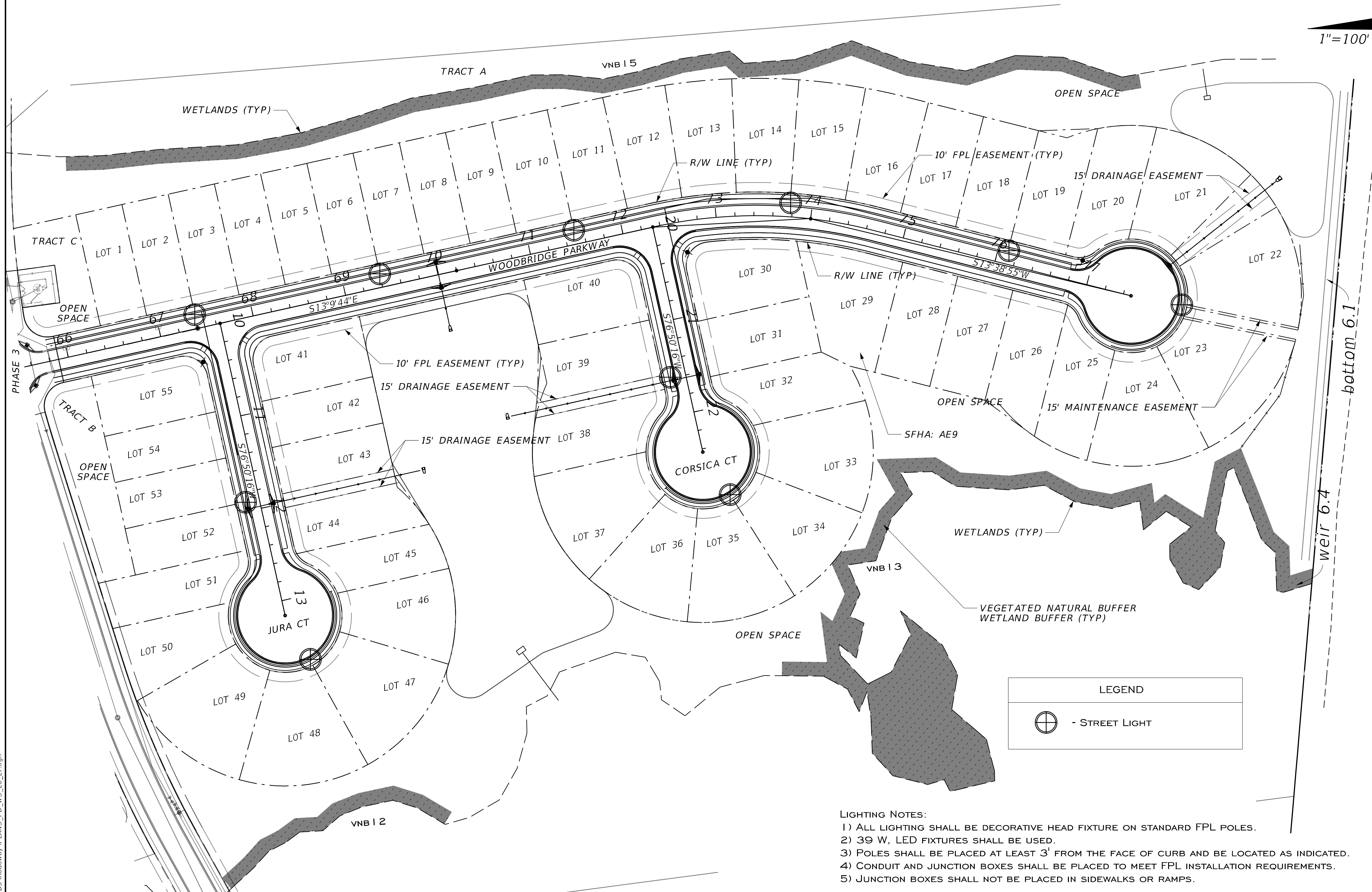


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WOODBIDGE PUD PHASE 5	
PROJECT NUMBER	COUNTY
WB5	NASSAU

PAVING & DRAINAGE PLAN

SHEET NO.
6



LEGEND

 - STREET LIGHT

- LIGHTING NOTES:
- 1) ALL LIGHTING SHALL BE DECORATIVE HEAD FIXTURE ON STANDARD FPL POLES.
 - 2) 39 W, LED FIXTURES SHALL BE USED.
 - 3) POLES SHALL BE PLACED AT LEAST 3' FROM THE FACE OF CURB AND BE LOCATED AS INDICATED.
 - 4) CONDUIT AND JUNCTION BOXES SHALL BE PLACED TO MEET FPL INSTALLATION REQUIREMENTS.
 - 5) JUNCTION BOXES SHALL NOT BE PLACED IN SIDEWALKS OR RAMPS.

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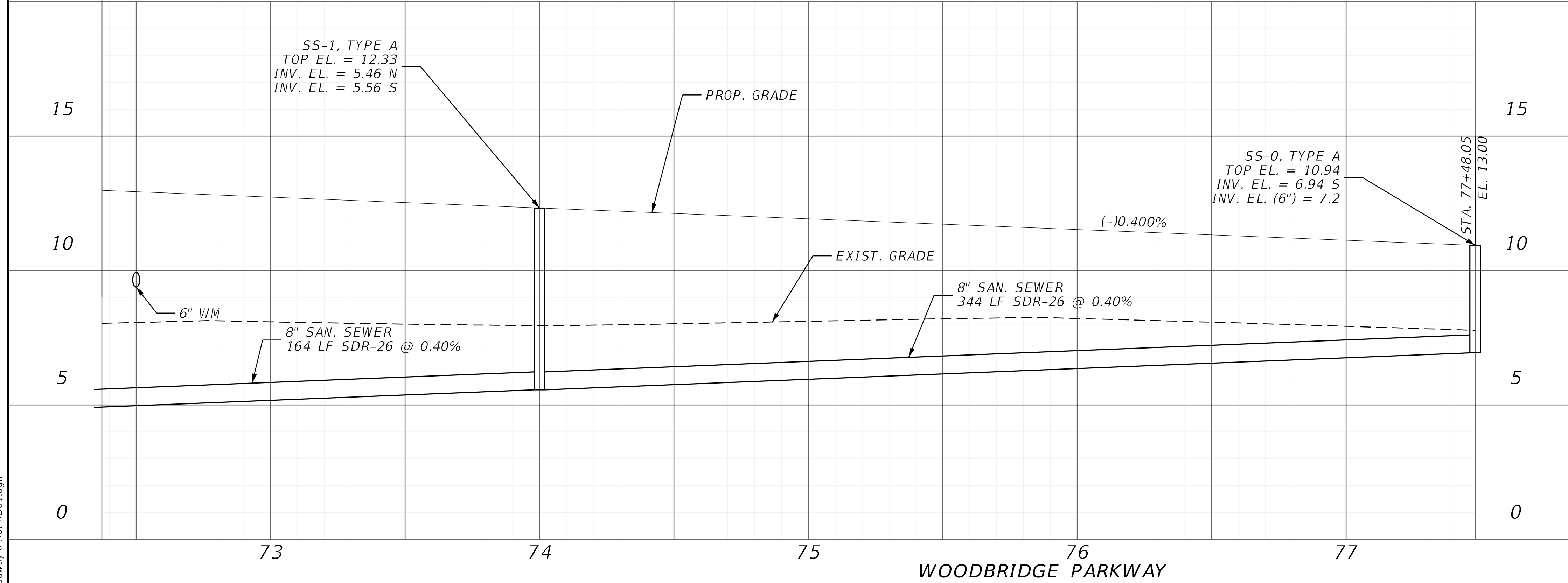
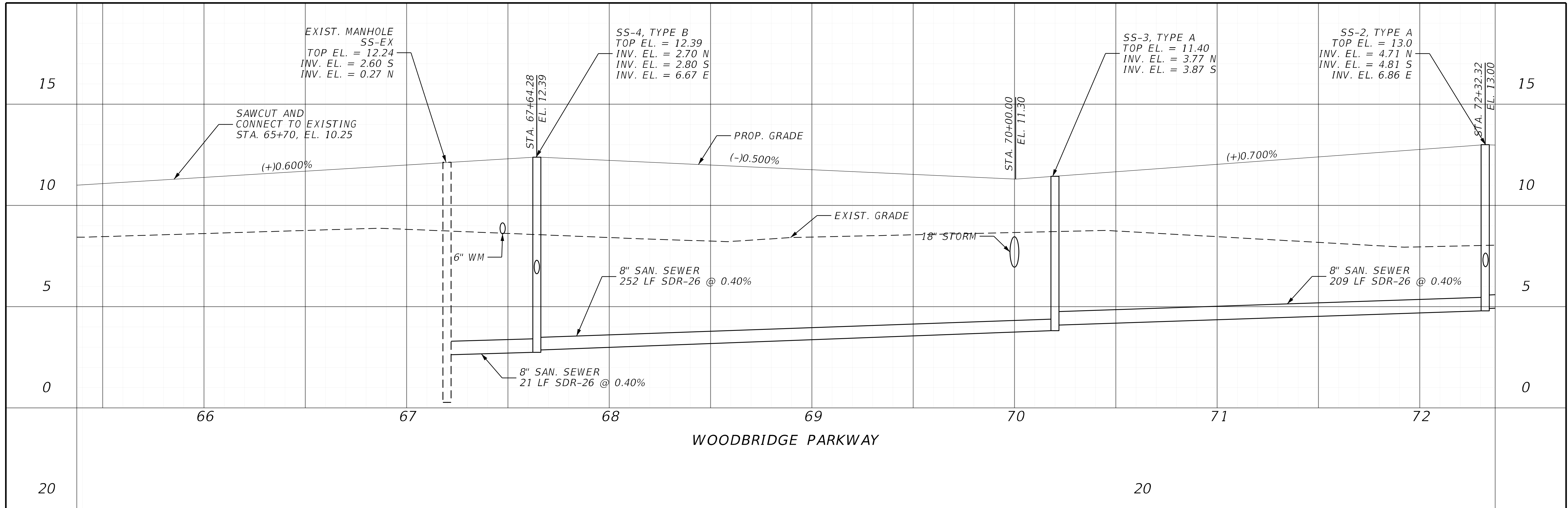
STREET LIGHTING LAYOUT	

