

13958 Duval Rd

Jacksonville, FL, 32218

 FranklinStreet

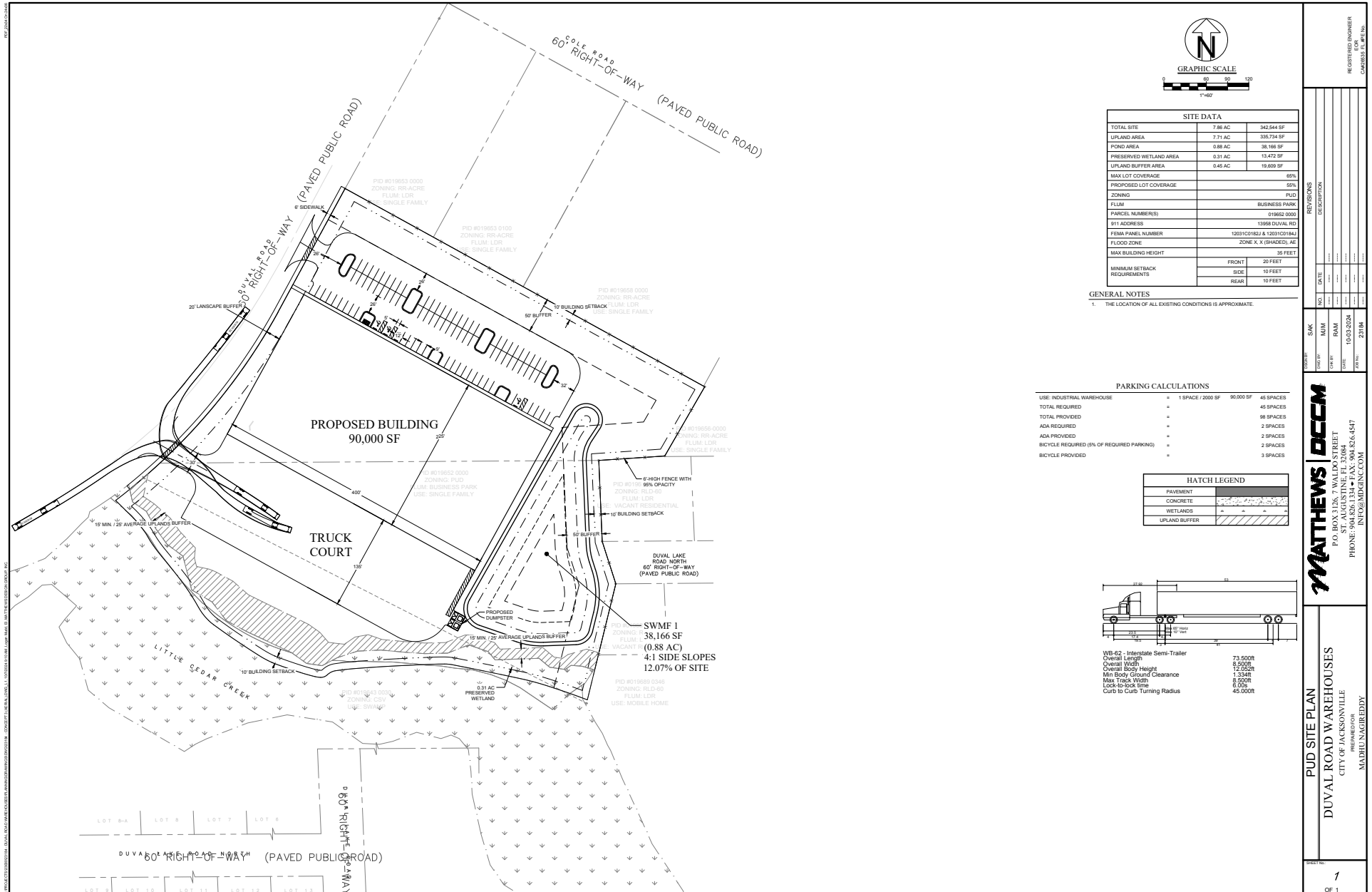


- 7.7 acres
- Zoned Light Industrial
- Perfect opportunity for uses such as:
 - » 90,000 SF Warehouse development
 - » Truck Parking acquisition
 - » 77 Plus Townhomes

MICRO RETAIL



SITE PLAN

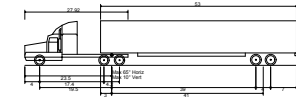


SITE DATA		
TOTAL SITE	7.95 AC	342,544 SF
UPLAND AREA	7.71 AC	335,734 SF
POND AREA	0.88 AC	38,166 SF
PRESERVED WETLAND AREA	0.31 AC	13,472 SF
UPLAND BUFFER AREA	0.45 AC	19,609 SF
MAX LOT COVERAGE		65%
PROPOSED LOT COVERAGE		65%
ZONING		PUD
FLUM		BUSINESS PARK
PARCEL NUMBER(S)		019662 0000
\$11 ADDRESS		13958 DUVAL RD
FEMA PANEL NUMBER		12031C0182J & 12031C0184J
FLOOD ZONE		ZONE X, X (SHADES), AE
MAX BUILDING HEIGHT		35 FEET
MINIMUM SETBACK REQUIREMENTS		
	FRONT	20 FEET
	SIDE	10 FEET
	REAR	10 FEET

GENERAL NOTES
1. THE LOCATION OF ALL EXISTING CONDITIONS IS APPROXIMATE.

PARKING CALCULATIONS				
USE INDUSTRIAL WAREHOUSE	=	1 SPACE / 2000 SF	90,000 SF	45 SPACES
TOTAL PROVIDED	=			45 SPACES
TOTAL REQUIRED	=			98 SPACES
ADA REQUIRED	=			2 SPACES
ADA PROVIDED	=			2 SPACES
BICYCLE REQUIRED (5% OF REQUIRED PARKING)	=			2 SPACES
BICYCLE PROVIDED	=			3 SPACES

HATCH LEGEND	
PAVEMENT	[Hatch pattern]
CONCRETE	[Hatch pattern]
WETLANDS	[Hatch pattern]
UPLAND BUFFER	[Hatch pattern]



WB-62 Interstate Semi-Trailer
Overall Length 73.500m
Overall Width 8.500m
Overall Body Height 12.052m
Min Body Ground Clearance 1.334m
Max Truck Width 8.500m
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 45.000m

NO.	DATE	BY	CHK'D BY	DESCRIPTION
1	10/23/2024	MJM		2/2018

REVISIONS

PROJECT INFORMATION

PROJECT NO. 2024-001

CLIENT MATHIEWS BECM

PROJECT ADDRESS P.O. BOX 3126, WALDOO STREET, ST. AUGUSTINE, FL 32084

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INFO@MATHIEWS.COM

PROJECT TITLE PUD SITE PLAN

PROJECT ADDRESS DUVAL ROAD WAREHOUSES

CITY CITY OF JACKSONVILLE

PREPARED FOR MADHU SAGREDDY

SCALE 1 OF 1

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