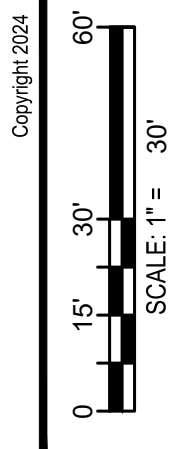




BCE, Inc.
10151 Deerwood Park Boulevard
Building 200, Suite 200
Jacksonville, FL 32256
Tel: 904-990-8383 - www.bceinc.com
FL Registry No. 32116



REV	DATE	DESCRIPTION

OWENS POINT PUD
FOR
TERRAVEST DEVELOPMENT PARTNERS
PRELIMINARY SITE PLAN

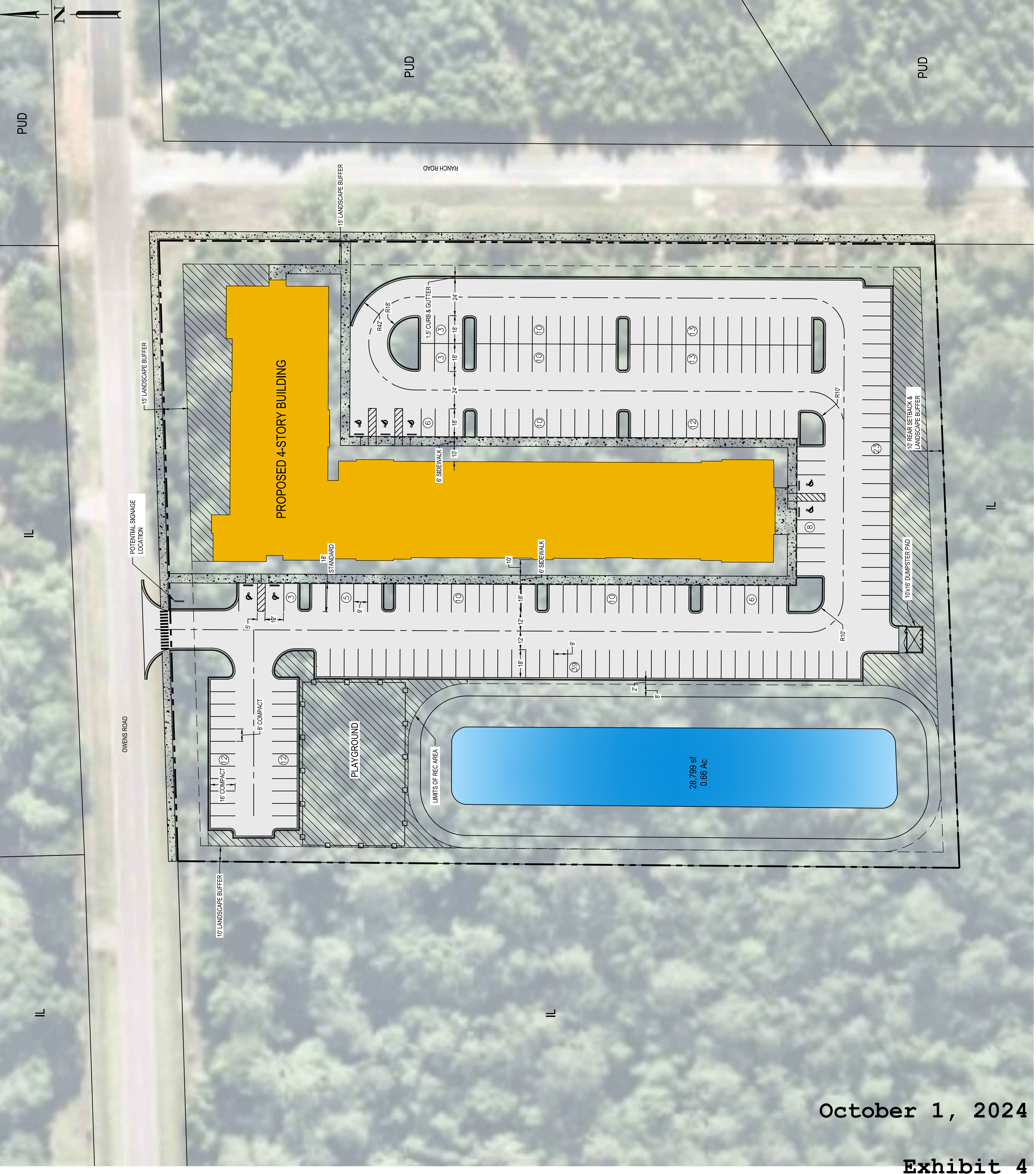
DATE: 10/1/2024
DESIGNED BY: JBU
DRAWN BY: DHS
REVIEWED BY: JBU
PROJECT NUMBER: 13438-00

