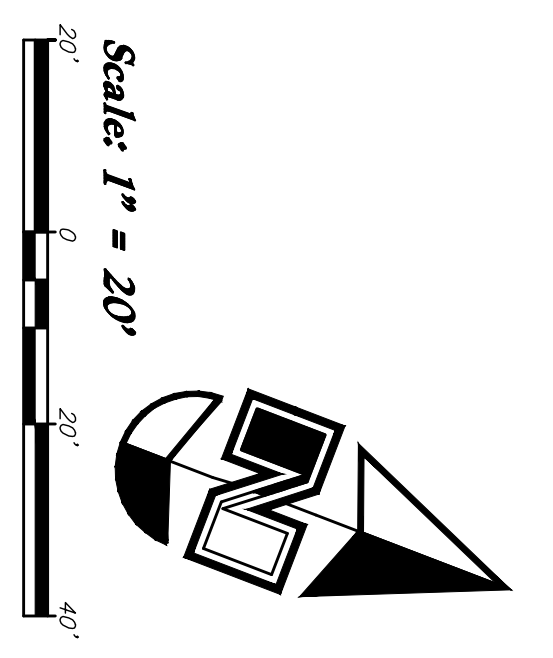


# Site Plan 3-25-22

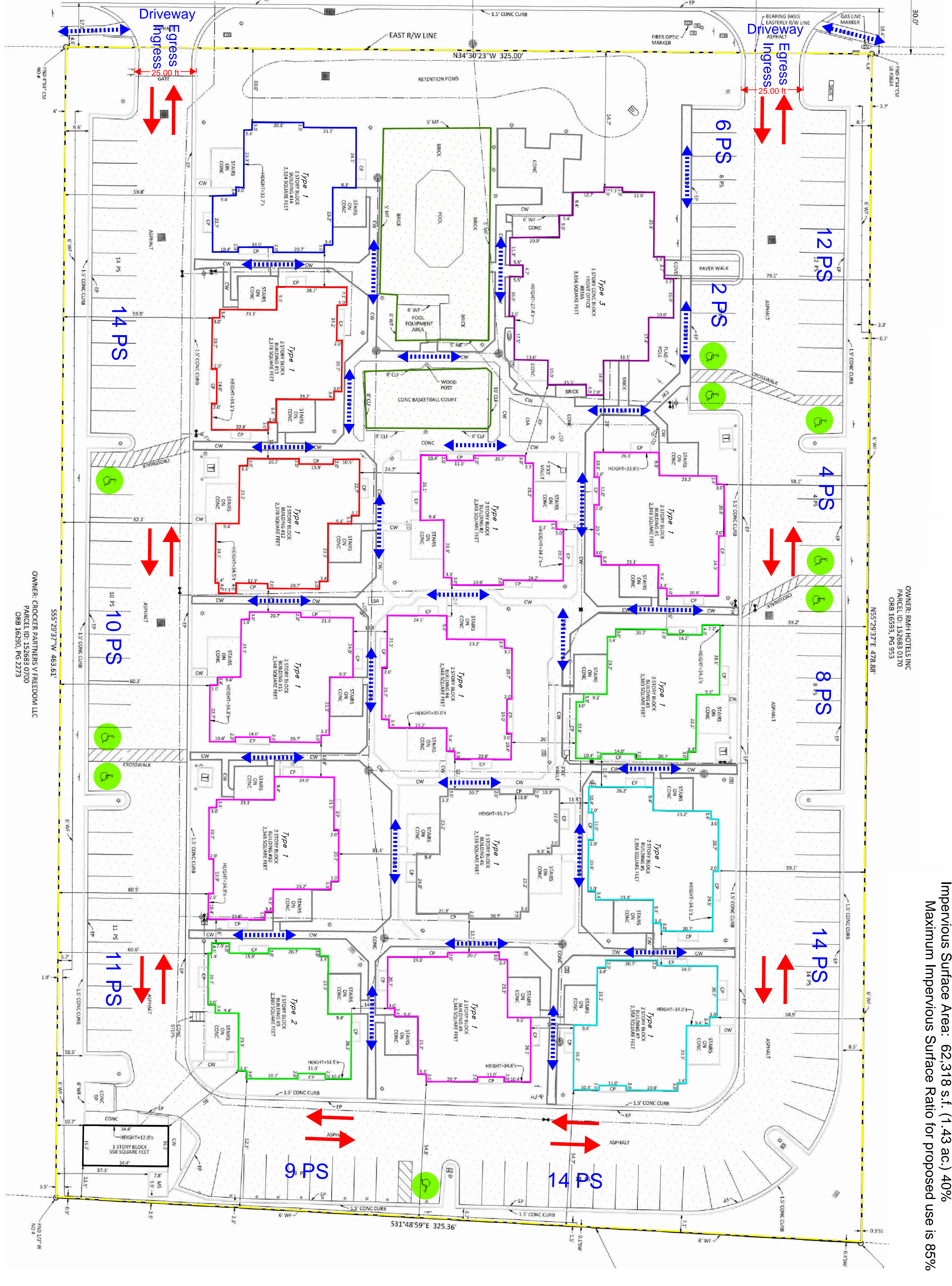
**Building Footprint Data:**  
 Type 1 (13 Buildings): 30,602 SF  
 Type 2 (1 Buildings): 2,380 SF  
 Type 3 (1 Buildings): 3,856 SF  
 Maintenance Bldg: 558 SF

**Number of Dwelling Units:** 112 Dwellings  
 112 Dwellings / 3.52 Acres = 31.82 Dwelling units per acre

**Site Data**  
 Site Area: 153,155 s.f. (3.52 ac.) 100%  
 Recreational / Open space: 53,441 s.f. (1.23 ac.) 36%  
 Building Area Coverage at Ground Level: 37,396 s.f. (0.86 ac.) 24%  
 Impervious Surface Area: 62,318 s.f. (1.43 ac.) 40%  
 Maximum Impervious Surface Ratio for proposed use is 85%



**Dix Ellis Trail** WIDTH OF TRAVELED WAY 25'  
 DIX ELLIS TRAIL 70' R/W



### Legend

- Impervious surface
  - Recreational Open Space
  - Exist & Proposed Vehicular Circulation
  - Exist & Proposed Pedestrian Circulation
  - ADA Parking Stalls
  - # PS Count of Standard Parking Stalls
- Parking Provided:  
 104 Standard Parking Stalls  
 9 ADA Accessible Stalls  
 113 TOTAL Parking Stalls



**Property Exhibit**  
**Jacksonville FL Property**  
 8365 Dix Ellis Trail  
 Jacksonville, FL

**AWA**  
 ANDERSON WAHLEN & ASSOCIATES  
 2010 North Redwood Road, Salt Lake City, Utah 84116  
 (801) 488-8888 - AWAengineering.net

March 11, 2022

REV	DATE	DESCRIPTION

**Exhibit 4**

II Mar, 2022  
 SHEET NO.  
**Exhibit**