

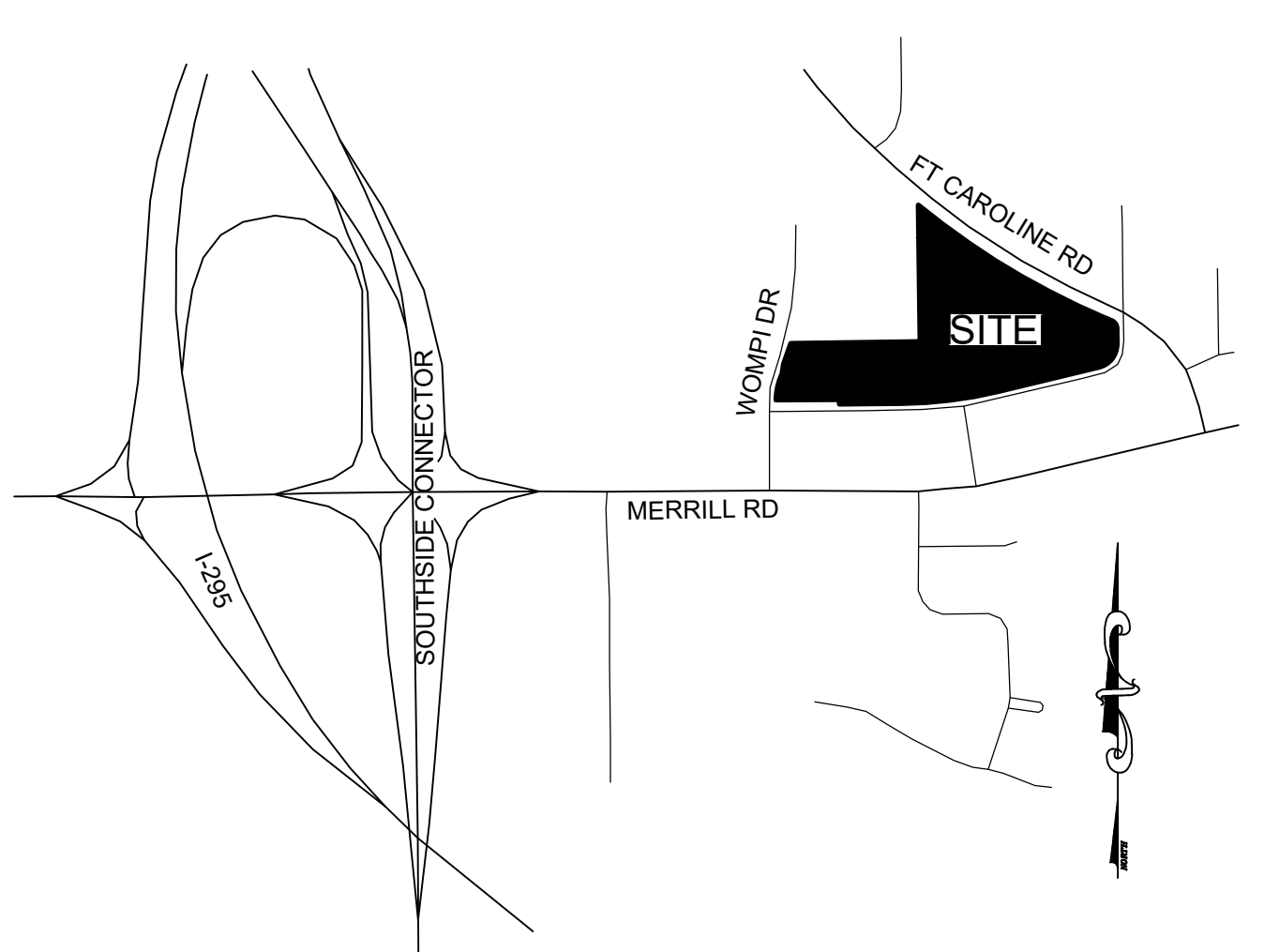
- OWNER:  
BUCK BUSINESS PARK, LLC
- DEVELOPER:  
D.R. HORTON, INC. - JACKSONVILLE  
4220 RACE TRACK ROAD  
ST. JOHNS, FL 32259  
PHONE: (904) 268-2845
- ENGINEER:  
DUNN & ASSOCIATES, INC.  
8375 DIX ELLIS TRAIL, SUITE 102  
JACKSONVILLE, FLORIDA 32256  
PH: (904)363-8916
- SURVEYOR:  
RICHARD P. CLARSON & ASSOCIATES, INC.  
1643 NALDO AVENUE  
JACKSONVILLE, FL 32207  
PHONE: (904) 396-2623  
FAX: (904) 396-2633
- LANDSCAPE ARCHITECT:  
T.B.D.
- EXISTING/PROPOSED ZONING:  
EXISTING CCG-1  
PROPOSED PUD
- REAL ESTATE NO. / TAX PARCEL:  
112982-0025
- EXISTING SITE CHARACTERISTICS:  
A) SITE LOCATED AT THE NORTH WEST CORNER OF FT CAROLINE RD AND MERRILL RD  
B) TOPOGRAPHY DESCRIPTION: SITE DRAINS WEST TO EAST AND INTO EXISTING ON SITE STORMWATER POND  
