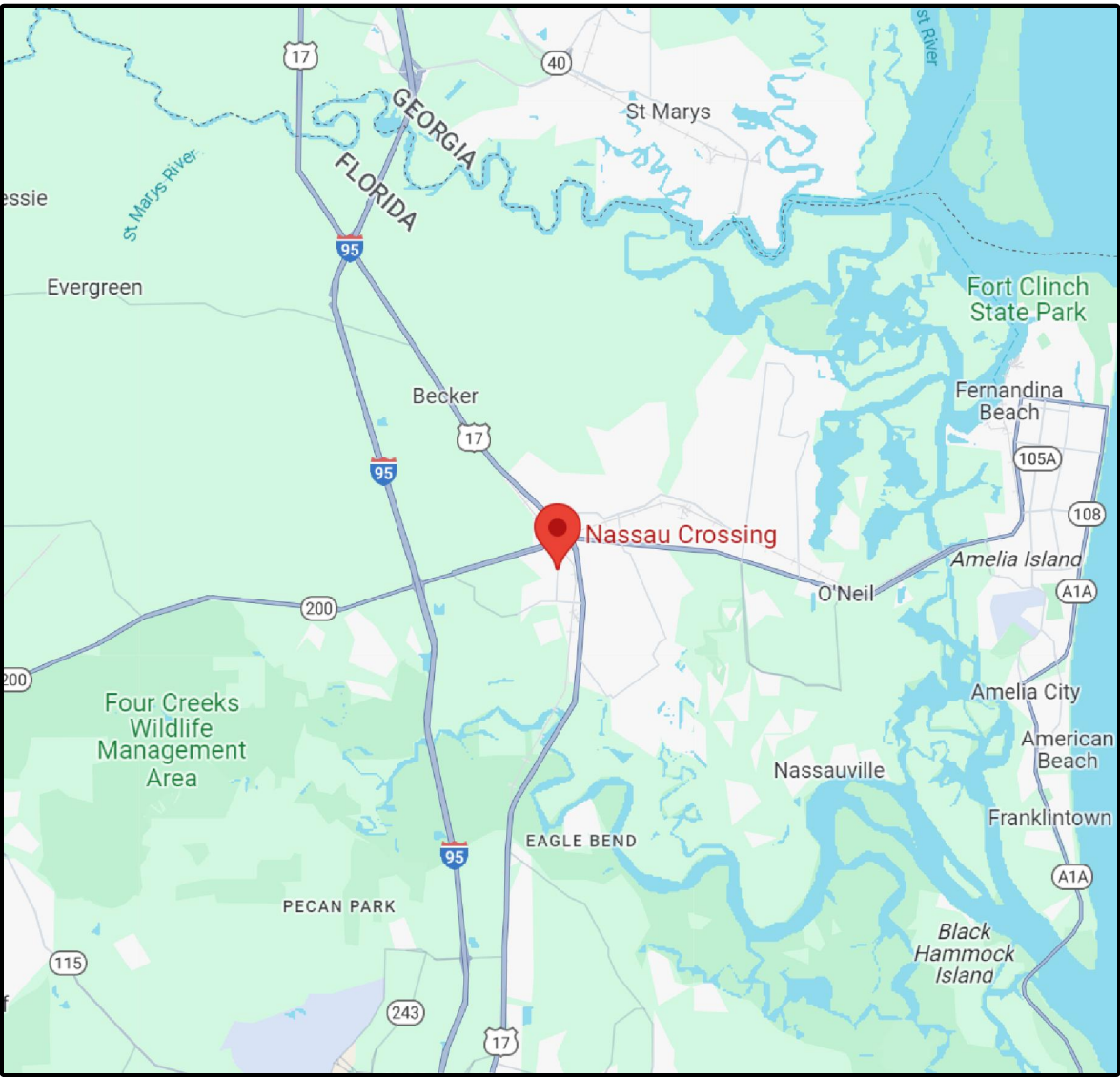
