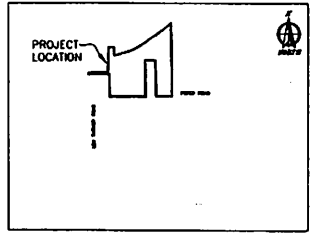


1. General Conditions: Owner: Landowner: Survey/Control: All rights reserved. 01/11/2019

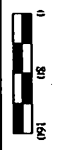
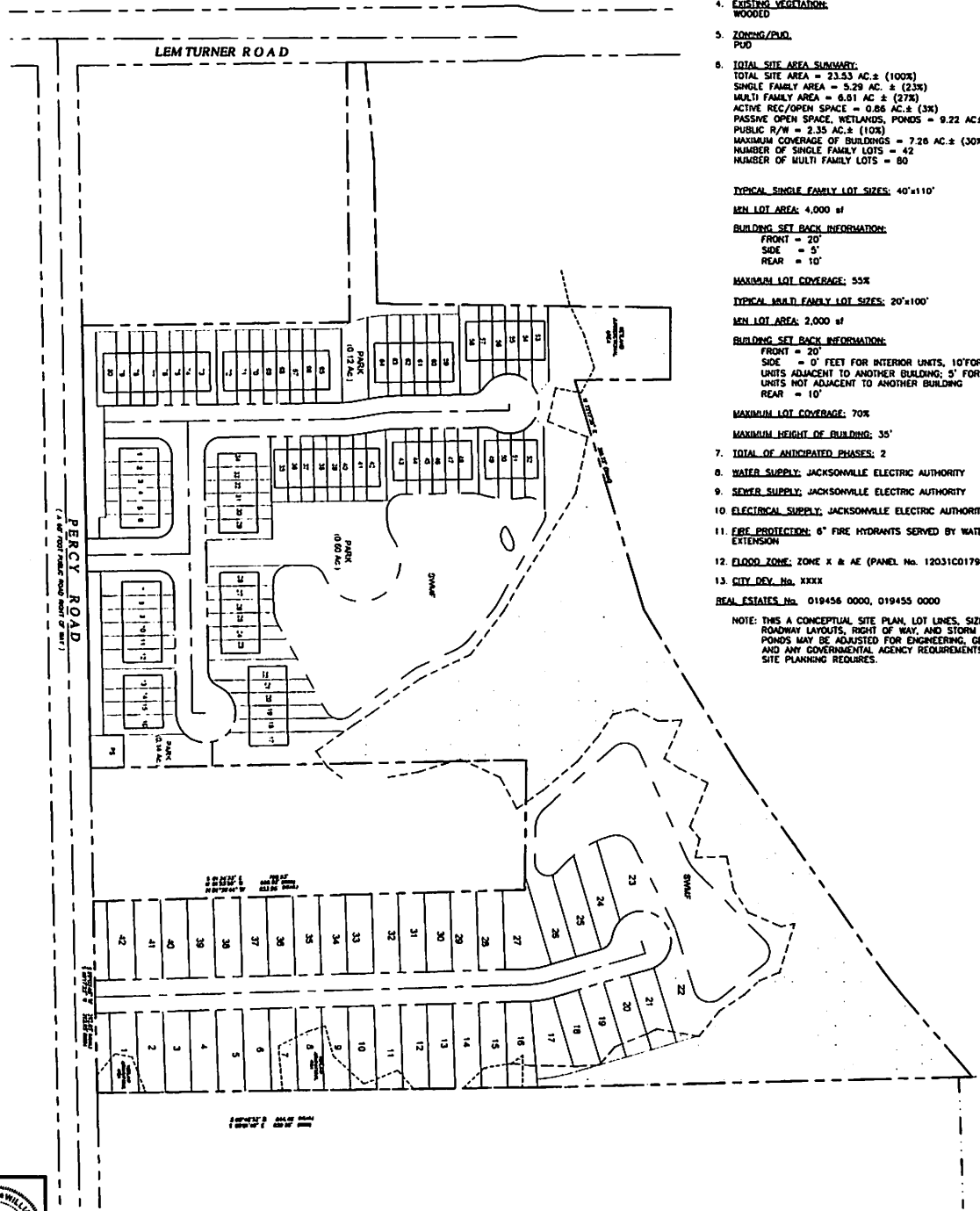


