

**SITE DATA TABLE**

PROJECT NAME	PLANT NURSERY
PROJECT ADDRESS	7335 MORSE AVE, JACKSONVILLE, FL
PROJECT DESCRIPTION	PROPOSAL FOR A NEW PLANT NURSERY WITH ASSOCIATED COVERED PAVILION AND OFFICE BUILDING AND A PARKING LOT
TOTAL PARCELS/LOT AREA	636 ACRES
EXISTING ZONING	RM-RS (RESIDENTIAL MEDIUM DENSITY)
JURISDICTION	CITY OF JACKSONVILLE
PARCEL NUMBER	03196.0001 & 03194.0001
MAX. BUILDING HEIGHT	35
FRONT SETBACK	25
SIDE SETBACK	10
REAR SETBACK	10
REQUIRED LANDSCAPE BUFFER	10'
FRONT YIELD	9%
REAR YIELD	9%
SOCKET SPECIFICATIONS	MAX. 20 FT HEIGHT
PARKING REQUIREMENTS	3 SPACES PER 1,000 SF + 2,000.000' ± 4.8 SPACES
TOTAL PARKING PROVIDED	27
HANDICAP	2
TOTAL PROPOSED SPACES	29

**GENERAL SITE NOTES:**

1. ALL EXISTING UTILITIES SHALL BE SHOWN AS NOTED ON THE PLAN.
2. ALL UTILITIES SHALL BE DEPTH APPROVED BY SEPARATE PERMIT.
3. WALLS OVER 8' HIGH APPROVED BY SEPARATE PERMIT.
4. PARKING SHALL BE PAVED, GRASS OR CONCRETE.
5. ALL EXISTING BUILDINGS SHALL BE DEMOLISHED AND REMOVED FROM THE SITE.
6. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY ANY BUILDING MATERIAL, AND SUCH MUST BE RELOCATED OR REMOVED BEFORE THE FIELD INSPECTION WILL ACCEPT PASS THE SIGN WITH THE SIGNAGE PERMIT.
7. ALL EXISTING MECHANICAL EQUIPMENT SHALL BE REMOVED FROM THE MECHANICAL EQUIPMENT EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
8. SIDE WALKWAY WALLS AND GATES EQUAL TO OR GREATER THAN THE HIGHEST POINT ON MECHANICAL EQUIPMENT SHALL BE DEMOLISHED AND REMOVED.
9. ALL SITE IMPROVEMENTS INCLUDING LANDSCAPE AND SITE CLEANUP MUST BE COMPLETED PRIOR TO OBTAINING OCCUPANCY FOR ANY BUILDING MATERIAL.
10. PRIOR TO OBTAINING OCCUPANCY, ALL MECHANICAL EQUIPMENT SHALL BE DEMOLISHED AND REMOVED FROM THE SITE.
11. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT SPARKS FROM BEING DIRECTED TO THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AS SHOWN, THE DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.
13. SETBACKS ARE INDICATED ON THE DRAWING AS REFERENCED TO THE FACE OF THE BUILDING.
14. STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN IS BASED ON CONCEPTUAL ANALYSIS SUBJECT TO CHANGE UPON FINAL DESIGN AND DOES NOT REPRESENT THE FINAL DESIGN.
15. NOISE VISUALIZATION HAS BEEN PERFORMED TO SUBMIT THE OCCUPANCY OF THE APPLICABLE SHOWING.
16. THE EXHIBIT IS NOT INTENDED TO BE A CONSTRUCTION DOCUMENT AND SHOULD NOT BE CONSIDERED A CONTRACT DOCUMENT.

