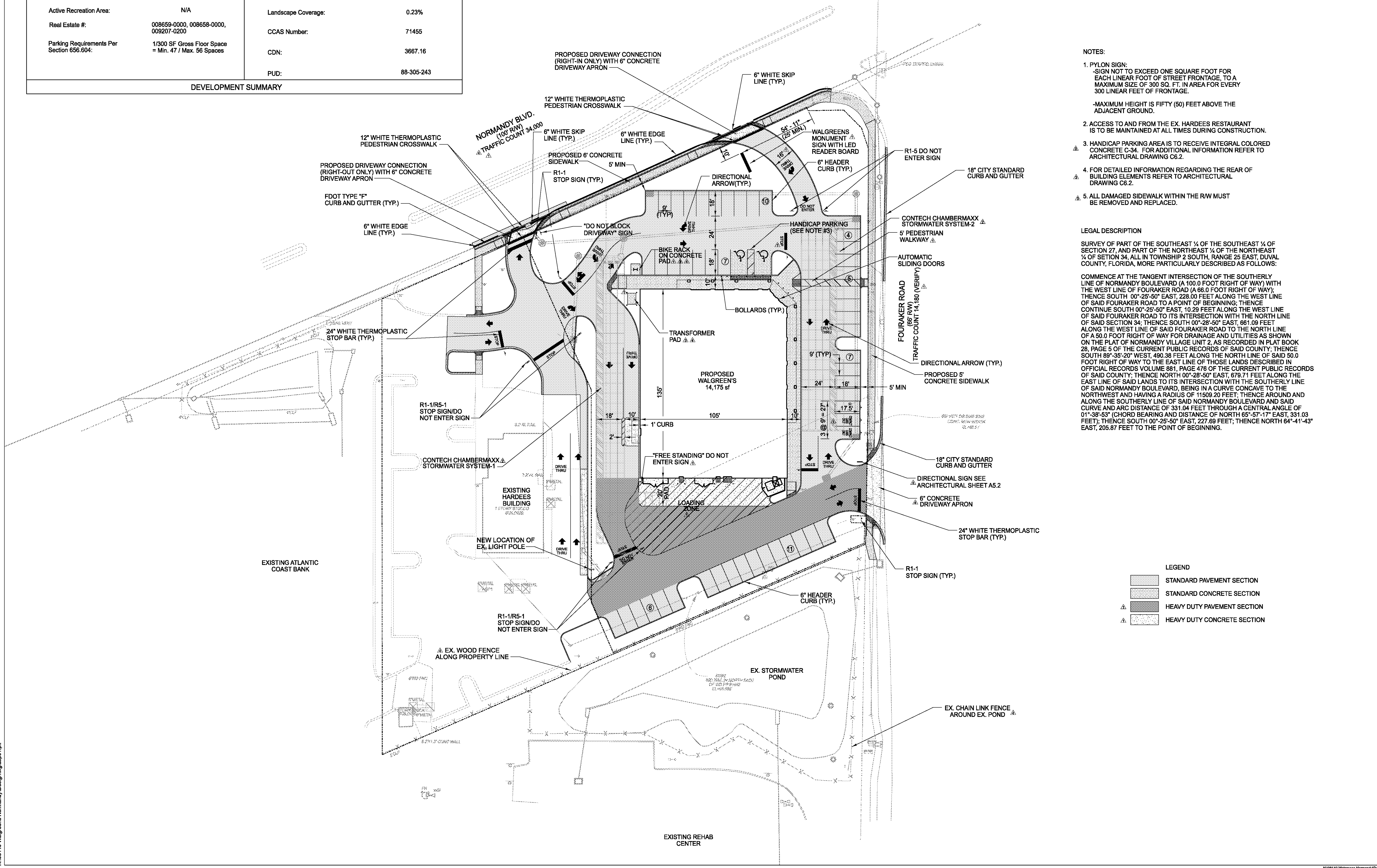
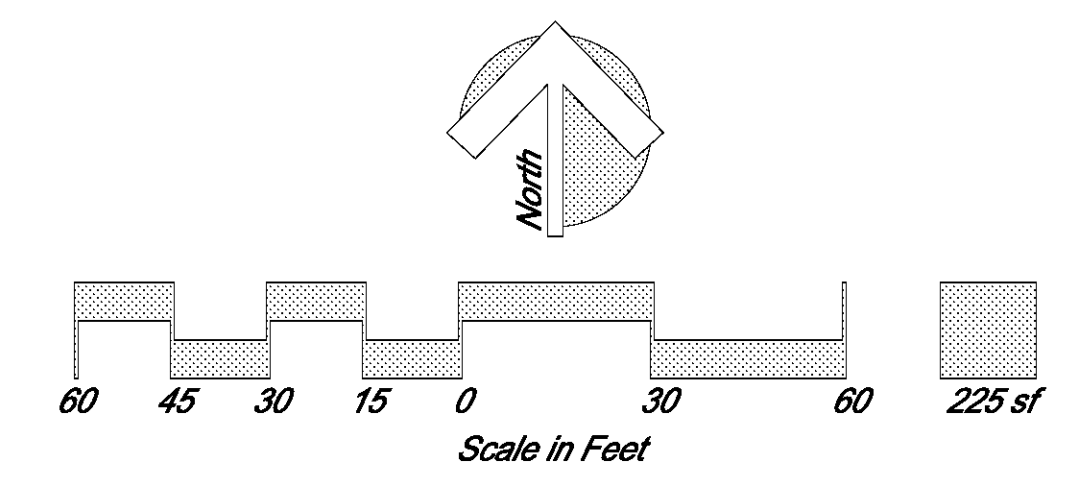


