



**GENERAL NOTES**

1. ALL SIGNAGE SHALL COMPLY WITH PDP #4.
2. TEMPORARY CONSTRUCTION AND SALES TRAILERS MAY BE PLACED ON SITE AND THE LOCATION MAY CHANGE DURING DEVELOPMENT. HOWEVER, THEY SHALL NOT BE LOCATED WITHIN UPLAND BUFFERS.
3. UPLAND BUFFER WIDTHS SHALL BE SHOWN ON CONSTRUCTION PLANS.
4. PRESERVATION AREAS SHOWN ARE GENERALIZED AREAS SUBJECT TO CHANGE BASED ON FINAL DESIGN, PERMITTING AND FINAL WETLAND SURVEYS.
5. PRIVATE NEIGHBORHOOD PARKS ARE FOR RECREATIONAL SPACE AND MAY INCLUDE PLAY FIELDS, PLAY EQUIPMENT, SEATING AREAS, AND OTHER RELATED ELEMENTS.

**OWNER:** WILDLIGHT, LLC  
1 RAYONIER WAY  
WILDLIGHT, FLORIDA 32097  
(844) 877-5263

**DEVELOPER:** WILDLIGHT, LLC  
1 RAYONIER WAY  
WILDLIGHT, FLORIDA 32097  
(844) 877-5263

**SURVEYOR:** L.D. BRADLEY LAND SURVEYORS  
510 SOUTH 5TH STREET  
MACCLENNY, FLORIDA 32063  
(904) 786-6400

**ARCHITECT:** 505DESIGN AT COOPER CARRY, INC  
508 WEST 5TH STREET, SUITE 250  
CHARLOTTE, NC 28202  
(704) 348-7000

**LANDSCAPE ARCHITECT:** ENGLAND, THIMS & MILLER, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258  
(904) 642-8990

**ENGINEER:** ENGLAND, THIMS & MILLER, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258  
(904) 642-8990

**LEGEND**

	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	JURISDICTIONAL WETLANDS
	UPLAND WETLAND BUFFER

DSAP 2 LAND USE & ENTITLEMENT		
	ACREAGE	ENTITLEMENTS
DSAP 2	4,720.50	205.6 MSF
DSAP 2 LAND USE	1,239	4,100 UNITS
21-4, 5 & 6 RESIDENTIAL TIER 1	177.77	20 UNITS

RESIDENTIAL DEVELOPMENT SUMMARY		
A. PROJECT NAME: WILDLIGHT PDP #4 OAK HAMMOCK PARK		
B. ZONING DESIGNATION: PUD		
C. PUD ORDINANCE NUMBER: DSAP 2		
D. DATA SUMMARY:		
1. TOTAL AREA 14-1 VC & 14-2 TEIR1:	57.61 AC±	
2. SQUARE FOOTAGE OF BUILDINGS:		
AMENITY 1	24,800 SF±	
AMENITY 2	2,000 SF±	
AMENITY 3	160 SF±	
AMENITY 4	480 SF±	
3. MAXIMUM 65% IMPERVIOUS:	37.45 AC±	
4. REAL ESTATE NUMBER: NULL PER NASSAU CO GIS SITE	1	
5. TOTAL PHASES:	1	
6. MAXIMUM IMPERVIOUS SURFACE RATIO:	65%	
7. ENCPA LAND USE:	TIER 2	
8. FLOOR AREA RATIO (FAR):	0.20	
9. MAX LOT COVERAGE BY BUILDINGS:	65%	
10. SETBACKS:		
MINIMUM FRONT SETBACK	20 FEET	
MINIMUM REAR SETBACK	10 FEET	
MINIMUM SIDE SETBACK	5 FEET	
MINIMUM SIDE STREET SETBACK	20% OF PRIMARY FRONT	
MAXIMUM BUILDING HEIGHT	3 STORY	
20 FEET TO FACE OF GARAGE FROM SIDEWALK FOR SECOND FRONT YARD, CORNER LOTS: 20% REDUCTION OF REQUIRED FRONT YARD		
E. SITE DESCRIPTION:		
1. VEGETATION: CURRENTLY TREE FARM		
2. DRAINAGE: SITE DRAINS FROM WEST TO EAST		
3. WETLANDS: ONSITE WETLANDS ARE BEING MITIGATED UNDER SURMID PERMIT NOS. 139976-87 & 139976-90.		
4. FEMA FLOOD ZONE: X	120890-02186 & 02186	
F. UTILITY SERVICES:		
1. SEWAGE TREATMENT	JE A	
2. WATER SUPPLY	JE A	
3. ELECTRICITY	FPL	

PARKING REQUIREMENTS	
<b>OFF STREET PARKING REQUIREMENTS</b>	
AMENITY 1	
1 SPACES PER 300 SF = 24,800/300 = 82.67	
AMENITY 2	
1 SPACES PER 300 SF = 2,000/300 = 6.67	
AMENITY 3	
1 SPACES PER 300 SF = 160/300 = 0.53	
AMENITY 4	
1 SPACES PER 300 SF = 480/300 = 1.60	
REQUIRED = 92 SPACES PROVIDED = 296 SPACES	
<b>ACCESSIBLE PARKING REQUIREMENTS</b>	
** PER NASSAU COUNTY, FL LDC ARTICLE 31 SECTION 28.16.4(B)	
<b>TOTAL PARKING IN LOT</b>	<b>REQUIRED ACCESSIBLE SPACES</b>
1-20	1
21-50	2
51-OVER	4% OF TOTAL
REQUIRED = 11.84 SPACES PROVIDED = 12 SPACES	
<b>BICYCLE PARKING REQUIREMENTS</b>	
** PER SUPPLEMENTAL DEVELOPMENT STANDARDS A(g)	
1 SPACE PER 20 REQUIRED VEHICLE PARKING SPACES FOR MULTI-FAMILY DEVELOPMENT.	
296/20 = 14.80	
REQUIRED = 15 PROVIDED = 15 (PARKING PROVIDED VIA INTERNAL AND EXTERNAL STORAGE SPACE)	

PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

ETM NO. TS

DRAWN BY: JZB

DESIGNED BY: JZB

CHECKED BY: JZB

DATE: JUNE 2024

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**ETM**  
VISION • EXPERIENCE • RESULTS

MASTER SITE PLAN

WILDLIGHT PDP #4 OAK HAMMOCK PARK  
FOR  
WILDLIGHT, LLC

DRAWING NUMBER  
**5**