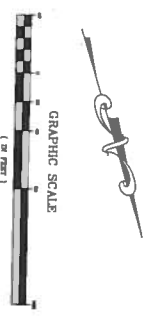


MAIN STREET (U.S. HIGHWAY 17) (STATE ROAD 5)
 (175' RIGHT OF WAY PER F.D.O.T. RIGHT OF WAY MAP SECTION 7208D-2523)



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 - 4.911,000 SF
 (NOTE THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE. LOADING AREAS, DUMPSTERS, BICYCLE PARKING AND ADA REQUIREMENTS WILL BE INCLUDED IN FINAL PLAN.)

May 13, 2019

Revised Exhibit 4
 Page 1 of 1

DATE	19-0070
DRAWN BY	NAD
CHECKED BY	DET
SCALE	1" = 40'
CP-01	

DUVAL STATION
PRELIMINARY CONCEPT
 NORTH MAIN STREET, JACKSONVILLE, FL

REV.	DATE	BY	DESCRIPTION

DAVID E. TOURING, P.E.

THE TOURING COMPANY, INC.
 CIVIL AND MARINE CONSULTING

14296-19 BEACH BLVD. UNIT 355
 JACKSONVILLE, FLORIDA 32250
 (904) 944-3302 (F) 904-223-3543

STATE OF FLORIDA
 CERTIFICATE OF AUTHORIZATION
 REGISTRATION NO. 26228

© The Touring Company 2017. All rights reserved. No part of this work may be used, reproduced, stored, transmitted, or disseminated in any form or by any means without the prior written permission of The Touring Company.