

SITE DATA TABLE	
JURISDICTION	CITY OF JACKSONVILLE
SITE ADDRESS	13363 BEACH BLVD JACKSONVILLE, FL 32246
TOTAL SITE AREA	2.49 AC
PARCEL 'A'	1.71 AC
PARCEL 'B'	0.78 AC
CURRENT ZONING	CCG-1 & RLD-60
PROPOSED ZONING	CCG-1
FRONT SETBACK (ROW)	0'; PUMPS MUST 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 LAYOUT PREFERENCES IDENTIFIED BY OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
2. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO BOHLER ENGINEERING AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.

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REVISIONS			
REV	DATE	COMMENT	BY

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PROJECT No.:	FL160108
DRAWN BY:	JDP
CHECKED BY:	GRR
DATE:	01/11/2017
SCALE:	1" = 30'
CAD I.D.:	EX1

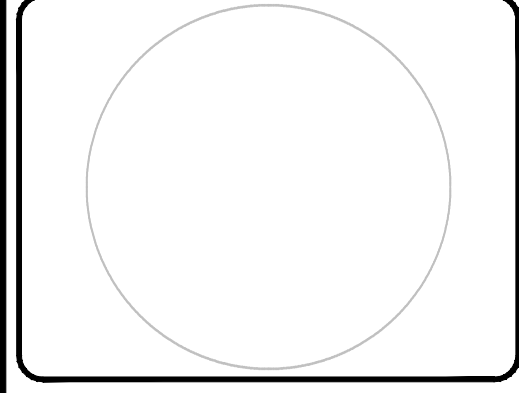
PROJECT: **PROPOSED PUD PLAN**

FOR **BRIGHTWORK REAL ESTATE**

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

**BOHLER ENGINEERING**

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LANDSCAPE ARCHITECT BUSINESS LIC. No. LC26005521



SHEET TITLE: **PRELIMINARY SITE PLAN**

SHEET NUMBER: **1**