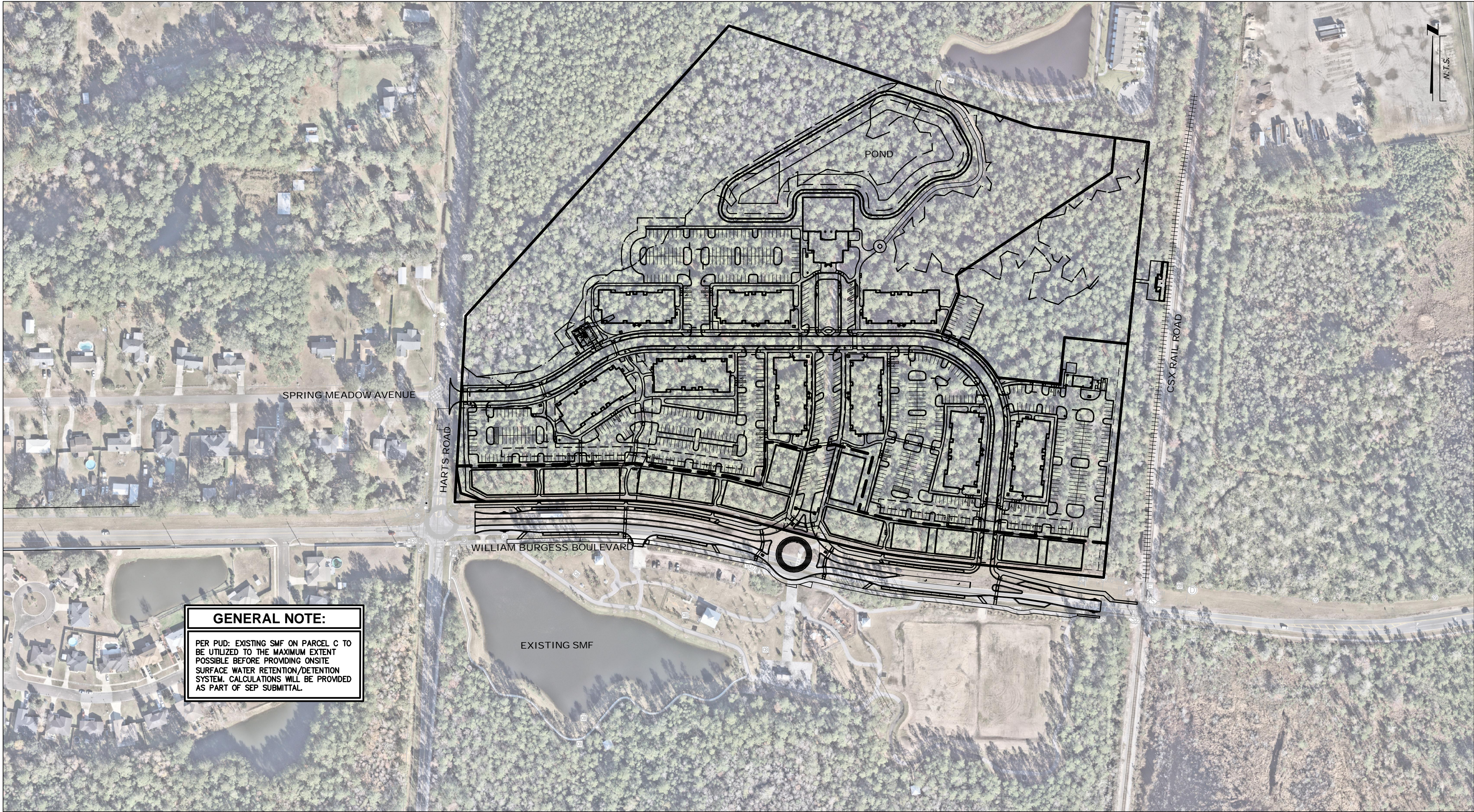


