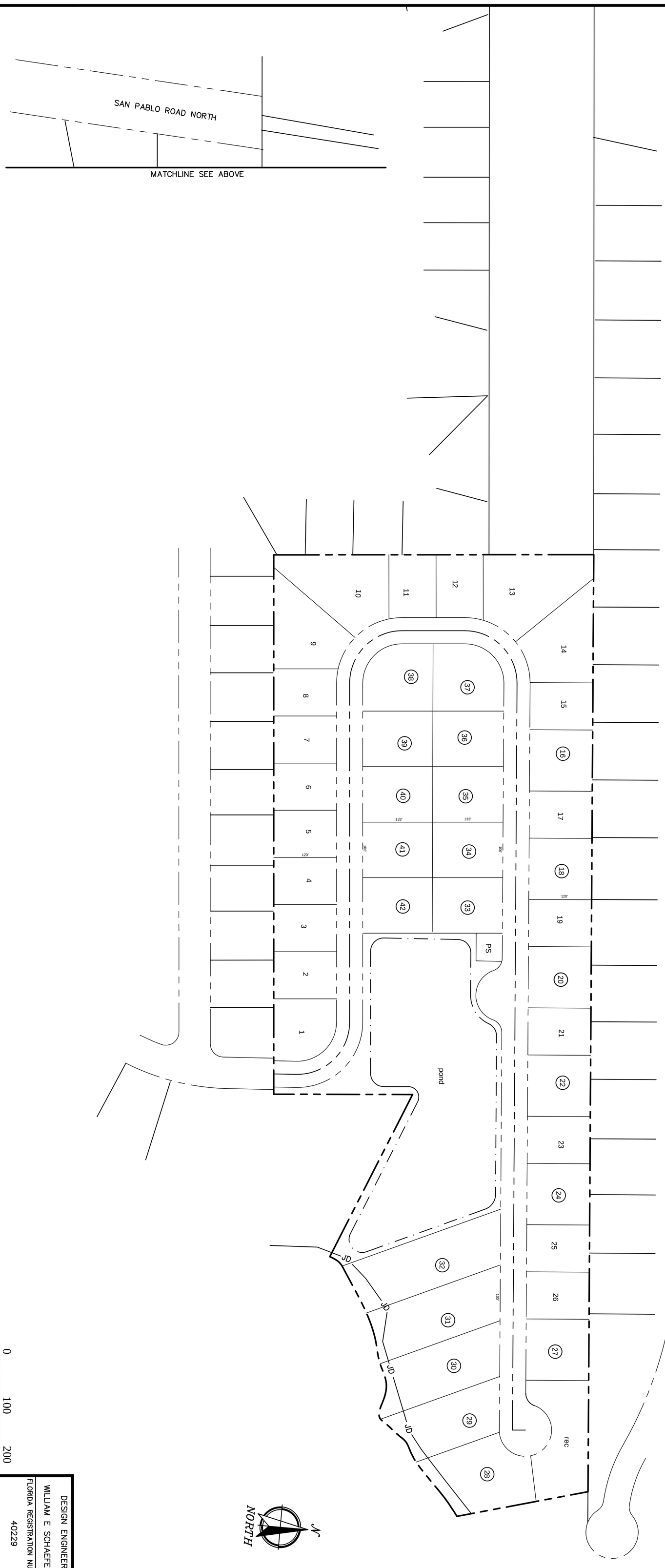
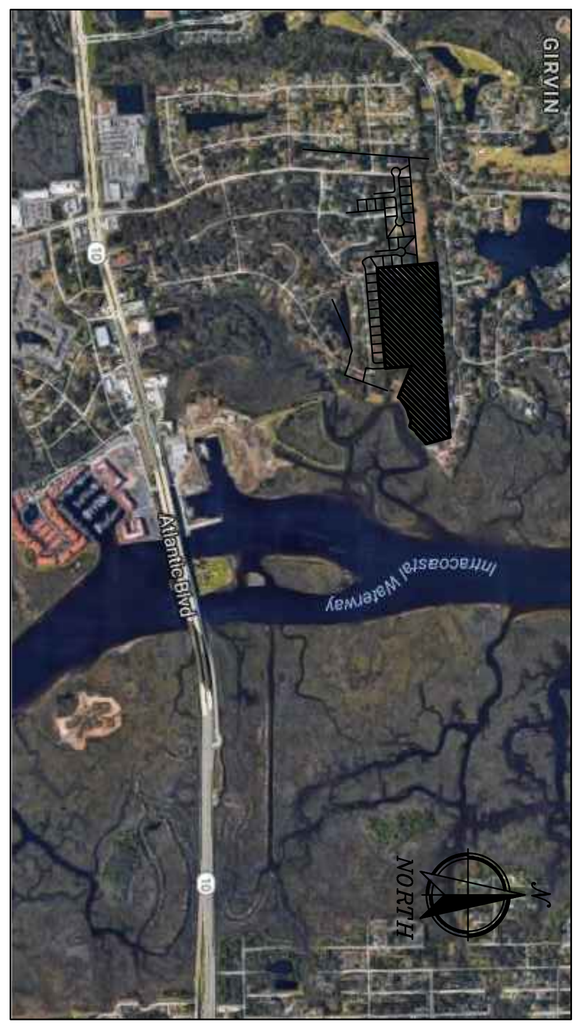
Z:\General Civil\Silverfield\Marshside\Cadd\Exhibits\PreliminarySitePlan-Marshside.dwg May 12, 2017 - 4:20pm



