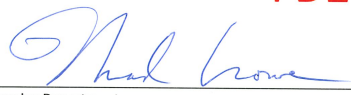
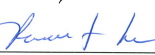


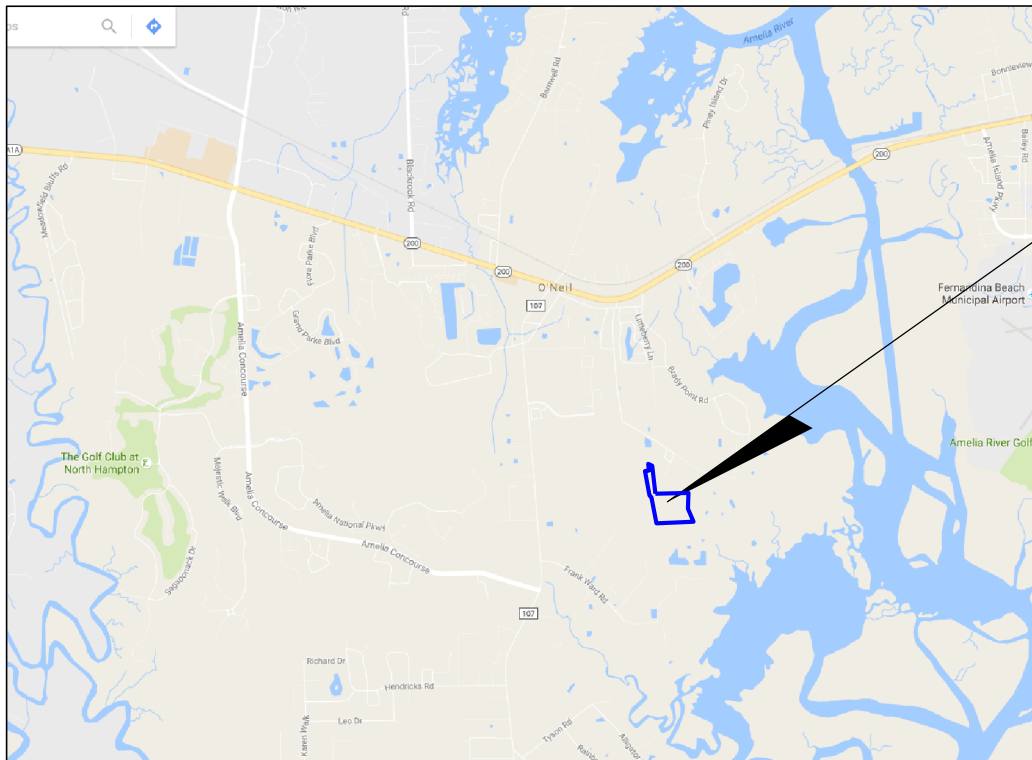
WOODBIDGE PUD
PHASE 6
FINAL DEVELOPMENT PLAN

Nassau County, Florida
LDC Article 25 – Planned Unit Development
Final Development Plan

Approval
Woodbridge Phase 6
FD21-005

	<u>1/13/2021</u>
Planning Department	Date
	<u>1/11/22</u>
Fire Rescue	Date
	<u>1/12/2022</u>
Engineering Department	Date
	<u>1/12/2022</u>
Building Department	Date
	<u>1/11/2022</u>
Health Department	Date

APPROVAL DOES NOT CONSTITUTE APPROVAL TO VIOLATE
ANY ADOPTED FEDERAL, STATE, OR LOCAL LAW, CODE OR ORDINANCE
NOR TO AVOID SEEKING PERMITS FROM FEDERAL, STATE OR OTHER AGENCIES



PROJECT LOCATION

VICINITY MAP

PUD REQUIREMENTS
APPLICABLE TO PHASE 6

1. THE DEVELOPER SHALL BUILD 6' WOODEN WOOD 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 WOOD 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	134		
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	
DATE	DESCRIPTION



