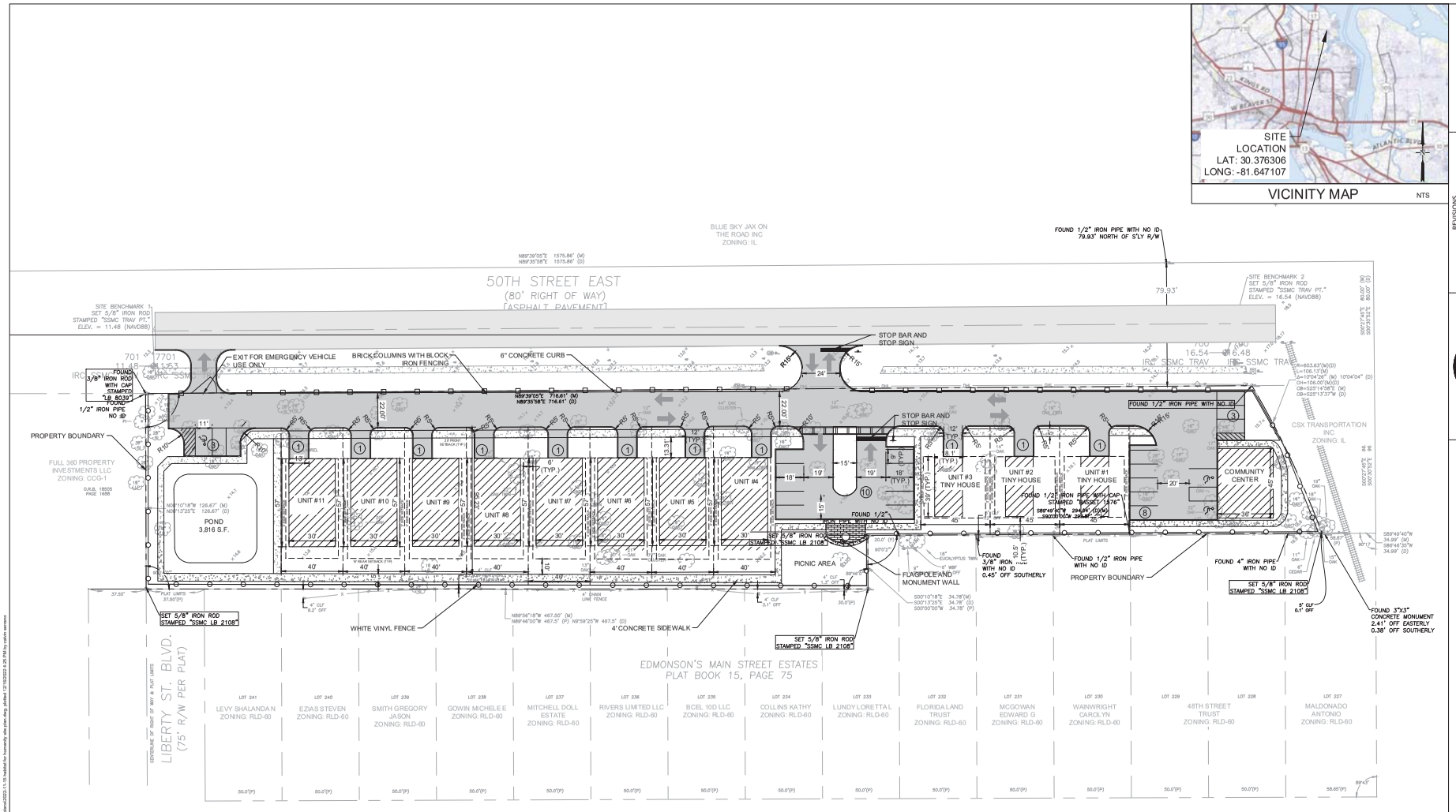

VICINITY MAP NTS

Know what's below. Call before you dig.

