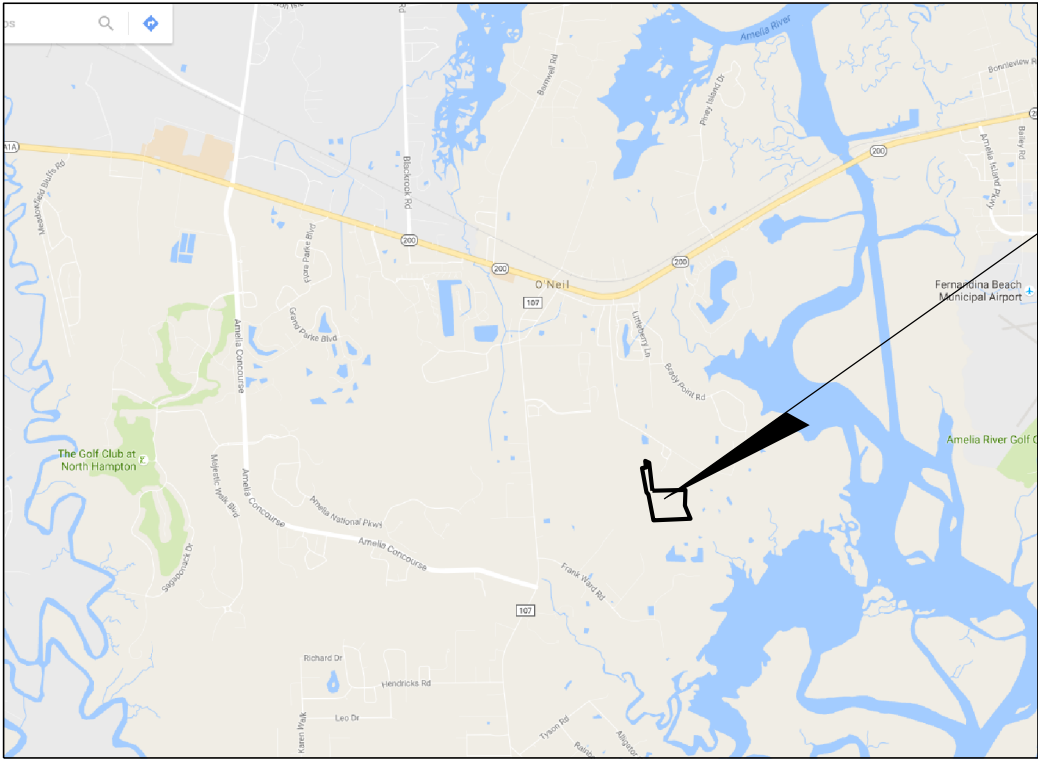


WOODBIDGE PUD

PHASE 6

FINAL DEVELOPMENT PLAN



PROJECT LOCATION

VICINITY MAP

PUD REQUIREMENTS
APPLICABLE TO PHASE 6

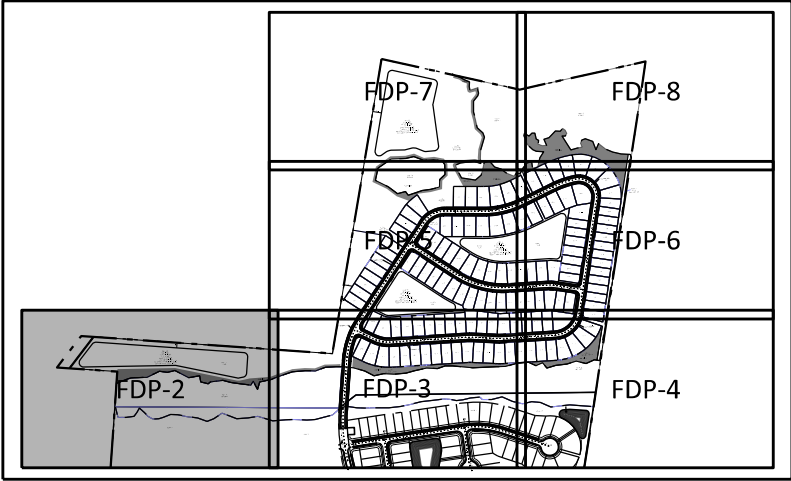
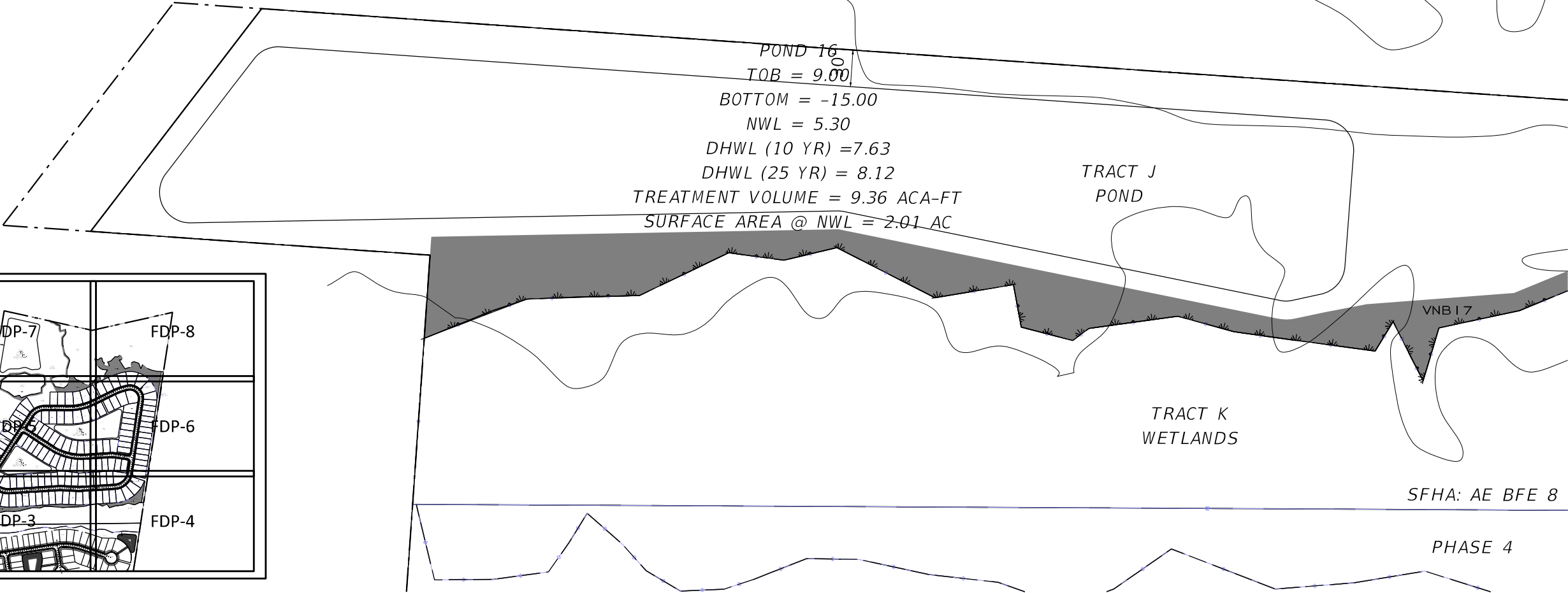
1. THE DEVELOPER SHALL BUILD 6' WOODEN FENCES ALONG THE REAR OF THE RESIDENTIAL LOT LINES OF THE SOUTHERN MOST LOTS AS WELL AS ALONG THE NORTHERN PROPERTY BOUNDARY (AREAS SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN).
2. THE SOUTHERN FENCE FOR PHASE 6 SHALL BE LOCATED BETWEEN THE REAR LOT LINE AND EXISTING SWALE.

