



PUD: 2014-0539

Sheet No. 1 of 1
PUD-1
 DWG. NO.

VINCENT J. DUNN ENGINEER NO. 98452
 DAVID M. TAYLOR ENGINEER NO. 84164
 GLEN R. WIEGGER ENGINEER NO. 84149
 CERTIFICATE OF AUTHORIZATION NO. 57189

TERRACE PINES
 2014-0539
 FOR:
D.R. HORTON, INC - JACKSONVILLE
 DUVAL COUNTY, FLORIDA
 PUD VERIFICATION MAP

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

DESIGNED BY: DAI
 DRAWN BY: SM
 CHECKED BY: VJD
 SCALE: 1" = 60'
 DATE: April 9, 2020
 PROJ. NO.: 1611-461-50

1. OWNER:
D.R. HORTON, INC. - JACKSONVILLE
2420 RACE TRACK ROAD
ST. JOHNS, FL 32259
PHONE: (904) 268-2845
2. DEVELOPER:
D.R. HORTON, INC. - JACKSONVILLE
4220 RACE TRACK ROAD
ST. JOHNS, FL 32259
PHONE: (904) 268-2845
3. ENGINEER:
DUNN & ASSOCIATES, INC.
8647 BAYPINE ROAD, SUITE 200
JACKSONVILLE, FLORIDA 32256
PHONE: (904)363-8916
FAX: (904)363-8917
4. SURVEYOR:
CLARSON & ASSOCIATES
1643 NALDO AVENUE
JACKSONVILLE, FL 32207
PHONE: (904) 396-2623
FAX: (904) 396-2633
5. LANDSCAPE ARCHITECT:
I.B.D.
6. EXISTING/PROPOSED ZONING:
EXISTING PUD
PROPOSED PUD
7. REAL ESTATE NO.:
148521-4015
8. EXISTING SITE CHARACTERISTICS:
PRIOR GOLF HOLE
9. SITE SUMMARY:
TYPE OF DEVELOPMENT = TOWNHOMES
LAND USE = NC
MINIMUM LOT AREA = 1,980 SF, 6,000 SF PER BUILDING
MINIMUM LOT WIDTH = 18'
FRONT SETBACK = 20'
SIDE SETBACK = 0' (10' ON END)
REAR SETBACK = 20'
MAX HEIGHT OF STRUCTURES = 25'
WATER SUPPLY = J.E.A.
SEWER SERVICE = J.E.A.
ELECTRICAL SERVICE = J.E.A.
STORM WATER SYSTEM: MET DETENTION PONDS
FIRE PROTECTION: AS REQUIRED VIA HYDRANTS
10. WATER SUPPLY:
SEWER SERVICE:
ELECTRICAL SERVICE:
STORM WATER SYSTEM: MET DETENTION PONDS
FIRE PROTECTION: AS REQUIRED VIA HYDRANTS
11. TOTAL GROSS ACREAGE = 16.96 Ac. 100%
12. NUMBER OF TOWNHOMES LOTS = 46 LOTS
13. LOT DENSITY = 2.7 LOTS PER ACRE
14. AVERAGE LOT SIZE = 18'x110' (1,980 SF)
15. LOT COVERAGE = 80% PER INDIVIDUAL LOT, 50% FOR ALL BUILDINGS
16. PARKING SUMMARY:
F. SPACES FOR EACH TOWNHOME = 2 SPACES
G. EXTRA SPACES REQUIRED = 1 SPACE/3 UNITS = 16
H. TOTAL SPACES REQUIRED = 108
I. TOTAL SPACES PROVIDED = 108
J. H.C. REQUIRED = 1
K. H.C. PROVIDED = 1
- NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE. LOT LINES, LOT SIZES, EASEMENTS, 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.

FLOOD ZONE

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X". COMMUNITY PANEL NUMBER 12031C0552H DATED JUNE 3, 2013 FOR THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

NO.	DATE	REVISIONS DESCRIPTION	BY:

P:\1611-461-50 BAYMEADOWS WEST TOWNHOMES\EXHIBITS\PUD VER - 0539.DWG12/1/2020 1:06 PMNigel Scarbrough