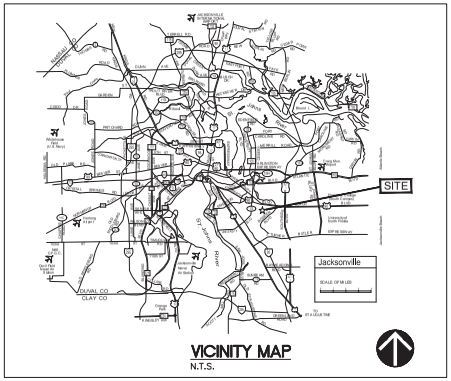


VICINITY MAP
N.T.S.

TOWN HOME DEVELOPMENT (PER 656.414)

MINIMUM LOT WIDTH REQUIRED – 15'; 25' FOR END UNITS
MINIMUM LOT WIDTH PROVIDED – 16'; 26' FOR END UNITS

MINIMUM LOT AREA REQUIRED – 1,500 S.F.
MINIMUM LOT AREA PROVIDED – 1,600 S.F.

MAXIMUM LOT COVERAGE BY ALL BUILDINGS ALLOWABLE – 70%
MAXIMUM LOT COVERAGE BY ALL BUILDINGS PROVIDED – 70%

MINIMUM YARD REQUIREMENTS

FRONT – 22' FROM EDGE OF SIDEWALK TO GARAGE FACE;
15' FROM EDGE OF SIDEWALK TO BUILDING FASCADE

SIDE – 0'; 10' ON END UNITS

REAR – 10'

OF TOWN HOME LOTS – 70 LOTS

DENSITY – 70 LOTS/6.412 = 10.92 LOTS PER ACRE

IMPERVIOUS SURFACE RATIO:

PER 654.129 (RLD–TNH) – 75%

WATER & SEWER:

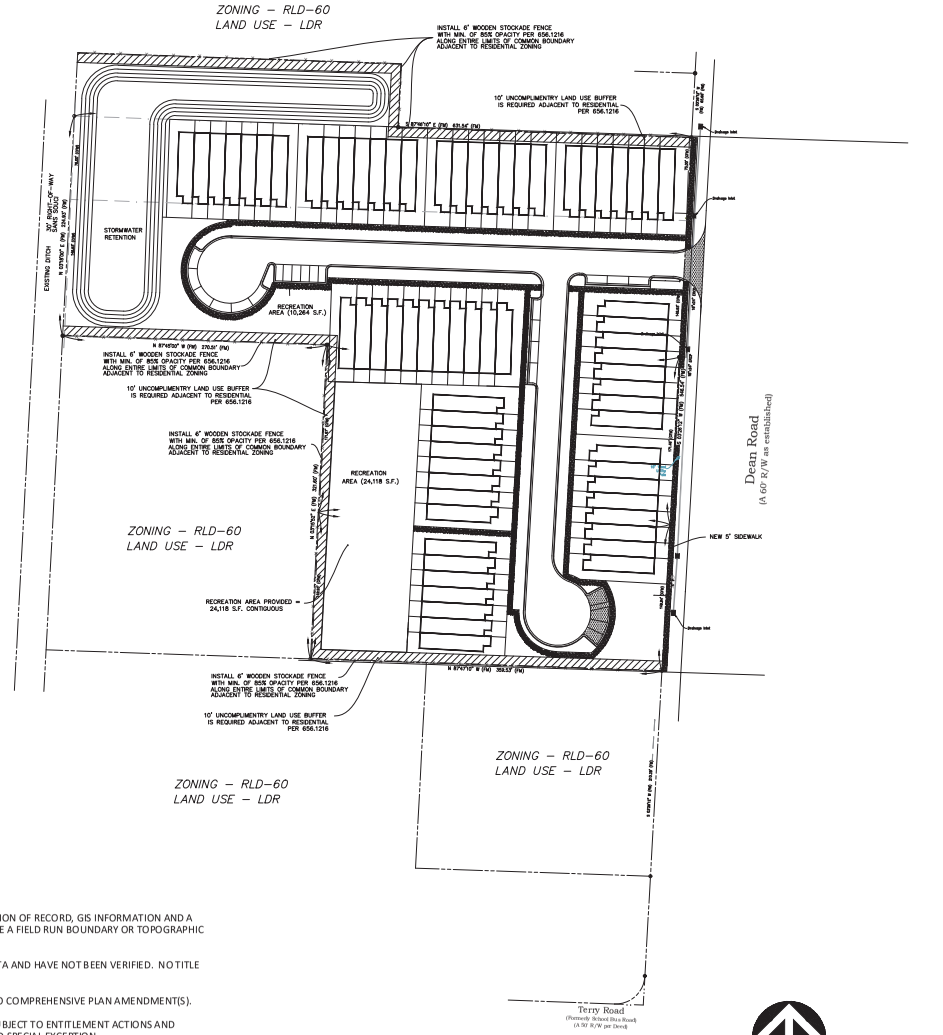
JEA WATER AND SEWERAGE IS ADJACENT TO SITE

