

**Conditions for 2020-661 to be included in the ordinance text:**

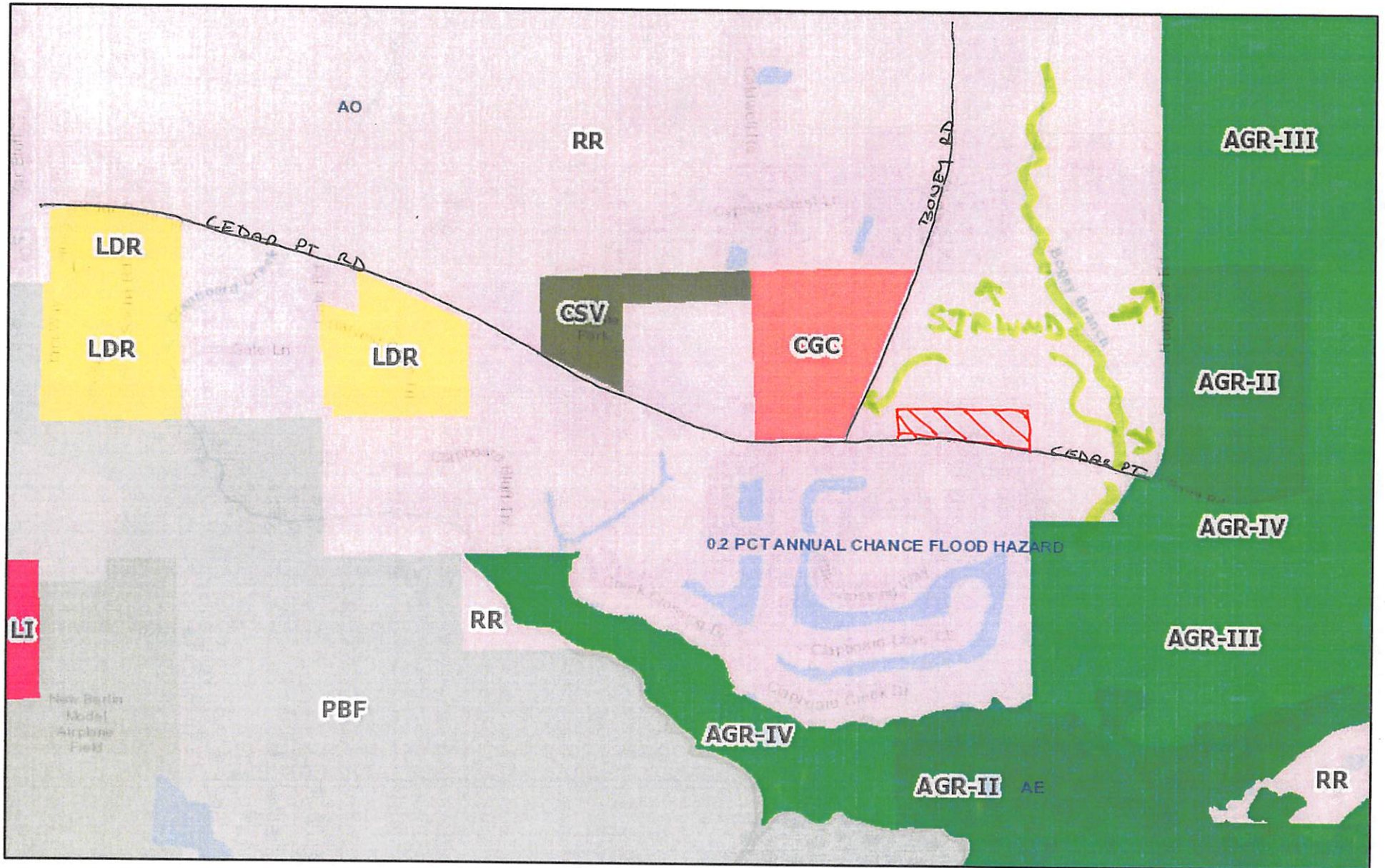
1. There shall be a maximum of three (3) driveway entrances from Cedar Point Rd., as shown on Sheet LA-01, dated 4-15-21 and as revised on 6-10-21 for Charlotte's Point. This drawing is part of **Exhibit 5**, attached hereto.
2. There shall be a buffer as described and shown on Sheets LA-01 through LA-07, as revised on 6-10-21, and as described and shown on Sheets LD-01 and LD-02 dated 4-15-21 and revised on 7-30-21. These drawings are attached hereto as **Exhibit 5** and shall be inspected by a City Landscape Architect for compliance during and after installation.
3. The homeowners' governance documents shall include a statement that a manicured lawn is not required on any Lot. Review of this statement shall be a part of the review of substantial compliance with the PUD.
4. The farming of reptiles is allowed, but only after obtaining sufficient insurance.
5. Regarding sanitary sewer, the design for this development shall utilize a low pressure force main with grinder pumps which shall be designed to serve only 17 dwelling units. Tie-ins to or from other properties are prohibited.
6. Regarding potable water, the design for the development shall utilize the minimum pipe size necessary for fire hydrants and to service the 17 dwelling units. Any waterline extension from this development is prohibited.



