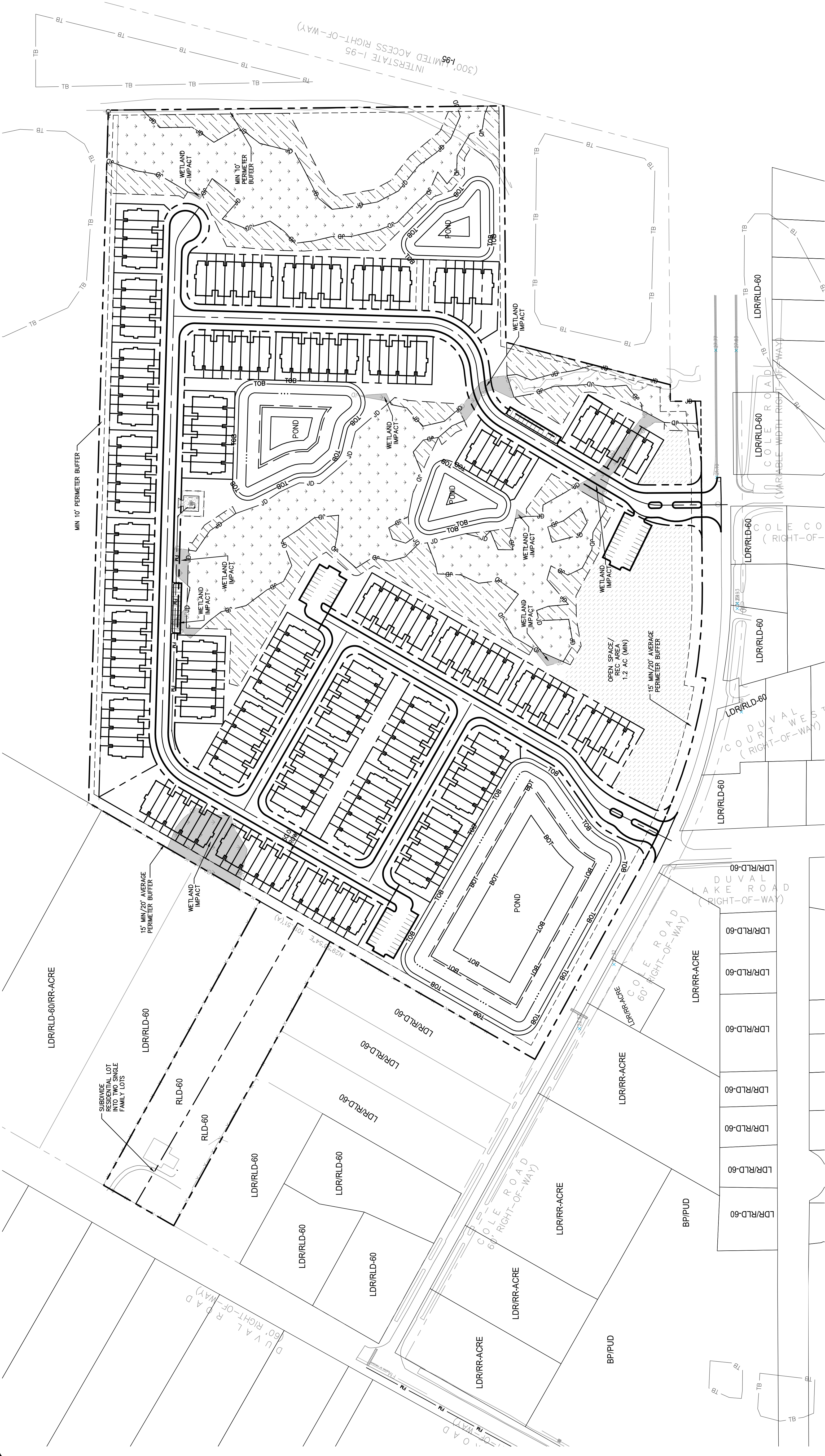


GRAPHIC SCALE IN FEET
0 50 100 200

SITE AREA	- 41.4 AC
DEVELOPMENT SUMMARY	
SINGLE FAMILY TOWNHOME	- 244
SINGLE FAMILY	- 2
DEVELOPMENT COSTS	
TOWNHOME ACREAGE	- 13.0 AC
SINGLE FAMILY (SF)	- 2.3 AC
ROW ACREAGE	- 5.14 AC
POND ACREAGE	- 4.44 AC
LOT COVERAGE	
(INDIVIDUAL TOWNHOMES)	- 70% MAX
ACTIVE RECREATION (AR)	
MIN 150 SF/UNIT	- 1.2 AC
WETLAND AREA (CA)	- 5.0 AC
WETLAND BUFFER (CA)	- 3.2 AC
WETLAND IMPACT	- 0.65 AC
OPEN SPACE MINIMUM	- 25%
MAX BUILDING HEIGHT	- 3'
PARKING	
RESIDENT SPACES REQUIRED	- 2 PER UNIT
RESIDENT SPACES PROVIDED	- 2 PER UNIT
(1 IN GARAGE AND 1 IN DRIVEWAY)	
GUEST SPACES REQUIRED	- 82 SPACES
(1 SPACE PER 3 UNITS)	



SETBACKS:
MINIMUM FRONT YARD:
 22 FEET FROM THE OUTSIDE EDGE OF THE DRIVEWAY TO THE CURB WHERE THE SIDEWALKS ARE LOCATED ON THAT SIDE OF THE STREET AND 15 FEET TO THE BUILDING FACADE; 22 FEET FROM THE BACK EDGE OF THE CURB WHERE SIDEWALKS ARE NOT LOCATED TO THE GARAGE FACE AND 15 FEET TO THE BUILDING FACADE.
MINIMUM SIDE YARD:
 0 FEET FOR INTERIOR; 8 FEET FOR END UNITS
MINIMUM REAR YARD:
 10 FEET

April 25, 2018
 Exhibit 4
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Kimley»Horn

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SPARTINA COVE SITE PLAN
 DUVAL COUNTY