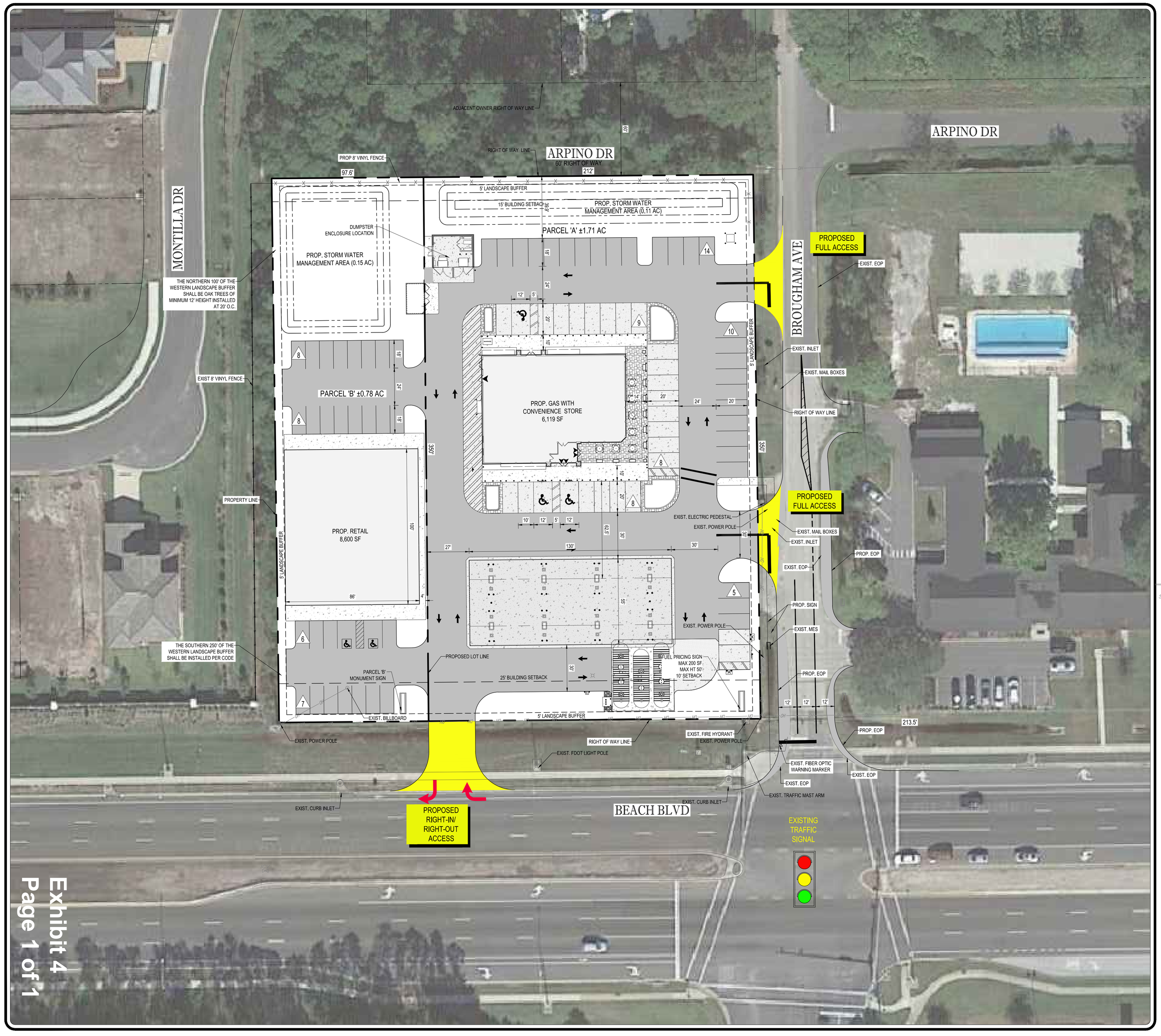
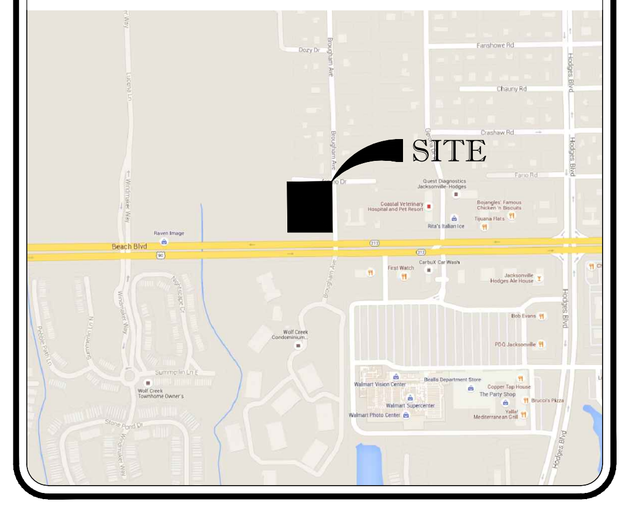


Exhibit 4
Page 1 of 1

VICINITY MAP

N.T.S.



N
W E
S

30 15 7.5 0 30
1"= 30'

LEGEND

SMGD	Set Mag Nail & Disk LB7768	E	Electric Pedestal
SIR	Set 1/2" Iron Rod LB7768	FJB	Fiber Optic Junction Box
FIP	Found Iron Pipe	FO	Buried Fiber Optic Warning Marker
FIR	Found Iron Rod	ICV	Irrigation Control Valve
RCP	Reinforced Concrete Pipe	GTI	Grate Top Inlet
D	Storm Drainage Manhole	UEW	U-Type End Wall
MB	Mail Box	Inv	Invert Elevation
FP	Flag Pole	Elev	Elevation
T	Telephone Pedestal	A/C	Air Conditioner
24.8	Location of reading / Spot Elevation	OHU	Overhead Utility Lines
		OHE	Overhead Electric Lines
		OHC	Overhead Cable Lines
		OHT	Overhead Telephone Lines
		OGW	Overhead Guy Wire

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.

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING AND APPROVAL TECHNICAL SERVICES
UPSTATE NEW YORK
NEW ENGLAND
NEW JERSEY
NEW YORK METRO
LEHIGH VALLEY, PA
SOUTHEASTERN, PA
PHILADELPHIA, PA
RALEIGH, NC
CHARLOTTE, NC
GEORGIA
TAMPA, FL
SOUTH FLORIDA
SOUTHERN DELAWARE
BALTIMORE, MD
SOUTHERN MARYLAND
NORTHERN VIRGINIA
CENTRAL VIRGINIA
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REVISIONS

REV	DATE	COMMENT	BY

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NOT APPROVED FOR 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
Fax: (813) 812-4101
FLORIDA BUSINESS CERT. OF AUTH. No. 30788
LANDSCAPE ARCHITECT BUSINESS LIC. No. LC26000551

SHEET TITLE:

PRELIMINARY SITE PLAN

SHEET NUMBER:

1