O-06-2021 EXHIBIT "D" US 17 S. VARIABLE WIDTH R/W LEGEND GRAPHIC SCALE GENERAL ENTRY = WETLANDS SIGNAGE LOCATION TURN LANES AS REQUIRED THROUGH-ENGINEERING APPROVAL UPLAND 1 inch = 300 ft.O.S. = OPEN SPACEBUFFER PID/ \\LAKE/ IND WETLAND MUH/ **IMPACT** 100' PERIMÉTER = RECREATION MUH 100' PERIMETER 100' R/W WITH 4-LANE IS/ IND 55'R/W, 45'PVMT BUFFER ROAD & 8' WIDE RADIUS (TYP) MULTIPURPOSE PATH LAKE SITE SUMMARY EXISTING MARTIN EXISTING LAND USE/ MARIETTA FACILITY LAKE ZONING (TYP) OWNER: GUSTAFSON'S CATTLE, INC. P.O. BOX 600337 100' PERIMETER PERIMETER 8' MULTI-JACKSONVILLE, FL. 32260 BUFFER BUFFER VARIES LAKE PURPOSE-(45' AVG) **DEVELOPER:** D.R. HORTON, INC. - JACKSONVILLE 4220 RACE TRACK ROAD JACKSONVILLE, FL 32259 LAKE **ENGINEER:** PROPOSED DUNN & ASSOCIATES, INC. 8647 BAYPINE ROAD, SUITE 200 LAKE JACKSONVILLE, FL. 32256 PH: (904)363-8916 8 ACRE LAND FA: (904)363-8917 LAKE SWAP FOR-ACCESS R/W ETM SURVEYING & MAPPING, INC. TRAFFIC CIRCLE-3.27Ac. 14775 OLD ST. AUGUSTINE RD, 4.11 Ac._ IMPACT JACKSONVILLE, FL. 32258 LAKE IMPACT⁻ PH: (904) 642-8550 _1.40 Ac. IMPACT ROOKERY 1.80 Ac. NESTING SEASON-EXISTING/PROPOSED ZONING: RECREATION ROOKERY —NESTING SEASON BUFFER AREA EXISTING AG & IS W/ENTRY IS/ IND PROPOSED PUD 55'R/W, 45'PVMT FÉATURE BUFFER AREA RADIUS (TYP) TOTAL SITE AREA SUMMARY: MINIMUM LOT SIZES $=43' \times 100'$ _8' MULTI— LAKE PURPOSE PATH 100' R/W WITH 4-LANE MINIMUM SQUARE FOOTAGE =4,300 SF=43' ROAD & 8' WIDE-MINIMUM LOT WIDTH 30' PERIMETER_ MULTIPURPOSE PATH FRONT SETBACK (FACE OF GARAGE): =20' BUFFER 80' R/W WITH 3-LANE (FACADE OF HOME): LAKE 20' LANDSCAPE SECOND FRONT (CORNER LOTS): TRACT TYP. BOTH SIDE SETBACK (43' LOTS): =6.5'PERIMETER ROAD & 8' WIDE EXISTING REC/ SIDES OF 80' R/W; MULTIPURPOSE PATH BUFFER VARIES =5' (WIDER LOTS) LAKE REC WADING BIRD (45' AVG)√→ Î =10' REAR SETBACK: ROOKERY MAX HEIGHT OF STRUCTURES: =35' **FUTURE** FOR CORNER LOTS THE MIN. LOT WIDTH SHALL BE CONNECTION 1.25 Ac. INCREASED BY 5'. PERIMETER \ LAKE IMPACT ____ 9.48 Ac MIN. FRONTAGE OF FACH LOT SHALL BE 80% OF ITS -BUFFER VARIES RECREATION REQUIRED LOT WIDTH PROVIDED, HOWEVER THAT THE (45' AVG) LOT FRONTAGE MAY BE REDUCED TO 25' ON 3.24Ac. CUL-DE-SACS AND CURVES. **−**45'PVMT WATER SUPPLY: =CCUA RADIUS (TYP) SEWER SERVICE =CCUA IMPACT \ =CITY OF GREEN COVE **ELECTRICAL SERVICE:** LAKE STORM WATER SYSTEM: WET DETENTION PONDS LAKE FIRE PROTECTION: AS REQUIRED VIA HYDRANTS **´**0.75 Ac 1.90 Ac PARK 14. SIGNAGE: TYPE, LOCATION AND DIMENSIONS TO BE IN IMPACT ACCORDANCE WITH P.U.D. 15. SIDEWALKS: SHALL BE 5' WIDE ON ONE SIDE OF ALL LAKE BUFFER INTERNAL ROADWAYS AND AN 8' MULTI-PURPOSE LAKE PATH FROM SR 17 TO CR 15A. 55'R/W, 3.00 Ac 45'PVMT-<u>SITE DATA</u> TOTAL GROSS ACREAGE PARK 1.46 Ac RADIUS (TYP) LAKE 0.28 Ac PARK/OPEN = 560.52 Ac.IMPACT NUMBER OF RESIDENTIAL LOTS = 2,100 D.U. MAX.