**PROPOSED LEGEND**

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER
- PARKING COUNT

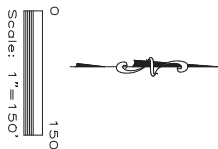
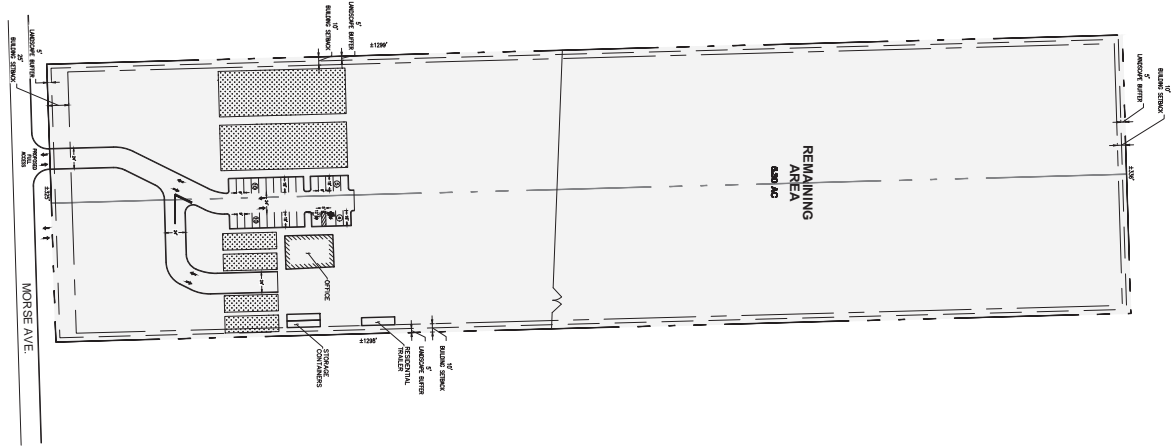
**Bowman CONSULTING**  
Certificate of Authorization License No. 30462

RRCC RRC DF  
ISSUED 12/28/21  
REVISED 06/18/24  
SCALE 1" = 150'  
VERSION 1C

CONCEPTUAL DESIGN  
**PLANT NURSERY**  
7335 MORSE AVE.  
JACKSONVILLE, FLORIDA

Bowman Consulting Group, Ltd.  
1410 N Westshore Blvd  
Suite 111  
Tampa, FL 33607  
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**Exhibit 4**  
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**SITE DATA TABLE**

PROJECT NAME	PLANT NURSERY		
PROJECT ADDRESS	7335 MORSE AVE, JACKSONVILLE, FL		
PROJECT DESCRIPTION	PROPOSAL FOR A NEW PLANT NURSERY WITH ASSOCIATED COVERED PAVILION AND OFFICE BUILDING AND LANDSCAPE IMPROVEMENT.		
TOTAL PARCELS/TRACT AREA	48.00 AC (4.84 AC)		
EXISTING ZONING	RM-RD (RESIDENTIAL MEDIUM DENSITY)		
JURISDICTION	CITY OF JACKSONVILLE		
PARCEL NUMBER	015162001.01014.000		
MAX BUILDING HEIGHT	35'		
MAX SIGN HEIGHT	35'		
REQUIRED LANDSCAPE BUFFERS	5' / 10'		
FRONT	5' / 10'		
REAR	5' / 10'		
SIDE	5' / 10'		
SOULCE SPECIFICATIONS	3 SPACES PER 100 SQ FT		
TOTAL PARKING PROVIDED	27		
HAZARDOUS	2		
TOTAL PROPOSED SPACES	29		

**GENERAL SITE NOTES:**

1. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
2. UTILITIES OVER 6" HIGH APPROVED BY SEPARATE PERMIT.
3. WALLS OVER 6" HIGH APPROVED BY SEPARATE PERMIT.
4. FENCING SHALL BE PERMITTED BY SEPARATE PERMIT.
5. SIGNAGE SHALL BE PERMITTED BY SEPARATE PERMIT.
6. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL AND SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPTANCE.
7. THE SIGN MATERIAL SHALL BE PERMITTED BY SEPARATE PERMIT.
8. SIGN MOUNTING WALLS AND GATES SHALL BE GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
9. ALL SITE IMPROVEMENTS INCLUDING LANDSCAPE AND SITE CLEANUP MUST BE COMPLETED PRIOR TO OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
10. COOR.
11. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT GLARE FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
12. PLANNING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.
13. SITE SHALL BE AT THE OWNER'S RISK AND RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
14. STEWAMETER MANAGEMENT FACILITY SHOWN ON THIS PLAN WHERE CONCEPTUAL AND IS SUBJECT TO CHANGE UPON FINAL DESIGN AND CODES NOT SHOWN FOR THIS PLAN.
15. NOISE VISITS WILL BE PERFORMED TO DETERMINE THE OCCUPANCY OF THE ADJACENT LANDS SHOWN HEREOF.
16. THE EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT AND SHOULD NOT BE CONSIDERED A CONTRACT DOCUMENT UNLESS OTHERWISE SPECIFIED.

