



30' RIGHT-OF-WAY FOR DRAINAGE & UTILITIES

RLD-60

30' RIGHT-OF-WAY FOR DRAINAGE & UTILITIES

PARK

PROPOSED POND

EXISTING POND

PUD

CCG-1

CCG-1

LEGEND
 SITE BOUNDARY
 EXISTING PAVEMENT
 EXISTING PAVEMENT



C1
 OF XX

1. OWNER/DEVELOPER:
CORNER LOT DEVELOPMENT GROUP
JACKSONVILLE, FL 32204
PHONE: 904-814-1299
2. ENGINEER:
DOMINION ENGINEERING GROUP
4348 SOUTHPOINT BLVD, SUITE 201
JACKSONVILLE, FLORIDA 32216
PHONE: 904-854-4200
FAX: 904-854-4200
3. SURVEYOR & ASSOCIATES, INC.
JACKSONVILLE, FLORIDA 32207
PHONE: 904-396-2823
4. EXISTING VEGETATION:
MANGROVE
5. ZONING/TITLE:
PUD
6. TOTAL SITE AREA SUMMARY:
TOTAL SITE AREA = 11.37 AC.± (100%)
TOWNHOUSE AREA = 0.31 AC.± (4%)
PARK AREA = 0.94 AC.± (8.3%)
POND AREA = 0.94 AC.± (8.3%)
PARKING OPEN SPACE: 7 PONDS = 1.68 AC.± (15%)
PARKING OPEN SPACE: 27 SPACES = 2.79 AC.± (25%)
WESTSIDE OF HARTS ROAD = 94 UNITS
TOTAL NUMBER OF UNITS = 100
LOT SIZES: 15 FEET, 20 FEET FOR END UNITS
MIN. LOT AREA: 1500 SF

7. TOTAL OF ANTICIPATED PHASES: 1
8. WATER SUPPLY: JACKSONVILLE ELECTRIC AUTHORITY
9. SEWER SERVICE: JACKSONVILLE ELECTRIC AUTHORITY
10. ELECTRICAL SUPPLY: JACKSONVILLE ELECTRIC AUTHORITY
11. FIRE PROTECTION: 6" FIRE HYDRANTS SERVED BY WATER MAIN EXTENSION
12. FLOOD ZONE: ZONE X (PANEL No. 12031-C01914; EFF. 11/2/2018)
13. DOT. DET. No. XXX
14. REAL ESTATES No. 044147 0000 & 044147 0040

NOTE: THIS IS A CONCEPTUAL SITE PLAN. LOT LINES, SETBACKS, ROADWAY LAYOUTS, AND UTILITIES ARE APPROXIMATE AND SHOULD BE ADJUSTED FOR ENGINEERING, GEOTECHNICAL, AND ANY GOVERNMENTAL AGENCY REQUIREMENTS AND AS SITE PLANNING REQUIRES.

SITE SUMMARY

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BUILDING SET BACK INFORMATION:

FRONT = 22 FEET FROM THE OUTSIDE EDGE OF SIDEWALK TO GARAGE FACE WHERE SIDEWALKS ARE LOCATED ON THAT SIDE OF STREET AND 15 FEET TO THE BUILDING FACE; 22 FEET FROM THE BACK EDGE OF SIDEWALK TO THE BUILDING FACE; 15 FEET FROM THE BACK EDGE OF SIDEWALK TO THE BUILDING FACE; 15 FEET FROM THE BUILDING FACE TO FROM AN ALLEY.
 SIDE = 0 FEET; 5 FEET FOR THE END UNITS.
 REAR = 10 FEET
 MAXIMUM LOT COVERAGE: 70%
 MAXIMUM HEIGHT OF BUILDING: 35'

HARTS ROAD WEST FOR CORNER LOT DEVELOPMENT GROUP PUD PLAN

DOMINION ENGINEERING GROUP, INC.
 PLANNERS AND ENGINEERS
 4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
 TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
 www.dom-eng.com