

### LEGEND

PROPERTY LINE	---X---
FENCE (CHAINLINK)	---X---X---
FENCE (WOODEN)	---□---
EASEMENT	---
CURB & GUTTER	=====
CENTERLINE	---
CONCRETE	[Stippled Pattern]
PAVEMENT (STANDARD DUTY)	[Solid Grey]

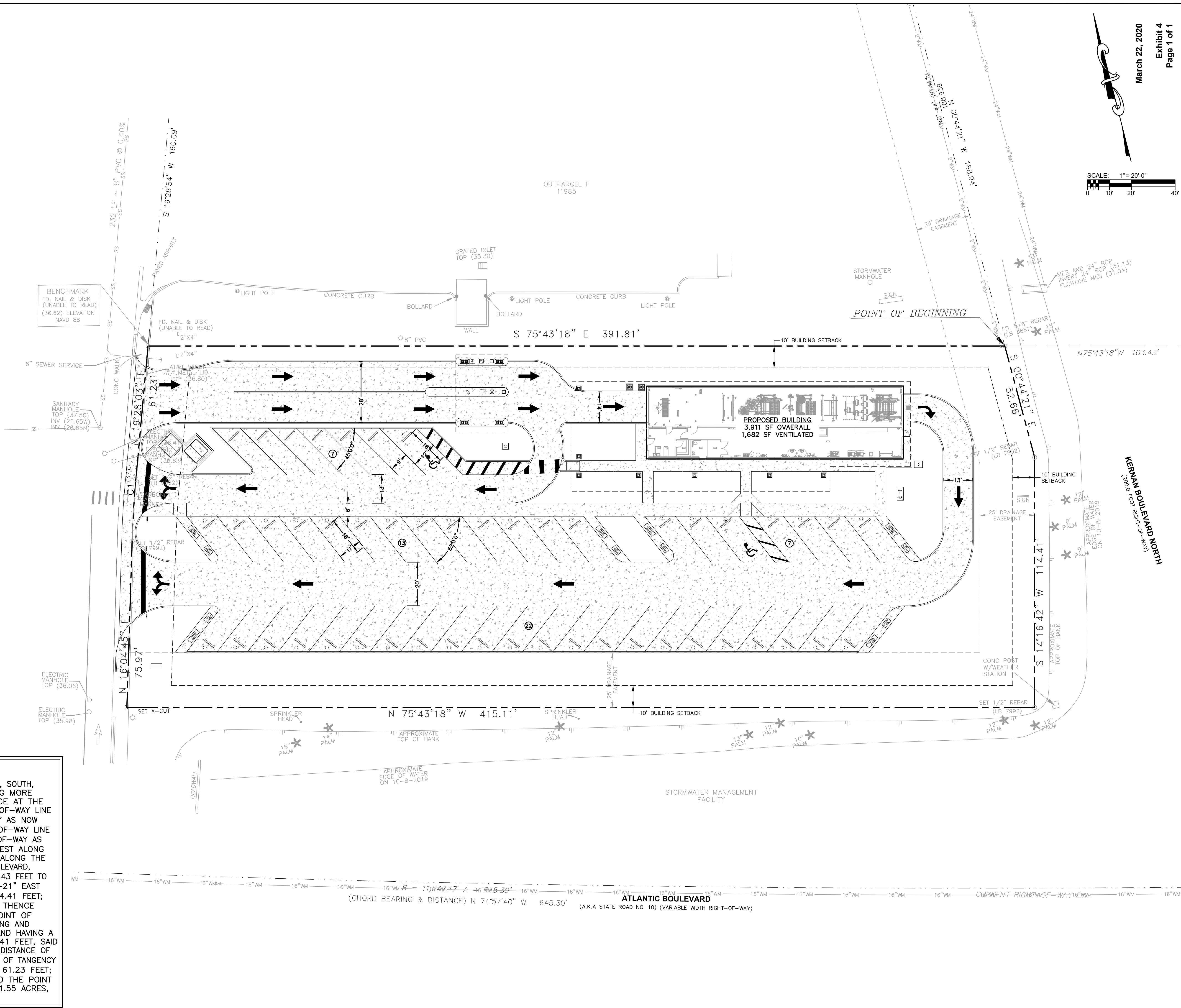
**SITE DEVELOPMENT SUMMARY:**

SITE AREA = 34.53 ACRES  
 DEVELOPMENT AREA = 1.55 ACRES  
 LANDUSE = CGC  
 ZONING = PUD  
 SETBACKS:  
 FRONT = 20'  
 SIDE = 10'  
 BACK = 10'

**BUILDING AREA:**  
 BUILDING = 3,911 S.F. OVERALL (0.12 ACRES)  
 1,682 S.F. VENTILATED

**REQUIRED PARKING:**  
 1,682 S.F./1,000 S.F. X 3 = 6 REGULAR SPACES  
 1 PER 25 = 1 HANDICAP SPACES

**PROVIDED PARKING:**  
 REGULAR = 6 SPACES  
 HANDICAP = 1 SPACE  
 SERVICE = 41 SPACES  
 SERVICE = 1 HANDICAP SPACE  
 TOTAL = 49 SPACES



March 22, 2020  
 Exhibit 4  
 Page 1 of 1

SCALE: 1" = 20'-0"

**BAKER**  
 Design Build

219 N. Newman Street, 2nd Floor, Jacksonville FL 32202  
 p 904 356 8520 f 904 559 2678 bakerdesign.build  
 C.A.No. 32489

Kyle F. Davis, P.E.  
 FL Reg. 63071

REVISIONS		
No.	Date	Revision
01	11-27-19	Preliminary Bid Set
02	12-19-19	Permit - COJ
03	02-20-20	Permit - JEA
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**LEGAL DESCRIPTION:**  
 OUTPARCEL "E"  
 A PORTION OF FRACTIONAL SECTION 21, TOWNSHIP 2, SOUTH, RANGE 28, EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE FORMER WESTERLY RIGHT-OF-WAY LINE OF KERNAN BOULEVARD (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE FORMER NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 00°-45'-02" WEST ALONG SAID FORMER WESTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID KERNAN BOULEVARD, 379.29 FEET; THENCE NORTH 75°-43'-18" WEST 103.43 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°-44'-21" EAST 52.66 FEET; THENCE SOUTH 14°-16'-42" WEST 114.41 FEET; THENCE NORTH 75°-43'-18" WEST 415.11 FEET; THENCE NORTH 16°-04'-45" EAST 75.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 480.50 FEET, AN ARC DISTANCE OF 28.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°-46'-24" EAST 28.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 19°-28'-03" EAST 61.23 FEET; THENCE SOUTH 75°-43'-18" EAST 391.81 FEET TO THE POINT OF BEGINNING. LANDS THUS DESCRIBED CONTAIN 1.55 ACRES, OR 67,518 SQUARE FEET MORE OR LESS.

Commercial Development & Associated Infrastructure

**SCRUBBLES - VILLAGES AT KERNAN**

11991 Atlantic Boulevard  
 Jacksonville, Florida 32225  
 Todd Buckner Designs

Project Number  
 19-0421

Sheet Name  
 Site Geometry  
 Plan

Sheet Number  
**C3.01**