C) SITE CLEARED WITH SOME EXISTING INFRASTRUCTURE
- TOTAL SITE AREA SUMMARY:  
LAND USE =MDR & CGC  
MINIMUM LOT SIZES =15' x 80'  
MINIMUM SQUARE FOOTAGE =1,200 SF  
MINIMUM LOT WIDTH =15' (NOTE 10)  
FRONT SETBACK: =15'  
SECOND FRONT (ON CORNER LOTS): =10'  
SIDE SETBACK (INTERIOR): =0'  
SIDE SETBACK (EXTERIOR): =10'  
REAR SETBACK: =10'  
MAX HEIGHT OF STRUCTURES: =35'
- END UNITS SHALL BE 18' WIDE AND LOTS 28' WIDE (20' BETWEEN BUILDINGS)
- WATER SUPPLY: =JEA  
SEWER SERVICE: =JEA  
ELECTRICAL SERVICE: =JEA
- STORM WATER SYSTEM: WET DETENTION PONDS
- FIRE PROTECTION: AS REQUIRED VIA HYDRANTS
- SIGNAGE, TYPE, LOCATION AND DIMENSIONS TO BE IN ACCORDANCE WITH P.U.D.
- SIDEWALKS: SHALL BE AS SHOWN
- ADA RAMPS: SHALL BE PROVIDED AT ALL SIDEWALK CONNECTIONS

