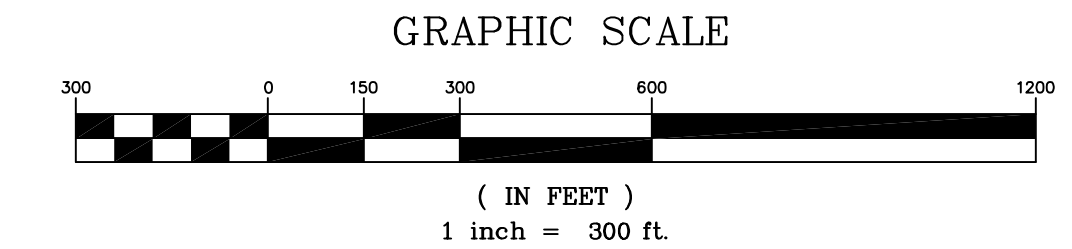
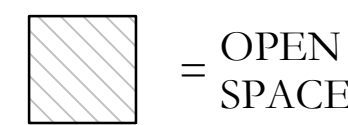


LEGEND



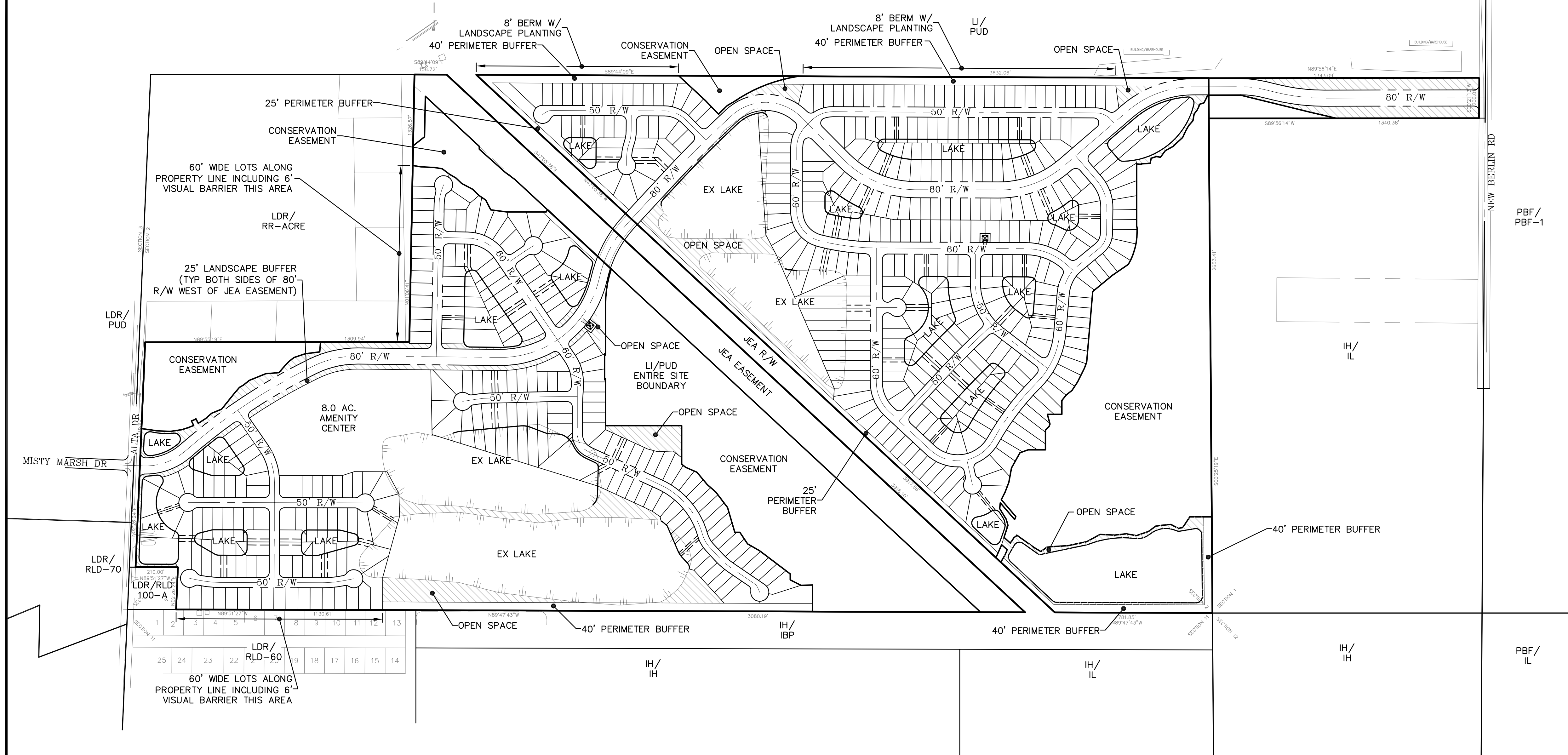
SITE SUMMARY

- 1. OWNER: FIRST CITIZEN'S BANK... 2. DEVELOPER: ALTA LAKES III, LLC... 3. ENGINEER: DUNN & ASSOCIATES, INC... 4. SURVEYOR: CLARY & ASSOCIATES, INC... 5. LANDSCAPE ARCHITECT: NAME T.B.D... 6. EXISTING/PROPOSED ZONING: EXISTING PUD, PROPOSED PUD... 7. REAL ESTATE NO. / TAX PARCEL: 108439-0000, 108439-0050... 8. EXISTING SITE CHARACTERISTICS: A) SITE LOCATED BETWEEN ALTA DR. AND NEW BERLIN RD... B) TOPOGRAPHY DESCRIPTION: VACANT AND WOODED WITH EXISTING PONDS... 9. 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 = 15', SECOND FRONT (ON CORNER LOTS) = 10', SIDE SETBACK = 5', REAR SETBACK = 10', MAX HEIGHT OF STRUCTURES = 35'... 10. FOR CORNER LOTS THE MIN. LOT WIDTH SHALL BE INCREASED BY 5' TO 55'... 11. 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... 12. WATER SUPPLY: = JEA... 13. SEWER SERVICE: = JEA... 14. ELECTRICAL SERVICE: = JEA... 15. STORM WATER SYSTEM: WET DETENTION PONDS... 16. FIRE PROTECTION: AS REQUIRED VIA HYDRANTS... 17. SIGNAGE: TYPE, LOCATION AND DIMENSIONS TO BE IN ACCORDANCE WITH P.U.D... 18. SIDEWALKS: SHALL BE 5' WIDE ON ONE SIDE OF ALL INTERNAL ROADWAYS EXCEPT ALONG ENTRANCE ROADWAY... 19. SIDEWALKS: SHALL BE 6' WIDE ON BOTH SIDES OF ENTRANCE ROADWAY... 20. ADA RAMPS: SHALL BE PROVIDED AT ALL SIDEWALK CONNECTIONS... 21. 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... 22. AMENITY TRACT: TO BE DESIGNED IN COMPLIANCE WITH PUD REQUIREMENTS AND SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING DEPARTMENT

SITE DATA table with columns for category and value. Includes: TOTAL GROSS ACREAGE = 278.81 Ac., NUMBER OF UNITS / PHASES = 5, NUMBER OF SINGLE FAMILY LOTS = 550 D.U. MAX., DENSITY = 1.97 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.DWG3/22/2017 1:32 PMMike Reilly

REVISIONS table with columns: NO., DATE, DESCRIPTION, BY.

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