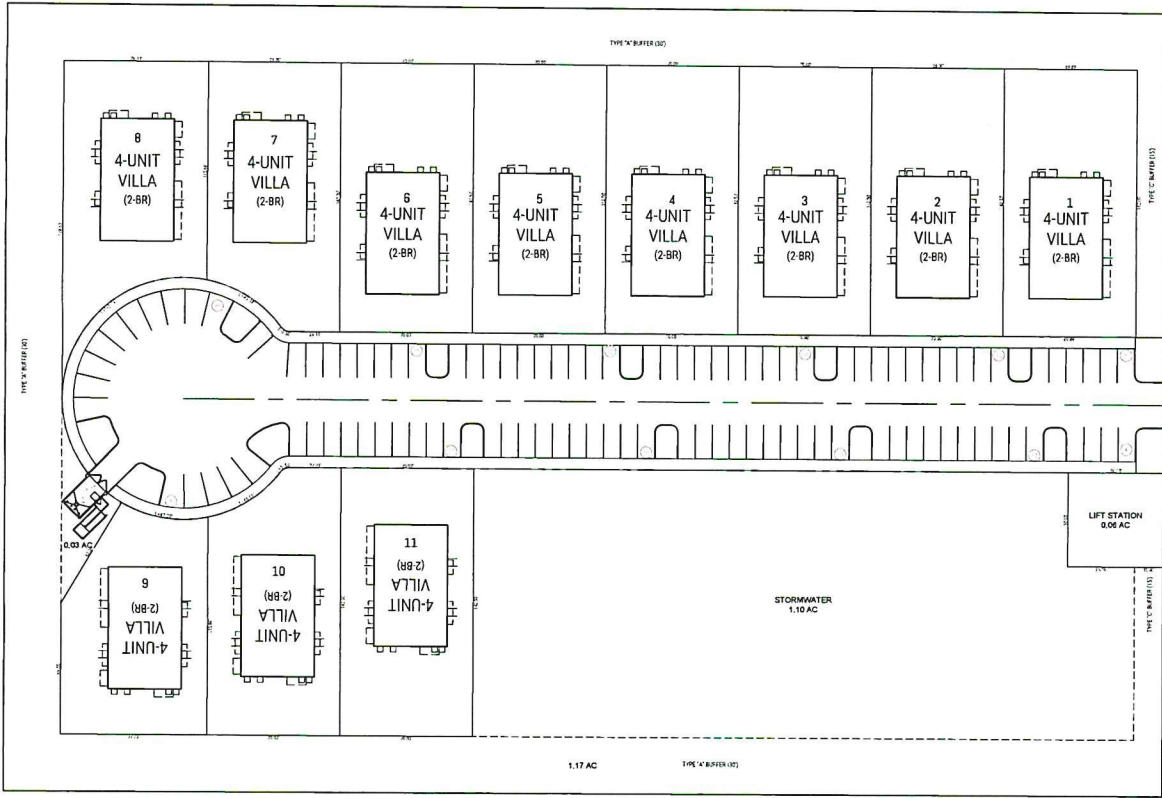


ATTACHMENT C

Proposed # of Units	Weekday AM Peak Hour				Weekday PM Peak Hour			
	Code	Entry	Exit	Total	Code	Entry	Exit	Total
253	15c	186	267	7	15c	26	16	52



PROJECT SUMMARY

THE EXISTING SITE IS A VACANT LOT WITH GRASS AND TREES. THE PROPOSED USE IS A MULTIFAMILY RESIDENTIAL LOW-RISE APARTMENT COMPLEX. STORMWATER MANAGEMENT WILL BE PROVIDED BY AN ON-SITE DRAINAGE SYSTEM. WATER AND SEWERAGE AVAILABLE ALONG SW 43RD CT THROUGH THE CITY OF JACKSONVILLE. THE CITY OF JACKSONVILLE HAS AGREED TO THE USE OF AN AMMUNITION RESERVATION TO ALLOW CONNECTION TO THE SEWER.

PROPOSED CONSTRUCTION SHALL INCLUDE: ROAD CONSTRUCTION, ALL UNDERGROUND AND OVERHEAD UTILITIES, STORMWATER STORAGE AND DRAINAGE, CONCRETE PAVING, AND LANDSCAPING. THE PROPOSED DRAINAGE SYSTEM SHALL BE DESIGNED AND SUBMITTED TO THE PROJECT ENGINEER'S APPROVAL.

STORMWATER SHALL BE STORED IN A CURB & GUTTER SYSTEM TO THE PROPOSED RETENTION AREAS WHICH WILL CONTAIN THE 100-YEAR FLOOD STORMWATER.

ALL FLOOD FLOOR ELEVATIONS OF THE PROPOSED BUILDINGS SHALL BE SET AT 1.7 FT ABOVE THE 100-YEAR FLOOD ELEVATION.

COMMON AREAS WILL BE CONVEYED TO A PROPERTY OWNER'S ASSOCIATION FOR MAINTENANCE AND MANAGEMENT.

PARAMETER	UNIT	VALUE
TOTAL LOTS		11
TOTAL PHASES		1
LAND USE/TYPE		RESIDENTIAL
MIN. LOT SIZE (SQ FT)		7,000
MIN. LOT WIDTH (FT)		20
LOT COVERAGE (%)		70
BUILDING HEIGHT (FEET)		4
MAX. FLOOR ELEVATION (FEET)		15
MIN. FLOOR ELEVATION (FEET)		5
MAX. HEIGHT (FEET)		40
PARKING (SPACES)		88

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EXISTING ROADWAYS

NAME	DESIGN SPEED	CLASSIFICATION	STATUS
SW 43RD CT	25 MPH	MINOR LOCAL PAVED	

PROJECT INFORMATION

OWNER
BUTLER BROS. & SONS, INC.
1775 S. W. 10TH ST.
JACKSONVILLE, FL 32216
(904) 221-1775

ENGINEER
SOUTHERN IMPRESSION DEVELOPMENT LLC
5711 N. W. 10TH ST.
JACKSONVILLE, FL 32216
(904) 221-1775

DESIGNER
SOUTHERN IMPRESSION DEVELOPMENT LLC
5711 N. W. 10TH ST.
JACKSONVILLE, FL 32216
(904) 221-1775

J.M.U.
ENGINEERING | CONSULTING | PLANNING

5711 N. W. 10TH ST. JACKSONVILLE, FL 32216
WWW.JMUGROUP.NET | 2025-11-01



0 1" 2"
SCALE 1" = 30'

PRELIMINARY
NOT FOR
CONSTRUCTION



PROJECT
SADDLEWOOD
OAKS
MARION COUNTY, FL
SEC. 27, TWP 15 RGE 21

REZONING
APPLICATION, 6-28-22

REVISIONS
REV. DATE DESCRIPTION

SHEET TITLE
CONCEPT PLAN

DRAWN BY: AMH
CHECKED BY: GJP
JOB NO: 01282
SHEET NUMBER