

**LEGEND**

- [Symbol] = WETLANDS
- [Symbol] = UPLAND BUFFER
- [Symbol] = WETLAND IMPACT
- [Symbol] = RECREATION
- [Symbol] = GENERAL ENTRY SIGNAGE LOCATION
- [Symbol] = OPEN SPACE

- SITE SUMMARY**
- OWNER:** GUSTAFSON'S CATTLE, INC. P.O. BOX 600337 JACKSONVILLE, FL. 32260
  - DEVELOPER:** D.R. HORTON, INC. - JACKSONVILLE 4220 RACE TRACK ROAD ST. JOHNS, FL. 32259
  - ENGINEER:** DUNN & ASSOCIATES, INC. 8647 BAYPINE ROAD, SUITE 200 JACKSONVILLE, FL. 32256 PH: (904)363-8916 FA: (904)363-8917
  - SURVEYOR:** ETM SURVEYING & MAPPING, INC. 14775 OLD ST. AUGUSTINE RD, JACKSONVILLE, FL. 32258 PH: (904) 642-8550
  - EXISTING/PROPOSED ZONING:** EXISTING PUD & REC PROPOSED PUD
  - 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'
  - FOR CORNER LOTS THE MIN. LOT WIDTH SHALL BE INCREASED BY 5'.
  - 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.
  - WATER SUPPLY:** =CCUA
  - SEWER SERVICE:** =CCUA
  - ELECTRICAL SERVICE:** =CITY OF GREEN COVE
  - STORM WATER SYSTEM:** WET DETENTION PONDS
  - FIRE PROTECTION:** AS REQUIRED VIA HYDRANTS
  - SIGNAGE:** TYPE, LOCATION AND DIMENSIONS TO BE IN ACCORDANCE WITH P.U.D.
  - 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 (POST SWAP)        | = 559.90 Ac.      |
| NUMBER OF RESIDENTIAL LOTS             | = 2,100 D.U. MAX. |
| DENSITY                                | = 3.75 LOTS/ACRE  |
| MAXIMUM COVERAGE OF BLDGS & STRUCTURES | = 60% OF LOT      |
| WETLANDS                               | = 40.22 ±Ac.      |
| WETLAND IMPACTS                        | = 20.49 ±Ac.      |
| REMAINING UPLANDS                      | = 540.17 ±Ac.     |
| EXIST POND                             | = 86.59 ±Ac.      |
| LAKES                                  | = 59.56 ±Ac.      |
| PUBLIC R/W                             | = 82.00 ±Ac.      |
| PERIMETER BUFFER                       | = 27.08 ±Ac.      |
| PARK & RECREATION                      | = 28.10 ±Ac.      |
| UPLAND BUFFER                          | = 7.02 ±Ac.       |
| OPEN SPACE                             | = 10.80 ±Ac.      |
| LANDSCAPE TRACT                        | = 6.01 ±Ac.       |

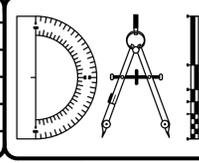
**FLOOD ZONE**  
 DEVELOPED AREA LOCATED WITHIN FLOOD ZONE "X" & "A" PER FEMA MAP NO.'S 12019C0277E, 12019C0280E, 12019C0281E & 12019C0283E, DATED MAR 17, 2014. (NO BASE FLOOD ELEVATION ESTABLISHED PER FEMA).

**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.

P:\2008-499 AYRSHIRE\EXHIBITS\ROOKERY ZM-1.DWG/4/2022 10:01 AM Mike Reilly

| REVISIONS |         |   |     |
|-----------|---------|---|-----|
| NO.       | DATE    | DESCRIPTION   | BY: |
| 1         | 8-4-21  | LABEL 80' R/W WITH 3 LANE RD  | VJD |
| 2         | 9-22-21 | REVISED ROUNDABOUT ARRANGEMENT & PROPERTY ACCESS                            | GRW |
| 3         | 1-27-22 | REV. LAND SWAP PARCEL AND SITE PLAN   | VJD |
| 4         | 3-3-22  | INCREASE LAND SWAP PARCEL TO 21.89AC. & REV. SITE PLAN TO SURVEYED WETLANDS | VJD |

DESIGNED BY: DAI  
 DRAWN BY: MR  
 CHECKED BY: VJD  
 SCALE: 1" = 300'  
 DATE: March 4, 2022  
 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

**THE ROOKERY**  
 FOR:  
**D.R. HORTON INC. - JACKSONVILLE**  
 GREEN COVE SPRINGS, FLORIDA  
 ZONING MAP

Sheet No. **1** of **1**  
**ZM-1**  
 DWG. NO.  
 VINCENT J. DUNN ENGINEER NO. 39452  
 DAVID M. TAYLOR ENGINEER NO. 44184  
 GLEN R. WIEGER ENGINEER NO. 81419  
 CERTIFICATE OF AUTHORIZATION NO. 27168

NOT RELEASED FOR CONSTRUCTION THE ROOKERY