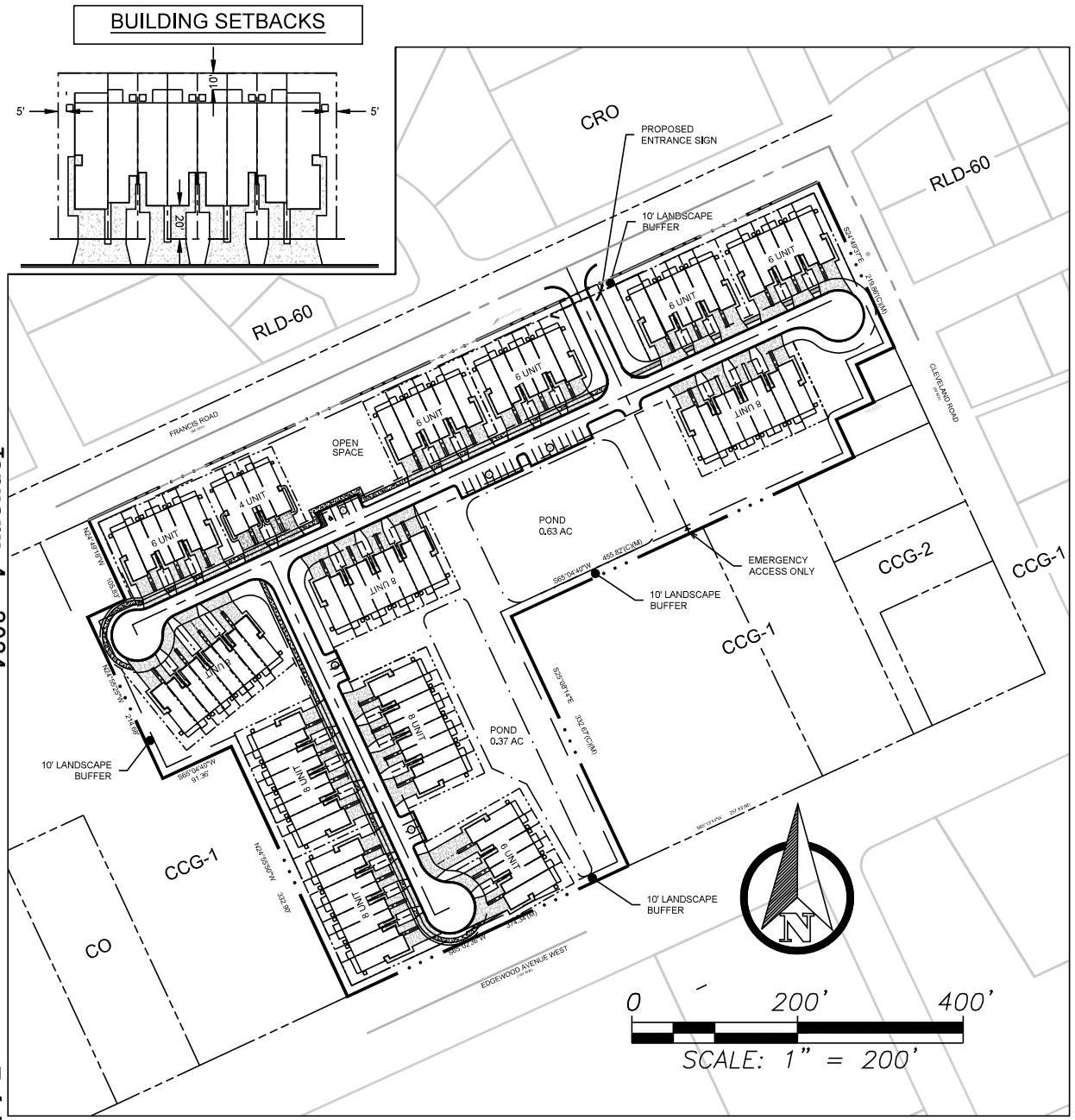


FRANCIS POINTE TOWNHOMES PUD PLAN

TOTAL GROSS ACREAGE	ACRES	10.2	100%
AMOUNT OF EACH DIFFERENT USE BY ACREAGE:			
TOWNHOMES		2.40 ACRES +/-	24%
ACTIVE RECREATION		N/A ACRES	0.0 %
PASSIVE OPEN SPACE		4.78 ACRES	46 %
RIGHT-OF-WAY		2.02 +/- ACRES	20 %
POND		1 ACRES	10%

DEVELOPMENT STANDARDS:

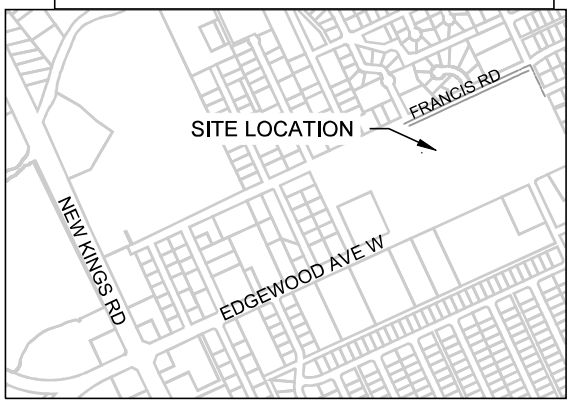
LOT AREA	1,800 S.F.
LOT WIDTH	18 FEET
LOT COVERAGE BY BLDG. (OVERALL)	75%
MAX.BUILDING HEIGHT	35 FEET
MINIMUM LOT SETBACKS:	
SIDE, INTERIOR YARD	5.0 FEET
REAR YARD	10 FEET
FRONT YARD (TO GARAGE FACE)	20 FEET
TOTAL UNITS	88
1 - 4 UNIT BUILDING	4
6 - 6 UNIT BUILDING	36
6 - 8 UNIT BUILDING	48

REQUIRED PARKING:
2 SPACES PER UNIT PLUS 1 SP PER 3 UNITS =205 SPACES

PARKING PROVIDE:
2 SPACES PER UNIT PLUS 31 SPACES =207 SPACES

LAND & ZONING INFORMATION:

CURRENT LAND USE DESIGNATION:	RPI & CGC
CURRENT ZONING DISTRICT:	CRO & CCG-1
REQUESTED ZONING DISTRICT:	PUD
REAL ESTATE NUMBERS:	041450-0010 & 041449-0020
FEMA DESIGNATION ZONE:	'X'



ADKINSON ENGINEERING
6550 ST. AUGUSTINE ROAD, SUITE 203
JACKSONVILLE, FLORIDA 32217
PHONE (904) 881-4206
LICENSE NUMBER 28982

ENGINEER'S SEAL

FRANCIS POINTE TOWNHOMES

NO.	DATE	REVISION DESCRIPTION

PRELIMINARY SITE PLAN

JOB NO.	JOB 2315
DATE	January 4, 2024
SCALE	AS SHOWN
SHEET	1 OF 1

January 4, 2024

Exhibit 4
Page 1 of 1

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