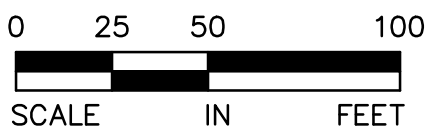


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V:\Projects\00024500\Concepts\Working\ 400024500_Concept B_Welland Impact.dwg
PLOT DATE: 04/01/2024 3:18pm

OCEAN GARDENS TOWNHOMES
AMELIA ISLAND, FL

DENSITY PLAN B

PROJECT MANAGER: JRS
DRAWN BY: NMT
DATE: 2024-10-1



ALLIANT

SITE LOCATION
AMELIA ISLAND, NASSAU COUNTY, FL

TAX PARCEL I.D. NO.
00-00-30-0460-000A-0061

SITE AREA
TOTAL DEVELOPMENT AREA = 387,820 SF = 8.90 AC
STORMWATER POND AREA = 57,000 SF = 1.31 AC

ZONING (PROPOSED)
RG-1 (RESIDENTIAL GENERAL-1)

BUILDING SETBACKS
FRONT 25' REAR 20' INTERIOR SIDE 15' STREET SIDE 15'

UNIT BREAKDOWN
(4) PLEX = 8
(5) PLEX = 3
(6) PLEX = 2
TOTAL UNITS = 59

RECREATION AREA
GRASS AND OPEN SPACE: 31,238 SF
TOTAL: 31,238 SF (0.72 AC)

