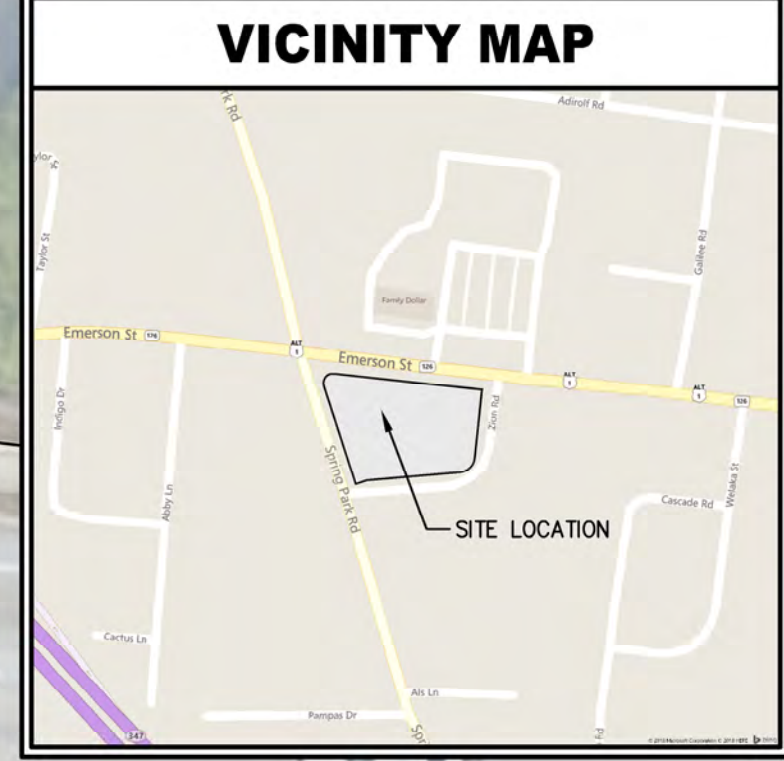
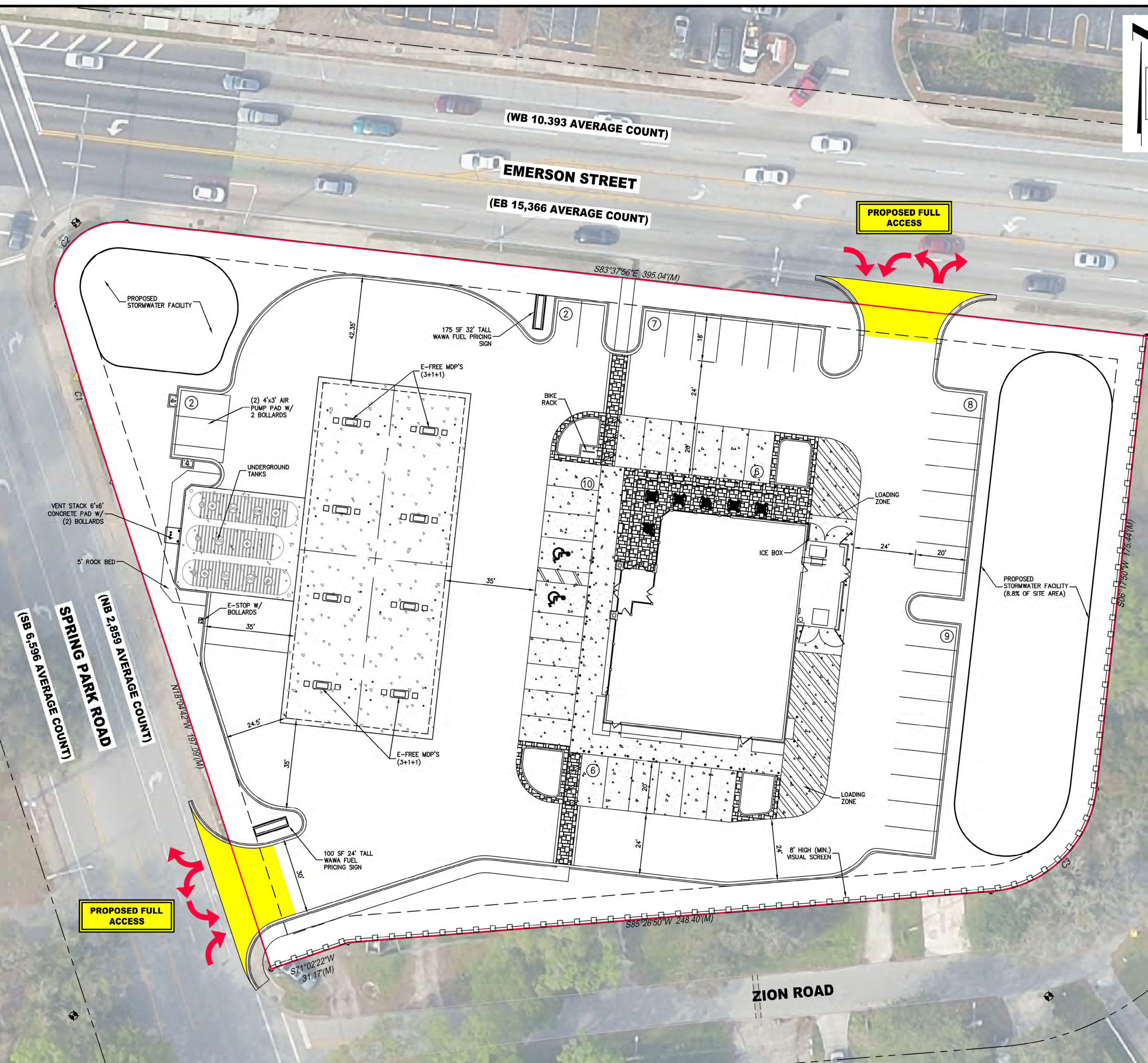