PHASE 6 - WOODBRIDGE PUD			
1 GROSS SITE ACREAGE	76.67	AC	
2 TOTAL SURFACE AREA OF STORMWATER SYSTEM (TOB)	7.63	AC	
3 JURISDICTIONAL WETLANDS	21.4	AC	
4 WETLAND BUFFER WIDTH	SJRWMD	PERMIT	
5 SUBMERGED AREAS	0	AC	
6 FLOOR AREA RATIO	0		
7 IMPERVIOUS SUFACE RATIO	42.25	%	
8 MAXIMUM LOT COVERAGE	0.45	%	
9 OPEN SPACE	22.88	AC	
10 RESIDENTIAL LOTS	133		
11 SETBACKS	20' F	5' S	15' R
12 THE PROPERTY SHOWN HEREON LIES WITHIN THE FLOOD ZONE "X" & AE (ELEVATION 8)"			
AS PER FEMA FLOOD INSURANCE RATE MAP			
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 EARLY 2022. COMPLETION EARLY 2023.			

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REVISIONS			MCCRANIE & ASSOCIATES, INC. 301 CENTRE STREET, SUITE 200 FERNANDINA BEACH, FL 32034 904.533.8685	WOODBIDGE PUD PHASE 6		FINAL DEVELOPMENT PLAN	SHEET NO.
DATE	DESCRIPTION			PROJECT NUMBER	COUNTY		
				WB6	NASSAU		FDP-1

Full Size 1" = 50'
Half Size 1" = 100'



TREE TABLE

LOT #	AREA (SF)	REQUIRED # OF TREES	LOT #	AREA (SF)	REQUIRED # OF TREES	LOT #	AREA (SF)	REQUIRED # OF TREES	LOT #	AREA (SF)	REQUIRED # OF TREES	LOT #	AREA (SF)	REQUIRED # OF TREES	LOT #	AREA (SF)	REQUIRED # OF TREES	LOT #	AREA (SF)	REQUIRED # OF TREES
1	6600	2	21	8894	2	41	7050	2	61	8397	2	81	10503	3	101	6840	2	121	10126	3
2	6600	2	22	9004	3	42	8460	2	62	8241	2	82	6937	2	102	6840	2	122	10939	3
3	6600	2	23	10666	3	43	8460	2	63	7200	2	83	6600	2	103	6840	2	123	10230	3
4	6600	2	24	10666	3	44	8460	2	64	7197	2	84	7524	2	104	7740	2	124	8100	2
5	6600	2	25	10667	3	45	7337	2	65	9459	3	85	6600	2	105	7932	2	125	7200	2
6	6600	2	26	7694	2	46	7200	2	66	7200	2	86	6600	2	106	8055	2	126	8280	2
7	6600	2	27	6445	2	47	7200	2	67	8100	2	87	6600	2	107	7477	2	127	8919	2
8	6600	2	28	6000	2	48	7200	2	68	8100	2	88	6750	2	108	7511	2	128	8894	2
9	6600	2	29	6000	2	49	7200	2	69	7200	2	89	7175	2	109	6840	2	129	9926	3
10	6600	2	30	6000	2	50	7771	2	70	7200	2	90	7073	2	110	6840	2	130	9420	3
11	7223	2	31	6000	2	51	7200	2	71	7200	2	91	7266	2	111	6840	2	131	8280	2
12	7980	2	32	6000	2	52	7200	2	72	7200	2	92	7767	2	112	7740	2	132	8280	2
13	8280	2	33	6000	2	53	7700	2	73	8772	2	93	7087	2	113	8511	2	133	8082	2
14	8280	2	34	6000	2	54	7200	2	74	7650	2	94	7987	2	114	5876	1			
15	8668	2	35	6000	2	55	7200	2	75	7444	2	95	7518	2	115	6000	2			
16	9055	3	36	6000	2	56	7200	2	76	8557	2	96	6600	2	116	6000	2			
17	9055	3	37	6000	2	57	7200	2	77	8100	2	97	6600	2	117	6900	2			
18	8311	2	38	6000	2	58	7200	2	78	7200	2	98	6600	2	118	6900	2			
19	8280	2	39	6000	2	59	7200	2	79	7200	2	99	6540	2	119	6000	2			
20	8280	2	40	6450	2	60	7439	2	80	7193	2	100	6780	2	120	6000	2			

