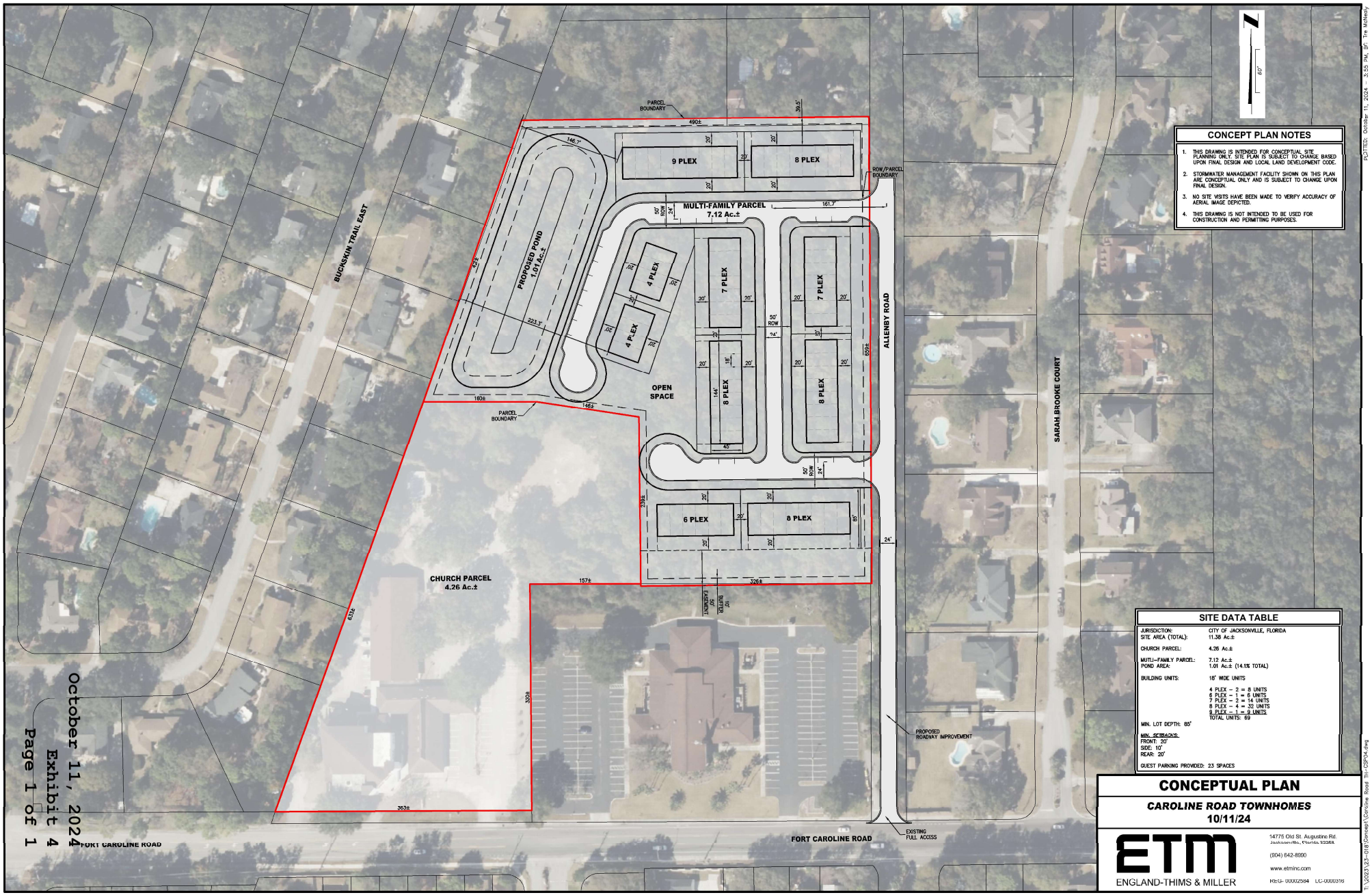

CONCEPT PLAN NOTES

1. THIS DRAWING IS INTENDED FOR CONCEPTUAL SITE PLANNING ONLY. SITE PLAN IS SUBJECT TO CHANGE BASED UPON FINAL DESIGN AND LOCAL LAND DEVELOPMENT CODE.
2. STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE UPON FINAL DESIGN.
3. NO SITE VISITS HAVE BEEN MADE TO VERIFY ACCURACY OF AERIAL IMAGE DEPICTED.
4. THIS DRAWING IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND PERMITTING PURPOSES.

SITE DATA TABLE

JURISDICTION:	CITY OF JACKSONVILLE, FLORIDA
SITE AREA (TOTAL):	11.38 Ac.±
CHURCH PARCEL:	4.26 Ac.±
MUTLI-FAMILY PARCEL:	7.12 Ac.±
POND AREA:	1.01 Ac.± (14.1% TOTAL)
BUILDING UNITS:	18' WIDE UNITS
	4 PLEX – 2 = 8 UNITS 6 PLEX – 1 = 6 UNITS 7 PLEX – 2 = 14 UNITS 8 PLEX – 4 = 32 UNITS 9 PLEX – 1 = 9 UNITS TOTAL UNITS: 69
MIN. LOT DEPTH: 85'	
MIN. SETBACKS:	
FRONT: 20'	
SIDE: 10'	
REAR: 20'	
GUEST PARKING PROVIDED: 23 SPACES	

CONCEPTUAL PLAN

CAROLINE ROAD TOWNHOMES

10/11/24

ETM
ENGLAND-THIMS & MILLER
14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8990
www.etminc.com
REG- 00002584 LC-0000316

October 11, 2024
Exhibit 4
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PLOTTED: October 11, 2024 – 3:55 PM, BY: Tre McNeely