NASSAU CROSSING
NASSAU COUNTY, FLORIDA
FINAL DEVELOPMENT PLAN
PREPARED FOR
DENTON FLOYD REAL ESTATE GROUP

1024 SOUTH 3rd STREET
LOUISVILLE, KENTUCKY 40203



LOCATION MAP
N.T.S.



GENERAL NOTE:
PER PUD: EXISTING SMF ON PARCEL C TO BE UTILIZED TO THE MAXIMUM EXTENT POSSIBLE BEFORE PROVIDING ONSITE SURFACE WATER RETENTION/DETENTION SYSTEM. CALCULATIONS WILL BE PROVIDED AS PART OF SEP SUBMITTAL.

FINAL DEVELOPMENT PLAN
NASSAU CROSSING - PARCEL B
SHEET 1 OF 3

ETM **England-Thims & Miller, Inc.**
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
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REG - 2584 LC - 0000316

LINE TABLE - MF/COMMERCIAL

LINE #	LENGTH	DIRECTION
L10	432.35'	N84°04'32"W
L12	329.71'	S89°09'58"W
L13	441.21'	N3°18'35"E
L14	926.65'	N42°12'02"E
L15	761.62'	S71°37'24"E
L16	273.55'	S82°34'24"E
L17	1035.59'	S5°54'54"W

CURVE TABLE - MF/COMMERCIAL

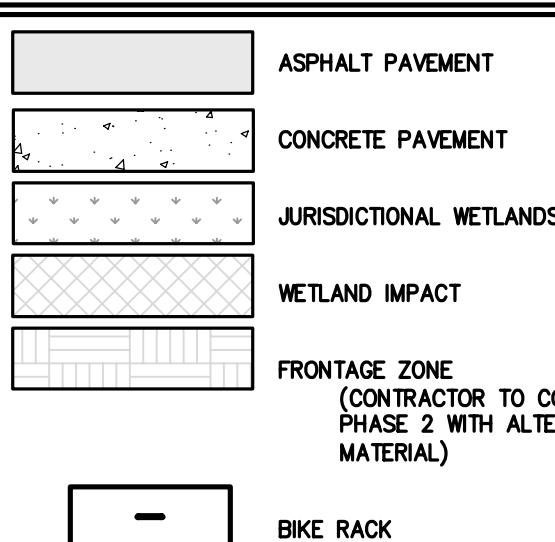
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C2	1450.00'	222.52'	111.48'	N79°40'45"W	222.30'	8°47'34"
C3	1250.00'	339.27'	170.69'	N83°03'30"W	338.23'	15°33'04"

ZONING:
RESIDENTIAL
SINGLE FAMILY 1ZONING:
PUDZONING:
PUDZONING:
RESIDENTIAL
SINGLE FAMILY 1SPRING
MEADOW
ROADZONING:
RESIDENTIAL
SINGLE FAMILY 1POTENTIAL
DUMPSITE
LOCATIONPROPOSED
ROUNDBOUT
(BY OTHERS)

COMMERCIAL BUILDING INFORMATION

BUILDING NUMBER	RETAIL	OFFICE	COTTAGES
1	8,800	-	5
2	4,800	-	3
3	4,800	-	3
4	4,800	-	3
5	4,800	-	3
6	8,650	8,650	-
7	5,400	5,400	-
8	6,750	6,750	-
9	8,050	8,050	-
10	5,100	5,100	-
11	5,100	5,100	-
12	5,100	5,100	-
13	5,100	5,100	-
TOTAL	77,250	49,250	17

LEGEND



MULTI-FAMILY UNITS

BUILDING NUMBER	NUMBER OF UNITS	FFE.	# OF STORIES
A	40	TBD	4
B	40	TBD	4
C	40	TBD	4
D	40	TBD	4
E	40	TBD	4
F	40	TBD	4
G	40	TBD	4
H	40	TBD	4
I	40	TBD	4
TOTAL UNITS	360	TBD	4