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

WOODBIDGE PUD
PHASE 6

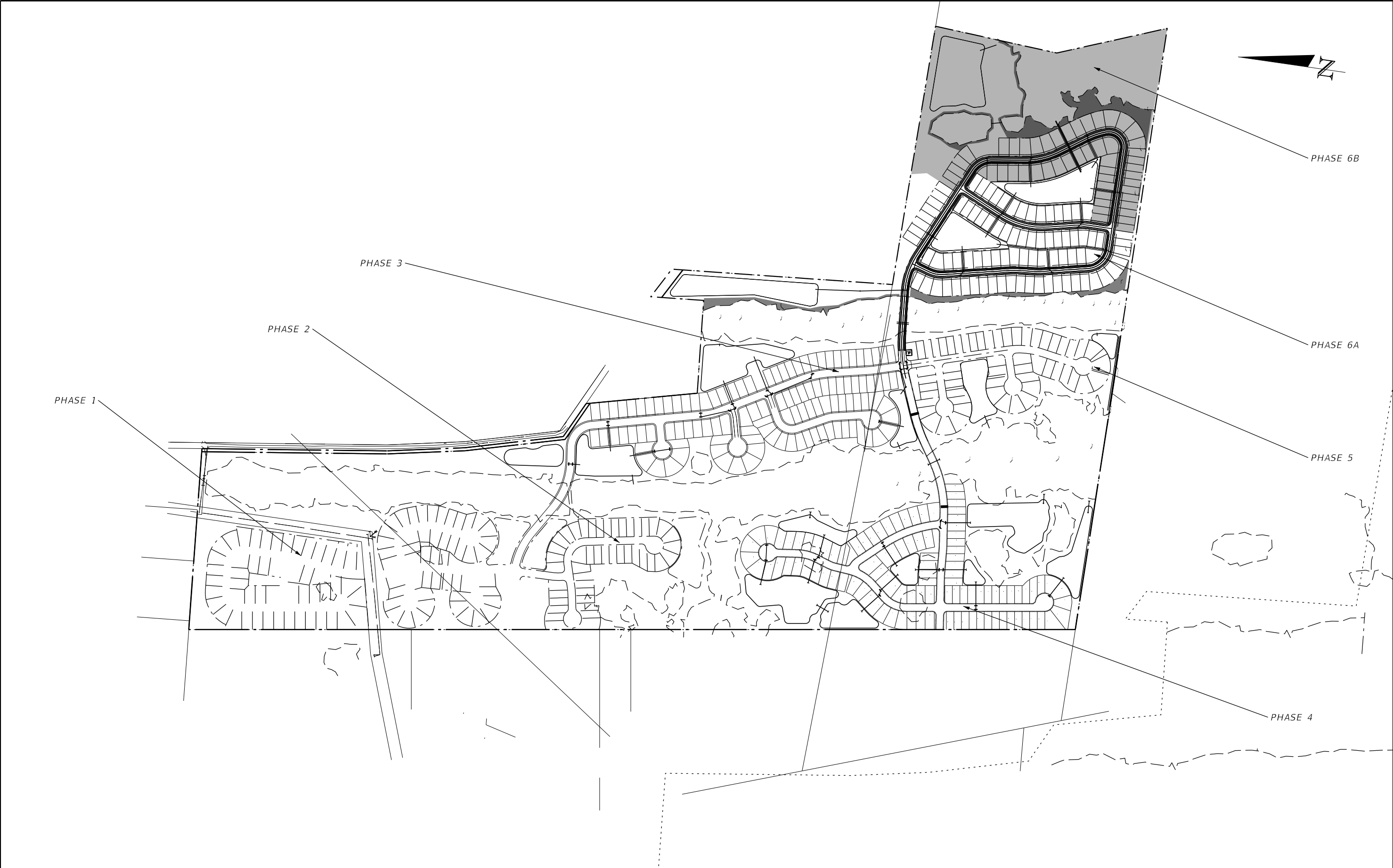
PROJECT NUMBER	COUNTY
WB6	NASSAU

FINAL DEVELOPMENT PLAN

SHEET
NO.