SHEET NO.
7



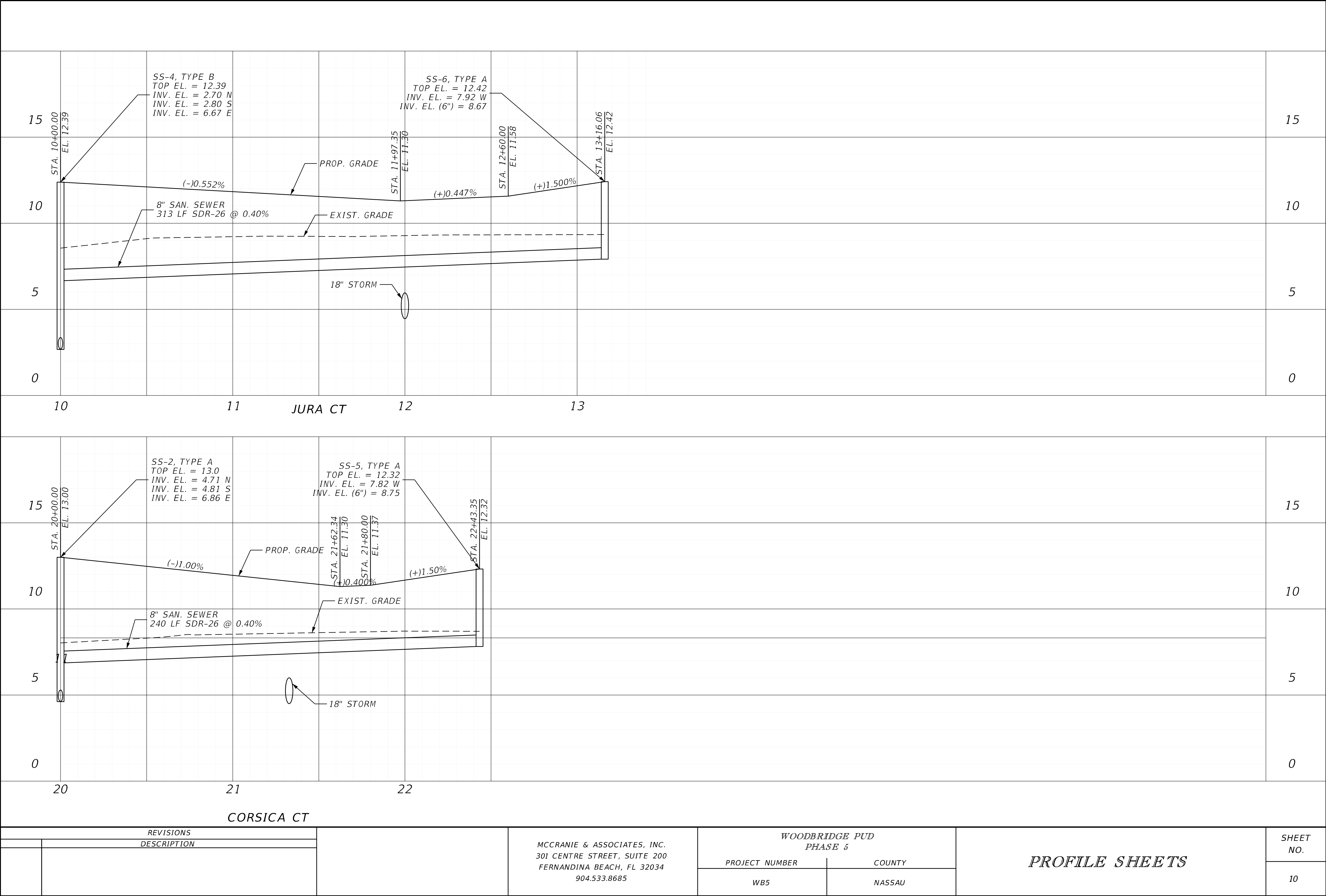
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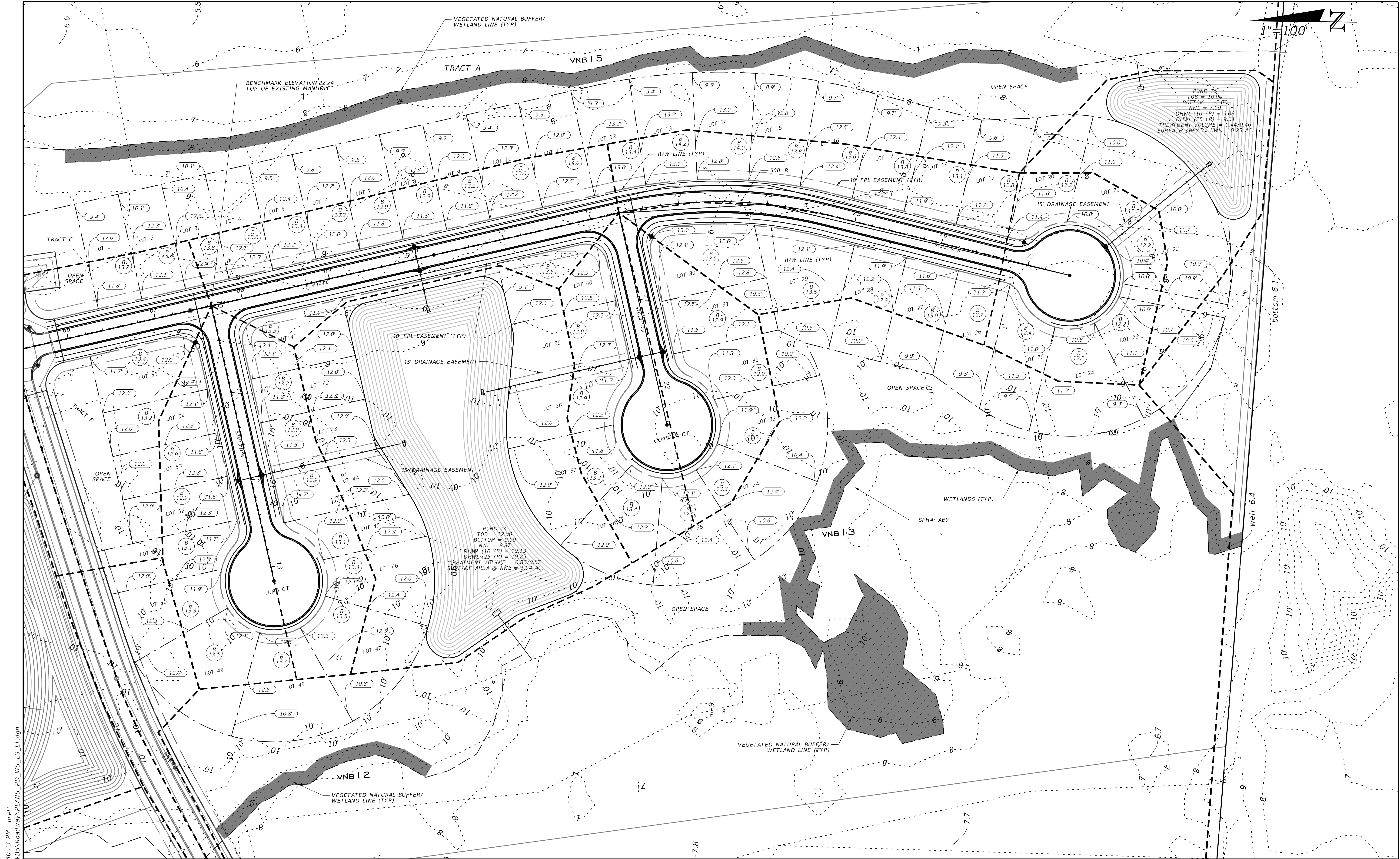
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REVISIONS		MCCRANIE & ASSOCIATES, INC. 301 CENTRE STREET, SUITE 200 FERNANDINA BEACH, FL 32034 904.533.8685	WOODBRIDGE PUD PHASE 5		PROFILE SHEETS	SHEET NO.
	DESCRIPTION		PROJECT NUMBER	COUNTY		9
				WB5		

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REVISIONS	
DATE	DESCRIPTION

MCCRANIE & ASSOCIATES, INC.
301 CENTRE STREET, SUITE 200
FERNANDINA BEACH, FL 32034
904.533.8685

WOODBRIDGE PUD PHASE 5	
PROJECT NUMBER	COUNTY
WB5	NASSAU

LOT GRADING SHEET

SHEET NO.
11

Pipe Table								
Pipe	Upstream Structure	Downstream Structure	Length (ft)	Size (in)	Type	Upstream Invert (ft)	Downstream Invert (ft)	Slope (%)
P-241	S-241	S-242	25.5	18	RCP	4.50	4.41	0.35
P-242	S-242	S-243	161	18	HDPE	4.41	3.85	0.35
P-251	S-251	S-252	27	18	RCP	7.00	6.91	0.35
P-252	S-252	S-253	47	18	HDPE	6.91	6.74	0.35
P-261	S-261	S-262	27	18	RCP	4.50	4.41	0.35
P-262	S-262	S-263	179	18	HDPE	4.41	3.79	0.35
P-265	S-265	S-266	146	24	HDPE	5.50	5.16	0.24

Structure Table							
Drainage Structure	Drainage Area	Type	Top/Inlet Elevation	Bottom Elevation	Drainage Area (Ac)	Inlet Flow (CFS)	Max Flow (CFS)
S-241	241	Curb Inlet	11.00	4.50	0.87	2.77	6.00
S-242	242	Curb Inlet	11.00	4.41	0.82	2.60	6.00
S-243		MES					
S-251	251	Curb Inlet	11.00	7.00	0.87	2.77	6.00
S-252	252	Curb Inlet	11.00	6.91	0.38	1.20	6.00
S-253		MES					
S-261	261	Curb Inlet	11.00	4.50	0.73	2.32	6.00
S-262	262	Curb Inlet	11.00	4.41	0.72	2.28	6.00
S-263		MES					
S-265	265	CI-D	10.00	5.50	2.58	8.21	8.00
S-266		MES					

NOTE: CI-D = DOUBLE CURB INLET

TREE TABLE

LOT #	AREA (SF)	REQUIRED # OF TREES
1	6000	2
2	6000	2
3	6000	2
4	6000	2
5	6000	2
6	6000	2
7	6000	2
8	6000	2
9	6000	2
10	7200	2
11	7200	2
12	7200	2
13	7728	2
14	7728	2
15	7728	2
16	7684	2
17	7200	2
18	7200	2
19	7724	2
20	8057	2

