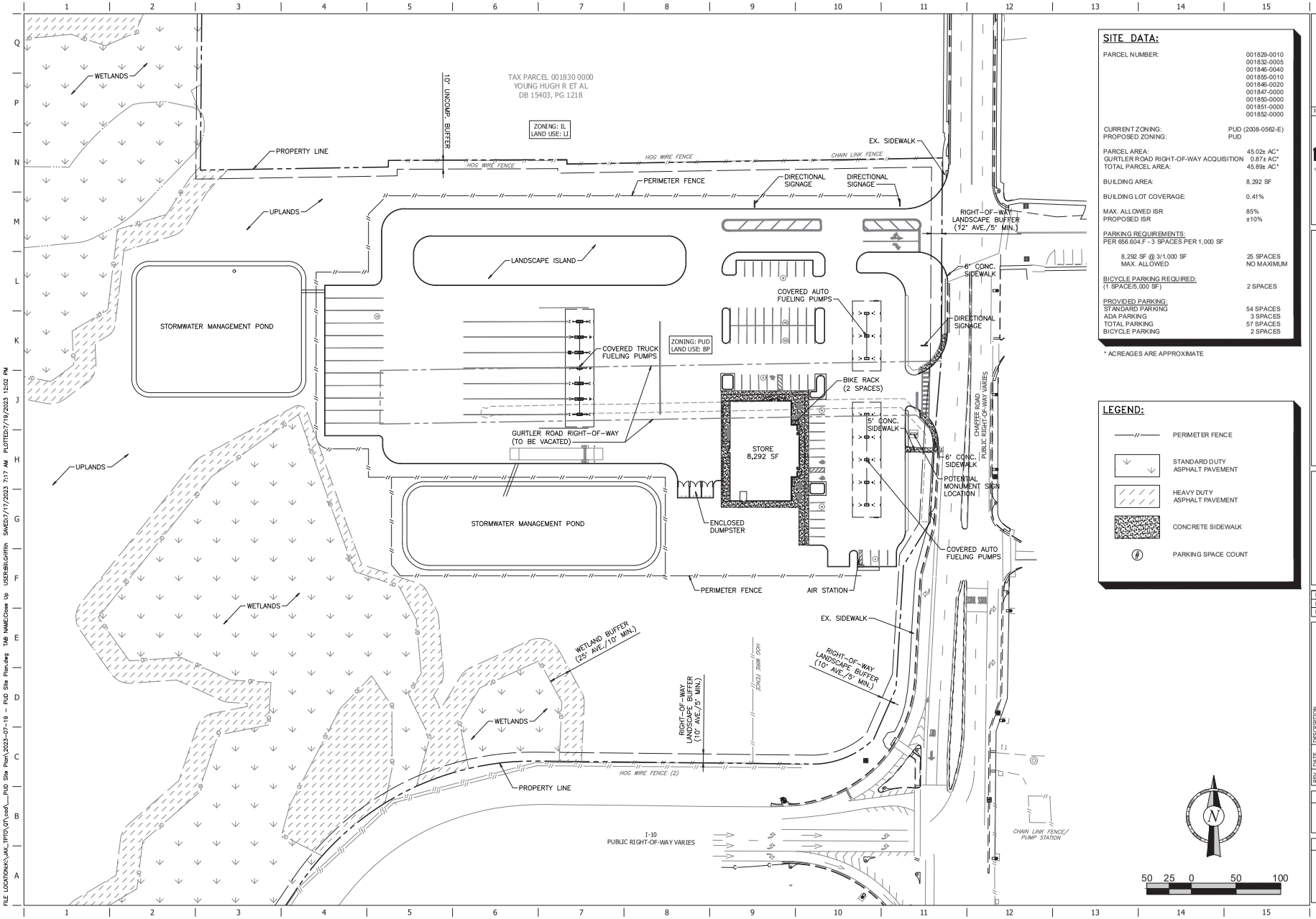

SITE DATA:

PARCEL NUMBER:	001829-0010 001832-0005 001846-0040 001855-0010 001846-0020 001847-0000 001850-0000 001851-0000 001852-0000
CURRENT ZONING:	PUD (2008-0562-E)
PROPOSED ZONING:	PUD
PARCEL AREA:	45.02± AC*
GURTLER ROAD RIGHT-OF-WAY ACQUISITION	0.87± AC*
TOTAL PARCEL AREA:	45.89± AC*
BUILDING AREA:	8,292 SF
BUILDING LOT COVERAGE:	0.41%
MAX. ALLOWED ISR	85%
PROPOSED ISR	±10%
PARKING REQUIREMENTS: PER 656.604.F - 3 SPACES PER 1,000 SF	
8,292 SF @ 3/1,000 SF	25 SPACES
MAX. ALLOWED	NO MAXIMUM
BICYCLE PARKING REQUIRED: (1 SPACE/5,000 SF)	2 SPACES
PROVIDED PARKING:	
STANDARD PARKING	54 SPACES
ADA PARKING	3 SPACES
TOTAL PARKING	57 SPACES
BICYCLE PARKING	2 SPACES

* ACREAGES ARE APPROXIMATE

LEGEND:

- PERIMETER FENCE
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- PARKING SPACE COUNT

PROJECT NO.: 7287

Kimley»Horn
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JACKSONVILLE, FLORIDA 32220

THE RHINO PROPERTY GROUP, INC
2249 SANFORD LANE
CHARLOTTE, NC 28211

DESIGNED BY: KHA
DRAWN BY: TCL
REVIEWED BY: DMZ

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE: SITE PLAN

SHEET NUMBER: C-002

FILE LOCATION:K:\JAX_TPTO\QT\cad__PUD Site Plan\2023-07-19 - PUD Site Plan.dwg TAB NAME:Close Up USER:BILGriffith SAVED:7/17/2023 7:17 AM PLOTTED:7/19/2023 12:02 PM

July 19, 2023

Exhibit 4
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