CONSTRUCTION DATES

BEGINNING	COMPLETION
Q4 2024	Q1 2026

LINE TABLE - TRANSIT AREA

LINE #	LENGTH	DIRECTION
L1	150.38'	S84°05'06"E
L2	111.18'	N5°47'35"E
L3	148.30'	S84°00'13"E
L4	104.72'	S22°36'06"W
L5	42.18'	S9°58'31"E
L6	441.74'	S56°27'14"W
L7	82.14'	N5°54'54"W
L8	80.03'	N82°34'24"W
L9	479.88'	N5°54'54"E

CURVE TABLE - TRANSIT AREA

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	226.50'	170.98'	89.79'	S51°47'43"E	166.95'	43°15'03"

NOTES

- SIGNAGE SHALL MEET THE REQUIREMENTS OF THE PUD, ORDINANCE 2017-42 - PAGES 26 AND 37.
- LIGHTING SHALL BE CONSISTENT WITH THE WBD AND NASSAU CROSSING AESTHETIC/THEME AND APPLIED THROUGH A UNIFIED LIGHTING PROGRAM ADOPTED AS PART OF THE FINAL DEVELOPMENT PLAN.
- WITHIN THE WBD AND NASSAU CROSSING PUD, THE REQUIREMENTS DEFINED IN SECTION 33.01 OF THE NASSAU COUNTY LDC ESTABLISHING A DISTANCE SEPARATION BETWEEN VENDORS OF ALCOHOLIC BEVERAGES AND CERTAIN USES SHALL NOT APPLY. ALL OTHER RELATED PROVISIONS SHALL APPLY.
- AS APPROVED BY THE PUBLIC WORKS DIRECTOR OF NASSAU COUNTY, STREETS MAY BE CONSTRUCTED AT WIDTHS BENEATH THE MINIMUM STANDARD DEFINED IN THE ROAD WAY AND DRAINAGE STANDARDS F NASSAU COUNTY TO PROMOTE FORM AND WALKABILITY.
- THE WBD AND NASSAU CROSSING PUD ENCOURAGE SHARED PARKING AND ON-STREET PARKING.
- PER PUD ORDINANCE 2017-42, PEDESTRIAN PASS-THROUGH MEASURING AT LEAST 40' IN WIDTH THAT PROVIDES PEDESTRIAN ACCESS TO A PUBLICLY ACCESSIBLE COURTYARD, SQUARE, GREEN OR OTHER SIMILAR PUBLIC SPACE DESIGNED TO ENCOURAGE SOCIAL ACTIVITY AND PROVIDE FOR A SENSE OF SHARED SPACE MAY SERVE TO DEFINE A BLOCK.
- ALL NON-RESIDENTIAL, MULTI-FAMILY AND MIXED USE SHALL ALLOW FOR VEHICULAR CROSS ACCESS TO ADJACENT USES. WHERE THERE ARE STUB-OUTS ON ADJOINING PROPERTIES, THE SITE UNDER REVIEW SHALL COMPLETE THE CONNECTION. WHERE VACANT LOT/TRACT OF LAND WITH COMMERCIAL, INDUSTRIAL, HIGH DENSITY RESIDENTIAL, OR MULTI-USE FLUM DESIGNATION IS ADJACENT TO THE SITE UNDER REVIEW, THE CROSS ACCESS STUB SHALL BE CONSTRUCTED TO THE PROPERTY BOUNDARY WITH THE INITIAL SITE DEVELOPMENT OR APPROPRIATE PHASE OF THE PROJECT.
- PER PUD ORD 2020-029:
15% OF TOTAL MULTI-FAMILY UNITS ARE TO BE AFFORDABLE/WORKFORCE HOUSES. (DEFINED AS 80% AMI OR LESS)
- CENTRAL PARK TO SERVE AS INTERACTIVE PUBLIC SPACE. ACCESS MUST NOT BE GATED AS REQUIRED BY PUD.
- SIGNAGE, COMMON LANDSCAPING AND RECREATION AREAS TO BE MAINTAINED BY PUA.
- LIGHTING/PHOTOMETRICS TO BE PROVIDED WITH SEP SUBMITTAL WILL MEET REQUIREMENTS SET FORTH FOR THE WILLIAMS BURGESS DISTRICT UNIFIED LIGHTING PROGRAM.
- AREAS TO BE MAINTAINED BY A PROPERTY OWNER'S ASSOCIATION INCLUDE: PROJECT SIGNAGE, COMMON LANDSCAPING AND RECREATIONAL AREAS IN ACCORDANCE WITH SECTION 6.2 OF PAGE 28 - PUD ORD 2020-029
- AREAS TO BE DEDICATED TO NASSAU COUNTY INCLUDE: ALL WILLIAMS BURGESS IMPROVEMENTS WITHIN THE EXISTING ROW, AND THE FUTURE 3.46 AC TRANSIT AREA.
- THE FRONTAGE, PEDESTRIAN, AND FURNITURE SHALL BE DESIGNED AND PERMITTED AT THE TIME OF SEP REVIEW FOR THE 'COMMERCIAL AREA'. CHANGES MAY BE REQUIRED TO ENSURE CONSISTENCY WITH THE WBD STANDARDS AND STREET TYPES SPECIFIED IN ORD. 2020-29.
- BUILDING ELEVATIONS FOR THE 'COMMERCIAL AREA' SHALL BE PROVIDED ILLUSTRATING CONSISTENCY WITH THE WBD STYLES AND 'MULTI-FAMILY AREA' AT THE TIME OF SEP REVIEW FOR THE 'COMMERCIAL AREA'.

