

- LEGEND:**
- PROJECT BOUNDARY
 - CONSTRUCTION LIMITS
 - PUBLIC RIGHT OF WAY
 - ZONING DESIGNATION
 - RECREATIONAL AREA 2.40 AC
 - OPEN SPACE
 - LANDSCAPE BUFFER
 - CONCRETE SIDEWALK (BY BUILDER)
 - ASPHALT PAVEMENT

ABBREVIATIONS

USE
UNDISTURBED DRAINAGE EASEMENT
ESMT
ROW

SITE DATA TABLE	
CITY DEVELOPMENT NUMBER:	10290.000
PARCEL NUMBER(S):	012867-0000 012868-0000 012869-0000 012865-0110
SITE AREA:	31.56 ± Ac.
WETLANDS PRESERVED:	0.11 ± Ac.
WETLANDS IMPACTED:	1.25 Ac MAX.
DEVELOPABLE AREA:	31.43 ± Ac.
TOTAL PROJECT AREA:	31.43 ± Ac.
DEVELOPMENT SUMMARY:	
RESIDENTIAL UNITS (NO MORE THAN 4 UNITS ATTACHED)	220
DEVELOPMENT CRITERIA:	
TOTAL RESIDENTIAL AREA	31.43 ± ± Ac.
MAXIMUM LOT COVERAGE	NA
MINIMUM LOT AREA	NA
SETBACKS:	
STRATTON ROAD	20'
NORTH	10'
SOUTH	10'
EAST AND WEST	10'
MAXIMUM HEIGHT	35'

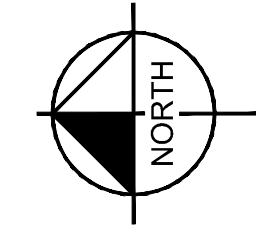
RECREATION REQUIREMENTS	
REQUIRED	0.76 ACRES
PROVIDED	0.76 ACRES

VISITOR PARKING	
74 SPACES PROVIDED	

NOTE:
20 FEET FROM THE OUTSIDE EDGE OF SIDEWALK TO THE GARAGE FACE WHERE SIDEWALKS ARE LOCATED ON THAT SIDE OF THE STREET AND 5 FEET TO THE BUILDING FACADE; 20 FEET FROM THE BACK EDGE OF CURB WHERE NO SIDEWALKS ARE PROVIDED TO THE BUILDING FACADE; 20 FEET FROM THE BUILDING FACADE; 20 FEET IF ACCESS TO GARAGE IS FROM AN ALLEY.
10' ACCESS (MEASUREMENTS TO THE MULTIFAMILY DWELLING) TO USE OF COMMON AREAS (THROW OR WASTE RECEPTACLES) WHEN APPLICABLE TO SINGLE-FAMILY DWELLING(S) OR LANDS ZONED FOR SINGLE-FAMILY DWELLINGS.



ALLIER
COMMUNITIES



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FLORIDA

ALLIER RESIDENTIAL PUD - CONCEPT 12.00
JUNE 2023 • CONTACT: THOMAS INMAN, P.E. (904) 828-3900



RE # 012865-0000
OFFICIAL RECORDS BOOK
7649, PAGE 1188
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