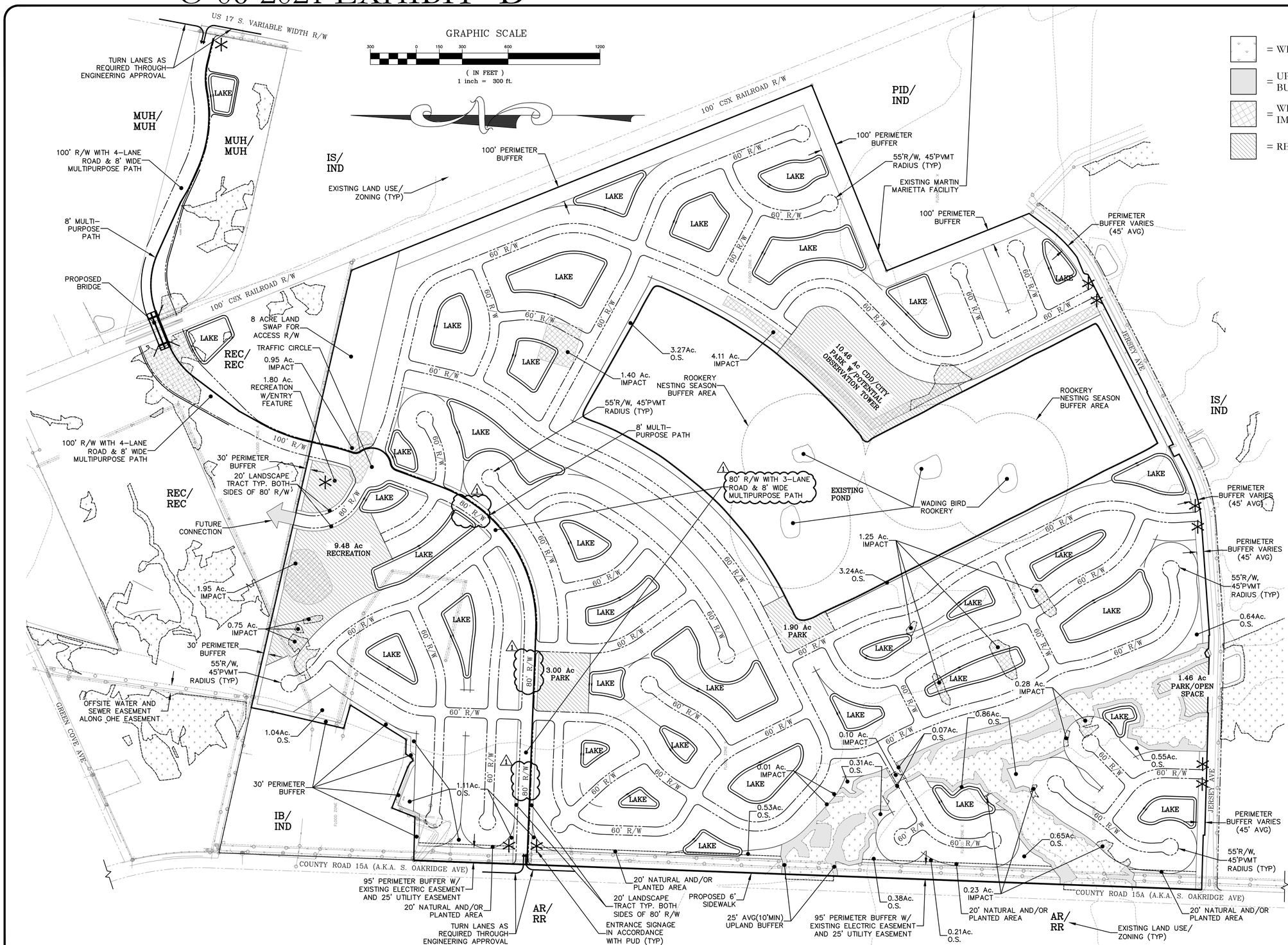
O-06-2021 EXHIBIT "D"



LEGEND

- = WETLANDS
- = UPLAND BUFFER
- = WETLAND IMPACT
- = RECREATION
- * = GENERAL ENTRY SIGNAGE LOCATION
- O.S. = OPEN SPACE