EXISTING SIGNAL



VICINITY MAP



PROPOSED FULL ACCESS

PROPOSED FULL ACCESS

SPRING PARK ROAD
(WB 2,856 AVERAGE COUNT)
(SB 6,596 AVERAGE COUNT)

EMERSON STREET
(WB 10,393 AVERAGE COUNT)

EMERSON STREET
(EB 15,366 AVERAGE COUNT)

ZION ROAD

SITE DATA	
ADDRESS:	EMERSON STREET & SPRING PARK ROAD JACKSONVILLE, FLORIDA 32220
JURISDICTION:	CITY OF JACKSONVILLE, FLORIDA
EXISTING ZONING:	OCG-1, OCG-2, RLD-60, CO
PROPOSED ZONING:	PUD
TOTAL SITE AREA:	2.10 Ac.±
BUILDING AREA:	5,636 SF
MIN. PARKING REQ.:	(3 SPACES PER 1,000) = 17 SPACES
MAX. PARKING REQ.:	(6 SPACES PER 1,000) = 33 SPACES
PARK PROV. (TOTAL):	50 SPACES (INCLUDING 2 ADA SPACES & (2) AIR PUMP SPACES)
ZONE A:	22 SPACES (INC. 2 ADA SPACES)
ZONE B:	28 SPACES
ZONE C:	00 SPACES
REQUIRED SETBACKS:	
FRONT SETBACK:	0'
SIDE SETBACK:	0'
REAR SETBACK:	10'
REQUIRED BUFFERS:	
FRONT YARD BUFFER:	15' AVERAGE, MINIMUM OF 5'
SIDE YARD BUFFER:	10'
REAR YARD BUFFER:	10'
BUILDING TYPE:	FBSL
CANOPY CONFIGURATION:	STACKED
CANOPY TYPE:	SLOPED
NUMBER OF MPD'S:	8
TYPE OF MPD'S:	(4) 3+1+1 & 4 (3+1)

- NOTES**
- THIS IS A PRELIMINARY SITE PLAN ONLY. AS SUCH, REGULATORY REVIEW AND PERMIT CONSIDERATION IS REQUIRED.
 - SURVEY REQUIRED TO VERIFY PARCEL LIMITS.
 - SITE DATA MUST BE VERIFIED.
 - SIGNAGE NEEDS TO BE VERIFIED.
 - PROPOSED ACCESS SHOWN ON THE PLAN IS SUBJECT TO FDOT AND CITY'S APPROVAL.
 - AN ADMINISTRATIVE DEVIATION, WHICH INCLUDES A PUBLIC HEARING, IS NECESSARY TO APPROVE THE PROPOSED PARKING COUNT WHICH EXCEEDS THE CODE'S MAXIMUM ALLOWANCES.
 - AN ADMINISTRATIVE DEVIATION, WHICH INCLUDES A PUBLIC HEARING, IS NECESSARY TO WAIVE THE REQUIREMENT FOR 20% OF THE PARKING SPACES TO BE CONSTRUCTED AS PERVIOUS PARKING.
 - AN ADMINISTRATIVE DEVIATION, WHICH INCLUDES A PUBLIC HEARING, IS NECESSARY TO APPROVE THE LANDSCAPE BUFFER IMPACTS.
 - AN ADMINISTRATIVE DEVIATION, WHICH INCLUDES A PUBLIC HEARING, IS NECESSARY TO APPROVE THE REDUCTION OF THE REQUIRED 15% VIA LANDSCAPING AREA.

REVISIONS:

ETM NO.	DATE	DESCRIPTION
17-214		

DRAWN BY: DESIGNED BY: CHECKED BY: DATE:

ETM
VISION • EXPERIENCE • RESULTS

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CA-0002584 LC-0000316

SITE PLAN - OPTION #3
EMERSON STREET & SPRING PARK ROAD
CITY OF JACKSONVILLE

CURVE TABLE

C:\Peter_Mg_Team\CMD\Peter\EmersonSpring03.dwg PLOTTED: May 7, 2018 - 7:16 AM BY: Cory Daugherty