SITE DATA TABLE

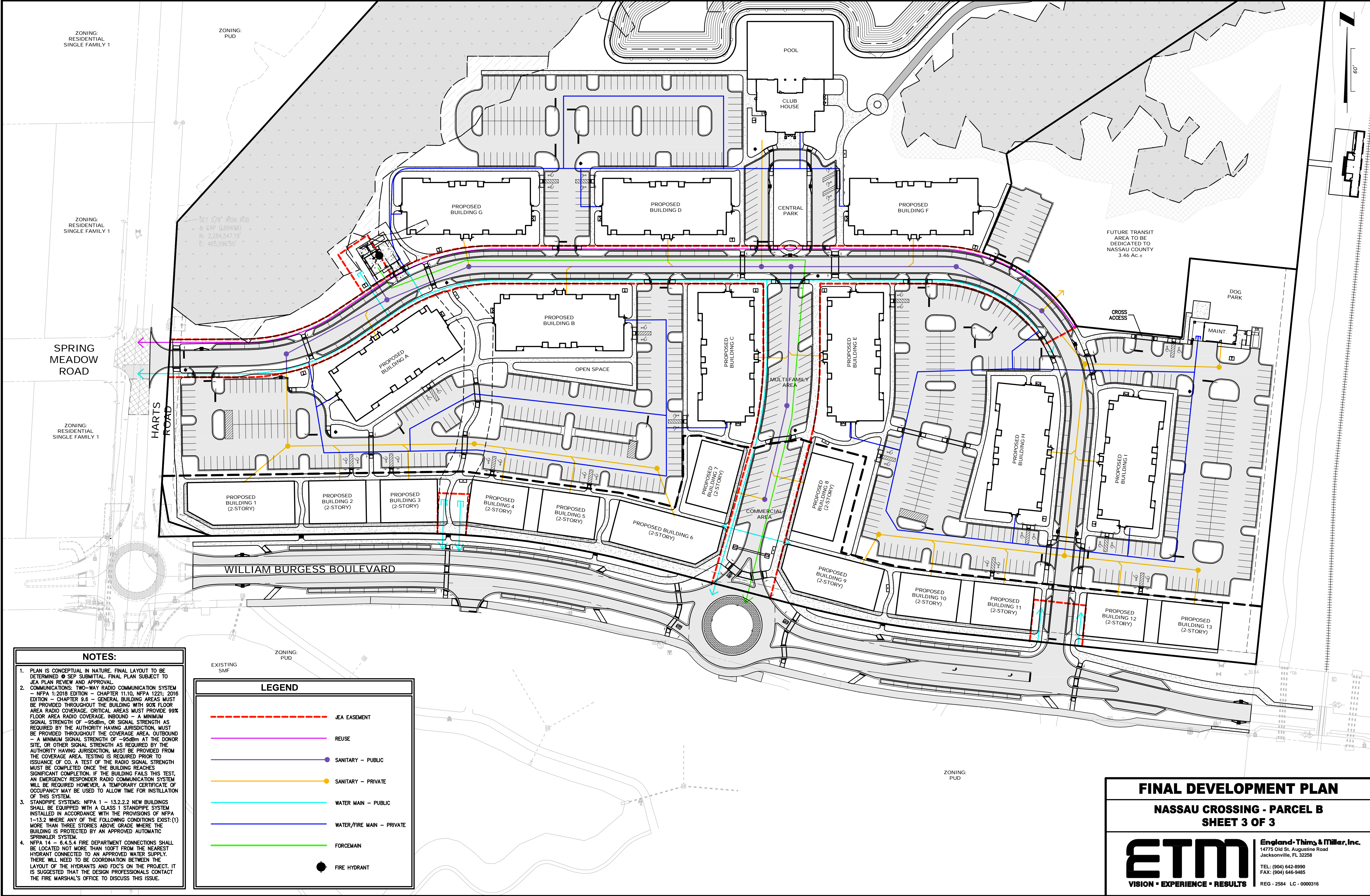
JURISDICTION:	NASSAU COUNTY, FLORIDA
SITE AREA:	35.13 Ac±
WETLAND IMPACTS:	1.49 Ac±
WETLANDS:	8.31 Ac±
PARKING CALCULATIONS:	
RESIDENTIAL MULTIFAMILY USE:	360 UNITS
REQUIRED:	2 SPACES PER 1 UNIT 360x2 = 720 SPACES 50% OF 720 = 360 SPACES (MIN)**
BUSINESS/COMMERCIAL USE:	126,500 TOTAL SF.
REQUIRED:	1 SPACE PER 300 SF. 126,500 / 300 = 422 SPACES 50% OF 422 = 211 SPACES (MIN)** 110% OF 422 = 465 SPACES (MAX)
COTTAGES:	2 SPACES PER 1 UNIT
REQUIRED:	17 x 2 = 34 SPACES 50% OF 34 = 17 SPACES (MIN)**
TOTAL REQUIRED:	588 SPACES (MIN)**
SHARED PROVIDED:	252 SPACES**
TOTAL PROVIDED:	859 SPACES**
**SHARED PARKING BETWEEN MULTIFAMILY AND NON-RESIDENTIAL USES MAY BE UTILIZED IN ACCORDANCE WITH THE PUD.	
ACCESSIBLE PARKING REQUIREMENTS	
* NASSAU COUNTY LDC HANDICAP SPACE REQUIREMENT FOR LOTS WITH MORE THAN 50 SPACES IS 4% OF THE TOTAL PROVIDED SPACES.	
TOTAL PARKING IN LOT	50 - 1000
REQUIRED:	859 x .04 = 35 SPACES
PROVIDED:	35 SPACES
LOADING SPACES	
PER LDC SECTION 5.07.C.1.6	
REQUIRED:	3 SPACES BASED ON 77,250SF OF RETAIL
PROVIDED:	3 SPACES

