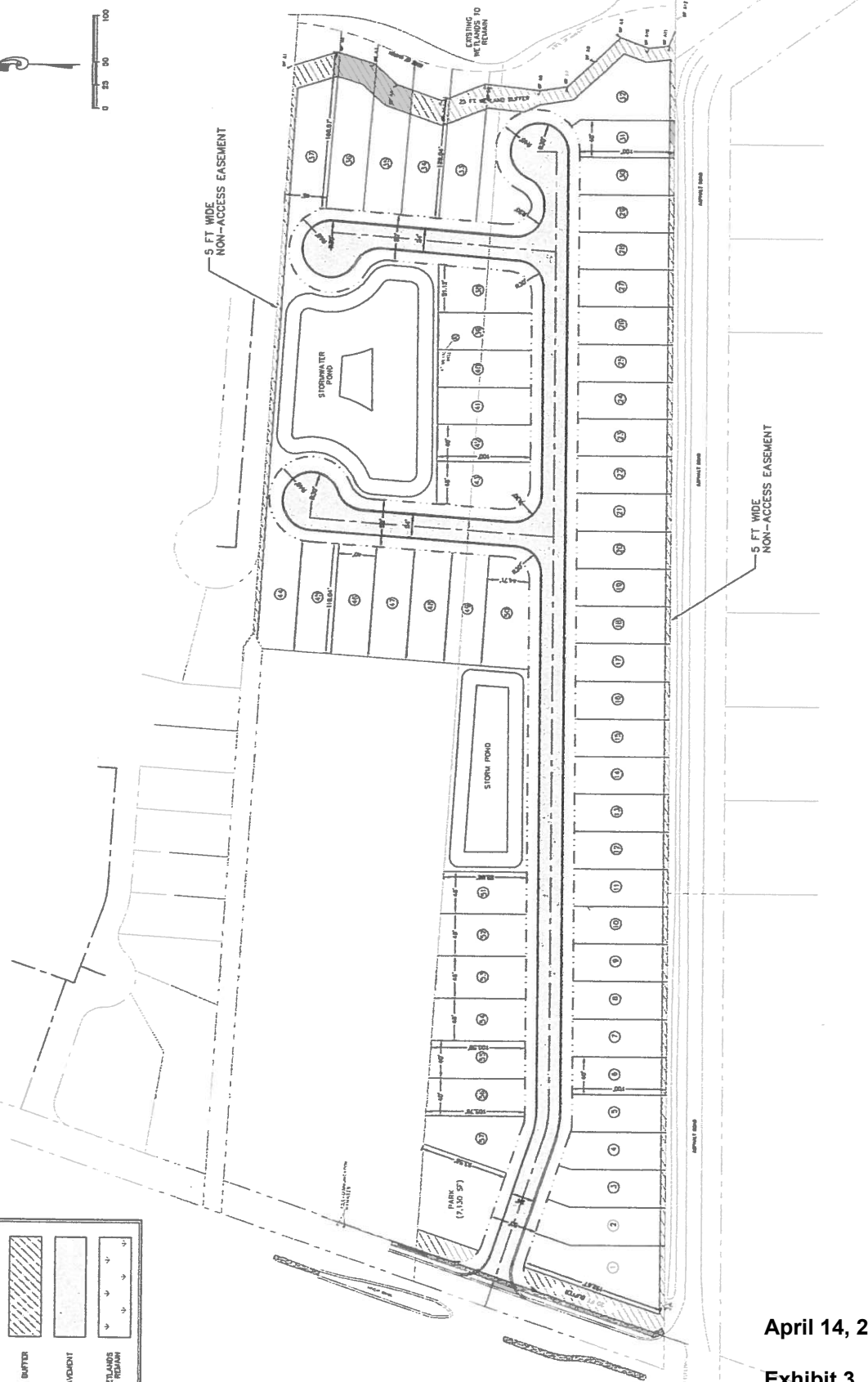


NOTE
THE BID REZONING SITE PLAN IS A CONCEPTUAL BID REZONING SITE PLAN FOR THE PURPOSE OF REZONING. THE BID ZONING DISTRICT, FINAL DESIGN IS SUBJECT TO CHANGE PER LOCAL MARKET DEMANDS, ALL DEVELOPMENT IMPROVEMENTS ARE SUBJECT TO APPROPRIATE PERMITTING AGENCIES. HOWEVER, THE PROPOSED DENSITY IS NOT TO EXCEED 59 LOTS.

