

LEGEND

- = WETLANDS
- = UPLAND BUFFER
- = WETLAND IMPACT

SITE SUMMARY

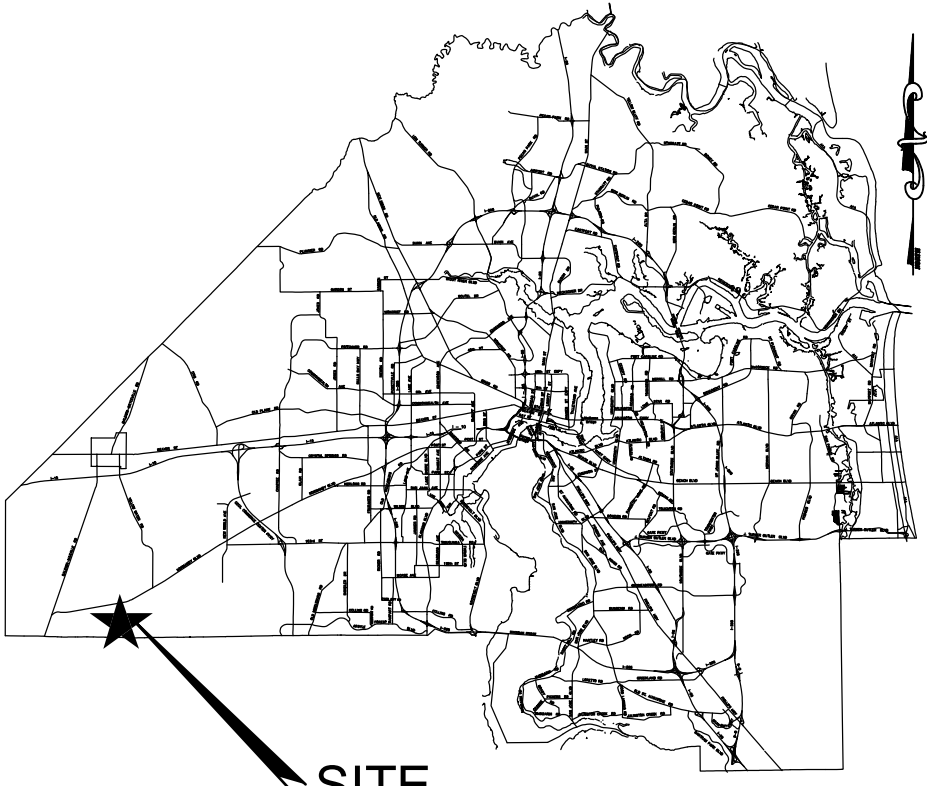
- DEVELOPER:**
PAUL HASSAN
McCLELLAND COMMONS, LLC
11315 BUSINESS PARK BLVD
JACKSONVILLE, FL 32256
 - ENGINEER:**
DUNN & ASSOCIATES, INC.
8647 BAYPINE ROAD, SUITE 200
JACKSONVILLE, FL 32256
PHONE: (904)363-8916
 - SURVEYOR:**
MELROSE SURVEYING AND MAPPING, INC.
11437 CENTRAL PARKWAY, SUITE 107
JACKSONVILLE, FL 32224
PHONE: (904)721-1226
 - LANDSCAPE ARCHITECT:**
 - ZONING:**
PUD (2021-0277-E)
 - REAL ESTATE NO. / TAX PARCEL:**
0012711 3400
 - TOTAL SITE AREA SUMMARY:**

