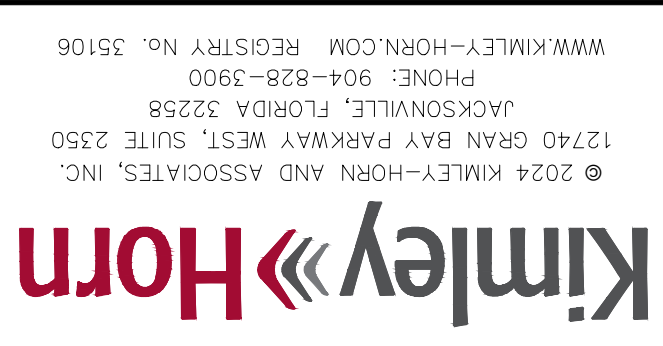
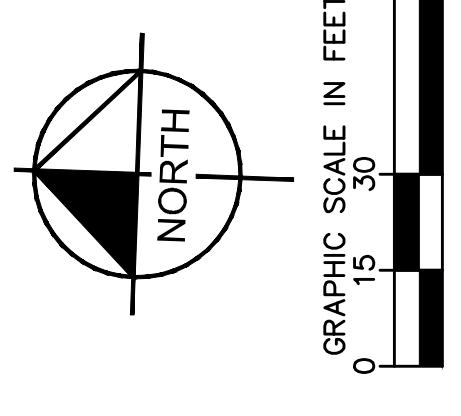


No.	REVISIONS	DATE	BY



© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
 12740 GRAN BAY PARKWAY WEST, SUITE 2350  
 JACKSONVILLE, FLORIDA 32288  
 PHONE: 904-828-9900  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35196

SHEET NUMBER  
**1**



**SITE DATA:**

PARCEL NUMBER: 013486 0000, 013489 0015,  
 013490 0000, 013493 0000,  
 013498 0000, 013499 0000,

CURRENT LAND USE: CCG  
 CURRENT ZONING: CCG-2, CO  
 PROPOSED ZONING: PUD

FLOOD ZONE:  
 ZONE X  
 (12031C0506H)  
 EFF 06-03-2013

TOTAL PROJECT AREA: ± 2.74 AC.

BUILDING AREA  
 RETAIL 6,200 SF  
 QSR 950 SF  
 AUTO LAUNDRY 4,106 SF  
 TOTAL BUILDING AREA 11,256 SF

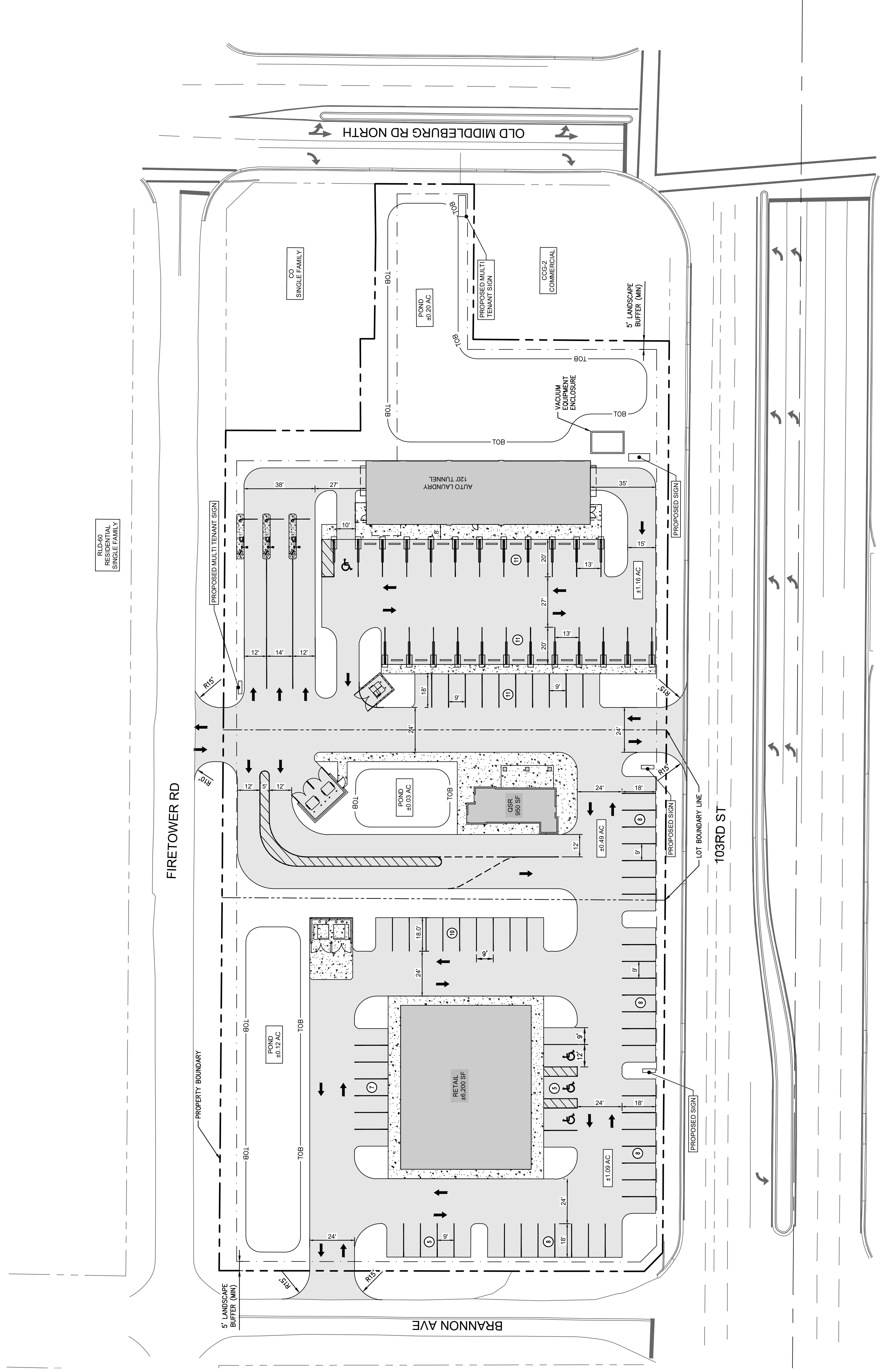
MAXIMUM LOT COVERAGE: NONE  
 PROPOSED PARKING:  
 STANDARD PARKING 48 SPACES  
 ADA PARKING 3 SPACES  
 TOTAL RETAIL 51 SPACES  
 QSR 8 SPACES  
 AUTO LAUNDRY 11 SPACES  
 STANDARD PARKING 21 SPACES  
 VACUUM PARKING 1 SPACE  
 ADA VACUUM PARKING 33 SPACES  
 TOTAL AUTO LAUNDRY 92 SPACES

MINIMUM SETBACK:  
 FRONT: 0'  
 SIDE: 0'  
 REAR: 10'

MAX HEIGHT: 60'  
 MAX ISR: 85%

**LEGEND:**

- PROPERTY BOUNDARY
- - - LOT BOUNDARY
- - - LANDSCAPE BUFFER
- - - BUILDING SETBACK
- ▭ STANDARD ASPHALT PAVEMENT
- ▨ CONCRETE SIDEWALK
- ⊕ PARKING SPACE COUNT



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