LEGEND	
---	PROPERTY LINE
- - - - -	FENCE
---	EASEMENT
---	CURB & OUTLET
---	CONDUIT
---	POND (TOD)
▒	CONCRETE
▧	GRAVEL
▤	PAVEMENT
→	WETLANDS TO REMAIN



Baker Keim
ENGINEERING

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Jacksonville, Florida 32202
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Fax: 904/754-8524
www.bakerkeim.com

Certificate of Authorization No.: AZ177
 R. Reg. 83071
 R. Reg. 83071

April 14, 2016

Exhibit 3
Page 1 of 1

ADDITIONAL CONDITION FOR ORD. 2016-69

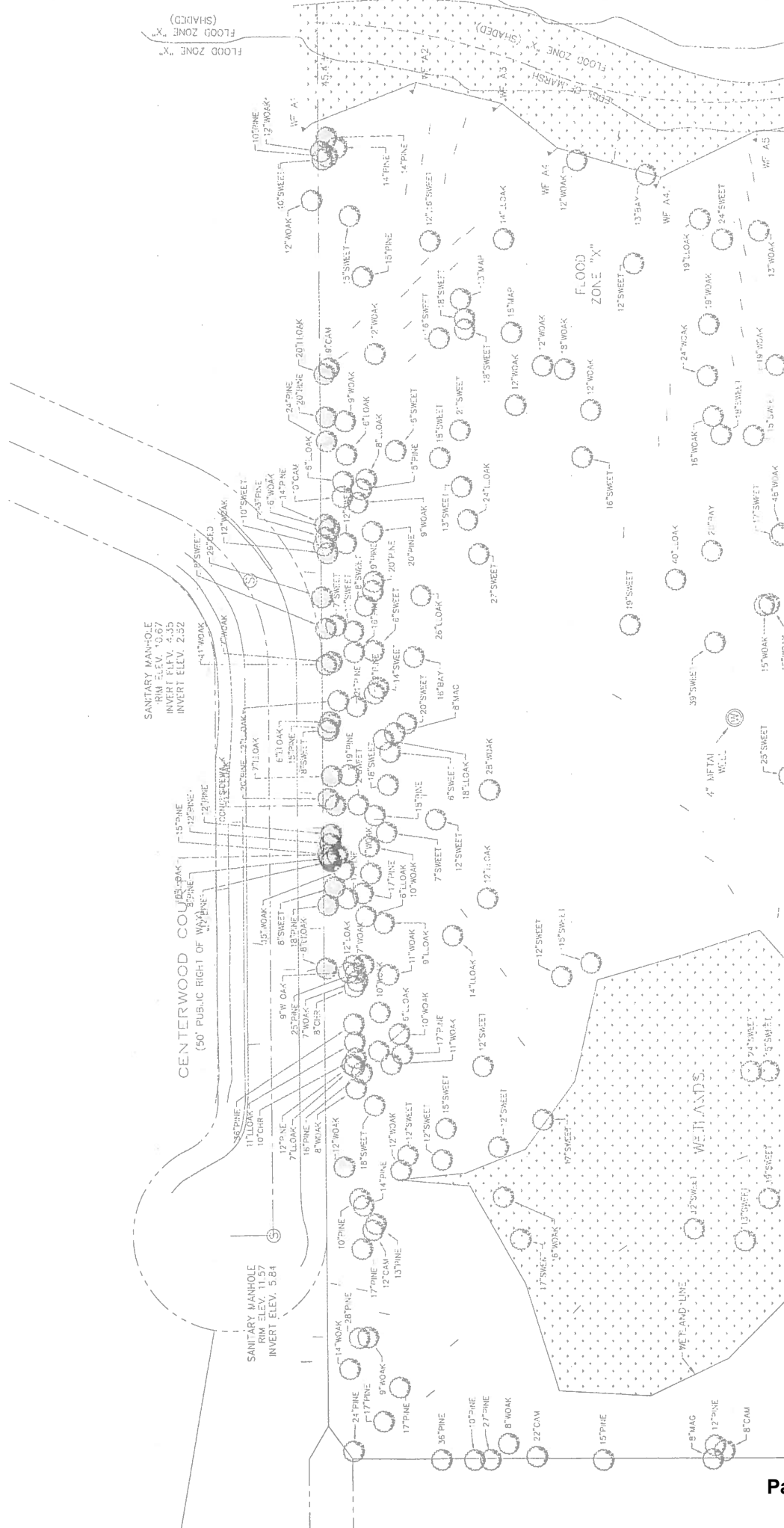
1. The 5 foot non access easement and buffer along Jerry Lane shall preserve the 63 trees depicted on the tree survey and inventory. The 5 foot easement/buffer shall remain in its current natural condition. For those lots backing up to Jerry Lane with the easement/buffer the same shall install a 6 foot high solid wood fence on the inside of the easement/buffer along Jerry Lane. The fence shall be installed on a lot by lot basis prior to any vertical construction for each dwelling being started.
2. The 5 foot non access easement and buffer along Creekside subdivision shall preserve the 35 trees depicted on the tree survey and inventory. The 5 foot easement/buffer shall remain in its current natural condition. For the two lots that abut the Creekside subdivision with the easement/buffer the same shall install a 6 foot high solid wood fence on the inside of the easement/buffer along those two lots only and their respective cul-de-sac. The fence shall be installed per lot and respective cul-de-sac prior to any vertical construction for each dwelling being started.

