



**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
SITE AREA:	29.35 Ac±
BUILDING COVERAGE:	19.80%
<b>APARTMENT INFORMATION:</b>	
BUILDING INFORMATION:	9 BUILDINGS @ 30 UNITS: 270
	5 BUILDINGS @ 2 UNITS: 10
	TOTAL UNITS: 280
MAX. BUILDING HEIGHT:	45'
PARKING REQUIRED:	280 x 1.75 = 490 SPACES
PARKING PROVIDED:	429 STANDARD SPACES
	20 AMENITY SPACES
	24 TANDEM SPACES
	40 GARAGE SPACES
TOTAL:	513 SPACES, INCL. 11 HANDICAP (9'x18' TYPICAL) (12'x18' HANDICAP)
<b>TOWNHOME INFORMATION:</b>	
100 TOTAL LOTS	
LOT SIZE:	120'x20' MIN.
SETBACKS:	
FRONT:	20'
SIDE:	10'
REAR:	10'

PARCEL "B"  
0.60 ACRES±  
(VACANT)  
ADDRESS: 6803  
OLD KINGS ROAD

POINT OF REFERENCE  
INTERSECTION OF THE NLY  
R/W LINE OF TEDDER LANE  
WITH THE EASTERLY R/W LINE  
OF ST. AUGUSTINE ROAD

POINT OF BEGINNING  
PARCEL "A"  
MOST WLY CORNER  
OF PHILIP'S PLACE

**CONCEPT PLAN**

**SKINNER-JONES PROPERTY**

**6/24/21**

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Exhibit 4