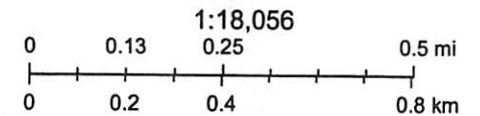




# Duval Map



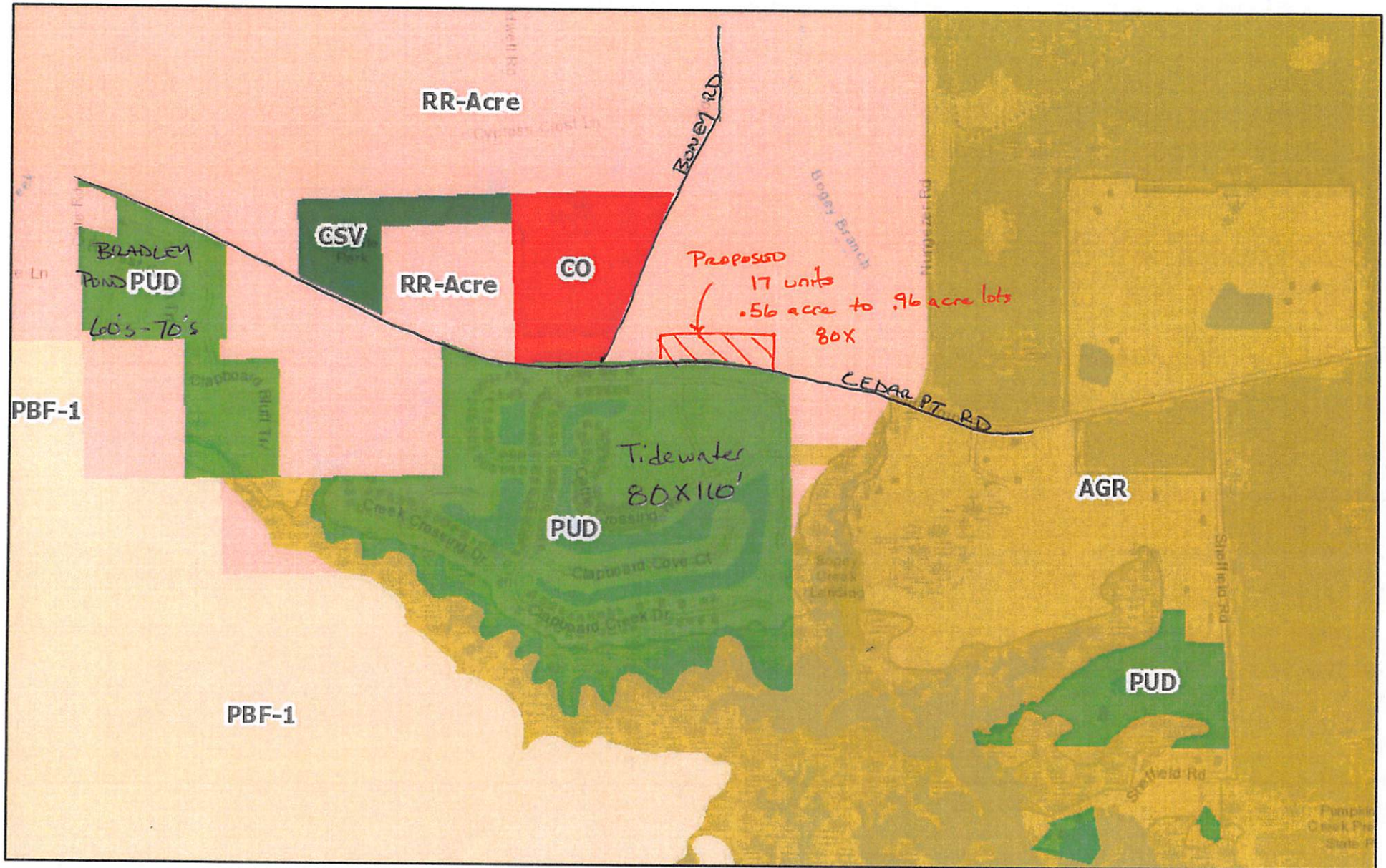
August 3, 2021



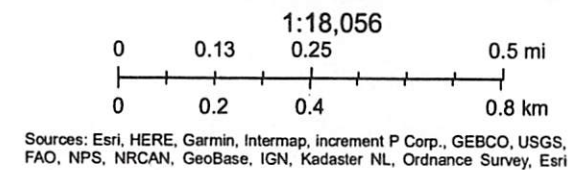
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri



