

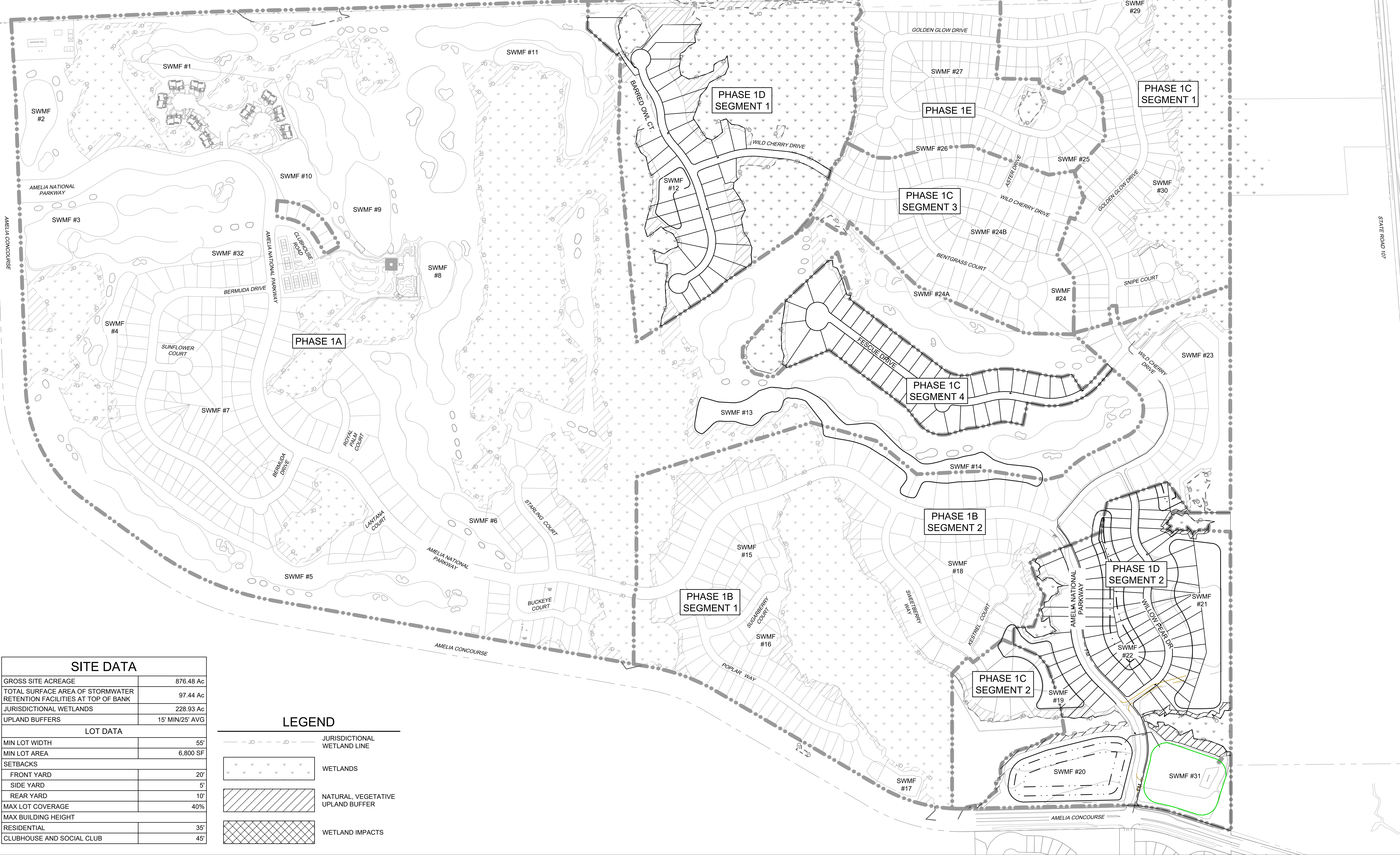
LOT SUMMARY												
Phase ID	60' Product	65' Product	70' Product	75' Product	80' Product	90' Product	Custom 100' Product	Club Homes*	Model Homes	Private Quarters	Total	
1A (EXISTING)	0	65	0	0	35	31	19	0	9	20	179	
1B (EXISTING)	0	55	0	0	63	54	0	0	0	0	172	
1C	43	8	7	73	61	2	3	0	0	0	197	
1D	70	0	0	0	34	0	1	14	0	0	119	
1E	62	5	0	0	1	1	3	0	0	0	72	
Total	175	133	7	73	194	88	26	14	9	20	739	