FDP-1

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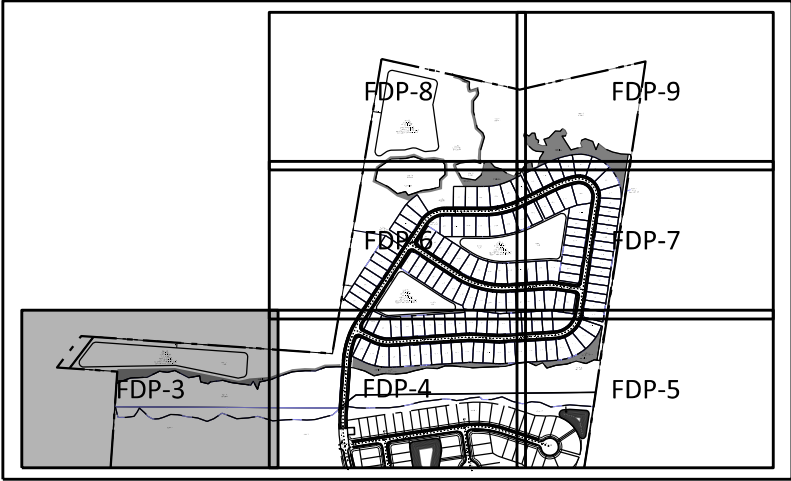
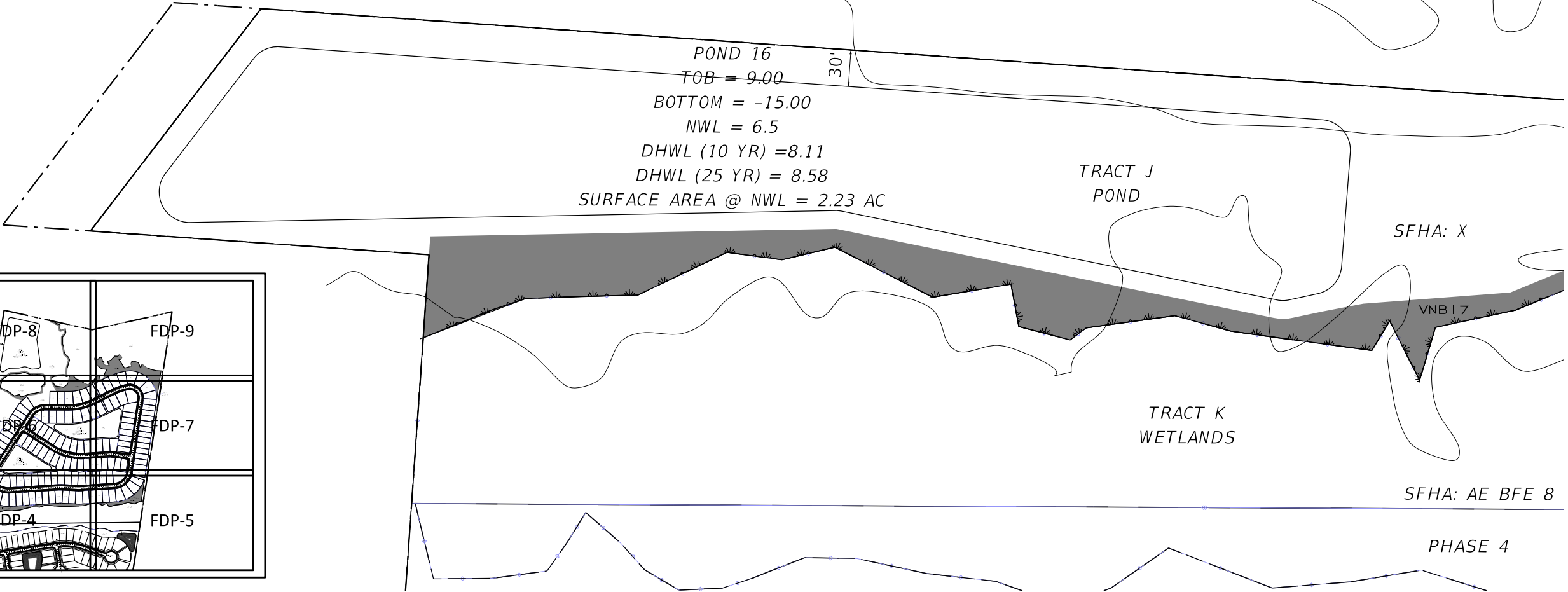
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WOODBIDGE PUD PHASE 6	
PROJECT NUMBER	COUNTY
WB6	NASSAU