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DATE	DESCRIPTION



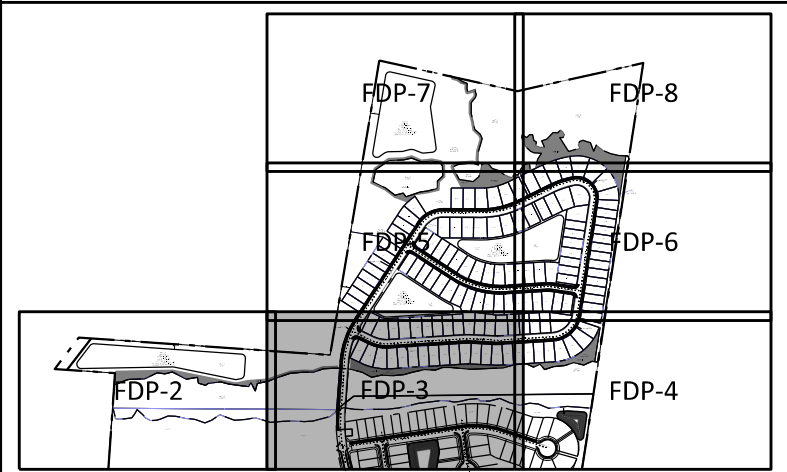
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WOODBRIIDGE PUD PHASE 6	
PROJECT NUMBER	COUNTY
WB6	NASSAU

FINAL DEVELOPMENT PLAN

SHEET NO.
FDP-2

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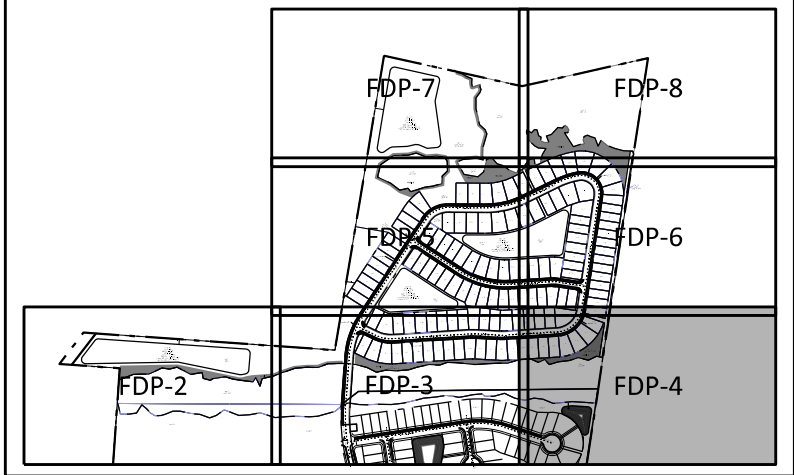
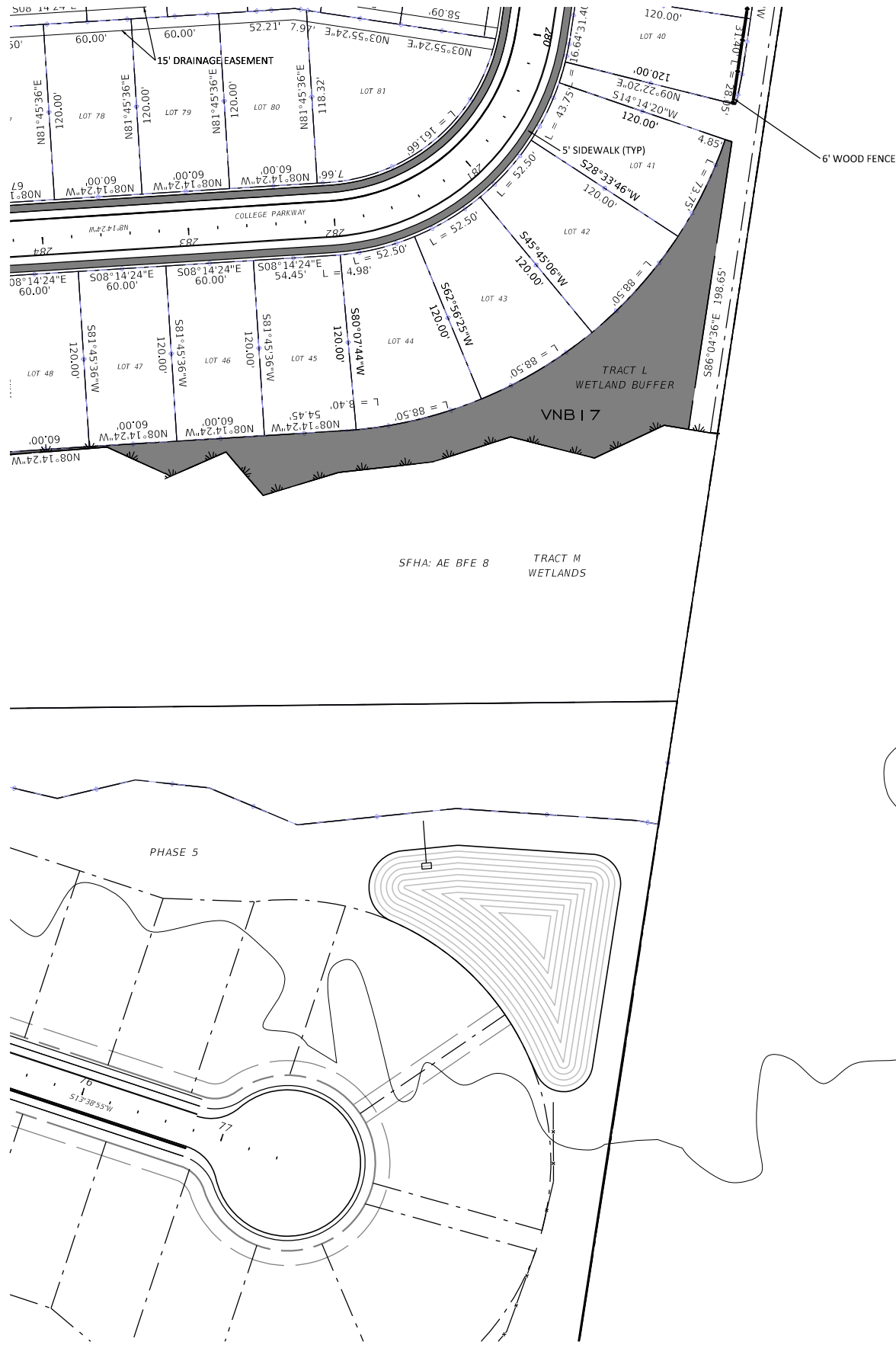
WOODBRIDGE PUD PHASE 6	
PROJECT NUMBER	COUNTY
WB6	NASSAU

