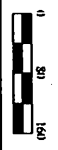
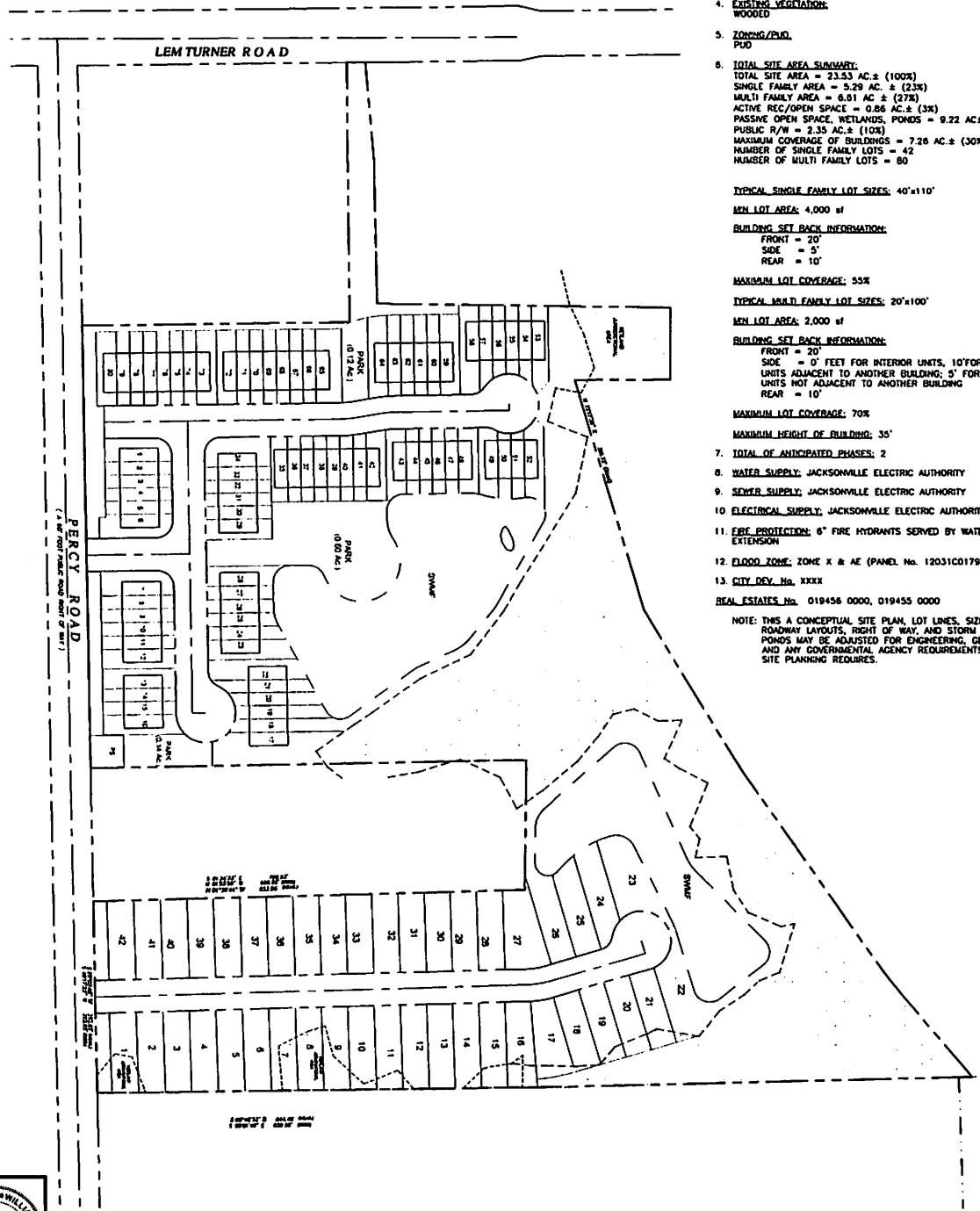


