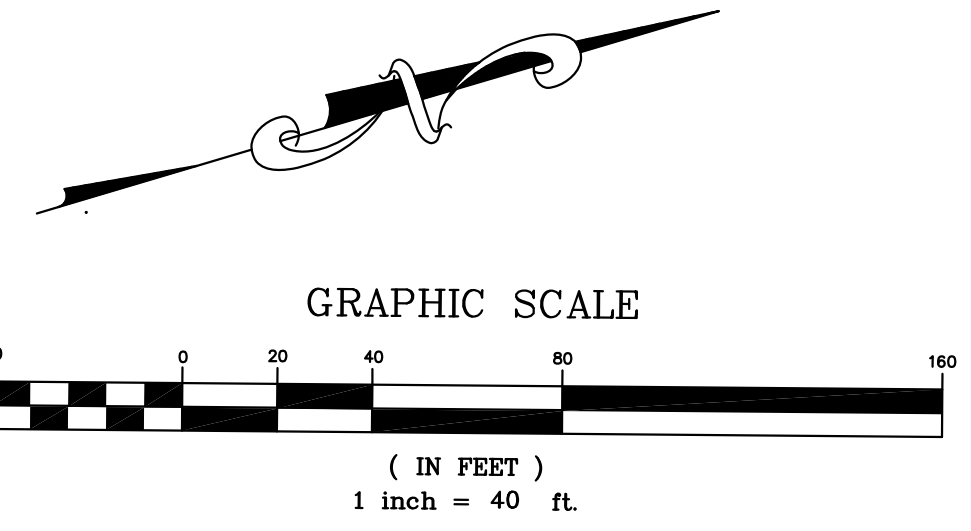
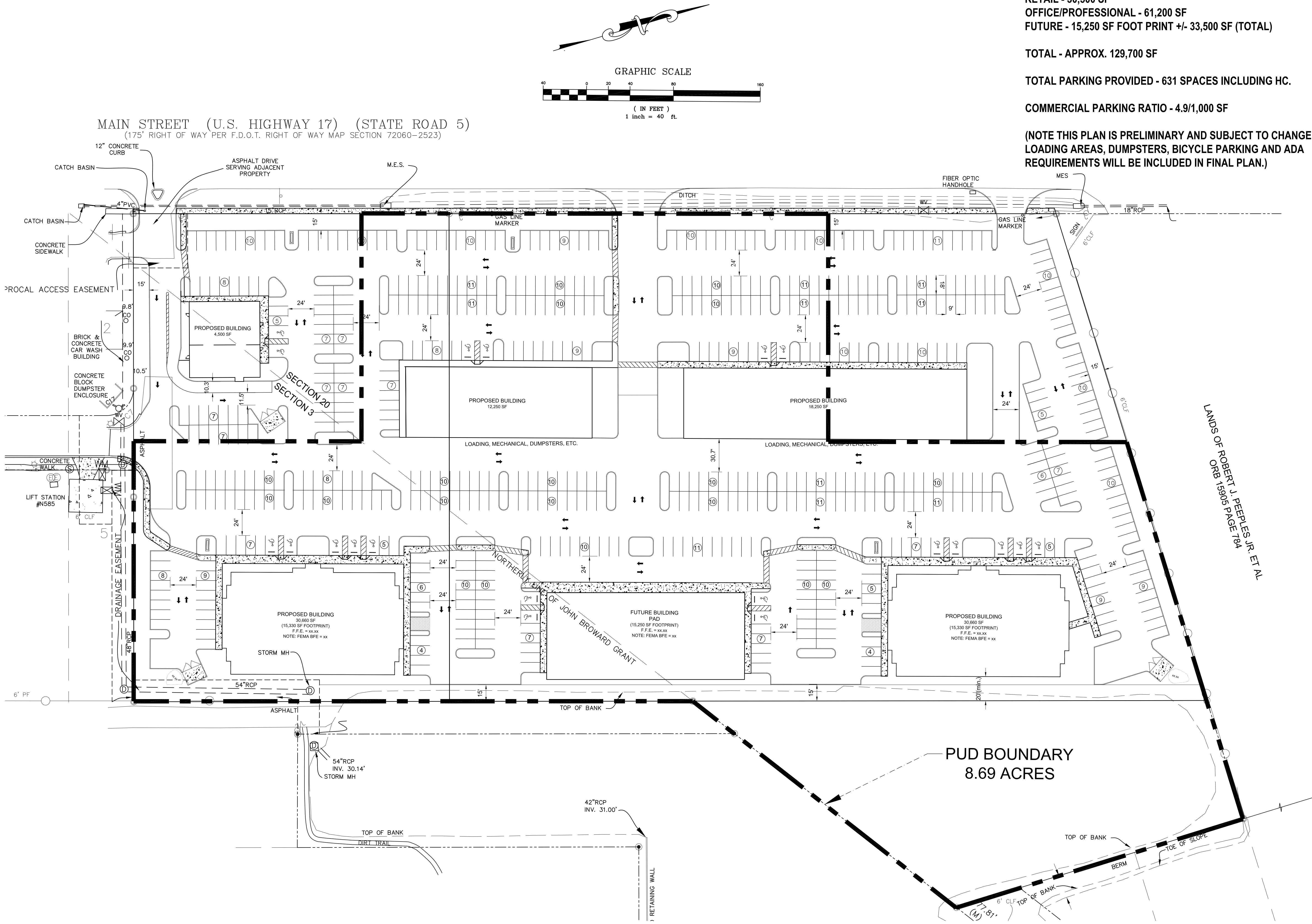


