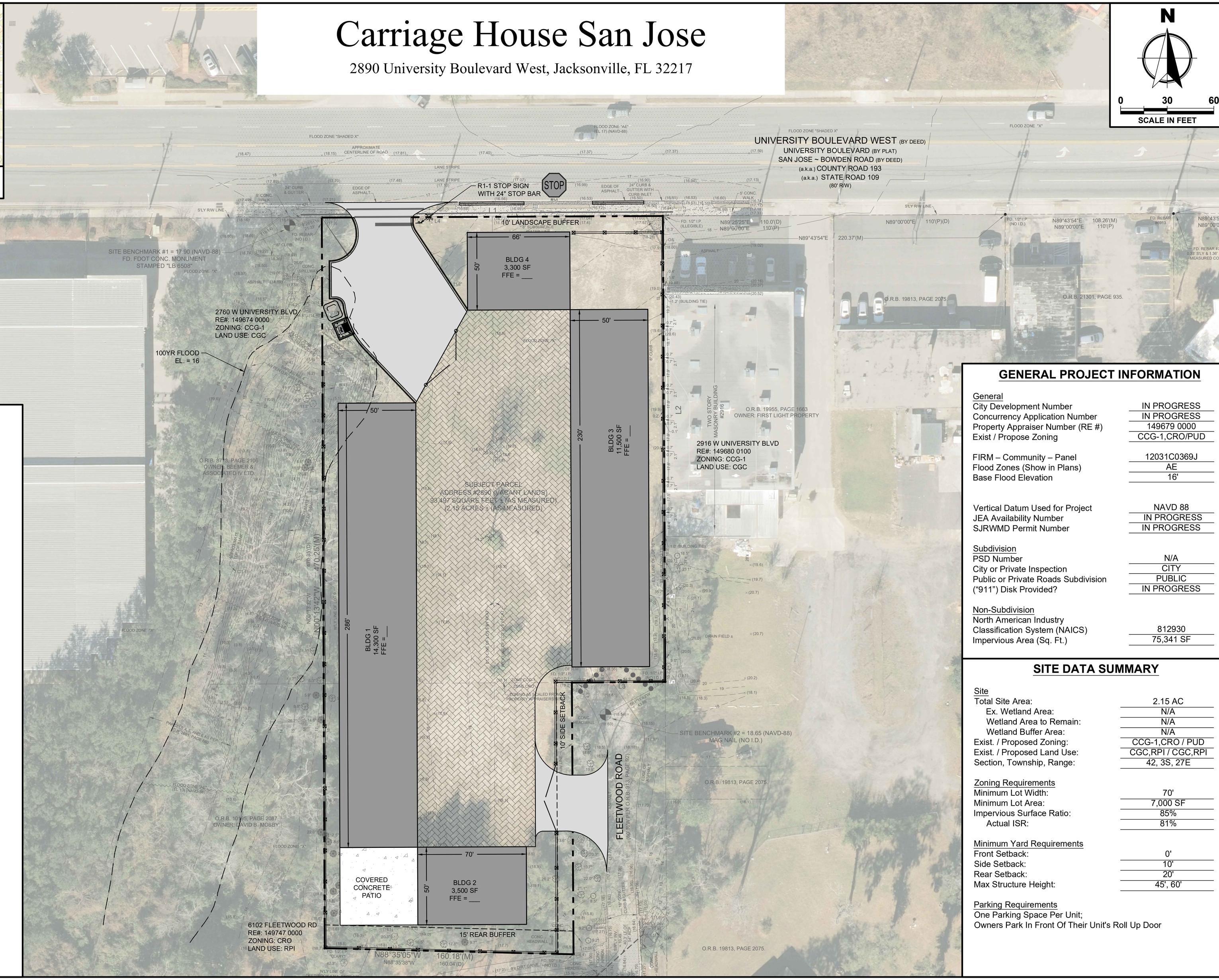
# Carriage House San Jose

2890 University Boulevard West, Jacksonville, FL 32217

## VICINITY MAP

NTS




## PROJECT CONTACTS:

OWNER:
Carriage House San Jose, LLC
4575 Ortega Boulevard
Jacksonville, FL 32213

DEVELOPER:
Carriage House San Jose, LLC
4575 Ortega Boulevard
Jacksonville, FL 32210

