



**LEGEND**

- = WETLANDS
- = UPLAND BUFFER
- = RECREATION
- = OPEN SPACE

**SITE SUMMARY**

**EXISTING/PROPOSED ZONING:**  
EXISTING ZONING: RR-ACRE/LDR (SINGLE FAMILY)  
PROPOSED ZONING: RR-ACRE/LDR (SINGLE FAMILY)  
PUD: 004848 0000, 004849 0010

**SITE DATA:**  
NUMBER OF SINGLE FAMILY LOTS: 285  
TOTAL GROSS AREA: 124.43 AC. (100%)  
TOTAL NET AREA: 112.43 AC. (90%)  
PUBLIC AND PRIVATE R/W: 11.03 AC. (9%)  
ACTIVE RECREATION (REG = 2.85ac): 7.00 AC. (6%)  
PASSIVE OPEN SPACE: 67.81 AC. (54%)

**NUMBER OF SINGLE FAMILY LOTS:**  
133 40' LOTS (0.47%)  
152 50' LOTS (0.33%)  
285 TOTAL LOTS

★ ONE STORY ONLY LOTS(20)

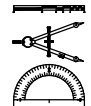
**FLOOD ZONE**

DEVELOPED AREA LOCATED WITHIN FLOOD ZONE "X".  
NO FLOOD ELEVATION ESTABLISHED PER FEMA.

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE. LOT LINES, BUFFER REQUIREMENTS, WALKING TRAILS, AND WATER MAINS AND SEWERAGE MAY BE ADJUSTED FOR ENGINEERING, GEOMETRY AND ANY GOVERNMENTAL AGENCY REQUIREMENTS AND AS SITE PLANNING REQUIRES.

P-2409-543 COMMONWEALTH SITE EXHIBITS COMMONWEALTH PUD SITE PLAN 10/15/2024 7:38 JANINE BULLY

|              |           |
|--------------|-----------|
| DESIGNED BY: | MPR       |
| DRAWN BY:    | MPR       |
| CHECKED BY:  | DMT       |
| SCALE:       | 1" = 150' |
| DATE:        | 10/3/2024 |
| PROJ. NO.:   | 2409-542  |



**Dunn & Associates, Inc.**  
CIVIL ENGINEERS / LAND PLANNERS  
8647 Bayline Road, Suite 200  
Jacksonville, Florida 32206  
Phone: (904) 345-8917  
www.dunnand.com

**COMMONWEALTH AVENUE**  
FOR:  
**DREAM FINDER'S HOMES**  
DUVAL COUNTY, FLORIDA  
PUD SITE PLAN

Sheet No. **1** of **1**  
**PUD-1**  
DWG. NO.

October 3, 2024

Exhibit 4