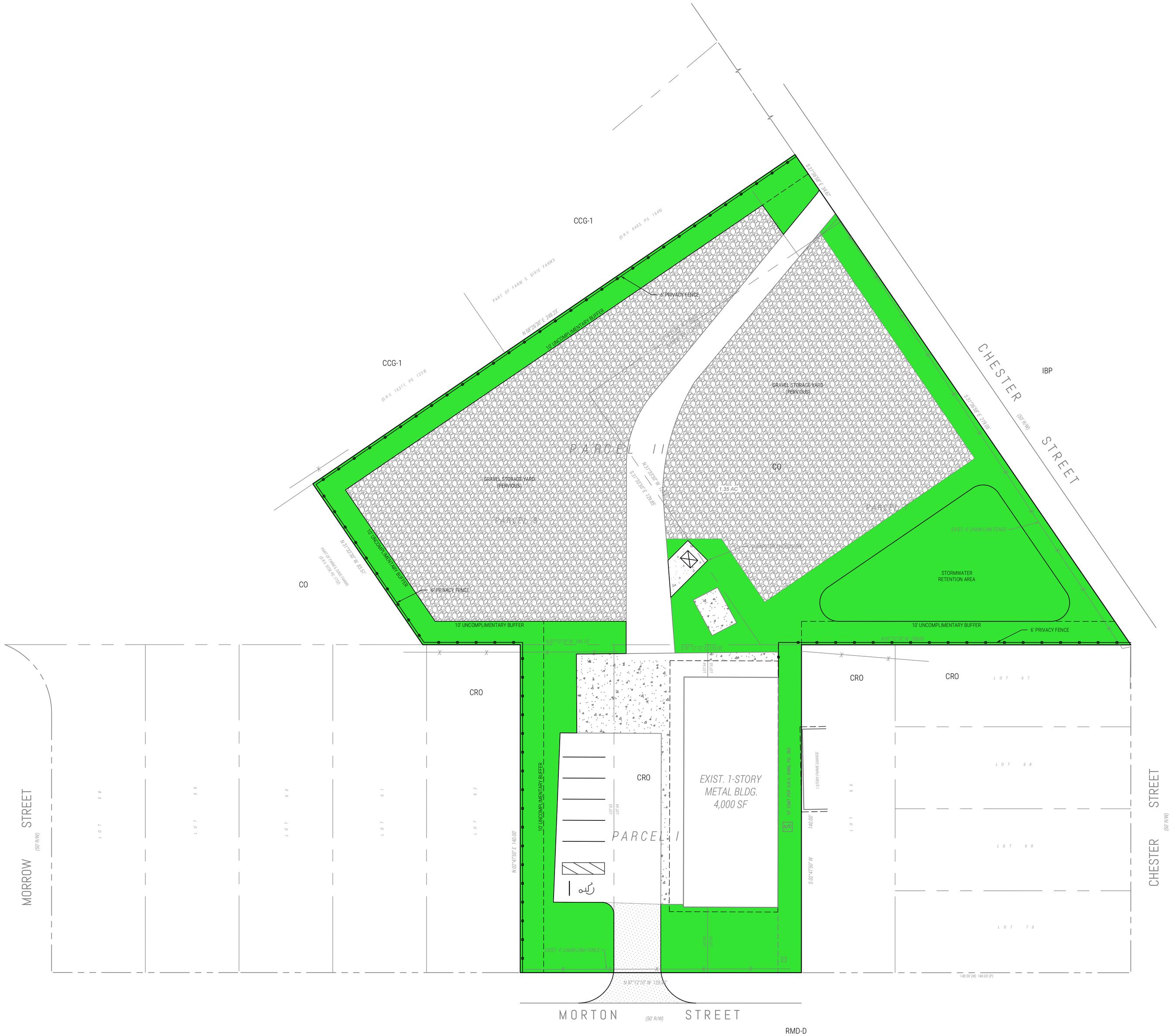



## PROJECT INFORMATION

OWNER
STS GROUP LLC
3565 CARDINAL POINT DR
JACKSONVILLE, FL 32257

ENGINEER
GERALD (JERRY) PIONESSA, JR, PE
JMJ GROUP, LLC
5711 RICHARD ST, STE 4
JACKSONVILLE, FL 32216
(229) 516-0977

LANDSCAPE ARCHITECT
TBD

SURVEYOR
LISA A. DAVIS, PSM
CROASDELL COMPANY
429 EAST ADAMS ST
JACKSONVILLE, FL 32202
(904) 356-5649

## LEGAL DESCRIPTION

### PARCEL I

LOTS 63, 64 AND 65, BOWDEN PARK, A SUBDIVISION OF FARMS 6 AND 7 DIXIE FARMS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 11, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

### PARCEL II

PARCEL 7:

A PART OF FARM 5, DIXIE FARMS AS RECORDED IN PLAT BOOK 7, PAGE 12, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL "C", IN OFFICIAL RECORDS VOLUME 3236, PAGE 759 OF SAID PUBLIC RECORDS; THENCE SOUTH 31 DEGREES 33 MINUTES 30 SECONDS EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF CHESTER AVENUE (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED); A DISTANCE OF 388.30 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 31 DEGREES 33 MINUTES 30 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 218.72 FEET TO A POINT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 67, BOWDEN PARK, AS RECORDED IN PLAT BOOK 9, PAGE 11, OF SAID PUBLIC RECORDS; THENCE NORTH 87 DEGREES 12 MINUTES 10 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID BOWDEN PARK, A DISTANCE OF 157.47; THENCE NORTH 31 DEGREES 33 MINUTES 30 SECONDS WEST, A DISTANCE OF 129.85 FEET, THENCE NORTH 58 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

PARCEL 8:

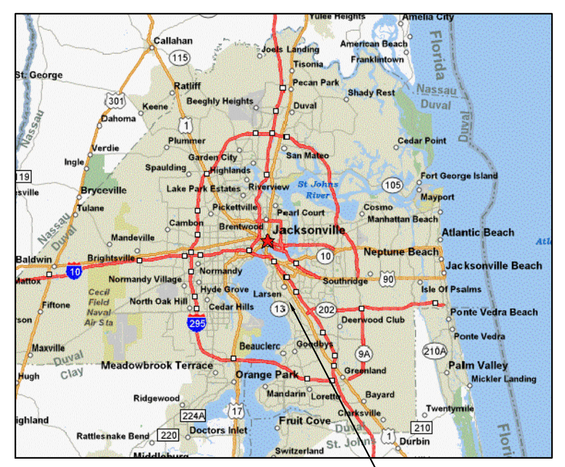
A PART OF FARM 5, DIXIE FARMS, AS RECORDED IN PLAT BOOK 7, PAGE 12 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL "C" IN OFFICIAL RECORDS VOLUME 3236, PAGE 759 OF SAID PUBLIC RECORDS; THENCE SOUTH 31 DEGREES 33 MINUTES 30 SECONDS EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF CHESTER AVENUE (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED), A DISTANCE OF 353.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 31 DEGREES 33 MINUTES 30 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 35.00 FEET; THENCE SOUTH 58 DEGREES 26 MINUTES 30 SECONDS WEST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 31 DEGREES 33 MINUTES 30 SECONDS EAST, A DISTANCE OF 129.85 FEET TO A POINT; SAID POINT LYING ON THE NORTHERLY LINE OF BOWDEN PARK, AS RECORDED IN PLAT BOOK 9, PAGE 11; THENCE NORTH 87 DEGREES 12 MINUTES 10 SECONDS WEST, ALONG SAID NORTH LINE OF SAID BOWDEN PARK, A DISTANCE OF 144.15 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 935, PAGE 175; THENCE NORTH 31 DEGREES 33 MINUTES 30 SECONDS WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 83.51 FEET; THENCE NORTH 58 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 249.00 FEET TO THE POINT OF BEGINNING.

DEC. 19, 2018
PREPARED FOR STS GROUP, LLC

## DATA SUMMARY

TOTAL SITE AREA (ACRES) 1.35

| | EXISTING | PROPOSED |
|---|---|---|
| ZONING | CO/CRO | PUD |
| MIN. LOT SIZE | 6,000/7,000 SF | 58,791 SF |
| MI. LOT WIDTH (FEET) | 60/70 | 120 |
| LOT COVERAGE | | |
| BUILDING | 50%/50% | 50% |
| IMP. SURFACE | 85%/85% | 85% |
| SETBACKS (FEET) | | |
| FRONT | 20/20 | 20 |
| SIDE | 10/10 | 10 |
| REAR | 10/20 | 20 |
| MAX. HEIGHT (FEET) | 35/45 | 35 |
| PARKING REQUIRED: | VEHICULAR: 3/1000 [1,600 SF OFFICE] + 1/2000 [2,400 SF WAREHOUSE] + 6 SPACES | BICYCLE: 2 SPACES MIN. |
| PROPOSED: | 7 SPACES (6 + 1 HC) | 2 SPACES |




LOCATION MAP

VICINITY MAP

**ENGINEERING | CONSULTING | PLANNING**

WWW.JMJGROUP.NET | (229) 516-0977

0 1" 2"

SCALE 1" = 20'

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT

# TURF DOCTOR

3693 MORTON ST
JACKSONVILLE, FL 32217

REVISED PUD
APPLICATION, 1/29/22

REVISIONS

| REV: | DATE | DESCRIPTION |
|---|---|---|

SHEET TITLE

## LAND USE PLAN

DRAWN BY GJP
CHECKED BY GJP
JOB NO. 01234
SHEET NUMBER C100

**Revised Exhibit 4**
**Page 1 of 1**