

SITE DATA TABLE

A. PROJECT NAME: BUTLER CREEK TOWNHOMES	72.0 AC±
B. PROJECT TYPE: TOWNHOMES	25.25 AC±
C. PUD ORDINANCE NUMBER: 2024-679	23.54 AC±
D. FUTURE LAND USE: BP	1.71 AC±
E. ZONING: SMF-1	6.08 AC±
F. REAL ESTATE NUMBER: 152577-0050; 152578-0010	1.68 AC±
G. DATA SUMMARY:	
1. TOTAL PROJECT AREA:	72.0 AC±
2. TOTAL DEVELOPABLE AREA:	25.25 AC±
2.1. TOTAL WETLAND AREA:	23.54 AC±
2.2. WETLAND PRESERVED:	1.71 AC±
2.3. WETLAND IMPACTED:	1.68 AC±
3. FEMA FLOOD ZONE AREA: ZONE X & AE	
4. UTILITIES: JEA	
H. DEVELOPMENT CRITERIA (TOWNHOMES)	487 DU
1. TOTAL TOWNHOME DWELLINGS:	487 DU
2. MINIMUM LOT AREA:	1500 SF
3. MINIMUM SETBACKS:	
FRONT (FACE OF GARAGE TO BACK OF CURB): 15'	
REAR: 10'	
SIDE: 10'	
VEGETATION: VARIANT LOT	35'
1. MAXIMUM BUILDING HEIGHT:	35'
2. MAXIMUM LOT COVERAGE BY ALL BUILDING:	60% PER LOT
3. MAXIMUM LOT COVERAGE OVERALL:	52%
4. MAXIMUM USE:	75%
I. SITE DESCRIPTION:	
1. VEGETATION: VARIANT LOT	
2. TOTAL SQUARE FEET/ DWELLING UNIT:	487 DU * 150 SF = 73,050 SF
3. MINIMUM OPEN SPACE/ RECREATION:	
4. REQUIRED PER PUD:	1.68 AC±

PARKING DATA

TOWNHOME PARKING REQUIREMENTS:

2 SPACES PER DWELLING UNIT (2 X 487) = 974

TOTAL PARKING REQUIRED = 974 SPACES

2 SPACES PER DU (GARAGE & DRIVEWAY)

ACCESSIBLE PARKING REQUIREMENTS:

PER ADAAG 208.2 PER SITE 316.1955 & 316.1956

** PER ADAAG 208.2

MINIMUM REQUIRED: 3

IDEAL OF PARKING: 3

REQUIRED: 3 SPACES

GUEST PARKING REQUIRED: NONE PER PUD

BICYCLE PARKING REQUIREMENTS: NONE PER PUD

PUD EXHIBIT TOWNHOMES

BUTLER CREEK PUD

2024-10-25

England-Thims & Miller, Inc.
 14775 Old St. Augustine Road
 Jacksonville, FL 32258
 TEL: (904) 642-8990
 FAX: (904) 646-9485
 REG. 2884 LC - 0000316

