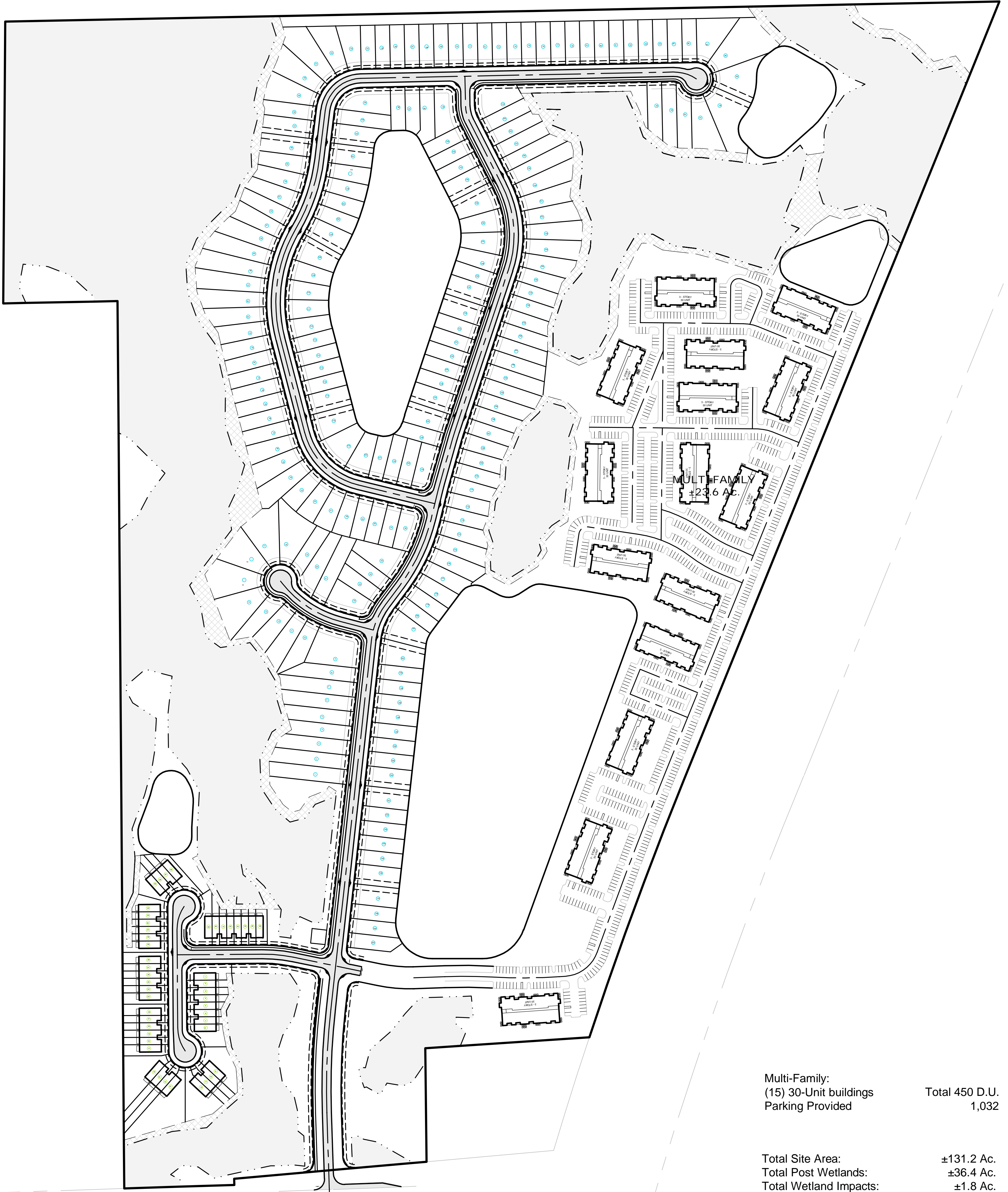


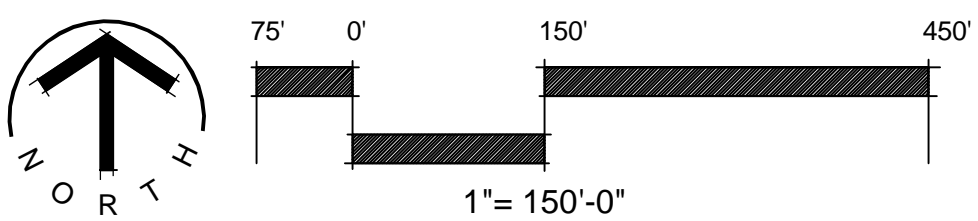
**OWENS ROAD**  
**CONCEPTUAL SITE PLAN**  
 August 18, 2021



Multi-Family:  
 (15) 30-Unit buildings      Total 450 D.U.  
 Parking Provided                      1,032

