

LEGEND:

- PROJECT BOUNDARY
- CONSTRUCTION LIMITS
- PUBLIC RIGHT OF WAY
- LANDSCAPE
- RECREATIONAL AREA 2.00 AC
- OPEN SPACE
- LANDSCAPE BUFFER
- CONCRETE SIDEWALK (BY BUILDER)
- ASPHALT PAVEMENT

ABBREVIATIONS:
 UNIMATED DRAINAGE CASHEMENT
 UTILITY
 ROW
 RIGHT OF WAY

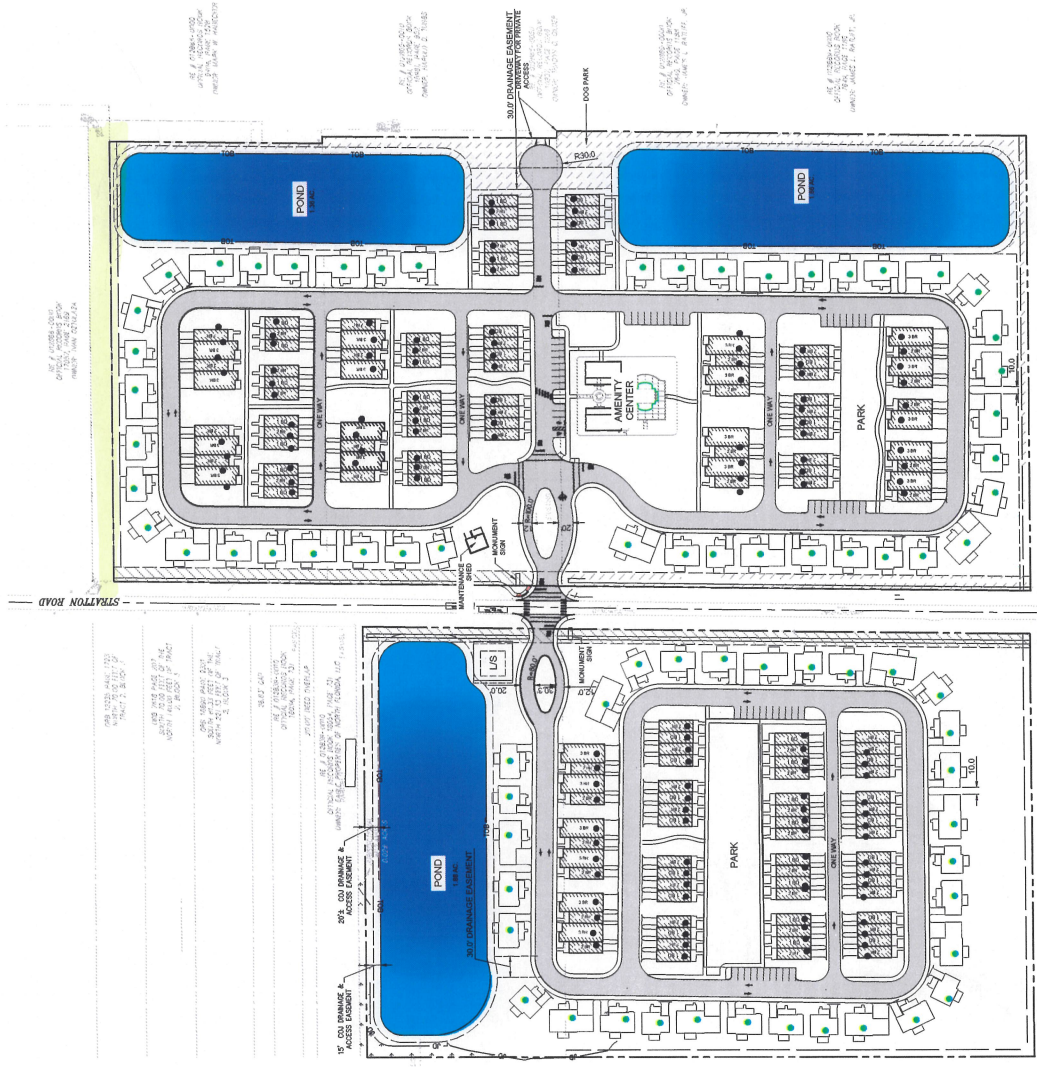
SITE DATA TABLE

CITY DEVELOPMENT NUMBER:	10200.000
PARCEL NUMBERS:	012857-0000 012858-0000 012859-0000 012860-0000
TOTAL AREA:	31.56 ± AC.
WETLANDS PRESERVED:	0.13 ± AC.
DEVELOPABLE AREA:	31.43 ± AC.
TOTAL PRODUCT AREA:	31.43 ± AC.
RESIDENTIAL UNITS:	(NO MORE THAN 4 UNITS ATTACHED) 220
DEVELOPMENT DENSITY:	31.43 ± AC.
MINIMUM LOT COVERAGE:	NA
MINIMUM LOT AREA:	NA
SETBACKS:	STRATTON ROAD 20' SOUTH 10' EAST AND WEST 10' MAXIMUM HEIGHT 35'

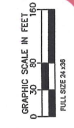
RECREATION REQUIREMENTS

TOTAL ACRES	0.70 ACRES
RECREATION SPACES	0.70 ACRES
VISITOR PARKING	60 SPACES PROVIDED

NOTES:
 1. 20 FEET FROM THE OUTSIDE EDGE OF SIDEWALK TO THE CENTERLINE OF THE DRIVE AND 20 FEET TO THE INSIDE PARKING SPACE.
 2. 10 FEET FROM THE OUTSIDE EDGE OF SIDEWALK TO THE CENTERLINE OF THE DRIVE AND 10 FEET TO THE INSIDE PARKING SPACE.
 3. 10 FEET FROM THE OUTSIDE EDGE OF SIDEWALK TO THE CENTERLINE OF THE DRIVE AND 10 FEET TO THE INSIDE PARKING SPACE.
 4. 10 FEET FROM THE OUTSIDE EDGE OF SIDEWALK TO THE CENTERLINE OF THE DRIVE AND 10 FEET TO THE INSIDE PARKING SPACE.
 5. 10 FEET FROM THE OUTSIDE EDGE OF SIDEWALK TO THE CENTERLINE OF THE DRIVE AND 10 FEET TO THE INSIDE PARKING SPACE.
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 7. 10 FEET FROM THE OUTSIDE EDGE OF SIDEWALK TO THE CENTERLINE OF THE DRIVE AND 10 FEET TO THE INSIDE PARKING SPACE.
 8. 10 FEET FROM THE OUTSIDE EDGE OF SIDEWALK TO THE CENTERLINE OF THE DRIVE AND 10 FEET TO THE INSIDE PARKING SPACE.
 9. 10 FEET FROM THE OUTSIDE EDGE OF SIDEWALK TO THE CENTERLINE OF THE DRIVE AND 10 FEET TO THE INSIDE PARKING SPACE.
 10. 10 FEET FROM THE OUTSIDE EDGE OF SIDEWALK TO THE CENTERLINE OF THE DRIVE AND 10 FEET TO THE INSIDE PARKING SPACE.



DATE: 12/15/23
 SCALE: 1" = 40'-0"



JACKSONVILLE
 FLORIDA

ALLIER RESIDENTIAL PUD - CONCEPT 12.01