LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 3 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF COLLINS ROAD, A 66 FOOT PUBLIC ROAD RIGHT OF WAY, AS PER THE CITY OF JACKSONVILLE, ENGINEERING DIVISION, PER AN EMAIL FROM DANNY WHEELER, DATED DECEMBER 19, 2018, (NO RIGHT OF WAY MAPS EXIST AT THIS TIME), WITH THE WESTERLY BOUNDARY OF GOVERNMENT LOT 2, SECTION 33, AND RUN THENCE, NORTH 00°38'07" WEST, ALONG THE AFORESAID WESTERLY BOUNDARY OF SAID GOVERNMENT LOT 2, SECTION 33, A DISTANCE OF 599.48 FEET, TO A POINT MONUMENTED WITH A 1/2" IRON PIPE, AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 00°38'07" WEST, CONTINUING ALONG THE AFORESAID WESTERLY BOUNDARY OF GOVERNMENT LOT 2, SECTION 33, A DISTANCE OF 862.30 FEET, TO A 4"X4" CONCRETE MONUMENT, (NO IDENTIFICATION) DEMARCATING THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2, SECTION 33, (AND ALSO DEMARCATING THE COMMON BOUNDARY POINT IN SECTION 32, 33 AND THE JOHN H. MCINTOSH GRANT, SECTION 44; RUN THENCE, ALONG THE COMMON BOUNDARY LINE OF THE NORTHERLY BOUNDARY OF GOVERNMENT LOT 2, SECTION 33, AND THE SOUTHERLY BOUNDARY OF THE JOHN H. MCINTOSH GRANT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE, SOUTH 89°59'35" EAST, A DISTANCE OF 439.06 FEET, TO A 4" X 4" CONCRETE MONUMENT, (NO IDENTIFICATION);

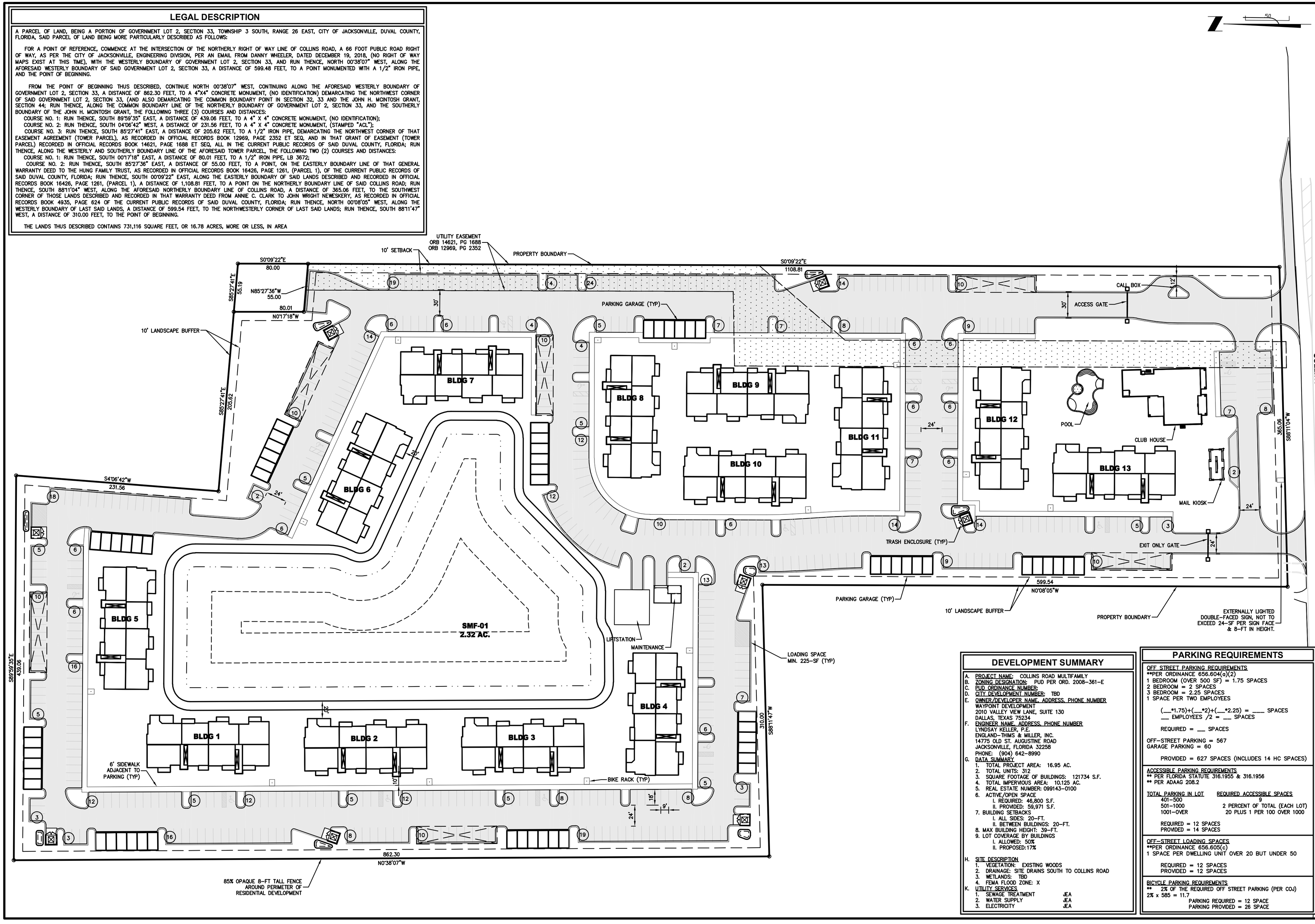
COURSE NO. 2: RUN THENCE, SOUTH 04°06'42" WEST, A DISTANCE OF 231.56 FEET, TO A 4" X 4" CONCRETE MONUMENT, (STAMPED "ACL");