Trees Along Centerwood Court Right of Way Line Impacted by Fence

Type	Inches	Mitigation (3:1)
Pine	9	3.0
Pine	18	6.0
Pine	12	4.0
Pine	8	2.7
Pine	15	5.0
Pine	12	4.0
Pine	12	4.0
Pine	20	6.7
Pine	15	5.0
Pine	13	4.3
Pine	14	4.7
Pine	24	8.0
Pine	20	6.7
Pine	10	3.3
Pine	14	4.7
W. Oak	12	4.0
W. Oak	15	5.0
W. Oak	11	3.7
W. Oak	7	2.3
W. Oak	12	4.0
W. Oak	6	2.0
W. Oak	12	4.0
Sweet Gum	8	2.7
Sweet	8	2.7
Sweet	8	2.7
Sweet	10	3.3
Sweet	10	3.3
Cedar	29	9.7
Cam	9	3.0

Type	Inches	Mitigation (1:1)
Live Oak	8	8.0
Live Oak	10	10.0
Live Oak	13	13.0
Live Oak	7	7.0
Live Oak	6	6.0
Live Oak	12	12.0
Live Oak	20	20.0

Total Number of Trees	35
Total Number of Mitigation Inches	200 inches



Trees Along Jerry Lane Right of Way Line Impacted by Fence

Type	Inches	Mitigation (3:1)
Pine	9	3.0
Pine	20	6.7
Pine	12	4.0
Pine	12	4.0
Pine	13	4.3
Pine	7	2.3
Pine	14	4.7
Pine	12	4.0
Pine	22	7.3
Pine	12	4.0
Pine	13	4.3
Pine	11	3.7
Pine	16	5.3
Pine	24	8.0
Pine	13	4.3
Pine	21	7.0
Pine	18	6.0
Pine	20	6.7
Pine	11	3.7
Pine	12	4.0
Pine	8	2.7
Pine	19	6.3
Pine	19	6.3
Pine	15	5.0
Pine	16	5.3
Pine	14	4.7
Pine	6	2.0
Pine	15	5.0
Pine	11	3.7
Pine	16	5.3
Pine	17	5.7
Pine	9	3.0
Pine	17	5.7
Pine	20	6.7
Pine	18	6.0
Pine	19	6.3
Pine	20	6.7
Pine	20	6.7
Pine	14	4.7
Pine	18	6.0
Pine	21	7.0