SCALE 1" = 30'

LEGEND

- PROPOSED CONCRETE
- PROPOSED STRUCTURE
- PROPOSED BRICK
- PROPOSED ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT

GENERAL NOTES

1. INTENDED USE:
THE PROPOSED HABITAT FOR HUMANITY IS A MASTER PLANNED MULTI FAMILY DEVELOPMENT. THE PROPOSED PROJECT WILL CONSIST OF TEN (10) TOTAL SINGLE FAMILY HOME UNITS. THREE (3) OF THE UNITS WILL BE "TINY HOUSE" UNITS. THE DEVELOPMENT WILL INCLUDE THE TEN (10) INDIVIDUAL SINGLE FAMILY HOME UNITS, COMMUNITY CENTER, GREENSPACE, ASSOCIATED PARKING AND INFRASTRUCTURE TO BE CONSTRUCTED ON 1.98 AC.

2. OWNER:
HABITAT FOR HUMANITY OF JACKSONVILLE, INC.
5800 BEACH BLVD.,
JACKSONVILLE, FL 32207

DEVELOPER:
HABITAT FOR HUMANITY OF JACKSONVILLE, INC.
5800 BEACH BLVD.,
JACKSONVILLE, FL 32207

3. PARKING REQUIREMENTS:
ZONED RLD-60 RESIDENTIAL LOW DENSITY-60
2 SPACES PER UNIT:
TOTAL SPACES REQUIRED:
11 UNITS x 2 SPACES/UNIT = 22 SPACES REQUIRED
COMMUNITY CENTER 1,620 SF / 200 SF = 8.1 SPACES REQUIRED
TOTAL SPACES REQUIRED = 29 SPACES
TOTAL SPACES PROVIDED = 36 SPACES

4. SITE COVERAGE:
TOTAL AREA: 1.98 AC
TOTAL IMPERVIOUS: 1.19 AC (59.81%)
TOTAL PERVIOUS: 0.79 AC (40.19%)
TOTAL BUILDING FOOTPRINT: 17,415 SQ FT

5. SITE DESCRIPTION:
LEGAL DESCRIPTION : A PARCEL OF LAND BEING A PART OF THE CHARLES F. SIBBALD GRANT, SECTION 39, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA.

PROPERTY ADDRESS:
0 50TH ST E
JACKSONVILLE, FL 32208

6. DEVELOPMENT STANDARDS:
ZONING: RLD-60.
THE PROPOSED MULTI-FAMILY DEVELOPMENT IN THIS RLD-60 WILL COMPLY WITH SECTION 656.305, LOW DENSITY RESIDENTIAL CATEGORY, OF THE JACKSONVILLE, FLORIDA ZONING ORDINANCES.
MAXIMUM BUILDING HEIGHT: 35 FEET
SETBACKS:
FRONT YARD: 20 FEET
SIDE YARD: 5 FEET
REAR YARD: 10 FEET

7. PROPOSED UTILITIES:
8.
WATER:
SEWER:
STORM WATER:

9. ACCORDING TO F.I.R.M. MAP NO. 12031C, PANEL 0194J, EFFECTIVE DATE 11/02/2018, THE PROPERTY SHOWN LIES WITHIN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.

ZONE X (UNSHADED) - AREAS OF MINIMAL FLOOD HAZARD.

10. EXTERIOR LIGHTING WILL COMPLY WITH 656 OF THE GLYNN COUNTY ZONING ORDINANCE.

11. SIGNAGE FOR THIS SITE WILL BE COMPLIANT WITH 656.13 OF THE JACKSONVILLE, FLORIDA ZONING ORDINANCE.

12. DENSITY CALCULATION
(10 UNITS / 1.98 ACRES) = 5.05 UNITS PER ACRE

13. VERTICAL DATUM FOR SURVEY IS NAVD88

14. 911 ADDRESS FOR THE PROPERTY IS TO BE DETERMINED

REVISIONS

ROBERTS CIVIL ENGINEERING
31 SIMONS ISLAND | SAVANNAH | JACKSONVILLE | CHARLESTON
WWW.ROBERTSCIVILENGINEERING.COM

SITE PLAN

HABITAT FOR HUMANITY JACKSONVILLE, FL

PREPARED FOR:
HABITAT FOR HUMANITY OF JACKSONVILLE, INC.

DATE: 2022-11-15
PROJECT NUMBER: 22805
DRAWN BY: CS
CHECKED BY: SW
SCALE: 1"=30' (FOR 24"X36" PLOT)

SHEET: 1

Exhibit 4

Page 1 of 1

November 15, 2022