

**PROJECT SUMMARY**

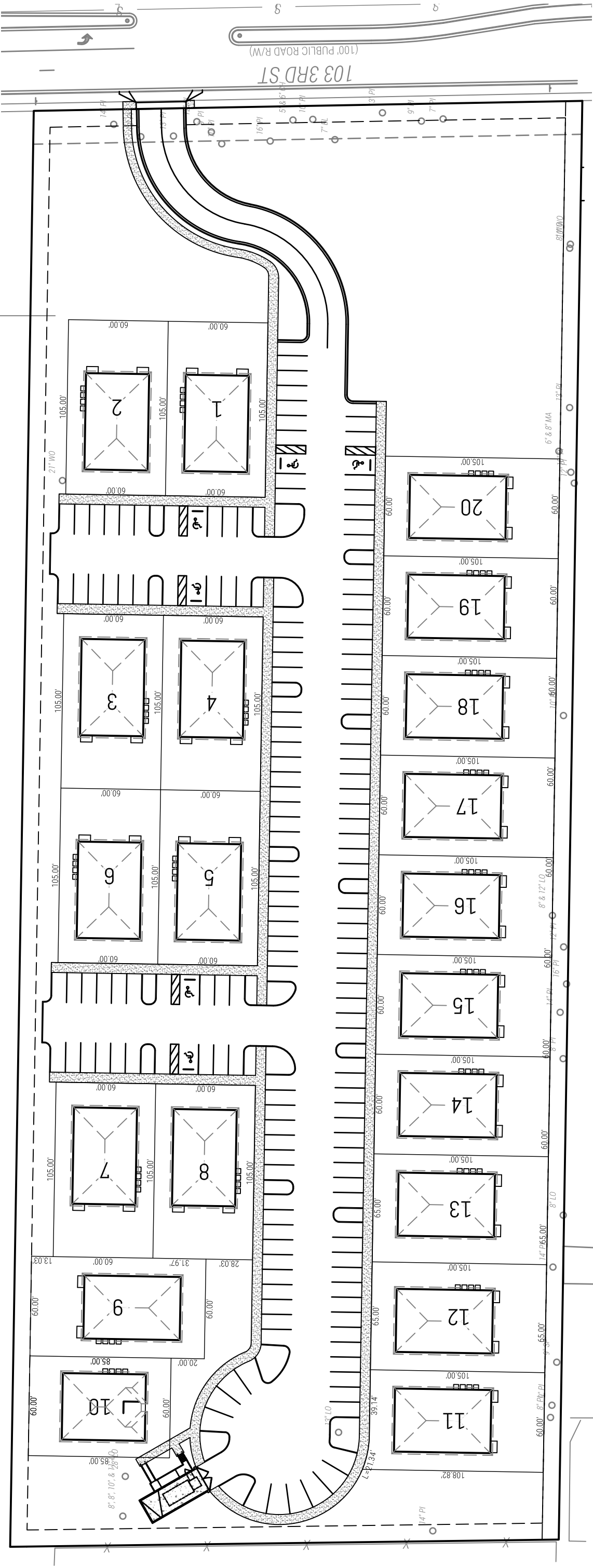
THE EXISTING SITE IS UNDEVELOPED. THE PROPOSED USE IS MULTI-FAMILY RESIDENTIAL 4-UNIT VILLAS. STORMWATER MANAGEMENT WILL BE PROVIDED WITHIN ONSITE DETENTION AREAS.

PARCEL NO. 012920 0000  
 TOTAL PHASES ONE (1)  
 TOTAL SITE AREA (ACRES) 6.52  
 TOTAL LOTS 20  
 DWELLING UNITS 80  
 DENSITY (UNITS/ACRE) 12.3  
 100-YR FLOODPLAIN ZONE X

LAND USE  
 ZONING  
 MIN. LOT SIZE (SF)  
 MIN. LOT WIDTH (FT)  
 LOT COVERAGE  
 BUILDING  
 IMP. SURFACE  
 SETBACKS (FEET)  
 FRONT  
 SIDE  
 REAR  
 MAX. HEIGHT (FEET)  
 PARKING

EXISTING/REQ'D  
 CGC  
 CCG-1  
 60  
 2/UNIT (160 SPACES)

PROPOSED  
 MDR  
 PUD  
 5,100  
 60  
 50%  
 75%  
 15  
 10  
 20  
 35  
 166



May 13, 2022

Revised Exhibit 4

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**MAGNOLIA VILLAS**

103RD ST.  
 JACKSONVILLE, FL 32210

**PROJECT INFORMATION**

**OWNER**  
 BEN D. GEORGE ET AL  
 1332 TRAIL BY THE LAKE  
 DELAND, FL 32724

**DEVELOPER**  
 DANIEL BLANCHARD  
 SOUTHERN IMPRESSION DEVELOPMENT LLC  
 5711 RICHARD ST., STE 4  
 JACKSONVILLE, FL 32216  
 (904) 237-7781

**ENGINEER**  
 GERALD (JERRY) PIONESSA, JR, PE  
 JMJ GROUP, LLC  
 5711 RICHARD ST, STE 4  
 JACKSONVILLE, FL 32216  
 (229) 516-0977



**ENGINEERING | CONSULTING | PLANNING**  
 OPERATING AS JMJ GROUP, LLC  
 5711 RICHARD ST., STE 4  
 JACKSONVILLE, FL 32216 (229) 516-9777  
 FLORIDA CERTIFICATE OF AUTHORIZATION NO. 29083

CONCEPT

JOB NO. | 01262 DATE | 5-13-22

