

PROJECT SUMMARY

THE EXISTING SITE IS UNDEVELOPED. THE PROPOSED USE IS MULTI-FAMILY RESIDENTIAL 4-UNIT VILLAS. STORMWATER MANAGEMENT WILL BE PROVIDED WITHIN ON-SITE DETENTION AREAS.

PARCEL NO. 012920 0000
 TOTAL PHASES ONE (1)
 TOTAL SITE AREA (ACRES) 6.52
 TOTAL LOTS 21
 DWELLING UNITS 84
 DENSITY (UNITS/ACRE) 12.9

EXISTING/RECD

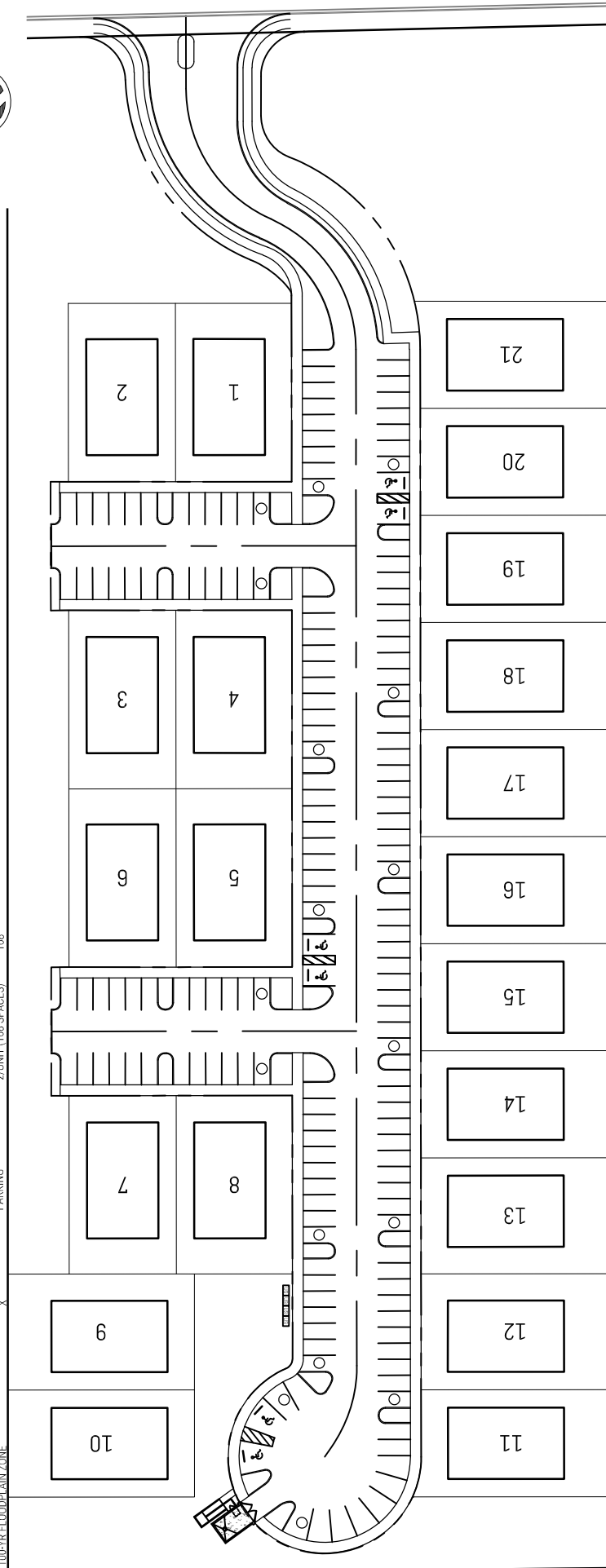
CGC
 CCG-1

PROPOSED

MDR
 PUD
 5,100
 60

LAND USE
 ZONING
 MIN. LOT SIZE (SF)
 MIN. LOT WIDTH (FT)
 LOT COVERAGE
 BUILDING IMP. SURFACE
 SETBACKS (FEET)
 FRONT
 SIDE
 REAR
 MAX. HEIGHT (FEET)
 PARKING

50%
 75%
 15
 10
 20
 35
 60
 2/UNIT (168 SPACES)



PROJECT INFORMATION

ENGINEER
 GERALD (JERRY) PIONESSA, JR. PE
 JMJ GROUP, LLC
 5711 RICHARD ST., STE 4
 JACKSONVILLE, FL 32216
 (229) 516-0977

OWNER
 BEN D. GEORGE ET AL
 1332 TRAIL BY THE LAKE
 DELAND, FL 32724

MAGNOLIA VILLAS
 103RD ST.
 JACKSONVILLE, FL 32210



CONCEPT
 JOB NO. 01262
 DATE 2-1-22
 1" = 60'