

FILE LOCATION: E:\UPC\_Duval Station\_19-0070\DWGS\Duval Station\_Civil Plans\_19-0070\_option\_REV.dwg LAST SAVED: 5/13/2019 11:12 AM LAST PLOTTED: 5/13/2019 1:14 PM BY: DAVID TOURING, P.E.

**PARKING AND BUILDING SUMMARY:**

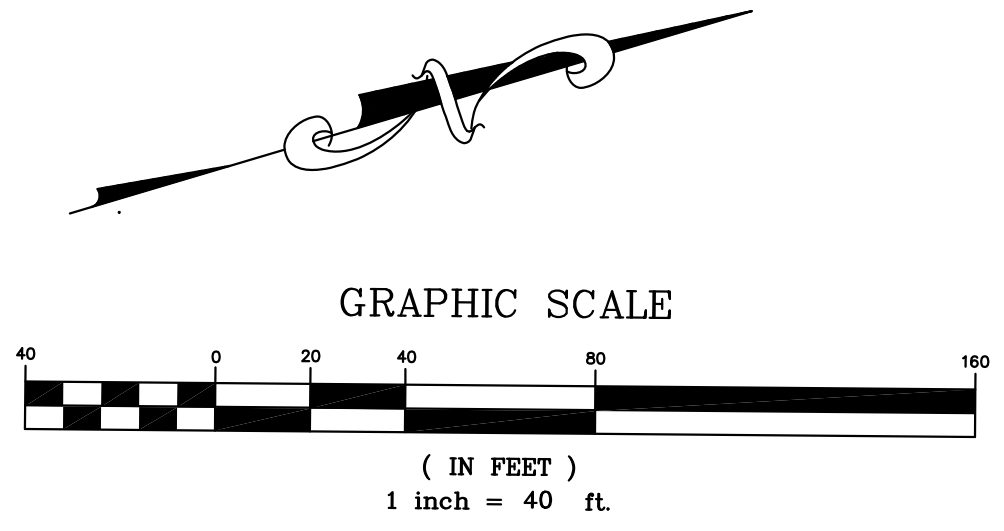
RESTAURANT - 4,500 SF  
 RETAIL - 30,500 SF  
 OFFICE/PROFESSIONAL - 61,200 SF  
 FUTURE - 15,250 SF FOOT PRINT +/- 33,500 SF (TOTAL)