LOT #	AREA (SF)	REQUIRED # OF TREES
21	11520	3
22	12238	3
23	11395	3
24	10663	3
25	7752	2
26	7915	2
27	7200	2
28	7200	2
29	10159	3
30	8665	2
31	7200	2
32	7834	2
33	10323	3
34	9180	3
35	9505	3
36	9180	3
37	10571	3
38	9019	3
39	8634	2
40	8266	2

LOT #	AREA (SF)	REQUIRED # OF TREES
41	7666	2
42	6000	2
43	6900	2
44	7596	2
45	6522	2
46	8650	2
47	11160	3
48	11224	3
49	11059	3
50	6869	2
51	6976	2
52	6000	2
53	6000	2
54	6000	2
55	7666	2

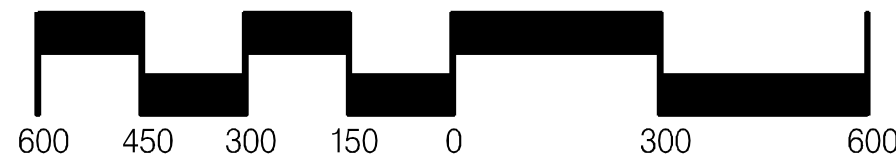
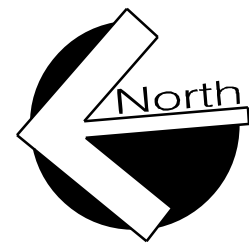
REVISIONS	
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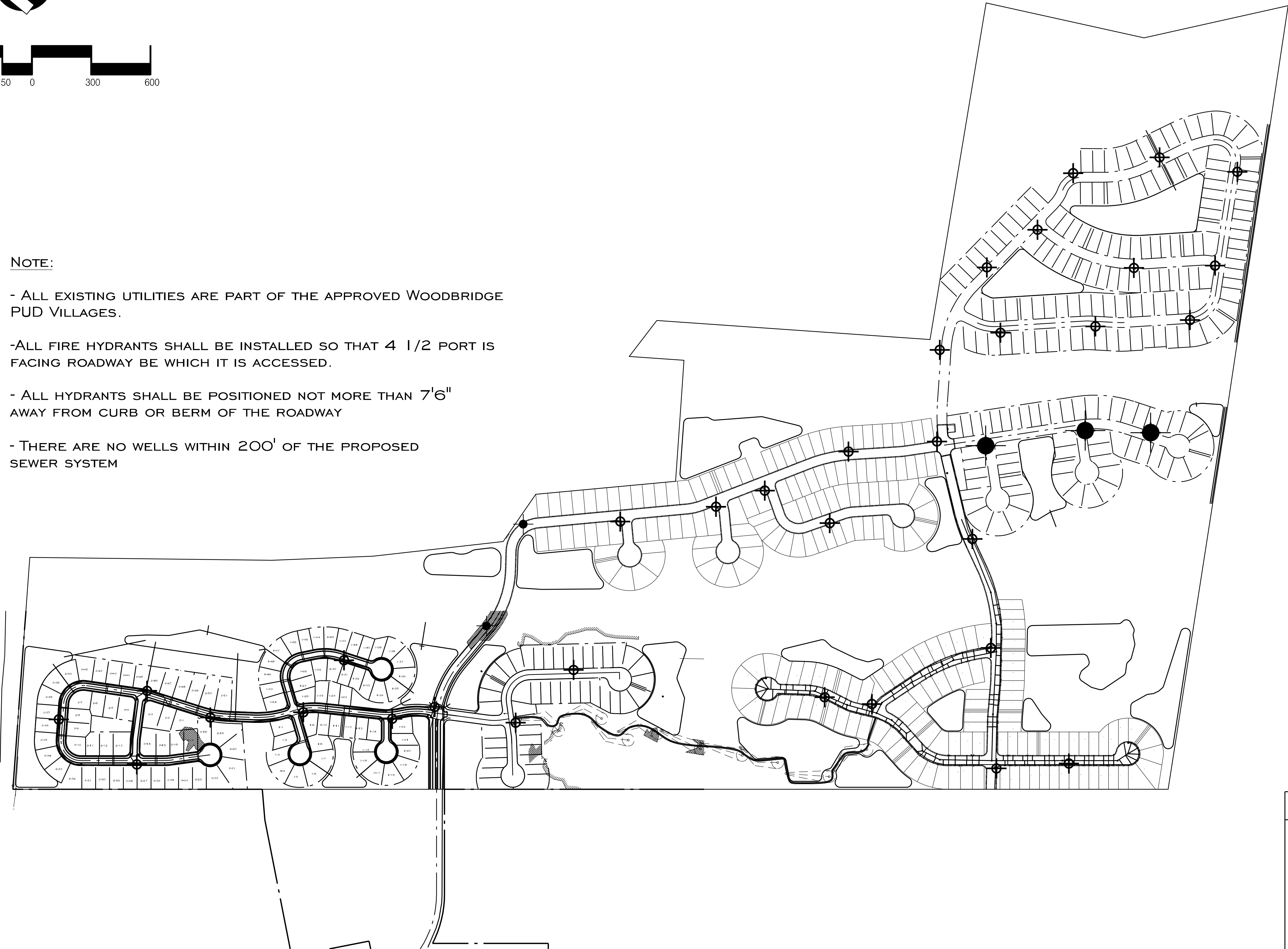
WOODBRIDGE PUD PHASE 5	
PROJECT NUMBER	COUNTY
WB5	NASSAU

STRUCTURE TABLE AND REQUIRED TREE CALCULATIONS	SHEET NO.
	12



NOTE:

- ALL EXISTING UTILITIES ARE PART OF THE APPROVED WOODBRIDGE PUD VILLAGES.
- ALL FIRE HYDRANTS SHALL BE INSTALLED SO THAT 4 1/2 PORT IS FACING ROADWAY BE WHICH IT IS ACCESSED.
- ALL HYDRANTS SHALL BE POSITIONED NOT MORE THAN 7'6" AWAY FROM CURB OR BERM OF THE ROADWAY
- THERE ARE NO WELLS WITHIN 200' OF THE PROPOSED SEWER SYSTEM



LEGEND	
	- PROPOSED FIRE HYDRANT
	- EXISTING FIRE HYDRANT
	- WATER MAIN

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WOODBRIDGE PUD PHASE 5	
PROJECT NUMBER	COUNTY
WB5	NASSAU

FIRE HYDRANT LAYOUT	

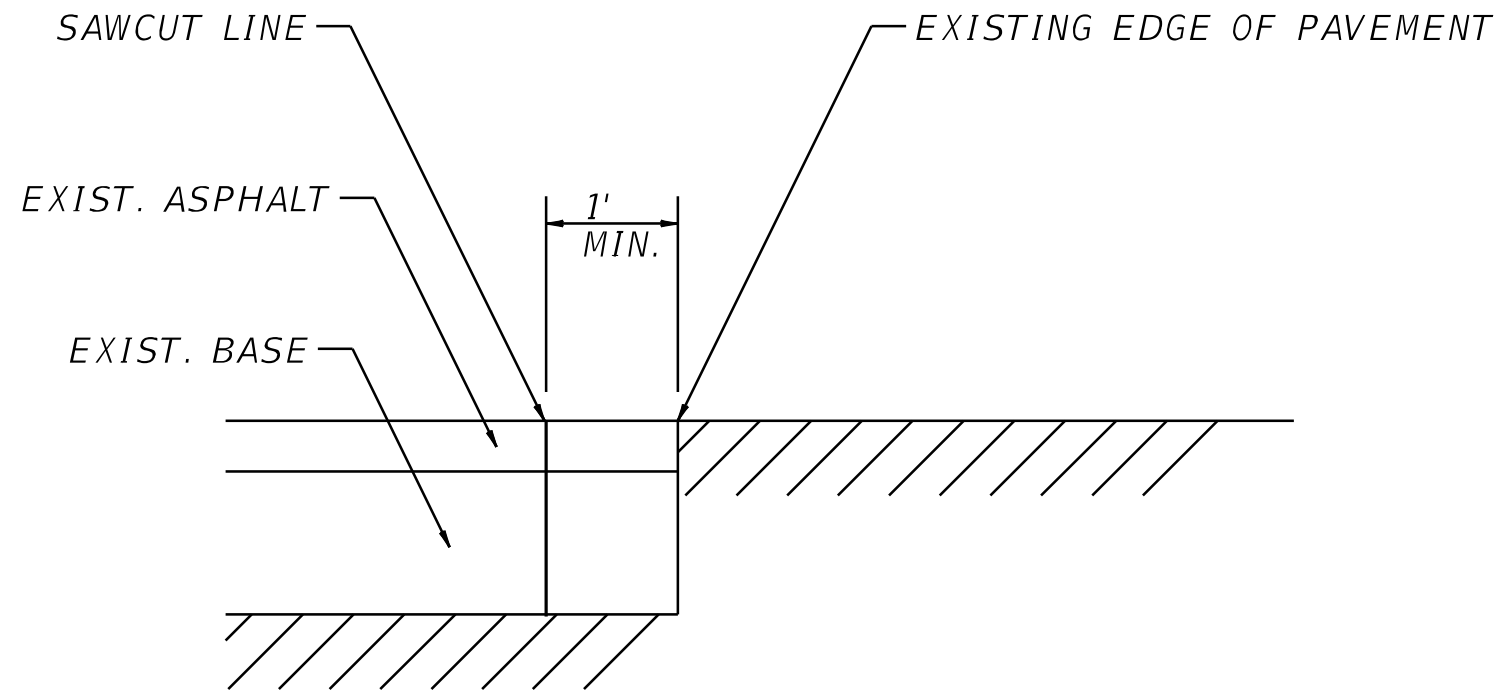
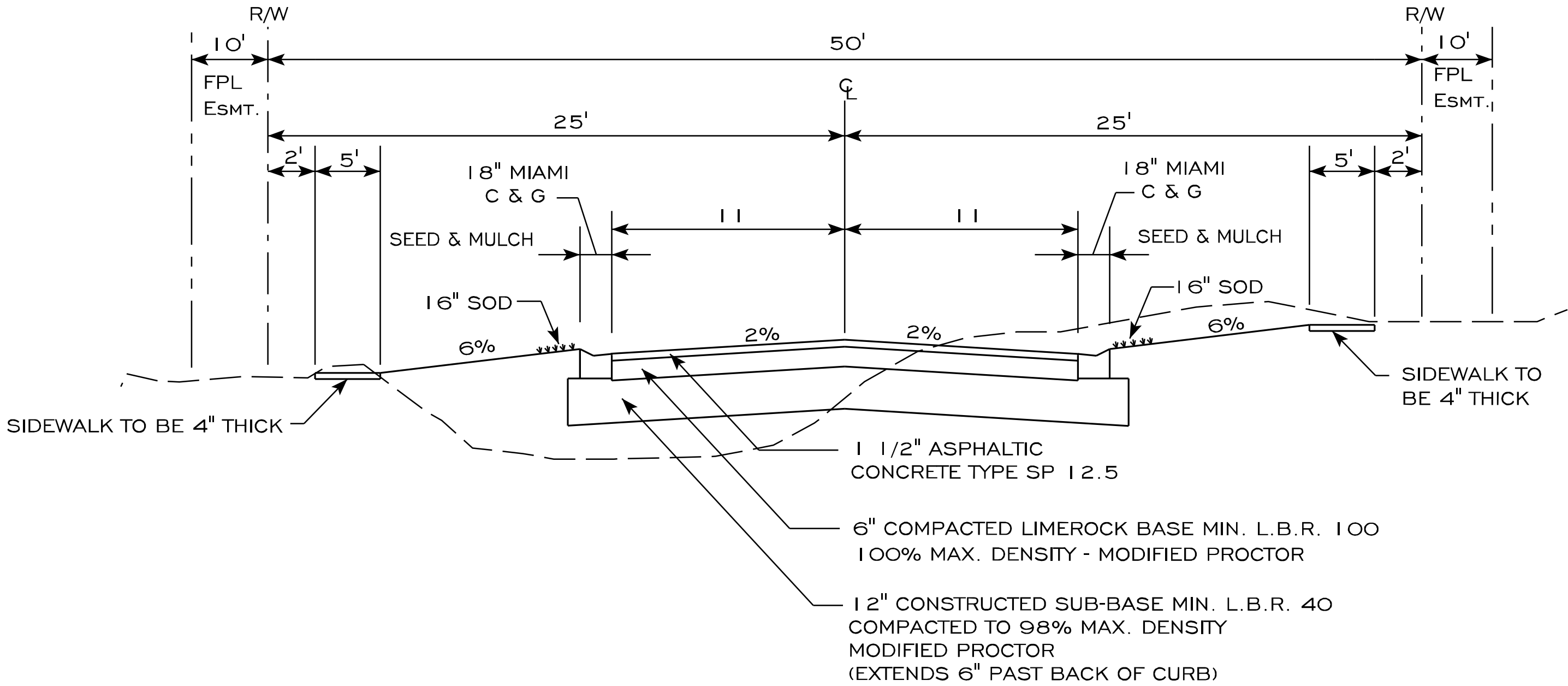
SHEET NO.
13

