



- SITE SUMMARY**
- OWNER/DEVELOPER  
JWB REAL ESTATE  
324 6th Ave N, Jacksonville, FL 32250  
904-747-4890
  - ENGINEER  
FOUR WATERS ENGINEERING, 324 6th Ave N, #200  
904-144-0000
  - SURVEYOR  
MFC CIVIL & SURVEYING, LLC, 318 STATE ROAD 18  
SUNNYVALE, FL 32259  
904-277-4890
  - EXISTING VEGETATION: WOODED
  - ZONING/PUD: PD
  - TOTAL SITE AREA SUMMARY  
TOTAL SITE AREA: 2.89 AC ± (100%)  
SINGLE FAMILIAR: 1.24 AC ± (43%)  
MULTI-FAMILIAR: 1.65 AC ± (57%)  
PASSIVE OPEN SPACE: 0.75 AC ± (27%)  
TOTAL OPEN SPACE: 1.40 AC ± (48%)  
TYPICAL LOT SIZES: 88' x 18'
  - BUILDING SETBACK INFORMATION  
FRONT: 20' TO FACE OF GARAGE  
REAR: 10' SIDE END UNIT TO  
MINIMUM LOT COVERAGE: 71%  
MAXIMUM HEIGHT OF BUILDINGS:  
MAXIMUM HEIGHT OF BUILDINGS: 90%
  - TOTAL ANTICIPATED PHASES: 1
  - WATER SUPPLY: JEA
  - SEWER SUPPLY: JEA
  - ELECTRICAL SUPPLY: JEA
  - FIRE PROTECTION: FIRE HYDRANT SERVED BY WATER MAIN EXTENSION
  - FLOOD ZONE: ZONE X (PANEL 10344)
- THIS IS A CONCEPTUAL SITE PLAN. LOT LINE STRESSES, ROADWAY LAYOUTS, RIGHT-OF-WAY AND STORM WATER PONDINGS MAY BE ADJUSTED FOR ENGINEERING SECURITY AND ANY GOVERNMENTAL AGENCY REQUIREMENTS AND AS SITE PLANNING REQUIRES.

**FOUR WATERS ENGINEERING**

324 6th Ave N, JACKSONVILLE BEACH, FLORIDA 32250  
904-414-2400 C.O.#A# 31101 WWW.FWENG.COM

DESIGN MKK	DRAWN SLD
JOB# 1	20-1025
ISSUE DATE	6/10/2021
ISSUE	CONCEPT

JWB REAL ESTATE  
RICKER ROAD DEVELOPMENT

**RICKER ROAD SITE PLAN**

RICKER ROAD  
CITY OF JACKSONVILLE

REV NO	DATE	DRWN BY	CHKD BY	DESCRIPTION
1				
2				
3				
4				
5				
6				
7				

THIS PLAN IS THE PROPERTY OF FOUR WATERS ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FOUR WATERS ENGINEERING, INC.

**Exhibit 4**  
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