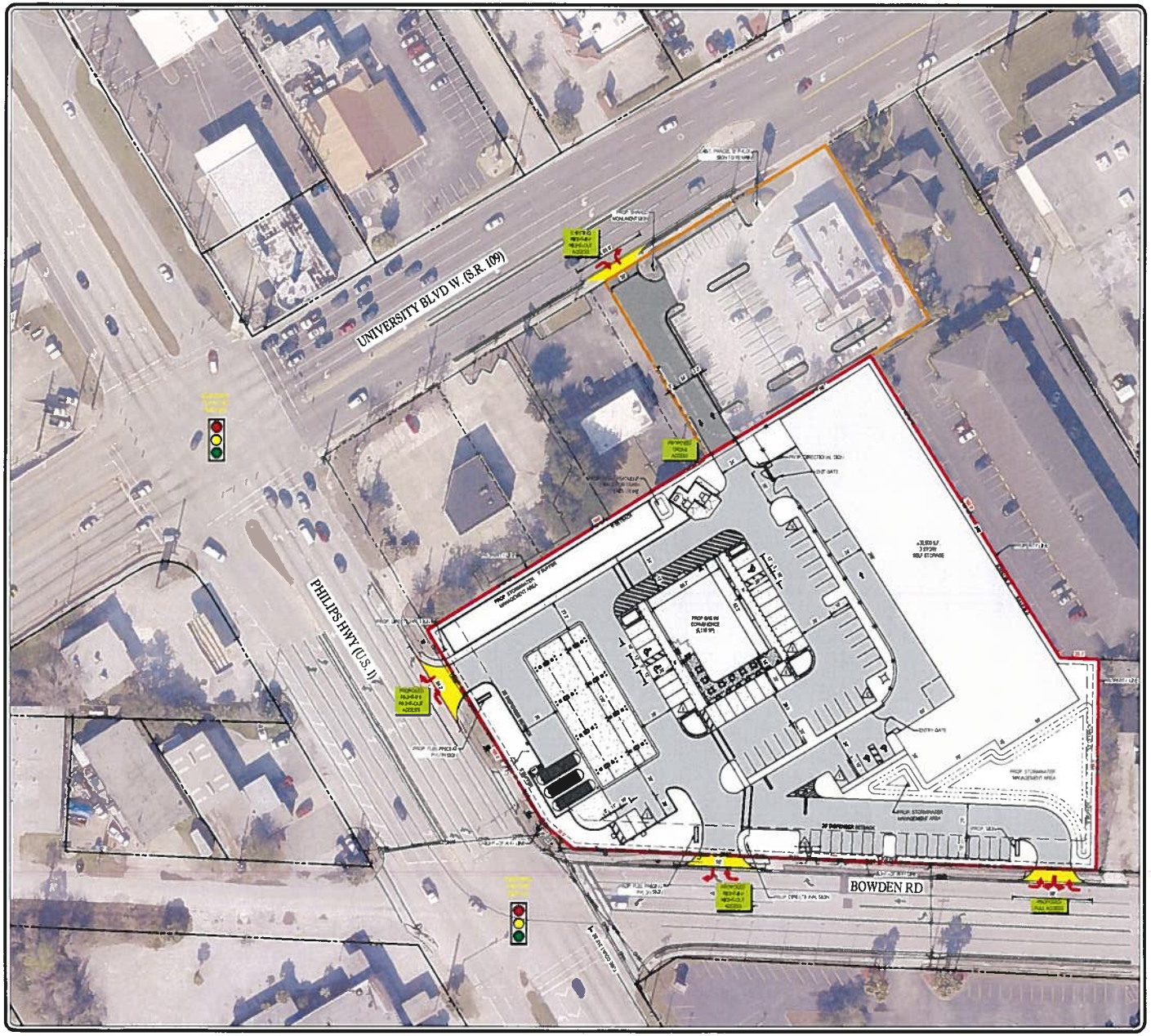

VICINITY MAP

N.T.S.

SITE DATA TABLE

ADDRESS OF PROPERTY	5735 PHILIPS HWY JACKSONVILLE, FL 32216
JURISDICTION	CITY OF JACKSONVILLE
CURRENT ZONING	CCG-2
PARCEL 'A' SITE AREA	163,278 SF (3.75 AC)
BUILDING AREA (GAS W/ CONVENIENCE)	6,118 SF
BUILDING AREA (STORAGE)	33,980 SF
PROPOSED F.A.R.	0.05
EXISTING ISR	94.10%
PROPOSED ISR	XX.XX%
FRONT SETBACK (ROW)	0' 25' ROW FOR PUMP CANOPY
SIDE SETBACK (EAST)	10'
SIDE SETBACK (NORTH WEST)	5'
REAR SETBACK (NORTH EAST)	5'
FRONT/SIDE/REAR YARD BUFFER	5'
SIDE BUFFER	5'
REAR BUFFER	5'
REQUIRED PARKING (GAS W/CONVENIENCE)	18 - 37 SPACES (3 PER 1,000 SF & 6 PER 1,000 SF MAX)
REQUIRED PARKING (STORAGE)	21 SPACES (1 PER 5,000 SF)
PARKING PROVIDED (STORAGE)	34 SPACES (INCLUDING 2 ADA SPACES)
PARKING PROVIDED (GAS W/CONVENIENCE)	50 SPACES (INCLUDING 3 ADA SPACES)

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 SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	BY

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.	FLT166187
DRAWN BY	JRT
CHECKED BY	GRR
DATE	4/18/2017
SCALE	1" = 40'
CAD I.D.	EX5

PROJECT

EXHIBIT

FOR

BRIGHTWORK REAL ESTATE

LOCATION OF SITE
PHILLIPS HWY & BOWDEN RD
JACKSONVILLE, FL
DUVAL COUNTY

BOHLER ENGINEERING
3620 NORTHDALE BLVD., SUITE 300B
TAMPA, FLORIDA 33624
Phone (813) 812-4100
Fax (813) 812-4101

SHEET TITLE

PRE - EXHIBIT

SHEET NUMBER

1

April 18, 2017