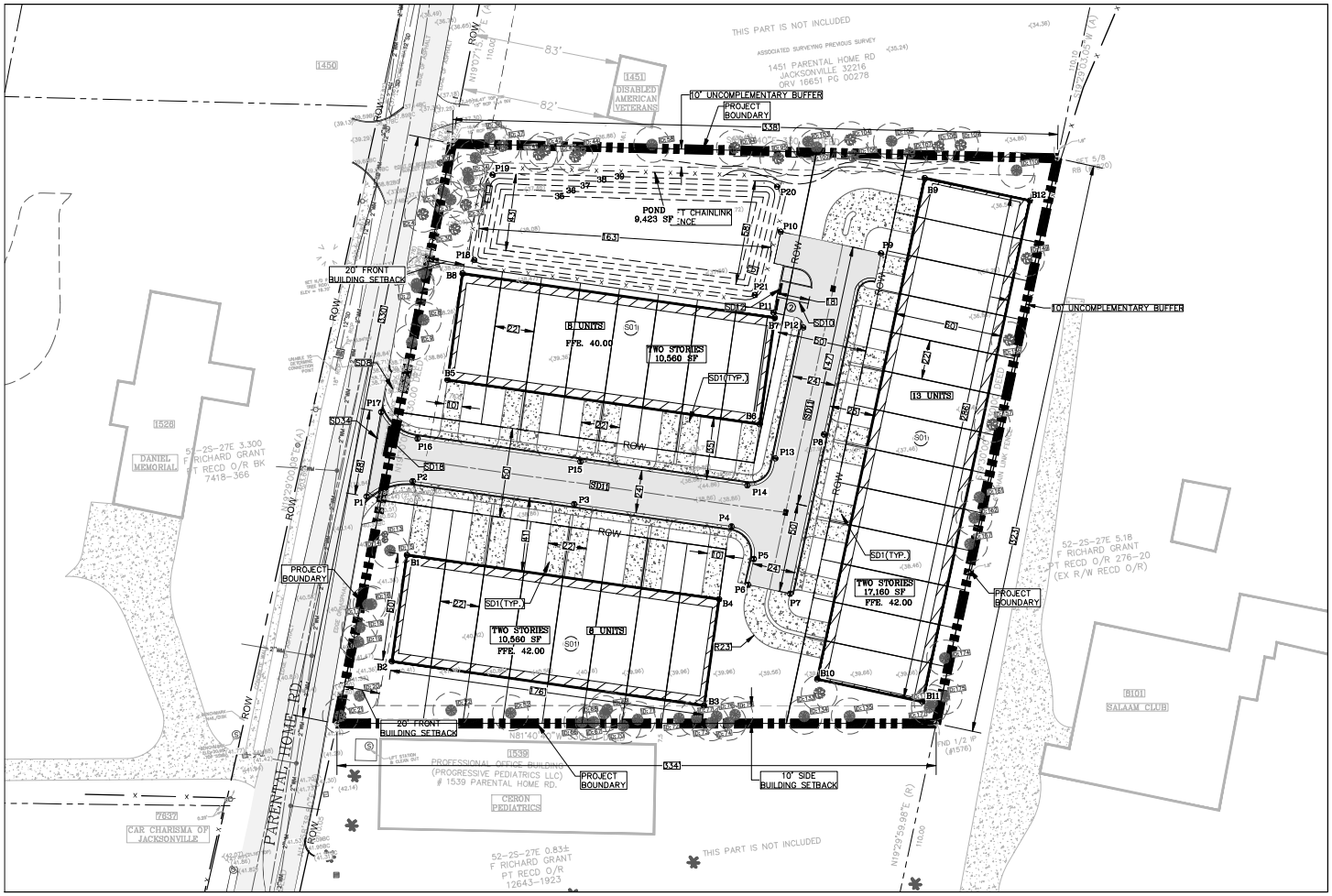

GRAPHIC SCALE

1 in = 20 ft
1 inch = 40ft.