NOTES:

1. SPEED LIMIT IS 30 MPH ON ALL ROADS.
2. FOR PAVEMENT MARKING DETAILS SEE FDOT DESIGN STANDARDS.
3. INSTALL REFLECTIVE PAVEMENT MARKERS ON ROAD "A" IN ACCORDANCE WITH FDOT DESIGN STANDARDS.
4. SIDEWALK SHALL HAVE A MINIMUM CONCRETE THICKNESS OF 4".
5. ALL TRAFFIC STRIPING AND MARKINGS ARE TO BE LEAD-FREE, NON-SOLVENT BASED THERMOPLASTIC.
6. ALL ROADWAY WORK SHALL REQUIRE A MINIMUM SIXTEEN (16) INCHES OF SOD ADJACENT TO THE EDGE OF PAVEMENT. GRASSES SHALL BE ARGENTINA BAHIA, BERMUDA OR AN APPROVED ALTERNATIVE.

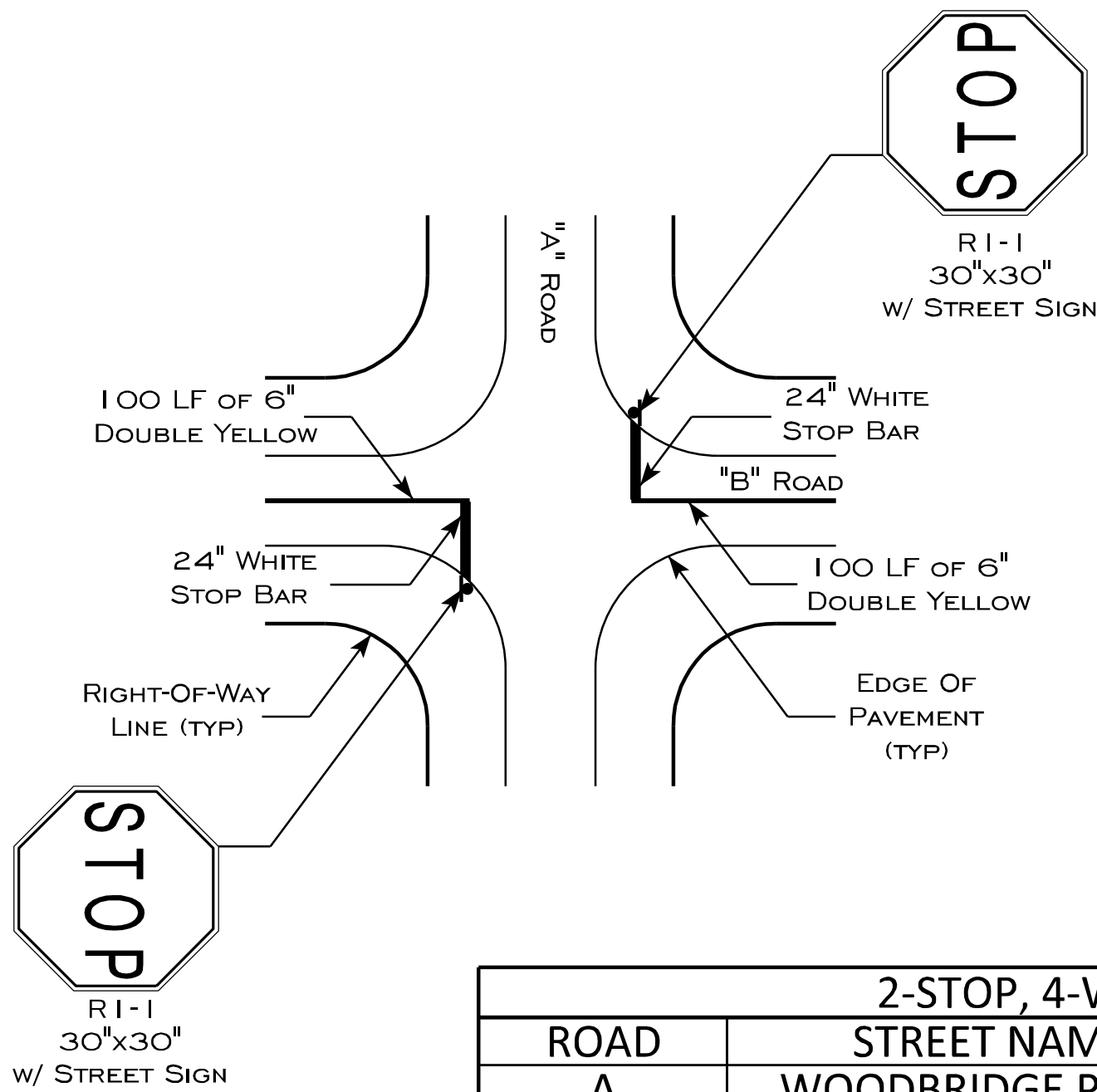
GOVERNING STANDARDS FOR MATERIALS AND CONSTRUCTION SHALL BE:

1. NASSAU COUNTY ROADWAY AND DRAINAGE STANDARDS, ORDINANCE 99-17.
2. FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).
3. FDOT STANDARD PLANS (LATEST EDITION).
4. FDOT DESIGN MANUAL (LATEST EDITION).
5. FDOT FLEXIBLE PAVEMENT DESIGN MANUAL FOR NEW CONSTRUCTION AND PAVEMENT REHABILITATION.

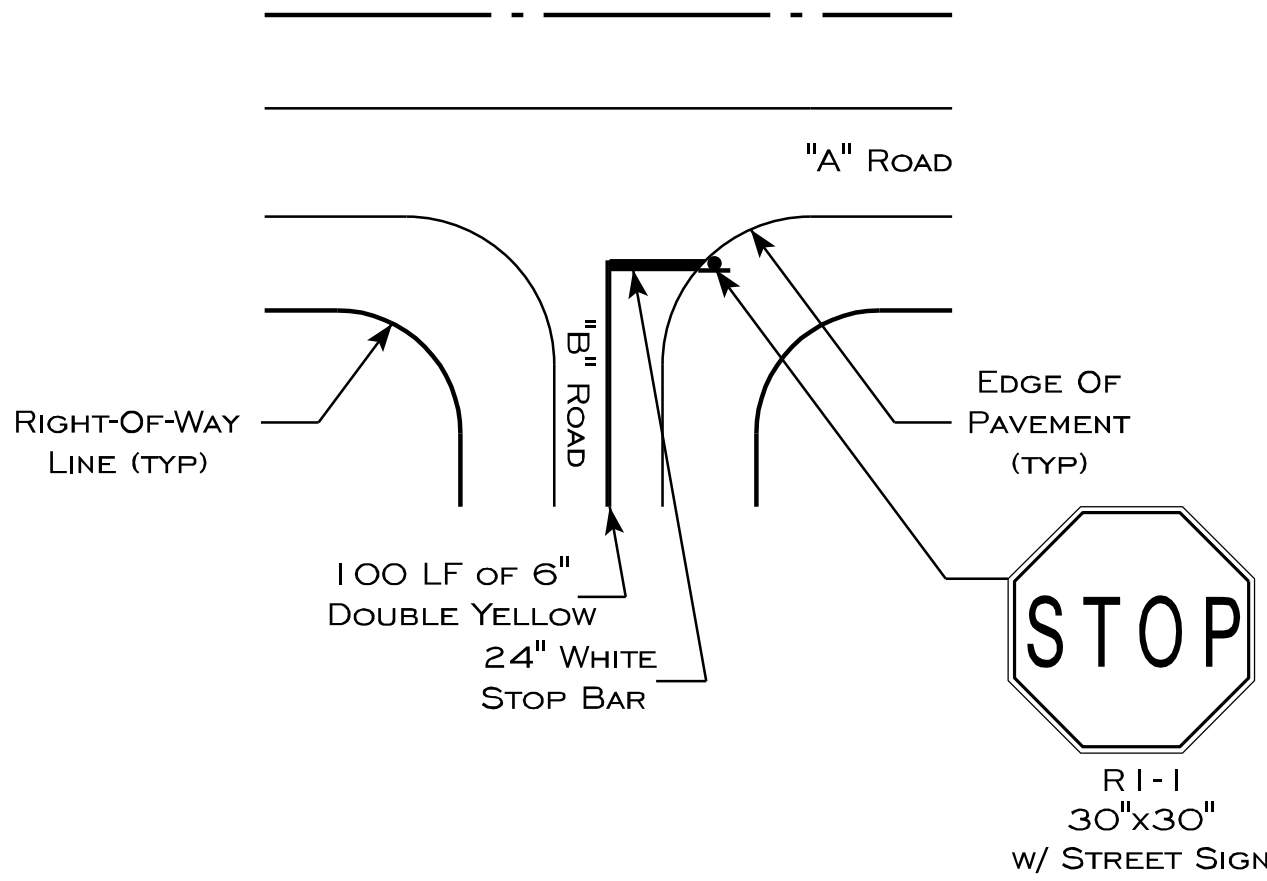


TYPICAL SECTION

SAW CUT DETAIL



2-STOP, 4-WAY INTERSECTION		
ROAD	STREET NAME	INTERSECTION STATION
A	WOODBIDGE PKWY.	65+37.23
B	COLLEGE PKWY.	