COURSE NO. 3: RUN THENCE, SOUTH 85°27'41" EAST, A DISTANCE OF 205.62 FEET, TO A 1/2" IRON PIPE, DEMARCATING THE NORTHWEST CORNER OF THAT EASEMENT AGREEMENT (TOWER PARCEL), AS RECORDED IN OFFICIAL RECORDS BOOK 12969, PAGE 2352 ET SEQ, AND IN THAT GRANT OF EASEMENT (TOWER PARCEL) RECORDED IN OFFICIAL RECORDS BOOK 14621, PAGE 1688 ET SEQ, ALL IN THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE WESTERLY AND SOUTHERLY BOUNDARY LINE OF THE AFORESAID TOWER PARCEL, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE, SOUTH 00°17'18" EAST, A DISTANCE OF 80.01 FEET, TO A 1/2" IRON PIPE, LB 3672;

COURSE NO. 2: RUN THENCE, SOUTH 85°27'36" EAST, A DISTANCE OF 55.00 FEET, TO A POINT, ON THE EASTERLY BOUNDARY LINE OF THAT GENERAL WARRANTY DEED TO THE HUNG FAMILY TRUST, AS RECORDED IN OFFICIAL RECORDS BOOK 16426, PAGE 1261, (PARCEL 1), OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, SOUTH 00°09'22" EAST, ALONG THE EASTERLY BOUNDARY OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16426, PAGE 1261, (PARCEL 1), A DISTANCE OF 1,108.81 FEET, TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID COLLINS ROAD; RUN THENCE, SOUTH 88°11'04" WEST, ALONG THE AFORESAID NORTHERLY BOUNDARY LINE OF COLLINS ROAD, A DISTANCE OF 365.06 FEET, TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THAT WARRANTY DEED FROM ANNIE C. CLARK TO JOHN WRIGHT NEWSKERY, AS RECORDED IN OFFICIAL RECORDS BOOK 4935, PAGE 624 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, NORTH 00°08'05" WEST, ALONG THE WESTERLY BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 599.54 FEET, TO THE NORTHWESTERLY CORNER OF LAST SAID LANDS; RUN THENCE, SOUTH 88°11'47" WEST, A DISTANCE OF 310.00 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 731,116 SQUARE FEET, OR 16.78 ACRES, MORE OR LESS, IN AREA



