

[illegible]

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CONSTRUCTION

PROJECT No.:	FLT160108
DRAWN BY:	JDP
CHECKED BY:	GRR
DATE:	05/02/2017
SCALE:	1" = 30'
CAD I.D.:	EX1

PROJECT: PROPOSED
PUD PLAN
FOR _____

**BRIGHTWORK
REAL ESTATE**

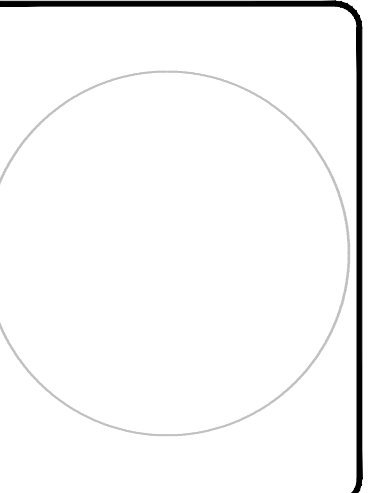
LOCATION OF SITE
13363 BEACH BLVD.
JACKSONVILLE, FL 32246
DUVAL COUNTY

 **BOHLER**
ENGINEERING

**3820 NORTHDALE BLVD., SUITE 300B
TAMPA, FLORIDA 33624**

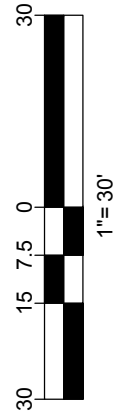
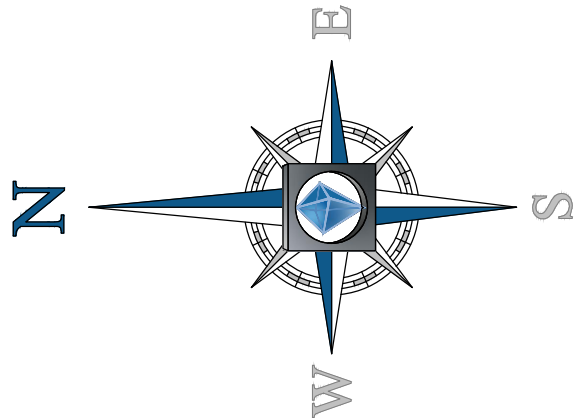
Phone: (813) 812-4100
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FLORIDA BUSINESS CERT. OF AUTH. NO. 30760
LANDSCAPE ARCHITECT BUSINESS LIC. NO. C26000551



SHEET TITLE: PRELIMINARY SITE PLAN

SHEET NUMBER: 1



LEGGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
SSNGD	Set Mag Nail & Disk LB7768	FUB	Fiber Optic Junction Box
SIP	Set 1/2" Iron Rod LB7769	WMB	Warning Marker
PIP	Found Iron Pipe	ICV	Inversion Control Valve
RCP	Reinforced Concrete Pipe	GII	Gate Top Inlet
RCF	Storm Drainage Manhole	UEW	U-Type End Wall
D	Mail Box	Inv	Invert Elevation
MB	Mail Box	Elev	Elevation
F	Flag Pole	A/C	Air Conditioner
□	Telephone Pedestal		Overhead Utility Lines
	Location of reading	OWC	Overhead Cable Lines
		OWT	Overhead Telephone Lines
		OWW	Overhead Guy Wire

JURISDICTION	CITY OF JACKSONVILLE
SITE ADDRESS	13363 BEACH BLVD JACKSONVILLE, FL 32246
TOTAL SITE AREA	2.49 AC
PARCEL "A"	1.77 AC
PARCEL "B"	0.78 AC
CURRENT ZONING	CCS-1 & RD-40
PROPOSED ZONING	CCG-1
FRONT SETBACK (ROW)	0'; PUMPS WILL BE 25' FROM ROW
SIDE SETBACK	0'
REAR SETBACK	10'
ROW BUFFER	10'
SIDE BUFFER	5'
REAR BUFFER	10'

NOTES:

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM THE LAYOUT PRESENTATIONS IDENTIFIED BY OWNER COUPLED WITH A PRELIMINARY REVIEW OF THE CONCEPTS. THE CONCEPTS ARE NOT INTENDED TO BE USED FOR ANY PURPOSES WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS AND ARE NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
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