LEGEND

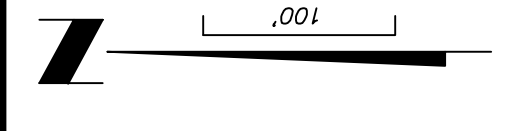
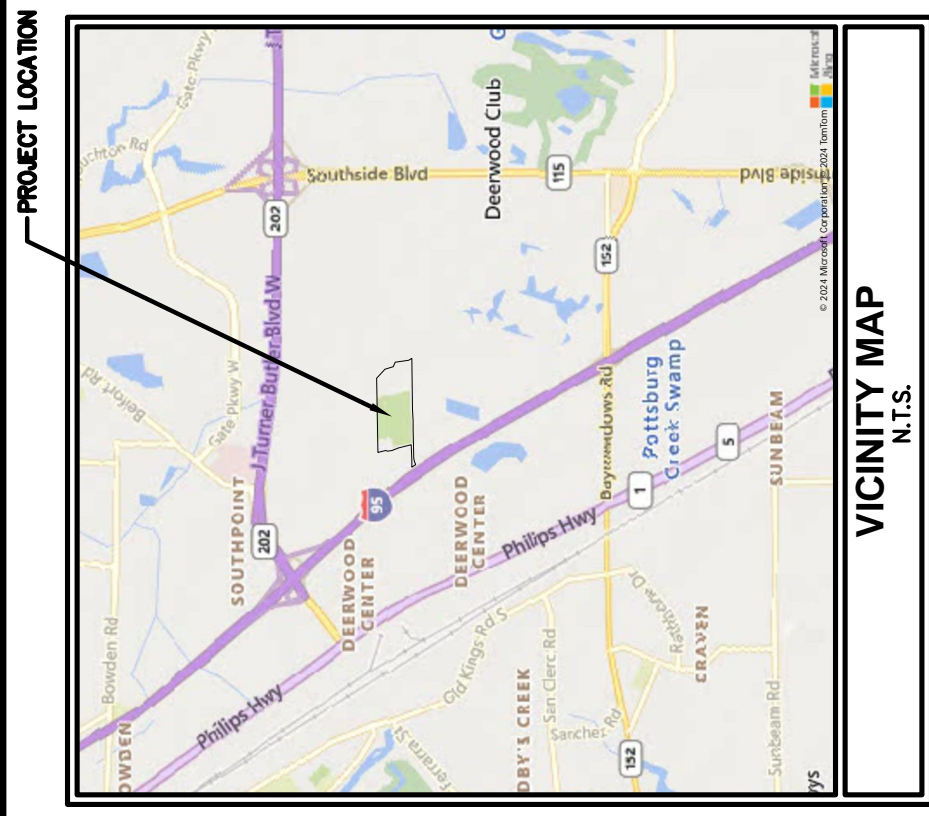
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- JURISDICTIONAL WETLANDS
- ACTIVE RECREATION/OPEN SPACE

GENERAL NOTES:

- FIRE TURN-AROUND MAY BE 1-TURN IF ROADS ARE KEPT PRIVATE. CUL-DE-SAC WILL BE REQUIRED IF ROADS ARE DEDICATED.

GENERAL STATEMENT:

THE SITE PLAN IS COMPOSED OF A COMPOSITE OF TWO CONCEPTUAL SITE PLANS OF PROPOSED DEVELOPMENT ALTERNATIVES. THE CONFIGURATION AND MIX OF DEVELOPMENT AS DEPICTED IN THE SITE PLAN IS CONCEPTUAL AND REVISIONS TO THE SITE PLAN, SITE LAYOUT, CONCEPTUAL CONSTRUCTION, AND THE PROPOSED DEVELOPMENT PROCEEDS THROUGH FINAL ENGINEERING, BUILDING LOCATIONS AND ROADWAYS SHOWN ARE SCHEMATIC AND MAY CHANGE PRIOR TO DEVELOPMENT.



SITE DATA TABLE

A. PROJECT NAME: BUTLER CREEK APARTMENTS AND TOWNHOMES
 B. PROPOSED USE: MULTI-FAMILY APARTMENT/TOWNHOMES
 C. EUD. ORDINANCE NUMBER: 2024-679
 D. ZONING: SALISBURY BUSINESS PARK ZONING: IBP
 E. JURISDICTION: BELFORT CREEK PUD
 F. REAL ESTATE NUMBER: 152577-0010; 152577-0020; 152577-0050; 152578-0010

G. DATA SUMMARY:
 1.1. TOTAL DEVELOPABLE AREA: 72.0 AC±
 1.2. TOTAL APARTMENT BUILDING AREA: 46,75 AC±
 1.3. TOTAL TOWNHOME BUILDING AREA: 23,00 AC±
 2.1. TOTAL TOWNHOME BUILDING AREA: 23,75 AC±
 2.2. WETLAND IMPACT AREA: 23.54 AC±
 2.3. PROPOSED POND: 7.28 AC±
 4. UTILITIES: SEE

