Revised Exhibit 4

FOREST SERVICE NOTE:

"THE FLORIDA FOREST SERVICE OWNS AND MANAGES THE CARY STATE FOREST, WHICH IS ADJACENT TO AND NEAR THE LANDS WITHIN THE COPE'S LANDING PUD. PART OF THE MANAGEMENT OF THIS PUBLICLY OWNED FOREST SITE MAY INCLUDE USING THE FOREST MANAGEMENT TOOLS OF PRESCRIBED BURNING AND TIMBER HARVESTING FOR RESOURCE ENHANCEMENT AND TO REDUCE THE POTENTIAL IMPACTS OF WILDFIRES. PRESCRIBED BURNING WILL CREATE SMOKE, WHICH MAY TEMPORARILY IMPACT THE NEIGHBORHOOD AND SURROUNDING AREAS. HOWEVER, SUCH EFFORTS ARE NECESSARY TO THE MANAGEMENT OF THESE FORESTS FOR WILDLIFE, RESOURCE PROTECTION AND RECREATIONAL USES. ALL HOMEOWNERS ARE STRONGLY ENCOURAGED TO REVIEW AND IMPLEMENT "FIREWISE" MANAGEMENT AND DESIGN TECHNIQUES, TO THE EXTENT THAT THESE ARE CONSISTENT WITH WATER CONSERVATION AND FLORIDA FRIENDLY LANDSCAPING REQUIREMENTS IN THE JACKSONVILLE ZONING CODE. IN PARTICULAR, LANDSCAPING SHOULD BE MAINTAINED TO PREVENT THE ACCUMULATION OF FLAMMABLE BRUSH, DEAD LEAVES OR LANDSCAPING NEAR HOMES WHERE SUCH HOMES ARE ADJACENT TO FOREST AREAS. PLEASE CONSULT THE FLORIDA FOREST SERVICE'S AND FLORIDA DIVISION OF EMERGENCY MANAGEMENT'S LATEST GUIDANCE ON HOME AND LANDSCAPING MAINTENANCE NEAR FOREST AREAS."

TABULAR SUMMARY

VILLAGE CENTER/ COMMERCIAL	12.74 Ac
VILLAGE CENTER/ COMMUNITY CENTER	3.76 Ac
VILLAGE CENTER/ PUBLIC FACILITIES	1.50 Ac
VILLAGE CENTER/ TOTAL	18.00 Ac
TOTAL UPLAND	320.48 Ac
TOTAL WETLAND/CONSERVATION	156.50 Ac
TOTAL AREA	476.98 Ac
LAKE RETENTION	33.12 Ac
ROAD RIGHT-OF-WAY	40.16 Ac

2.0 UNITS/ ACRE

GRAPHIC SCALE

(IN FEET)
1 inch = 300 ft.

RESIDENTIAL COMMUNITY 2

RESIDENTIAL COMMUNITY 1

60' LOTS ALONG OUTPARCEL

OUT-PARCEL

CONNECTIVITY BIKE/TRAIL

VILLAGE CENTER/ COMMUNITY CENTER

VILLAGE CENTER W/1.5 Ac PUBLIC FACILITY

RESIDENTIAL COMMUNITY 4

VILLAGE CENTER/ COMMERCIAL

CONNECTIVITY BIKE/TRAIL

60' LOTS ALONG OUTPARCEL

RESIDENTIAL COMMUNITY 3

CONNECTIVITY BIKE/TRAIL

PARK 2.25 Ac

OUTPARCEL

60' LOTS ALONG OUTPARCEL

OUTPARCEL

PARK 1.05 Ac

CISCO DRIVE WEST

FUTURE RESIDENTIAL COMMUNITY 5

POND

D·R·HORTON NYSE America's Builder

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE. LOT LINES, LOT SIZES, ROADWAY NETWORK, RIGHT-OF-WAYS, STORM WATER PONDS AND SIGNAGE MAY BE ADJUSTED FOR ENGINEERING, GEOMETRY AND ANY GOVERNMENTAL AGENCY REQUIREMENTS AND AS SITE PLANNING REQUIRES.

Always call 811 two full business days before you dig
Sunshine811.com

P:\2019-601 COPES LANDING\EXHIBITS\COPE'S LANDING-PUD SITE PLAN.DWG11/16/2020 12:32 PMSteve Smith

REVISIONS		
NO.	DATE	DESCRIPTION BY:
1	12-11-20	REVISED PARCEL CONFIGURATION & SHOW 60' WIDE LOTS VJD
2	12-17-20	SHOW 60' WIDE LOTS VJD
3	12-28-20	ADDED LANDS BY FUTURE RESIDENTIAL COMMUNITY 5 VJD
4	1-05-21	REVISE COMMUNITY 3 & PROPERTY TO THE WEST VJD
5	1-13-21	REVISE OUTPARCEL ALONG CISCO DRIVE WEST & ADD 60' LOTS IN COMMUNITY 3 VJD
6	1-15-21	ADD CISCO DRIVE WEST AND 60' LOTS IN COMMUNITY 3 VJD
7	11-18-21	ADDED FOREST SERVICE NOTE & REVISED FUTURE RESIDENTIAL COMMUNITY 5 VJD

DESIGNED BY:	MR
DRAWN BY:	MR
CHECKED BY:	VJD
SCALE:	1" = 300'
DATE:	November 16, 2020
PROJ. NO.:	0019-40

Dunn & Associates, Inc.
CIVIL ENGINEERS / LAND PLANNERS
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Phone: (904)363-8916 Fax: (904)363-8917
www.dunneng.com

COPE'S LANDING
FOR:
D.R. HORTON, INC. - JACKSONVILLE
DUVAL COUNTY, FLORIDA
PUD SITE PLAN

VINCENT J. DUNN ENGINEER NO. 39668
DAVID M. TAYLOR ENGINEER NO. 46186
GLEN R. WIEGER ENGINEER NO. 61668
CERTIFICATE OF AUTHORIZATION NO. 27595

Sheet No. 1 of 1
PUD
DWG. NO.