NOTES:

- ALL PROPOSED RIGHT-OF-WAYS SHALL BE PRIVATE.
- WETLAND IMPACTS AND UPLAND BUFFERS PERMITTED BY SJRWMD PERMIT 4-089-65409-8.
- A 20-FT. WIDE STABILIZED EMERGENCY ACCESS ROAD BETWEEN WILD CHERRY DRIVE AND AMELIA CONCOURSE SHALL BE CONSTRUCTED AS PART OF THE PHASE 1C SEGMENT 1 INFRASTRUCTURE IMPROVEMENTS AND COMPLETED BEFORE THE PLAT IS APPROVED FOR SEGMENTS 1 AND 2 OF PHASE 1C PER THE PROPOSED EMERGENCY ACCESS AND TEMPORARY CONSTRUCTION ACCESS ROAD AGREEMENT BETWEEN THE DEVELOPER AND NASSAU COUNTY.
- THE DEVELOPER WILL COMMENCE THE CONSTRUCTION OF THE SECONDARY ACCESS ROAD AND GATE AT AMELIA CONCOURSE AT SUCH TIME AS THE EARLIER OF THE FOLLOWING: A) FOUR HUNDRED FORTY-NINE(449) HOMES HAVE BEEN SECURED A CERTIFICATE OF OCCUPANCY WITHIN AMELIA NATIONAL PUD; OR B) SITE ENGINEERING PLANS ARE APPROVED FOR ANY SEGMENT OF PHASE 1D AS SHOWN ON THIS PLAN. CONSTRUCTION SHALL BE COMPLETED BEFORE THE PLAT IS APPROVED FOR ANY SEGMENTS OF PHASE 1D AS SHOWN ON THIS PLAN.

FEMA NOTES:

- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PUD IS LOCATED IN FLOOD ZONE 'X' AND FLOOD ZONE 'AE' AS DETERMINED BY SCALE FROM FEDERAL INSURANCE RATE MAP (FIRM) MAP NUMBERS 12089C0356G, 12089C0356G, 12089C0357G, AND 12089C0359G DATED AUGUST 2, 2017.
- PHASE 1C SEGMENT 4 AND PHASE 1D SEGMENTS 1 & 2 ARE LOCATED IN FLOOD ZONE 'X' AS DETERMINED BY SCALE FROM FEDERAL INSURANCE RATE MAP (FIRM) MAP NUMBER 12089C0357G DATED AUGUST 2, 2017



SITE DATA	
GROSS SITE ACREAGE	876.48 Ac
TOTAL SURFACE AREA OF STORMWATER RETENTION FACILITIES AT TOP OF BANK	97.44 Ac
JURISDICTIONAL WETLANDS	228.93 Ac
UPLAND BUFFERS	15' MIN/25' AVG
LOT DATA	
MIN LOT WIDTH	55'
MIN LOT AREA	6,800 SF
SETBACKS	
FRONT YARD	20'
SIDE YARD	5'
REAR YARD	10'
MAX LOT COVERAGE	40%
MAX BUILDING HEIGHT	
RESIDENTIAL	35'
CLUBHOUSE AND SOCIAL CLUB	45'

