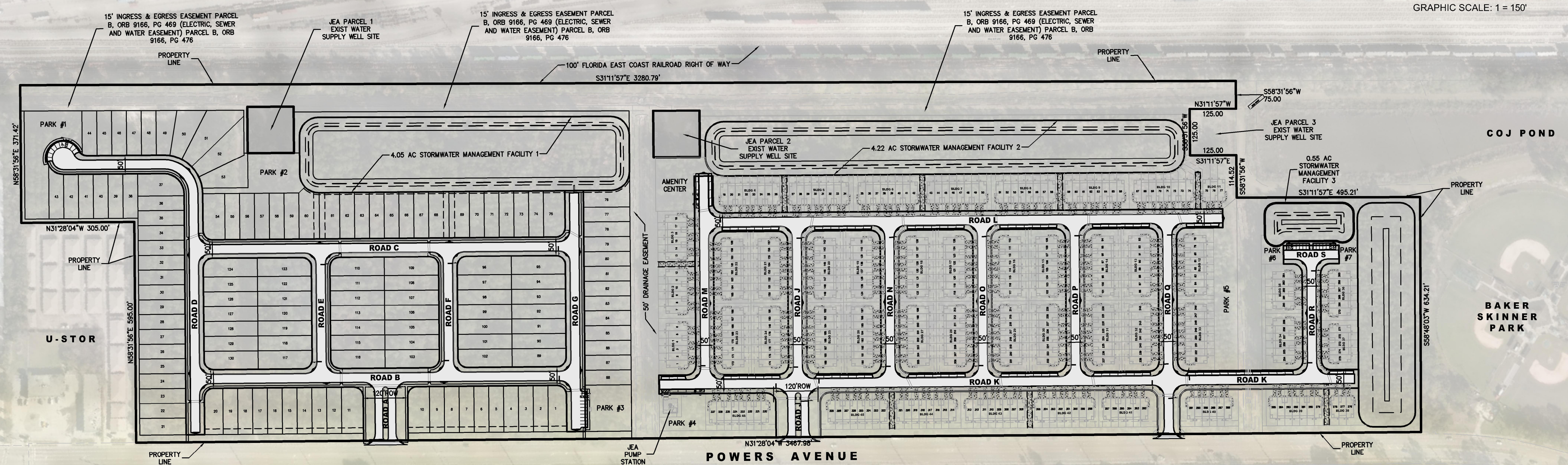
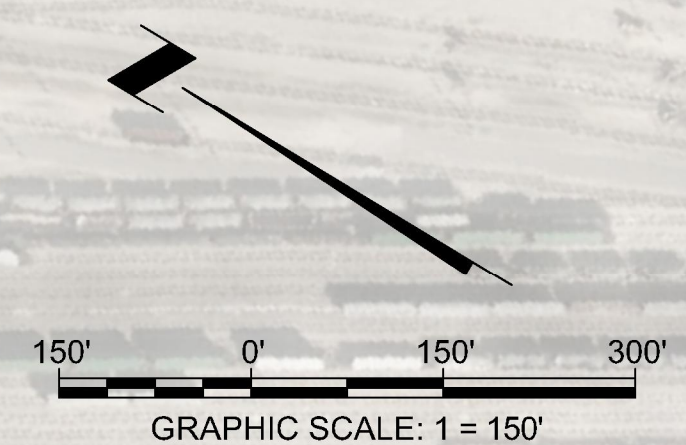


