VICINITY MAP NTS

LAND USE TABLE

TOTAL GROSS ACREAGE	14.55 ACRES	100%
AMOUNT OF EACH DIFFERENT USE BY ACREAGE:		
TOWNHOMES	3.95 ACRES +/-	27%
TOTAL NUMBER AND TYPE OF DWELLING UNITS BY EACH TIME OF SAME:		
TOWNHOMES	98 DWELLING UNITS	
ACTIVE RECREATION AND/OR OPEN SPACE	N/A ACRES	0 %
PASSIVE OPEN SPACE	9.1 ACRES +/-	63 %
PUBLIC AND PRIVATE RIGHT-OF-WAY	1.5 ACRES +/-	10 %

LEGEND

BOUNDARY LINE
LOT LINE
FLOODLINE
POND LINE

DEVELOPMENT STANDARDS:

LOT AREA	1,400 S.F.
LOT WIDTH	16 FEET
LOT COVERAGE BY BLDG. (Overall)	70%
MAX.BUILDING HEIGHT	35 FEET
MINIMUM LOT SETBACKS:	
SIDE YARD	5 FEET
REAR YARD	10 FEET
FRONT YARD (TO GARAGE FACE)	20 FEET
TOTAL UNITS IN PHASE 1	98
11 - 8 UNIT BUILDING	88
1 - 4 UNIT BUILDING	4
1 - 6 UNIT BUILDING	6

REQUIRED PARKING:
2 SPACES PER UNIT PLUS 1 SP PER 3 UNITS =229 SPACES

PARKING PROVIDE:
2 SPACES PER UNIT PLUS 33 SPACES =229 SPACES

LAND & ZONING INFORMATION:

CURRENT LAND USE DESIGNATION: LDR

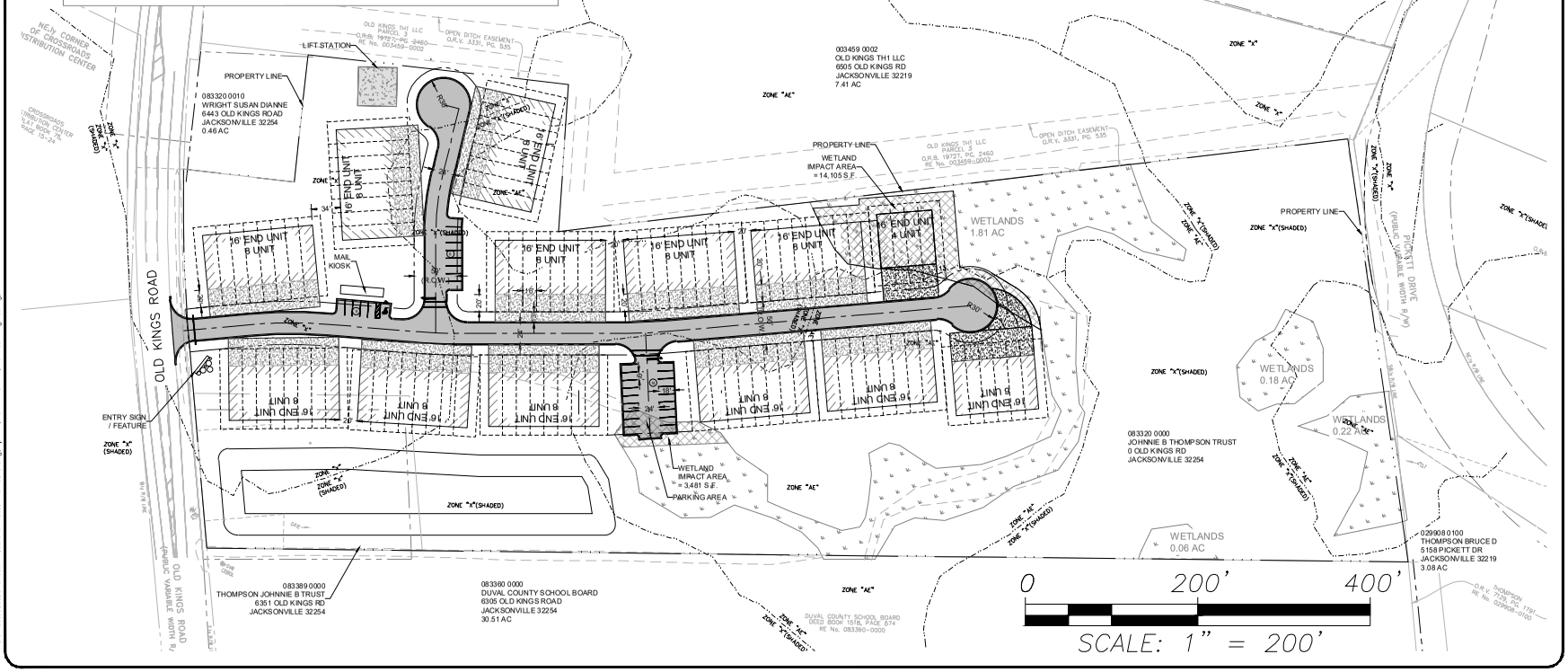
CURRENT ZONING DISTRICT: RR-ACRE

REQUESTED ZONING DISTRICT: PUD

REAL ESTATE NUMBERS: 083320-0000 AND 083389-0000

FEMA DESIGNATION ZONES:

"AE" AND "X"



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ADKINSON ENGINEERING
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PHONE (904) 081-4206

KINGS TRAIL
FORESTAR

NO.	DATE	REVISION DESCRIPTION

JOB NO.	JOB 2203
DATE	March 23, 2022
SCALE	AS SHOWN
SHEET	

Exhibit 4
Page 1 of 1

March 23, 2022