FINAL DEVELOPMENT PLAN

SHEET NO.
FDP-3



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Full Size 1" = 50'
Half Size 1" = 100'

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DATE	DESCRIPTION



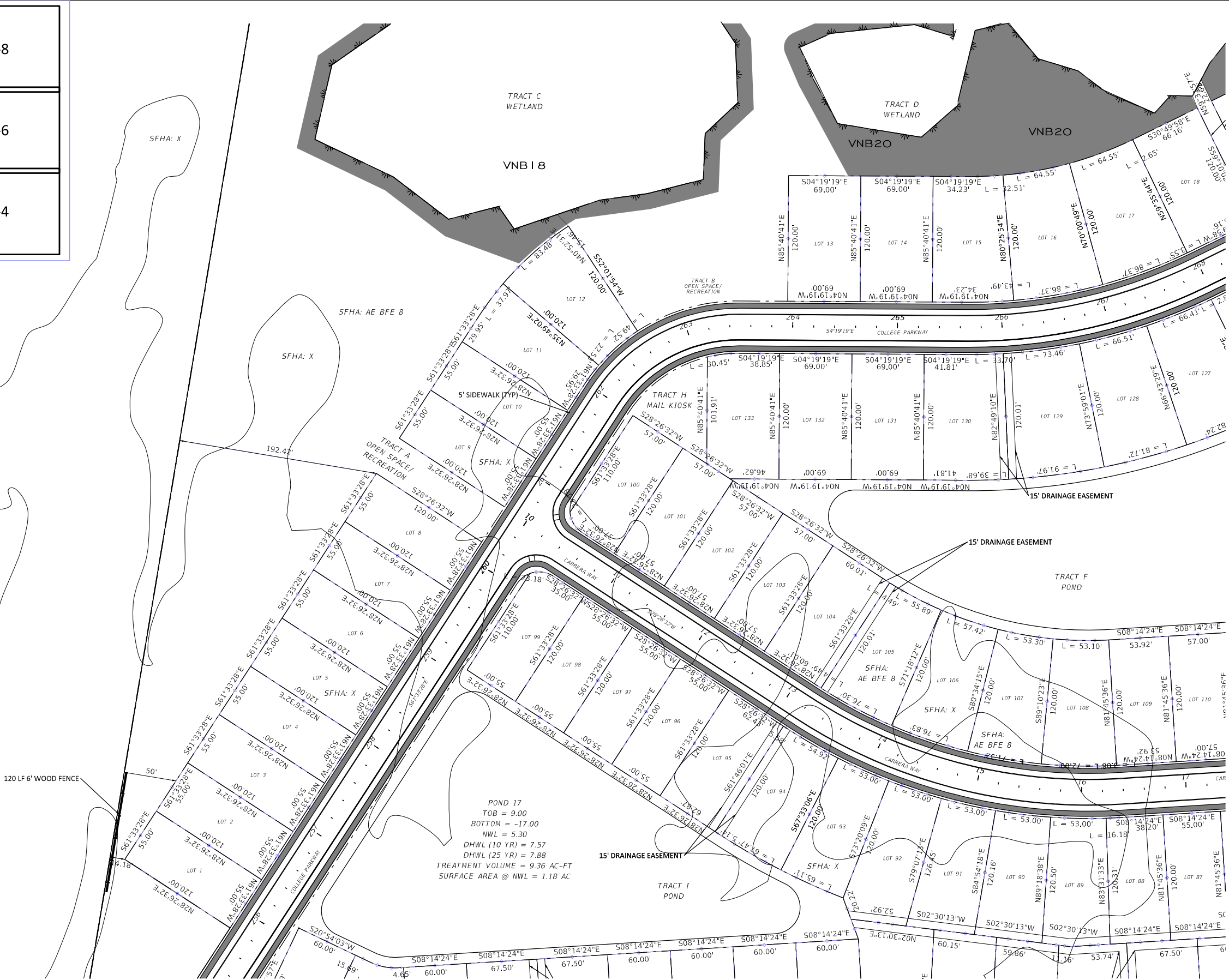
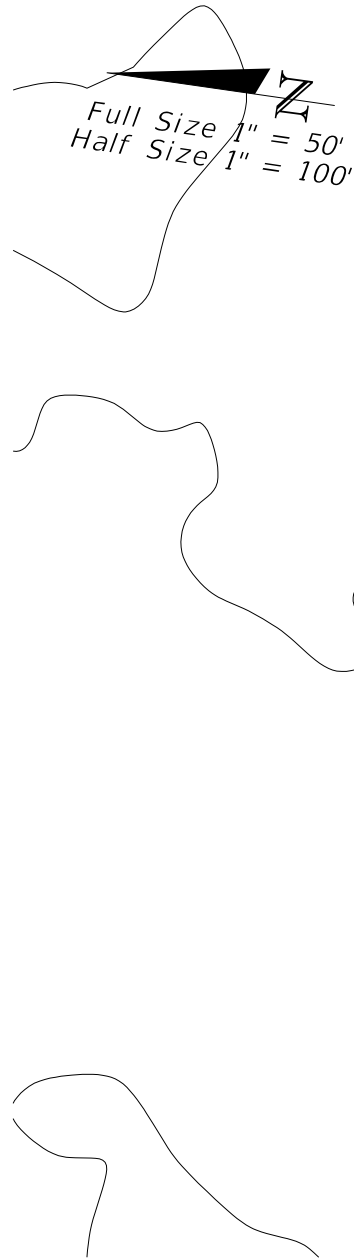
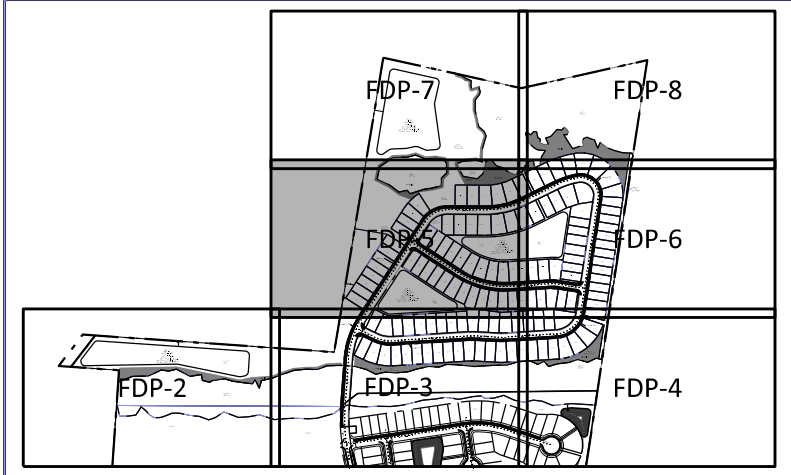
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WOODBIDGE PUD PHASE 6	
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FINAL DEVELOPMENT PLAN

