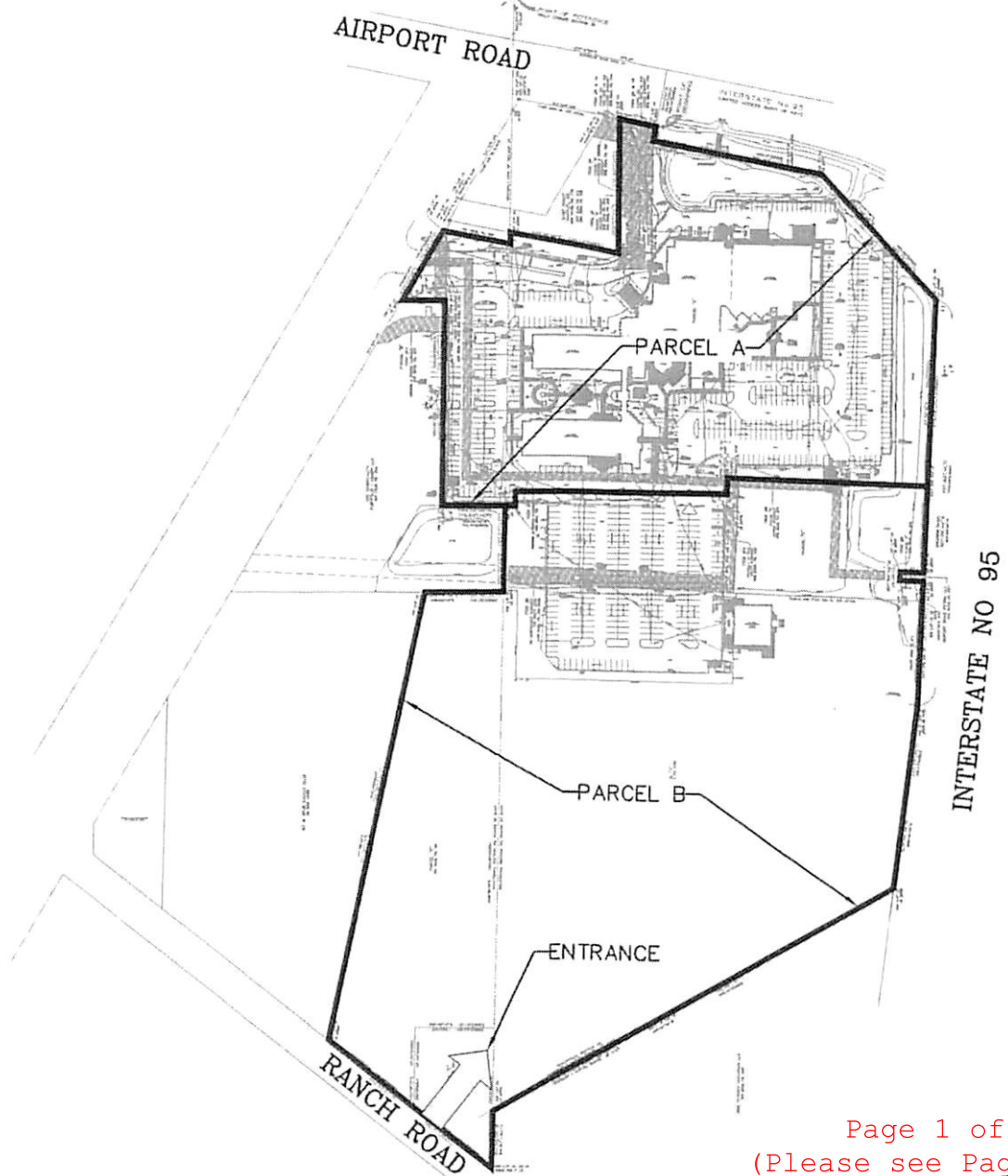
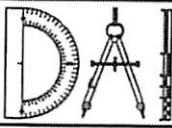


EXHIBIT "E"



Page 1 of 2
 (Please see Page 2 for
 Parcels B & C)

PARCEL A IS ALSO REFERRED TO AS THE "NORTHERN PARCEL"
 PARCEL B IS ALSO REFERRED TO AS THE "SOUTHERN PARCEL"
 THE PARKING SHOWN ON THE SOUTHERN PARCEL IS CURRENTLY USED AS ADDITIONAL, OVERFLOW PARKING FOR THE EXISTING HOTEL LOCATED ON THE NORTHERN PARCEL. UPON COMPLETION OF PHASE 1, THE APPLICANT INTENDS TO REMOVE THE ADDITIONAL, OVERFLOW PARKING FROM THE SOUTHERN PARCEL UPON COMMENCEMENT OF PHASE 2.