RECREATION AREA:

PER 656.420 – REQUIRED RECREATION AREA =
435 S.F. x 70 LOTS = 30,450 S.F.
REQUIRED RECREATION AREA PROVIDED = 34,008 S.F.

PARKING:

PER 656.604 (a)(2) – OFF STREET PARKING REQUIRED –
(2) SPACES PER EACH TOWNHOME UNIT PLUS (1) SPACE PER EACH (3) TOWNHOME UNITS FOR GUEST PARKING
LOTS SHALL HAVE (1) GARAGE SPACE AND (1) DRIVEWAY SPACE PER EACH TOWNHOME LOT
GUEST PARKING:
MIN. SPACES REQUIRED – (1) SPACE PER (3) UNITS
70 UNITS/3 = 23 SPACES
SPACES PROVIDED – 23 SPACES



NOTES:

1. THIS IS EXHIBIT HAS BEEN COMPILED THROUGH A COMBINATION OF RECORD, GIS INFORMATION AND A SURVEY PROVIDED BY THE OWNER - IT DOES NOT CONSTITUTE A FIELD RUN BOUNDARY OR TOPOGRAPHIC SURVEY.
2. ALL AREAS SHOWN HEREON ARE BASED ON ASSESSMENT DATA AND HAVE NOT BEEN VERIFIED. NO TITLE REPORT HAS BEEN FURNISHED.
3. THE PROPOSED LAYOUT SHOWN HEREON MAY BE SUBJECT TO COMPREHENSIVE PLAN AMENDMENT(S).
4. THE PROPOSED IMPROVEMENTS SHOWN HEREON MAY BE SUBJECT TO ENTITLEMENT ACTIONS AND APPROVALS, INCLUDING BUT NOT LIMITED TO REZONING AND SPECIAL EXCEPTION.
5. ANY PROPOSED ENTRANCE(S) TO PUBLIC RIGHT-OF-WAY HEREON WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF JACKSONVILLE UNDER THEIR DESIGN STANDARDS.
6. THE LAYOUT SHOWN HEREON IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE BASED ON REVIEW AND APPROVAL BY ALL APPROPRIATE COUNTY AND STATE AGENCIES.
7. THIS PRELIMINARY LAYOUT HAS BEEN PREPARED BY VIKA SOUTH, LLC. EXPRESSLY FOR ITS CLIENT UNDER VIKA SOUTH, LLC'S STANDARD TERMS AND CONDITIONS.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

ENGINEERING SURVEYING/GEOMATICS
LANDSCAPE ARCHITECTURE PLANNING
VIKA SOUTH, LLC
2720 PARK STREET, SUITE 218
JACKSONVILLE, FL 32205
PHONE: (904) 466-6929

Our Site Set on the Future.

PLAN STATUS	DATE
1st. Sub.	

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

DEAN ROAD TOWN HOUSE DEVELOPMENT

DEAN ROAD TOWN HOUSE DEVELOPMENT
JACKSONVILLE
DUVAL COUNTY, FLORIDA

PRELIMINARY SITE PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	09/01/23
DWG. SCALE:	1" = 60'
VIKA NO.	VS23012A
SHEET NO.	C-01

FILE: F:\Projects\23012 - Dean Road\VS23012A\CAD\ENGINEERING\CONSTRUCTION DRAWINGS\VS23012A-ENGBASE04.dwg USER: Bongiovanni DATE: December 14, 2023 TIME: 11:08:49 AM LAYOUT: BORD
LAYOUT: BORD, Plotted By: Bongiovanni

September 1, 2023

Exhibit 4

Page 1 of 1