



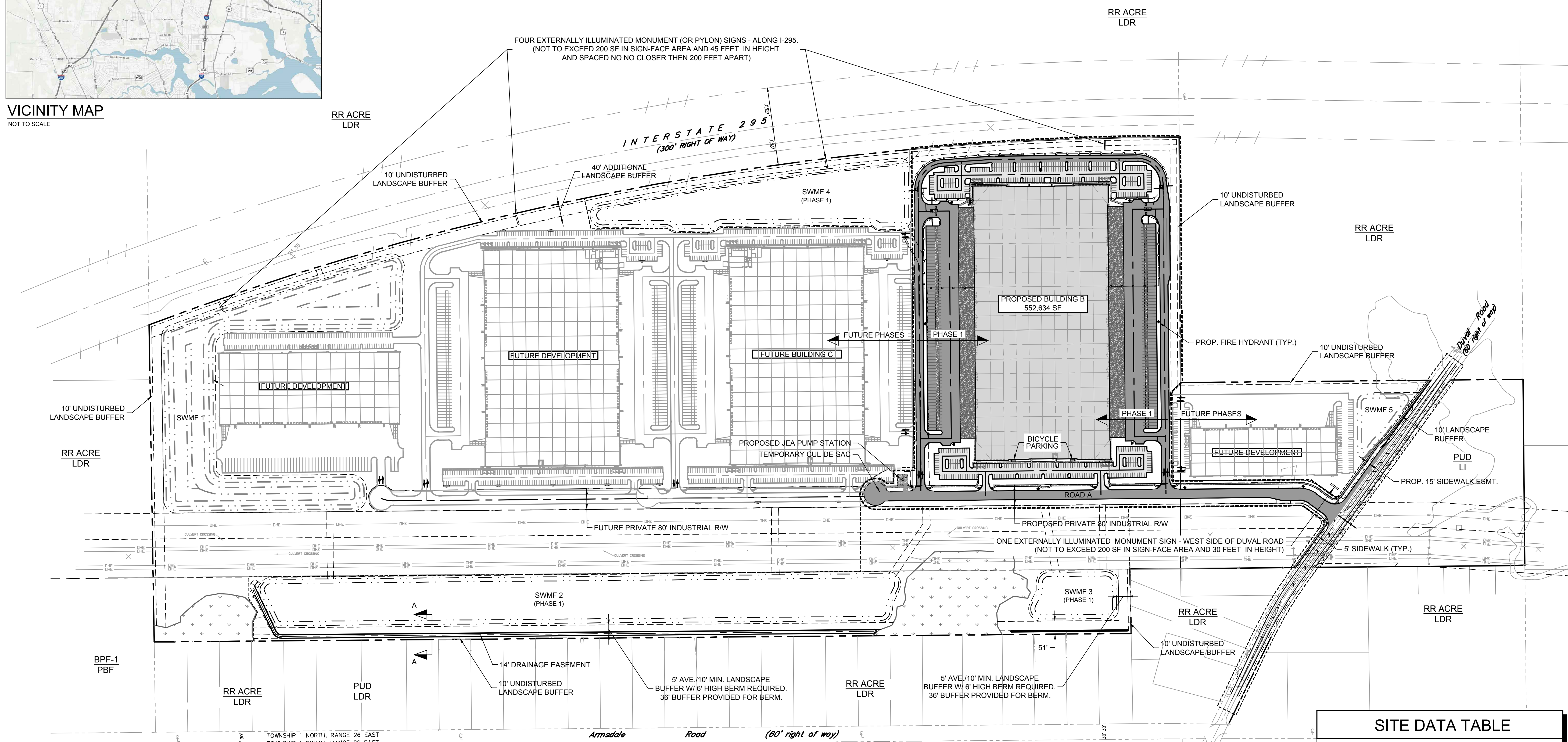
VICINITY MAP
NOT TO SCALE

PROJECT LOCATION



PARK 295 INDUSTRIAL

June 6, 2018
Exhibit 4
Page 1 of 1



DATE : 2018/03/30
PROJECT NO. : 118028.01
DESIGNED BY : JU
DRAWN BY : MB
SCALE : AS NOTED

No.	Date	Revision
1	6/21/18	BID SET
2	6/29/18	COJ/JEA/SJRWM SUBMITTAL
3	8/31/18	SJRWM RESUBMITTAL
4	9/20/18	SJRWM RESUBMITTAL
5	9/25/18	COJ/JEA RESUBMITTAL
6	12/17/18	JEA REVISION
7	1/24/19	COJ/SJRWM REVISION
8	5/29/19	FIELD REVISION
9	6/04/19	FIELD/JEA REVISION
10	6/04/19	SOIL REVISION
11	6/06/19	ROW TREE MITIGATION
12	6/20/19	TENANT REVISION
13	7/26/19	FIELD REVISION
14	7/31/19	FIELD REVISION
15	8/08/19	FIELD REVISION

