PROJECT NAME	PROPERTY DEVELOPER:	PROJECT ENGINEER:	PROJECT SURVEYOR:	LANDSCAPE ARCHITECT:
HIGHLAND TERRACE DUNN AVENUE JACKSONVILLE, FL 32218	FORESTAR GROUP, INC. 14875 OLD ST. AUGUSTINE ROAD, SUITE #300 JACKSONVILLE, FL 32258 CONTACT: SHALENE B. ESTES (904) 899-5948	BLACKSTONE ENGINEERING 4314 PABLO OAKS COURT JACKSONVILLE, FL 32224 CONTACT: AUSTIN T. RAY, P.E. PHONE: (904) 386-5701	ALLIANT ENGINEERING, INC. 10475 FORTUNE PKWY JACKSONVILLE, FL 32256 CONTACT: JEFF KEAN (904) 240-1351	GODARD DESIGN ASSOCIATES 541 OLEANDER STREET NEPTUNE BEACH, FL CONTACT: BRETT GODARD PHONE: (904) 247-7729

DATA SUMMARY

TOTAL SITE AREA 11.99 AC.

CON
MOB
CRC

PARCEL NUMBER 020379 0000, 020377 0000 & 020378 0000
LAND USE LDR
ZONING PUD
FEMA FLOOD ZONE X

TOTAL DWELLING UNITS 84

	MAX	PROPOSED
LOT COVERAGE FOR BUILDINGS	75%	40%

MAX BUILDING HEIGHT 35'

IMPERVIOUS AREA

EXISTING	0	SF
PROPOSED		
BUILDINGS	73,920	SF
PAVEMENT	54,100	SF
SIDEWALKS	9,970	SF
TOTAL	137,990	SF

TOTAL % IMPERVIOUS 27%

BUILDING SETBACKS

FRONT	25'
SIDE	5'
REAR	10'

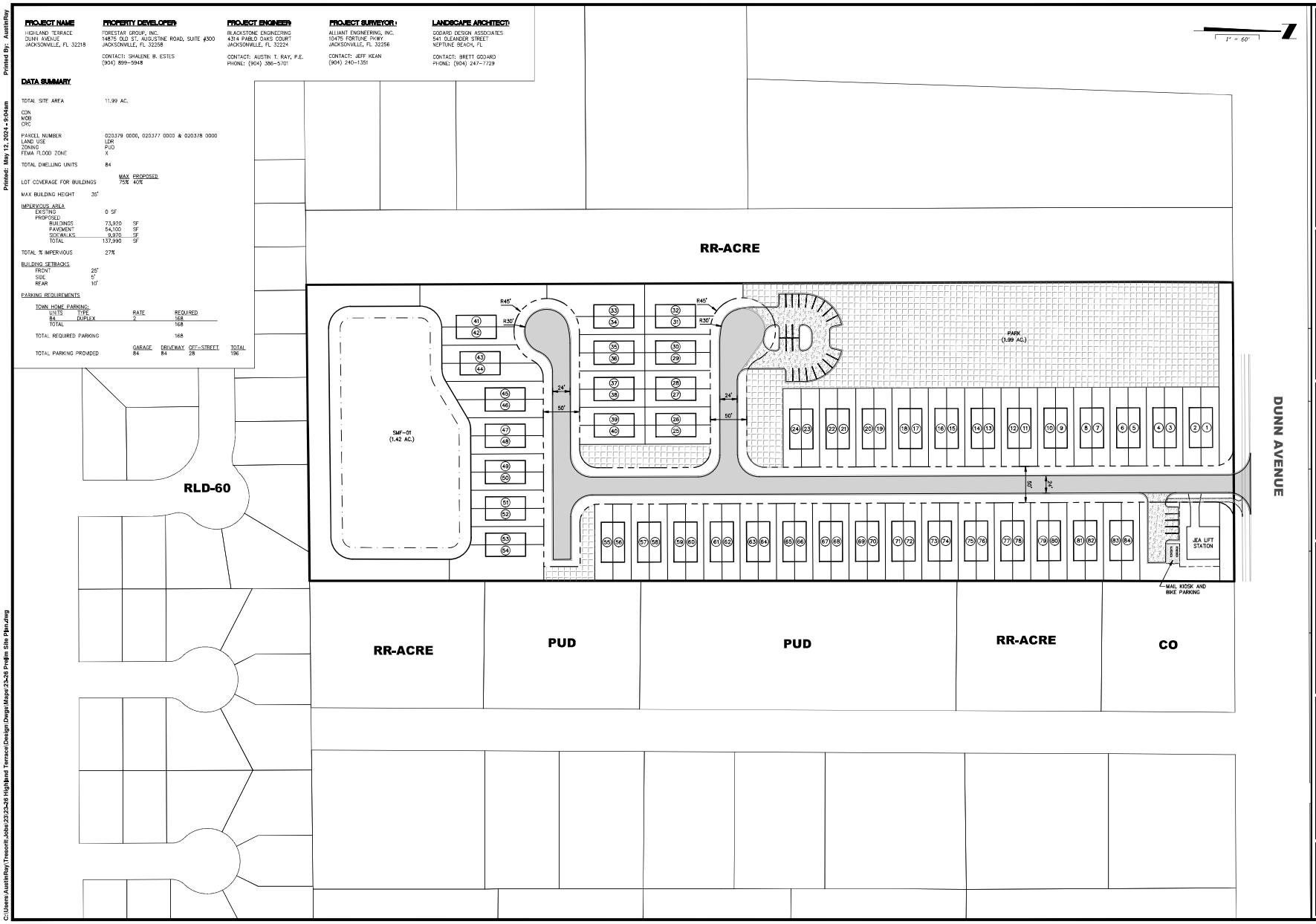
PARKING REQUIREMENTS

TOWN HOME PARKING:

UNITS	TYPE	RATE	REQUIRED
84	DUPLEX	2	168
TOTAL			168

TOTAL REQUIRED PARKING 168

	GARAGE	DRIVEWAY	OFF-STREET	TOTAL
TOTAL PARKING PROVIDED	84	84	28	196



BLACKSTONE ENGINEERING

No.	DATE	REVISION
1		
2		
3		
4		
5		
6		

PRELIMINARY SITE PLAN

HIGHLAND TERRACE

PREPARED FOR
PULTE HOMES COMPANY

AUSTIN T. RAY
P.E. NUMBER: 93523
REG. ENGINEER

PROJECT NO.: 23-26
DATE: May 12, 2024
SCALE: 1" = 60'
SHEET 1 OF 1

THIS DRAWING IS THE PROPERTY OF BLACKSTONE ENGINEERING AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

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