Total Site Area:                      ±131.2 Ac.  
 Total Post Wetlands:                ±36.4 Ac.  
 Total Wetland Impacts:            ±1.8 Ac.  
 Net Developable Uplands:        ±84.4 Ac.  
 Total Pond Area:                      ±16.3 Ac. (19%)

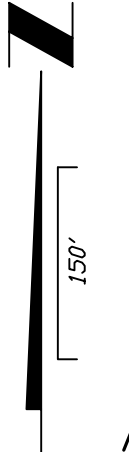
Total Dwelling Units:                246 D.U.  
 ●-Single family 40' lots:            200 D.U.  
 ●-Townhomes:                        46 D.U.



This land plan and/or rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards. This plan was completed based on limited information, therefore all acreage figures are unofficial and are subject to change.

**GENERAL NOTES:**

1. LOT LAYOUT IS CONCEPTUAL AND MAY BE REVISED ON CONSTRUCTION PLANS OR BY CHANGES TO THE MASTER DEVELOPMENT PLAN IN ACCORDANCE WITH LDC SECTION 5.03.05.
2. DEVELOPER MAY INSTALL PERIMETER FENCING AT HIS OPTION. THE HEIGHT MAY BE UP TO 6 FT. FENCING MAY NOT BE LOCATED WITHIN AN UPLAND BUFFERS.
3. TEMPORARY CONSTRUCTION AND SALES TRAILERS MAY BE LOCATED IN DEVELOPMENT AREAS. LOCATION MAY CHANGE AS DEVELOPMENT PROGRESSES, BUT WILL NOT BE LOCATED WITHIN REQUIRED BUFFERS.
4. SIGNAGE SHALL BE ALLOWED BY THE UNIFIED SIGN PLAN AND THE LAND DEVELOPMENT CODE. POTENTIAL SIGNAGE LOCATIONS WILL BE SHOWN ON CONSTRUCTION PLANS.
5. STOCKPILE AND WETLAND CREATION LOCATIONS WILL BE DEPICTED ON CONSTRUCTION PLANS.
6. ACTUAL UPLAND BUFFER WIDTH WILL BE SHOWN ON CONSTRUCTION PLANS.
7. THIS PROJECT LIES WITHIN FLOOD ZONE "AO,AE,X", BASED UPON FEMA FIRM MAP COMMUNITY NO. 12031C0182J, REVISED 11/02/2018.
8. PRESERVATION AREAS ARE SHOWN AS GENERALIZED AREAS AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN, PERMITTING AND FINAL WETLAND SURVEYS.
9. NO PERMANENT CONSTRUCTION SHALL BE PERMITTED IN DRAINAGE EASEMENTS INCLUDING POOL EQUIPMENT, A/C AND HEATING EQUIPMENT AND ANY VERTICAL CONSTRUCTION THAT REQUIRES FOOTERS SUCH AS A BLOCK WALL.
10. ALL WETLANDS THAT ARE PRESERVED FOR THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT WILL BE PLACED IN CONSERVATION.
11. SMFS ADJACENT TO WETLANDS SHALL BE PLANTED WITH PLANTS NATIVE TO THE ORIGINAL ECOLOGICAL COMMUNITY AS SHOWN ON LANDSCAPE PLANS.
12. DETAILS AND ADA COMPLIANCE OF THE SIDEWALKS WILL BE PROVIDED ON CONSTRUCTION PLANS. SIDEWALKS MAY MEANDER THROUGH PARKS.
13. PROJECT IDENTIFICATION SIGNAGE AND MONUMENTATION SHALL COMPLY WITH THE PUD. MONUMENT SIGNS SHALL NOT EXCEED 20 FEET IN HEIGHT AND SHALL BE LIMITED TO SIGNS AT 150 SQUARE FEET EACH.
14. TEMPORARY CONSTRUCTION TRAILER WILL BE PLACED ON SITE AWAY FROM ANY CONSTRUCTION ACTIVITIES. TRAILER MUST BE REMOVED WITHIN 30 DAYS OF ISSUANCE OF CERTIFICATE OF OCCUPATION BY THE COUNTY.
15. SOLID WASTE STORAGE DUMPSTERS SHALL BE SCREENED IN ACCORDANCE WITH LDC SEC. 6.06.04 B8. DETAILS SHALL BE PROVIDED WITH THE BUILDINGS PERMIT CONSTRUCTION DRAWINGS AT THE TIME OF SUBMITTAL.
16. ON SITE AIR BURNING LOCATION TO BE DETERMINED IN THE FIELD.
17.
  - 17.a. STRUCTURES EXCEEDING THIRTY-FIVE (35) FEET MUST CONTAIN AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION ADOPTED BY THE DUVAL COUNTY FIRE PREVENTION CODE OF NFPA 13 OR EQUIVALENT STANDARD AS ADOPTED IN THE FLORIDA FIRE PREVENTION CODE OR AS OTHERWISE APPROVED BY DUVAL COUNTY FIRE RESCUE.
  - 17.b. THE HEIGHT LIMITATIONS DO NOT APPLY TO ANY NEW ROOF STRUCTURES FOR HOUSING ELEVATORS, STAIRWAYS, TANKS, VENTILATING FANS, SOLAR ENERGY COLLECTORS OR SIMILAR EQUIPMENT REQUIRED TO OPERATE THE BUILDING (PROVIDED THE STRUCTURE SHALL NOT COVER MORE THAN 20% OF THE ROOF AREA OR EXTEND OVER 10 FEET IN HEIGHT), NOR TO CHURCH SPIRES, STEEPLES, BELFRIES, CUPOLAS, DOMES, MONUMENTS, WATER TOWERS, SKYLIGHTS, FLAG POLES, VENTS OR TOWER SIMILAR STRUCTURES WHICH MAY BE ERRECTED ABOVE THE HEIGHT LIMIT, NOR TO FIRE OR PARAPET WALLS PROVIDING THAT SUCH WALLS SHALL NOT EXTEND MORE THAN FIVE (5) FEET ABOVE THE ROOF.