DEVELOPMENT SUMMARY

A. PROJECT NAME: COLLINS ROAD MULTIFAMILY
B. ZONING DESIGNATION: PUD PER ORD. 2008-361-E
C. PUD ORDINANCE NUMBER:
D. CITY DEVELOPMENT NUMBER: TBD
E. OWNER/DEVELOPER NAME, ADDRESS, PHONE NUMBER
WAYPOINT DEVELOPMENT
2010 VALLEY VIEW LANE, SUITE 130
DALLAS, TEXAS 75234
F. ENGINEER NAME, ADDRESS, PHONE NUMBER
LYNDSAY KELLER, P.E.
ENGLAND-THIMS & MILLER, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FLORIDA 32258
PHONE: (904) 642-8990
G. DATA SUMMARY
1. TOTAL PROJECT AREA: 16.95 AC.
2. TOTAL UNITS: 312
3. SQUARE FOOTAGE OF BUILDINGS: 121734 S.F.
4. TOTAL IMPERVIOUS AREA: 10.125 AC.
5. REAL ESTATE NUMBER: 099143-0100
6. ACTIVE/OPEN SPACE
i. REQUIRED: 46,800 S.F.
ii. PROVIDED: 59,971 S.F.
7. BUILDING SETBACKS
i. ALL SIDES: 20-FT.
ii. BETWEEN BUILDINGS: 20-FT.
8. MAX BUILDING HEIGHT: 39-FT.
9. LOT COVERAGE BY BUILDINGS
i. ALLOWED: 50%
ii. PROPOSED:17%

H. SITE DESCRIPTION
1. VEGETATION: EXISTING WOODS
2. DRAINAGE: SITE DRAINS SOUTH TO COLLINS ROAD
3. WETLANDS: TBD
4. FEMA FLOOD ZONE: X
K. UTILITY SERVICES
1. SEWAGE TREATMENT JEA
2. WATER SUPPLY JEA
3. ELECTRICITY JEA

PARKING REQUIREMENTS

OFF STREET PARKING REQUIREMENTS
**PER ORDINANCE 656.604(a)(2)
1 BEDROOM (OVER 500 SF) = 1.75 SPACES
2 BEDROOM = 2 SPACES
3 BEDROOM = 2.25 SPACES
1 SPACE PER TWO EMPLOYEES

(___*1.75)+(___*2)+(___*2.25) = ____ SPACES
___ EMPLOYEES /2 = ___ SPACES

REQUIRED = ___ SPACES

OFF-STREET PARKING = 567
GARAGE PARKING = 60

PROVIDED = 627 SPACES (INCLUDES 14 HC SPACES)

ACCESSIBLE PARKING REQUIREMENTS
** PER FLORIDA STATUTE 316.1955 & 316.1956
** PER ADAAG 208.2

TOTAL PARKING IN LOT	REQUIRED ACCESSIBLE SPACES
401-500	9
501-1000	2 PERCENT OF TOTAL (EACH LOT)
1001-OVER	20 PLUS 1 PER 100 OVER 1000

REQUIRED = 12 SPACES
PROVIDED = 14 SPACES

OFF-STREET LOADING SPACES
**PER ORDINANCE 656.605(c)
1 SPACE PER DWELLING UNIT OVER 20 BUT UNDER 50

REQUIRED = 12 SPACES
PROVIDED = 12 SPACES

BICYCLE PARKING REQUIREMENTS
** 2% OF THE REQUIRED OFF STREET PARKING (PER COJ)
2% x 585 = 11.7
PARKING REQUIRED = 12 SPACE
PARKING PROVIDED = 26 SPACE

PLANS PREPARED UNDER THE DIRECTION OF:
LYNDSAY KELLER
P.E. NUMBER: 77763

PLOTTED: April 16, 2019 - 1:32 PM; BY: Bill Winfrey

REVISIONS:

ETM NO. 17-363-01
DRAWN BY: WBW
DESIGNED BY: LDK
CHECKED BY: LDK
DATE: JAN 2019

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

ETM
VISION • EXPERIENCE • RESULTS

MASTER SITE PLAN

COLLINS ROAD MULTIFAMILY FOR WAYPOINT DEVELOPMENT

DRAWING NUMBER
3

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April 16, 2019 Exhibit 4
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