

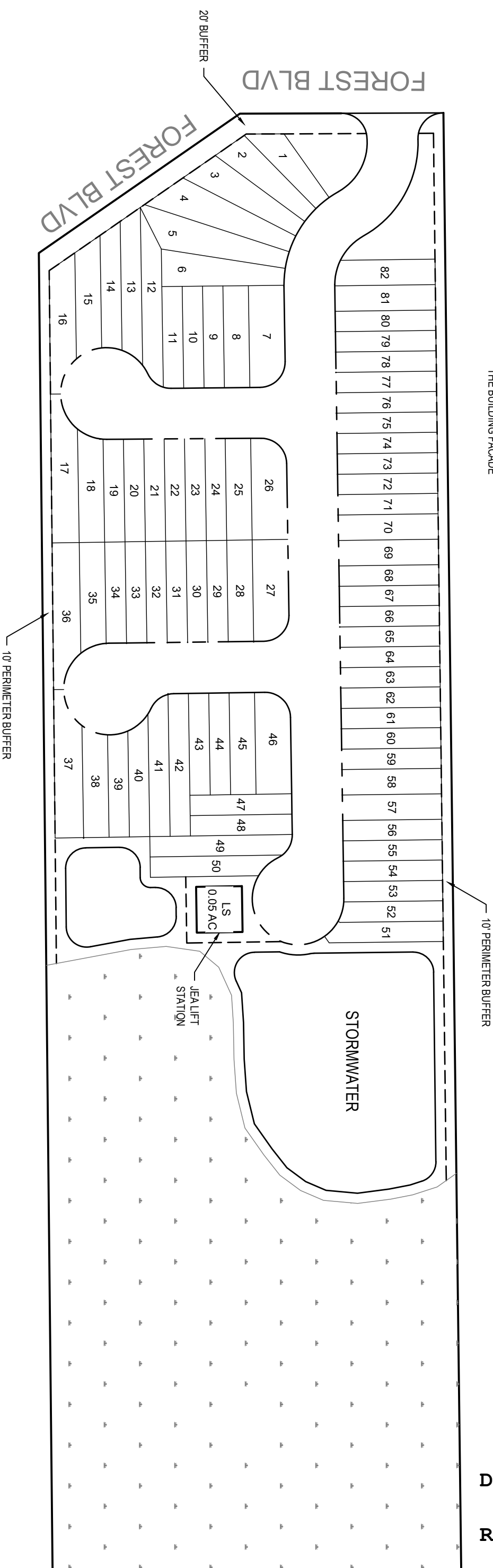
**PROJECT SUMMARY**

THE EXISTING SITE IS DEVELOPED AS A SINGLE FAMILY RESIDENCE. THE PROPOSED USE IS SINGLE-FAMILY ATTACHED. A MIX OF 15 AND 20 FT WIDE TOWN HOMES WILL BE PLATTED ON INDIVIDUAL LOTS. STORM WATER MANAGEMENT WILL BE PROVIDED WITHIN AN ONSITE DETENTION AREA.

PARCEL NO. 123468 0010  
 TOTAL PHASES ONE (1)  
 TOTAL SITE AREA (ACRES) ±15.96  
 TOTAL LOTS 82  
 TOTAL DWELLING UNITS 82 UNITS  
 DENSITY (UNITS/ACRE) 5.1  
 100-YR FLOODPLAIN ZONE X: AO

LAND USE	EXISTING/REQD	PROPOSED	UNIT MIX
ZONING	LDR	LDR	
MIN. LOT SIZE (SF)	RLD-60	PUD	15' UNITS
MIN. LOT WIDTH (FT)	6,000	1,500	20' UNITS
LOT COVERAGE	60	20	60 (73.2%)
BUILDING	50%	70%	22 (26.8%)
IMP. SURFACE	65%	75%	
SETBACKS (FEET)			
FRONT	20	15*	
SIDE	5	0, TEN (10) BETWEEN STRUCTURES	
REAR	10	10	
MAX. HEIGHT (FEET)	35	35	

\*FRONT SETBACK - TWENTY-TWO (22) FEET FROM THE OUTSIDE EDGE OF SIDEWALK TO THE GARAGE FACE WHERE SIDEWALKS ARE LOCATED ON THAT SIDE OF THE STREET AND FIFTEEN (15) FEET TO THE BUILDING FAÇADE;  
 TWENTY-TWO (22) FEET FROM THE BACK EDGE OF CURB WHERE NO SIDEWALKS ARE LOCATED TO THE GARAGE FACE AND FIFTEEN (15) FEET TO THE BUILDING FAÇADE



December 10, 2024  
 Revised Exhibit 4  
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**FOREST VILLAS**

JACKSONVILLE, FL



82 TOWN HOMES  
 JOB NO. TBD  
 DATE 12-10-24  
 1" = 100'