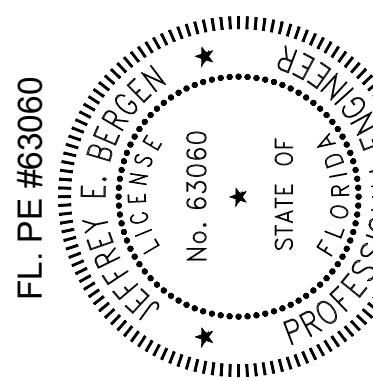


**Goodson Bergen
and Associates**
CONSULTING ENGINEERS

CONSULTING ENGINEERS
Engineering License Number: CA32987
1555 CENTRAL PARKWAY, SUITE 103
JACKSONVILLE, FLORIDA 32224
Phone: (904) 519-7770
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FL. PE #63060

July 30, 2025

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
JEFFREY E. BERGEN, PE ON THE DATE
ADJACENT TO THE SEAL.

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SEALED AND THE SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.

PREPARED FOR:

BALDWIN SITE MIXED DEVELOPMENT

DATE : 7/15/25

PROJECT NO. : 1

DESIGNED BY : J BERGEN, PE/ E GOODSON

DRAWN BY : DM

SCALE : 1"=30'

SCALE : 1"=30'

[illegible]

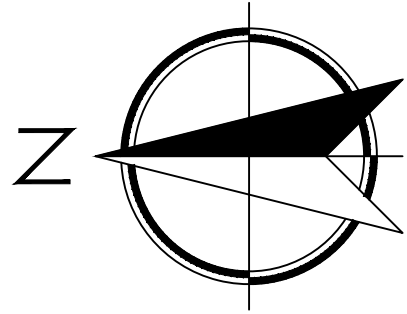
THIS DRAWING NOT RELEASED FOR
CONSTRUCTION UNLESS SO NOTED ABOVE

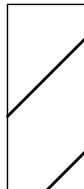
SHEET TITLE

DEVELOPMENT CONCEPT PLAN (USE PLAN)

DCP-1

THESE



PAVEMENT LEGEND	
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	"CN" USES
	"CCG-1" USES
	# OF PARKING STALLS

PARKING SUMMARY:

HOTEL:

PARKING REQUIRED:
Per Sec. 656.604. - Number of off-street parking spaces required

9. Hotels and motels—One space for each sleeping room plus the spaces required for accessory uses such as restaurants and meeting rooms

RESTAURANT:

Per Sec. 656.604, - Number of off-street parking spaces required

UTILITY FLOW DEMAND

- **HOTEL (90 BEDS)**
FOOD SERVICE: 9,000 GPD
- **RESTAURANT:**
(80 SEATS-24 HR)
6,400 GPD
15,400 GPD

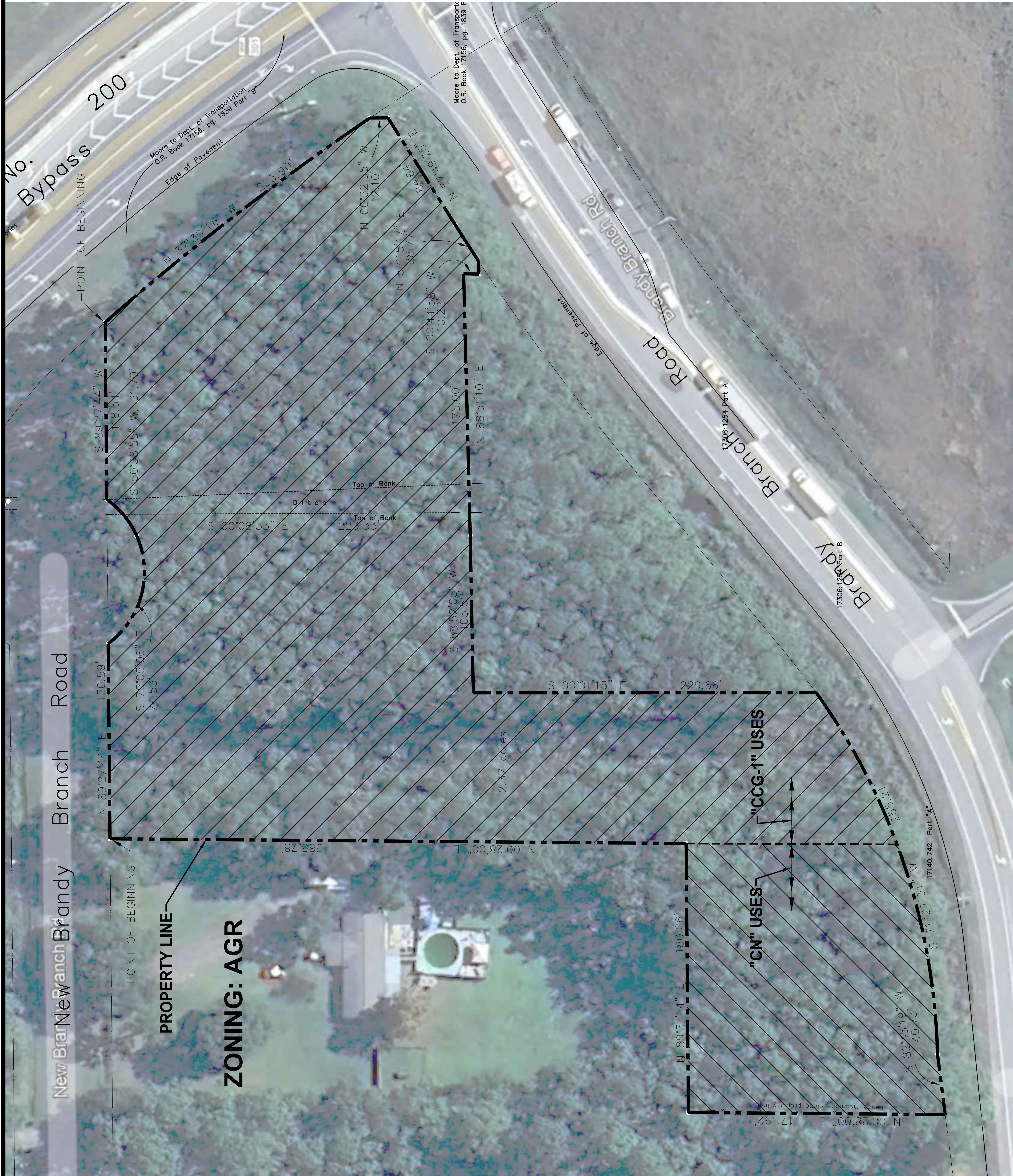


Exhibit 4

Page 1 of 1

z: \Baldwin Site\CAD\Design Files\Concepts\CP\CP-1.dwg