

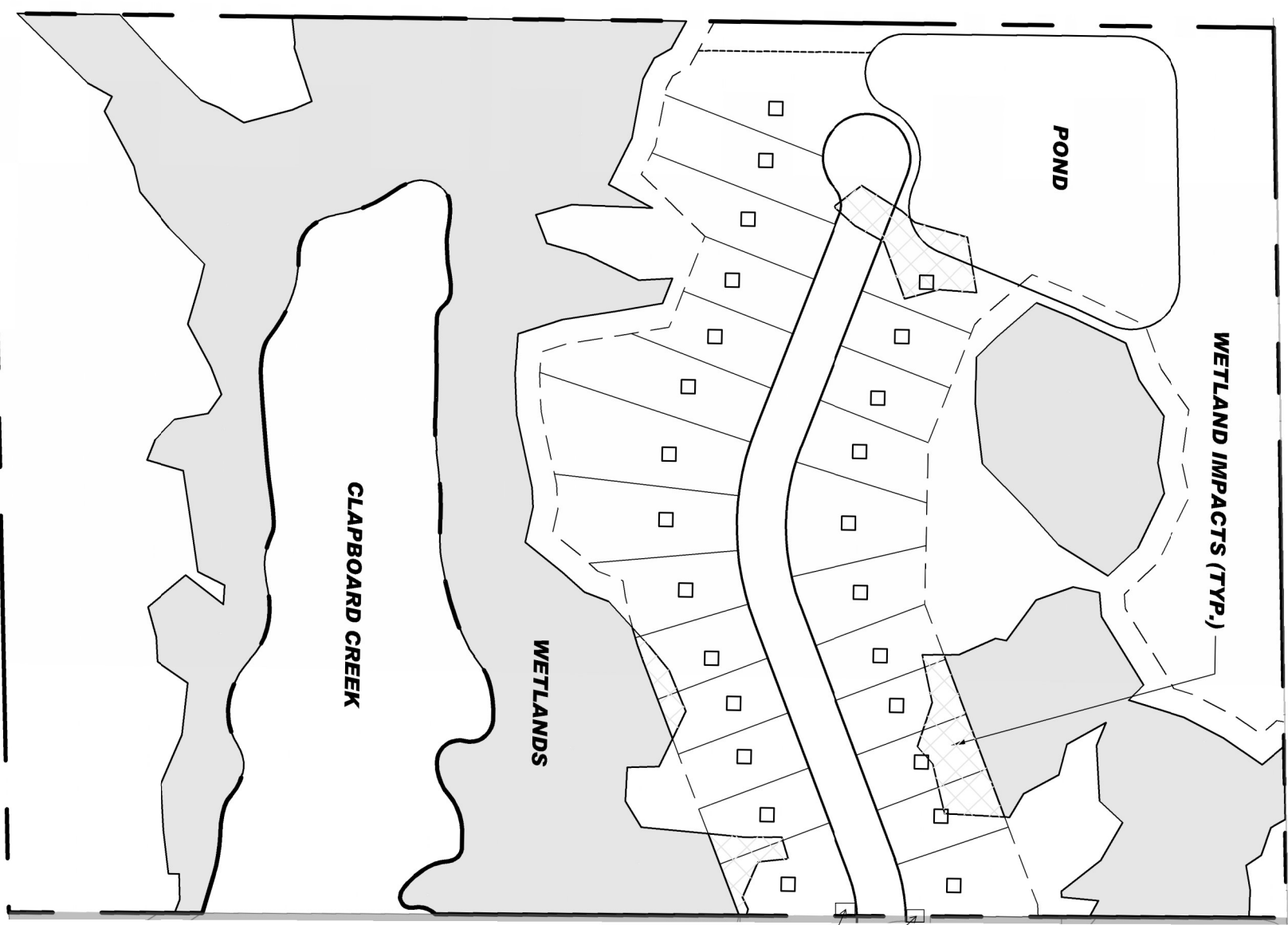
# BRADLEY POND ESTATES

October, 29, 2021

## SITE SUMMARY

- 1: OWNER/DEVELOPER:  
PLUTE HOME COMPANY  
124 DEL WEBB PARKWAY, PONTE VEDRA, FL 32081  
PHONE: 904-686-3406
- 2: ENGINEER:  
ENGLAND-THIMS and MILLER, INC. 14775 OLD ST. AUGUSTINE RD. 32258  
PHONE: 904-642-8990
3. SURVEYOR PERRET AND ASSOCIATES, INC. 5627 ATLANTIC BVD  
JACKSONVILLE, FLORIDA 32207 PHONE: 904-805-9888
4. EXISTING VEGETATION: WOODED
5. ZONING/PUD: PUD
6. TOTAL SITE AREA SUMMARY:  
TOTAL SITE AREA = 24.3 AC.± (100%)  
SINGLE FAMILY AREA = 5.5 AC.± (23%)  
ACTIVE REC/OPEN SPACE = 0.00 AC.± (0.0%)  
PASSIVE OPEN SPACE, PONDS = 17.8 AC.± (73%)  
PUBLIC & PRIVATE R/W = 1.0 AC.± (4%)  
TOTAL NUMBER OF LOTS = 25  
TYPICAL LOT SIZES: 60' x 110'  
MIN LOT AREA: 6,600 SF  
BUILDING SET BACK INFORMATION:  
FRONT 15' TO FACE OF BUILDING AND  
20' TO FACE OF GARAGE  
SIDE 5'  
REAR 10'  
MAXIMUM LOT COVERAGE: 80%  
MAXIMUM HEIGHT OF BUILDING: 35'
7. TOTAL ANTICIPATED PHASES: 1
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 (PANEL NO. 12031C-0210J)
13. CITY DEV. NO. XXXX

NOTE: THIS 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.



Entry Monument Columns