**PROPOSED LEGEND**

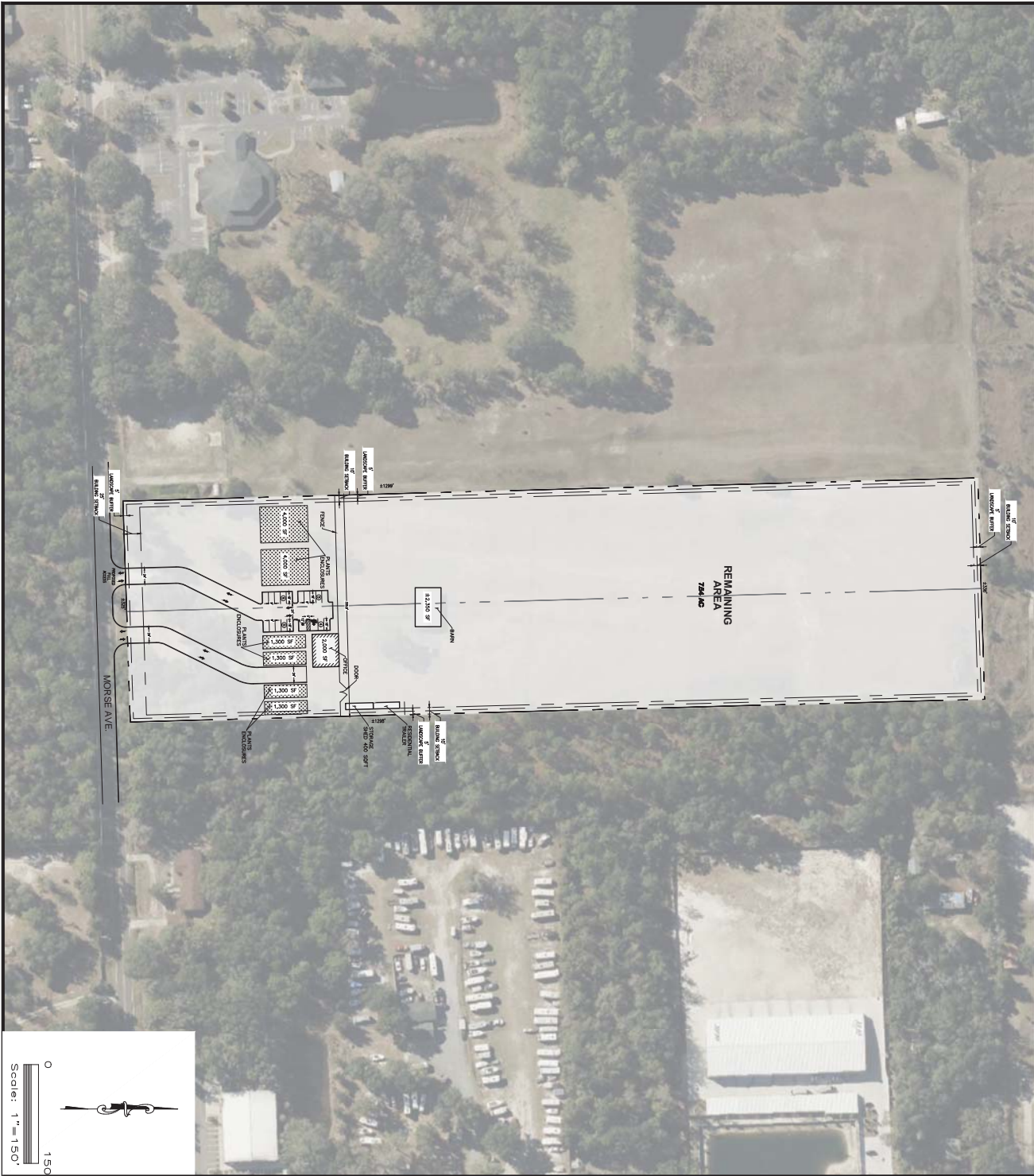
- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER
- PARKING COUNT

