

**LEGEND**

- = WETLANDS
- = UPLAND BUFFER
- = RECREATION
- = OPEN SPACE

**SITE SUMMARY**

- OWNER:** MCKNIGHT GERTRUDE B SLADE
- DEVELOPER:** D.R. HORTON, INC. - JACKSONVILLE  
 4220 RACE TRACK ROAD  
 ST. JOHNS, FL 32259  
 PHONE: (904) 268-2845
- ENGINEER:** DUNN & ASSOCIATES, INC.  
 8647 BAYPINE ROAD, SUITE 200  
 JACKSONVILLE, FLORIDA 32256  
 PHONE: (904)363-8916  
 FAX: (904)363-8917
- SURVEYOR:** NAME T.B.D.
- LANDSCAPE ARCHITECT:** NAME T.B.D.
- EXISTING/PROPOSED ZONING:**  
 EXISTING RLD-90 & RMD-A  
 PROPOSED PUD
- REAL ESTATE NO. / TAX PARCEL:**  
 022108-0000, 022155-0000
- EXISTING SITE CHARACTERISTICS:**  
 A) SITE LOCATED IN THE NORTH WEST CORNER OF THE INTERSECTION OF MAIN STREET N. AND BROWARD ROAD  
 B) CURRENT USE: VACANT AND WOODED
- TOTAL SITE AREA SUMMARY:**

LAND USE	=LDR/MDR
MINIMUM LOT SIZES	=50' x 120'
MINIMUM SQUARE FOOTAGE	=6,000 SF
MINIMUM LOT WIDTH	=50' (NOTE 10)
FRONT SETBACK:	=20'
SECOND FRONT (ON CORNER LOTS):	=15'
SIDE SETBACK:	= 5'
REAR SETBACK:	=10'
MAX HEIGHT OF STRUCTURES:	=35'
- MINIMUM FRONTAGE OF EACH LOT SHALL BE 80% OF ITS REQ. LOT WIDTH PROVIDED, HOWEVER THAT THE LOT FRONTAGE MAY BE REDUCED TO 25' ON CUL-DE-SACS AND CURVES.
- WATER SUPPLY:** =JEA
- SEWER SERVICE:** =JEA
- ELECTRICAL SERVICE:** =JEA
- STORM WATER SYSTEM:** WET DETENTION PONDS
- FIRE PROTECTION:** AS REQUIRED VIA HYDRANTS
- SIGNAGE:** TYPE, LOCATION AND DIMENSIONS TO BE IN ACCORDANCE WITH P.U.D.
- SIDEWALKS:** SHALL BE 5' WIDE ON ONE SIDE OF ALL INTERNAL ROADWAYS EXCEPT ALONG ENTRANCE ROADWAY
- SIDEWALKS:** SHALL BE 6' WIDE ON BOTH SIDES OF ENTRANCE ROADWAY
- ADA RAMES:** SHALL BE PROVIDED AT ALL SIDEWALK CONNECTIONS

**SITE DATA**

NUMBER OF UNITS/ PHASES	= 2
NUMBER OF SINGLE FAMILY LOTS	= 243 D.U. MAX.
DENSITY	= 2.9 LOTS/NET AC.
MAXIMUM COVERAGE OF BLDGS & STRUCTURES	= 65% OF LOT

TOTAL GROSS ACREAGE = 113.47 Ac.  
 WETLANDS = 35.80 Ac.  
 IMPACTS = 6.16 Ac.  
 PRESERVED WETLANDS = 29.64 Ac.  
 NET DEVELOPED LAND = 83.83 Ac. (100%)  
 AMOUNT OF PUBLIC R/W = 14.46 Ac. (17%)  
 LAKES = 13.09 Ac. (16%)  
 LOT AREA = 41.83 Ac. (50%)  
 BUFFER (PERIMETER & WETLAND) = 4.60 Ac. (6%)  
 ACTIVE RECREATION = 3.89 Ac. (4%)  
 GENERAL OPEN SPACE = 5.96 Ac. (7%)

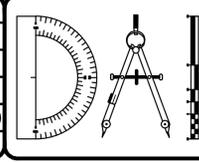
**FLOOD ZONE**  
 DEVELOPED AREA LOCATED WITHIN FLOOD ZONE "X", "SHADED X" & "AE" PER FEMA MAP NO.'S 12031C0193J & 12031C0194J DATED NOV. 2, 2018. (BASE FLOOD ELEVATION 5 ESTABLISHED PER FEMA).

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.

P:\POTENTIAL PROJECTS\DR HORTON\BROWARD KEY\EXHIBITS\BROWARD KEY ZM-1.DWG9/17/2020 7:32 AM Mike Reilly

REVISIONS		DESIGNED BY:	DAI
NO.	DATE	DESCRIPTION	BY:

DESIGNED BY:	DAI
DRAWN BY:	MR
CHECKED BY:	VJD
SCALE:	1" = 200'
DATE:	September 17, 2020
PROJ. NO.:	0020-47



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

**BROWARD KEY**  
 FOR:  
**D.R. HORTON, INC - JACKSONVILLE**  
 DUVAL COUNTY, FLORIDA  
 ZONING MAP

Sheet No. 1 of 1  
**ZM-1**  
 DWG. NO.  
VINCENT J. DUNN ENGINEER NO. 39452  
 DAVID M. TAYLOR ENGINEER NO. 44184  
 GLEN R. WIEGER ENGINEER NO. 81419  
 CERTIFICATE OF AUTHORIZATION NO. 27168