LAND USE	= AGR
MINIMUM LOT SIZE	= 40' x 100'
MINIMUM SQUARE FOOTAGE	= 4,000 SF
40' LOTS (60% MAX PER PUD)	= 19 LOTS
50' LOTS	= 13 LOTS
MAXIMUM LOT COVERAGE	= 50%
FRONT SETBACK:	= 20'
SIDE SETBACK:	= 5'
REAR SETBACK:	= 10'
SIDE STREET:	= 10'
MAX HEIGHT OF STRUCTURES:	= 35'
 - WATER SUPPLY:** = JEA
 - SEWER SERVICE:** = JEA
 - ELECTRICAL SERVICE:** = JEA
 - 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 PER 2030 COMP PLAN
 - ADA RAMPS:** SHALL BE PROVIDED AT ALL SIDEWALK CONNECTIONS
- SITE DATA**
- | | | |
|---------------------------------------|--------|------|
| TOTAL GROSS ACREAGE | = 9.05 | Ac |
| WETLANDS | = 0.12 | Ac |
| DEVELOPABLE LANDS (INCLUDING IMPACTS) | = 8.83 | Ac |
| NUMBER OF SINGLE FAMILY LOTS | = 32 | LOTS |
| WETLANDS PRESERVED | = 0.12 | Ac |
| UPLAND BUFFER | = 0.10 | Ac |
| PERIMETER BUFFER (TRACT) | = 0.54 | Ac |
| ACTIVE RECREATION AREA | = 0.58 | Ac |
| GENERAL OPEN SPACE | = 0.11 | Ac |
| LAKES | = 1.68 | Ac |
| TOTAL OPEN SPACE | = 3.12 | Ac |

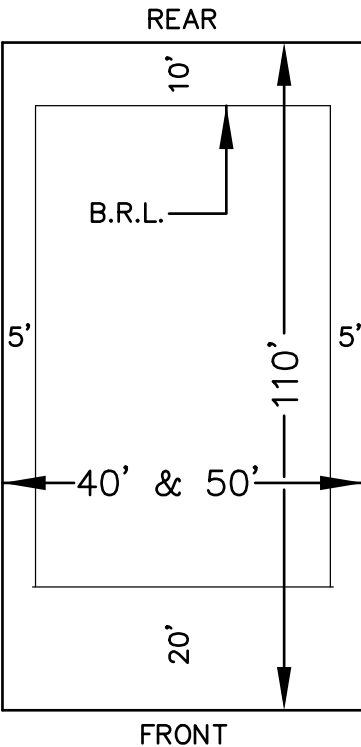
THE GENERAL SITE PLAN DEPICTS THE OVERALL PROJECT LAND PLAN, FOR EASEMENT, R/W, BUFFER AND OTHER INFORMATION SEE GEOMETRY PLANS.

