

WOODBIDGE PUD
PHASE 5
FINAL DEVELOPMENT PLAN

Nassau County, Florida
LDC Article 25 – Planned Unit Development

Final Development Plan

Approval

Woodbridge Phase 5 FDP

FDP20-009

[Signature]

Planning Department

3/16/2021

Date

[Signature]

Fire Rescue

3/16/2021

Date

[Signature]

Engineering Department

03/16/2021

Date

[Signature]

Building Department

3/16/2021

Date

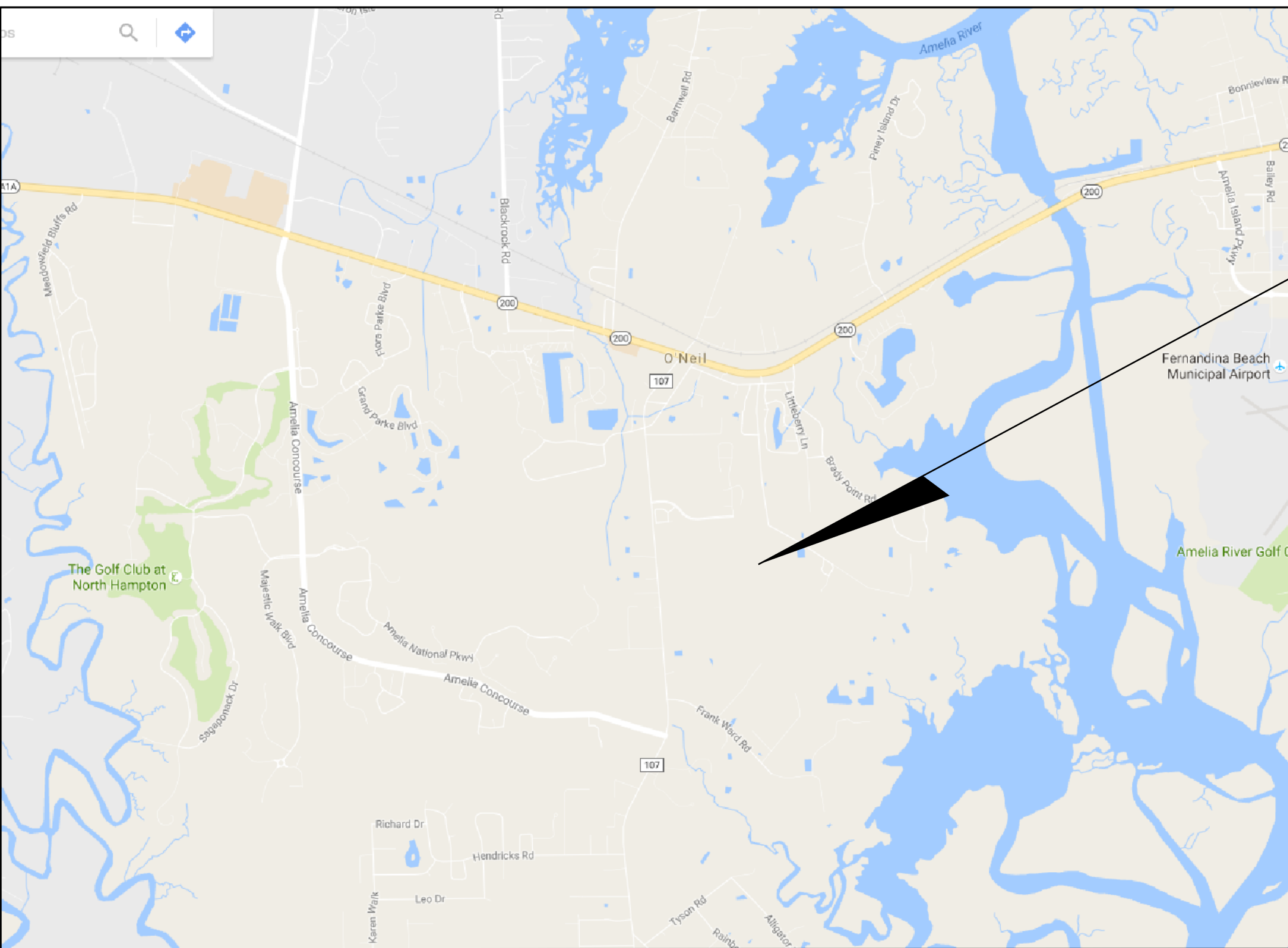
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Health Department

