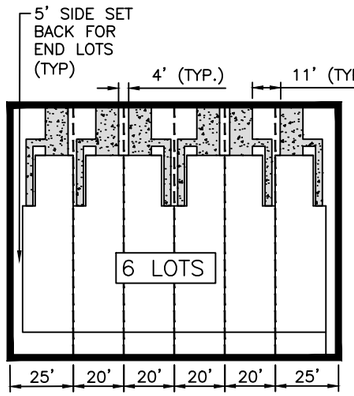
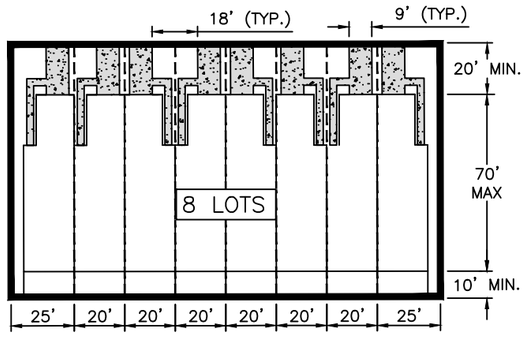
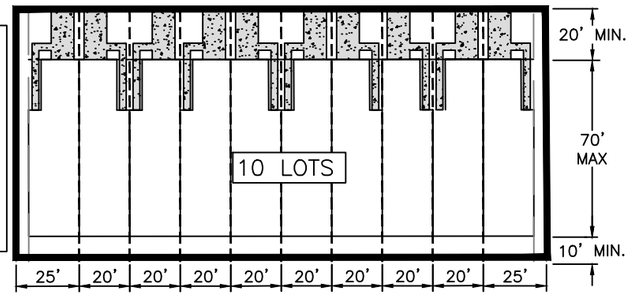


TOWNHOME 6 LOTS
8–BUILDINGS (TYP.)

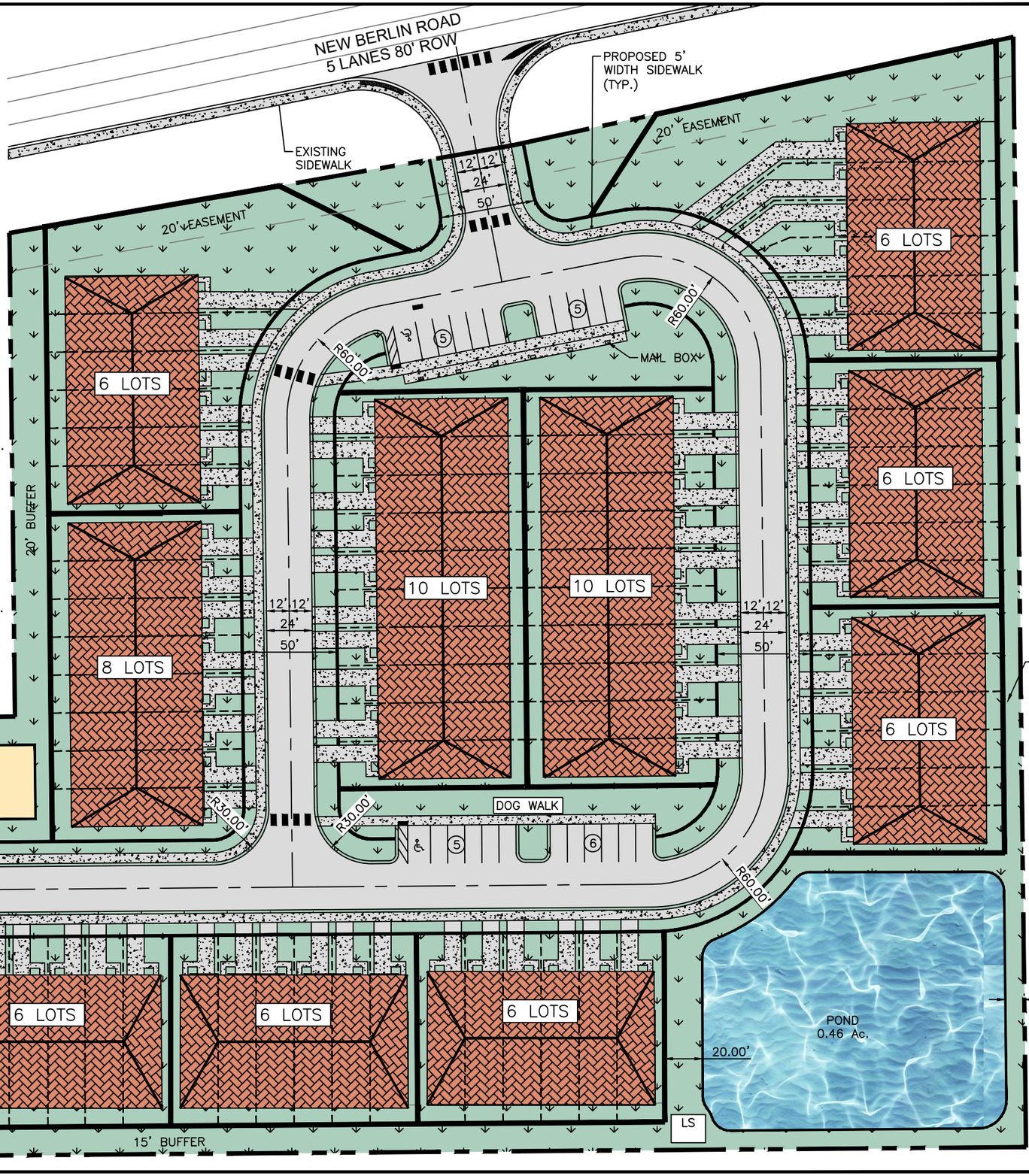


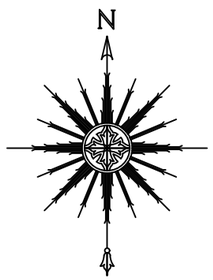
TOWNHOME 8 LOTS
1–BUILDING (TYP.)

SITE INFO	
TOTAL SITE AREA	= 7.63 Ac
TONWHOMES 8–6 LOTS	= 48 LOTS
TONWHOMES 1–8 LOTS	= 8 LOTS
TOWNHOMES 2–10 LOTS	= 20 LOTS
TOTAL LOTS	= 76 LOTS
DENSITY	= 9.96 LOTS/AC
POND	= 0.46 Ac
RECREATION AREA	= 0.17 Ac
STANDARD PARKING	= 29 EA
ADA PARKING	= 3 EA
TOTAL PARKING SPACE	= 32 EA



TOWNHOME 10 LOTS
2–BUILDINGS (TYP.)





0 30 60

SCALE: 1" = 30'
SCALE: 1" = 60'
FOR: 22"x34" SHEET
FOR: 11"x17" SHEET

Exhibit 4

July 16, 2021
Page 1 of 1

TOCOI Engineering, LLC
714 NORTH ORANGE AVENUE, GREEN COVE SPRINGS, FL 32043
PH: 904-215-1388 E.B. NUMBER: 26383

ENGINEER OF RECORD
JOHN J. MAHONEY III
FLORIDA
REGISTRATION NUMBER:
40177

NEW BERLIN TOWNHOMES
PROPOSED TOWNHOMES

REVISIONS

PLOT DATE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
SCALE:
JOB NO.:

SHEET NO.
3

Exhibit 4 Page 1 of 1

Date: 6/17/21 Time: 11:18 AM DWG Name: \\Tel-Vault\01Projects\21-426 New Berlin Rd Townhomes\03-CADD\21-426 MASTER PLAN.dwg Layout: 3-EG