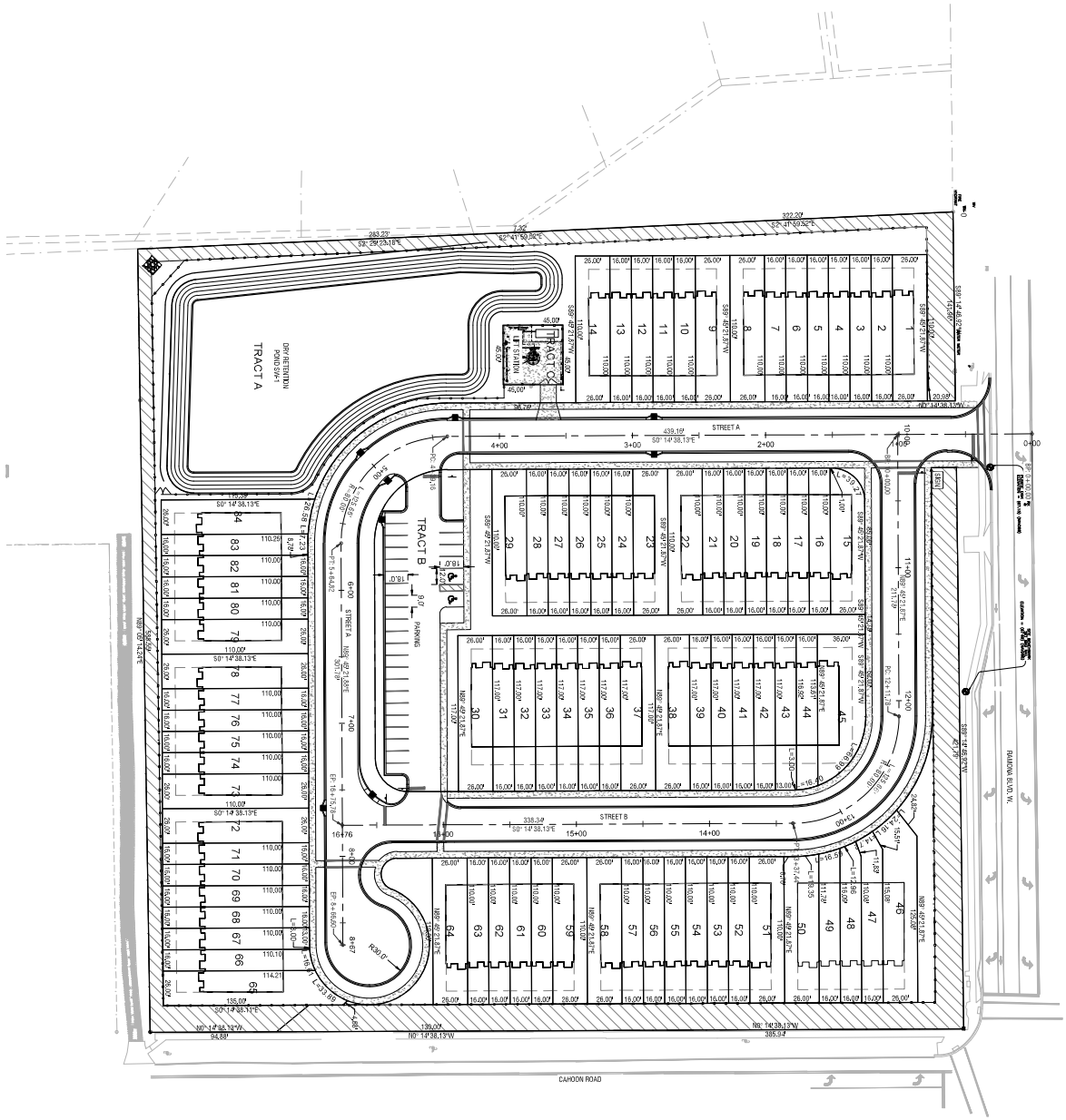
8/9/2022 9:46:13 AM Keppel, Tyler I:\45000s\45434\001\CADD\Base Concept 2.dwg



LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- LANDSCAPE BUFFER
- PROPOSED SETBACKS
- PROPOSED EASEMENT
- PROPOSED RIGHT OF WAY
- PROPOSED FENCE

SITE PARKING DATA TABLE

PROPOSED USE: SINGLE FAMILY (TOWNHOUSE)

PARKING	REQUIRED	MAXIMUM	PROVIDED
TOTAL VEHICLE	28	-	28
STANDARD	26	-	26
ADA	2	-	2
MOTORCYCLE	0	5% OF TOTAL	0
BICYCLE	0	-	0

NOTES:
1. YARD AND LOT COVERAGE REQUIREMENTS PER CITY OF JACKSONVILLE CODE OF ORDINANCES SECTION 656.414 (A) (1).
2. SIGN SETBACK PER CITY OF JACKSONVILLE CODE OF ORDINANCES SECTION 616.130 (1) (2).
3. PARKING REQUIREMENTS PER CITY OF JACKSONVILLE CODE OF ORDINANCES SECTION 656.604

SITE LOT DATA TABLE

SITE AREA	367,646 SF (8.44 AC)	
BUILDING AREA	81,684 SF (1.88 AC)	
IMPERVIOUS AREA	175,735 SF (4.03 AC)	
NUMBER OF UNITS	84	
INTERIOR LOTS MIN. AREA	1,760 SF	
CORNER/END LOTS MIN. AREA	2,860 SF	
EXISTING ZONING	RR-ACRE	
PROPOSED ZONING	PUD	
YARD REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM FRONT	20'	20'
MINIMUM SIDE END UNIT	10'	10'
MINIMUM SIDE INTERIOR UNIT	0'	0'
MINIMUM REAR	10'	10'
SIGN SETBACK	10' FROM RIGHT-OF-WAY	
LOT REQUIREMENTS	MAXIMUM	PROVIDED
16' LOT COVERAGE (BUILDING)	70%	70%
26' LOT COVERAGE (BUILDING)	70%	43%
36' LOT COVERAGE (BUILDING)	70%	32%

SCALE: 1" = 40'

C-100	SITE PLAN
SCALE	1" = 40'
CHECKED BY:	CBS
DRAWN BY:	ND
ISSUED:	8/9/2022
PROJECT NO.:	45434.001

PERMIT SET - NOT FOR CONSTRUCTION

CODY B. SMITH, PE
FL LICENSE # 81393

SEAL

REVISIONS

NO.	DATE	DESCRIPTION

HALFF

7807 BAYMEADOWS ROAD EAST, SUITE 200
JACKSONVILLE, FLORIDA USA 32256
PHONE 904.730.9360 WWW.HALFF.COM
FL CA 33380 FL LC 26000645

PROJECT NAME
SHEPHERD'S CHASE

PREPARED FOR
SHEPERD'S CHASE LLC

Exhibit 4