



REAL ESTATE #: 105236 0000
 OWNER: BROWN, JAMES
 ADDRESS: 58 PECAN RIDGE CT
 CITY: JACKSONVILLE
 ZIP CODE: 32218
 PROPERTY USE: 0100 SINGLE FAMILY

PECAN RIDGE SUBDIVISION
 CURRENTLY IN PROGRESS
 OWNER: D.R. HORTON INC.
 OWNER ADDRESS: 4220 RACE TRACK RD STE 100
 SAINT JOHNS, FL 32259

REAL ESTATE #: 108297 0000
 OWNER: BROWN, JAMES
 ADDRESS: 0 PARK AVE
 CITY: JACKSONVILLE
 ZIP CODE: 32218
 PROPERTY USE: 0000 VACANT RES

SITE DATA

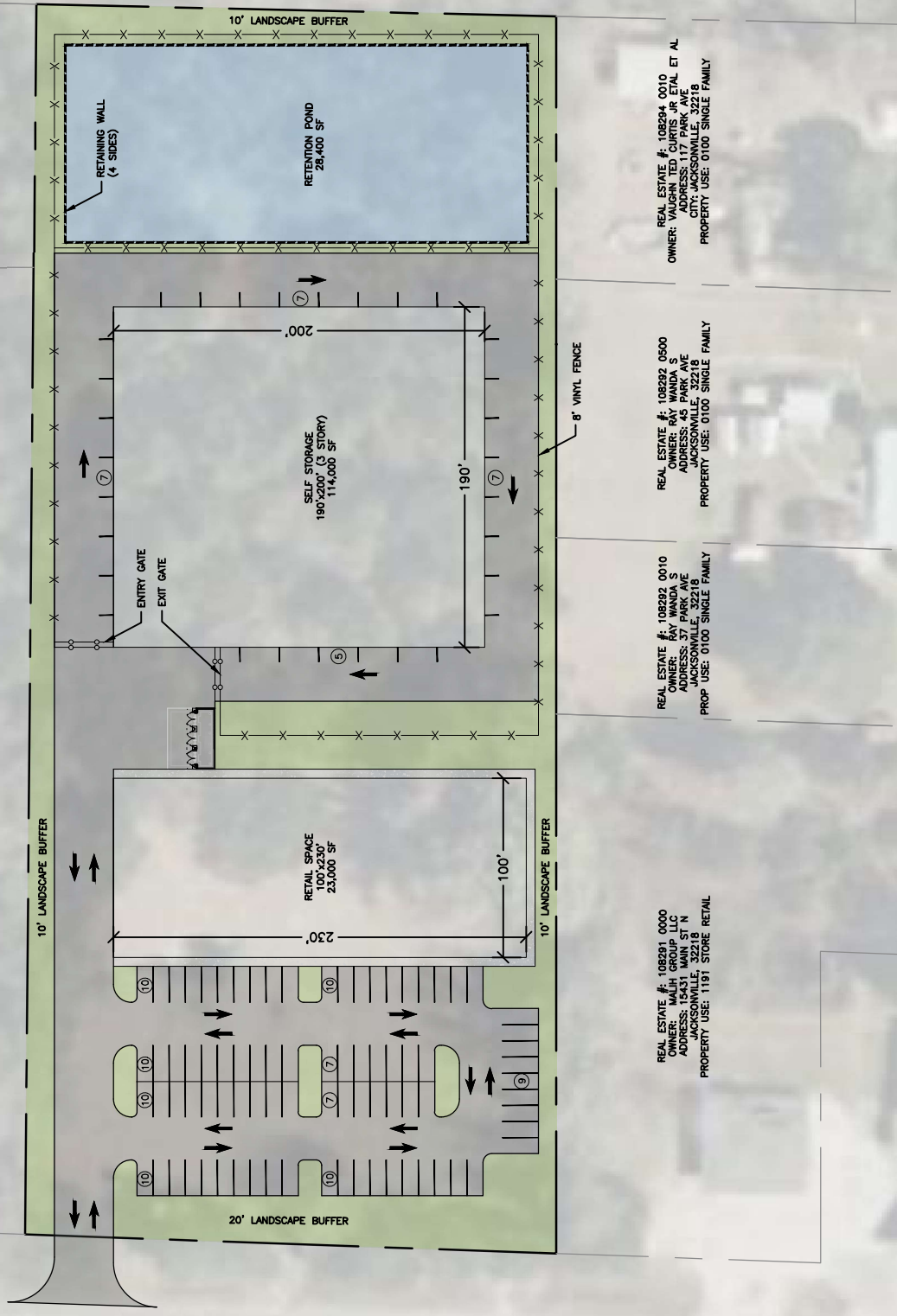
SITE ADDRESS
 15453 N. MAIN ST., JACKSONVILLE, FL, 23318
TAX PARCEL I.D. NO.
 1082354000

SITE AREA
 TOTAL SITE AREA = 27,000 SF = 4.61 AC
 TOTAL PAVED AREA = 1,000 SF = 0.18 AC
 STORMWATER POND AREA = 28,400 SF = 0.65 AC
 PROPOSED BUILDINGS = 81,000 SF = 1.40 AC

LANDSCAPE BUFFERS
 FRONT REAR: 10' 10'
 INTERIOR SIDE: STREET SIDE: 10'
 PROPOSED USE: 0100 SINGLE FAMILY
 SELF STORAGE: 114,000 SF

PARKING CALCULATIONS
 REQUIRED: 3 SPACES/1,000 SF @ 23,000 SF = 69 SPACES
 STORAGE: 1 SPACES/5,000 SF + 1 EMPLOYEE @ 114,000 SF = 23 SPACES
 TOTAL SPACES REQUIRED = 92 SPACES

PROPOSED
 RETAIL PARKING SPACES PROVIDED = 83 SPACES
 STORAGE PARKING SPACES PROVIDED = 26 SPACES
 TOTAL PARKING SPACES PROVIDED = 109 SPACES



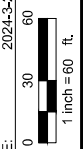
REAL ESTATE #: 108294 0010
 OWNER: VAUGHN TED CURTIS JR ETAL ET AL
 ADDRESS: 17 PARK AVE
 CITY: JACKSONVILLE
 ZIP CODE: 32218
 PROPERTY USE: 0100 SINGLE FAMILY

REAL ESTATE #: 108292 0500
 OWNER: RAY WANDA S
 ADDRESS: 45 PARK AVE
 CITY: JACKSONVILLE
 ZIP CODE: 32218
 PROPERTY USE: 0100 SINGLE FAMILY

REAL ESTATE #: 108292 0010
 OWNER: RAY WANDA S
 ADDRESS: 37 PARK AVE
 CITY: JACKSONVILLE
 ZIP CODE: 32218
 PROP USE: 0100 SINGLE FAMILY

REAL ESTATE #: 108291 0000
 OWNER: MALIH GROUP LLC
 ADDRESS: 8431 MAIN ST N
 CITY: JACKSONVILLE
 ZIP CODE: 32216
 PROPERTY USE: 1191 STORE RETAIL

PROJECT MANAGER: BN
 DRAWN BY: BT
 DATE: 2024-3-26



15453 N MAIN ST
JACKSONVILLE, FL

March 28, 2024
 N MAIN ST
 (100' RIGHT-OF-WAY)