SITE DETAILS

SD1	CONCRETE SIDEWALK DETAIL
SD4	STANDARD CURB & GUTTER
SD8	STOP SIGN
SD10	PARKING PAINT STRIPPING
SD11	TYPICAL PAVEMENT SECTION
SD12	PRECAST CONCRETE WHEEL STOP
SD18	STOP BAR
SD34	CONNECTION TO EXISTING PAVEMENT

SITE NOTES

SO1 BUILDING – SEE ARCHITECTURAL PLANS (TBD BY OTHERS)

TOTAL SITE

TOTAL SITE AREA	107,679	SQ FT
EXISTING BUILDING AREA	1,583.7	SQ FT
TOTAL EXISTING PERVIOUS AREA	106,095.3	SQ FT
TOTAL EXISTING IMPERVIOUS AREA	1,583.7	SQ FT
PROPOSED BUILDING AREA	38,260	SQ FT
PROPOSED PAVEMENT AREA	11,150	SQ FT
PROPOSED CONCRETE AREA	11,947	SQ FT
PROPOSED POND AREA	8,188	SQ FT
TOTAL POST IMPERVIOUS AREA	61,377	SQ FT
TOTAL POST PERVIOUS AREA	46,302	SQ FT
% BUILDING COVERAGE	35.55%	
% IMPERVIOUS COVERAGE	57.00%	
PARCEL NUMBER(S)	136329-0000	
911 ADDRESS	1511 PARENTAL HOME RD.	
ZONING	CRO, COMMERCIAL/RESIDENTIAL OFFICE	
FUTURE LAND USE	RESIDENTIAL SUBDIVISION	
PROJECT OBJECTIVE	TOWNHOUSE SUBDIVISION	
DESIGN ENGINEER AGENT	QUOC H. MAI P.E. #64006 MAI ENGINEERING SERVICES, INC. 2510 US 1 S. SUITE D ST. AUGUSTINE, FL 32086	

GENERAL NOTES:

1. DUMPSTER WILL HAVE ENCLOSURE AND DESIGNED TO CITY'S STANDARD
2. THE EXISTING STORM WATER CONNECTION TO BE MAINTAINED
3. ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN
4. CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURE PER PLAN

CONTROL POINTS	EASTING	NORTHING
P1	473863.1499'	2165728.7074'
P2	473889.8301'	2165733.5376'
P3	473978.1283'	2165710.9834'
P4	474063.9468'	2165688.7569'
P5	474074.4660'	2165669.4807'
P6	474067.2032'	2165650.4138'
P7	474089.7508'	2165642.1764'
P8	473945.1289'	2165860.0938'
P9	473957.7923'	2165896.7957'
P10	474114.1323'	2165868.1371'
P11	474094.7690'	2165817.6025'
P12	474117.6204'	2165788.3487'
P13	474092.0462'	2165718.0816'
P14	474076.2623'	2165710.3933'
P15	473964.8100'	2165733.9107'
P16	473895.8427'	2165756.7924'
P17	473877.8318'	2165774.2404'
P18	473941.2802'	2165849.2875'
P19	473956.8044'	2165899.4963'
P20	474120.6791'	2165871.3013'
P21	474097.0408'	2165807.3908'

BUILDING CONTROL POINTS	EASTING	NORTHING
B1	473874.8994'	2165689.7418'
B2	473859.9531'	2165631.6415'
B3	474030.4034'	2165587.7931'
B4	474045.3517'	2165644.9011'
B5	473914.1490'	2165796.4539'
B6	474083.5991'	2165747.5254'
B7	474100.2299'	2165805.1745'
B8	473931.5750'	2165853.8951'
B9	474196.4077'	2165861.6860'
B10	474098.1493'	2165592.8395'
B11	474154.5168'	2165572.2797'
B12	474252.7884'	2165840.7552'

2510 US 1 SOUTH SUITE D
ST. AUGUSTINE, FL 32086
PHONE (904)794-1760
FAX (904)794-1768
quoc@maiengineer.com
MAI ENGINEERING SERVICES, INC.
LICENSED ENGINEER
QUOC H. MAI
FL.#64006 CA#28162

REVISIONS

1		
2		
3		
4		
5		
6		

SHEET TITLE: SITE PLAN

PARENTAL HOMES TOWNHOUSE

JACKSONVILLE, FLORIDA

PREPARED FOR:
EDMOND VATA

DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	10/1/2023
JOB No.:	2143
SHEET No.:	6

October 1, 2023

Exhibit 4
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