SHEET NO.
FDP-4

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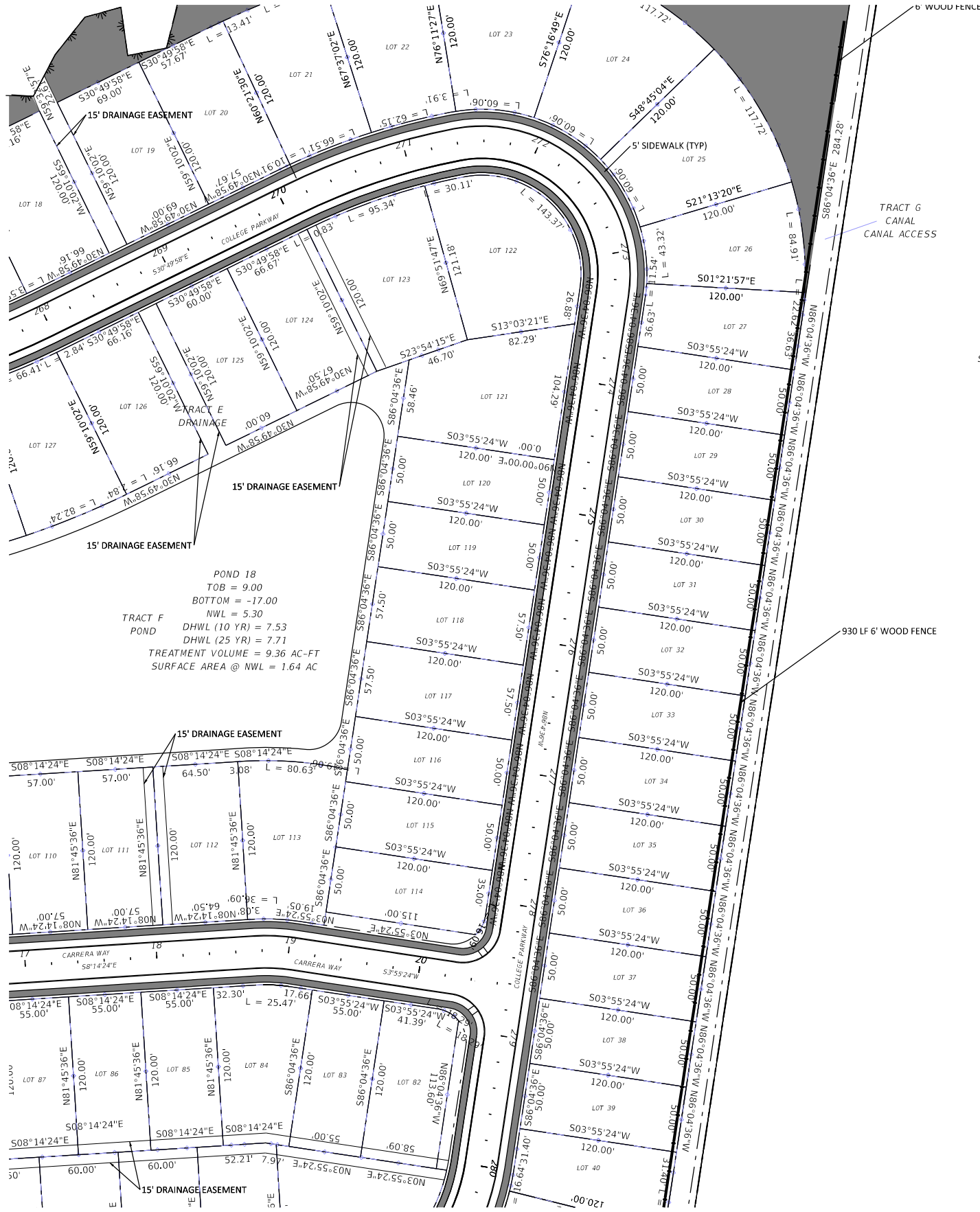
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WOODBRIDGE PUD PHASE 6	
PROJECT NUMBER	COUNTY
WB6	NASSAU

FINAL DEVELOPMENT PLAN

SHEET NO.
FDP-5

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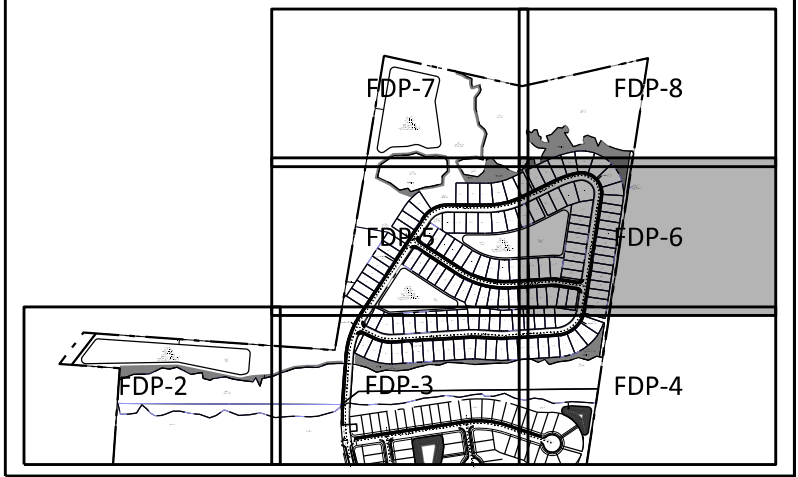


SFHA: AE BFE 8

SFHA: X

SFHA: X

SFHA: AE BFE 8



Full Size 1" = 50'
Half Size 1" = 100'

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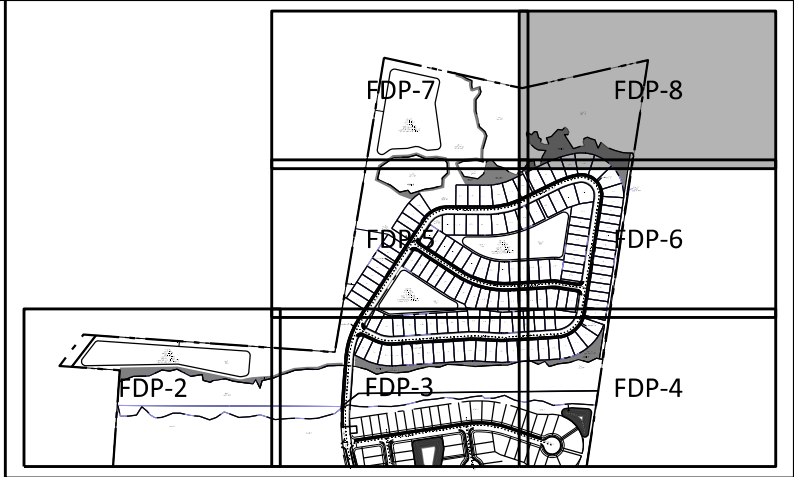
WOODBIDGE PUD PHASE 6	
PROJECT NUMBER	COUNTY
WB6	NASSAU

FINAL DEVELOPMENT PLAN

SHEET
NO.

