

SITE SUMMARY

- OWNER:**
CAMPBELL, AUDREY ANN
CLOWER, BRENDA LIFE ESTATE
- DEVELOPER:**
W.R. HOWELL COMPANY
2955 HARTLEY RD., SUITE 108
JACKSONVILLE, FL 32257
- ENGINEER:**
DUNN & ASSOCIATES, INC.
8375 DIX ELLIS TRAIL, SUITE 102
JACKSONVILLE, FLORIDA 32256
PH (904)363-8916
FAX (904)363-8917
- SURVEYOR:**
PERRET AND ASSOCIATES, INC.
5627 ATLANTIC BLVD, SUITE 6
JACKSONVILLE, FL 32207
PH (904)805-0030
FAX (904)805-9888
- LANDSCAPE ARCHITECT:**
T.B.D.
- EXISTING/PROPOSED ZONING:**
EXISTING RR-ACRE
PROPOSED PUD
- REAL ESTATE NO.:**
015588-9520, 015588-9510, 015590-0000,
015589-0100
- EXISTING SITE CHARACTERISTICS:**
SITE LOCATED ON THE EAST SIDE OF OLD
MIDDLEBURG RD, SOUTH OF SANDLER ROAD.
- SITE SUMMARY:**
TYPE OF DEVELOPMENT = SINGLE FAMILY
LAND USE = LDR
MINIMUM LOT AREA = 6,000 SF
MINIMUM LOT WIDTH = 60' (NOTE 1)
MAX LOT COVERAGE = 50%
FRONT SETBACK (TO GARAGE) = 20'
FRONT SETBACK (TO LIVING SPACE) = 15'
SECOND FRONT SETBACK (ON CORNER LOTS) = 10'
SIDE SETBACK = 5'
REAR SETBACK = 10' (NOTE 2)
MAX HEIGHT OF STRUCTURES = 35'
- WATER SUPPLY:** = J.E.A.
- SEWER SERVICE:** = J.E.A.
- ELECTRICAL SERVICE:** = J.E.A.
- STORM WATER SYSTEM:** WET DETENTION PONDS
- FIRE PROTECTION:** AS REQUIRED VIA HYDRANTS

- SITE DATA:**
- TOTAL GROSS ACREAGE = 43.79 Ac. 100%
 - NUMBER OF SINGLE FAMILY LOTS = 170
 - LOT DENSITY = 3.9 LOTS PER ACRE
 - AVERAGE LOT SIZE = 60' x 110' (6600 SF)
 - LOT COVERAGE = 50%
 - RECREATIONAL OPEN SPACE REQUIRED = 1.70 ACRES (NOTE 6)
 - RECREATIONAL OPEN SPACE PROVIDED = 1.70 ACRES (NOTE 6)

- NOTES:**
- FOR CORNER LOTS THE MIN. LOT WIDTH SHALL BE INCREASED BY 5' TO 65'
 - A REAR YARD SHALL ALSO INCLUDE ANY DOUBLE FRONTAGE OR THROUGH LOT AS SHOWN ON THE PLAT FOR THE DEVELOPMENT WHICH REFLECTS A 5' NON-ACCESS EASEMENT
 - MIN FRONTAGE OF EACH LOT SHALL BE 80% OF ITS REQUIRED LOT WIDTH PROVIDED, HOWEVER THAT THE LOT FRONTAGE MAY BE REDUCED TO 25' ON CUL-DE-SACS AND CURVES
 - 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.
 - THERE ARE NO ADJACENT ROADS WITHIN 150' OF PROPOSED ENTRANCE.
 - IN THE EVENT THAT THE TOTAL NUMBER OF LOTS DEVELOPED AND PLATTED IS LESS THAN 170, THEN THE AMOUNT OF REQUIRED AND PROVIDED REC AREA SHALL BE ADJUSTED AS REQUIRED BY SECTION 656.420 OF THE ZONING CODE.