1-STOP, 3-WAY INTERSECTION		
ROAD	STREET NAME	INTERSECTION STATION
A	WOODBIDGE PKWY.	67 + 64.28
B	JURA COURT	10+00.00
A	WOODBIDGE PKWY.	72 + 33.00
B	CORSICA COURT	20+00.00

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301 CENTRE STREET, SUITE 200
FERNANDINA BEACH, FL 32034
904.533.8685

WOODBIDGE PUD PHASE 5	
PROJECT NUMBER	COUNTY
WB5	NASSAU

MISCELLANEOUS DETAILS

SHEET
NO.

14

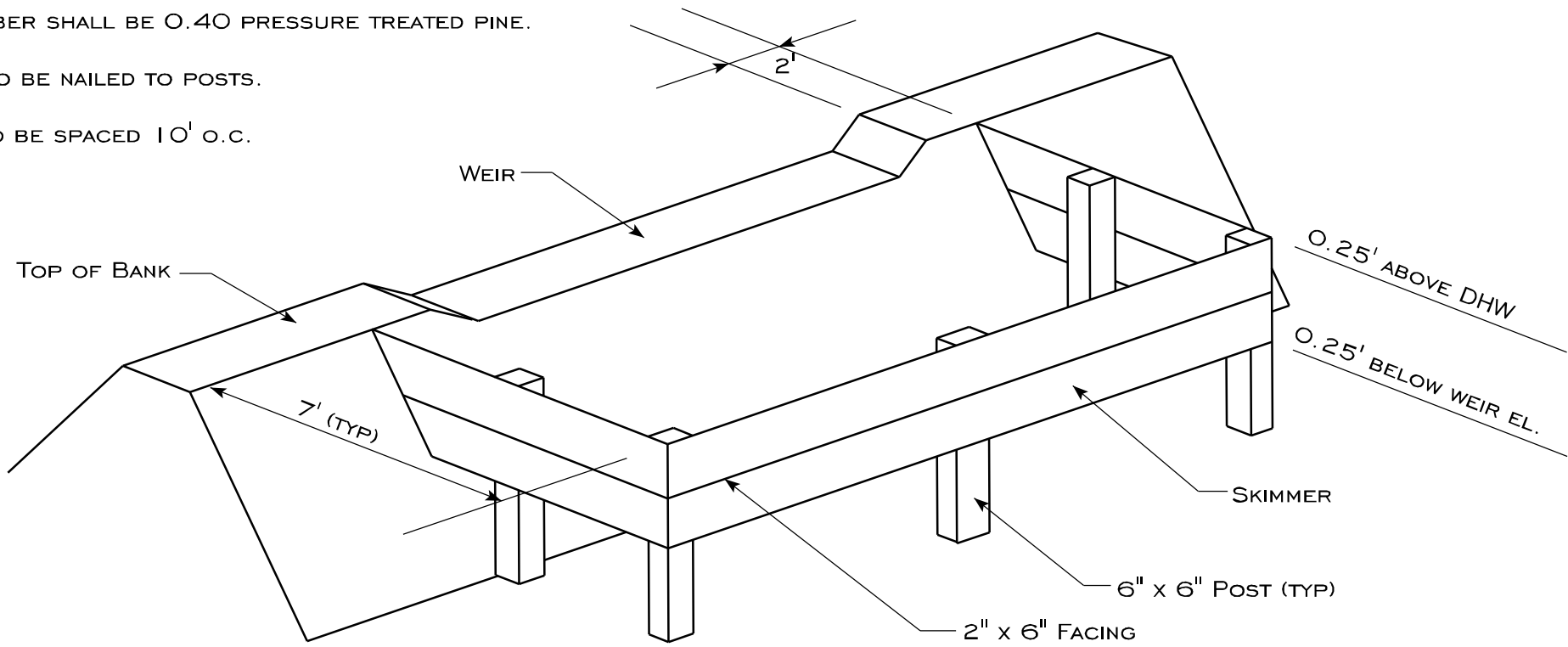
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NOTE:
POSTS TO BE SET IN CONCRETE.

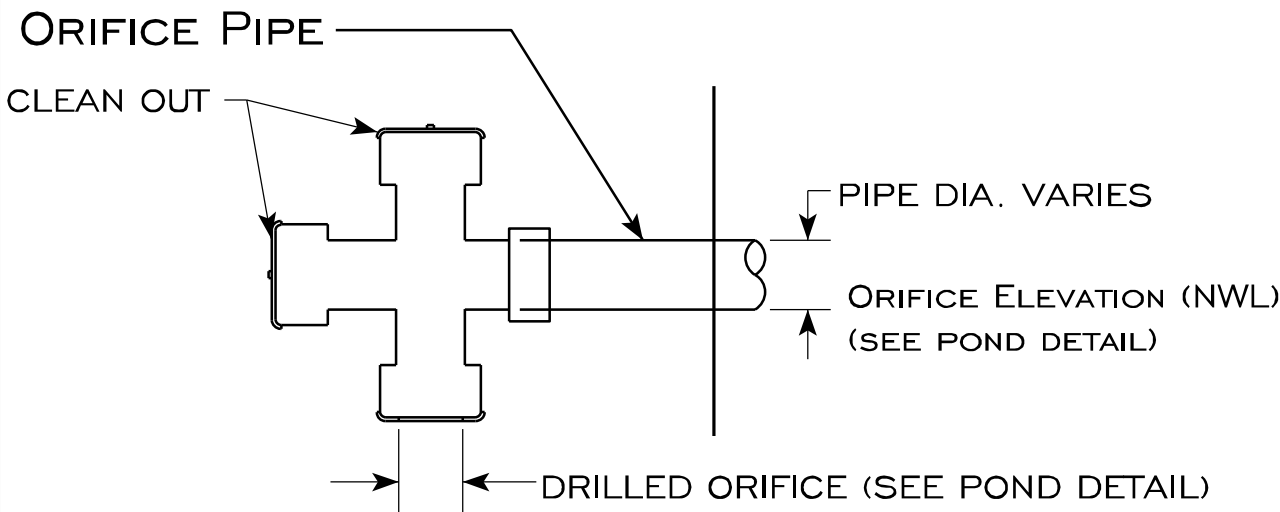
ALL LUMBER SHALL BE 0.40 PRESSURE TREATED PINE.

FACING TO BE NAILED TO POSTS.

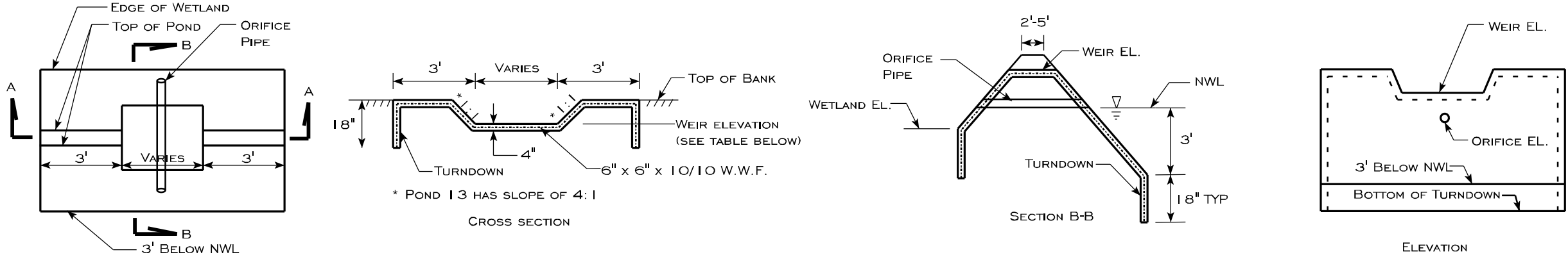
POSTS TO BE SPACED 10' o.c.