**SITE DATA**

TOTAL GROSS ACREAGE	= 10.10 Ac.
NUMBER OF UNITS/PHASES	= 1
NUMBER OF SINGLE FAMILY LOTS	= 83 D.U. MAX
DENSITY	= 8.22 LOTS/ACRE
MAX COVERAGE OF BLDGS & STRUCTURES	= 70% OF LOT
DEVELOPED LAND	= 10.10 Ac. 100%
EXISTING LAKE	= 3.43 Ac. 34.0%
AMOUNT OF PRIVATE RW	= 1.49 Ac. 14.8%
OTHER OPEN SPACE	= 1.96 Ac. 19.4%
LOT DEVELOPMENT AREA	= 3.22 Ac. 31.8%

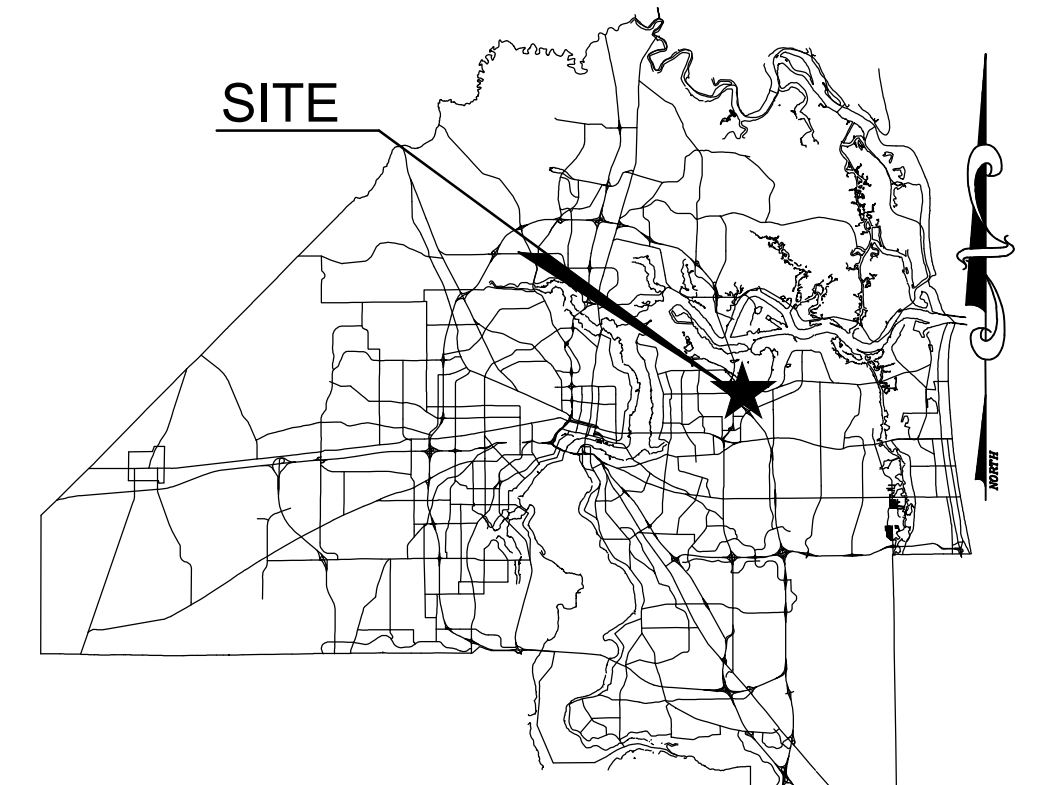
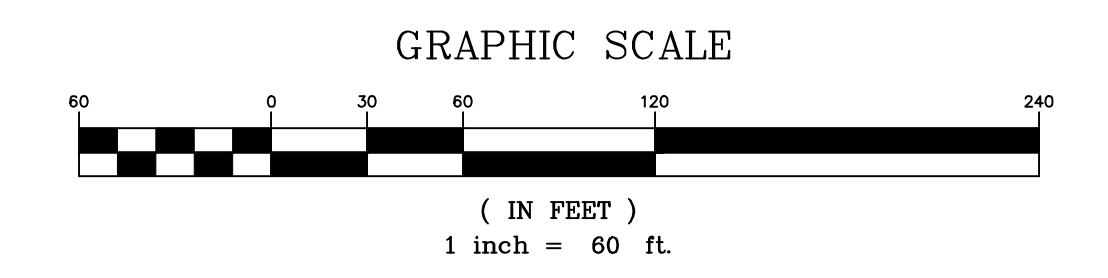
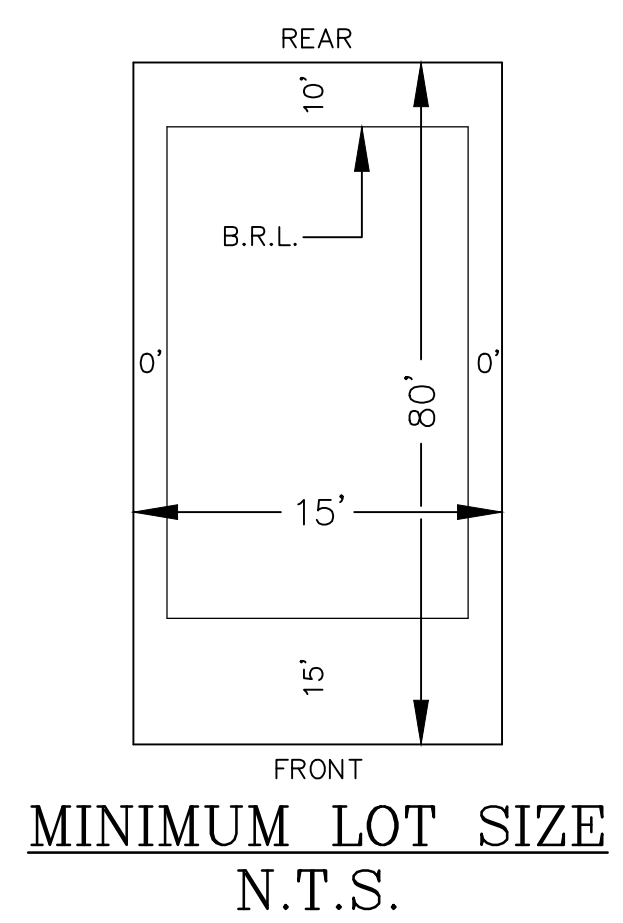
**PARKING CALCULATIONS**

