



**LEGEND**  
 PG = PLAYGROUND  
 CG = COMMUNITY GARDENS  
 TND = TRADITIONAL NEIGHBORHOOD DESIGN



**UNIT 1**

**STATS:**  
 TOTAL NUMBER OF LOTS: 102  
 TOTAL AREA: 34.08 AC.  
 DENSITY: 2.98 LOTS PER ACRE  
 MIN. LOT SIZE: 5,000 SF  
 PRESENT ZONING: R10  
 PROPOSED ZONING: PUD  
 PARCEL A: 5.43 AC.  
 NO. D.U.: 22  
 PARCEL B: 4.08 DU/AC  
 NO. D.U.: 43  
 PARCEL C: 6.42 DU/AC  
 NO. D.U.: 43  
 DENSITY: 5.79 DU/AC

**UNIT 2**

**STATS:**  
 TOTAL NUMBER OF LOTS: 37  
 TOTAL AREA: 1.49 AC.  
 DENSITY: 24.83 LOTS PER ACRE  
 MIN. LOT SIZE: 6,000 SF  
 PRESENT ZONING: R10  
 REC AREA PROVIDED: 0.37 AC.  
 LOT COVERAGE: 4.04 AC.  
 50% MAX.

DEVELOPED BY: SUSTAINABLE JAY, LLC  
 TYPE OF DEVELOPMENT: SINGLE FAMILY  
 PROJECT WILL CONNECT TO UNIT 1 VIA CONVENTING  
 OIA-DC-SAC

DEVELOPED BY: TERRAWISE HOMES, INC.  
 TYPE OF DEVELOPMENT: SINGLE FAMILY  
 PROJECT WILL CONNECT TO UNITS 1 AND 2 VIA CONVENTING  
 OIA-DC-SAC

\* IN THE EVENT THAT THE TOTAL NUMBER OF LOTS DEVELOPED AND PLATTED IS LESS THAN 102, THE AMOUNT OF REQUIRED REC AREA SHALL BE ADJUSTED AS REQUIRED BY SECTION 656.420 OF THE ZONING CODE.

\* IN THE EVENT THAT THE TOTAL NUMBER OF LOTS DEVELOPED AND PLATTED IS LESS THAN 37, THE AMOUNT OF REQUIRED REC AREA SHALL BE ADJUSTED AS REQUIRED BY SECTION 656.420 OF THE ZONING CODE.

PRELIMINARY SITE PLAN OF <b>BRADLEY POND UNIT 1 AND 2</b> FOR <b>TERRAWISE HOMES, INC.</b> <b>MATOVINA &amp; COMPANY</b>	NO. _____ REVISION _____ BY _____ DATE _____	VERSION: <u>ACAD14</u> DRAWN BY: <u>DAD</u> DESIGNED BY: <u>ML</u> APPROVED BY: <u>ML</u> DATE: <u>MARCH 2018</u>	<b>J. LUCAS &amp; ASSOCIATES, INC.</b> CONSULTING AND DESIGN ENGINEERS CERTIFICATE OF AUTHORIZATION NO. 3881 1303 CEDAR STREET - JACKSONVILLE, FL 32207 PH (904) 396-3060 FAX (904) 396-3456
	EXHIBIT 4 Page 1 of 1		