STRATTON ROAD

STRATTON LANE

30' EXISTING JAX HEIGHT RIGHT OF WAY

FILL IN PORTION OF EXISTING POND

Wetland

Wetland

Existing Ditches

Existing Ponds

VARIABLE WIDTH (30' MIN) EXISTING JAX HEIGHT RIGHT OF WAY

EXCLUDED PARCEL

FILL IN PORTION OF EXISTING POND

NOROAD

30' WIDE UTILITY TRACT

P

P

DRAINAGE EASEMENT FDOT MAP SECTION 72220-2508

MAGNOLIA HILLS DR.

Emergency Access

Amenity Center ±3.5 Ac.

30' EXISTING JAX HEIGHT RIGHT OF WAY

NOTE: 30' RIGHT OF WAY SHOWN ALONG NOROAD AND STRATTON LANE IS REFERENCED FOR THE CONCEPTUAL SITE PLAN, CITY OF JACKSONVILLE HAS NOT APPROVED 30' RIGHT OF WAY ACCESS AND THE ENGINEERING FOR THE 30' ACCESS HAS NOT BEEN ANALYZED

CONNIE JEAN ROAD

103RD STREET

POTENTIAL INTERSECTION IMPROVEMENTS TO A

SITE AREA:	±116.9 AC.
TOTAL PRESERVED WETLANDS:	±5.2 AC.
TOTAL WETLAND IMPACTS:	±1.3 AC.
TOTAL POND IMPACTS:	±0.2 AC.
TOTAL POND AREA:	±13.6 AC. (EXISTING 3.9 AC.) 11.6%
TOTAL DWELLING UNITS:	332 D.U.
△ 40' x 120'/130':	190 D.U.
○ 50' x 120'/130':	142 D.U.

103rd & Noroad Property

Conceptual Site Plan

Feb 11, 2025

DISCLAIMER: 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.

0' 100' 200' 400'

N

Exhibit 4

ENGLAND-THIMS & MILLER, INC.

Placemaking