FLOOD ZONE

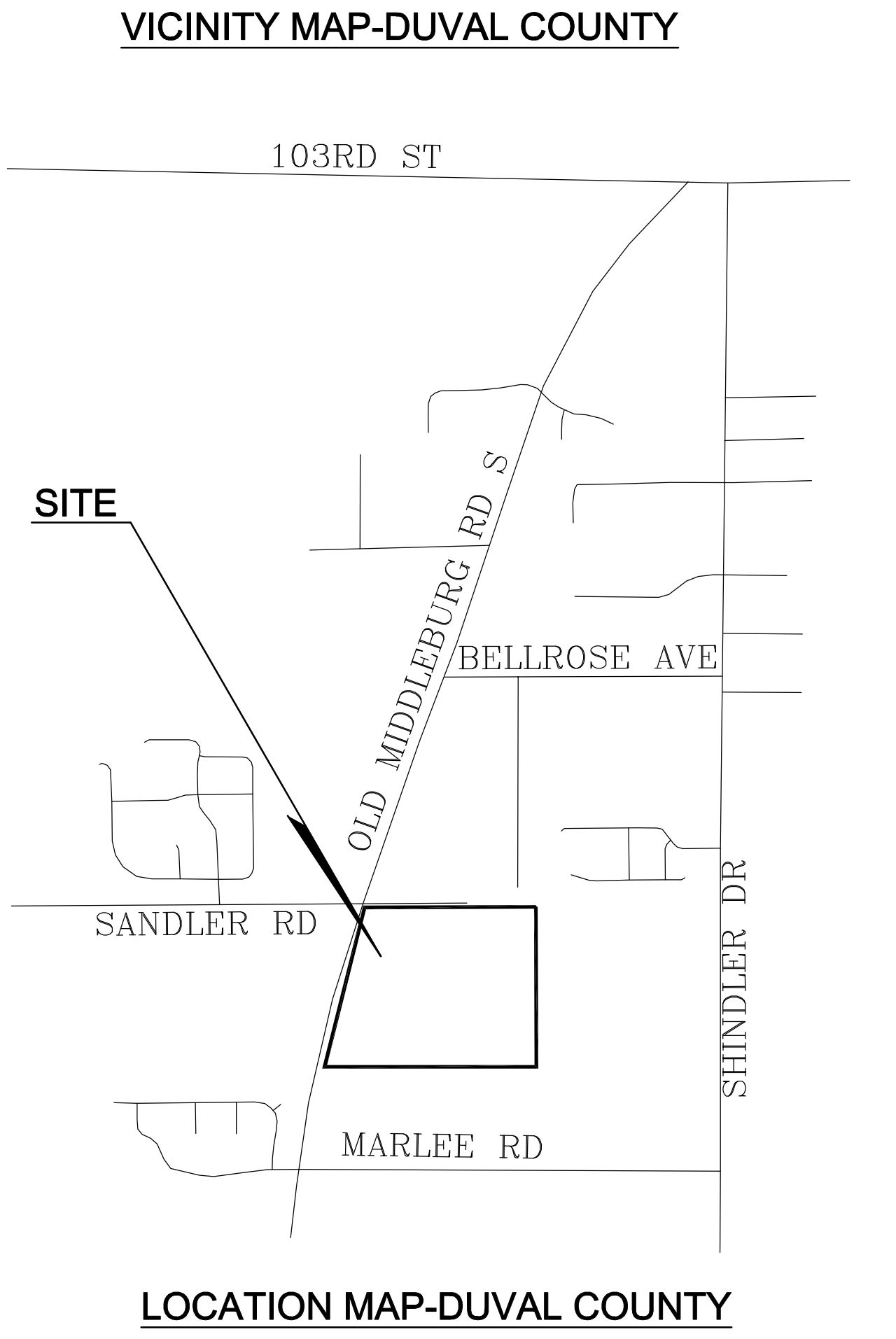
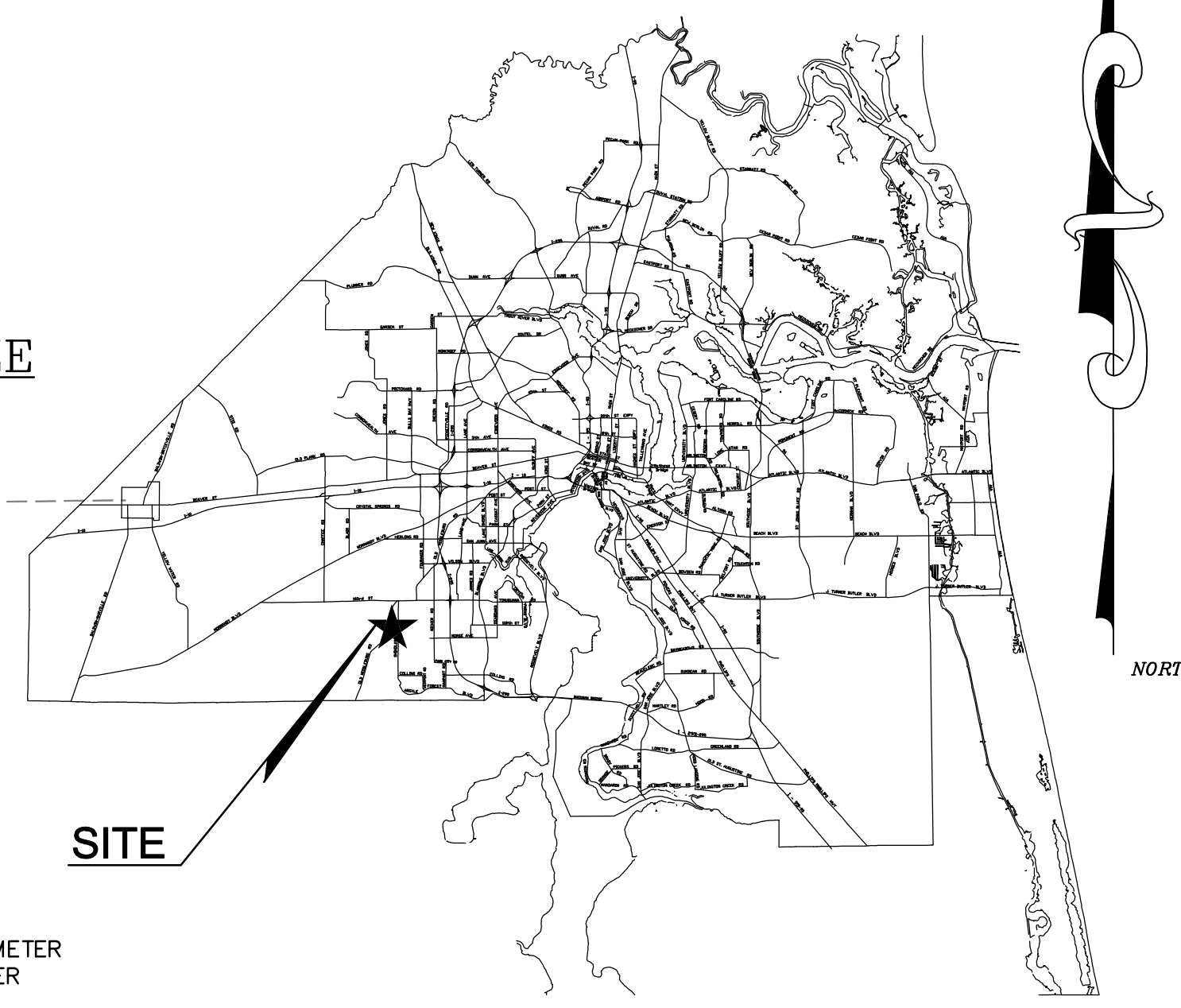
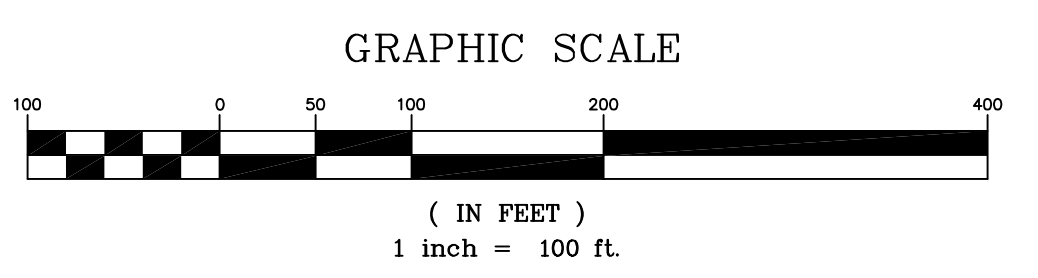
