



- LEGEND:**
- PROPERTY LINE
 - PROPOSED BUILDING
 - PROPOSED FENCE
 - EXISTING SIDEWALK
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED PARKING SPACE COUNT
 - DIRECTIONAL ARROW FOR SITE PLAN INFORMATION ONLY
 - FIRE HYDRANTS
 - EXISTING FIRE HYDRANT
 - LIGHT POLE

SITE DATA SUMMARY

TOTAL SITE AREA	26.41 AC / 1,150,632 S.F.
LANDSCAPE AREA	10.49 AC / 456,831 S.F. = 40%
VEHICLE USE AREA	4.21 AC / 183,467 S.F. = 16%
RETENTION/WETLAND AREA	RETENTION: 2.22 AC / 96,943 S.F. = 8% / WETLAND: 7.15 AC / 311,517 S.F. = 27%
REAL ESTATE OR PARCEL ID #	032146-0000
SECTION/TOWNSHIP/RANGE	39/01/26
JURISDICTION	CITY OF JACKSONVILLE (UTILITIES)
ZONING DISTRICT	CO - COMMERCIAL, RESIDENTIAL, OFFICE
F.U.O.	RPI
MAXIMUM LOT COVERAGE	50% BUILDINGS
PROPOSED LOT COVERAGE	6% BUILDINGS
FOOTPRINT BUILDING S.F.	1. BUILDING - FOOTPRINT: 61,905 S.F. / PHASE I: 48,093 S.F. / PHASE II: 13,812 S.F.
MAX BUILDING HEIGHT	45' THAT MAYBE UNLIMITED WHERE ALL FLOOR AREA IS CREATED BY 1 FOOT FOR EVERY FOOT OF BUILDING.
FIRM PANEL	12031C-01931
FLOOD ZONE	X & 0.2 PCT ANNUAL CHANCE FLOOD, AE (5')
LANDSCAPE BUFFERS	FRONT (SOUTH): 10' SIDE (EAST & WEST): 10' & 5' REAR (NORTH): 10' FRONT (STREET) MIN: 20' SIDE: 10' REAR: 20'
SETBACKS	FRONT: 20' REAR: 20'
PARKING REQUIRED	205 SPACES
PARKING PROVIDED	213: 8 HVC AND 205 STANDARD, BIKE RACKS: 90 SPACES

FEMA NOTE:
 THIS SHEET IS THE OFFICIAL RECORD OF THIS SHEET. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE ACCURACY OF THE INFORMATION SHOWN ON THIS SHEET. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST FLOOD HAZARD DATA FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS SHEET. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST FLOOD HAZARD DATA FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS SHEET. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST FLOOD HAZARD DATA FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS SHEET.



MATCHLINE

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE, DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.