

- OWNER:**
JACKSONVILLE TRANSPORTATION AUTHORITY
100 N MYRTLE AVE
JACKSONVILLE, FLORIDA 32203
- DEVELOPER:**
D.R. HORTON, INC. - JACKSONVILLE
4220 RACE TRACK ROAD
ST. JOHNS, FL 32259
PHONE (904) 268-2845
- ENGINEER:**
DUNN & ASSOCIATES, INC.
8647 BOYKINE ROAD, SUITE 200
JACKSONVILLE, FLORIDA 32256
PHONE (904) 363-8916
FAX (904) 363-8917
- SURVEYOR:**
CLARSON & ASSOCIATES
1643 MALDO AVENUE
JACKSONVILLE, FL 32207
PHONE (904) 396-2623
FAX (904) 396-2633
- LANDSCAPE ARCHITECT:**
GENESIS/HALF
6621 SOUTHPOINT DRIVE NORTH, SUITE 300,
JACKSONVILLE, FL 32216
PHONE (904) 730-9360
FAX (904) 730-7065

EXISTING ZONING: / PROPOSED ZONING:
RMD-D / PUD

REAL ESTATE NO. / TAX PARCEL:
A PORTION OF 154377 1000

EXISTING SITE CHARACTERISTICS:
SITE LOCATED ON SOUTHSIDE OF AC SKINNER PKRY
BETWEEN BELFORD RD AND SOUTHSIDE BLVD.

- SITE SUMMARY:**
- A) TOTAL SITE AREA = 20.59 AC
 - B) TOTAL OPEN SPACE = 18.80 AC
 - C) RECREATION REQUIRED (150SF PER LOT) = 0.76 AC
 - D) RECREATION PROVIDED = 0.89 AC
 - E) LANDUSE = MDR
 - F) TYPE OF DEVELOPMENT = TOWNHOMES
 - G) NUMBER OF TOWNHOME LOTS = 220
 - H) MINIMUM LOT AREA = 1,200 SF
 - I) MINIMUM LOT WIDTH = 15
 - J) LOT DENSITY = 10.68 LOTS PER ACRE
 - K) LOT COVERAGE = 70%

- L) SETBACKS-PER 656.414 FRONT - 22' FROM THE OUTSIDE EDGE OF SIDEWALK TO THE GARAGE FACE WHERE SIDEWALKS ARE LOCATED ON THAT SIDE OF THE STREET AND 15' TO THE BUILDING FACADE; 22' FROM THE BACK EDGE OF CURB WHERE NO SIDEWALKS ARE LOCATED TO THE GARAGE FACE AND 15' TO THE BUILDING FACADE; 15', IF ACCESS TO GARAGE IS FROM AN ALLEY.
- M) SIDES - 0'/10' END UNITS
- N) REAR - 10'
- O) MAX HEIGHT OF BUILDING = 35'
- P) NO. OF BUILDING = 284-CLUBHOUSE
- Q) LAKE AREA = 3.08 AC
- R) OPEN SPACE = 3.21 AC
- S) AMOUNT OF RIGHT-OF-WAY = 4.62 AC

