LEGAL DESCRIPTION:

PARCEL 1:

A PORTION OF LOTS 1 AND 2, SUBDIVISION OF PART OF G.N. TISON ESTATE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 71 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND ALSO BEING A PART OF THOSE LANDS DESCRIBED AS PARCEL 13.1, RECORDED IN OFFICIAL RECORDS BOOK 7655, PAGE 669 OF SAID CURRENT PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF CSX RAILROAD (FORMERLY SEABOARD COASTLINE RAILROAD, A 120' RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 01° 29' 26" EAST ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 400.07 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 105.0 IN OFFICIAL RECORDS BOOK 10337, PAGE 709; THENCE NORTH 66° 43' 15" WEST DEPARTING WESTERLY RIGHT-OF-WAY AND ALONG THE SOUTHERLY LINE OF SAID PARCEL 105.1, A DISTANCE OF 215.37 FEET TO THE SOUTHERLY CORNER THEREOF; THENCE NORTH 01° 28' 37" EAST ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 826.26 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 89° 16' 25" EAST ALONG THE NORTHERLY LINE THEREOF, A DISTANCE OF 199.87 FEET TO THE NORTHEASTERLY CORNER THEREOF, SAID POINT ALSO LYING ON THE AFORCEMENTIONED WESTERLY RIGHT-OF-WAY LINE OF CSX RAILROAD; THENCE NORTH 01° 29' 04" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1,298.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89° 45' 38" WEST ALONG THE NORTHERLY LINE THEREOF, A DISTANCE OF 1,752.55 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 01° 20' 40" EAST ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 2,441.32 FEET TO THE NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL 105 AS RECORDED IN OFFICIAL RECORDS VOLUME 10337, PAGE 709, SAID POINT BEARING NORTH 01° 15' 03" WEST, 200.05 FEET FROM THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED IN PARCEL 13.1 AS RECORDED IN OFFICIAL RECORDS VOLUME 7655, PAGE 669; THENCE NORTH 88° 32' 26" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 105, A DISTANCE OF 1,143.32 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 23° 13' 38" EAST ALONG THE EASTERLY LINE THEREOF, A DISTANCE OF 215.28 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 7655, PAGE 669; THENCE NORTH 88° 33' 13" EAST ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 400.17 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR ACCESS, INGRESS AND EGRESS AND UTILITIES AS RECORDED IN OFFICIAL RECORDS BOOK 7163, PAGE 2051, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

PARCEL 2:

A PORTION OF LOT 8, TISONS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 150 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 1 OF A SUBDIVISION OF A PART OF THE G.N. TISON ESTATE, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF CSX RAILROAD (FORMERLY SEABOARD COASTLINE RAILROAD, A 120' RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 01° 29' 26" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE THEREOF, A DISTANCE OF 400.07 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 105.1 IN OFFICIAL RECORDS BOOK 10337, PAGE 709; THENCE NORTH 66° 43' 15" WEST DEPARTING WESTERLY RIGHT-OF-WAY AND ALONG THE SOUTHERLY LINE OF SAID PARCEL 105.1, A DISTANCE OF 215.37 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 01° 28' 37" EAST ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 826.26 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 89° 16' 25" EAST ALONG THE NORTHERLY LINE THEREOF, A DISTANCE OF 199.87 FEET TO THE NORTHEASTERLY CORNER THEREOF, SAID POINT ALSO LYING ON THE AFORCEMENTIONED WESTERLY RIGHT-OF-WAY LINE OF CSX RAILROAD; THENCE NORTH 01° 29' 04" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1,298.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 8 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01° 29' 04" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID CSX RAILROAD, A DISTANCE OF 10.63 FEET; THENCE SOUTH 89° 42' 30" WEST ALONG THE SOUTH LINE OF SEWELL ROAD, A 50 FOOT RIGHT-OF-WAY, A DISTANCE OF 49.52 FEET; THENCE SOUTH 01° 29' 04" WEST, A DISTANCE OF 10.59 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89° 45' 38" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 49.52 FEET TO THE POINT OF BEGINNING.

PROPERTY DEVELOPER:
CLDG LAND IV, LLC
1611 ATLANTIC BLVD.
JACKSONVILLE, FL 32207

CONTACT: GEORGE LEONE
Phone: (904) 352-9491

PROJECT ENGINEER:
CONNELLY & WICKER INC.
10060 SKINNER LAKE DRIVE, SUITE 500 +
JACKSONVILLE, FLORIDA 32246

CONTACT: MARY E. LEAPTROTT, P.E.
Phone: (904) 265-3030 Fax: (904) 265-3031

PROJECT SURVEYOR:
CLARSON AND ASSOCIATES, INC
1643 NALDO AVENUE,
JACKSONVILLE, FLORIDA 32207

CONTACT: WILLIAM PINKSTON
Phone: (904) 396-2623

LANDSCAPE ARCHITECT:
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10060 SKINNER LAKE DR. SUITE 500
JACKSONVILLE, FL 32246

CONTACT: ALFRED B. PITTMAN, PLA
Phone: (904) 327-7718

PROJECT NAME
PECAN PARK SUBDIVISION
PARCEL RE# 108137 0000
0 MAIN STREET
JACKSONVILLE, FL 32218

100'

