COLEMAN ROAD SUBDIVISION

10715-10709 COLEMAN ROAD, JACKSONVILLE, FLORIDA 32257

PROJECT CONTACTS

OWNER
RCBF PROPERTIES, LLC
3491 PALL MALL RD. # 202
JACKSONVILLE, FL 32257
ATTN: MR. ROGER COSTILOE
MR. BLAIR FONDA

DEVELOPER
RCBF PROPERTIES, LLC
3491 PALL MALL RD. # 202
JACKSONVILLE, FL 32257
ATTN: MR. ROGER COSTILOE
MR. BLAIR FONDA

CIVIL ENGINEERS
ALMOND ENGINEERING, P.A.
6277 DUPONT STATION CT. EAST, SUITE 1
JACKSONVILLE, FL 32217
(904) 306-0162 PHONE

ATTN: MR. ERIC J. ALMOND, P.E.
EALMOND@ALMONDENGINEERING.COM

ATTN: MRS. HILLARY L. ALMOND, P.E.
HALMOND@ALMONDENGINEERING.COM

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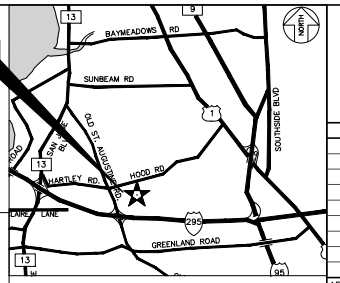
0 50 100
SCALE IN FEET

PROJECT LOCATION
10715-10709 COLEMAN ROAD
JACKSONVILLE, FLORIDA 32257



VICINITY PLAN

ZONED: RLD-60

ZONED: RLD-90

ZONED: RMD-C

ZONED: RLD-60

ZONED: RLD-60

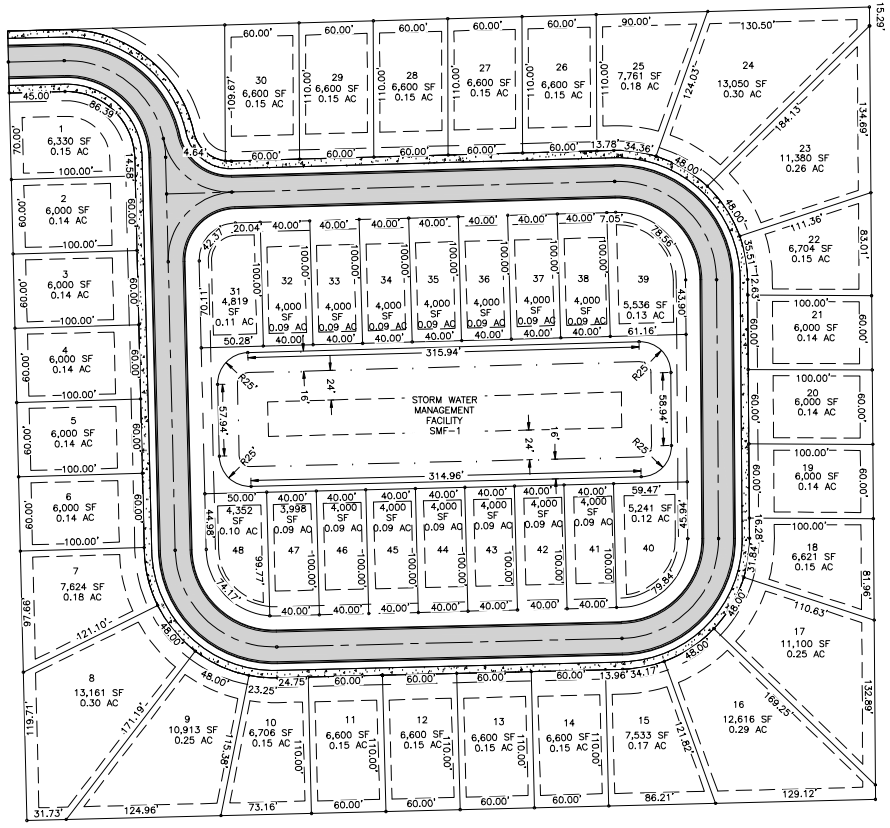
ZONED: PUD

ZONED: PUD

ZONED: RLD-60

COLEMAN ROAD

KNOTTINGBY DR.