DEVELOPMENT SUMMARY

A. PROJECT NAME:	STATION 904
B. ZONING DESIGNATION:	PUD
C. PUD ORDINANCE NUMBER:	2017-42 (AS AMENDED)
D. PARCEL NUMBER:	42-2N-27-0000-0003-0060
E. OWNER/DEVELOPER NAME:	ADDRESS: PHONE NUMBER
F. ENGINEER NAME:	ADDRESS: PHONE NUMBER
G. DATA SUMMARY:	
1. TOTAL PROJECT AREA:	35.13 Ac.
2. TOTAL SQUARE FOOTAGE OF BUILDINGS:	77,206 SF.
BUSINESS/COMMERCIAL:	120,013 SF.
MULTI FAMILY:	
DWELLING UNITS BY TYPE:	
1 BED/1 BATH:	108
2 BED/2 BATH:	180
3 BED/2 BATH:	72
TOTAL UNITS:	360
3. STORMWATER RETENTION AREA TOTAL:	2.31 Ac.
4. SUBMERGED AREAS:	N/A
H. DEVELOPMENT STANDARDS BASED ON PUD:	
NASSAU CROSSING/WBD	
1. MAXIMUM BLOCK SIZE:	a. BLOCK WIDTHS SHALL NOT EXCEED 200'
	b. PEDESTRIAN PASS-THROUGH MEASURING AT LEAST 40' IN WIDTH THAT PROVIDES PEDESTRIAN ACCESS TO A PUBLICLY ACCESSIBLE COURTYARD, SQUARE, GREEN OR OTHER SIMILAR PUBLIC SPACE DESIGNED TO ENCOURAGE SOCIAL ACTIVITY AND PROVIDE FOR A SENSE OF SHARED SPACE MAY SERVE TO DEFINE A BLOCK.
2. MINIMUM LOT REQUIREMENTS:	NONE
3. BUILDING RESTRICTIONS:	a. WIDTH: SINGLE BUILDINGS SHALL HAVE A MAX WIDTH OF 200 FEET.
	b. MAX HEIGHT: 60' FEET (OR 5 STORIES)
	c. MIN HEIGHT: 2 STORIES
	d. MAX FAR: 2.0 (ONLY APPLIES TO NON-RES)
PARCEL (B) FAR:	MAXIMUM BUILDING SQUARE FOOTAGE ALLOWED: 3.06 MSF (2.0 FAR)
TOTAL SITE PROVIDED:	35.13 Ac.
0.08	
a. SETBACKS:	i. FRONT: 0'-15'
	ii. SIDE: 0'
	iii. REAR: 0'
4. LOT COVERAGE:	1. MAX ISR: 90% (AGGREGATE OF PARCEL B)
PARCEL (B) ISR:	IMPERVIOUS DEVELOPABLE AREA 16.44 Ac.
	PROVIDED ISR: 23.96 Ac.
	68.63%
5. LANDSCAPE AREA:	4.30 Ac.
6. CROSS ACCESS:	a. ALL NON-RES. MULTIFAMILY AND MIXED USE SHALL BE DESIGNED TO ALLOW FOR VEHICULAR CROSS ACCESS TO ADJACENT USES. WHERE THERE ARE STUB-OUTS ON ADJOINING PROPERTIES, THE SITE UNDER REVIEW SHALL COMPLETE THE CONNECTION. WHERE VACANT LOT/TRACT OF LAND WITH COMMERCIAL, INDUSTRIAL, HIGH DENSITY RES. OR MULTI-USE FLUM DESIGNATION IS ADJACENT TO THE SITE UNDER REVIEW, THE CROSS ACCESS STUB SHALL BE CONSTRUCTED TO THE PROPERTY BOUNDARY WITH THE INITIAL SITE DEVELOPMENT OR APPROPRIATE PHASE OF THE PROJECT AS DETERMINED BY THE DRC.
7. PARKING:	ON-SITE PARKING SHALL NOT EXCEED 110% OF THE MINIMUM REQUIREMENT DEFINED IN ARTICLE 31, LDC. MINIMUM PARKING REQUIREMENTS ARE 50% OF THAT DEFINED IN ARTICLE 31, LDC.
I. SITE DESCRIPTION:	
1. VEGETATION:	WOODED PINES
2. DRAINAGE:	DRAINS TO NASSAU RIVER
3. WETLANDS:	8.31 Ac.
a. TRANSIT AREA	
i. WETLANDS AC.	0.24 Ac.
ii. UPLANDS AC.	3.22 Ac.
4. FEMA FLOOD ZONE:	"X"
J. UTILITY SERVICES:	
1. SEWAGE TREATMENT	JE A
2. WATER SUPPLY	JE A
3. ELECTRICITY	FPL