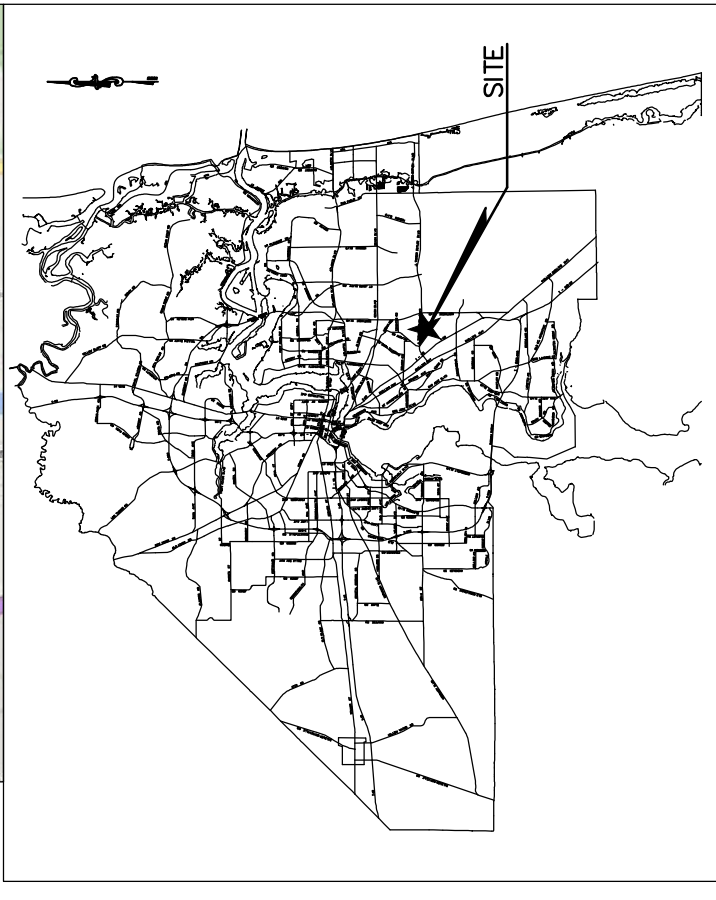
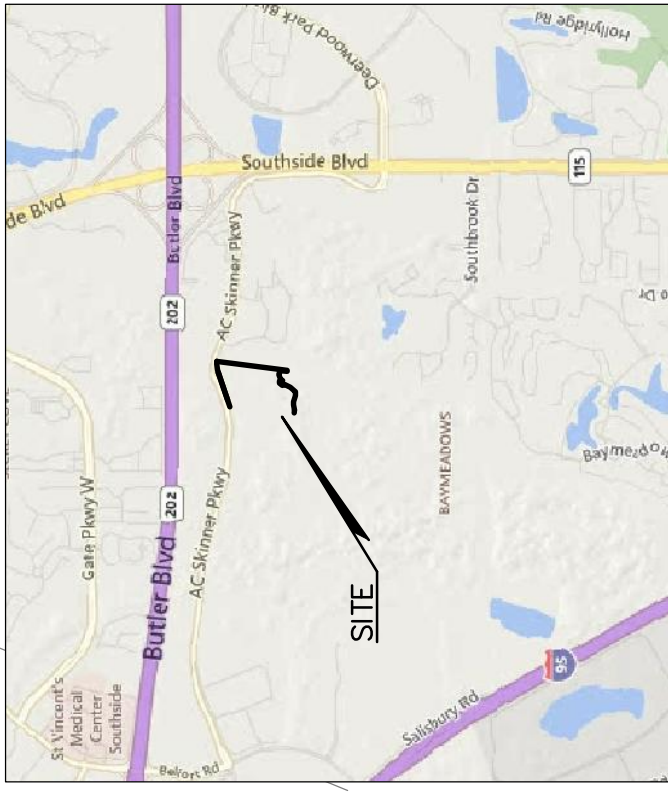
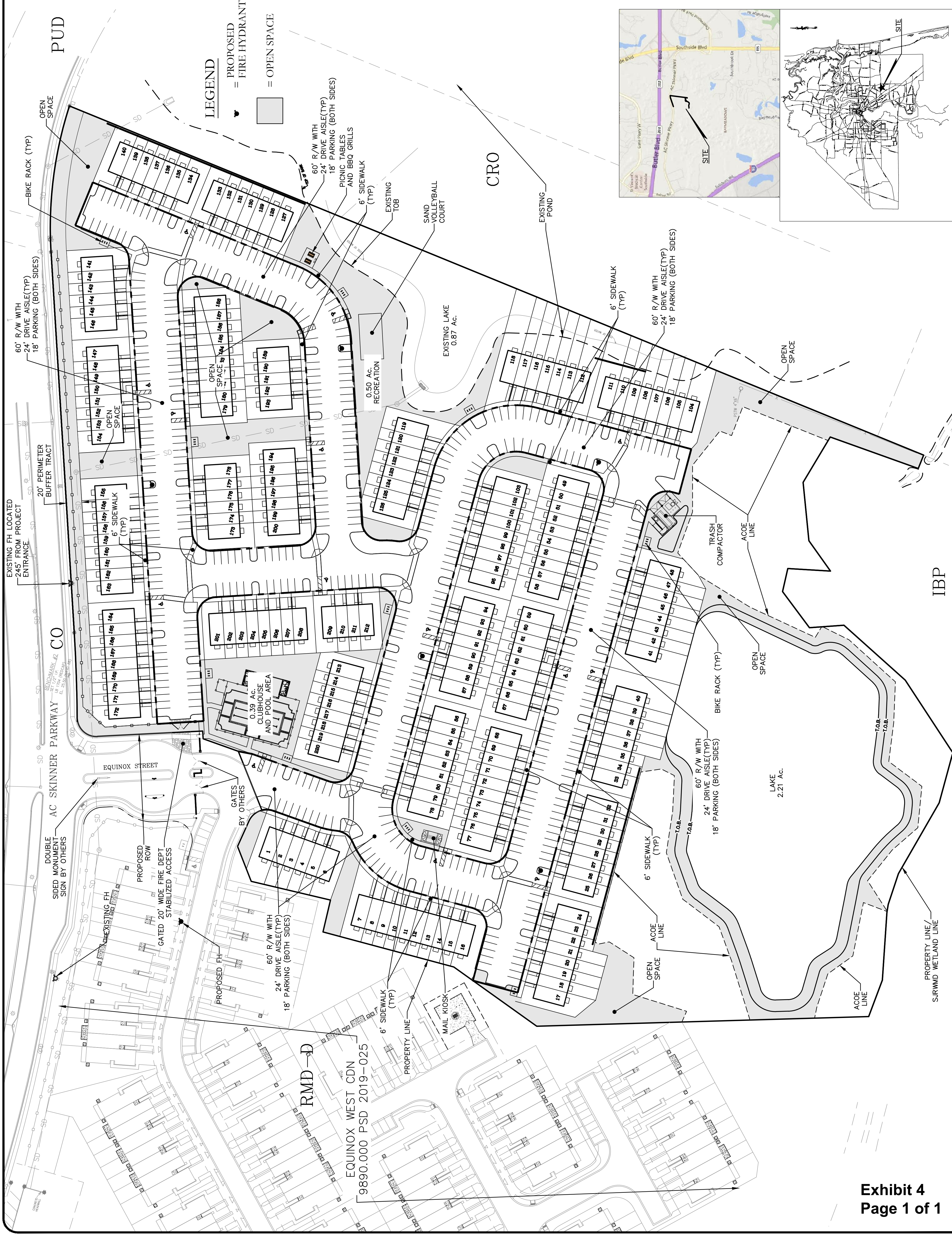
- PARKING SUMMARY:**
- O) SPACES FOR EACH TOWNHOME = 2 SPS PER UNIT = 440
 - P) EXTRA SPACES REQUIRED = 1 SPS PER 3 UNITS = 74
 - Q) TOTAL SPACES REQUIRED = 514
 - R) TOTAL SPACES PROVIDED = 524
 - S) H.C. REQUIRED = 11
 - T) H.C. PROVIDED = 14