**PARCEL DATA**

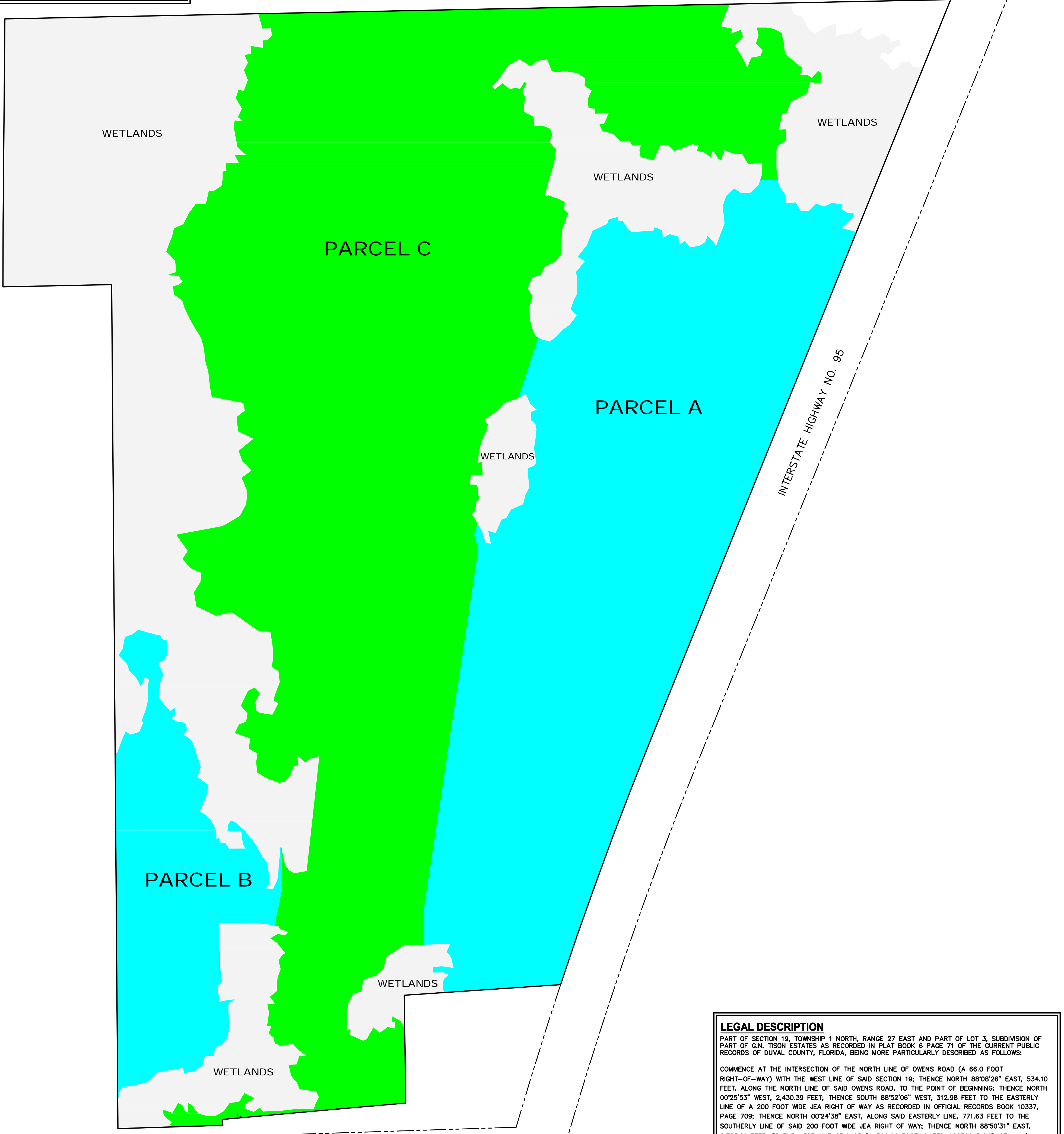
- A. ZONING DESIGNATION: IL - INDUSTRIAL LIGHT
- B. PARCEL ID NUM: 106260-0000, 106256-0010, 106256-1000, 106256-2000, 108138-0000
- C. PUD ORDINANCE NUMBER:
- D. DATA SUMMARY:
  1. TOTAL PROJECT AREA: ±131.15 Ac.
  - 1.1. PRESERVED WETLANDS: ±36.35 Ac.
  2. SETBACKS (FT)
    - 2.1. MIN. FRONT YARD SETBACK: 20 FEET
    - 2.2. MIN. SIDE YARD SETBACK: 5 FEET
    - 2.3. MIN. REAR YARD SETBACK: 10 FEET

