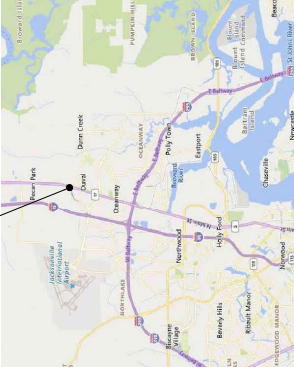




PROJECT LOCATION



GENERAL SITE DATA

|                         |                                            |
|-------------------------|--------------------------------------------|
| ADDRESS                 | 0 HYATT ROAD                               |
| CITY/COUNTY             | JACKSONVILLE/DUVAL COUNTY                  |
| PARCEL ID               | 10826-009                                  |
| CEN                     | TBD                                        |
| TOTAL SITE AREA         | 0.49 ACRES                                 |
| TOTAL BUILDING AREA     | 1,708 SF                                   |
| TOTAL OPEN SPACE        | TBD                                        |
| TOTAL LAND COVERAGE     | TBD (MAX 70%)                              |
| QUINTE PERM A FLOODZONE | ZONE X 130110182J                          |
| QUINTE WETLANDS         | 3 ACRES                                    |
| EXISTING LAND USE       | RESIDENTIAL PROFESSIONAL INSTITUTION (RPI) |
| PROPOSED LAND USE       | RESIDENTIAL PROFESSIONAL INSTITUTION (RPI) |
| EXISTING ZONING         | PUD ORDINANCE 2022-27                      |
| PROPOSED ZONING         | PUD ORDINANCE 2022-27                      |
| RIGHT-OF-WAY WIDTH      | N/A                                        |
| NUMBER OF BUILDINGS     | 1                                          |
| PHASES                  | 1                                          |
| MAX STRUCTURE HEIGHT    | N/A                                        |

|                                                                    |          |
|--------------------------------------------------------------------|----------|
| PARKING                                                            |          |
| TRUCKS ARE DRIVE THROUGH ONLY - 20' SQUARE FEET OF ARCH FLOOR AREA | PROVIDED |
| STANDARD SPACES                                                    | 9        |
| HANDICAP SPACES                                                    | 1        |
| BICYCLE PARKING (min 8' x 2' MIN)                                  | 2        |
| *MINIMUM OF 18 EMPLOYEES AT PEAK SHIFT.                            |          |