ÖFFSITE WATER AND = 3.75 LOTS/ACRE SEWER EASEMENT MAXIMUM COVERAGE OF 60' R/W LAKE ALONG OHE EASEMENT, BLDGS & STRUCTURES = 60% OF LOT 0.S. WETLANDS $= 30.08 \pm Ac.$ 0.07Ac. 1.04Ac. WETLAND IMPACTS $= 10.48 \pm Ac.$ IMPACT/ EXIST POND $= 86.59 \pm Ac.$ LAKE LAKE REMAINING UPLANDS $= 454.33 \pm Ac.$ 0.55Ac. ____0.31Ac. ∇ 0.S. LAND SWAP PARCEL $= 8.00 \pm Ac.$ LAKES $= 56.32 \pm Ac.$ **IMPAC** PUBLIC R/W $= 76.19 \pm Ac.$ 30' PERIMETER LAKE PERIMETER BUFFER $= 27.26 \pm Ac.$ BUFFER PARK & RECREATION $= 28.10 \pm Ac.$ LAKE UPLAND BUFFER $= 8.38 \pm Ac.$ LAKE $= 12.86 \pm Ac.$ OPEN SPACE PERIMETER IB/ LANDSCAPE TRACT $= 3.53 \pm Ac.$ BUFFER VARIES IND 60' R/W (45' AVG) _0.65Ac. 60'8 R/W 55'R/W, FLOOD ZONE . -45'PVMT COUNTY ROAD 15A (A.K.A. S. OAKRIDGE AVE) RADIUS (TYP) DEVELOPED AREA LOCATED WITHIN FLOOD ZONE "X" & 'A" PER FEMA MAP NO.'S 12019C0277E, 12019C0280E _20' NATURAL AND/OR 95' PERIMETER BUFFER W/ EXISTING ELECTRIC EASEMENT 12019C0281E & 12019C0283E, DATED MAR 17, 2014. PLANTED AREA 0.23 Ac.__ COUNTY ROAD 15A (A.K.A.\S. OAKRIDGE AVE) 20' LANDSCAPE / PROPOSED 6'_ (NO BASE FLOOD ELEVATION ESTABLISHED PER FEMA). AND 25' UTILITY EASEMENT IMPACT. 0.38Ac. SIDEWALK TRACT TYP. BOTH 20' NATURAL AND/OR_ __20' NATURAL AND/OR _ PLANTED AREA _ . 20' NATURAL AND/OR SIDES OF 80' R/W PLANTED AREA NOTE: THIS PLAN IS CONCEPTUAL IN NATURE. LOT LINES, 25' AVG(10'MIN)_ 95' PERIMETER BUFFER W/ PLANTED AREA ENTRANCE SIGNAGE UPLAND BUFFER LOT SIZES, ROADWAY NETWORK, RIGHT-OF-WAYS, STORM TURN LANES AS EXISTING ELECTRIC EASEMENT EXISTING LAND USE/ WATER PONDS AND SIGNAGE MAY BE ADJUSTED FOR —IN ACCORDANCE REQUIRED THROUGH-AND 25' UTILITY EASEMENT ZONING (TYP) ENGINEERING, GEOMETRY AND ANY GOVERNMENTAL AGENCY ENGINEERING APPROVAL WITH PUD (TYP) REQUIREMENTS AND AS SITE PLANNING REQUIRES. P:\2008-499 AYRSHIRE\EXHIBITS\AYRSHIRE ZM-1.DWG8/5/2021 7:20 AMMike Reilly REVISIONS DESIGNED BY: DAI AYRSHIRE Dunn & Associates, Inc. Sheet No. 1 of $_{-}$ NO. DATE BY: DESCRIPTION DRAWN BY: MR LABEL 80' R/W WITH 3 LANE RD 1 8-4-21 CHECKED BY: VJD CIVIL ENGINEERS / LAND PLANNERS D.R. HORTON INC. - JACKSONVILLE 8647 Baypine Road, Suite 200 1" = 300'SCALE: Jacksonville, Florida 32256 VINCENT J. DUNN ENGINEER NO. 39452 GREEN COVE SPRINGS, FLORIDA August 5, 2021 DATE: Phone: (904)363-8916 Fax: (904)363-8917 DAVID M. TAYLOR ENGINEER NO. 44164 GLEN R. WIEGER ENGINEER NO. 81419 www.dunneng.com ZONING MAP PROJ. NO.: 2008-499 DWG. NO. CERTIFICATE OF AUTHORIZATION NO. 27168