


SITE DATA TABLE	
ADDRESS OF PROPERTY	2500 MONUMENT RD JACKSONVILLE, FL
JURISDICTION	CITY OF JACKSONVILLE
CURRENT ZONING	PUD
LAND USE	RPI (RESIDENTIAL - PROFESSIONAL - INSTITUTIONAL)
TOTAL PUD SITE AREA	14.58 ACRES
WETLAND CONSERVATION AREA	7.00 ACRES
MIXED USE: COMMERCIAL / OFFICE / RETAIL	7.58 ACRES
*TOTAL BUILDING SF	60,000 SF
*NO MORE THAN 30,000 SF (50%) OF TOTAL BUILDING SF SHALL BE RETAIL	

 WET LAND CONSERVATION AREA

**BOHLER ENGINEERING**

SITE PLANNING • LANDSCAPE ARCHITECTURE  
 LAND SURVEYING • PROGRAM MANAGER • TRANSPORTATION SERVICES  
 SUSTAINABLE DESIGN • PERMITTING SERVICES • TRANSPORTATION SERVICES  
 LEHIGH VALLEY, PA • NORTHERN VIRGINIA  
 PHILADELPHIA, PA • RICHMOND, VA  
 BALTIMORE, MD • CHARLOTTE, NC  
 NEW JERSEY • RALEIGH, NC  
 PHILADELPHIA, PA • SOUTHERN MARYLAND  
 BOCA RATON, FL

REVISIONS			
REV	DATE	COMMENT	BY

**811** KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG  
It's fast. It's free. It's the law.  
www.callsunshine.com

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	FL1160031
DRAWN BY:	JDP
CHECKED BY:	GRR
DATE:	12/06/2016
SCALE:	1" = 60'
CAD I.D.:	PUD12

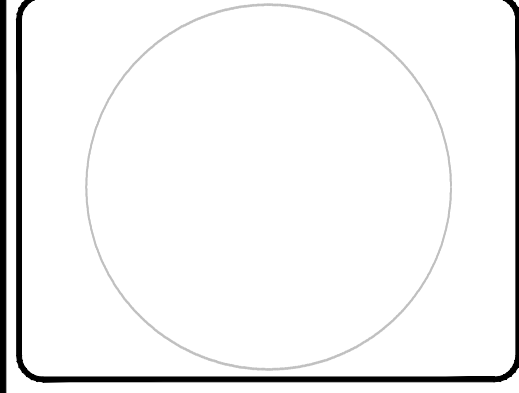
PROJECT: **PROPOSED PUD SITE PLAN**

FOR **BRIGHTWORK REAL ESTATE**

LOCATION OF SITE  
2500 MONUMENT RD.  
JACKSONVILLE, FL  
DUVAL COUNTY

**BOHLER ENGINEERING**

3820 NORTHDAL BLVD., SUITE 300B  
TAMPA, FLORIDA 33624  
Phone: (813) 812-4100  
Fax: (813) 812-4101  
FLORIDA BUSINESS CERT. OF AUTH. No. 30789



SHEET TITLE:  
**PRELIMINARY SITE PLAN**

SHEET NUMBER:  
**1**

December 6, 2016  
Exhibit 4  
Page 1 of 1

H:\016\FL1160031\DRAWINGS\EXHIBIT\SPUD\F1160031PUD12.DWG PRINTED BY: JPASSANDE 2:22:17 @ 11:20 AM LAST SAVED BY: JPASSANDE