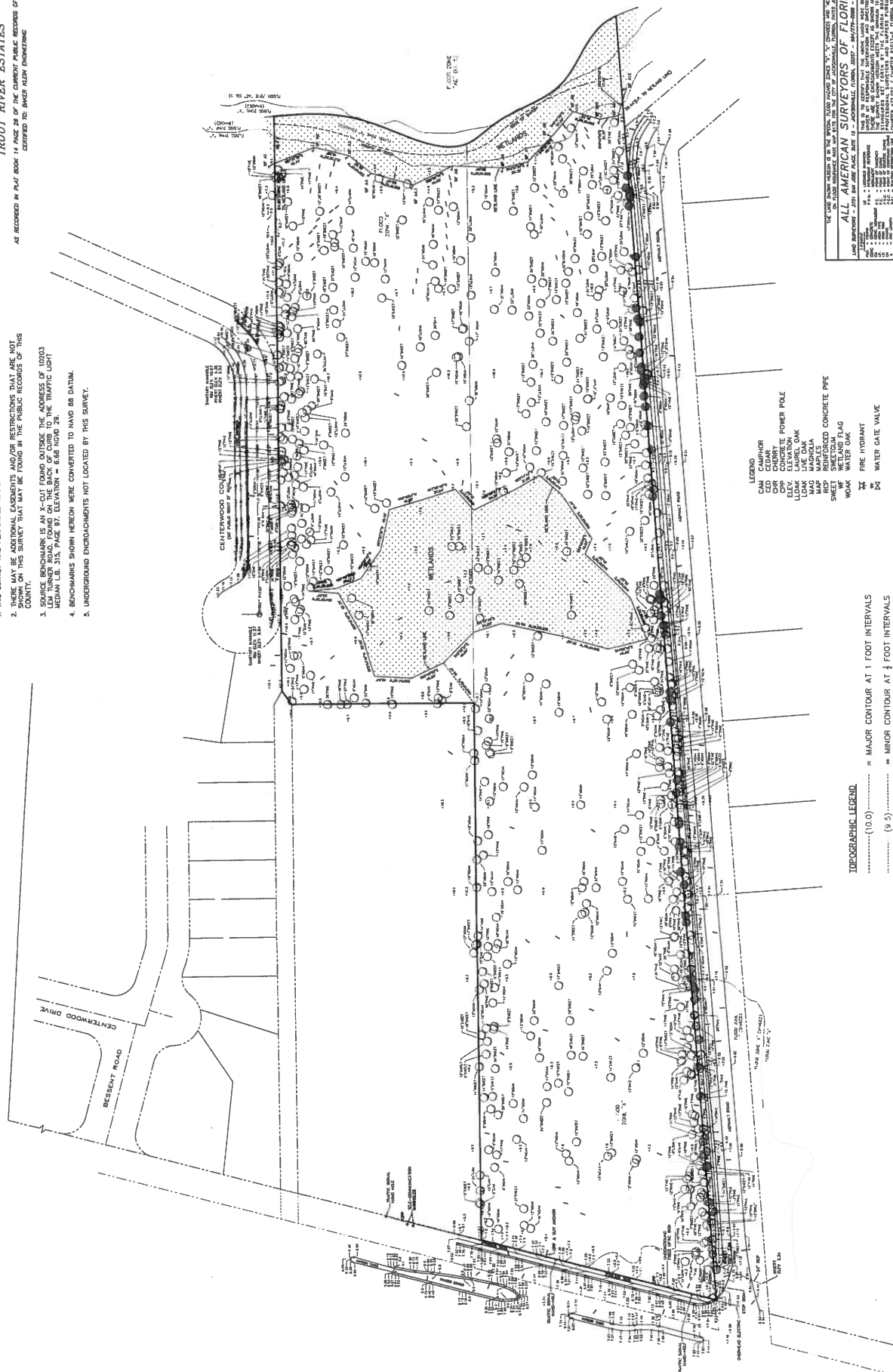
Type	Inches	Mitigation
W. Oak	12	4.0
W. Oak	6	2.0
W. Oak	12	4.0
W. Oak	6	2.0
W. Oak	19	6.3
W. Oak	13	4.3
W. Oak	10	3.3
W. Oak	20	6.7
W. Oak	8	2.7
W. Oak	31	10.3
W. Oak	8	2.7
W. Oak	9	3.0
W. Oak	13	4.3
W. Oak	7	2.3
W. Oak	13	4.3
W. Oak	8	2.7
CHR	9	3.0
CHR	6	2.0
Sweet Gum	17	5.7
Sweet Gum	18	6.0
Sweet Gum	13	4.3
Maple	11	3.7
Maple	10	3.3
Maple	7	2.3

