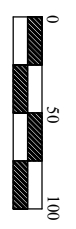


SITE SUMMARY

1. **OWNER/DEVELOPER:**
CORNER LOT DEVELOPMENT GROUP
1000 RIVERSIDE AVENUE, SUITE 600
JACKSONVILLE, FL 32204
PHONE: 904-955-8390
 2. **ENGINEER:**
DOMINION ENGINEERING GROUP
4348 SOUTHPOINT BLVD, SUITE 201
JACKSONVILLE, FLORIDA 32216
PHONE: 904-854-4500
 3. **SURVEYOR**
CHW SURVEYORS
8465 MERCHANTS WAY, SUITE 102
JACKSONVILLE, FLORIDA 32222
PHONE: 904-619-6521
 4. **EXISTING VEGETATION:**
FOREST
 5. **ZONING/PUD:**
PUD
 6. **TOTAL SITE AREA SUMMARY:**
TOTAL SITE AREA = 10 AC.± (100%)
DEVELOPABLE AREA = 7.80 AC.± (78%)
PASSIVE OPEN SPACE, PONDS = 1.40 AC.± (15%)
PUBLIC & PRIVATE R/W = 1.10 AC.± (11%)
TOTAL NUMBER OF UNITS = 43

MINIMUM LOT SIZES: 40'x110'
MIN LOT AREA: 4000 SF
BUILDING SET BACK INFORMATION:
40' WIDE LOTS
FRONT - 20'
SIDE - 3'
BACK - 10'
50' WIDE LOTS
FRONT - 20'
SIDE - 5'
BACK - 10'
MAXIMUM LOT COVERAGE: 70%
MAXIMUM HEIGHT OF BUILDING: 35'
 7. **TOTAL OF ANTICIPATED PHASES: 1**
 8. **WATER SUPPLY:** JACKSONVILLE ELECTRIC AUTHORITY
 9. **SEWER SUPPLY:** JACKSONVILLE ELECTRIC AUTHORITY
 10. **ELECTRICAL SUPPLY:** JACKSONVILLE ELECTRIC AUTHORITY
 11. **FIRE PROTECTION:** 6" FIRE HYDRANTS SERVED BY WATER MAIN EXTENSION
 12. **FLOOD ZONE:** ZONE X & AE (EL 79) (PANEL No. 12031-0341H)
 13. **CITY DEV. No. XXXX**
 14. **REAL ESTATES No. 008835 0000, 008834 0000 & 008833 0050**
- NOTE: THIS A CONCEPTUAL SITE PLAN. LOT LINES, SIZES, ROADWAY LAYOUTS, RIGHT OF WAY, AND STORM WATER PONDS MAY BE ADJUSTED FOR ENGINEERING, GEOMETRY, AND ANY GOVERNMENTAL AGENCY REQUIREMENTS AND AS SITE PLANNING REQUIRES.

SITE DATA
21 - 40'x105' (MIN) LOTS
22 - 50'x105' (MIN) LOTS - RED △
43 TOTAL LOTS



REVISIONS	

CRYSTAL SPRINGS ROAD
FOR
CLDG

PUD PLAN

DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
www.domeng.com