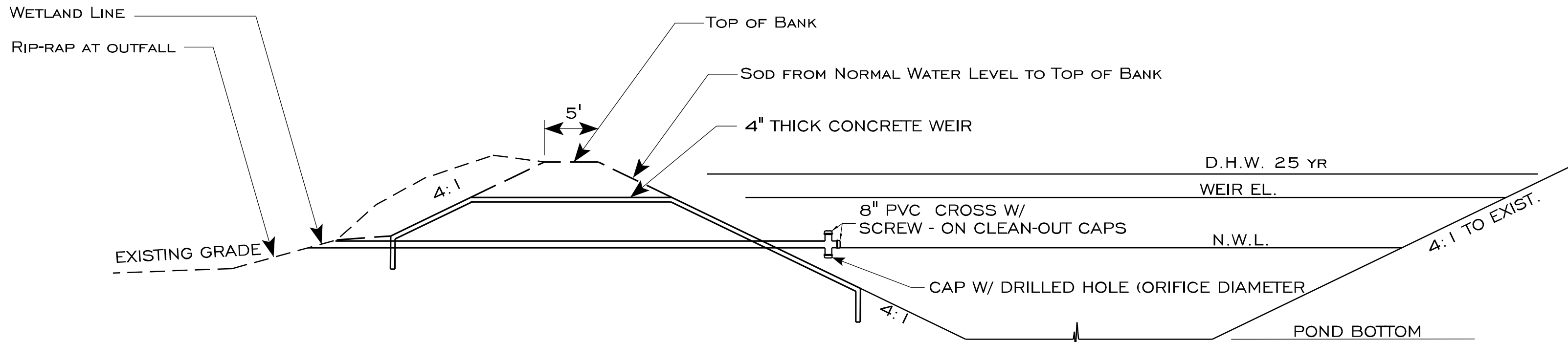
POND SKIMMER DETAIL



ORIFICE DETAIL



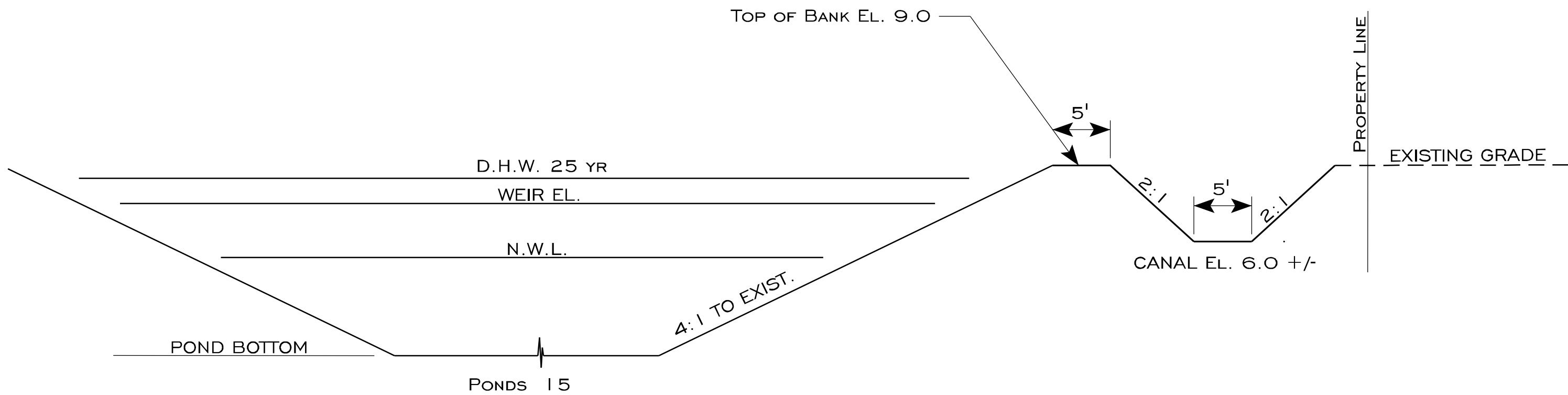
WEIR DETAILS



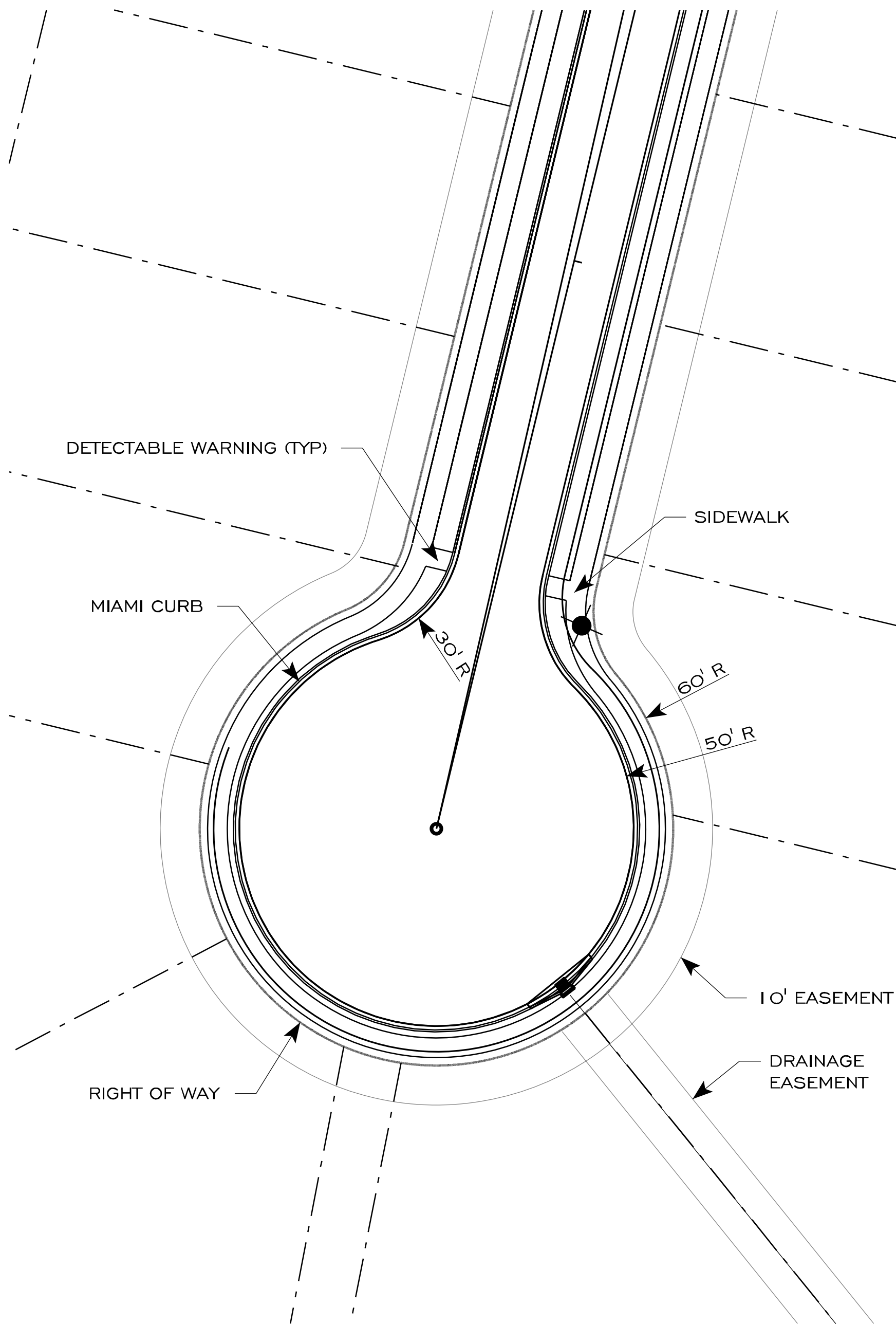
PONDS 14, 15

POND #	TOB	NWL	DHWL	WEIR EL.	WEIR WIDTH (FT)	ORIFICE DIA. (IN)	BOTTOM EL.	ORIFICE PIPE LENGTH	ORIFICE PIPE DIA.	OUTFALL EL.	WEIR OUTFALL (CFS)		
14	11.87	8.87	10.33	9.67	7.00	2.80	-0.13	93'	4.00	9.80	5 YR.	10 YR.	25 YR.
15	8.87	6.37	8.40	7.72	4.00	2.77	-3.13	22'	4.00	6.90	1.56	3.65	6.74

POND DETAIL



CANAL DETAIL



CUL-DE-SAC DETAIL

REVISIONS	
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MCCRANIE & ASSOCIATES, INC.
301 CENTRE STREET, SUITE 200
FERNANDINA BEACH, FL 32034
904.533.8685

WOODBIDGE PUD PHASE 5	
PROJECT NUMBER	COUNTY
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MISCELLANEOUS DETAILS

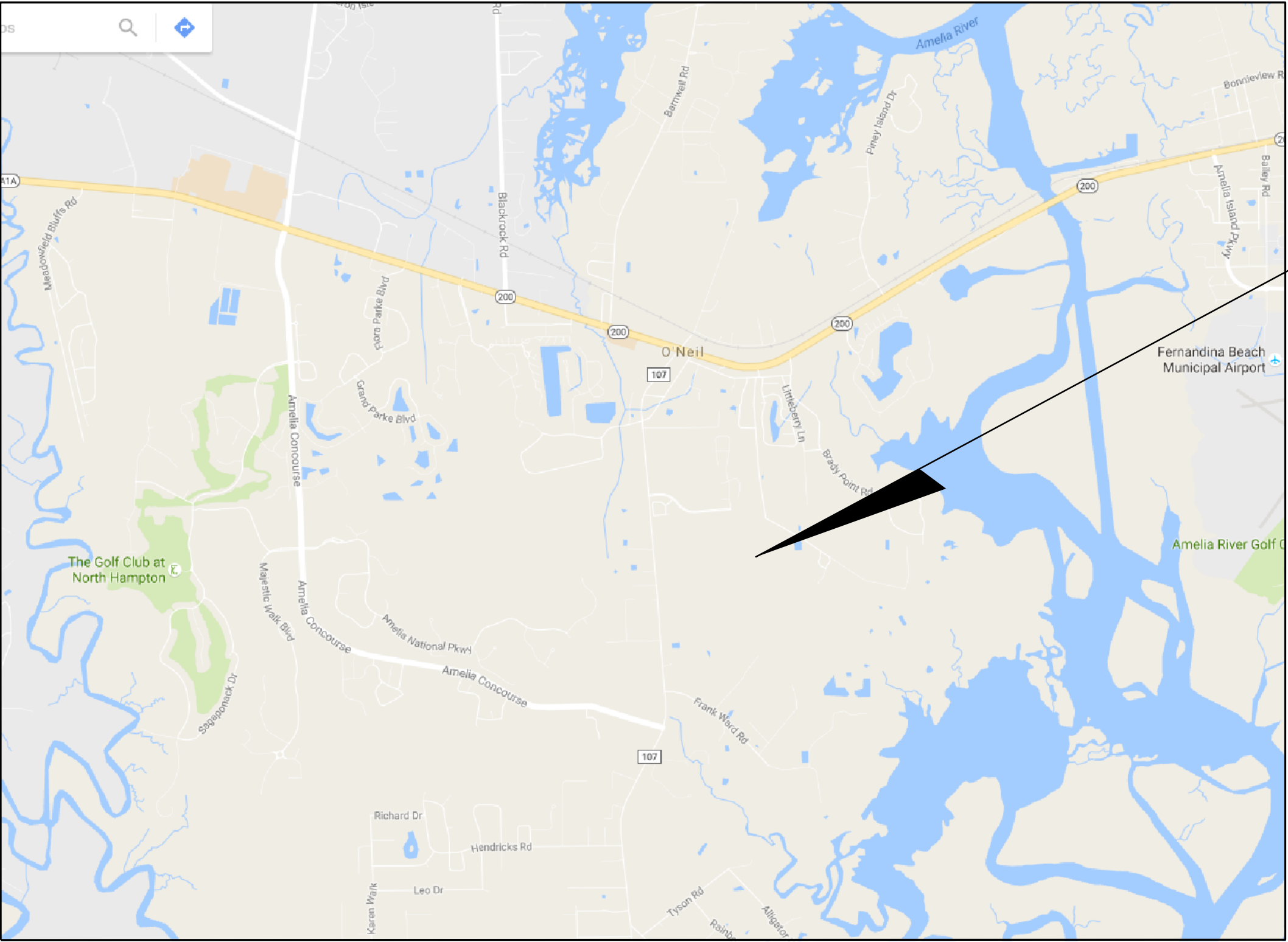
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WOODBIDGE PUD