- U) WATER SUPPLY: J.E.A.
- V) SEWER SERVICE: J.E.A.
- W) ELECTRICAL SERVICE: J.E.A.
- X) STORM WATER SYSTEM: WET DETENTION PONDS AS REQUIRED VIA HYDRANTS
- Y) FIRE PROTECTION: AS REQUIRED VIA HYDRANTS

FLOOD ZONE

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER 12031C0552H DATED JUNE 3, 2013 FOR THE CITY OF JACKSONVILLE, DUAL COUNTY, FLORIDA

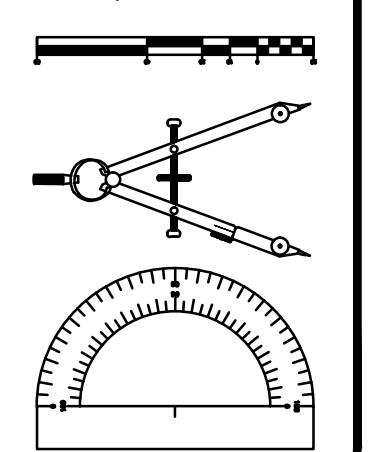
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE. LOT LINES, LOT SIZES, ROADWAY NETWORK, RIGHT-OF-WAYS, STORM WATER PONDS AND SIGNAGE MAY BE ADJUSTED FOR ENGINEERING, GEOMETRY AND ANY GOVERNMENTAL AGENCY REQUIREMENTS AND AS SITE PLANNING REQUIRES.



VICINITY MAP-DUVAL COUNTY

EQUINOX EAST
FOR:
D.R. HORTON, INC. - JACKSONVILLE
DUVAL COUNTY, FLORIDA
PUD ZONING MAP

Dunn & Associates, Inc.
CIVIL ENGINEERS / LAND PLANNERS
8647 Boykine Road Building 1, Suite 200
Jacksonville, Florida 32256
Phone: (904) 363-8916 Fax: (904) 363-8917
www.dunneng.com



DESIGNED BY:	DAI
DRAWN BY:	MR
CHECKED BY:	VJD
SCALE:	1" = 60'
DATE:	June 12, 2020
PROJ. NO.:	1803-483

NO.	DATE	REVISIONS DESCRIPTION	BY:
1	10-8-20	REVISED ENTRY SIGNAGE TO DOUBLE FACED MEDIAN SIGN	VJD

P: 1803-483 - THE SOUTH PARK TOWNHOMES EAST EXHIBITS \483THE-PSP.DWG10/8/2020 4:43 PM Mike Reilly

VINCENT J. DUNN ENGINEER NO. 98452
DAVID M. TAYLOR ENGINEER NO. 44164
GLENN R. WIEGGER ENGINEER NO. 81419
REGISTERED PROFESSIONAL ENGINEERS