



PROJECT INFORMATION

OWNERS:
J Group LLC
3565 CARDINAL POINT DR
JACKSONVILLE, FL 32257

LANDSCAPE ARCHITECT:
TED
SUBSEALS:
ISA LAVIS, FSM
CRASSELL COMPANY
429 EAST ADAMS ST.
JACKSONVILLE, FL 32202
(904) 356-8449

ENGINEER:
GERALD FERRY PONCESSA, JR., PE
JMA GROUP, LLC
1250 W. UNIVERSITY BLVD., STE 4
JACKSONVILLE, FL 32216
(229) 514-0977

LEGAL DESCRIPTION

PARCEL I

LOTS 63, 64 AND 65, BOWEN 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 DAVALL COUNTY, FLORIDA.

PARCEL II

PARCEL 7:
A PART OF FARMS 5, DIXIE FARMS AS RECORDED IN PLAT BOOK 7, PAGE 12, OF THE CURRENT PUBLIC RECORDS OF DAVALL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY OF CHESTER AVENUE (A 50 FOOT WIDE ROAD) AND THE WESTERN RIGHT-OF-WAY OF BOWEN PARK (A 50 FOOT WIDE ROAD); THENCE SOUTH 15 DEGREES 30 MINUTES EAST, A DISTANCE OF 100.00 FEET TO A POINT; SAID POINT BEING THE CORNER OF LOT 63, BOWEN PARK, AS RECORDED IN PLAT BOOK 9, PAGE 11, OF SAID PUBLIC RECORDS; THENCE SOUTH 15 DEGREES 30 MINUTES EAST, A DISTANCE OF 100.00 FEET TO A POINT; SAID POINT BEING THE CORNER OF LOT 63, BOWEN PARK, AS RECORDED IN PLAT BOOK 9, PAGE 11, OF SAID PUBLIC RECORDS; THENCE SOUTH 15 DEGREES 30 MINUTES EAST, A DISTANCE OF 100.00 FEET TO A POINT; SAID POINT BEING THE CORNER OF LOT 63, BOWEN PARK, AS RECORDED IN PLAT BOOK 9, PAGE 11, OF SAID PUBLIC RECORDS; THENCE SOUTH 15 DEGREES 30 MINUTES EAST, A DISTANCE OF 100.00 FEET TO A POINT; SAID POINT BEING THE CORNER OF LOT 63, BOWEN PARK, AS RECORDED IN PLAT BOOK 9, PAGE 11, OF SAID PUBLIC RECORDS; THENCE SOUTH 15 DEGREES 30 MINUTES EAST, A DISTANCE OF 100.00 FEET TO A POINT; SAID POINT BEING THE CORNER OF LOT 63, BOWEN PARK, AS RECORDED IN PLAT BOOK 9, PAGE 11, OF SAID PUBLIC RECORDS; THENCE SOUTH 15 DEGREES 30 MINUTES EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

PARCEL 8:

A PART OF FARMS 5, DIXIE FARMS AS RECORDED IN PLAT BOOK 7, PAGE 12, OF THE CURRENT PUBLIC RECORDS OF DAVALL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY OF CHESTER AVENUE (A 50 FOOT WIDE ROAD) AND THE WESTERN RIGHT-OF-WAY OF BOWEN PARK (A 50 FOOT WIDE ROAD); THENCE SOUTH 15 DEGREES 30 MINUTES EAST, A DISTANCE OF 100.00 FEET TO A POINT; SAID POINT BEING THE CORNER OF LOT 63, BOWEN PARK, AS RECORDED IN PLAT BOOK 9, PAGE 11, OF SAID PUBLIC RECORDS; THENCE SOUTH 15 DEGREES 30 MINUTES EAST, A DISTANCE OF 100.00 FEET TO A POINT; SAID POINT BEING THE CORNER OF LOT 63, BOWEN PARK, AS RECORDED IN PLAT BOOK 9, PAGE 11, OF SAID PUBLIC RECORDS; THENCE SOUTH 15 DEGREES 30 MINUTES EAST, A DISTANCE OF 100.00 FEET TO A POINT; SAID POINT BEING THE CORNER OF LOT 63, BOWEN PARK, AS RECORDED IN PLAT BOOK 9, PAGE 11, OF SAID PUBLIC RECORDS; THENCE SOUTH 15 DEGREES 30 MINUTES EAST, A DISTANCE OF 100.00 FEET TO A POINT; SAID POINT BEING THE CORNER OF LOT 63, BOWEN PARK, AS RECORDED IN PLAT BOOK 9, PAGE 11, OF SAID PUBLIC RECORDS; THENCE SOUTH 15 DEGREES 30 MINUTES EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

DATA SUMMARY

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| TOTAL SITE AREA (ACRES) | 1.35 |
| EXISTING | |
| MIN. LOT SIZE | 6,000/7,000 SF |
| MIN. LOT WIDTH (FEET) | 60/70 |
| LOT COVERING | 50%/50% |
| IMP. SURFACE | 85%/85% |
| SEWERAGES (FEET) | 20/20 |
| FRONT SIDE | 10/10 |
| REAR | 10/20 |
| MAX. HEIGHT (FEET) | 35/45 |
| PROPOSED | |
| MIN. LOT SIZE | 58,791 SF |
| MIN. LOT WIDTH (FEET) | 120 |
| LOT COVERING | 50% |
| IMP. SURFACE | 85% |
| SEWERAGES (FEET) | 20 |
| FRONT SIDE | 10 |
| REAR | 20 |
| MAX. HEIGHT (FEET) | 35 |
| VEHICLES | |
| REQUIRED | 3 (6000 SF OFFICE) + 1/2000 (2 AND SF WAREHOUSE) |
| SPACES | 2 SPACES MIN. + 6 SPACES |
| PROPOSED: | 7 SPACES (6 + 1 HD) 2 SPACES |

PROJECT
TURF DOCTOR

3693 MORTON ST
JACKSONVILLE, FL 32217

PUD APPLICATION,
6-16-21

| REV. | DATE | DESCRIPTION |
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SHEET TITLE
LAND USE PLAN

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|--------------|-------|
| DRAWN BY | GJP |
| CHECKED BY | GJP |
| JOB NO. | 01234 |
| SHEET NUMBER | |

C100