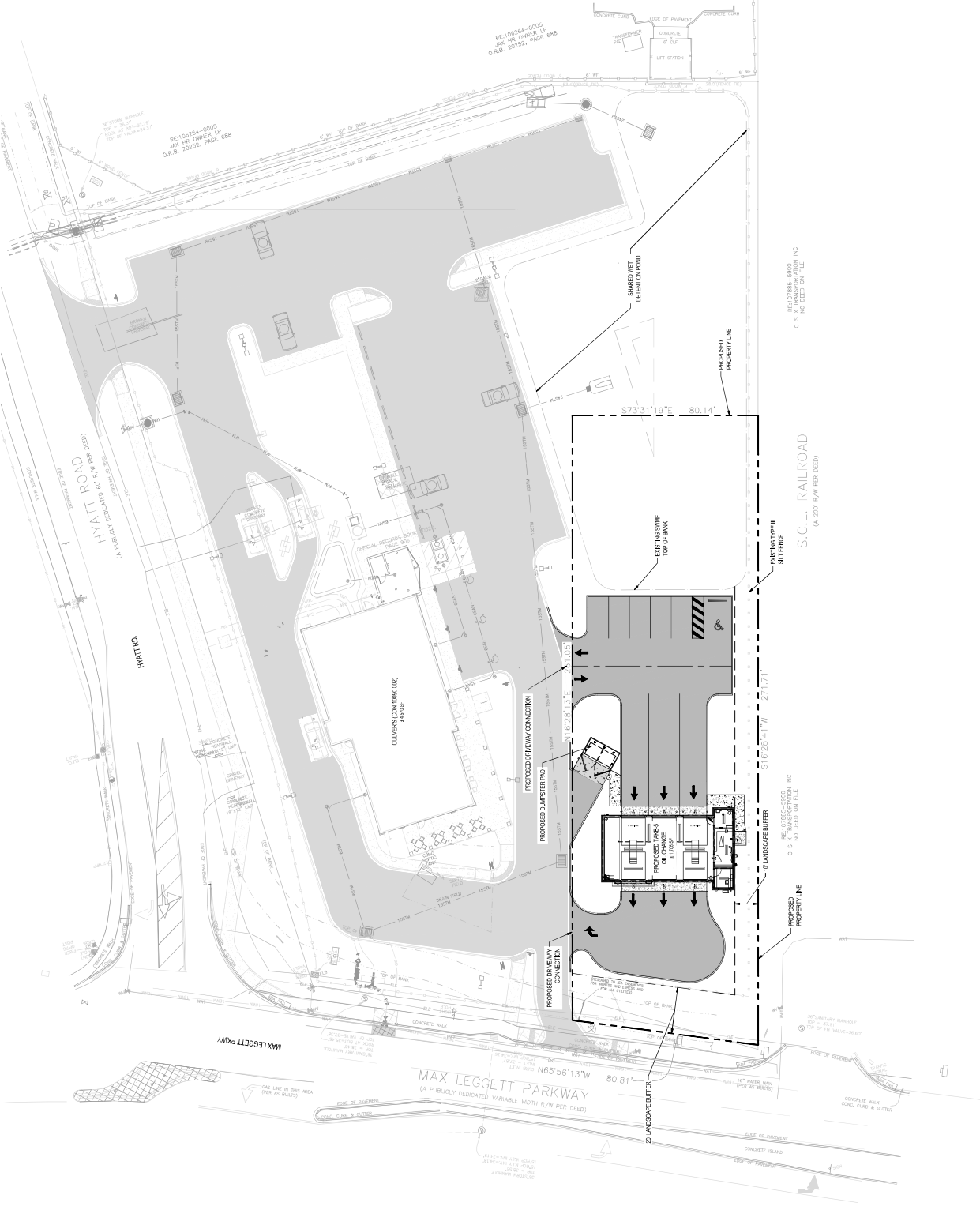
|                |                |
|----------------|----------------|
| UTILITIES      |                |
| POTABLE WATER  | JEPA           |
| SEWAGE         | N/A            |
| SANITARY SEWER | JEPA           |
| ELECTRICAL     | JEPA           |
| NATURAL GAS    | CONCAST/FINITY |

|                              |          |
|------------------------------|----------|
| SETBACKS / LANDSCAPE BUFFERS |          |
| BUILDING SETBACKS            | REQUIRED |
| FRONT (MAX LEGGETT)          | 20'      |
| REAR (MAX STREET)            | 10'      |
| REAR                         | 10'      |

|                     |     |
|---------------------|-----|
| LANDSCAPE BUFFERS   |     |
| NORTH               | 10' |
| SOUTH (MAX LEGGETT) | 20' |
| EAST (MAX STREET)   | 10' |
| WEST                | TBD |

NOTES:  
ENCROACHMENTS UNDERGROUND ELECTRIC ALONG SOUTHERN PROPERTY LINE  
UTILITIES TO PROPERTY LINE  
YES: STORMWATER IS EXTENDED TO THE WEST AND NORTH PROPERTY LINE BY CALLEPS  
YES: STORMWATER IS EXTENDED TO THE WEST AND NORTH PROPERTY LINE BY CALLEPS  
YES: 4' SANITARY SEWER FORCE MAIN ALONG THE SOUTH PROPERTY LINE  
LANDSCAPE BUFFERS SHALL BE MAINTAINED AND SHALL NOT BE COULD BE MAINTAINED FOR PARTIAL CHANGING  
AND TREE PROTECTION REGULATIONS.

DATE: 2/26/25  
SCALE: 1" = 20'



TAKE-5 OIL CHANGE - 0 HYATT ROAD - CONCEPTUAL SITE PLAN

10151 DEERWOOD PARK BLVD  
BLDG 200, STE 200  
JACKSONVILLE, FL 32256  
www.bgeinc.com

