

SITE DATA TABLE

PARCEL NUMBERS: 016361-0058,
016361-0074
PARCEL ADDRESS: MIDDLEBURG RD S
JACKSONVILLE, FL
32222
PARCEL AREA: ±6.45 AC
CURRENT ZONING: PUD, RR-ACRE
PROPOSED ZONING: PUD
FLOOD ZONE: ZONE X
OWNER: VRIHI DEVELOPMENT,
LLC
1795 WILD DUNES CIR
ORANGE PARK, FL
32065
DEVELOPER: NAI/HALLMARK
PARTNERS, LLC
JON HELDENBRAND
THOMAS INMAN, PE
KIMLEY-HORN AND
ASSOCIATES, INC

ENGINEER OF RECORD:

SITE AREAS

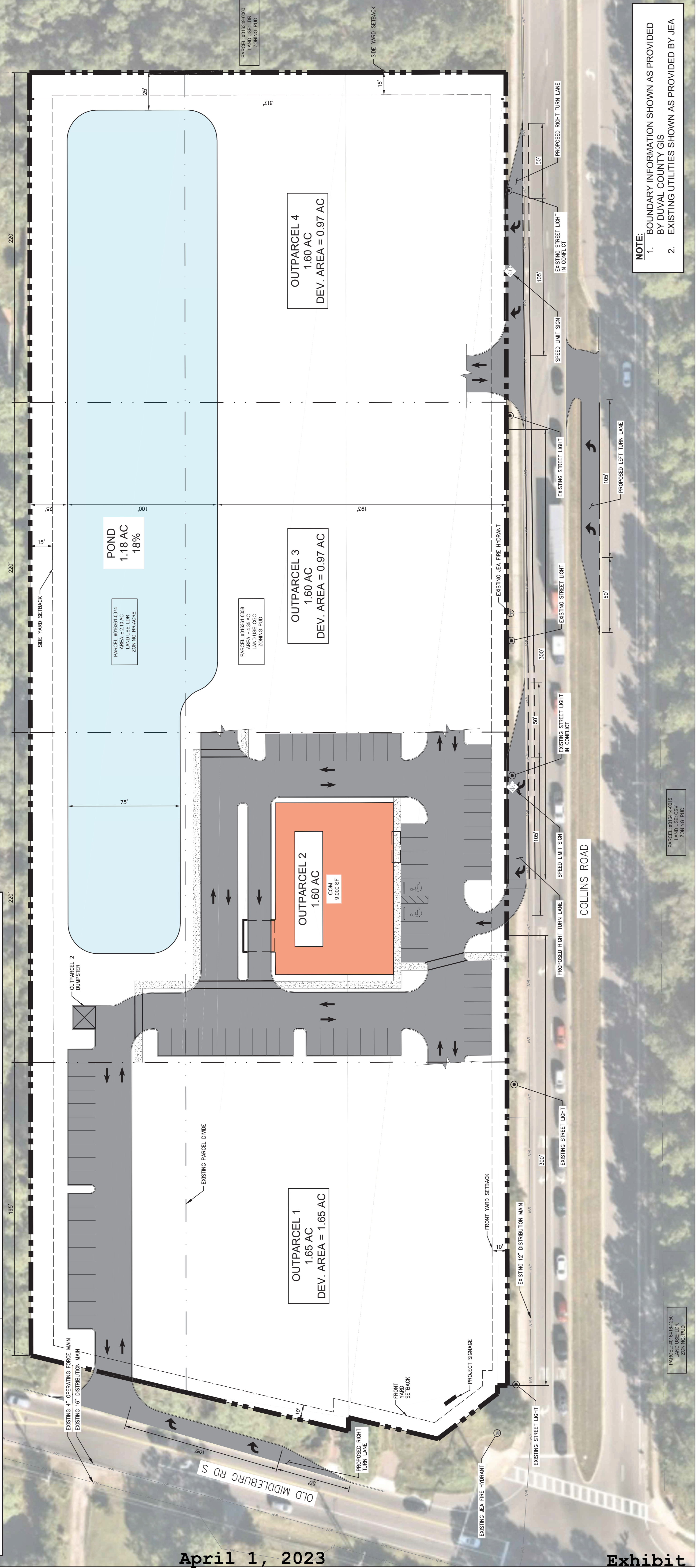
TOTAL ACRES ±6.45 AC.
OUTPARCEL 1 ±1.65 AC
OUTPARCEL 2 ±1.60 AC
OUTPARCEL 3 ±1.60 AC
OUTPARCEL 4 ±1.60 AC
STORM WATER POND: 1.18 AC / 18%
BUILDINGS: COMMERCIAL (OUTPARCEL 2) 9,000 SF
ORDINANCE: 2021-0168-E
SETBACKS: FRONT YARD 10 FT
SIDE YARD 15 FT

PARKING

PARKING REQUIRED (OUTPARCEL 2)
MIN 3 PER 1,000 GFA
MAX 32 SPACES
PARKING PROVIDED 51 SPACES
2 ADA
53 TOTAL

LEGEND:

PROPERTY BOUNDARY
PROPOSED PARCEL DIVIDE
EXISTING PARCEL DIVIDE
SETBACK



NOTE:

- BOUNDARY INFORMATION SHOWN AS PROVIDED BY DUVAL COUNTY GIS
- EXISTING UTILITIES SHOWN AS PROVIDED BY JEA

COLLIN PLAZA - CONCEPT A.12
APRIL 2023 • CONTACT: THOMAS INMAN, P.E. (904) 828-3900

JACKSONVILLE
FLORIDA

Kimley»Horn
Expect More. Experience Better.

GRAPHIC SCALE IN FEET
0 15 30 60
NORTH

April 1, 2023

Exhibit 4