



1. OWNER:  
ANNE F. WILLIAMS  
GIP TRUST ET AL.

2. DEVELOPER:  
HART RESOURCES, LLC  
8051 TARA LANE  
JACKSONVILLE, FLORIDA 32216

3. ENGINEER:  
DUNN & ASSOCIATES, INC.  
8375 DIX ELLIS TRAIL, SUITE 102  
JACKSONVILLE, FLORIDA 32256  
PH: (904)363-8916

4. SURVEYOR:  
DUNN & ASSOCIATES, INC.  
8375 DIX ELLIS TRAIL, SUITE 102  
JACKSONVILLE, FL 32207  
PH: (904) 805-0030

5. LANDSCAPE ARCHITECT:  
T.B.D.

6. EXISTING/PROPOSED ZONING:  
EXISTING PUD  
PROPOSED PUD

7. REAL ESTATE NO. / TAX PARCEL:  
168143-0000

8. EXISTING SITE CHARACTERISTICS:  
A) SITE LOCATED EAST OF PHILLIPS HWY APPROX. 0.88 MILES NORTH OF CR210 RACETRACK RD  
B) TOPOGRAPHY DESCRIPTION: SLOPES EAST TO WEST  
C) VACANT AND LIGHTLY WOODED

9. TOTAL SITE AREA SUMMARY:  
LAND USE = LDR 100%  
MINIMUM LOT SIZES = 40' x 100'  
MINIMUM SQUARE FOOTAGE = 4,000 SF  
MINIMUM LOT WIDTH = 40' (NOTE 10)  
FRONT SETBACK: = 20'  
SECOND FRONT (ON CORNER LOTS): = 10'  
REAR SETBACK: = 0'  
MAX HEIGHT OF STRUCTURES: = 35'

10. FOR CORNER LOTS THE MIN. LOT WIDTH SHALL BE INCREASED BY 5' TO 45'

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 IN THE EVENT THAT THE TOTAL NUMBER OF LOTS DEVELOPED AND PLATTED IS LESS THAN DEPICTED, THEN THE AMOUNT OF REQUIRED AND PROVIDED REC AREA SHALL BE ADJUSTED AS REQUIRED BY SECTION 656.420 OF THE ZONING CODE

12. WATER SUPPLY:  
= IEA

13. SEWER SERVICE:  
= IEA

14. ELECTRICAL SERVICE:  
= IEA

15. STORM WATER SYSTEM: WET DETENTION PONDS

16. SLOPE TECH AS REQUIRED FOR DRAINAGE

17. SIDEWALKS SHALL BE PROVIDED AT ALL SIDEWALK CONNECTIONS AND DIMENSIONS TO BE IN ACCORDANCE WITH P.U.D.

18. ADA RAMP: SHALL BE AS SHOWN

19. AMENITY TRACT: TO BE DESIGNED IN COMPLIANCE WITH P.U.D. REQUIREMENTS AND SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING DEPARTMENT

20. AMENITY TRACT: TO BE DESIGNED IN COMPLIANCE WITH P.U.D. REQUIREMENTS AND SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING DEPARTMENT

21. AMENITY TRACT: TO BE DESIGNED IN COMPLIANCE WITH P.U.D. REQUIREMENTS AND SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING DEPARTMENT

SITE DATA  
TOTAL GROSS ACREAGE = 44.14 AC.  
NUMBER OF UNITS/PHASES = 1  
NUMBER OF SINGLE FAMILY LOTS = 151 D.U. MAX.  
DENSITY = 3.42 LOTS/ACRE  
MAX COVERAGE OF BLDGS & STRUCTURES = 60% OF LOT  
WETLANDS = 14.49 AC.  
WETLAND IMPACTS = 29.65 AC.  
= 4.44 AC.  
DEVELOPED LAND = 34.09 AC. 100%  
UPLAND PRESERVE = 1.81 AC. 5.3%  
UPLAND BUFFER = 1.37 AC. 4.0%  
RECREATION/ OPEN SPACE = 2.06 AC. 6.0% (NOTE 12)  
LAKES = 2.98 AC. 8.7%  
AMOUNT OF PUBLIC RW = 5.22 AC. 15.3%  
LOT DEVELOPMENT AREA = 20.65 AC. 60.6%

LEGAL DESCRIPTION  
UNDIVIDED ONE HALF (1/2) INTEREST IN THE FOLLOWING PARCEL OF LAND:  
GOVERNMENT LOT 1 AND A PORTION OF GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 33; THENCE SOUTH 88°49'58" WEST ALONG THE NORTHERLY LINE OF SAID SECTION 33 OF SAID TOWNSHIP AND RANGE A DISTANCE OF 1348.19 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE SOUTH 01°14'27" EAST ALONG THE NORTHERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1185.37 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 88°50'31" WEST ALONG THE SOUTHERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 214.08 FEET TO THE NORTHEAST CORNER OF SAID SECTION 33; THENCE SOUTH 41°02'35" EAST ALONG SAID NORTHEASTLY RIGHT-OF-WAY LINE OF PHILLIPS HIGHWAY, A DISTANCE OF 542.49 FEET TO THE SOUTHEASTLY LINE OF SECTION 33, ALSO BEING THE NORTHEASTLY LINE OF THE CHRISTOPHER MUNCHEN GRANT, SECTION 48, TOWNSHIP 4 SOUTH, RANGE 28 EAST, SAID COUNTY, THENCE NORTH 89°07'14" EAST ALONG SAID SOUTHEASTLY LINE OF SECTION 33 AND THE NORTHEASTLY LINE OF THE CHRISTOPHER MUNCHEN GRANT, SECTION 48, A DISTANCE OF 1232.00 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1; THENCE CONTINUE NORTH 89°07'14" EAST ALONG THE SOUTHEASTLY LINE OF SAID SECTION 33 AND THE NORTHEASTLY LINE OF SAID SECTION 48, A DISTANCE OF 55.75 FEET TO THE EASTERLY LINE OF SAID GOVERNMENT LOT 1; THENCE NORTH 01°14'00" WEST ALONG THE EASTERLY LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 1177.23 FEET TO THE POINT OF BEGINNING.

November 7, 2017  
Exhibit 4  
Page 1 of 1

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. 57169

WILLIAMSTOWN  
FOR:  
HART RESOURCES, LLC  
DUVAL COUNTY, FLORIDA  
ZONING MAP

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

DESIGNED BY: MR  
DRAWN BY: MR  
CHECKED BY: VJD  
SCALE: 1" = 100'  
DATE: NOVEMBER, 2017  
PROJ. NO.: 1706-475

| NO. | DATE    | REVISIONS DESCRIPTION            | BY: |
|-----|---------|----------------------------------|-----|
| 1   | 11-7-17 | REVISED PER CITY REVIEW COMMENTS | DT  |

FLOOD ZONE  
DEVELOPED AREA LOCATED WITHIN FLOOD ZONE "X" PER FEMA MAP NO.'S 12031C0855H, 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 POND AND SIGNAGE MAY BE ADJUSTED FOR ENGINEERING, GEOMETRY AND ANY GOVERNING AGENCY REQUIREMENTS AND AS SITE PLANNING REQUIRES.