5/16/2021

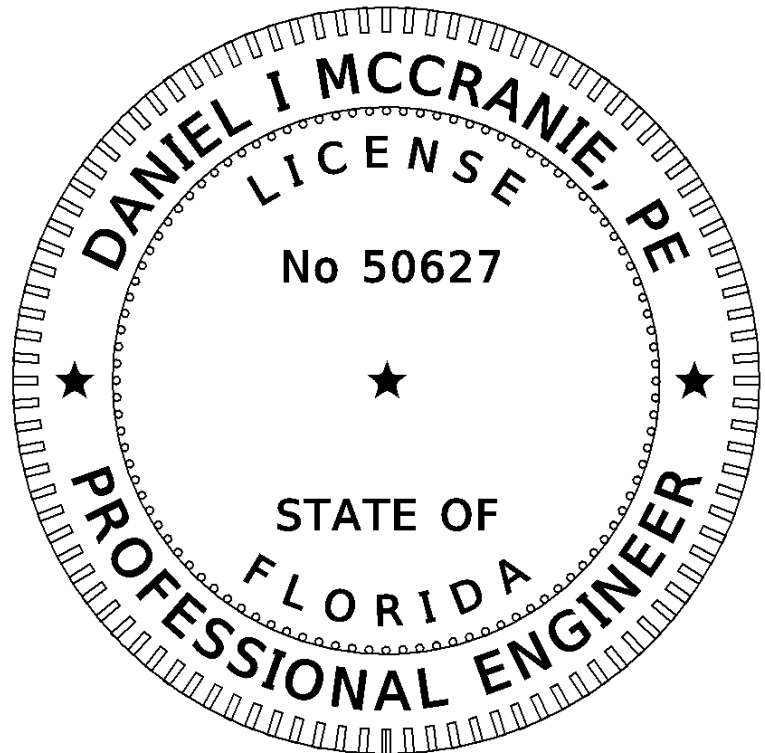
Date

APPROVAL DOES NOT CONSTITUTE
APPROVAL TO VIOLATE ANY ADOPTED
FEDERAL, STATE, OR LOCAL LAW, CODE OR ORDINANCE



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.

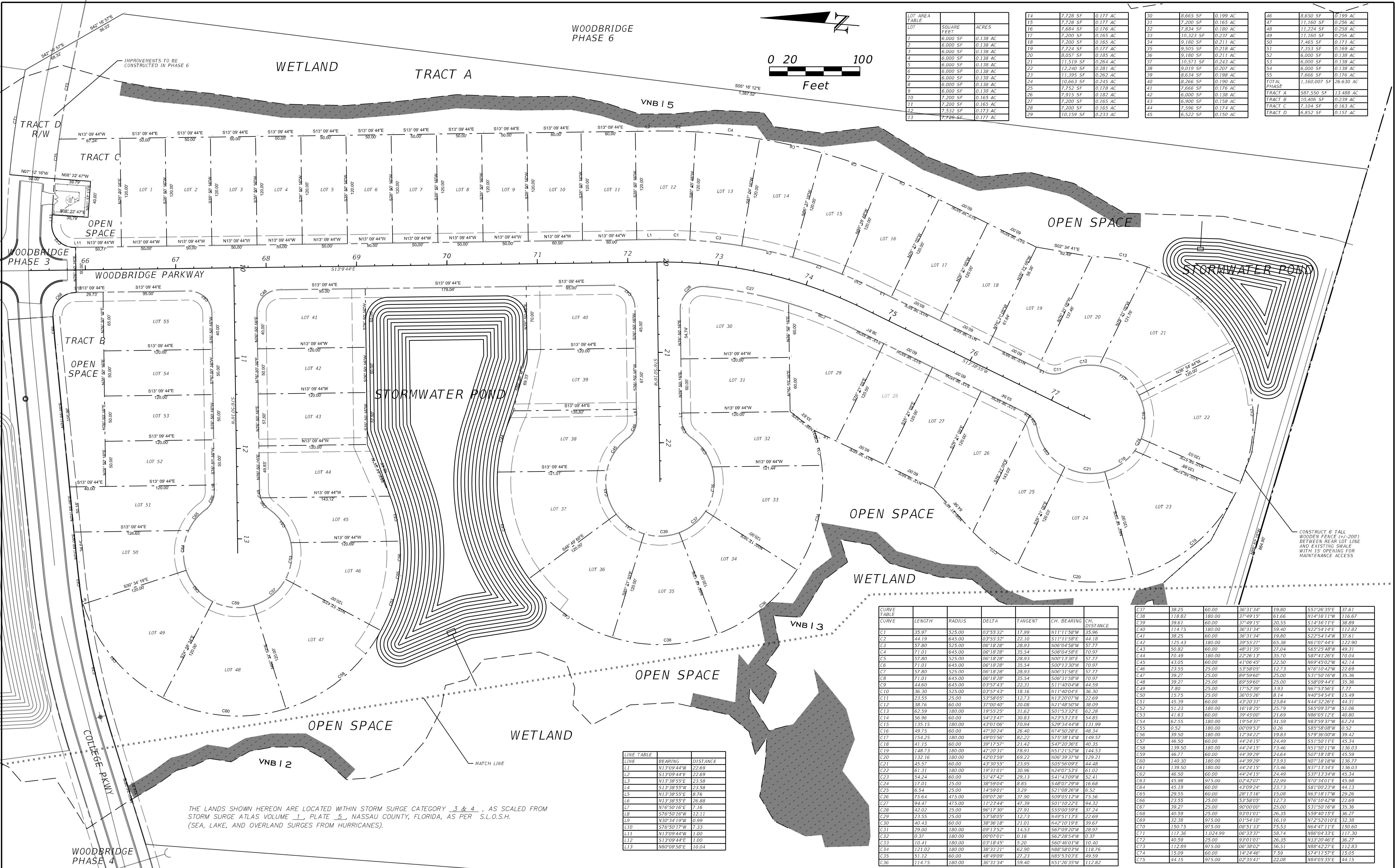
PHASE 5 - WOODBRIDGE PUD

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.

