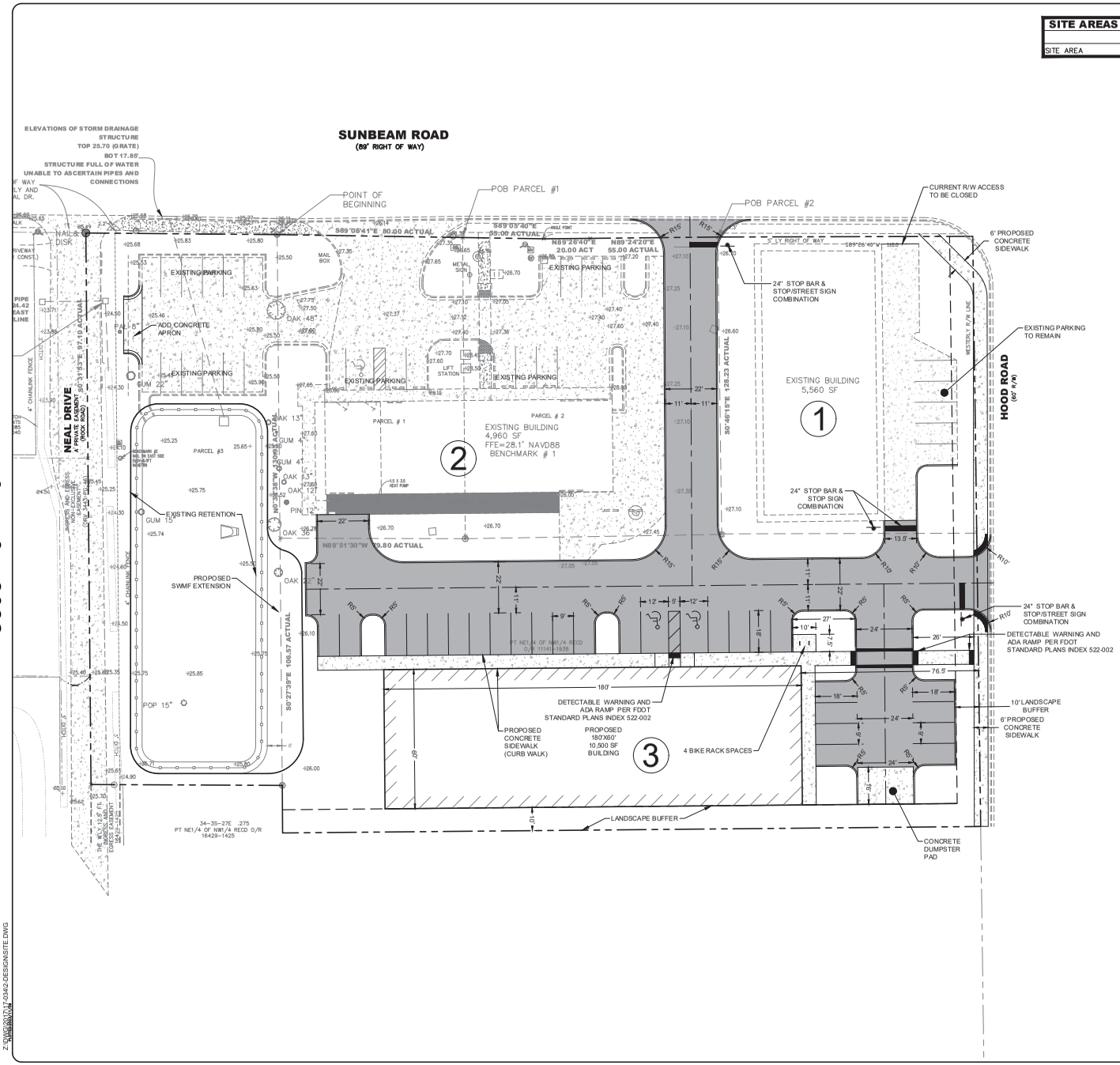

SITE AREAS	
	ACRES
SITE AREA	2.21

LEGEND

- BOUNDARY
- BUILDING SETBACK
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- WETLAND
- LANDSCAPE BUFFER
- UPLAND BUFFER
- GRAVEL

BICYCLE:
PER SEC 656.608:
COMMERCIAL USES: 1 SPACE PER 5,000 SF FLOOR AREA (2 SPACES MINIMUM)
21,020 SF/5,000=4 SPACES
4 SPACES PROVIDED WITH 1 BIKE RACK

55 PARKING SPACES
(3) HANDICAPPED SPACES

GENERAL	
Project Name	TILLMAN COMMERCIAL
Project Address	5024 SUNBEAM ROAD NO. 1 JACKSONVILLE, FL 32257
Project Acreage	2.21
UPLAND AREA BEFORE IMPACTS	2.28 AC
TOTAL WETLAND AREA BEFORE IMPACTS	N/A
WETLAND IMPACTS	N/A
TOTAL WETLAND AREA AFTER IMPACTS	N/A
TOTAL BUILDING AREA/RATIO	21,020 SF/21.83%
BUILDING HEIGHT	35' MAX
DUVAL COUNTY SOILS	14, 69
Concurrency Application Number	IN-PROGRESS
Property Appraiser Number (RE#)	149103-0050; 149106-0030; 149106-0000; 149105-0000
Future Land Use	BP; RPI
Zoning Designation	N/A
PUD Ordinance Number	N/A
FIRM / Community / Panel	12031C 0554 H
Flood Zones (Show in Plans)	ZONE "X"
Base Flood Elev. (Show in Plans)	N/A
Vertical Datum Used for Project	NAVD 88
SUBDIVISION	
PSD Number	N/A
City or Private Inspection	N/A
Public or Private Roads	N/A
Subdivision (911) Disk Provided?	N/A
NON-SUBDIVISION	
North American Industry Classification System (NAICS)	441310

GRAPHIC SCALE
0 20 30 40
1" = 20'

No	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000861
4200 BAYMEADOWS RD, SUITE 1 JACKSONVILLE FLORIDA 32207
Ph. (904) 730-3223 | Fx. (904) 730-3225
Henry A. Varga Jr. No. 45043

UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A FLORIDA REGISTERED ENGINEER ACTING AT AN AUTHORIZED CAPACITY, THIS DOCUMENT IS NOT VALID. IT IS FOR INFORMATION PURPOSES ONLY, AND IS NOT VALID.
THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION PROVIDED TO US BY OTHERS. WE HAVE NOT BEEN HIRED TO ASCERTAIN THE FINAL DESIGN FOR ADA CRITERIA, RULES, OR LAWS. THAT ARE MANDATED BY FEDERAL, STATE, OR LOCAL GOVERNMENTS. WE HAVE BEEN HIRED TO ASCERTAIN THE FINAL DESIGN FOR STORMWATER MANAGEMENT. THE OWNER MUST ACCEPT RESPONSIBILITY FOR FUTURE, FUTURE MODIFICATIONS TO THE DESIGN AS THE AGENCY FOR RETENTION AND TREATMENT OF STORMWATER.

TILLMAN COMMERCIAL

MASTER SITE PLAN

DUVAL FLORIDA

Date: 11/9/2023
Designer: HAV
Job #: 17-034
Drawn: MRP
Scale: 1" = 30'
Sheet: 1 of 1

Z:\DWG\2017\17-0342-DESIGN\SITE.DWG
MARRIOTT\HAV

November 9, 2023

Exhibit 4
Page 1 of 1