PHASING

SHEET NO.
FDP-2

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



TREE TABLE

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

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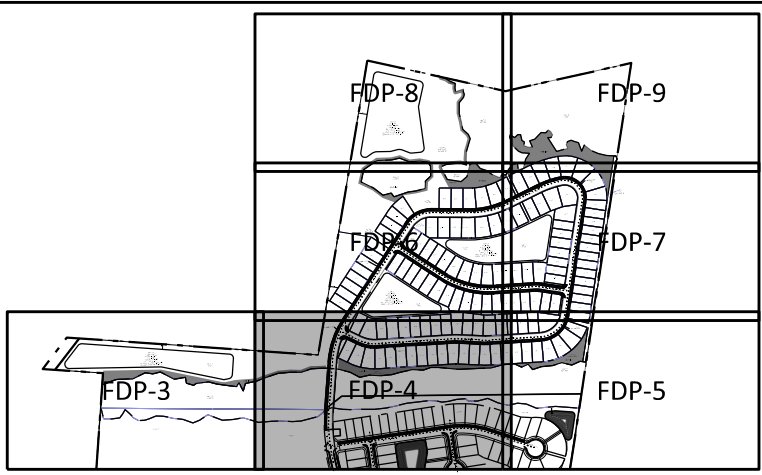
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WOODBIDGE PUD PHASE 6	
PROJECT NUMBER	COUNTY
WB6	NASSAU

SITE GEOMETRY SHEET
(FINAL DEVELOPMENT PLAN)

SHEET NO.
SEP-4
FDP-3

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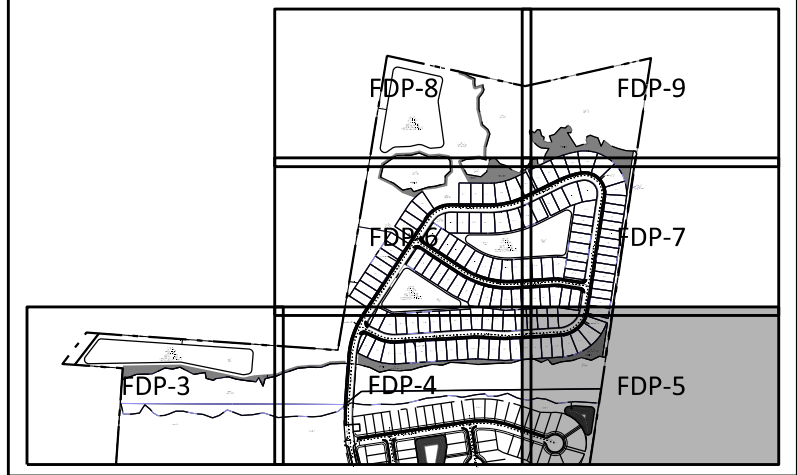
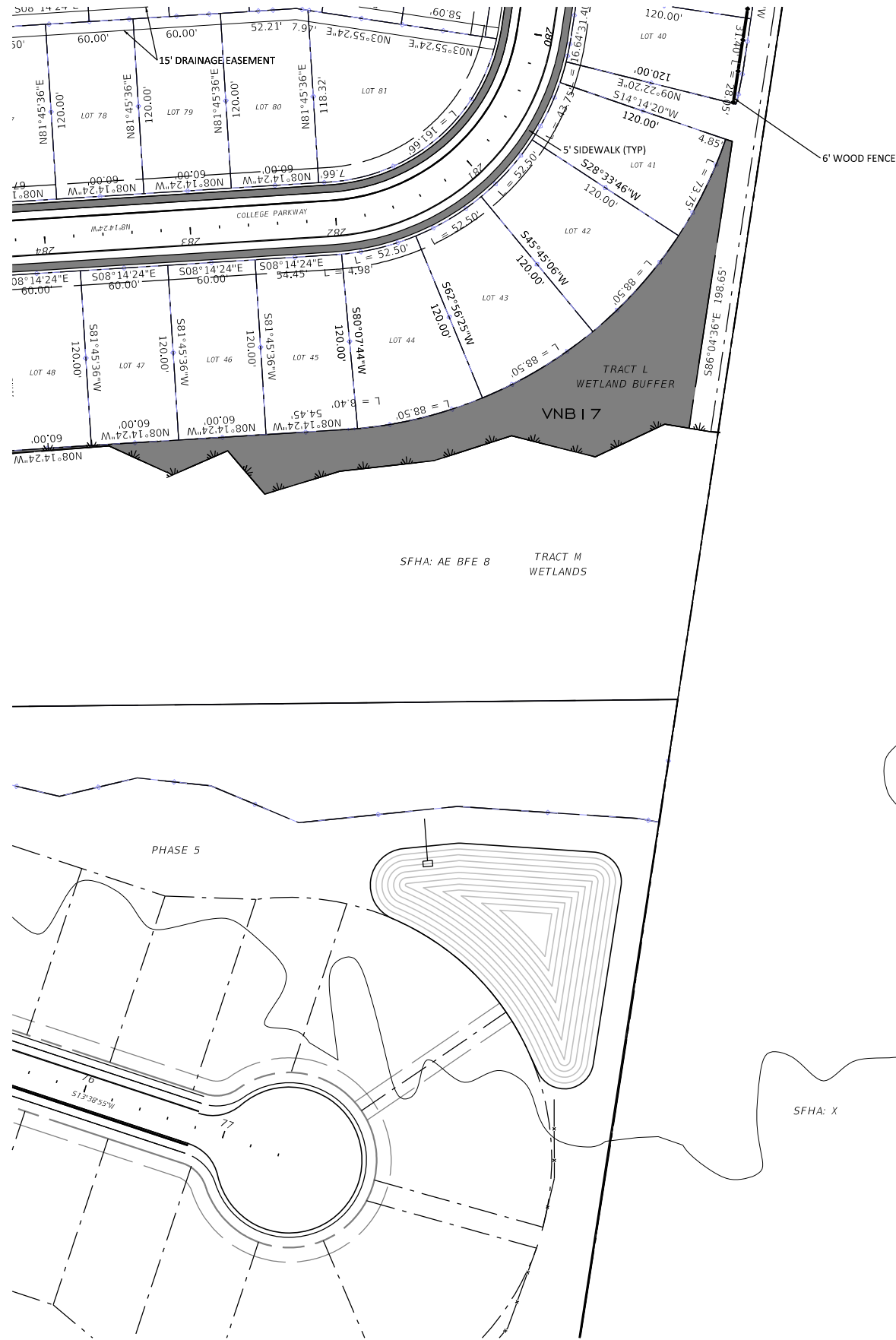
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WOODBRIDGE PUD PHASE 6	
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SITE GEOMETRY SHEET
(FINAL DEVELOPMENT PLAN)

