



**1. OWNER:**  
D.R. HORTON, INC. - JACKSONVILLE  
5270 RACE TRUCK ROAD  
JACKSONVILLE, FL 32207  
PHONE: (904) 268-2845

**2. DEVELOPER:**  
D.R. HORTON, INC. - JACKSONVILLE  
5270 RACE TRUCK ROAD  
JACKSONVILLE, FL 32207  
PHONE: (904) 268-2845

**3. ENGINEER:**  
DUNN & ASSOCIATES, INC. 290  
N. W. 10TH AVENUE  
JACKSONVILLE, FLORIDA 32256  
PHONE: (904) 363-8916  
FAX: (904) 363-8917

**4. SURVEYOR:**  
DUNN & ASSOCIATES  
1643 NALDO AVENUE  
JACKSONVILLE, FL 32207  
PHONE: (904) 363-8916  
FAX: (904) 363-8917

**5. LANDSCAPE ARCHITECT:**  
T.B.D.

**6. EXISTING/PROPOSED ZONING:**  
EXISTING PUD  
PROPOSED PUD

**7. REAL ESTATE NO.:**  
14821-4015

**8. EXISTING SITE CHARACTERISTICS:**  
PRIOR GOLF HOLE

**9. SITE SUMMARY:**  
LAND USE: TOWNHOMES/COMMERCIAL  
TOWNHOMES: 144  
COMMERCIAL: 100  
MINIMUM LOT WIDTH: 18'  
FRONT SETBACK: 20'  
SIDE SETBACK: 0' (10' ON END)  
REAR SETBACK: 45'  
MAX HEIGHT OF STRUCTURES: NONE  
MINIMUM LOT WIDTH: NONE  
FRONT SETBACK: NONE  
REAR SETBACK: NONE  
MAX HEIGHT OF STRUCTURES: NONE

**10. WATER SUPPLY:**  
-L.E.A.  
**11. SEWERAGE:**  
-L.E.A.  
**12. STORM WATER SYSTEM:** MET DETENTION PONDS  
**13. ELECTRICAL SERVICE:**  
-L.E.A.  
**14. FIRE PROTECTION:** AS REQUIRED VIA HYDRANTS

**A. SITE DATA:**  
TOWNHOMES ACRES: 19.00  
COMMERCIAL ACRES: 7.20  
TOTAL ACRES: 26.20  
**B. LOT DENSITY:**  
72 LOTS PER ACRE  
184 LOTS (1840 S.F.)  
**C. AVERAGE LOT SIZE:**  
702 SF FOR ALL BUILDINGS  
85,000 SF

**F. AREA OF COMMERCIAL BUILDING:**  
TOWNHOMES: 1144  
EXTRA SPACES REQUIRED: 18  
TOTAL SPACES REQUIRED: 122  
L. TOTAL SPACES REQUIRED: 122  
K. H.C. PROVIDED: 11  
COMMERCIAL PARKING SUMMARY:  
M. 3 SPACES PER 1000 SF REQUIRED: 24  
N. 1 SPACE PER 1000 SF REQUIRED: 1  
O. HANDICAP SPACES PROVIDED: 1

**NOTES:**  
1. THIS PLAN IS CONCEPTUAL IN NATURE. LOT LINES, LOT SIZES, EASEMENTS, ROADWAY NETWORK, AND SIGNAGE MAY BE ADJUSTED FOR ENGINEERING GEOMETRY AND ANY GOVERNMENT AGENCY REQUIREMENTS AND AS SITE PLAN DEVELOPMENT PROGRESS.

**FLOOD ZONE**  
THE PROPERTY SUBMITTED IS NOT IN A FLOOD ZONE  
"X" COMMUNITY PANEL NUMBER 120310255H DATED JAN. 3, 2013 FOR THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PUD-2014-0062

Sheet No. 1 of 1

**ALDEN LANDING**  
2014-0062  
D.R. HORTON, INC. JACKSONVILLE  
DUVAL COUNTY, FLORIDA  
PUD VERIFICATION MAP

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

DESIGNED BY: DAI  
DRAWN BY: SM  
CHECKED BY: VJD  
SCALE: 1" = 60'  
DATE: April 8, 2021  
PROJ. NO.: 1611-461-50

NO.	DATE	REVISIONS

VINCENT J. DUNN LICENSE NO. 3888  
DALE M. TAYLOR LICENSE NO. 4446  
DUVAL COUNTY, FLORIDA  
COMMISSIONERS OF AGRICULTURE 10, 2010