H. DEVELOPMENT CRITERIA (MULTI-FAMILY)
 1. TOTAL MULTI-FAMILY DWELLINGS: 400 DU
 2. MINIMUM UNIT AREA: 400 SF
 3. MINIMUM SETBACKS: REQUIRED (W/TH AND AREA): 20 AC
 SIDE: 10'
 REAR: 10'
 FRONT: 20'
 (MEASURED FROM PARENT PARCEL, NO LESS THAN 15' FROM PARENT PARCEL TO END OF ALL BUILDINGS 20' FROM PARENT PARCEL)
 5. MAXIMUM BUILDING HEIGHT: 65'
 6. MAXIMUM ISR: 75%
 7. MAXIMUM LOT COVERAGE BY ALL BUILDING: 50%

I. DEVELOPMENT CRITERIA (TOWNHOMES)
 1. TOTAL TOWNHOME DWELLINGS: 248 DU
 2. MINIMUM LOT WIDTH: 15'
 3. MINIMUM LOT AREA: 1500 SF
 4. FRONT (FACE OF GARAGE TO BACK OF CURB) 22'
 FRONT (FACE OF GARAGE TO SIDEWALK/BACK OF CURB) 15'
 SIDE INTERNAL: 10'
 REAR: 10'
 5. MAXIMUM BUILDING HEIGHT BY BUILDING: 35'
 6. MAXIMUM LOT COVERAGE BY BUILDING: 60% PER LOT
 7. MAXIMUM ISR: 35% PER LOT
 8. MAXIMUM LOT COVERAGE: 35% PER LOT
 9. MAXIMUM OVERALL LOT COVERAGE: 75%

J. SITE DESCRIPTION:
 1. VEGETATION: VACANT LOT
 2. DRAINAGE: PLANNED STORMWATER POND
 K. MINIMUM OPEN SPACE/RECREATION:
 MULTI-FAMILY
 150 SQUARE FEET/ DWELLING UNIT
 (648 DU * 150 SF = 97,200 SF)
 REQUIRED PER PUD: 2.23 AC±

PARKING DATA

MULTI-FAMILY PARKING REQUIREMENT:
 1.5 SPACES PER DU
 1.5 * 400 UNITS = 600 SPACES
 REQUIRED = 600 SPACES

ACCESSIBLE PARKING REQUIREMENT:
 PER ADA 2012, 3% OF 600 = 18 SPACES
 ** PER ADA 2012, 3% OF 316,1955 & 316,1956 = 948 SPACES