SHEET
NO.
SEP-5
FDP-4

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

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DATE	DESCRIPTION



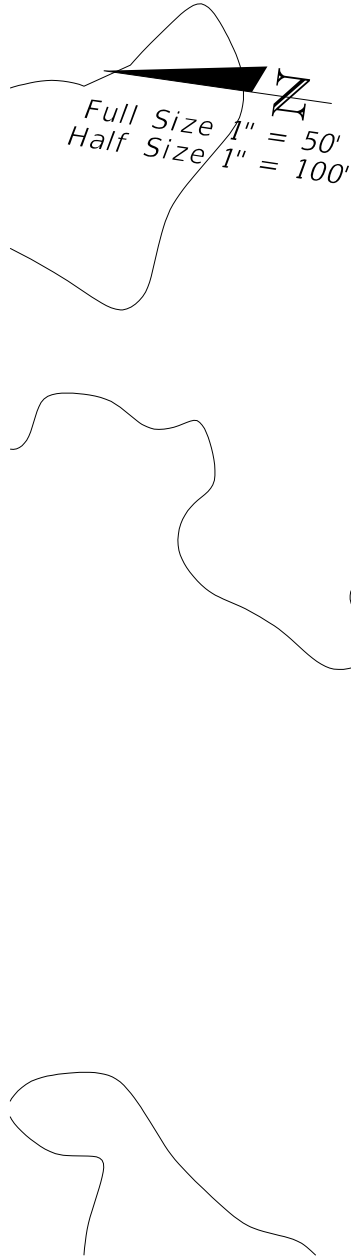
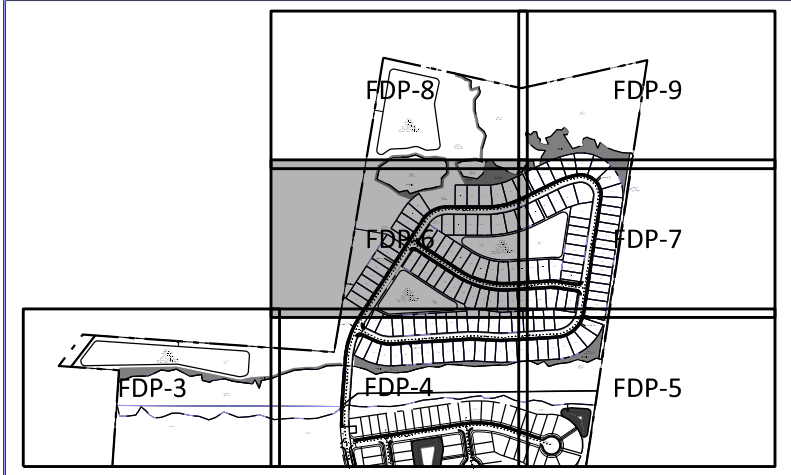
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WOODBIDGE PUD PHASE 6	
PROJECT NUMBER	COUNTY
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SITE GEOMETRY SHEET (FINAL DEVELOPMENT PLAN)	