FINAL DEVELOPMENT PLAN

NASSAU CROSSING - PARCEL B
SHEET 2 OF 3**ETM**
VISION • EXPERIENCE • RESULTSEngland-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
REG - 2584 LC - 0000316



NOTES:

1. PLAN IS CONCEPTUAL IN NATURE. FINAL LAYOUT TO BE DETERMINED @ SEP SUBMITTAL. FINAL PLAN SUBJECT TO JEA PLAN REVIEW AND APPROVAL.
2. COMMUNICATIONS: TWO-WAY RADIO COMMUNICATION SYSTEM - NFPA 1:2018 EDITION - CHAPTER 11.10, NFPA 1221; 2016 EDITION - CHAPTER 9.6 - GENERAL BUILDING AREAS MUST BE PROVIDED THROUGHOUT THE BUILDING WITH 90% FLOOR AREA RADIO COVERAGE. CRITICAL AREAS MUST PROVIDE 99% FLOOR AREA RADIO COVERAGE. INBOUND - A MINIMUM SIGNAL STRENGTH OF -95dbm, OR SIGNAL STRENGTH AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION, MUST BE PROVIDED THROUGHOUT THE COVERAGE AREA. OUTBOUND - A MINIMUM SIGNAL STRENGTH OF -95dbm AT THE DONOR SITE, OR OTHER SIGNAL STRENGTH AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION, MUST BE PROVIDED FROM THE COVERAGE AREA. TESTING IS REQUIRED PRIOR TO ISSUANCE OF CO. A TEST OF THE RADIO SIGNAL STRENGTH MUST BE COMPLETED ONCE THE BUILDING REACHES SIGNIFICANT COMPLETION. IF THE BUILDING FAILS THIS TEST, AN EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM WILL BE REQUIRED HOWEVER, A TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE USED TO ALLOW TIME FOR INSTALLATION OF THIS SYSTEM.
3. STANDPIPE SYSTEMS: NFPA 1 - 13.2.2.2 NEW BUILDINGS SHALL BE EQUIPPED WITH A CLASS 1 STANDPIPE SYSTEM INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF NFPA 1-13.2 WHERE ANY OF THE FOLLOWING CONDITIONS EXIST:(1) MORE THAN THREE STORIES ABOVE GRADE WHERE THE BUILDING IS PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
4. NFPA 14 - 6.4.5.4 FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED NOT MORE THAN 100FT FROM THE NEAREST HYDRANT CONNECTED TO AN APPROVED WATER SUPPLY. THERE WILL NEED TO BE COORDINATION BETWEEN THE LAYOUT OF THE HYDRANTS AND FDC'S ON THE PROJECT. IT IS SUGGESTED THAT THE DESIGN PROFESSIONALS CONTACT THE FIRE MARSHAL'S OFFICE TO DISCUSS THIS ISSUE.

LEGEND

- JEA EASEMENT
- REUSE
- SANITARY - PUBLIC
- SANITARY - PRIVATE
- WATER MAIN - PUBLIC
- WATER/FIRE MAIN - PRIVATE
- FORCEMAIN
- FIRE HYDRANT

FINAL DEVELOPMENT PLAN

NASSAU CROSSING - PARCEL B
SHEET 3 OF 3

ETM
VISION • EXPERIENCE • RESULTS

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