
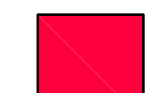

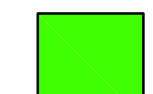
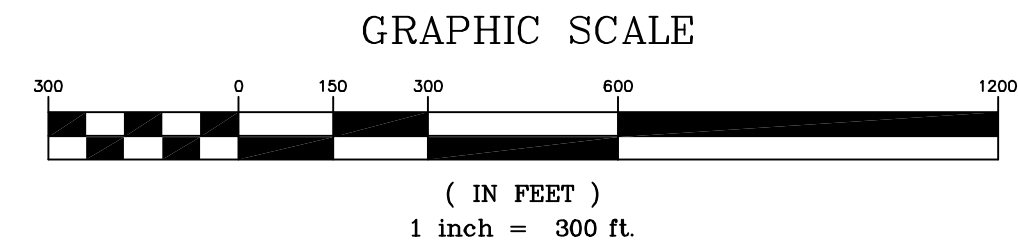


LEGEND

-  = OPEN SPACE
-  = HIATUS
-  = 60' LOTS
-  = 60' & 70' MIX



SITE SUMMARY

- OWNER:**
FIRST CITIZEN'S BANK
ALTA DR
JACKSONVILLE, FL 32226
- DEVELOPER:**
ALTA LAKES III, LLC
77 ALMERIA ST
ST AUGUSTINE, FL 32084
- ENGINEER:**
DUNN & ASSOCIATES, INC.
8375 DIX ELLIS TRAIL, SUITE 102
JACKSONVILLE, FLORIDA 32256
PH (904)363-8916
FAX (904)363-8917
- SURVEYOR:**
CLARY & ASSOCIATES, INC.
3830 CROWN POINT RD.
JACKSONVILLE, FL 32257
PH (904)260-2703
- LANDSCAPE ARCHITECT:**
NAME T.B.D.
STREET
CITY, STATE ZIP
PH
- EXISTING/PROPOSED ZONING:**
EXISTING PUD
PROPOSED PUD
- REAL ESTATE NO. / TAX PARCEL:**
108439-0000, 108439-0050
- EXISTING SITE CHARACTERISTICS:**
A) SITE LOCATED BETWEEN ALTA DR. AND NEW BERLIN RD. APPROXIMATELY 3,475 FT NORTH OF I-295
B) TOPOGRAPHY DESCRIPTION: VACANT AND WOODED WITH EXISTING PONDS
- TOTAL SITE AREA SUMMARY:**

LAND USE	=LI 100%
MINIMUM LOT SIZES	=50' x 100'
MINIMUM SQUARE FOOTAGE	=5,000 SF
MINIMUM LOT WIDTH	=50' (NOTE 10)
FRONT SETBACK:	=20'
SECOND FRONT (ON CORNER LOTS):	=10'
SIDE SETBACK:	= 5'
REAR SETBACK:	=10'
MAX HEIGHT OF STRUCTURES:	=35'
- FOR CORNER LOTS THE MIN. LOT WIDTH SHALL BE INCREASED BY 5' TO 55'.
- 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.
- WATER SUPPLY:** =JEA
- SEWER SERVICE:** =JEA
- ELECTRICAL SERVICE:** =JEA
- STORM WATER SYSTEM:** WET DETENTION PONDS
- FIRE PROTECTION:** AS REQUIRED VIA HYDRANTS
- SIGNAGE:** TYPE, LOCATION AND DIMENSIONS TO BE IN ACCORDANCE WITH P.U.D.
- SIDEWALKS:** SHALL BE 5' WIDE ON ONE SIDE OF ALL INTERNAL ROADWAYS EXCEPT ALONG ENTRANCE ROADWAY
- SIDEWALKS:** SHALL BE 6' WIDE ON BOTH SIDES OF ENTRANCE ROADWAY
- ADA RAMPS:** SHALL BE PROVIDED AT ALL SIDEWALK CONNECTIONS
- TREES:** SHALL BE PLANTED AND/OR PRESERVED AT A MINIMUM OF ONE TREE FOR EACH 4,500 SQUARE FEET OF LOT AREA, OR PORTION THEREOF
- AMENITY TRACT:** TO BE DESIGNED IN COMPLIANCE WITH PUD REQUIREMENTS AND SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING DEPARTMENT

