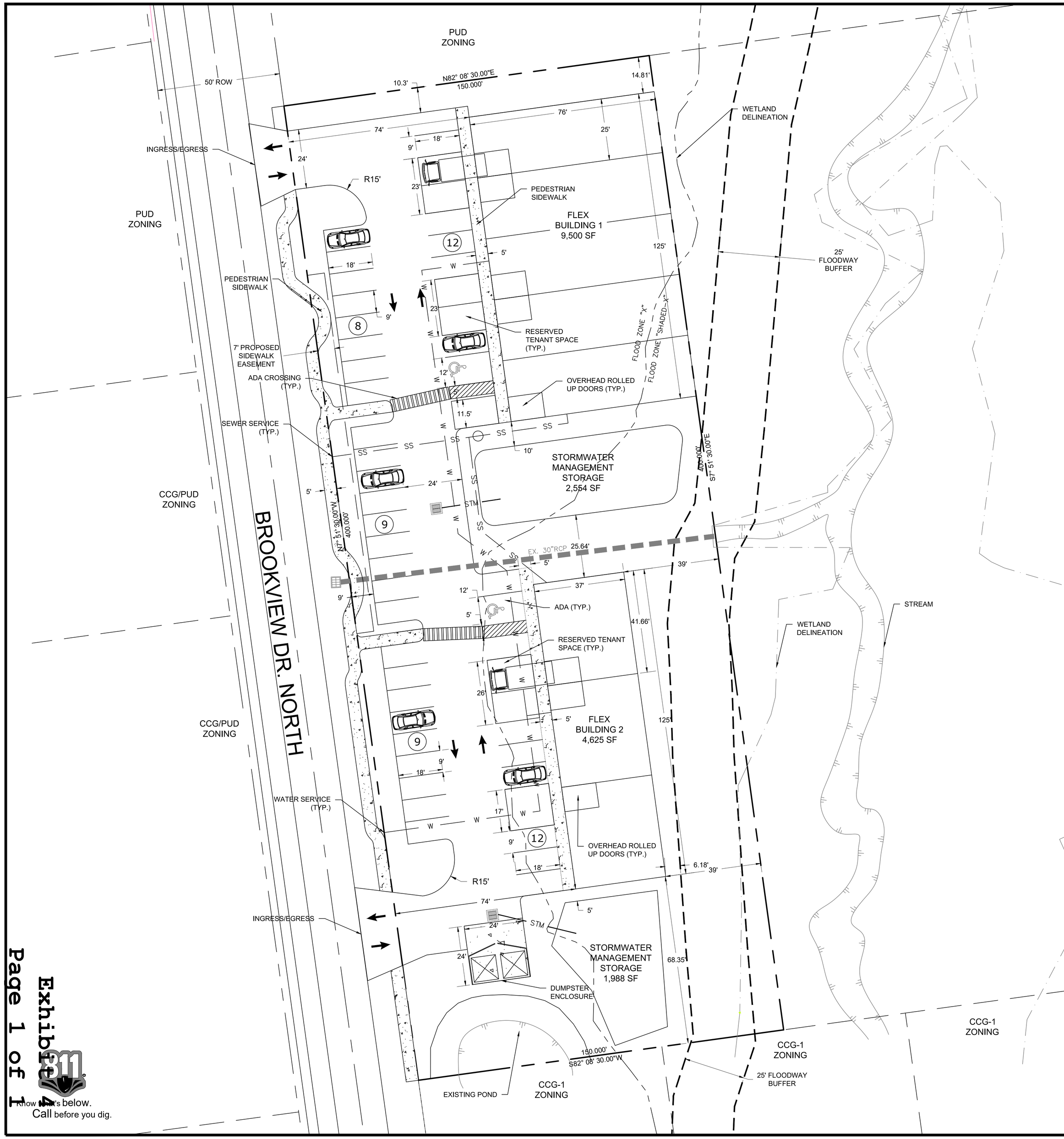


DEVELOPER:

