SITE PLAN CONDITIONS PER COA-22-27419

Materials and design shall be as shown on elevations dated March 29, 2022

Site plan design and materials shall be as substantially shown on site plan dated March 24, 2022

The front setback shall be aligned, within 12 inches, with the front setback of the contributing structure at 445 East 1st Street.

The finished floor height shall be aligned, within 6 inches, with the finished floor of the contributing structure at 445 East 1st Street.

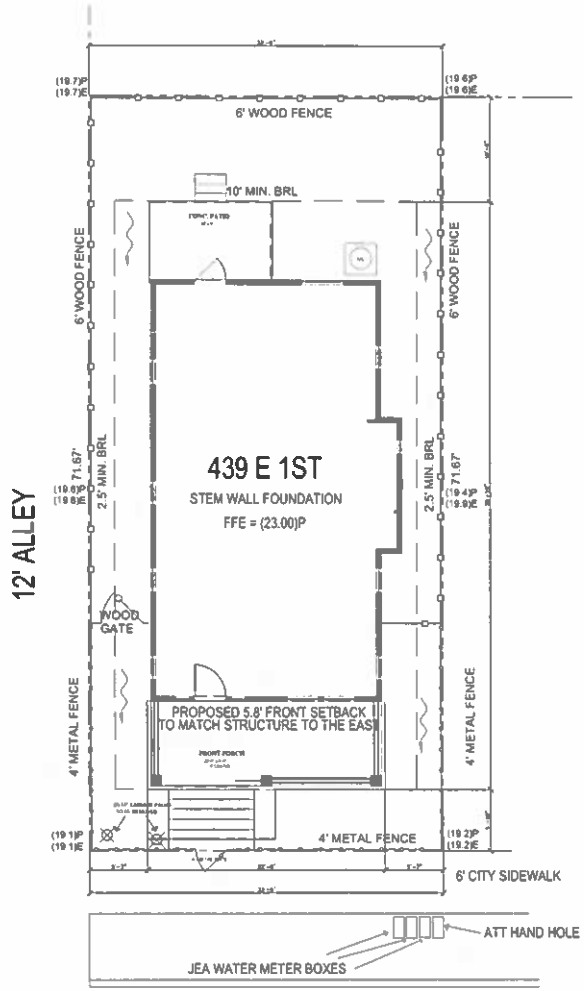
FENCING CONDITIONS PER COA-22-27419

All materials shall have a vertical picket orientation

The fence shall not exceed 4 feet in height within the required front yard and shall not exceed 6 feet in height on the sides and rear of the property

Any masonry columns or posts shall not exceed 1 foot over the height of the fence

All gates shall be the same material and design as the fence.



431 E 1ST
19.8' FRONT SETBACK

445 E 1ST
5.8' FRONT SETBACK

1ST STREET EAST

DRAINAGE REVIEW REQUIRED

LOT AREA = 2,419 SF
IMPERVIOUS AREA= 1243 SF (51.38% OF LOT AREA)
COVERED AREA= 1169 SF (48.33% OF LOT AREA)

LEGAL DESCRIPTION:
THE WEST 33.75 FEET OF THE SOUTH 2 FEET OF LOT 13, BLOCK 93 TOGETHER WITH THE WEST 33.75 FEET OF LOT 14, BLOCK 93, SPRINGFIELD, ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 2, PAGE 4 AND 5 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA.

RE # 072715-0000

DRAINAGE PLAN APPROVED

Approved for stem wall construction only.

APPROVED
PLANNING AND DEVELOPMENT
Zoning Section
BY David Moore- December 8, 2023

Note: All work performed within a City easement or right-of-way requires a separate permit by Development Services Review Group. Provide a 3' clearance from the edge of the driveway to any structures such as inlets, transformers, poles, etc. within City rights-of-way or easements.

NORTH

SITE PLAN

439 E 1ST ST
TALBOT C
SITE PLAN

439 E 1ST STREET
JACKSONVILLE FL, 32206

TERRAWISE HOMES
1334 WALNUT STREET, JACKSONVILLE, FL 32206 (904) 800-WISE (9473) CBC057118

Sheet 1 of 1

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Exhibit 4
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