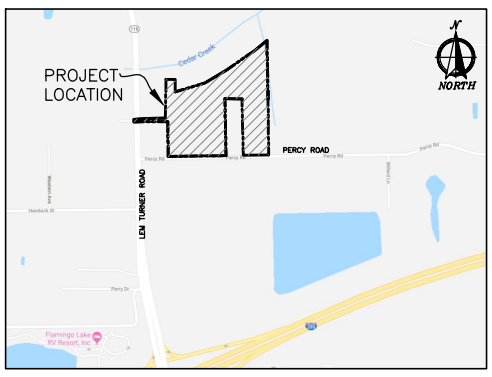

LOCATION MAP
NTS

SITE SUMMARY

1. DEVELOPER:
   PERCY OAKS PARTNERS, INC
   161 HAMPTON POINT DRIVE, SUITE 1
   ST. AUGUSTINE, FLORIDA 32092
   PHONE: 904-615-1893
2. ENGINEER:
   DOMINION ENGINEERING GROUP
   4348 SOUTHPOINT BLVD, SUITE 204
   JACKSONVILLE, FLORIDA 32216
   PHONE: 904-854-4500
   FAX: 904-854-4505
3. SURVEYOR
   A&J LAND SURVEYORS
   5847 LUELLA STREET
   JACKSONVILLE, FLORIDA 32207
   PHONE: 904-346-1736
4. EXISTING VEGETATION:
   WOODED
5. ZONING/PUD:
   PUD
6. TOTAL SITE AREA SUMMARY:
   TOTAL SITE AREA = 23.53 AC.± (100%)
   SINGLE FAMILY AREA = 11.90 AC. ± (51%)
   ACTIVE REC/OPEN SPACE = 0.26 AC.± (1%)
   PASSIVE OPEN SPACE, WETLANDS, PONDS = 8.62 AC±(36%)
   PUBLIC R/W = 2.35 AC.± (10%)
   MAXIMUM COVERAGE OF BUILDINGS = 4.50 AC.± (20%)
   NUMBER OF SINGLE FAMILY LOTS = 82

   MINIMUM SINGLE FAMILY LOT SIZES: 40'x110'

   MIN LOT AREA: 4,000 sf

   BUILDING SET BACK INFORMATION 40' LOT:
   FRONT = 20'
   SIDE = 3'
   REAR = 10'
   BUILDING SET BACK INFORMATION 60' LOT:
   FRONT = 20'
   SIDE = 5'
   REAR = 10'

   MAXIMUM LOT COVERAGE: 50%

   MAXIMUM HEIGHT OF BUILDING: 35'
7. TOTAL OF ANTICIPATED PHASES: 2
8. WATER SUPPLY: JACKSONVILLE ELECTRIC AUTHORITY
9. SEWER SUPPLY: JACKSONVILLE ELECTRIC AUTHORITY
10. ELECTRICAL SUPPLY: JACKSONVILLE ELECTRIC AUTHORITY
11. FIRE PROTECTION: 6" FIRE HYDRANTS SERVED BY WATER MAIN EXTENSION
12. FLOOD ZONE: ZONE X & AE (PANEL No. 12031C0179H)
13. CITY DEV. No. XXXX

REAL ESTATES No. 019456 0000, 019455 0000

NOTE: THIS A CONCEPTUAL SITE PLAN, LOT LINES, SIZES, ROADWAY LAYOUTS, RIGHT OF WAY, AND STORM WATER PONDS MAY BE ADJUSTED FOR ENGINEERING, GEOMETRY, AND ANY GOVERNMENTAL AGENCY REQUIREMENTS AND AS SITE PLANNING REQUIRES.

NORTH

Exhibit 4
Page 1 of 1

WILLIAM E. SCHAFER
PROFESSIONAL ENGINEER
LICENSE No. 40229
STATE OF FLORIDA
09/12/2019

DATE: SEPTEMBER 12, 2019

PAGE ___ OF ___

PUD
SHEET NO.
OF ___
© LATEST DATE HEREON
JOB NO.: XXXX.XXX
SCALE: AS NOTED
CHECKED BY: WES
DESIGNED BY: MsB
DRAWN BY: GWM
PLOT DATE:
REVISIONS

PERCY OAKS
FOR
PERCY OAKS PARTNERS, LLC

PUD PLAN

DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 204, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 C.A. NUMBER: 26821 FAX 904-854-4505
www.dom-eng.com

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