CONTACT: YAMIT BESSO
EMAIL: BESSOGROUP1@GMAIL.COM

GENERAL NOTES:

JURISDICTION: CITY OF JACKSONVILLE
CURRENT ZONING: CCG-1 COMMERCIAL COMMUNITY/GENERAL-1
PROPOSED ZONING: PUD PLANNED UNIT DEVELOPMENT
SITE AREA: ± 60,000 SF (± 1.377 AC)
TOTAL BUILDING FOOTPRINT: ± 14,125 SF (± 0.324 AC)

PROPERTY NOTES:

REAL ESTATE # 162975 0010
ADDRESS: 137 BROOKVIEW DR. N, JACKSONVILLE, FL 32225

DATA TABLE		
TOTAL GROSS ACREAGE	1.377 AC	100%
AMOUNT OF EACH DIFFERENT LAND USE BY ACREAGE	1.377 AC	100%
TOTAL NUMBER AND TYPE OF DWELLING UNITS BY EACH TYPE OF SAME	N/A	N/A
TOTAL AMOUNT OF ACTIVE RECREATION AND/OR OPEN SPACE	0 AC	0%
TOTAL AMOUNT OF PASSIVE OPEN SPACE	0.58 AC	42.1%
AMOUNT OF PUBLIC AND PRIVATE RIGHTS-OF-WAY	0.023	1.7%
MAXIMUM COVERAGE OF BUILDINGS AND STRUCTURES AT GROUND LEVEL	14,125 SF	23.5%
IMPERVIOUS SURFACE RATIO AS REQUIRED BY SECTION 654.129	-	57.9%

ZONE: PLANNED UNIT DEVELOPMENT (PUD)	PUD REQUIRED	PROVIDED
MAX. BLDG COVERAGE	30%	23.5%
MAX. IMPERVIOUS COVERAGE	70%	57.9%
MAX. BUILDING HEIGHT	35 FT	30 FT
FRONT SETBACK	25 FT	74 FT
SIDE SETBACK	10 FT	14 FT
REAR SETBACK	0 FT	0 FT

- THE PLANNED UNIT DEVELOPMENT (PUD) REGULATIONS OUTLINED HEREIN HAVE BEEN SPECIFICALLY PROPOSED TO GUIDE AND GOVERN THE SITE LAYOUT AND DESIGN OF THIS DEVELOPMENT. THESE REGULATIONS HAVE BEEN TAILORED TO ALIGN WITH THE INTENDED LAND USE, RESPOND TO SITE-SPECIFIC CONSTRAINTS, AND ENSURE CONSISTENCY WITH THE OVERALL VISION AND DEVELOPMENT GOALS OF THE PROJECT

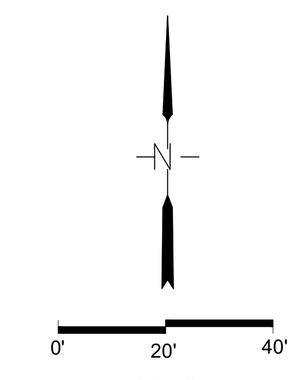
SITE LAYOUT NOTES:

1. VERIFY WITH THE CITY OF THE FIRE CODE ORDINANCE FOR THE MAXIMUM ALLOWABLE SQUARE FOOTAGE FOR A BUILDING BEFORE THE MANDATORY INSTALLATION OF FIRE SUPPRESSION SYSTEMS.
2. NEED TO CONFIRM UTILITY LOCATIONS WITH THE UTILITY PROVIDER
3. FLEX SPACE BUILDABLE AREA IS 23.5%
4. BUILDING FOOTPRINT
- FLEX SPACE BUILDING 1 FOOTPRINT MEASURES 9,500 SF WITH 5 UNITS OF 1,900 SF
- FLEX SPACE BUILDING 2 FOOTPRINT MEASURES 4,625 SF WITH 3 UNITS OF 1,541 SF