TOTAL OF SPACES MINIMUM REQUIRED PARKING
 600 + 948 = 1548 SPACES
 REQUIRED = 12 SPACES

REQUIRED = 612 SPACES (INCLUDING 12 ADA)
 GUEST PARKING REQUIRED: NONE PER PUD

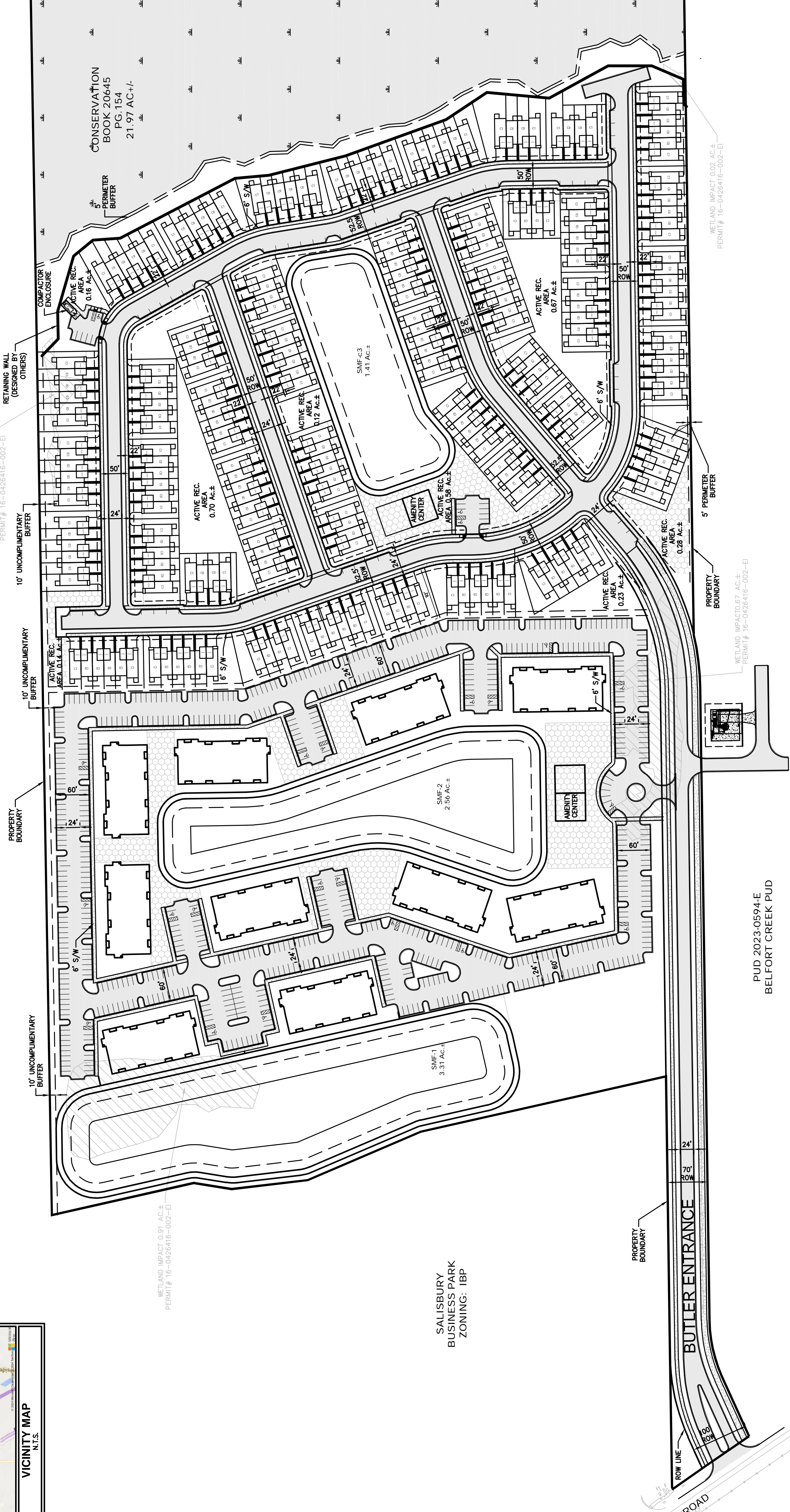
TOWNHOME PARKING REQUIREMENT:
 1.5 SPACES PER DU (CONVERTED TO TOWNHOME)
 2.0 * 248 DU = 496 SPACES
 REQUIRED = 496 SPACES

ACCESSIBLE PARKING REQUIREMENT:
 ** PER FLORIDA STATUTE 316.1955 & 316.1956 = 1488 SPACES
 ** PER ADA 2012 = 1488 SPACES

TOTAL OF SPACES MINIMUM REQUIRED:
 51 + 75 = 126 SPACES
 REQUIRED = 3 SPACES

AMENITY PARKING PROVIDED = 61 SPACES (INCLUDING 3 ADA)
 TOTAL PARKING REQUIRED: 499 SPACES (INCLUDING 3 ADA)

GUEST PARKING REQUIRED: NONE PER PUD
 BICYCLE PARKING REQUIREMENTS:
 MULTI-FAMILY: 2% OF MINIMUM REQUIRED PARKING PER PUD.
 600 REQUIRED: 12 SPACES
 TOWNHOME REQUIRED: NONE PER PUD



PUD EXHIBIT MIXED
BUTLER CREEK PUD
2024/10/25

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LEGEND

[Pattern]	ASPHALT PAVEMENT
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PUD 2023-0594-E
 BELFORT CREEK PUD

October 25, 2024