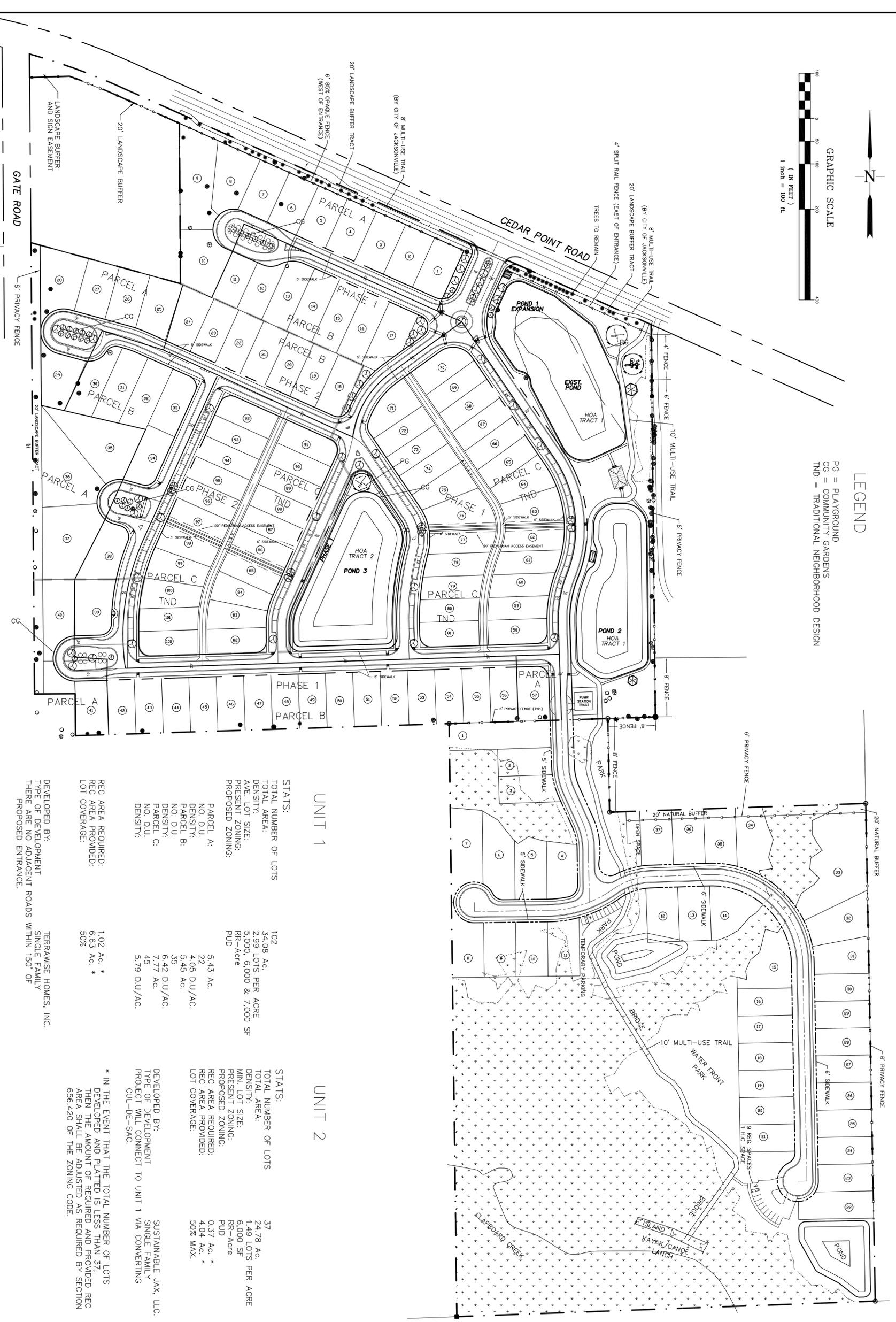


LEGEND
 PG = PLAYGROUND
 CG = COMMUNITY GARDENS
 TND = TRADITIONAL NEIGHBORHOOD DESIGN



UNIT 1

STATS:
 TOTAL NUMBER OF LOTS: 102
 TOTAL AREA: 34.08 AC.
 DENSITY: 2.99 LOTS PER ACRE
 AVE. LOT SIZE: 5,000, 6,000 & 7,000 SF
 PRESENT ZONING: RR-Acre
 PROPOSED ZONING: PUD

PARCEL A: 5.43 AC.
 NO. D.U.: 22
 DENSITY: 4.05 D.U./AC.
 PARCEL B: 5.45 AC.
 NO. D.U.: 35
 DENSITY: 6.42 D.U./AC.
 PARCEL C: 7.77 AC.
 NO. D.U.: 45
 DENSITY: 5.79 D.U./AC.

REC AREA REQUIRED: 1.02 AC. *
 REC AREA PROVIDED: 6.63 AC. *
 LOT COVERAGE: 50%

DEVELOPED BY: TERRAWISE HOMES, INC.
 TYPE OF DEVELOPMENT: SINGLE FAMILY
 THERE ARE NO ADJACENT ROADS WITHIN 150' OF PROPOSED ENTRANCE.

UNIT 2

STATS:
 TOTAL NUMBER OF LOTS: 37
 TOTAL AREA: 24.78 AC.
 DENSITY: 1.49 LOTS PER ACRE
 MIN. LOT SIZE: 6,000 SF
 PRESENT ZONING: RR-Acre
 PROPOSED ZONING: PUD

REC AREA REQUIRED: 0.37 AC. *
 REC AREA PROVIDED: 4.04 AC. *
 LOT COVERAGE: 50% MAX.

DEVELOPED BY: SUSTAINABLE JAX, LLC.
 TYPE OF DEVELOPMENT: SINGLE FAMILY
 PROJECT WILL CONNECT TO UNIT 1 VIA CONVERTING CUL-DE-SAC.

* IN THE EVENT THAT THE TOTAL NUMBER OF LOTS DEVELOPED AND PLATTED IS LESS THAN 37 THEN THE AMOUNT OF REQUIRED AND PROVIDED 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 102 THEN THE AMOUNT OF REQUIRED AND PROVIDED REC AREA SHALL BE ADJUSTED AS REQUIRED BY SECTION 656.420 OF THE ZONING CODE.

August 12, 2019

Exhibit 4
 Page 1 of 1

**PRELIMINARY SITE PLAN OF
 BRADLEY POND UNIT 1 AND 2
 FOR
 TERRAWISE HOMES, INC.
 MATOVINA & COMPANY**

NO.	REVISION	BY	DATE
3	REVISED L/S BUFFER NOTES AND ADDED TEMP. PARKING	DAD	8/12/19
2	UPDATED UNIT 1 LAYOUT, TRAIL, SIDEWALKS AND FENCE	DAD	7/31/19
1	ADDED MULTI-USE TRAIL	DAD	7/19/19

VERSION: ACAD14
 DRAWN BY: DAD
 DESIGNED BY: JML
 APPROVED BY: JML
 DATE: MARCH 2019

J. LUCAS & ASSOCIATES, INC.
 CONSULTING AND DESIGN ENGINEERS
 CERTIFICATE OF AUTHORIZATION NO. 3981
 1305 CEDAR STREET - JACKSONVILLE, FL 32207
 PH (904) 396-3060 FAX (904) 396-3456

DRAWING NO. 1 OF 1
 JOB NO. 1517
 FILE: 1517ALL-FSP
 SEAL & SIGNATURE:
 JAMES W. LUCAS, P.E. 18370