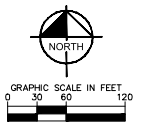
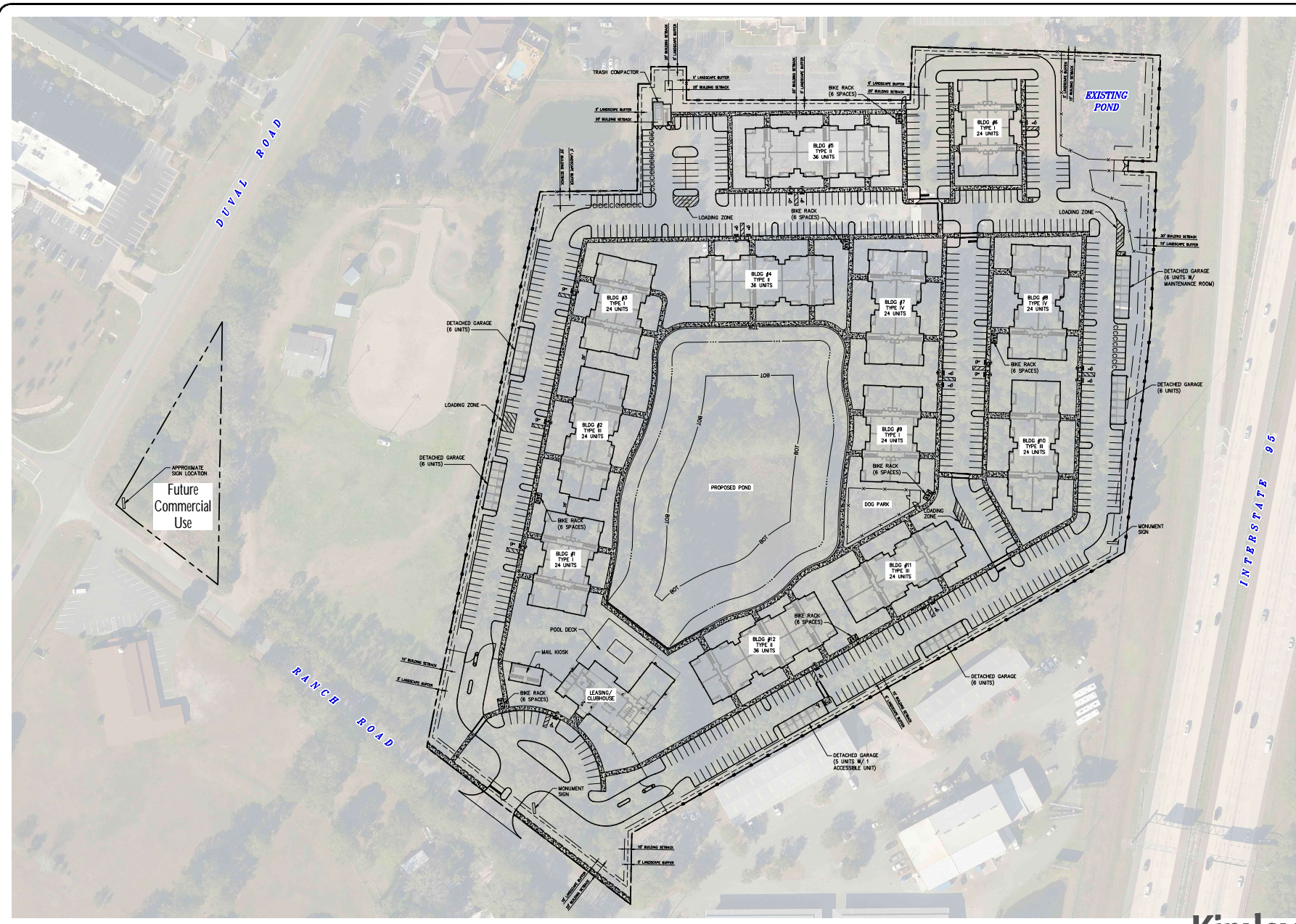
Dunn & Associates, Inc.
 CIVIL ENGINEERS / LAND PLANNERS
 8647 Baypine Road Building 1, Suite 200
 Jacksonville, Florida 32256
 Phone: (904)363-8916 Fax: (904)363-8917

Project Name : EAGLES LANDING		Site Location : SW CORNER OF THE INTERSECTION OF INTERSTATE 95 AND AIRPORT ROAD
Project No :	0802-195-10	
Drawn By :	MPR	Scale : 1" = 300'
Checked By :	DMT	
Date :	May 3, 2019	