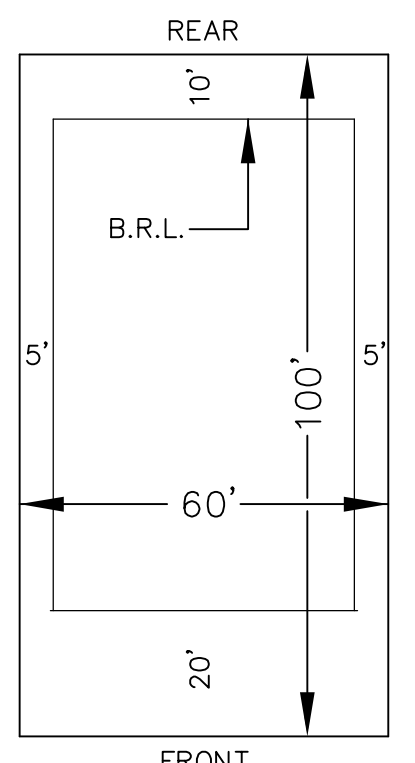
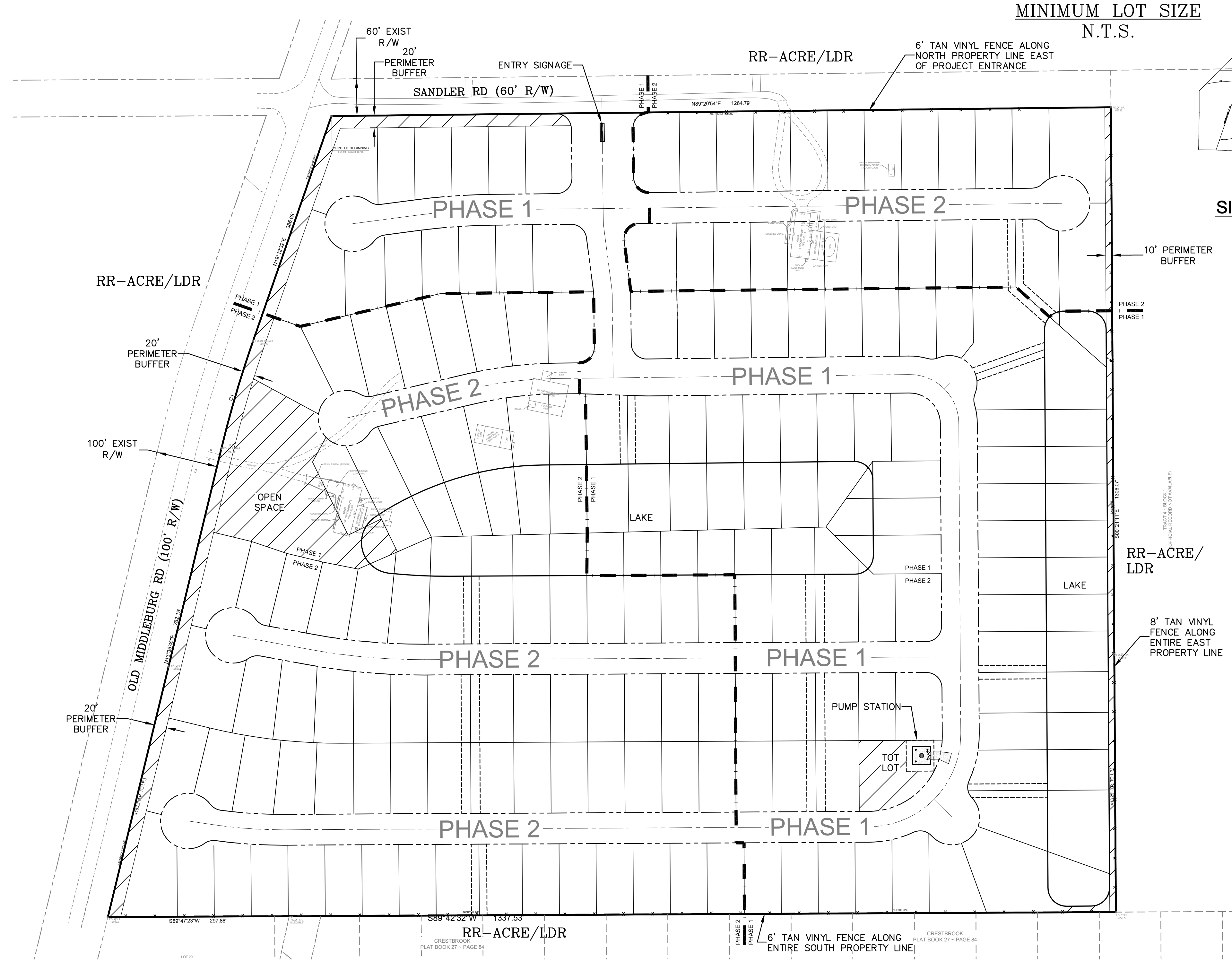
THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X". COMMUNITY PANEL NUMBER 12031C0506H DATED JUNE 3, 2013 FOR THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

