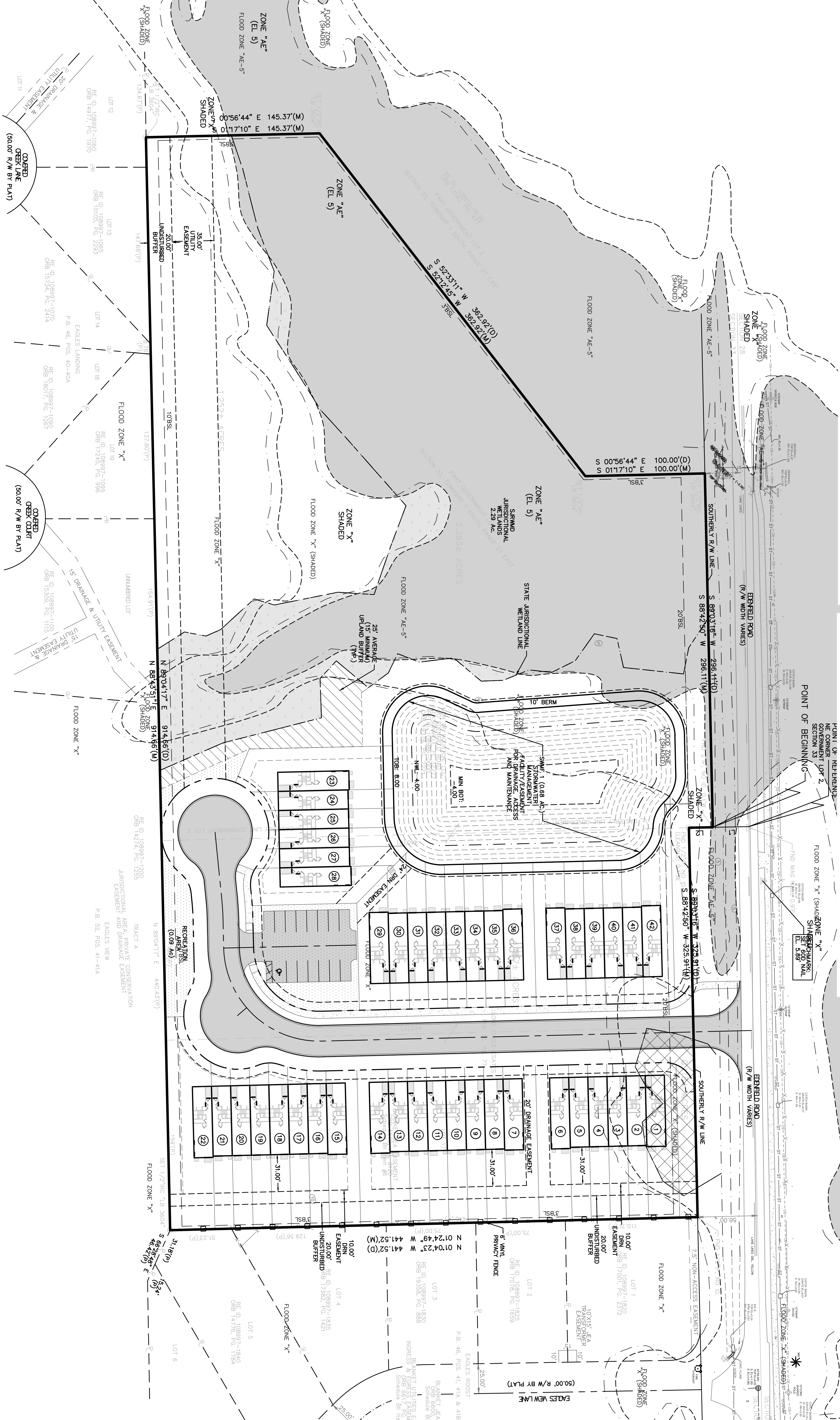
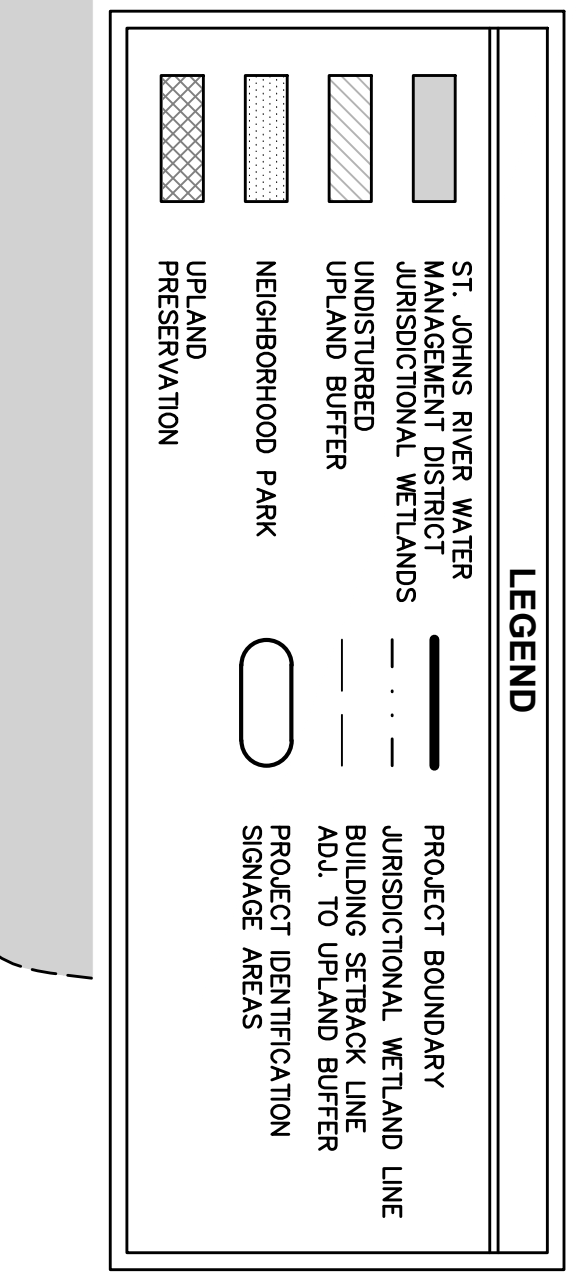


