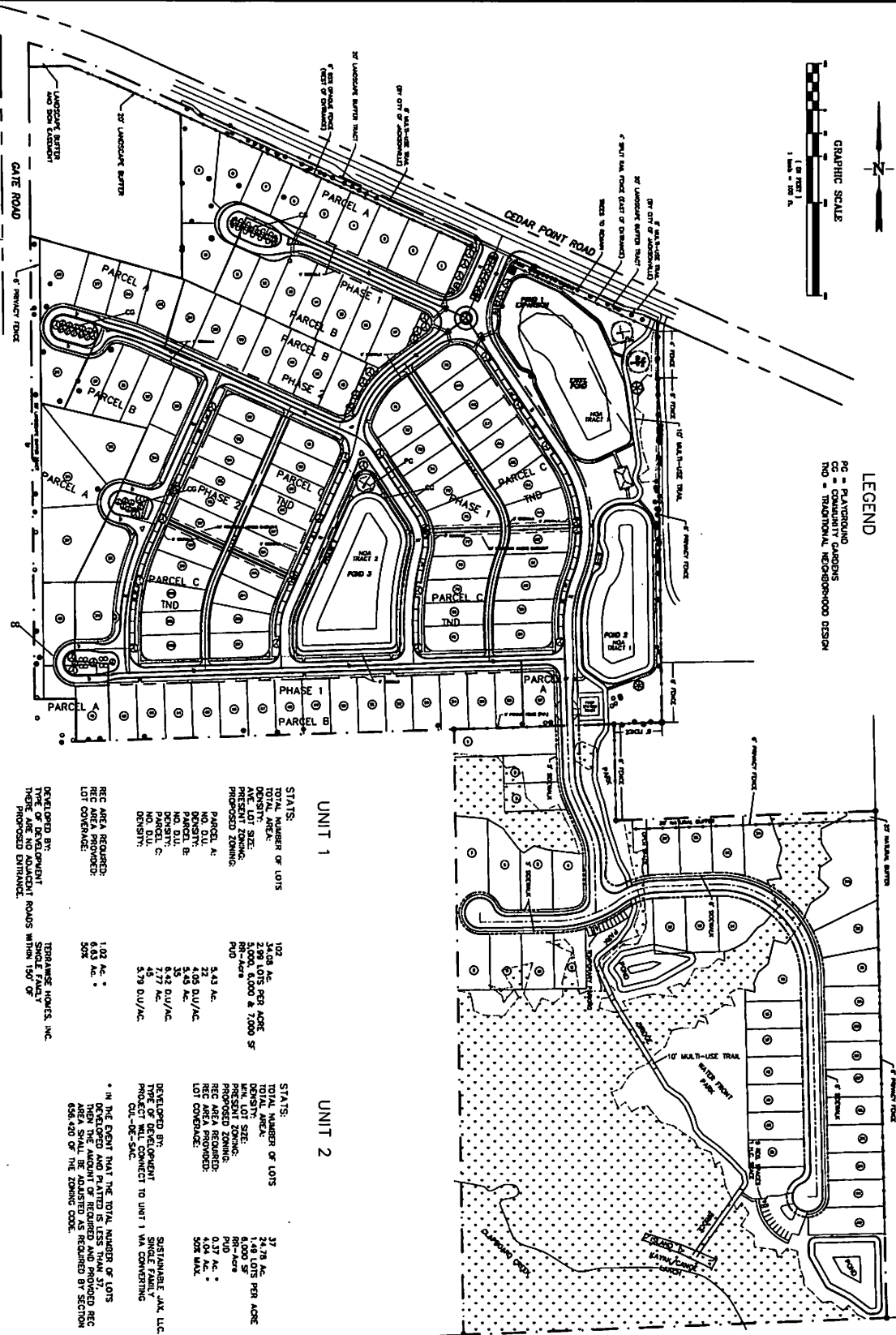


LEGEND
 PG = PLAYGROUND
 RC = RECREATION
 TRD = TRADITIONAL NEIGHBORHOOD DESIGN



UNIT 1

STATS:
 TOTAL NUMBER OF LOTS: 102
 TOTAL AREA: 3,108 AC.
 DENSITY: 2.98 LOTS PER ACRE
 AVE. LOT SIZE: 3,000, 5,000 & 7,000 SF
 PRESENT ZONING: PUD
 PROPOSED ZONING: PUD

PARCEL A: 2.42 AC.
 DENSITY: 4.05 DU/AC
 PARCEL B: 3.43 AC.
 DENSITY: 4.32 DU/AC
 PARCEL C: 7.77 AC.
 DENSITY: 5.19 DU/AC

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

DEVELOPED BY: TERRAWISE HOMES, INC.
 NAME OF DEVELOPER: SMOLE FAMILY
 THERE ARE NO ADJACENT ROADS WITHIN 100' OF PROPOSED ENTRANCE.

* IN THE EVENT THAT THE TOTAL NUMBER OF LOTS DEVELOPED AND PLATTED IS LESS THAN 100, THEN THE AMOUNT OF REQUIRED AND PROVIDED REC AREA SHALL BE ADJUSTED AS REQUIRED BY SECTION 656.420 OF THE ZONING CODE.

UNIT 2

STATS:
 TOTAL NUMBER OF LOTS: 37
 TOTAL AREA: 2,478 AC.
 DENSITY: 6.00 DU PER ACRE
 PRESENT ZONING: RM-100
 PROPOSED ZONING: PUD
 REG. AREA REQUIRED: 4.02 AC.
 REG. AREA PROVIDED: 4.02 AC.
 LOT COVERAGE: 50% MAX.

DEVELOPED BY: SUSTAINABLE JMK, LLC
 NAME OF DEVELOPER: JMK CONSULTING
 THERE ARE NO ADJACENT ROADS WITHIN 100' OF PROPOSED ENTRANCE TO UNIT 1 VIA CONVENTING OUT-OF-SITE.

* IN THE EVENT THAT THE TOTAL NUMBER OF LOTS DEVELOPED AND PLATTED IS LESS THAN 100, 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
 Revised Exhibit 4
 Page 1 of 1

DRAWING NO. 1 JOB NO. 1817 FILE 1817A-252 SEAL & SIGNATURE	PRELIMINARY SITE PLAN OF BRADLEY POND UNIT 1 AND 2 FOR TERRAWISE HOMES, INC. MATOVINA & COMPANY	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>REVISED L/S BUFFER NOTES AND ADDED TEMP. PARKING</td> <td>DAD</td> <td>8/12/19</td> </tr> <tr> <td>2</td> <td>UPDATED UNIT 1 LAYOUT, TRAIL, SIDEWALKS AND FENCE</td> <td>DAD</td> <td>7/31/19</td> </tr> <tr> <td>1</td> <td>ADDED MULTI-USE TRAIL</td> <td>DAD</td> <td>7/19/19</td> </tr> </tbody> </table>	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: JM APPROVED BY: JM DATE: MARCH 2019	J. LUCAS & ASSOCIATES, INC. CONSULTING AND DESIGN ENGINEERS CERTIFICATE OF AUTHORIZATION NO. 3601 1303 CEDAR STREET - JACKSONVILLE, FL 32207 PH (904) 368-3080 FAX (904) 368-3466
NO.	REVISION	BY	DATE																	
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