LEGAL DESCRIPTION

A PART OF THE NORTH 1/2 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, SAID LANDS BEING A PORTION OF TRACT 5, 6, 7, 8, BLOCK 1, A PORTION OF TRACTS 1 AND 2, BLOCK 2, AND A PORTION OF AN UNNAMED 30' ROAD (CLOSED BY ORDINANCE 2007-1117-E), JACKSONVILLE HEIGHTS, AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF OLD MIDDLEBURG ROAD (COUNTY ROAD 32) (A 100' RIGHT OF WAY AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT OF WAY LINE OF SANDLER ROAD (A 60' RIGHT OF WAY AS NOW ESTABLISHED), THENCE NORTH 89°20'54"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1264.79 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE WITH THE EAST LINE OF SAID TRACT 5, BLOCK 1, JACKSONVILLE HEIGHTS; THENCE S00°21'11"E, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG SAID EAST LINE OF TRACT 5, BLOCK 1, A DISTANCE OF 1306.07 FEET TO THE NORTH LINE CRESTBROOK, AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 27, PAGE 84 OF SAID CURRENT PUBLIC RECORDS; THENCE S89°42'32"W, ALONG SAID NORTH LINE OF CRESTBROOK, A DISTANCE OF 1337.53 FEET TO AN ANGLE POINT IN SAID NORTH LINE; THENCE S89°47'23"W, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 297.86 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE SAID EASTERLY RIGHT OF WAY LINE OF OLD MIDDLEBURG ROAD; THENCE N13°36'45"E, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 782.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1859.86; THENCE NORTHERLY CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 181.66 FEET TO THE POINT OF TANGENCY OF SAID CURVE; SAID CURVE BEING SUBTENDED A CHORD BEARING OF N16°24'39"E AND A CHORD DISTANCE OF 181.59 FEET; THENCE N19°12'32"E, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 386.68 FEET TO THE POINT OF BEGINNING.

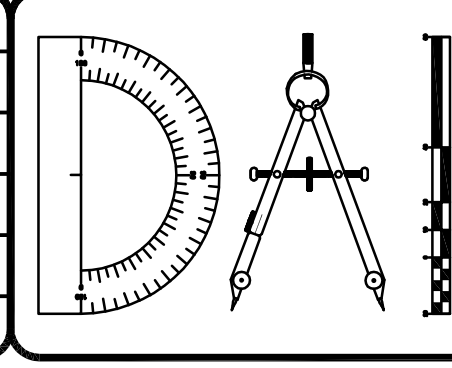
CONTAINING 43.79 ACRES MORE OR LESS.



P:\1605-450 SANDLER OAKS\EXHIBITS\450EX-1.DWG/24/2017 1:52 PMSteve Smith

REVISIONS			
NO.	DATE	DESCRIPTION	BY:
1	3/17/17	REVISED TO 60' LOTS	VJD

DESIGNED BY:	DAI
DRAWN BY:	MR
CHECKED BY:	VJD
SCALE:	1" = 100'
DATE:	MAY, 2016
PROJ. NO.:	1605-450



Dunn & Associates, Inc.
CIVIL ENGINEERS / LAND PLANNERS
8375 Dix Ellis Trail, Suite 102 Jacksonville, Florida 32256
Phone: (904)363-8916 Fax: (904)363-8917
www.dunneng.com

SANDLER OAKS
FOR:
W.R. HOWELL COMPANY
DUVAL COUNTY, FLORIDA
EXHIBIT - PHASELINE

VINCENT J. DUNN ENGINEER NO. 39452
DAVID M. TAYLOR ENGINEER NO. 44164
CERTIFICATE OF AUTHORIZATION NO. 27169

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

NOT RELEASED FOR CONSTRUCTION SANDLER OAKS