



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

NORTH

SITE

VICINITY MAP-DUVAL COUNTY
N.T.S.

1. OWNER:
D.R. HORTON, INC. - JACKSONVILLE
2420 RACE TRACK ROAD
ST. JOHNS, FL 32259
PHONE: (904) 268-2845

2. DEVELOPER:
D.R. HORTON, INC. - JACKSONVILLE
4220 RACE TRACK ROAD
ST. JOHNS, FL 32259
PHONE: (904) 268-2845

3. ENGINEER:
DUNN & ASSOCIATES, INC.
8647 BAYPINE ROAD, SUITE 200
JACKSONVILLE, FLORIDA 32256
PHONE: (904)363-8916
FAX: (904)363-8917

4. SURVEYOR:
CLARSON & ASSOCIATES
1643 NALDO AVENUE
JACKSONVILLE, FL 32207
PHONE: (904) 396-2623
FAX: (904) 396-2633

5. LANDSCAPE ARCHITECT:
I.B.D.

6. EXISTING/PROPOSED ZONING:
EXISTING PUD
PROPOSED PUD

7. REAL ESTATE NO.:
148521-4015

8. EXISTING SITE CHARACTERISTICS:
PRIOR GOLF HOLE

9. SITE SUMMARY:
TYPE OF DEVELOPMENT = TOWNHOMES
LAND USE = NC
MINIMUM LOT AREA = 1,980 SF, 6,000 SF PER BUILDING
MINIMUM LOT WIDTH = 18'
FRONT SETBACK: = 20'
SIDE SETBACK: = 0' (10' ON END)
REAR SETBACK: = 20'
MAX HEIGHT OF STRUCTURES: = 45'

10. WATER SUPPLY: = J.E.A.
SEWER SERVICE: = J.E.A.
ELECTRICAL SERVICE: = J.E.A.
11. STORM WATER SYSTEM: MET DETENTION PONDS
12. FIRE PROTECTION: AS REQUIRED VIA HYDRANTS

13. SITE DATA:
A. TOTAL GROSS ACREAGE = 12.05 Ac. 100%
B. NUMBER OF TOWNHOMES LOTS = 16 LOTS
C. LOT DENSITY = 1.3 LOTS PER ACRE
D. AVERAGE LOT SIZE = 18'x110' (1,980 SF)
E. LOT COVERAGE = 80% PER INDIVIDUAL LOT, 50% FOR ALL BUILDINGS

14. PARKING SUMMARY:
F. SPACES FOR EACH TOWNHOME = 2 SPACES
G. EXTRA SPACES REQUIRED = 1 SPACE/3 UNITS = 6
H. TOTAL SPACES REQUIRED = 58
I. TOTAL SPACES PROVIDED = 58
J. H.C. REQUIRED = 1
K. H.C. PROVIDED = 1

NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE. LOT LINES, LOT SIZES, EASEMENTS, 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.

FLOOD ZONE
THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X". COMMUNITY PANEL NUMBER 12031C0552H DATED JUNE 3, 2013 FOR THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PUD: 2014-0537

Sheet No. 1 of 1

PUD-1

DWG. NO.

VINCENT J. DUNN ENGINEER NO. 99452
DAVID M. TAYLOR ENGINEER NO. 44164
GLEN R. WIEGGER ENGINEER NO. 81419
STATE OF FLORIDA
REGISTERED PROFESSIONAL ENGINEERS

MALLARD CREEK
2014-0537
FOR:
D.R. HORTON, INC - JACKSONVILLE
DUVAL COUNTY, FLORIDA
PUD VERIFICATION MAP

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

| NO. | DATE | REVISIONS DESCRIPTION | BY: |
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| DESIGNED BY: DAI | SM |
| DRAWN BY: SM | VJD |
| CHECKED BY: VJD | 1" = 60' |
| SCALE: | April 9, 2020 |
| DATE: | 1611-461-50 |
| PROJ. NO.: | |