LOCATION MAP  
KTS

**SITE SUMMARY**

1. **DEVELOPER:**  
PERCY OAKS PARTNERS, INC.  
181 HANFORD POINT DRIVE, SUITE 1  
ST. AUGUSTINE, FLORIDA 32092  
PHONE: 904-615-1893
  2. **ENGINEER:**  
DOMINION ENGINEERING GROUP  
4348 SOUTHPOINT BLVD, SUITE 204  
JACKSONVILLE, FLORIDA 32216  
PHONE: 904-854-4500  
FAX: 904-854-4505
  3. **SURVEYOR:**  
AS&J LAND SURVEYORS  
5847 LUELLA STREET  
JACKSONVILLE, FLORIDA 32207  
PHONE: 904-348-1735
  4. **EXISTING VEGETATION:**  
WOODED
  5. **ZONING/PUD:**  
PUD
  6. **TOTAL SITE AREA SUMMARY:**  
TOTAL SITE AREA = 23.53 AC. ± (100%)  
SINGLE FAMILY AREA = 5.29 AC. ± (23%)  
MULTI FAMILY AREA = 6.81 AC. ± (29%)  
ACTIVE REC/OPEN SPACE = 0.86 AC. ± (3%)  
PASSIVE OPEN SPACE, WETLANDS, PONDS = 9.22 AC. ± (39%)  
PUBLIC R/W = 2.35 AC. ± (10%)  
MAXIMUM COVERAGE OF BUILDINGS = 7.26 AC. ± (31%)  
NUMBER OF SINGLE FAMILY LOTS = 42  
NUMBER OF MULTI FAMILY LOTS = 80
- TYPICAL SINGLE FAMILY LOT SIZES:** 40'x110'  
**MIN LOT AREA:** 4,000 sf
- BUILDING SET BACK INFORMATION:**  
FRONT = 20'  
SIDE = 5'  
REAR = 10'
- MAXIMUM LOT COVERAGE:** 55%
- TYPICAL MULTI FAMILY LOT SIZES:** 20'x100'  
**MIN LOT AREA:** 2,000 sf
- BUILDING SET BACK INFORMATION:**  
FRONT = 20'  
SIDE = 0' FEET FOR INTERIOR UNITS, 10' FOR END UNITS ADJACENT TO ANOTHER BUILDING; 5' FOR END UNITS NOT ADJACENT TO ANOTHER BUILDING  
REAR = 10'
- MAXIMUM LOT COVERAGE:** 70%
- MAXIMUM HEIGHT OF BUILDING:** 35'
7. **TOTAL OF ANTICIPATED PHASES:** 2
  8. **WATER SUPPLY:** JACKSONVILLE ELECTRIC AUTHORITY
  9. **SEWER SUPPLY:** 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 & AE (PANEL No. 12031C0179H)
  13. **CITY DEV. No.:** XXXX
- REAL ESTATES No.:** 019456 0000, 019455 0000

NOTE: THIS IS A CONCEPTUAL SITE PLAN, LOT LINES, SIZES, ROADWAY LAYOUTS, RIGHT OF WAY, AND STORM WATER PONDS MAY BE ADJUSTED FOR ENGINEERING, GEOMETRY, AND ANY GOVERNMENTAL AGENCY REQUIREMENTS AND AS SITE PLANNING REQUIRES.



DATE: MARCH 01, 2019

NO.	REVISIONS
1	ISSUED FOR PERMITS
2	REVISIONS TO PERMITS
3	REVISIONS TO PERMITS
4	REVISIONS TO PERMITS
5	REVISIONS TO PERMITS
6	REVISIONS TO PERMITS
7	REVISIONS TO PERMITS
8	REVISIONS TO PERMITS
9	REVISIONS TO PERMITS
10	REVISIONS TO PERMITS

**PERCY OAKS  
FOR  
PERCY OAKS PARTNERS, LLC**

**PUD PLAN**

**DOMINION ENGINEERING GROUP, INC.**  
**PLANNERS AND ENGINEERS**

4348 SOUTHPOINT BLVD, SUITE 204, JACKSONVILLE, FLORIDA 32216  
TEL: 904-854-4500 C.A. NUMBER: 28821 FAX 904-854-4505  
www.dom-eng.com