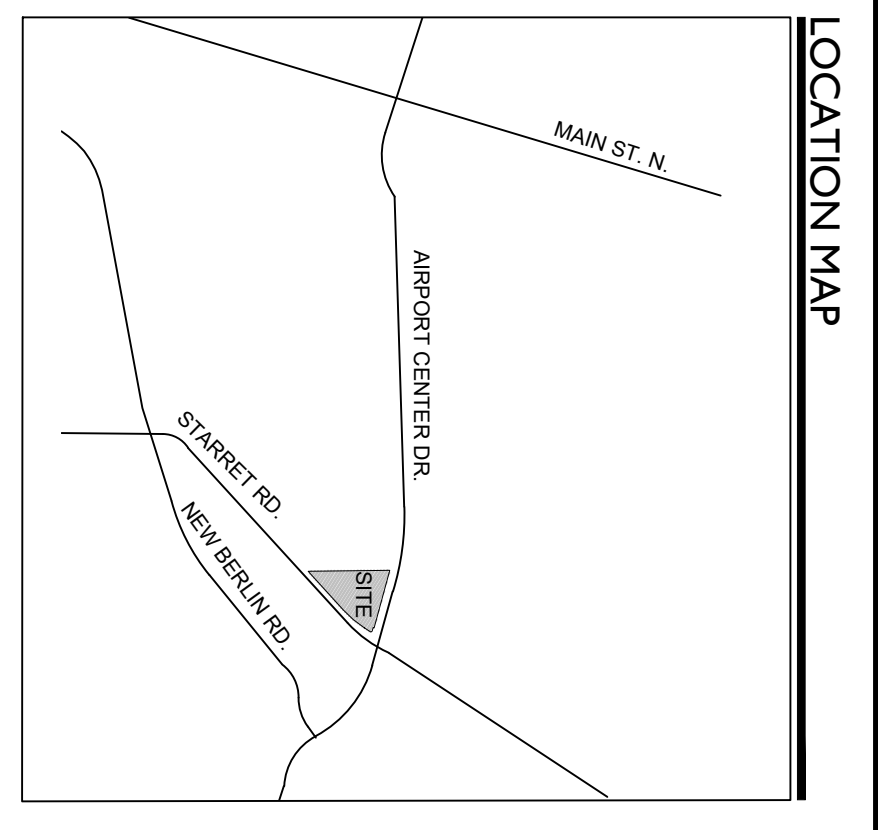


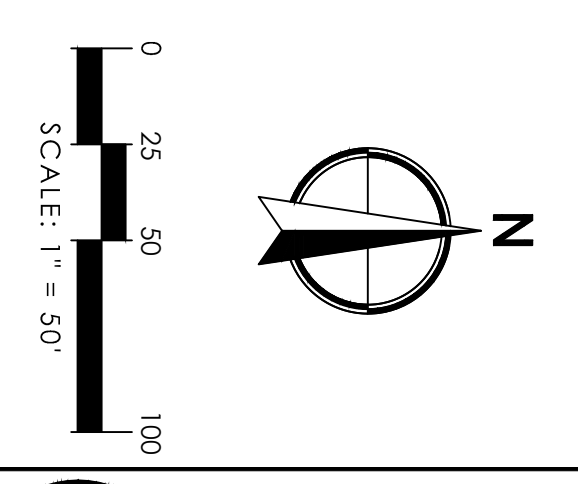
USE SINGLE FAMILY RESIDENTIAL ZONING: RPD

USE VACANT GOVERNMENTAL ZONING: RR-ACRE

USE VACANT COMMERCIAL ZONING: CCC / RJD



LOCATION MAP



SITE DATA

| | |
|--------------------------|------------------|
| NAME OF DEVELOPMENT | ADVANTIS GARDENS |
| TOTAL SITE AREA | 7.94 AC |
| EXISTING ZONING | CCC-1 & RR-ACRE |
| PROPOSED ZONING | RPD |
| EXISTING LAND USE | LDR & CCG |
| PROPOSED LAND USE | MULTIFAMILY |
| RECREATION AREA REQUIRED | 36,075 S.F. |
| MULTIFAMILY | 32,400 S.F. |
| IBD + DEN | 200 D.U. |
| DENSITY | 76 D.U. (98%) |
| BUILDING COVERAGE | 10 D.U. (5%) |
| MAX. HEIGHT | 96 D.U. (47%) |
| | 18 D.U. (9%) |
| | 27.20 D.U. / AC |
| | 1.41 / AC (18%) |
| | 58' 6" |
| PARKING REQUIRED | 386 SP |
| | 133 SP |
| | 212 SP |
| | 41 SP |
| | 8 SP |
| | 397 SP |
| | 9 SP |
| LAKE AREA | 0.90 AC |

Exhibit 4
March 23, 2021
Page 1 of 1

ADVANTIS GARDENS

PRELIMINARY SITE PLAN

SHEET: **PSP-1**

| REVISIONS | | | |
|-----------|------|-------------|----|
| NO. | DATE | DESCRIPTION | BY |
| | | | |
| | | | |
| | | | |
| | | | |

| | |
|-----------------------|-----------|
| CAD 670400-PL-SITEDWG | |
| JOB NO. | 670400 |
| DRAWN BY | CB |
| CHECK BY | CR |
| DATE | 2021-3-23 |