# Duval Map



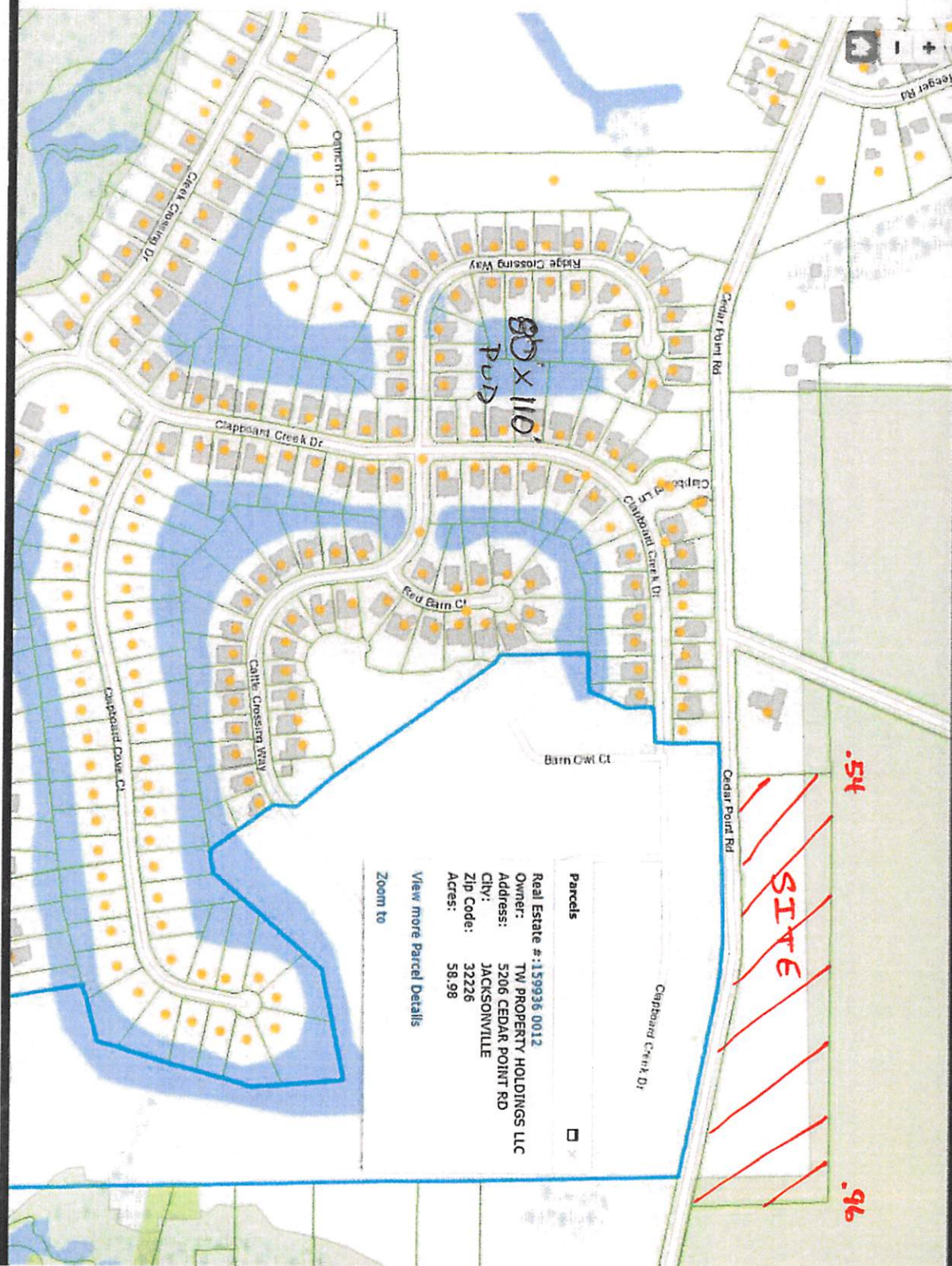
August 3, 2021





search Results

**No Results found.**  
Please retry, using a valid RE # or Property Owner, or Address. As you type you will get a list of valid choices to choose from. Click your desired choice from this list.







17 units / 10.3  
1.6 units/acre

22 units over similar  
average  
~ 2.13 units/acre

Measurement 

   | Acres 

Measurement Result

10.2 Acres

[Click on map to begin](#)





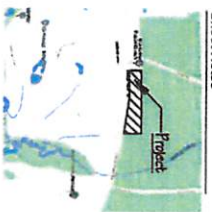
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LA-01 EXISTING SURVEY & MASTER PLAN LAYOUT  
 LA-02 MASTER PLAN LAYOUT MAIN P.A.  
 LA-03 MASTER PLAN LAYOUT  
 LA-04 MASTER PLAN LAYOUT MAIN C-C  
 LA-05 MASTER PLAN LAYOUT MAIN H-H & 2-2  
 LA-06 MASTER PLAN LAYOUT MAIN 5-5 & 4-4  
 LA-07 MASTER PLAN LAYOUT MAIN 5-5  
