SITE SUMMARY

1. OWNER/DEVELOPER:
   RCBF PROPERTIES, LLC
   3491 PALL MALL ROAD, #204
   JACKSONVILLE, FL 32257
   PHONE: 904-465-2477
2. ENGINEER:
   DOMINION ENGINEERING GROUP
   4348 SOUTHPOINT BLVD, SUITE 201
   JACKSONVILLE, FLORIDA 32216
   PHONE: 904-854-4500
   FAX: 904-854-4505
3. SURVEYOR
   PERRET AND ASSOCIATES, INC.
   5627 ATLANTIC BIVD
   JACKSONVILLE, FLORIDA 32207
   PHONE: 904-805-9888
4. EXISTING VEGETATION:
   CLEARED
5. ZONING/PUD:
   PUD
6. TOTAL SITE AREA SUMMARY:
   TOTAL SITE AREA = 9.93 AC.± (100%)
   SINGLE FAMILY AREA = 9.93 AC.± (100%)
   ACTIVE REC/OPEN SPACE = 0.55 AC.± (5.50%)
   PASSIVE OPEN SPACE, PONDS = 0.90 AC± (9%)
   PUBLIC & PRIVATE R/W = 2.06 AC.± (20%)
   TOTAL NUMBER OF LOTS = 47

   LOT SIZES: 60'x100' (LOTS 1-10 & 38-47)
   40'x100'

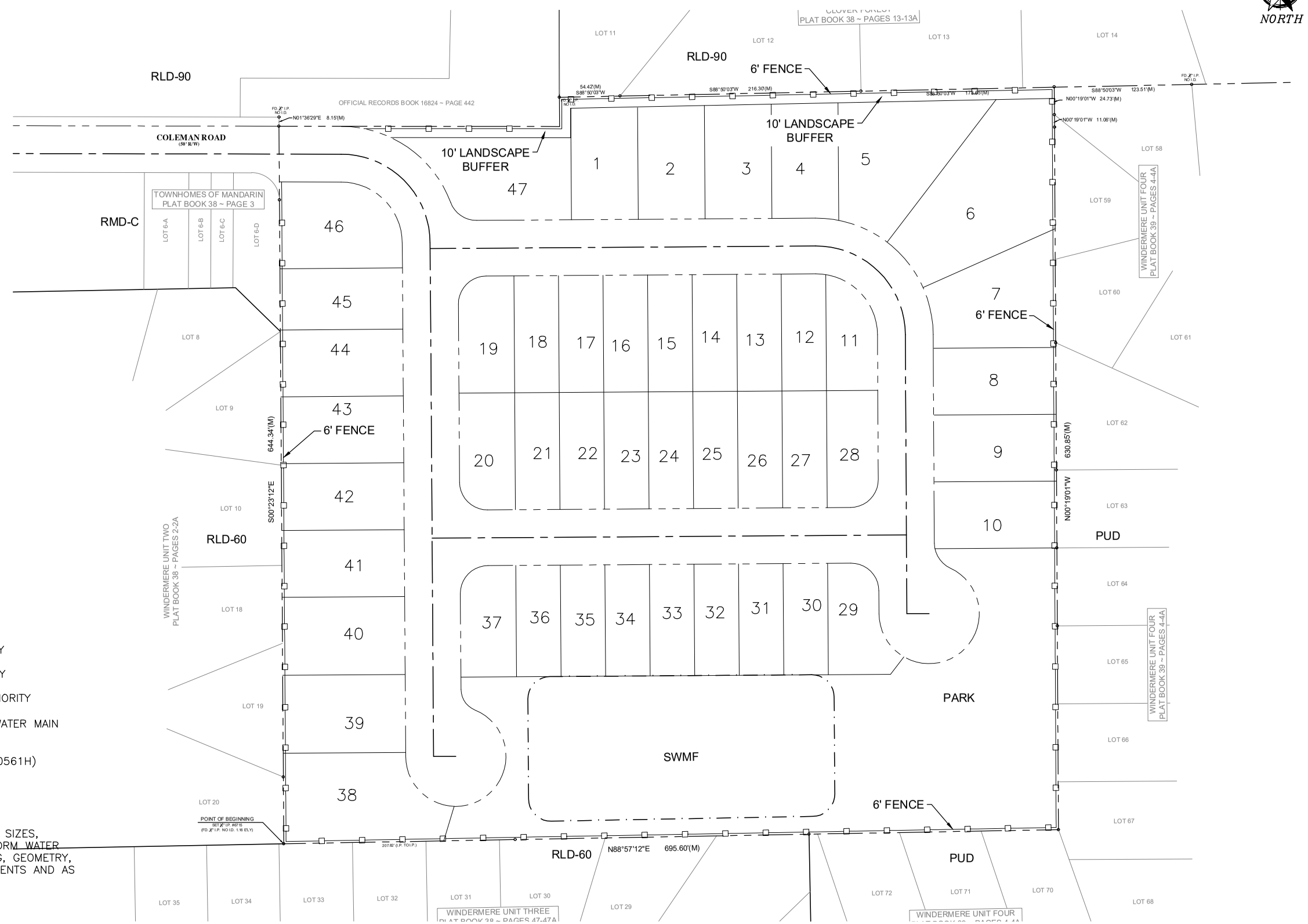
   MIN LOT AREA: 4000 sf

   60' BUILDING SET BACK INFORMATION:
   FRONT = 15' TO FACE OF BUILDING AND
   20' TO FACE OF GARAGE
   SIDE = 5'
   REAR = 10'
   40' BUILDING SET BACK INFORMATION:
   FRONT = 15' TO FACE OF BUILDING AND
   20' TO FACE OF GARAGE
   SIDE = 3'
   REAR = 10'

   MAXIMUM LOT COVERAGE: 70%

   MAXIMUM HEIGHT OF BUILDING: 35'
7. TOTAL OF ANTICIPATED PHASES: 1
8. WATER SUPPLY: JACKSONVILLE ELECTRIC AUTHORITY
9. SEWER SUPPLY: JACKSONVILLE ELECTRIC AUTHORITY
10. ELECTRICAL SUPPLY: JACKSONVILLE ELECTRIC AUTHORITY
11. FIRE PROTECTION: 6"FIRE HYDRANTS SERVED BY WATER MAIN EXTENSION
12. FLOOD ZONE: ZONE X & AE (PANEL No. 12031-0561H)
13. CITY DEV. No. XXXX
14. REAL ESTATES No. 155667 0020, 155668 0100

NOTE: THIS A CONCEPTUAL SITE PLAN, LOT LINES, SIZES, ROADWAY LAYOUTS, RIGHT OF WAY, AND STORM WATER PONDS MAY BE ADJUSTED FOR ENGINEERING, GEOMETRY, AND ANY GOVERNMENTAL AGENCY REQUIREMENTS AND AS SITE PLANNING REQUIRES.



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DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
www.dom-eng.com

COLEMAN ROAD FOR RCBF PROPERTIES

PUD PLAN

REVISIONS

PLOT DATE:
DRAWN BY: GWM
DESIGNED BY: MsB/GWM
CHECKED BY: WES
SCALE: AS NOTED
JOB NO.:

© LATEST DATE HEREON

SHEET NO.
C1
OF ___

WILLIAM E. SCHAEFER III LICENSE No. 40229 06/09/2020 STATE OF FLORIDA PROFESSIONAL ENGINEER

Revised Exhibit 4
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June 9, 2020

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