



PROJECT NAME
TERRAPIN CREEK RE # 159855-0000
JACKSONVILLE, FL 32228

PRELIMINARY PROJECT TABULAR DATA

TOTAL PHASES	1	48.82 ± ACRES
TOTAL SITE AREA		
SUBJECT PARCEL:	41.04 ± ACRES	
SELLER RETAINED PARCEL:	7.78 ± ACRES	
RESIDENTIAL SITE DATA		
NUMBER OF LOTS	88 SINGLE FAMILY RESIDENCES	
WETLAND IMPACTS	0.00 ± ACRES	
WETLANDS REMAINING	6.95 ± ACRES	
POND AREA	3.92 ± ACRES	
RECREATIONAL AREA	0.78 ± ACRES	
FEMA FLOOD ZONE	X (PANEL 1203100210J) DATED NOVEMBER 2, 2018	
OPEN SPACE	3.45 ± ACRES	

LOT REQUIREMENTS

MINIMUM LOT WIDTH: 60' LOTS
MINIMUM LOT AREA: 6,000 SF
MAXIMUM LOT COVERAGE: 60%
MINIMUM YARD SETBACKS: FRONT - 20 FEET
SIDE - 5 FEET
REAR - 10 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET

PROPERTY DEVELOPER

PULTE HOME
12228 GRAN BAY PARKWAY W SUITE 200,
JACKSONVILLE, FL 32258
CONTACT: RYAN SMITZER
Phone: (904) 338-1988

PROJECT ENGINEER

CONNELLY & WICKER, INC.
10060 SKINNER LAKE DRIVE, SUITE 500
JACKSONVILLE, FLORIDA 32246
CONTACT: JUSTIN WILLIAMS, P.E.
Phone: (904) 285-3030 Fax: (904) 285-3031

- NOTES:**
1. THIS PRELIMINARY DESIGN IS DONE WITHOUT THE BENEFIT OF TOPOGRAPHIC SURVEY OR GEOTECHNICAL EXPLORATION. ALL EXISTING CONDITIONS ARE TAKEN FROM OS DATA.
 2. ALL DIMENSIONS SHOWN ARE UNLESS OTHERWISE SPECIFIED.
 3. WATER MAIN AND FORCE MAIN CONNECTION POINTS PROVIDED BY THE USER FOR THE PROJECT AND SHALL BE SHOWN ON THE PLANS BASED ON THE FLOW TEST PROVIDED BY E.A. ON 2/13/2020.
 4. ALL DIMENSIONS SHOWN ARE UNLESS OTHERWISE SPECIFIED.
 5. WATER MAIN AND FORCE MAIN CONNECTION POINTS PROVIDED BY THE USER FOR THE PROJECT AND SHALL BE SHOWN ON THE PLANS BASED ON THE FLOW TEST PROVIDED BY E.A. ON 2/13/2020.

<p>Project No.: 22-01-0028</p> <p>Designed: ATR</p> <p>Checked: A.RAY</p> <p>Date: SEPTEMBER 2022</p> <p>Scale: 1" = 80'</p>	<p>TERRAPIN CREEK JACKSONVILLE, FL</p> <p>PREPARED FOR PULTE HOME</p>	<p>SITE PLAN</p>	 <p>Planning • Engineering • Landscape Architecture</p> <p>10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246 (904) 256-3030 FAX: (904) 265-3031 www.cwieng.com Florida Registry 3650 L.A. Number: LC26000311</p>
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