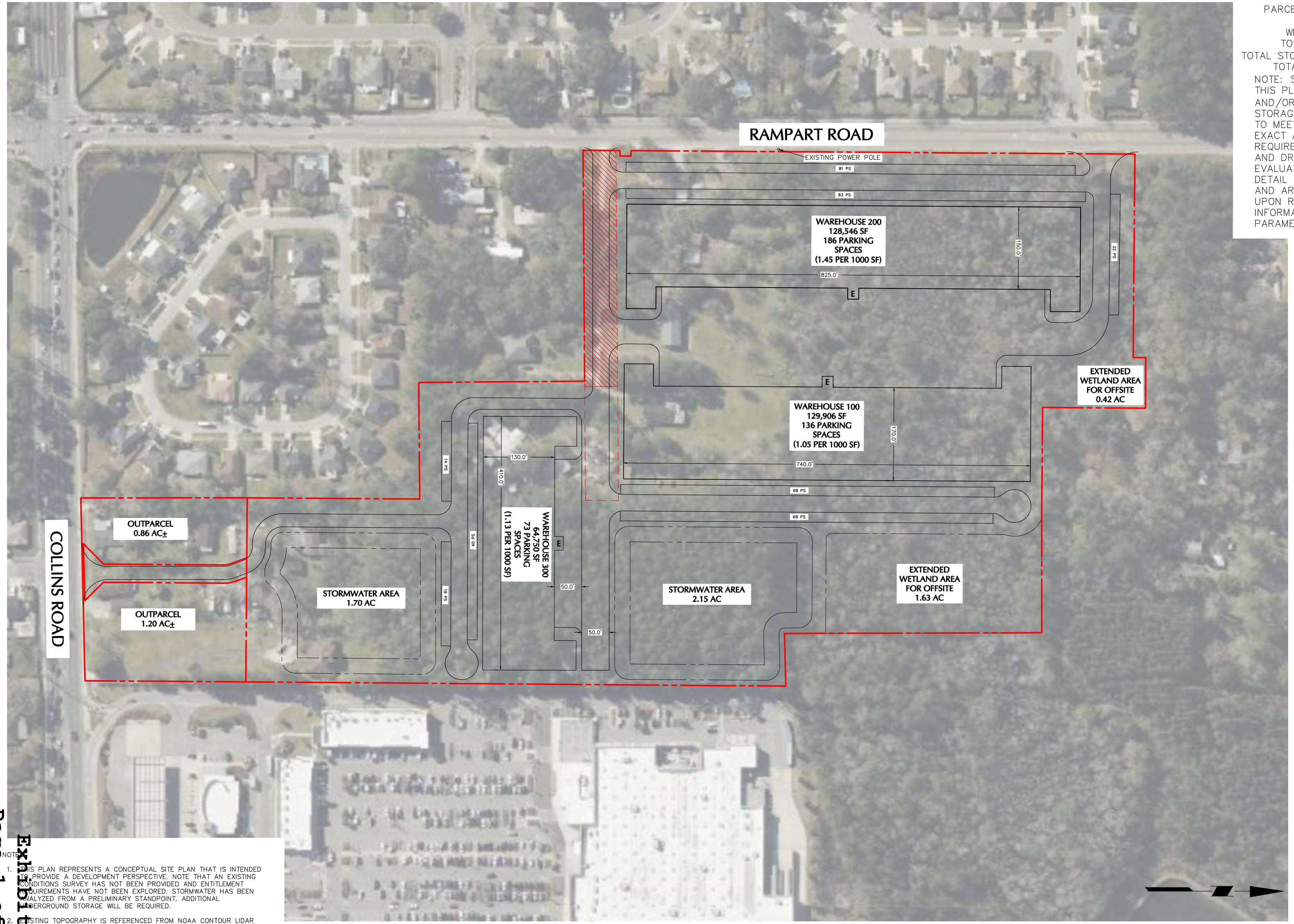
PARCEL: ±25.55 AC (NOT INCLUDING OUTPARCELS)
WETLAND ACRES: ±16.35 AC
TOTAL BUILDING: ±323,022 SF
TOTAL STORMWATER AREA: ±5.90 AC (23.1%)
TOTAL CAR PARKING SPACES: 395

NOTE: SURFACE STORMWATER SHOWN ON THIS PLAN WILL REQUIRE BULKHEADING AND/OR ADDITIONAL UNDERGROUND STORAGE TO PROVIDE REQUIRED STORAGE TO MEET DRAINAGE REQUIREMENTS. THE EXACT AMOUNT OF ADDITIONAL STORAGE REQUIRED AND THE DETAILS OF GRADING AND DRAINAGE HAVE NOT BEEN EVALUATED AND WILL BE CONSIDERED IN DETAIL DURING FINAL ENGINEERING DESIGN, AND ARE SUBJECT TO CHANGE BASED UPON RECEIPT OF GEOTECHNICAL INFORMATION, SURVEY, FINAL DESIGN PARAMETERS, ETC.



NOTES:

1. THIS PLAN REPRESENTS A CONCEPTUAL SITE PLAN THAT IS INTENDED TO PROVIDE A DEVELOPMENT PERSPECTIVE. NOTE THAT AN EXISTING CONDITIONS SURVEY HAS NOT BEEN PROVIDED AND ENTITLEMENT REQUIREMENTS HAVE NOT BEEN EXPLORED. STORMWATER HAS BEEN ANALYZED FROM A PRELIMINARY STANDPOINT. ADDITIONAL UNDERGROUND STORAGE WILL BE REQUIRED.
2. EXISTING TOPOGRAPHY IS REFERENCED FROM NOAA CONTOUR LIDAR DATA DATED 2018.

80 0 20 50 80
SCALE: 1" = 80'

Date	Description	No.

Revisions

SIGNATURE JOSEPH J. YANNUCCI, JR. DATE SIGNED
PROFESSIONAL ENGINEER FL Lic. No. 65969

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Project
COLLINS RD / RAMPART RD
JACKSONVILLE
DUVAL COUNTY FLORIDA

Drawing Title
CONCEPTUAL SITE PLAN

Project No. 000000000
Date 27 JANUARY 2026
Drawn By DT
Checked By JJY/CB

CP-05.1