POST-DEVELOPMENT PROPERTY COVERAGE					
BUILDING =	14,125 SF	0.32 AC	23.5 %		
ASPHALT =	18223 SF	0.42 AC	30.4 %		
CONCRETE =	2366 SF	0.05 AC	3.9 %	Impervious =	57.9 %
LANDSCAPING=	25286 SF	0.58 AC	42.1 %	Pervious =	42.1 %
					100.0 %

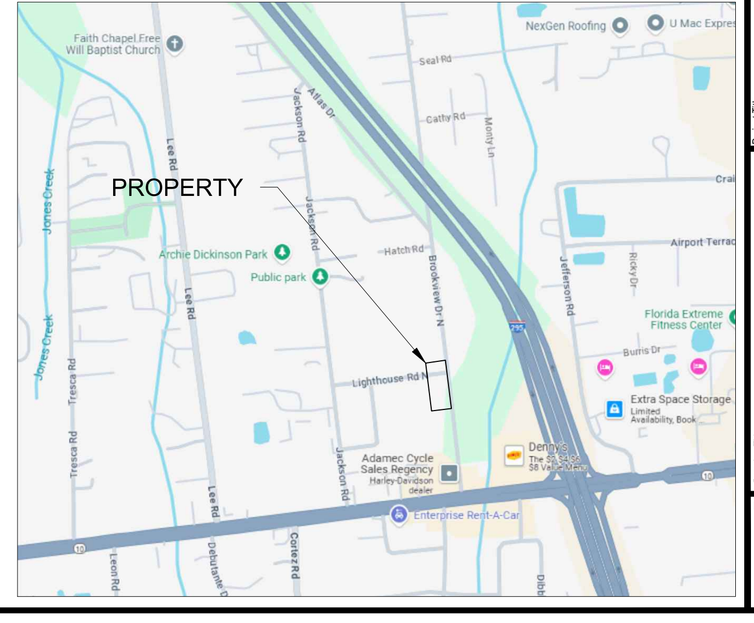
PARKING CALCULATIONS			
Building Use			
Business, Commerical, or Personal Service Establishments	*3 spaces*	*per*	*1,000 sf*
	14,125 *90%	=	**12,712.5** sf
	12,713/1,000 * 3	=	**38.1** Spaces
Professional and Business Offices	*3 spaces*	*per*	*1,000 sf*
	14,125 *10%	=	**1,412.5** sf
	1413/1,000 * 3	=	**4.2** Spaces
			43 Total Required Spaces
			50 Total Provided Spaces

PARKING NOTES:
1. IT IS ASSUMED THAT BUILDINGS ARE 10% OFFICE AND 90% WAREHOUSE



SCALE:
1" = 20'
24" x 36" paper size

LOCATION MAP (NTS)



ENGINEER DESIGNER:

NAME: V BALLARD CONSULTING LLC
CONTACT: VANESSA BALLARD
EMAIL: VANESSA@VBALLARDCONSULTING.COM
PHONE: (757) 277-2757

LEGEND

- PROPOSED CONCRETE
- SS — PROPOSED SANITARY SEWER
- W — PROPOSED WATERLINE
- STM — PROPOSED STORM DRAIN
- LOD — LIMITS OF DISTURBANCE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- ROAD CENTERLINE
- (8) PARKING COUNT

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PROGRESS DRAWINGS
DO NOT USE FOR CONSTRUCTION

Revisions

No.	Name	Date

Drawing Information

Project No.	25-026
Drawn By	VKB
Date	7/11/2025
Checked By	VKB
Approved By	VKB

Project Title: FLEX SPACE DEVELOPMENT
137 N BROOKVIEW CR
JACKSONVILLE, FL 32225

Drawing Title: REZONING EXHIBIT

Drawing No. 1 OF 2

Know what's below.
Call before you dig.

Exhibit 4
Page 1 of 1