Total Anticipated Phase/Units:	1	Parking Spaces Provided:	50
Current Zoning:	PUD/CCG-1	Handicap Spaces:	2
Current Land Use:	CGC	Percentage of Building Coverage To Lot Area:	21%
Total Site Area:	1.54 Ac.	Fema Panel Number:	120077-0150E, 120077-0131E
Number of Lots and Dwelling Units:	N/A	Flood Zone:	"X"
Active Recreation Area:	N/A	Landscape Coverage:	0.23%
Real Estate #:	008659-0000, 008658-0000, 009207-0200	CCAS Number:	71455
Parking Requirements Per Section 656.604:	1/300 SF Gross Floor Space = Min. 47 / Max. 56 Spaces	CDN:	3667.16
		PUD:	88-305-243

DEVELOPMENT SUMMARY



- NOTES:
1. PYLON SIGN:
 - SIGN NOT TO EXCEED ONE SQUARE FOOT FOR EACH LINEAR FOOT OF STREET FRONTAGE. TO A MAXIMUM SIZE OF 300 SQ. FT. IN AREA FOR EVERY 300 LINEAR FEET OF FRONTAGE.
 - MAXIMUM HEIGHT IS FIFTY (50) FEET ABOVE THE ADJACENT GROUND.
 2. ACCESS TO AND FROM THE EX. HARDEES RESTAURANT IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
 3. HANDICAP PARKING AREA IS TO RECEIVE INTEGRAL COLORED CONCRETE C-34. FOR ADDITIONAL INFORMATION REFER TO ARCHITECTURAL DRAWING C6.2.
 4. FOR DETAILED INFORMATION REGARDING THE REAR OF BUILDING ELEMENTS REFER TO ARCHITECTURAL DRAWING C6.2.
 5. ALL DAMAGED SIDEWALK WITHIN THE RW MUST BE REMOVED AND REPLACED.

LEGAL DESCRIPTION

SURVEY OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, ALL IN TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE TANGENT INTERSECTION OF THE SOUTHERLY LINE OF NORMANDY BOULEVARD (A 100.0 FOOT RIGHT OF WAY) WITH THE WEST LINE OF FOURAKER ROAD (A 66.0 FOOT RIGHT OF WAY); THENCE SOUTH 00°-25'-50" EAST, 228.00 FEET ALONG THE WEST LINE OF SAID FOURAKER ROAD TO A POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°-25'-50" EAST, 10.29 FEET ALONG THE WEST LINE OF SAID FOURAKER ROAD TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SECTION 34; THENCE SOUTH 00°-28'-50" EAST, 681.09 FEET ALONG THE WEST LINE OF SAID FOURAKER ROAD TO THE NORTH LINE OF A 50.0 FOOT RIGHT OF WAY FOR DRAINAGE AND UTILITIES AS SHOWN ON THE PLAT OF NORMANDY VILLAGE UNIT 2, AS RECORDED IN PLAT BOOK 28, PAGE 5 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°-35'-20" WEST, 490.38 FEET ALONG THE NORTH LINE OF SAID 50.0 FOOT RIGHT OF WAY TO THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 881, PAGE 476 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°-28'-50" EAST, 679.71 FEET ALONG THE EAST LINE OF SAID LANDS TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF SAID NORMANDY BOULEVARD, BEING IN A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 11509.20 FEET; THENCE AROUND AND ALONG THE SOUTHERLY LINE OF SAID NORMANDY BOULEVARD AND SAID CURVE AND ARC DISTANCE OF 331.04 FEET THROUGH A CENTRAL ANGLE OF 01°-38'-53" (CHORD BEARING AND DISTANCE OF NORTH 65°-57'-17" EAST, 331.03 FEET); THENCE SOUTH 00°-25'-50" EAST, 227.68 FEET; THENCE NORTH 64°-41'-43" EAST, 205.87 FEET TO THE POINT OF BEGINNING.

LEGEND

[Pattern]	STANDARD PAVEMENT SECTION
[Pattern]	STANDARD CONCRETE SECTION
[Pattern]	HEAVY DUTY PAVEMENT SECTION
[Pattern]	HEAVY DUTY CONCRETE SECTION

NOT RELEASED FOR CONSTRUCTION

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Walgreens
 Jacksonville, Florida
 SWC Fouraker Rd & Normandy Blvd
 Store No. 13450

SITE PLAN

REVISIONS

No.	Date	Description
1	07/23/2009	Per Client Request
2	08/02/2009	Revised Stormwater Drainage
3	11/16/2009	Revised per Walgreens Architect
4	02/02/2010	Revised per Walgreens Review Comments

Professional Engineer

Scale: 1"=30'

Project Manager: DGT

Designer: AA

Drawn by: AA

Certificate of Authorization: 7298

Key Map

Project No.: 08140.07

Date: November 2009

Sheet No.: C1.1

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