FLOOD ZONE

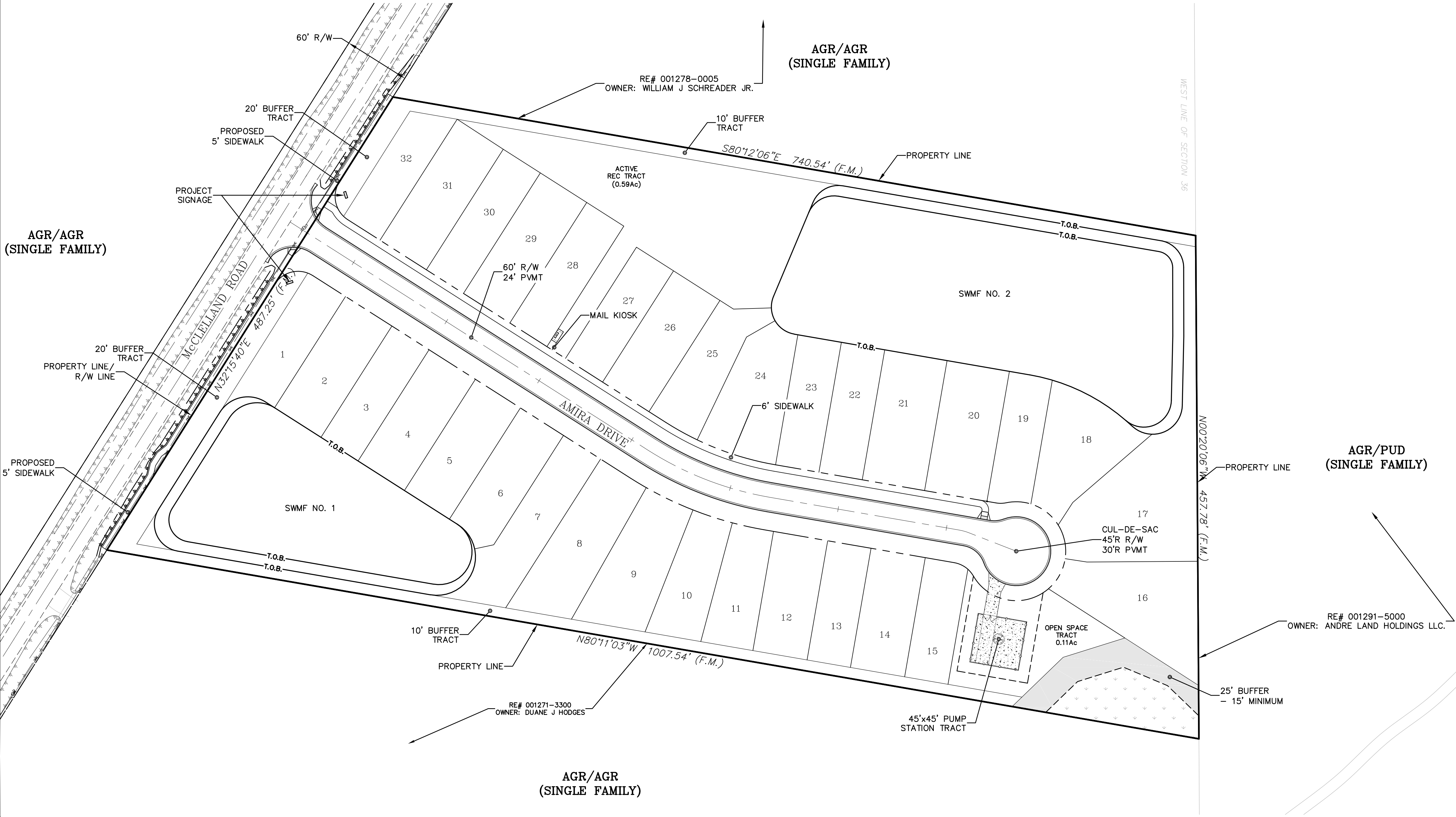
DEVELOPED AREA LOCATED WITHIN FLOOD ZONE "X", PER FEMA MAP NO. 12031C0480H DATED JUN. 3, 2013 (NO BASE FLOOD ELEVATION ESTABLISHED PER FEMA).



VICINITY MAP-DUVAL COUNTY
N.T.S.



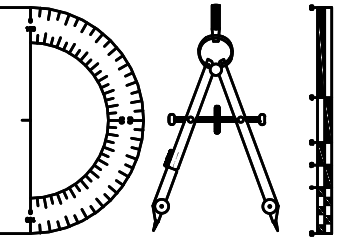
MINIMUM LOT SIZE
N.T.S.



P:\2405-534 MCCLELLAND 9 ACRE\ENG PLANS\534GSP.DWG1/3/2025 1:23 PMSteve Murrin

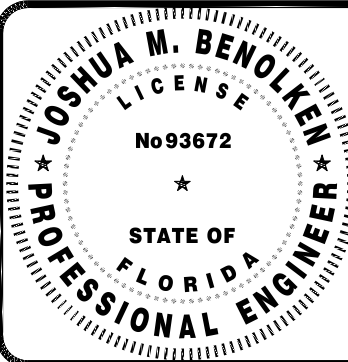
REVISIONS			DESIGNED BY: DAI
NO.	DATE	DESCRIPTION	BY:

DRAWN BY: SM/NS/MR
CHECKED BY: V. DUNN
SCALE: 1" = 50'
DATE: 1/3/2025
PROJ. NO.: 2405-534



Dunn & Associates, Inc.
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Jacksonville, Florida 32256
Phone: (904)363-8916 Fax: (904)363-8917
www.dunneng.com

MCCLELLAND COMMONS
FOR:
MCCLELLAND COMMONS, LLC
DUVAL COUNTY, FLORIDA
GENERAL SITE PLAN



This item has been electronically signed and sealed by Joshua M. Benolken, P.E. on 01/03/2025 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DAVID M. TAYLOR ENGINEER No. 44164
GLEN R. WIEGER ENGINEER No. 81419
JOSHUA M. BENOLKEN ENGINEER No. 93672