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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. 1
DATE	DESCRIPTION	DATE	DESCRIPTION							

2/19/2021 11:47:20 AM DanMcCrane
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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

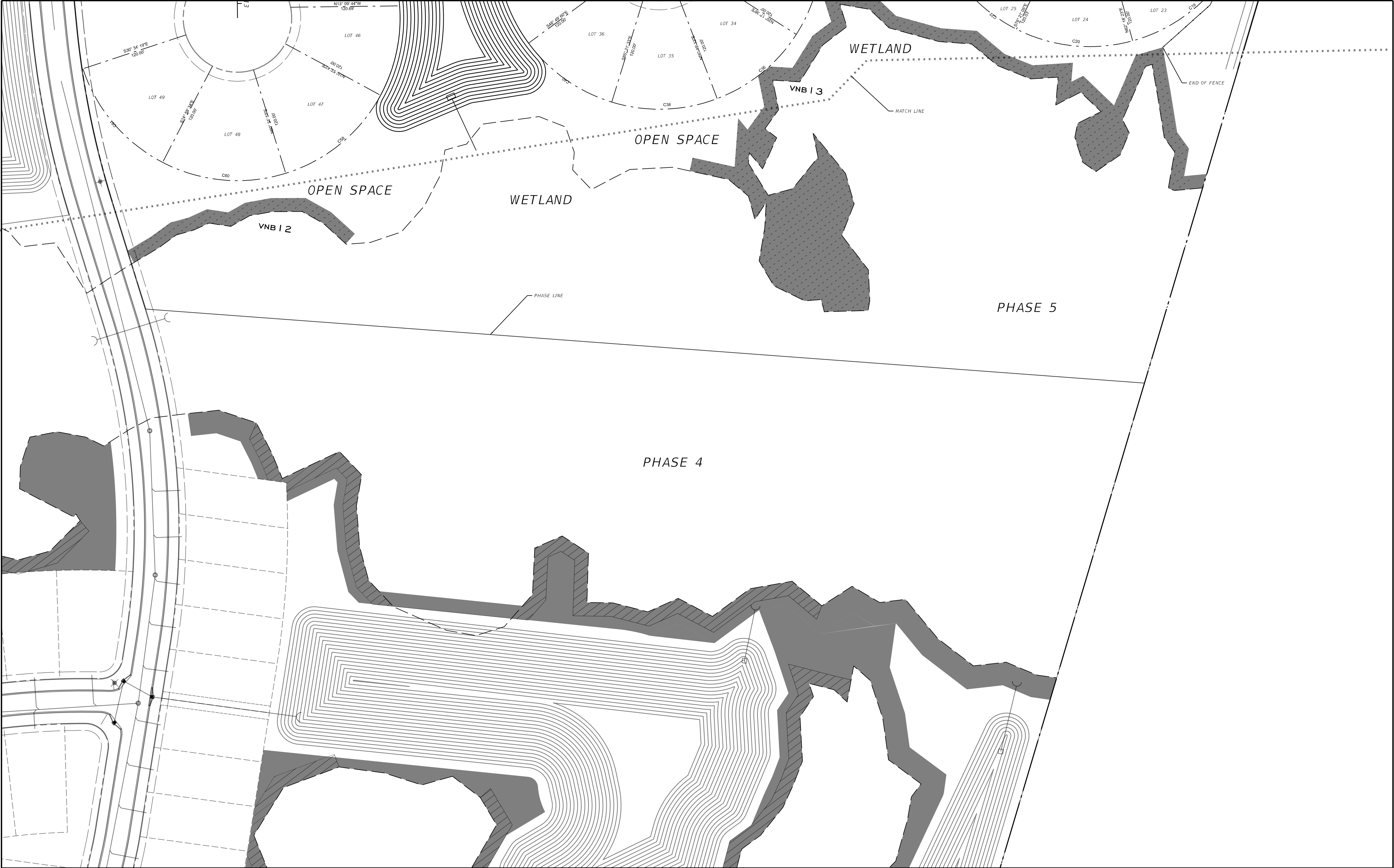
46	8,650 SF	0.199 AC
47	11,160 SF	0.258 AC
48	11,224 SF	0.258 AC
49	11,160 SF	0.258 AC
50	7,465 SF	0.171 AC
51	7,333 SF	0.169 AC
52	6,000 SF	0.138 AC
53	6,000 SF	0.138 AC
54	6,000 SF	0.138 AC
55	7,666 SF	0.176 AC
TOTAL PHASE	1,160,007 SF	26.630 AC
TRACT A	587,550 SF	13.488 AC
TRACT B	10,406 SF	0.239 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	59°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	25.00	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	S42°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	S58°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	N85°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	N51°50'11"W	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	02°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

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DATE	DESCRIPTION	DATE	DESCRIPTION					



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.
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