SITE SUMMARY

1. OWNER:
   GUSTAFSON'S CATTLE, INC.
   P.O. BOX 600337
   JACKSONVILLE, FL. 32260
2. DEVELOPER:
   D.R. HORTON, INC. – JACKSONVILLE
   4220 RACE TRACK ROAD
   JACKSONVILLE, FL 32259
3. ENGINEER:
   DUNN & ASSOCIATES, INC.
   8647 BAYPINE ROAD, SUITE 200
   JACKSONVILLE, FL. 32256
   PH: (904)363-8916
   FA: (904)363-8917
4. SURVEYOR:
   ETM SURVEYING & MAPPING, INC.
   14775 OLD ST. AUGUSTINE RD,
   JACKSONVILLE, FL. 32258
   PH: (904) 642-8550
5. EXISTING/PROPOSED ZONING:
   EXISTING AG & IS
   PROPOSED PUD
6. TOTAL SITE AREA SUMMARY:

MINIMUM LOT SIZES	=43' x 100'
MINIMUM SQUARE FOOTAGE	=4,300 SF
MINIMUM LOT WIDTH	=43'
FRONT SETBACK (FACE OF GARAGE):	=20'
(FACADE OF HOME):	=15'
SECOND FRONT (CORNER LOTS):	=10'
SIDE SETBACK (43' LOTS):	=6.5'
(WIDER LOTS)	=5'
REAR SETBACK:	=10'
MAX HEIGHT OF STRUCTURES:	=35'

7. FOR CORNER LOTS THE MIN. LOT WIDTH SHALL BE INCREASED BY 5'.
8. 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.

9. WATER SUPPLY:	=CCUA
10. SEWER SERVICE	=CCUA
11. ELECTRICAL SERVICE:	=CITY OF GREEN COVE
12. STORM WATER SYSTEM:	WET DETENTION PONDS
13. FIRE PROTECTION:	AS REQUIRED VIA HYDRANTS

14. SIGNAGE: TYPE, LOCATION AND DIMENSIONS TO BE IN ACCORDANCE WITH P.U.D.
15. SIDEWALKS: SHALL BE 5' WIDE ON ONE SIDE OF ALL INTERNAL ROADWAYS AND AN 8' MULTI-PURPOSE PATH FROM SR 17 TO CR 15A.

SITE DATA

TOTAL GROSS ACREAGE	= 560.52 Ac.
NUMBER OF RESIDENTIAL LOTS	= 2,100 D.U. MAX.
DENSITY	= 3.75 LOTS/ACRE
MAXIMUM COVERAGE OF BLDGS & STRUCTURES	= 60% OF LOT
WETLANDS	= 30.08 ±Ac.
WETLAND IMPACTS	= 10.48 ±Ac.
EXIST POND	= 86.59 ±Ac.
REMAINING UPLANDS	= 454.33 ±Ac.
LAND SWAP PARCEL	= 8.00 ±Ac.
LAKES	= 56.32 ±Ac.
PUBLIC R/W	= 76.19 ±Ac.
PERIMETER BUFFER	= 27.26 ±Ac.
PARK & RECREATION	= 28.10 ±Ac.
UPLAND BUFFER	= 8.38 ±Ac.
OPEN SPACE	= 12.86 ±Ac.
LANDSCAPE TRACT	= 3.53 ±Ac.

FLOOD ZONE

DEVELOPED AREA LOCATED WITHIN FLOOD ZONE "X" & "A" PER FEMA MAP NO.'S 12019C0277E, 12019C0280E, 12019C0281E & 12019C0283E, DATED MAR 17, 2014. (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.

AYRSHIRE

NOT RELEASED FOR CONSTRUCTION

P:\2008-499 AYRSHIRE\EXHIBITS\AYRSHIRE ZM-1.DWG8/5/2021 7:20 AMMike Reilly

REVISIONS

NO.	DATE	DESCRIPTION	BY:
1	8-4-21	LABEL 80' R/W WITH 3 LANE RD	VJD

DESIGNED BY:	DAI
DRAWN BY:	MR
CHECKED BY:	VJD
SCALE:	1" = 300'
DATE:	August 5, 2021
PROJ. NO.:	2008-499

Dunn & Associates, Inc.
CIVIL ENGINEERS / LAND PLANNERS
8647 Baypine Road, Suite 200
Jacksonville, Florida 32256
Phone: (904)363-8916 Fax: (904)363-8917
www.dunneng.com

AYRSHIRE
FOR:
D.R. HORTON INC. – JACKSONVILLE
GREEN COVE SPRINGS, FLORIDA
ZONING MAP

VINCENT J. DUNN ENGINEER NO. 39452
DAVID M. TAYLOR ENGINEER NO. 44164
GLEN R. WIEGER ENGINEER NO. 61419
CERTIFICATE OF AUTHORIZATION NO. 27168

Sheet No. 1 of 1

ZM-1
DWG. NO.