FDP-6

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Full Size 1" = 50'
Half Size 1" = 100'

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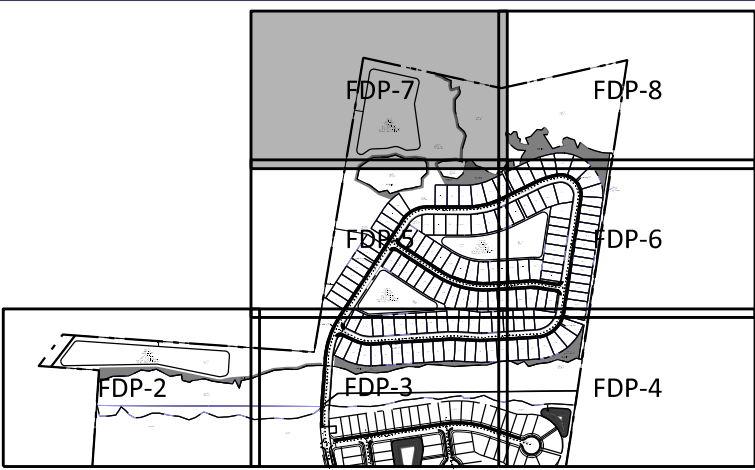


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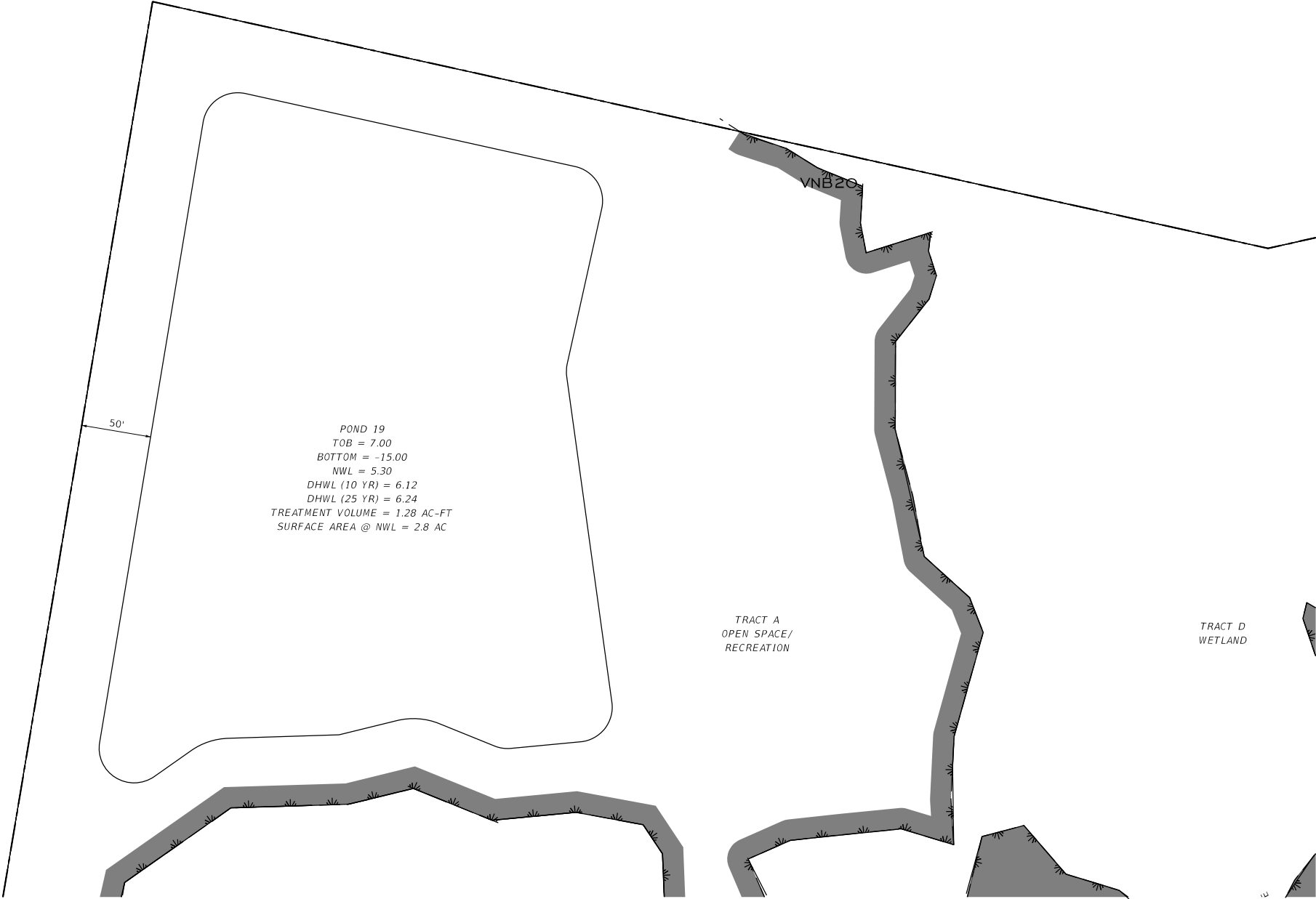
WOODBIDGE PUD PHASE 6	
PROJECT NUMBER	COUNTY
WB6	NASSAU

FINAL DEVELOPMENT PLAN

SHEET NO.
FDP-8



Full Size 1" = 50'
Half Size 1" = 100'



POND 19
TOB = 7.00
BOTTOM = -15.00
NWL = 5.30
DHWL (10 YR) = 6.12
DHWL (25 YR) = 6.24
TREATMENT VOLUME = 1.28 AC-FT
SURFACE AREA @ NWL = 2.8 AC