C-3.00

GENERAL SITE DATA

PARCEL AREA	4.62 AC.
PARCEL ID	019396 0100
CITY / COUNTY / ZIP CODE	JACKSONVILLE / DUVAL / 32218
ONSITE FEMA FLOODZONE	ZONE X
SWMF BASIN AREA	0.66 AC. (14.29%)
EXISTING LAND USE	LIGHT INDUSTRIAL (U)
EXISTING ZONING	IL
PROPOSED LAND USE	MDR
PROPOSED ZONING	PUD
MULTIFAMILY (STUDIO)	10
MULTIFAMILY (1 BEDROOM)	53
MULTIFAMILY (2 BEDROOM)	58
TOTAL UNITS	121
TOTAL BEDROOMS	179
MAX STRUCTURE HEIGHT	60'
IMPERVIOUS AREA	0 SF
EXISTING	
PROPOSED	
BUILDING	29,604 SF
PAVEMENT	72,694 SF
SIDEWALKS	10,453 SF
TOTAL IMPERVIOUS AREA =	112,751 SF
MAXIMUM LOT BUILDING	
COVERAGE	MAXIMUM = NONE PROPOSED = 15%
TOTAL BUILDING FLOOR AREA	130,258 SF
RECREATION AREA REQUIRED	0.41 AC (150 SF OF ACTIVE RECREATION AREA PER DWELLING UNIT. THERE MAY BE ONE AREA FOR EACH 100 UNITS, OR THE AREAS MAY BE COMBINED. SUBJECT TO APPROVAL BY PLANNING AND DEVELOPMENT)
RECREATION AREA PROVIDED	+0.41 AC
OPEN SPACE	144,210 SF (3.31 AC)
RESIDENTIAL PARKING REQUIRED	STUDIO UNITS (1.50 SPS/UNIT) - 10x1.50 = 15 1 BEDROOM UNITS (1.50 SPS/UNIT) - 53x1.50 = 80 2 BEDROOM UNITS (2.0 SPS/UNIT) - 58x2.0 = 116 STAFF UNITS (1.50 SPS/UNIT) - 2x1.50 = 3 TOTAL = 214
TOTAL PARKING REQUIRED:	214
TOTAL PARKING PROVIDED:	208 TOTAL (7 HANDICAP, 24 COMPACT)

* PER ITE 221 CODE PARKING GENERATION MANUAL, 6TH EDITION, 121 UNITS / MID-RISE MULTIFAMILY BUILDING REQUIRES 149 SPACES (1.23 SPACES / DU)



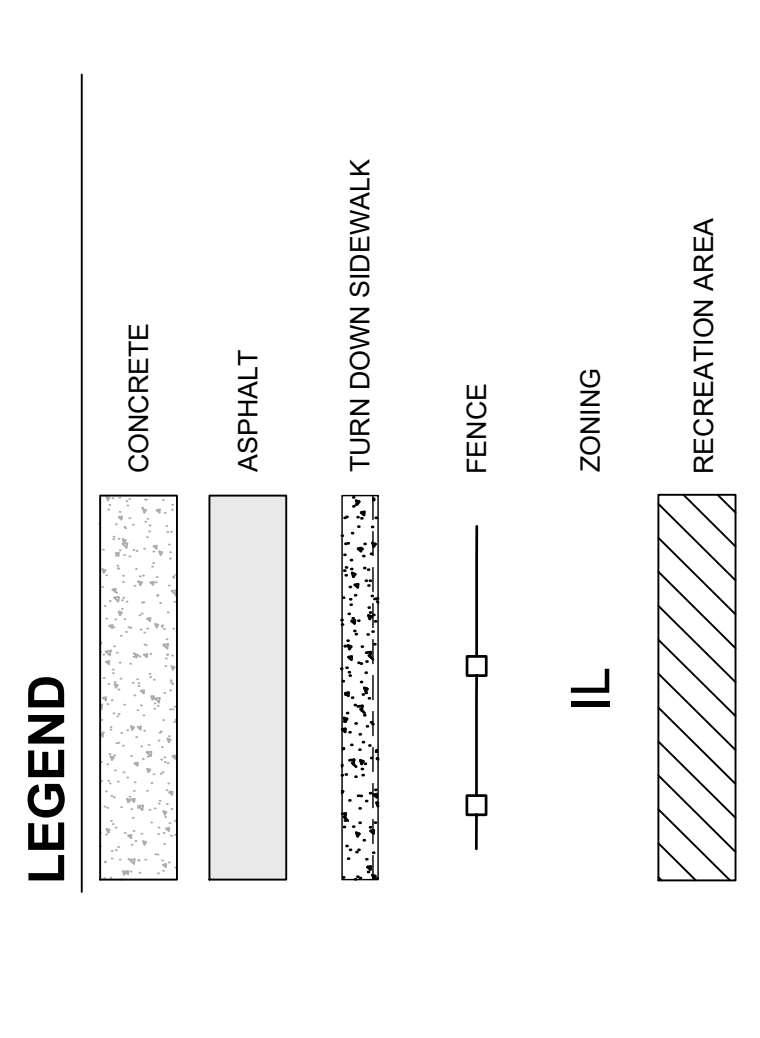
BUILDING SETBACKS / LANDSCAPE BUFFERS

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT	0	29'
REAR	10'	109'
SECOND FRONT (RANCH RD)	0	29'
SIDE	0	196'

LANDSCAPE BUFFERS	REQUIRED	PROVIDED
FRONT (OWENS RD)	15'	15'
REAR	10'	10'
SECOND FRONT (RANCH RD)	15'	15'
SIDE	10'	10'

UTILITIES

POTABLE WATER	JEA
RECLAIM WATER	JEA
SANITARY SEWER	JEA
ELECTRICAL	JEA
NATURAL GAS	TECO



October 1, 2024

Exhibit 4