PHASE 5

FINAL DEVELOPMENT PLAN



PROJECT LOCATION

VICINITY MAP

PUD REQUIREMENTS APPLICABLE TO PHASE 5

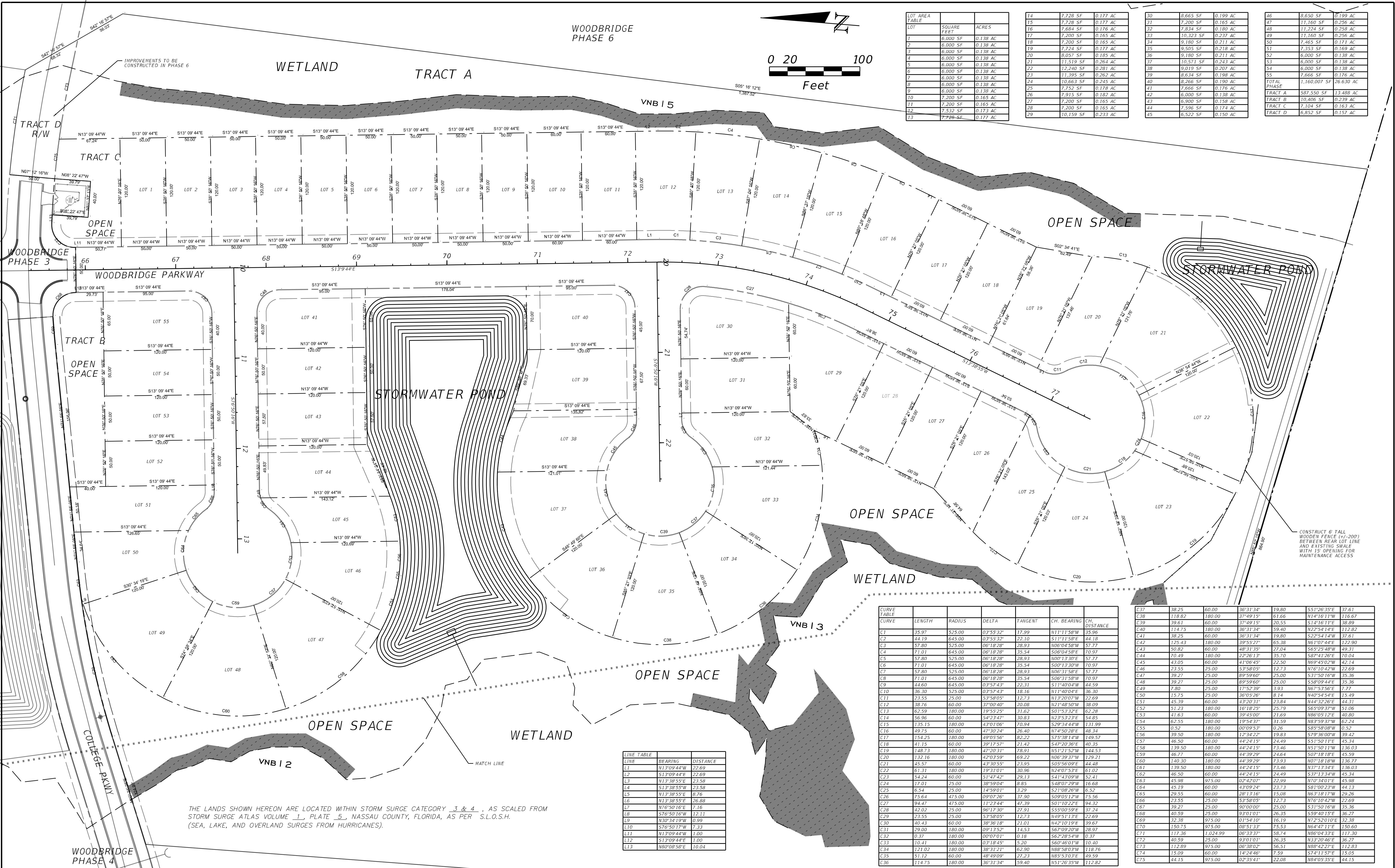
1. THE DEVELOPER SHALL BUILD 6' WOODEN FENCES ALONG THE REAR OF THE RESIDENTIAL LOT LINES IN THE AREAS SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN.
2. THE FENCE FOR PHASE 5 SHALL BE LOCATED BETWEEN THE REAR LOT LINE AND EXISTING SWALE, WHERE NO POND EXISTS.

PHASE 5 - WOODBRIDGE PUD

1. GROSS SITE ACREAGE - 26.63 AC.
2. TOTAL SURFACE AREA OF STORMWATER SYSTEM (TOB) = 1.78 AC.
3. JURISDICTIONAL WETLANDS - 7.37 AC.
4. WETLAND BUFFER WIDTH - SJRWMD PERMIT.
5. SUBMERGED AREAS - 0.00 AC.
6. FLOOR AREA RATIO - 0
7. IMPERVIOUS SURFACE RATIO - 33%
8. MAXIMUM LOT COVERAGE 45%.
9. OPEN SPACE - 14.05 AC (0 AC. ACTIVE)
10. 55 RESIDENTIAL LOTS (24 - 50' LOTS, 31 - 60' LOTS)
11. SETBACKS (20' F, 5' S, 15' R)
12. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X, & AE (ELEVATION 9) " AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12089C 0375 F , DATED 12-17-2010.
13. A 5' SIDEWALK SHALL BE INSTALLED ON BOTH SIDES OF THE ROADWAY.
14. DEED RESTRICTIONS - ALL RESIDENTIAL LOTS SUBJECT TO THE WOODBRIDGE COVENANTS & RESTRICTIONS.
15. INDIVIDUAL LOTS ARE REQUIRED TO PLANT TREES PER SECTION 37.05 C 1 OF THE NASSAU COUNTY LDC.
16. ESTIMATED CONSTRUCTION SCHEDULE - BEGIN 2021, COMPLETION 2022.

REVISIONS				ENGINEER OF RECORD DANIEL MCCRANIE, P.E. LICENSE NUMBER 50627 MCCRANIE & ASSOCIATES, INC. 301 CENTRE ST, SUITE 200 FERNANDINA BEACH, FL 32034	WOODBIDGE PUD PHASE 5			FINAL DEVELOPMENT PLAN	SHEET NO. 18
DATE	DESCRIPTION	DATE	DESCRIPTION						

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LOT AREA TABLE		
LOT	SQUARE FEET	ACRES
1	6,000 SF	0.138 AC
2	6,000 SF	0.138 AC
3	6,000 SF	0.138 AC
4	6,000 SF	0.138 AC
5	6,000 SF	0.138 AC
6	6,000 SF	0.138 AC
7	6,000 SF	0.138 AC
8	6,000 SF	0.138 AC
9	6,000 SF	0.138 AC
10	7,200 SF	0.165 AC
11	7,200 SF	0.165 AC
12	7,200 SF	0.165 AC
13	7,200 SF	0.165 AC

14	7,228 SF	0.177 AC
15	7,228 SF	0.177 AC
16	7,684 SF	0.180 AC
17	7,200 SF	0.165 AC
18	7,200 SF	0.165 AC
19	7,224 SF	0.177 AC
20	8,057 SF	0.185 AC
21	11,519 SF	0.264 AC
22	12,240 SF	0.281 AC
23	11,395 SF	0.262 AC
24	10,663 SF	0.245 AC
25	7,732 SF	0.178 AC
26	7,915 SF	0.182 AC
27	7,200 SF	0.165 AC
28	7,200 SF	0.165 AC
29	10,150 SF	0.233 AC

30	8,665 SF	0.199 AC
31	7,200 SF	0.165 AC
32	7,834 SF	0.180 AC
33	10,323 SF	0.237 AC
34	9,180 SF	0.211 AC
35	9,505 SF	0.218 AC
36	9,180 SF	0.211 AC
37	10,571 SF	0.243 AC
38	9,019 SF	0.207 AC
39	8,634 SF	0.198 AC
40	8,266 SF	0.190 AC
41	7,668 SF	0.176 AC
42	6,000 SF	0.138 AC
43	6,900 SF	0.158 AC
44	7,596 SF	0.174 AC
45	6,522 SF	0.150 AC

