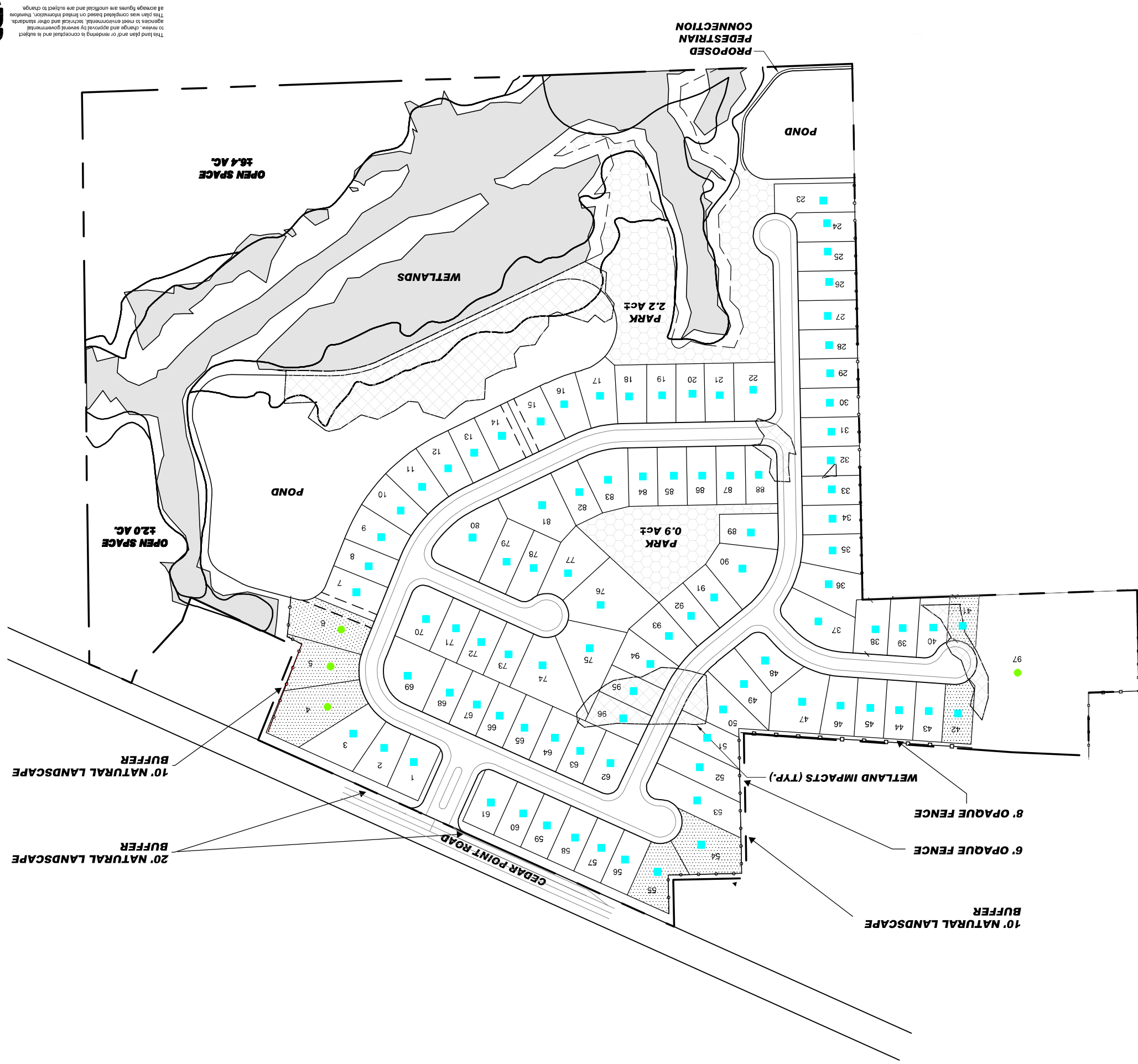


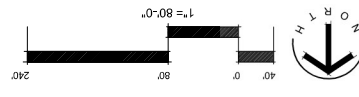
WINGATE LANDING

ORD 2021-0371

September, 21 2021



- 1: OWNER/DEVELOPER:** PLUTE HOME COMPANY
124 DEL WEBB PARKWAY, PONTE VEDRA, FL 32081
904-666-3406
- 2: ENGINEER:** ENGLAND-THIMS and MILLER, INC. 14775 OLD ST. AUGUSTINE RD. 32258
904-642-8990
SUNVEOR PERRET AND ASSOCIATES, INC. 5627 ATLANTIC BLVD
JACKSONVILLE, FLORIDA 32207 PHONE: 904-805-9888
- 3: ZONING/PUD:** JACKSONVILLE, FLORIDA 32207 PHONE: 904-805-9888
- 4: EXISTING VEGETATION:** WOODED
- 5: TOTAL SITE AREA SUMMARY:**
- TOTAL SITE AREA = 55.9 AC. (100%)
 - SINGLE FAMILY AREA = 22.3 AC. (40%)
 - ACTIVE REC/OPEN SPACE = 3.1 AC. (5%)
 - PASSIVE OPEN SPACE, PONDS = 25.5 AC. (46%)
 - PUBLIC & PRIVATE R/W = 5.0 AC. (9%)
 - TOTAL NUMBER OF LOTS = 97
 - TYPICAL LOT SIZES:
 - 60' x 110'
 - 70' x 110' = MIN OF 10% (Lots 4, 5, AND 6 SHALL BE 70')
 - MIN LOT AREA: 6,600 SF
 - FRONT 20' TO FACE OF GARAGE
 - SIDE 5'
 - REAR 10'
 - MAXIMUM LOT COVERAGE: 60%
 - MAXIMUM HEIGHT OF BUILDING: 35'
 - LOTS LIMITED TO 1 STORY BUILDINGS
- 7: TOTAL OF 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 (PARCEL No. 12031C-0210)
- 13: CITY DEV. No. XXXX**
- 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.



ETM
VISION • EXPERIENCE • RESULTS

This land plan and/or rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards. All average figures are unofficial and are subject to change.