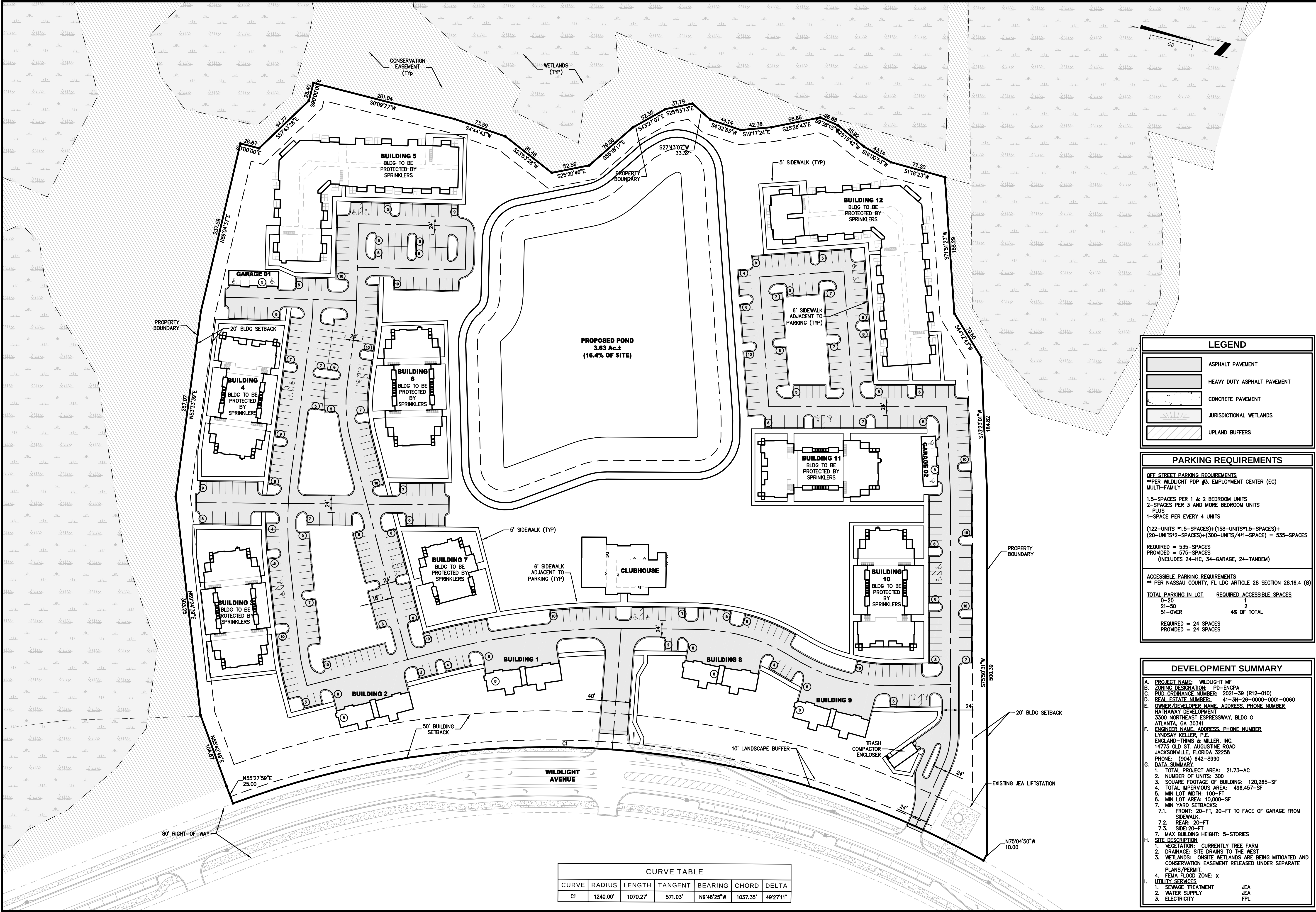




LEGEND

- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- JURISDICTIONAL WETLANDS
- UPLAND BUFFERS

PARKING REQUIREMENTS

OFF STREET PARKING REQUIREMENTS
**PER WILDLIGHT PDP #3, EMPLOYMENT CENTER (EC) MULTI-FAMILY

1.5-SPACES PER 1 & 2 BEDROOM UNITS
2-SPACES PER 3 AND MORE BEDROOM UNITS
PLUS
1-SPACE PER EVERY 4 UNITS

(122-UNITS *1.5-SPACES)+(158-UNITS*1.5-SPACES)+
(20-UNITS*2-SPACES)+(300-UNITS/4*1-SPACE) = 535-SPACES

REQUIRED = 535-SPACES
PROVIDED = 575-SPACES
(INCLUDES 24-HC, 34-GARAGE, 24-TANDEM)

ACCESSIBLE PARKING REQUIREMENTS
** PER NASSAU COUNTY, FL LDC ARTICLE 28 SECTION 28.16.4 (B)

TOTAL PARKING IN LOT	REQUIRED ACCESSIBLE SPACES
0-20	1
21-50	2
51-OVER	4% OF TOTAL

REQUIRED = 24 SPACES
PROVIDED = 24 SPACES

DEVELOPMENT SUMMARY

A. PROJECT NAME: WILDLIGHT MF
B. ZONING DESIGNATION: PD-ENCPA
C. PUD ORDINANCE NUMBER: 2021-39 (R12-010)
D. REAL ESTATE NUMBER: 41-3N-26-0000-0001-0060
E. OWNER/DEVELOPER NAME, ADDRESS, PHONE NUMBER
HATHAWAY DEVELOPMENT
3300 NORTHEAST ESPRESSWAY, BLDG G
ATLANTA, GA 30341
F. ENGINEER NAME, ADDRESS, PHONE NUMBER
LYNDAY KELLER, P.E.
ENGLAND-THIMS & MILLER, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FLORIDA 32258
PHONE: (904) 642-8890
G. DATA SUMMARY
1. TOTAL PROJECT AREA: 21.73-AC
2. NUMBER OF UNITS: 300
3. SQUARE FOOTAGE OF BUILDING: 120,265-SF
4. TOTAL IMPERVIOUS AREA: 496,457-SF
5. MIN LOT WIDTH: 100-FT
6. MIN LOT AREA: 10,000-SF
7. MIN YARD SETBACKS:
7.1. FRONT: 20-FT, 20-FT TO FACE OF GARAGE FROM SIDEWALK.
7.2. REAR: 20-FT
7.3. SIDE: 20-FT
7. MAX BUILDING HEIGHT: 5-STORIES
H. SITE DESCRIPTION
1. VEGETATION: CURRENTLY TREE FARM
2. DRAINAGE: SITE DRAINS TO THE WEST
3. WETLANDS: ON-SITE WETLANDS ARE BEING MITIGATED AND CONSERVATION EASEMENT RELEASED UNDER SEPARATE PLANS/PERMIT.
4. FEMA FLOOD ZONE: X
I. UTILITY SERVICES
1. SEWAGE TREATMENT JEA
2. WATER SUPPLY JEA
3. ELECTRICITY FPL

PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

ETM NO. 20-352

DRAWN BY: NEW

DESIGNED BY: NEW

CHECKED BY:

DATE: APRIL 2021

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8890
FAX: (904) 646-9485
REG. #2884 LC 0000316

ETM
VISION • EXPERIENCE • RESULTS

MASTER SITE PLAN

WILDLIGHT MF FOR HATHAWAY DEVELOPMENT

DRAWING NUMBER
3

LYNDAY KELLER
P.E. NUMBER: 77763

DATE: MAY 4, 2021 — 8:05 AM, BY: Lynday Keller