REQUIRED:	
2 SPACES PER UNIT	= 166
1 SPACE PER 3 UNITS (VISITOR)	= 28
TOTAL	= 194
PROVIDED:	
TOTAL	= 198
(INCLUDING 6 HANICAPPED SPACES)	

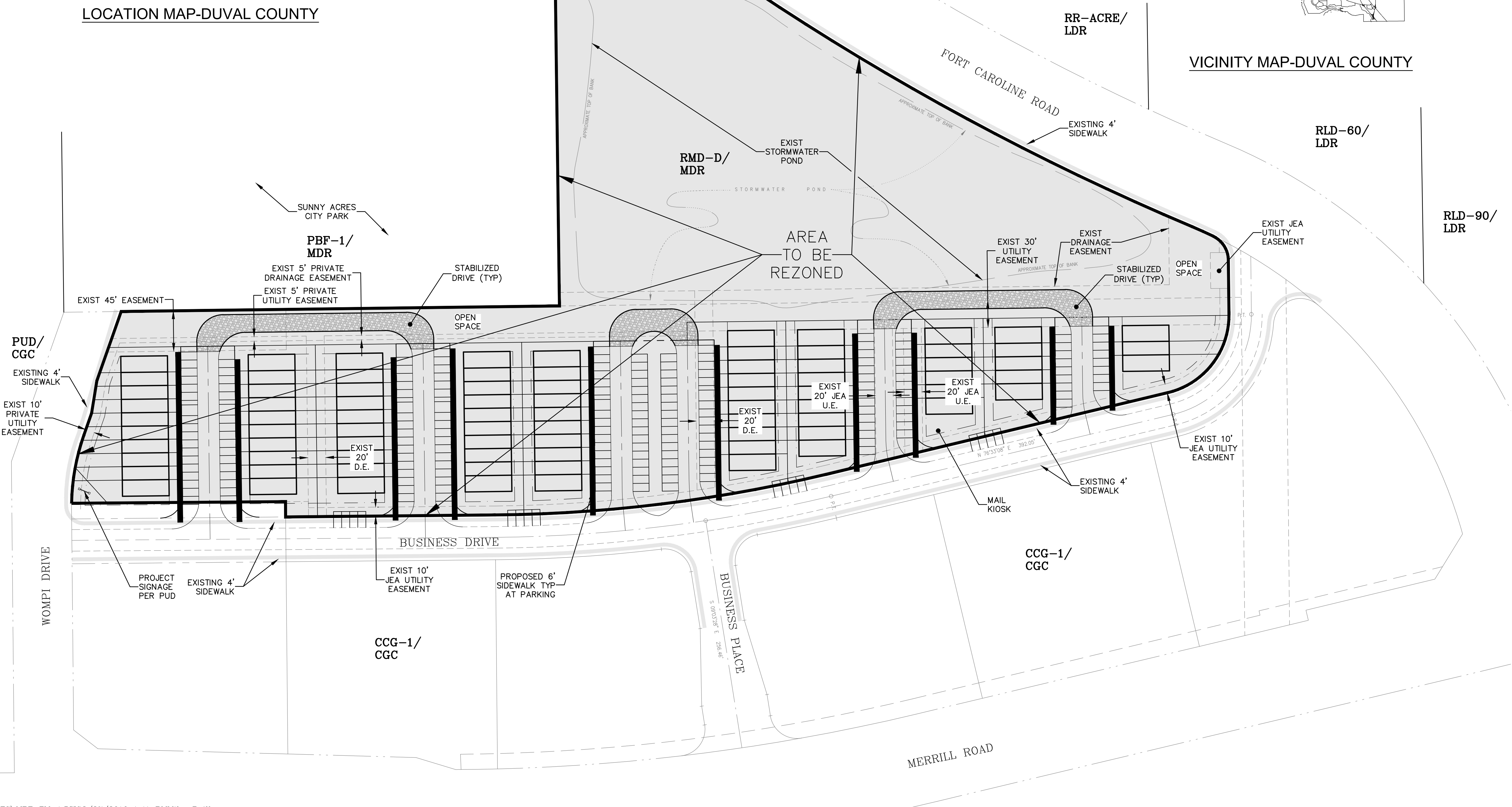


LOCATION MAP-DUVAL COUNTY

**FLOOD ZONE**  
DEVELOPED AREA LOCATED WITHIN FLOOD ZONE "X" PER FEMA MAP NO.'S 12031C0381J, DATED NOV. 2, 2018. (NO BASE FLOOD ELEVATION ESTABLISHED PER FEMA).  
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE. LOT LINES, LOT SIZES, ROADWAY NETWORK, RIGHT-OF-WAYS, STORM WATER PONDS AND SIGNAGE MAY BE ADJUSTED FOR ENGINEERING, GEOMETRY AND ANY GOVERNMENTAL AGENCY REQUIREMENTS AND AS SITE PLANNING REQUIRES.



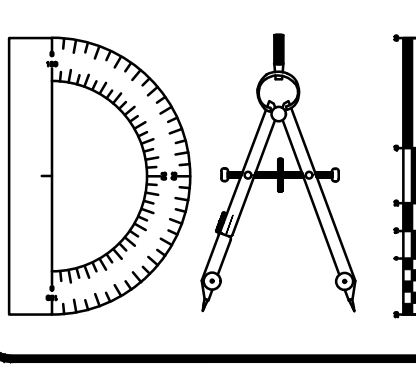
VICINITY MAP-DUVAL COUNTY