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SEP-6 FDP-5

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POND 17
TOB = 9.00
BOTTOM = -17.00
NWL = 5.30
DHWL (10 YR) = 7.57
DHWL (25 YR) = 7.88
TREATMENT VOLUME = 9.36 AC-FT
SURFACE AREA @ NWL = 1.18 AC

REVISIONS	
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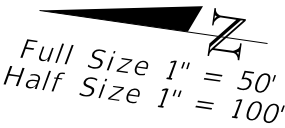


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WOODBRIDGE PUD PHASE 6	
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WB6	NASSAU

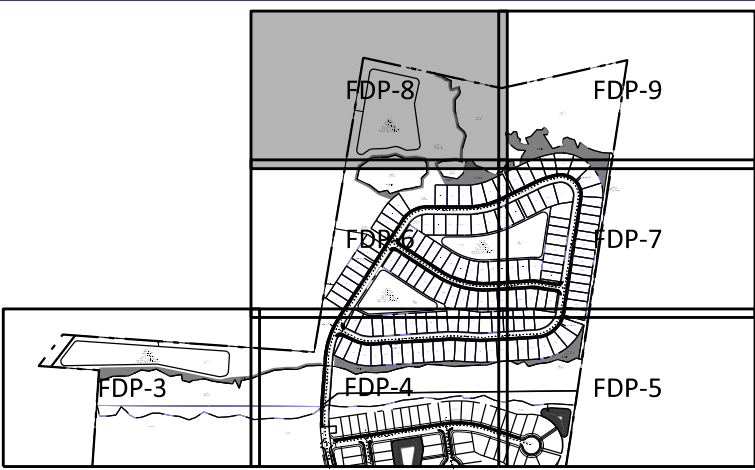
SITE GEOMETRY SHEET
(FINAL DEVELOPMENT PLAN)