CIVIL ENGINEERS:
Almond Engineering, P.A.
6279 Dupont Station Court
Jacksonville, Florida 32217
904.306.0162

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Attn: William J. Byers, P.E.
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Attn: David O. Dostie, P.E.
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ENVIRONMENTAL SCIENTIST:
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8711 Perimeter Park Boulevard, Suite 1
Jacksonville, FL 32211
904.210.8837
Attn: Jon Summerfield

SURVEYOR - TOPO:
Perret and Associates, INC.
1484 Monticello Road
Jacksonville, FL 32207
[illegible].805.0030
Attn: Nathan P. Perret

SUBSURFACE UTILITY INVESTIGATION:
[illegible]

LANDSCAPE ARCHITECT:
[illegible]&K Land Planning
416 Tortoise Trace
Jacksonville, FL 32259
904.476.9692
Attn: Kris Reed

## GENERAL PROJECT INFORMATION

| | |
|---|---|
| **General** | |
| City Development Number | IN PROGRESS |
| Concurrency Application Number | IN PROGRESS |
| Property Appraiser Number (RE #) | 149679 0000 |
| Exist / Propose Zoning | CCG-1,CRO/PUD |
| FIRM – Community – Panel | 12031C0369J |
| Flood Zones (Show in Plans) | AE |
| Base Flood Elevation | 16' |
| Vertical Datum Used for Project | NAVD 88 |
| JEA Availability Number | IN PROGRESS |
| SJRWMD Permit Number | IN PROGRESS |
| **Subdivision** | |
| PSD Number | N/A |
| City or Private Inspection | CITY |
| Public or Private Roads Subdivision | PUBLIC |
| ("911") Disk Provided? | IN PROGRESS |
| **Non-Subdivision** | |
| North American Industry Classification System (NAICS) | 812930 |
| Impervious Area (Sq. Ft.) | 75,341 SF |

## SITE DATA SUMMARY

| | |
|---|---|
| **Site** | |
| Total Site Area: | 2.15 AC |
| Ex. Wetland Area: | N/A |
| Wetland Area to Remain: | N/A |
| Wetland Buffer Area: | N/A |
| Exist. / Proposed Zoning: | CCG-1,CRO / PUD |
| Exist. / Proposed Land Use: | CGC,RPI / CGC,RPI |
| Section, Township, Range: | 42, 3S, 27E |
| **Zoning Requirements** | |
| Minimum Lot Width: | 70' |
| Minimum Lot Area: | 7,000 SF |
| Impervious Surface Ratio: | 85% |
| Actual ISR: | 81% |
| **Minimum Yard Requirements** | |
| Front Setback: | 0' |
| Side Setback: | 10' |
| Rear Setback: | 20' |
| Max Structure Height: | 45', 60' |

**Parking Requirements**
One Parking Space Per Unit;
Owners Park In Front Of Their Unit's Roll Up Door

9/5/2025
DAVID O. DOSTIE, P.E
FL# 93742

| DATE | REVISION |
|---|---|
| | |

AE JOB NO.: 25-50
DESIGN: DOD
DRAWN: ANT
CHECKED: CAK
PLOT DATE: 9/5/2025

**MASTER PLAN**

**CARRIAGE HOUSE SAN JOSE**
2890 UNIVERSITY BOULEVARD WEST
JACKSONVILLE, FL 32217

ALMOND ENGINEERING
CONSULTING CIVIL ENGINEERS
6279 DUPONT STATION COURT
JACKSONVILLE, FL 32217
(904) 306-0162 PHONE

C-010

FULL SIZE = 22x34
HALF SIZE = 11x17

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Plotted: Sep 05, 2025 – 1:03pm, By: AngelaTherr
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