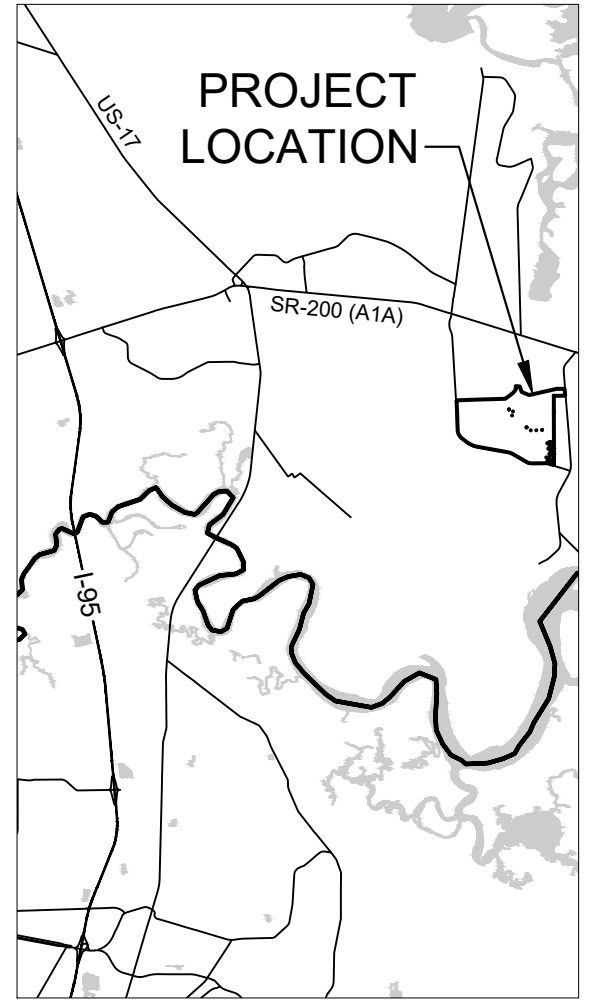
LEGEND	
	JURISDICTIONAL WETLAND LINE
	WETLANDS
	NATURAL, VEGETATIVE UPLAND BUFFER
	WETLAND IMPACTS

PROSSER
Creative Visionaries. Engineering Minds.®
13901 Sutton Park Drive South, Suite 200
Jacksonville, Florida 32224-0229
904.739.3655
www.prosserinc.com

Florida Certificate of Authorization Number: 00004050

AMELIA NATIONAL
ENTERPRISE, LLC

AMELIA NATIONAL
PHASE 1C SEGMENT 4
AND PHASE 1D
SEGMENTS 1 & 2



DATE : -
PROJECT NO. : 115040.08
DESIGNED BY : MSS
DRAWN BY : KMDW
SCALE : 1" = 300'

No.	Date	Revision

THIS DRAWING NOT RELEASED FOR
CONSTRUCTION UNLESS SO NOTED ABOVE

SHEET TITLE

FINAL DEVELOPMENT
PLAN

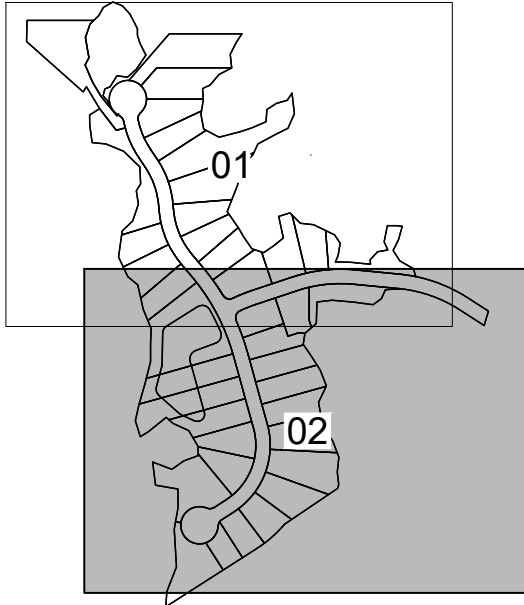
MICHAEL S. SHAW, PE
FL Lic. No. 86567
DATE: 2020-03-17

1.01

SHEET

P:\115115040-08 Amelia PH 1C & 1D\ProductionDrawings\Exhibits\115040.08 FDP.dwg [FDP-1, 01] 8/12/2022 6:43:22 PM Michael Shaw

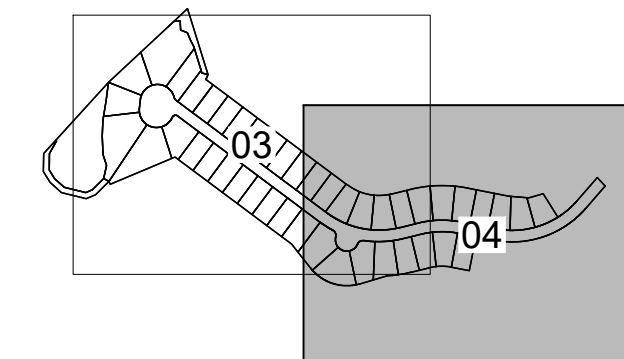
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2020-03-17 prs_plan-ArchD.tbl