FILE LOCATION: E:\JUPC_Duval Station_19-0070\DWGSDuval Station_Civil Plans_19-0070_option_REV.dwg LAST SAVED: 5/13/2019 11:12 AM LAST PLOTTED: 5/13/2019 1:14 PM BY: DAVID TOURING, P.E.



PARKING AND BUILDING SUMMARY:

RESTAURANT - 4,500 SF
RETAIL - 30,500 SF
OFFICE/PROFESSIONAL - 61,200 SF
FUTURE - 15,250 SF FOOT PRINT +/- 33,500 SF (TOTAL)

TOTAL - APPROX. 129,700 SF

TOTAL PARKING PROVIDED - 631 SPACES INCLUDING HC.

COMMERCIAL PARKING RATIO - 4.9/1,000 SF

(NOTE THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE. LOADING AREAS, DUMPSTERS, BICYCLE PARKING AND ADA REQUIREMENTS WILL BE INCLUDED IN FINAL PLAN.)

MAIN STREET (U.S. HIGHWAY 17) (STATE ROAD 5)
(175' RIGHT OF WAY PER F.D.O.T. RIGHT OF WAY MAP SECTION 72060-2523)

LANDS OF ROBERT J. PEELERS JR. ET AL
OFR 15908 PAGE 184

PUD BOUNDARY
8.69 ACRES

October 25, 2019

Exhibit 4
Page 1 of 1

THE TOURING COMPANY, INC.
CIVIL AND MARINE CONSULTING

STATE OF FLORIDA
CERTIFICATE OF
AUTOMATIC
RENEWAL NO. 28328

14396 1/2 BEACH BLVD., UNIT 305
JACKSONVILLE, FLORIDA 32250
(P) 904.614.3302 (F) 904.223.3445

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REV.	DATE	BY	DESCRIPTION

**DUVAL STATION
PRELIMINARY CONCEPT
NORTH MAIN STREET, JACKSONVILLE, FL**

**PRELIMINARY
CONCEPT
PLAN**

JOB NO.	19-0070
DRAWN BY:	NAD
CHECKED BY:	DET
SCALE:	1" = 40'

CP-01
SHEET NO.