

SEAL:

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NO DATE
 REVISIONS
 REMARKS



US 301 & OLD US 301
 JACKSONVILLE, FL

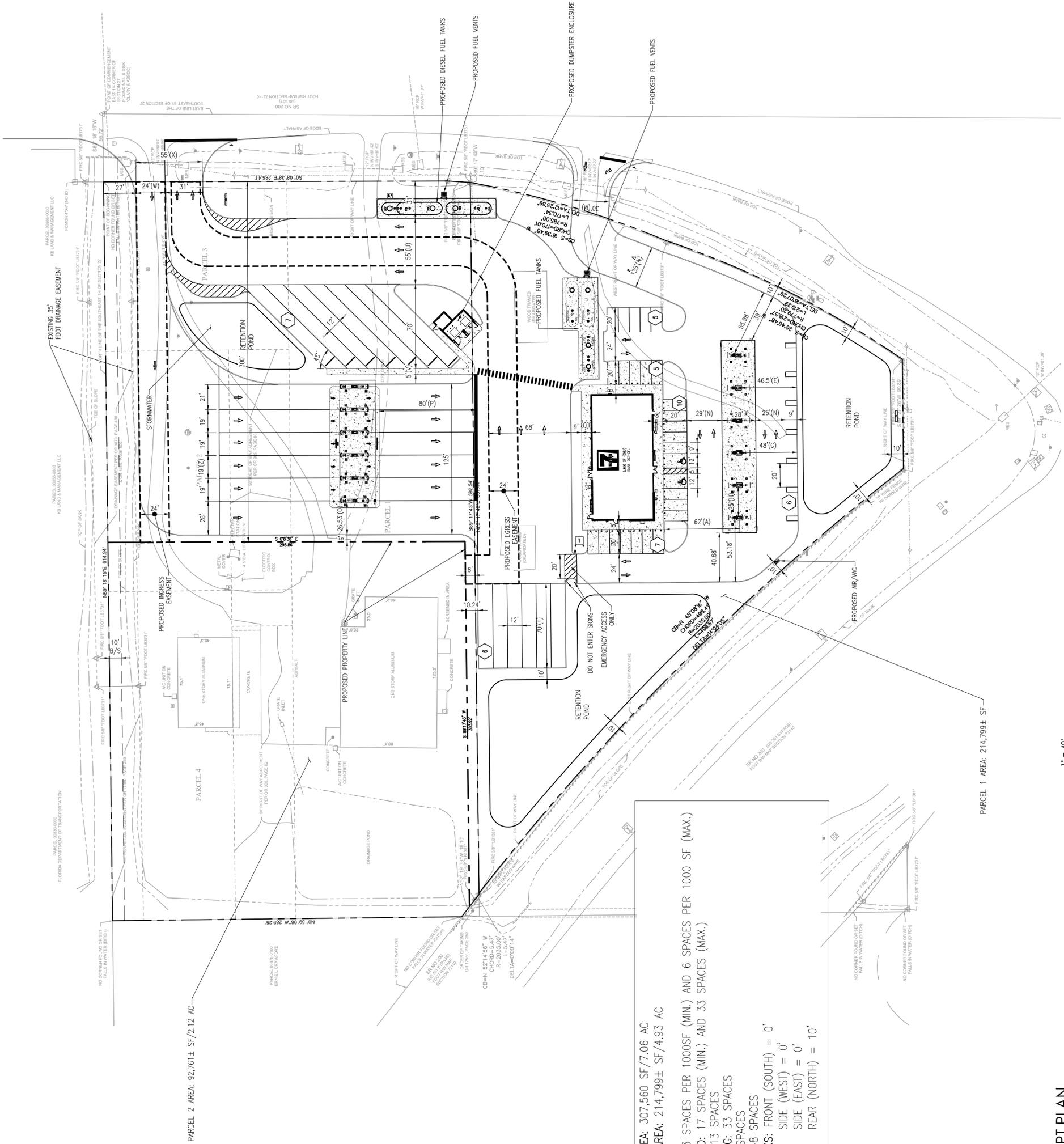
PROJECT NO: 2023.0615
 DATE: 7-1-23

CP2B
 CONCEPT PLAN

CHECKED: CDB DRAWN: MB



GRAPHIC SCALE



TOTAL PARCEL AREA: 307,560 SF/7.06 AC
PROPOSED SITE AREA: 214,799± SF/4.93 AC
ZONING: CCG-1
PARKING CALCS: 3 SPACES PER 1000SF (MIN.) AND 6 SPACES PER 1000 SF (MAX.)
PARKING REQUIRED: 17 SPACES (MIN.) AND 33 SPACES (MAX.)
TRUCK PARKING: 13 SPACES
STANDARD PARKING: 33 SPACES
ADA PARKING: 2 SPACES
TOTAL PARKING: 48 SPACES
BUILDING SETBACKS: FRONT (SOUTH) = 0'
SIDE (WEST) = 0'
SIDE (EAST) = 0'
REAR (NORTH) = 10'