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 12  
 SCALE 1" = 150'  
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**CONCEPTUAL DESIGN**  
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**Exhibit 4**  
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**SITE DATA TABLE**

PROJECT NAME	PLANT NURSERY
PROJECT ADDRESS	7335 MORSE AVE, JACKSONVILLE, FL
TOTAL PARCELS/LOT AREA	868 ACRES
EXISTING ZONING	RS-B (RESIDENTIAL BULK)
JURISDICTION	CITY OF JACKSONVILLE
PARCEL NUMBER	03196.0001 & 03191.0001
MAPS BUILDING HEIGHT	35
MAX BUILDING HEIGHT	35
FRONT SETBACK	25
SIDE / REAR	10' / 10'
REQUIRED LANDSCAPE BUFFER	5' / 5'
FRONT	5' / 5'
SPACE REQUIREMENTS	3 SPACES PER 1,000 SF + 2,000 SQ FT + 4 SPACES
TOTAL PARKING PROVIDED	12
MANICURE	2
TOTAL PROPOSED SPACES	19

- GENERAL SITE NOTES:**
1. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
  2. UTILITIES AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM THE PUBLIC.
  3. WALLS OVER 6' HIGH APPROVED BY SEPARATE PERMIT.
  4. PARKING WILL BE PROVIDED BY LANDSCAPE PLANT MATERIAL, AND SUCH MUST BE FIELD INSPECTED BEFORE THE FIELD INSPECTION WILL ACCEPT PASS.
  5. THE SIGN WILL BE FIELD INSPECTED BEFORE THE FIELD INSPECTION WILL ACCEPT PASS.
  6. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND SUCH MUST BE FIELD INSPECTED BEFORE THE FIELD INSPECTION WILL ACCEPT PASS.
  7. EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
  8. SPILL WASTEWATER WALLS AND GATES EQUAL TO OR GREATER THAN THE HIGHEST POINT ON MECHANICAL EQUIPMENT SHALL BE PROVIDED.
  9. ALL SITE IMPROVEMENTS INCLUDING LANDSCAPE AND SITE CLEANUP MUST BE COMPLETED PRIOR TO THE OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
  10. PRIOR TO THE OCCUPANCY FOR ANY BUILDING WITHIN A PHASE, THE SIGNAGE MUST BE FIELD INSPECTED BEFORE THE FIELD INSPECTION WILL ACCEPT PASS.
  11. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT SPARKS FROM BEING DIRECTED TO THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
  12. DRAWINGS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.
  13. SITE SHALL BE AT THE OWNERS RISK. THE DESIGNER'S RESPONSIBILITY IS TO PROVIDE CONCEPTUAL DESIGN AND TO PROVIDE CONCEPTUAL DESIGN AND TO PROVIDE CONCEPTUAL DESIGN.
  14. STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE UPON FINAL DESIGN. THE DESIGNER'S RESPONSIBILITY IS TO PROVIDE CONCEPTUAL DESIGN AND TO PROVIDE CONCEPTUAL DESIGN.
  15. NOISE ABATEMENT MEASURES SHALL BE PROVIDED TO ACHIEVE THE OCCUPANCY OF THE APPLICABLE SOUNDING LEVELS.
  16. THE DESIGNER IS NOT INTENDING TO BE RESPONSIBLE FOR THE OCCUPANCY OF THE APPLICABLE SOUNDING LEVELS.

**PROPOSED LEGEND**

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER
- PARKING COUNT

Scale: 1" = 150'