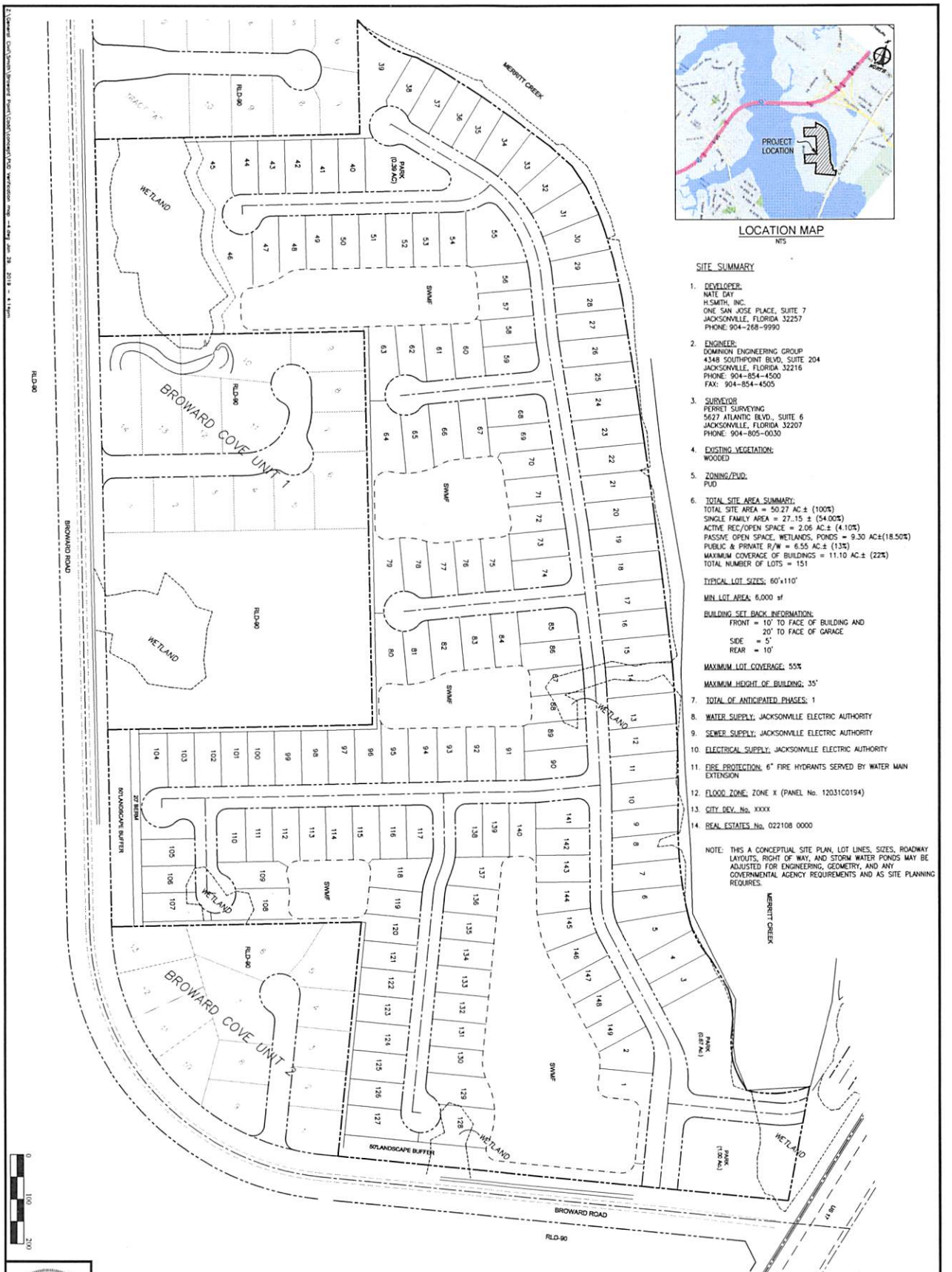

SITE SUMMARY

1. DEVELOPER:
   NATE DAY
   H.SMITH, INC.
   ONE SAN JOSE PLACE, SUITE 7
   JACKSONVILLE, FLORIDA 32257
   PHONE: 904-268-9990

2. ENGINEER:
   DOMINION ENGINEERING GROUP
   4348 SOUTHPOINT BLVD, SUITE 204
   JACKSONVILLE, FLORIDA 32216
   PHONE: 904-854-4500
   FAX: 904-854-4505

3. SURVEYOR
   PERRET SURVEYING
   5627 ATLANTIC BLVD., SUITE 6
   JACKSONVILLE, FLORIDA 32207
   PHONE: 904-805-0030

4. EXISTING VEGETATION:
   WOODED

5. ZONING/PUD:
   PUD

6. TOTAL SITE AREA SUMMARY:
   TOTAL SITE AREA = 50.27 AC.± (100%)
   SINGLE FAMILY AREA = 27.15 ± (54.00%)
   ACTIVE REC/OPEN SPACE = 2.06 AC.± (4.10%)
   PASSIVE OPEN SPACE, WETLANDS, PONDS = 9.30 AC±(18.50%)
   PUBLIC & PRIVATE R/W = 6.55 AC.± (13%)
   MAXIMUM COVERAGE OF BUILDINGS = 11.10 AC.± (22%)
   TOTAL NUMBER OF LOTS = 151

   TYPICAL LOT SIZES: 60'x110'

   MIN LOT AREA: 6,000 sf

   BUILDING SET BACK INFORMATION:
   FRONT = 10' TO FACE OF BUILDING AND 20' TO FACE OF GARAGE
   SIDE = 5'
   REAR = 10'

   MAXIMUM LOT COVERAGE: 55%

   MAXIMUM HEIGHT OF BUILDING: 35'

7. TOTAL OF ANTICIPATED PHASES: 1
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 (PANEL No. 12031C0194)
13. CITY DEV. No. XXXX
14. REAL ESTATES No. 022108 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.

0 100 200

Exhibit 4
Page 1 of 1

NORTH

DATE: JANUARY 29, 2019

PAGE ___ OF ___

C1
OF ___

PLOT DATE:
DRAWN BY: DRM
DESIGNED BY: MAB
CHECKED BY: WTS
SCALE: AS NOTED
JOB NO.: 2100.003
© LATEST DATE HEREON
SHEET NO.

REVISIONS

BROWARD POINT
FOR

PRELIMINARY SITE 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