SHEET TITLE

PHASE 1D SEGMENT 1 SITE DATA	
TOTAL PHASE ACREAGE	82.39 Ac
TOTAL PROJECT ACREAGE	17.27 Ac
TOTAL SURFACE AREA OF STORMWATER RETENTION FACILITIES AT TOP OF BANK	1.15 Ac
IMPERVIOUS AREA	6.58 Ac
JURISDICTIONAL WETLANDS	0.00 Ac
UPLAND BUFFERS	15' MIN/25' AVG
LOT DATA	
MIN LOT WIDTH	55'
MIN LOT AREA	6,800 SF
SETBACKS	
FRONT YARD	20'
SIDE YARD	5'
REAR YARD	10'
MAX LOT COVERAGE	40%
MAX BUILDING HEIGHT	
RESIDENTIAL	35'

AMELIA NATIONAL
PHASE 1C SEGMENT 4
AND PHASE 1D
SEGMENTS 1 & 2



KEY MAP

NTS

DATE : -
PROJECT NO. : 115040.08
DESIGNED BY : MSS
DRAWN BY : KMDW
SCALE : 1" = 50'

THIS DRAWING NOT RELEASED FOR
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SHEET TITLE

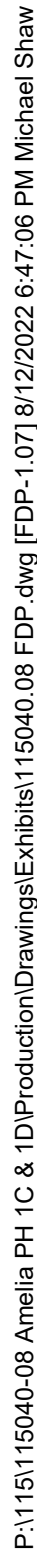
FINAL DEVELOPMENT PLAN

1.05

MICHAEL S. SHAW, PE
FL Lic. No. 86567
DATE:

S H E E T





FINAL DEVELOPMENT PLAN

1.07

AMELIA NATIONAL
PHASE 1C SEGMENT 4
AND PHASE 1D
SEGMENTS 1 & 2



DATE : -
PROJECT NO. : 115040.08
DESIGNED BY : MSS
DRAWN BY : KMDW
SCALE : 1" = 50'

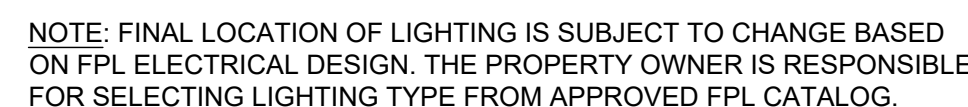
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CONSTRUCTION UNLESS SO NOTED ABOVE

SHEET TITLE

1.08

MICHAEL S. SHAW, PE
FL Lic. No. 86567
DATE:

SHEET



PHASE 1D SEGMENT 2 SITE DATA	
TOTAL PHASE ACREAGE	57.37 Acres
TOTAL PROJECT ACREAGE	33.09 Acres
TOTAL SURFACE AREA OF STORMWATER RETENTION FACILITIES AT TOP OF BANK	10.08 Acres
IMPERVIOUS AREA	7.07 Acres
JURISDICTIONAL WETLANDS	0.00 Acres
UPLAND BUFFERS	15' MIN/25' AVG
LOT DATA	
MIN LOT WIDTH	55'
MIN LOT AREA	6,800 SF
SETBACKS	
FRONT YARD	20'
SIDE YARD	5'
REAR YARD	10'
MAX LOT COVERAGE	40%
MAX BUILDING HEIGHT	
RESIDENTIAL	35'

CONSTRUCTION NOTES:

1. THE ESTIMATED START DATE FOR CONSTRUCTION OF PHASE 1D SEGMENT 4 IS OCTOBER 2022 AND WILL LAST APPROXIMATELY 6 MONTHS, WHICH PUTS THE ESTIMATED COMPLETION DATE AT MARCH 2023.
2. THE ESTIMATED START DATE FOR CONSTRUCTION OF PHASE 1D SEGMENT 1 IS MARCH 2023 AND WILL LAST APPROXIMATELY 6 MONTHS, WHICH PUTS THE ESTIMATED COMPLETION DATE AT AUGUST 2023.
2. THE ESTIMATED START DATE FOR CONSTRUCTION OF PHASE 1D SEGMENT 2 IS AUGUST 2023 AND WILL LAST APPROXIMATELY 6 MONTHS, WHICH PUTS THE ESTIMATED COMPLETION DATE AT JANUARY 2024.