P:\POTENTIAL PROJECTS\DR HORTON\MERRILL ROAD TH'S\EXHIBITS\MRT\_ZM-1.DWG/27/2019 1:41 PMMike Reilly

REVISIONS			
NO.	DATE	DESCRIPTION	BY:
1	8-27-19	ADD STABILIZED DRIVE PER CITY REQUEST	VJD

DESIGNED BY: MR  
DRAWN BY: MR  
CHECKED BY: VJD  
SCALE: 1" = 60'  
DATE: August 27, 2019  
PROJ. NO.: -



**Dunn & Associates, Inc.**  
CIVIL ENGINEERS / LAND PLANNERS  
8647 Baypine Road Building 1, Suite 200  
Jacksonville, Florida 32256  
Phone: (904)363-8916 Fax: (904)363-8917  
www.dunneng.com

**MERRILL RD TOWNHOMES**  
FOR:  
D.R. HORTON, INC - JACKSONVILLE  
DUVAL COUNTY, FLORIDA  
ZONING MAP

VINCENT J. DUNN ENGINEER NO. 39462  
DAVID M. TAYLOR ENGINEER NO. 44164  
GLEN R. WIEGER ENGINEER NO. 81419  
CERTIFICATE OF AUTHORIZATION NO. 27168

Sheet No. 1 of 1  
**ZM-1**  
DWG. NO.