

1. **OWNER:**
D.R. HORTON, INC. - JACKSONVILLE
4220 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:**
T.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:	=25'
10. **WATER SUPPLY:** =J.E.A.
11. **SEWER SERVICE:** =J.E.A.
12. **ELECTRICAL SERVICE:** =J.E.A.
13. **STORM WATER SYSTEM:** WET DETENTION PONDS
14. **FIRE PROTECTION:** AS REQUIRED VIA HYDRANTS
- SITE DATA:**

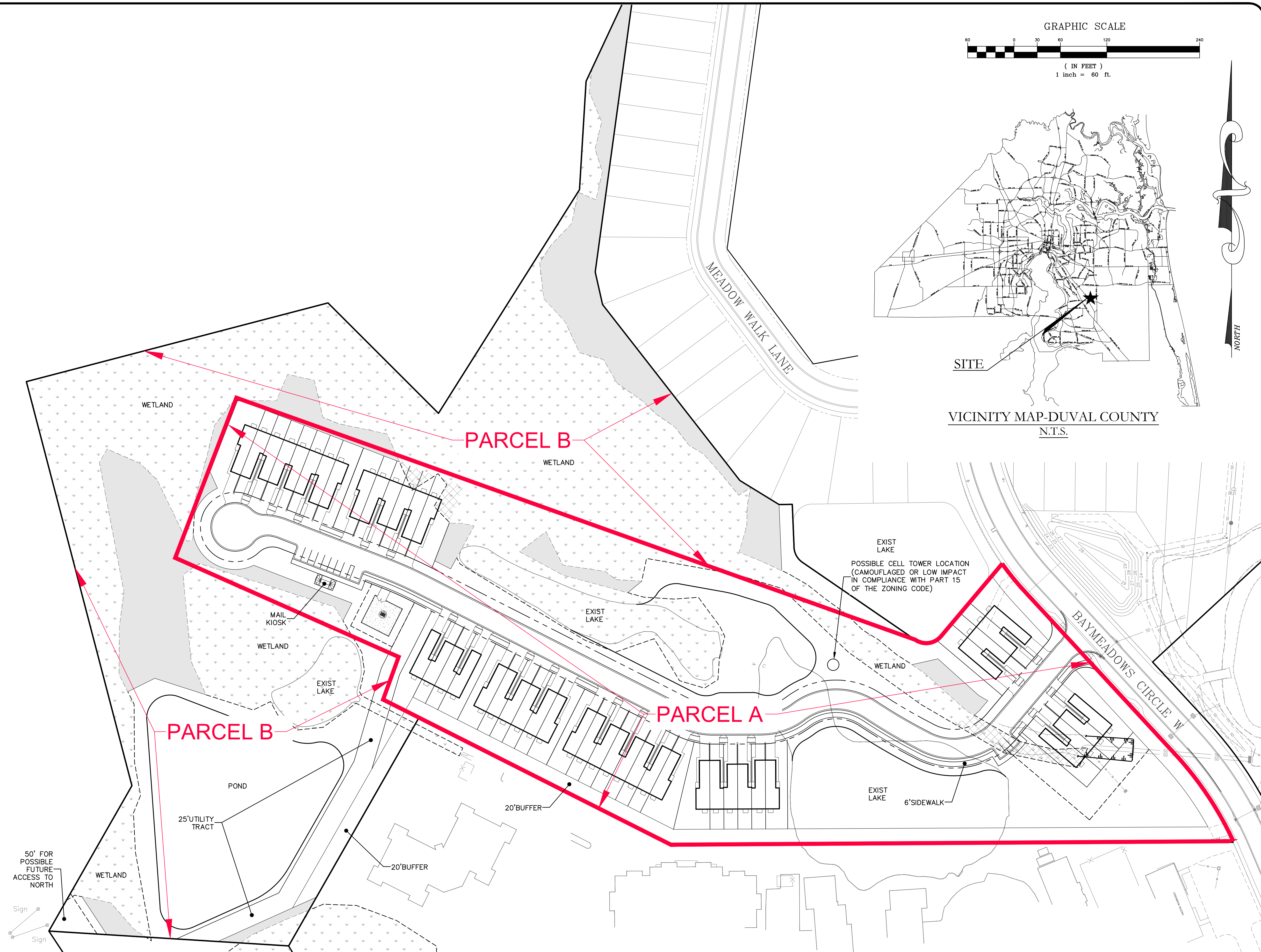
A. TOTAL GROSS ACREAGE	=16.96	Ac. 100%
B. NUMBER OF TOWNHOMES LOTS	=46	LOTS
C. LOT DENSITY	=2.7	LOTS PER ACRE
D. AVERAGE LOT SIZE	=18'x110'	(1,980 SF)
E. LOT COVERAGE	=80%	PER INDIVIDUAL LOT, 50% FOR ALL BUILDINGS
- PARKING SUMMARY:**

F. SPACES FOR EACH TOWNHOME	=2 SPACES	=92
G. EXTRA SPACES REQUIRED	=1 SPACE/3 UNITS	=16
H. TOTAL SPACES REQUIRED	=108	
I. TOTAL SPACES PROVIDED	=108	
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.

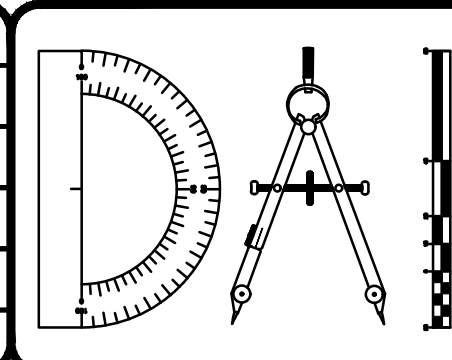


P:\1611-461-50 BAYMEADOWS WEST TOWNHOMES\EXHIBITS\PUD VER - 0539.DWG12/1/2020 1:06 PM Nigel Scarbrough

PUD: 2014-0539

REVISIONS			
NO.	DATE	DESCRIPTION	BY:

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



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

TERRACE PINES
2014-0539
FOR:
D.R. HORTON, INC - JACKSONVILLE
DUVAL COUNTY, FLORIDA
PUD VERIFICATION MAP

VINCENT J. DUNN ENGINEER NO. 39452
DAVID M. TAYLOR ENGINEER NO. 44104
GLEN R. WIEGER ENGINEER NO. 81419
CERTIFICATE OF AUTHORIZATION NO. 27168

Sheet No. 1 of 1
PUD-1
DWG. NO.

TERRACE PINES