



CONCEPT PLAN NOTES

1. THIS DRAWING IS INTENDED FOR CONCEPTUAL SITE PLANNING ONLY. THE SITE PLAN IS SUBJECT TO CHANGE BASED UPON FINAL DESIGN AND LOCAL LAND DEVELOPMENT CODE.
2. STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO CHANGE UPON FINAL DESIGN.
3. NO SITE VISITS HAVE BEEN MADE TO VERIFY ACCURACY OF AERIAL IMAGE DEPICTED.
4. THIS DRAWING IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND PERMITTING PURPOSES.

PHASE 2
 AREA: 80.59 Ac.±
 UPLANDS (PRE): 54.95 (68.2%)
 WETLAND IMPACTS: 2.05 Ac.± (2.5%)
 POND: 4.74 Ac.± (5.9%)

PHASE 1
 AREA: 110.77 Ac.±
 UPLANDS (PRE): 69.96 (63.2%)
 WETLAND IMPACTS: 24.05 Ac.± (21.7%)
 POND: 12.7 Ac.± (11.5%)

PHASE 3
 AREA: 124.06 Ac.±
 UPLANDS (PRE): 67.60 Ac.± (54.5%)
 WETLAND IMPACTS: 10.06 Ac.± (8.1%)
 POND: 12.17 Ac.± (9.8%)

SITE DATA TABLE	
JURISDICTION:	CITY OF JACKSONVILLE
SITE AREA:	315.42 AC±
BUILDING AREA:	2,890,560 SF±
DEVELOPABLE USE:	183.6 AC±
WETLAND IMPACTS:	38.14 AC±
PROPOSED POND:	29.61 AC± (16.1%)

CONCEPT PLAN
SUBEMA LOGISTICS
8/1/24

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Exhibit 4

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