ZONING MAP

September 17, 2020
 Exhibit 4
 Page 1 of 2

Drawing name: K:\JMK_Civil\04665000 - Ranch Road Apartments\Civil_PUD Modification\Plan\eng Layout Sep 17, 2020 4:14pm by: EricaBright



SITE DATA:

PARCEL ID = 106478 0120
 SITE = 18.86 ACRES
 ZONING = PUD (SRD, #2019-635-E)
 LANDUSE = DCC

BUILDING SETBACKS:
 FRONT YARD = 20 FT
 SIDE YARD = 10 FT
 REAR YARD = 20 FT

LANDSCAPE BUFFER:
 FRONT YARD = 10 FT
 SIDE YARD = 5 FT
 REAR YARD = 5 FT

LOT COVERAGE = 20% (< 65% MAX. ALLOWED)

ACTIVE RECREATION AREA:
 RECREATED AREA = 48,650 SF
 PROVIDED AREA = 36,562 SF

SEMI-UTILITIES:
 DOG PARK = 4,890 SF
 POOL COURTYARD = 2,572 SF
 CLUBHOUSE GAME ROOM = 685 SF
 CLUBHOUSE YOGA ROOM = 743 SF
 CLUBHOUSE FITNESS ROOM = 4,754 SF
 TOTAL = 48,696 SF

MAX. BUILDING HEIGHT PROVIDED = 42' (< 60' MAX. ALLOWED)

BUILDING FOOTPRINT AREAS:

TYPE I (10,246 SF) =	40,984 SF
TYPE II (13,529 SF) =	40,051 SF
TYPE III (12,044 SF) =	36,132 SF
TYPE IV (11,976 SF) =	23,582 SF
CLUBHOUSE =	8,914 SF
MAIL ROOM =	1,112 SF
TRASH ENCLOSURE =	790 SF
6-UNIT GARAGE (1,417 SF) =	6,668 SF
6-UNIT GARAGE W/ MAINTENANCE =	1,823 SF
6-UNIT ACCESSIBLE GARAGE =	450 SF
TOTAL AREA =	161,077 SF

GROSS BUILDING AREAS:

TYPE I (26,260 SF) =	117,260 SF
TYPE II (34,260 SF) =	116,013 SF
TYPE III (34,889 SF) =	104,628 SF
TYPE IV (24,837 SF) =	68,114 SF
CLUBHOUSE =	8,914 SF
MAIL ROOM =	1,112 SF
TRASH ENCLOSURE =	790 SF
6-UNIT GARAGE (1,417 SF) =	6,668 SF
6-UNIT GARAGE W/ MAINTENANCE =	1,823 SF
6-UNIT ACCESSIBLE GARAGE =	450 SF
TOTAL AREA =	426,137 SF

BUILDING/UNIT COUNT:

TYPE I (24 UNITS)	4 BLDGS	96 UNITS
TYPE II (26 UNITS)	3 BLDGS	108 UNITS
TYPE III (24 UNITS)	3 BLDGS	72 UNITS
TYPE IV (24 UNITS)	2 BLDGS	48 UNITS
TOTAL	12 BLDGS	324 UNITS (564 BED)

REQUIRED PARKING:

1.5 SPACES PER UNIT (PUD)	486 SPACES
1.5 SPACES PER UNIT (CLIENT)	584 SPACES
ADA SPACES	12 SPACES (2%)
COMPACT SPACES	325 MAX.
0.125 BKE SPACES PER BED	71 SPACES
LOADING SPACE PER BLDG	12 SPACES

PARKING PROVIDED:

STANDARD SPACES	503
GARAGE SPACES	30
GARAGE ADA SPACES	1
ADA SPACES	17
COMPACT SPACES	28 (2%)
BKE SPACES	42
LOADING SPACES	4
TOTAL	584 SPACES (1.5/UNIT)
	42 BKE SPACES (0.074/BED)
	4 LOADING SPACES (0.013/BLDG)

Page 2 of 2
 Please see Page 1 for
 Parcel A)

Ranch Road Apartments - PUD Modification Site Plan (Parcels B and C Only)

14670 Duval Road, Jacksonville, Florida 32218
 September 17, 2020



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 12740 GRAN BAY PARKWAY WEST, SUITE 2350
 JACKSONVILLE, FLORIDA 32258
 PHONE: 904-828-3900
 WWW.KIMLEY-HORN.COM REGISTRY 696

September 17, 2020
 Exhibit 4
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