TRACT A
OPEN SPACE/
RECREATION

TRACT D
WETLAND

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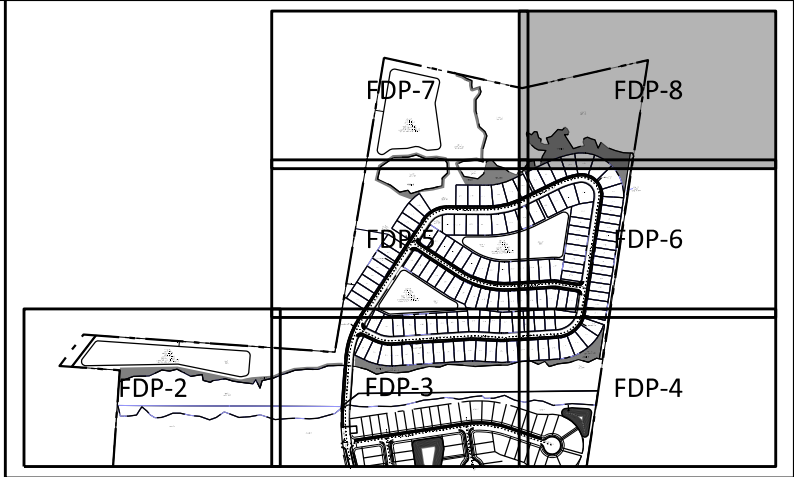
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WOODBIDGE PUD PHASE 6	
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FINAL DEVELOPMENT PLAN

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Half Size 1" = 100'

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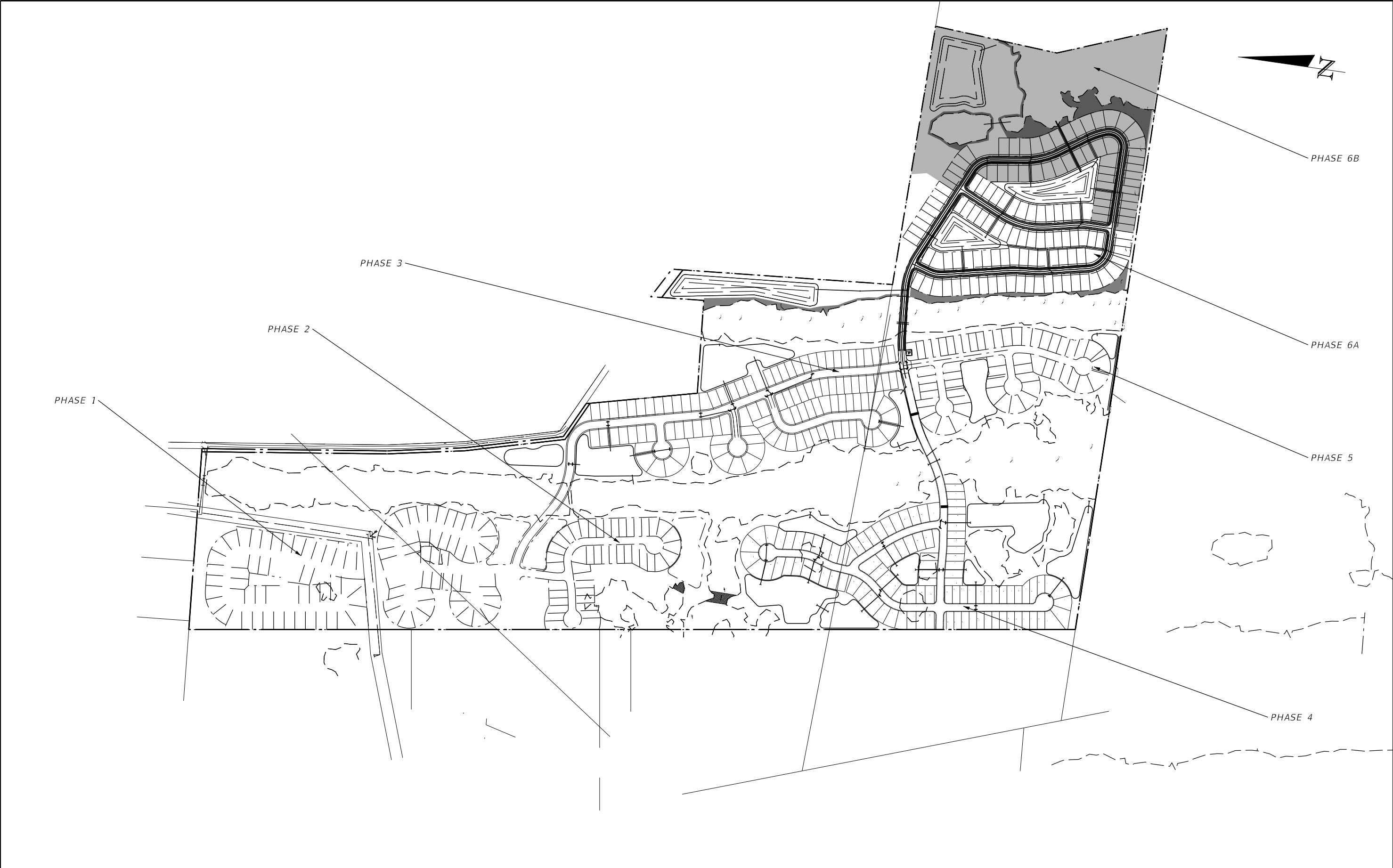
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FINAL DEVELOPMENT PLAN

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PHASING

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