LOCATION MAP
NTS



SITE SUMMARY

1. OWNER/DEVELOPER:
   GEORGE H HODGES, JR. &
   KERNAN R. HODGES
   P.O. BOX 16771
   JACKSONVILLE, FLORIDA 32245

2. ENGINEER:
   DOMINION ENGINEERING GROUP
   4348 SOUTHPOINT BLVD, SUITE 204
   JACKSONVILLE, FLORIDA 32216
   PHONE: 904-854-4500
   PHONE: 904-854-4505

3. SURVEYOR
   RICHARD A. MILLER & ASSOCIATES
   6701 BEACH BOULEVARD, SUITE 200
   JACKSONVILLE, FLORIDA 32216
   PHONE: 904-721-1226

4. EXISTING VEGETATION:
   WOODED

5. ZONING/PUD:
   PUD

6. TOTAL SITE AREA SUMMARY:
   TOTAL SITE AREA = 21.85 AC.± (100%)
   SINGLE FAMILY AREA = 4.58 AC.± (21%)
   ACTIVE REC/OPEN SPACE = 1.18 AC.± (5%)
   PASSIVE OPEN SPACE, WETLANDS, PONDS = 2.99 AC± (14%)
   PUBLIC & PRIVATE R/W = 3.34 AC.± (15%)
   MAXIMUM COVERAGE OF BUILDINGS = 9.83 AC.± (45%)
   TOTAL NUMBER OF LOTS = 42

   TYPICAL LOT SIZES: 90' AND 100'

   MIN LOT AREA: 9,000 SF AND 14,000 SF

   BUILDING SET BACK INFORMATION:
   FRONT = 20'
   SIDE = 5' & 7.5'
   REAR = 10'

   MAXIMUM LOT COVERAGE: 45%

   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
13. CITY DEV. No. XXXX
14. REAL ESTATE No. 167141-0000.

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.

DESIGN ENGINEER:
WILLIAM E SCHAEFER II
FLORIDA REGISTRATION NUMBER:
40229
SEAL

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 ___

WATERSIDE AT SAN PABLO
FOR
WATERSIDE AT SAN PABLO, LLC

PRELIMINARY SITE PLAN

DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 204, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 C.A. NUMBER: 26821 FAX 904-854-4505
www.dom-eng.com

May 17, 2017
Exhibit 4
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