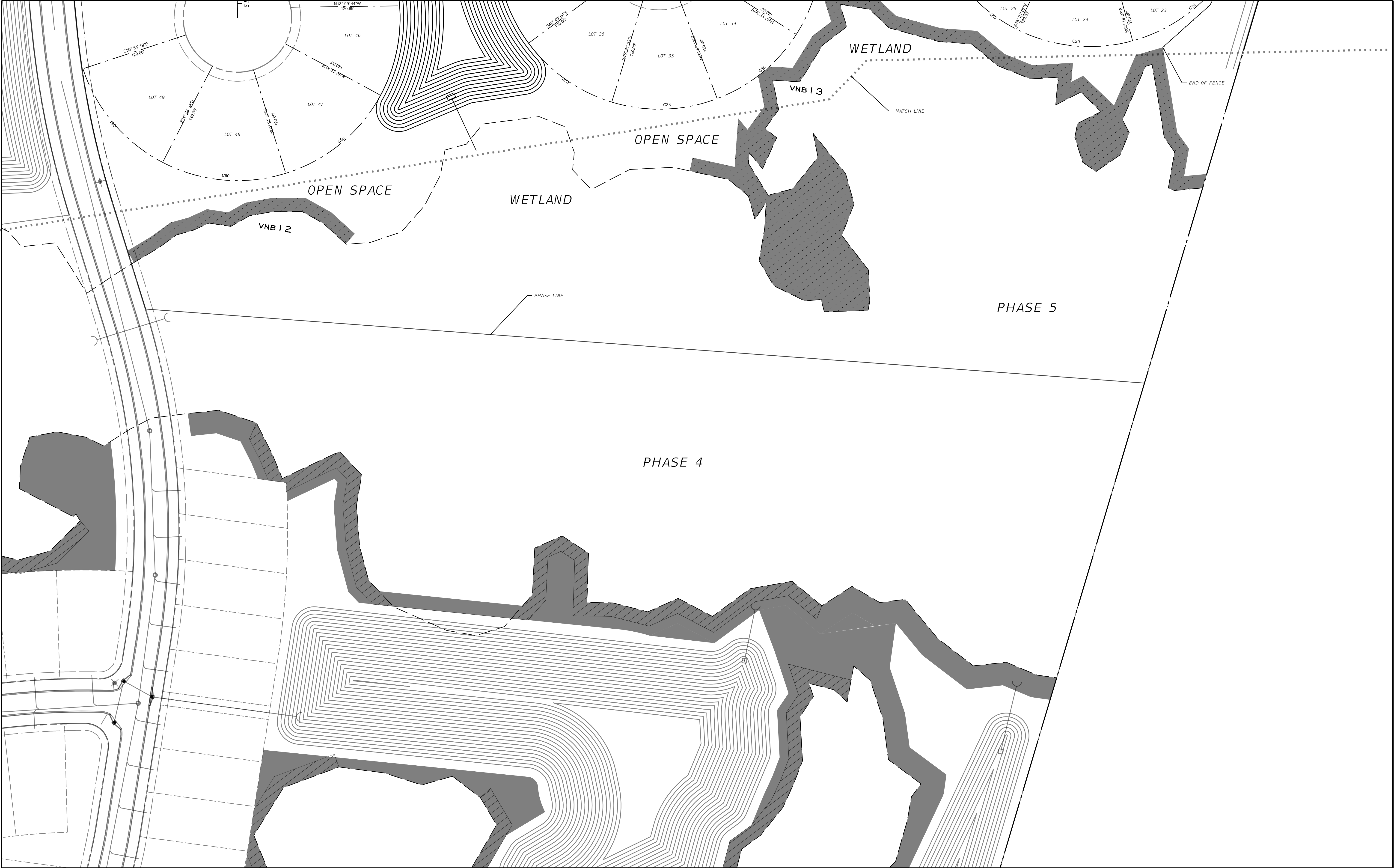
46	8,650 SF	0.199 AC
47	11,160 SF	0.258 AC
48	11,224 SF	0.258 AC
49	11,160 SF	0.258 AC
50	7,465 SF	0.171 AC
51	7,333 SF	0.169 AC
52	6,000 SF	0.138 AC
53	6,000 SF	0.138 AC
54	6,000 SF	0.138 AC
55	7,666 SF	0.176 AC
TOTAL PHASE	1,160,007 SF	26.630 AC
TRACT A	587,550 SF	13.488 AC
TRACT B	10,406 SF	0.239 AC
TRACT C	7,104 SF	0.163 AC
TRACT D	6,852 SF	0.157 AC

LINE	BEARING	DISTANCE
L1	N13°09'44"W	22.69
L2	S13°09'44"E	22.69
L3	N13°38'55"E	23.58
L4	S13°38'55"W	23.58
L5	N13°38'55"E	8.76
L6	N13°38'55"E	26.88
L7	N76°50'16"E	7.16
L8	S76°50'16"W	12.11
L9	N80°54'19"W	0.99
L10	S76°50'17"W	7.33
L11	N13°09'44"W	1.00
L12	S13°09'44"E	1.00
L13	N80°58'58"E	70.04

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH. BEARING	CH. DISTANCE
C1	35.97	525.00	0°55'32"	17.99	N11°11'58"W	35.96
C2	44.19	645.00	0°55'32"	22.10	S11°11'58"E	44.18
C3	57.80	525.00	06°18'28"	28.93	N06°04'58"W	57.77
C4	71.01	645.00	06°18'28"	35.54	S06°04'58"E	70.97
C5	57.80	525.00	06°18'28"	28.93	N00°13'30"E	57.77
C6	71.01	645.00	06°18'28"	35.54	S00°13'30"W	70.97
C7	57.80	525.00	06°18'28"	28.93	N06°31'58"E	57.77
C8	71.01	645.00	06°18'28"	35.54	S06°31'58"W	70.97
C9	44.60	645.00	0°57'43"	22.31	S11°40'04"W	44.59
C10	36.30	525.00	0°57'43"	18.16	N11°40'04"E	36.30
C11	23.55	25.00	53°58'05"	12.73	N13°20'07"W	22.69
C12	38.76	60.00	37°00'40"	20.08	N21°48'50"W	38.09
C13	62.59	180.00	19°55'25"	31.62	S01°53'32"E	62.28
C14	56.96	60.00	54°23'47"	30.83	N23°53'23"E	54.85
C15	135.15	180.00	43°01'06"	70.94	S29°34'44"W	131.99
C16	49.75	60.00	47°30'24"	26.40	N74°50'26"E	48.34
C17	154.25	180.00	39°05'56"	82.22	S75°38'14"W	149.57
C18	41.15	60.00	29°12'57"	21.42	S47°20'36"E	40.35
C19	148.73	180.00	47°20'31"	78.91	N51°21'52"W	144.53
C20	132.16	180.00	42°03'59"	69.22	N06°39'37"W	129.21
C21	45.57	60.00	43°30'55"	23.95	S05°56'09"E	44.48
C22	61.31	180.00	19°31'01"	30.96	N24°07'53"E	61.02
C23	54.24	60.00	51°47'42"	28.13	S41°43'09"W	52.41
C24	17.01	25.00	38°59'04"	8.85	S48°07'29"W	16.68
C25	6.54	6.50	14°59'01"	3.29	S21°08'26"W	6.52
C26	75.64	475.00	09°07'26"	37.90	S08°05'12"W	75.56
C27	94.47	475.00	11°23'44"	47.39	S01°10'22"E	94.32
C28	42.02	25.00	96°17'30"	27.91	S55°00'59"E	37.24
C29	23.55	25.00	53°58'05"	12.73	N49°51'13"E	22.69
C30	40.43	60.00	38°36'18"	21.01	S47°10'19"E	39.67
C31	29.00	180.00	09°13'52"	14.53	S67°09'20"W	28.97
C32	0.37	180.00	00°07'01"	0.18	S62°28'54"W	0.37
C33	10.41	180.00	0°18'45"	5.20	S60°46'01"W	10.40
C34	121.02	180.00	38°31'21"	62.90	N88°58'03"W	118.76
C35	51.12	60.00	46°49'09"	27.23	N85°53'03"E	49.59
C36	114.75	180.00	36°31'34"	59.40	N51°26'35"W	112.82

C37	38.25	60.00	36°31'34"	19.80	S51°26'35"E	37.61
C38	118.82	180.00	37°49'15"	61.66	N14°16'11"W	116.67
C39	39.61	60.00	37°49'15"	20.55	S14°16'11"E	38.89
C40	114.75	180.00	36°31'34"	59.40	N22°54'14"E	112.82
C41	38.25	60.00	36°31'34"	19.80	S22°54'14"W	37.61
C42	125.43	180.00	39°55'27"	65.38	N61°07'44"E	122.90
C43	50.82	60.00	48°31'35"	27.04	S69°25'48"W	49.31
C44	70.49	180.00	22°26'13"	35.70	S87°41'26"E	70.04
C45	43.05	60.00	41°06'45"	22.50	N69°45'02"W	42.14
C46	23.55	25.00	53°58'05"	12.73	N76°10'42"W	22.69
C47	38.27	25.00	89°59'60"	25.00	S31°50'16"W	35.36
C48	39.27	25.00	89°59'60"	25.00	S38°09'44"E	35.36
C49	7.80	25.00	17°52'38"	3.93	N67°53'56"E	7.77
C50	15.75	25.00	36°05'26"	8.14	N40°54'54"E	15.49
C51	45.39	60.00	43°20'31"	23.84	N44°32'26"E	44.31
C52	51.23	180.00	16°18'25"	25.79	S65°09'37"W	51.06
C53	41.63	60.00	39°45'00"	21.69	N86°05'12"E	40.80
C54	62.55	180.00	19°54'37"	31.59	N89°59'37"W	62.24
C55	0.52	180.00	00°09'53"	0.26	S85°58'08"W	0.52
C56	39.50	180.00	12°34'22"	19.83	S79°36'00"W	39.42
C57	46.50	60.00	44°24'15"	24.49	S51°50'11"E	45.34
C58	139.50	180.00	44°24'15"	73.46	N51°50'11"W	136.03
C59	46.77	60.00	44°39'29"	24.64	S07°18'18"E	45.59
C60	140.30	180.00	44°39'29"	73.93	N07°18'18"W	136.77
C61	137.13	180.00	44°24'15"	73.46	N37°13'34"E	136.03
C62	46.50	60.00	44°24'15"	24.49	S37°13'34"W	45.34
C63	45.98	975.00	02°42'07"	22.99	N70°34'01"E	45.98
C64	45.19	60.00	43°09'24"	23.73	S81°00'23"W	44.13
C65	29.55	60.00	28°13'16"	15.08	N63°18'17"W	29.26
C66	23.55	25.00	53°58'05"	12.73	N76°10'42"W	22.69
C67	38.27	25.00	90°00'00"	25.00	S31°50'16"W	35.36
C68	40.59	25.00	92°01'01"	26.35	S59°40'15"E	36.27
C69	32.38	975.00	01°54'10"	16.19	N72°52'01"E	32.38
C70	150.75	975.00	08°51'33"	75.53	N64°47'11"E	150.60
C71	117.36	1,024.99	06°33'37"	58.74	N86°04'33"E	117.30
C72	40.59	25.00	93°01'01"	26.35	N33°20'46"E	36.27
C73	112.89	975.00	06°38'02"	56.51	N88°42'27"E	112.83
C74	15.09	60.00	14°24'46"	7.59	S74°11'57"E	15.05
C75	44.15	975.00	02°35'41"	22.08	N84°05'35"E	44.15

REVISIONS				ENGINEER OF RECORD DANIEL MCCRANIE, P.E. LICENSE NUMBER 50627 MCCRANIE & ASSOCIATES, INC. 301 CENTRE ST, SUITE 200 FERNANDINA BEACH, FL. 32034	WOODBRIDGE PUD PHASE 5		FINAL DEVELOPMENT PLAN		SHEET NO. 19
DATE	DESCRIPTION	DATE	DESCRIPTION						



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DATE	DESCRIPTION	DATE	DESCRIPTION							
										20