REVISIONS DATE 12/29/20 REZ. SITE PLAN PROPERTY INFORMATION: 12/30/20 LAYDUT2 PROPOSED PROJECT INFO: 7715 OLD MIDDLEBURG RD. 25,000 SFT MIXED USE RETAIL BUILDING TOTAL LOT SIZE: 2.17 ACRES (PER COJ PROP. APPRAISERS WEBSITE) BUILDING SIZE: 357FT X 70 FT = 24,990 SQ FT FLOOD PLANE "X", PLANNING DIS. 4, 7723 OLD MIDDLEBURG RD. TOTAL LOT SIZE: 2.18 ACRES (PER COJ PROP. APPRAISERS WEBSITE) FLOOD PLANE "X", PLANNING DIS. 4, <u>OLD MIDDLEBURG ROAD</u> Diversified Environmental Planning SCALE: 22X34" SHEET: 1"=40' 11X17" SHEET: 1"=80' 880.12' 25' UNCOMP. BUFFER RETENTION POND DUMPSTER LOADING DRIVE-THRU AREA (FINAL CONFIG. PER DEV. REVIEW) 10 SPACES 6 SP/ UNCOMP. 25,000 SFT RETAIL MIX USE REQUIRED PARKING: 3 PER 1000 SFT = 75 SPACES PROVIDED PARKING: 4.8 PER 1000 SFT = 120 SPACES 7715 DLD MIDDLEBURG RD. 10 SPACES BUFFER 2 ADD'L PARKING PROVIDED FOR POTENTIAL RESTAURANT USES SPIRITS S RD & OLD MIDDLEBURG JACKSONVILLE, FLORIDA 7723 OLD MIDDLEBURG RD. 8 SPACES 10 SPACES 10 SPACES 107 શ્ર WINES 10 SPACES 10 SPACES 10 SPACES 10 SPACES 10 SPACES 10'MIN LANDSCAPE BUFFER 875.66' € 1 COLLINS EX. MEDIAN COLLINS ROAD NOTE: THIS LAYOUT IS CONCEPTUAL AND SUBJECT TO MODIFICATIONS BASED UPON FINAL COJ DEVELOPMENT SERVICES AND ST. JOHNS RIVER WATER MANAGEMENT REVIEWS. 2021 SHEET NO. LA-1

Exhibit 4 Page 1 of 1