SHEET NO.
SEP-7 FDP-6

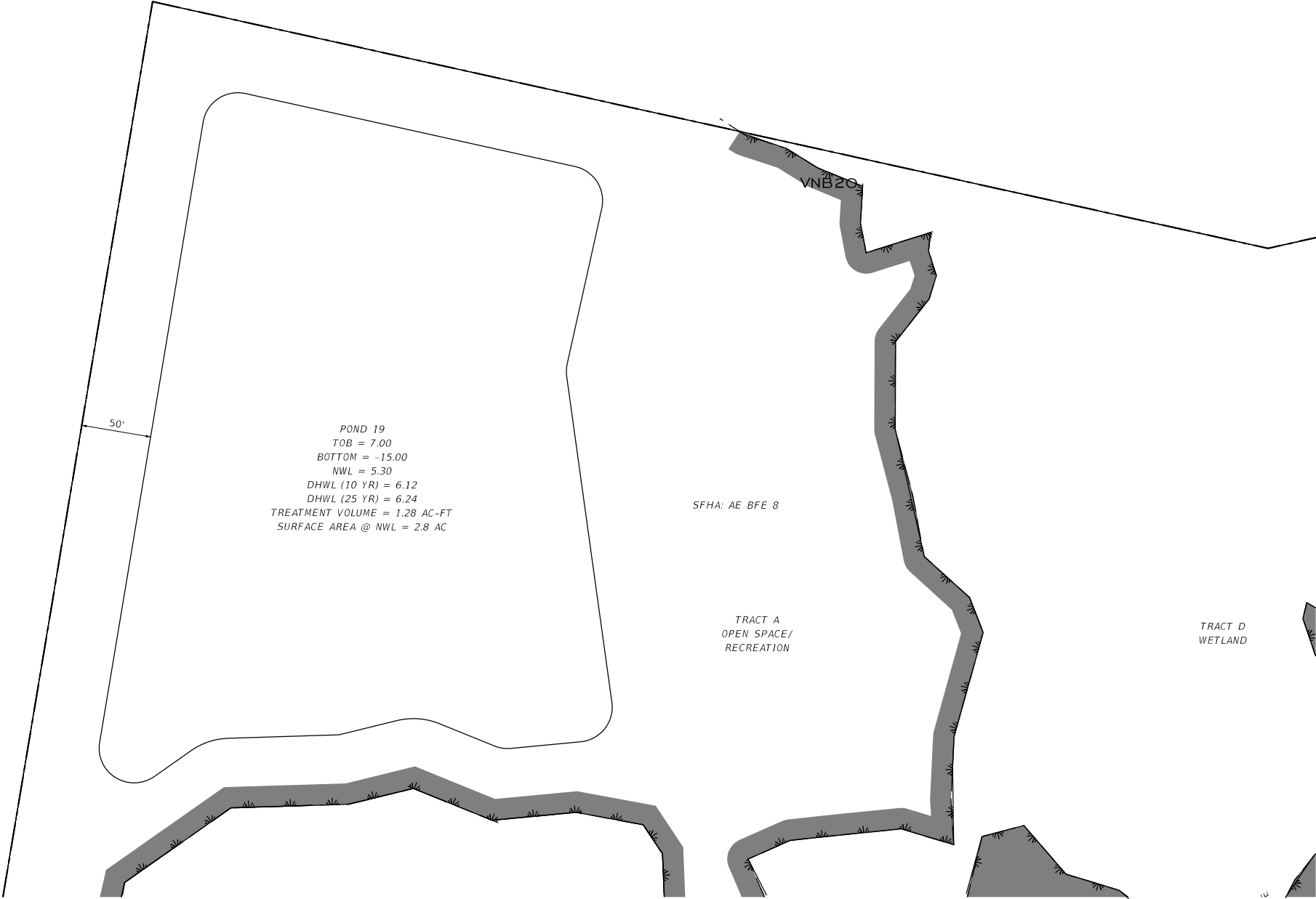


SHEET
NO.