LOTS RLD-60

LOT #	WIDTH	LENGTH	TOTAL AREA	MIN. AREA REQUIREMENT
1	60'	100'	6330	6000
2	60'	100'	6000	6000
3	60'	100'	6000	6000
4	60'	100'	6000	6000
5	60'	100'	6000	6000
6	60	100'	6000	6000
7	48'	121'	7624	6000
8	48'	171'	13161	6000
9	48'	115'	10913	6000
10	48'	110'	6706	6000
11	60'	110'	6600	6000
12	60'	110'	6600	6000
13	60'	110'	6600	6000
14	60'	110'	6600	6000
15	48'	122'	7533	6000
16	48'	169'	12616	6000
17	48'	111'	11100	6000
18	48'	100'	6621	6000
19	60'	100'	6000	6000
20	60'	100'	6000	6000
21	60'	100'	6000	6000
22	48'	111'	6704	6000
23	48'	184'	11380	6000
24	48'	124'	13050	6000
25	48'	110'	7761	6000
26	60'	110'	6600	6000
27	60'	110'	6600	6000
28	60'	110'	6600	6000
29	60'	110'	6600	6000
30	60'	110'	6600	6000

LOTS RLD-40

LOT #	WIDTH	LENGTH	TOTAL AREA	MIN. AREA REQUIREMENT
31	62'	100'	4819	4000
32	40'	100'	4000	4000
33	40'	100'	4000	4000
34	40'	100'	4000	4000
35	40'	100'	4000	4000
36	40'	100'	4000	4000
37	40'	100'	4000	4000
38	40'	100'	4000	4000
39	85'	44'	5536	4000
40	80'	46'	5241	4000
41	40'	100'	4000	4000
42	40'	100'	4000	4000
43	40'	100'	4000	4000
44	40'	100'	4000	4000
45	40'	100'	4000	4000
46	40'	100'	4000	4000
47	40'	100'	4000	4000
48	74'	100'	4352	4000

SITE DATA SUMMARY

PROJECT SUMMARY:
RE # 155667-0000; 155667-0010; 155667-0020; 155667-0030; 155667-0040; 155667-0060; 155668-0000; 155669-0000

TOTAL SITE AREA: 10.12 Ac.
TOTAL NUMBER OF LOTS: 48
EXISTING ZONING: RR-ACRE
PROPOSED ZONING: PUD
EXISTING LAND USE: LDR
PROPOSED LAND USE: LDR

CITY OF JACKSONVILLE ZONING REQUIREMENTS

MINIMUM LOT REQUIREMENTS
ZONING= PUD (RLD-40)
WIDTH = 40' (INTERIOR LOTS)
AREA = 4,000 SF

MINIMUM LOT REQUIREMENTS
ZONING= PUD (RLD-60)
WIDTH = 60 (EXTERIOR LOTS)
AREA = 6,000 SF

MAXIMUM LOT COVERAGE BY ALL BUILDINGS AND STRUCTURES
PUD = 50%

MAXIMUM HEIGHT OF STRUCTURE
PUD = 35'

RECREATIONAL AREA REQUIRED

1 AC. RECREATIONAL SPACE PER 100 LOTS

48 LOTS = 0.48 AC. REC. SPACE REQUIRED
0.00 AC. REC. SPACE PROVIDED

DEVELOPER WISHES TO PAY INTO COJ RECREATIONAL FUND.

PARKING REQUIREMENT FOR RESIDENTIAL USES

SINGLE FAMILY DWELLING
2 SPACES PER DWELLING

48 LOTS x 2 SPACES =
96 PARKING SPACES REQUIRED
96 PARKING SPACES PROVIDED*

*PARKING PROVIDED WITH INTERNAL GARAGES AND/OR PARKING ON INTERNAL LOT DRIVEWAYS

GENERAL PROJECT INFORMATION

GENERAL	
City Development Number	IN PROGRESS
Concurrency Application Number	IN PROGRESS
Property Appraiser Number (RE #)	155667-0000 / 155667-0010
	155667-0020 / 155667-0030
	155667-0040 / 155667-0060
	155668-0000 / 155669-0000
Zoning Designation	PUD
PUD Ordinance Number	IN PROGRESS
FIRM – Community – Panel	12031C0561H
Flood Zones (Show in Plans)	ZONE X
Base Flood Elev.	N/A
Vertical Datum Used for Project	NAVD 88
JEA Availability Number	IN PROGRESS
SJRWMD Permit Number	IN PROGRESS
SUBDIVISION	
PSD Number	IN PROGRESS
City or Private Inspection	PRIVATE
Public or Private Roads	PUBLIC
Subdivision ("911") Disk Provided?	IN PROGRESS

11/12/2019
ERIC J. ALMOND, P.E.
FL# 59246

Date	Revision

AE JOB NO.: 18-90
DESIGN: E.J.A.
DRAWN: MAB/JRK/LM
CHECKED: E.J.A.
PLOT DATE: 11-12-2019

MASTER SITE PLAN

COLEMAN ROAD SUBDIVISION
10715-10709 COLEMAN ROAD
JACKSONVILLE, FLORIDA 32257

ALMOND ENGINEERING
CONSULTING CIVIL ENGINEERS
6277 DUPONT STATION COURT E., SUITE 1
JACKSONVILLE, FL 32217
(904) 306-0162 PHONE

C-8

NOT FOR CONSTRUCTION, NOT FOR BIDDING - FOR REGULATORY REVIEW ONLY. - 11/12/2019

Exhibit 4
Page 1 of 1

Revised: Nov 12, 2019 – 10:27am, By: lmattei
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