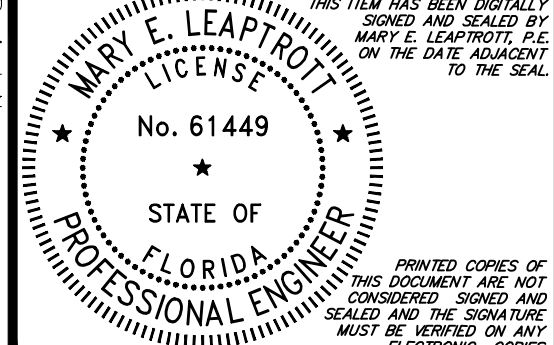
PROJECT	
EDENFIELD TOWNHOMES	
HART RESOURCES, LLC	
10000 SKINNER LAKE DRIVE, SUITE 500	
JACKSONVILLE, FL 32248	
DEVELOPER	
HART RESOURCES, LLC	
CONTACT: CURTIS HART	
8001 SKINNER LAKE DRIVE, SUITE 500	
JACKSONVILLE, FL 32248	
PH: 904-983-5008	
ENGINEER	
CONNELLY & WICKER, INC.	
CONTACT: JUSTIN WILLIAMS, P.E.	
10000 SKINNER LAKE DRIVE, SUITE 500	
JACKSONVILLE, FL 32248	
PH: 904-265-3030	
LANDSCAPE ARCHITECT	
FITZPATRICK ARCHITECTURE	
CONTACT: ALBERT FITZPATRICK, AIA	
4400 SWAN SERENA DRIVE, N.	
JACKSONVILLE, FL 32248	
PH: 904-327-7718	
SURVEYOR	
GAI CONSULTANTS, INC.	
CONTACT: JOSEPH K. LEAP, PSM	
10000 SKINNER LAKE DRIVE, SUITE 500	
JACKSONVILLE, FL 32248	
PH: 904-983-1110	

DATA SUMMARY	
NUMBER OF UNITS	42 TOWNHOMES
TOTAL SITE AREA	8.14 AC.
REGULATION AREA	0.25 AC.
STORMWATER MANAGEMENT AREA	0.68 AC.
MINIMUM LOT DEPTH	100 FT
MINIMUM LOT WIDTH	16 FT
MINIMUM LOT AREA	1,600 SF
MAXIMUM BUILD HEIGHT	
BUILDING SETBACKS	FRONT: 20 FT
	SIDE: 0 FT (INTERIOR)
	REAR: 10 FT
EXISTING ZONING	
PROPOSED ZONING	PUD
FEWA FLOOD ZONE	X, X SHADED, AE
FEWA MAP NO.	1200702130

- NOTES:**
1. DEVELOPER MAY INSTALL PERIMETER FENCING AT HIS OPTION. THE HEIGHT MAY BE UP TO 6 FT. FENCING MAY NOT BE LOCATED WITHIN UPLAND BUFFERS IN DEVELOPMENT.
 2. TEMPORARY CONSTRUCTION AND SALES TRAILERS MAY BE LOCATED IN DEVELOPMENT LOCATED WITHIN REQUIRED BUFFERS. DEVELOPMENT PROGRESS, BUT SHALL NOT BE LOCATED WITHIN REQUIRED BUFFERS.
 3. SIGNAGE SHALL BE ALLOWED BY THE LAND DEVELOPMENT CODE. POTENTIAL SIGNAGE LOCATIONS WILL BE SHOWN ON CONSTRUCTION PLANS.
 4. ACTUAL UPLAND BUFFER WIDTH WILL BE SHOWN ON CONSTRUCTION PLANS.
 5. PRESERVATION AREAS ARE SHOWN AS GENERALIZED AREAS AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN, PERMITTING AND FINAL WETLAND SURVEYS.
 6. ALL WETLANDS THAT ARE PRESERVED FOR THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT WILL BE PLACED IN CONSERVATION.
 7. ALL FILL WILL BE PLACED IN CONSERVATION. CONSTRUCTION SHALL BE PERMITTED IN DRAINAGE EASEMENTS INCLUDING POOL EASEMENTS AND THE CONSTRUCTION SHALL BE PERMITTED IN DRAINAGE EASEMENTS INCLUDING POOL EASEMENTS AND ANY VERTICAL CONSTRUCTION THAT REQUIRES FOOTERS SUCH AS A BLOCK WALL.



Project No.:	22-01-0034
Design:	MEL
Date:	11/2/22
Scale:	N/A
Sheet:	6



EDENFIELD TOWNHOMES

PREPARED FOR
HART RESOURCES, LLC

MASTER SITE PLAN

Connelly & Wicker Inc.

Planning • Engineering • Landscape Architecture

10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwieng.com
Florida Registry 3650 L.A. Number: LC26000311