 LA-08 LAYOUT PLAN P&S  
 LA-09 LAYOUT PLAN P&S



# Sheet Notes



NOT TO SCALE

PLAN SET LAYOUT  
 LACO DESIGN CENTER & WINTER PLANTING  
 LACO WINTER PLANTING W/12E 1A  
 LACO WINTER PLANTING W/12E 1B  
 LACO WINTER PLANTING W/12E 1C  
 LACO WINTER PLANTING W/12E 1D  
 LACO WINTER PLANTING W/12E 1E  
 LACO WINTER PLANTING W/12E 1F  
 LACO WINTER PLANTING W/12E 1G  
 LACO WINTER PLANTING W/12E 1H  
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 LACO WINTER PLANTING W/12E 1P  
 LACO WINTER PLANTING W/12E 1Q  
 LACO WINTER PLANTING W/12E 1R  
 LACO WINTER PLANTING W/12E 1S  
 LACO WINTER PLANTING W/12E 1T  
 LACO WINTER PLANTING W/12E 1U  
 LACO WINTER PLANTING W/12E 1V  
 LACO WINTER PLANTING W/12E 1W  
 LACO WINTER PLANTING W/12E 1X  
 LACO WINTER PLANTING W/12E 1Y  
 LACO WINTER PLANTING W/12E 1Z