Total Number of Trees	63
Total Number of Mitigation Inches	303 inches

MAP SHOWING BOUNDARY, TOPOGRAPHIC, TREE AND JURISDICTIONAL WETLAND SURVEY OF TRACT "J" & "K" TROUT RIVER ESTATES

AS RECORDED IN PLAT BOOK 11, PAGE 58 OF THE COUNTY PUBLIC RECORDS OF DADE COUNTY, FLA. CONVEYED TO: SAGEE ALLEY OVERSEER

- NOTES:**
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 2. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 3. SOURCE BENCHMARK IS AN CUT MARK OUTSIDE THE CORNER OF LOT 33. MEDIAN I.B. 315, PAGE 87, ELEVATION = 6.68 NAVD 83 DATUM.
 4. BENCHMARKS SHOWN HEREON WERE CONVERTED TO NAVD 83 DATUM.
 5. UNDERGROUND ENCROACHMENTS NOT LOCATED BY THIS SURVEY.



- LEGEND**
- CAM CAMPHOR
 - CEDAR
 - CYP
 - CONCRETE
 - POWER POLE
 - LUMBER
 - LAUREL OAK
 - LIVE OAK
 - MAPLES
 - SWEETGUM
 - SHEETPIAL
 - CONCRETE PIPE
 - WETLAND FLAG
 - WETLAND SIGN
 - FIRE HYDRANT
 - WATER GATE VALVE

- TOPOGRAPHIC LEGEND**
- (10.0) --- = MAJOR CONTOUR AT 1 FOOT INTERVALS
 - (9.5) --- = MINOR CONTOUR AT 1/2 FOOT INTERVALS
 - + 10.5 = TOPOGRAPHIC HARD SHOT
 - + 10.5 = TOPOGRAPHIC GROUND SHOT

THE NEW FLORIDA STATUTE BOOK, 2011 EDITION, IS THE ONLY AUTHORITY FOR THE FLORIDA STATUTES. THE FLORIDA STATUTES ARE REPEALED BY THE FLORIDA STATUTES COMPILATION, 2011 EDITION, WHICH IS THE ONLY AUTHORITY FOR THE FLORIDA STATUTES. THE FLORIDA STATUTES ARE REPEALED BY THE FLORIDA STATUTES COMPILATION, 2011 EDITION, WHICH IS THE ONLY AUTHORITY FOR THE FLORIDA STATUTES.

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

1000 BAYVIEW BLVD. SUITE 1000 - BOCA RATON, FLORIDA 33433 - 561-997-0000 - LICENSED AND BARRISTERS SINCE 1987

ALL AMERICAN SURVEYORS OF FLORIDA, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEX, OR HANDICAP. SAFETY IS OUR NUMBER ONE PRIORITY. WE ARE COMMITTED TO EXCELLENCE IN EVERYTHING WE DO. WE ARE COMMITTED TO EXCELLENCE IN EVERYTHING WE DO.

SCALE: 1"=50'

DATE: 04/22/2011

PROJECT: TRACTS J & K TROUT RIVER ESTATES

FILE NO. 2011-0001