**NOTE:**

ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), THE AMERICANS DISABILITY ACT ACCESSIBILITY GUIDELINES (ADAAG) ESTABLISHED BY FLORIDA LAW AND 28 CFR PART 36, AND THE FAIR HOUSING ACT IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.

**LEGEND**

WETLAND PRESERVATION (APPROXIMATE AREA)



**LEGAL DESCRIPTION**

PART OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 27 EAST AND PART OF LOT 3, SUBDIVISION OF PART OF G.N. TISON ESTATES AS RECORDED IN PLAT BOOK 6 PAGE 71 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF OWENS ROAD (A 66.0 FOOT RIGHT-OF-WAY) WITH THE WEST LINE OF SAID SECTION 19; THENCE NORTH 88°08'26" EAST, 534.10 FEET, ALONG THE NORTH LINE OF SAID OWENS ROAD, TO THE POINT OF BEGINNING; THENCE NORTH 00°25'53" WEST, 2,430.39 FEET; THENCE SOUTH 88°52'08" WEST, 312.98 FEET TO THE EASTERLY LINE OF A 200 FOOT WIDE JEA RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 10337, PAGE 709; THENCE NORTH 00°24'38" EAST, ALONG SAID EASTERLY LINE, 771.63 FEET TO THE SOUTHERLY LINE OF SAID 200 FOOT WIDE JEA RIGHT OF WAY; THENCE NORTH 88°50'31" EAST, 2,723.21 FEET, TO THE WEST LINE OF I-95 (A 300.00 FOOT LIMITED ACCESS RIGHT-OF-WAY); THENCE SOUTH 22°04'17" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 2,299.58 FEET, TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 11,609.16 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND THE WEST LINE OF SAID I-95, AN ARC DISTANCE OF 751.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°10'23" WEST, 751.43 FEET; THENCE DEPARTING THE WEST LINE OF SAID I-95, AND ALONG THE NORTH LINE OF STATE D.O.T. PARCEL RECORDED IN OFFICIAL RECORDS BOOK 9271, PAGE 1943, SOUTH 86°09'54" WEST, 450.41 FEET TO THE WEST LINE OF SAID D.O.T. PARCEL; THENCE SOUTH 00°42'51" EAST, ALONG SAID WESTERLY LINE, 311.04 FEET, TO THE NORTH LINE OF OWENS ROAD (A 66.00 FOOT RIGHT-OF-WAY); THENCE SOUTH 84°56'28" WEST, ALONG THE NORTH LINE OF SAID OWENS ROAD, 529.08 FEET; THENCE SOUTH 01°36'51" EAST, TO THE NORTH RIGHT OF WAY LINE, 16.81 FEET; THENCE SOUTH 88°08'26" WEST, CONTINUING ALONG RIGHT OF WAY LINE, 301.83 FEET TO THE POINT OF BEGINNING.

10 of 1	<b>MASTER DEVELOPMENT PLAN</b>	 <b>England-Thiny &amp; Miller, Inc.</b> 14775 Old St. Augustine Road Jacksonville, FL 32258 TEL: (904) 642-8990 FAX: (904) 646-9485 REG - 2584 LC - 0000316	ETM NO. 20-244	REVISIONS:	PLANS PREPARED UNDER THE DIRECTION OF:  <div style="font-size: 1.2em; font-weight: bold;">Exhibit 4</div> Page 2 of 2
	<b>OWENS ROAD PROPERTY FOR H SMITH, INC</b>		DRAWN BY: ARK	DESIGNED BY:	
			CHECKED BY:	DATE: JULY 2021	