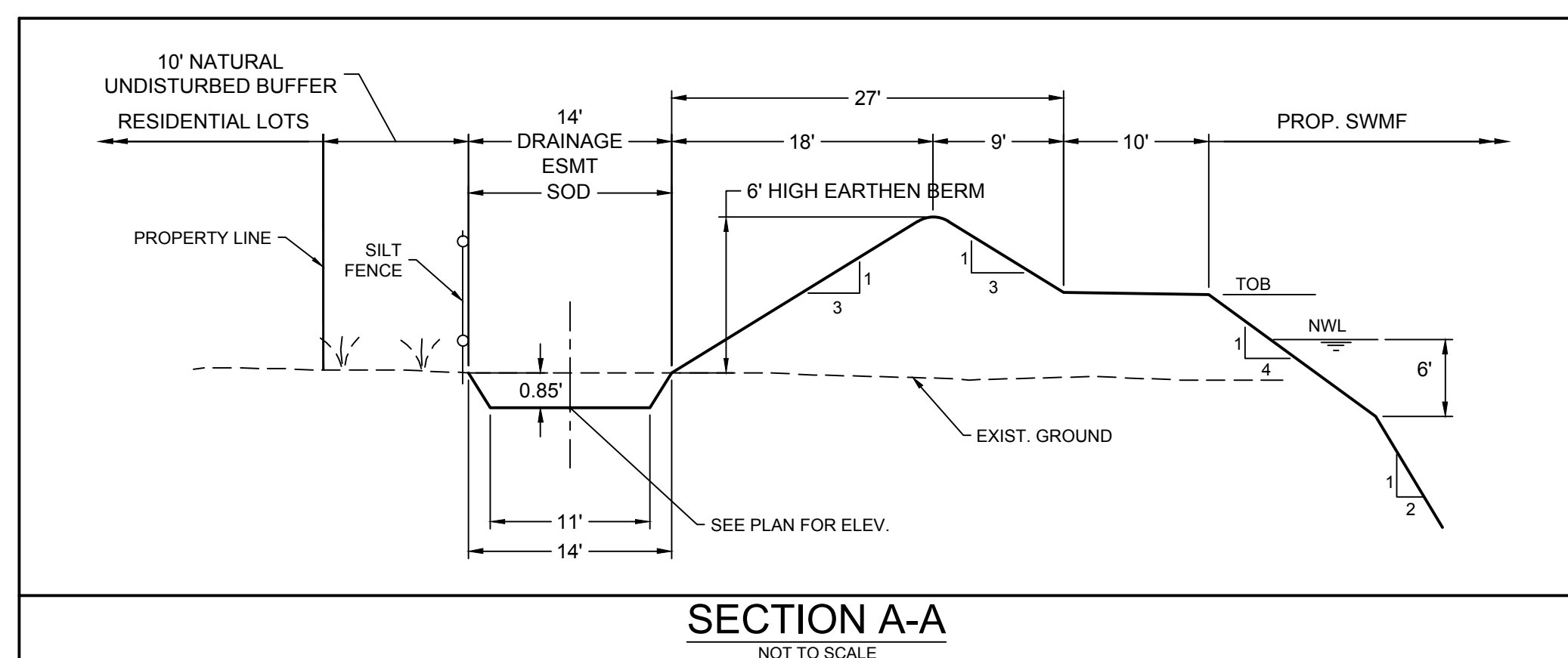
THIS DRAWING NOT RELEASED FOR CONSTRUCTION UNLESS SO NOTED ABOVE

SITE DATA TABLE

OWNER:	HG INDUSTRIAL PARTNERS LLC	
ADDRESS:	0 DUVAL STREET, JACKSONVILLE, FL 32218	
DEVELOPER:	NORTHPOINT DEVELOPMENT	
SURVEYOR:	R.H. HOLLAND & ASSOCIATES, INC	
RE:	019539 005, 019540 0200	
USE:	LIGHT INDUSTRIAL	
NUMBER OF BUILDINGS:	MULTIPLE	
ZONING:	PUD (2009-143-E)	
LANDUSE:	LI	
PHASES:	MULTIPLE	
MAX. HEIGHT ALLOWED:	45'	
FEMA FLOOD ZONE:	ZONE "X" & "X500"	
LOT DATA:		
TOTAL AREA	TOTAL (Ac)	TOTAL (%)
166.58 Ac	100.0%	
IMPERVIOUS AREA - PHASE 1	1,209,661 SF	16.7%
BLDG. LOT COVERAGE	2,021,257 SF	27.9%

BUILDING B (PHASE 1)

BUILDING SF	TOTAL	552,634 SF
OFFICE SPACE (3 SPS/1,000 SF OF OFFICE SPACE)	44,210 SF	
INDUSTRIAL SPACE (1 SPS/2,000 SF OF INDUSTRIAL SPACE)	508,434 SF	
PARKING:		
	REQUIRED	PROVIDED
TRUCK STORAGE	NA	138
PARKING STALLS	380	408
HANDICAP STALLS	8	12
TOTAL STALLS	388	420
BICYCLE PARKING	20	20



SECTION A-A
NOT TO SCALE

LEGEND:

RR ACRE LDR	ZONING
LDR	LAND USE

DATE: JUNE 6, 2018

PUD VERIFICATION PLAN

C2.00