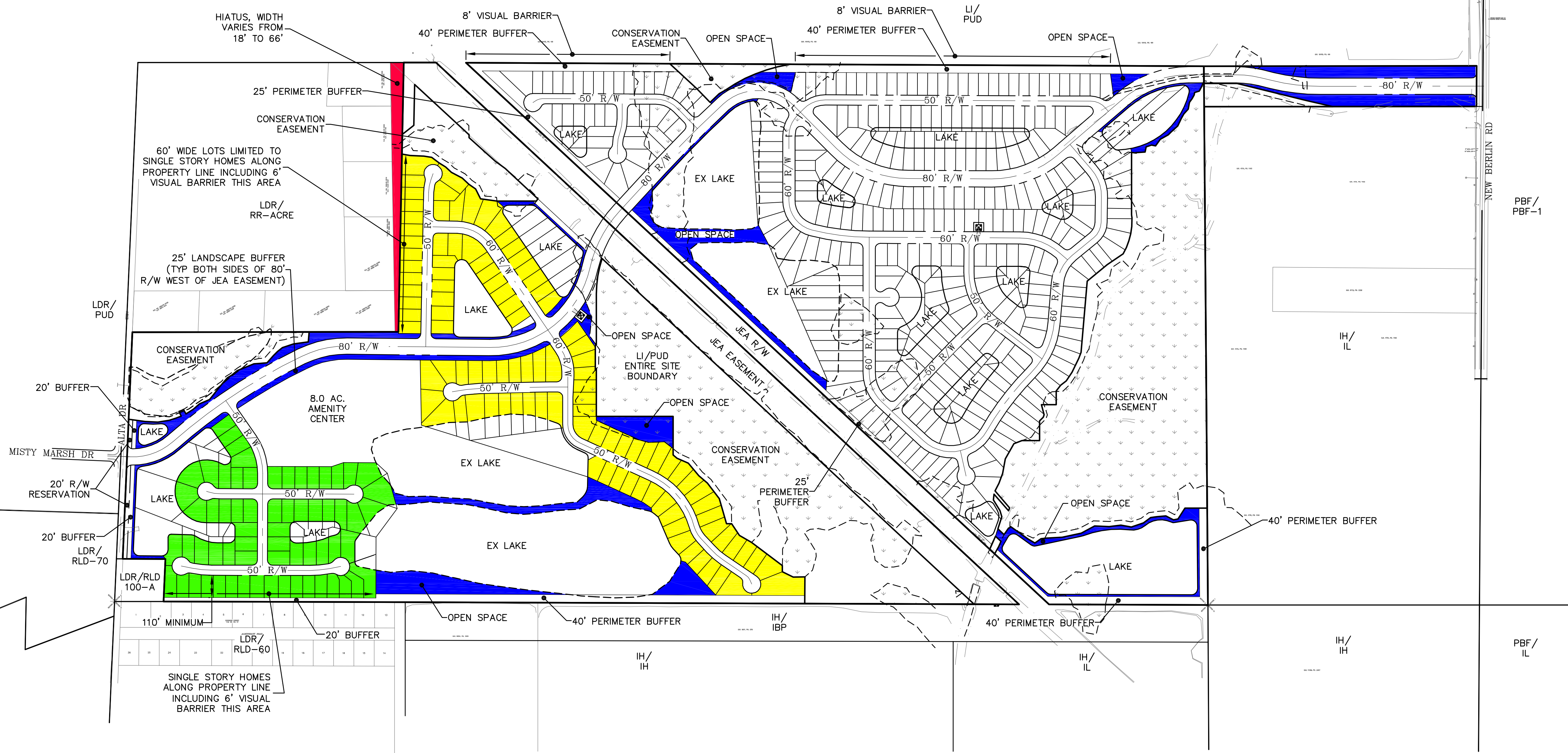
SITE DATA

TOTAL GROSS ACREAGE	= 278.81 Ac.
NUMBER OF UNITS/ PHASES	= 5
NUMBER OF SINGLE FAMILY LOTS	= 502 D.U. MAX.
DENSITY	= 1.8 LOTS/ACRE
MAXIMUM COVERAGE OF BLDGS & STRUCTURES	= 65% OF LOT
CONSERVATION EASEMENT	= 62.12 Ac.
REMAINING UPLANDS	= 216.69 Ac.
JEA EASEMENT	= 13.24 Ac.
PERIMETER BUFFER	= 7.71 Ac.
LOT COVERAGE	= 85.31 Ac.
AMOUNT OF ACTIVE RECREATION SPACE	= 8.00 Ac.
AMOUNT OF OPEN SPACE	= 14.99 Ac.
LAKES	= 53.13 Ac.
AMOUNT OF PUBLIC R/W	= 34.31 Ac.

FLOOD ZONE

DEVELOPED AREA LOCATED WITHIN FLOOD ZONE "X" PER FEMA MAP NO.'S 12031C0204H, DATED JUN. 3, 2013. (NO BASE FLOOD ELEVATION ESTABLISHED PER FEMA).

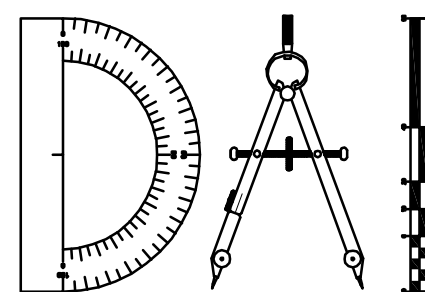
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE. LOT LINES, LOT SIZES, ROADWAY NETWORK, RIGHT-OF-WAYS, STORM WATER PONDS AND SIGNAGE MAY BE ADJUSTED FOR ENGINEERING, GEOMETRY AND ANY GOVERNMENTAL AGENCY REQUIREMENTS AND AS SITE PLANNING REQUIRES.



P:\1507-425 ALTA LAKES\EXHIBITS\425 ZM-1.DWG4/13/2017 2:43 PMMike Reilly

NO.	DATE	DESCRIPTION	BY:
1	11/3/16	ADD 10AC PARCEL SET ASIDE	VJD
2	3-10-17	REMOVE 10 AC. PARCEL SET ASIDE & ADD 60' LOTS	VJD
3	3-21-17	REV BERM HEIGHT & ADD 6' VISUAL BARRIER PER LUZ COMMITTEE	VJD
4	4-10-17	REV SW POD LOT SIZES	VJD
5	4-11-17	REV PER CITY COUNCIL	VJD

DESIGNED BY: DAI
DRAWN BY: MR
CHECKED BY: DT
SCALE: 1" = 300'
DATE: APRIL, 2016
PROJ. NO.: 1507-425



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

ALTA LAKES

FOR:
ALTA LAKES III, LLC

DUVAL COUNTY, FLORIDA
ZONING MAP

Sheet No. 1 of 1

ZM-1

DWG. NO.

VINCENT J. DUNN ENGINEER NO. 39462
DAVID M. TAYLOR ENGINEER NO. 44164
CERTIFICATE OF AUTHORIZATION NO. 27168