SEP-8
FDP-7




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

SFHA: AE BFE 8

TRACT A
OPEN SPACE/
RECREATION

TRACT D
WETLAND

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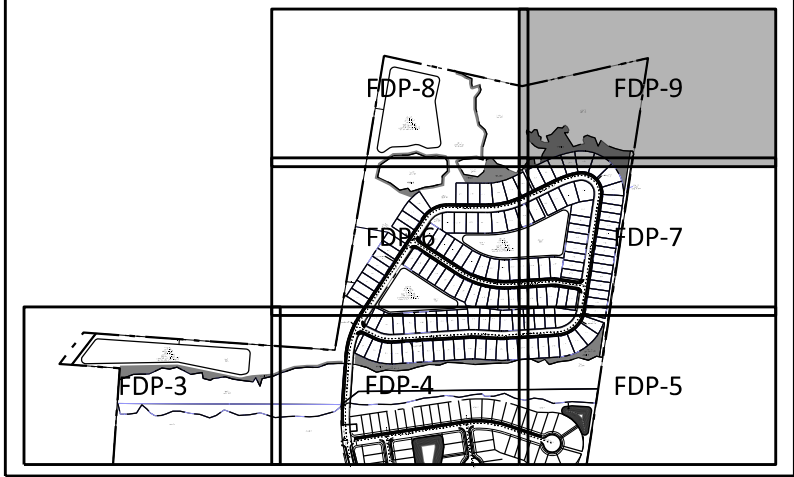
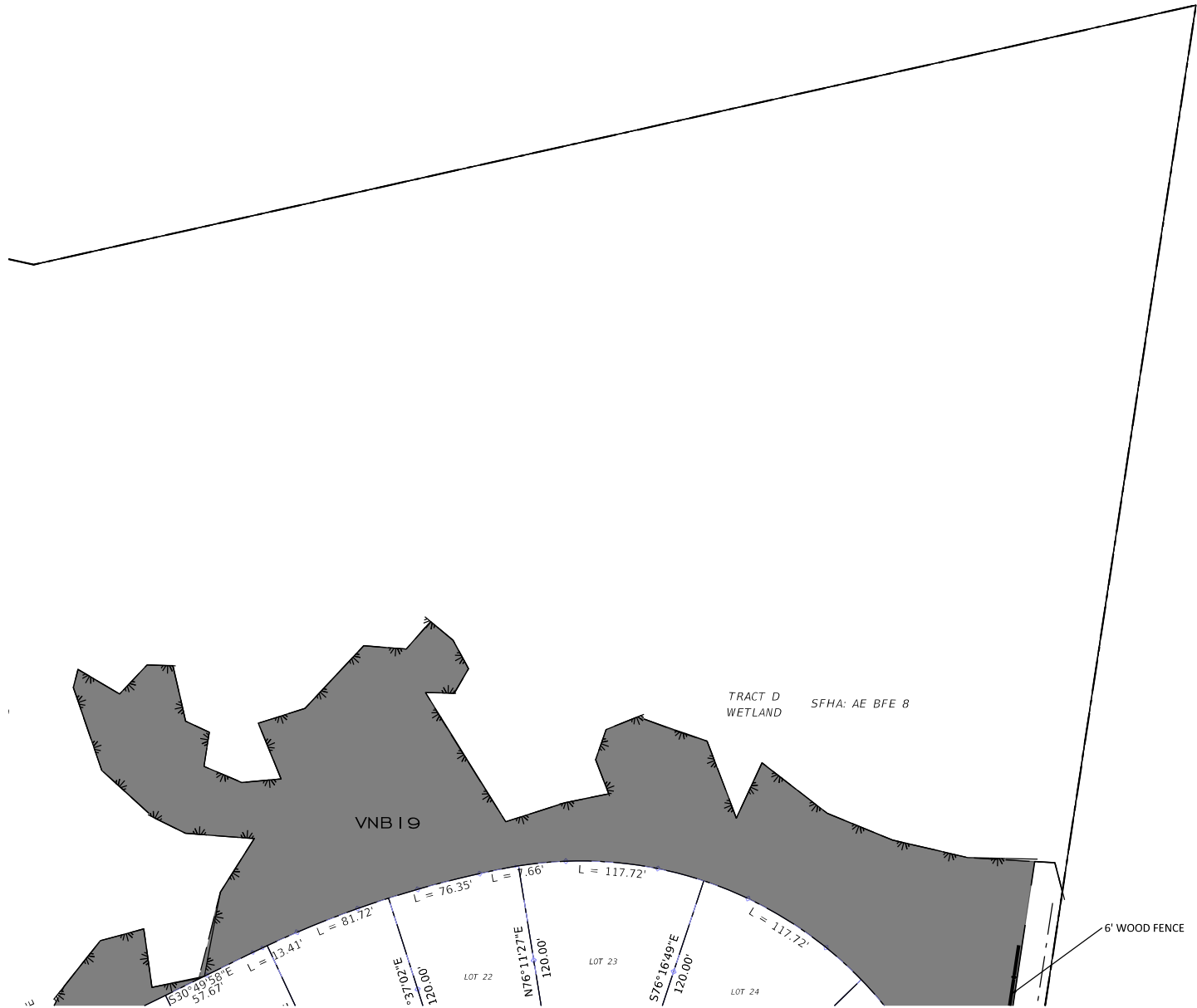
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WOODBIDGE PUD PHASE 6	
PROJECT NUMBER	COUNTY
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*SITE GEOMETRY SHEET
(FINAL DEVELOPMENT PLAN)*

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WOODBIDGE PUD PHASE 6	
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SITE GEOMETRY SHEET (FINAL DEVELOPMENT PLAN)	

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