FLORIDA EAST COAST RAILROAD



WOLFSON HIGH SCHOOL

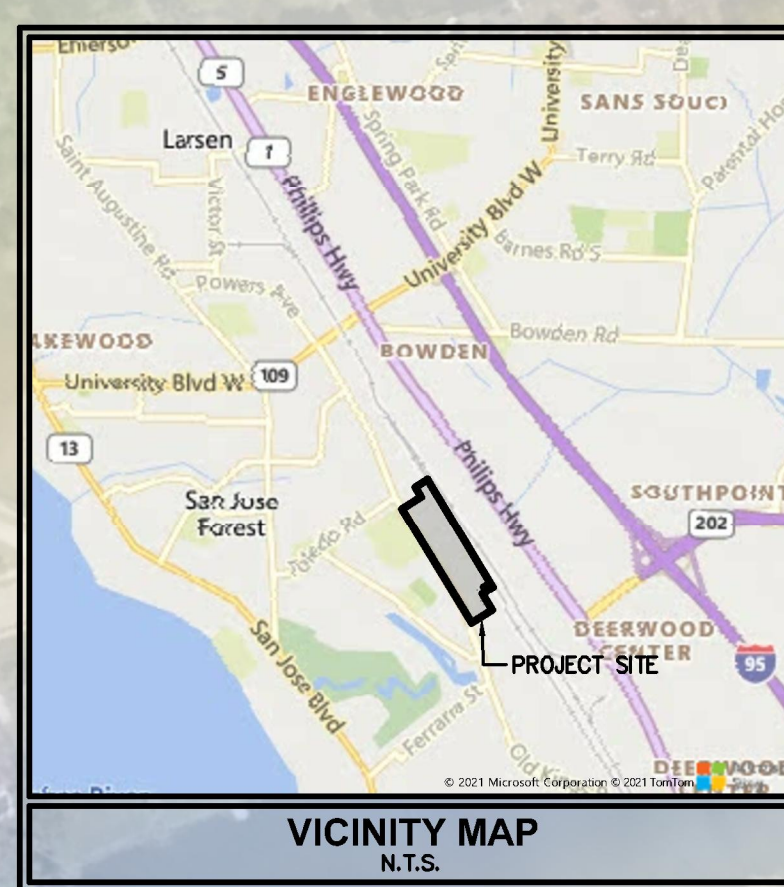
POINTE SIENNA APARTMENTS

HERON WALK APARTMENTS

LEGEND	
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT

NOTES:
 1. THIS DEVELOPMENT LIES WITHIN FLOOD ZONE "A" & "X" PER FEMA FIRM MAP COMMUNITY NO. 12031C-0388H DATED 06/03/2013 & 0551J, DATED 11/02/18.
 2. ALL SIDEWALKS PROVIDED WILL MEET ALL APPLICABLE ADA REQUIREMENTS. SEE PAVING AND DRAINAGE PLANS AND NEIGHBORHOOD GRADING PLANS FOR DETAILS. SIDEWALKS MAY MEANDER THROUGH PARKS.
 3. ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), THE AMERICANS DISABILITY ACT ACCESSIBILITY GUIDELINES (ADAAG) ESTABLISHED BY FLORIDA LAW AND 28 CFR PART 36, AND THE FAIR HOUSING ACT IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION, AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
 4. ALL RIGHT-OF-WAY TO BE PUBLIC.

OWNER:	LENNAR HOMES, LLC. 700 NORTHWEST 107TH AVENUE MIAMI, FLORIDA 33172
DEVELOPER:	LENNAR HOMES, LLC. 700 NORTHWEST 107TH AVENUE MIAMI, FLORIDA 33172 (800) 924-3545
SURVEYOR:	ETM SURVEYING AND MAPPING, INC. 14775 OLD ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258 (904) 642-8550
LANDSCAPE ARCHITECT:	ENGLAND, THIMS & MILLER, INC. 14775 OLD ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258 (904) 642-8990
ENGINEER:	ENGLAND, THIMS & MILLER, INC. 14775 OLD ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258 (904) 642-8990
GEOTECH:	UNIVERSAL ENGINEERING SCIENCES 5561 FLORIDA MINING BOULEVARD SOUTH JACKSONVILLE, FLORIDA 32257 (904) 298-0757



SITE DATA TABLE	
JURISDICTION:	CITY OF JACKSONVILLE
SITE AREA:	74.17 Ac±
SINGLE FAMILY:	
TOTAL LOTS =	130
MIN LOT SIZE	40' x 125'
FRONT SETBACK =	20'
SIDE SETBACK =	5'
REAR SETBACK =	10'
PARK REQUIREMENT:	
REQUIRED =	1.30 ac (1acre PER 100 LOTS)
PROVIDED =	1.38 ac
PARKING REQUIREMENT:	
REQUIRED =	260 (2 SPACES PER LOT)
PROVIDED =	260 (GARAGE & DRIVEWAY)
MULTI-FAMILY:	
MIN LOT SIZE =	20' x 100'
FRONT SETBACK =	22' FROM FACE OF GARAGE TO BACK OF SIDEWALK OR BACK OF CURB AND 15' BUILDING FACE TO BACK OF SIDEWALK OR BACK OF CURB
SIDE SETBACK =	0', 10' FOR END UNITS
REAR SETBACK =	10'
(34) 8 UNIT BUILDINGS =	272 UNITS
(1) 7 UNIT BUILDING =	7 UNITS
(7) 6 UNIT BUILDING =	42 UNITS
(2) 5 UNIT BUILDINGS =	10 UNITS
(2) 3 UNIT BUILDINGS =	6 UNITS
TOTAL UNITS =	337
PARK REQUIREMENT:	
REQUIRED =	50,550 sf (150 sf x 337 UNITS)
PROVIDED =	58,353 sf
PARKING REQUIREMENT:	
REQUIRED =	674 (2 SPACES PER UNIT)
PROVIDED =	674 (GARAGE & DRIVEWAY)
GUEST PARKING REQUIRED =	337 UNITS x 0.33 = 111.21
GUEST PARKING PROVIDED =	112
ADA PARKING REQUIRED =	5 (101-150)
ADA SPACES PROVIDED =	5

PLANS PREPARED UNDER THE DIRECTION OF:
 ANDREW J. BOOTH
 P.E. NUMBER: 62302
 PLOTTED: July 9, 2021 - 9:15 AM, BY: Terry Smith

REVISIONS:
 ETM NO. 20-217
 DRAWN BY: TS
 DESIGNED BY: TS
 CHECKED BY: JV
 DATE: JUNE 2021

England-Thims & Miller, Inc.
 14775 Old St. Augustine Road
 Jacksonville, FL 32258
 TEL: (904) 642-8990
 FAX: (904) 646-9485
 REG - 2384 LC - 0000316

ETM
 VISION • EXPERIENCE • RESULTS

PUD SITE PLAN
POWERS AVENUE RESIDENTIAL DEVELOPMENT
FOR
LENNAR HOMES, LLC.

DRAWING NUMBER
PUD
 Exhibit 4