## PLANTING LIST

ITEMS	TYPE	SPECIES	SPECIFICATION	SPACING
PC	Evergreen / Flowering	Pinus caroliniana - Queen Landi	8' to 10' H., 2" cal., nurse grown	10' o.c.
ON	Shrub	Quercus virginiana - Live Oak	3" cal., nurse grown	50' o.c.
GRABBS				
ICD	Evergreen / Shrub	Ischaemum barbatifolium - Dwarf Barford Hb.	3' cal., 10" H. and Spread, 10' o.c.	30' o.c.
AF	Flowering / Shrub	Andropogon furcatus - Dwarf Cider Shrub	1' cal., 12" H. and Spread, 10' o.c.	24" o.c.
ANN	Flowering	Andropogon furcatus - Dwarf Cider Shrub	4" FOLI, 6" H., 6" cal., full and flowering	12" o.c.
GRABBS				
SCD		Parosela Nodosa - American Bitter Sod	5' cal., end to end and/or tiled	Solid Sod

All plant materials (Trees and Shrubs) shall be nurse grown graded Florida #1 or approved equal.

## PLANTING NOTES AND SPECIFICATIONS:

- THE SPECIFIED MINIMUM COMPOSITION OF A TYPICAL BUFFER AREA SHALL CONSIST OF THE FOLLOWING:
  - ONE (1) EXISTING PRESERVED OR PROPOSED NEW CANOPY SPACE TREES MIN 3" CALIPER, 12' H. PER EVERY 50 LINEAL FEET
  - TREE (3) EXISTING PRESERVED OR PROPOSED NEW FLOWERING TREES (EXCLUDING ANY PALM TREES) MIN 2" CALIPER, 8-10' H. PER EVERY 10' LINEAL FEET
  - TREE (3) INTERMEDIATE/ FLOWERING TREES MIN 2" CALIPER, 8' H.
  - A DOUBLE ROW OF A CONTINUOUS EVERGREEN SHRUB WITH A SPACING OF 3' ON CENTER AS INTERMEDIATE TO THE EXISTING PRESERVED OR NEW TREE CANOPY.
- ALL EXISTING MATERIALS THAT ARE 4" OR LARGER IN CALIPER SIZE WHICH ARE IDENTIFIED (BY OWNERS) TO BE PRESERVED AND/ OR PROTECTED SHALL REMAIN WITHIN THE BUFFER AREAS & CONTRIBUTE TO THE COMPOSITION OF MATERIALS.
- THE LANDSCAPE OF ALL PLANTING BEDS SHALL OVERLAP RANDOMLY INTO ADJACENT BEDS / BUFFER AREAS SO AS TO BLEND INTO THE EXISTING AND/ OR PRESERVED LANDSCAPE SUCH THAT IT CREATES A NATURAL, LOOKING LANDSCAPE.
- INTERIOR PORTIONS OF EACH BED / BUFFER AREA SHALL BE PLANTED AT APPROPRIATE AVERAGE SPACING PER THE PLANTING LIST AND AT THE DISCRETION OF OWNERS.
- ANY INTERMEDIATE/ GRABBS SHALL BE PLANTED ON REGULAR TRIANGULAR SPACING AS NOTED IN THE DETAIL OF TYPICAL GRABBS COVER / GRABBS PLANTING.
- THE CONTRACTOR SHALL LAUNCH A TEST AREA WITH MATERIALS NO LONGER FOR REVIEW AND APPROVAL BY THE OWNER PRIOR TO INSTALLATION.

## LANDSCAPE NOTES & DETAILS

LD-02

CHARLOTTE'S POINT  
 DUVAL COUNTY  
 Jacksonville, Florida 32218

DATE: 1/30/21  
 PROJECT NUMBER: 1/30/21