TOTAL - APPROX. 129,700 SF

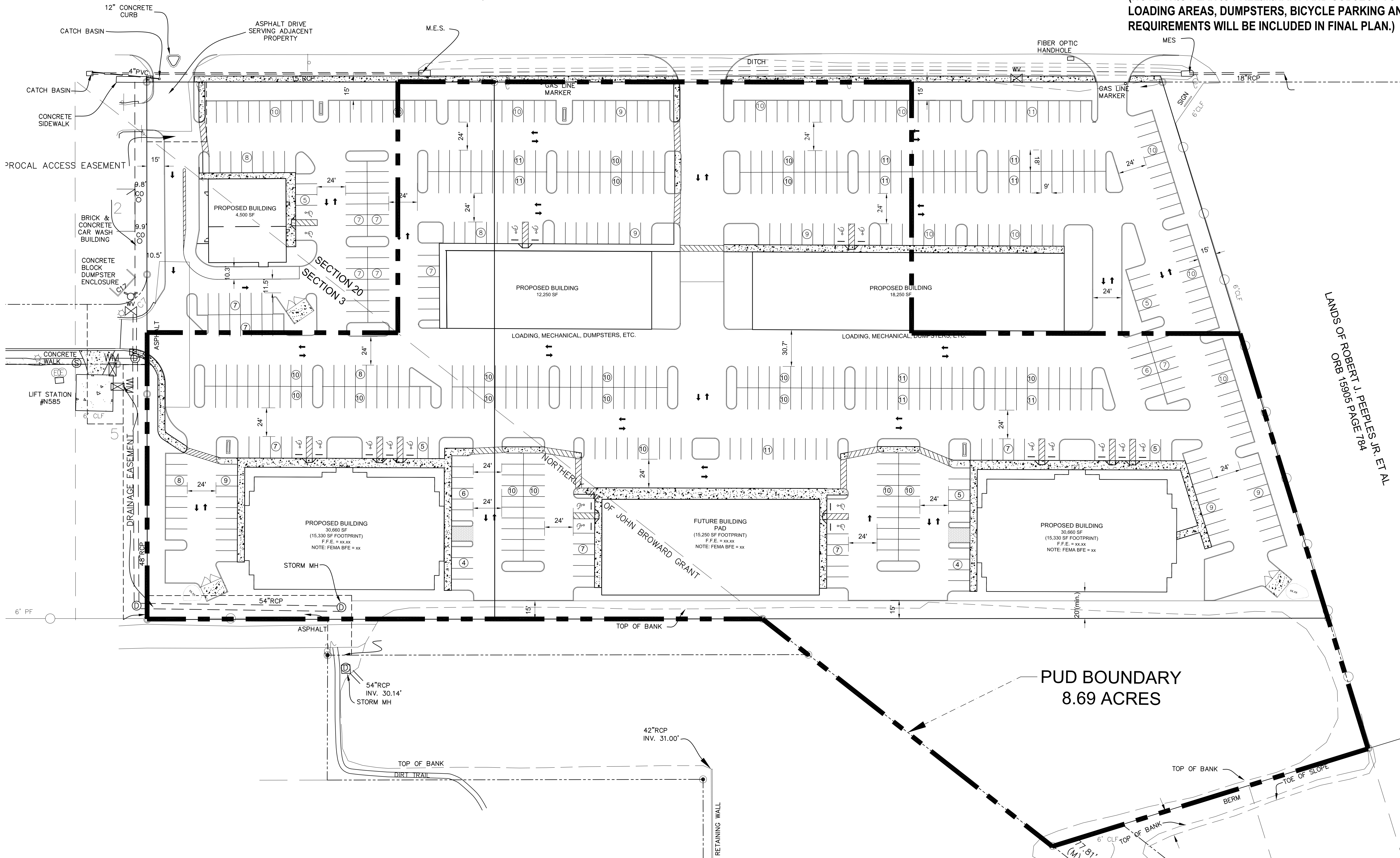
TOTAL PARKING PROVIDED - 631 SPACES INCLUDING HC.

COMMERCIAL PARKING RATIO - 4.9/1,000 SF

(NOTE THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE. LOADING AREAS, DUMPSTERS, BICYCLE PARKING AND ADA REQUIREMENTS WILL BE INCLUDED IN FINAL PLAN.)



MAIN STREET (U.S. HIGHWAY 17) (STATE ROAD 5)  
 (175' RIGHT OF WAY PER F.D.O.T. RIGHT OF WAY MAP SECTION 72060-2523)



October 25, 2019  
 Exhibit 4  
 Page 1 of 1

LANDS OF ROBERT J. PEELER, JR. ET AL  
 OPR 15908 PAGE 184

**THE TOURING COMPANY, INC.**  
 CIVIL AND MARINE CONSULTING  
 STATE OF FLORIDA  
 CERTIFICATE OF  
 AUTOMATIC  
 RENEWAL NO. 28328  
 14398 45 BEACH BLVD., UNIT 365  
 JACKSONVILLE, FLORIDA 32250  
 (P) 904.614.3302 (F) 904.223.3445  
 © The Touring Company, P.E., Civil and Marine Consulting, 2019. All rights reserved. No part of this plan may be reproduced, stored in a retrieval system, or transmitted in any form or by any means without the prior written consent of The Touring Company.

REV.	DATE	BY	DESCRIPTION

**DUVAL STATION**  
**PRELIMINARY CONCEPT**  
 NORTH MAIN STREET, JACKSONVILLE, FL

**PRELIMINARY CONCEPT PLAN**

JOB NO. 19-0070  
 DRAWN BY: NAD  
 CHECKED BY: DET  
 SCALE: 1" = 40'

**CP-01**  
 SHEET NO.