

Tech: sarah Plot Date: Sep 01, 2017 10:10am Filesave: L:\2017\17-0279\Planning\Concept Design\2017-08-29\_Preliminary Development Plan\NEW CAD\17-0279\_Conceptual Design.dwg

#### SITE DATA

|                                      | ACRES       | %      |
|--------------------------------------|-------------|--------|
| GROSS ACRES                          | 50.1 AC     |        |
| MULTIFAMILY RESIDENTIAL:             | 32.4 AC     | 64.7 % |
| UPLAND PARK AREA                     | 10.8 AC     | 21.6 % |
| TOTAL PARK AREA (INCLUDING WETLANDS) | 17.8 AC     | 35.5%  |
| NON RESIDENTIAL BUILDING AREA:       | 0.2 AC      | 0.4 %  |
| OPEN SPACE:                          | 35.9 AC     | 71.7%  |
| WETLAND TO REMAIN:                   | 7.0 AC      | 14.0%  |
| MAXIMUM TOTAL NUMBER OF DUs:         | 350 UNITS   |        |
| PARKING SPACES – RESIDENTIAL         | ~656 SPACES |        |

#### DEVELOPMENT STANDARDS

|                            |  |
|----------------------------|--|
| MINIMUM LOT WIDTH:         | 125 FT.  |
| MINIMUM LOT AREA:          | 15,000 FT <sup>2</sup>   |
| MINIMUM FRONT SETBACK:     | 25 FT.   |
| MINIMUM SIDE SETBACK:      | 20 FT.   |
| MINIMUM REAR SETBACK:      | 20 FT.   |
| MAXIMUM BUILDING COVERAGE: | 35%  |
| MAXIMUM BUILDING HEIGHT:   | 40 FT./ 3 STORIES (MEASURED FROM FINISHED SLAB TO THE AVERAGE HEIGHT OF THE TALLEST SLOPED ROOF) |

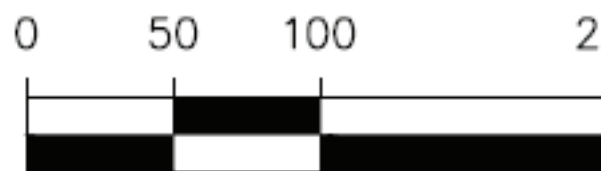
#### NOTES:

1. CONSTRUCTION TRAILERS SHALL BE LIMITED TO THE AREA OF THE LARGE AND SMALL DOG PARK AREAS.

#### EXHIBIT D Public Park Areas



#### GRAPHIC SCALE



Public Park Areas

#### LEGEND

|         |                    |
|---------|--------------------|
| ---     | PROPERTY BOUNDARY  |
| - - - - | PARK BOUNDARY      |
| ////    | PARK EASEMENT AREA |
| ....    | WETLANDS           |
| ■       | GARAGES            |
| P       | PAVILIONS          |

**CHX**  
Professional Consultants

SCALE: 1"=100'  
VERIFY SCALE BY MEASURING ON PAPER.  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION / PD REVISIONS

SUBMITTALS: 09-01-2017 NASSAU COUNTY

CLIENT: STEFAN DAVIS, DAVIS & SONS

PROJECT: MILLS CREEK PRESERVE

SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN

TECHNICIAN: SK

DESIGNER: DB

QUALITY CONTROL:

PROJECT NUMBER: 17-0279

SHEET NO.: 1

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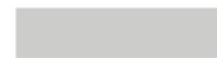
PARK BOUNDARY



PARK EASEMENT



WETLANDS



GARAGES



PAVILIONS