

E.T.M.
 VISION • EXPERIENCE • RESULTS
 England-Thiry & Miller, Inc.
 14775 Old St. Augustine Road
 Jacksonville, FL 32258
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 REG - 2584 LC - 00003916

E.T.M. NO. 21-110
 DRAWN BY: D.G.S.
 DESIGNED BY: S.A.W.
 CHECKED BY: S.A.W.
 DATE: APRIL, 2021

PLANS PREPARED UNDER THE
 DIRECTION OF:
 SCOTT A. WILD
 P.E. NUMBER: 47030
 PLOTTED: June 9, 2021 - 9:26 AM, BY: Dino Simonelli

REVISIONS:
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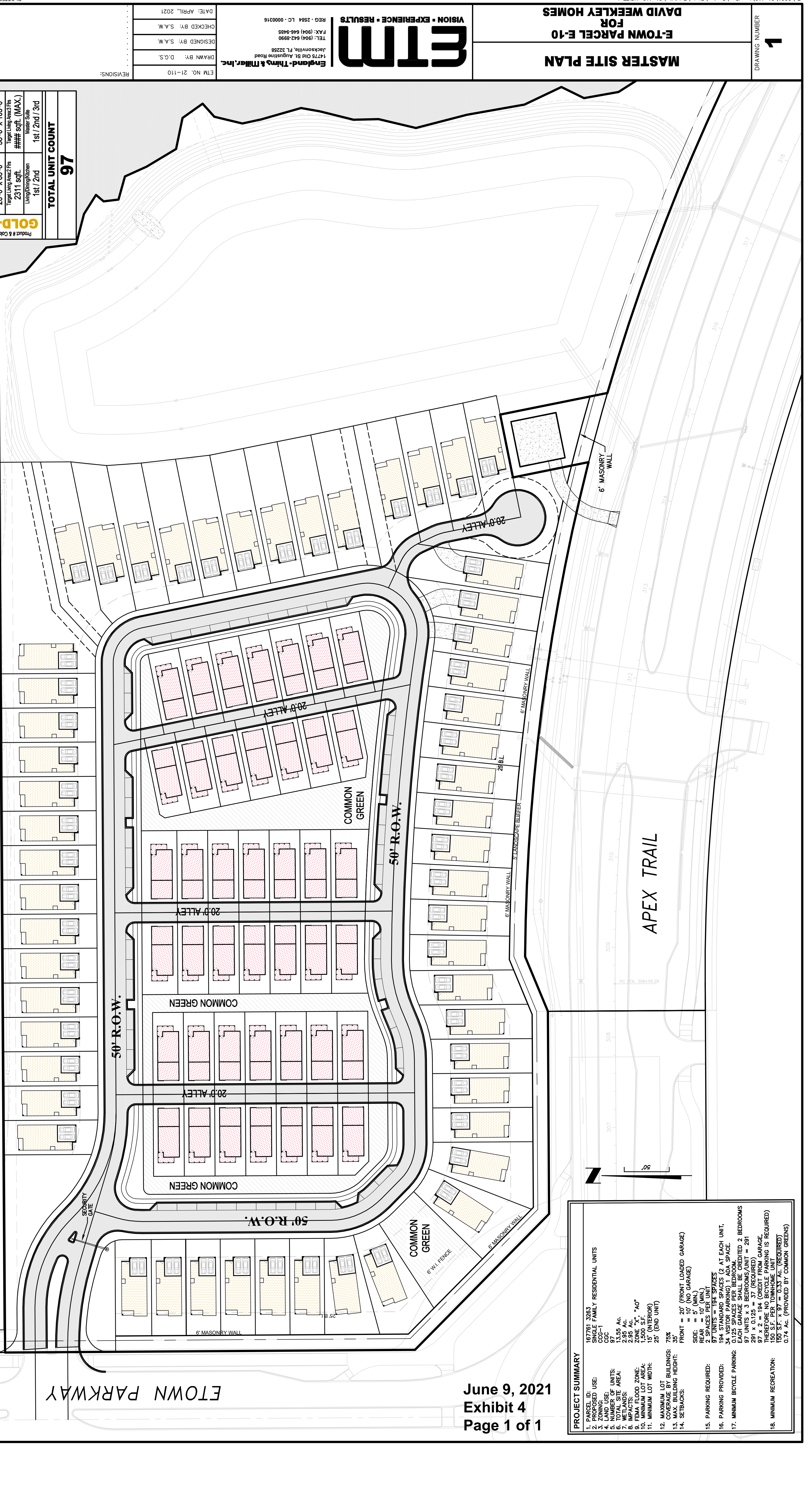
Unit Count	Product # & Color	Typical Lot Size	Typical Living Area ² Fsq	Typical Living Area ³ Fsq	Master Suite	Typical Lot Size	Typical Living Area ² Fsq	Typical Living Area ³ Fsq	Master Suite	
42	RED-1	24'-0" x 61'-0"	2100 sqft.	2311 sqft.	1st / 2nd / 3rd	34'-0" x 91'-0"	2100 sqft.	2311 sqft.	1st / 2nd / 3rd	
55	GOLD-2	28'-0" x 65'-0"	2311 sqft.	2311 sqft.	1st / 2nd / 3rd	38'-0" x 105'-0"	2311 sqft.	2311 sqft.	1st / 2nd / 3rd	
97	42 + 55	TOTAL UNIT COUNT								

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(COMMUNITY NAME) PLANS
 ORL-8049

(COMMUNITY NAME) PLANS
 DAL-9760

TOTAL UNIT COUNT
97



PROJECT SUMMARY
 1. PARCEL ID: 167761 3283
 2. PROPOSED USE: SINGLE FAMILY RESIDENTIAL UNITS
 3. ZONING USE: CC-1
 4. TOTAL SITE AREA: 13.55 Ac.
 5. NUMBER OF UNITS: 97
 6. TOTAL SITE AREA: 13.55 Ac.
 7. WETLANDS: 2.95 Ac.
 8. FEMA FLOOD ZONE: "X", "A0"
 9. MINIMUM LOT AREA: 1,500 S.F.
 10. MINIMUM LOT WIDTH: 15' (INTERIOR)
 11. MINIMUM LOT WIDTH: 25' (END UNIT)
 12. MAXIMUM LOT BUILDINGS: 75%
 13. MAX. BUILDING HEIGHT: 35'
 14. SETBACKS:
 FRONT = 20' (FRONT LOADED GARAGE)
 = 10' (NO GARAGE)
 SIDE = 5' (MIN.)
 REAR = 5' (MIN.)
 15. PARKING REQUIRED:
 97 UNITS = 194 SPACES
 16. PARKING PROVIDED:
 194 STANDARD SPACES (2 AT EACH UNIT,
 34 VISITOR PARKING), 1 ADA SPACE,
 0123 GARAGE SPACES, 20 UNITS TO BE PROVIDED 2 BEDROOMS
 97 UNITS x 3 BEDROOMS/UNIT = 291
 291 x 0.125 = 37 (REQUIRED)
 97 x 2 = 194 (CREDIT FROM GARAGE,
 THEREFORE NO BICYCLE PARKING IS REQUIRED)
 150 S.F. PER COMMON GREEN UNIT (REQUIRED)
 150 S.F. x 97 UNITS = 14550 S.F. (REQUIRED)
 0.74 Ac. (PROVIDED BY COMMON GREENS)

June 9, 2021
 Exhibit 4
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