LOCATION MAP
KTS

SITE SUMMARY

- DEVELOPER:**
PERCY OAKS PARTNERS, INC.
181 HANFORD POINT DRIVE, SUITE 1
ST. AUGUSTINE, FLORIDA 32092
PHONE: 904-615-1893
 - ENGINEER:**
DOMINION ENGINEERING GROUP
4348 SOUTHPOINT BLVD, SUITE 204
JACKSONVILLE, FLORIDA 32216
PHONE: 904-854-4500
FAX: 904-854-4505
 - SURVEYOR:**
AS&J LAND SURVEYORS
5847 LUELLA STREET
JACKSONVILLE, FLORIDA 32207
PHONE: 904-348-1735
 - EXISTING VEGETATION:**
WOODED
 - ZONING/PUD:**
PUD
 - TOTAL SITE AREA SUMMARY:**
TOTAL SITE AREA = 23.53 AC. ± (100%)
SINGLE FAMILY AREA = 5.29 AC. ± (23%)
MULTI FAMILY AREA = 6.81 AC. ± (29%)
ACTIVE REC./OPEN SPACE = 0.86 AC. ± (3%)
PASSIVE OPEN SPACE, WETLANDS, PONDS = 9.22 AC. ± (39%)
PUBLIC R/W = 2.35 AC. ± (10%)
MAXIMUM COVERAGE OF BUILDINGS = 7.26 AC. ± (31%)
NUMBER OF SINGLE FAMILY LOTS = 42
NUMBER OF MULTI FAMILY LOTS = 80
- TYPICAL SINGLE FAMILY LOT SIZES:** 40'x110'
MIN LOT AREA: 4,000 sf
- BUILDING SET BACK INFORMATION:**
FRONT = 20'
SIDE = 5'
REAR = 10'
- MAXIMUM LOT COVERAGE:** 55%
- TYPICAL MULTI FAMILY LOT SIZES:** 20'x100'
MIN LOT AREA: 2,000 sf
- BUILDING SET BACK INFORMATION:**
FRONT = 20'
SIDE = 0' FEET FOR INTERIOR UNITS, 10' FOR END UNITS ADJACENT TO ANOTHER BUILDING; 5' FOR END UNITS NOT ADJACENT TO ANOTHER BUILDING
REAR = 10'
- MAXIMUM LOT COVERAGE:** 70%
- MAXIMUM HEIGHT OF BUILDING:** 35'
- TOTAL OF ANTICIPATED PHASES:** 2
 - WATER SUPPLY:** JACKSONVILLE ELECTRIC AUTHORITY
 - SEWER SUPPLY:** JACKSONVILLE ELECTRIC AUTHORITY
 - ELECTRICAL SUPPLY:** JACKSONVILLE ELECTRIC AUTHORITY
 - FIRE PROTECTION:** 6" FIRE HYDRANTS SERVED BY WATER MAIN EXTENSION
 - FLOOD ZONE:** ZONE X & AE (PANEL No. 12031C0179H)
 - CITY DEV. No.:** XXXX
 - REAL ESTATES No.:** 019456 0000, 019455 0000

NOTE: THIS IS A CONCEPTUAL SITE PLAN, LOT LINES, SIZES, ROADWAY LAYOUTS, RIGHT OF WAY, AND STORM WATER PONDS MAY BE ADJUSTED FOR ENGINEERING, GEOMETRY, AND ANY GOVERNMENTAL AGENCY REQUIREMENTS AND AS SITE PLANNING REQUIRES.



DATE: MARCH 01, 2019

NO.	DESCRIPTION	DATE
1	PREPARED BY	
2	CHECKED BY	
3	DESIGNED BY	
4	DATE	
5	SCALE	
6	PROJECT NO.	
7	SHEET NO.	
8	TOTAL SHEETS	

**PERCY OAKS
FOR
PERCY OAKS PARTNERS, LLC**

PUD PLAN

DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS

4348 SOUTHPOINT BLVD, SUITE 204, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 C.A. NUMBER: 28821 FAX 904-854-4505
www.dom-eng.com