PRELIMINARY ROJECT TABULAR DATA

TOTAL PHASES	1
TOTAL SITE AREA	92.24 ± ACRES
MULTI-FAMILY RESIDENTIAL AREA	60.44 ± ACRES
EXISTING ZONING	LIGHT INDUSTRIAL
RESIDENTIAL SITE DATA	
NUMBER OF LOTS	217 SINGLE FAMILY UNITS / 146 DUPLEXES
WETLAND IMPACTS	0.47 ± ACRES
WETLANDS REMAIN	30.20 ± ACRES
POND AREA	7.55 ± ACRES
NET DEVELOPABLE AREA	52.82 ± ACRES
RECREATIONAL AREA	REQUIRED: SINGLE FAMILY – 2.17 ± ACRES DUPLEXES – 0.5 ± ACRES TOTAL – 2.67 ± ACRES PROVIDED: 2.70 ± ACRES
OPEN SPACE	4.61 ± ACRES
FEMA FLOOD ZONE	X (PANEL 12031C0065J) DATED NOVEMBER 2, 2018
LOT REQUIREMENTS	
MINIMUM LOT WIDTH:	SINGLE FAMILY – 40 FEET DUPLEXES – 20 FEET
MINIMUM LOT AREA:	SINGLE FAMILY – 4,000 SQUARE FEET DUPLEXES – 2,000 SQUARE FEET
MAXIMUM LOT COVERAGE:	SINGLE FAMILY – 60% DUPLEXES – 70%
MINIMUM YARD SETBACKS:	SINGLE FAMILY – FRONT: 20' SIDES: 3' REAR: 10' DUPLEXES – FRONT: 20' SIDES: 0' / 5' FOR END UNITS REAR: 10'
MAXIMUM BUILDING HEIGHT:	35 FEET

LEGEND
- PARK / OPEN SPACE
- PROJECT IDENTIFICATION SIGNAGE AREA
- UPLAND BUFFER
- WETLAND IMPACT

PROJECT BOUNDARY
OPEN SPACE (1.60 AC.)
S01°20'40"E
FLOOD ZONE "X"
FLOOD ZONE "AO"
NATURAL / VEGETATIVE UPLAND BUFFER
WETLAND IMPACT AREA (0.08 Ac.)
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT JURISDICTIONAL WETLANDS
6' CONCRETE SIDEWALK
20' DRAINAGE ESMT
50' ROW
24' PVMT
PARK (0.12 Ac.)
PARK (0.25 Ac.)
WETLAND IMPACT AREA (0.02 Ac.)
50' DRAINAGE DITCH ESMT
SWMF-2 (5.64 AC.)
PARK (0.08 Ac.)
PARK (0.07 Ac.)
PARK (0.40 Ac.)
PARK (0.33 Ac.)
PARK (0.21 Ac.)
PARK (0.76 Ac.)
PARK (0.11 Ac.)
PARK (0.29 Ac.)
N88°32'26"E 1143.32'(M)
S23°13'38"E 215.28'(M)
OPEN SPACE 0.06 AC EACH (0.12 AC)
OPEN SPACE 0.78 Ac
OPEN SPACE 2.00 Ac
SWMF-3 (0.44 AC.)
SWMF-1 (1.91 AC.)
PROPOSED SIGN LOCATION
S88°33'13"W 400.17'(M)
N01°28'37"E 826.26'(M)
N66°43'15"W 215.37'(M)
S89°16'25"E 199.87'(M)
N01°29'26"E 400.07'(M)
N01°29'04"E 1298.50'(M)
LIFT STATION
CSX RAILROAD RIGHT OF WAY
(FORMERLY SEABOARD COASTLINE RAILROAD)
(A VARIABLE WIDTH RIGHT-OF-WAY)
MAIN STREET (U.S. HIGHWAY NO. 17, STATE ROAD NO. 5)
(A VARIABLE WIDTH RIGHT-OF-WAY)
POINT OF BEGINNING (DEVELOPMENT PARCEL) SOUTHEAST CORNER OF A SUBDIVISION OF A PART OF THE G.N. TISON ESTATE
BENCHMARK #1 SET A 4"X4" CONCRETE MONUMENT EL. 33.72 (NAVD 88)
MATCHLINE SHEET 2
MATCHLINE SHEET 1

Printed: Jun 16, 2021 - 2:27pm Printed By: Sabrina
J:\21\21-01-0029 Pecan Park\Design\Dwgs\Maps\21-01-0029 PUD Map.dwg

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Florida Registry 3650 L.A. Number: LC26000311

No.	Date	Revision	By

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PUD MAP

PECAN PARK SUBDIVISION
DUVAL COUNTY, FL

PREPARED FOR
CLDG, LLC

MARY E. LEAPTROTT, P.E.
P.E. NUMBER: 61449
Reg. Engineer

Project No.:	21-01-0029
Designed:	MEL
Drawn:	ANB
Checked:	MEL
O.C.:	RCW
Date:	MAY 26, 2021
Scale:	1" = 100'

Sheet 1 OF 2